



NOTICE OF INTENT TO FILE A ZONING APPLICATION  
APPLICATION TO THE DISTRICT OF COLUMBIA  
ZONING COMMISSION FOR DESIGN REVIEW

April 20, 2026

CQ Metro Land LLC (“**Applicant**”) hereby gives notice of its intent to file an application for design review (“**Design Review**”) related to property currently known as Lots 1039, 1040, and 1041 in Square 5860 (collectively the “**Property**”). The Property is located at 824 - 826 Howard Road, SE, Washington, DC.

The Property is located in Ward 8 along Howard Road, SE between South Capitol Street, SE and I-295, and is immediately south of Poplar Point and adjacent to the WMATA Anacostia Metrorail station and parking garage. Lots 1039 and 1041 are owned by CQ Metro Land LLC and contain approximately 32,442 and 16,350 square feet of land area, respectively. These two lots are separated by Lot 1040, which contains approximately 6,644 square feet of land area, and is owned by WMATA and improved with an access road to the WMATA parking garage.

The Property is designated Mixed Use (High Density Residential / High Density Commercial / Institutional) on the Future Land Use Map of the District of Columbia Comprehensive Plan and is located in the NHR Zone. The NHR Zone requires Zoning Commission Design Review for all new buildings and structures, as well as substantial exterior renovations to any existing building or structure within the zone.

The Applicant intends to construct a new lodging use on a portion of Lot 1039<sup>1</sup> containing a hotel with related restaurant/bar/lounge or other complementary uses (the “**Building**”). The Building will contain approximately 90,000 square feet of gross floor area (“**GFA**”), or an approximate density of 2.8 FAR.<sup>2</sup> The ground floor of the Building will contain the hotel reception area, meeting room, restaurant/bar/lounge, restrooms, and back of house space. Above the ground floor, the hotel will contain approximately 160 guest rooms on six (6) floors. The proposed building will have a maximum height of approximately 98 feet. The minimum parking requirement for the proposed hotel is approximately 22 spaces.

Pursuant to 11-K DCMR § 1006.1 and 11-X DCMR § 603.1, the Commission is authorized to grant technical zoning flexibility and relief as part of its review of a design review application. At this point in time, the Applicant intends to request technical zoning relief /flexibility from the following requirements:<sup>3</sup>

---

<sup>1</sup> The Applicant is in the process of completing a subdivision for Lot 1039 that will result in the creation of a new record lot. The subdivision is anticipated to be complete prior to the completion of the design review process.

<sup>2</sup> The stated density is based upon the current land area of Lot 1039. Upon completion of the record lot subdivision, the land area of the lot upon which the proposed hotel will be located will be approximately 24,010 square feet. Based on this land area, the density of the project will be approximately 3.7 FAR, which is still well below the 8.0 FAR that is permitted in the NHR zone.

<sup>3</sup> The areas of technical zoning relief / flexibility identified in this Notice of Intent are preliminary and subject to change. A final list of technical zoning relief / flexibility will be included in the Notice of Public Hearing that is published by the D.C. Office of Zoning at least 40 days prior to the public hearing on the design review application.

- Minimum residential requirement (11-K DCMR § 1001.3)
- Side yard (11-K DCMR § 1001.8)
- Rear yard (11-K DCMR § 1001.9)
- Minimum loading requirement (11-C DCMR § 901.1)
- Minimum parking requirements (11-C DCMR § 701.5)
- Ground floor use and design (11-K DCMR §§ 1004.1 and 1004.2).

Pursuant to Subtitle Z, Section 301.8 of the 2016 Zoning Regulations, the Applicant will request an opportunity to present the proposal to Advisory Neighborhood Commission (“ANC”) 8A prior to filing the application, and the Applicant is also available to discuss the proposal with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 6 of the District of Columbia Zoning Regulations, 11 DCMR (effective September 6, 2016, as amended), not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. If you require additional information regarding the proposed design review application, you may contact Lindsay Morton of Redbrick LMD at 202-329-0964 / [lmorton@redbricklmd.com](mailto:lmorton@redbricklmd.com), or Jeff Utz of Goulston & Storrs P.C. at 202-721-1132 / [jutz@goulstonstorrs.com](mailto:jutz@goulstonstorrs.com).