



Growth has Followed the GreenPrint

GREENPRINT OF GROWTH 2.0

FIVE YEARS LATER

The DC Green Line is now the region's **corridor of choice for young professionals**, and it is also attracting jobs and retail amenities. The Green Line Corridor alone accounts for 48% of the District's growth in households under age 35 since 2010.

In this new report, RCLCO examines the growth that has occurred within 1/4-mile of the Green Line stations from Petworth to Navy Yard-Ballpark since the original *GreenPrint* report was published in 2012. Looking back, we find that **the Green Line Corridor has performed above and beyond expectations.**

Moreover, **growth and development activity at Green Line stations south of L'Enfant Plaza has been as impressive as those north of Gallery Place.** Based on construction activity to date and projects that are planned to deliver by 2019, Navy Yard-Ballpark station will continue to be one of the Green Line's biggest magnets for new households and development this decade.

7 KEY HEADLINES:

- 1** The Green Line is the strongest growth corridor for young professionals, attracting **1 of every 2 new households under age 35** in the District since 2010. Moreover, the Green Line stations south of L'Enfant Plaza are attracting an equivalent share of the Green Line's new young professional households as stations north of Gallery Place.
- 2** **1 out of every 4** new apartments built in the District since 2000 has been built within the Green Line Corridor. During that time, Navy Yard-Ballpark station has added more units than any other Green Line Corridor station, and more than twice as many as Shaw or U Street.

3 Based on the average resale prices of condos built after 2000, the average income for new Green Line households has increased by nearly 50% since 2012, to \$121,600. For the Navy Yard-Ballpark station, new household **incomes have increased over 80%**, to \$108,600.

4 Stations along the Green Line Corridor are seeing **new condo deliveries garner a premium of over 30% compared to resale pricing**. Look for this trend to continue at the Navy Yard-Ballpark station, where 640 new condo units are planned to deliver by 2019.

5 Green Line stations have captured **50% of the District's retail development** since 2010. The Navy Yard-Ballpark station area alone will add the equivalent of 1.5 CityCenters worth of retail by 2019.

6 The number of jobs located on the Green Line Corridor grew by 50% between 2010 and 2016 to **76,000 jobs**, with high-wage sectors representing a majority of the growth.

7 Residential growth and development activity along the Green Line Corridor is anticipated to generate **\$3.66 billion in tax revenue** to the District over the next 20 years.

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