



The Douglass on Track to Become Largest Multifamily Building in the World to Pursue ILFI Zero Carbon Certification

WASHINGTON, DC, March 13, 2023 — The Douglass, the anchor building of the transformative Bridge District development in Washington, DC’s Ward 8, is currently the largest multifamily housing project to pursue Zero Carbon Certification from the International Living Future Institute (ILFI), and the only one in the DC area. The 757-unit building, which started construction in the summer of 2022, will be the first of a series of multifamily and office buildings to be built in the mixed-use development over the next several years.

The Douglass incorporates numerous innovative sustainable design features. All power for the building will come from renewable sources, including a 200 kW/YR rooftop solar array; over 5% of parking spaces will be equipped with EV charging, and another 15% of parking spaces will be “EV ready” for future charging. The building’s advanced, all-electric mechanical system will provide enhanced heating and cooling efficiency via a building-wide condenser loop, which will transfer energy between residential, retail, and other uses.

“The Douglass represents our region’s largest ground-up development designed to be carbon net zero from operations. We are pushing the envelope on sustainability with a design that exceeds ILFI and LEED Platinum standards. Sustainable development that promotes human health and well-being and mitigates the impact of climate change is foundational to everything we do,” said William Passmore, Managing Partner of Redbrick LMD.

The excavation for the foundation of The Douglass is in its final stages, and the concrete pour is underway. Most of the concrete will be produced by an onsite batch plant. An optimized mix could reduce carbon emissions by 30% compared with traditional mixes. Onsite production will reduce or eliminate carbon emissions attributed to transporting concrete to the job site.

The Douglass, designed by ZGF Architects, will offer sweeping views of the Washington, DC, skyline and Anacostia River. Its proximity to Anacostia Park will provide residents access to greenspace. With ground floor retail providing easy access to shopping, services, and amenities, The Douglass will offer a lifestyle of convenience in an urban environment surrounded by nature. Approximately 78 units are designated affordable, defined as at or below 50%–60% of MFI,¹ depending on the unit.

¹ Median family income is determined annually by the District of Columbia and is currently \$129,000 for a family of four.

“The International Living Future Institute’s mission is to cultivate a socially just, culturally rich, and ecologically restorative society,” an ILFI representative explained. “With [our] partners, this means aiming for regenerative communities, buildings and products rather than incremental improvements, to make progress much faster and in more transformational ways.”

The Bridge District encompasses approximately eight acres of entitled matter-of-right, mixed-use density in support of nearly 2.5 million square feet planned to be developed into a dynamic neighborhood of multifamily apartments, retail, and offices. Strategically located in the path of growth along the Washington 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 planned for construction at the Bridge District currently target net zero carbon from operations and the highest levels of sustainability that are practically achievable for near-term multifamily development in Washington, DC.

About Redbrick LMD

Redbrick LMD is a community-minded developer, owner, and asset manager of high-impact real estate, helping to create transformative buildings and dynamic urban neighborhoods that reflect how people want to live, work, and play. Headquartered in Washington, DC, Redbrick has extensive experience and knowledge in developing new projects from the ground up, acquiring and repositioning existing projects, navigating entitlement processes, and structuring real estate 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 and are currently managing a development pipeline of approximately 8 million square feet on owned or controlled land.

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