



0 MYI Investors in luxe properties are impressed with the brand new City Market at O—a dramatic and modern transformation of the historic property.

ROYAL FLUSH

BUYING THE LUXE FACTOR ON 14TH STREET IS STILL IN PLAY, BUT INSIDERS ARE NOW LOOKING EASTWARD TO SHAW—WHERE DUKE ELLINGTON ONCE RULED.

By Jennifer Sergent

HAUTE PROPERTIES Located in the heart of Shaw is the new **City Market at O** (P Street between Seventh and Ninth, citymarketato.com), Roadside Development's revitalization of the 19th century O Street Market. Residents recently started moving into the 645-unit complex, and the rooftop comes alive in June with a new infinity pool, chef's demonstration kitchen and dog park (with grooming stations). Newcomers will love Giant Food's new DC flagship that anchors the street-level retail. The City Market is just one of several new luxury mixed-use developments moving into the neighborhood; further north, The JBG Companies will open **The Shay** (1921 and 1924 Eighth St.) and the combined **Atlantic Plumbing and Landmark Theatre** (2112 Eighth St., jbg.com) in 2015; amenities include private gardening plots, outdoor living rooms, movie-screening areas and bike storage—and the legendary **9:30 Club** is right around the corner.

SMART CUISINE Chef R.J. Cooper made a cult smash out of Rogue 24 when he opened in Blagden Alley in 2011, paving the way for more inventive restaurants that have opened in its wake, including **Seasonal Pantry** (1314 1/2 Ninth St., 202.713.9866, seasonalpantry.com), a market by day and 12-seat supper club at night, and its casual

sandwich cousin **Sundevich** in the back. The owners of Corduroy just opened an edgy new sibling, **Baby Wale** (1124 Ninth St., 202.450.3311, babywaledc.com), and restaurateur Saïed Azali and chef Cedric Maupillier—the geniuses behind Mintwood Place—just announced a new 120-seat sister concept at the City Market at O, promising a French twist on American fare later this year.



HISTORY AND CULTURE The neighborhood was named for Union Col. Robert Gould Shaw, who commanded the all-black 54th Regiment during the Civil War. Its roots lay in freed-slave encampments, and Seventh and Ninth streets became major trade corridors by the late 19th century. The area evolved into a center for African-American arts and entertainment during the Harlem Renaissance in the early 20th century, when jazz legend Duke Ellington and writer Langston Hughes called it home. Art is still a major focus, with **LongView Gallery** (1234 Ninth St., 202.232.4788, longviewgallerydc.com) at the epicenter for exhibits and events, and the newly opened **SwatchRoom** studio (1527 Ninth St., 202.808.3343, swatchroom.com) as an incubator for emerging design talent. The neighborhood will host its third **Art All Night** festival this fall, which draws thousands of fans.

Shaw Insider

WHO Mandy Mills, sales agent with team partner David Getson at Coldwell Banker Residential Brokerage

INSIDER TIP "There's a blossoming underground bar scene in Shaw." To wit: The invitation-only **Blagden Alley Social Club**, and Derek Brown's new hot spots: ham and sherry at **Mockingbird Hill** (1843 Seventh St. NW, 202.316.9396, drinkmoresherry.com), oysters and bubbly at **Eat the Rich** (1839 Seventh St. NW, 202.316.9396, etrbar.com), and soul food and bourbon at **Southern Efficiency** (1841 Seventh St. NW, 202.316.9396, whiskeyhome.com).



LUXE FACTOR Boutique condos. "These are two-, three- and four-unit developments from \$565,000 to \$1 million. Recently, I received seven offers for a single listing," says Mills.

WHAT'S NEXT "We're about to do some very luxe condos" in the million-dollar range, she says. Mills is also excited about a new creative class moving its offices to the Wonder Bread Factory, an open-plan loft. "I have clients and people I know from all over the city renting space there," she says.