



The Severna Opens

Just east of New Jersey Avenue near K Street, The Severna townhouses and apartment building, developed by Bible Way Church, Mission First, and The Henson Development Company, have opened on the site of the former Golden Rule Center. The Severna welcomed many returning residents at the ribbon cutting on November 8 with MVTCID Board Member Yvonne Williams, Councilmember Tommy Wells, and Mayor Vincent Gray presiding.

In 2005, residents moved out of the building that occupied the site so that the property could be redeveloped. Many of those residents have now started moving back into the new buildings. The Severna includes a four-story apartment building along First Street and a row of handsome townhouses along L Street. All units are affordable with half of the units targeted to families earning up to 60 percent of the Area Median Income (AMI), and the other half at 30 percent of AMI. Over the next two years, several more buildings will be constructed by the development team. Welcome back, neighbors!



MVTCID Awarded Another Clean Team and Landscaping Grant

The Mount Vernon Triangle Community Improvement District has been awarded another grant from the Department of Small and Local Business Development for cleaning and landscaping the public space in Mount Vernon Triangle. This grant, in the amount of \$90,000, is the fourth such grant from DSLBD.

The grant is for a 12-month period and was available to small BIDs and Main Street organizations whose annual operating budgets do not exceed \$1 million. The funding will allow MVTCID to maintain its four-person Clean Team seven days a week and maintain two part-time landscapers to weed and mulch our 370 tree boxes and six parks. Gospel Rescue Mission staffs the Clean Team and Landscaping Team through their Ready to Work job training program.

AAMC Update

The Association of American Medical Colleges made a presentation to the Board of Zoning Adjustment on November 29th and reviewed plans for its new headquarters to be located at 7th Street and New York Avenue. The new building will be located on the south side of New York Avenue—comprising most of the 600 block (the small buildings in the 1000 block of 6th Street are not part of the development). The headquarters will have 289,000 square feet of office space and 13,500 square feet of retail space on the first floor along K Street. The project architect is the highly regarded Shalom Baranes.

The Association of American Medical Colleges is a not-for-profit association representing 152 accredited U.S. and Canadian medical schools; 400 major teaching hospitals and healthcare systems, including 62 Department of Veterans Affairs medical centers; and 90 academic and scientific societies. Through these institutions and organizations, AAMC represents 128,000 faculty members, 75,000 medical students, and 110,000 resident physicians.



Letter from the Executive Director

During this holiday season, I have been reflecting on the remarkable things that have happened in Mount Vernon Triangle since MVTCID commenced its operations.

For example, did you know that more than 3,000 people now live in The Triangle, including long-time and new residents? The first new condo to open was 555 Mass with 246 units, followed by The Sonata with 75 units, then Madrigal Lofts with 259 units, followed by The L with 149 units, The V with 244 units, and The K with 292 units. Finally, 425 Mass and 401 Mass filled 557 rental units within a record 18 months! Another project currently under way is 425 L, being developed by Paradigm and Steuart Investment, which will have 390 units. And, 450 K Street, being developed by Kettler, should break ground this spring with 260 more units.

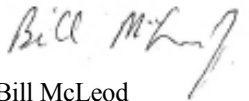
We have also had a number of outstanding restaurants open in The Triangle, including Mandu, Kushi, Buddha Bar, Busboys and Poets, Henry's, Taylor Deli, Chipotle, and Subway Café. In our restaurant and retail sectors alone, The Triangle has generated 503 new jobs (excluding office workers and those working from home). But, we are far from done. Ryse Bakery, Ray's Hellburger, and Vida Gym are going to open shortly.

Our Triangle office buildings are fully leased, including 425 Eye Street with Veterans Affairs as the lead tenant. The 900 VA office workers add vitality to The Triangle, as do the office workers in our other fully-occupied buildings: 455 Mass, 251 H Street, and 111 Mass.

Mount Vernon Triangle is wonderfully well-served by transit, including four Metro Stations, the Circulator, the D4 bus, P6, and the new D7, as well as two bikeshare stations. Union Station is just a few blocks away, offering additional shopping and dining options as well as world-class transportation – Metro, Amtrak, VRE, and MARC train service.

So for all of us at MVTCID during this holiday season, I want to thank each of you for making Mount Vernon Triangle a remarkable place to live, work, dine, and shop.

Season's Greetings to All!



Bill McLeod
Executive Director



Photos with Santa

More than 120 children and adults (and even a few dogs) had their pictures taken with Santa Claus, his elf, and Renee, his special helper. Thanks to all our volunteers who assisted Santa with the little ones, took photos, and handed out candy canes. You can view all the pictures on the Mount Vernon Triangle CID FaceBook page.

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The Mount Vernon Triangle Community Improvement District provides clean, safe, economic development, and marketing services to the Mount Vernon Triangle community.

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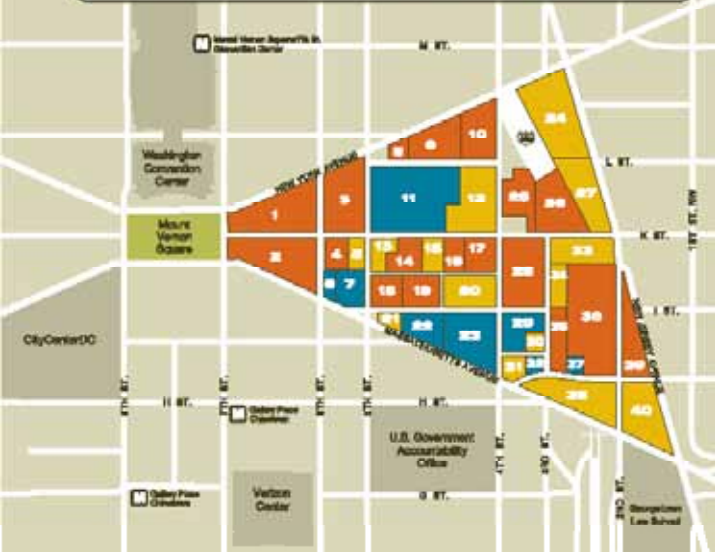
Bill McLeod
Executive Director

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DEVELOPMENT SUMMARY					
MAP KEY		OFFICE SQ. FT.	RESIDENTIAL UNITS	HOTEL ROOMS	RETAIL SQ. FT.
	Total Mount Vernon Triangle Capacity	3,000,000	4,300	600	336,000
	Built Before 2005	650,000	354	-	10,000
	Built Between 2005 - 2011	110,000	1,824	220	110,000
	Under Construction or in Pipeline	1,840,000	1,649	380	167,500
	Percentage of Total Mount Vernon Triangle Capacity	67%	35%	100%	84%



New Development Map

The Mount Vernon Triangle Community Improvement District has published its new *Mount Vernon Triangle Development Map*. The map details all of the office, retail, and residential development in The Triangle. Using color coding, the map identifies completed projects since the founding of MVTICID in 2004, projects that are now under construction, and those in the development pipeline.

Robert M. Gladstone, Chairman of Quadrangle and the first Chairman of MVTICID noted, "The Mount Vernon Triangle Development Map reveals how The Triangle has moved to the forefront of the city's emerging neighborhoods and exceeds the vision for the neighborhood outlined in the master plan, which was authored by the public and private sectors in 2001."

With its two million square feet of new development in the past six years, The Triangle now has a lively residential and commercial mix with several new projects soon to break ground. Also, as often reported in other publications and blogs, The Triangle has become a hugely-popular retail and restaurant destination. To obtain a copy of the development map, you can download it from www.mountvernontriangle by clicking on the Resources page; hard copies are also available at the MVTICID headquarters at 901 4th Street, NW.



Pet Costume Contest

Despite the unseasonably early snowfall on October 30th, the Second Annual Mount Vernon Triangle Pet Costume Contest was a huge success. The event was moved from Triangle Park to BicycleSpace due to the weather. Ten dogs arrived in costume. Special congratulations to the "Sock Thief," winner of the prestigious Fashion Pioneer Award! Special thanks to 5th Street Ace Hardware for sponsoring the event and to BicycleSpace for graciously hosting us at the last minute.

K Street Streetscape Work To Begin

The K Street streetscape work is scheduled to begin in January. The project will replace K Street sidewalks, streetlights, trees, and street furniture from 7th Street to 3rd Street. The project should take 18 months to complete. The MVTICID website will provide notice of construction progress meetings. Mount Vernon Triangle is one of the few neighborhoods in the City to roll out multiple streetscape projects within a few years of each other: 4th Street, L Street, and, now, K Street. Thank you, Office of Planning, for your inspiring vision for this neighborhood and DDOT for your continued support!



Retail Committee Set to Launch

Mount Vernon Triangle has a growing number of great restaurants and retailers, and even more new space is going to be available soon. In light of that, a Retail Committee is being formed to continually update and fine-tune the retail goals for the neighborhood – balancing a great mix of retail shops, restaurants, and services to activate the neighborhood day and night; weekdays and weekends. If you are a commercial property owner in Mount Vernon Triangle, a retailer, or retail broker, you are welcome to join. The first meeting will be January 25th at 12:00 noon at the MVTICID office. The Committee will also be reaching out to Triangle residents for their ideas and suggestions.

Stay Up-to-date with www.mountvernontriangle.org

425 L Update

In case you haven't seen the progress being made at 425 L, here you can see the building taking shape. The brick skin is being applied to the façade and soon the building will be fully closed in so that construction on the interior can continue throughout the winter. The building should be ready for residents in April.



MVTCID Calendar of Events

January 11 12:00 noon	Property Managers Meeting	901 4 th Street, NW
January 17 6:00 p.m.	Marketing Committee Meeting	901 4 th Street, NW
January 25 12:00 noon	Retail Committee Meeting	901 4 th Street, NW
February 8 12:00 noon	Property Managers Meeting	901 4 th Street, NW
February 14 6:00 p.m.	Marketing Committee Meeting	901 4 th Street, NW
March 14 12:00 noon	Property Managers Meeting	901 4 th Street, NW
March 15 5:00 p.m.	Board of Directors Meeting	901 4 th Street, NW
March 20 6:00 p.m.	Marketing Committee Meeting	901 4 th Street, NW



Get Ready for Snow!

Winter is here, so get ready before the ice and snow arrive. District law requires that property owners and tenants remove snow from public space around their properties within eight hours after a snowfall. After that, city inspectors can fine you! Sidewalks in front of your residence, office, retail store, or parking lot have to be cleared to facilitate the flow of pedestrian traffic. That means you need to clear all the snow from the entire sidewalk – not just a path from your door to the curb. The MVTCID Clean Team shovels around bus shelters, storm drains, crosswalks, and our parks. So, please do your part to keep The Triangle looking great and safe throughout the winter.