

**Testimony before the
Zoning Commission of the District of Columbia
December 7, 2015**

Luzmilla Tivey, Board President
Kenyon Street Yes We Can Cooperative, Inc.
1372 Kenyon Street, NW
Washington, D.C. 20010

Zoning Commission Case No. 14-24

Good evening, Members of the Zoning Commission of the District of Columbia. My name is Luzmilla Tivey and I am the president of the Board of Directors for the Kenyon Street Yes We Can Cooperative, Inc. ("the Cooperative"). Along with my husband, daughter, and son, we live in apartment 401 which is located on the east side of the building overlooking the empty lots. I have lived in Columbia Heights for over 30 years and have seen firsthand how the neighborhood has changed—for better or for worse. While I am not against ^{the} development of the property, I am concerned with building height that would be allowed under R-5-B, and under the proposed plans, and its direct impact on quality of life for the Cooperative's residents and my household.

Loss of Natural Light and Fresh Air

Loss of natural light is a major issue for us since the proposed new building will be four-stories high. We use more natural light than electricity to provide light to our home during the daytime hours. Many of the neighbors mainly rely on natural light as an important part of our daily living because we live in an older building with no ceiling light fixtures. Natural sunlight provides a free light source and we fear without having necessary natural light in our homes that we will be forced to use more electricity. This would cause our bills to go up and create a financial burden on me and my ^{family} husband, and our residents living on the east side of the building.

Natural light is a key necessity for all of us and without plenty of access to it the result is an unfair burden on us and our neighbors.

Also, if the four-story apartment building is allowed under the zoning change, it would deny us access to fresh air flow. Because our building is older we open our windows for fresh air and ventilation. We know that this new building will have terraces, and we fear that smoke or noise pollution will prevent us from getting fresh air.

Privacy and Noise

Speaking of terraces, we know that the new building will only be three feet away from our apartment building with terraces, a large courtyard, and a rooftop terrace. Being this close to this type of building takes away from our privacy. It makes us very uncomfortable to know that someone could look directly into our home. Noise is another concern for us with the new building being so close. We would hear everything from rooftop parties to other noises coming through our hundred-year old walls.

Overcrowding and Parking

Parking is already a major issue with Kenyon Street itself feeling like a highway versus a residential street. This new building brings more people in an already ^{over}populated area. As a social worker, I own a personal vehicle to get around the city and oftentimes have trouble finding parking near the building. Even though the new building is asking for four parking spaces in the back of the building, we believe that it is not enough and parking will be greatly disrupted by the arrival of new people on our street.

Thank you Members of the Commission for your time.