



# Jubileaf

**4942 SOUTH DAKOTA AVE NE  
WASHINGTON, DC 20017**





# INTRODUCTION

**Name:**

Susan Webster

**Background:**

Native Washingtonian, resident of Woodridge for nearly 20 years.

**Education:**

Degree in Business Administration and Marketing from Trinity College, Washington, DC

[\(https://card.get-card.com/susan-webster/\)](https://card.get-card.com/susan-webster/)

[\(https://www.linkedin.com/in/susan-webster-8947499\)](https://www.linkedin.com/in/susan-webster-8947499)

[\(https://www.experience.com/reviews/susan-15832513\)](https://www.experience.com/reviews/susan-15832513).

**Personal Journey:**

Cancer survivor who found relief using medical marijuana as an alternative to harsh narcotics.



# VISION FOR JUBILEAF LLC

## **Mission:**

Provide a professional wellness retail space offering cannabis as a safer alternative to opioids for chronic pain and illness management.

## **Community Impact:**

Enhance the local community by upgrading the exterior of the mini mall and maintaining a clean, sleek interior akin to an Apple Store.

## **Operations:**

Function like a pharmacy with no smoking allowed on premises, ensuring a professional environment.

## **Commitment to Community**

Respect for Fort Totten: Acknowledgment of the established culture and commitment to contributing positively to the community's existing charm and character.

**Community Enhancement:** Plans to improve the aesthetic appeal of the store's surroundings and contribute to local development.



### Pharmacy-like Operations:

- **Professional Staff:** The dispensary will employ trained professionals, including pharmacists and healthcare experts, to ensure that patients receive accurate information and appropriate products for their medical needs.
- **Secure Environment:** Like a pharmacy, the dispensary will implement robust security measures, including surveillance systems and secure storage, to ensure the safety of both customers and staff.

### Aesthetic Improvements:

- **Modern Design:** The planned upgrades to the strip mall will include modern architectural designs and landscaping, which can attract more businesses and visitors to the area.
- **Community Pride:** Enhancing the visual appeal of the area can foster a sense of pride among residents and encourage further investment in local infrastructure.

### Regulatory Compliance:

- **Strict Adherence to ABCA Laws:** The dispensary will follow all local and federal regulations concerning medical marijuana, ensuring transparent operations and regular audits.
- **Community Engagement:** The business will maintain open lines of communication with local authorities and residents to address any concerns promptly and effectively.



### Community Benefits:

- **Economic Growth:** By creating jobs and increasing foot traffic to the area, the dispensary can stimulate economic activity, benefiting other local businesses.
- **Health Resource:** As a medical facility, the dispensary provides access to alternative treatments for residents suffering from chronic pain, anxiety, or other medical conditions.

### Educational Initiatives:

- **Workshops and Seminars:** The dispensary plans to host educational events for the community to inform them about the benefits and safe use of medical marijuana.
- **Partnerships with Local Health Providers:** Collaborating with local healthcare providers can ensure that patients receive comprehensive care tailored to their needs.

### Environmental Responsibility:

- **Sustainable Practices:** The business will implement environmentally friendly practices, such as energy-efficient lighting and waste reduction programs, contributing to broader sustainability goals. By highlighting these comprehensive benefits and commitments, you can effectively communicate how the dispensary will be a positive addition to Fort Totten Ward 5.

# WITHOUT RETAIL MEDICAL CANNABIS, SEVERAL ISSUES COULD ARISE:

**Increased Illegal Activity:** The absence of regulated dispensaries might lead to a rise in unlicensed "gifting shops," which operate in legal gray areas and potentially sell unregulated products

**Public Health Risks:** Unregulated products could pose health risks, as they may not meet safety standards, leading to increased healthcare encounters related to cannabis use

**Economic Impact:** Legal dispensaries contribute to the local economy through taxes and job creation. Their absence could negatively affect economic growth and reduce tax revenues





**Medical cannabis retailers are improving Washington, D.C. by integrating previously unlicensed "gifting shops" into the legal framework, thus expanding the regulated market.**

**The Medical Cannabis Amendment Act allows these shops to apply for medical cannabis licenses, aiming to reduce illegal operations and increase consumer safety.**

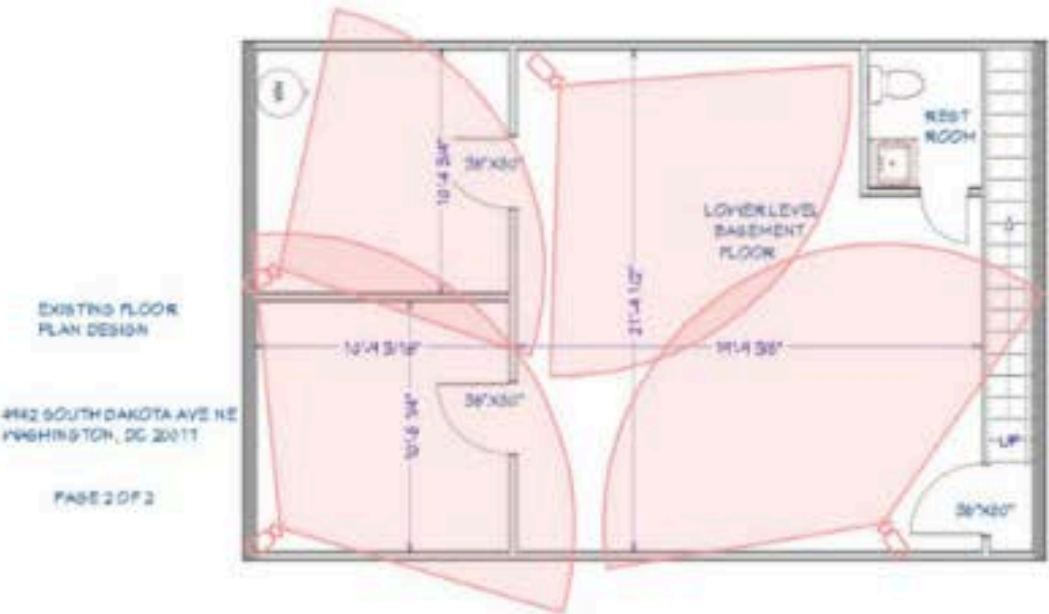
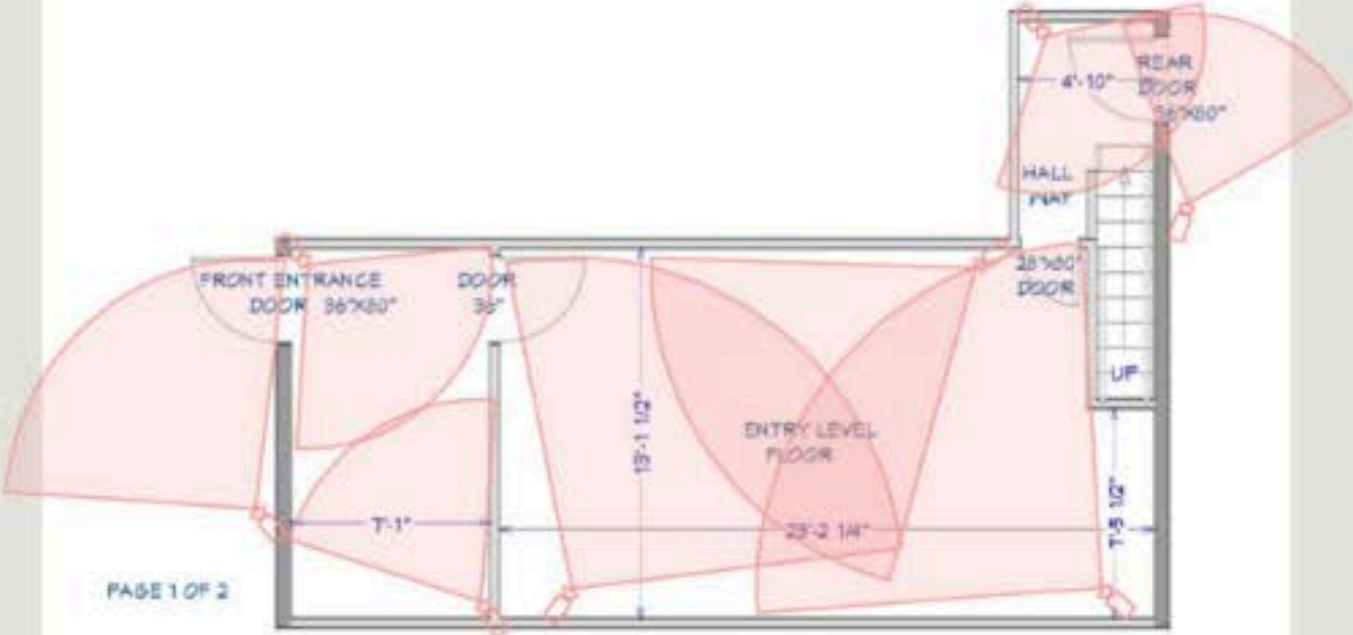
**This transition helps create a more competitive market, ensuring products are sourced from licensed cultivators and meet safety standards.**

**Additionally, the legal expansion supports local businesses and potentially increases tax revenue for the city.**



# 4942 South Dakota Ave Security Camera Overlay

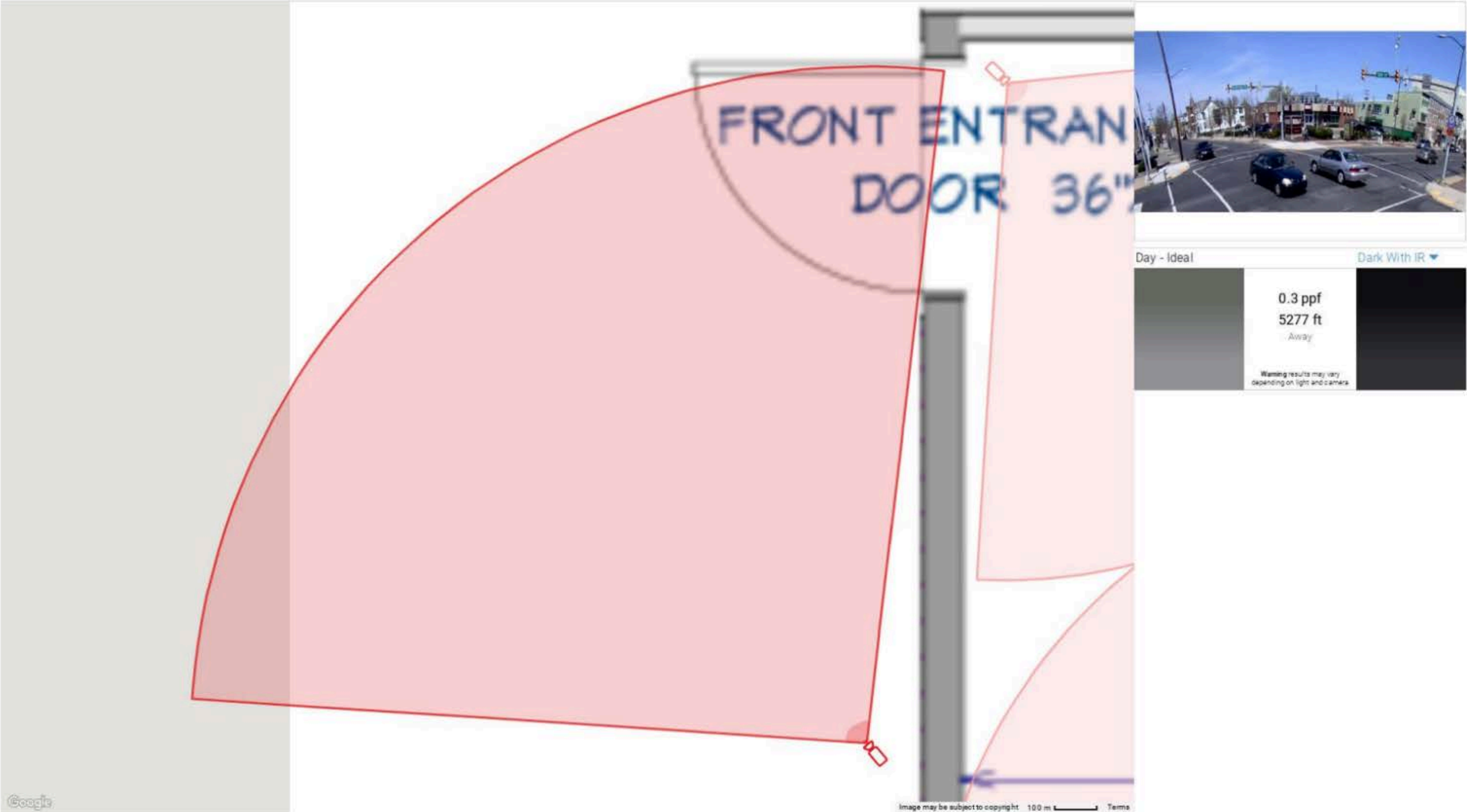
## Overview





# Front Camera

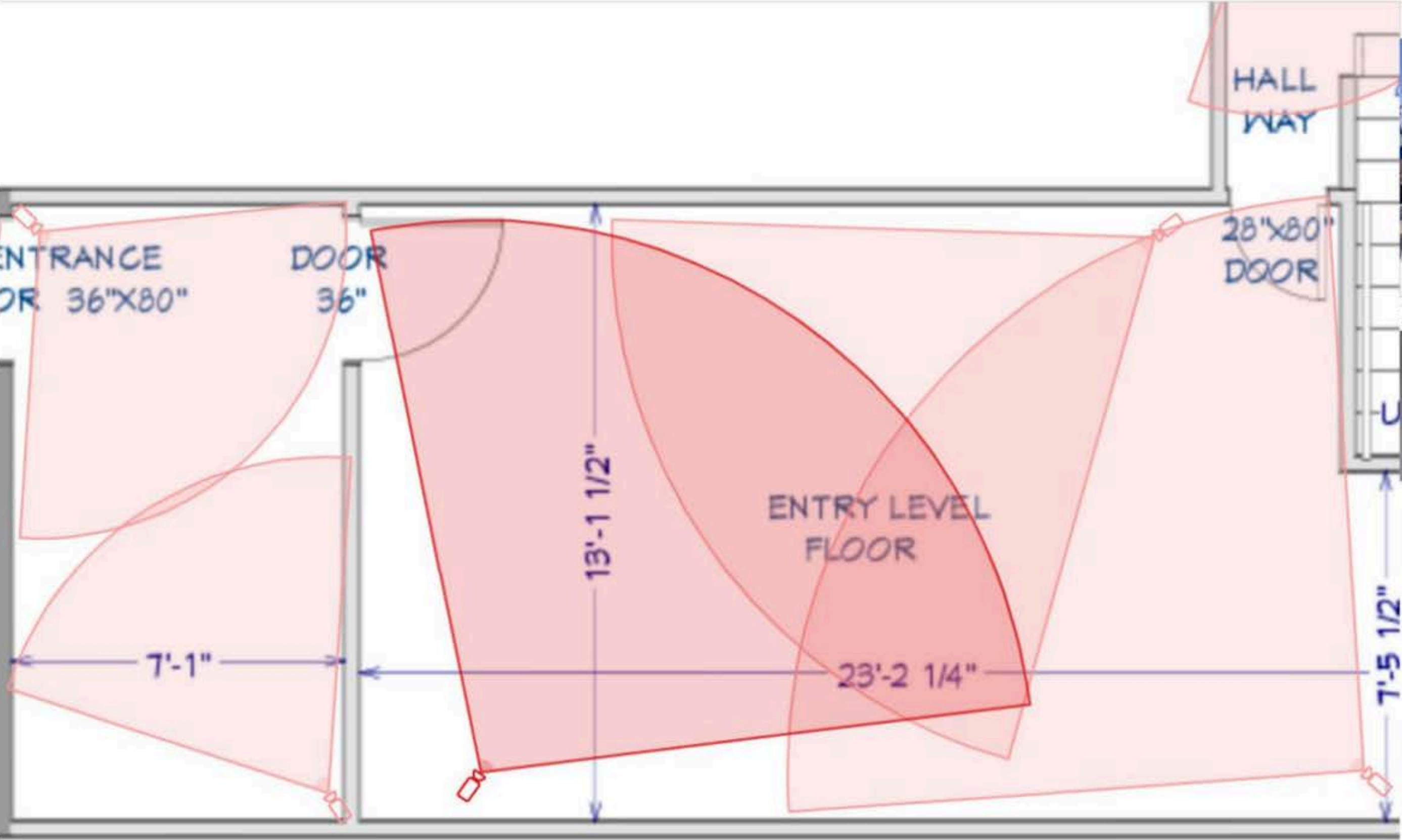
Model: Generic Camera   Resolution: 4MP  
H AoV: 93°   Distance: 5277ft   Width: 8548.8ft   PPF: 0.3  
Imager: 1/3"   Focal Length: 2.28mm   Camera Height: 10.00ft   Tilt: -26.24°   Scene Height: 10.00ft





# Dispensing Area 1

Model: Generic Camera   Resolution: 4MP  
H AoV: 94°   Distance: 6989ft   Width: 11515.7ft   PPF: 0.2  
Imager: 1/3"   Focal Length: 2.22mm   Camera Height: 10.00ft   Tilt: -26.69°   Scene Height: 10.00ft



Day - Ideal      Dark With IR

0.2 ppf  
6989 ft  
Away

Warning results may vary depending on light and camera

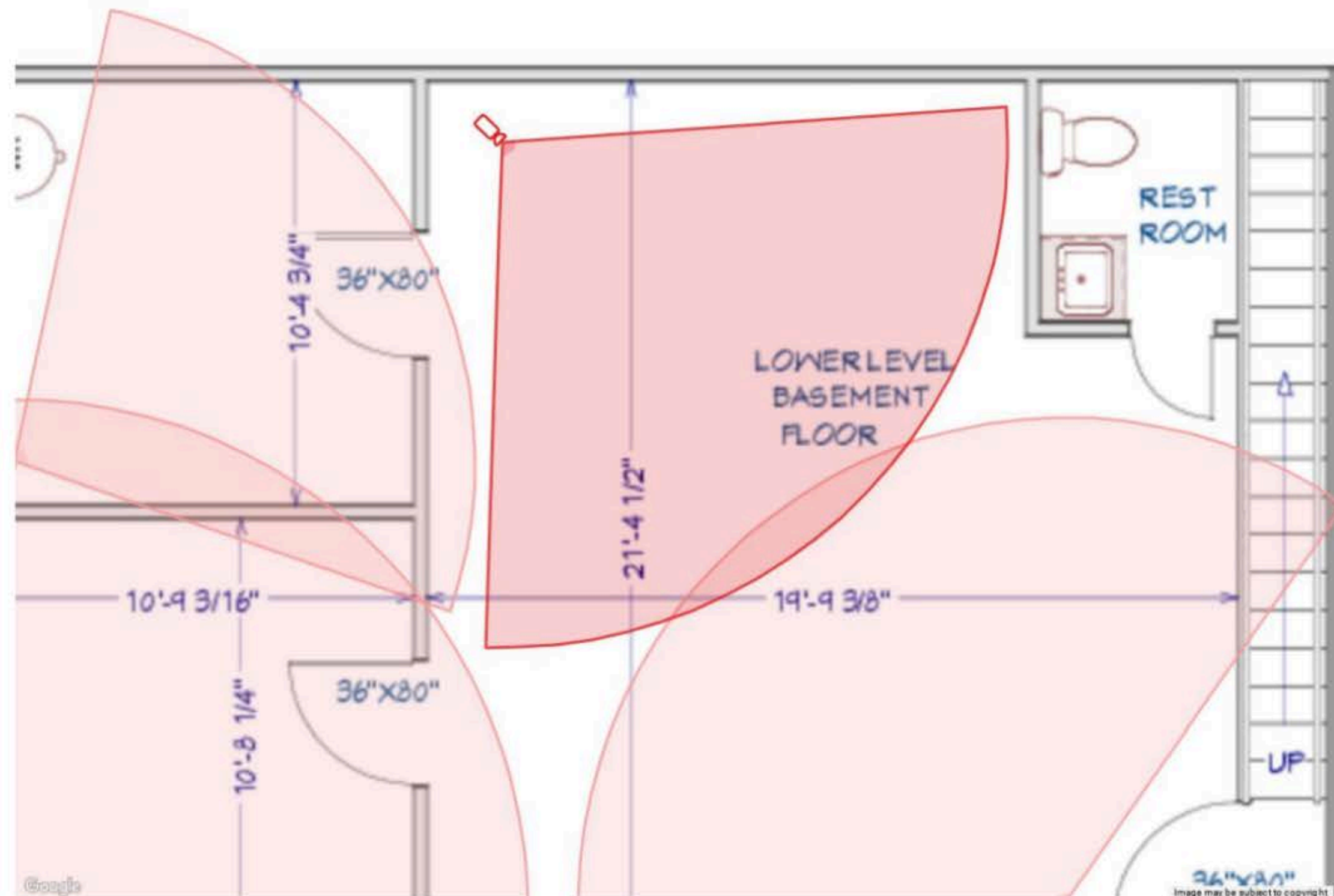


# Basement 1

Model: Generic Camera Resolution: 4MP

HAoV: 96° Distance: 6128ft Width: 10254.8ft PPF: 0.3

Imager: 1/3" Focal Length: 2.17mm Camera Height: 10.00ft Tilt: -27.11° Scene Height: 10.00ft



Day - Ideal

Dark With IR



0.3 ppf  
6128 ft  
Away

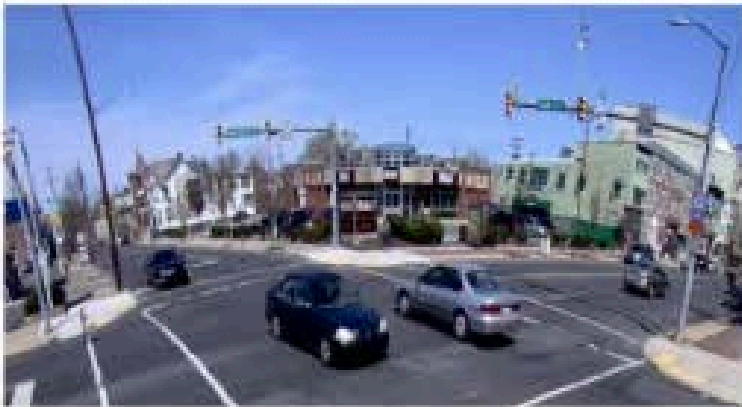
Warning: results may vary  
depending on light and camera





# Packaging and Recieving

Model: Generic Camera    Resolution: 4MP  
H AoV: 97°    Distance: 5591ft    Width: 9454.0ft    PPF: 0.3  
Imager: 1/3"    Focal Length: 2.13mm    Camera Height: 10.00ft    Tilt: -27.39°    Scene Height: 10.00ft



Day - Ideal

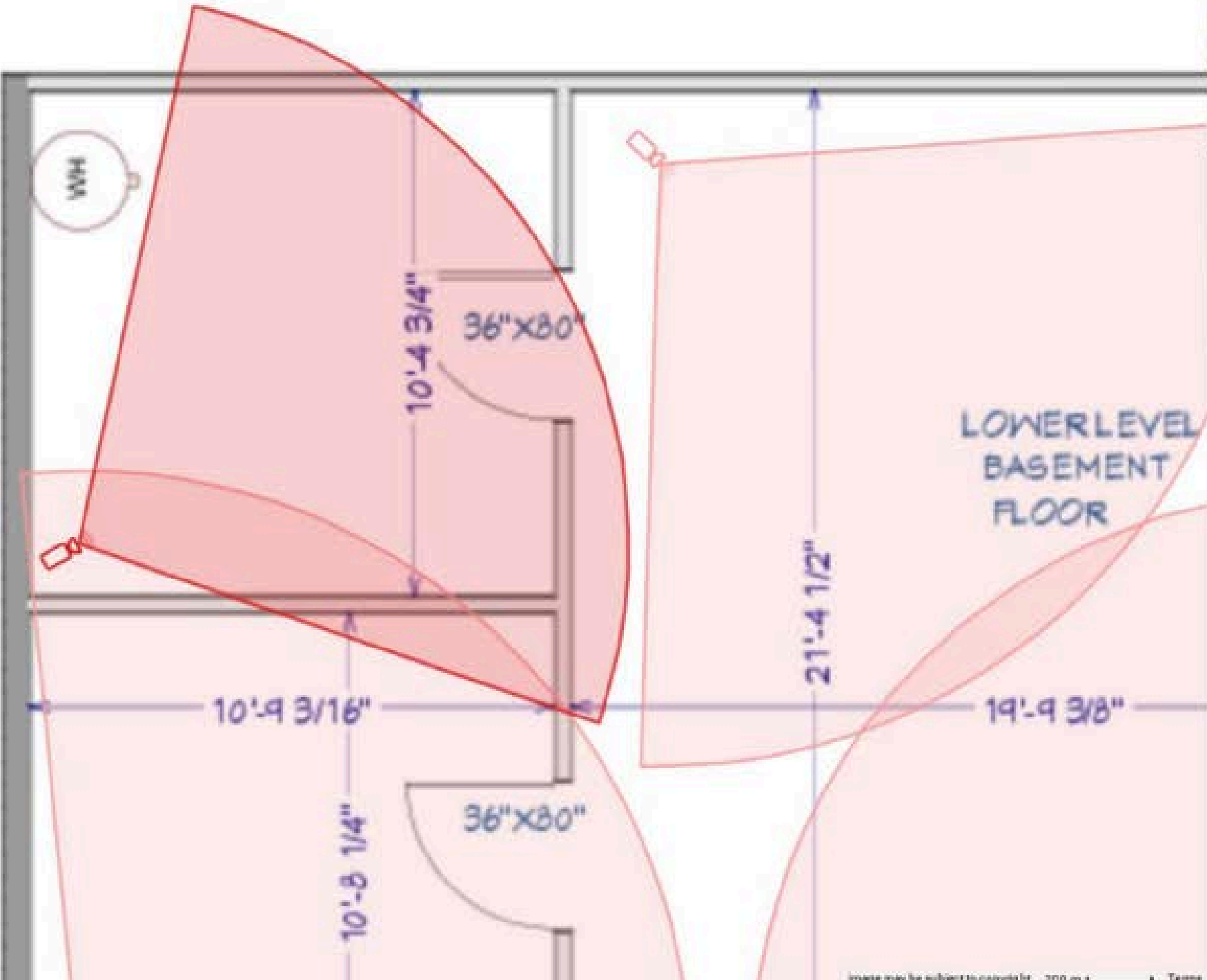
Dark With IR

0.3 ppf  
5591 ft  
*away*

Warning results may vary depending on light and camera

EXISTING FLOOR  
PLAN DESIGN

4942 SOUTH DAKOTA AVE NE  
WASHINGTON, DC 20017







Jubileaf LLC aims to be more than just a retail space; it is committed to improving community well-being by offering alternative health solutions and enhancing local aesthetics.

**Hours of operation:**

10am-8pm Sat- Sun

**Address:**

4942 South Dakota Ave NE  
Washington, DC 20017



# Jubileaf