

December 28, 2020

VIA IZIS

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Case No. 20-22: Request for Public Hearing – Zoning Map Amendment –
Square 5860, Lots 1039-1041**

Dear Chairman Hood and Members of the Commission:

On December 17, 2020, the Zoning Commission set down the above-referenced contested case for a public hearing. As set forth in the application materials filed on September 8, 2020 by CQ Metro Land, LLC (the “**Applicant**”), the above-referenced case is an application for a Zoning Map Amendment for the above-referenced, vacant property from unzoned to the Northern Howard Road (“**NHR**”) Zone District. As outlined in the Applicant’s application materials, the proposed Map Amendment is not inconsistent with the Comprehensive Plan, including the Future Land Use Map and the Generalized Policy Map. Further, the proposed Map Amendment will create in the short-term/interim-phase, an opportunity for community engaging uses on land that is currently vacant and underutilized, and in the long-term/full development-phase, an opportunity for office, retail, and residential use in high densities within close proximity to a major Metrorail station, in accordance with the overall vision of the Future Land Use Map.

The Property is located on Howard Road SE in Ward 8, within the jurisdiction of Advisory Neighborhood Commission (“**ANC**”) 8A. ANC 8C is the adjacent ANC, immediately to the south of Howard Road. As noted in the Certificate of Notice in Exhibit 3C in the record, before filing the Map Amendment Application, the Applicant presented at the ANC 8A Meeting on September 1, 2020 and at the ANC 8C Meeting on September 2, 2020. Subsequently, the Applicant presented at ANC 8A’s Meeting on November 10, 2020, and ANC 8C’s Meeting on November 4, 2020, and at each meeting, ANC 8A and 8C, respectively, voted to support the Application, as reflected in Exhibits 11 and 12 in the record.

Based on the application materials and the setdown report from the Office of Planning dated December 21, 2020, the Applicant respectfully requests that the Zoning Commission schedule a public hearing at its earliest convenience. The Applicant requests 15 minutes at the public hearing to present its case. The outline of witness testimony is attached as Exhibit A. Additionally, enclosed please find a check for \$18,016.70, which represents the hearing fee in this matter.

Please contact John at (202) 721-1108 or Meghan at (202) 721-1138 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at public hearing and we appreciate your time.

Very truly yours,

_____/s/_____
John T. Epting
Meghan Hottel-Cox

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on December 28, 2020.

Office of Planning

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District Department of Transportation

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/s/
Meghan Hottel-Cox