

The background of the slide is a photograph of architectural work. It shows several white 3D building models of varying heights and shapes, some with flat roofs and others with more complex, stepped profiles. These models are placed on a surface covered with numerous hand-drawn architectural sketches in black ink. A black pen lies on one of the sketches. A ruler is visible on the left side. The entire scene is overlaid with a semi-transparent blue filter.

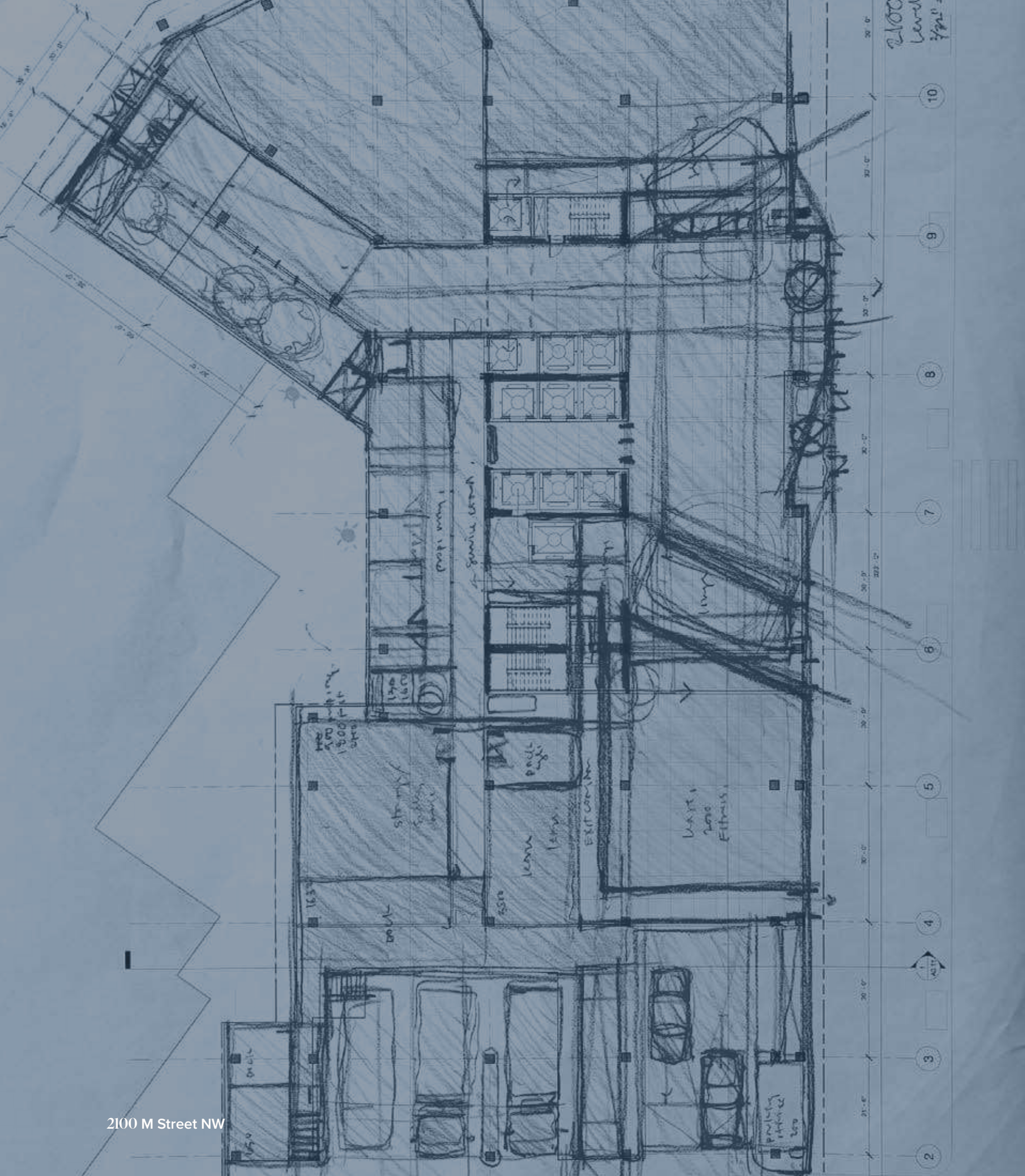
2100 M St.

Zoning Commission Public Hearing
Z.C. Case No. 26-05

July 27, 2026

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PICKARD CHILTON



Proposed Discussion Items

01 *Project Team and Timeline*

02 *Site Observations and Concepts* Restitching The Urban Fabric Around Duke Ellington Park Site Parameters

03 *Design Vision* A Good Neighbor Incorporate Stone, Terracotta, Textured Metal Enclosure Material Palette

04 *Voluntary Design Review* Building Setbacks Build-to Requirements Courts

05 *Discussion and Next Steps*

Project Team

Developer
BXP

Prime Tenant
Sidley

Design Architect
Pickard Chilton

Architect of Record
Kendall/Heaton Associates

Land Use Attorney
Goulston & Storrs

Landscape Architect
Parker Rodriguez

Civil Architect
Wiles Mensch

Traffic
Wells + Associates

Project Timeline

Design
Q1 2026 - Q1 2027

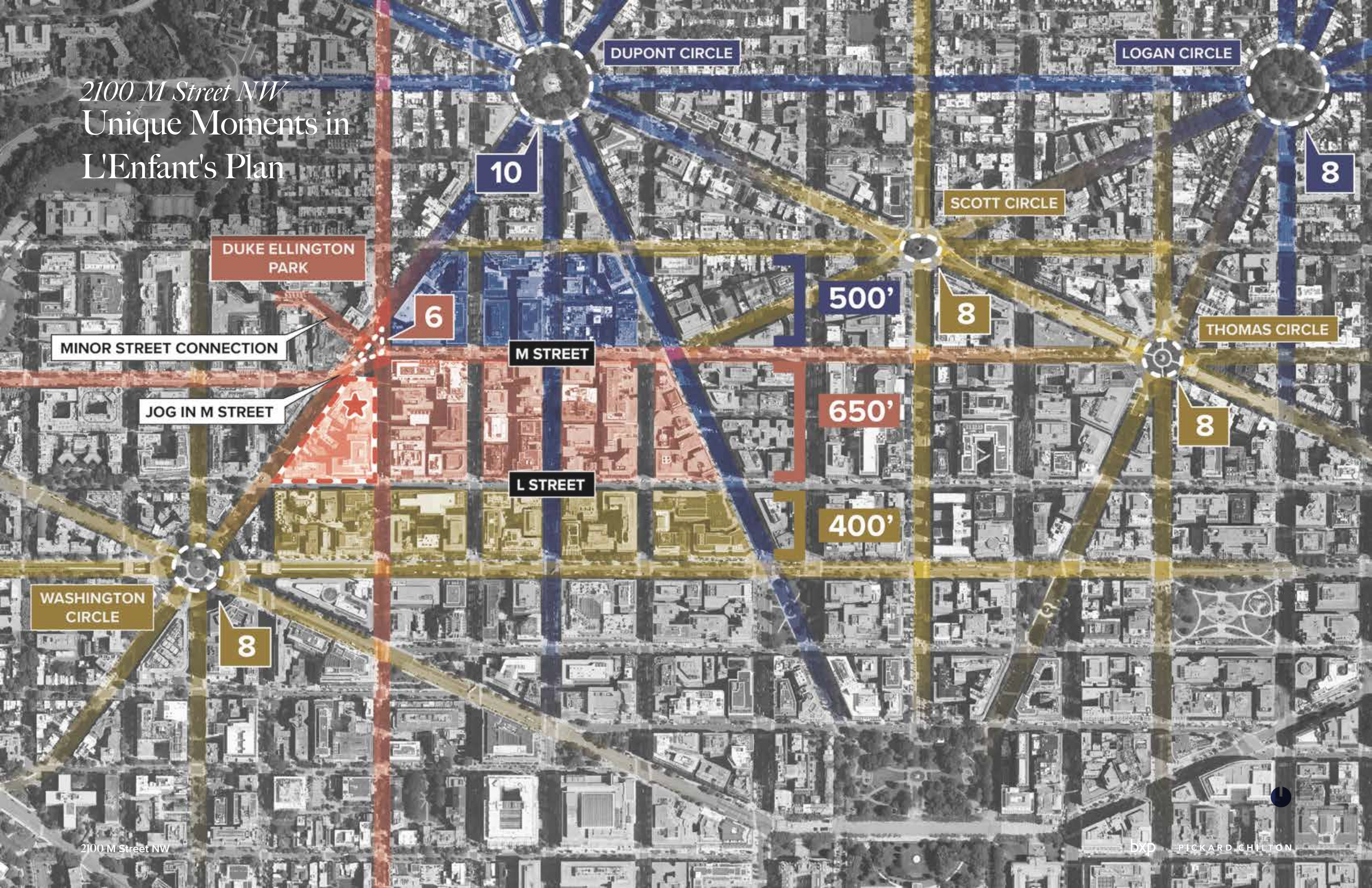
Entitlements
Q1 2026 - Q4 2026

DC Agency Review
Q2 2026 - Q2 2027

Permitting
Q2 2027 - Q4 2027

Construction
Q1 2028 - Q2 2031

2100 M Street NW
Unique Moments in
L'Enfant's Plan



2100 M Street NW Site Photos

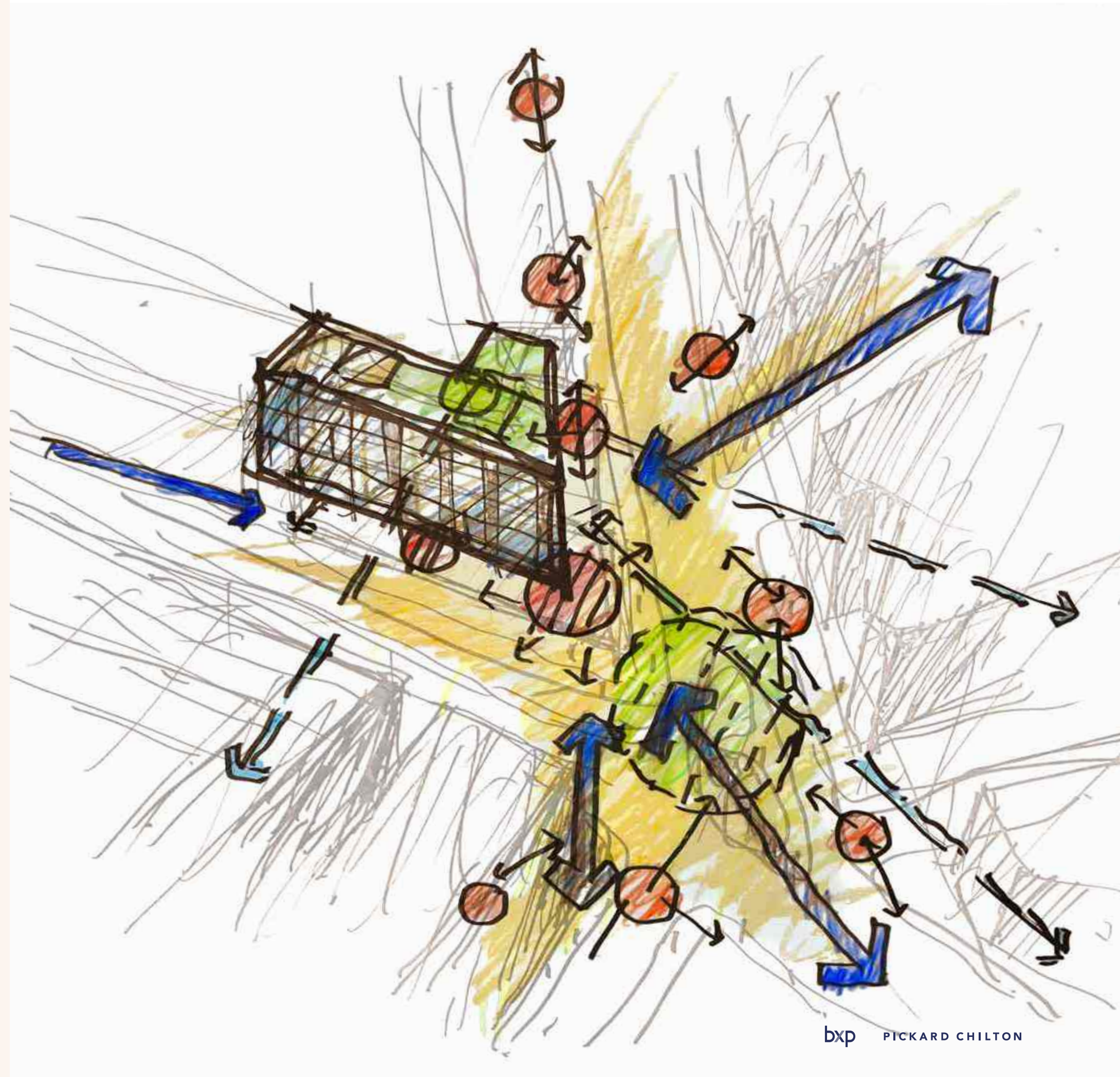


Fitting Into & Enhancing the Neighborhood

***L'Enfant's plan for D.C. laid
the foundation for a vibrant
neighborhood***

***Diagonal streets bisect the grid
to creating dynamic vistas, a
community park, and the site's
prow-like geometry***

Mixed-use location

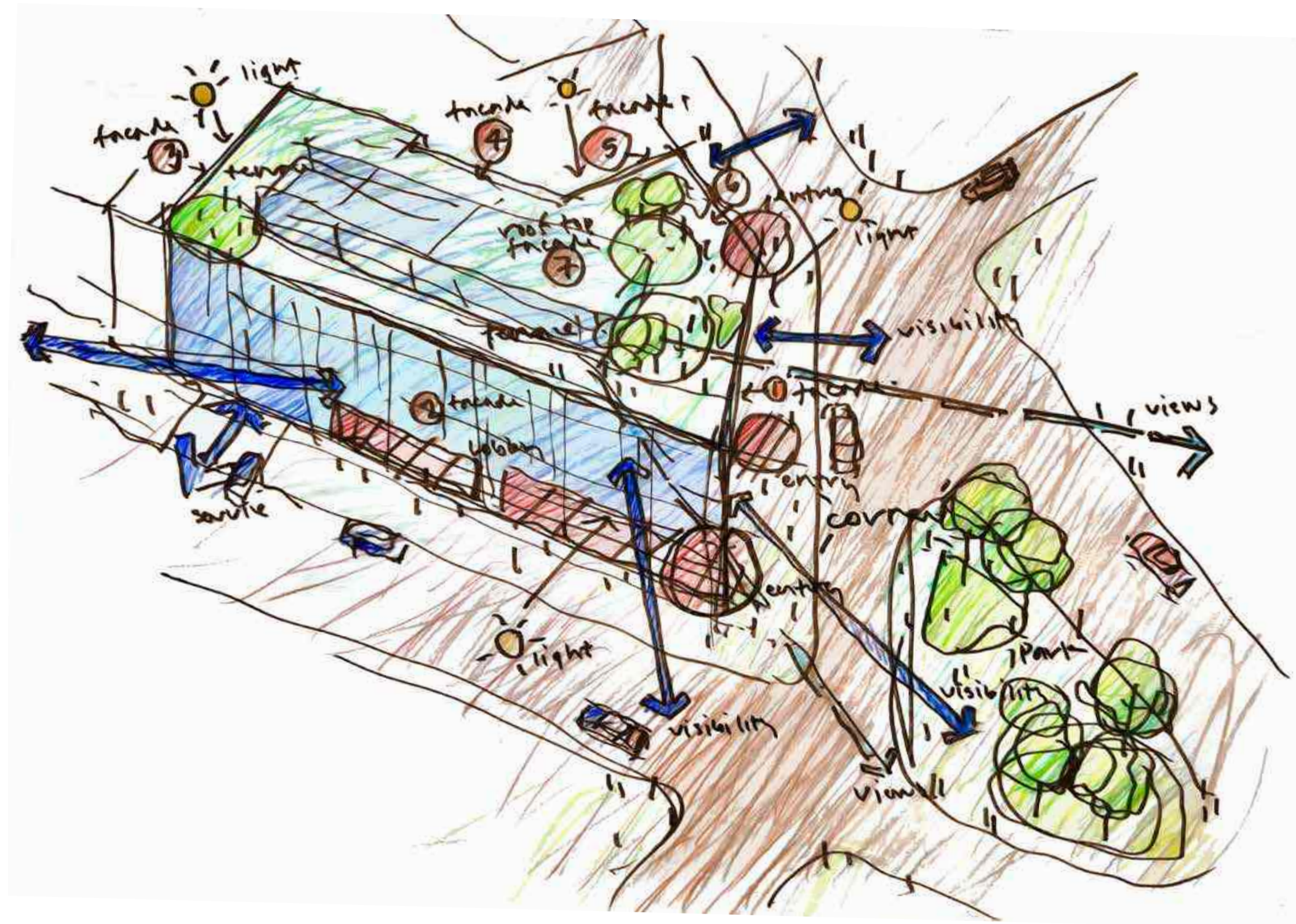


Leveraging the Corner

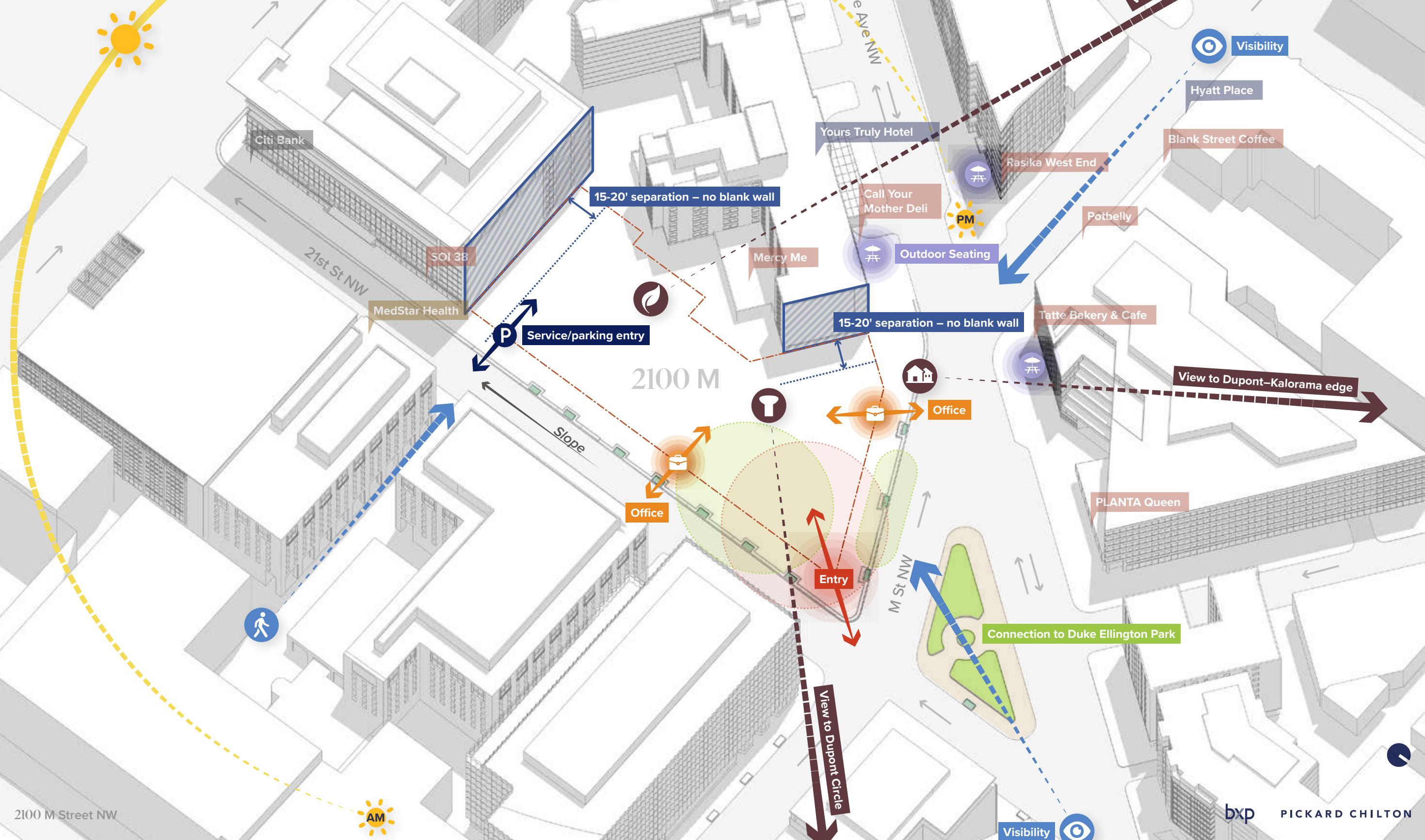
Seven facades, access to light, views, and public space

Prominent prow shape is a major presence in the cityscape

Site can contribute to the neighborhood's pedestrian and retail vibrancy

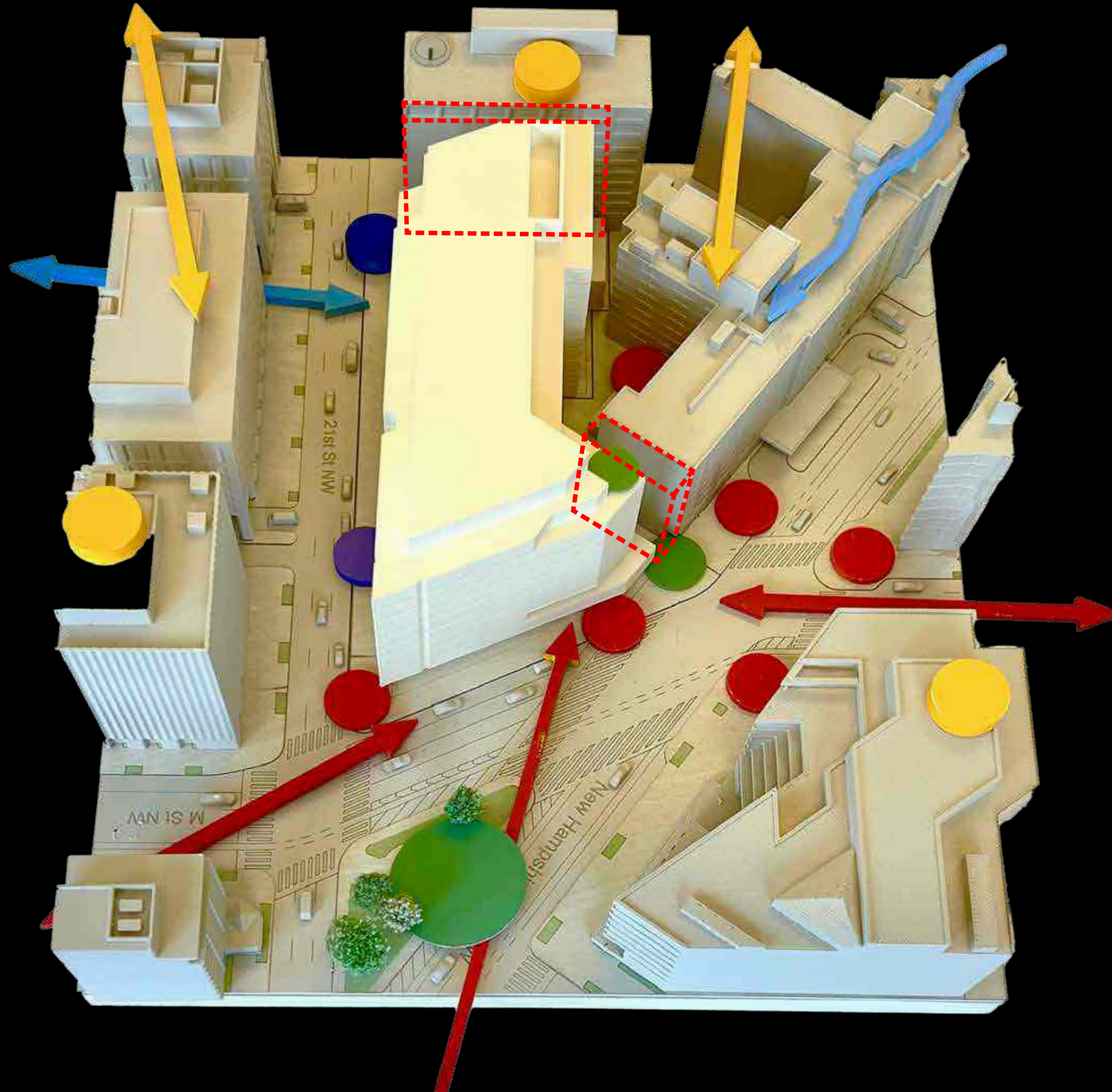


2100 M Street NW Site Parameters



2100 M Street NW

Site Model
Site Forces



Design Concept
21st Street



2100 M Street NW

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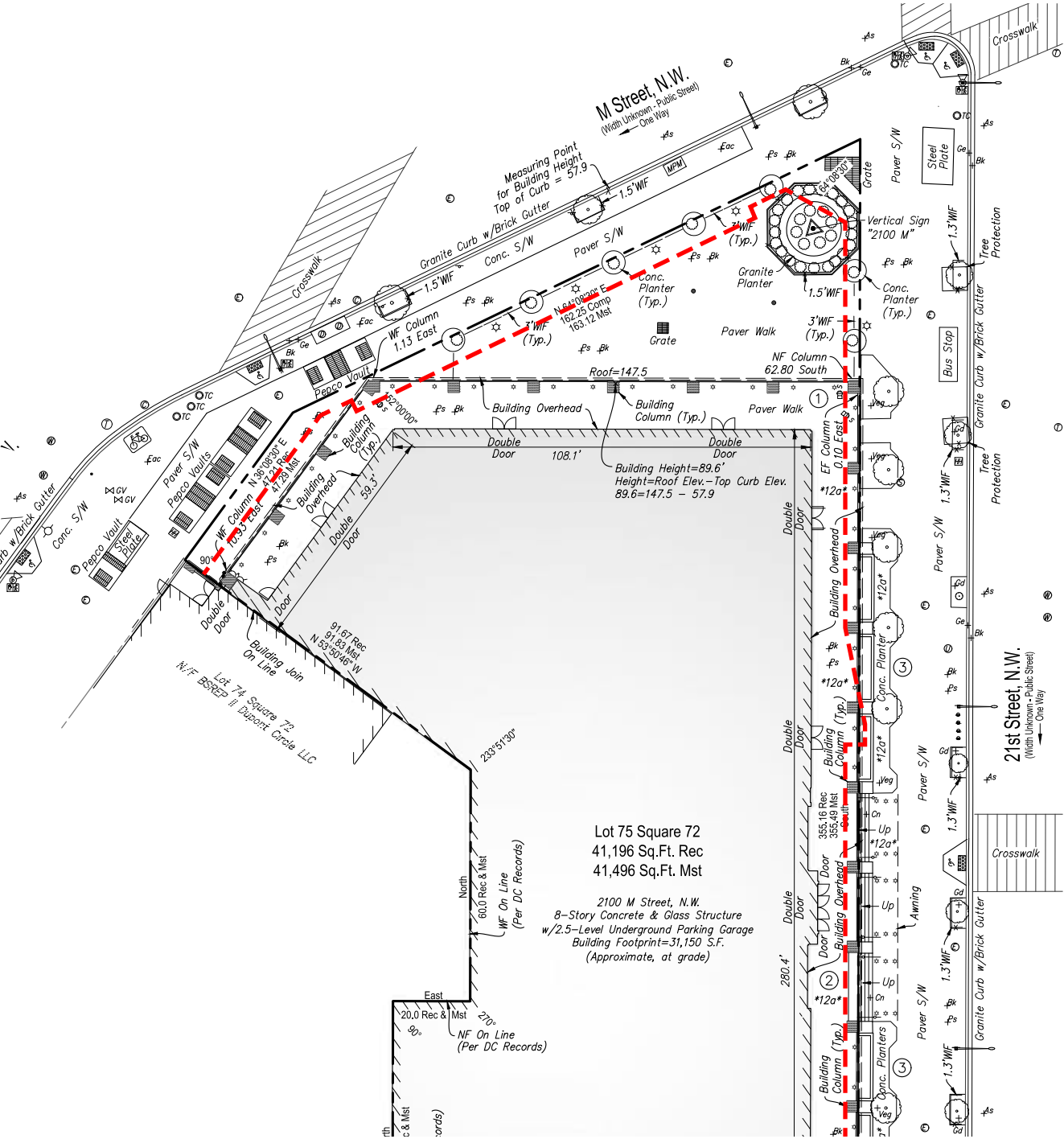
Existing Condition
Corner of 21st and M

- *Private plaza is currently fenced in*
- *Planter impedes sidewalk*
- *No active use along frontage*

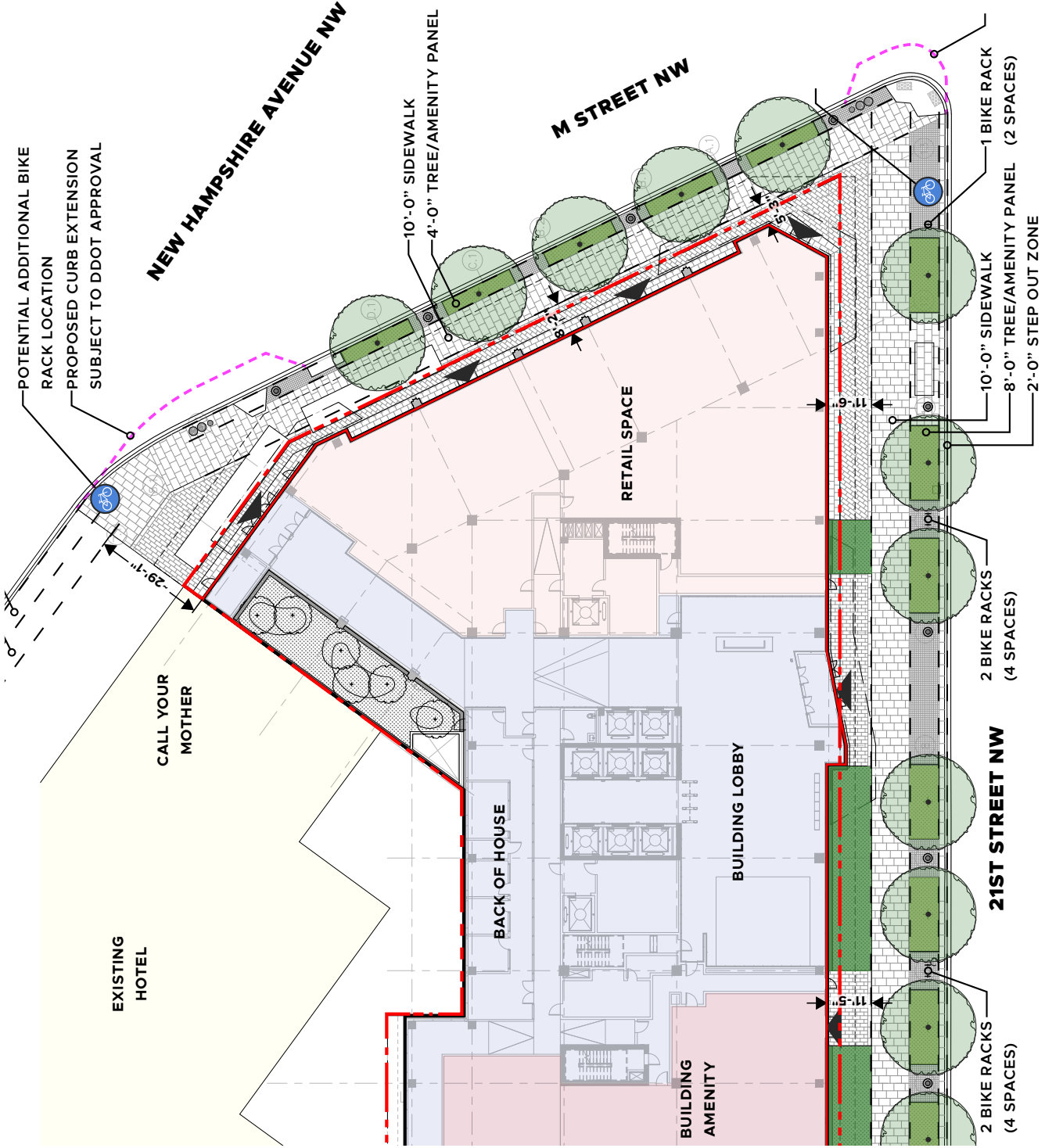
Design Concept
Corner of 21st and M

- *Retail brought forward to activate park*
- *Corner chamfered to improve pedestrian flow*
- *Active use introduced along 21st Street*

Site Design
Corner of 21st and M



EXISTING CONDITION



PROPOSED DESIGN

Design Concept
M Street



2100 M Street NW

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Design Concept
M Street View



2100 M Street NW

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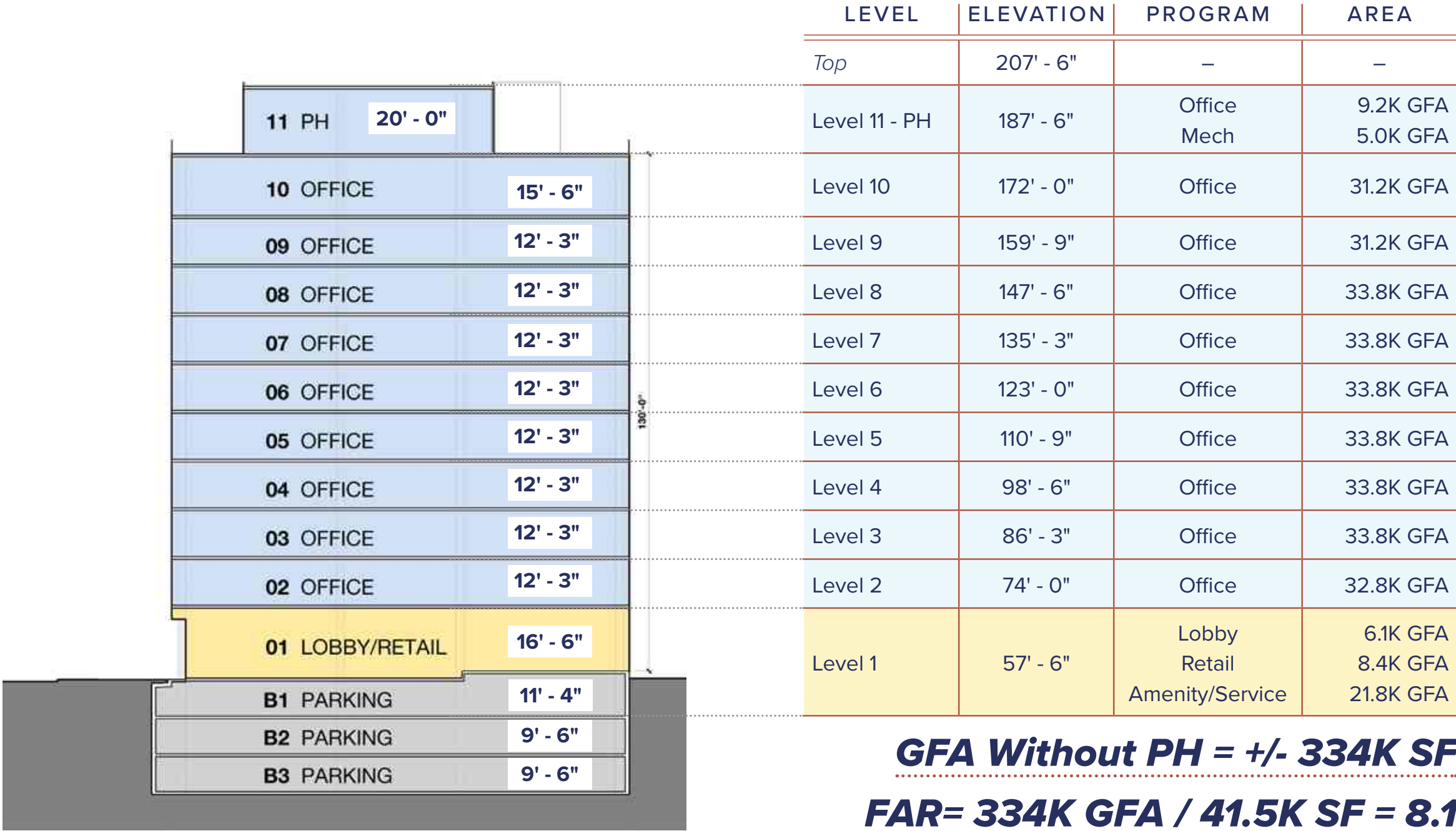
Design Concept
M Street View



2100 M Street NW

2100 M Street NW

Program Section



Floor Plan Ground Level

YOURS TRULY HOTEL

2101 L ST.

DUKE ELLINGTON PARK

M STREET

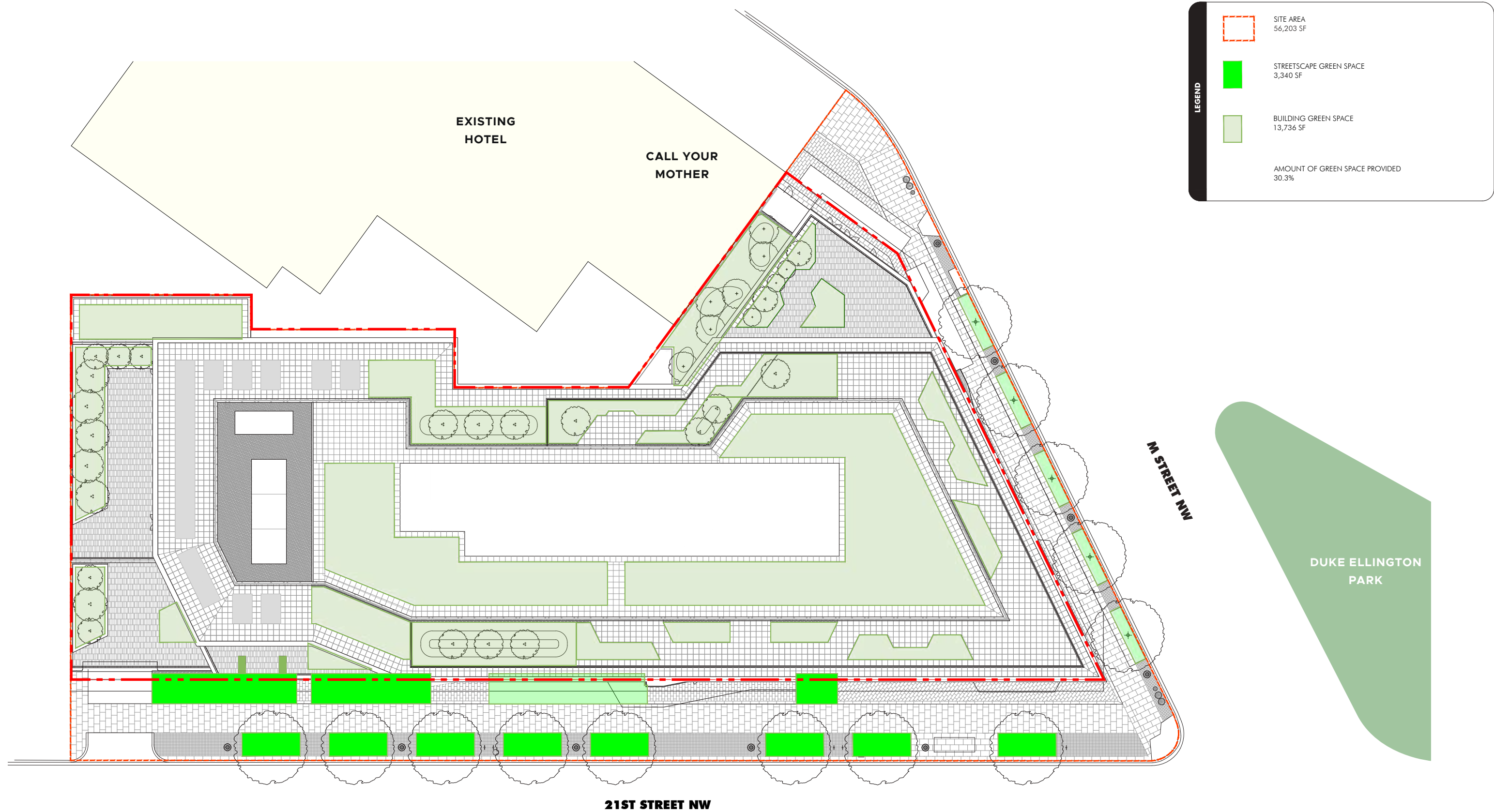
21ST STREET



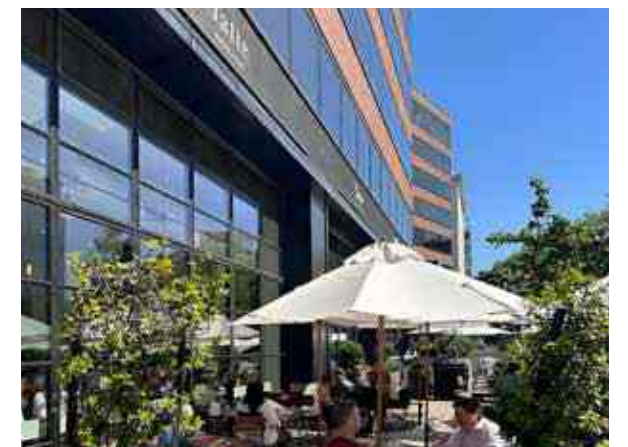
Floor Plan

Basement Level 01





Design Vision A Good Neighbor



Restitched the urban fabric around Duke Ellington Park

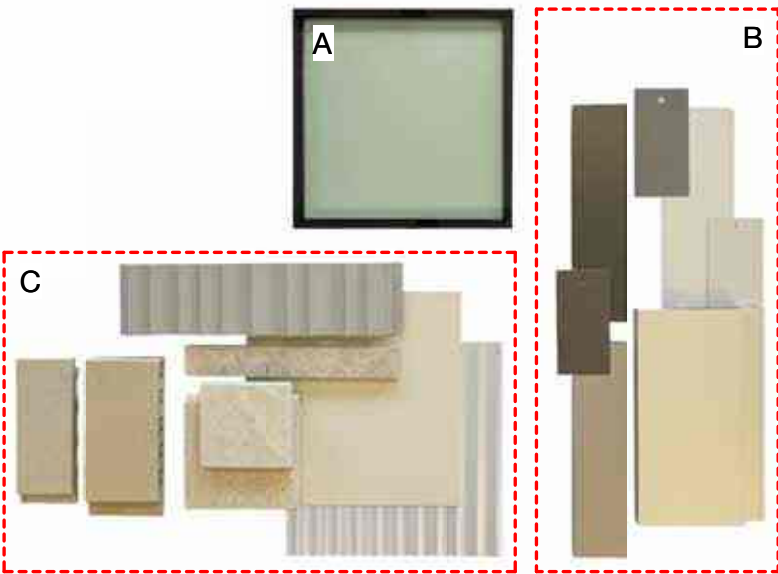
Design Vision
Incorporate Stone, Terracotta, Textured Metal



2100 M Street NW

Enclosure Material Palette

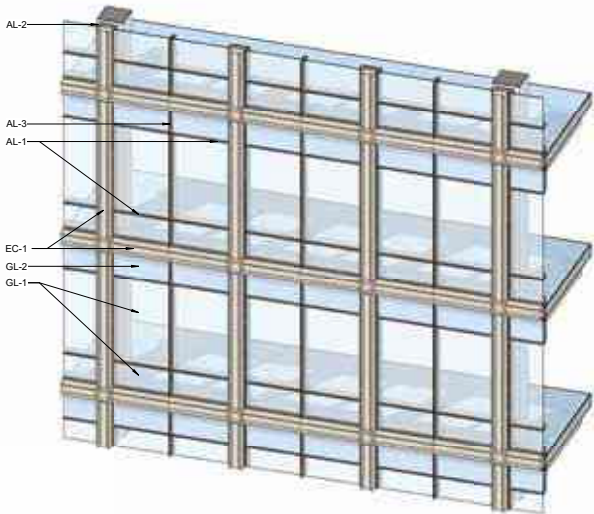
TYPICAL TOWER ENCLOSURE



A. GL-1
TYPICAL VISION GLASS
Typical vision glass for tower curtain wall IGUs

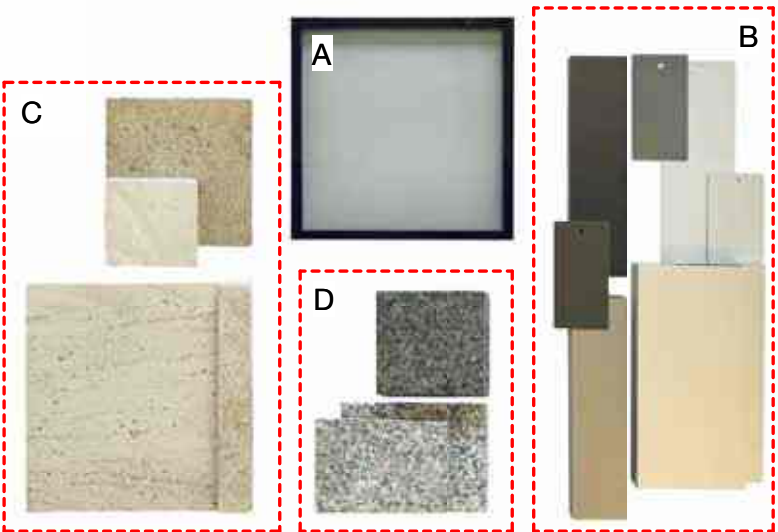
B. AL-1, 2, 3, 4
PAINTED ALUMINUM
Warm metallic color on aluminum exterior fins, mullions and curtain wall metal panel

C. EC-1
EXTERIOR TOWER CLADDING
Warm-toned stone, terra cotta, precast, or painted metal panel at solid portions of typical tower curtain wall to complement materiality of podium enclosure



1 WT-A1 - TYPICAL TOWER ENCLOSURE

GROUND LEVEL ENCLOSURE

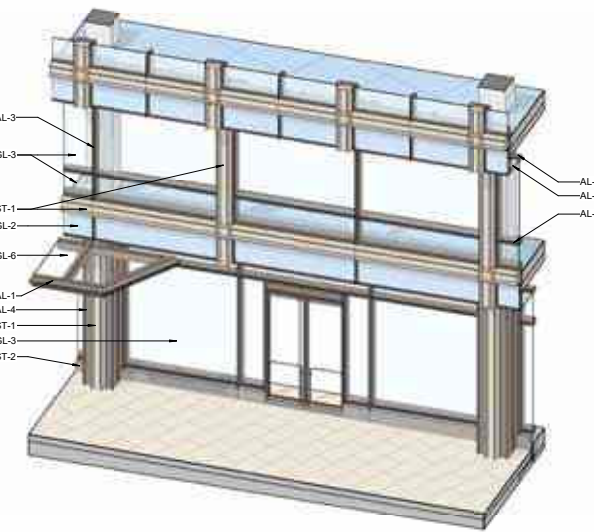


A. GL-3
GROUND LEVEL VISION GLASS
Typical vision glass for podium Level 1 and 2 curtain wall IGUs

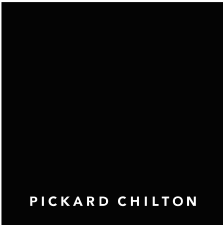
B. AL-1, 2, 3, 4
PAINTED ALUMINUM
Warm metallic color on aluminum exterior fins, mullions and curtain wall metal panel

C. ST-1
EXTERIOR STONE CLADDING
Natural stone exterior wall cladding on podium Levels 1 and 2 enclosure

D. ST-2
EXTERIOR STONE CLADDING
Natural stone exterior wall base at Level 1 below enclosure and ST-1 wall cladding



2 WT-B2 - GROUND LEVEL ENCLOSURE



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EXTERIOR MATERIAL PALETTE

PROJECT: 2530
DATE: June 2026
SCALE:
SHEET NUMBER:
VDR A4.12
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Zoning Process

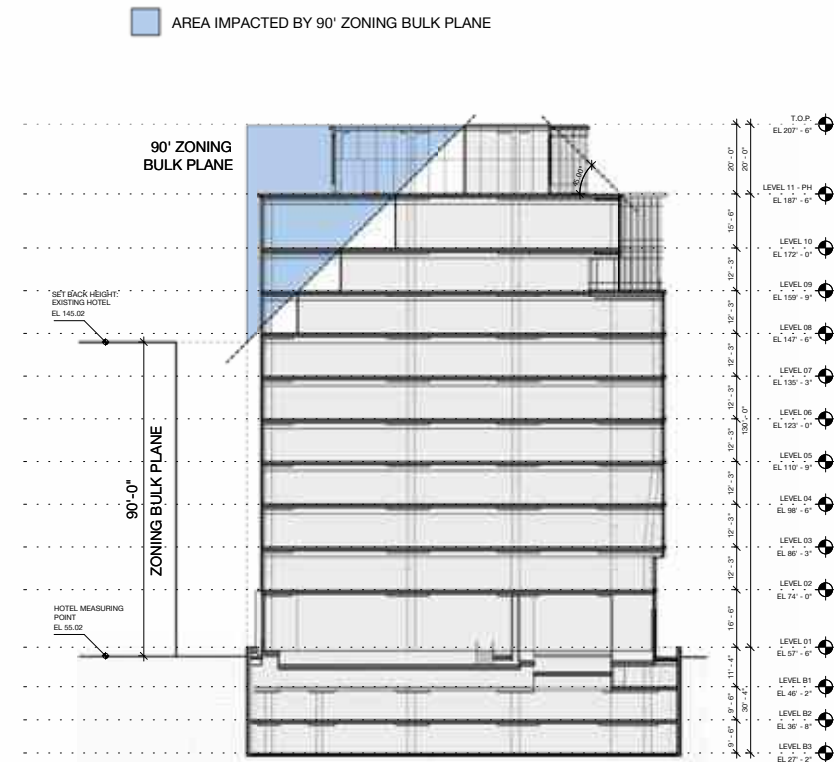
Voluntary Design Review

Areas of Flexibility

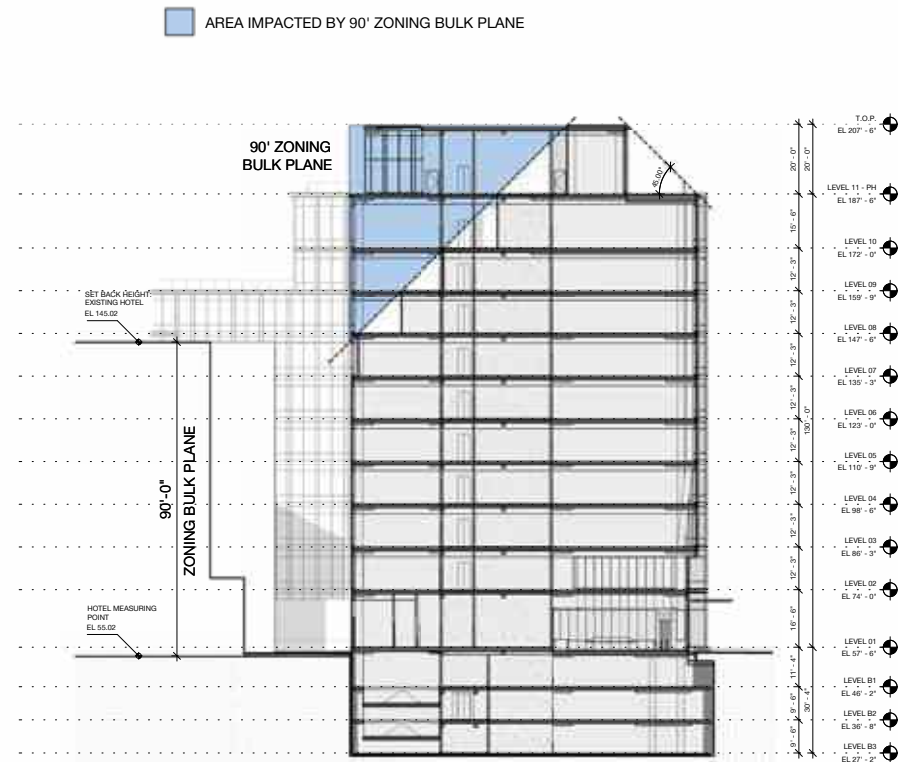
- *45-Degree Height Setback*
- *Penthouse Setback*
- *Front Build-to Requirements*
- *Relief from Courts*

2100 M Street NW

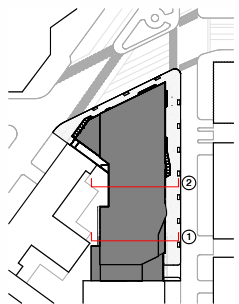
45-Degree Height Setback



1 VDR - DIAGRAMMATIC SECTION 1 - AS OF RIGHT OVERLAY
1/16" = 1'-0"



2 VDR - DIAGRAMMATIC SECTION 2 - AS OF RIGHT OVERLAY
1/16" = 1'-0"



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ZONING SETBACK DIAGRAM - SECTIONS

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DATE: June 2026
SCALE: As Indicated

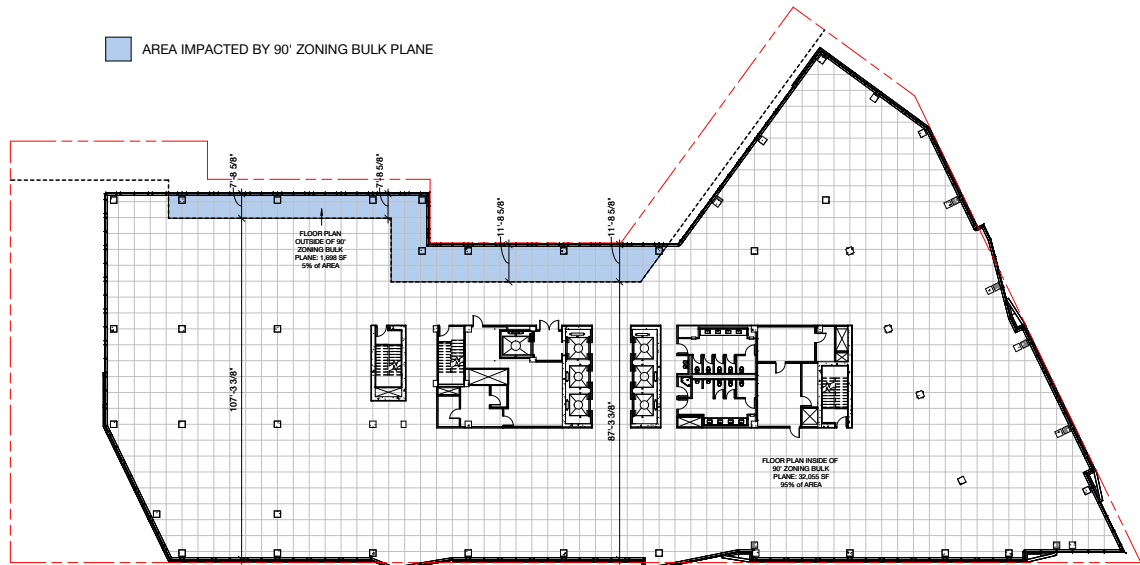
SHEET NUMBER:

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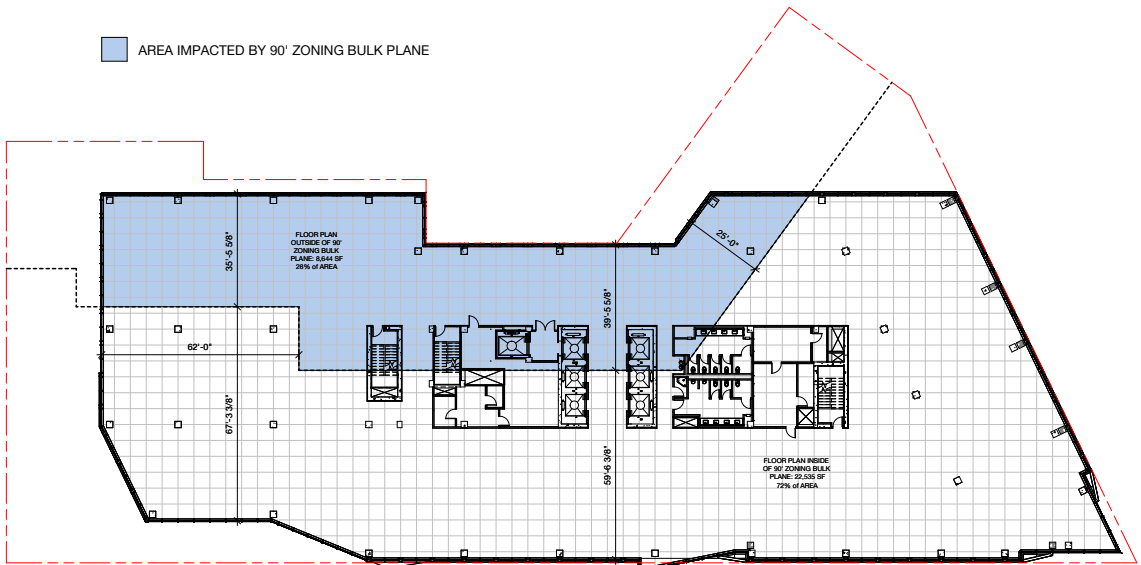
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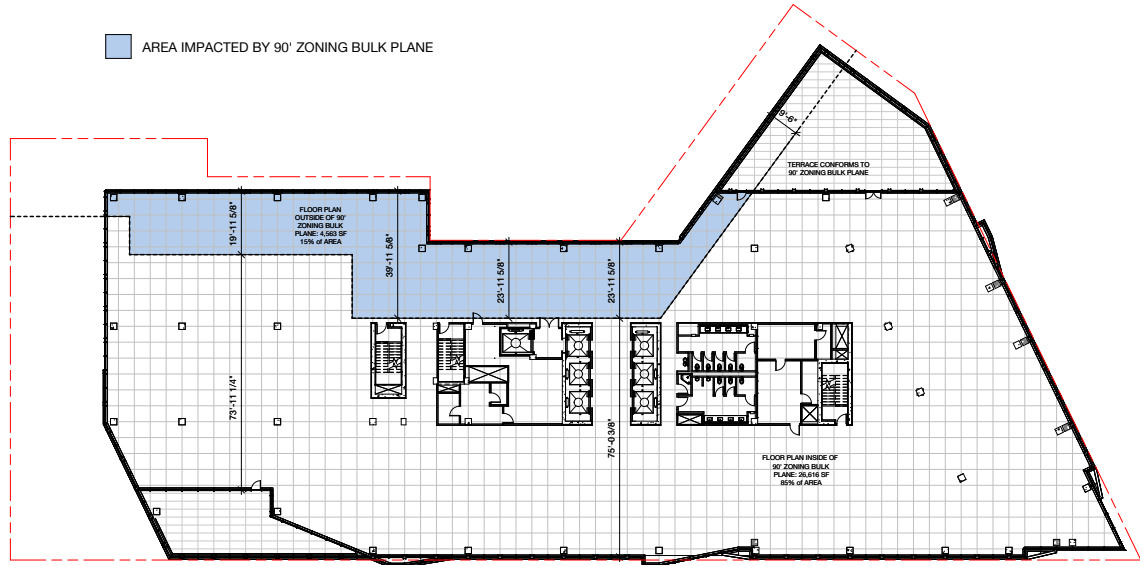
Zoning Setback Diagram



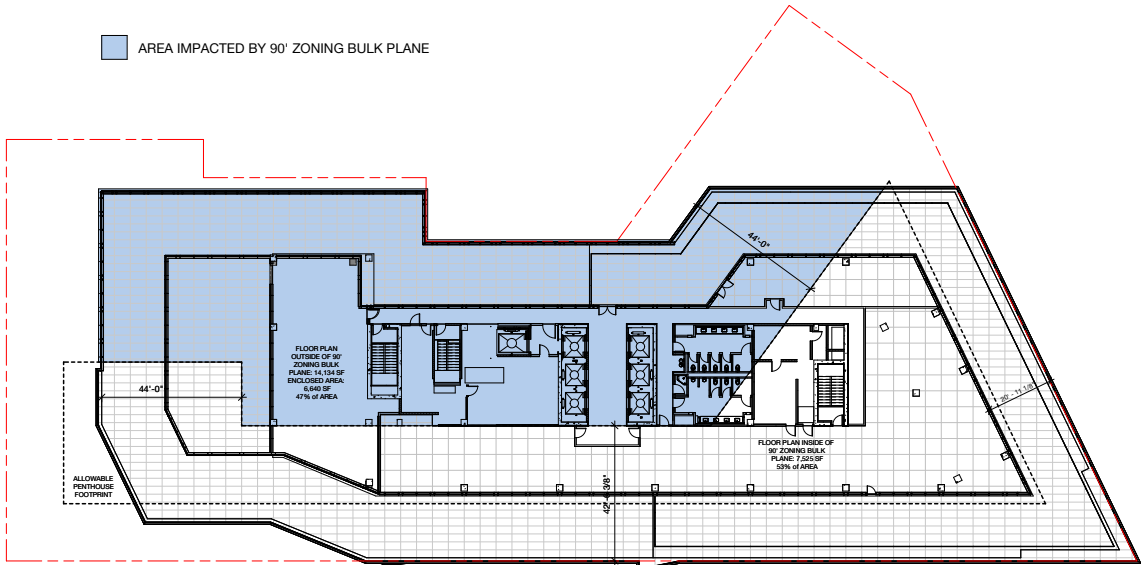
1 VDR - LEVEL 08 PLAN - AS OF RIGHT OVERLAY
110 - 110'



3 VDR - LEVEL 10 PLAN - AS OF RIGHT OVERLAY
110 - 110'



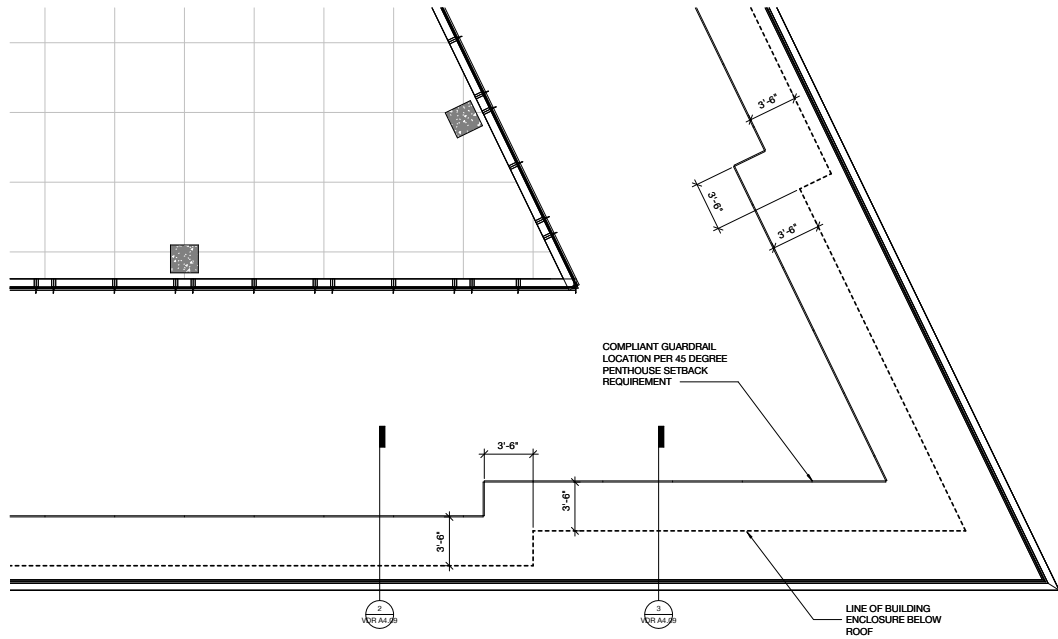
2 VDR - LEVEL 09 PLAN - AS OF RIGHT OVERLAY
110 - 110'



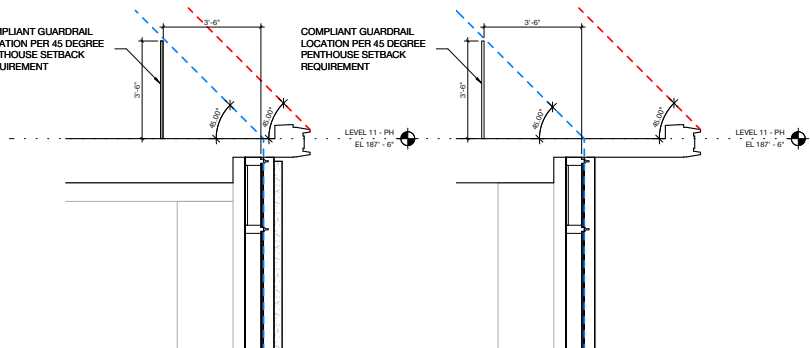
4 VDR - LEVEL 11 (PENTHOUSE) PLAN - AS OF RIGHT OVERLAY
110 - 110'

2100 M Street NW

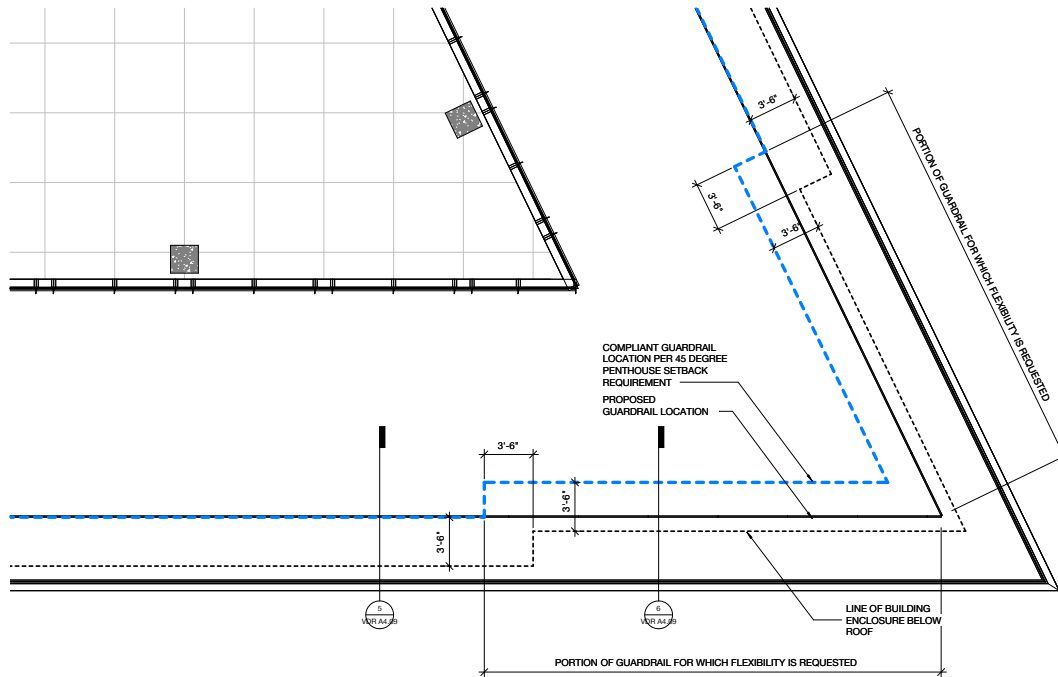
Zoning Setback Diagram - Penthouse



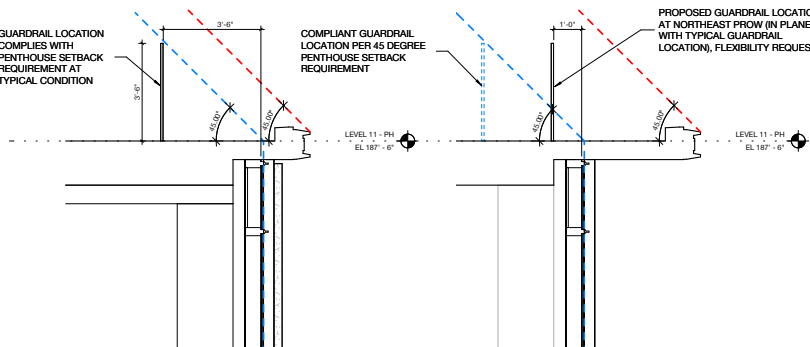
1 VDR - LEVEL 11 ENLARGED PLAN - COMPLIANT GUARDRAIL SETBACK AT NORTHEAST PROW
1/4" = 1'-0"



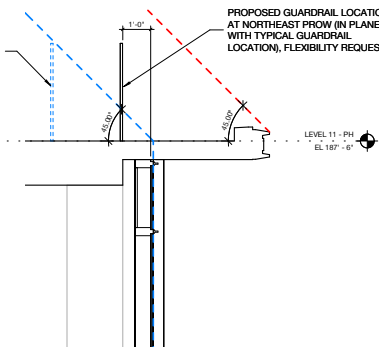
2 VDR - COMPLIANT GUARDRAIL SETBACK AT TYPICAL CONDITION
1/2" = 1'-0"



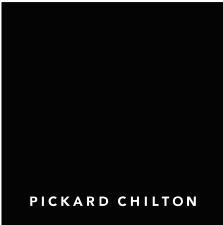
4 VDR - LEVEL 11 ENLARGED PLAN - PROPOSED GUARDRAIL SETBACK AT NORTHEAST PROW
1/4" = 1'-0"



5 VDR - PROPOSED GUARDRAIL SETBACK AT TYPICAL CONDITION
1/2" = 1'-0"



6 VDR - PROPOSED GUARDRAIL SETBACK AT NORTHEAST PROW
1/2" = 1'-0"



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ZONING SETBACK DIAGRAM - PENTHOUSE

PROJECT: 2530

DATE: June 2026

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SHEET NUMBER:

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