

June 26, 2026

VIA IZIS

District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 26-05: Application of BXP 2100M LLC (the “Applicant”) for Voluntary Design Review for 2100 M Street, NW (Square 72, Lot 75) (the “Property”)

Dear Chairman Hood and Members of the Commission:

In accordance with Subtitle Z § 401.5 of the Zoning Regulations, the Applicant hereby submits this pre-hearing submission in advance of the public hearing to be held on July 27, 2026. The Applicant filed the above-referenced application on May 14, 2026 and seeks Voluntary Design Review for construction of a new 10-story mixed-use office and retail building (the “**Project**”), including flexibility from the court, height setback, penthouse setback, and front build-to requirements of the D-5 Zone. The Project will consist of approximately 336,000 square feet of office and approximately 8,742 square feet of retail for a total floor area ratio (“**FAR**”) of 8.1.¹ Set forth below are updates regarding (i) the plans and conditions, (ii) community outreach, and (iii) the transportation statement.

I. Updated Plans

Attached hereto as Exhibit A are updated plans (the “**Updated Plans**”). The updates include (i) changes to the projecting elements on the upper stories, (ii) an updated Green Area Ratio (“**GAR**”) scoresheet reflecting a corrected land area figure, (iii) signage plans, and (iv) changes to the interior layouts. The updates to the façade were made in response to collaboration with the incoming office tenant, Sidley Austin LLP, to accommodate floorplates for their office use. The signage plans show signage consistent with other signage approved by the Zoning

¹ The Property benefits from 105,000 square feet of density credits transferred pursuant to that certain Certificate of Transfer of Development Rights, recorded in the District of Columbia Recorder of Deeds as Instrument No. 2008019718.

Commission for projects both near the Golden Triangle and for other office buildings located in high-density mixed-use neighborhoods. Other minor changes are clarifying in nature.

Attached as Exhibit B are the Applicant's proposed conditions of approval, which include proposed areas of design flexibility and a detailed list of the Project's proposed transportation demand management measures. The flexibility is tailored to accommodate the evolution of building design details during the development of permit drawings and related coordination with the tenant's interior architect, and it is consistent with the Commission's approval in other similar cases. The proposed conditions also memorialize the Applicant's commitment to ground-floor retail space and LEED Gold certification.

II. Community Outreach

The Applicant presented to Advisory Neighborhood Commission ("ANC") 2A on April 15, 2026 and June 17, 2026. The Applicant also held a special community meeting on April 27, 2026 at the West End Neighborhood Library. ANC 2A voted to support the Application at their June 17, 2026 public meeting.

Although ANC 2B is not an "Affected ANC" pursuant to the Zoning Regulations, the Applicant engaged in outreach with ANC 2B due to their close proximity across 21st Street NW to the north. The Applicant presented the Application to ANC 2B's Licensing and Permitting Committee meeting on June 10, 2026 and received favorable feedback. The Application was on the consent agenda for ANC 2B's regularly scheduled monthly meeting on June 17, 2026, but that meeting was cancelled. The Applicant anticipates the Application being set on ANC 2B's July 15, 2026 public meeting agenda.

Finally, the Applicant has worked closely with the adjacent owner of the hotel known as Yours Truly, who has submitted a letter in support of the zoning application.

III. Transportation Statement

Attached hereto as Exhibit C is the University's Transportation Statement, prepared by Wells + Associates. The resume of Jami L. Milanovich is included in Exhibit E.

IV. Proposed Witness Testimony

The Applicant requests a total of 30 minutes for its presentation of the Application at the public hearing. The University expects that the following witnesses will present testimony at the public hearing.

- Matthew J. Bonifant, Vice President, Development, BXP; Representative of the Applicant
- Anthony Markese, Principal, Pickard Chilton Architects; Expert in Architecture
- Jami L. Milanovich, Principal, Wells + Associates; Expert in Transportation Engineering

Outlines of the proposed witness testimony are included as Exhibit D and the resumes of Ms. Milanovich and Mr. Markese are included as Exhibit E.

V. Exhibits

The following exhibits are attached to this submission:

- Exhibit A: Updated Plans
- Exhibit B: Proposed Conditions of Approval
- Exhibit C: Transportation Statement
- Exhibit D: Outlines of Witness Testimony
- Exhibit E: Expert Witness Resumes

VI. Conclusion

Please do not hesitate to contact David Avitabile at 202-721-1137 or Lee Templin at 202-721-1153 if you have any questions. We greatly appreciate the Commission's consideration of the Application and look forward to presenting at the upcoming public hearing.

Sincerely,

/s/ David M. Avitabile
David M. Avitabile

/s/ Lee S. Templin
Lee S. Templin

Certificate of Service

The undersigned certifies that copies of the foregoing documents will be delivered via electronic mail to the following addresses on June 26, 2026.

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