



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**

July 15, 2026

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

Re: Z.C. Case No. 26-05 – BXP 2100M LLC – Application for Voluntary Design Review for 2100 M Street, NW (Square 72, Lot 75) (the “Property”) – ANC 2B Resolution in Support

Dear Chairperson Hood and Members of the Commission:

At its regular meeting on July 15, 2026, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (8-0-0):

ANC 2B supports this voluntary design review application that will authorize construction of a new 10-story mixed use office and retail building (the “**Project**”). The ANC also supports 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. The ANC particularly appreciates how the design of the Project steps back to allow in additional light and air. This Property has long been underutilized and we are excited to see new vibrant use of this corner.

Accordingly, ANC 2B recommends that the Commission approve the Application.

Commissioners Lynn Thompson (2B09@anc.dc.gov) and Matt Johnson (2B06@anc.dc.gov) are the Commission’s representatives in this matter.

Sincerely,

Zachary Adams
Chair