



HOME TO THE 350-ACRE SAINT ELIZABETHS East and West Campuses, a new Entertainment & Sports Arena, the 3,700-employee U.S. Coast Guard headquarters, and the new consolidated home for the Department of Homeland Security, Congress Heights will be an epicenter for future business opportunities.

NEW ENTERTAINMENT DESTINATION

The 4,200-seat Entertainment & Sports Arena (ESA), located on the St. Elizabeths East Campus, opened in 2018 and is the new home for the 2019 WNBA Champion Washington Mystics, the practice facility for the Washington Wizards, and a versatile venue that hosts concerts, festivals, and sporting events. The ESA has already hosted Mary J. Blige, mixed-martial-arts, and e-sports competitions.

5 MILLION SF REDEVELOPMENT AT SAINT ELIZABETHS EAST

- Redbrick LMD & Gragg Cardona Partners are the master developers for Phase I and will redevelop 16 acres into 220,000 SF of office (anchored by Whitman-Walker Health), 20,000 SF of retail, 252 apartments, and up to 90 for-sale townhomes, including live-work units.
- Flaherty & Collins and the Anacostia Economic Development Corp. have completed construction on Phase 1A, the conversion of seven historic hospital buildings into 252 residential apartment units.
- Parcel 15 will be redeveloped into a town square with 288 residential units, up to a 150-room hotel, a 200,000 SF office building, and up to 20,000 SF of retail uses.
- The DC government is investing \$100 million in infrastructure work and plans to build a new hospital that will be managed by George Washington University.

INNOVATION CENTER

Gateway DC and the R.I.S.E. Demonstration Center offer flexible and innovative spaces for meetings & collaboration and provide a destination for farmers markets and other community, cultural, and arts events.

LOCAL AREA INDUSTRIES¹

13,338 Total Area Employment

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

SMALL BUSINESS ASSISTANCE

- Martin Luther King, Jr. Avenue is a designated Great Streets corridor. 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.
- The Congress Heights Community Partnership was established in 2018 with new branding for the neighborhood as the Soul of the City.

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

CONGRESS HEIGHTS / SAINT ELIZABETHS

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



0-½ mi 0-1 mi 0-3 mi

POPULATION

Population	8,680	27,120	189,465
Male	48%	45%	47%
Female	52%	55%	53%
High School Graduate +	84%	82%	88%
Bachelor's Degree +	15%	13%	35%
Graduate / Professional Degree	6%	4%	18%

HOUSEHOLDS

Households (HH)	3,328	9,824	80,928
Average HH Size	2.4	2.7	2.3
Owner-occupied	37%	29%	34%
Renter-occupied	63%	71%	66%
Median HH Value	\$285,232	\$284,861	\$347,396

INCOME

Average HH	\$56,630	\$46,984	\$86,197
Median HH	\$42,609	\$28,846	\$55,828
HH Income <\$50k	55%	65%	45%
HH Income \$50-\$75k	16%	13%	15%
HH Income \$75k+	29%	21%	40%
Average HH Disposable	\$42,784	\$35,627	\$60,043

AGE

Age < 20	27%	32%	24%
Age 20-34	21%	22%	26%
Age 35-64	39%	35%	38%
Age 65+	13%	11%	13%
Median Age (years)	36.6	32.0	35.3

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$4,971	\$12,349	\$182,668
Child Care	\$1,125	\$2,714	\$43,674
Computers & Accessories	\$442	\$1,103	\$16,645
Entertainment & Recreation	\$7,005	\$17,184	\$255,419
- Pets	\$1,285	\$3,176	\$47,200
Food at Home	\$11,766	\$29,565	\$426,909
Food away from Home	\$7,851	\$19,789	\$301,002
Health Care	\$12,514	\$30,961	\$446,056
- Medical Care	\$4,153	\$10,294	\$148,192
Home Improvement	\$4,711	\$10,889	\$170,809
Household Furnishings	\$4,297	\$10,750	\$162,306
Personal Care Products	\$1,820	\$4,600	\$69,515
Vehicle Maint. & Repair	\$2,255	\$5,841	\$86,295

AVAILABLE VEHICLES PER HH¹

0	46%	47%	33%
1	32%	36%	45%
2-3	22%	17%	21%
4+	0%	0%	1%

MOBILITY

Metrarail Exits ² avg weekday/avg weekend	2,503 / 895	Congress Heights
Traffic Counts ³	19,700	Alabama Avenue
	9,800	Martin L. King Jr. Avenue

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

Destination Congress Heights
Wendell Quann, Project Director
(202) 563-5200 • quann@chctdc.org
chctdc.org



- Metrorail Exits²**
2,503 / 895
Avg weekday/Avg weekend
- Traffic Counts³**
19,700
Alabama Avenue
- Mobility Score⁴**
98
Excellent Mobility
- Walkscore**
76
Very Walkable
- Residents w/in 10 min. car ride**
137,760

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



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.

The Washington DC Economic Partnership supports businesses and entrepreneurs looking to open, expand or invest in DC through our programs and services focusing on business development, education of the real estate market and business opportunities. To learn more about the Washington DC Economic Partnership please visit wdcep.com.

