

May 14, 2026

VIA IZIS

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

Re: **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:

On behalf of the Applicant, enclosed please find an application for review of a new 10-story office building with ground-floor retail (the “**Project**”) for the above-referenced Property. The application is being filed electronically through the Interactive Zoning Information System (“**IZIS**”). The application materials filed online meet the filing requirements detailed in Subtitle Z, Chapter 3 of the Zoning Regulations, and include the following:

- **Exhibit A** Application Form;
- **Exhibit B** Authorization Letter;
- **Exhibit C** List of Property Owners within 200 Feet of the Property;
- **Exhibit D** Certificate of Notice and Notice of Intent;
- **Exhibit E** Architectural Plans;
- **Exhibit F** Surveyor’s Plat;
- **Exhibit G** Comprehensive Plan and Racial Equity Analysis; and
- **Exhibit H** Zoning Map.

A check for the filing fee of \$43,463.16 made payable to DC Treasurer and two sets of pre-printed labels will be sent to the Office of Zoning under separate cover.

Please do not hesitate to contact David at (202) 721-1137 or Lee at (202) 721-1153 if you have any questions regarding the application. Thank you for your attention and we look forward to the Commission’s consideration of the matter at an 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 May 14, 2026.

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/s/ Lee S. Templin
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