



For Immediate Release

DC Mayor Bowser Joins Redbrick LMD to Celebrate Bridge District Groundbreaking

First-of-its-kind sustainable and wellness-focused neighborhood will bring new living, shopping and dining experiences, while serving as a bridge to jobs and new opportunities for Ward 8 residents

(Washington, DC—May 19, 2022) – Developer Redbrick LMD, DC Mayor Muriel Bowser, Congresswoman Eleanor Holmes Norton, Councilmember Trayon White, Ward 8, and other dignitaries today celebrate the groundbreaking of The Douglass, an apartment community, expected to consist of approximately 750 units, that is the flagship building for a transformational 2.5 million square-foot multifamily, retail, and office neighborhood known as The Bridge District.

“I’m excited about the Bridge District – it’s right near the beautiful new Frederick Douglass Memorial Bridge that connects you to Navy Yard and downtown, you’re right near the Anacostia Metro, and a mile and a half away from everything happening at St. Elizabeths,” said Mayor Bowser. “It’s also bringing 750 new homes to Ward 8. And with the help of the Food Access Fund, there will be new bars and restaurants – here at the Bridge District and across Wards 7 and 8. DC is full of world-class destinations, and now we will have another right here along the Anacostia.”

Located at the foot of the new Frederick Douglass Memorial Bridge, The Bridge District plans to bring new options for living, dining, and entertainment, as well as jobs and growth opportunities for local businesses and community members.

The Bridge District encompasses approximately eight acres of entitled, matter-of-right, mixed-use density in support of nearly 2.5 million square feet, which is planned to be developed into a dynamic and transformative neighborhood of multifamily apartments, retail, and offices. Strategically located in the path of growth along Metro’s Green Line, the Bridge District intends to provide premier work-from-home capabilities, attractive amenities and services for residents and visitors, a health and wellness theme, and access to nature in an urban environment. All buildings contemplated at the Bridge District currently target net zero carbon from operations and the highest levels of sustainability achievable for near-term multifamily development in the District.

“Ten years in the making, this historic groundbreaking reflects Redbrick’s vision for a future that is sustainable, just, inclusive, and promotes health and wellness, delivering value to our community and to our capital partners,” said Tom Skinner Founder and Managing Partner, Redbrick LMD.

The Douglass will offer approximately 750 multifamily units with sweeping views of the Washington skyline and a proximity to nature that comes from a location adjacent to a national park and the Anacostia riverfront. With a focus on health and wellness and easy access to services, retail, and amenities, including

ground floor retail offerings and underground parking, The Douglass will offer a lifestyle of convenience in an urban environment coupled with nature at your doorstep.

The design pushes the envelope on environmental sustainability by targeting net zero carbon from operations, exceeding International Future Living Institute (IFLI) and LEED Platinum standards. Additionally, approximately 80 of the units are designated affordable, defined as at or below 50 or 60% of MFI depending on the unit (MFI is determined annually by the District of Columbia and is currently \$129,000 for a family of four).

“Today’s groundbreaking lays the foundation for more than a new building. This partnership with Mayor Bowser, the DC Council, and the Ward 8 community is bringing to life a shared vision for more jobs, housing, and amenities that fuel District growth and honor our neighbors’ aspirations,” said Louis Dubin, Managing Partner at Redbrick LMD.

In addition to the groundbreaking of The Douglass, The Bridge District hosts a sneak preview of Sandlot Anacostia, a new 25,000-square-foot outdoor cultural arts & entertainment venue with a shipping container bar & shipping container kitchens at 633 Howard Road SE. Part rentable event space, part social gathering space, and part business hub, the Sandlot supports Black entrepreneurship in both the culinary and creative economy alongside the Department of Employment Services and the Anacostia Business Improvement District where they will host workforce development programs and connect people to local jobs. The venue has a total capacity of 2,000, as well as a kitchen incubator space where African American restaurateurs, caterers and chefs can develop their businesses while increasing food access in Ward 8.

“Today’s groundbreaking with a preview of the first Sandlot in Ward 8 is a celebration of the partnerships we build and nurture in the communities in which we work. We are committed to deeply listening to and working closely with our neighbors and other community stakeholders to ensure that the Bridge District reflects and honors their values and visions for an exciting future,” said Lindsay Morton, Redbrick’s Director of Community Engagement and Corporate Impact.

“Since our inaugural launch in 2019, our team has been overwhelmed with love and support from every individual & community where we opened including Buzzard Point, Navy Yard, Georgetown and Tysons. Now with our long-term partnership with Redbrick in place at the Bridge District, our entire team will have an opportunity to grow right alongside the master development plan envision by Redbrick leadership. It’s an amazing feeling to have a permanent seat at the table as a Cultural Arts & Entertainment Partner in the Great Ward 8,” said Ian Callender, owner of Suite Nation, the creator of the Sandlot.

About Redbrick LMD

Redbrick LMD is a community-minded, diversified real estate management and development firm grounded in the belief that responsible development is inseparable from the creation of long-term value. Redbrick LMD is delivering value-added residential and mixed-use projects in the Washington, DC, metropolitan area and other select markets. Redbrick is supported by leadership with extensive experience and knowledge in acquiring and repositioning existing projects, navigation of entitlement processes, ground-up development of new projects, and the financial and legal structuring of transactions to maximize risk-adjusted returns. Redbrick LMD has developed, redeveloped, and managed more than 5,000 multifamily units nationally, across a diverse portfolio of mixed-use assets. Since 2000, the principals have closed more than \$2 billion in real

estate transactions, while managing a current development pipeline of approximately 4 million square feet. Redbrick LMD has twice been named Master Developer of St. Elizabeths East.

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