



COMMUN-ET LLC | PROJECT CASE STUDY

From Empty Storefront to Day-One Bagel Line in Historic Georgetown

PopUp Bagels Tenant Fit-Out • Georgetown, Washington, DC

1078 Wisconsin Ave NW, Washington, DC 20007 • Now Open

CONSTRUCTION VALUE* \$700K–\$850K	GENERAL CONTRACTOR BuilderGuru	GRAND OPENING April 10, 2026	PERMITTING & UTILITY LEAD Commun-ET, LLC
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*Estimated total cost of construction.

Eight permit and license tracks. One historic-district design review. A grand-opening date set months in advance and impossible to move. Commun-ET enrolled the project in DC DOB's Accelerated Plan Review Program from day one and carried every approval, sign permit to Certificate of Occupancy, across the finish line on schedule.

THE CHALLENGE

Our client set out to bring PopUp Bagels' first Washington, DC location into a small, century-old storefront on Wisconsin Avenue, in the heart of Georgetown, one of the most heavily regulated commercial corridors in the city. This was a tenant fit-out, not new construction, but the address sat inside the Georgetown Historic District, which meant the sign and storefront work answered to the Commission of Fine Arts and the Old Georgetown Act on top of the District's standard building, health, and licensing review.

The project carried a hard grand-opening date set by a brand with a national following, and the approval stack did not answer to one queue. Building permit review, DC Health's food-service plan review, the Georgetown design review, the sign permit, the Certificate of Occupancy, and the Basic Business License all had to clear, in roughly the right order, before the doors could open. Any one of them moving out of sequence risked pushing the opening past a date PopUp Bagels had already built public anticipation around.

THE COMMUN-ET APPROACH

We enrolled the building permit in DC DOB's Accelerated Plan Review Program at submission, putting it on an expedited track instead of the standard queue, then ran DC Health's food-service plan review and the Georgetown Historic District sign and design review in parallel rather than waiting on each other. Georgetown's layered historic-district process became just one more clock to stay ahead of, the same discipline that defines how we work with DOB and DC Health on every project.

As each approval cleared, we moved immediately to the next dependency: the Old Georgetown Review opinion fed the sign permit, the building permit and health approval fed the Certificate of Occupancy, and the Certificate of Occupancy fed the Basic Business License. We personally secured the sign permit, the DC Health inspection approval, the Certificate of Occupancy, and the Business License that let PopUp Bagels open its doors, tracking each one through to final approval rather than handing off at submission.

PERMITS & APPROVALS WE SECURED

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|---------------------------------------|--|
| ▪ Accelerated Plan Review (DOB) | ▪ Old Georgetown Review / CFA Approval |
| ▪ Building Permit | ▪ DC Health Food Service Plan Review |
| ▪ GAR Form (Georgetown Design Review) | ▪ Certificate of Occupancy |
| ▪ Sign Permit (DOB) | ▪ Business License (BBL) |



BEFORE — the storefront's prior tenant, Wisconsin Ave NW



AFTER — PopUp Bagels Georgetown, open for business

THE RESULT

Discipline applied permit by permit kept every approval moving on its own track and delivered a Certificate of Occupancy in time for the grand opening. Our client opened on schedule, and a long-vacant Georgetown storefront became one of the city's busiest new breakfast lines.

- **On-time opening:** Certificate of Occupancy secured ahead of the April 10, 2026 grand opening, with no slip to the date.

- **Accelerated from day one:** the building permit ran on DC DOB's Accelerated Plan Review Program track rather than the standard queue.
- **Historic district, no holdup:** Old Georgetown Review and Commission of Fine Arts sign and design approval cleared without slowing the schedule.
- **Full closeout Secured:** We secured the sign permit, the DC Health inspection approval, the Certificate of Occupancy, and the Business License needed to open.

What our partner said:

“Inspector just left. Health passed. Cleared to stock, open, and operate. Thanks for everyone’s assistance getting us across the finish line here.”

Brian C. Harrington

Partner, Seeded Capital Partners (PopUp Bagels Georgetown ownership)

WHY CLIENTS CHOOSE COMMUN-ET

Georgetown is not an exception in how we work; it is the standard. Commun-ET is a national, AI-native permitting and utility-coordination firm built for exactly this kind of complexity, running dozens of approvals in parallel on our proprietary PermitPilot platform. We do not replace the partners already on your bench. We add the dedicated permitting horsepower that keeps an aggressive schedule intact when approvals get complicated, every agency on its own clock, and us ahead of all of them.

Have a build that cannot afford to wait on permits?

Let's talk. Call 202-688-0484 ext. 101 or email info@commun-et.com to add Commun-ET to your bench.