



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.545.0800
www.bxp.com

Design Consultant
Pickard Chilton
585 Chapel Street
New Haven, Connecticut 06510
tel. 203.766-8600
www.pickarchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77002
tel. 713.877.1192
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 320
Alexandria, Virginia 22314
tel. 703.548.5010
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.593.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghtinc.com

Civil Engineer
Wiles Mensch
100 M Street SE, #320
Washington, D.C. 20003
tel. 202.638-4040
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdassoc.com

REVISIONS

Design Development

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for nor does it make any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

VIEW OF 21ST ST. FACADE

PROJECT: 2530
DATE: June 2026
SCALE:
SHEET NUMBER:
VDR A1.02
ZONING COMMISSION
District of Columbia
CASE NO. 26-05
EXHIBIT NO. 8A3
Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.545.0800
www.bxp.com

Design Consultant
Pickard Chilton
585 Chapel Street
New Haven, Connecticut 06510
tel. 203.766.8600
www.pickardchilton.com

Architect of Record
Kendall/Heaton Associates
2050 Post Oak Boulevard, Suite 1000
Houston, Texas 77002
tel. 713.877.1192
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 320
Alexandria, Virginia 22314
tel. 703.548.5010
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghtinc.com

Civil Engineer
Wiles Mensch
100 M Street, SE, #320
Washington, D.C. 20003
tel. 202.638.4040
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdassoc.com

REVISIONS

Design Development
This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for nor does it make any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

VIEW FROM CORNER OF 21ST ST. AND M ST.

PROJECT: 2530
DATE: June 2026
SCALE:
SHEET NUMBER:
VDR A1.03
Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.545.0800
www.bxp.com

Design Consultant
Pickard Chilton
985 Chapel Street
New Haven, Connecticut 06510
tel. 203.766-8600
www.pickardchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77002
tel. 713.877.1192
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 320
Alexandria, Virginia 22314
tel. 703.548.5010
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.580.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghtinc.com

Civil Engineer
Wiles Mensch
100 M Street, SE, #320
Washington, D.C. 20003
tel. 202.638-4040
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdassoc.com

REVISIONS

Design Development

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for nor does it make any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

VIEW FROM NEW HAMPSHIRE AVE.

PROJECT: 2530
DATE: June 2026
SCALE:

SHEET NUMBER:

VDR A1.04

Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.



2100 M STREET N.W.
2100 M St. N.W.
Washington, D.C. 20037

Owner
BXP
2200 Pennsylvania Ave NW
Washington, DC 20037
tel. 202.545.0800
www.bxp.com

Design Consultant
Pickard Chilton
565 Chapel Street
New Haven, Connecticut 06510
tel. 203.766-8600
www.pickardchilton.com

Architect of Record
Kendall/Heaton Associates
3050 Post Oak Boulevard, Suite 1000
Houston, Texas 77002
tel. 713.877.1192
www.kendall-heaton.com

Landscape Architect
ParkerRodriguez
211 N Union Street, Suite 320
Alexandria, Virginia 22314
tel. 703.548.5010
www.parkerrodriguez.com

Structural Engineer
Thornton Tomasetti
1330 Connecticut Avenue NW, Suite 300
Washington, D.C. 20036
tel. 202.593.6300
www.thorntontomasetti.com

Mechanical and Electrical Engineer
GHT
1110 North Glebe Road, Suite 300
Arlington, Virginia 22201
tel. 703.243.1200
www.ghitd.com

Civil Engineer
Wiles Mensch
100 M Street, SE, #320
Washington, D.C. 20003
tel. 202.638-4040
www.wm-dc.com

Transportation Consultant
Wells + Associates
650 Massachusetts Avenue NW, Suite 600
Washington, D.C. 20001
tel. 202.978.5222
www.wellsandassociates.com

Vertical Transportation
VDA
120 Eagle Rock Avenue, Suite 310
East Hanover, New Jersey 07936
tel. 973.994.9220
www.vdassoc.com

REVISIONS

Design Development

This drawing is not for construction or bidding purposes. Pickard Chilton Architects, Inc. has prepared this drawing solely to communicate architectural design intent. Pickard Chilton Architects, Inc. is not the Architect of Record and therefore is not responsible for preparing construction documents or for technical, legal, or construction-related matters. Pickard Chilton Architects, Inc. is not responsible for nor does it make any representation concerning dimensional accuracy of this drawing or coordination of this drawing with documents prepared by other disciplines.

NOT FOR CONSTRUCTION

VIEW FROM M ST.

PROJECT: 2530
DATE: June 2026
SCALE:

SHEET NUMBER:

VDR A1.05

Copyright 2026 by Pickard Chilton Architects, Inc. All rights reserved.