

MEET ME AT

Old East



MVT CID

Mission Statement

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 Letter

Dear Valued Friend of Mount Vernon Triangle –

More than two decades ago, the Mount Vernon Triangle Action Agenda challenged our community to imagine something extraordinary. It envisioned a downtown neighborhood defined not simply by new buildings, but by great and active streets, a vibrant mix of uses, welcoming public spaces, distinctive architecture, and places where people would choose to live, work, invest, learn, worship, and gather.

Since then, the Mount Vernon Triangle Community Improvement District (MVT CID) has worked alongside residents, property owners, businesses, government agencies, our faith community, and countless community partners to help transform that vision into reality.

Year after year, these annual reports have chronicled the journey: vacant lots becoming homes and workplaces; new restaurants and retailers opening their doors; streetscapes and public art enlivening the public realm; community traditions taking root; and Mount Vernon Triangle emerging as one of DC's most dynamic mixed-use neighborhoods.

Fiscal Year 2025 marked an important inflection point in that journey.

The long-awaited arrival of Cobb Park gives our community a civic gathering place that has been imagined, advocated for, and advanced over many years. At Spring Fest 2026, DC Department of Parks and Recreation Director Thennie Freeman captured the meaning of that moment in a five-word call-and-response chant:

“MEET ME AT COBB PARK!”

For years, conversations about Mount Vernon Triangle frequently centered on what was still to come: the next building, the next business, the next public improvement, or the future park our community hoped would one day become reality. Today, the conversation begins with an invitation.

That shift does not mean Mount Vernon Triangle is finished or that our work is complete. Great neighborhoods are never finished. They evolve as the people, institutions, businesses, and circumstances around them change.

For much of our history, the MVT CID's work centered on helping build a neighborhood. Our responsibility now increasingly centers on stewarding a community.

Nothing illustrates that evolution more clearly than Cobb Park. Through its designation as the Friends of



Cobb Park organization, the Mount Vernon Triangle Community Foundation – MVT CID's separate, affiliated philanthropic arm – will support programming, volunteer engagement, fundraising, stewardship, and community partnerships that help ensure the park remains vibrant, welcoming, and well-loved for generations to come.

Creating a great public space is an extraordinary accomplishment. Caring for it – together – is the lasting work of a great community.

Last fiscal year also marked a meaningful transition in Board leadership. Berk Shervin concluded his distinguished three-term tenure as Chair, bringing to the role the long-term perspective of a builder and developer during an era defined by planning, investment, construction, and physical transformation. His thoughtful and steady leadership helped turn the ambitions of the Action Agenda into the buildings, streets, public spaces, and partnerships that form Mount Vernon Triangle today. We are deeply grateful for his wisdom, generosity, and unwavering commitment to this neighborhood.

Berk's professional experience reflects the work that defined much of Mount Vernon Triangle's first chapter: creating the physical neighborhood. The professional experience of Rahul Vinod – a co-founder and owner-operator of RASA elected by the Board to succeed Berk as Chair – reflects the work increasingly required in its next: activating, managing, and caring for the community that now inhabits it.

Rahul's leadership adds a complementary perspec-

tive rooted in the daily experience of place. Operating a young, energetic, and experience-driven brand requires close attention to hospitality, changing customer expectations, street-level activity, and the many details that turn a location into a destination. Those same qualities will be increasingly important as the CID works to sustain the neighborhood's vitality, support its businesses, strengthen its identity, and cultivate a lasting sense of belonging.

The change in leadership is fitting and mirrors the evolution of Mount Vernon Triangle itself – from a neighborhood growing into its potential to one confidently arriving as a complete and distinctive place – and provides continuity of purpose as the organization enters this next phase of its work. We remain committed to building upon the strong foundation established under Berk's leadership while responding to the changing needs of a maturing community.

That same spirit of community extends to Georgetown University's Capitol Campus. We continue to welcome Georgetown's students, faculty, staff, researchers, and visitors into the daily rhythm of Mount Vernon Triangle. The Capitol Campus strengthens downtown's East End as a center for education, research, innovation, and civic engagement while creating new opportunities for collaboration with our residents, businesses, institutions, and community organizations.

We celebrate these milestones with pride, but also with clear eyes.

Mount Vernon Triangle is still working toward full

buildout during a period when local economic pressures, evolving office and commuting patterns, and consequential federal policy and workforce decisions are reshaping downtown Washington. These circumstances influence investment, development, employment, retail demand, public resources, and the daily experience of people who live, work, study, and visit here.

Our success has never been accidental, and continued success cannot be taken for granted. It will require strong partnerships, thoughtful advocacy, informed decision-making, and a willingness to adapt while remaining faithful to the values that have guided Mount Vernon Triangle from the beginning.

That work is already underway.

We are conducting a retail study to better understand the neighborhood's changing commercial environment and identify opportunities to strengthen its retail mix. We are preparing to engage a firm to assess the MVT CID brand, to upgrade our digital presence, and to advise whether a broader rebrand would help us communicate more clearly who Mount Vernon Triangle has become and where it is going.

We also secured funding in the District budget to begin discussing the highest and best use of the two-plus acre parking deck at 2nd & H Streets NW, including potential repurposing strategies. Just as earlier generations recognized the opportunity to transform underutilized land into Cobb Park, we can now consider how another strategically located public asset might better serve Mount Vernon Triangle and the broader East End.

These initiatives may look different from those that defined our first 20 years. And that is exactly as it should be.

The needs of a maturing neighborhood are different from those of an emerging one. They call for stewardship as much as vision, thoughtful management as much as development, and continued imagination about what comes next.

The Action Agenda challenged our community to imagine a neighborhood. Together, we have helped bring that vision to life. Our responsibility now is to ensure that it continues to flourish – for the next generation of residents, businesses, students, workers, visitors, and neighbors who will make Mount Vernon Triangle their own.

On behalf of the MVT CID Board of Directors, staff, and Clean Team, thank you for believing in this community, investing in its future, and helping write its remarkable story. We hope you will remain with us in the work ahead – and in the place that so perfectly represents it.

So, meet us at Cobb Park. We look forward to seeing you there.

With very best regards,

Rahul Vinod
Chair, Board of Directors

Kenyattah A. Robinson
President & CEO

See you at Cobb Park

From Idea to Reality

Cobb Park did not arrive through a single decision or project. Its transformation was the result of more than a decade of community advocacy, public investment, thoughtful planning, interagency coordination, and persistence. The milestones below trace the journey from a long-held neighborhood aspiration to a vibrant gathering place – and the beginning of its next chapter as a community-supported public space.

The Vision – 2003

The Mount Vernon Triangle Action Agenda identifies active parks and public spaces as essential elements of a complete downtown neighborhood.

The Advocacy Begins

MVT CID and community partners elevate Cobb Park as a priority in response to the neighborhood's limited green and recreational space.



A Design Process Takes Shape – 2015

MVT CID advocacy helps initiate a District-led Cobb Park design study and formal consideration of the site's future.

The Community Defines the Opportunity – 2018

The MVT Open Space Study gathers community input and advances a vision for Cobb Park as an iconic, artistic destination and gateway into Mount Vernon Triangle and downtown's East End.

The Vision Gains Public Investment – 2021

MVT CID advocacy for funding in the District's capital budget provides critical support for the park's transformation.

From Plans to Progress – 2022-2025

Design development, permitting, procurement, agency coordination, and construction move Cobb Park from concept toward completion.

Cobb Park Arrives – February 2026

The completed park delivers 1.2 acres of green space, recreation, and gathering opportunities to the community.

The Community Celebrates – May 9, 2026

At Spring Fest 2026, neighbors, families, businesses, public officials, and community partners gather to celebrate the park. During the event, DC Department of Parks and Recreation Director Thennie Freeman leads the call-and-response chant that captures the moment: "Meet Me at Cobb Park!"



Safely Connecting the Park – July 2026

A new crosswalk and pedestrian-activated signal at 3rd & H Streets NW create a safe, direct route to Cobb Park's northwest entrance. The long-advocated improvement also completes a continuous pedestrian connection along 3rd Street NW from the U.S. Department of Labor to K Street – making Mount Vernon Triangle safer, more walkable, and better connected.

Art Becomes Part of the Place –

Late Summer/Early Fall 2026

Scheduled for completion in late summer or early fall 2026, the Star Court Pavilion – donated by Myrna Sislen and designed by architect Andrew Pressman, AIA – will become a distinctive artistic and architectural anchor within the park.

The Next Chapter: Stewardship – 2026 & Beyond

Through its designation as the Friends of Cobb Park organization, the Mount Vernon Triangle Community Foundation will support programming, volunteer engagement, fundraising, partnerships, and the park's long-term vitality.



Clean, Safe & Supported

The Foundation of Neighborhood Stewardship

Cleanliness, neighborhood safety, and compassionate outreach remain fundamental to Mount Vernon Triangle's success. Although each requires a distinct approach, they share a common purpose: ensuring that our public spaces are welcoming, well managed, and responsive to the needs of everyone who lives, works, visits, or seeks support in our community.

STREET CLEANLINESS

Our Clean Team Ambassadors remain the backbone of this work. Operating 353 days each year – a 97% annual uptime rate – the team collects litter and recyclables, services public trash receptacles, removes graffiti and illegal postings, provides light landscaping and leaf collection, clears snow and ice, reports public-space deficiencies, supports neighborhood events, and serves as a highly visible and welcoming presence throughout Mount Vernon Triangle.

The results continue to be reflected in stakeholder perceptions. In our 2025 Neighborhood Perception Survey, 84% of respondents described Mount Vernon Triangle as “clean” or “very clean,” continuing a long record of strong performance in this area. Nearly 75% reported seeing the Clean Team “often” or “very often,” reinforcing the important connection between the Ambassadors’ consistent presence and the cleanliness standards our stakeholders have come to expect.

MVT CID’s Clean Team program is supported through the public-private investment of our ratepayers and continued grant funding from the DC Department of Small and Local Business Development. Services are provided through the Capitol Hill BID’s award-winning Ready, Willing & Working initiative, which pairs high-quality public-realm maintenance with living-wage employment, benefits, supportive services, and opportunities for individuals who have faced barriers to sustained employ-



ment. The program therefore delivers value far beyond cleaner sidewalks: it supports workforce development, economic opportunity, and individual success while strengthening the community as a whole.

COMMUNITY SAFETY

Clean and active streets contribute meaningfully to perceptions of safety, but a sustainable culture of safety also requires reliable data, visible resources, strong relationships, timely communication, and continued vigilance.

Our 2025 Neighborhood Perception Survey offered encouraging evidence of progress. Approximately 73% of respondents described Mount Vernon Triangle as “safe” or “very safe,” up from 66% in 2024 and representing the neighborhood’s strongest survey result since 2019.

Reported-crime data as of the late July 2026 publication of this report also provide reasons for cautious optimism. Compared with the preceding 12-month period, total property crime and reported crime both declined approximately 4%. Theft from automobiles fell by more than 61%, while reported burglaries, robberies, and motor vehicle thefts also decreased by significant levels.

These results warrant recognition, but not complacency. Thefts increased, and total violent crime rose slightly from seven to eight incidents during the rolling-year comparison. Crime patterns can change quickly, making sustained coordination and responsiveness essential.

MVT CID continues to work closely with the Metropolitan Police Department’s First District, neighborhood property managers, retailers, residents, neighboring place-management organizations, and District officials



to share information, identify emerging concerns, and advocate for appropriate public-safety resources.

Continued support through a grant for street cleaning services from DC’s Department of Small and Local Business Development helps sustain this work. MVT CID also again received a Safe Commercial Corridors Grant in FY 2025, allowing us to supplement our safety program with visible patrols during periods of peak commercial activity, real-time issue reporting, and customized safety training for frontline personnel and participating stakeholders. What’s more, daily business wellness checks while our safety personnel are on foot patrol provide a reassuring presence and direct support to neighborhood retailers, employees, and customers.

No single intervention makes a neighborhood safe. Safety is created through the cumulative effect of clean and well-used streets, visible personnel, informed stakeholders, engaged businesses, responsive public agencies, and a community committed to looking out for one another.

HOMELESS OUTREACH & SUPPORT

Responsible stewardship of the public realm must also include compassionate and effective support for neighbors experiencing homelessness, housing instability, sub-

stance-use disorders, or behavioral-health challenges.

MVT CID continues to contract with The h3 Project, led by Dr. Ami Angell, to provide relationship-based homeless outreach throughout Mount Vernon Triangle. h3’s team meets individuals where they are, builds trust over time, and connects them with resources such as vital identification documents, health care, public benefits, employment assistance, treatment programs, family reunification, and permanent supportive housing.

The work is persistent and highly individualized. Outreach does not end when a person enters housing; h3 and its partners continue helping address underlying needs involving physical and mental health, addiction, education, employment, and long-term stability. In one previously reported month alone, an h3 outreach specialist helped three people experiencing homelessness in Mount Vernon Triangle secure permanent housing.

MVT CID also works with h3 to help our broader community respond more effectively and safely. Training opportunities have included Homelessness 101, opioid awareness and Narcan administration, and Management of Aggressive Behaviors certification – providing residents, businesses, and frontline personnel with practical tools for engaging people in distress while connecting them with qualified assistance.

The Value of Partnership

Much of MVT CID's most meaningful work occurs behind the scenes. We pride ourselves on serving as a connector—bringing together people, resources, expertise, and ideas to address challenges that no single organization can solve alone.

A powerful example began in summer 2022 at 111 Massachusetts Avenue NW, the vacant building Georgetown University was preparing to transform into the centerpiece of its Capitol Campus.

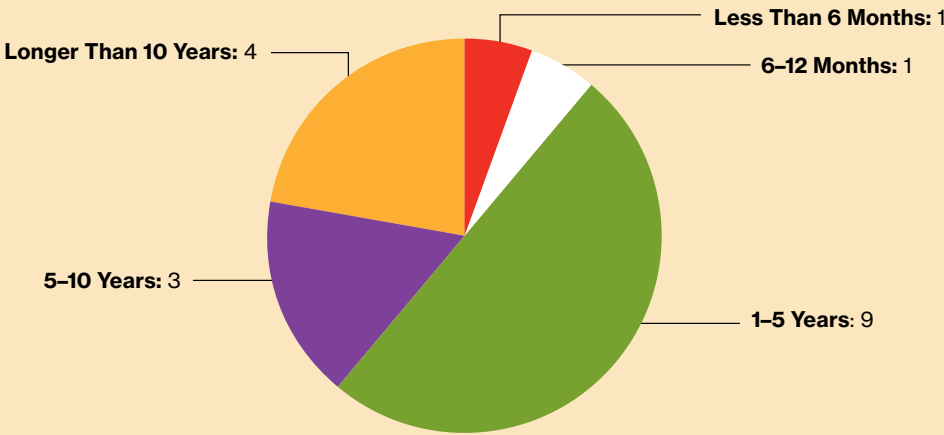
By that time, 21 people experiencing homelessness were living beneath the building's awnings and around the future construction site. Most had arrived during the preceding 12 weeks. As Georgetown prepared to begin construction, University leaders sought a more ethical and dignified approach than simply displacing the encampment without sustained support.

Through a referral facilitated by MVT CID, Georgetown engaged The h3 Project to conduct intensive outreach before the District cleared the encampment. h3 spent June and July building relationships, surveying residents about their circumstances and needs, and connecting them with housing, health care, employment assistance, public benefits, and other services. After the encampment was cleared on August 12, 2022, h3 continued providing individualized case management.

Of the 21 residents, 18 participated in the survey and outreach process. h3 helped individuals obtain birth certificates and identification, enroll in Medicaid and food-assistance programs, prepare résumés, apply for employment, and connect with housing resources. The team made 18 housing referrals, and two people had already been matched with housing by September 2022.

Length of time experiencing homelessness among encampment residents

Survey of 111 Massachusetts Avenue residents, June/July 2022



Source: The h3 Project

Responsible development is not measured only by what is built, but by how a community treats the people who were there before construction began.

Street Sense Media later reported that some participants obtained employment or housing and that h3 remained in contact with several of them years afterward.

This early investment mattered. Encampment closures can scatter residents and make it difficult for outreach workers to maintain contact, follow up on housing placements, or continue time-sensitive applications for health care and public benefits. By beginning outreach before the closure and supporting continued case management afterward, Georgetown and h3 reduced that disruption and created better opportunities for meaningful outcomes.

The partnership received broader attention only after Street Sense Media documented it in April 2026. The article described Georgetown's direct investment in outreach as an unusual and potentially replicable approach for universities, developers, corporations, and other institutions preparing to redevelop properties occupied by people experiencing homelessness.

Georgetown had not undertaken the initiative for public recognition. As Executive Vice President and Chief

Operating Officer Dave Green explained: "We should be doing this every day, without the fanfare. We're supposed to be doing this."

The initiative succeeded because each partner contributed something essential. MVT CID understood the neighborhood and connected the right organizations. Georgetown provided the resources and made dignity central to its development process. The h3 Project supplied the expertise, trust, and sustained engagement required to support people through a moment of significant change.

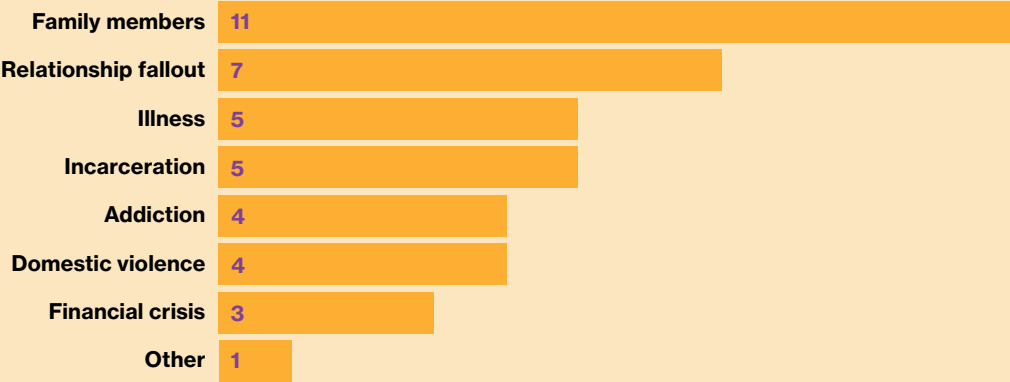
Together, the partners demonstrated a model of human-first homelessness outreach that can be replicated throughout the real estate development sector: engage early, invest in qualified outreach, allow time for trust to develop, continue support after a site is cleared, and recognize the humanity of everyone affected by development.

Responsible development is not measured only by what is built.

It is also measured by how a community treats the people who were there before construction began.

Main conditions that led encampment residents to becoming unhoused

Survey of 111 Massachusetts Avenue residents, June/July 2022. Participants could select multiple answers.



Source: The h3 Project

Real Estate

Building A Neighborhood

A MATURE MIXED-USE MARKET

Mount Vernon Triangle's tracked real estate inventory now totals approximately 7.43 million square feet of rentable building area, nearly 68% of which is residential. That diversified mix – envisioned more than two decades ago in the Mount Vernon Triangle Action Agenda – continues to distinguish the neighborhood from more office-dependent parts of downtown and provides activity throughout the day and week.

RESIDENTIAL

Following delivery of the 302-unit Crosby and 127-unit Claret, the neighborhood's Class A apartment market shifted from construction to absorption. Vacancy improved from 10.8% in FY2025 Q2 to 7.9% in FY2026 Q2, remaining below the District-wide overall rate of 11.0%. Average effective rent stood at approximately \$2,751, with same-store rent growth of -2.1%. No apartments were under construction as of March 2026, although 580 rental units remain in the planned pipeline.

OFFICE, INSTITUTIONAL & HOSPITALITY

Georgetown University's October 2025 opening of its interdisciplinary hub at 111 Massachusetts Avenue NW transformed one of Mount Vernon Triangle's largest office properties into a major higher-education anchor at a time of continued citywide office-market weakness. Hospitality occupancy remained resilient at 70.6% through March 2026 – above the District-wide rate – although average daily rate and revenue per available room softened. Two planned hotels totaling 230 rooms remain in the pipeline, but none was under construction.

Did You Know?

Based on MVT CID's estimate of 8,145 residents living within just 72 acres, Mount Vernon Triangle is now home to approximately 113 residents per acre—a residential density that is nearly identical to Manhattan's borough-wide average of 115 residents per acre.



Restaurants & Retail



Fun Fact

Every Mount Vernon Triangle restaurant listed improved its rank from its *Washingtonian's* "The 100 Very Best Restaurants of 2025" appearance!

In 2025, Mount Vernon Triangle was not immune to the decline of business and structural realignments heavily impacting restaurants and retail across Washington, DC. However, despite the tepid regional market, we're proud to welcome the following businesses to the Triangle:

- Chef Geoff's (Coming Soon)
- Good Vets (Now Open)
- Kaché (Now Open)
- Produce (Now Open)
- Proper Bar (Now Open)
- Streets Market (Coming Soon)
- Yu Noodles (Now Open)

Restaurant Awards and Accolades

2026 James Beard Nominations:

- "Outstanding Restaurateur", Semifinalist: 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

2025 RAMMY Awards

- "Best Casual Restaurant of the Year", Winner: [2fifty Texas BBQ](#)
- "Rising Culinary Star", Nominated: Fernando Gonzales, [2fifty Texas BBQ](#)
- "Favorite Gathering Place", Nominated: [A Baked Joint](#)
- "Best Casual Restaurant of the Year", Nominated: [Stellina Pizzeria](#)

2025 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 2026"

- [2fifty BBQ](#), ranked 10 overall
- [Cucina Morini](#), ranked 36 overall
- [Baan Siam](#), ranked 76 overall

2025 World Pizza Summit

- "Top 50 World Artisan Pizza Chains": [Stellina Pizzeria](#), ranked 24 overall

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**
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**
Cohousing Units: 30 | 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.
- 41 315 H Street NW**
Cohousing Units: 28
Owners: Maryam & Abbas Fathi
- 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)

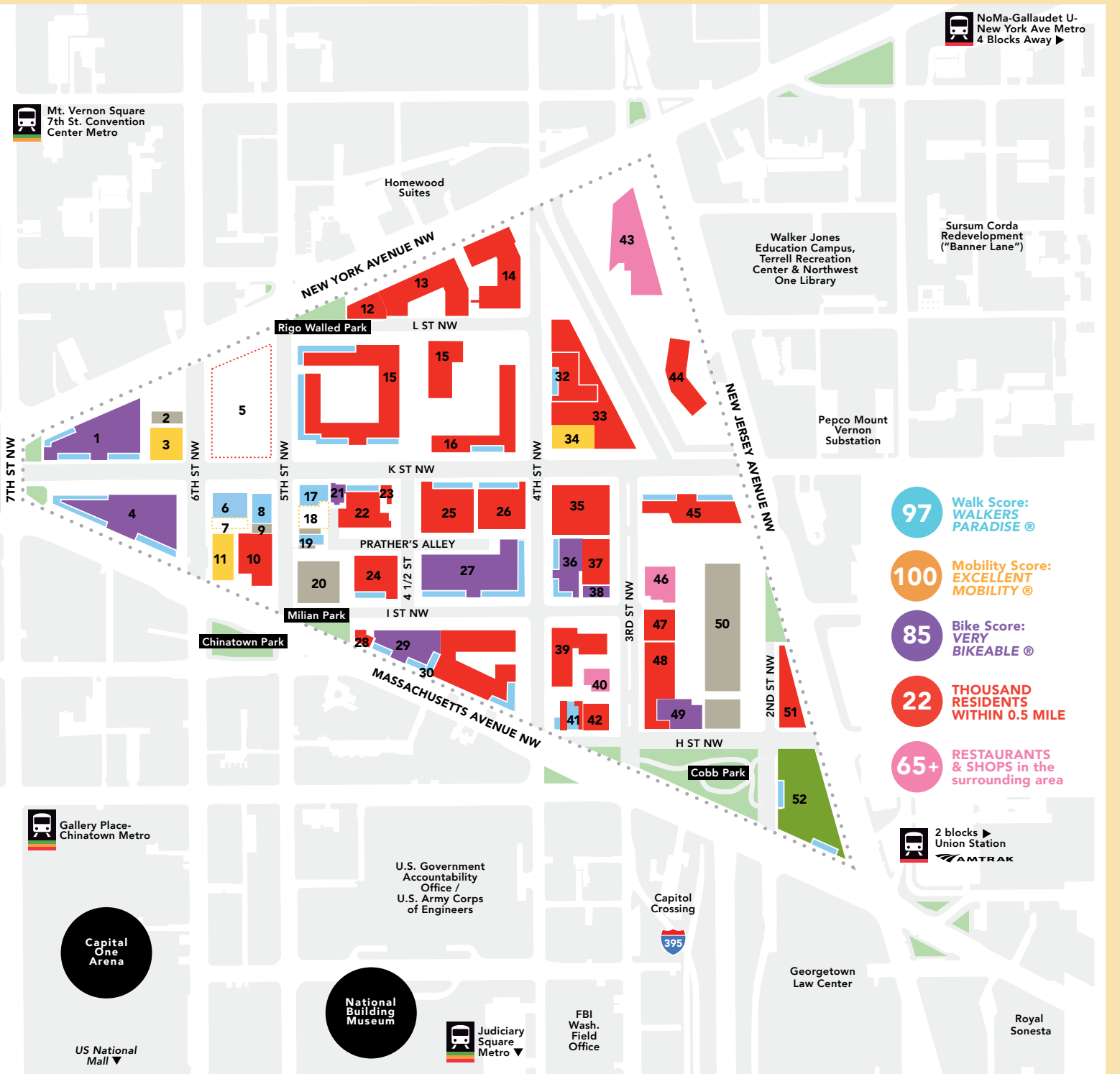
- 6 508 K Street NW**
- 8 500 K Street NW**
- 17 476 K Street NW**
- 19 919 5th Street NW**
- 30 433 Massachusetts Avenue NW**
- 41 311 & 317 H Street NW**

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 H Street NW**
- 50 2nd & H Parking Deck**
Air Rights Development

July 2026 MVT Development Summary

	Existing	Under Construction	Pipeline	Totals
Office SF	1,540,350	—	0	1,540,350
Residential Units	5,430	—	583	6,013
Retail	331,230	5,700	33,313	370,243
Hotel Keys	709	—	270	979
Institutional	259,288	—	0	259,288

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

The Ingredients of Community

Embodying #LifeInMVT goes beyond the awards and recognition. It comes from a place where people genuinely care about their craft and want to welcome others into the fold. We are proud to have chefs and restaurateurs here in Mount Vernon Triangle who not only take pride in creating delicious meals but also give back and collaborate to become even stronger together. Over the last year, MVT chefs have stepped up to be there for their community and each other, serving up expertly crafted meals every step of the way.

As a member of World Central Kitchen's Chef Corps, Chef Matt Adler of Cucina Morini has been a key figure in mobilizing free hot meals, fundraising efforts, and op-

erational oversight when tragedy strikes – often bringing MVT culinary compatriots along with him.

During the historic 43-day federal government shut-down in the Fall of 2025, Chef Adler was instrumental in overseeing the day-to-day operations of the two World Central Kitchen distribution sites that popped-up here in Washington, DC while 2fifty Texas BBQ Pitmaster Fernando Gonzales, Chef Danny Lee of Mandu, and RASA Co-Founder Rahul Vinod heavily contributed to the relief organization's efforts to serve over 100,000 free meals to furloughed federal workers. (According to Rahul, at the end of the three-week operation RASA alone served an impressive 14,500 people!) Chef Adler also part-

MVT participation at the second annual meatball challenge, from left-right: Chef Elias Tadesse of Mélange, Chef Matt Adler of Cucina Morini, MVT CID President & CEO Kenyatta Robinson, Chef Fernando Gonzalez of 2fifty Texas BBQ, Rahul Vinod of RASA, Chef Danny Lee of Mandu, and Antonio Matarazzo & Chef Matteo Venini of Stellina Pizzeria



RASA Co-Founder Rahul Vinod (left) and Chef Matt Adler of Cucina Morini (right)



Culinary comradery can forge bonds and knit this community together.

nered with Rahul during the January "Snowcrete" snow-emergency to provide hot meals to local homeless shelters weathering the icy conditions, and both volunteered their time and food to feed first responders leading search and rescue efforts after the devastating plane crash on the Potomac River in February of 2025.

Most recently, Chef Adler has collaborated with multiple MVT chefs on two separate fundraising initiatives. In March 2026, he brought together eight culinary stars – including MVT's Fernando Gonzalez of 2fifty Texas BBQ, Natalia Park of Mandu, Matteo Venini of Stellina Pizzeria, and Rahul Vinod of RASA – for the tastiest "beef" in town during the second annual DC Meatball Battle. Proceeds

from the evening went on to provide culinary scholarships and restaurant internship opportunities.

And in June 2026, he coordinated a sold-out dinner to benefit the victims of the Venezuelan Earthquakes, raising nearly \$5,000 in one night. Alongside him that evening was Mandu Chef and Co-Founder Danny Lee, who's celebrating a milestone 20th anniversary for the traditional Korean restaurant this year. To celebrate, each month Chef Danny has invited culinary friends to collaborate on a special pop-up meal and featured none other than Chef Adler for the April edition – showing once again how this culinary comradery can forge bonds and knit this community together.

Events & Community @space

INCREASING IMPACT

Growing Programming and Space

In Mount Vernon Triangle, programmable space doesn't begin and end with its green space. MVT CID continues to activate its:

- streets, through the FRESHFARM MVT Market,
- sidewalks, through pop-up programming in partnership with used book seller Carpe Librum at Prather's Plaza
- parks, through signature programs like Tunes in the Triangle, Movies in Milian, and Fall Fun Day, and
- alleys – through the MVT Photo Walk installation, artistic wayfinding, and storytelling.

But this year the impact of the CID's programming went even further with the addition of Cobb Park and increased winter programming that introduced new audiences to our network.

When Cobb Park opened on February 13, 2026 the programmable green space in Mount Vernon Triangle grew by nearly 400% overnight. And while a full events

BY THE NUMBERS

1.2

acres of new programmable event space at Cobb Park

\$1.5

million in sales at FRESHFARM MVT Market in 2025—a new record

400

adult and NA beverages shared at Together Tuesdays events (so far!)

40

minutes to give away 100 blankets during Spring Fest at Cobb Park

26

“pawticipants” at the Fall Fun Day Dog Costume Contest



How big is Cobb Park? You can fit 6 Milian Parks inside Cobb Park's 1.2-acre footprint!

schedule is still rolling out, the new park has already increased impact – doubling the amount of free fitness classes offered during Wellness Wednesdays this May and introducing the marquee event, Spring Fest at Cobb Park which welcomed an estimated 2,000 attendees – including a significant number of children and young families – on May 9, 2026. Looking ahead, there are many more opportunities to partner and program to continue providing an activated amenity for residents, students, day-time employees, and visitors on the east end of Mount Vernon Triangle.

In January 2026, MVT CID introduced a new program series called Together Tuesdays. What was initially planned as a three-part pop-up event geared towards shepherding Mount Vernon Triangle bars and restaurants

through the doldrums of winter sales has since expanded into a successful monthly series. The Together Tuesdays events, now held on the third Tuesday of every month, encourage residents of the Triangle to get out of their apartments and into a bar seat somewhere they'd been meaning to try or haven't had the chance to yet revisit. By working with a variety of sponsors to support complimentary drinks for the first 50 attendees at each event, Tuesdays has ensured the perfect mix of community, conversation, and cocktails is achieved every month.



Matthews, Carter & Boyce P.C. issued an unmodified audit opinion for the year ended September 30, 2025, the entirety of which can be obtained upon request as an addendum to the Annual Report.

Consolidated Statement of Activities and Changes in Net Assets
For the year ended September 30, 2025

FY 2025			
REVENUE	Without Donor Restrictions	With Donor Restrictions	Total
CID assessments	\$1,065,792	-	\$1,065,792
Grants	\$247,307	\$147,406	\$394,713
Contracts	\$22,016	-	\$22,016
Other revenue	\$64,915	-	\$64,915
Net assets released from restriction	\$147,406	(\$147,406)	-
Total Revenue	\$1,547,436	-	\$1,547,436
EXPENSES			
Functional expenses:			
Program services			
Cleaning, maintenance and safety programs	\$751,379	-	\$751,379
Marketing and economic development programs	\$354,761	-	\$354,761
Management and general	\$336,772	-	\$336,772
Total Expenses	\$1,442,912	-	\$1,442,912
CHANGE IN NET ASSETS	\$104,524	-	\$104,524
NET ASSETS – BEGINNING OF THE YEAR	\$879,139	-	\$879,139
NET ASSETS – END OF THE YEAR	\$983,663	-	\$983,663

Consolidated Statement of Financial Position
September 30, 2025

ASSETS	FY 2025
Current Assets	
Cash and cash equivalents	\$884,490
Certificate of deposit	\$307,279
Grants receivable	\$7,707
Contract receivables	\$18,493
Prepaid expenses	\$9,202
Total Current Assets	\$1,227,171
OTHER ASSETS	
Property and equipment, net	\$282,670
Operating lease right-of-use asset	\$299,823
Deposits	\$7,083
Total Other Assets	\$589,576
TOTAL ASSETS	\$1,816,747
LIABILITIES AND NET ASSETS	
CURRENT LIABILITIES	
Accounts payable and accrued expenses	\$142,858
Deferred CID tax assessments	\$389,757
Operating lease liability, current portion	\$69,814
Total Current Liabilities	\$602,429
Operating lease liability, net of current portion	\$230,655
Total Liabilities	\$833,084
NET ASSETS	
Net assets without donor restrictions	
Undesignated	\$680,288
Board-designated	\$303,375
Total net assets without donor restrictions	\$983,663
Total Net Assets	\$983,663
TOTAL LIABILITEIS AND NET ASSETS	\$1,816,747

Consolidated Statement of Cash Flows
For the year ended September 30, 2025

CASH FLOWS OPERATING ACTIVITIES	FY 2025
CASH FLOWS - OPERATING ACTIVITIES	
Change in net assets	\$104,524
Adjustments to reconcile change in net assets to net cash flows - operating activities	
Depreciation	\$53,022
Amortization of right-of-use asset	\$81,396
Decrease (increase) in:	
Grants receivable	\$7,161
Contract receivable	\$6,332
Prepaid expenses	\$2,517
Deposits	\$1,900
(Decrease) increase in:	
Accounts payable and accrued expenses	\$12,785
Deferred CID tax assessments	\$7,971
Deferred contract revenue	(\$12,979)
Payments on operating lease liability	(\$80,750)
Net Cash Flows - Operating Activities	\$183,879
CASH FLOWS INVESTING ACTIVITIES	
FY 2025	
Purchases of property and equipment	(\$142,229)
Purchases of certificates of deposit	(\$307,279)
Redemptions of certificates of deposit	\$300,000
Net Cash Flows - Investing Activities	(\$149,508)
NET CHANGE IN CASH AND CASH EQUIVALENTS	
FY 2025	
\$34,371	
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	
\$850,119	
CASH AND CASH EQUIVALENTS, END OF YEAR	
\$884,490	

There was no non-cash investing or financing activity during the year ended September 30, 2025.

Board & Staff

Officers & Executive Committee

Chair: Berk Shervin

Vice Chair: Tessa Hall

Secretary: Rahul Vinod

Treasurer: Aubrey Stephenson

At-Large: Tony Brown, Samantha Margolis, Tom McDowell, Vera McPherson, Drew Turner

Board of Directors

Mr. Tony Brown, Safety & Community Engagement Coordinator, Bible Way Church of Washington, DC Inc.
Term expires 2025

Mr. Matthew Butler, Chief Operating Officer, D.C. Bar
Term expires 2026

Mr. Jimmy Dodson, Project Manager, Paradigm Companies
Term expires 2026

Ms. Abby Elbaum, Principal, Ogden CAP Properties, LLC
Term expires 2027

Ms. Barbara Finan, Associate Director, Asset Services, Cushman & Wakefield
Term expires 2026

Mr. Clarence Fluker, Director of Community Engagement, Association of American Medical Colleges
Term expires 2025

Mr. David Germakian, Senior Vice President, Regional Lead, Mid-Atlantic Region, EDENS
Term expires 2026

Ms. Lynn Hackney, Principal, Community Three Development
Term expires 2027

Ms. Tessa Hall, Director of Construction, Dantes Partners
Term expires 2027

Ms. Samantha Margolis, Chief Administrative Officer/Chief of Staff, AIPAC
Term expires 2025

Mr. Tom McDowell, Director of Operations, K Street Development Company, LLC
Term expires 2026

Ms. Vera McPherson, Vice President, W.H.H. Trice & Co.
Term expires 2026

Mr. Berk Shervin, President & Chief Operating Officer, The Wilkes Company
Term expires 2025

Mr. Aubrey Stephenson, President Federal Management Systems,
Term expires 2026

Rev. Dr. James E. Terrell, Pastor, Second Baptist Church
Term expires 2026

Mr. Drew Turner, Senior Development Manager, Douglas Development Corp.
Term expires 2027

Mr. Rahul Vinod, Co-Founder, RASA
Term expires 2027

Mr. Sean Sullivan, Vice President, Development, Boston Properties
Term expires 2026

Ms. Elizabeth "Anne" Smoot, Member Representative, Mount Carmel Baptist Church
Term expires 2027

Staff

Kenyattah A. Robinson, President & CEO

Grace Aucella, Marketing & Communications Manager

Kaitlin Demonbreun, Operations & Programs Coordinator





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