



June 18, 2026

VIA IZIS

D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Re: **Application of CQ Metro Land LLC (“Applicant”) for Design Review Approval of Buildings and Structures located in the Northern Howard Road (“NHR”) Zone Portion of Lot 1039 in Square 5860 (the “Property”)**

Dear Members of the Zoning Commission:

On behalf of the Applicant, enclosed is a copy of the application for review of buildings and structures in the NHR Zone for the above-referenced Property.¹ The Applicant proposes a new hotel on the Property containing approximately 160 guest rooms and approximately 4,000 square feet of gross floor area (“GFA”) devoted to hotel function rooms and commercial adjunct space. Overall, the building will contain approximately 86,181 square feet of GFA which equates to an approximate density of 3.59 FAR. Due to its location in the NHR Zone, the Project is subject to mandatory design review by the Commission.

The application was filed electronically through the Interactive Zoning Information System (IZIS) on June 18, 2026. The application package meets the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations, and includes the completed application forms, statement justifying the project, Comprehensive Plan evaluation, and detailed architectural plans, sections, elevations, renderings, and view analyses.

Please feel free to contact me at (202) 721-1132 if you have any questions regarding the above. We look forward to the Commission’s consideration of this matter at an upcoming public hearing.

¹ The Applicant is in the process of completing a division of lots that will divide Lot 1039 into two new assessment and taxation (“A&T”) lots. The eastern tax lot will have a land area of approximately 24,010 square feet and will become the record lot upon which the proposed Project is constructed. The western tax lot will have a land area of approximately 8,432. All zoning tabulations for the proposed project are based upon the 24,010 square feet of land area that comprises the Project site.

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on June 18, 2026.

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/s/

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