



CELEBRATING

20

YEARS OF

#LIFEINMVT

2024

MISSION

Mount Vernon Triangle Community Improvement District is a catalyst for positive change, driving Mount Vernon Triangle's growth and evolution into a vibrant, inclusive, and thriving destination to live, work, and visit in the heart of Washington, DC.

We are dedicated to building a connected community, inspiring progress, and ensuring clean, safe, and welcoming public spaces that empower residents, businesses, and visitors to flourish and succeed.





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LEADERSHIP MESSAGE

Dear Valued Friend of Mount Vernon Triangle,

When a consortium of five public and private sector partners, sharing a common goal of creating a vibrant and distinctive neighborhood, set its sights on 30 acres of underutilized land as the location of a new downtown residential and mixed-use neighborhood four decades ago, it did so understanding that it was embarking on an important opportunity to create a unique urban experience not available in other DC neighborhoods.

That coordinated implementation of public and private improvements would not only facilitate faster development, but also create an area with greater amenity and economic value to both private owners and the District government through increased income and property value—and thus tax revenues to the city.

And that a neighborhood with higher levels of value and amenity will, in turn, produce greater benefit to adjacent neighborhoods to the north and east of the future Mount Vernon Triangle, and to the phys-



ical development of downtown overall.

Decades later, we're well on our way to creating what the framework Mount Vernon Triangle Action Agenda, published in 2003, envisioned as a vibrant new downtown neighborhood defined by its:

- **Great and active streets** with an attractive public realm featuring well-managed streetscapes;
- **Varied mix of uses** including residences, offices, retail, and cultural destinations to live, work, shop, and entertain;
- **World-class architecture** providing a distinct area identity with lively ground floors that blend the worlds of public activity and private commerce; and
- **Neighborhood activity centers** including our now year-round weekly FRESHFARM MVT Market, growing in tandem with the Triangle and for its first time in 2024 achieving \$1 million in revenue.

For the last 20 years, the Mount Vernon Triangle Community Improvement District (MVT CID)—the creation of which was one of five Action Agenda strategy recommendations—has served as a catalyst for this positive change, driving Mount Vernon Triangle's growth and evolution into a thriving and inclusive destination to live, work, and visit in the heart of Washington, DC.

Through our work to build a connected community, inspire progress, and ensure clean, safe, and welcoming public spaces that empower residents, businesses, and visitors to flourish and succeed, MVT CID has continued to work closely with the District

HIGHLIGHTS OVER THE YEARS

2003

**Mount Vernon
Triangle
Action Agenda
Released**

2004

**Mount Vernon
Triangle
Community
Improvement
District Established**

2005/2006

**JBG Delivers
Hampton Inn Hotel
& 555 Mass Ave
Condominiums**

government, private sector partners, and neighborhood constituencies to coordinate efforts and realize the Triangle's ultimate long-term vision.

As we look back to look forward, we'll continue to use the experiences, knowledge, and perspectives gained these past 20 years to set goals, make plans, and inform decisions about our years to come. With a future that includes the addition of Georgetown University's Capital Campus, the 1.2-acre Cobb Park as a centerpiece of the green spaces in the Triangle, and convenient access to a modernized Union Station and Capital One Arena for travel and entertainment along the northeast corridor, tomorrow's Mount Vernon Triangle promises to be as transformative as the one our collective work these past two decades has created today.

Throughout these transformations, we'll remain committed to delivering a neighborhood first noticed for being clean and safe, while ensuring all those who experience the Triangle continue to benefit from the excellent and responsive service they have come to expect and deserve.

Our consistent community programming, ongoing stakeholder advocacy, and steady communications will provide the added value that has come to define life in Mount Vernon Triangle.

And we'll persist in building linkages with the rich and vibrant neighborhoods surrounding us, further expanding our neighborly and friendly character toward Chinatown, NoMa, Shaw, and throughout downtown's East End.

Mount Vernon Triangle's steady, consistent, and balanced growth since our inception 20 years ago is a



**FOR THE LAST 20 YEARS, THE
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DRIVING MOUNT VERNON
TRIANGLE'S GROWTH
AND EVOLUTION INTO A
THRIVING AND INCLUSIVE
DESTINATION TO LIVE,
WORK, AND VISIT IN THE
HEART OF WASHINGTON, DC.**

significant reason we're still considered one of Washington DC's best examples of a thoughtfully planned, carefully coordinated mixed-use community.

And while our focus may be shifting from creating a neighborhood of the future to supporting a neighborhood that has arrived, our fundamental work in supporting neighborhood business development, advancing livability improvements, and advocating for public space stewardship will remain.

We thank you for your ongoing support these last 20 years, and look forward with great enthusiasm to our continued work together in the years ahead.

With very best regards,

Berkeley M. Shervin
Chair of the Board of Directors

Kenyattah A. Robinson
President & CEO

CASE STUDY

Wilkes & Quadrangle: A Leading Force for Mount Vernon Triangle Revitalization

Once described by *The Washington Post* as a neighborhood known for its “cheap parking and unsavory business enterprises,” in just two decades Mount Vernon Triangle has experienced an incredible renaissance. Key to this revitalization has been the influence of The Wilkes Company and Quadrangle Development Corporation, who together planned and developed Mount Vernon Place into an approximately 2.1 million square foot mixed-use project encompassing multiple city blocks.

Collectively, the partnership completed:

- two headquarters office buildings for DC Bar and the American Israel Public Affairs Committee (AIPAC);
- 334 condominium units at Madrigal Lofts and Sonata;
- 1,135 rental apartments at The Lyric, The Lydian, The Cantata, and Crosby; and
- green streetscapes with robust public art.

The partnership continues to show its ongoing dedication to improving Mount Vernon Triangle's quality of life. The provision of ground floor commercial space, which cultivates accessible places and facilitates community building, is a key element of many of the partnership's projects. The partnership maintains the green landscape around their properties, providing patrons with shade and lively outdoor seating. Their public space contributions extend beyond their property lines with their commitment to engage with MVT CID on public art projects on and in front of their properties. Beyond K Street, the partnership also has been instrumental in increasing access to community green space through its advocacy for Cobb Park.

In addition to their physical contribution to the neighborhood's built environment, the partnership



has worked behind the scenes to ensure robust community engagement. Berk Shervin, President and Chief Operating Officer at The Wilkes Company, has maintained the chairman role on MVT CID's governing body for more than eight years, and has served on the organization's Board of Directors in varying capacities for many more, engaging in dialogue with dozens of community stakeholders. And Amy Le-Faivre-Dolan, who serves as Quadrangle's Vice President of Residential Operations, is Board Chair for the newly established Mount Vernon Triangle Community Foundation, a separate-but-related 501(c)(3) non-profit organization whose purpose is to complement and elevate the work of the Mount Vernon Triangle Community Improvement District through civic and philanthropic initiatives. Both The Wilkes Company and Quadrangle Development Corporation continue to champion MVT CID's long-term development success. Their contributions have catalyzed the neighborhood's transformation into a distinct downtown place that is home to the diverse mix of commercial and residential buildings, people, and experiences that have come to define today's Mount Vernon Triangle.



REAL ESTATE

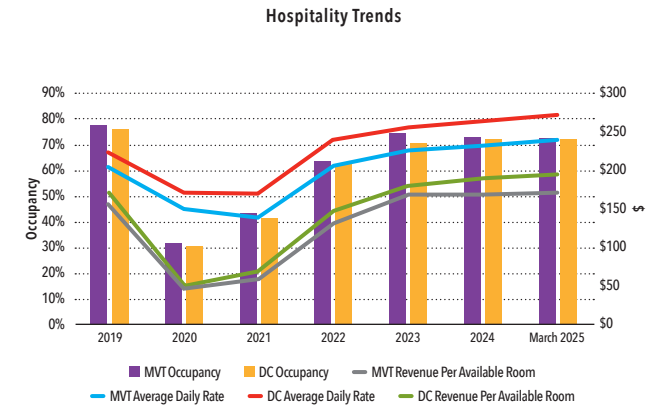
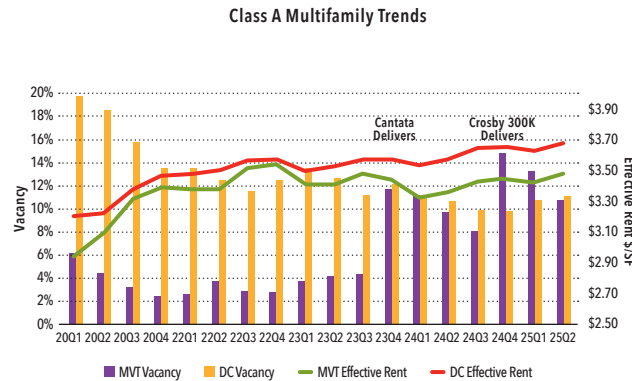
With nearly \$3 billion of assessed real property within our footprint, of which \$2.6 billion is taxable, Mount Vernon Triangle continues to add value to the District in ways that support all who rely upon the services that our tax revenue provides. Despite the uncertainties caused by the COVID-19 pandemic, the once-unclear future of Capital One Arena, Federal workforce reductions that accompanied changes in Presidential Administrations, and high borrowing rates that have extended the anticipated start date of multiple projects, Mount Vernon Triangle continues to adapt and is well positioned to sustain the progress we've already made over the long term.

OFFICE TO HIGHER-ED

Georgetown University's purchase and renovation of 111 Massachusetts Avenue NW—one of Mount Vernon Triangle's largest commercial office buildings—to serve as the anchor for its new Capitol Campus provided a timely lift for an asset that faced an uncertain future given today's soft office market environment. Versus sitting dormant for an unknown duration, it will instead serve as a lively epicenter and educational hub for the 6,000-9,000 students, faculty, and staff that will soon locate in downtown's East End.

RESIDENTIAL

With the addition of Crosby Apartments at 300 K Street NW (302 units and 5,600 SF of retail) and Claret Apartments at 950 3rd Street NW (127 units), Mount Vernon Triangle continues to add attractive housing options, allowing it to remain competitive with comparable submarkets and neighboring mixed-use communities.



HOSPITALITY

Due in large part to strong conference and meeting performance at the neighboring Walter E. Washington Convention Center, Mount Vernon Triangle's hospitality is on track to have another record setting year, with leading market indicators—occupancy, average daily rate (ADR), and revenue per available room (RevPAR)—all continuing to show strong gains since the slowdown caused by the COVID-19 pandemic.

2007/2008

Mixed-Use City Vista Development Delivered Featuring 441 Condo Units, 244 Apartment Units & 116,000 SF of Retail Including Grocer-Anchored Safeway and Busboys and Poets

DEVELOPMENT MAP

Office

- 1 Association of American Medical Colleges (AAMC)**
Office: 273,280 sf | Retail: 14,346 sf
Owner: AAMC
- 4 601 Massachusetts Avenue**
(key tenant: Arnold & Porter)
Office: 460,500 sf | Retail: 18,300 sf
Owner: Mori Trust Group
- 19 Regent Logistics Group, LLC**
Office: 3,264 sf
Owner: ENAIS LLC
- 21 Federal Management Systems**
Office: 6,072 sf
Owner: Federal Management Systems
- 27 425 Eye Street**
(key tenant: Veterans Affairs)
Office: 361,647 sf | Retail: 26,353 sf
Owner: Saban Capital Group, Inc.
- 29 455 Massachusetts Avenue**
Office: 230,872 sf | Retail: 12,393 sf
Owner: ASB Real Estate Investments
- 36 D.C. Bar Headquarters**
Office: 103,000 sf | Retail: 7,734 sf
Owner: D.C. Bar
- 38 Tag-B Group**
Office: 5,248 sf
Owner: Tag-B Group

Residential

- 5 1001 6th Street**
Rental units: 550 | Retail: 30,000 sf
Owners: Steuart Investments & Boston Properties
- 10 555 Massachusetts Avenue**
Condo units: 246
Developer: The JBG Companies
- 12 460NYA**
Condo units: 63
Developers: Bozzuto & NVCommercial
- 13 Meridian at Mount Vernon Triangle**
Rental units: 390
Owners: Steuart Investments & Paradigm
- 14 Meridian at Mount Vernon Triangle II**
Rental units: 393
Owners: Steuart Investments & Paradigm
- 15 City Vista**
Condo units: 441 | Rental units: 244
Retail: 115,000 sf (includes 55,000 sf Safeway)
Owners: Gables Residential (apartments) & EDENS (retail)

- 16 Museum Square**
Rental units: 302 | Retail: 6,500 sf
Owner: Bush Construction Corporation
- 22 450K**
Rental units: 233 | Retail: 6,576 sf
Owner: Ogden CAP Properties
- 23 448 K Street**
Rental units: 6 (30 Beds) | Retail: 2,000 sf
Owner: Josephine Jan
- 24 455 Eye Street**
Rental units: 174 | Retail: 2,000 sf
Owner: Equity Residential
- 25 Lyric 440K**
Rental units: 234 | Retail: 9,130 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 26 Lydian 400K**
Rental units: 324 | Retail: 13,410 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 28 The Anne**
Condo units: 16
Developer: Douglas Development
- 31 425 Massachusetts Avenue**
Rental units: 559
Owner: Equity Residential
- 32 The Aspen DC Apartments**
Rental units: 133 | Retail: 5,890 sf
Owners: Greystar
- 33 Plaza West**
Rental units: 173 | Grandfamily units: 50
Owner: Bible Way Church
- 35 300 K Street**
Rental units: 302 | Retail: 5,600 sf
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 37 Claret**
Rental units: 127
Owner: Community Three Development
- 39 Madrigal Lofts**
Condo units: 259
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 42 The Sonata**
Condo units: 75
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 44 Golden Rule Plaza**
Senior rental units: 119
Owner: Bible Way Church

- 45 Carmel Plaza Apartments**
Rental units: 133 | Retail: 10,780 sf
Mount Vernon Triangle CID Office: 3,400 sf
Owner: Bush Construction Corporation
- 47 Liberty Place**
Rental units: 71
Owners: NHT Communities & IBF Development
- 48 The Cantata**
Rental units: 275 | Retail: 9,666 sf
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 51 Capitol Vista**
Rental units: 104 | Retail: 3,200 sf
Developer: Voltron Partners

Retail (Standalone)

- 6 508 K Street NW**
- 8 500 K Street NW**
- 17 476 K Street NW**
- 19 919 5th Street NW**
- 30 433 Massachusetts Avenue NW**
- 41 311 & 317 H Street NW**

Hospitality

- 3 AC by Marriott**
Rooms: 234 | Retail: 11,546 sf
- 7 921 6th Street NW**

- 11 Hampton Inn**
Rooms: 228
- 18 ALoft Hotel**
Rooms: 153
Owners: Kline Operations & Concord Hospitality
- 34 Holiday Inn Express**
Rooms: 247
Owner: Peachtree Group

Places of Worship

- 40 Second Baptist Church (est. 1848)**
- 43 Bible Way Church (est. 1927)**
- 46 Mount Carmel Baptist Church (est. 1876)**

Institutional

- 52 Georgetown University**

Other Sites

- 2 1012 6th Street NW**
- 9 924 5th Street NW**
- 19 917 & 921 5th Street NW**
- 20 901 5th Street NW**
- 41 309 & 315 H Street NW**
- 50 2nd & H Parking Deck**
Air Rights Development

July 2025 MVT Development Summary

	Existing	Under Construction	Pipeline	Totals
Office SF	1,540,350	—	0	1,540,350
Residential Units	5,430	0	550	5,980
Retail	331,230	10,600	30,000	366,230
Hotel Keys	709	—	270	979
Institutional	0	259,288	0	259,288

Development Summary does not include spaces categorized as Places of Worship or Other Sites.

CLEAN & SAFE

STREET CLEANING

Maintaining high-quality public spaces that are clean, welcoming, and inviting through our dedicated crew of Clean Team Ambassadors is the foundation of all we do. From servicing trashcans, removing graffiti and even light touch landscape maintenance, to getting out first thing on winter mornings to make sure that our sidewalks and ADA-accessible ramps are clear of snow and ice for pedestrian travel, our Clean Team works 353 days each year—a 97% uptime rate—to keep Mount Vernon Triangle free from unwanted trash or unsightly debris. This commitment to cleanliness, in turn, enables the safe and appealing atmosphere needed for the enjoyment of our shared community spaces.

According to the most recent perception survey, 76% of respondents reported seeing the Clean Team in the community “often” or “very often”. These results align with the sentiment that Mount Vernon Triangle is “clean” or “very clean” as reported by 83% of survey respondents.

This important work would not be possible without the public-private financial contributions of CID rate payers and grant funding from the District Department of Small and Local Business Development (DSLBD).

MVT CID’s Clean Team is contracted through the Capitol Hill BID and its award-winning “Ready, Willing & Working” initiative. Through this program, formerly homeless and/or incarcerated individuals who often face barriers to employment receive a livable wage as well as best-in-class health benefits and weekly meetings with a Licensed Clinical Social Worker, allowing them every opportunity for life success.

PUBLIC SAFETY

As place management professionals, we know that cleanliness and safety—and specifically perceptions

MVT CID BY THE NUMBERS IN FY 2024:

183.6

TONS OF TRASH REMOVED FROM
MVT STREETS & SIDEWALKS

12.6

TONS OF RECYCLABLES DIVERTED FROM
DISTRICT LANDFILLS & WATERWAYS

330+

GRAFFITI, POSTERS &
STICKERS REMOVED

80+

EVENTS ASSISTED



OUR CLEAN TEAM WORKS 353 DAYS EACH YEAR—A 97% UPTIME RATE—TO KEEP MOUNT VERNON TRIANGLE FREE FROM UNWANTED TRASH OR UNSIGHTLY DEBRIS.

thereof—are often closely linked in the minds of our stakeholders, with our efforts to maintain a clean neighborhood positively benefitting the “culture of safety” we’ve worked tirelessly to create.

In our most recent Neighborhood Perception Survey, two-thirds—or 66%—of respondents reported feeling “safe” or “very safe” in Mount Vernon Triangle, a significant increase compared to prior years when only 50%, 52%, and 53% of respondents answered this way in 2021, 2022, and 2023, respectively. Moreover, fewer respondents indicated having perceptions of Mount Vernon Triangle as “not safe” in this year’s survey versus last year’s, and more respondents stated they perceive public safety in Mount Vernon Triangle to be “more safe” than DC as a whole over the same period.

For FY 2025, MVT CID was awarded a Safe Commercial Corridors Grant through the Office of the Deputy Mayor for Public Safety and Justice. With this additional funding, a multifaceted approach to community safety involving real-time issue reporting, daily safety patrols throughout the neighborhood’s busiest retail areas when consumer foot traffic is heaviest, and customized training to MVT CID front line resources as well as any resident, business, or property that would like to participate was added to MVT CID’s safety program. In April and May 2025, MVT CID’s Safety Patrol performed 1,366 business wellness checks, providing much-appreciated support to our retail operators and customers at establishments across the Triangle.

HOMELESS OUTREACH

In response to stakeholders ranking “Homeless Outreach” as the sixth (out of eight) most important programmatic area but their fourth-highest programmatic priority, MVT CID continues to partner with Dr. Ami Angell and her team at The h3 Project to provide these services in Mount Vernon Triangle.



CLEAN TEAM, FROM LEFT TO RIGHT:
Jimmie (Supervisor), “Mr. Brown”,
William, Charles, Parnell, and Dewey



Life-saving services provided by The h3 Project include locating vital documents such as birth certificates, coordinating family reunifications, placements into permanent supportive housing, and information and access to rehabilitative programs.

In addition to these social support services, The h3 Project also saves the lives of some of the community’s most vulnerable members, even preventing opioid overdoses on multiple occasions.

MVT CID continues to seek ways to empower residents with the skills needed to support neighbors in need, partnering with The h3 Project to offer courses in Homelessness 101, Opioids and Narcan Administration, and a nationally recognized Management of Aggressive Behaviors certification course as resources for community members seeking practices and strategies for engaging with our unhoused neighbors.

IN MEMORIAM

We dedicate this year’s annual report to long-term Clean Team Member Samuel Wilkerson (pictured left), who passed away in March 2025 after a brief and unexpected hospitalization. Search “Sam Wilkerson” on MountVernonTriangle.org to share in the celebration of life of a remarkable person loved by many and missed by all.

2009

**Equity
Residential
Delivers 425
Mass Apartments**

2012

**Paradigm Delivers
Meridian at Mount
Vernon Triangle
Apartments**

RETAIL

In our most recent Neighborhood Perception Survey, 80% respondents either “Agreed” or “Strongly Agreed” that “[t]he restaurant and retail mix in Mount Vernon Triangle meets my needs.” Even with this overwhelmingly positive community response, MVT CID continues to work to build a strong restaurant and retail presence within the neighborhood. We welcome to the neighborhood the following businesses that all have opened or are slated to open since our last annual report:

- GoodVets (Coming Soon)
- H&H Bagels (Now Open)
- Kaché (Coming Soon)
- La Betty (Re-Opened as New Concept March 2025)
- Proper Bar (Coming Soon)
- Yu Noodles (Coming Soon)

James Beard Nominations:

- “Outstanding Restaurateur”, Finalist: Mandu Chef Danny Lee and business partner Scott Drewno for their “The Fried Rice Collective” that includes restaurants Anju, Chiko, and I Egg You
- “Best Chef: Mid-Atlantic”, Semifinalist: 2fifty BBQ Lead Pitmaster Fernando Gonzalez
- “Best Chef: Mid-Atlantic”, Semifinalist: Cucina Morini Executive Chef Matt Adler

RAMMY Awards

- “Best Bar”, Winner: Bar Chinois
- “Best Casual Restaurant of the Year”, Nominated: Stellina Pizzeria

2024 Michelin Guide

- Stellina Pizzeria, Bib Gourmand
- Bar Chinois, listed
- Cucina Morini, listed
- Mandu, listed
- Ottoman Taverna, listed

Washingtonian’s “The 100 Very Best Restaurants of 2025”

- 2fifty BBQ, ranked 11 overall
- Cucina Morini, ranked 59 overall
- Baan Siam, ranked 82 overall

2024 World Pizza Summit

- “One to Watch 2024 Casa Julia Award”: Stellina Pizzeria
- “Top 50 World Artisan Pizza Chains”: Stellina Pizzeria



FUN FACT: NEARLY A QUARTER OF THE RESTAURANTS LOCATED IN MVT ARE LISTED IN THE MICHELIN GUIDE!

SUPPORTING OUR BUSINESSES THROUGH “CIRCULAR ECONOMY” PROGRAMS

Earlier this year, MVT CID created an engaging new design for our “Virtual Welcome Packet” postcard sent each month to new residents. Showcasing our vibrant, inclusive, and thriving neighborhood, “MVT Map” highlights select built and organic attributes that have contributed to the success of Mount Vernon Triangle these past 20 years and invites new residents to explore the best of #LifeInMVT. With an estimated 8,000 residents in Mount Vernon Triangle, the Virtual Welcome Packet program is just one of the many ways MVT CID engages early with its residential population while creating new community champions along the way.

Through “MVT Bucks,” recipients can redeem gift certificates to local MVT businesses with store owners reimbursed on a dollar-for-dollar basis, keeping more foot traffic and spending in the Triangle.

MVT CID also re-launched MVT Rewards in early 2025. Paused at the start of COVID-19, this popular neighborhood program offers everyday perks to some of Mount Vernon Triangle’s best hot spots and destinations. We’ve curated a wide range of discounts and free offerings from more than 20 of Mount Vernon Triangle’s most exciting retail businesses, with redemption rates achieving approximately 30% since the start of the program.

2013

DDOT Completes K Street Streetscape

2014

Association of American Medical Colleges Relocates to Mount Vernon Triangle

2015

A Baked Joint Opens at Lyric Apartments



CREATIVE PLACEMAKING & COMMUNITY-BASED INFRASTRUCTURE

MVT CID closed out its 20th anniversary year with the opening of Prather's Plaza at the corner of 4-1/2 & K Streets NW. Brought about by two cycles of DC Office of Planning "Streets for People" grant funding, Prather's Plaza is the final piece of infrastructure improvements—that include the MVT Photo Walk featuring crowdsourced submissions from the community followed by the captivating work of local photographer Marvin Bowser, Prather's Alley way-finding, MVT Mobile Kiosks, Movies in Milian, and John Ruppert's "Verdant Orb"—that help bridge the 400 Blocks of I & K Streets NW to create a more cohesive and welcoming public realm.

Across the street at 465 K Street NW, De Novo Gallery opened its inaugural "Window Project" exhibition, featuring work by artist Esther Ruiz in May 2025. After seeing numerous comments in our 2024 Neighborhood Perception Survey requesting that something be done about the empty storefronts along K Street NW, MVT CID staff collaborated with City Vista property owner EDENS to find a temporary window display while work continues to fill the retail space. We are thrilled to be able to share this successful partnership with our community and thank EDENS—as they continue to work hard to fill the space—for their ongoing commitment to making Mount Vernon Triangle a vibrant and welcoming place for all to enjoy!

And when the residents of 555 Mass Ave Condominiums were experiencing consistent difficulties with accessing their parking garage located on 5th Street NW, they turned to MVT CID to as-



sist with a solution. Working in tandem with our transportation consultant, MVT CID devised a plan to create bike corrals complete with a decorative Arts in the Right-of-Way project to deter delivery vehicles from blocking the entrance. A post-project survey revealed that nearly 90% of respondents agreed that the intervention either "Somewhat" or "Significantly" improved their usage of the 555 Mass Ave Condominiums garage.

These interventions mark just a few ways MVT CID uses creative placemaking through art and decorative infrastructure to make lasting and quality improvements for those who live in, work in, and visit the neighborhood.

2017

**FRESHFARM MVT Market
Transitions to Multi-Vendor
Operation on 400 Block of
I Street NW**



EVENTS & COMMUNITY SPACE

A successful community is nothing without the events, activations, and community spaces that give neighbors the opportunity to come together. In our most recent Neighborhood Perception Survey, more than 50% of respondents expressed sentiments of “strong” or “very strong” civic engagement in Mount Vernon Triangle. Aiding in this sentiment—and despite challenges from extreme heat and rain—was another full calendar of events and programs in FY 2024 including our annual Tunes in the Triangle concert series, the return of our popular outdoor movie series Movies in Milian, and Wellness Wednesdays along with our marquee events Fall Fun Day and Santa Celebration. Returning for its fifth year, the Plaza West Grandfamily Gift Drive closed out 2024 with the community banding together to support the 50 grandparents raising their grandchildren inside Mount Vernon Triangle’s innovative affordable housing development located here in Mount Vernon Triangle. Thanks to our community’s incredible generosity, plus a little help from a news story highlight on NBC4, not only was every single item purchased from our Amazon Wish List, but the Mount Vernon Triangle Community Foundation was also able to purchase \$50 Visa gift cards for the 54 children who did not request specific items—making this year’s campaign the most successful yet!



Building community in a downtown urban setting also sometimes requires some innovation and creativity in creating space for people to gather. The popular FRESHFARM MVT Market had another milestone year, surpassing \$1 million in sales for its first time as it continues to operate year-round, shutting down 5th & I Streets NW on Saturdays from 9am-1pm to bring fresh, locally grown produce, meats, breads, cheese, eggs, prepared foods, and more to Mount Vernon Triangle. What’s more, market sales grew 27% year-over-year, making our market one of the highest-growth achievers in the FRESHFARM network. Much of this success is in thanks to our MVT community—59% of which stated in our annual Neighborhood Perception Survey they frequent the FRESHFARM MVT Market at least once a month—who continue to show up every week to support our market and the local farmers and producers that bring it to life.

2017

Mid-Block Crossing Installed

2018

MVT Open Space Study Released; DC Bar Relocates to Mount Vernon Triangle; Plaza West Family & “Grandfamily” Apartments Open in Mount Vernon Triangle; MVT CID Awarded a “Ward 6” Brickie

2021

K Street Protected Bike Lanes Installed

THE FUTURE IS BRIGHT

As we look ahead at the next five years and beyond, the groundwork is already being laid for an increase in opportunities to engage and build community in Mount Vernon Triangle. In a recent survey in support of MVT CID's strategic plan update, nearly 90% of respondents indicated that parks and open space are "Important" or "Very Important." This long-standing need is finally being met with the construction of Cobb Park. Completion of this District asset, currently projected to open Fall 2025, will bring 1.2 acres of additional community green space and serve as an iconic open and artistic space, destination, and gateway into Mount Vernon Triangle and downtown DC that our community has continuously advocated for it to be.

With the "Star Court Pavilion" serving as Cobb Park's anchor, the foundation for this space has already been laid. Donated by local musician, writer, educator, entrepreneur, and philanthropist Myrna Sislen and designed by architect Andrew Pressman, AIA, the sculptural artwork and shaded seating structure was commemorated by key members of the Cobb Park project team in late May 2025. The major donation marks the first of what we hope to be many made to the Mount Vernon Triangle Community Foundation, a charitable 501(c)(3) nonprofit organization established in 2023 to complement and elevate the work of the Mount Vernon Triangle Community Improvement District through civic and philanthropic initiatives.

Cobb Park's arrival will coincide with the opening of Georgetown University's "Capitol Campus," which will bring 6,000-9,000 students, faculty, and staff to the East End of downtown DC.



Commemoration to celebrate the start of the construction of Star Court Pavilion. Featured: (Left to Right) Shayda Musavi, DC Department of Parks and Recreation; Jeff Robinson, DC Department of General Services; Kenyattah Robinson, Mount Vernon Triangle CID; Myrna Sislen, Star Court Pavilion donor; Andrew Pressman, FAIA Architect, Star Court designer; and Demeseo Wilson, The Bennett Group (Cobb Park Construction Project Manager)

2021

**FRESHFARM MVT Market
Converts to Year-Round
Operation, Becoming Just the
Fourth FRESHFARM Market
to Provide this Service**



2022

**4-1/2 Street NW Converted to
One-Way Southbound Operation &
Cultural Activation Installed Through
Funding from DC Office of Planning
"Street for People" Grant Program**

FINANCIALS

Matthews, Carter & Boyce P.C. issued an unmodified audit opinion for the years ended September 30, 2023 and 2024, the entirety of which can be obtained upon request as an addendum to this Annual Report.

STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS, SEPTEMBER 30, 2023 & 2024

FY 2023			
REVENUE	Without Donor Restrictions	With Donor Restrictions	Total
CID assessments	\$1,011,807	\$-	\$1,011,807
Grants	\$-	\$137,113	\$137,113
Contracts	\$200,189	\$-	\$200,189
Other revenue	\$53,429	\$-	\$53,429
Net assets released from restriction	\$137,113	\$(137,113)	\$-
Total Revenue	\$1,402,538	\$-	\$1,402,538
EXPENSES			
Functional expenses:			
Program services			
Cleaning, maintenance and safety programs	\$636,424	\$-	\$636,424
Marketing and economic development programs	\$304,607	\$-	\$304,607
Management and general	\$352,434	\$-	\$352,434
Total Expenses	\$1,293,465	\$-	\$1,293,465
CHANGE IN NET ASSETS	\$109,073	\$-	\$109,073
NET ASSETS—BEGINNING OF THE YEAR	\$714,752	\$-	\$714,752
NET ASSETS—END OF THE YEAR	\$823,825	\$-	\$823,825
FY 2024			
REVENUE	Without Donor Restrictions	With Donor Restrictions	Total
CID assessments	\$988,573	\$-	\$988,573
Grants	\$-	\$137,678	\$137,678
Contracts	\$109,177	\$-	\$109,177
Other revenue	\$78,643	\$76,128	\$154,771
Net assets released from restriction	\$213,806	\$(213,806)	\$-
Total Revenue	\$1,390,199	\$-	\$1,390,199
EXPENSES			
Functional expenses:			
Program services			
Cleaning, maintenance and safety programs	\$610,275	\$-	\$610,275
Marketing and economic development programs	\$442,217	\$-	\$442,217
Management and general	\$294,267	\$-	\$294,267
Total Expenses	\$1,346,759	\$-	\$1,346,759
CHANGE IN NET ASSETS	\$43,440	\$-	\$43,440
NET ASSETS—BEGINNING OF THE YEAR	\$823,825	\$-	\$823,825
NET ASSETS—END OF THE YEAR	\$867,265	\$-	\$867,265

STATEMENTS OF FINANCIAL POSITION, SEPTEMBER 30, 2023 & 2024

ASSETS	FY 2023	FY 2024
CURRENT ASSETS		
Cash and cash equivalents	\$761,727	\$850,119
Certificate of deposit	\$300,000	\$300,000
Grants receivable	\$14,113	\$14,868
Contract receivables	\$7,638	\$24,825
Other receivables	\$8,148	\$-
Prepaid expenses	\$14,172	\$11,719
Total Current Assets	\$1,105,798	\$1,201,531
OTHER ASSETS		
CID tax assessments receivable	\$6,516	\$-
Property and equipment, net	\$179,670	\$193,463
Operating lease right-of-use asset	\$81,251	\$368,750
Deposits	\$8,983	\$8,983
Total Other Assets	\$276,420	\$571,196
TOTAL ASSETS	\$1,382,218	\$1,772,727
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable and accrued expenses	\$97,484	\$138,347
Due to affiliate	\$-	\$3,600
Deferred CID tax assessments	\$374,417	\$381,786
Deferred contract revenue	-	\$12,979
Deferred rent	\$86,492	\$68,280
Total Current Liabilities	\$558,393	\$604,992
Long Term Liabilities		
Deferred rent, net of current portion	\$-	\$300,470
TOTAL LIABILITIES	\$558,393	\$905,462
NET ASSETS		
Net assets without donor restrictions		
Undesignated	\$553,667	\$563,890
Board-designated	\$270,158	\$303,375
Total net assets without donor restrictions	\$823,825	\$867,265
Total Net Assets	\$823,825	\$867,265
TOTAL LIABILITIES AND NET ASSETS	\$1,382,218	\$1,772,727

STATEMENTS OF CASH FLOWS, SEPTEMBER 30, 2023 & 2024

CASH FLOWS OPERATING ACTIVITIES	FY 2023	FY 2024
Change in Net Assets	\$109,073	\$43,440
Adjustments to reconcile change in net assets to net cash—operating activities:		
Depreciation	\$44,574	\$46,969
Amortization of right-of-use asset	\$78,380	\$81,251
Decrease (increase) in:		
Grants receivable	\$(79)	\$(755)
Contract receivable	\$191,055	\$(17,187)
Other receivables	\$(6,722)	\$8,148
Prepaid expenses	\$(1,218)	\$2,453
CID Tax assessments receivable	\$956	\$6,516
(Decrease) increase in:		
Accounts payable and accrued expenses	\$(84,137)	\$40,863
Due to affiliate	-	\$3,600
Deferred CID tax assessments	\$103,825	\$7,369
Deferred contract revenue	\$(12,698)	\$12,979
Payments on operating lease liability	\$(81,886)	\$(86,492)
Net Cash Flows - Operating Activities	\$341,123	\$149,154
CASH FLOWS INVESTING ACTIVITIES	FY 2023	FY 2024
Purchases of property and equipment	\$(106,366)	\$(60,672)
Purchases of certificates of deposit	\$(300,000)	\$(300,000)
Redemptions of certificates of deposit	\$240,000	\$300,000
Net Cash Flows—Investing Activities	\$(166,366)	\$(60,672)
NET CHANGE IN CASH AND CASH EQUIVALENTS	\$174,757	\$88,482
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	\$586,970	\$761,727
CASH AND CASH EQUIVALENTS, END OF YEAR	\$761,727	\$850,209
NON-CASH INVESTING OR FINANCING ACTIVITY FOR THE YEARS ENDED	FY 2023	FY 2024
Right-of-use asset acquired with lease liability	\$168,378	\$368,750
Lease liability	\$168,378	\$368,750

A STRATEGIC FRAMEWORK TO GUIDE OUR FUTURE

We remain excited for the opportunity to further our work together and implement the vision that the community continually helped us refine. This is particularly true with our buildout nearly complete, and our focus shifting from growing and developing, to sustaining a vibrant, healthy community and destination that will flourish, and mature over time.

With 20 years of accomplishments, there is much to be proud of. Mount Vernon Triangle has proven the benefits inherent in unleashing a neighborhood’s full potential. We also recognize that sustaining and building upon our progress as one of DC’s 12 Business Improvement Districts requires ongoing commitment to planning and process improvement.

Last amended in 2020, our 2025 strategic plan and accompanying goals and objectives, provides direction and guidance that the organization’s Board of Directors and staff will utilize to achieve the mission and vision outlined earlier in this document while measuring progress against the six (6) goals—four (4) external, two (2) internal—detailed to the right along with their related internal objectives:

- GOAL 1** **MAINTAIN.** Maintain a focus on “clean and safe” with a strong public safety program, robust activities, and proactive attention to neighborhood needs even as the community grows and expands.
- GOAL 2** **ENGAGE.** Deepen engagement with residents, businesses, property owners, and city officials to ensure high quality of life standards.
- GOAL 3** **GROW.** Advocate for the completion of the current master plan and serve as an economic engine by expanding boundary to the east and offering the same mix of residential and retail to continue the #LifeInMVT experience.
- GOAL 4** **ENRICH.** Further animate Mount Vernon Triangle through placemaking, public art, parks and open space activation, and other value-added amenities, resources, and services that enhance the neighborhood’s destination and brand appeal.
- GOAL 5** **GOVERN.** Ensure exemplary oversight and planning, address the inevitability of change in all levels of board, management, staff, and key contractors over time, and preserve strong fiscal management with safeguards for economic shifts.
- GOAL 6** **MANAGE.** Demonstrate superior ongoing organizational performance, administrative proficiency, and operational effectiveness.

2022/2023	2023/2024	2024	2025	2025
Partnership Among Mount Carmel Baptist Church, Quadrangle Development Corporation & The Wilkes Company Deliver Liberty Place affordable apartments and Cantata	A Baked Joint, RASA & Bar Chinois Earn Coveted RAMMY Award from Restaurant Association Metropolitan Washington	The Wilkes Company & Quadrangle Development Corporation Complete Mount Vernon Place Development with Delivery of Crosby Apartments	Construction Begins at 1.2-Acre Cobb Park to Serve as an Iconic Open and ArtisticSpace, Destination, and Gateway into Mount Vernon Triangle and Downtown DC	111 Mass Ave Opens as Anchor for Georgetown University’s “Capital Campus” Bringing 6,000-9,000 Students, Faculty, and Staff to Mount Vernon Triangle and Downtown’s East End

FY 2024 BOARD OF DIRECTORS & STAFF

Officers & Executive Committee

Chair: Berk Shervin
Vice Chair: Tessa Hall
Secretary: Rahul Vinod
Treasurer: Aubrey Stephenson
At-Large: Jimmy Dodson, Samantha Margolis & Rev. Dr. James E. Terrell

Board of Directors

Mr. Tony Brown, *Safety & Community Engagement Coordinator*, Bible Way Church of Washington, DC Inc.

Mr. Matthew Butler, *Chief Operating Officer*, D.C. Bar

Mr. Jimmy Dodson, *Project Manager*, Paradigm Companies

Ms. Abby Elbaum, *Principal*, Ogden CAP Properties, LLC

Ms. Barbara Finan, *Associate Director*, Asset Services, Cushman & Wakefield

Mr. Clarence Fluker, *Director of Community Engagement*, Association of American Medical Colleges

Mr. David Germakian, *Senior Vice President, Regional Lead*, Mid-Atlantic Region, EDENS

Ms. Tessa Hall, *Director of Construction*, Dantes Partners

Ms. Samantha Margolis, *Chief Administrative Officer/Chief of Staff*, American Israel Public Affairs Committee (AIPAC)

Mr. Tom McDowell, *Director of Operations*, K Street Development Company, LLC

Ms. Vera McPherson, *Vice President*, W.H.H. Trice & Co.

Mr. Berk Shervin, *President & Chief Operating Officer*, The Wilkes Company

Ms. Elizabeth "Anne" Smoot, *Member Representative*, Mount Carmel Baptist Church

Mr. Aubrey Stephenson, *President*, Federal Management Systems

Mr. Sean Sullivan, *Vice President, Development*, Boston Properties

Rev. Dr. James E. Terrell, *Pastor*, Second Baptist Church

Dr. Ivory A. Toldson, *Professor of Counseling Psychology*, Howard University

Mr. Drew Turner, *Senior Development Manager*, Douglas Development Corp.

Mr. Rahul Vinod, *Co-Founder*, RASA

Staff

Kenyattah A. Robinson, *President & CEO*

Grace Aucella, *Marketing & Events Manager*

Kaitlin Demonbreun, *Programs & Operations Coordinator*





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**MOUNT VERNON TRIANGLE
COMMUNITY IMPROVEMENT DISTRICT**

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