

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 20-22**

As Secretary to the Commission, I hereby certify that on September 16, 2020, copies of the Z.C. Notice of Filing were sent via electronic mail to the following:

1. *D.C. Register*
2. John Epting and Meghan Hottel-Cox, Esqs.  
Goulston & Storrs
3. ANC 8A  
[8A@anc.dc.gov](mailto:8A@anc.dc.gov)
4. Commissioner Tryon Jones  
ANC/SMD 8A06  
[8A06@anc.dc.gov](mailto:8A06@anc.dc.gov)
5. ANC 8C  
[8C@anc.dc.gov](mailto:8C@anc.dc.gov)
6. Gottlieb Simon  
ANC
7. Councilmember White
8. Office of Planning (Jennifer Steingasser)
9. DDOT (Aaron Zimmerman)
10. Esther Yong McGraw, Esq.  
General Counsel  
DCRA
11. Office of the Attorney General (Max Tondro)
12. At-Large Councilmembers:
  - Phil Mendelson
  - David Grosso
  - Anita Bonds
  - Robert White, Jr.

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin". The signature is written over a horizontal line.

**Sharon S. Schellin**  
**Secretary to the Zoning Commission**  
**Office of Zoning**

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF FILING**

**Z.C. Case No. 20-22**

**(CQ Metro Land, LLC – Map Amendment for Square 5860, Lots 1039, 1040, and 1041  
September 16, 2020**

**THIS CASE IS OF INTEREST TO ANC 8A and 8C**

On August 8, 2020, the Office of Zoning received a petition from CQ Metro Land, LLC (the “Petitioner”) for approval of a map amendment for the above-referenced property. The subject property is vacant land located in southeast Washington, D.C. (Ward 8), adjacent to Howard Road, S.E., I-295, and Suitland Parkway, S.E. and adjacent to the Anacostia Metrorail Station. The subject property consists of Lots 1039, 1040, and 1041 in Square 5860. (NOTE: Due to an issue with data updates, Lots 1039-1041 (as recorded in A&T Book 57, 3883-W) are not currently visible on the Zoning Map. Lot 1039 currently appears as Lot 1022 in Square 5860 and Lots 1040 and 1041 have not been subdivided from Lot 817 in Square 5788. Data updates to properly reflect the lots are in process.) The property is currently unzoned. The petitioner is proposing to zone the property to the North Howard Road (“NHR”) zone.

The purposes of the NHR zone are to:

- Assure development of the area with a mix of residential & commercial uses, and a suitable height, bulk, & design of buildings, as generally indicated in the Comprehensive Plan;
- Encourage a variety of visitor-related uses, such as retail, service, and entertainment;
- Provide for increased height & density associated with increased affordable housing;
- Encourage superior architecture & design in all buildings and publicly accessible outdoor spaces;
- Require preferred ground-level retail & service uses along Howard Road, S.E.;
- Provide for the development of Howard Road, S.E. as a pedestrian- and bicycle-friendly street, with street-activating uses & connections to metro and the broader neighborhood; and
- Encourage the inclusion of a bicycle track along Howard Road.

The NHR zone requires 12% of Inclusionary Zoning (“IZ”) at median family incomes (“MFI”) of 60% and 50% and requires construction to the LEED-Gold standard. (See Subtitle K §§ 1002 and 1008.) The NHR development standards are as follows: the maximum density permitted is 9.0 floor area ratio (“FAR”) with a minimum of 2.5 FAR of residential development (except as provided by Subtitle K § 1009); the maximum height ranges from 90 feet to 130 feet, depending on the width of the right-of-way (see Subtitle K § 1001); and the maximum lot occupancy is 100%.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For more information, contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.