

September 21, 2026

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Submission - Case No. 21456 – 1444, 1452, and 1454 Alabama Avenue, SE

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, updated plans are being submitted to the record. This submission also provides an update on ANC outreach, a summary of the project, and confirmation of how the current plan set addresses each of the sheets required under Subtitle U Section 421.2.

Project Summary

The project consolidates three long-vacant lots at 1444-1454 Alabama Avenue, SE into a new 18-unit residential building, filed under Subtitle U Section 421 for new apartments in the RA-1 zone. Half of the building, 9 of the 18 units, will be set aside as permanently affordable housing under a DHCD covenant, five times the District's standard Inclusionary Zoning requirement. The unit mix is deliberately family-oriented, with nearly 80% of the building comprised of two- and three-bedroom units.

The project also brings meaningful economic opportunity to the neighborhood. Under the District's First Source Employment Agreement, the majority of new permanent jobs and a substantial share of construction hours are reserved for DC residents, creating a direct pipeline into both construction work and long-term building operations.

Site planning routes all parking and deliveries through the rear alley off Congress Place, so the project adds no new curb cut and no added traffic burden on Alabama Avenue, while preserving existing on-street parking. The site sits roughly a third of a mile from the Congress Heights Metro. Accessibility is built in throughout, with a fully accessible elevator, units meeting Fair Housing and A117.1 Type B standards, and additional units designed for residents with mobility, hearing, or vision impairments, exceeding baseline code requirements. The building will also include an on-site playground and secure bicycle storage supporting a car-free lifestyle, along with controlled entry, security cameras, and exterior lighting supporting resident safety.

ANC Outreach

The Applicant plans to attend the October ANC 8C meeting in person to present the project

and respond to any further questions from residents and Commissioners.

The following responses were provided to ANC 8C (Commissioners Adofu and Page) in connection with the application. No substantive changes to the project have occurred since these responses were provided.

1. The application states that 9 of the 18 units will be affordable. What Area Median Income (AMI) levels will those affordable units serve (e.g., 30%, 50%, 60%, or 80% AMI)?

Of the 9 affordable units, 2 will serve 80% AMI, 6 will serve 50% AMI, and 1 will serve 30% AMI.

2. Will the affordable units include a mix of one, two, and three-bedroom units, or will they primarily consist of smaller units?

The affordable unit mix includes 2 three-bedroom/three-bath units, 5 two-bedroom/two-bath units, and 2 one-bedroom/one-bath units.

3. How long will the affordability covenant remain in effect?

The affordability covenant will remain in effect for 15 years.

4. Will the building include a fully accessible elevator serving all residential floors?

Yes, the building will include a fully accessible elevator serving all residential floors.

5. How many units will be ADA-accessible or otherwise designed to accommodate residents with disabilities or special accessibility needs? Will accessible units also be available among the affordable units?

The building will include a full range of accessibility features beyond baseline code requirements. All units will be Fair Housing and A117.1 Type B units located on an accessible route. In addition, the building will include 3 A117.1 Type A/UFAS units designed for residents with mobility impairments, and 2 units designed for residents with hearing or vision impairments, as required under HUD Section 504. One of the Type A/UFAS units is also one of the building's 2 Inclusionary Zoning (IZ) units. Final allocation of these accessible units across the various AMI/affordability categories will be determined by the ownership team, but they will be made equitably available among the affordable units, consistent with fair housing requirements.

6. What community benefits will Ward 8 residents receive as part of this project?

This project delivers deep affordability, with 9 of the 18 units, half the building, set aside as affordable housing under a DHCD covenant - five times the District's standard Inclusionary Zoning requirement of 10% of gross floor area. The unit mix is intentionally weighted toward families, with 10 two-bedroom and 4 three-bedroom units, nearly 80% of the building. As a condition of the DHCD covenant, the project is bound by the District's First Source Employment Agreement: at least 51% of all new permanent jobs created by the project must go to DC residents, along with 35% of apprenticeship hours. On the construction side, DC resident hiring requirements apply by trade classification: 20% of journey worker hours, 60% of apprentice hours, 51% of skilled laborer hours, and 70% of common laborer hours. Given the Congress Heights location, this creates a direct pipeline for local residents into both construction and long-term building

operations. The development also includes an on-site playground and dedicated bicycle storage supporting car-free living. The site sits about a third of a mile from the Congress Heights Metro.

7. How will parking and traffic impacts on the surrounding neighborhood be mitigated?

The project will not require a new curb cut on Alabama Avenue. Parking access is instead located off the rear alley, reached from Congress Place, so the project should not add traffic impact directly onto Alabama Avenue and preserves existing on-street parking capacity that a new curb cut would otherwise displace. The building will provide 10 on-site parking spaces for the 18 units - five times the code requirement of 2 spaces. The site's walkable, transit-accessible location, about a third of a mile from the Congress Heights Metro, reduces the likelihood that all 18 households will be car-dependent. There is also some unrestricted street parking in front of the building (not RPP-designated) that may be available for visitors, delivery drivers, or rideshare use.

8. What measures will be implemented to minimize construction impacts on neighboring residents, including noise, dust, parking disruptions, and communication throughout the construction period?

The site will be secured with a construction fence around the perimeter, and construction access will be routed through the rear alley rather than directly from Alabama Avenue, keeping construction vehicles and deliveries off the street. Any necessary temporary sidewalk closures will be governed by a traffic control plan submitted to and approved by DDOT before construction begins. More broadly, construction will follow all applicable DC requirements, including traffic control plans, sediment control plans, permitted work hours, and limits on noise-generating activities and vehicle access. The development team is open to considering stricter limits than the DC minimums if that would help address neighbor concerns.

9. What public safety measures will be incorporated into the project, both during construction and after the building is occupied?

During construction, the site will be secured with perimeter fencing and construction access routed through the rear alley, away from Alabama Avenue, with any sidewalk closures governed by a DDOT-approved traffic control plan. After occupancy, the building will have controlled entry restricting access to residents and authorized visitors, along with security cameras covering common areas and key points around the building and site. Exterior lighting at entrances and walkways will support both resident safety and natural visibility of shared spaces, including the playground. The development team also plans to engage a security consultant to help determine optimal camera placement and site security measures.

Submission Index

The table below maps each U-421.2 requirement to its location within the current plan set.

U-421.2 Requirement	Status	Sheet / Location
(a)(1) Existing and proposed buildings and structures	Shown	A1.08, Page 9

U-421.2 Requirement	Status	Sheet / Location
(a)(2) Building Restriction Lines and easements	N/A	None exist on site
(a)(3) Heritage trees / trees to be retained or removed	Shown	GAR Sheets CIV 710/720, Pages 26 & 27
(a)(4) Impervious surface materials	Shown	GAR Sheets CIV 710/720, Pages 26 & 27
(a)(5) Location and screening of trash enclosures	Shown	A1.08 - enclosed space off the alley, Page 9
(a)(6) Location and screening of surface parking spaces	Shown	A1.08 - 10 spaces, 2 EV chargers, landscaping shown, Page 9
(a)(7) Screening or fencing along common lot lines	Shown	A1.08 - 7 ft. max fence along side yard lot lines; 42 in. max fence in front/public space; bioretention planter fencing; trash enclosure screen/fence; fencing screens parking from building, Page 9
(b)(1) Floor plans of each level and roof	Shown	A1.09-A1.12; roof plan at Sheet A103, Pages 10-14
(b)(2) Elevations (door/window locations, exterior materials)	Shown	A1.13-A1.17, Pages 15 - 19
(b)(3) Sectional drawings through entire building	Shown	A1.18, Pages 22 & 23
(b)(4) Other relevant renderings	Shown	A1.19 (axonometric views); cover sheet rendering, Page 24
(c) Streetscape and alley-scape photos	Shown	A1.05-A1.07, Pages 6-8
(d) Shadow study (equinox, longest, shortest days)	Shown	A1.20 - proposed condition only; no existing/by-right comparison (site is vacant; proposal is the by-right scenario), Page 25
(e) Relationship to adjacent properties (window/door alignment, trash, parking, screening)	Shown	A1.19 (axonometric views), Page 24

Respectfully Submitted,

Alexandra Wilson

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CERTIFICATE OF SERVICE

I hereby certify that on September 21, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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