

## CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application (the “**Notice**”) for an application for Voluntary Design Review (the “**Application**”) for BXP 2100M LLC (the “**Applicant**”) to authorize construction of a new 10-story office building with ground-floor retail (the “**Project**”) was mailed to Advisory Neighborhood Commission (“**ANC**”) 2A, ANC 2B, and to the owners of all property within 200 feet of the perimeter of the subject property on March 10, 2026, at least 45 calendar days prior to the filing of this application as required by Subtitle Z § 301.6 of the Zoning Regulations of the District of Columbia. A copy of the Notice is attached hereto.

The Applicant presented the Application to ANC 2A on April 15, 2026 and held a special community meeting regarding the Project on April 27, 2026. The Applicant has been in contact with ANC 2B and plans to present the Application to ANC 2B at a forthcoming meeting.

The Applicant will continue to consider and address comments from the community and agencies throughout the application process.

/s/ Lee S. Templin  
Lee S. Templin

NOTICE OF INTENT TO FILE A ZONING APPLICATION  
APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR  
VOLUNTARY DESIGN REVIEW

March 10, 2026

BXP 2100M LLC (the “**Applicant**”) gives notice of its intent to file an application for voluntary design review for the parcel known as Lot 75 in Square 72 (the “**Property**”). The Property is located at 2100 M Street, NW in Ward 2 and consists of approximately 41,196 square feet, or approximately 0.95 acres, of land area.

The Property is bounded by 21<sup>st</sup> Street, NW to the east, M Street, NW to the north, New Hampshire Avenue, NW to the northwest, an office building to the south, and a hotel to the west. To the north of the Property, across M Street, NW, is Duke Ellington Park. The Property is located in the D-5 Zone and designated High Density Commercial on the Comprehensive Plan Future Land Use Map.

In this application, the Applicant proposes to raze the existing building located on the Property and construct a 10-story building containing approximately 345,000 square feet of gross floor area, including approximately 8,500 square feet of ground floor retail (the “**Project**”). The Project has a maximum height of 130 feet plus a habitable penthouse. Vehicular access to the Property will be provided from 21<sup>st</sup> Street, NW and the Project will include approximately 258 vehicle parking spaces. In the forthcoming application, the Applicant anticipates requesting flexibility from the court and height setback requirements of the D-5 Zone, as well as other potential flexibility or relief to be identified in the zoning application.

The Project is located within Advisory Neighborhood Commission (“**ANC**”) 2A. Pursuant to Subtitle Z, Section 301.8 of the Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to ANC 2A in the near future. The Applicant will also reach out to representatives of ANC 2B, as the Property is within 200 feet of the boundary of ANC 2B. A representative of the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

The design review application for the Project will be filed with the District of Columbia Zoning Commission pursuant to Subtitle X, Chapter 6 and Subtitle Z, Section 301 of the Zoning Regulations, not less than 45 days from the date of this notice, which is given pursuant to Subtitle Z, Sections 301.6 and 301.7 of the Zoning Regulations. The project architects are Pickard Chilton and Kendall/Heaton Associates. The transportation consultant is Wells + Associates. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the Project or the proposed design review application, please contact David Avitabile at 202-721-1137 or Lee Templin at 202-721-1153.