



# Fort Totten

Visualization by Interface Multimedia

## Why **Fort Totten**

- Because it is estimated that the retail & restaurant leakage in the area is more than \$52 million per year\*
- The first phase of Fort Totten Square plans to break ground in 2010 and offer 468 residential units, 71,000 sq. ft. of retail space, anchored by a grocery store, and 500 parking spaces
- The median household income is more than \$60,000 and homeownership is nearly 80%
- The neighborhood is served by a multimodal rail station serving Metrobus and Metrorail as a transfer station for the Green, Red and Yellow Lines, along with other local transit alternatives
- Plans are underway to convert the now closed Bertie Backus Middle School into an additional campus for the University of the District of Columbia
- Fort Totten Station delivered 308 apartments and 5,000 sq. ft. of retail space adjacent to the Metrorail station in 2007
- Fort Totten is located within the boundary of the Fort Circle Parks, an important historic asset containing remnants of the Civil War
- Additional community amenities include the Lamond-Riggs Library, the LaSalle Elementary School and the newly constructed Riggs LaSalle Recreation Center



The Cafritz Foundation's ART Place at Fort Totten development received approval from the DC Zoning Commission in 2009

An established neighborhood with a solid housing stock and access to Metrorail's Green, Red and Yellow Lines, Fort Totten is an ideal community. Residents can take advantage of the numerous neighborhood amenities and enjoy the easy access to downtown.

Envisioned as a "transit village" by the DC Comprehensive Plan, local and regional markets will be served by several planned mixed-use developments. ART Place at Fort Totten, is envisioned to include 929 units of multi-family housing, 333,000 square feet of retail space (anchored by a grocery store), a 47,000 square foot children's museum as well as cultural, arts and recreation amenities. All told, more than \$770 million will be invested in more than 2,000 new residential

units and 425,000 square feet of retail space over the next five to seven years in the Fort Totten neighborhood.

Fort Totten and the surrounding areas contain a housing mix of single-family homes, duplexes and multi-family dwellings. The neighborhoods in the area include Lamond-Riggs, Queens Chapel, North Michigan Park, Michigan Park, Pleasant Hill and University Heights.

Major thoroughfares like Riggs Road and South Dakota Avenue provide easy access to this community and are considered major commuter corridors serving the District as well as the Maryland suburbs.

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	7,416	28,897	284,262
Male	42.9%	44.8%	48.2%
Female	57.1%	55.2%	51.8%

Households	0-0.5 mi	0-1 mi	0-3 mi
Households	3,245	12,415	107,165
Average Household Size	2.3	2.3	2.5
Owner-occupied	79.9%	54.4%	45.7%
Median Home Value	\$331,575	\$328,284	\$332,140
Average Home Value	\$338,116	\$342,939	\$387,113

Income	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$68,045	\$60,451	\$62,819
Median Household	\$60,601	\$50,475	\$48,726
Median HH Disposable	\$44,259	\$38,270	\$37,607

Consumer Expenditures (\$000)	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$5,418	\$19,457	\$181,438
Computers & Accessories	\$672	\$2,378	\$21,976
Entertainment & Rec.	\$9,978	\$33,621	\$299,972
TV, Radio & Sound	\$3,836	\$13,201	\$118,973
Pets	\$1,003	\$5,129	\$68,015
Food at Home	\$14,336	\$50,127	\$459,770
Food away from Home	\$10,463	\$36,487	\$331,436
Home Improvement	\$7,955	\$25,293	\$218,116
Household Furnishings	\$5,863	\$19,503	\$173,897
Personal Care Products	\$1,240	\$4,172	\$37,414
Vehicle Maint. & Repair	\$2,895	\$9,792	\$87,161
Avg. Spent per HH	\$23.4	\$20.5	\$21.1

Age	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	4.1%	5.5%	6.4%
Age 5-9	4.7%	5.5%	6.2%
Age 10-14	5.4%	5.5%	5.9%
Age 15-24	10.9%	11.9%	15.1%
Age 25-34	9.0%	12.5%	14.9%
Age 35-44	10.6%	12.3%	14.2%
Age 45-54	15.7%	14.8%	14.1%
Age 55-64	15.0%	13.1%	11.0%
Age 65+	24.5%	19.0%	12.2%
Median Age (years)	48.4	42.5	36.1

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

Contact

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**Metrorail Counts** (weekday | weekend):  
 Fort Totten  
**14,259 | 13,264**

**Traffic Counts** (weekday):  
 Riggs Road; South Dakota Avenue  
**14,900-29,700; 18,100**

