

BSREP II Dupont Circle LLC
c/o Brookfield Property Group
225 Liberty Street, 8th Floor
New York, NY 10281

June 23, 2026

VIA ELECTRONIC DELIVERY

Mr. Anthony Hood, Chair
D.C. Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001
zcsubmissions@dc.gov

**Re: Zoning Commission Case No. 26-05 – Voluntary Design Review Application
for 2100 M Street, NW – Letter in Support**

Dear Chair Hood and Members of the Commission:

On behalf of BSREP II Dupont Circle LLC (“**Brookfield**”), we hereby submit this letter in support of Zoning Commission Case No. 26-05, submitted by BXP 2100M LLC (the “**Applicant**”) for voluntary design review for the property located at 2100 M Street, NW. We understand that the application would authorize demolition of the existing building and construction of a 10-story mixed-use office and retail building (the “**Project**”).

Brookfield owns the adjacent property, Yours Truly, to the immediate west located at 1143 New Hampshire Avenue, NW. We have met with the Applicant to discuss the Project and have reviewed plans. We are excited for development of this long-underutilized property and look forward to the incoming law firm tenant whose employees will help support the surrounding businesses with new clientele.

As the adjacent property owner, we are supportive of the requested voluntary design review, including the requested flexibility from: (i) the 45-degree setback from the 90-foot height permitted in the abutting MU-10 Zone; (ii) the front build-to requirements along New Hampshire Avenue; (iii) the court width requirements; and (iv) the penthouse setback requirements. We are also supportive of the requested flexibility on the location of the long-term bicycle parking. We appreciate that the design of the Project intentionally leaves room for light and air.

Brookfield’s support is predicated on Applicant’s agreement to negotiate in good faith any crane swing and / or construction-related agreements that will be necessary for the Project.

Thank you for your consideration and please do not hesitate to reach out with any questions.

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Respectfully submitted,

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