

**Mount Vernon  
Triangle Community  
Improvement District**

Fiscal Year 2017 Annual Report

October 1, 2016 to September 30, 2017



**MOUNT  
VERNON**  
TRIANGLE DC





# OUR MISSION

The mission and vision for the Mount Vernon Triangle Community Improvement District is to develop Mount Vernon Triangle as a unique neighborhood within the East End of downtown Washington, DC, with a strong residential community Class-A office space, diverse places to shop and dine, and attractive, safe and active parks and public spaces.



Berk Shervin and Kenyattah Robinson

## Dear Valued Stakeholders:

A recent headline proclaimed Mount Vernon Triangle a **“Nexus Neighborhood.”** Our community couldn’t agree more.

More than half of the 700-plus respondents to our most recent neighborhood survey work within a one-mile radius of Mount Vernon Triangle, with 40% of respondents indicating that walking was their preferred mode of transportation to and from work. “Convenient” was the word most often cited by respondents to describe their perception of the MVT neighborhood of today. And a location-related attribute comprised four of the top six reasons why residents said they chose to live in Mount Vernon Triangle, with “Centralized location within DC” and “Proximity to work” comprising the top two most important determining factors.

Clearly, **“Location, Location, Location”** is central to what makes #LifeinMVT so special.

But as a prototypical nexus neighborhood, we recognize that the fruits of our efforts extend beyond our borders. Promoting the merits of our community’s location, convenience and livability while working to create stronger connections with surrounding neighborhoods, are all necessary and essential to the future of both Mount Vernon Triangle and downtown DC. Indeed, Mount Vernon Triangle sits at the epicenter of a vibrant and dynamic part of the District:

- To our north is 655 New York Avenue—a project that includes multiple creative historic adaptive reuse elements—that will house Advisory Board, EAB and others within 750,000+ SF of Class-A space.
- To our south is Capitol Crossing, a pioneering 2.2 million SF air-rights project that re-established the street grid to reflect the original intent of our city’s planners and will soon welcome its first occupants, patrons and guests.
- To our east are projects that will feature 1,900+ combined affordable and market rate rental units plus 98,000 SF of retail.
- And to our west is the Apple flagship store at historic Carnegie Library—a project that restores this iconic and historic landmark while establishing a new, global retail destination directly adjacent to Mount Vernon Triangle.

These important anchor and catalytic projects will soon join other notable destinations—including the Walter E. Washington Convention Center, Capital One Arena, Union Station and CityCenter DC—as attractive spaces and places for the growing local residential communities that continue to emerge downtown.

Within the MVT CID, our programs and initiatives continue to benefit those who live, work, do business and entertain in our community. Four out of five respondents to our last survey said the neighborhood was “clean” or “very clean,” and two out of three respondents said the neighborhood was “safe” or “very safe.” Just one percent of respondents said the neighborhood was “not clean” or “not safe.” We remain sharply focused on ensuring that our neighborhood is clean, green, and welcoming for all to enjoy, and we will always make ensuring everyone feels safe and supported while in our community a top priority.

But we are also acutely aware that our efforts in support of revitalizing and seamlessly connecting the wider east downtown area of the District continue to be important. It creates a major win for all, and we accept the responsibility that accompanies this obligation.

In this annual report, we proudly share examples of how the CID’s work alongside our stakeholders and partners is making significant and lasting impacts in **Keeping MVT Clean and Safe, Enhancing Our Green and Open Spaces, Creating Opportunities to Gather, and Finding Solutions through Partnerships.**

Through these actions, we are building community in its broadest sense. This is no longer an “up and coming” area. Mount Vernon Triangle has grown into a thriving and established part of Washington’s downtown. We are the “Nexus Neighborhood,” anchoring and helping to advance improvements within, and adjacent to, our CID boundaries.

We invite you to read more about the ways in which the MVT CID’s goals for **Building Community** were identified, pursued and advanced during Fiscal Year 2017 and beyond.

Sincerely,  
**Berkeley M. Shervin**  
Chairman of the Board

**Kenyattah A. Robinson**  
President & CEO





“YOUR CLEAN UP GUYS ARE AMAZING.”

John T. Suau  
Executive Director,  
Historical Society of  
Washington, DC

In the most recent Neighborhood Perception Survey, more than four out of five survey respondents—81%—considered the public spaces in MVT to be clean or very clean. This endorsement of the CID’s commitment to clean streets was three percentage points higher than the year prior, and is tied for the highest recorded.

This accomplishment would not have been possible without the tremendous efforts of the CID’s seven Clean Team Ambassadors. Clean Team members can be seen working hard seven days a week to remove litter and graffiti, identify trouble spots before they become major issues, and lend a helping hand where they can. Their work does not stop at the CID’s borders: they also spruce up neglected areas just outside of our boundaries as-needed to enhance the appeal of our broader community.

Their work would not be possible without a grant from the Department of Small and Local Business Development (DSLBD) as well as MVT CID’s partnership with Central Union Mission’s “Ready to Work” job training program, which provides a second chance to our formerly homeless District neighbors.

# KEEPING MVT CLEAN AND SAFE



Left to right: Jimmy, Elusma, Steve, Bobbie Jo, Parnell, Sam, “Mr. Brown”



Safety Council Meeting at Association of American Medical Colleges

Troubling feedback regarding community safety in the 2016 Neighborhood Perception Survey led to swift and decisive action by the MVT CID in January 2017. It established the MVT Safety Council to build productive relationships between the community and law enforcement, foster enhanced public safety in our community, and produce tangible results. Review of outcomes after the Safety Council’s first year show that its work is bearing fruit. In just one year’s time, survey respondents’ perceptions of safety increased 16%, with only 1% of respondents reporting feeling unsafe. MVT CID analysis of crime reporting data reinforces community perceptions, with decreases in reported incidents ranging from 35% to 81% during the most recent 12-month timeframe.

The Safety Council serves as a forum for the CID, neighborhood property managers and retailers, and local and federal law enforcement officials to hear stakeholder concerns, share best practices, and maintain clear lines of communication. We are particularly grateful to the Metropolitan Police Department’s First District, the United States Park Police’s Central District, the National Park Service, and the United States Attorney’s Office for their contributions to results the Safety Council delivered.

Strategic efforts such as the Safety Council. Programmatic initiatives that provide daily on-street visibility by our team of Clean & Safe Ambassadors. And strong working relationships with our local and federal law enforcement partners. These are just some of the ways that the MVT CID will continue to ensure that all who engage with our community remain safe and supported.

**See case study on page 10 for another safety-related success story: pedestrian safety enhanced by the 4-1/2 & K Streets NW mid-block crossing.**



Left: Cmdr. Morgan Kane & Capt. Jonathan Dorrough of MPD’s First District accept 2017 MVT CID Public Service Award



## FY 2017 Clean Team Performance

Collected more  
than 159 tons  
of trash



Eliminated more  
than 170 instances of  
graffiti within 24 hours  
of reporting



Removed nearly 228  
illegal posters  
and stickers



Identified and  
reported 170  
public space  
problems and defects to  
the District’s 311 system  
for repair



Distributed  
1,500 pounds  
of mulch  
across the CID’s tree boxes  
and flower beds while  
caretaking our  
5 neighborhood parks





# ENHANCING OUR GREEN AND OPEN SPACES

**P**arks and open spaces are both public spaces and community assets. They create social, environmental and economic value. And they are essential to building community.

It's why a public realm defined by attractive, diversely programmed and well-maintained parks has long been viewed as vital to Mount Vernon Triangle's evolution into a vibrant new downtown neighborhood. That was the case when the framework Mount Vernon Triangle Action Agenda was published in October 2003. And it continues to hold true today in the face of significant development momentum that has reduced the supply of—and increased demand for—this sought-after community resource and amenity.

As evidence: respondents to the most recent perception survey ranked "Park/ Green Space/Open Space Activation" as the CID's third-highest strategic priority—a ranking that trails only the mission-critical "Public Safety" and "Cleanliness/Landscaping" categories, and representing the biggest year-over-year increase in priority ranking of a program area by survey respondents.

And hence the MVT Open Space Study. Intentionally designed to be transparent, equitable and inclusive, this community-led effort was borne out of unequivocally strong community feedback that preserving, enhancing and expanding green, open and public-use spaces in and around Mount Vernon Triangle must be a top CID priority.

As part of the MVT Open Space Study effort, the CID and its consulting team—AECOM and Robinson Public Affairs—assessed existing and potential open and green spaces, engaged in robust stakeholder and community engagement, and identified best practices worldwide for designing and operating an exceptional urban park. This approach resulted in the identification of open space opportunity sites and site-specific open space recommendations—including a bold new vision for a "re-imagined" Cobb Park as an iconic destination to serve as an open, artistic space and gateway into Mount Vernon Triangle and downtown DC.

Following Advisory Neighborhood Commission 6E's unanimous approval of the MVT Open Space Study's analysis, findings and recommendations in February 2018, the MVT CID officially released the study in April 2018. The MVT CID has since worked closely with senior leadership within the Office of the Mayor and on the District Council to advocate for the funding, planning and implementation of the study's recommendations.



MVT Open Space Study

**T**he MVT CID is honored to have received the community's trust to lead on this very important issue that impacts the quality-of-life of thousands of neighborhood residents, workers and visitors. We are equally proud of our transparent involvement of hundreds of community members and dozens of individual stakeholder organizations through the grassroots engagement efforts shown below.

## Public Engagement Meetings:

- Public Meeting & Planning Workshop
- Presentation of Preliminary Findings to ANC 6E
- Community Happy Hour & Preliminary Release of Findings
- Presentation of Final Findings to ANC 6E
- Presentation to Penn Quarter Neighborhood Association

## Stakeholder Engagement Participants:

- Condominium Residents
- Multifamily Residential Property Owners & Building Managers
- Faith-Based Community Leaders
- Advisory Neighborhood Commissioners
- Higher Education Officials
- Commercial Property Owners & Tenants
- Owners of Properties Surrounding Significant Parcels of Current & Future Potential Open Space
- Respected Long-Time Community Influencers
- National Park Service
- District Department of Transportation
- District Office of Planning
- PEPCO
- Offices of Council Chairman Mendelson, At-Large Councilmembers Bonds, Grosso, Silverman & White, and Ward Councilmembers Allen, Cheh, McDuffie & Nadeau
- Office of the Deputy Mayor for Planning and Economic Development
- Mayor Muriel Bowser

## Cobb Park "Re-Imagined"



Public Meeting & Planning Workshop

To download a copy of the MVT Open Space Study, visit <http://www.mvtcid.org/OpenSpaceStudy>

“...COBB PARK IS CENTRAL AND ESSENTIAL TO MOUNT VERNON TRIANGLE'S FUTURE AS A VIBRANT AND GREEN COMMUNITY. IT'S MASTER PLANNING 101 AND SIMPLY THE RIGHT THINGS TO DO FOR OUR CITY.”

Berk Shervin  
MVT CID Board Chair

“IT IS VITAL THAT THE MVT CID OPEN SPACE STUDY RECOMMENDATIONS BE IMPLEMENTED NOW ON LAND THAT IS AVAILABLE TODAY, AND WHILE IT REMAINS COST-EFFECTIVE TO DO SO.”

Kenyattah Robinson  
MVT CID President & CEO





**B**uilding Community—the theme of this annual report—is fostered when we create opportunities for neighbors to gather. These experiences lead to greater civic engagement and community pride, both leading indicators of our community’s social health.

It was in this spirit the decision was made to relocate and expand the community farmers market to I Street NW between 4-1/2 and 5th Streets, NW next to Milian Park. The move followed three years of growing sales at a smaller, more constrained location plus clear customer feedback that greater selection and variety were desired.

Sponsored by the CID, the FRESHFARM MVT Market welcomes customers every Saturday morning from early May through late October. It’s rated 16th out of more than 200 area farmers markets, and number one in downtown DC.



# CREATING OPPORTUNITIES TO GATHER



The expanded FRESHFARM MVT Market serves up the bounty shoppers would expect to find—fruits and vegetables, meats, eggs, cheeses, jams and jellies, baked goods, ciders, plants and flowers. But for many the enhanced farmers market has evolved from being more than just a place to visit and shop—it’s become a popular weekend destination and opportunity to share in the special joy of being together regardless of financial means. Neighbors from across the broader community gather to enjoy live music, children’s activities, chef’s demos and more.

The move was a tremendous success, with the following increases reported compared to 2016:

- **69% increase in customers,**
- **83% increase in sales revenue, and**
- **117% increase in nutrition assistance to neighbors supported by a federally sponsored nutrition program to enhance access to fresh food and reduce nutritional risk.**

And that’s a story of enhanced community engagement we can all take pride in.



**MORE GATHERINGS  
IN THE CID:**

**DOG AGILITY DAY**

**FALL FUN DAY**

**FITNESS & HEALTH DAYS**

**SANTA CELEBRATIONS**

**SPRING FEST IN THE  
TRIANGLE**

**TUNES IN THE TRIANGLE**

**PARKING DAY**

**PETTING ZOO**

**WARD 6 COFFEE HOURS  
WITH COUNCILMEMBER  
ALLEN**

**AND MORE!**





# FINDING SOLUTIONS THROUGH PARTNERSHIPS



Mid-Block Crossing Ribbon Cutting, November 2017

## K STREET'S PROBLEM IN FEET:

300 BLOCK – 235 FEET

400 BLOCK – 738 FEET

500 BLOCK – 230 FEET

“ ... RESIDENTS HAVE ASKED FOR A MID-BLOCK CROSSWALK ... ”

Charles Allen  
Ward 6 Councilmember

## Working Together for a Mid-Block Crossing

**W**ith a stretch between intersections more than three times longer than others in the CID, the 400 block of K Street NW had become a recognized pedestrian safety concern as new housing and retail amenities emerged along this “superblock.” The community’s rapid growth resulted in a tenfold increase in foot traffic along the block in the last five years, with jaywalking becoming a common practice as pedestrians went to and from their homes, workplaces, restaurants and retail services.

In an effort to better conform to how people actually moved along the block and enhance pedestrian safety, the CID embarked on a partnership to create more usable pedestrian paths for the thousands of residents, professionals and countless additional visitors who travel through the neighborhood.

Backed by three years of pedestrian count patterns, the MVT CID prepared multiple reports to support the need for special approval to create a well-marked and clearly signed mid-block crossing. Councilmember Charles Allen’s letter to the District Department of Transportation (DDOT) in August 2016 created the positive momentum that led ultimately to the project’s consideration and approval.

Following months of planning meetings among the CID, Ward 6 Councilmember Charles Allen’s office, Advisory Neighborhood Commission 6E and DDOT, the mid-block crossing was installed in October 2017. The partners and community joined for a November 2017 ribbon cutting and inaugural maiden voyage-style crossing to celebrate this achievement—all united in their shared accomplishment and commitment toward problem-solving for the community’s betterment.



## Expanding Connectivity for a Seamless Downtown

**S**ince the start of FY 2017, Mount Vernon Triangle has celebrated the completion of The Aspen Apartments, 455 Eye Street Apartments, the D.C. Bar Building, Lydian 400K Apartments and Plaza West Apartments. And as the timeline below illustrates, these projects will be followed by a robust development pipeline of both CID and CID-adjacent projects that will help round out downtown DC’s destination appeal as a premier international destination to live, work, do business and entertain:

## FY2017+ Completed Developments

**October 2016 – The Aspen – 133 Rental Units**

**May 2017 – 455 Eye Street Apartments – 174 Rental Units**

**April 2018 – D.C. Bar Building – 105,000 SF Office / 7,734 SF Retail**

**May 2018 – Lydian 400K Apartments – 324 Rental Units / 13,410 SF Retail**

**June 2018 – Plaza West & Plaza West on K – 223 Affordable Rental Units<sup>(1)</sup>**

## Development Pipeline

**FY 2018, Q3 – 655 New York Avenue – 750,000+ SF Office & Retail<sup>(2)</sup>**

**FY 2018, Q3 – FY 2019, Q4 – Capitol Crossing – 973,000 SF Office & Retail**

**FY 2019, Q1 – Apple Flagship Store at the Carnegie Library – 19,000 SF Retail**

**FY 2021 – 111 Massachusetts Avenue Redevelopment – 350,000 SF Office & Retail**

**Through 2023 – Four Hotel/Mixed-Use Developments – 719 Hotel Rooms / 73 Residential Units**

**And Beyond – Northwest One and Toll Brothers Residential Project<sup>(3)</sup> – 1,906 Combined Affordable & Market Rate Units / 98,000 SF Retail**

<sup>(1)</sup> Includes 50 “grandfamily” units for grandparents raising grandchildren.

<sup>(2)</sup> Anchor tenants The Advisory Board and EAB to move in approximately 12 months following building delivery.

<sup>(3)</sup> At the site of the former Sursum Corda housing development acquired March 2018.



The Aspen



455 Eye Street Apartments



D.C. Bar Building



Lydian 400K Apartments

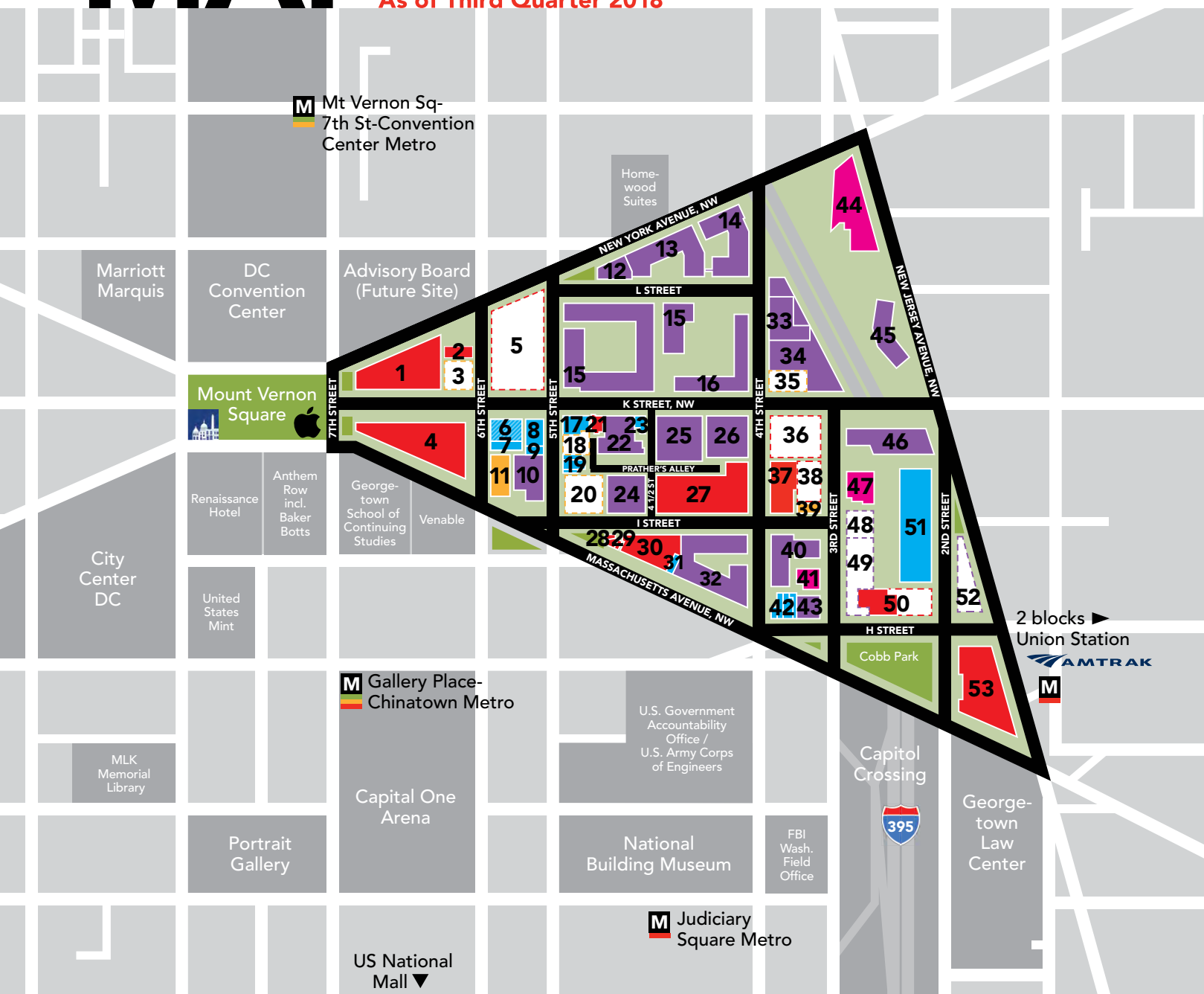


Apple Flagship Store at the Carnegie Library



# DEVELOPMENT MAP

As of Third Quarter 2018



63 RESTAURANTS  
& SHOPS



1.8 MILLION SF  
OFFICE  
EXISTING



21 THOUSAND  
RESIDENTS  
WITHIN 0.5 MILE

## Development Summary - As of Third Quarter 2018

	Existing	Under Construction	Pipeline	Totals
Office SF	1,792,371	—	1,058,867	2,851,238
Residential Units	4,545	—	526	5,071
Retail & Other SF	303,650	3,500	76,900	384,050
Hotel Keys	238	—	719	957

## Office

- Association of American Medical Colleges (AAMC)**  
Office: 273,280 sf | Retail: 14,346 sf  
Owner: AAMC
- 1012 6th Street**  
Office: 3,094 SF  
Owner: Bruno Chumpitazi
- 601 Massachusetts Avenue**  
(key tenant: Arnold & Porter)  
Office: 460,500 sf | Retail: 18,300 sf  
Owner: Boston Properties
- 1001 6th Street**  
Office: 495,000 sf | Retail: 29,000 sf  
550-600 unit residential option also under consideration  
Owners: Steuart Investments & Boston Properties
- Federal Management Systems**  
Office: 6,072 sf  
Owner: Federal Management Systems
- 425 Eye Street**  
(key tenant: Veterans Affairs)  
Office: 361,647 sf | Retail: 26,353 sf  
Owner: Paramount Group, Inc.
- 455 Massachusetts Avenue**  
Office: 230,872 sf | Retail: 12,393 sf  
Owner: ASB Real Estate Investments
- 300 K Street**  
Office: 233,079 sf | Retail: 12,700 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- D.C. Bar Headquarters**  
Office: 103,000 sf | Retail: 7,734 sf  
Owner: D.C. Bar
- 950 3rd Street**  
Office: 117,788 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- AIPAC**  
Office: 90,000 sf  
Planned: 162,000 sf Office  
Owner: AIPAC
- 111 Massachusetts Avenue**  
(key tenant: Homeland Security)  
Office: 267,000 sf  
Planned : 95,400 sf Office & Retail  
Owner: Douglas Development

## Residential

- 555 Massachusetts Avenue**  
Condo units: 246  
Developer: The JBG Companies
- 460NYA**  
Condo units: 63  
Developers: Bozzuto & NVCommercial
- Meridian at Mount Vernon Triangle**  
Rental units: 390  
Owners: Steuart Investments & Paradigm

- Meridian at Mount Vernon Triangle II**  
Rental units: 393  
Owners: Steuart Investments & Paradigm
- City Vista**  
Condo units: 441 | Rental units: 244  
Retail: 115,000 sf (includes 55,000 sf Safeway)  
Owners: Gables Residential (apartments) & EDENS (retail)
- Museum Square Apartments**  
Rental units: 302 | Retail: 6,500 sf  
Owner: Bush Construction Corporation
- 450K**  
Rental units: 233 | Retail: 6,576 sf  
Owner: Ogden CAP Properties
- 455 Eye Street**  
Rental units: 174 | Retail: 2,000 sf  
Owner: Equity Residential
- Lyric 440K Apartments**  
Rental units: 234 | Retail: 9,130 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- Lydian 400K Apartments**  
Rental units: 324 | Retail: 13,410 sf  
Owners: The Wilkes Co. & Quadrangle Development Corp.
- 425 Massachusetts Avenue**  
Rental units: 559 | Retail: 1,952 sf  
Owner: Equity Residential
- The Aspen DC Apartments**  
Rental units: 133 | Retail: 5,890 sf  
Owners: Blue Sky Housing, Paramount Development & Ellisdale Construction and Development
- Plaza West and Plaza West on K**  
Rental units: 223  
Owner: Bible Way Church
- Madrigal Lofts**  
Condo units: 259  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- The Sonata**  
Condo units: 75  
Developers: The Wilkes Co. & Quadrangle Development Corp.
- Golden Rule Plaza**  
Senior rental units: 119  
Owner: Bible Way Church
- Carmel Plaza Apartments**  
Rental units: 133 | Retail: 14,180 sf  
Owner: Bush Construction Corporation
- Liberty Place**  
Rental units: 71  
Developers: National Housing Trust – Enterprise Preservation Corporation and IBF Development
- The Cantata**  
Rental units: 273  
Developers: The Wilkes Co. & Quadrangle Development Corp.

- Capitol Vista**  
Rental units: 104 | Retail: 3,200 sf  
Developer: Voltron Partners

## Hospitality

- 601 K Street**  
Rooms: 235 | Retail: 7,000 sf  
Developer: Douglas Development
- Hampton Inn**  
Hotel rooms: 228
- 923 – 927 5th Street**  
Rooms: 153  
Developer: Kline Operations
- 901 5th Street**  
Hotel rooms: 176  
Residential units: 48 | Retail: 7,600 sf  
Developers: Peebles Corporation, Dakota Development, Walker Group and MacFarlane Partners
- 4th & K Street**  
Hotel rooms: 200 | Rental units: 30  
Retail: TBD  
Owner: Birchington LLC

## Places of Worship

- Second Baptist Church**
- Bible Way Church**
- Mount Carmel Baptist Church**

## Retail, Historic Buildings & Other Sites

- 508 K Street**
- 917 – 923 6th Street**
- 500 K Street**
- 924 5th Street**
- 476 K Street**
- 915 – 919 5th Street**
- 444 – 446 K Street**
- 459 Massachusetts Avenue**
- Mount Vernon Triangle CID Office**
- 433 Massachusetts Avenue**
- 311, 313, 315 & 317 H Street**
- 2nd & H Parking Deck Air Rights Development**  
Floor plate: 89,995 sf  
Owner: D.C. Government



DC History Center



Apple Flagship Store  
(Coming Soon)

both located at Historic Carnegie Library at Mount Vernon Square

# RETAIL MAP

As of Third Quarter 2018



## Coffee Shops and Bakeries

- 1 **A Baked Joint**<sup>2,3</sup>  
440 K St, NW • Bakery/Coffeehouse
- 2 **La Colombe**  
900 6th St, NW • Coffee/Café
- 3 **Le Pain Quotidien**<sup>2</sup>  
433 Massachusetts Ave, NW  
French Bakery/Café
- 4 **Chez Lily**<sup>1</sup>  
425 I Street, NW • Coffee/Café
- 5 **Starbucks**  
490 L St, NW (in Safeway) • Coffee/Café

## Fast Casual and Take-Out Restaurants

- 6 **Chipotle Mexican Grill**  
1045 5th St, NW • Mexican
- 7 **Devon & Blakely**  
601 Massachusetts Ave, NW  
Salads/Sandwiches
- 8 **Joe & The Juice**<sup>1</sup>  
400 K St, NW  
Juices/Shakes/Sandwiches/Coffee
- 9 **Papa John's**  
313 H St, NW • Pizza
- 10 **Shouk**  
655 K St, NW  
Middle Eastern/Vegetarian
- 11 **SOL Mexican Grill**  
655 K St, NW • Mexican
- 12 **Subway**  
455 Massachusetts Ave, NW  
Sandwiches/Salads
- 13 **Sweetgreen**  
1065 5th St, NW • Salads/Warm Bowls
- 14 **Taylor Gourmet**  
485 K St, NW • Sandwiches/Salads
- 15 **Tropical Smoothie Café**  
425 I St, NW  
Smoothies/Salads/Sandwiches
- 16 **Wiseguy NY Pizza**  
300 Massachusetts Ave, NW • Pizza

## Bars and Full-Service Restaurants

- 17 **Alba Osteria**<sup>2,3</sup>  
425 I St, NW • Italian
- 18 **Alta Strada**<sup>2,3</sup>  
465 K St, NW • Italian
- 19 **Busboys and Poets**<sup>2,3</sup>  
1025 5th St, NW • American
- 20 **Capital Burger**<sup>3</sup>  
1005 7th St, NW • American
- 21 **Carving Room**<sup>2,3</sup>  
300 Massachusetts Ave, NW  
American

- 22 **Cloakroom**  
476 K St, NW • Night Club/Restaurant
- 23 **Farmers & Distillers**<sup>2</sup>  
600 Massachusetts Ave, NW  
Farm-to-Table
- 24 **Kinship**  
1015 7th St, NW • Modern American
- 25 **Mandu**<sup>2,3</sup>  
453 K St, NW • Korean
- 26 **New Full-Service Restaurant from the Owners of A Baked Joint**<sup>1</sup>  
420 K Street, NW • American
- 27 **Ottoman Taverna**<sup>2,3</sup>  
425 I St, NW • Turkish
- 28 **Philos Mezze + Wine Bar**<sup>2,3</sup>  
401 Massachusetts Ave, NW  
Mediterranean
- 29 **Prather's on the Alley**  
455 I St, NW • American
- 30 **RPM Italian**<sup>3</sup>  
601 Massachusetts Ave, NW • Italian
- 31 **Silo**<sup>2,3</sup>  
919 5th St, NW • American
- 32 **Sixth Engine**<sup>2,3</sup>  
438 Massachusetts Ave, NW  
American
- 33 **Texas de Brazil**<sup>3</sup>  
455 Massachusetts Ave, NW  
Brazilian Steakhouse

## Fitness

- 34 **Bhakti Yoga DC**  
928 5th St, NW
- 35 **Epic Hybrid Training**  
506 K St, NW
- 36 **Orangetheory Fitness**  
425 I St, NW
- 37 **Solidcore**  
433 Massachusetts Ave, NW
- 38 **SoulCycle**  
601 Massachusetts Ave, NW
- 39 **VIDA Fitness**  
445 K St, NW

## Grocery and Spirits

- 40 **Capital City Wine & Spirits**  
500 K St, NW
- 41 **Eye Street Cellars**  
425 I St, NW
- 42 **Gallery Market Café**  
450 Massachusetts Ave, NW
- 43 **Safeway Grocery Store**  
490 L St, NW
- 44 **Tunnel Fine Wines & Spirits**  
311 H St, NW

## Beauty and Pharmacy

- 45 **CVS Pharmacy**  
400 Massachusetts Ave, NW
- 46 **CVS Pharmacy**  
655 K St, NW
- 47 **Lucy Nails Spa & Barber**  
317 H St, NW
- 48 **Modern Nails**  
901 4th St, NW
- 49 **Popular Cuts**  
926 5th St, NW
- 50 **Q-West Nail & Spa II**  
468 K St, NW
- 51 **World Class Cuts**  
403 K St, NW

## Additional Services

- 52 **5th Street Ace Hardware**  
1055 5th St, NW
- 53 **Ajax**  
1011 4th St, NW
- 54 **BicycleSPACE**  
440 K St, NW
- 55 **Capital One Bank**  
1075 5th St, NW
- 56 **Champion Trophies**  
409 K St, NW
- 57 **Gallery Cleaners**  
450 Massachusetts Ave, NW
- 58 **Kids Come First**  
200 K St, NW
- 59 **Sundown Cleaners**  
407 K St, NW
- 60 **UPS Store**  
455 Massachusetts Ave, NW
- 61 **Wells Fargo**  
490 L St, NW

## Hotels

- 62 **Capital View Hostel**  
301 I St, NW
- 63 **Hampton Inn (Sixth Street bar + food)**<sup>3</sup>  
901 6th St, NW

DC History Center

Apple Flagship Store<sup>1</sup>

*both located at Historic Carnegie Library at Mount Vernon Square*

<sup>1</sup> **COMING SOON**

<sup>2</sup> **BRUNCH**

<sup>3</sup> **HAPPY HOUR**





# FINANCIALS

## Fiscal Year 2017 & 2018 Operating Budgets

REVENUE	FY 2017	FY 2018
<b>Assessment Revenue</b>		
CID Tax Revenue - Total Billed	\$ 809,987	\$ 829,623
Less 5.0% Contingency Estimate	\$ (40,499)	\$ (41,481)
<b>Total Assessment Revenue</b>	<b>\$ 769,488</b>	<b>\$ 788,142</b>
<b>Other Revenue</b>		
DSLBD Clean Team Grant	\$ 126,000	\$ 129,000
Neighborhood Services Agreement	\$ 65,128	\$ —
Interest Income	\$ 600	\$ 900
Sponsorship Income	\$ 10,000	\$ 20,000
<b>Total Other Revenue</b>	<b>\$ 201,728</b>	<b>\$ 149,900</b>
<b>Total Revenue</b>	<b>\$ 971,216</b>	<b>\$ 938,042</b>
<b>EXPENSES</b>		
<b>Programmatic Expenses</b>		
Clean, Safe & Landscape Teams	\$ 466,238	\$ 505,686
Marketing, Communications & Economic Development	\$ 342,252	\$ 327,848
<b>Total Programmatic Expenses</b>	<b>\$ 808,490</b>	<b>\$ 833,534</b>
<b>Other Expenses</b>		
Administration	\$ 91,984	\$ 104,465
Administrative Services*	\$ 75,950	\$ see note
<b>Total Other Expenses</b>	<b>\$ 167,934</b>	<b>\$ 104,465</b>
<b>Total Expenses</b>	<b>\$ 976,424</b>	<b>\$ 937,999</b>
<b>Revenue Over (Under) Expenses</b>	<b>\$ (5,208)</b>	<b>\$ 43</b>
<b>Rollover of Change in Net Assets</b>	<b>\$ 36,968</b>	<b>\$ —</b>
<b>Final Revenue Over (Under) Expenses</b>	<b>\$ 31,760</b>	<b>\$ 43</b>

\*For FY 2018, Administrative Services expenses were allocated across the Administration and Programmatic Expense categories on a pro rata basis.

We have audited the accompanying financial statements of the Mount Vernon Triangle Community Improvement District, which comprise the financial statements of financial position as of September 30, 2017 and 2016, 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 referred to above present fairly, in all material respects, the financial position of Mount Vernon Triangle Community Improvement District as of September 30, 2017 and 2016, 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  
June 2018



## Statements of Financial Position, Sept. 30, 2016 & 2017

	FY 2016	FY 2017
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	\$ 470,616	\$ 558,701
Certificate of Deposit	\$ —	\$ 210,081
Grant Receivable	\$ —	\$ —
Prepaid Expenses	\$ 6,132	\$ 10,639
<b>Total Current Assets</b>	<b>\$ 476,748</b>	<b>\$ 779,421</b>
<b>Other Assets</b>		
Tax Assessments Receivable	\$ 118,790	\$ 104,640
Fixed Assets, Net of Accumulated Depreciation of \$42,148 and \$43,760, respectively	\$ 2,254	\$ 4,740
Deposits	\$ 14,164	\$ 14,164
<b>Total Other Assets</b>	<b>\$ 135,208</b>	<b>\$ 123,544</b>
<b>TOTAL ASSETS</b>	<b>\$ 611,956</b>	<b>\$ 902,965</b>
<b>LIABILITIES AND NET ASSETS</b>		
<b>Current Liabilities</b>		
Accounts Payable and Accrued Expenses	\$ 46,295	\$ 88,798
Deferred Tax Assessments	\$ 64,713	\$ 262,246
Deferred Rent	\$ 415	\$ 2,296
<b>Total Current Liabilities</b>	<b>\$ 111,423</b>	<b>\$ 353,340</b>
<b>Long Term Liabilities</b>		
Deferred Rent, net of current portion	\$ 6,885	\$ 4,590
<b>Total Long Term Liabilities</b>	<b>\$ 6,885</b>	<b>\$ 4,590</b>
<b>TOTAL LIABILITIES</b>	<b>\$ 118,308</b>	<b>\$ 357,930</b>
<b>Net Assets</b>		
Unrestricted	\$ 487,826	\$ 541,328
Temporarily Restricted	\$ 5,822	\$ 3,707
<b>Total Net Assets</b>	<b>\$ 493,648</b>	<b>\$ 545,035</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 611,956</b>	<b>\$ 902,965</b>

## Statements of Activities and Changes in Net Assets for the Years Ended Sept. 30, 2016 & 2017

<b>Revenue</b>		
Assessments	\$ 768,441	\$ 812,154
Sponsorships	\$ 20,000	\$ 18,850
DSLBD Litter Grant	\$ 126,000	\$ 126,000
Service Contract Revenue	\$ —	\$ 65,128
Other Revenue	\$ 26,596	\$ 21,613
<b>Total Revenue</b>	<b>\$ 941,037</b>	<b>\$ 1,043,745</b>
<b>Expenses</b>		
Clean and Safe Programs	\$ 420,426	\$ 453,676
Marketing and Economic Development Programs	\$ 252,132	\$ 335,153
Management and General	\$ 231,511	\$ 203,529
<b>Total Expenses</b>	<b>\$ 904,069</b>	<b>\$ 992,358</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$ 36,968</b>	<b>\$ 51,387</b>
<b>NET ASSETS - BEGINNING OF THE YEAR</b>	<b>\$ 456,680</b>	<b>\$ 493,648</b>
<b>NET ASSETS - END OF THE YEAR</b>	<b>\$ 493,648</b>	<b>\$ 545,035</b>

## Statement of Cash Flows for the Years Ended Sept. 30, 2016 & 2017

<b>Cash Flows from Operating Activities</b>		
Change in Net Assets	\$ 36,968	\$ 51,387
Adjustments to Reconcile Change in Net Assets to Net Cash Provided by Operation Activities:		
Depreciation	\$ 7,814	\$ 1,612
Change in Bad Debt Allowance		
Deferred Rent	\$ 7,300	\$ (414)
Decrease (increase) in:		
Grants Receivable	\$ 10,000	\$ —
Prepaid Expenses	\$ 5,211	\$ (4,507)
Tax Assessment Receivable	\$ 4,538	\$ 14,150
Decrease (increase) in:		
Accounts Payable and Accrued Expenses	\$ (1,277)	\$ 42,503
Deferred Tax Assessments	\$ 48,466	\$ 197,533
<b>Net Cash Provided by Operating Activities</b>	<b>\$ 119,020</b>	<b>\$ 302,264</b>
<b>Cash Flows from Investing Activities</b>		
Purchases of Property and Equipment	\$ —	\$ (4,098)
Purchase of Certificates of Deposit	\$ —	\$ (210,081)
<b>Net Cash Used by Investing Activities</b>	<b>\$ —</b>	<b>\$ (214,179)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>\$ 119,020</b>	<b>\$ 88,085</b>
<b>CASH AND CASH EQUIVALENTS, BEGINNING OF THE YEAR</b>	<b>\$ 351,696</b>	<b>\$ 470,616</b>
<b>CASH AND CASH EQUIVALENTS, END OF THE YEAR</b>	<b>\$ 470,616</b>	<b>\$ 558,701</b>



# TALKING ABOUT MVT AND ITS CID

**"One of the things I love about the Mount Vernon Triangle CID has to do with where the city is positioning right now. There's so much development happening to the north, so much development happening to the south, the Mount Vernon Triangle CID is really helping chart a vision for how our downtown really grows."**

**"It's the central hub that all other neighborhoods are connecting to. It is knitting together all our downtown communities, creating more and more great places to live, work and play."**

**Charles Allen,**  
*Ward 6 Councilmember*

**"Since MVT-CID was formed in 2003, the neighborhood has grown... into a vibrant, inclusive and popular community that contributes to the District's international reputation as an attractive place to live, work, do business and entertain."**

**Alexander T. Marriott,**  
*Advisory Neighborhood Commission 6E Chair*

**"Underneath and in between the 21st century buildings and hot spots is a deep, pervasive history that stretches back to the dawn of the District of Columbia."**

**Zak Salih,**  
*dc.urbanturf.com*



**"The MVT CID recently embarked on a data-driven crusade to prove to the necessary stakeholders that park space needs to be preserved in the growing area near Union Station."**

**Taylor Barden Golden,**  
*MidCity DC News*

**"This area is so central to everything. There are so many restaurants and things to do that you can walk to, so it's easy and convenient."**

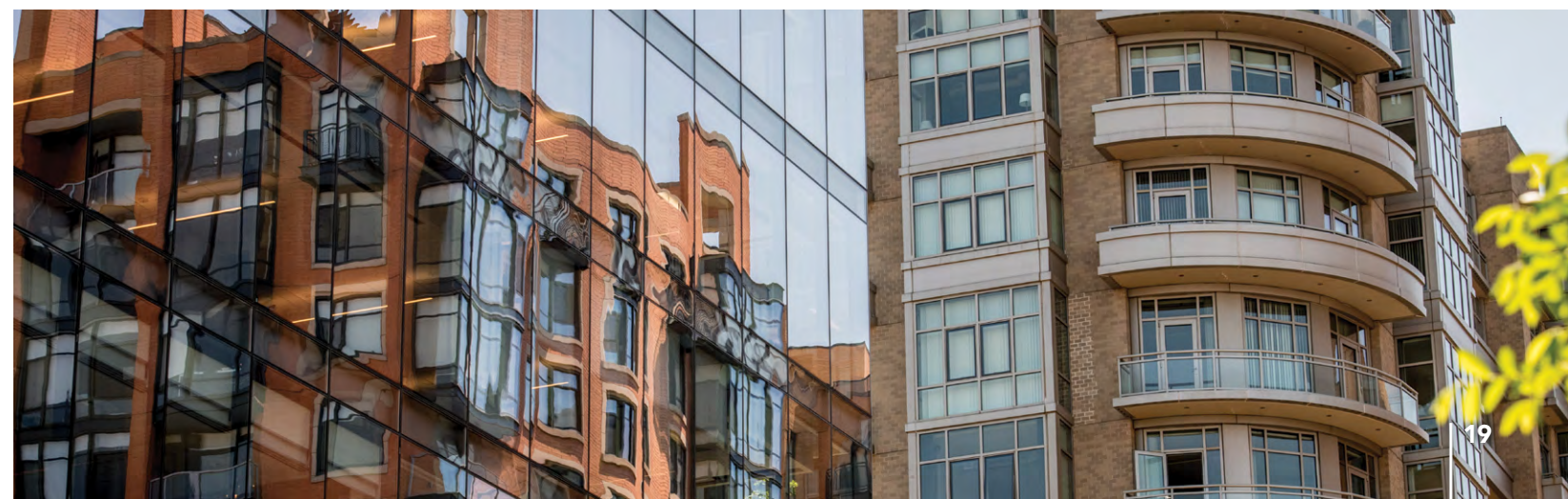
**Anju Thomas,**  
*MVT Resident*

**"If you're looking for a mixed-use neighborhood that's central to everything, this one is it."**

**Harriett Edelson,**  
*The Washington Post*



Left to right: Kenyattah Robinson, Leon Johnson, Jerome Raymond



## FY 2017 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, Madrigal Lofts Condominium Association  
Greg Carbone, EDENS

Todd Dengel, Impark

Mark Wood, Association of American Medical Colleges

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

### Additional Board Members

Abby Elbaum, Ogden CAP Properties, LLC

Nicolas Franzetti, ASB Real Estate Investments

Hakan Ilhan, Restaurateur

Michelle Martin, Kids in the Triangle (KITT) Founder &

Owner at The K at City Vista Condominiums

Pete Otteni, Boston Properties

Stephan Rodiger, Redbrick LMD

Matthew Shannon, Champion Trophies

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

Sharon Boesen, Communications Consultant



# MOUNT VERNON TRIANGLE COMMUNITY IMPROVEMENT DISTRICT

457 Massachusetts Avenue, NW

Washington, DC 20001

(202) 216-0511

[mvtcid.org](http://mvtcid.org)

Member:



Adams Morgan Partnership BID

Anacostia BID

Capitol Hill BID

Capitol Riverfront BID

DowntownDC BID

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Golden Triangle BID

NoMa BID

Southwest BID



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