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November 17, 2008

Hand Delivered

Ruthanne Miller, Chairperson
D.C. Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW, Room 210
Washington, DC 20001

Re: BZA Appeal No. 17911
Motion to Intervene as a Party in Opposition and
Motion to Expedite the Hearing for Good Cause

Dear Chairperson Miller and Members of the Board:

CJUF II Destination Hotel LLC is the owner ("**Owner**") of the Washington Hilton ("**Hilton**") located at 1919 Connecticut Avenue, NW (Square 2535, Lot 41) ("**Property**"), which is the property that is the subject of the above-referenced appeal by the Kalorama Citizens Association ("**KCA**"). The Owner, through its counsel, hereby moves to intervene in this appeal as a party in opposition to the appeal. As the owner of the Property, the Owner clearly qualifies for party status, as the reversal of the Zoning Administrator's determination would adversely impact the Owner's planned redevelopment of the Hilton. The proposed project includes a major renovation of the hotel as well as a proposed residential addition, which are critical to the future success of the Hilton. It should be noted that the Regulations contemplate that property owners routinely participate as parties to an appeal. See Section 3117.11(a)(c).

The Owner also hereby requests that the Board expedite the hearing in this matter. Sections 3112.9 and 3117.2 of the Regulations provide that the BZA may, for good cause shown, advance the hearing date for an appeal. The proposed redevelopment project includes significant improvements to the Hilton on all levels that will have long-term benefits but may impose short-term impacts on the hotel's employees, guests, visitors, and neighbors during the construction process. The Owner has devised a construction schedule and sequence that will permit the hotel to

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CASE NO. 17911

EXHIBIT NO. 11

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remain in operation during construction. This is important for many reasons; most importantly, it allows the Hilton to keep its nearly 700 employees in place and employed, continue to draw guests and visitors to the District of Columbia, which generates tax revenue for the city.

However, the process of maintaining an open hotel through major construction is difficult; it involves complicated sequencing and is extraordinarily time-sensitive. Any delay in the schedule is disruptive and costly, and could threaten the ability of the Owner to keep the hotel open through construction or even continue the redevelopment at all. The loss of jobs and revenue created by the renovation and addition would adversely impact any number of parties, from the hotel's employees to the District as a whole. Therefore, in order to minimize the impact of the appeal on the ongoing redevelopment, the Owner requests that the Board expedite its resolution of this matter.

Prior to and since its acquisition of the hotel a little over a year ago, the Owner of the Hilton has carefully and diligently pursued its proposed redevelopment of this major asset:

- During and following the acquisition of the Property, the Owner studied the site and proposed redevelopment plan in great detail in order to understand its history and constraints. The Owner and its architects then prepared extremely detailed drawings and materials that formed the basis for the Zoning Administrator's ruling.
- Recognizing the architectural significance of the original hotel, the Owner pursued and secured designation of the Hilton on its own initiative as a historic landmark before the Historic Preservation Review Board last summer. Then, in the fall, it returned to HPRB to secure concept review and approval of the proposed redevelopment project.
- The Owner also negotiated and executed a Memorandum of Understanding with the Office of Planning and District Department of Transportation regarding the redevelopment. Through this MOU, the Owner agreed to undertake significant physical and operational changes to the Hilton's loading activities, which are a longstanding source of community concern. The Owner also committed to a complex monitoring and enforcement process that would ensure the successful implementation of the loading improvements.

The Owner was not forced to seek landmark status of the Hilton, nor was it forced to improve its loading operations. It did so because it recognized that its

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property is a valuable asset to the city and community that should be carefully considered and properly managed. These processes have, however, come at great expense of both time and money. The Owner therefore respectfully requests that the Board expedite its hearing of this appeal, so as to quickly resolve KCA's claims and permit this critical project to remain on schedule.

Sincerely yours,



Allison C. Prince



David M. Avitabile

cc: Harmar Thompson, Lowe Enterprises

CERTIFICATE OF SERVICE

I hereby certify that on November 17, 2008, a copy of this letter was served by electronic mail, regular mail or hand delivery to the following:

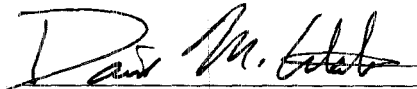
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