1444–1454 Alabama Avenue, SE

Washington, D.C. 20032 | Square 5889, Lots 53, 54 & 815

S|B

BZA CASE NO. 21456



APPLICANT'S TEAM

Alexandra Wilson
Applicant's Counsel (Sullivan & Barros, LLP)

Winston M. Cox
Cox Development Group, LLC

Rob McClennan
McClennan Architects

October 21, 2026

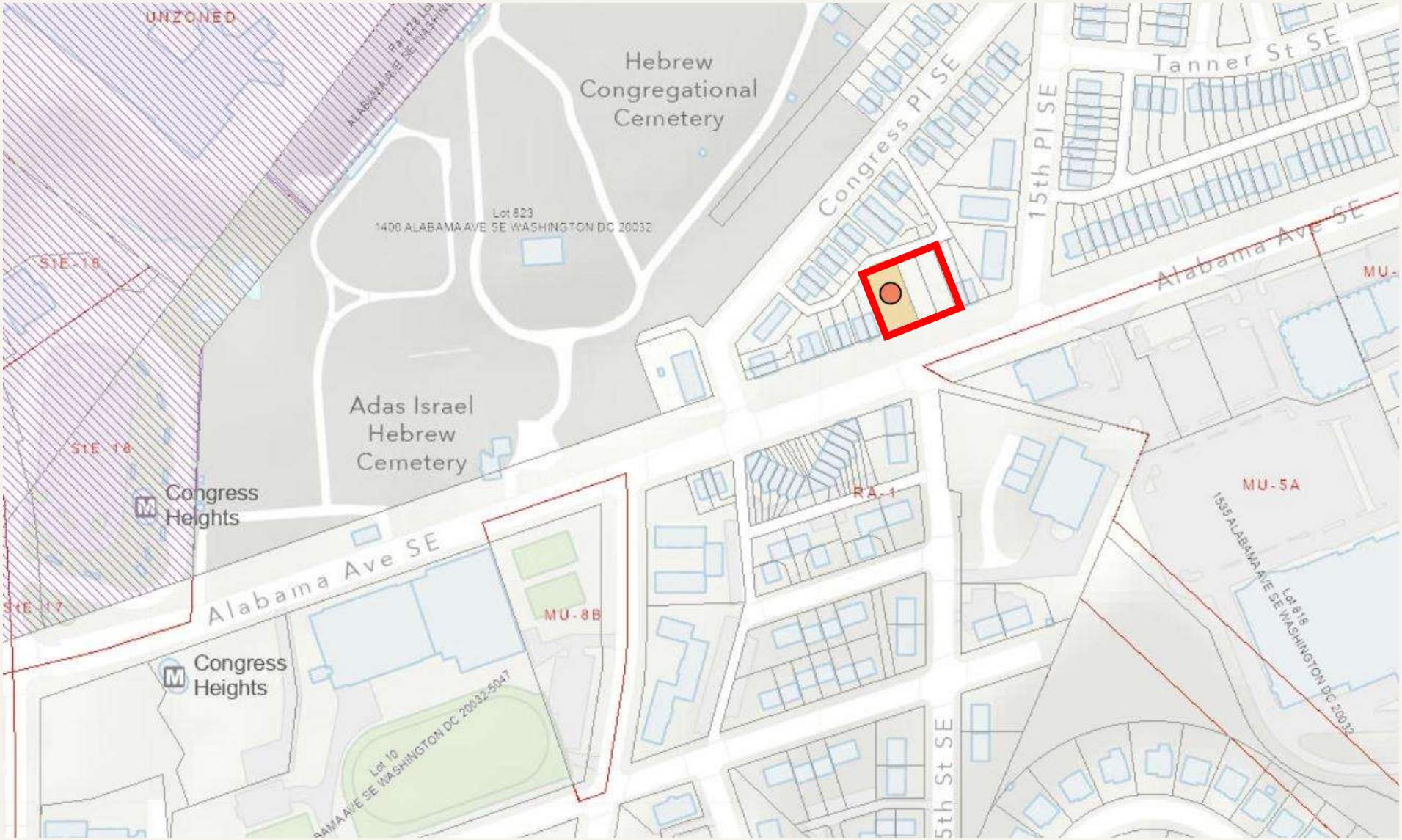
Board of Zoning Adjustment
District of Columbia
CASE NO. 21456
EXHIBIT NO. 32

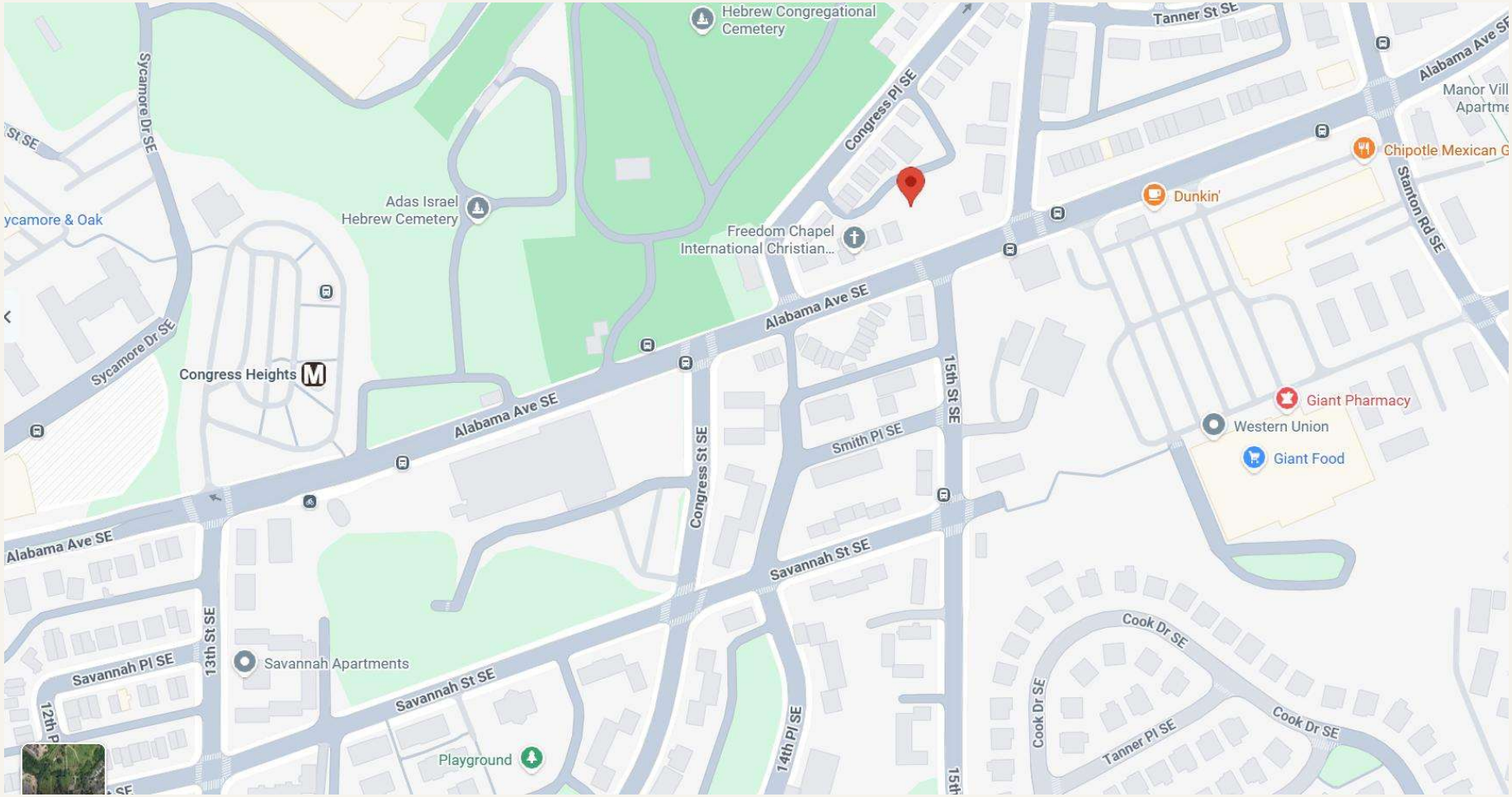
SITE AND BUILDING

Building Envelope permitted by right

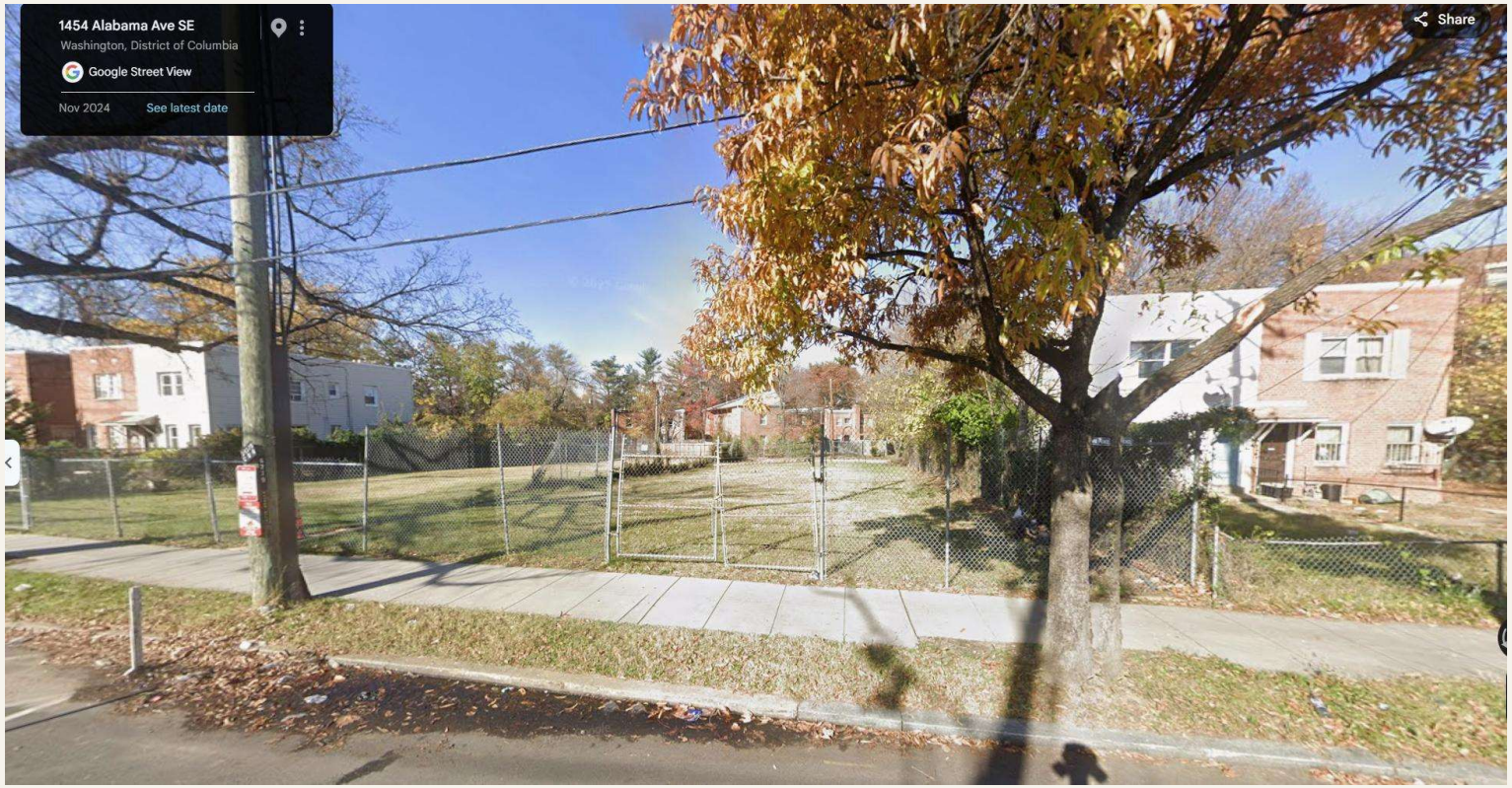


Lot	12,983 SF, vacant today
Zoning	RA-1, No bulk/density relief, only U-421 review
Height	36 ft (40 ft allowed)
Stories	3 plus cellar
Rear yard	40 ft (20 ft min)
Exterior	Brick, dark metal, light panel


UNZONED
Hebrew Congregational Cemetery
Lot 823
1400 ALABAMA AVE SE WASHINGTON DC 20032
Congress Pl SE
15th Pl SE
Tanner St SE
Alabama Ave SE
SE-18
SE-17
Adas Israel Hebrew Cemetery
Congress Heights
RA-1
MU-5A
MU-8B
Lot 10
Lot 818


Hebrew Congregational Cemetery
Tanner St SE
Alabama Ave SE
Manor Vill Apartme
Chipotle Mexican G
Dunkin'
Stanton Rd SE
Congress Pl SE
Sycamore Dr SE
Adas Israel Hebrew Cemetery
Freedom Chapel International Christian...
Congress Heights
Alabama Ave SE
15th St SE
Giant Pharmacy
Western Union
Giant Food
Smith Pl SE
Congress St SE
Savannah St SE
Savannah Pl SE
13th St SE
Savannah Apartments
Cook Dr SE
Tanner Pl SE
14th Pl SE
Playground

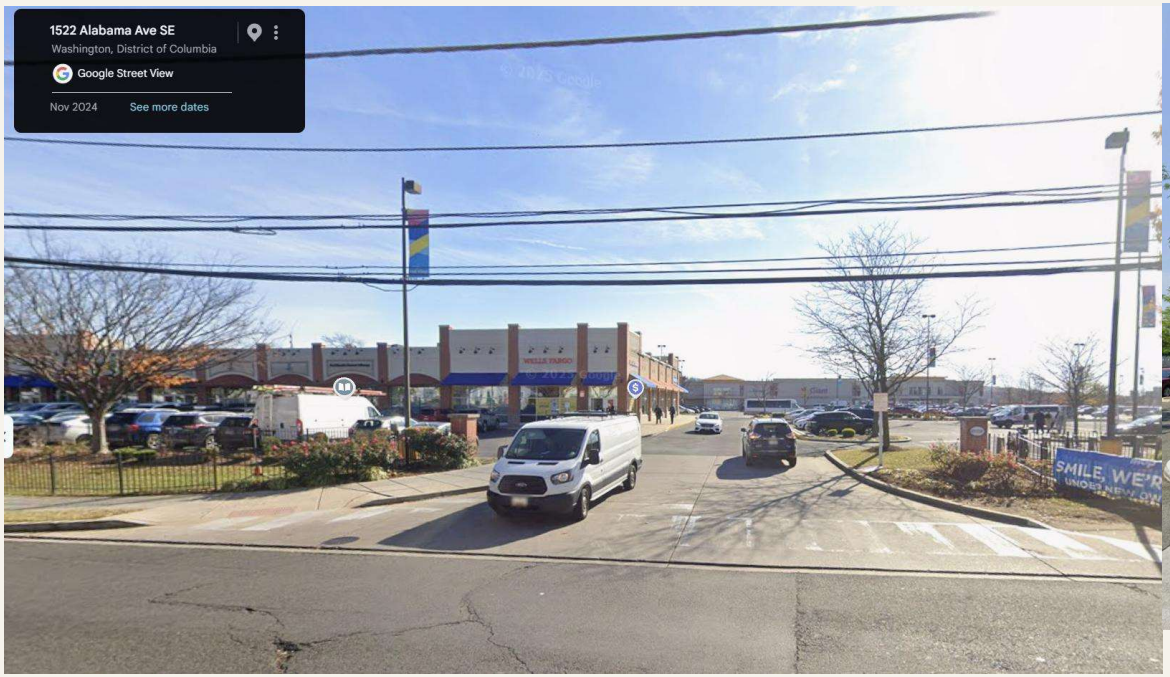
Currently Vacant



Additional Neighborhood Context (Facing East)



Shopping Plaza: Shops at Park Village





Additional Neighborhood Context (facing West)



ZONING COMPLIANCE

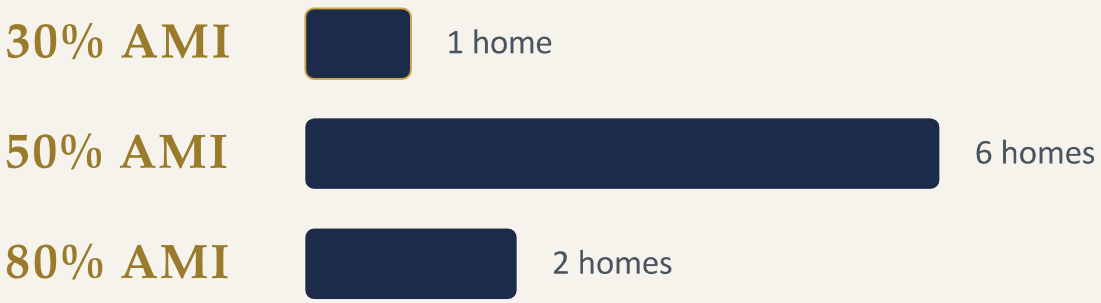
Meets Every RA-1 Development Standard

Standard	Requirement	Provided
Use	Apartment house by special exception	18 units — special exception requested
Height	40 ft., 3 stories	35 ft. 2 in., 3 stories
Lot Occupancy	40%	36.3%
FAR	1.08 (with IZ)	1.08 (with IZ)
Rear Yard	20 ft. minimum	41 ft. 6 in.
Side Yards	Two, 8 ft. minimum	Two, 19 ft. 11.5 in.
Vehicle Parking	2 spaces	10 spaces
Bicycle Parking	6 long-term (1 per 3 units)	8 long-term (cellar bike room), 4 short-term

AFFORDABILITY

Half the building is affordable: 9 of 18 homes

Homes by income level (% of AMI) — 5× the standard 10% IZ set-aside



Bedroom mix

2 three-bedroom · 5 two-bedroom · 2 one-bedroom

Covenant term

15 years, recorded with DHCD

HOMES

Family-sized and accessible

16 of 18 homes are family-sized

11 two-bedroom and 5 three-bedroom homes; only 2 one-bedrooms.

Elevator to every floor

A passenger elevator serves the cellar through the third floor.

3 fully accessible (Type A) homes

Including an affordable three-bedroom. All 18 homes meet Type B standards.

2 homes for hearing and vision

Designated for residents with hearing or vision impairments.

COMMUNITY BENEFITS

Space for families to play, ride and gather



On-site playground

A fenced play area for residents' children — rare for a building this size.

Bike storage room

Secure long-term bike parking on the entry level supports car-free living.

Transit at the door

Congress Heights Metro is a 0.3-mile walk; Capital Bikeshare is across the street.

COMMUNITY BENEFITS

Jobs for DC residents through First Source

51%

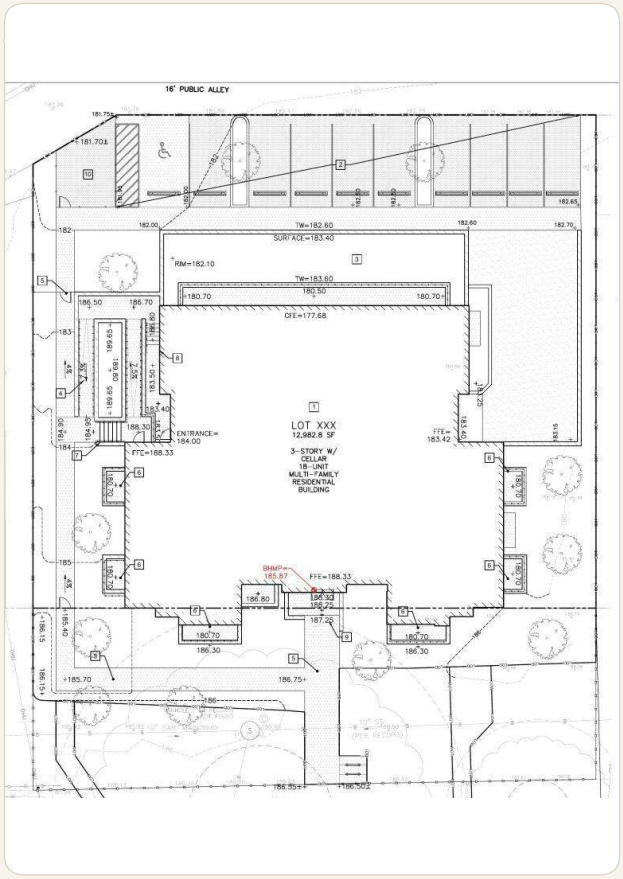
of new permanent jobs go to DC residents

35%

of apprenticeship hours go to DC residents

Construction hours to DC residents, by trade

Classification	DC residents
Journey workers	20%
Apprentices	60%
Skilled laborers	51%
Common laborers	70%



PARKING & TRAFFIC

A light traffic footprint

No new curb cut

No new driveway on Alabama Avenue, so no new conflict point on the sidewalk, and existing on-street parking stays.

10 on-site spaces, off the rear alley

1 van-accessible, 5 standard and 4 compact. Zoning requires 3.
Meets landscaping and screening requirements.

Walkable by design

About a third of a mile to Metro, so not every household will need a car.

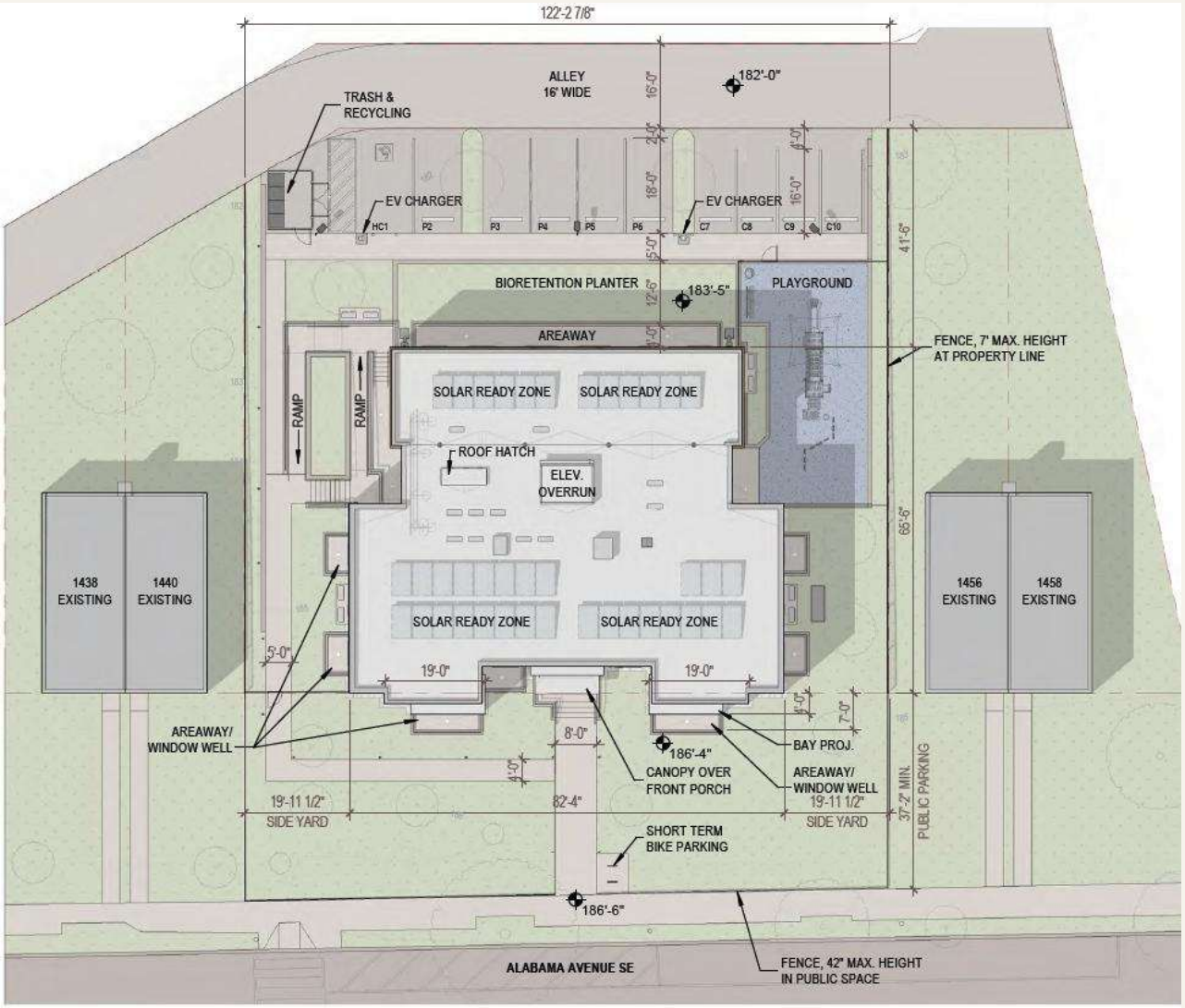
SUSTAINABILITY

Built to Enterprise Green Communities Standards



- **Rooftop solar panels**
- **Green roofs and bioretention** to manage stormwater under DOEE rules
- **Tight, insulated envelope** with high-performance windows
- **Efficient systems** and indoor air-quality measures

SITE PLAN



No new curb cut

All vehicle access from the rear alley off Congress Place

10 screened spaces

2 EV chargers; fencing and landscaping screen parking

Enclosed trash

Screened enclosure off the alley

Fencing

7 ft. max on side lot lines; 42 in. max in front, substantial setbacks

Playground and landscaping

On-site play area; bioretention per GAR sheets CIV 710/720

SPECIAL EXCEPTION CRITERIA

General Special Exception Standards

X § 901.2(a)

Harmony

The RA-1 zone provides for low- to moderate-density residential development, including multi-family buildings.

The Building is a residential use that conforms to every RA-1 development standard.

X § 901.2(b)

No Adverse Effect

Height, lot occupancy and yards are within matter-of-right limits, with a 40+ ft. rear yard and double the required side yards.

Parking, trash and deliveries are at the rear, off the alley, and screened from neighbors.

SPECIAL EXCEPTION CRITERIA

Subtitle U § 421 Review

Criteria	Analysis
Schools	18 units; It is expected that the Office of the State Superintendent of Education will not have an issue with the additional units.
Streets, Recreation and Services	No new curb cut; alley access only. 0.3 mi. to Metro and on priority bus route 92. On-site playground; bike room meets DDOT's rack standards.
Site Plan, Light and Air (OP)	Matter-of-right massing with generous yards; shadow study at Sheet A1.20. OP recommends approval (Ex. 29).
Parking, Landscaping and Grading (OP)	10 screened spaces at the rear; GAR landscaping and bioretention (CIV 710/720); trash enclosed. OP recommends approval (Ex. 29).
Filing Requirements	The Applicant has submitted a complete plan set [Ex. 24A1, 24A2]

Office of Planning Recommendation

OP Report, Exhibit No. 29 — Filed October 9, 2026

✓ **OP RECOMMENDS APPROVAL of the requested special exception**

Harmony with the Regulations

The proposed apartment building is consistent with the RA-1 zone, which permits moderate-density development, including low-rise apartments with more than six units by Special Exception. The building complies with the zone's development standards and is consistent with its intended use, height, and bulk.

Use of Neighboring Property

The proposal complies with RA-1 bulk and height requirements and provides side and rear yards exceeding minimum standards by more than double. Shadow impacts on neighboring properties are limited primarily to the winter solstice and are further mitigated by existing trees. Fencing, screened trash and recycling areas, and minimized rear-facing windows help preserve neighboring properties' privacy. Therefore, the proposal is not expected to cause adverse impacts on adjacent properties.

RECORD

Community and Agency Support

ANC 8C

ANC 8C issued a letter of support for the project in 2024. The Applicant answered the Commissioners' written questions via email and presented at ANC 8C's October 14, 2026, meeting, where they again voted to support.

Neighbors

The Applicant mailed additional hearing notices on August 18th, to 22 of the closest neighboring properties.

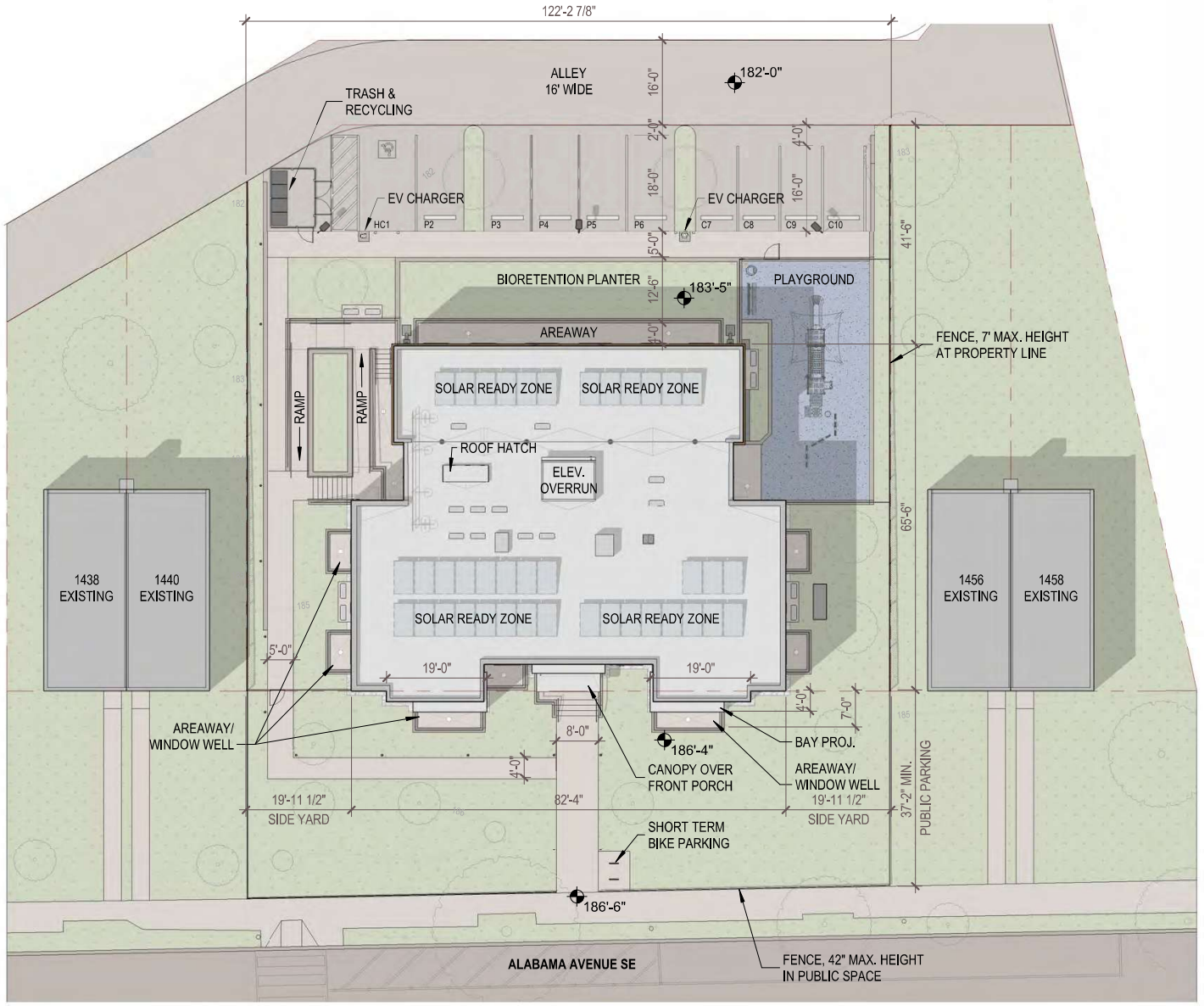
DDOT

DDOT has no objection. They found transportation impacts will be minimal given the site's proximity to the Congress Heights Metro.

DDOT and the Applicant discussed the cellar bike room and the racks were revised to two-tier Dero Decker units to meet its dimensional standards. [DDOT report, Ex. 28]

DHCD

The Project is subject to a DHCD affordability covenant. DHCD is in support of the proposal. [Letter from DHCD, Ex. 12]

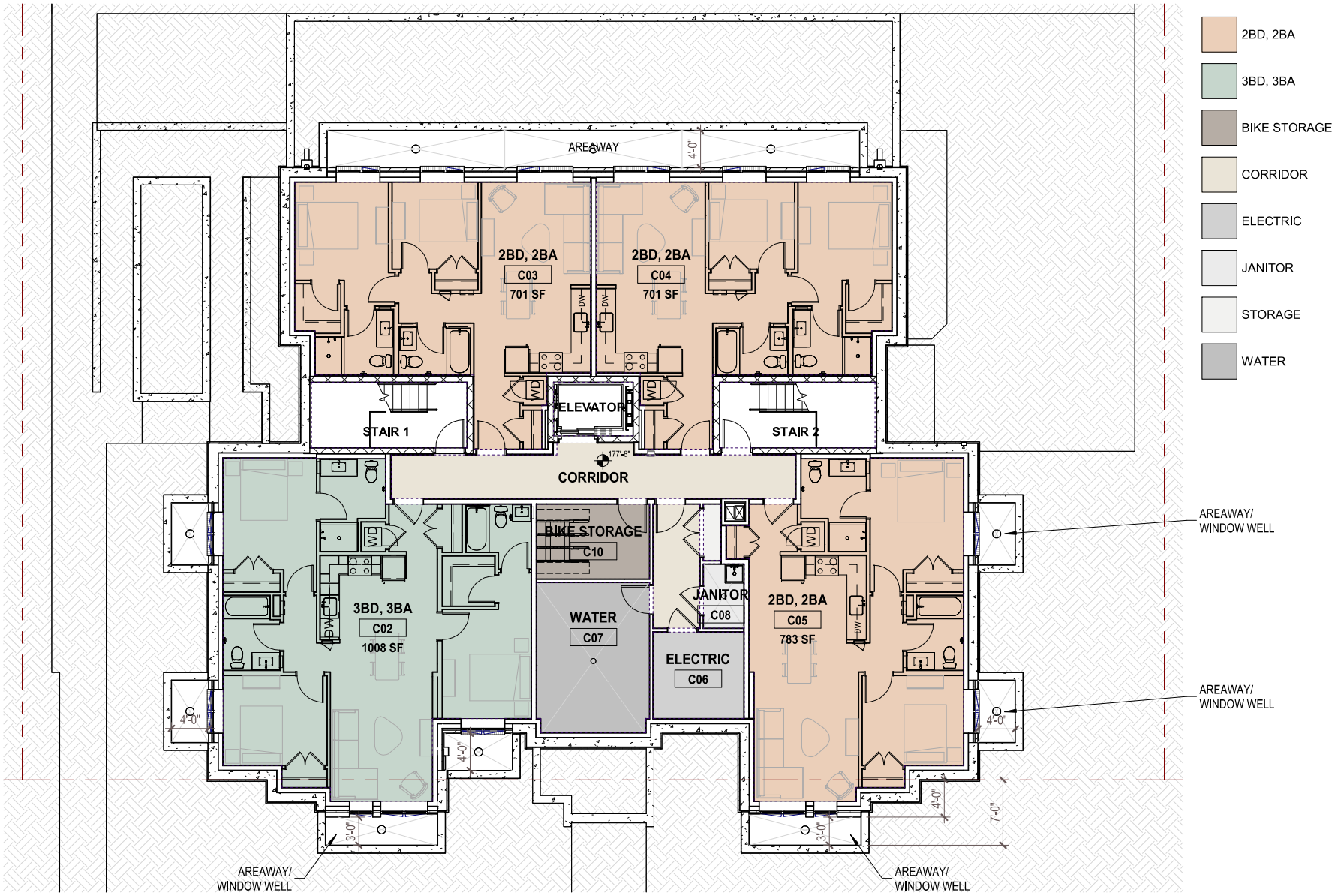


1 SITE PLAN
1" = 20'-0"

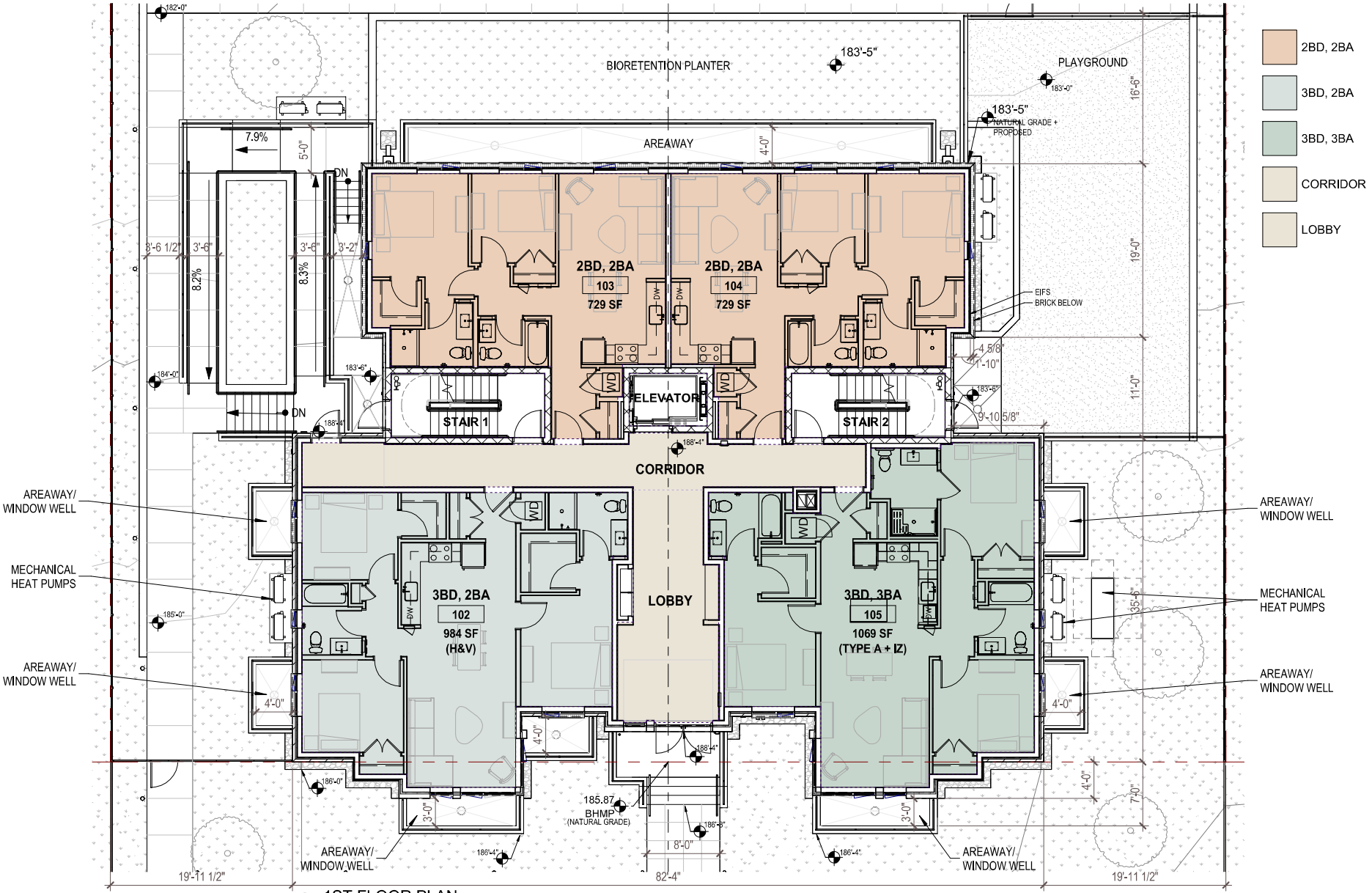
COX DEVELOPMENT GROUP
McClennan+Partners architects | **ROSEWOOD MANOR**
BZA SUBMISSION

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

SITE PLAN | **A1.08**
09/14/2026



1 CELLAR FLOOR PLAN
1" = 10'-0"

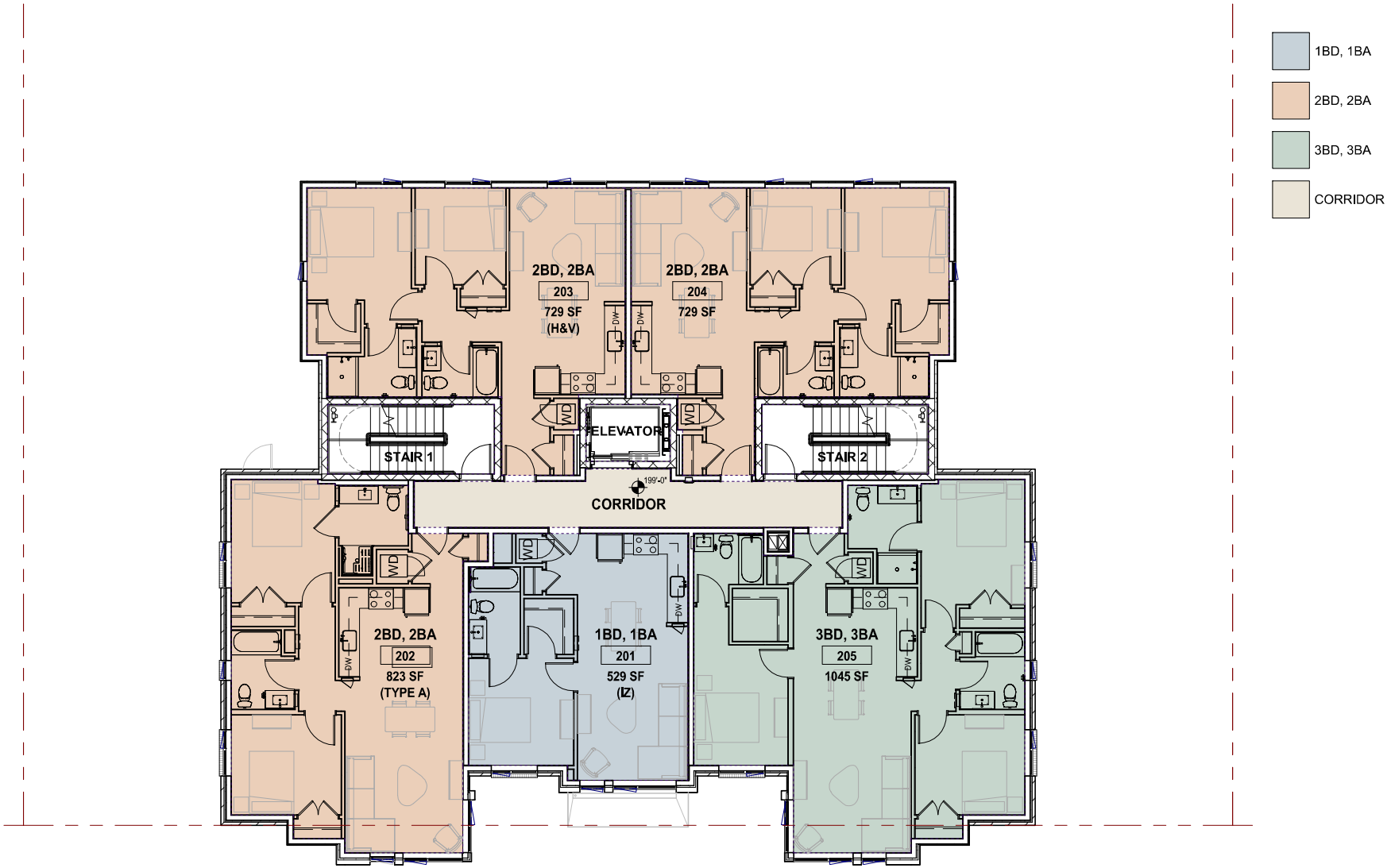


1 1ST FLOOR PLAN
1" = 10'-0"

COX DEVELOPMENT GROUP
McClennan+Partners architects | **ROSEWOOD MANOR**
BZA SUBMISSION

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

1ST FLOOR PLAN | **A1.10**
09/14/2026

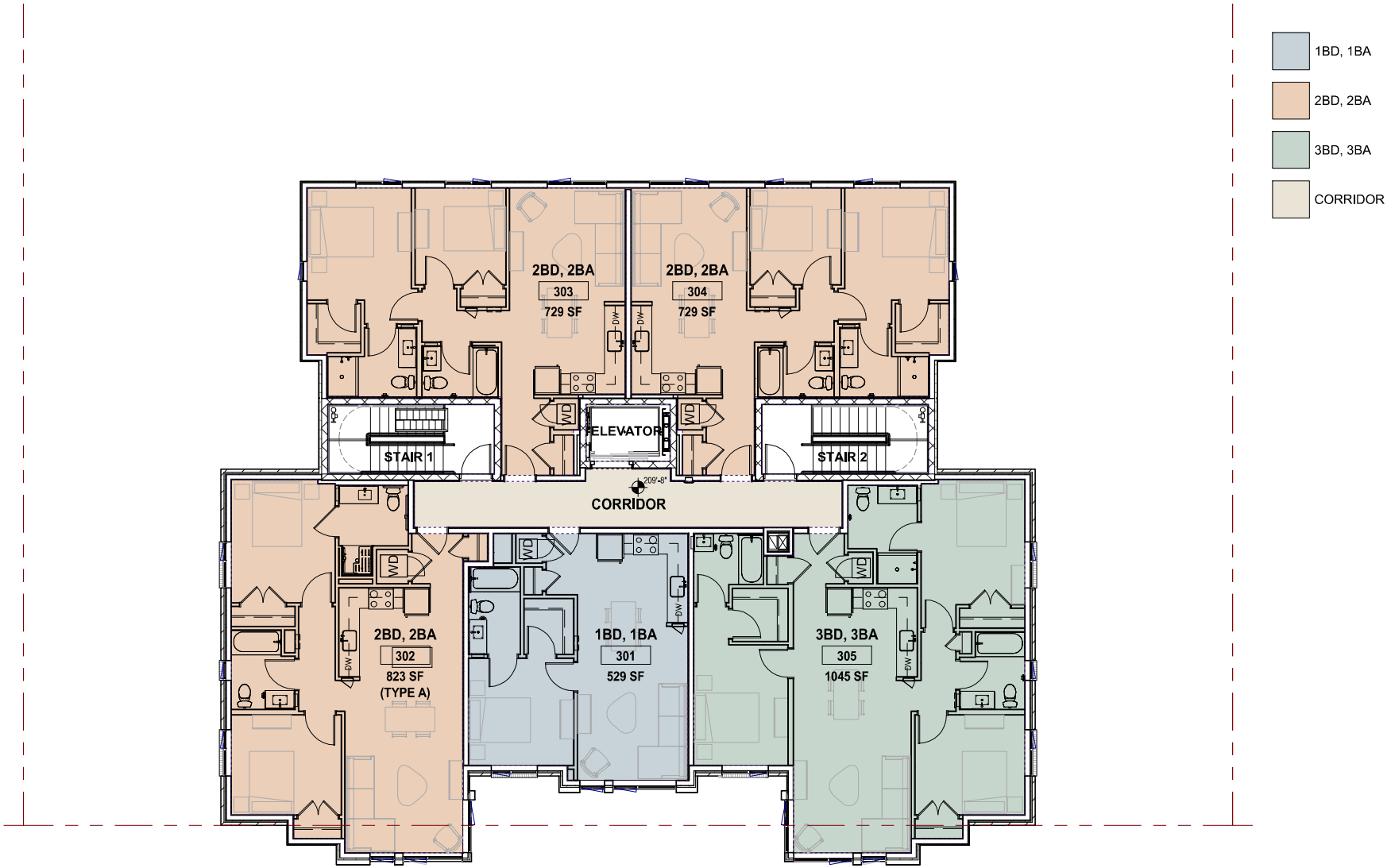


1 2ND FLOOR PLAN
1" = 10'-0"

COX DEVELOPMENT GROUP
McClennan+Partners architects | **ROSEWOOD MANOR**
BZA SUBMISSION

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

2ND FLOOR PLAN | **A1.11**
09/14/2026



1 3RD FLOOR PLAN
1" = 10'-0"

COX DEVELOPMENT GROUP
McClennan+Partners architects | ROSEWOOD MANOR
BZA SUBMISSION

1444 ALABAMA AVENUE SE
WASHINGTON, DC 20032

3RD FLOOR PLAN
09/14/2026 | A1.12



1 AXONOMETRIC VIEW FROM NW



2 AXONOMETRIC VIEW FROM SE