Mount Vernon Triangle
Community Improvement District

Business Plan
FY 2015 – 2019

Submitted on March 31, 2014
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Resolution of Support

BE IT RESOLVED that the cleanliness of Mount Vernon Triangle is crucial to the overall well-being of the neighborhood;

AND, BE IT RESOLVED that the safety of Mount Vernon Triangle is vital to the overall well-being of the greater City of Washington, DC;

AND, BE IT RESOLVED that the Mount Vernon Triangle Community Improvement District has made a positive impact on cleaning the streets and sidewalks and assisting police by reducing crime and increasing safety in the neighborhood;

NOW, THEREFORE, BE IT RESOLVED that the Mount Vernon Triangle Community Improvement District fully supports the renewal of the Mount Vernon Triangle Community Improvement District legislation for five more years.

Adopted by unanimous acclaim this 20th day of February 2014.

Certified by

[Signature]
Dr. Joseph Evans, Chairman
Executive Summary

The Mount Vernon Triangle Community Improvement District (MVT CID) is a nonprofit organization established to enhance the overall quality of life for residents, visitors, employees and property owners in the Mount Vernon Triangle neighborhood in the East End of downtown Washington, DC. The MVT CID celebrates its tenth year anniversary in 2014. The CID, residents, businesses, churches, property owners, and other stakeholders have made significant progress towards achieving the vision of the neighborhood established in the 2003 Action Agenda. The CID has played a critical role in the growth and development of the neighborhood to-date and will be essential to the neighborhood’s on-going success in the years ahead.

Mount Vernon Triangle is at the heart of the city—both geographically and culturally. Its boundaries include 17 blocks bordered by Seventh Street to the west, Massachusetts Avenue to the south, New York Avenue to the north and New Jersey Avenue to the east. The recently completed K Street Streetscape creates a walkable MVT main street with outdoor seating and well-landscaped tree boxes.

The MVT CID is considered to be one of Washington DC’s best examples of a mixed-use community. The Mount Vernon Triangle is a welcoming, authentic, and centered neighborhood that mirrors DC’s unique mix of historic and modern buildings, longtime and new residents, diverse cultures, restaurants, and experiences. The MVT CID was the first Business Improvement District in DC to include residential and commercial properties. The MVT CID provides services for the neighborhood that include:

- Clean, safe and landscaping teams
- Public realm maintenance and enhancements
- Economic development, marketing, and communications
- Advocacy and education with decision makers
- Planning and transit enhancements
- Community building and special events

The Mount Vernon Triangle has an eight person Clean Team crew. The crew works daily from 7:00 am to 3:00 pm to improve the overall cleanliness and safety of the MVT CID and help identify areas in the public realm in need of maintenance and enhancement. On Friday and Saturday nights, the MVT CID also hires the Metropolitan Police Department to patrol Mount Vernon Triangle community through the Reimbursable Detail program. MVT CID provides economic development, marketing and communication for the neighborhood with a recently updated interactive website, monthly electronic newsletter, and presentations to prospective tenants and retailers. The MVT CID works closely with the District Government on advocacy, planning, and transit enhancements efforts. Lastly, the MVT CID produces community building and special events such as the Fall Fun Day, Santa Celebration, Education Forum, WalkingTown Tours, and more.

Mount Vernon Triangle experiences dynamic growth and development in the office, residential, and retail sectors. Today, it is one of the densest concentrations of residents in DC. The MVT CID has 1.7 million square feet of office space and 3,689 residential units existing and under construction. The new office construction includes the Association of American Medical Colleges and Arnold & Porter’s new 601 Massachusetts Avenue building. Residential buildings recently delivered and under construction include Lyric, Meridian II, m.flats, and 460 New York Ave. In addition, the 40-plus MVT restaurant & retail offerings continue to grow with the recent additions of Alba Osteria, Le Pain Quotidien, and Silo. This development matches our organic neighborhood connections and community initiatives. Mount Vernon Triangle benefits from visionary planning, public and private sector investment, a rich neighborhood history and strong community-minded participation by our stakeholders.

Based on the anticipated deliveries in the next five years, the MVT CID projects an increase in revenues. New building deliveries will bring more employees, residents, and visitors to the MVT. Our projected budget reflects increases in services to respond to this neighborhood growth. The MVT CID proposes no change to the tax rates.
History of the Mount Vernon Triangle Community Improvement District

In 2003, the Mount Vernon Triangle neighborhood was primarily a collection of surface parking lots, vacant buildings, undeveloped property, with only a few occupied buildings. There was very little street life as found in the more built-up areas of downtown. Some of the issues included the following:

1. Trash on the streets
2. Public realm in disrepair and poor street lighting
3. Homelessness
4. Underserved retail demand
5. Prostitution, drug dealing, and substance abuse
6. Lack of an identity for Mount Vernon Triangle
7. Lack of public space for residents and employees to gather
8. Poorly marked street-crossings along New York Ave, New Jersey Ave, and Massachusetts Ave
9. Lack of information about development opportunities in the Mount Vernon Triangle

The DC Office of Planning joined with the Deputy Mayor for Planning and Economic Development and the Mount Vernon Triangle Alliance, made up of the major property owners in the neighborhood, developed an overall plan for revitalization. The Mount Vernon Triangle Action Agenda was published in the autumn of 2003. The Action Agenda proposes that a Mount Vernon Triangle Community Improvement District be established in order to accelerate the transformation of the area into a thriving downtown neighborhood.

In addition, to realize the aspirations for improved public space, a report was subsequently commissioned by the DC Department of Transportation and the DC Office of Planning called the Mount Vernon Triangle Transportation and Public Realm Design Project. This document, completed in 2006, set forth the design concepts for streets and sidewalks, timelines, and budgets to improve the public realm within Mount Vernon Triangle. As part of the plan, in FY 2009, the 4th Street streetscape was enhanced and the street converted to two-way traffic. In May 2013, District Department of Transportation completed the K Street Streetscape, which now defines the core of the MVT CID as a walkable, well-landscaped promenade, with outdoor seating and community gathering space.

Today, Mount Vernon Triangle is experiencing dynamic growth and development in the office, residential, and retail sectors. Mount Vernon Triangle is one of the densest concentrations of residents in DC. The MVT CID has 1.7 million square feet of office space and 3,689 residential units existing and under construction. The new office construction includes the Association of American Medical Colleges and Arnold & Porter’s new 601 Massachusetts Avenue building. Residential buildings recently delivered and under construction include Lyric, Meridian II, m.flats, and 460 New York Ave. In addition, the 40-plus MVT restaurant & retail offerings continue to grow with the recent additions of Alba Osteria, Le Pain Quotidian, and Silo. The development is being matched by organic neighborhood connections and community initiatives. Mount Vernon Triangle is benefitting from visionary planning, public and private sector investment, a rich neighborhood history and strong community-minded participation by our stakeholders.

What is the Mount Vernon Triangle Community Improvement District?

The Mount Vernon Triangle Community Improvement District is a Business Improvement District as defined under District of Columbia law. A Business Improvement District is a specified geographical area in which the majority of non-exempt property owners agree to pay a supplementary real property tax to augment services normally provided by the city. We use the term “Community” instead of “Business” because we were the first BID to include commercial and residential properties. In addition to collecting a supplemental real property tax on commercial property, the MVT CID is authorized to collect a supplemental real property tax on market-rate residential property (together, the “CID tax”). Such taxes fund the organization services that
enhance public space and ensure the economic viability of the area. The Business Improvement District Act of 1996, as amended, requires the District of Columbia to maintain a level of services which is equal to that provided to similar parts of the City outside BID boundaries.

BIDs have proven highly effective in improving the cleanliness, safety, and viability of urban neighborhoods across the United States, resulting in higher property values and a better overall quality of life. There are over 1,000 BIDs throughout the United States. Nine BIDs have been established in the District of Columbia and more are in formation. The rationale for creating BIDs in DC is the same, if not stronger, than it is for other BIDs throughout the United States. The District of Columbia government is prohibited from taxing income at its source and approximately 40% of its land is tax-exempt. Moreover, its expenses are higher than those of other cities because there is no county or state government to share the burden of funding services often needed by city residents. Thus, the District is not always able to provide the same level of service as competing commercial areas such as Bethesda, Silver Spring, the Rosslyn-Ballston corridor, or Alexandria. A BID can help bridge this service gap.

MVTCID works for the betterment of the entire community as a whole. Residents, businesses, retailers, religious organizations, social service organizations, property owners, and commercial tenants attend meetings, serve on committees, and sit on the MVTCID board of directors. MVTCID committee meetings are open to the community. The committees include Community Outreach/Property Managers, Marketing & Communications, Parks & Art, and Public Realm & Transportation. The participating property owners and stakeholders on the Board of Directors determine the nature and scope of the services provided by the MVTCID. Currently, the MVTCID provides a host of services including clean, safe and landscaping teams, public realm maintenance, economic development, marketing and communications, planning and transit enhancements, and community building and events.

The following property types in the MVTCID community are exempt from the CID tax: religious organizations, social service organizations, senior housing, low-income housing, residential properties with fewer than 10 residential units, and other property owners exempt from District property taxes. Low-income housing is defined as any building where 20% or more of the residential units are subject to Section 8 contracts with the U.S. Department of Housing and Urban Development.

MVTCID’s registration will end on September 30, 2014. It may re-register for an additional five-year period. The MVTCID Board believes that the CID has played a critical role in the growth and development of the neighborhood to-date and will be essential going forward.
Boundaries

Mount Vernon Triangle neighborhood boundaries include 17 blocks bordered by Seventh Street to the west, Massachusetts Avenue to the south, New York Avenue to the north and New Jersey Avenue to the east. The MVT CID does not currently receive BID tax from 601 Massachusetts Avenue because the property is part of the Downtown BID. See neighborhood boundary map below:

Accomplishments Over Past Five Years (FY 2009 – 2014)

MVT CID has been instrumental in many of the neighborhood accomplishments over the past five years. Some of the noteworthy achievements include:

- Clean Team: Removed approximately 1,434,035 pounds of trash from the neighborhood.
- Landscaping: 170 trees planted in conjunction with Casey Trees and DDOT Urban Forestry Division and 1,700 flower bulbs with assistance of neighborhood volunteers.
- Streetscapes: $13 million in streetscape improvements for 4th Street ($6 million) and K Street ($7 Million).
- Public Art: 4 public art installations of Lift Off by David Black, Inspiration by Ethan Kerber, Aria by Rodney Carroll and Open Your World Mural by Ever.
- Events: Taste of the Triangle, Night Out, WalkingTown DC tours, Pet Costume Contest, Photos with Santa, Cherry Blossom Drummer Performance & Lighting, Asian Film Series, Markets, and more.
- Office Development: 1.7 million square feet of office space existing and under construction. Delivery of 455 Massachusetts Ave and 425 I Street office buildings plus new office construction of Association of American Medical Colleges headquarters and Arnold & Porter’s new office space at 601 Massachusetts Avenue.
Residential Development: 3,689 residential units existing and under construction. In the past five years, residential buildings delivered include 425 & 401 Massachusetts Ave, Meridian I and the Lyric at 440 K Street; residential buildings under construction include Meridian II, m.flats, and 460 New York Ave.

Restaurants & Retail: The MVT now has 40-plus restaurant & retail offerings. In past five years, new additions include Mandu, Tel ‘Veh, Kushi, Subway Café, Buddha Bar, Sweetgreen, Chipotle, Vida Fitness, Alba Osteria, Le Pain Quotidian, and Silo.

Development Projections for FY 2015 - 2019

The Mount Vernon Triangle Executive Committee and Board of Directors believe that the MVT CID services will continue to be critical to reaching the full potential and development build-out of the neighborhood. In the next five years, the MVT CID is projected to experience significant additional residential, office, retail, and public space growth:

- **Residential**: 6,000+ residents with the delivery of residential buildings now under construction and the projection of two or three new residential buildings starting construction and delivering (an increase from ~ 4,200 today).

- **Office**: 5,500+ day time employees with the delivery of office buildings now under construction and the projection of another office project starting construction in next five years (an increase from ~ 4,000 today).

- **Restaurants & Retail**: Add 15-20 restaurants & retailers for a total of approximately 55-60 locations.

- **Destination**: 2 million annual visits to Convention Center & new Carnegie Library Spy Museum. Increase in MVT as restaurant destinations from workers, residents & visitors in adjacent neighborhoods.

- **Plaza & Parks**: 5th & K Street operates as the MVT central plaza or “town center” meeting place. Redesign and construction of neighborhood park space at Reservation 74 & 72 as part of 5th & I Street development. Creation of a signature park space with playground and high quality programming.

- **Community**: The diverse MVT community will continue to support each other and assist our socio-marginalized families through education, workshops, arts, and other programs.

- **Public Art**: Installation of 3-5 new public art installations and/or temporary pop-ups.

- **Transportation**: Completion of New Jersey Ave streetscape and continuation of K St Streetscape eastward. Streetcar operating along K St between Union Station & Georgetown.
Financial Plan Revenue Projections

Calculation of MVT CID Taxes

The MVT CID proposes no change in the current tax rates for the next five years (FY 2015 to FY 2019). Non-exempt property owners in the MVT CID area are sent a real property tax bill for the MVT CID tax twice a year. The amount is half of the annual MVT CID tax based on the tax structure below:

- $0.35 per square foot of vacant land; or
- $0.15 per square foot of commercial space; or
- $120 per residential unit; or
- $90 per hotel room.

The MVT CID tax is based upon the land area records maintained by the Office of Tax and Revenue.

MVT CID Revenue Projection through FY 2019

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* Variable: DSLBD grants and the level of funding are determined each year by the District government.
Budget Projections

The following MVT CID budget projections through FY 2019 reflect the anticipated growth in the neighborhood and the resulting increase in services necessary to keep pace with the growth of the neighborhood, and fulfill the anticipated needs of all stakeholders.

MVT CID Budget Projections through FY2019

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<td>Projected Revenue</td>
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Work Program Service Plan

In order to respond to the neighborhood growth and the anticipated accompanying changes in the Mount Vernon Triangle neighborhood, we propose that the MVT CID’s previous work programs of clean, safe and marketing be expanded to accommodate the needs of our evolving neighborhood.

The re-casting will result in the following revised work programs: 1) Clean /Ambassador Teams, Safety, and Public Realm; 2) Economic Development, Marketing & Communications; 3) Community Building & Events; and 4) Administration & Management. It is anticipated that new development coming online will increase the CID’s revenues and allow the CID to implement the expanded work programs further described below.

Clean and Ambassador Teams, Safety, & Public Realm

- Maintain an eight person Clean Team crew (contingent on continued funding from DSLBD) to pull trash bags, pick up debris on street, remove graffiti and stickers, and landscaping.
- Expand Clean Team responsibilities and job training to include Ambassadors focus of greeting/welcoming, answering questions, and providing assistance.
- Extend hours of crew operations to have coverage from 7 am – 6 pm on most weekdays and 10 am to 5 pm on weekends (seasonally).
o Continue MPD Reimbursable Detail Officers on Friday and Saturday nights (contingent on continued funding from ABRA)

o Assist with homeless outreach and connecting individuals to necessary services; track changes in homeless population monthly.

o Increase annual perception survey results to 90% of respondents perceiving MVT as very clean/clean & very safe/safe.

o Continue to build strong relationships with DC Government agencies for responding to public realm deficiencies.

**Economic Development, Marketing & Communications**

o Be the go-to resource for up-to-date and accurate MVT development information & marketing collateral.

o Be a leader in the industry as the best example of a mixed-use downtown community.

o Produce a bi-monthly electronic newsletter and press releases as needed.

o Have an active presence in news media coverage and on social media promoting local businesses and achievements of the neighborhood. Expand to new communication modes as opportunities arise.

o Conduct original research that provides meaningful information for stakeholders.

o Enhance business and retail attraction efforts.

**Community Building & Events**

o Produce four signature seasonal events each year that bring together the diverse MVT community such as Fall Fun Day, Santa Celebration, NCBF, and Summer Markets/Music.

o Support education, workshops, and other programs to assist socio-marginalized families.

o Install 3-5 new pieces of public art that announces gateways & enliven the neighborhood.

**Administration & Management**

o Maintain administration operations with appropriate level of office supplies, technology, accounting services, benefits, and membership participation.

o Grow CID staff to a four person team
  - President – Responsible for overall organization strategy, finances, and work program initiatives to achieve goals and objectives (Current employee).
  - Director of Operations - Directs Clean/Ambassador Teams, Safety, & Public Realm work program efforts (Current employee).
  - Economic Development and Office Manager - Manages Economic Development, and Administration work program efforts (Projected to hire in FY15).
• Marketing and Events Manager – Manages Marketing, Communications, and Community Building & Events work program efforts (Projected to hire in FY18).

  o Move MVT CID offices to traditional office space (Projected to occur in FY17). The MVT CID currently works out of space donated by a community stakeholder.

Management of MVT CID Accounts

MVT CID receives its revenues from the District of Columbia’s Office of Tax and Revenue. Disbursements are made on a monthly basis. MVT CID maintains a separate account from that of the District government. MVT CID funds are carried over from one fiscal year to the next to build reserves and to save for capital expenditures. The Business Improvement District law requires that MVT CID funds be maintained in a federally-insured institution with assets in excess of $50 million, approved by the District's Chief Financial Officer. The MVT CID's bank accounts are maintained at BB&T Bank.

Governance of MVT CID

Board of Directors
MVT CID is registered as a 501(c) (6) organization. It is governed by a board of directors of up to 19 members. The Business and Community Improvement Districts Act of 1996 (the "Act"), as amended, requires that a majority of CID board members be property owners. The Act also stipulates that the MVT CID board of directors must include commercial tenants of non-exempt property. The MVT CID Board may also include representatives of community, civic, cultural, religious, and social service organizations.

Members
The Mount Vernon Triangle Business Improvement District Amendment Act of 2004 makes every non-exempt property owner, commercial tenant of non-exempt property, and residential tenant of non-exempt property a member of MVT CID. MVT CID holds annual meetings in which members elect the board of directors and conduct any other relevant business.

Member Voting
As stated in D.C. Code Section 2-1215.11 (a): "The articles of incorporation and the bylaws may allocate to each BID member a number of votes. The number of votes allocated to each member may be based on any fair and equitable formula that ensures not less than one vote per member (except in the case of (1) a residential tenant, where such residential tenant may receive a fractional vote based on the total votes for a building divided by the number of units, and (2) a commercial tenant, where such commercial tenant may receive a fractional vote based on the tenant's rentable square footage as a percentage of the total rentable square footage multiplied by the number of votes for a building) and may take into account certain variables, including, but not limited to, assessed value of property owned or occupied, square footage owned or occupied, street frontage owned or occupied, location of property owned or occupied within the BID, obligations to pay BID taxes in the case of property owners, voluntary contributions to the BID in the case of exempt property owners, and payment for services under contract in the case of the federal government's General Services Administration."

MVT CID votes are allocated based on two votes per 100 square feet of land (as recorded in the records of the District's Chief Financial Officer) to an owner and one vote per 100 square feet of land to the occupant of all non-exempt property in the MVT CID. In many cases, the owner and the occupant are the same, and then such owner/occupant has three votes per 100 square feet of ground. Owners and occupants of exempt property that make voluntary contributions are allocated votes in the proportion of the voluntary contribution to the BID tax assessed were the property non-exempt. Condominiums cast their votes as a single owner as directed by each condominium board.

The District of Columbia's Role
A BID corporation is an independent, nonprofit entity. The BID Act gives the District and its
representatives no formal role in day-to-day governance. However, in addition to annual receipt by the Mayor, the CPO and the Council of the BID's financial statements, the Mayor reviews any proposed changes to the BID plan or tax rate approved by the board and members. The Mayor must register a BID every five years. MVT CID works closely with District agencies to ensure that District services are efficiently and effectively delivered to the neighborhood.

Continuation of City Services

Section 21 of the Act states that "The District government shall not eliminate or reduce the level of services customarily provided in the District to any similar geographic area because such area is subject to a BID, and shall continue to provide its customary services and levels of each service to such area notwithstanding that such area is or may be encompassed in a BID unless a reduction in services is part of a District-wide pro rata reduction in services necessitated by fiscal considerations or budgetary priorities." MVT CID also encourages the City to maintain or increase certain services to support and leverage the MVTCID's efforts.

MVT CID Policies

Local Purchasing Preference
The Board of MVT CID directs its agents to utilize goods and services from District of Columbia vendors, provided that pricing and standards of quality are competitive.

Competitive Bidding
MVT CID has a policy requiring competitive bids when purchasing substantial amounts of services, products, and equipment. The aim of this policy is to learn about costs, achieve a high quality of service, efficiency, and cost-effectiveness.

Equal Employment Opportunity
MVTCID is an equal opportunity employer.
**Chairman**: Dr. Joseph Evans  
**Vice-Chairman**: Mandi Wedin  
**Secretary**: Berkeley Shervin  
**Treasurer**: Guy Steuart  
**At Large**: Dr. Ivory Toldson

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<th>Name</th>
<th>Position</th>
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<td>Mr. Steven C. Boyle</td>
<td>Managing Director, Edens</td>
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<tr>
<td>Mr. Stan Burgess</td>
<td>Resident, City Vista 475 K Street, NW</td>
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<td>Ms. May Chan</td>
<td>Resident, City Vista 475 K Street, NW</td>
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<td>Mr. Todd Dengel</td>
<td>Executive VP of Operations, MarcParc, Inc.</td>
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<td>Jimmy Dodson</td>
<td>Paradigm Development Co.</td>
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<td>Dr. Joseph Evans</td>
<td>Senior Pastor, Mount Carmel Baptist Church</td>
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<tr>
<td>Tarra Kohli</td>
<td>Resident &amp; Board President, Madrigal Lofts</td>
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<td>Mr. Stephan Rodiger</td>
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<td>Matthew Shannon</td>
<td>Owner, Champion Trophy Shop</td>
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<td>Mr. Guy Steuart</td>
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<td>Reverend James Terrell</td>
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<td>Ms. Mandi Wedin</td>
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<td>Mr. Gerry Widdicombe</td>
<td>Econ Dev Director, Downtown DC Business Improvement District</td>
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<td>Ms. Yvonne L. Williams</td>
<td>Chair of the Board of Trustees, Bible Way Church of Washington, DC, Inc.</td>
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<td>Mr. Mark S. Wood</td>
<td>CFM, Director of Facilities, Association of American Medical Colleges</td>
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**Staff**: Ms. Claire Schaefer Oleksiak, President & Mr. Leon Johnson, Director of Operations
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<td>1 Association of American Medical Colleges 655 K Street 300,000 sf office 14,346 sf retail</td>
<td>7 555 Massachusetts Avenue 246 condominium units</td>
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<td>2 Arnold &amp; Porter 601 Massachusetts Avenue 460,000 sf office 18,000 sf retail Boston Properties</td>
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</tr>
<tr>
<td>3 501 K Street 535,000 sf office and retail Steuart Investments</td>
<td>9 Meridian at Mount Vernon Triangle 390 apartment units Steuart Investments &amp; Paradigm</td>
<td>33 Mount Carmel Plaza Apartments 133 apartment units Bush Construction Corporation</td>
</tr>
<tr>
<td>4 Hampton Inn 228 rooms</td>
<td>10 Meridian at Mount Vernon Triangle II 393 apartment units Steuart Investments &amp; Paradigm</td>
<td>35 Square 560 300 apartment units The Wilkes Company, Quadrangle Development Corporation, &amp; Mount Carmel Baptist Church</td>
</tr>
<tr>
<td>20 425 Eye Street 392,000 sf office 26,000 sf retail Paramount Group, Inc.</td>
<td>11 CityVista 441 condominium units and 244 apartment units 55,000 sf Safeway 60,000 sf other retail Gables Residential &amp; Edens</td>
<td></td>
</tr>
<tr>
<td>22 455 Massachusetts Avenue 230,872 sf office 12,393 sf retail ASB Real Estate Investments</td>
<td>12 Museum Square Apartments 302 apartment units 6,500 sf retail Bush Construction Corporation</td>
<td></td>
</tr>
<tr>
<td>28 300 K Street 300,000 sf office 12,000 sf retail The Wilkes Company &amp; Quadrangle Development Corporation</td>
<td>14 m.flats 233 apartment units 6,500 sf retail Kettler</td>
<td>5 502 K Street Multiple owners</td>
</tr>
<tr>
<td>27 AIPAC 110,000 sf office</td>
<td>16 Lyric 234 apartment units 9,000 sf retail The Wilkes Company &amp; Quadrangle Development Corporation</td>
<td>6 476 K Street Historic buildings</td>
</tr>
<tr>
<td>39 111 Massachusetts Avenue 267,000 sf office Douglas Development</td>
<td>17 400 K Street 325 apartment units 12,000 sf retail The Wilkes Company &amp; Quadrangle Development Corporation</td>
<td>15 444 – 446 K Street Historic buildings</td>
</tr>
<tr>
<td>40 Capital View Hostel</td>
<td>19 459 Eye Street 174 apartment units with retail Equity Residential</td>
<td>18 5th and I Streets Residential, office or hotel with retail space District of Columbia Government</td>
</tr>
<tr>
<td>42 901 4th Street 120,000 SF office 7,500 SF retail The Wilkes Company &amp; Quadrangle Development Corporation</td>
<td>23 401 &amp; 425 Massachusetts Avenue 557 apartment units 1,952 sf retail Equity Residential</td>
<td>21 Historic buildings</td>
</tr>
<tr>
<td></td>
<td>25 Squares 525 and 526 TBD residential units Bible Way Church</td>
<td>24 Bible Way Church</td>
</tr>
<tr>
<td></td>
<td>27 Golden Rule Plaza 119 senior apartment units Bible Way Church</td>
<td>26 311 – 317 K Street Historic buildings</td>
</tr>
<tr>
<td></td>
<td></td>
<td>30 Second Baptist Church</td>
</tr>
<tr>
<td></td>
<td></td>
<td>31 311 &amp; 313 H Street Multiple owners</td>
</tr>
<tr>
<td></td>
<td></td>
<td>32 Mount Carmel Baptist Church</td>
</tr>
<tr>
<td></td>
<td></td>
<td>36 Air Rights 100,000 sf floor plate over I-395 District of Columbia Government</td>
</tr>
<tr>
<td></td>
<td></td>
<td>38 151 H Street 36,000 sf land District of Columbia Government</td>
</tr>
<tr>
<td></td>
<td></td>
<td>41 Mount Vernon Triangle CID Office</td>
</tr>
</tbody>
</table>