Opening Remarks
Berkeley M. Shervin
MVT CID Chairman of the Board
Host Welcome
Hakan Ilhan
Owner, Ottoman Taverna
Current Development Status: “Nothing but Cranes in the Sky”

- **Residential (in Units)**
- **Office (in SF)**
- **Retail (in SF)**
- **Hospitality (in Rooms)**
Sixth Office HQ Relocation

The Wilkes Company & Quadrangle Development Corporation on behalf of DC Bar
103,00 SF Office
7,700 SF Retail
Delivers 4Q17 / 1Q18
Residential Momentum Continues

Latest Delivery: The Aspen (October 2016)

Blue Sky Housing, Paramount Development & Ellisdale Construction and Development
133 Apartment Units / 5,900 Retail SF
455 Eye Street

174 Apartment Units
2,000 SF Retail:
“Prather’s on the Alley”
Historic Adaptive Reuse
Equity Residential
The Lydian (400 K Street)

324 Apartment Units
13,410 SF Retail
The Wilkes Company & Quadrangle Development Corporation
Plaza West (307 K Street)

223 Apartment Units
(50 Units Devoted to “Grandfamilies”)
Bible Way Church & Mission First Housing Group
New Retail Add to MVT CID’s Destination Appeal

Recent Retail Openings within MVT CID

- SHOUK
- conosci
- Ottoman Taverna
- BAY's HELL BURGER
- Devon & Blakely
- RPM Italian
- ALTA STRADA

Recent Retail Openings Adjacent to MVT CID

- kinship
- Farmers & Distillers
- La Colombe
## What it All Means

<table>
<thead>
<tr>
<th>Metric</th>
<th>Today</th>
<th>Near Future</th>
<th>% Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Office</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF</td>
<td>1,689,371</td>
<td>1,792,371</td>
<td>+6.1%</td>
</tr>
<tr>
<td>Estimated Workers&lt;sup&gt;1&lt;/sup&gt;</td>
<td>8,145</td>
<td>8,960</td>
<td>+10.0%</td>
</tr>
<tr>
<td><strong>Residential</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Units</td>
<td>3,998</td>
<td>4,545</td>
<td>+13.7%</td>
</tr>
<tr>
<td>Estimated Residents&lt;sup&gt;2&lt;/sup&gt;</td>
<td>6,000</td>
<td>6,820</td>
<td>+13.7%</td>
</tr>
<tr>
<td><strong>Retail</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF</td>
<td>280,815</td>
<td>301,959</td>
<td>+7.5%</td>
</tr>
</tbody>
</table>

<sup>1</sup> at 200 sf/employee  
<sup>2</sup> at 1.5 residents/unit
On the Radar

Within MVT CID Boundaries

Proposed Street Car Extension

4-1/2 Street Mid-Block Crossing

111 Mass Ave
“Darth Vader Building”

NYC Flatiron Bldg.
Inspiration for Capitol Vista Project

Adjacent to MVT CID

AIPAC

SLS HOTELS

The Advisory Board Company

Apple

Capitol Crossing
Our Future Vision

To become a recognized and established “destination of choice” for anyone who chooses to live, work, do business or entertain in the District of Columbia.
Strategic Plan: 2016-2019

Goal 1: Achieve and maintain superior organizational performance and operational effectiveness through best-in-class administrative and governance practices

Goal 2: Preserve the MVT CID’s legitimacy and “right to operate” by always upholding our core values while also enhancing the organization’s perception, reputation and effectiveness in the eyes of its stakeholders

Goal 3: Enhance the MVT CID’s destination and brand appeal through innovation, repositioning and other activities that advance our ability to capture tomorrow’s opportunity

Goal 4: Advance a viable growth path trajectory that allows the MVT CID to responsibly contribute to unmet societal needs, “raise the bottom” for what is possible in a thoughtfully planned, carefully coordinated mixed-use community, and enables full achievement of the community’s innate potential
Goal 1: Today-Internal

**TODAY**
Manage Current Business

**TOMORROW**
Create New Opportunities

**INTERNAL**
Optimize Internal Capabilities

- Superior organizational performance and operational effectiveness
  - Efficiency
  - Cost Reduction
  - Risk Mitigation

**EXTERNAL**
Engage Stakeholders

---

**INDEPENDENT AUDITORS’ REPORT**

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
Goal 2: Today-External

**EXTERNAL**
Create New Opportunities

**INTERNAL**
Optimize Internal Capabilities

- Superior organizational performance and operational effectiveness
  - Efficiency
  - Cost Reduction
  - Risk Mitigation

**TODAY**
Manage Current Business

- Preserve the MVT CID’s legitimacy and “right to operate”
  - Perception
  - Reputation
  - Effectiveness

**EXTENAL**
Engage Stakeholders

- Efficiency
- Cost Reduction
- Risk Mitigation

---

<table>
<thead>
<tr>
<th>Metric</th>
<th>2015</th>
<th>2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clean</td>
<td>78%</td>
<td>81%</td>
</tr>
<tr>
<td>Safe</td>
<td>58%</td>
<td>49%</td>
</tr>
<tr>
<td>Visible</td>
<td>65%</td>
<td>66%</td>
</tr>
<tr>
<td>Engaged</td>
<td>47%</td>
<td>37%</td>
</tr>
</tbody>
</table>
Goal 3: Tomorrow-Internal

EXTERNAL
Create New Opportunities

INTERNAL
Optimize Internal Capabilities

TODAY
Manage Current Business

EXTERNAL
Engage Stakeholders

- Enhance the MVT CID’s destination and brand appeal
  - Innovation
  - Repositioning
  - Thought Leadership

- Superior organizational performance and operational effectiveness
  - Efficiency
  - Cost Reduction
  - Risk Mitigation

- Preserve the MVT CID’s legitimacy and “right to operate”
  - Perception
  - Reputation
  - Effectiveness

- Innovation
- Repositioning
- Thought Leadership

- Perception
- Reputation
- Effectiveness

- Efficiency
- Cost Reduction
- Risk Mitigation

- Destination and brand appeal
Goal 4: Tomorrow-External

EXTERNAL
Create New Opportunities

Enhance the MVT CID’s destination and brand appeal
• Innovation
• Repositioning
• Thought Leadership

Advance a viable growth path trajectory
• Organic Growth
• Opportunistic Growth
• Targeted Growth

INTERNAL
Optimize Internal Capabilities

Superior organizational performance and operational effectiveness
• Efficiency
• Cost Reduction
• Risk Mitigation

Preserve the MVT CID’s legitimacy and “right to operate”
• Perception
• Reputation
• Effectiveness

TODAY
Manage Current Business

EXTERNAL
Engage Stakeholders
Why MVT is Poised to Become the District’s Next Great “Place”

Paris: “A Cozy City of Neighborhoods”
Authentic & Distinct Community

★★★★

70%

RESTAURANTS ARE LOCALLY OWNED
Vibrant Public Realm with Recognized Landmarks
Wide, Walkable Sidewalks & Growing Retail Corridor
Shared Spaces & Communal Places that Bring People Together
Shared Spaces & Communal Places that Bring People Together
Shared Spaces & Communal Places that Bring People Together

Discover Chinatown Parks
At 5th & Mass
A Unique Opportunity to Preserve & Activate Our Limited Green Space
Our Most Important Strategic Element

Is not what you see

Montmartre-Paris, 2016

But what you don’t

MVT CID, 2017
Success Story: Mr. Steve Powell’s Path to Homeownership
MVT CID Clean Team Awards
Leon Johnson, MVT CID Operations Director
Charles Allen, Ward 6 Councilman
Clean Team Awards:
Certificate of Appreciation

• Very diligent as he performs his daily duties
• Meticulously leads his team to peak performance
• Proactive in his approach to supervising the team
• Jumps in and gives a helping hand while ensuring projects are done right the first time
• Congratulations to Mr. Jimmie Carter
Clean Team Awards: Outstanding Performance

• Dedicated to his work and often comes in early to get a jump on his responsibilities
• “Go to” team member when it comes to graffiti and ensures removal the moment it is noticed
• Can be seen assisting at Central Union Mission on weekends
• Congratulations to Mr. Steven Powell
Clean Team Awards: Employee of the Year

• In just one year has proven he loves MVT
• Always assists pedestrians with directions and keeps a watchful eye out for safety
• Can be counted on to assist co-workers on any project, volunteering to cover multiple routes when projects pull team members away
• Has done an outstanding job of building rapport with individuals on his route, ensuring they know his name and call on him personally for any assistance needed
• Congratulations to Mr. Robert Harris
Introduction of Keynote Speaker
Dr. Ivory M. Toldson
MVT CID Vice Chairman of the Board
Keynote Address
Brent Leggs
National Trust for Historic Places
Community Partner of the Year
Leon Johnson
MVT CID Director of Public Space Operations
Community Stakeholder of the Year
Kenyattah Robinson
MVT CID President & CEO
Board Election Results
Jerome Raymond,
MVT CID Real Estate & Planning Manager