



415 L Breaks Ground

Steuart Investment Company and Paradigm Development Company are jointly developing a second building in Mount Vernon Triangle at 415 L Street, N.W. This second phase follows their successful Meridian at Mount Vernon Triangle, located at 425 L Street, N.W., which is now more than 80% leased, 10 months after opening.

“The Paradigm Companies have a tremendous amount of development experience, construction savvy, market awareness and management depth,” said Guy Steuart, Senior Vice President of the Steuart Investment Company. “As co-partner, they share our long-term commitment to The Triangle and we’re both very happy with the market’s initial reaction to The Meridian at Mount Vernon Triangle. We are excited to be able to offer an expanded array of amenities to the current and future residents of the Meridian at Mount Vernon Triangle community and hope Phase II will be equally well-received when it opens in the fall of 2014.”

Like its sister building, also designed by the Bethesda-based Architect’s Collaborative, Inc., 415 L Street will contain 393 units – a mixture of studio, one-bedroom, two-bedroom, and two-bedroom with den units with three levels of underground parking. And, the property will also include a rooftop terrace, grilling stations, private dog park, and an expanded exercise studio.

“Mount Vernon Triangle has been transformed over the last six years with new housing, offices, and retail,” stated Bill McLeod, Executive Director of the Mount Vernon Triangle Community Improvement District. “The start of the second phase of The Meridian at Mount Vernon Triangle is another indicator of The Triangle’s on-going transformation to becoming a highly desirable neighborhood.”

Steuart Investment Company is a family-owned firm with a history in the neighborhood dating back to the opening of Steuart Motors at 5th and K Streets, N.W. in September of 1929. Today, the firm is focused primarily on real estate investment ownership and development, including residential, commercial, office, industrial, and resort projects.

Paradigm is a full-service development, construction, and property management firm with operations in Washington, D.C. and throughout the mid-Atlantic region. During the past 20 years, Paradigm has developed over 10,000 urban and high-rise residential apartments, condominiums, and townhomes while focusing on smart growth, public transit, and customer service.



Arnold & Porter Signs Lease for 601 Massachusetts Avenue, N.W.

Arnold & Porter announced that it has executed a 20-year office lease for space in Boston Properties’ new, mixed-use development at 601 Massachusetts Avenue – on the site that currently houses National Public Radio. Under the terms of the lease, the law firm expects to move into the new building in October, 2015.

Arnold & Porter will occupy approximately 375,000 square feet of space in the soon-to-be-constructed, 11-story building. The site was acquired by Boston Properties in 2008 from National Public Radio. The anticipated LEED Gold Rated project will include first-class office and retail space. The transaction is among the largest leases signed in Washington, D.C. in 2012.

Richard M. Alexander, Managing Partner of Arnold & Porter said, “We look forward to continuing our long relationship with Boston Properties. We are excited about the design of the building which will enable us to operate efficiently while providing a vibrant and innovative working environment for our clients, attorneys, and staff.”

Jon Kaylor, Senior Vice President of Boston Properties commented, “We are honored that Arnold & Porter selected 601 Massachusetts Avenue as its new home in Washington, D.C. We are confident that the building will take its rightful place as one of the most visible and important new projects in the City.”



Wilkes Honored
Mr. Wilkes, center, surrounded by the MVT CID Board of Directors, received the Community Service Award from the Mount Vernon Triangle CID for his eight years of service to the organization.

Letter from the Executive Director

It is that time of year when Triangle property owners receive their MVTCID tax bill – due April 1, 2013. This BID tax bill is different from your D.C. real property tax bill, and must be processed *separately*. While the Mount Vernon Triangle CID is not directly involved in invoicing or processing your payment, here are a few tips to ensure that your payment is accurately recorded:

- Pay each MVTCID tax bill separately with a separate check.
- Make sure to note “BID Tax” with the Square and Lot (e.g., *BID Tax; Square 0484; Lot 0001*).
- Include the original tax bill coupon with your payment.
- Use the return envelope provided.
- Make your check payable to **D.C. Treasurer**.
- You can pay your MVTCID tax at any D.C. branch of Wells Fargo Bank or by mailing your payment to:

*D.C. Office of Tax and Revenue
Real Property Tax Administration
P.O. Box 98095
Washington, D.C. 20090-8095*

Please Do Not:

- Combine MVTCID tax payments for multiple properties in one check.
- Combine MVTCID tax and D.C. real estate tax payments in the same check.
- Pay your MVTCID tax by credit card.
- Pay your MVTCID tax through your mortgage company.
- Pay your MVTCID tax bill in person at the Office of Tax & Revenue.

If there is a problem with your MVTCID tax bill, contact the Mount Vernon Triangle Community Improvement District by emailing taxline@mountvernon-triangle.org or calling (202) 216-0511 ext. 21. We appreciate your support of the MVTCID – working every day to help make The Triangle a cleaner and safer community for all of us! Happy spring!


Bill McLeod
Executive Director



Find Us On Facebook www.mountvernontriangle.org

Mount Vernon Triangle CID
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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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Spotlight on the Clean Team

Mr. Brown is our most senior member of the Landscaping Team at 64 years old. He started on our Clean Team in 2011 sweeping the streets around The Triangle. Mr. Brown graduated to our landscaping program a few months ago, and you can see him working in the parks and on the tree boxes Monday through Friday. Mr. Brown's hard work and dedication are appreciated by all.



www.mountvernontriangle.org



Kushi Hosting Japanese Drummers

Kushi is once again hosting the Tamagawa School and their famous drum corps on Thursday, April 11. Be sure to check out the full schedule of Japanese events that afternoon and evening at CityVista.

Bozzuto Plans 460 New York



Bozzuto Homes announced its new 63-unit condominium development project located at 460 New York Avenue, N.W. Located at the corner of L Street and New York Avenue, N.W., the 11-story development will be an adaptive reuse project incorporating an existing 1926 brick building at the corner of 5th Street and New York Avenue.

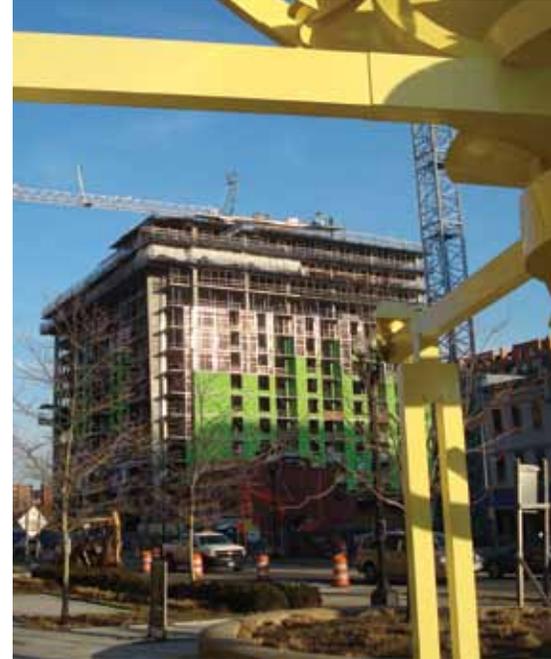
The first two levels of the building will house a vertical lift parking system – the second in the District – providing 36 parking spaces. 460 New York will also include a two-story marble lobby with a staffed concierge desk, large common areas and amenities, such as a 3,000 square foot rooftop penthouse, which will include a community lounge and patio with panoramic views of the Washington skyline.

“Consumer demand is shifting toward a more efficient urban lifestyle, and 460 New York Avenue will deliver exactly this type of living in the heart of Washington, D.C.,” said Tom Baum, President, Bozzuto Homes. “It will be the only new condominium project at this time in the thriving Mount Vernon Triangle neighborhood, and we very much look forward to becoming a part of the community.”

The condominiums will be designed in a contemporary style that is unique for the Washington, D.C. condo market – with oversized balconies, six-foot tall windows, hardwood floors, stainless steel appliances, 42” European cabinets, and contemporary quartz countertops. An emphasis will be placed on forward-thinking design, including recycled and recyclable materials and ENERGY STAR Certification. Condominiums will be available in studio, one-bedroom, and one-bedroom plus den floor-plans ranging from 474 square feet to 1,071 square feet.

WDG Architecture is the architect of record for the project, and Bozzuto will serve as its own general contractor for the project. Construction is expected to begin in the spring of 2013; the sales center will open in the summer of 2013.

For more information, please visit www.bozzuto.com.



440 K Street Tops Out

Construction of the 14th floor of 440 K Street has been completed. 440 K, which is being developed by Quadrangle Development Corporation and The Wilkes Company, will have 234 residential units and approximately 9,000 square feet of retail space on the first floor. Troy Balkema, Quadrangle’s Project Manager, reported that construction of the apartment building is on schedule for completion in the autumn of this year!



Kids Come First at Carmel Plaza

Kids Come First Child Development Center opened in 2012 as a daycare center for the Mount Vernon Triangle neighborhood. The daycare is based on a creative curriculum that allows children to learn through play. Through this fun medium, development of the child’s personality and creativity are encouraged. Teachers strive to make each day a new learning experience for the children through hands-on interaction, allowing children to develop at their own pace.

Kids Come First is now accepting children ages 6 weeks to 3 years old. Vouchers are accepted, and the hours of operation are from 7:00 a.m. to 6:00 p.m. You can stop by their office at 200 K Street, N.W. in Carmel Plaza to see the facility, but it is best to do so after 3:00 – when naptime is over.

MVTCID Calendar of Events

April 2	4:00 p.m.	Arts Committee Meeting	901 4 th Street, NW
April 10	12:00 noon	Property Managers Meeting	901 4th Street, N.W.
April 11	7:00-8:00 p.m.	Kushi – Tamagawa Drummers	465 K Street, N.W.
April 16	6:00 p.m.	Marketing Committee Meeting	901 4th Street, N.W.
April 18	5:00 p.m.	MVTCID Annual Meeting	Location TBD
May 7	4:00 p.m.	Arts Committee Meeting	901 4 th Street, NW
May 8	12:00 noon	Property Managers Meeting	901 4th Street, N.W.
May 14	6:00 p.m.	Marketing Committee Meeting	901 4th Street, N.W.
June 1	11:00-5:00 p.m.	Mount Vernon Triangle Festival	400-500 blocks of K St, N.W.
June 4	4:00 p.m.	Arts Committee Meeting	901 4 th Street, NW
June 12	12:00 noon	Property Managers Meeting	901 4th Street, N.W.
June 18	6:00 p.m.	Marketing Committee Meeting	901 4th Street, N.W.



Volunteers Needed for Sidewalk Festival

We are planning a sidewalk festival on June 1 to celebrate the ribbon cutting of our new K Street Streetscape, scheduled to be completed on May 31. Volunteers are needed to set up the stage, assist with food vendors, staff the games, help with the moon bounce, and break down the event. If you are available to volunteer for two hours or longer, email bill@mountvernontriangle.org.



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