

July 6th, 2020

Mr. Anthony J. Hood
Chairman
Zoning Commission for the District of Columbia
441 4th St. NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 19-19: Application of Terrace Manor Redevelopment, LP–
ANC 8E Commissioner Letter in Support

Dear Chairman Hood and Members of the Board:

On September 9th, 2019, Terrace Manor Redevelopment LP (the “Applicant”) presented to the full Advisory Neighborhood Commission (“ANC”) 8E regarding its proposed consolidated PUD application for the property located at 3301 23rd Street SE (the “Property”). I subsequently met with the Applicant again to discuss the Project via a virtual administrative meeting on June 4th, 2020. The Applicant is seeking approval under Chapter 3 of Subtitle Z of the District of Columbia Zoning Regulations to develop a new multi-family development at the Property.

Like the rest of ANC 8E, I have anxiously awaited the redevelopment of the Property, which is currently the site of the dilapidated Terrace Manor Apartment complex that has long been in a state of disrepair under the prior owner. We note that the former residents of the Terrace Manor Apartment complex are supportive of this project and that they are currently living in other buildings that are owned and managed by the Applicant in the surrounding area.

I support the project and believe that the creation of approximately 130 new affordable housing units will provide important benefits to our community. I believe the area schools can accommodate the number of students expected to live at the project, and that the streets, recreation, and other services are adequate to accommodate the project’s residents. Additionally, I believe the project, including the site plan, building appearance, amount of parking provided, and landscaping provided will be a significant benefit to the community.

While the ANC has faced challenges in conducting full public meetings and taking formal votes on pending projects during the period of social distancing related to the COVID-19 outbreak, I am writing to express my strong support for this project and ask that the Zoning Commission approve the PUD application.

Thank you for your attention to this matter.

Respectfully Submitted,

Stephen A. Slaughter

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Chairman ANC 8E, SMD 8E07