



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. The neighborhood's residents, businesses, and mixed-use developments support the area as an up-and-coming transit village for local and regional markets.

RESIDENTIAL DEVELOPMENT

- EYA is developing Riggs Park Place on a four-acre site over two phases and will deliver 90 for-sale townhomes in 2022, followed by 84 senior apartment units above retail and parking in 2024.
- EYA is also building 80 for-sale townhomes on 2.5 acres in partnership with St. Joseph's Seminary.

MAIN STREET

As part of the Main Street program, The Parks Main Street (TPMS) manages community-based economic development initiatives for the neighborhood's commercial corridors. TPMS recently expanded its footprint to include several new establishments, including Hellbender Brewery, Dolci Gelati, and Unitees Screen-Print & Embroidery.

MANOR PARK

The Manor Park commercial corridor is the 6200 block of 3rd Street NW between Rittenhouse and Sheridan Streets NW. The neighborhood is home to an outstanding cluster of enduring African-American owned and operated businesses, including:

- Manor Park Barber Shop (58 years)
- The Davis Center, dance studio (51 years)
- The V.I.P. Room, event venue (41 years)
- Bene' Millinery, hat & bridal shop and home of the "DC Hat Lady" (41 years)
- Lovely Lady Boutique, women's fashions (30 years)
- Senbeb Café, vegan and vegetarian soul food and Senbeb Natural Foods Co-op (over 15 years)
- AMAR Group, architecture firm (30 years)
- Peaches Kitchen Restaurant, Jamaican and American cuisine (14 years)

ART PLACE AT FORT TOTTEN

- Phase II, anticipated for completion in 2022, will transform 5.1 acres of the 16.5-acre site into a 25,000 SF Aldi grocery store, Explore! Children's Museum, a family entertainment zone, 270 apartments, and 30 artist live/work units.
- Anchoring the second phase will be an experiential tenant, which will create an immersive installation for its 75,000 SF space, in addition to hosting a food hall and brewery.



FORT TOTTEN / RIGGS PARK / MANOR PARK

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



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

POPULATION

Population	8,747	33,592	332,378
Male	44%	46%	49%
Female	56%	54%	51%
High School Graduate +	90%	89%	85%
Bachelor's Degree +	46%	44%	52%
Graduate / Professional Degree	24%	22%	28%

HOUSEHOLDS

Households (HH)	3,837	13,788	131,098
Average HH Size	2.3	2.4	2.4
Owner-occupied	47%	56%	44%
Renter-occupied	53%	44%	56%
Median HH Value	\$417,203	\$446,705	\$528,038

INCOME

Average HH	\$79,886	\$87,440	\$112,310
Median HH	\$60,259	\$67,452	\$79,183
HH Income <\$50k	40%	36%	32%
HH Income \$50-\$75k	19%	18%	15%
HH Income \$75k+	41%	46%	53%
Average HH Disposable	\$58,847	\$63,933	\$76,080

AGE

Age < 20	20%	21%	21%
Age 20-34	21%	20%	27%
Age 35-64	38%	38%	38%
Age 65+	21%	21%	14%
Median Age (years)	41.7	41.8	36.3

CONSUMER EXPENDITURES (\$ thousands)

Apparel	\$7,519	\$29,638	\$363,620
Child Care	\$1,635	\$6,661	\$88,336
Computers & Accessories	\$655	\$2,608	\$32,610
Entertainment & Recreation	\$10,863	\$42,535	\$507,230
- Pets	\$2,144	\$8,305	\$99,694
Food at Home	\$18,839	\$73,440	\$877,562
Food away from Home	\$12,922	\$50,570	\$635,842
Health Care	\$19,369	\$73,683	\$830,897
- Medical Care	\$6,810	\$25,809	\$288,537
Home Improvement	\$9,410	\$37,453	\$445,296
Household Furnishings	\$7,203	\$27,947	\$332,692
Personal Care Products	\$3,202	\$12,385	\$148,189
Vehicle Maint. & Repair	\$3,876	\$14,771	\$170,628

AVAILABLE VEHICLES PER HH¹

0	31%	23%	29%
1	43%	47%	44%
2-3	21%	24%	21%
4+	6%	7%	7%

MOBILITY

Traffic Counts ²	19,200-31,300	Riggs Road
	23,400	South Dakota Avenue

Source: Esri forecasts for 2020; 1. American Community Survey (2014-2018) values are rounded to nearest whole percent; 2. Open Data DC - 2019 Traffic Volumes (DDOT 2019 AADT); 3. Transitscreen 2021

CONTACT

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- Metrorail Stations**
Fort Totten
- Capital Bikeshare Stations**
1 within 1/2 mi
- Traffic Counts²**
19,200-31,300
Riggs Road
- Mobility Score³**
100
Excellent Mobility
- Walkscore**
51
Somewhat Walkable
- Residents w/in 10 min. car ride**
208,200

MOBILITY