

## VA Moving to 425 Eye St.



With its 376,000 square foot renovation of 425 Eye Street (the former Chester Arthur Building) now complete, Paramount Group has signed a lease with the Veterans Administration to take most of the building's office space. The VA's current space in the Lafayette Building will be renovated, with an anticipated start in 2011. This is one of the most significant lease transactions in the Metro area this year, and secures Mount Vernon Triangle's status as one of the most desirable office locations in Downtown DC.

The Veterans Administration will move into the building next spring, adding 900 additional office workers to The Triangle's employment base. Paramount Group also owns the Waterview Building in Rosslyn, Virginia, home of the Corporate Executive Board. Paramount Group is a real estate investment and management firm established in 1968, and is one of the largest privately-owned real estate firms in New York City.



## 425 L To Break Ground

Paradigm Development Company and Steuart Investment Company are jointly developing a 390-unit, multi-family residential building at 425 L Street, NW. The site is currently an empty lot bordered by New York Avenue and L Street, NW. With 3 floors of underground parking and 14 floors of residential units above grade, the project will also feature a fitness center, clubroom, as well as a pool on the roof deck.

Designed by the Bethesda-based architectural firm, Architect's Collaborative, Inc., the rental apartments will be a mix of studio, one-bedroom, and two-bedroom units. The project is scheduled to begin construction this Fall with initial occupancy projected for Spring 2012.

"In this challenging economic environment, we are excited by the opportunity to bring a Class-A development into one of the most exciting areas of the District and to become a member of the Mount Vernon Triangle community," commented Jimmy Dodson of Paradigm.

Steuart Investment Company is a family-owned firm that focuses primarily on real estate investment and development, including residential, commercial, office, industrial, and resorts. Two generations of the Steuart family currently have active roles in formulating the company's investment strategies and day-to-day operations.

Paradigm is a full-service development, construction, and property management firm with operations in Washington, D.C. and throughout the mid-Atlantic region. Paradigm has developed over 9,000 high-rise residential apartments and condominiums.

For an updated list of events, visit  
[www.mountvernontriangle.org](http://www.mountvernontriangle.org)

## 425 Mass Filling Fast!

425 Mass has 259 signed leases – and full occupancy is on the horizon. The hottest new place to live in the City recently sponsored Cultural Tourism DC's walking tour of Mount Vernon Triangle. After the tour, a volunteer appreciation event was held at 425 Mass. The "Champagne and Cupcake" reception honored the hard work of the more than 85 volunteers who nibbled on cupcakes, sipped champagne, and listened to live music on the roof deck enjoying its spectacular, panoramic view. 425 Mass is sponsoring a second tour on September 26<sup>th</sup> starting at 9:00 a.m. Join us for this tour of The Triangle! Visit [www.culturaltourismdc.org/things-do-see/walkingtown-dc](http://www.culturaltourismdc.org/things-do-see/walkingtown-dc) to learn more.





This streetcar ran up 7th Street then out New York Avenue and then to Eckington. It was the first electrified streetcar in the city—and was the only line with overhead lines.

## Streetcar Coming Down K Street

Mayor Adrian M. Fenty, Department of Transportation Director Gabe Klein, along with other city and federal officials kicked off the DC Streetcar Showcase, launching the return of the streetcar to the nation's capital after a 48-year hiatus. The Mayor invited District residents, workers, and visitors to see one of the city's new streetcars on display at City Center DC and announced plans for more transit improvements over the coming years. A major streetcar line is planned for K Street through the heart of Mount Vernon Triangle – connecting Georgetown on the west to H Street, NE on the east.

In the first half of the last century, the District had a robust streetcar system with more than 200 miles of track, but the popularity of streetcars waned as air conditioned buses with pneumatic tires grew in popularity. The last year of DC streetcar service was in 1962. Today, plans are underway to return the streetcar – especially to areas underserved by transit – with a projected eight-line system. Streetcar service is expected to begin operating in Anacostia and along H Street-Benning Road, NE by 2012.



## 5-Eye Asian Film Series Is A Hit!

What could be better than free foreign films shown in the open air? The 5-Eye Asian Film Series included films from China, Japan, Taiwan, Korea, and India. Thanks to all the community partners who made this collaborative effort possible: Mandu Traditional Korean Cuisine, Kushi Izakaya & Sushi, 425 Mass, The Donohoe Company's Arts at 5th and I, Mount Vernon Triangle condominium associations, The Chinese Community Benevolent Association, Mount Vernon Square Neighborhood Association, Ward 6 Councilmember Tommy Wells, Chinatown Revitalization Council, Asia Heritage Foundation, Franklin Parking, Miller Copying Service, BicycleSPACE, the Taipei Economic and Cultural Representative, Advisory Neighborhood Commission 6C, House of Ruth, and the Office of the Deputy Mayor for Planning and Economic Development. And we cannot forget to mention that the film series would not have been possible without the hard work of our summer intern, Natalie Ferguson!

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*The Mount Vernon Triangle Community Improvement District provides clean, safe, economic development, and marketing services to the Mount Vernon Triangle community.*

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## Heard in the Triangle...

- Madrigal Lofts is **sold out!**
- **Chipotle** will be moving into the The K sales center at CityVista along 5<sup>th</sup> Street, NW.
- **A new restaurant**, 6<sup>th</sup> Engine, will be opening in the historic firehouse in the 400 block of Massachusetts Avenue, NW next year.
- **Subway Café** will be opening in the last retail space in 455 Mass and construction is underway.
- **DC Lofty's Capital View** – an upscale hostel – is now open at 301 Eye Street, NW.



### Asian Film Festival

Chinese Dogs ushered in the 5-Eye Asian Film Series on Sunday nights.



## High Tea Society's Closing Ceremony

The High Tea Society's "Charming by Design" leadership program held its closing ceremony on August 6, 2010. Organized again this year by Second Baptist Church and with the ceremony held at Mount Carmel Baptist Church, 20 young ladies from Wards 4, 5, 6, 7, and 8 were introduced to fashion design, modeling, sewing, and small business planning through the Mayor's Summer Youth Employment Program.

"It was a wonderful summer experience for the young ladies and for the 'Charming By Design' summer program staff," stated Judge Mary Terrell, Program Director. "The young ladies made excellent strides in their

preparation for the world of work; they were a joy for us to work with, and we are looking forward with great anticipation to next summer's program."

At the closing ceremony, the young ladies competed for best business plan and modeled their fashion creations on a runway.

The mission of the High Tea Society is to increase the economic and social mobility of inner-city girls many of whom reside in economically disadvantaged areas by introducing them to music, literature, poetry, history, career planning, self-esteem building, and etiquette. To learn more about the High Tea Society, visit [www.thehighteasociety.org](http://www.thehighteasociety.org).



### Biker Ride in front of BicycleSPACE

Fifteen residents and MPD officers biked The Triangle during Night Out Against Crime on August 3rd and then enjoyed a cookout with residents at Golden Rule Plaza. Cyclists stopped at BicycleSPACE for a sneak peak of the bike shop during a VIP tour conducted by its owner, Erik Kugler.



### Bike Sharing Coming to The Triangle

Capitol Bike Share has announced the locations of their new bike share stations in the District. There will soon be a station located at 5th and K Streets, NW, and 4th and Mass. Ave., NW, so sign up now to share a cool red bike!

# MVTCID Calendar of Events

September 16 5:00 p.m.	MVTCID Board Meeting	1250 H Street, NW
September 21 6:00 p.m.	Marketing Committee Meeting	Satellite Office at 4 <sup>th</sup> and Eye, NW
September 23 10:00 a.m.	Retail Committee Meeting	1001 G Street, NW; Suite 700 West
September 26 9:00 a.m.	Walking Tour of The Triangle	Carnegie Library; 8 <sup>th</sup> and K, NW
October 19 6:00 p.m.	Marketing Committee Meeting	Satellite Office at 4 <sup>th</sup> and Eye, NW
November 10 12:00 noon	Property Managers Meeting	Satellite Office at 4 <sup>th</sup> and Eye, NW
November 16 6:00 p.m.	Marketing Committee Meeting	Satellite Office at 4 <sup>th</sup> and Eye, NW



## Taste of The Triangle Fun!

Our first **Taste of The Triangle** was a great event: perfect weather, awesome volunteers, lots of attendees, and seven great participating restaurants! A big MVTCID thank you to Buddha Bar, Busboys and Poets, Taylor Gourmet Deli, Kushi, Mandu, Henry's Soul Café, and Papa Johns!