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February 4, 2008

VIA HAND DELIVERY

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

Re: Supplemental Prehearing Materials for Zoning Commission Case No. 07-21 –
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. and 2213 M Street Limited Partners, collectively referred to as the Applicant in the above-referenced case, we hereby submit one original and twenty copies of the following supplemental materials in support of Case No. 07-21:

- A LEED-checklist indicating how the Applicant intends to achieve LEED certification for the project (Tab A);
- An updated *Hotel Neighborhood Use and Project Economic Impact* analysis prepared by Bolan Smart Associates, Inc. (Tab B);
- Resumes of additional witnesses (Tab C);
- A supplemental transportation memorandum prepared by Wells & Associates (Tab D);
- A fully-executed First Source Employment Agreement (Tab E); and
- Final Architectural Plans and Elevations (Tab F).

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ZONING COMMISSION
District of Columbia

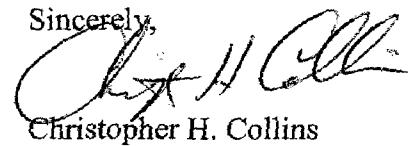
DC OFFICE OF ZONING CASE NO. 07-21

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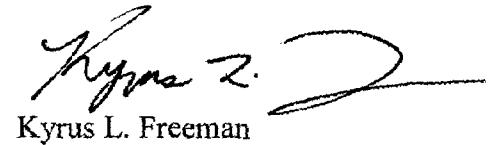
EXHIBIT NO. 25

We look forward to the Zoning Commission's favorable consideration of this application

Sincerely,



Christopher H. Collins



Cyrus L. Freeman

Enclosures

cc: Asher Corson, Chairperson, ANC 2A (with enclosures, Via UPS)
Steve Cochran, D.C. Office of Planning (with enclosures, Via Hand)
Barbara Kahlow (with enclosures, Via UPS)

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