

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



September 16, 2020

ANC 8A
8A@anc.dc.gov

Commissioner Tyon Jones
ANC/SMD 8A06
8A06@anc.dc.gov

ANC 8C
8C@anc.dc.gov

Re: Z.C. Case No. 20-22 (CQ Metro Land, LLC – Map Amendment @ Square 5860)

Dear ANC Chairs & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from CQ Metro Land, LLC (the “Petitioner”) for approval of a map amendment for property located in the southeast quadrant of the District, adjacent to Howard Road,, S.E., I-295, and Suitland Parkway, S.E., at Square 5860, Lots 1039, 1040, and 1041.* Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 500.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 500.8).

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to submit a written report in this case, the report must include all the information required by Subtitle Z § 505.1, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the petition from the Petitioner, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

*Note: Due to an issue with data updates, lots 1039, 1040, and 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 1040-1041 have not been subdivided from Lot 817 in Square 5788. Data updates to properly reflect the lots are in process.

Subtitle Z § 505.1

- 505.1 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the petition. All written reports shall contain the following:
- (a) The case name and number;
 - (b) The date the public meeting of the ANC to consider the petition occurred;
 - (c) A statement that proper notice of that public meeting was given by the ANC;
 - (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
 - (e) The issues and concerns of the ANC about the petition, as related to the standards against which the petition shall be judged;
 - (f) The recommendation, if any, of the ANC as to the disposition of the petition;
 - (g) The outcome of the vote on the motion to adopt the report to the Commission;
 - (h) The name of the person who is authorized by the ANC to present the report; and
 - (i) The signature of the ANC Chairperson or Vice-Chairperson.

**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.

INSTRUCTIONS

1. The ANC Setdown Form shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadline is as follows; the ANC must file the ANC Setdown form no later than thirty (30 days) after the date the application is referred. No late filings or waivers requesting acceptance of late filings of this form will be accepted.

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717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

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If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Description of how notice was given:														
Number of members that constitutes a quorum:		Number of members present at the meeting:												

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

INSTRUCTIONS

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC or bzsubmissions@dc.gov for the BZA; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
 - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
 - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

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If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov