



PARKSIDE/KENILWORTH IS ADJACENT to the Anacostia Freeway (I-295), the Anacostia River, Benning Road, and Eastern Avenue. With both private and public investments, including the new Kenilworth-Parkside Recreation Center as well as federal PROMISE and CHOICE grants. This growing neighborhood expects to see rapid investment as several phases of nearly \$600 million in development are underway.

NEW PARTNERSHIPS & DEVELOPMENT

- More than 500 new residential units, including 186 for-sale homes, have been built since 2012.
- Unity Health Care and Sibley Memorial Hospital (owned by Johns Hopkins Medicine) have established a cancer clinic within the Parkside Health Center (765 Kenilworth Terrace, NE).



CONNECTIVITY

A new 400-foot pedestrian bridge is planned to cross over Kenilworth Avenue & I-295 and link the Eastland Gardens, Kenilworth and Parkside neighborhoods with the Minnesota Avenue Metrorail Station.

KENILWORTH COURTS REDEVELOPMENT

Proximate to the Deanwood Metrorail Station, this phased development will include 530 housing units of mixed types including multi-family buildings and townhomes.

PARKSIDE MIXED-USE DEVELOPMENT

Plans call for 3.1 million SF of mixed-use development with 1,500–2,000 residential units, 30,000–50,000 SF of retail space, 860,000 SF of office space and a one-acre park. More than 500 residential units have already been built.



PARKSIDE / KENILWORTH



0-1/2 mi 0-1 mi 0-3 mi

POPULATION

| | | | |
|--------------------------------|-------|--------|---------|
| Population | 7,305 | 19,007 | 212,781 |
| Male | 44% | 45% | 47% |
| Female | 56% | 55% | 53% |
| High School Graduate + | 86% | 86% | 85% |
| Bachelor's Degree + | 13% | 14% | 31% |
| Graduate / Professional Degree | 5% | 5% | 15% |

HOUSEHOLDS

| | | | |
|-----------------|-----------|-----------|-----------|
| Households (HH) | 2,863 | 7,407 | 83,185 |
| Average HH Size | 2.5 | 2.5 | 2.5 |
| Owner-occupied | 28% | 36% | 48% |
| Renter-occupied | 72% | 64% | 52% |
| Median HH Value | \$364,054 | \$309,233 | \$361,414 |

INCOME

| | | | |
|-----------------------|----------|----------|----------|
| Average HH | \$41,792 | \$47,539 | \$87,805 |
| Median HH | \$25,872 | \$29,957 | \$57,413 |
| HH Income <\$50k | 73% | 66% | 44% |
| HH Income \$50-\$75k | 12% | 15% | 16% |
| HH Income \$75k+ | 16% | 18% | 40% |
| Average HH Disposable | \$31,883 | \$35,823 | \$60,666 |

AGE

| | | | |
|--------------------|------|------|------|
| Age < 20 | 31% | 28% | 24% |
| Age 20-34 | 22% | 21% | 22% |
| Age 35-64 | 35% | 37% | 39% |
| Age 65+ | 12% | 14% | 15% |
| Median Age (years) | 32.8 | 35.9 | 37.7 |

CONSUMER EXPENDITURES (\$ thousands)

| | | | |
|----------------------------|---------|----------|-----------|
| Apparel | \$3,280 | \$9,352 | \$187,716 |
| Child Care | \$701 | \$2,031 | \$44,154 |
| Computers & Accessories | \$289 | \$830 | \$17,085 |
| Entertainment & Recreation | \$4,438 | \$13,131 | \$267,933 |
| - Pets | \$810 | \$2,452 | \$49,888 |
| Food at Home | \$7,765 | \$22,410 | \$442,157 |
| Food away from Home | \$5,140 | \$14,971 | \$308,424 |
| Health Care | \$7,939 | \$23,891 | \$471,894 |
| - Medical Care | \$2,651 | \$7,964 | \$157,200 |
| Home Improvement | \$2,701 | \$8,667 | \$190,382 |
| Household Furnishings | \$2,771 | \$8,221 | \$169,208 |
| Personal Care Products | \$1,184 | \$3,496 | \$71,844 |
| Vehicle Maint. & Repair | \$1,479 | \$4,407 | \$88,965 |

AVAILABLE VEHICLES PER HH¹

| | | | |
|-----|-----|-----|-----|
| 0 | 56% | 45% | 30% |
| 1 | 31% | 38% | 42% |
| 2-3 | 13% | 17% | 25% |
| 4+ | 0% | 0% | 2% |

MOBILITY

| | | |
|--|-------------|---------------|
| Metro rail Exits ² avg weekday/avg weekend | 2,411 / 836 | Minnesota Ave |
| Traffic Counts ³ | 129,900 | I-295 |

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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Metro rail Exits²

2,411 / 836

Avg weekday/Avg weekend



Traffic Counts³

129,900

I-295



Mobility Score⁴

79

Good Mobility



Walkscore

50

Somewhat Walkable



Residents w/in 10 min. car ride

108,162

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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