



Eckington Civic Association
eckingtoncivic@gmail.com

Jair Lynch Real Estate Partners
1400 16th St. NW
Suite 430
Washington, DC 20036

VIA EMAIL

June 25, 2020

Mr. Lynch,

This letter confirms the support of the Eckington Civic Association for a proposed map amendment sought by LDP Acquisitions, LLC (dba Jair Lynch Real Estate Partners), The Wilkes Company (“Wilkes”), and as authorized by Greater Mt. Calvary Holy Church and other property owners for Lots 1 and 2 in Square 3623 and Parcels, 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 (collectively, “South RIA”). At a June 1 meeting of the Eckington Civic Association, the members present voted to support a proposed map amendment to rezone South RIA from PDR-2 to MU-10). Twenty-four members of the ECA voted, 21 in favor, 3 against, with zero abstentions.

This zoning map amendment is consistent with the ECA’s previous advocacy on the comprehensive plan, including strong community support for residential and commercial uses of property near the Rhode Island Avenue WMATA station and the Metropolitan Branch Trail. The ECA has advocated for amendments to the Future Land Use Map that are consistent with this application, that have been adopted by the Office of Planning, and that are now pending before the council. These map amendments are also consistent with the Rhode Island Avenue Small Area Action Plan (PR19-0019) (“RIA Small Area Plan”), which recommends rezoning the South RIA site to allow medium- to high-density mixed use. These map amendments also have the potential to deliver a sizeable number of much-needed market-rate and affordable housing units to Eckington.

The applicants have made representations to the ECA that they will set aside 15% of commercial space in the new property for local businesses, that they will work with the ECA and other community partners to improve pedestrian access in the northeast corner of Eckington, including pedestrian-friendly streets through the rezoned properties and to/from the Metropolitan Branch Trail. We look forward to working with the applicants on these components of their development plans.

Please do not hesitate to contact me at eckingtoncivic@gmail.com or at 202-210-1528.

Best regards,

/s/ Conor Shaw

Conor Shaw
President
Eckington Civic Association