

BEFORE THE ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Form 107 - Application for Design Review

GIS INFORMATION

Square	Lot(s)	Existing Zoning	Requested Zoning	ANC
5860	1039	NHR	NHR	8A06

Address of Property: Bounded by Anacostia Freeway / I-295 on the south, Poplar Point on the north, and private property on the east and west

If applicable , Historic District(s) , in which site is located : N/A

ZONING INFORMATION

Type of Relief: New Application - Required

Related Case Number: N/A

Square Feet:  
24,010

Brief Description of Project/Proposal: Proposed hotel containing approximately 160 guest rooms and approximately 4,000 square feet of function rooms and commercial adjunct space.

Present use of Property: Vacant

Proposed use of Property: Lodging (hotel)

CONTACT INFORMATION

Person(s) to be notified of all actions

Name: Jeff Utz  
E-mail: jutz@goulstonstorrs.com  
Firm/Organization: Goulston & Storrs  
Address: 1999 K Street NW - 5th Floor  
Phone No.s: (202)721-1132  
Phone No.s Alternate:

Person to be notified of Hearing and Decision Section

Name: Jeff Utz  
E-mail: jutz@goulstonstorrs.com  
Firm/Organization: Goulston & Storrs 1999 K Street NW - 5th Floor  
Address: Washington, DC 20006  
Phone No.s: (202)721-1132  
Phone No.s Alternate:

NOTICES

Application served on ANC, OP and Other Parties : 06/02/2026 by

NOI served on: 04/20/2026 by Mailed Letter

Certifications

Applicant's/Petitioner's Name:  
CQ Metro Land LLC

Date: 06/18/2026

Owner's Name:  
CQ Metro Land LLC

FEE CALCULATOR

FORM

Form 107 - New Application - Required

ZONING COMMISSION  
District of Columbia  
CASE NO. 20-A-AMOUNT  
EXHIBIT NO. 1

\$ 11206

**Grand Total: \$11,206.00**

**SIGNATURE**

**Date**

Shane L. Dettman, Goulston & Storrs, on behalf of CQ Metro Land LLC

6/18/2026

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
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