

Talbot Bridge, LLC

Address: 648 Bridge Street NW and 345 Lexington Avenue NW

Project type: Brownfield Plan Amendment and Neighborhood Enterprise Zone District



- Demolition of the existing former grocery store building
- Construction of a new, all electric, five-story mixed-use building
- 1,500 square feet of commercial/retail space
- Integrated parking structure
- 148 apartments
 - 94 studios - < 80% AMI rents
 - 46 one-bedrooms - < 100% AMI rents
 - 8 two-bedrooms - < 120% AMI rents
- \$30 million total project costs
- \$23.6 million construction costs
- Inclusion Plan
 - 10% overall or \$2.36 million
 - 0.5% MLBE
 - 4.5% WBE
 - 5% MBE
- Brownfield TIF
- 15-year Neighborhood Enterprise Zone exemption certificate
- Construction start Winter 2024
- Anticipated project completion Summer 2026

