



**TESTIMONY OF ADVISORY NEIGHBORHOOD COMMISSIONER ALEXANDER M. PADRO
ON CASE NO. 07-26 (O STREET ROADSIDE LLC — SQUARE 389, LOTS 829 & 830), BE-
FORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, MARCH 6, 2008**

Good Evening, Chairman Hood and Members of the Zoning Commission. I am Alexander M. Padro, Advisory Neighborhood Commissioner for Single Member District 2C01 in Shaw. The entire two block development site that is the subject of the Planned Unit Development application you have before you is in my personal jurisdiction.

I am here to apprise you of the overwhelming community support for City Market at O, the redevelopment of the two square blocks bounded by 7th, 9th, O and P Streets, NW, and for the zoning changes applied for by the developers of the site as part of a Planned Unit Development

I am in my fourth term as the Single Member District Commissioner representing the blocks in question, and throughout the past seven years, the single most frequent question I have received from constituents is, "When will the redevelopment of the O Street Market start?" The process has been delayed by a single remaining tenant that prevented closure of the historic market building for a year; the loss of the historic market's roof due to a heavy snowfall; a year spent on historic preservation approvals; a year working with the Office of Planning and the Council in changing the comprehensive plan so that the desired level of development could be achieved; and now the zoning process.

The City Market at O development is viewed by our community as a catalytic one. The added residential density and hotel will help sustain the independent retailers that have chosen to locate along 9th Street, NW. The parking included in the project will address a critical parking shortage created by the lack of public parking for the Washington Convention Center one block to the south of the site, and the added parking demand created by both new residents and businesses in the neighborhood. The senior and affordable housing will help maintain community economic diversity threatened by escalating property taxes and market rents. The new supermarket will end the longstanding quality issues associated with the existing store, and together with the hotel, will create jobs for community residents. Removal of loading from 9th Street will improve pedestrian safety, truck double parking, and noise concerns that have been present for nearly three decades. The PUD amenities package has been carefully crafted to benefit a wide range of community stakeholders of all ages, as well as the neighborhood as a whole.

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This is a carefully thought out project, one that is a win-win for both developer and neighborhood, the planning for which has actively engaged the community over the course of the past seven years. *Neighborhood stakeholders have been consulted and included in every step along the way.* Advisory Neighborhood Commission 2C has repeatedly formally endorsed this project at each milestone, and has twice voted unanimously to support the Planned Unit Development application that has been filed.

Roadside Development is not asking the Zoning Commission to make radical changes to the zoning for the site, only to adjust the zoning to conform to the relevant provisions of the Comprehensive Plan, which was crafted to reflect the recommendations of the Convention Center Area Strategic Development Plan *and the community's wishes for the last major development site in the neighborhood.*

The height of the proposed buildings is supported by Shaw residents. Indeed, two buildings of greater height than the tallest proposed for the O Street development stand directly across O and 7th Streets, NW, at 1301 and 1330 7th Street, NW. Other nearby buildings, like 1730 7th Street, NW, and upcoming developments, like Broadcast Center One at 7th and S Streets, NW, likewise rise to over 90 feet.

The leaders and stakeholders in our community rarely agree unanimously on anything, much less development proposals. That everyone in Shaw is on the same page on this project is evidence of the unique characteristics, compelling attributes, and importance of this project to our community's future. The community, the District government, and the developer have all done everything necessary to make this long sought after dream a reality. We now entrust our future to you.

In summary, this long anticipated development has the support of the community, the Advisory Neighborhood Commission representing the area, key members of the City Council, the Office of Planning, and the Deputy Mayor for Planning and Economic Development. And the PUD application does not even approach the level of development made possible by the provisions of the Comprehensive Plan relevant to the site. Please take the community's strong support for this PUD application and the project it represents into account and approve it forthwith.

Thank you for the opportunity to present my community's position on the critical matter before you. I am *available to answer any questions you may have.*

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