



Mount Vernon Triangle
Community
Improvement
District

2012 Annual Report

The Mount Vernon Triangle Community Improvement District is a 501 (c) (6) nonprofit organization established to enhance the overall quality of life for residents, visitors, those who work in Mount Vernon Triangle, and property owners by providing clean and safe services, marketing, planning, and economic development.

*Photo credit: Juan Hernandez
Designed by: Karol Keane, Keanedesign.com*





Mount Vernon Triangle experienced another year of significant progress in 2012. The K Street streetscape work, consisting of improvements to the sidewalks, tree boxes, curbs, gutters, handicapped ramps, and streets, got underway in earnest. All work is scheduled to be completed by the end of May 2013.

DDOT invested \$7 million more than originally anticipated in The Triangle along K Street. Plans are now in the works for streetscape improvements along New Jersey Avenue beginning in 2014.

Three ground-breakings took place during 2012. It was amazing so see this second wave of development emerge just as the economy began to show signs of recovery. 440 K was first with its 234 unit apartment building, then the headquarters of the Association of American Medical Colleges, and finally 450 K with its 230 apartments.

In the spring of 2012, we saw the opening of the Meridian at Mount Vernon Triangle. This 390-unit apartment building reached 80 percent occupancy in just 10 months! Due to its success, Phase II has broken ground and should be completed within 18 months.

Retail continues to thrive with a growing number of shoppers and diners frequenting Mount Vernon Triangle. We saw Chipotle, Sixth Engine, Vida, Sweet Green, and Tel-veh open during the year.

Finally, we had a new installation of public art – *Aria* by Rodney Carroll. This fabulous sculpture, installed on Eye Street next to the Madrigal Lofts, is the fourth piece of public art in The Triangle. And, we hope to see even more works in The Triangle with the establishment of our new Arts Committee, which will be working to establish partnerships, fundraise, and identify other creative ways to bring more public art to Mount Vernon Triangle.

Clean streets, a safe environment in which to live and work, great restaurants, interesting retailers, and a diverse array of services are all working together to make The Triangle an exciting and vibrant place to be. More residents, office workers, and visitors are coming every day! Additional public art! Groundbreakings!!!

Here's to another exciting year ahead of us!

Sincerely,

Rev. Joseph Evans, Ph.D., Chairman

Bill McLeod, Executive Director

"Mount Vernon Triangle is now well on its way to becoming what people truly want to experience when living and working in a spectacular downtown neighborhood."

Charles (Sandy) Wilkes
Chairman of The Wilkes Company





The redevelopment of Mount Vernon Triangle began with an innovative and dynamic public-private partnership in 2002. The D.C. Office of Planning and ten major property owners in Mount Vernon Triangle partnered with the Office of Planning and Economic Development, National Capital Revitalization Corporation, District Department of Transportation, and the Mount Vernon Triangle Alliance. Together, they worked for two years to develop a comprehensive plan to revitalize the area. This collaboration produced the *Mount Vernon Triangle Action Agenda*, which then Mayor Anthony Williams unveiled in March of 2003.

The *Action Agenda* included five key action items designed to ensure the successful development of the neighborhood:

1. Developing comprehensive design recommendations for a truly livable neighborhood.
2. Establishing a retail plan to identify and attract a healthy mix of urban shops, restaurants, and services, primarily on K and Fifth Streets, creating active and vibrant streets.
3. Coordinating capital improvements.
4. Including great public spaces, green space, plazas, and public art.
5. Creating a Community Improvement District.

To further implement the *Action Agenda*, the *Mount Vernon Triangle Transportation and Public Realm Design Project* report was published in 2006 outlining transportation recommendations, public realm improvements, design guidelines, and an implementation timeline.

The MVT CID was created in 2004 to foster a clean and safe environment, market Mount Vernon Triangle, and coordinate planning of public and private investment with the District government. Comprehensively, the planning goal seeks to continue Mount Vernon Triangle's unique public-private partnership and focus on designing, zoning, and beautifying this new mixed-use neighborhood.





Landscaping Team

In 2012, we were able to hire two part-time landscapers to attend to all the parks and tree boxes in Mount Vernon Triangle. The Landscaping Team raised the bar for tree-box maintenance and greatly improved the conditions in our five National Park Service parks and one DC Department of Parks & Recreation park.

Thanks are in order to Casey Trees for their in-kind contribution of trees and labor. This past fall and spring, we were able to plant an additional 15 trees and replace several trees that did not make it through the hot, dry summer of 2012.



Clean Team

The MVT CID Clean Team operates in collaboration with Gospel Rescue Mission, located at 810 5th Street, N.W. The Clean Team began services to The Triangle in 2005, and since that time, we have expanded the Team from two members to the five members we have today. With the Clean Team working seven days a week from 7:00 a.m. to 3:00 p.m., our streets and sidewalks have never looked more pristine.

Special thanks are in order to the District's Department of Small and Local Business Development for the BID Litter Cleanup Grant. In FY12, we received \$90,000 through the grant for our Clean Team, and in FY13, another \$87,000. Thank you for your continued support!



Safer Streets

Since August 2007, the Mount Vernon Triangle Community Improvement District has participated in the Metropolitan Police Department's Reimbursable Detail Program which allows the MVT CID to contract for additional police patrols on Friday and Saturday nights. Currently, hours of operation for these additional patrols are 11:00 p.m. to 5:00 a.m. Every year, our streets have become safer, office workers fill the streets, residents walk to work, and shoppers and diners add vitality to our streets during the day and evening hours. Thank you, Commander Hickson and the officers of the Metropolitan Police Department for making The Triangle a liveable, walkable community once again!



Marketing

Every quarter, we produce *Triangle Times* – a four page newsletter that prints the latest news. The newsletter is also available on our website and by email.

To increase the brand awareness of Mount Vernon Triangle, we launched our first banner program along the newly streetscaped 4th Street.

Six different banner designs were hung along the 800, 900, 1000, and 1100 blocks of 4th Street to brand The Triangle as a hip place to shop and dine.

Finally, our wonderful relationships with local reporters have garnered MVT CID the most valuable attention of all – mass media coverage – and you cannot put a price tag on that.



Special Events



The number of events taking place in Mount Vernon Triangle is increasing as people discover this community in the heart of Downtown. Our Pet Costume Contest for Halloween was a big hit that attracted our largest crowd to date. We not only had a number of dogs in costume and their owners (some whom dressed up too) but a large crowd to watch.

"Photos with Santa Claus" was another surprise hit drawing children, pets, and adults to meet Kris Kringle and have their photo taken. This year, we used three Christmas trees as our backdrop in front of the *Lift Off* sculpture in our "town center" at 5th and K Street. And then, we donated the trees to three transitional housing programs in the immediate neighborhood.



We held two lectures at Busboys and Poets where city officials and guests spoke about public and charter schools in Memphis and Washington, D.C. The education forums are an interesting way to engage residents in the subject of local schools and discuss common issues and concerns.

Once again, Taste of The Triangle drew a crowd eager to try our fantastic restaurants dotted around the neighborhood for a sample of their signature dishes. A special thank you goes to all the restaurants who donated food to this promotion, and to all the volunteers who sold tickets, staffed tables, and directed patrons around the progressive lunch.





The Night Out Community Bike Ride and Cookout was another way to thank the Metropolitan Police Department for all its hard work improving public safety throughout the year.

Finally, Walking Town DC continues to grow. In 2012 the MVTCID helped coordinate walking tours of The Triangle for those interested in the history of the area or simply interested in an overview of current development activity. This event, organized by Cultural Tourism DC, is always well attended from those around the region.

As Mount Vernon Triangle has grown in popularity with residents, office workers, and visitors, marketing and special events have taken on an increasingly larger role. Our website is drawing more traffic every month, and we have a growing following on Facebook and Twitter (like us and follow us, if you are not already fans). Broadcast emails continue to capture attention as we send regular messages to the Triangle community through Constant Contact.



For more information about any of the MVTCID events or how to volunteer, please contact Executive Director, Bill McLeod at 202-216-0511 ext. 23 or email him at bill@mountvernontriangle.org.



The K Street streetscape improvement work will be completed in May 2013. This multi-million project will transform Mount Vernon Triangle by creating large sidewalks and a linear park down K Street – making it a primary retail and restaurant destination. This 15-month project has spurred additional development with several groundbreakings (440 K, 450 K, AAMC, and soon the former NPR headquarters at 635 Massachusetts Avenue), and interest by lots of new retailers who would like to open businesses in The Triangle.

In the summer of 2012, DDOT convened a community meeting for the design of the New Jersey Avenue streetscape stretching from H Street, N.W. north to N Street, N.W. This \$10 million project is expected to break ground sometime in 2014 and will return New Jersey Avenue to two-way traffic – slowing traffic down in front of the Walker Jones School and Golden Rule Plaza seniors building.



DDOT has made a huge investment in The Triangle over the last five years with its 4th and L Street streetscape (\$6 million) and the K Street streetscape (\$7 million). And soon, work on the New Jersey Avenue streetscape will start, investing millions more into this burgeoning neighborhood.





“We are excited ... to start construction on a project that will enhance the look and feel of the Mount Vernon Triangle streetscape,” said DDOT Director Terry Bellamy. “This project will bring key transportation investments to an area with already great momentum.”

Board of Directors

Chairman

Dr. Joseph Norman Evans
Mount Carmel Baptist Church

Vice-Chairman

Mandi Wedin
ASB Real Estate Investments

Treasurer

Guy Steuart
Steuart Investment Company

Secretary

Charles (Sandy) Wilkes
The Wilkes Company

Directors

Steven C. Boyle
Edens

May Chan
Resident
The K

Justin (Gus) Hurwitz
Resident
Madrigal Lofts

Ari Kushimoto
Kushi

Bob Murphy
MRP Realty

Marc Slavin
MarcParc, Inc.

Reverend James Terrell
Second Baptist Church

Ivory Toldson, Resident
555 Mass

Gerry Widdicombe
Downtown DC BID

Yvonne Williams
Bible Way Church of Washington

Mark S. Wood
Association of American Medical Colleges





Volunteers

A special thanks to all of our volunteers who have served on the Board of Directors, Committees, attended meetings, and staffed events. Without your support, Mount Vernon Triangle would not be the amazing community it is today. Thank you!

- Ms. Carolyn Abbey
- Ms. Liz Abraham
- Mr. Willie Adams
- Ms. Lauren Adkins
- Ms. Thais Austin
- Mr. Alan Balkema
- Mr. Brian Baum
- Mr. Steve Boyle
- Mr. Stan Burgess
- Ms. Mayra Caldera
- Ms. Charisse Cecil
- Ms. May Chan
- Ms. Marilyn Chilton
- Mr. Franklin Cole
- Ms. Maya Contreras
- Ms. Katrina Crist
- Ms. Nashonda Davis
- Ms. Amy Dolan
- Mr. Marc Dubick
- Ms. Breese Eddy
- Ms. LaTonja Estelle
- Dr. Joseph Evans
- Mr. Nicolas Franzetti
- Ms. Lisa Fitzpatrick
- Mr. Robert Gladstone
- Mr. Martin Griffin
- Ms. Rebecca Harrington
- Mr. Gus Hurwitz
- Ms. Angela Jones
- Mr. Gregg Kelley
- Ms. Loretta Kenndy
- Ms. Si Killian
- Dr. Annie Krammerer
- Mr. Josh Kumpf
- Ms. Ari Kushimoto
- Ms. Jinnie Lee
- Mr. Dan LoFaro
- Mr. Hy Ludmer
- Mr. Aaron Lund
- Mr. Azat Mardanov
- Ms. Carol Marsh
- Ms. Sally McNamara
- Mr. Arthur Meisnere
- Ms. Katie Michel
- Mr. Jeff Miller
- Mr. Bobbie Montagne
- Master Anthony Moton
- Mr. Bob Murphy
- Ms. Diane Noble
- Mr. Darren Norris
- Ms. Grace Okwumakua
- Ms. Mary Pegram
- Ms. Cecilia Pizano
- Mr. Mustafa Popal
- Ms. Ivana Primorac
- Mr. Thomas Pugliese
- Ms. Wanda Reed
- Mr. James Rosensteel
- Mr. Sam Shipley
- Mr. Paul Sieczkowski
- Mr. Keith Silver
- Mr. Cary Silverman
- Mr. Marc Slavin
- Ms. Nancy Smith
- Ms. Mary Sorrells
- Ms. Anna Steuart
- Mr. Guy Steuart
- Ms. Demeka Stevens
- Mr. Brad Stowell
- Mr. Tom Taylor
- Reverend James Terrell
- Mr. John Thompson
- Dr. Ivory Toldson
- Ms. Lee Ann Turner
- Mr. Louis Wassel
- Ms. Mandi Wedin
- Mr. Gerry Widdicombe
- Mr. Charles (Sandy) Wilkes
- Ms. Yvonne Williams
- Ms. Cheryl Womack
- Mr. Mark Wood
- Ms. Liz Woolley
- Mr. Asta Zinbo



Fiscal Year 2013 Budget
 October 1, 2012 through September 30, 2013

Revenue

Current Assessments	\$530,933
New Assessments	31,812
Prior Year Assessments	0
Total Assessment Income	562,745
Grants	86,966
Interest Income	100
Event Income/sponsorships	5,000
	92,066
Total Revenue	\$654,810

Expenses

Marketing

Website	\$10,000
Newsletter design & printing	14,000
Annual report design & printing	7,500
Photography and supplies	1,000
Special events	15,000
Advertising	5,000
Trashcan logos	3,000
Banners	8,000
Miscellaneous	1,000
	64,500

Clean and Safety Teams

Clean team	133,034
Clean team supplies	10,000
MPD	41,000
Clean team-DPW grant	86,966
	271,000

Management

Staff	215,565
	215,565

Administrative Services

Intern	2,500
Billing/accounting fee	45,000
Insurance	9,000
Strategic Planning	2,000
Audit and tax return	17,000
Legal and research	0
	75,500

Administration

Membership/subscriptions	6,000
Meeting expense	4,000
Office supplies	6,000
Postage and delivery	7,000
Professional development	2,000
Telephone	6,000
Travel	1,500
Utilities	4,000
	36,500

Reserve/Contingency

Reserve	0
Contingency	0
	0

Total Expenses	\$663,065
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Revenue Over (Under) Expenses	(8,254)
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**Statements of Financial Position
For the Years Ended September 30, 2012 and 2011**

	2012		2011
Assets			
Current Assets			
Cash	\$ 234,770	\$	45,900
Restricted cash	7,500		0
Accounts receivable – net	0		130,922
Prepaid Expenses	<u>3,385</u>		<u>5,220</u>
Total Current Assets	245,655		182,042
Fixed Assets – Net	18,051		22,673
Other Assets			
Security deposits	<u>1,900</u>		<u>1,900</u>
Total Assets	\$ <u>265,606</u>	\$	<u>206,615</u>
Liabilities and Net Assets			
Current Liabilities			
Accounts payable and accrued expenses	\$ 39,723	\$	20,067
Deferred tax assessments	<u>29,268</u>		<u>26,435</u>
Total Current Liabilities	68,991		46,502
Net Assets			
Unrestricted	<u>196,615</u>		<u>160,113</u>
Total Net Assets	<u>196,615</u>		<u>160,113</u>
Total Liabilities and Net Assets	\$ <u>265,606</u>	\$	<u>206,615</u>

Statements of Activities

Support and Revenue			
Assessments	\$ 622,493	\$	546,413
DPW public space funding and other grants	92,502		92,778
Noncash contributions	31,560		31,560
Contributions	4,500		0
Other revenue	<u>1,230</u>		<u>72</u>
Total Support and Revenue	<u>752,285</u>		<u>670,823</u>
Expenses			
Functional expenses:			
Program services	560,998		535,803
Management and general	<u>154,785</u>		<u>145,516</u>
Total Expenses	<u>715,783</u>		<u>681,319</u>
Change in Net Assets	36,502		(10,496)
Net Assets – Beginning of the Year	<u>160,113</u>		<u>170,609</u>
Net Assets – End of the Year	\$ <u>196,615</u>	\$	<u>160,113</u>

Statement of Cash Flows

For the Years Ended September 30, 2012 and 2011

	2012		2011
Cash Flows from Operating Activities	\$ 36,502	\$	(10,496)
Change in net assets			
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:			
Depreciation	4,622		4,622
Bad debt expense	13,981		9,960
Changes in operating assets and liabilities:			
Restricted cash	(7,500)		0
Accounts receivable	116,941		(140,882)
Prepaid expenses	1,835		(5,220)
Accounts payable and accrued expenses	19,656		11,787
Deferred tax assessments	<u>2,833</u>		<u>9,005</u>
Net Cash Provided by (Used in) Operating Activities	<u>188,870</u>		<u>(121,224)</u>
Net Increase (Decrease) in Cash	188,870		(121,224)
Cash at the Beginning of the Year	<u>45,900</u>		<u>167,124</u>
Cash at End of the Year	\$ <u>234,770</u>	\$	<u>45,900</u>

This information has been derived from the financial statements audited by KatzAbosch. A complete set of audited financial statements is available upon request from the Mount Vernon Triangle Community Improvement District.



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