



Lincoln Heights/Richardson Dwellings



Lincoln Heights/Richardson Dwellings is part of the New Communities Initiative and will be redeveloped into a healthy mixed-income community

Why *Lincoln Hts./Richardson Dwellings*

- Because Lincoln Heights/Richardson Dwellings will be redeveloped into 1,609 mixed-income residential units and 80,000 sq. ft. of retail and office space
- It is estimated that the retail & restaurant leakage in the area is more than \$32 million per year**
- The District has budgeted \$10 million for Phase I improvements to Marvin Gaye Park
- DDOT will soon complete the rejuvenated bike and walking trail, which will provide new lighting along the paths
- The landmark Strand Theatre will be redeveloped into retail and office space
- The Capitol Gateway development, located at 58th and East Capitol Streets, will contain 1,370 residential units and nearly 118,000 sq. ft. of retail space anchored by a grocery store
- A town center will be located at the intersection of Nannie Helen Burroughs and Division Avenues creating an opportunity for neighborhood serving retail
- Additional programs and activities are promised at the new H.D. Woodrow Wilson High School community learning campus and at Marvin Gaye Park

Lincoln Heights and Richardson Dwellings are two public housing neighborhoods located east of the Anacostia River in Ward 7. The neighborhoods, and surrounding area, have experienced growing disinvestment over the years. To reverse these trends, the neighborhoods will undergo an ambitious revitalization effort through the New Communities Initiative with the introduction of new residential, retail and related amenities in the area.

The plan for the Lincoln Heights/Richardson Dwellings New Communities area proposes big changes designed to transform the affected neighborhoods into a viable community for current and new residents to live, work, learn, shop and play in a pleasant

and safe environment. The plan contemplates 1,609 new mixed-income housing units along with 80,000 square feet of retail and office space.

Regionally, the nearby Capitol Gateway HOPE VI revitalization development effort will provide 1,370 residential units and nearly 118,000 square feet of neighborhood retail, including a new full service grocery store. At the intersection of Minnesota Avenue and Benning Road, major redevelopments promise the addition of 1.4 million square feet of mixed-use development.

Population	0-0.5 mi	0-1 mi	0-3 mi
Population	8,240	31,994	161,561
Male	43.5%	44.6%	45.4%
Female	56.5%	55.4%	54.6%

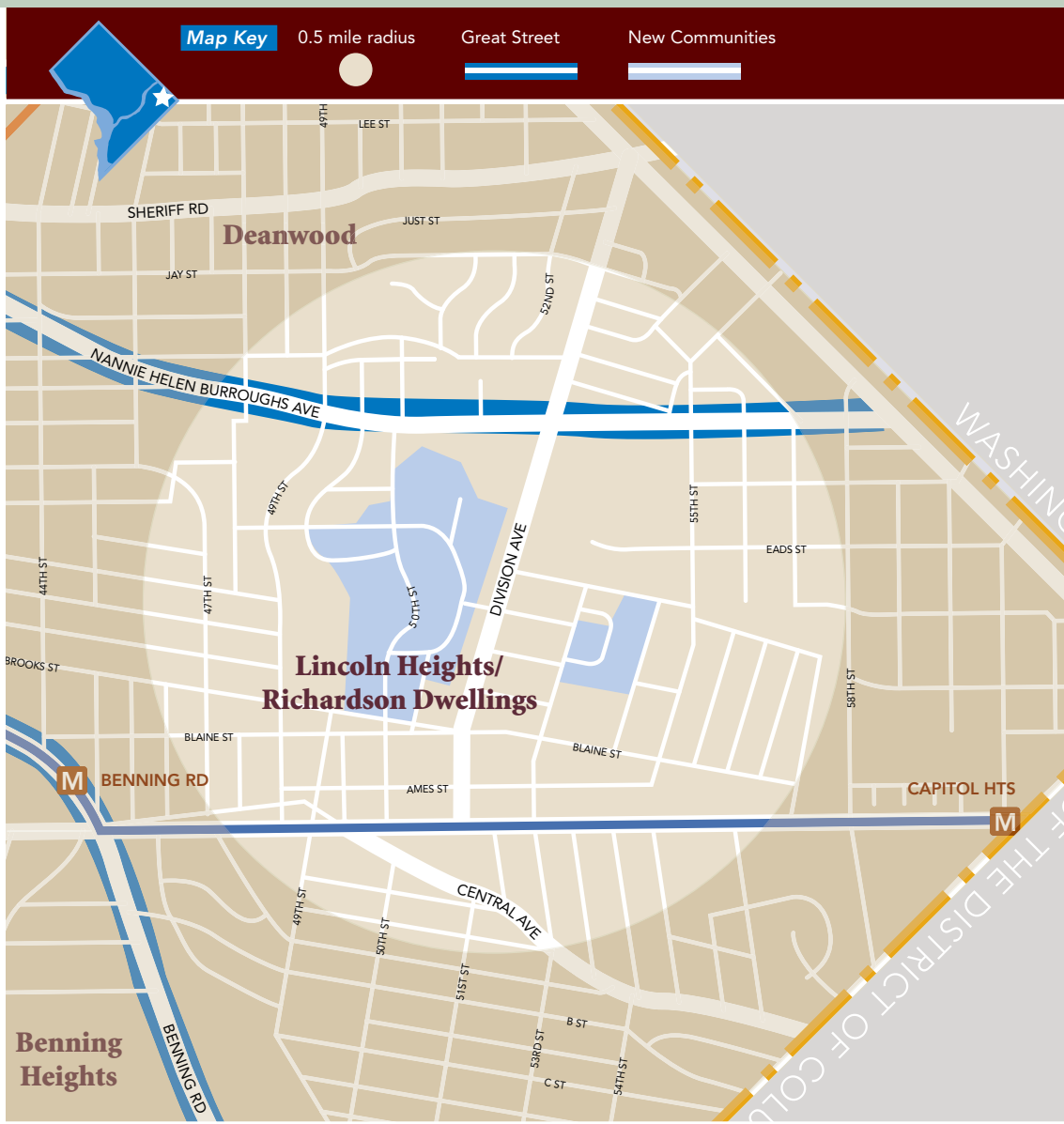
Households	0-0.5 mi	0-1 mi	0-3 mi
Households	3,094	12,544	63,372
Average Household Size	2.6	2.5	2.5
Owner-occupied	49.8%	45.9%	48.1%

Income	0-0.5 mi	0-1 mi	0-3 mi
Average Household	\$42,477	\$44,408	\$52,792
Median Household	\$32,596	\$35,354	\$42,680
Median HH Disposable	\$25,418	\$26,834	\$33,045
New Home Buyers (avg.)*	\$67,340	\$63,849	\$69,779

Consumer Expenditures (\$000)	0-0.5 mi	0-1 mi	0-3 mi
Apparel	\$4,379	\$18,836	\$110,226
Computers & Accessories	\$404	\$1,741	\$10,751
Entertainment & Rec.	\$6,373	\$26,921	\$163,265
Pets	\$753	\$3,142	\$19,340
TV, Radio & Sound	\$2,682	\$11,437	\$67,689
Food at Home	\$9,286	\$39,686	\$233,079
Home Improvement	\$4,035	\$16,323	\$101,355
Household Furnishings	\$3,590	\$15,107	\$93,839
Meals at Restaurants	\$5,954	\$25,416	\$149,783
Personal Care	\$790	\$3,388	\$20,233
Vehicle Maint. & Repair	\$1,673	\$7,086	\$43,592
Avg. Spent per HH	\$14.9	\$15.5	\$18.6

Age	0-0.5 mi	0-1 mi	0-3 mi
Age 0-4	7.6%	7.4%	7.3%
Age 5-9	8.3%	7.8%	7.2%
Age 10-14	8.3%	8.0%	7.5%
Age 15-24	15.2%	14.4%	14.6%
Age 25-34	11.1%	11.7%	12.7%
Age 35-44	12.2%	12.6%	13.7%
Age 45-54	13.3%	13.9%	14.2%
Age 55-64	10.4%	11.0%	10.8%
Age 65+	13.7%	13.3%	11.9%
Median Age (years)	34.6	35.7	35.5

Source: ESRI, 2008 Estimates & Projections
 *Social Compact/HMDA (2003-2006)
 **Social Compact (2007)



Metrorail Counts (weekday | weekend):
 Benning Road; Capitol Heights
7,695 | 5,733; 4,100 | 3,055

Traffic Counts (weekday):
 Nannie Helen Burroughs Avenue; Division Avenue
10,500-11,400; 2,800-7,600

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.greatstreetsdc.com.



New Communities are District supported redevelopment projects that address the physical and human architecture of troubled neighborhoods. A New Community seeks to create healthy mixed-income communities with integrated public facilities and services that offer families better quality housing, real economic opportunity and access to human services.

