



AS PART OF THE DC GOVERNMENT'S NEW COMMUNITIES INITIATIVE, the Lincoln Heights and Richardson Dwellings neighborhoods will become healthy mixed-income communities where residents have quality housing options, economic opportunities and access to appropriate human services for adults and children.

PARKS + RECREATION

Neighborhood attractions include Marvin Gaye Park and its 1.2-mile bike trail, the Greater Deanwood Neighborhood Heritage Trail, the Deanwood Community Center & Library and the newly renovated Riverside Center.

\$100M DC GOVERNMENT INVESTMENT

The DC government has already made initial investments in the overall redevelopment plan by completing the new Howard D. Woodson High School (900 student capacity) in 2011, and four mixed-income developments that include replacement units for public housing residents.

MIXED-USE, MIXED-INCOME REDEVELOPMENT PLAN

- The redevelopment plan for the area calls for approximately 1,600 new mixed-income housing units along with retail and office space.
- Deanwood Town Center is a planned 183-unit residential development with 16,000 SF of retail space located at Nannie Helens Burroughs & Division Avenue.

\$15 MILLION IN INFRASTRUCTURE INVESTMENTS

Completed in 2012, Nannie Helen Burroughs Avenue now features a reconfigured single lane roadway to allow for traffic calming, landscaped medians, bicycle lanes, new sidewalks, and street lighting. In addition, six bridges over Watts Branch were rehabilitated.

NEW DEVELOPMENT

- The redevelopment of the historic Strand Theatre has started, supported by a Neighborhood Prosperity Fund grant, and will result in 86 residential units (28 reserved as public housing replacement units). The historic theater will be transformed into the Deanwood Smokehouse (from owners of Ivy City Smokehouse)—a restaurant, music venue, bar, and community space.
- Providence Place will deliver a 93-unit apartment building (35 reserved as public housing replacement units) in 2021 on the Progressive National Baptist Convention's historic campus (50th & Fitch Streets).
- The Residences at Hayes was built in 2018 and consists of a 150-unit apartment building (50 units reserved as public housing replacement units).

LINCOLN HEIGHTS / RICHARDSON DWELLINGS



0-½ mi 0-1 mi 0-3 mi

POPULATION

Population	9,610	36,379	173,032
Male	44%	45%	46%
Female	56%	55%	54%
High School Graduate +	85%	84%	85%
Bachelor's Degree +	17%	15%	21%
Graduate / Professional Degree	7%	5%	9%

HOUSEHOLDS

Households (HH)	3,364	13,918	66,859
Average HH Size	2.8	2.6	2.5
Owner-occupied	47%	42%	46%
Renter-occupied	53%	58%	54%
Median HH Value	\$294,686	\$277,954	\$271,390

INCOME

Average HH	\$61,550	\$57,332	\$69,409
Median HH	\$38,304	\$39,036	\$50,846
HH Income <\$50k	57%	58%	49%
HH Income \$50-\$75k	16%	17%	18%
HH Income \$75k+	27%	25%	33%
Average HH Disposable	\$44,991	\$42,505	\$50,946

AGE

Age < 20	31%	28%	25%
Age 20-34	20%	21%	22%
Age 35-64	34%	37%	38%
Age 65+	14%	15%	15%
Median Age (years)	34.0	36.5	37.3

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$5,398	\$20,795	\$119,888
Child Care	\$1,160	\$4,629	\$27,369
Computers & Accessories	\$483	\$1,856	\$10,825
Entertainment & Recreation	\$7,804	\$29,806	\$171,765
- Pets	\$1,509	\$5,609	\$32,185
Food at Home	\$13,253	\$50,005	\$286,077
Food away from Home	\$8,965	\$33,658	\$196,010
Health Care	\$14,637	\$54,462	\$309,480
- Medical Care	\$4,873	\$18,110	\$103,274
Home Improvement	\$5,315	\$20,628	\$123,142
Household Furnishings	\$4,993	\$18,634	\$108,742
Personal Care Products	\$2,134	\$7,919	\$46,271
Vehicle Maint. & Repair	\$2,759	\$9,958	\$57,860

AVAILABLE VEHICLES PER HH¹

0	37%	39%	29%
1	39%	39%	42%
2-3	24%	21%	27%
4+	0%	1%	2%

MOBILITY

Metro rail Exits ² avg weekday/avg weekend	2,817 / 984	Benning Road
Traffic Counts ³	7,400-12,600	Nannie Helen Burroughs Avenue, NE
	5,400	Division Avenue, NE

Source: ESRI, 2019 Estimates & Projections; 1. American Community Survey (2013-2017), values are rounded to nearest whole percent; 2. WMATA (FY 2019); 3. DDoT (Daily Avg, 2017); 4. TransitScreen

CONTACT

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Metrorail Exits²
2,817 / 984
 Avg weekday / Avg weekend



Traffic Counts³
7,400-12,600
 Nannie Helen Burroughs Avenue, NE



Mobility Score⁴
100
 Excellent Mobility



Residents w/in 10 min. car ride
131,320

MOBILITY

PHOTO CREDITS

Bellevue/South Capitol

Bottom Left: Image courtesy of City Interests

Deanwood

Top Left: Image courtesy of The Warrenton Group

Dupont Circle

Main: Photo by Sam Kittner Photographer
(courtesy of the Dupont Circle BID)

East Capitol / Capitol Gateway

Main: Rendering courtesy of A&R Development

Fort Totten

Main: Image courtesy of Perkins Eastman DC

Georgetown

Main: Image courtesy of the Georgetown BID

Georgia Avenue / Walter Reed

Main: Image courtesy of Urban Atlantic

Golden Triangle

Bottom Center: Image courtesy of the Golden Triangle BID

Hillcrest / Skyland

Main: Rendering courtesy of WC Smith

Minnesota & Benning

Main: Rendering courtesy of Cedar Realty Trust

Mount Vernon Triangle

Top Middle: Image courtesy of the Mt. Vernon Triangle CID
Bottom Left: Image courtesy of the Mt. Vernon Triangle CID
Bottom Right: Image courtesy of the Mt. Vernon Triangle CID

Parkside / Kenilworth

Bottom Right: Image courtesy of City Interests

Northwest One

Main: Image courtesy of WDG Architecture

Rhode Island Avenue, NE / Brentwood

Top Middle: Image courtesy of MRP Realty
Bottom Right: Image courtesy of MidCity

Southwest Waterfront

Bottom Left: Photo courtesy of the SW BID

Tenleytown

Top Center: Image courtesy of Roadside Development

The Wharf

Main: Image courtesy of the District Wharf
Bottom Middle: Image courtesy of the District Wharf



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