

CONGRESS HEIGHTS / SAINT ELIZABETHS



4,900+

Employees at USCG, UCC and St. Elizabeths Hospital

\$91K

Average annual salary of USCG employees

65,000

SF Giant—the second largest supermarket in DC

5 MILLION

Potential SF of Saint Elizabeths East redevelopment

Home to the 350-acre Saint Elizabeths East and West Campuses, a new hospital and the District's Unified Communications Center, Congress Heights will be an epicenter for future business opportunities.

The U.S. Department of Homeland Security's consolidation on the West Campus is the largest federal project since the Pentagon. In August 2013, 3,700 U.S. Coast Guard (USCG) employees relocated to their new 1.2 million square-foot headquarters and will be looking for banking, restaurants, coffee shops and entertainment establishments.

The 183-acre East Campus will also be redeveloped into a mixed-use community. Initial plans call for 1.5 million square feet of office space, 1,300 residential units, 350,000 square feet of retail space, 400 hotel rooms as well as institutional, civic and education uses. At the center of the redevelopment efforts will be the District's first Innovation Hub, which will offer the opportunity for an integrated center of research, education, training, entrepreneurship, technology transfer and commercialization.

The Gateway Pavilion located at 2700 Martin Luther King Jr. Avenue, SE, is an innovative, flexible, and aesthetically unique structure serving a range of interim uses and letting visitors experience the site as the

redevelopment goes underway. Envisioned as a destination for casual dining, as well as a venue for hosting a farmers market and other weekend and afterhours, community, cultural and arts events, the Gateway Pavilion sets the stage for a once-in-a-generation economic opportunities in a truly unique and historic place that is active and open to the community.

Ancillary development is also occurring at the Congress Heights Metrorail Station. City Partners and Sanford Capital have plans to build an eight-story, 236,000-square-foot office building with 8,650 square feet of retail space and a 205–215-unit apartment building with 7,600 square feet of retail space.

Martin Luther King Jr. Avenue, SE, and several adjacent corridors, are designated Great Streets corridors and District-supported revitalization areas. As funds become available, new and existing small businesses have the opportunity to apply for reimbursable grants of up to \$85,000 per location to cover capital improvement costs.

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

POPULATION

Population	7,649	24,610	171,570
Male	48%	44%	47%
Female	52%	56%	53%
High School Graduate +	80%	78%	86%
Bachelor's Degree +	15%	14%	29%
Graduate/Professional Degree	7%	5%	14%

HOUSEHOLDS

Households (HH)	2,965	8,994	73,110
Average HH Size	2.4	2.6	2.2
Owner-occupied	29%	22%	30%
Renter-occupied	71%	78%	70%
Median HH Value	\$254,838	\$250,654	\$256,237

INCOME

Average HH	\$53,511	\$47,787	\$71,704
Median HH	\$37,263	\$31,580	\$47,714
HH Income < \$50k	62%	67%	51%
HH Income \$50-75k	19%	15%	17%
HH Income \$75k+	19%	18%	32%
Median HH Disposable	\$29,687	\$25,896	\$38,359

AGE

Age < 20	28%	33%	25%
Age 20-34	22%	23%	26%
Age 35-64	40%	35%	38%
Age 65+	10%	9%	11%
Median Age (years)	35.8	30.6	34.1

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$3,768	\$10,231	\$121,764
Computers & Accessories	\$560	\$1,517	\$19,061
Entertainment & Recreation	\$7,181	\$19,519	\$238,321
· Pets	\$1,192	\$3,333	\$41,007
· Television, Radio & Sound	\$2,980	\$8,344	\$97,937
Food at Home	\$11,749	\$32,395	\$382,252
Food away from Home	\$7,312	\$20,057	\$246,583
Home Improvement	\$3,601	\$9,048	\$114,637
Household Furnishings	\$2,209	\$6,118	\$75,165
Personal Care	\$921	\$2,623	\$32,650
Vehicle Maint. & Repair	\$2,270	\$6,317	\$77,784

Source: ESRI, 2013 Estimates & Projections

METRORAIL EXITS

(Avg. weekday / Avg. weekend)

2,483/2,085 Congress Heights

TRAFFIC COUNTS

(Avg. weekday)

19,800 Alabama Avenue

12,100 Malcom X Avenue

11,600 Martin Luther King Jr. Avenue

CONTACT

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