

## Engine Company 12



**AGENCY:** DMPED

**ADDRESS:** 2225 5th Street NE and  
513 Rhode Island Ave NE

**WARD:** 5

**SIZE:** 30,574 sf

**ZONING:** PDR-2 (PROPOSED MU-10)

**NEIGHBORHOOD:** Edgewood /  
Eckington

**RFP RELEASE:** Spring 2021

The site is comprised of two lots (square 131, lots 216 and 044) that together total 30,574 square feet on the corner of Rhode Island Avenue and 5th Street at the border of the Edgewood and Eckington neighborhoods. It is walking distance to the Rhode Island Avenue Red Line Metro station and multiple bus stops. The property is zoned PDR-2 but map amendments are currently in process to rezone the property to MU-10 which would permit medium to high density mixed-use development by right. Redevelopment of this site may include a mix of uses including retail and housing.

The site is the location of an active fire station, home to Engine Company 12, built in 1987. The remainder of the property is surface parking. Redevelopment proposals must incorporate a new fire station. This property is a prime candidate for mixed use development including commercial and residential uses built in conjunction with the fire station. Its location near transit and its proximity to four universities, the National Arboretum, the Metropolitan Branch Trail, and downtown make it an attractive site for new investment.

**Questions?** Contact Daniel Lyons at [daniel.lyons@dc.gov](mailto:daniel.lyons@dc.gov) or 202-807-0337