

September 22, 2011

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

Re: **Letter in Support of Zoning Commission Case No. 07-21B of PerStar
M Street Partners, LLC for the Approval of Modification to the PUD
@ Square 50**

Dear Commissioners:

We are writing to express our support for the above-referenced application and proposed modifications for the approved new hotel on the corner of M Street and 22nd. We are the owner of 1220 22nd Street, N.W., which is located to the immediate north of the proposed development. We believe that development of the proposed hotel as shown on the plans included in this application will have a positive impact on the neighborhood due to the proposed design and uses, including, the ground-floor restaurant which we understand has been designed to be open and accessible to the public.

In addition, we have been advised that the Applicant has committed to install street trees, benches, street lights and a host of other public-space improvements, and those items would help to make our neighborhood much more attractive. We understand that the hotel as proposed also includes a number of sustainable design and engineering features, which would be a benefit for patrons of the hotel, and the City as a whole. Finally, given the City's current economic challenges, the development of a hotel on the site will have a positive overall economic impact, will create new jobs, and will generate increased tax revenues for the City from construction of the project and on-going sales and use taxes.

ZONING COMMISSION
District of Columbia

CASE NO. 07-21B
EXHIBIT NO. 25

RECEIVED
D.C. OFFICE OF ZONING
2011 OCT 11 PM 2:36

In conclusion, we respectfully request that you approve this application.

Sincerely,

COLUMBIA REALTY VENTURE LLC

By: Columbia Realty Management, Inc.

By: 
Joshua Bernstein, President