



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/Fairlawn/Hillsdale

Exec Officers

June 23, 2025

Jamila White
Chair

D.C. Zoning Commission
Anthony Hood, Chairperson
441 4th Street NW, Suite 200S
Washington, DC 20001

Robin McKinney
Vice-Chair

RE: Z.C. Case No. 25-07: Design Review Application Bridge District – North Howard Road (NHR) Zone – Parcel 5 (Square 5860, Portion of Lot 99) (the “Property”)

Fria Moore
Secretary

Dear Chair Hood,

Anthony Foreman
Treasurer

At its regularly-scheduled, properly-noticed meeting on March 11, 2025, with a quorum of six Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted 5 to 1 to support Redbrick;s Zoning Commission design review application for Parcel 5, a new mixed-use (residential with ground-floor retail uses) building on the Property in the Bridge District within the NHR zone.

Tom Donohue
SMD 8A01

The project represents the third phase to be reviewed by the Zoning Commission of the Applicant’s multi-building Bridge District development, which is located on Howard Road SE just south of the new Frederick Douglass Memorial Bridge. Consistent with the development parameters of the NHR zone, the proposed project will be constructed to a maximum height of 130 feet and have a 20-foot penthouse that contains habitable and mechanical space. A minimum of 12% of the residential gross floor area within the project will be devoted to Inclusionary Zoning (“IZ”) units for households earning up to 50% and 60% MFI. The project will contain approximately 7,400 square feet of ground-floor retail uses. Consistent with the Applicant’s continued commitment to sustainability and climate resilience, the project will meet LEED Gold standards and employ proven environmental and climate ready strategies (including green roofs, rooftop solar, full building electrification, and EV charging).

Anthony Foreman
SMD 8A02

Andrea Davis
SMD 8A03

Anthony Foreman
SMD 8A02

Fria Moore
SMD 8A04

ANC 8A supports the design of the project, as well as its affordable housing program and environmental features. The proposed building will advance the build-out of the Bridge District, which has brought and will continue to bring new housing (including affordable housing), long-needed neighborhood-serving amenities, and public green space to Anacostia and other neighborhoods east of the Anacostia River.

Tom Donohue
SMD 8A01

Robin McKinney
SMD 8A06

Commissioner Robin McKinney is designated as the ANC representative for this issue and can be contacted at 8A06@anc.dc.gov.

Tomora Redman
SMD 8A07

Respectfully,

 Recoverable Signature

X 

Signed by: 4afb223f-74ce-46d5-b34e-cfb7140eb9a4

Commissioner Jamila White
Chairperson, Advisory Neighborhood Commission 8A