



BELLEVUE IS AN EMERGING residential neighborhood, filled with community character and cultural significance. Recent new additions to the area include the Conway Health and Resource Center-Community of Hope and the William O. Lockridge/Bellevue Library. These new investments have positioned Martin Luther King, Jr. Avenue and South Capitol Street on the cusp of exciting new economic development growth.

NEW INVESTMENTS

- The South Capitol Street Shopping Center site is being redeveloped by City Interests & Michaels Development Corporation into a \$58 million, mixed-use project with 195 residential units and 5,000 SF of retail space (2020 delivery).
- The site at 3840 & 3848 South Capitol Street, SE will be redeveloped into a four-story, 106-unit affordable housing property.

TOP LOCAL INDUSTRIES¹

13,338 Total Area Employment

- Public Administration: **37%**
- Health Care & Social Assistance: **25%**
- Utilities: **8%**

NEW GROCERY + RETAIL

- A 3,800 SF Good Food Markets grocery will open in 2020 in the redevelopment of the former South Capitol Street Shopping Center site. The project was awarded \$880,000 from the Neighborhood Prosperity Fund to assist with the buildout.
- Trinity Plaza is a mixed-use development that delivered 49 apartments and 6,000 SF of retail space, anchored by Bellevue Pharmacy, in 2015.



GREAT STREETS RETAIL SMALL BUSINESS GRANTS

Martin Luther King, Jr. Avenue and South Capitol Street are designated Great Streets corridors. As funds become available, small businesses can apply for grants to cover capital improvements and certain soft costs. In 2019, up to \$50,000 was awarded per location.



1. JobsEQ (data for 20032 Zip Code, as of 2019 Q3)

BELLEVUE / SOUTH CAPITOL

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



CONGRESS HEIGHTS/
SAINT ELIZABETHS
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0-½ mi 0-1 mi 0-3 mi

POPULATION

Population	10,564	28,897	169,703
Male	45%	46%	46%
Female	55%	54%	54%
High School Graduate +	90%	87%	88%
Bachelor's Degree +	12%	16%	35%
Graduate/Professional Degree	4%	6%	18%

HOUSEHOLDS

Households (HH)	4,516	11,464	70,895
Average HH Size	2.3	2.5	2.4
Owner-occupied	23%	25%	36%
Renter-occupied	77%	75%	64%
Median HH Value	\$294,141	\$263,741	\$359,118

INCOME

Average HH	\$47,632	\$50,567	\$93,717
Median HH	\$30,271	\$33,403	\$60,083
HH Income <\$50k	68%	64%	43%
HH Income \$50-\$75k	14%	14%	14%
HH Income \$75k+	18%	22%	43%
Average HH Disposable	\$35,855	\$38,363	\$66,173

AGE

Age < 20	29%	31%	26%
Age 20-34	21%	24%	24%
Age 35-64	37%	34%	38%
Age 65+	13%	11%	13%
Median Age (years)	34.8	31.8	35.3

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$5,747	\$15,594	\$172,609
Child Care	\$1,298	\$3,583	\$41,575
Computers & Accessories	\$516	\$1,394	\$15,714
Entertainment & Recreation	\$7,940	\$21,438	\$243,213
- Pets	\$1,433	\$3,897	\$45,103
Food at Home	\$13,569	\$36,861	\$403,252
Food away from Home	\$9,082	\$24,923	\$285,167
Health Care	\$13,989	\$37,876	\$424,569
- Medical Care	\$4,647	\$12,552	\$141,207
Home Improvement	\$5,072	\$13,475	\$167,234
Household Furnishings	\$4,891	\$13,370	\$154,809
Personal Care Products	\$2,096	\$5,737	\$66,147
Vehicle Maint. & Repair	\$2,611	\$7,182	\$81,811

AVAILABLE VEHICLES PER HH¹

0	45%	44%	28%
1	43%	39%	44%
2-3	11%	17%	26%
4+	1%	1%	1%

MOBILITY

Traffic Counts ²	16,400	South Capitol Street
	5,100	Atlantic Street

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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Traffic Counts²
16,400
South Capitol Street



Mobility Score³
100
Excellent Mobility



Walkscore
65
Somewhat Walkable



Residents w/in 10 min. car ride
126,778

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



It is the mission of the Washington DC Economic Partnership, a 501(c)3 organization, to promote business opportunities throughout the District of Columbia and to contribute to business retention and attraction activities.

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