



WITH AN INCREASINGLY DIVERSE HOUSING STOCK

and strong transportation connections, this neighborhood continues to grow as a dynamic residential community and multimodal center prime for future business opportunities. Fort Totten/Riggs Park's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.



THE MODERN AT ART PLACE

This new \$135 million mixed-use development delivered 105,000 SF of retail/restaurant space and 520 apartments in 2017. Phase II will feature up to 250 multifamily units, a children's museum, a family entertainment zone, artist housing/work space, and a 25,000 SF Aldi.

FORT TOTTEN SQUARE, ANCHORED BY WALMART

The \$120 million project delivered 345 apartments, 130,000 SF of retail space (anchored by a 120,000 SF urban-format LEED certified Walmart) and 750 parking spaces in 2015.

MEOW WOLF

Named the 4th best experience in the world by Time Out editors in November 2018, the immersive and interactive gallery will anchor ART Place at Fort Totten (Phase II) in a three-level, 75,000 SF building in 2022.

RESIDENTIAL DEVELOPMENT

- Totten Mews (4800 block of 6th St., NE) started delivering 40 new townhomes in 2017/18.
- Fort Totten Square (Phase II) will include up to 185 townhomes and/or condominiums, with up to 37,000 SF of retail space fronting South Dakota Ave.
- EYA is partnering with the St. Joseph's Seminary to build 80 for-sale townhomes on the northern portion of the grounds.

METROPOLITAN BRANCH TRAIL EXPANSION

The \$11 million one-mile expansion is under construction and will link Fort Totten to Brookland in late 2019 and ultimately run eight miles from Union Station to Silver Spring, MD.

FORT TOTTEN / RIGGS PARK

- Retail/Restaurant
- Arts/Tourism
- Education
- Government
- Great Street
- Main Street
- BID Area



BROOKLAND
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0-½ mi 0-1 mi 0-3 mi

POPULATION

Population	8,132	32,917	329,335
Male	44%	45%	49%
Female	56%	55%	51%
High School Graduate +	90%	87%	83%
Bachelor's Degree +	39%	38%	47%
Graduate / Professional Degree	20%	19%	25%

HOUSEHOLDS

Households (HH)	3,567	13,529	130,026
Average HH Size	2.3	2.4	2.4
Owner-occupied	48%	56%	42%
Renter-occupied	52%	44%	58%
Median HH Value	\$384,993	\$401,338	\$487,232

INCOME

Average HH	\$75,984	\$81,396	\$99,371
Median HH	\$56,035	\$59,823	\$69,108
HH Income <\$50k	46%	43%	38%
HH Income \$50-\$75k	13%	14%	15%
HH Income \$75k+	41%	43%	47%
Average HH Disposable	\$55,793	\$59,680	\$68,891

AGE

Age < 20	19%	21%	21%
Age 20-34	21%	21%	28%
Age 35-64	38%	38%	38%
Age 65+	21%	21%	13%
Median Age (years)	42.0	41.7	35.7

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$7,106	\$28,987	\$348,463
Child Care	\$1,647	\$7,060	\$87,742
Computers & Accessories	\$649	\$2,646	\$32,890
Entertainment & Recreation	\$10,260	\$41,261	\$479,047
- Pets	\$1,884	\$7,418	\$84,638
Food at Home	\$16,691	\$67,062	\$776,917
Food away from Home	\$11,271	\$45,602	\$552,346
Health Care	\$18,468	\$73,016	\$797,993
- Medical Care	\$6,205	\$24,368	\$266,685
Home Improvement	\$7,622	\$30,592	\$329,349
Household Furnishings	\$6,466	\$25,978	\$307,937
Personal Care Products	\$2,646	\$10,629	\$126,691
Vehicle Maint. & Repair	\$3,390	\$13,552	\$158,017

AVAILABLE VEHICLES PER HH¹

0	29%	22%	29%
1	45%	49%	44%
2-3	25%	28%	26%
4+	1%	2%	2%

MOBILITY

MetroRail Exits ² avg weekday/avg weekend	7,537 / 3,214	Fort Totten
Traffic Counts ³	18,900-30,000	Riggs Road
	20,800	South Dakota Avenue

Source: ESRI, 2018 Estimates & Projections; 1. American Community Survey (2012-2016); 2. WMATA (FY 2018); 3. DDoT (Daily Avg, 2016); 4. TransitScreen

CONTACT

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MetroRail Exits²
7,537 / 3,214
Avg weekday/Avg weekend

Traffic Counts³
18,900-30,000
Riggs Road

Mobility Score⁴
100
Excellent Mobility

Residents w/in 10 min. car ride
142,000 +

MOBILITY