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July 13, 2007

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2007 JUL 13 PM 2:19

Re: Application for Consolidated Approval of a Planned Unit Development

Dear Members of the Commission:

On behalf of Per Star M Street Partners, L.L.C., as owner of Lots 82, 813, 814 and 816 in Square 50, and 2213 M Street Limited Partners, as owner of Lot 84 in Square 50 (collectively referred to herein as the "Applicant"), we hereby submit an application for consolidated review and approval of a planned unit development (PUD).

The property that is the subject of this application consists of Lots 82, 84, 813, 814 and 816 in Square 50 (the "Subject Property"). The Subject Property is zoned CR and has a combined land area of approximately 15,590 square feet.

The Applicant is seeking consolidated PUD approval to develop a hotel on the Subject Property in accordance with the CR PUD zoning requirements. The project will contain approximately 124,196 square feet of gross floor area, with an overall FAR of 8.0. and a maximum building height of 110 feet. The project will include a total of approximately 182 hotel rooms, ground floor restaurant space, a spa, and below-grade off-street parking spaces.

Enclosed herewith, please find:

- An original and twenty copies of signed application forms for consolidated approval of a planned unit development;
- An original and twenty copies of a statement in support of the application and supporting exhibits; and
- A \$500.00 check made payable to the D.C. Treasurer for the application filing fee.

ZONING COMMISSION
District of Columbia

CASE NO. 07-21
EXHIBIT NO. 1

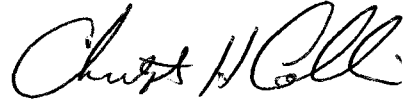
D.C. Zoning Commission

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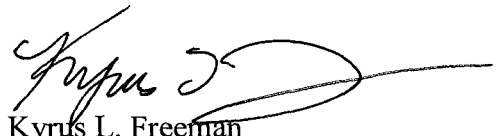
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The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,



Christopher H. Collins



Kyrus L. Freeman

Enclosures

cc: Asher Corson, Chairperson, ANC 2A (with enclosures, Via UPS)
Jennifer L. Steingasser, D.C. Office of Planning (with enclosures, Via Hand)
Travis Parker, D.C. Office of Planning (with enclosures, Via Hand)

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