

Leonard Watson, Jr.
2437 Wagner Street, SE
Washington, DC 20020

September 23, 2020

Mr. Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW
Suite 200 South
Washington, DC 20001

Re: Case Number 20-09

Dear Chairman Hood:

I have taken the liberty to write to you regarding the case number, referenced above, for the reasons below:

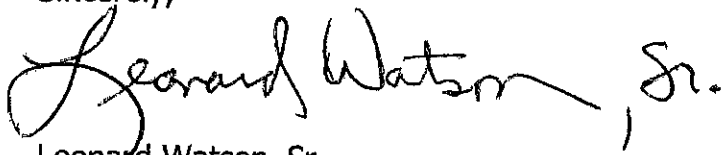
1. My family has lived at 2437 Wagner Street, SE, for the past twenty (20) years. The front entrance of my property is approximately thirty (30) yards away from the proposed apartments for seniors' development project. More importantly, why now, during COVID-19, when this lot has been vacant for the past twenty-five (25) years or more? Placing a high-risk, senior population, in front of a nursing home, is truly not the solution for creating more affordable housing for seniors!
2. The Washington Nursing Home facility is directly behind 2419 25th Street, a **vacant lot**. Needless to say, patients are dying in the nursing home at an alarming rate!
3. My property abuts the nursing home and is approximately thirty (30) yards behind the site where the proposed five (5) story senior building, including a basement, is to be built.
4. The increase parking area that will be needed to accommodate the 5-story senior building, including a basement, will present a serious problem for our community. Our Advisory Neighborhood Commission, 8B, supported and approved single-member district 8B01's (site where 219 25th street is located) request for residential parking in the 2400 block of Wagner Street, SE. This application for

residential parking was approved by the DC Department of Transportation, over seven (7) years ago.

5. To-date, there has not been one "community meeting," scheduled for this particular development project, which is slated for a hearing, by your commission, on September 24, 2020.
6. There has not been a traffic nor environmental impact study done for this particular development project which, consequently, affects our community, if the project is allowed to proceed.
7. There are already several senior buildings in our community, i.e., Dovey Roundtree, Ainger Place Development Apartments, Knox Hill, and the upcoming Skyland Town Center, etc. While our community residents understand and appreciate the need for more affordable, senior housing, we already have our fair share of senior housing, represented in our community.

Finally, our community vehemently objects to and opposes the rezoning of 2419 25th Street, Southeast (vacant lot) from R-3 to RA-2.

Sincerely,

A handwritten signature in black ink that reads "Leonard Watson, Sr." The signature is written in a cursive, flowing style.

Leonard Watson, Sr.

cc: Trayon White, Councilmember, Ward 8
Anita Bonds, Councilmember-at-Large
Chairperson, ANC 8B