



Eckington  
Civic Association

Daniel Lyons  
Development Manager  
Deputy Office of the Mayor for  
Planning and Development

March 13, 2022

Mr. Lyons,

I am writing on behalf of the Eckington Civic Association in regards to the Office of the Deputy Mayor for Planning and Development's request for proposal (RFP) for the Engine Company 12 property located at 2225 5th Street NE and 513 Rhode Island Avenue NE. This property represents an enormous opportunity to expand the number of deeply affordable housing units in Eckington and to build a public library to fill the Edgewood/Eckington service gap identified by D.C. Public Library in its 2020 Library Facilities Master Plan.<sup>1</sup>

At our February 2022 meeting, members of the civic association heard about two of the proposals that we understand you to have received. As you assess the proposals you have received, we encourage you to choose a proposal that

- (1) Is all-affordable and has a significant percentage of units that are deeply affordable (30% area median income or less);
- (2) Contains a significant number of family sized units (3 or more bedrooms); and
- (3) Includes a DCPL branch library to serve Edgewood and Eckington.

While we are excited about the prospect of a DCPL library at this location if DMPED proceeds with the elements described in the RFP, we encourage DMPED to consider permanently relocating Engine 12 to another location within the service area instead of keeping it at this location. Our understanding is that DCPL strongly prefers ground floor spaces for its new facilities, and we encourage you to coordinate directly with DCPL so that you can better understand their needs. It would be a tremendous shame if poor coordination prevented an opportunity like this from being wasted. And as we have previously communicated to DCPL

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<sup>1</sup> <https://www.dclibrary.org/dclibraryfuture>

representatives, ideal locations for a library that are adjacent to transit and the Metropolitan Branch Trail are not plentiful. Properties like this that are already owned and controlled by the District are in even shorter supply.

Finally, we encourage DMPED, DCPL, and Mayor Bowser to coordinate this budget season to ensure that DCPL has funds available when needed to proceed with a library at this site. Last year's budget funded an Edgewood/Eckington branch library in fiscal year 2024, but those funds should be moved forward to fiscal year 2023 if that is required for a branch library to be considered as part of the plans for the Engine 12 site.

Best regards,

Conor Shaw  
President  
Eckington Civic Association

cc: John Falcicchio, Deputy Mayor for Planning and Economic Development  
Kenyan McDuffie, Ward 5 Councilmember  
Richard Reyes-Gavilan, Executive Director, DCPL  
Denise Wright, Commissioner for ANC 5E03