



Congress Heights



Congress Heights is located south of Saint Elizabeths and east of Bolling Airforce Base

Why Congress Heights

- Because since 2001, 24 development projects valued at \$750 million have been completed within one mile, including 2,580 residential units
- The U.S. Department of Homeland Security will consolidate on the Saint Elizabeths campus, bringing 14,000 new employees looking for banking, restaurants, coffee shops and entertainment establishments to the area
- Through the Great Streets Initiative, up to \$10 million was made available in TIF incentives for neighborhood developments with anchoring and local retail along Martin Luther King Jr. Avenue & South Capitol Street
- It is estimated that the retail leakage in the area is more than \$27 million per year*
- More than 2,110 residential units and 4.8 million sq. ft. of office space are in the pipeline within one mile of Congress Heights
- The U.S. Coast Guard's new 1.2 million sq. ft. headquarters is under construction and expected to open in 2013
- Business assistance and commercial property improvement services provided by the Congress Heights Main Streets and the DC Department of Small and Local Business Development

Superb housing opportunities, access to two Metrorail stations and the largest supermarket in DC are some of the appealing features of this Southeast DC neighborhood. Congress Heights is poised for new businesses and ready for redevelopment.

Congress Heights has experienced some of the District's newest residential construction and renovations over the past nine years. An early suburb developed primarily in the 1940s, the neighborhood retains its breathtaking vistas of the Capitol Dome and the entire city from its many leafy hilltops.

Public and private investments are flowing into the area, with Martin Luther King Jr. Avenue and

South Capitol Street part of the District's DC Main Streets program and Great Streets Initiative. The forthcoming redevelopment of both the East and West Campus of Saint Elizabeths, one of the largest redevelopment efforts in the District, will bring abundant retail, housing and commercial development opportunities.

Also serving the community is a 65,000 square foot Giant Food grocery store, which opened in late 2007, and 75 single-family homes (20 are completed) which are being built on the former Camp Simms—a decommissioned military installation.

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	7,060	25,281	166,295
Male	45.2%	44.2%	46.4%
Female	54.8%	55.8%	53.6%

Households	0-0.5 mi	0-1 mi	0-3 mi
Households	2,649	8,484	68,292
Average Household Size	2.6	2.9	2.4
Owner-occupied	37.4%	25.5%	35.1%
Median Home Value	\$245,639	\$246,993	\$260,054
Average Home Value	\$258,256	\$263,155	\$326,314

Income	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$45,755	\$37,948	\$56,728
Median Household	\$33,567	\$26,505	\$42,509
Median HH Disposable	\$26,343	\$20,255	\$33,550

Consumer Expenditures (\$000)	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$3,374	\$8,949	\$104,744
Computers & Accessories	\$383	\$1,025	\$12,616
Entertainment & Rec.	\$5,368	\$14,209	\$172,653
TV, Radio & Sound	\$2,215	\$6,036	\$69,970
Pets	\$798	\$2,127	\$25,892
Food at Home	\$8,568	\$22,966	\$264,844
Food away from Home	\$6,153	\$16,447	\$193,385
Home Improvement	\$3,611	\$8,604	\$116,663
Household Furnishings	\$2,934	\$7,862	\$98,849
Personal Care Products	\$657	\$1,802	\$21,635
Vehicle Maint. & Repair	\$1,536	\$4,135	\$50,236
Avg. Spent per HH	\$15.1	\$12.7	\$19.1

Age	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	8.8%	10.3%	7.8%
Age 5-9	9.1%	11.9%	7.8%
Age 10-14	7.9%	9.5%	6.9%
Age 15-24	15.7%	16.1%	15.4%
Age 25-34	13.1%	13.2%	15.0%
Age 35-44	12.1%	11.7%	13.5%
Age 45-54	12.7%	11.5%	13.4%
Age 55-64	11.1%	8.9%	10.8%
Age 65+	9.4%	6.9%	9.4%
Median Age (years)	31.2	26.6	32.9

Source: ESRI, 2009 Estimates & Projections
 *Social Compact (2007)



Metrorail Counts (weekday | weekend):

Congress Heights
5,097 | 4,452

Traffic Counts (weekday):

Alabama Avenue; Martin Luther King Jr. Avenue
14,200; 15,100

Contact



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The DC Main Streets program, in the Department of Small and Local Business Development, fosters retail investment in DC by providing services and funding to help communities retain and recruit businesses, improve commercial properties and streetscapes and attract consumers. For more information, please visit www.restore.dc.gov or call 202.727.3900.



The Great Streets Initiative is an economic development project led by the District government to transform underinvested corridors into thriving and inviting neighborhood commercial districts. Millions of dollars are being spent to leverage new private and not-for-profit investments along nine corridors. For more information, please visit www.ddot.dc.gov or www.dcbiz.dc.gov.

