



BUILDING VALUE ■ FULFILLING THE PROMISE



## MOUNT VERNON TRIANGLE COMMUNITY IMPROVEMENT DISTRICT

Fiscal Year 2016 Annual Report  
October 1, 2015 to September 30, 2016



MOUNT  
VERNON  
TRIANGLE ■ DC





Kenyattah Robinson (left)  
and Berk Shervin (right)

# CHAIRMAN'S LETTER



## Dear Valued Stakeholder:

It has been an exciting year of growth, development and change for the Mount Vernon Triangle Community Improvement District (MVT CID).

The visible results of our progress are evident. The community has become a magnet for organizations seeking a new headquarters location, new residents, and national retail franchises who wish to grow their existing local presence or expand new operations into the District of Columbia.

With more than 1.8 million square feet of commercial office space, 4,500 residential units, and 60+ restaurants and retailers in-place or opening soon, Mount Vernon Triangle has become an

authentic, desirable downtown neighborhood with a strong residential base, architecturally significant office space and exciting places in which to shop and dine. We owe much of this progress to our unyielding emphasis on maintaining an environment that is clean, safe and welcoming to residents, workers, business owners and patrons.

Our Board of Directors is comprised of members who have deep-rooted, personal investments of time and energy in the MVT CID and who share a common vision for the community's long-term success. To sustain our progress, we recognize that we must demonstrate ongoing value and effectiveness to our stakeholders. As a result, we have taken significant steps in the past year to build the organization's capacity in a

way that will fully support the management needs of a growing and maturing community.

Last year, we hired a new President & CEO, Kenyattah A. Robinson, a longtime MVT CID resident who brings nearly two decades of public- and private-sector experience, a dynamic and hands-on leadership style and a passion for community-building to this important role. We have also developed a comprehensive strategic plan that prioritizes the efforts needed to optimize our internal capabilities, engage external stakeholders, manage today's priorities and create tomorrow's opportunities.

Even as we look ahead, we have intentionally retained the cultural richness and authenticity that make Mount Vernon Triangle unique. This

core tenet is embedded throughout our organization because of the significant contributions and outstanding leadership of my predecessor, the Rev. Dr. Joseph N. Evans, who served as Board Chairman from the MVT CID's 2004 inception until departing to serve as the new Dean of the School of Religion at Morehouse College in late 2016.

Pastor Evans will always be a dear friend to me and the MVT CID. He is owed a tremendous debt of gratitude for the substantial legacy he helped to create, which will have a lasting impact on our community for many years to come.

Sincerely,

**Berkeley M. Shervin**  
Chairman of the Board  
President, The Wilkes Company



MOUNT  
VERNON  
TRIANGLE • DC

The Mount Vernon Triangle Community Improvement District (MVT CID) is a private, nonprofit organization established to enhance the quality of life for residents, visitors, workers, business owners and property owners alike. It is funded by a supplemental real property tax on both residential and commercial properties.



# MESSAGE FROM THE PRESIDENT & CEO



## Convenient. Growing. Vibrant. Improving.

Those are just a few of the words used by stakeholders and visitors I've talked to this year to describe today's Mount Vernon Triangle—a vibrant and welcoming neighborhood with a rich past and an equally exciting future.

These intrinsic attributes and positive qualities are just a



few of the reasons I chose to make Mount Vernon Triangle my home in 2008 and continue to live here today.

We are so much more than the 17 blocks within the East End of downtown that are located south of Shaw, west of NoMa, north of Penn Quarter and east of the Convention Center.

## Today's Mount Vernon Triangle is an undeniable epicenter and vibrant new heart of downtown DC.

Equal parts approachable, accessible and authentic, we are steadfast in our aspiration to be the next great "destination of choice" for anyone who chooses to live, work, do business and entertain in the District of Columbia. Equally important to pursuing that vision of economic success, we

remain committed to ensuring that everyone feels safe and supported in our community. Our clean and safe mission is paramount and will always be our number one priority.

We continue to emphasize the thoughtful management of our growth through real estate and economic development activities along with parallel improvements in our transit infrastructure and public realm.

Ongoing neighborhood enrichment through marketing, community events and the activation of our open and green space, artistic and cultural resources provides a basis for the continued enhancement of the neighborhood's civic unity and destination appeal to residents, workers and visitors alike.

Finally, continued advocacy on behalf of our stakeholders will bring these interests together and create the type of ongoing value that is present in other self-sustaining communities.

I am honored to have the opportunity and privilege to lead the MVT CID through the next chapter of its exciting evolution. We invite you to join us in celebrating the achievements featured in this year's annual report. And we welcome your continued partnership in the years ahead as we build sustainable stakeholder value and fulfill our community's inherent promise.

With very best regards,

**Kenyattah A. Robinson**  
President & CEO

"The Mount Vernon Triangle Community Improvement District has helped bring about another great year in the neighborhood. In addition to helping coordinate businesses and services for residents, visitors, and property owners, it helps bring a long-term vision for the area.

This essential work that the MVT CID performs will ensure that the Mount Vernon Triangle community will continue to grow."

Charles Allen is District Councilmember for Ward 6, which includes Mount Vernon Triangle.





# FY 2016

## MVT CID YEAR IN REVIEW



D.C. Bar Groundbreaking (June 2016)

### **MVT Area Attracts Sixth Commercial Office Headquarters Relocation**

D.C. Bar leadership broke ground in June 2016 on their new headquarters office building at 901 4th Street, NW, becoming the sixth major headquarters to relocate to or near Mount Vernon Triangle in less than a decade.

### **Residential Momentum Continues**

The Aspen DC Apartments at 1011 4th Street, NW welcomed its first residents in September 2016, followed the next month by a grand opening featuring DC Mayor Muriel Bowser. The building includes 133 rental units and nearly 6,000 square feet of ground-level retail to be occupied by Ajax, a new event space that opened in March 2017, providing space for corporate and social clients looking to create one-of-a-kind experiences.

Two luxury residential projects broke ground in 2016. The Lydian at 400 K Street, NW (adjacent to sister property, the Lyric at 440 K Street,

NW) will feature 324 apartments and more than 13,000 square feet of ground-level retail. Also under construction, 455 Eye Street, NW will offer 174 apartments and 2,000 square feet of retail, incorporating several historic buildings adjacent to Prather's Alley that were preserved through adaptive reuse.

Construction also began in June 2016 on Plaza West at 307 K Street, NW, an innovative, affordable housing project led by MVT CID stakeholder, Bible Way Church. Fifty of its 223 units are being designed with support services for "grandfamilies"—grandparents raising grandchildren with no parent present.

### **Retail Openings Add to the MVT CID's Destination Appeal**

Retail openings continued apace across Mount Vernon Triangle, including Alta Strada,



The Aspen DC Apartments Grand Opening (October 2016)

D.C. Bar Building  
901 4th Street, NW



"Finding a site for the D.C. Bar's new headquarters building was a multi-year process. The Mount Vernon Triangle CID was extremely involved and proactive from the start.

It was clear that attracting tenants was a high priority for them. They provided our team and client with an ongoing stream of updated marketing data to include the latest information on development sites and new retailers coming to the area.



Conosci, Ottoman Taverna, Politics & Prose, RPM Italian, Pie 360 and Shouk. This trend was mirrored in the blocks adjacent to the MVT CID with Farmers & Distillers, La Colombe and Kinship all adding to the area's destination appeal.



Turkish-themed Ottoman Taverna

**“DC’s newest Turkish restaurant, Ottoman Taverna, received a big endorsement on Saturday when Michelle Obama dined with eleven guests. The airy Mount Vernon Triangle eatery from restaurateur Hakan Ilhan debuted earlier this month.”**

*Washingtonian* magazine, May 23, 2016

**“Safely ensconced inside big sister restaurant Alta Strada... this hidden gem [Conosci] feels like a true find once inside.”**

MICHELIN Guide 2017

## Leveraging Continuity to Manage Organizational Change

After moving to new offices in early FY 2016, the MVT CID announced a new leader and a new Chairman of its Board of Directors, and seamlessly managed those changes while meeting the rapidly growing demands of a maturing community.

In the fall of 2016, longtime MVT CID Chairman, the Reverend Dr. Joseph N. Evans of Mount Carmel Baptist Church, a founder and leader of the CID since its inception in 2004, took a new position as Dean of the School of Religion at Morehouse College in Atlanta. Dr. Evans led the CID through periods of tremendous growth and monumental change, always with vision, insight and

resolve, and will be greatly missed.

The new Board Chairman for FY 2017 is Berk Shervin, President of the Wilkes Company, a DC-based commercial real estate development company with a decades-long commitment to the MVT CID. Mr. Shervin has served on the Board of the MVT CID for four years, previously in the roles of Secretary and Vice-Chairman. He will provide sustained governance, continuity and a deep commitment to the Triangle's success as he guides the CID during the next phase of its growth and maturation.



Kenyattah Robinson, MVT CID President & CEO, with the Reverend Dr. Joseph N. Evans, MVT CID longtime Chairman

The CID's website was also a useful tool and kept all interested parties informed and engaged.

Of course, it helps that this is a nice area for new development. It's a natural extension east from the downtown core and north from Gallery Place and Chinatown. It's accessible, transit friendly and all around a great neighborhood.

The CID's engagement was appreciated throughout and made for a thorough and well informed process.”



Nicole Miller is a Senior Managing Director at Savills Studley.



# CREATING A CLEAN, SAFE AND WELCOMING PLACE

## Keeping our community clean and safe is the cornerstone mission of the MVT CID.

Clean streets are about more than neighborhood beautification: they are also one of the strongest investments we can make toward community safety. Our stakeholders already recognize this inseparable relationship and consistently reinforce that priority in the annual Neighborhood Perception Survey.

The MVT CID's Clean Team Ambassadors are the foundation of our work to improve quality of life through activities that promote clean and safe streets. This dedicated seven-member team is out on the neighborhood's streets every day, between 7 am and 7 pm on weekdays and 7:30 am and 3:30 pm on weekends, serving as ambassadors to the community and ensuring a welcoming,

enjoyable and attractive experience for our many residents, office workers and visitors.

During the winter months, the Clean Team puts ice melt on crosswalks and unmaintained areas and shovels snow in support of private and public spaces. Their hard work was particularly valuable during 2016's "Snowpocalypse", when team members stayed at the MVT CID office for the duration of the blizzard to keep the community's sidewalks clear.

A healthy physical environment is vitally important to perceptions of physical security. To that end, the Clean Team functions as an extra set of eyes and ears on the streets, enhancing safety and reporting quality of life issues to the District government. These issues include broken sidewalk repairs, burned out streetlamps, rodent abatement, unsafe traffic light timing, noise pollution, and potholes

and trenches in roadways.

In addition to the core work of the Clean Team, MVT CID staff works diligently with the Metropolitan Police Department, United States Park Police and other public safety agencies to monitor ongoing issues, address hot spots and find solutions.

While violent crime in the MVT CID declined in all major categories over the past year, property crime and thefts from parked automobiles continue to be a particular concern across the District and also in our neighborhood. The MVT CID has worked aggressively to minimize incidents of theft from auto through the use of both enforcement and awareness, simultaneously advocating for special attention and greater presence from MPD while also educating stakeholders about the importance of protecting their valuables through outreach designed to promote a "culture of safety".



**Clean Team member helps motorist change flat tire**

While these enhanced efforts to increase law enforcement resources to our area have yielded significant improvements to the neighborhood's livability, safety and cleanliness, Mount Vernon Triangle, along with every neighborhood in DC, also responds to the larger societal challenge of homelessness—a complex issue that unfortunately impacts far too many of our neighbors.

Consistent with our organizational values and municipal protocols, the MVT CID continues to work in partnership with BID colleagues, District agencies, leading non-profit providers of housing for the chronically homeless, the National Park Service and United States Park Police to responsibly address homeless individuals within the community and seek solutions to improve their health and living conditions.

**“Since I assumed the role of First District Commander last summer, the MVT CID has earned my trust as a proven and reliable partner to the Metropolitan Police Department.**

**They're positive and solutions-oriented in their focus, committed to their community, and proactive in reaching out and coordinating to keep their neighborhood safe.**

**On a personal level, it's been inspiring to witness the tremendous progress that has taken place in this once**

**very rough area. It was one of the first areas I served during my early years as a patrol officer, and I'm thrilled for the opportunity to serve as the district commander with responsibility for the MVT CID during this exciting phase of its growth and development.”**

**Morgan Kane is Commander of the Metropolitan Police Department's First District, which includes Mount Vernon Triangle.**



The MVT CID's Leon Johnson (far left) and Kenyattah Robinson (far right) with the Clean Team. Bottom l-r: Steve, "Mr. Brown", Parnell, Sam; Top l-r: Jimmy, Rob, Bobbie

The MTV CID's Ambassadors are employed by Central Union Mission's "Ready to Work" job training program, which supports formerly homeless men and women. These jobs can be transformational and often lead to independent living and further job skills. Special thanks to the District's Department of Small and Local Business Development for the BID Litter Cleanup Grant that allows us to hire additional DC residents as Ambassadors.



MPD cruiser on display during National Night Out relationship-building event with police and community



## FY 2016 Clean Team Performance

Collected more  
than 280,000  
pounds of trash



Eliminated more than 80  
instances of graffiti within  
24 hours of reporting

Removed nearly 80 illegal  
posters and stickers



Distributed 2,900 pounds  
of mulch across the CID's  
tree boxes and flower beds  
while caretaking our five  
neighborhood parks

Distributed 3,000 pounds of  
environmentally friendly ice melt



Identified and reported 55 public  
space problems and defects to the  
District's 311 system for repair



# CASE STUDY:



Kenyattah Robinson leads September 2016 community safety meeting alongside civic and agency partners.



The 5th and Mass National Park Service (NPS) “bowtie” parks, known locally as Chinatown Park and Milian Park, were designed in the 1790s as part of the initial L’Enfant Plan to serve as one of four primary gateways to the Mount Vernon Square District.

In the summer of 2016, Seaton Park (south of Mass, aka “Chinatown Park”) and Milian Park (north of Mass) were suffering a fate endemic of many urban public spaces that are underutilized and overrun with illegal and uncivil behavior. Criminal activity in and around these shared community green spaces was prevalent even in broad daylight. These spaces were not safe or welcoming for children or adults.

Working with our NPS and United States Park Police (USPP) partners, the MVT CID implemented measures to regain the safety, cleanliness and usability of these spaces, including multiple operations by USPP uniformed

and plainclothes personnel.

In mid-September 2016, the MVT CID organized a community safety meeting attended by representatives from multiple local and federal organizations to update stakeholders on their roles and action plans and to take direct questions for almost two hours from attendees.

Through the partnership forged between the MVT CID, its stakeholders and its local and federal partners, a successful model for reclaiming these once-troubled spaces was created and implemented, enhancing stakeholder value and providing peace of mind to the community. These valuable assets, including the public sidewalks and accompanying right-of-ways, can now be safely used and enjoyed by all. We would like to extend our appreciation to the following organizations for their work



“As a realtor, I know the CID’s recent improvements to safety and security add thousands of dollars in value to every home in the Triangle.

As a neighbor, I also consider my CID membership the best value in town. The streets get cleaned, graffiti is quickly removed, and when a streetlight goes out it gets fixed. The CID is our own advocate to the city. If we just had ourselves to count on, I’m afraid we’d be lost in the shuffle.”

Thais Austin is a longtime resident of Mount Vernon Triangle and a realtor who represents many buyers and sellers in the MVT CID.





# RECLAIMING TROUBLED SPACES. ENHANCING STAKEHOLDER VALUE.

with us on this initiative:

- **DC Department of Behavioral Health**
- **DC Department of Human Services**
- **Office of Ward 6 Councilmember Charles Allen**
- **Metropolitan Police Department**
- **National Park Service**
- **United States Attorney's Office**
- **United States Park Police**

Even as these enforcement and public safety activities continue, the MVT CID will continue to work closely with NPS, the Mayor's Office on Asian & Pacific Islander Affairs, and colleagues at the DowntownDC BID to activate both parks. We strongly believe that programming and encouraging fun and educational uses in our parks is the best way to ensure that they are welcoming, cherished and safe green spaces for everyone.



“We get continuous feedback from our hotel guests, and they love this neighborhood! I give a lot of credit to the CID and the work you do.

People are impressed with how clean the area is, particularly for a downtown location. The Clean Team workers are obviously doing a great job. Our many repeat visitors are especially aware of the improvements in cleanliness and safety, as well as entertainment options.

You've really dressed up the area. Our guests feel they are

staying in an authentic, caring neighborhood, and that means the world to us.

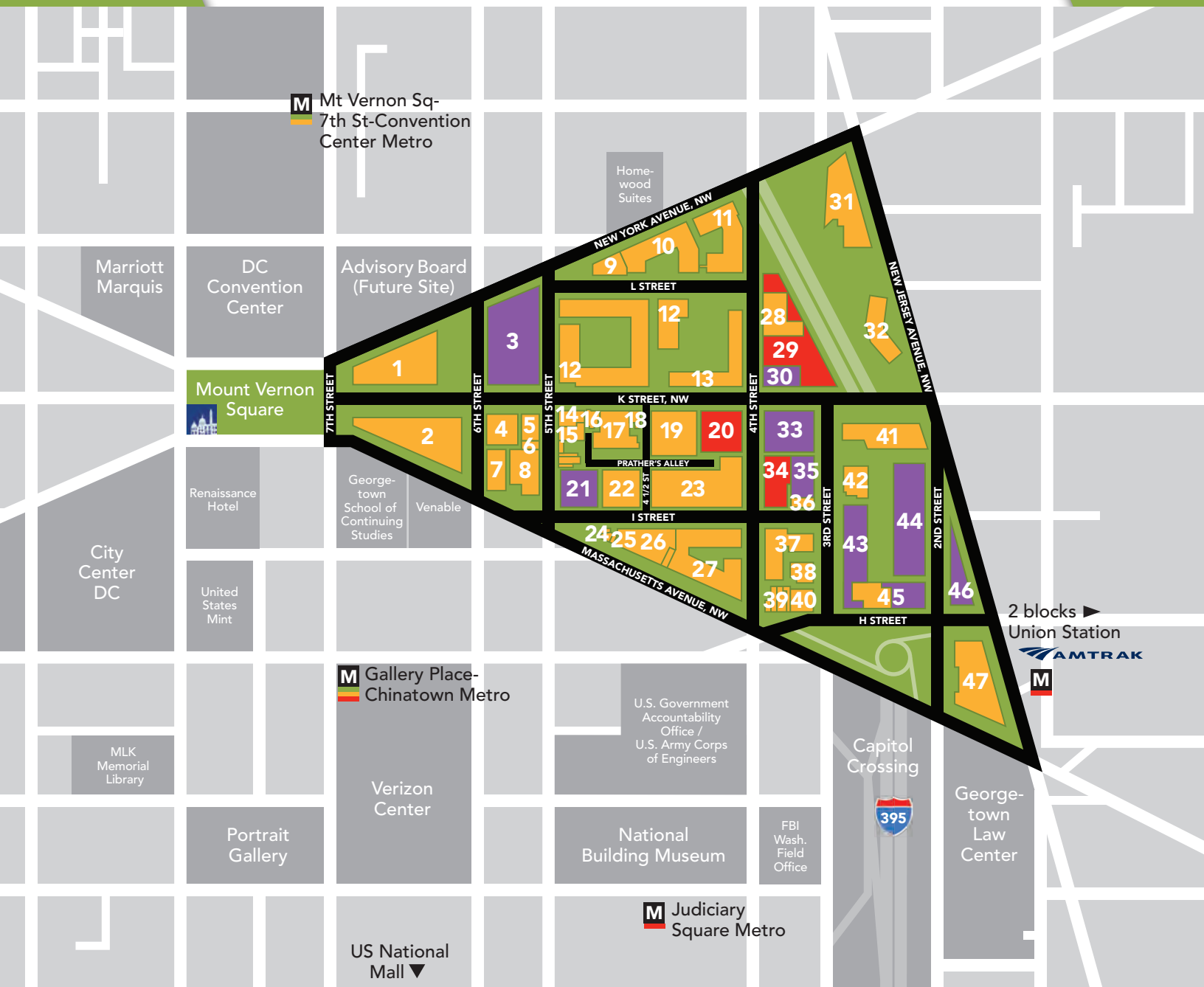
As a local businessperson, I also appreciate the feeling of community the CID creates among neighborhood merchants and businesses, along with the police, other city agencies, and of course residents.”

Allen Davis is general manager of the Hampton Inn at 901 6th Street.



# DEVELOPMENT MAP

As of Second Quarter 2017



**60+** RESTAURANTS  
& SHOPS



**1.8** MILLION SF OFFICE  
EXISTING & UNDER  
CONSTRUCTION



**18** THOUSAND  
RESIDENTS  
WITHIN 0.5 MILE

## DEVELOPMENT SUMMARY - AS OF SECOND QUARTER 2017

MVT Development	Office SF	Residential Units	Hotel Rooms	Retail SF
Existing	1,689,371	3,998	238	280,815
Under Construction	103,000	547	–	21,144
In the Pipeline	1,033,867	547	376	96,900
<b>Total Projected Build-out</b>	<b>2,826,238</b>	<b>5,092</b>	<b>614</b>	<b>398,859</b>



## OFFICE

- 1 **Association of American Medical Colleges (AAMC)**  
Office: 273,280 sf | Retail: 14,346 sf  
Owner: AAMC
- 2 **601 Massachusetts Avenue**  
(key tenant: Arnold & Porter)  
Office: 460,500 sf | Retail: 18,300 sf  
Owner: Boston Properties
- 3 **1001 6th Street**  
Office: 495,000 sf | Retail: 29,000 sf  
Owners: Steuart Investments & Boston Properties
- 16 **Federal Management Systems**  
Office: 6,072 sf  
Owner: Federal Management Systems
- 23 **425 Eye Street**  
(key tenant: Veterans Affairs)  
Office: 361,647 sf | Retail: 26,353 sf  
Owner: Paramount Group, Inc.
- 26 **455 Massachusetts Avenue**  
Office: 230,872 sf | Retail: 12,393 sf  
Owner: ASB Real Estate Investments
- 33 **300 K Street**  
Office: 233,079 sf | Retail: 12,700 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 34 **901 4th Street**  
(future owner: D.C. Bar)  
Office: 103,000 sf | Retail: 7,734 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 35 **950 3rd Street**  
Office: 117,788 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 45 **AIPAC**  
Office: 90,000 sf  
Planned: 162,000 sf Office  
Owner: AIPAC
- 47 **111 Massachusetts Avenue**  
(key tenant: Homeland Security)  
Office: 267,000 sf  
Planned: 95,400 sf Office & Retail  
Owner: Douglas Development

## RESIDENTIAL

- 8 **555 Massachusetts Avenue**  
Condo units: 246  
Developer: The JBG Companies
- 9 **460NYA**  
Condo units: 63  
Developers: Bozzuto & NVCommercial

- 10 **Meridian at Mount Vernon Triangle**  
Rental units: 390  
Owners: Steuart Investments & Paradigm
- 11 **Meridian at Mount Vernon Triangle II**  
Rental units: 393  
Owners: Steuart Investments & Paradigm
- 12 **City Vista**  
Condo units: 441 | Rental units: 244  
Retail: 115,000 sf (includes 55,000 sf Safeway)  
Owners: Gables Residential (apartments) & EDENS (retail)
- 13 **Museum Square Apartments**  
Rental units: 302 | Retail: 6,500 sf  
Owner: Bush Construction Corporation
- 17 **450K**  
Rental units: 233 | Retail: 6,576 sf  
Owner: Ogden CAP Properties
- 19 **Lytic 440 K Apartments**  
Rental units: 234 | Retail: 9,130 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 20 **The Lydian**  
Rental units: 324 | Retail: 13,410 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 22 **455 Eye Street**  
Rental units: 174 | Retail: 2,000 sf  
Owner: Equity Residential
- 27 **401 & 425 Massachusetts Avenue**  
Rental units: 559 | Retail: 1,952 sf  
Owner: Equity Residential
- 28 **The Aspen DC Apartments**  
Rental units: 133 | Retail: 5,890 sf  
Owners: Blue Sky Housing, Paramount Development & Ellisdale Construction and Development
- 29 **Plaza West**  
Rental units: 223  
Owner: Bible Way Church
- 32 **Golden Rule Plaza**  
Senior rental units: 119  
Owner: Bible Way Church
- 37 **Madrigal Lofts**  
Condo units: 259  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 40 **The Sonata**  
Condo units: 75  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- 41 **Carmel Plaza Apartments**  
Rental units: 133 | Retail: 14,180 sf  
Owner: Bush Construction Corporation

- 43 **801 3rd Street**  
Rental units: 335  
Owners: The Wilkes Co., Quadrangle Development Corp. & Mount Carmel Baptist Church
- 46 **Capitol Vista**  
Rental units: 104 | Retail: 3,200 sf  
Developer: Voltron Partners

## HOSPITALITY

- 7 **Hampton Inn**  
Hotel rooms: 228
- 21 **901 5th Street**  
Hotel rooms: 176 | Rental units: 35  
Retail: 7,600 sf  
Owners: Peebles Corporation & Walker Group
- 30 **4th & K Street**  
Hotel rooms: 200 | Rental units: 33  
Retail: TBD  
Owner: Lima Hotels
- 36 **Capital View Hostel**  
Rooms: 10 | Beds: 40

## PLACES OF WORSHIP

- 31 **Bible Way Church**
- 38 **Second Baptist Church**
- 42 **Mount Carmel Baptist Church**

## HISTORIC BUILDINGS & OTHER SITES

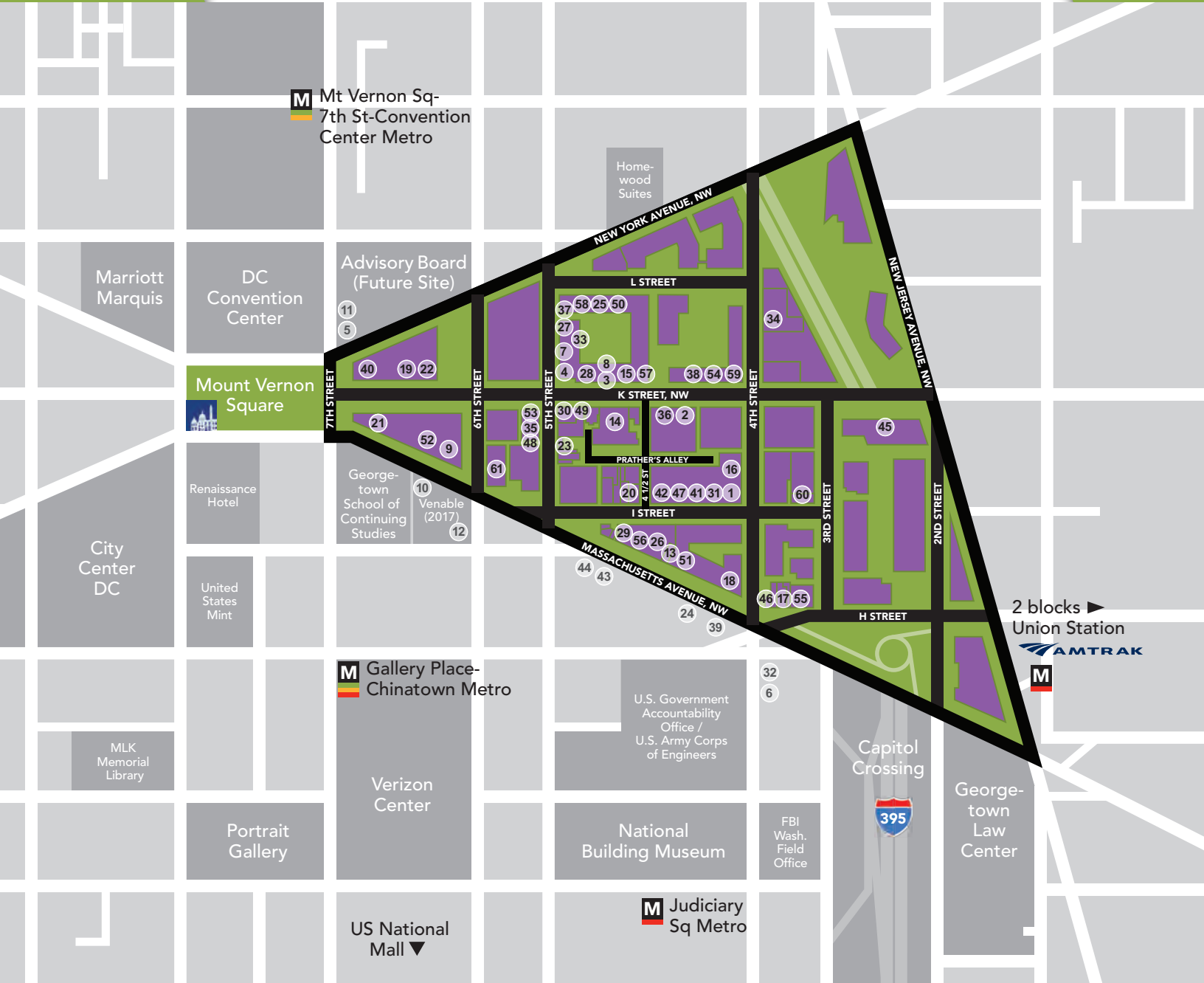
- 4 **917 – 923 6th Street & 508 K Street**
- 5 **500 K Street**
- 6 **924 5th Street**
- 14 **476 K Street**
- 15 **925 5th Street**
- 18 **444 – 446 K Street**
- 24 **459 Massachusetts Avenue**
- 25 **Mount Vernon Triangle CID Office**
- 39 **311, 313, 315 & 317 H Street**
- 44 **2nd & H Parking Deck Air Rights Development**  
Floor plate: 89,995 sf  
Owner: D.C. Government



**Historical Society of Washington, DC – located at Historic Carnegie Library at Mount Vernon Square**

# RESTAURANT & RETAIL MAP

As of Second Quarter 2017





## RESTAURANTS

- 1 **Alba Osteria\*\***  
425 I St, NW • Italian
- 2 **A Baked Joint\*\***  
440 K St, NW  
Bakery/Coffeehouse
- 3 **Alta Strada\*\***  
465 K St, NW • Italian
- 4 **Busboys and Poets\*\***  
1025 5th St, NW • American
- 5 **Capital Burger\***  
1005 7th St, NW • American
- 6 **Carving Room\*\***  
300 Massachusetts Ave, NW  
American
- 7 **Chipotle Mexican Grill**  
1045 5th St, NW • Mexican
- 8 **Conosci**  
465 K St, NW • Crudo Bar
- 9 **Devon & Blakely**  
601 Massachusetts Ave, NW  
Salads/Sandwiches
- 10 **Farmers & Distillers\***  
600 Massachusetts Ave, NW  
Farm-to-Table
- 11 **Kinship**  
1015 7th St, NW • Modern American
- 12 **La Colombe**  
900 6th St, NW • Coffee/Café
- 13 **Le Pain Quotidien\***  
433 Massachusetts Ave, NW  
French Bakery/Café
- 14 **L'Hommage Bistro Francais\*\***  
450 K St, NW • French Bistro/Bakery
- 15 **Mandu\*\***  
453 K St, NW • Korean
- 16 **Ottoman Taverna\*\***  
425 I St, NW • Turkish
- 17 **Papa John's**  
313 H St, NW • Pizza
- 18 **Philos Mezze + Wine Bar\*\***  
401 Massachusetts Ave, NW  
Mediterranean
- 19 **Pie 360**  
655 K St, NW  
Pizza/Salads/Sandwiches
- 20 **Prather's on the Alley\***  
455 I St, NW • American
- 21 **RPM Italian\***  
601 Massachusetts Ave, NW  
Italian

- 22 **Shouk**  
655 K St, NW  
Middle Eastern/Vegetarian
- 23 **Silo\*\***  
919 5th St, NW • American
- 24 **Sixth Engine\*\***  
438 Massachusetts Ave, NW  
American
- 25 **Starbucks**  
490 L St, NW (in Safeway)  
Coffee/Café
- 26 **Subway**  
455 Massachusetts Ave, NW  
Sandwiches/Salads
- 27 **Sweetgreen**  
1065 5th St, NW  
Salads/Warm Bowls
- 28 **Taylor Gourmet**  
485 K St, NW  
Sandwiches/Salads
- 29 **Texas de Brazil\***  
455 Massachusetts Ave, NW  
Brazilian Steakhouse
- 30 **Cloakroom\***  
476 K St, NW  
Night Club/Restaurant
- 31 **Tropical Smoothie Café**  
425 I St, NW  
Smoothies/Salads/Sandwiches
- 32 **Wiseguy NY Pizza**  
300 Massachusetts Ave, NW  
Pizza

## RETAIL SERVICES

- 33 **5th Street Ace Hardware**  
1055 5th St, NW
- 34 **Ajax**  
1011 4th St, NW
- 35 **Bhakti Yoga DC**  
928 5th St, NW
- 36 **BicycleSPACE**  
440 K St, NW
- 37 **Capital One Bank**  
1075 5th St, NW
- 38 **Champion Trophies**  
409 K St, NW
- 39 **CVS Pharmacy**  
400 Massachusetts Ave, NW
- 40 **CVS Pharmacy**  
655 K St, NW
- 41 **Dry Cleaner TBD\***  
425 I St, NW

- 42 **Eye Street Cellars**  
425 I St, NW
- 43 **Gallery Cleaners**  
450 Massachusetts Ave, NW
- 44 **Gallery Market Café**  
450 Massachusetts Ave, NW
- 45 **Kids Come First**  
200 K St, NW
- 46 **Lucy Nails Spa & Barber**  
317 H St, NW
- 47 **Orangetheory Fitness**  
425 I St, NW
- 48 **Popular Cuts**  
926 5th St, NW
- 49 **Q-West Nail & Spa II**  
468 K St, NW
- 50 **Safeway Grocery Store**  
490 L St, NW
- 51 **Solidcore**  
433 Massachusetts Ave, NW
- 52 **SoulCycle**  
601 Massachusetts Ave, NW
- 53 **Capital City Wine & Spirits**  
500 K St, NW
- 54 **Sundown Cleaners**  
407 K St, NW
- 55 **Tunnel Fine Wines & Spirits**  
311 H St, NW
- 56 **UPS Store**  
455 Massachusetts Ave, NW
- 57 **VIDA Fitness**  
445 K St, NW
- 58 **Wells Fargo**  
490 L St, NW
- 59 **World Class Cuts**  
403 K St, NW

## HOTELS

- 60 **Capital View Hostel**  
301 I St, NW
  - 61 **Hampton Inn**  
(Sixth Street bar + food)\*  
901 6th St, NW
-  **Historical Society of Washington, DC – located at Historic Carnegie Library at Mount Vernon Square**

**\* COMING SOON**

**\* BRUNCH**

**\* HAPPY HOUR**

# OUR FUTURE VISION: A RECOGNIZED & ESTABLISHED DESTINATION OF CHOICE

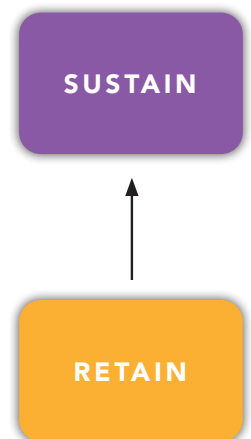
As Mount Vernon Triangle continues to flourish and mature into a thriving, mixed-use community, the MVT CID is also promoting our neighborhood's reputation as an urban destination.

**Becoming a "destination of choice" for anyone who chooses to live, work, do business and entertain in the District of Columbia requires a multi-faceted approach that begins with planning for and cultivating an environment that sets the stage for the neighborhood's success.**

unwavering platform for mitigating and solving problems, identifying opportunities and supporting ongoing community needs.

**Transforming the MVT CID into a vibrant, full-time community also requires attracting and retaining office and retail tenants.**

Whether it's testifying before the District Council at the Wilson Building or organizing a community stakeholder meeting at Mount Carmel Baptist Church, the MVT CID serves an important convening and connecting role in promoting the area's continued growth and advocating for effective municipal services and economic development policies. Our collaborative relationships with District executive and legislative leaders, regulatory agencies and other organizations responsible for planning and economic development provide an



“The CID’s presence is a key reason why there is so much demand from businesses and residents alike to move into Mount Vernon Triangle.

As an ANC Commissioner, I especially value their responsiveness to issues and concerns. One great example is their work to expand the farmers market – they reached out to the community, answered every question, and gave us what we were looking for.

The CID has also streamlined the way the ANC talks to businesses and developers. When issues come up, they have the relationships to help work things out without always having to go through the bureaucracy.”

Attorney Alex Marriott is Commissioner for Advisory Neighborhood Commission 6E05, which includes part of Mount Vernon Triangle.







We work in close partnership with DC's brokerage community to share the latest leasing opportunities and serve as a primary resource for market and demographic data. The MVT CID also partners frequently with local and national trade organizations to increase the neighborhood's visibility among real estate deal

makers, decision-makers and professionals.

In addition to communicating with local news media, we maintain and leverage active digital channels through the MVT CID's website and blog, the Triangle Times e-newsletter and a growing social media presence on Facebook, Twitter, Flickr and Instagram. These communications platforms are used to extend the reach of our stakeholders' messaging to broader audiences and to engage with residents, businesses, media and community leaders. We also provide supportive marketing for neighborhood merchants, lending our expertise and communications tools to highlight local business news, promote specials and co-sponsor events.

**Our hands-on participation in neighborhood life is a central part of our work to foster and sustain greater civic engagement and build and increase community pride.**

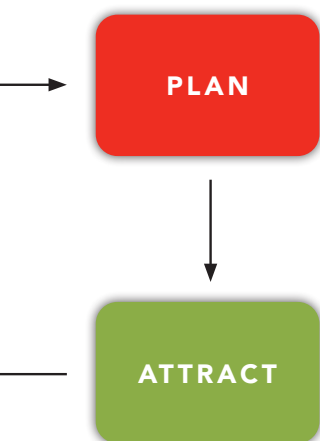
Whether it is organizing a

holiday Santa celebration on a cold winter day or greeting bicyclists with snacks at 7 am in support of "Bike to Work Day", the MVT CID produces and participates in community events that attract residents and visitors alike. One of the most popular events is our MVT FRESHFARM Market, which operates on Saturday mornings between May and October and features organic foods, produce and baked goods from local makers and growers. The market provides a focal point for community events that attract residents and visitors to our neighborhood and its businesses. These events include Spring Fest, Fall Fun Day, Dog Agility Day, music by artists of all ages, and the ever-popular petting zoo. With 2016 marking the market's third consecutive season of increased sales, plans are taking shape for the expansion to a larger and relocated market for 2017. The new FRESHFARM Market at 5th and I Streets, NW, will greatly increase market offerings and attract many more visitors and residents as they walk through

the market and neighboring green space at Milian Park.

In 2016, for the first time, the MVT CID combined a Tunes in the Triangle concert with an energetic National Night Out event to generate support for, and participation in, local anti-crime and emergency preparedness programs while strengthening neighborhood spirit.

Recognizing the importance of promoting continuity and maintaining strong linkages between adjacent neighborhoods, the MVT CID continues its membership on the board of DC Surface Transit as an advocate for Circulator bus, bicycle and streetcar planning services that respond to our community's growing needs and desires for alternate modes of transit. We also contribute to District-wide thought leadership, which provides real impact to our stakeholders and assists in supporting our community's future growth.



"It used to be that when you mentioned Mount Vernon Triangle to people, they weren't quite sure what you were talking about. But now it's becoming more of a destination and I give the CID a lot of credit for that.

They produce events that bring new people into the community, create a family atmosphere for those who already live here, and allow local businesses to connect more closely with the neighborhood.

The Mount Vernon Triangle CID is also very proactive when we have issues that need attention from the District. It could be as simple as a broken streetlight, or responding to a security concern with the police department. The CID is always asking what they can do to help."

Danny Lee is the chef and owner of Mandu at 453 K Street, NW.



# MOUNT VERNON TRIANGLE

Community Timeline (October 2015 – December 2016)



## OCTOBER 2015

- Carpe Librum Pop-up Bookstore @ 462 K
- Fitness & Health Day @ FRESHFARM Market
- Sticks + Bars Marimba @ FRESHFARM Market
- D.C. Bar Announces move to MVT
- Fall Fun Day @ FRESHFARM Market



## NOVEMBER

- Second Baptist Church Celebrates 167th Anniversary



## DECEMBER

- MVT CID Santa Celebration



## JANUARY 2016

- MVT CID Community Open House
- SLS hotel project announced for 5th & I Streets, NW
- Snowpocalypse! MVT Clean Team helps to keep the neighborhood open for business.



## MARCH

- Alta Strada opens @ City Vista
- Politics and Prose opens @ Busboys and Poets
- MVT CID Clean Team lends a hand at Cherry Blossom Festival



## APRIL

- MVT CID Community Open House
- Ottoman Taverna opens @ 425 I – Michelle Obama dines there one month later



## MAY

- Shouk opens @ 655 K
- 601 Mass & 655 NY earn Best Real Estate Deal awards from *Washington Business Journal*
- Spring Fest Event @ FRESHFARM Market season opening



## JUNE

- Groundbreaking @ D.C. Bar building site
- MVT CID Annual Meeting
- Groundbreaking @ Plaza West
- MVT CID takes part in annual Chinatown Picnic
- RPM Italian opens @ 601 Mass



## JULY

- Councilmember Charles Allen holds office hours @ A Baked Joint
- Groundbreaking @ The Lydian
- Dog Agility Day @ FRESHFARM Market
- Drum Circle @ FRESHFARM Market



## AUGUST

- National Night Out hosted by MVT CID
- Aura Spa opens at Vida Fitness
- Tunes in the Triangle Concert
- Sticks + Bars Marimba @ FRESHFARM Market



## SEPTEMBER

- Petting Zoo @ FRESHFARM Market
- Park(ing) Day in MVT



## OCTOBER+

- Local band Vim & Vigor @ FRESHFARM Market
- Grand opening of The Aspen DC Apartments @ 1011 4th
- Fall Fun Day @ FRESHFARM Market
- Councilmember Charles Allen holds office hours @ A Baked Joint
- MVT CID releases community survey
- AAMC & MVT CID Host Community Day
- Apple announces plan to locate flagship store at Carnegie Library
- MVT CID Santa Celebration
- Farmers & Distillers opens @ 600 Mass





# BOARD OF DIRECTORS & MVT CID STAFF

## BOARD OF DIRECTORS

### Officers & Executive Committee Members:

Chairman: Berk Shervin, The Wilkes Company

Vice Chairman: Dr. Ivory Toldson, Owner at 555 Massachusetts Avenue Condominiums

Treasurer: Jimmy Dodson, Paradigm Companies

Secretary: Tarra Kohli, Owner at Madrigal Lofts Condominiums

Yvonne Williams, Bible Way Church of Washington, DC, Inc.

Greg Carbone, EDENS

Mark Wood, Association of American Medical Colleges

Todd Dengel, Impark

### Additional Board Members:

Abby Elbaum, Ogden CAP Properties, LLC

Nicolas Franzetti, ASB Real Estate Investments

Hakan Ilhan, Restaurateur

Michelle Martin, Kids in the Triangle (KIT) Founder & Owner at  
The K at City Vista Condominiums

Pete Otteni, Boston Properties

Stephan Rodiger, Redbrick LMD

Matthew Shannon, Champion Awards

Dr. James Terrell, Second Baptist Church

## STAFF

Kenyattah A. Robinson, President & CEO

Leon Johnson, Director of Public Space Operations

Jerome Raymond, Real Estate and Planning Manager

Karen Widmayer, Communications Consultant



## FISCAL YEAR 2017 & 2016 BUDGETS

REVENUE	FY 2017	FY 2016
<b>Assessment Revenue</b>		
CID Tax Revenue - Total Billed	\$ 809,987	\$ 742,752
Less 5.0% Contingency Estimate	\$ (40,499)	\$ (37,138)
<b>Total Assessment Revenue</b>	<b>\$ 769,488</b>	<b>\$ 705,614</b>
<b>Other Revenue</b>		
DSLBD Clean Team Grant	\$ 126,000	\$ 126,000
Neighborhood Services Agreement	\$ 65,128	N/A
Interest Income	\$ 600	\$ 100
Event Income/Sponsorships	\$ 10,000	\$ 20,000
<b>Total Other Revenue</b>	<b>\$ 201,728</b>	<b>\$ 146,100</b>
<b>Total Revenue</b>	<b>\$ 971,216</b>	<b>\$ 851,714</b>
<b>EXPENSES</b>		
<b>Programmatic Expenses</b>		
Clean, Safe & Landscape Teams	\$ 466,238	\$ 353,739
Marketing, Communication & Economic Development	\$ 342,252	\$ 235,550
<b>Total Programmatic Expenses</b>	<b>\$ 808,490</b>	<b>\$ 589,289</b>
<b>Other Expenses</b>		
Office Space*	See Note	\$ 79,820
Administrative Services	\$ 75,950	\$ 73,000
Administration	\$ 91,984	\$ 152,850
<b>Total Other Expenses</b>	<b>\$ 167,934</b>	<b>\$ 305,670</b>
<b>Total Expenses</b>	<b>\$ 976,424</b>	<b>\$ 894,959</b>
<b>Revenue Over (Under) Expenses</b>	<b>\$ (5,208)</b>	<b>\$ (43,245)</b>
<b>Rollover of Net Collection Over Budget (FY 2015)/Change in Net Assets (FY 2016)</b>	<b>\$ 36,968</b>	<b>\$ 43,620</b>
<b>Final Revenue Over (Under) Expenses</b>	<b>\$ 31,760</b>	<b>\$ 375</b>

\* For FY 2017, Office Space expenses were allocated across the Administration and Programmatic Expense categories on a pro rata basis

## INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the Mount Vernon Triangle Community Improvement District, which comprise the statements of financial position as of September 30, 2016 and 2015, and the related statements of activities and changes in net assets and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements present fairly, in all material respects, the financial position of the Mount Vernon

Triangle Community Improvement District as of September 30, 2016 and 2015, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Matthews, Carter & Boyce  
Fairfax, Virginia  
March 31, 2017



## STATEMENTS OF FINANCIAL POSITION, SEPTEMBER 30, 2016 & 2015

ASSETS	FY 2016	FY 2015
<b>Current Assets</b>		
Cash and Cash Equivalents	\$ 470,616	\$ 351,596
Grant Receivable	\$ 10,000	\$ 10,000
Prepaid expenses	\$ 6,132	\$ 11,343
<b>Total Current Assets</b>	<b>\$ 476,748</b>	<b>\$ 372,939</b>
<b>Other Assets</b>		
Tax Assessments Receivable	\$ 118,790	\$ 123,328
Fixed Assets, Net of Accumulated Depreciation of \$42,148 and \$34,334, respectively	\$ 2,254	\$ 10,068
Deposits	\$ 14,164	\$ 14,164
<b>Total Other Assets</b>	<b>\$ 135,208</b>	<b>\$ 147,560</b>
<b>TOTAL ASSETS</b>	<b>\$ 611,956</b>	<b>\$ 520,499</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Accounts Payable and Accrued Expenses	\$ 46,295	\$ 47,572
Deferred Tax Assessments	\$ 64,713	\$ 16,247
Deferred Rent	\$ 7,300	\$ 0
<b>Total Current Liabilities</b>	<b>\$ 118,308</b>	<b>\$ 63,819</b>
<b>Net Assets</b>		
Unrestricted	\$ 487,826	\$ 456,680
Temporarily Restricted	\$ 5,822	\$ 0
<b>Total Net Assets</b>	<b>\$ 493,648</b>	<b>\$ 456,680</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 611,956</b>	<b>\$ 520,499</b>

## STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS FOR THE YEARS ENDED SEPTEMBER 30, 2016 & 2015

<b>Revenue</b>		
Assessments	\$ 768,441	\$ 707,289
Sponsorship	\$ 20,000	\$ 52,795
DSLBD Litter Grant	\$ 126,000	\$ 100,000
Other Revenue	\$ 26,596	\$ 10,945
<b>Total Revenue</b>	<b>\$ 941,037</b>	<b>\$ 871,029</b>
<b>Expenses</b>		
Clean and Safe Programs	\$ 420,426	\$ 316,699
Marketing and Economic Development Programs	\$ 252,132	\$ 245,340
Management and General	\$ 231,511	\$ 238,693
<b>Total Expenses</b>	<b>\$ 904,069</b>	<b>\$ 800,732</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$ 36,968</b>	<b>\$ 70,297</b>
<b>NET ASSETS - BEGINNING OF THE YEAR</b>	<b>\$ 456,680</b>	<b>\$ 386,383</b>
<b>NET ASSETS - END OF THE YEAR</b>	<b>\$ 493,648</b>	<b>\$ 456,680</b>

## STATEMENT OF CASH FLOWS FOR THE YEARS ENDED SEPTEMBER 30, 2016 & 2015

Change in Net Assets	\$ 36,968	\$ 70,297
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operation Activities:		
Depreciation	\$ 7,814	\$ 8,934
Change in Bad Debt Allowance	\$ (2,086)	\$ (2,086)
Deferred Rent	\$ 7,300	\$ 0
Decrease (increase) in:		
Grants Receivable	\$ 10,000	\$ (10,000)
Prepaid Expenses	\$ 5,211	\$ (7,045)
Tax Assessment Receivable	\$ 4,538	\$ 1,852
Deposits	\$ (12,264)	\$ (12,264)
Decrease (increase) in:		
Accounts Payable and Accrued Expenses	\$ (1,277)	\$ 16,053
Deferred Tax Assessments	\$ 48,466	\$ (1,992)
<b>Net Cash Provided by Operating Activities</b>	<b>\$ 119,020</b>	<b>\$ 63,749</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>\$ 119,020</b>	<b>\$ 63,749</b>
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF THE YEAR</b>	<b>\$ 351,696</b>	<b>\$ 287,847</b>
<b>CASH AND CASH EQUIVALENTS, END OF THE YEAR</b>	<b>\$ 470,616</b>	<b>\$ 351,596</b>

# MOUNT VERNON TRIANGLE COMMUNITY IMPROVEMENT DISTRICT



MOUNT  
VERNON  
TRIANGLE DC

457 Massachusetts Avenue, NW  
Washington, DC 20001  
(202) 216-0511  
[mvtcid.org](http://mvtcid.org)



[twitter.com/MVTCID](https://twitter.com/MVTCID)



[facebook.com/MountVernonTriangleCID](https://facebook.com/MountVernonTriangleCID)



[instagram.com/mvtcid](https://instagram.com/mvtcid)



[flickr.com](https://flickr.com)



[youtube.com](https://youtube.com)

Member:



- Adams Morgan Partnership BID
- Anacostia BID
- Capitol Hill BID
- Capitol Riverfront BID
- DowntownDC BID
- Georgetown BID
- Golden Triangle BID
- NoMa BID
- Southwest BID