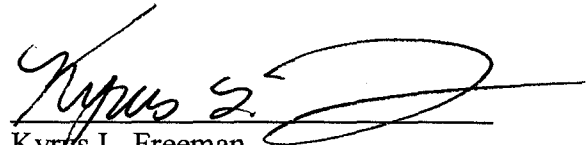
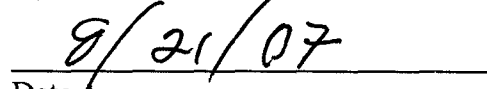


Certificate of Notice

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment for Lots 829 and 830 in Square 398 was mailed to Advisory Neighborhood Commission 2C and to the owners of all property within 200 feet of the perimeter of the project site on August 21, 2007, at least ten (10) calendar days prior to the filing of the application for consolidated approval of a Planned Unit Development as required by the Zoning Regulations of the District of Columbia, 11 DCMR §2406.7. A copy of the Notice and a list of the property owners is attached hereto.


Kyrus L. Freeman


Date

August 21, 2007

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission for
Consolidated Approval of a
Planned Unit Development and Map Amendment**

O Street Roadside, LLC (the "Applicant") hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations (11 DCMR § 2400 *et seq.* (Feb. 2003)). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to § 2406.7 of the Zoning Regulations.

The property that is the subject of this application is located at 1400 7th Street, N.W. and consists of Lots 829 and 830 in Square 398, the city block bounded by 9th Street on the west, P Street on the north, 7th Street on the east, and O Street on the south, in northwest Washington, D.C. The subject property is bisected by the former 8th Street, N.W. right-of-way, which was legally closed in 1977. The property is currently improved with a grocery store, the landmark O Street Market, and a large surface parking lot. The PUD site contains approximately 149,600 square feet of land area and is currently zoned C-2-A. The Applicant has received conceptual approval of the proposed project massing from the D.C. Historic Preservation Review Board. The Applicant will seek preliminary approval in the fall.

The Applicant seeks to incorporate the landmark O Street Market into a mixed-use development that will include a grocery store and other retail uses, apartment buildings, a hotel, and an affordable senior housing facility. The Applicant also intends to re-establish the 8th Street right-of-way for an elevated plaza. The refurbished O Street market will form the architectural centerpiece of the proposed design and will be complimented by additional buildings to the north and west. Upon completion, the development will contain approximately 870,000 square feet of gross floor area, which equates to a density of approximately 5.8 floor area ratio ("FAR"). The proposed residential buildings will have a maximum height of 110 feet, while the building directly abutting the O Street Market will be only one story and approximately 23 feet in height. The portions of the buildings that exceed 90 feet in height will be set back from the buildings' exterior walls. The public benefits and amenities of the project will include, among other things, the rehabilitation and adaptive reuse of the O Street Market and the provision of significant new housing, much of which will be set aside for senior citizens. The reopening of 8th Street and the unique configuration of the proposed uses on the subject property will create a vibrant streetscape and significantly enhance the pedestrian experience.

In conjunction with the PUD application, the Applicant will request a Zoning Map Amendment to convert the existing C-2-A land to the CR or C-3-C District. The existing C-2-A District permits a maximum height of 50 feet and a maximum density of 2.5 FAR, of which no more than 1.5 FAR may be devoted to nonresidential uses. The CR and C-3-C Districts, on the other hand, generally allow a maximum height of 90 feet and a maximum density of 6.0 and 6.5 FAR, respectively. In the CR District, no more than 3.0 FAR may be devoted to nonresidential uses, and in the C-3-C District, not more than 6.5 FAR may be devoted to nonresidential uses. The PUD guidelines for the CR and C-3-C Districts permit a maximum height of 110 and 130 feet, respectively, and a maximum density of 8.0 FAR, of which no more than 4.0 FAR may be devoted to commercial uses in the CR District. The proposed map amendment is consistent with the subject property's Mixed Use: High-density Residential / Medium-density Commercial land use designation on the Future Land Use Map adopted by the Comprehensive Plan Amendments Act of 2006.

**ROSTER OF PERSONS OR ENTITIES OWNING PROPERTY
ANY PART OF WHICH FALLS WITHIN 200 FEET OF
SQUARE 398 - WASHINGTON, DC**

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
0421 0067 0421 0068	P St., NW 1510 - 1518 7th St., NW	Deliverance Church of God In Christ Housing Corporation c/o Crawford Edgewood Mgmt 916 Pennsylvania Ave., SE Washington, DC 20003-2140
0445 0191 0445 0821 0399 0068	1507 7th St., NW 1501 - 1503 7th St., NW 1336 8th St., NW	District of Columbia Redevelopment Land Agency 2025 M St., NW - Ste. 600 Washington, DC 20036-3387
0365 0834 0365 0835 0397 0030	1500 9th St., NW 1510 9th St., NW 1507 9th St., NW	Shiloh Baptist Church Trustees c/o Christine B. Clark 1510 9th St., NW Washington, DC 20001-3208
0397 0830 0397 0831	1514 8th St., NW 8th St., NW	EFEC Foundation 1329 9th St., NW Washington, DC 20001-4207
0398 0829 0398 0830	1400 7th St., NW P St., NW	O. Street Roadside LLC Stop&Stop Supermarket Co. 1385 Hancock St. Quincy, MA 02169-5103
0367 2041 0367 2040	1336 9th St 1336 9th St	Yvonne J. Rosenberg 1336 9th St., NW Washington, DC 20001-4208
0421 2003 0421 2005	1505 8th St 1505 8th St	Shawn Rhodriquez 1505 8th St., NW # 3 Washington, DC 20001-3205
0421 2001 0421 2004	1505 8th St 1505 8th St	Amy Deschner 1505 8th St., NW # 1 Washington, DC 20001-3205
0421 0005	1507 8th St., NW	William W. Waybourn 268 May Apple Way Linden, VA 22642-5241
0421 0006	1509 8th St., NW	Zhigut Lin 1509 8th St., NW Washington, DC 20001-3205

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
0421 0007	1511 8th St., NW	Yun Y. Zha 1511 8th St., NW Washington, DC 20001-3205
0423 0018	1330 7th St., NW	1330 Seventh Street Limited Partnership Suite #250 5513 Connecticut Ave., NW Washington, DC 20015-2647
0445 0192	1509 7th St., NW	Katherine Calomiris Tompros Trustee 1112 16th St., NW - Ste. 900 Washington, DC 20036-4825
0445 0193	1511 7th St., NW	Lucas Everett C., Jr. 1511 7th St., NW Washington, DC 20001-3201
0445 0194	1513 7th St., NW	Sussman Michael 2101 N St., NW - Apt. T1 Washington, DC 20037-3042
0445 0822	1525 7th St., NW	Yuen Childrens Trust c/o Patricia Yuen Trs PO Box 9492 Washington, DC 20016-9492
0446 0802	1401 P St., NW	District of Columbia c/o Office of Prp Mgmt 441 4th St., NW - Ste. 1100s Washington, DC 20001
0447 0039	1301 7th St., NW	First Rising Mount Zion Church c/o Crawford Edgewood 916 Pennsylvania Ave., SE Washington, DC 20003-2140
0366 0002	0903 O St., NW	Bai A. Lin 903 O St., NW Washington, DC 20001-4227
0366 0003	0905 O St., NW	Lambros Bisbikis 4925 Bel Pre Rd. Rockville, MD 20853-2215
0366 0004	0907 O St., NW	Wen Z. Kwock 907 O St., NW Washington, DC 20001-4227

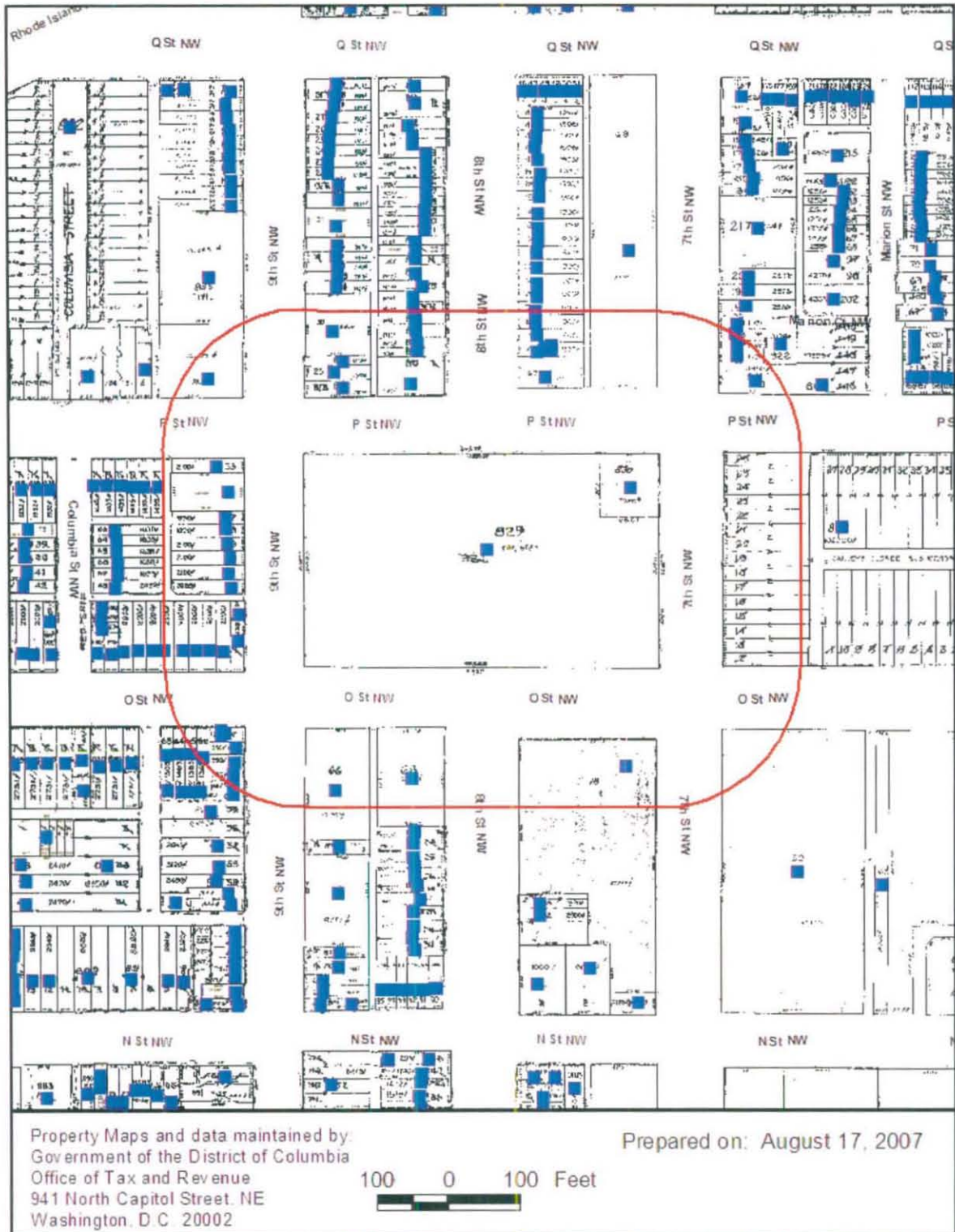
<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
0366 0005	0909 O St., NW	Robert M. Elwood c/o Unit 109 3100 Conn Ave., NW Washington, DC 20008-5148
0366 0006	0911 O St., NW	Theophilus Ogbebor 911 O St., NW Washington, DC 20001-4227
0366 0053	1428 9th St., NW	Hyong N. Kim 1428 9th St., NW Washington, DC 20001-3344
0366 0057	1420 9th St., NW	Arthur F. Konopka, Qualified Intermediary 1420 9th St., NW Washington, DC 20001-3344
0366 0059	1416 9th St., NW	Hirut Amenu 1416 9th St., NW Washington, DC 20001-3344
0366 0060	1414 9th St., NW	Nigist Asfaha c/o - Apt. 806s 3705 S. George Mason Dr. Falls Church, VA 22041-3759
0366 0061	1412 9th St., NW	Kohlhoff Inc. 446 M St., NW Washington, DC 20001-4647
0366 0062	1410 9th St., NW	Fessha Mollalign c/o - Ste. 150 913 Beacon Square Ct. Gaithersburg, MD 20878-5419
0366 0800	1400 9th St., NW	Huang H. Qing 135 11 Roosevelt Ave. Flushing, NY 11354
0366 0801	1408 9th St., NW	John S. Billings 1408 9th St., NW Washington, DC 20001-3344
0367 0064	0908 O St., NW	Frank M. Ferrell 908 O St., NW Washington, DC 20001-4228

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
0367 0065	0906 O St., NW	James L. Hammond 906 O St., NW Washington, DC 20001-4228
0367 0066	0904 O St., NW	Henry W. Huffnagle IV 904 O St., NW Washington, DC 20001-4228
0367 2042	1336 9th St	Yvonne J. Rosenberg 1336 9th St., NW Washington, DC 20001-4208
0367 0068	1334 9th St., NW	Moges Gebremariam 4660 Wilkens Ave. - Ste. 203 Baltimore, MD 21229-4846
0367 0069	1332 9th St., NW	Win L. Lo 1332 9th St., NW Washington, DC 20001-4208
0367 0070	1330 9th St., NW	Mary A. Fitzgibbon 1330 9th St., NW Washington, DC 20001-4208
0367 0826	1328 9th St., NW	Mosley Fanny S. 833 11th St., NE Washington, DC 20002-3739
0367 0828	1326 9th St., NW	Alexander L. Morton 3048 R St., NW Washington, DC 20007-2922
0397 0029	1503 9th St., NW	Guang J. Li 6800 Rosemont Dr. Mc Lean, VA 22101-5149
0397 0800	0801 P St., NW	801 P. Street New Hope Cooperative Inc. 801 P St., NW # 10 Washington, DC 20001-3308
0397 0801	1501 9th St., NW	Lorraine L. Hutchins 38 Fern Valley Rd. Weston, CT 06883-1905
0397 0802	1505 9th St., NW	Anita Chopra PO Box 26150 Washington, DC 20001-0150

<u>SQUARE/LOT</u>	<u>PREMISE ADDRESS</u>	<u>OWNER NAME AND ADDRESS</u>
0397 0832	1512 8th St., NW	William R. Dolan 921 Hilltop Dr. Chula Vista, CA 91911-2234
0397 0833	1510 8th St., NW	Abner M. Sampson 604 Underwood St., NW Washington, DC 20012-2638
0397 0834	1508 8th St., NW	I. Fletcher 1508 8th St., NW Washington, DC 20001-3206
0399 0066	0810 O St., NW	Scripture Church of Christ Inc. c/o Bishop C. L. Long PO Box 12008 Washington, DC 20005-0908
0366 0074	1422 9th St	Emmaus Rehabilitation, LLC Emmaus Services For Aging 1426 9th St., NW Washington, DC 20001-3330
0366 0058	1418 9th St., NW	Gospel Rescue Ministries of Wash DC Inc. 810 5th St., NW Washington, DC 20001-2622
0421 2002	1505 8th St	Marisa M. Campbell 1505 8th St., NW # 2 Washington, DC 20001-3205
		Advisory Neighborhood Commission 2C PO Box 26182, Ledroit Park Station Washington, DC 20001

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200' Radius from Square 398



200' Expanded Radius from Square 398

