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February 25, 2008

District of Columbia Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210 South  
Washington, DC 20001

Re: **Case No. 07-21: PerStar M Street Partners LLC & 2213 M Street  
LP @ Square 50**

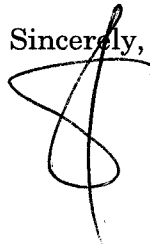
Dear Honorable Members of the Zoning Commission:

I am writing to express my strong support for the above-referenced application and proposed development of a new LEED-certified hotel on the corner of M Street and 22nd. I reside at 2400 M Street, which is located 2 blocks from the proposed development. Since moving into the neighborhood, I have seen the existing structure as an eyesore in an otherwise beautiful and thriving community. Given that I am currently looking to buy within a block of the site, even with my feeling regarding the existing building, I was reluctant to accept just any development.

One of the key factors weighing on my decision to move to this neighborhood is its mixed-use nature, and I firmly believe that the proposed development will have a significant positive impact on the neighborhood, due in part to its ground-floor restaurant and its state-of-the-art design. In addition, the proposed amenities package, which includes street trees, benches, street lights and a host of other public-space improvements will help to make our neighborhood much more attractive and walkable. Finally, I think the greatest benefit of the project is that the hotel will be the District's first LEED-certified hotel, and it includes a number of sustainable design and engineering features.

In conclusion, I believe the proposed development will have a significant positive impact on the immediate neighborhood, and the District as a whole, and I respectfully request that you approve this application.

Sincerely,



ZONING COMMISSION  
District of Columbia

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FEB 25 PM 2:53  
CASE NO. 07-21  
EXHIBIT NO. 33