



August 25, 2025

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

Re: Z.C. Case No. 25-07

Dear Chairman Hood

I am writing to express my support for the proposed development project on Parcel 5 at the Bridge District. The project is located within the Bridge District, a multi-phase mixed-use development that is being undertaken by Redbrick LMD, which has made significant investments in Ward 8, not only in the Bridge District but also on the St. Elizabeths East campus. In the Bridge District, Redbrick recently delivered its first phase, which contains hundreds of units of new housing, including substantial affordable housing, and significant space for new neighborhood-serving retail and service amenities.

I also support the attractive design and environmentally-friendly focus of the project, which will contain approximately 180 units of new housing, including larger-sized affordable units for very low income households. In fact, the overwhelming majority, if not all, of the three bedroom units in the project are going to be affordable. In addition to retail and housing, the project will bring new publicly accessible open space, including a pedestrian bike promenade, that will provide connections between the Bridge District and historic Anacostia, the Anacostia River, and downtown Washington. Redbrick's design and planning of the Bridge District will also seamlessly connect with the future development at Poplar Point.

Redbrick has shown a true commitment to the Ward 8 community, both generally and on specific development projects. I am appreciative of their efforts to continue to engage with a wide range of community organizations and individual residents. The Bridge District has already brought new jobs (both construction-related and permanent) to the Ward 8 community, and will continue to do so throughout its continued construction. Notably, Redbrick has been deeply engaged with the local business community, as demonstrated by its construction of the interim retail pavilion at St. Elizabeths, and is also working to provide opportunities to local retailers to have space within the Bridge District.

Thank you for the opportunity to provide these comments

Respectfully,

David Penn
President
The Rock Run Group