Opening Remarks
Dr. Joseph Evans
Chairman, MVT CID

Host Welcome
Robert Spagnoletti
CEO, D.C. Bar
State of the CID
Kenyattah A. Robinson
President & CEO, MVT CID
Mount Vernon Triangle, one of the District’s fastest-growing neighborhoods, is a vibrant, inclusive and popular community that contributes to the District’s international reputation as an attractive place to live, work, do business and entertain.

Since the Mount Vernon Triangle Community Improvement District (MVT CID) was formed in 2003, the neighborhood has grown into a diverse residential and commercial destination that is both an integral part of downtown as well as a neighborhood with its own distinct and emerging identity.
### MVT At-A-Glance: Place Stats

<table>
<thead>
<tr>
<th>Stat</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Acres</td>
<td>72</td>
</tr>
<tr>
<td>Square Miles</td>
<td>.11</td>
</tr>
<tr>
<td>Sidewalk Miles</td>
<td>4.8</td>
</tr>
<tr>
<td>Office Buildings</td>
<td>7</td>
</tr>
<tr>
<td>Office SF</td>
<td>1.8M</td>
</tr>
<tr>
<td>Multifamily Buildings</td>
<td>20 by July 2018</td>
</tr>
<tr>
<td>Residential Units</td>
<td>4,545 by July 2018</td>
</tr>
<tr>
<td>Hotel Properties</td>
<td>2 with 4 more in pipeline</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>238 with 719 more in pipeline</td>
</tr>
<tr>
<td>District-Owned Park</td>
<td>1</td>
</tr>
<tr>
<td>NPS Reservations</td>
<td>5 excluding NPS Reservation 72 – Seaton Park as “Chinatown Park”</td>
</tr>
</tbody>
</table>
# MVT At-A-Glance: People Stats

<table>
<thead>
<tr>
<th>Stat</th>
<th>Percentage</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>57%</td>
<td>of residents</td>
<td>age 20-34</td>
</tr>
<tr>
<td>38%</td>
<td>of residents</td>
<td>age 35-64</td>
</tr>
<tr>
<td>20%</td>
<td>of residents</td>
<td>have lived in MVT for &lt;1 year</td>
</tr>
<tr>
<td>36%</td>
<td>of residents</td>
<td>have lived in MVT for 1-3 years</td>
</tr>
<tr>
<td>28%</td>
<td>of residents</td>
<td>own at least one pet</td>
</tr>
<tr>
<td>5%</td>
<td>of residents</td>
<td>have children</td>
</tr>
<tr>
<td>3</td>
<td>faith-based institutions</td>
<td>in service, 400+ combined years</td>
</tr>
<tr>
<td>6,800+</td>
<td>residents</td>
<td></td>
</tr>
<tr>
<td>8,700</td>
<td>employees</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2017 MVT Neighborhood Perception Survey
But It’s About More Than MVT
### MVT at Epicenter of a Dynamic Downtown

<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>72,000</td>
<td>Residents within one mile by 2022</td>
</tr>
<tr>
<td>200,000</td>
<td>Workers within one mile by 2022</td>
</tr>
<tr>
<td>1.8+ Million</td>
<td>Annual visitors at Capital One Arena</td>
</tr>
<tr>
<td>7,700</td>
<td>MVT residents by 2020</td>
</tr>
<tr>
<td>13,700</td>
<td>MVT Office/Retail workers at Build-Out</td>
</tr>
<tr>
<td>9,000+</td>
<td>Pre-K through Post Secondary students within 3 blocks of MVT in 2018</td>
</tr>
<tr>
<td>1+ Million</td>
<td>Annual visitors to Convention Center</td>
</tr>
</tbody>
</table>

Dramatic increase projected with Apple Project at Carnegie Library
MVT’s Brand Extends Beyond Our Borders
But it Wasn’t Always This Way
But it Wasn’t Always This Way
But it Wasn’t Always This Way
But it Wasn’t Always This Way
But it Wasn’t Always This Way
How We Got Here

The Mount Vernon Triangle Action Agenda

Creating a vibrant new downtown neighborhood

Government of the District of Columbia, Office of Planning • Mount Vernon Triangle Alliance • National Capital Revitalization Corporation

October, 2003
MVT Circa 2003: Parking Lots
At the Intersection of 5th & K

2009

Today
455 Eye Street: Then & Now
Some Are Starting To Notice

Mount Vernon Triangle gets ringing endorsements from the people who live there

By Harriet Edleson  November 30, 2017

Where We Live | Mount Vernon Triangle in Northwest Washington

Real Estate

Urban Turf

DC Real Estate in Real Time
The Authority on Real Estate in the Nation's Capital

Mount Vernon Triangle: A Nexus Neighborhood in Need of Green

April 13, 2018
by Zak Sabih

City Vista in Mount Vernon Triangle.

UrbanTurf has profiled more than 50 neighborhoods in the DC area. We are now revisiting each of those neighborhoods to update our profiles and see how they've changed over the years.
Current Development Status

Residential Units

Office SF

Retail SF

Hotel Keys
Development Status: In Perspective

Development Build-Out: Percent Complete by Product

- Residential: 90%
- Retail: 79%
- Office: 63%
- Hospitality: 25%

Development Build-Out
70-80% Complete
MVT Has a Very Small Physical Presence

**Fact 1:** MVT’s footprint comprises just 0.25% of all non-federal District land
Fact 2: Yet in FY 2017, MVT was responsible for 1.15% of all real property taxes collected in the District—rising from 0.97% in FY 2009.
MVT’s Growth Sustains DC’s Growth

Fact 3: MVT’s compounded annual rate of growth in real property taxes collected – at 6.3% – rose faster than the District-wide average – at 4.2% – over the same period.
Where We Left Off Last Year

Residential Momentum Continues

Latest Delivery: The Aspen (October 2016)
Nothing but cranes in the sky...

...but then projects delivered
What’s Next: Development Pipeline
And then we’re all built out
So what happens next?
How MVT is perceived today...

Convenient  Growing  Vibrant  Improving
Central  Developing  Construction  Clean

...and future aspirations for the neighborhood

Vibrant  Community  Destination  Exciting
Thriving  Fun  Safe  Green

Source: Eight most commonly used words in each category from the MVT Neighborhood Perception Survey covering calendar year 2017
Building Community

Spaces

Places

Experiences
Building Community

Spaces

Places

Experiences
How MVT is Building Community

- By Keeping MVT Clean & Safe
- By Enhancing Our Green & Open Spaces
- By Creating Opportunities to Gather
- By Finding Solutions through Partnerships
Perception of MVT as Clean or Very Clean

Since 2014

- 2014: 60%
- 2015: 81%
- 2016: 78%
- 2017: 81%
Perception of MVT as Safe or Very Safe
Since 2014

- 2014: 60%
- 2015: 58%
- 2016: 48%
- 2017: 64%
How MVT is Building Community

• By Keeping MVT Clean & Safe
• By Enhancing Our Green & Open Spaces
• By Creating Opportunities to Gather
• By Finding Solutions through Partnerships
Top priority needs identified by the MVT community include:

- small neighborhood parks
- walking trails
- running/walking tracks
- indoor swimming pool
- playgrounds
Need Reinforced by the Community

Based on 722 Responses to 2017 Neighborhood Perception Survey (Winter 2018)

only 1 of 4 say there is sufficient quality and availability open space

a top 5 reason people leave MVT is lack of greenspace
### Park Prioritization Rises Sharply

**Respondent Feedback on Preferred Order of MVT CID Priorities**

**Ranked in Order of Importance**

<table>
<thead>
<tr>
<th>Priorities</th>
<th>2017</th>
<th>Change from 2016</th>
<th>Change from 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public safety</td>
<td>1</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Cleanliness / landscaping</td>
<td>2</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Park / green space / open space activation</td>
<td>3</td>
<td>+2</td>
<td>N/A</td>
</tr>
<tr>
<td>Business attraction (office / retail)</td>
<td>4</td>
<td>-</td>
<td>-1</td>
</tr>
<tr>
<td>Homeless outreach</td>
<td>5</td>
<td>-2</td>
<td>-1</td>
</tr>
<tr>
<td>Transportation / accessibility</td>
<td>6</td>
<td>+1</td>
<td>-</td>
</tr>
<tr>
<td>Marketing / community events</td>
<td>7</td>
<td>-1</td>
<td>-</td>
</tr>
</tbody>
</table>
Community Consent Requested First

Endorsements of support:

- **Residential properties** comprising nearly 4,500 existing, under construction & planned units
- **Commercial office properties** comprising approximately 3.3 million SF of current and planned commercial space
- **Institutional users** representing thousands of worshippers, students, faculty and staff
- Four surrounding **Advisory Neighborhood Commission** single-member districts
Want More Green & Open Space In Your Neighborhood? If So, We Need Your Input! Please Attend This Important Community Meeting.

OPEN SPACE STUDY
PUBLIC MEETING & PLANNING WORKSHOP
Wednesday, January 31 • 6:00-8:30 PM

LOCATION:
Mount Carmel Baptist Church
901 3rd Street NW
Washington, DC 20001
Families Welcome • Light Refreshments Served

• Come learn about prior and ongoing green and open space studies
• Examine suggested ideas and locations for safe green and open spaces
• Talk with neighbors about what works best for your community
• Help us tell city leaders why preserving and expanding green and open spaces are vital to this vibrant community
Proposed Activity Map

NPS Reservation 72
(Chinatown Park)

NPS Reservations
71 + 176

NPS Reservation 74
(Milian Park)

NPS Reservation 178

DDOT + PEPCO land

Cobb Park

Portion of DC Owned Parking Deck

NPS Reservation 193
Cobb Park: Today
Cobb Park: “Re-Imagined”

- Iconic interactive art
- Elevated experience
- Gateway Sign
- Flexible seating
- Plaza space for events
- Landscape buffers adjacent street
- Interactive water feature
Previous Access
Prior planning prioritized vehicular travel over pedestrian access, influencing perceived and actual feelings of safety.

3 Access Points
5 Crosswalks

Minimal Refuge Island
Intimidating Crossing
Access Point
Access Point
Access Point

Previous Access from Pedestrian POV
Current Access
Current Access from Pedestrian POV

DDOT-approved traffic enhancements in support of Capitol Crossing Project simplify vehicular travel, improve pedestrian access and safety.

3 Access Points
6 Crosswalks

Expanded Park Space (.78 Acres to 1 Acre)  Shorter Crosswalk  Access Point  Access Point  Access Point  Shorter Crosswalk  Expanded Refuge Island
How MVT is Building Community

• By Keeping MVT Clean & Safe
• By Enhancing Our Green & Open Spaces
• By Creating Opportunities to Gather
• By Finding Solutions through Partnerships
Make 3 Friends And You’ll Renew Your Lease — Community Is Everything For Real Estate Today

January 22, 2018 | Mike Phillips, Bisnow London

Property owners of all sectors are striving to find the new Shangri-La of real estate: a sense of community. And PropTech is one of the tools being used to find it.

Fostering a sense of community can entice people to use your property, and stay there for longer once they are through the door.
Leveraging Shared Spaces, Communal Places & Unique Experiences to Bring People Together
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2017 FRESHFARM Highlights:
• 69% increase in customers
• 83% increase in sales revenue
• 117% increase in nutrition assistance to neighbors supported by a federally sponsored nutrition program to enhance access to fresh food and reduce nutritional risk
Leveraging Shared Spaces, Communal Places & Unique Experiences to Bring People Together

2017 FRESHFARM

Highlights:
• 69% increase in customers
• 83% increase in sales revenue
• 117% increase in nutrition assistance to neighbors supported by a federally sponsored nutrition program to enhance access to fresh food and reduce nutritional risk
How MVT is Building Community

• By Keeping MVT Clean & Safe
• By Enhancing Our Green & Open Spaces
• By Creating Opportunities to Gather
• By Finding Solutions through Partnerships
Everything We Accomplish is Through Partnership
Partnering for a Mid-Block Crossing
“MVT Rewards” Retailer Partnership
In Closing

OUR FUTURE VISION:

To become a recognized and established “destination of choice” for anyone who chooses to live, work, do business or entertain in the District of Columbia.

⭐⭐⭐

70%

RESTAURANTS ARE LOCALLY OWNED
MVT CID Clean Team Awards
Leon Johnson, MVT CID Operations Director
Lauren Adkins & Saba Fassil, DSLBD
Community Representatives
• A constant presence in MVT for the last seven years
• Can be counted on to keep Mass Ave and the surrounding area free from litter and graffiti.
• Pays close attention to those who work and live along Mass Ave and provides an extra set of eyes to keep people and property safe.
• MVT was built around this team member.
• Congratulations to **Mr. Ronald Brown** for your hard work and dedication to Mount Vernon Triangle.
Outstanding Performance

- Four-year MVT veteran.
- Adept at assembling our sheds, shelves, office furniture and anything else that requires attention to detail—and built one of shed from scratch with wood, screws and hinges.
- Serves as MVT’s full-time landscaper.
- Congratulations to Mr. Bobbie Truesdale for his dedicated service to Mount Vernon Triangle.
Employee of the Year

• A consistent performer during his three years of service to MVT.
• Demonstrates attention to detail in all of his task.
• Sets his own bar and surpasses it on a daily basis.
• Will jump in to assist fellow team members without hesitation and never complains.
• Can be counted on to come in early, stay late and at times come in on one his days off to make sure the neighborhood is well maintained.
• Go-to team member for setting up for the Farmers Market and all of our outdoor events.
• Serves as an example for his co-workers and consistently goes the extra mile to take care of MVT.
• Congratulations to Mr. Samuel Wilkerson, our Employee of the Year.
Community Partner of the Year Award
Board Election Results
Elena Anderson de Lay,
MVT CID Board Secretary