



WITH AN INCREASINGLY DIVERSE HOUSING STOCK and strong transportation connections, this neighborhood continues to grow as a dynamic residential community and multimodal center prime for future business opportunities. Fort Totten/Riggs Park's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.



NEW TRANSPORTATION + COMMUNITY ANCHORS

- The \$11 million one-mile Metropolitan Branch Trail expansion is under construction and will link Fort Totten to Brookland (Q3 2020 delivery) and ultimately run eight miles from Union Station to Silver Spring, MD.
- A new \$20 million Lamond Riggs Library will be built in 2021/22.

FORT TOTTEN SQUARE, ANCHORED BY WALMART

The \$120 million project delivered 345 apartments, 130,000 SF of retail space (anchored by a 120,000 SF urban-format LEED certified Walmart) and 750 parking spaces in 2015.

ART PLACE AT FORT TOTTEN

- Phase I (The Modern) delivered 105,000 SF of retail/restaurant space and 520 apartments in 2017.
- Phase II will include a 25,000 SF Aldi grocery store, Explore! Children's Museum, Meow Wolf, artist workspaces, and 270 multifamily units, including units dedicated for artists.

RESIDENTIAL DEVELOPMENT

- Fort Totten Square (Phase II) will include up to 90 townhomes, 81 senior rentals and 20,000 SF of retail space (5,000 SF for local businesses).
- EYA is partnering with the St. Joseph's Seminary to build 80 for-sale townhomes on the campus.
- Totten Mews (4800 block of 6th St., NE) delivered 79 new townhomes and 31 single family homes in 2018.



FORT TOTTEN / RIGGS PARK

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



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

POPULATION

Population	8,599	33,437	333,156
Male	45%	46%	49%
Female	55%	54%	51%
High School Graduate +	89%	87%	83%
Bachelor's Degree +	38%	37%	47%
Graduate / Professional Degree	19%	19%	26%

HOUSEHOLDS

Households (HH)	3,765	13,689	131,052
Average HH Size	2.3	2.4	2.5
Owner-occupied	48%	56%	44%
Renter-occupied	52%	44%	56%
Median HH Value	\$401,495	\$442,360	\$537,935

INCOME

Average HH	\$76,815	\$85,881	\$106,675
Median HH	\$60,341	\$66,526	\$76,232
HH Income <\$50k	39%	36%	33%
HH Income \$50-\$75k	21%	18%	16%
HH Income \$75k+	40%	45%	51%
Average HH Disposable	\$56,835	\$62,407	\$72,341

AGE

Age < 20	20%	21%	21%
Age 20-34	20%	20%	27%
Age 35-64	38%	38%	38%
Age 65+	21%	21%	14%
Median Age (years)	42.0	41.9	36.0

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$7,274	\$29,732	\$357,697
Child Care	\$1,601	\$6,786	\$87,008
Computers & Accessories	\$666	\$2,724	\$33,218
Entertainment & Recreation	\$10,688	\$43,203	\$502,908
- Pets	\$2,019	\$8,037	\$92,673
Food at Home	\$17,616	\$70,941	\$827,263
Food away from Home	\$12,051	\$48,754	\$600,868
Health Care	\$19,612	\$77,202	\$847,336
- Medical Care	\$6,596	\$25,888	\$282,086
Home Improvement	\$7,942	\$31,757	\$350,254
Household Furnishings	\$6,751	\$27,090	\$321,950
Personal Care Products	\$2,902	\$11,559	\$137,090
Vehicle Maint. & Repair	\$3,728	\$14,721	\$168,623

AVAILABLE VEHICLES PER HH¹

0	30%	23%	29%
1	45%	48%	44%
2-3	24%	28%	26%
4+	1%	2%	2%

MOBILITY

Metrarail Exits ² avg weekday/avg weekend	8,297 / 3,003	Fort Totten
Traffic Counts ³	19,000-31,100	Riggs Road
	21,000	South Dakota 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

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 **Metrorail Exits²**
8,297 / 3,003
Avg weekday/Avg weekend
  **Capital Bikeshare Arrivals**
1,545
2019 Avg Monthly
  **Traffic Counts³**
19,000-31,100
Riggs Road
  **Mobility Score⁴**
100
Excellent Mobility
  **Walkscore**
64
Somewhat Walkable
  **Residents w/in 10 min. car ride**
146,331

MOBILITY