



BRIDGE DISTRICT

Redbrick LMD Announces Bridge District Phase One Delivery set for Early 2025

DC's newest mixed-use destination fuses innovative zero carbon development with a curated mix of residential, retail, recreation, and innovation spaces across 2.5 million square feet

(Washington, DC – December 17, 2024) - Washington, DC-based developer Redbrick LMD is pleased to announce the first phase of the **Bridge District** is delivering in early 2025, with residential move-ins set to start in February. Located a short walk from Nationals Park and The Yards and adjacent to a 1,000-acre, waterfront national park, the Bridge District offers sweeping water views and connections open spaces, recreational opportunities, bike trails, and Metro, as well as easy access to neighborhood shops, restaurants and amenities. The Bridge District is delivering a vibrant and connected neighborhood in Washington, DC that will appeal to residents, businesses and visitors alike.

Residential

The first apartments to deliver will include 757 units across three distinct residential offerings – **Stratos, Poplar House and Alula**. Each building offers incredible amenities, unobstructed views of the water and monuments, and myriad opportunities to explore the outdoors, with premium apartment units that are available in a variety of layout types and price points. Residential tours begin in January 2025, and move-ins commence in February. The residential community is managed by **Bozzuto Management Company**.

Sustainability

The Bridge District aims to set new standards for sustainable development, in Washington, DC and beyond. In addition to seeking LEED Platinum certification, Stratos, Poplar House and Alula comprise the largest multi-family structure in the world to pursue International Living Future Institute (Living Future) Zero Carbon certification. With terra cotta facades, highly efficient building systems and ample indoor-outdoor living spaces (both shared and private), Stratos, Poplar House and Alula are redefining high-end sustainable living, with an anticipated 30% reduction in operational energy. Future parcels at the Bridge District are intended to meet ILFI Zero Carbon and LEED Platinum certifications, and future phases include plans for DC's first mass timber multifamily building.

“Opening the first phase of the Bridge District is the culmination of more than 10 years of working with the city, our neighbors, capital partners and other stakeholders to bring a highly sustainable, new neighborhood to Washington, DC” said Tom Skinner, Managing Partner of Redbrick LMD. “With a focus on nature, health and wellness, and immediate proximity to public transportation, parks and jobs, we believe the Bridge District will be a neighborhood that attracts residents, retailers and employers and a major contributor to the future economic growth of the city.”



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Retail and Activations

The Bridge District aims to deliver new best-in-class, innovative retail concepts, with new opportunities for residents and visitors to gather, dine, shop, and recreate in a dynamic, richly designed neighborhood. Redbrick is excited to announce several exciting retailers to open in 2025 in the Bridge District:

The Bridge District recently announced **Atlas Brew Works**, a locally owned brewery and tap room featuring an **Andy's Pizza** kitchen, will be one of the first tenants to open, with a projected opening date of Q2 2025. In alignment with The Bridge District's sustainable ethos, Atlas Brew Works operates as a 100% solar-powered brewery.

The Bridge District is thrilled to announce **Chef Elias Taddesse** will bring a new dining concept to the neighborhood in 2025. The Ethiopian-born, Michelin-star chef is known locally for soul food and triple-blended burgers. Chef Elias' newest restaurant is another example of the Bridge District's commitment to building a vibrant neighborhood that is attractive to renowned and best-in-class DC-based restaurateurs and retailers.

Bridge District also welcomes **DC Fray** with a pop-up outdoor sports and events area with the launch of FrayLife Rec at Bridge District. [Members of FrayLife Rec](#) and the local community will meet and compete in seasonal sports leagues, including basketball and volleyball, this spring. DC Fray offers gathering space with ping pong, cornhole and more, as well as public programming and private events.

The Bridge District welcomes the return of Sandlot after a year-long hiatus. With support from Redbrick and Mayor Muriel Bowser's Food Access Fund, Sandlot will reopen this spring with a new culinary activation dubbed "The Southside Snack & Ride" along with community events, live entertainment, and cultural arts experiences.

Read more at www.bridgedistrictdc.com and follow along @bridgedistrictdc.

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About Redbrick LMD

Redbrick LMD is a diversified real estate investment, management and development firm grounded in the belief that sustainable development is inseparable from the creation of long-term value. Redbrick LMD is delivering 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 eight million square feet. Redbrick is one of the largest private landowners in Washington, DC.