

Good evening.

My team and I are pleased to present a creative design that re-imagines the lots at 1368 & 1370 KENYON STREET NW as part of my commitment to our community and the city of Washington DC. This is consistent with my devotion as a local pharmacist of many years here wherein I have been a stakeholder in this community since I opened my Columbia Heights pharmacy on 14 St. in 1990.

In the early days before the neighborhood was where it is today, my children would accompany me as I walked Kenyon Street and others delivering prescriptions for

local clients. Over the years I have developed a rapport with the people and operated in the neighborhood as a trusted figure - investing my time and my own money, which is how I came across this property. For a long time I witnessed and heard from residents in the area that the property was prone to be a haven for trash, crime and illegal drug activity. So after the District sold the vacant lots to a private developer on May 8, 2003 and then foreclosed on the property on February 26, 2013, I bought the lots in March of the same year. Since then as an interim step to take control of what was happening, I put up a privacy fence but am now proposing to develop the vacant parcels as an eight unit residential building.

This project will primarily benefit the neighborhood by filling in this void on the street to both remove and block unwanted activity, recreate the street-wall that has been missing; improving the over-all quality and experience of this street. The proposed development does this while protecting and enhancing the existing character, architecture, density and heights of buildings in the area. A development of moderate height and density, it fits nicely into the current physical development pattern.

Please know that along the way we have reached out to the community for their input and believe that the current design reflects our willingness to use their

feedback regarding the new building's area of influence.

In fact, since 2013 we have had at least seven formal community meetings or presentations with various community groups. One of the results of which has been the conscious implementation of a series of setbacks that combined would reduce clear sight views from the proposed development through to the windows of some of our neighbors. Additionally, the terraces off the units which are in the court area are angled so that direct views to the windows on the adjacent building are minimized.

In conclusion, I am part of this community and talk about this project with the neighbors all the time. I am constantly being asked when something will be built and about how we will be improving the site. We have presented at multiple ANC meetings over the past several years and have been able to answer many questions asked by people in the community. As part of the current rezoning application we met with representatives of the neighboring properties at the site and we were able to walk through the project with them and answer questions they had. We have also had several meetings with representatives for the Kenyon Coop building to the west of our site. Our design team

has been working with them to find ways of minimizing perceived negative effects of our building like carving out an open area on the west side of the building.

All said and told, I believe that Kenyon Condos will be a high-quality transit oriented development that as a building, has been designed for successful integration into the community along Kenyon Street and as part of Columbia Heights. To this end, we're also pleased to have been able to obtain favorable opinions from the Office of Planning and the Department of Transportation for this project in general.

Thank you as it pertains to reviewing the rest of the project details that are being presented tonight.

Your time and attention are appreciated.