



Petworth/Park View

Why **Petworth/Park View**

- Because development projects valued at \$174 million have been completed since 2005 within a half-mile of the Metrorail station, including 544 residential units and 37,000 sq. ft. of retail space
- It is estimated that the retail leakage in the area is nearly \$19 million per year*
- The neighborhood has a Walk Score of 91 with easy access to DC's hospital and university districts, home to thousands of employees, visitors and students
- The annual Washington, DC Caribbean Day Parade, which travels up Georgia Avenue, attracts thousands of spectators to the area
- Donatelli Development has plans to redevelop a vacant site at 3825 Georgia Avenue and two existing storefronts at 3813–3815 Georgia Avenue into 12 residential units and 3,000 sq. ft. of retail space
- Through the Great Streets Initiative, up to \$10 million was made available in TIF incentives for neighborhood developments with anchoring and local retail along Georgia Avenue near Petworth/Park View



Park Place delivered 161 apartments and 17,000 square feet of retail space at the Petworth Metrorail station in 2009

Distinctive urban row houses, pastoral parks, historic institutions and growing businesses fronting the longest commercial corridor in the District, Petworth/Park View is emerging as a vital urban neighborhood that delivers all of the advantages of city living.

Petworth/Park View, strategically situated along the Georgia Avenue corridor, is easily accessible by DC residents as well as Maryland commuters. More than 29,000 cars enter the neighborhood every day on Georgia Avenue, while thousands more arrive via New Hampshire Avenue. Residents have quick access to hospitals, Howard University and many recreational amenities within Rock Creek Park.

Major residential and commercial developments are occurring around the Georgia Avenue/Petworth Metrorail station. Park Place, adjacent to the Metrorail station, is a new \$60 million residential development with 161 apartments and 17,000 square feet of retail space and the Residences at Georgia Avenue delivered 72 apartments and 11,500 square feet of retail space, including a Yes! Organics grocery store in 2009.

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	13,060	53,721	328,769
Male	48.3%	48.8%	48.2%
Female	51.7%	51.2%	51.8%

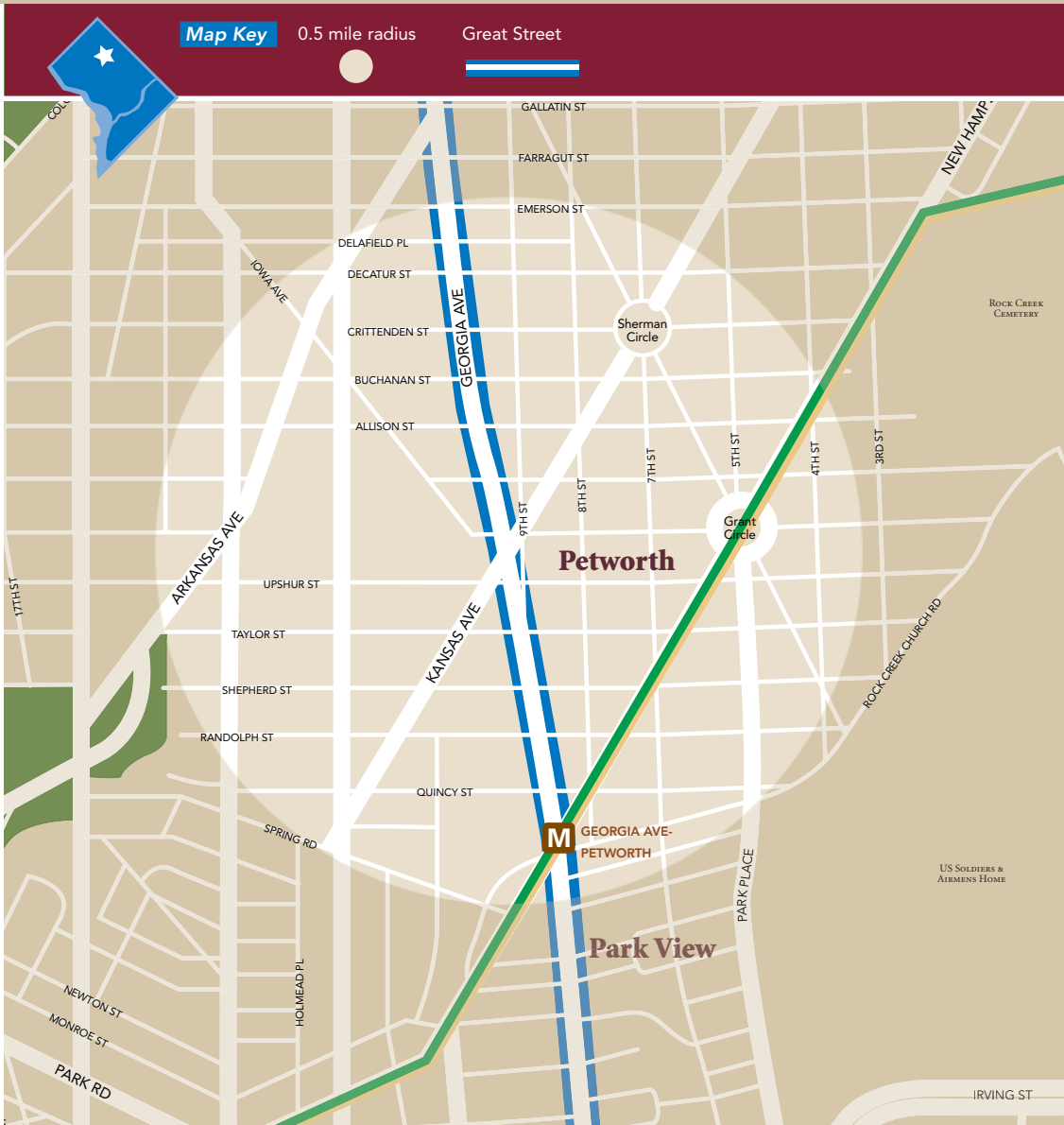
Households	0-0.5 mi	0-1 mi	0-3 mi
Households	4,460	19,390	150,368
Average Household Size	2.9	2.7	2.1
Owner-occupied	61.8%	49.7%	42.7%
Median Home Value	\$353,846	\$357,749	\$411,619
Average Home Value	\$378,236	\$419,799	\$546,322

Income	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$64,030	\$63,214	\$79,408
Median Household	\$49,204	\$45,979	\$55,343
Median HH Disposable	\$37,246	\$35,570	\$41,337

Consumer Expenditures (\$000)	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$7,643	\$33,886	\$324,620
Computers & Accessories	\$893	\$3,932	\$39,805
Entertainment & Rec.	\$12,722	\$54,373	\$533,802
TV, Radio & Sound	\$5,055	\$21,972	\$212,218
Pets	\$1,932	\$8,105	\$79,301
Food at Home	\$19,493	\$85,458	\$803,494
Food away from Home	\$14,094	\$61,226	\$591,830
Home Improvement	\$9,623	\$38,678	\$369,519
Household Furnishings	\$7,164	\$30,666	\$310,098
Personal Care Products	\$1,547	\$6,715	\$66,389
Vehicle Maint. & Repair	\$3,660	\$15,574	\$154,016
Avg. Spent per HH	\$21.4	\$21.0	\$26.6

Age	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	6.4%	6.6%	5.1%
Age 5-9	6.5%	6.5%	4.8%
Age 10-14	6.4%	6.3%	4.7%
Age 15-24	13.4%	13.5%	14.1%
Age 25-34	12.8%	14.3%	18.1%
Age 35-44	13.2%	14.4%	14.4%
Age 45-54	15.2%	14.5%	14.4%
Age 55-64	12.2%	11.2%	11.5%
Age 65+	14.1%	12.6%	12.9%
Median Age (years)	38.6	36.8	37.2

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



Metrorail Counts (weekday | weekend):

Georgia Avenue/Petworth

9,692 | 11,373

Traffic Counts (weekday):

Georgia Avenue; Kansas Avenue

25,100-29,100; 7,300

Contact

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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.

