

# ECKINGTON CIVIC ASSOCIATION MEETING

CARING FOR THE COMMUNITY WE LIVE IN

MEETING MINUTES - MONDAY, JANUARY 9, 2017

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## PRESIDENT AND COMMITTEE REPORTS

1. Vernon welcomes, opens the meeting
2. About 40 attendees (including presenters)
3. Group introductions
4. President announcements – none
5. Ruben – Public Safety – stepping down, needs new committee chair for Public Safety; let Ruben know if you'd like to join

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## REPORTS FROM ELECTED OFFICIALS

### A. SYLVIA – ANC 5E04

- i. Priorities: North Capitol St: Want to beautify the street (both sides) – Office of Planning received funding for Tactical Urbanism Workshop in DC. The workshop is led by StreetPlans, which works w/ communities to make temporary road improvements to enhance safety. Partnering w/ Dept. of Transportation, working to improve Lincoln Rd & North Capitol intersection. Have had a meeting to consider options for this intersection. Anticipate quick fixes taking place this spring, with community involvement. Today, heard there will be a community meeting in February – likely at the Pub & The People. Quick fixes may include artwork, bike rack (but not beautification), others. Will have opportunity to vote.
- ii. Parking: Is an issue in Eckington – partly because many homes are for 2-3 families, plus restaurants in Bloomingdale, and dumpsters for developers. In some cases, developers have had 2 dumpsters when they only have permission for 1, so Sylvia has had some removed. Also working on having parking signs redone, and having parking spaces outlined (around U st). On Quincy, Q, R st parking issues due to restaurants – have parking restrictions on signs, but parking enforcement hasn't been coming out. Meeting w /Parking this week.
- iii. Harry Thomas Rec center. Get complaints each summer. Starting in February, will meet with DPR, MPD, and Dept of General Services to come up with solutions to problems from last year (safety, programming, staffing). Although there's a logbook for MPD to come inside, sign in, check out field, and go back, it has worked somewhat, but people are still saying they don't see the police.
- iv. Every household in Sylvia's district will receive these pamphlets; Prevention of Packages, Family Travel, Preventing Vehicle theft, Guarding against robbery and Assault, Burglary prevention. Will distribute materials by hand.

- v. First Single Member District will be in February; will have a number of DC gov officials in attendance. Date TBD.
- vi. Will continue block meetings starting in April. They worked out well last year; people were happy to come out and share issues, and to talk w/ Sylvia.
- vii. Sylvia will continue monthly meeting updates on the Eckington Google site and Nextdoor Eckington; and will give a 2<sup>nd</sup> update on every Office of Zoning, Board of Zoning application that is in the system, b/c gets copies of all of that. Anyone who gets a permit to, for example, change a single-family home to a 2-family home.
- viii. Question from Mike – Thanks for helping fence in dumpster on R St. For parking violations, dial 311 and can get someone on the line immediately, someone has to visit the street to close out the ticket.
  - 1. Sylvia: That does help, but I want to talk to the supervisor to make sure our block is checked at least every 3 hours.
- ix. Emory Elementary School – the kids are gone now; no longer a charter school there. DCPS has a new group coming into school that will have teachers from all over the city coming and going for different testing, so we will have testing and conferences going on there, will add another layer of parking.

**B. HANNAH POWELL, ANC 5E03**

- i. Was just elected and sworn in a week ago.
- ii. I will be using both NextDoor and Eckington Listserv, and going door to door when necessary to reach neighbors.
- iii. Don't have ANC email yet, but should be set up soon.
- iv. Will be at ECA meeting every month, so hope to use civic association as a primary conduit to hear from people.
- v. Will also have single member meeting – probably 1 a quarter to focus on a special issue. One will probably be transportation issues, especially given all the development coming in. What does it mean for traffic going through southern Eckington? What is happening with city's comprehensive plan, what are its implications for our neighborhood? Kicked off process at the end of last year, is a big topic issue that would be for a quarterly meeting. Looking for feedback about meetings.
- vi. 311 – Mayor's office is in process of setting up new database to track 311 requests. ANC reps can log in with ticket number – if issue isn't moving, mayor's office wants to hear about it. System is not in place yet, but will be in the next month or two.
- vii. First meeting of ANC 5E is on Tuesday, January 17<sup>th</sup>, meetings are at Friendship Public Charter School (1<sup>st</sup> st NW). Commission will be voting on 2 projects on ECA agenda tonight. Background – when commission votes on projects, part of bylaws is requesting that developers come to civic association meeting prior to going to ANC. This ECA meeting is a good chance to hear constituents' concerns. Encourage to attend meeting – often have reps from MPD, other gov services.
  - 1. Sylvia adds: Zoning requests that with all applications to office of zoning or BZA, tell them to come to civic association and ANC. So to ECA, I know you have different developers come in that don't have an application, and you vote on whether project should proceed. If they go

to zoning, they don't have to put in application what they told you – only have developers come who have an application in, so you know what they're doing and what you're voting on.

viii. Question from Sterling:

1. Any ideas about impact from inauguration?
  - a. City has put out street closures. Haven't heard specifically about closures on the trail.

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### 3. REQUEST FOR SUPPORT OF BZA APPLICATION

WILLIAM GOWIN, 30 QUINCY PLACE, NE

- Asking for special exception – would like to add a 3<sup>rd</sup> floor. Have a turret. TO add a 3<sup>rd</sup> floor but doesn't look like a pop-up, haven't found a good design. But, if you take off turret, have design that looks like it could be original – otherwise, would do by-right pop-up with turret.
- On Quincy – several popups going up
- Height would be 37' (special exception height)
- Question from Sylvia: Had you planned on coming to ECA and ANC? Did zoning inform you that you needed to come?
  - Yes. And we were out of the country.
- Special exception – is for height (37' rather than 35') and for removing the turret.
- Question from Sylvia: Do you have support from immediate neighbors, and do all neighbors w/in 200' know?
  - All have been notified, have plans on website, and have been going around getting support.
  - Are they on the BZA site?
    - Putting up letters of support this week.
- Question: You've talked to people in the neighborhood, they support, haven't gotten up on website?
  - Yes
- So if you don't get support for exception, you'd do the by-right?
  - Unfortunately yes. Not what I'd prefer to do. Could do an ultra-modern design, wouldn't blend in. Would prefer to do exception and have it blend in more.
- MOTION: A MOTION TO ACCEPT PLAN AS CURRENTLY PRESENTED
  - Second
  - In favor: 25
  - Opposed: 1
  - Abstention: 1
  - Motion Passes

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#### 4. REQUEST FOR SUPPORT, WASHINGTON GATEWAY PUD MODIFICATION

MATTHEW ROBINSON, MRP REALTY

- Sharing site – south of NY Ave. Had planned to make office, hotel, and residential. Modified PUD to make hotel into office space. Now have North & South Tower to build. Want to revise North Tower to be residential (370 units) – would have been office space, shrinking density somewhat. South tower – office space with ground floor retail with option to convert to residential (but if they did that, would come back for input on architecture. Height (130’) remains the same.
- Major changes revolve around the trail lobby. When approved in 2007, had designed a connection to MBT. Want to create access through site – from traffic light installed into site, over to MBT. Dealing with tight geometry, a lot of elevation changes. Plan should address that. Currently have temporary connection until we can build permanent one.
- Presents view from NY Ave into plaza, view from Union Market site of tracks. Designed office and residential building to look different but compatible. Presents view from NY Ave into city, showing corner of residential, creating “dramatic” entry for Washington Gateway.
- Changes to bike lobby based on feedback. Everyone here seems to use and love the temporary path, which is good to hear. TO address concerns, we’ve made lobby open air – before it was enclosed in glass with sliding doors. Had some zoning hoops to jump through to do that – we did that. What we feel like it does is, when you look at views, when you open it up it feels more public – with the glass it felt private. It’s also a straight shot all the way through – more intuitive. The way that the lobby functions, there’s a 10’ height difference between trail and plaza side. There’s a grand stair and elevator. We’ve revised the stair – lengthened to make more gradual so easier to walk up and down and push bike, and put bike troughs in 4 locations to accommodate up/down and right/left handed. Trying to make more interactive with the building, so putting office gym right next to lobby with glass. The other side will be a deli w/ glass looking into lobby – and more eyes makes it feel more safe and inviting. I met with development subcommittee about layout last week. The feedback was, it’s congested here in entry off bike trail. We’re looking at options to reconfigure seating and take out a little bike storage to give space for mounting/dismounting bikes, pedestrians, other path users to get in and out w/out collisions. We went bike-heavy, but it’s easy to dial back. We’re putting in a bike fix-it station, making more space to walk.
- Plan to put Wi-Fi in lobby for people to use, a little seating area for people to use. Trail maps on the wall, and trail map handouts at fixit station.
- Addressing issue of hours – as originally approved, 6am-9pm. Will do 6am – midnight, so open 18 hours/day. Hidden giant beams w/ roll-down doors to close at midnight.
- Changes to trail – at one point wanted to realign to swerve a little. For construction simplicity and with revised design, will leave in place, so less disruption on trail. Will repave trail, add lighting along entire frontage; will maintain trail and landscaping along building. Each apt on trail will have stoop close to building – has quasi-public green space w/ trees in residential area.

- Community benefits: Negotiated benefits package in 2007 based on density, use, and height. Readdressed CBA in 2010 when modifying to convert hotel to residential. Pre-built a lot of benefits already, including plaza, NY Ave stair, wider sidewalks, put retail in, 100k \$, traffic signal. With next phase, what we propose is to widen sidewalks by phase 2, have all improvements along trail and in bike lobby, LEED gold for office building, LEED silver for residential. For affordable housing for residential – 8% at 80% AMI. AMI = Area Median Income. Project predated AZ. AMI at 80% is about \$60k/year.
- Project is scheduled to go to zoning commission on January 19<sup>th</sup>. We will be presenting to ANC on Tuesday, Jan 17<sup>th</sup>.
- Questions
  - Can you describe the impact to the trail?
    - Construction Staging – have been working more on that. Our proposal is to do overhead protection over the trail to keep the trail open during construction. Wood and metal overhead protection, and will be lit. When it comes down, we will repave the trail. So during the time the construction staging goes up, is about a week of disruption – will use flaggers when you're putting something overhead, to minimize closing. May have about 2 days of closing where it's not safe for bikers, when nailing plywood overhead. We'll hammer out the details, and will present again, but goal is to minimize disruption. Paving is about a week also, will have to do in stages and will figure it out. Don't want to close during construction.
  - How will public be notified?
    - Have to get a construction staging plan approved by DDOT. Once we have that approved, can come back to ECA and ANC to share specifics and timing, and then propose to DDOT, when there are going to be interruptions, w/in 30 days before, post signs at Marriot and R st – access points on/off trail, about disruption.
  - Traffic coming out of this complex now – does most enter on Florida Ave? With the new additional units, they would also enter traffic on Florida Ave?
    - Yes, they would. The project was designed to accommodate 1million sq.' density, and so traffic plan was designed with that in mind. Right now, not fully used b/c only 1/3<sup>rd</sup> built out. But traffic signal is meant to accommodate. Also proposing to reduce parking in buildings b/c current parking is underutilized (built at 1.6/unit, using about 0.5/unit).
  - You stated that you gave over \$100k to community. Do you have that written down?
    - I do. What we did, gave \$50k to DC Commission on fine arts- to improve the underpass. Currently logjam getting work done – DDOT has to make their improvements first. \$25k to Young Heroes program. \$10k to Emory Elementary. \$10k to Harry Thomas Rec Center. \$5k to North Capitol Main Street.
  - On some of the plans online, it looks like the property line extends to the tracks. Do you own the land underneath the trail?

- We own the land that goes to just past the building. Doesn't own land under trail, but is part of PUD and allowed to make changes, can maintain it. Makes sense for us to maintain, landscape, make sure lights are working.
- How tall are buildings on FL Ave side?
  - Zoned for 130'. What we've done is, stepped building back at 2 locations, so height at FL Ave is 130' as measured from FL Ave, even though height is actually measured for different location that would allow higher at that point – allows for less visual impact. On the trail, grade goes up 20'. Impact of height and massing is mitigated by some of that.
- Development Committee: What is timeline for repaving trail, completing construction?
  - There's a lot of flexibility in terms of timing. Goal is to get exterior materials up, take down overhead protection, and pave at most opportune time weather wise. Can't do it in winter – would have to be spring-fall, and figure out best time for trail usage. If it's better to do in March rather than June, let's do it in March. Will be part of construction staging time period. In a perfect world, this project couldn't start construction until 2<sup>nd</sup> quarter 2018, and will be 2 years of construction.
- Is there any kind of soundproofing in windows and walls to keep residents from hearing trains?
  - Yes. There is. We have done sound studies – had to do some hardening of building in 1<sup>st</sup> phase – more for truck than train noise; have to buy more expensive glass, better seals; have to meet certain sound transmission coefficients for zoning and marketability.
- Along the trail – you said there were stoops?
  - Each unit on ground floor has a door of the corridor, to a landing, and a gate, and there's a planter between each stoop. Entire row of planters, stoops, gates. Do not bring gate up to edge of property – would have made it pure private space. By keeping gate back, makes semi-public.
- Really appreciate you taking the feedback of opening up the trail lobby. The closing of the trail was a big concern, but the proximity of the houses was too – opening that up is great. Our concern is, would love to see bike lobby open 24/7. Understand 2 issues – safety and liability vs accessibility for community. Any updates?
  - Comes up frequently in many conversations. Like I told the subcommittee, I can't man it with a person. Will have cameras and lights. If something where to happen at 3am, would be awful. I feel concern to widen those hours, and that's why we're going to midnight. But there's a certain point in time where, this transition isn't the best thing at that time, not the safest way for everyone to be traveling, can't maintain safety – trying to balance those concerns.
- Are the hours part of PUD?

- Yes.
- MRP is looking for a vote from ECA, ANC tonight, and then they're going before zoning. The 2-3 biggest issues last time were, construction on trail, affordable housing, and hours of bike lobby. Current trail is open 24 hours, future lobby will not be. But as Matt said, there's other considerations.
- Vernon: Thank you for coming out. It's not technically in Eckington, so want to thank you for that.
- Sylvia: 8% at 80% AMI – that may not concern the ECA, but when you come to ANC, questions on that will come up.
  - This project is a modification of an existing PUD. It's different from a lot of other projects that are going through lately. We try to make a commitment toward affordable housing; but this is a decrease in density from original plan, but community benefits agreement is getting larger. Technically it doesn't count as community benefit as 8% at 80%; but is increase over what is required b/c there is no requirement to office space. It's part of what has changed from original offer.
- Sterling – Invited to meeting last week. You have taken in a lot of considerations. I do echo the 24 hour ask – we want everyone to use the trail no matter what. But I can say they're making great efforts to make sure the development has minimal impact on the community, and giving more.
- MOTION TO VOTE ON PROPOSAL
  - Second
  - In favor: 26
  - Opposed: 1
  - Abstention: 2

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REPRESENTATIVE FROM COUNCILMEMBER MCDUFFY'S OFFICE:

RONAN, MCDUFFY'S CHIEF OF STAFF

- Want to welcome everyone back, say happy new year.
- Committees have shifted – McDuffy was previously on judiciary committee; he will now be chairing the business & economic development council – includes small & local business, alcoholic beverage, banks and insurance, public service commission, some other boards and commissions.
- Tomorrow is first legislative meeting, probably dominated by introductions of bills.
- Jan 10 – ANC second swearing in for commissioners who missed the 1<sup>st</sup> one
- Edgewood Rec Center renovation update – Jan 13<sup>th</sup> 7-8:30pm at Rec Center
- G9 bus – will be coming online in March – will relieve pressure on RIA buses.

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## 5. PRESENTATION ON ECKINGTON PARK PUD

### JOSHUA ETTER AND ADAM DAVIS, FOULGER PRATT

- Hannah (ANC) notes – this project is in different phase, in kick-off of project, so a good opportunity to give initial feedback
- Adam Davis – Folger Pratt, with Josh, Sarah, Scheriff
  - First of many meetings with ECA, ANC. Want this to be an informal process, introduce ourselves, talk about preliminary plans for the site. Would like to get a lot of feedback. Process started earlier this year to acquire some space at northern portion of old Pepco parcel. Want to work with them in conjunction with NoMa Park that is happening. Focus will be less on the park, more on what will happen at the NW corner of Harry Thomas way and R St.
  - Folger Pratt – we’re a privately held real estate developer; have been in business in DC area for 54 years; founded in 1963. Have developed a number of properties in DC and surrounding communities. Our focus as a developer is a little different from most real estate developers. We develop and hold long-term for our own portfolio. As we come in and engage in neighborhoods, it is very important for us early in the process to get feedback and understand the needs of the community. We’ve had some early meetings with Hannah, Vernon, others to hear about needs of community. There’s a number of stakeholders here. Our goal is to balance the needs of stakeholders. One of the ways in which we help to build a great community is, we have a number of real estate services. We act as developer, also have a construction company – will be the people building this building; and have a property management company, so we will also manage the building. We stay involved in these projects throughout the lifecycle. Our motto is, “we build to last.” We will have many meetings with the stakeholders to take into account their interests.
- Sarah Alexander – walk through site plan.
  - Goes over where project falls – between Harry Thomas Way, bike trail, north of new NoMa park, and to east of JBG plan, cognizant of access way from JBG.
  - Ground floor plan: Have retail focus at SW corner, and have lobby on HT Way, amenity spaces, and retail at NW corner. Only have 2 options for loading, R st is most appropriate – currently a dead end into trail; will feed into loading. Garage entry ramp – for 130 cars. Gentle curve for bike path. Considering activating path w/ stoops for residential units, although still working out – have permeable edge to building to create more eyes on park. Have southern entry to park from building, and w/ elevator to parking garage, to further activate park.
  - Green roof – as many buildings in DC will.
  - Questions about park – will not be able to answer – park goes right up to building on east. On south side, have 5’ into park, will try to continue park. W and N side, will have street scape landscaping – tree pits, bike racks, street lights, decorative paving, but much is still preliminary.
  - Massing: Blend of heights in neighborhood. JBG’s project does span up to 110’ in height, some steps down. Our immediate context is blend of heights – 50’ height

warehouse, 20-40' height housing, 75' JBG, 55' Gale. Now proposing similar – 85' height on broad expanse of project, but dropping down to 75' where adjacent to lower heights; also using architectural elements (balconies, bays, cornices) to be sensitive to those neighbors.

- For architecture, studying buildings in Eckington – has great history, industrial, but not pure historical reference – paying homage to industrial while incorporating some more modern examples.
- Questions?
  - How many residential units do you anticipate building?
    - Programmed for 335, and 8000 sq.' retail
  - With the retail – you're designing for what type?
    - SW corner – fantastic space for restaurant or café, given proximity to park.
    - NW corner – neighborhood goods and services, whether that's a dry cleaner, yoga studio, small grocer. Will have to work through what market is driven.
    - Q – If 5' on lower part of building – not much space for tables, for people to interact with building, if that's an area you could adjust?
      - Yes, it's bleeding out into public space, how that works. Does the park activate that with seating? TBD?
    - Q – What about Harry Thomas Way?
      - Not much more space
    - NoMa Parks – park is being designed now; will have plenty of public space for seating; the conceptual design right now shows hard scape pretty close to there. There's constraints – owned by DC gov, may not be able to have table service, also rules about alcohol. Maybe some kinds of service are ok, some aren't.
      - NoMa parks currently at 90ish percent – have developed plan, gotten feedback, are iterating
  - How large is park going to be? Semi-dog-park?
    - Park is 2.5 acres. More than 2 acres are exclusively human beings, less than ½ acre will be for dogs.
    - Q – On which streets will residents from complex exit and enter – cars.
      - R st – going west.
  - Massing – it's a pretty wide, broad site. What were other ideas in terms of massing for the building, instead of pentagon?
    - Hannah: can you talk more about massing in terms of height and how it relates to grade of the land. Maybe next time you come back, some perspective pictures?
    - Q – Were you thinking about areas of breathing room in the façade?
    - You don't want it to look like a pentagon, right? Grade is helping us – the shortest part of our building is the R st side. 85' in middle at measuring point but closer to 80' at corner, minus 10' that we've dropped building.
    - In terms of breaking up façade, important not to feel like one big façade – want to use massing and height and different character of building, responds to types of buildings around it.

- Corner retail safe – would be a great space for a neighborhood bike shop. Also, have trail access questions. The Gale has 0 bike parking for residents, all are parking at random things. Whenever they designed it, they said we built an indoor bike space – they maybe didn't know how big a bike is. Consider that in your design, have 20-30 extra spaces internally on top of additional 30-40 bike spaces outside. Trail access – have an issue with cars going down R st – even with dividers, cars go through on the trail. With another reason for cars to go down there, we're trying to get that better. Anything you can do for more separation – or get no more trucks over there.
  - Hannah – want more trucks going through there b/c we don't want them to go through the neighborhood.
- Sylvia – Exit and Entrance to complex is on R st?
  - Correct.
  - So coming home from work, if you're coming home from the city, easiest route to come home is from R St.
- Comment – just surveying neighborhood – more than 1,000 people, asked how they get to work, fewer than 20% say that they drive to work; 18% is high. I know it's a problem, no one wants more traffic, but a lot of people in these buildings are riding their trail.
  - Sylvia – but it's that 18-20% adding into who is already driving in neighborhood.
  - Question about survey, whether Eckington residents were included.
- Q – So will each resident have parking under facility?
  - 130 stalls, about .45 per unit. We charge for parking with the unit that you have.
- The access to R st is a primary access to MBT. Worry that if more car traffic, how will you manage access? Only cross-city bike lane that connects to the trail.
- Because you're diverting trail, will have longer-term impact during construction. Everyone will go down R St.
  - Had a number of conversations w/ DDOT, and want to hear this feedback.
- What is your construction traffic plan? What route will your trucks take?
  - Too early in process, but this is the first of many meetings.
- Biking – if you can strongly work with DDOT to get more bikeshare stations. I complain almost monthly about the one on Eckington Place – only one around, otherwise you have to go up to RIA or Harris Teeter, if you can get more bikeshares on Harry Thomas or expanding one on Eckington Place.
  - Know JBG put in their PUD, we've had those conversations as well.
- Ideal timeline
  - Would like to file PUD in 1<sup>st</sup> quarter this year, to break ground in late 2018, 2 years construction so would open late 2020. Would be working w/ parks foundation to realign trail, put in landscape.
  - Would ask for vote 2<sup>nd</sup> quarter this year – June/July
- Timeline for NoMa Park?
  - Next year's summer screen in new park – 2018 summer. But recognize we could only acquire some parts b/c of Folger Pratt, some parts will be later due to their construction

- Did you consider other locations for parking garage/Loading?
  - Issue is turnaround. DDOT feels and we feel more comfortable putting it on R st to reduce interactions on Harry Thomas Way.
- Question about Summer Screen
  - 1000 people plus food trucks
  - Q – A lot of people drive to summer screen, as you go forward, think about what that looks like – parking spaces depend on parking spaces, may not consider what else is happening in the neighborhood. There will be impact from the park on the area – could see a lot of people circling for parking prior to events, that will get weird back there if people find parking garage is full. The place you have is logical, but it is going to be hard.
- Are you talking to DGS about their longer plans for warehouse building?
  - We know what their plans are w/ MLK library, my understanding is longer term to house archives.
- Outside of retail, what other community benefits are you looking at?
  - That's a good question, and part of initial process. A lot of what we want to hear is what the community is looking at. There's inclusionary zoning/affordable housing. We're providing opportunity to purchase land and provide back to NoMa parks for smoothing bike trail and providing dog park. We've heard bikeshare, other benefits come up.
  - Hannah: Civic association can play a great role here, come up with a list of stuff, based on this development and what else is needed in the community.
  - Vernon: similar to what we did with JBG, we'll try to negotiate those things on behalf of the community.
- There's a courtyard? The more public, open space, the better. Maybe the restaurant open seating could be open in that courtyard?
  - There's not. It's going to be private space for residents. We've given 22k' back to community. But we do understand the need, and understand having place making public spaces, making those interactive for the community.
- Mike A – I live on R st, I think the 7 stories, 85' will be a tough pill to swallow. Diagonal are 2-story townhomes. Yes, a JBG building is 100+ sq. feet, but the first thing you come across is 6 stories. So it's the same or worse condition.
  - As we start to explore this and look at massing, those are things that Sarah and Sheriff are going to take into consideration.
- What is the back of the building – where the bike path goes – is that just the back of the building?
  - Residential units with stoops opening up.
  - If you're back there, it's a little scary –
    - That corner will be programed as a dog park, and there will be units open on trail, so a lot of eyes
- What is monetary value of development once completed
  - To whom?
  - Costs \$100,000 to build

- Q - Looking for value of building.
  - Happy to come back and provide information. Asking for value to us as market development.

**ANNUAL MEMBERSHIP DUES ARE \$10 (PER PERSON), \$7 FOR SENIOR CITIZENS (65 YEARS PLUS).**

The Eckington Civic Association meets on the first Monday of every month at 7pm.

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