



KALBIAN HAGERTY_{LLP}

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October 7, 2011

VIA FIRST CLASS MAIL

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

Re: **Case No. 07-21B - Proposed Modifications to Approved Hotel @ Square 50**

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

Dear Honorable Members of the Zoning Commission:

I write in my capacity as legal counsel for Corner Point LLC ("Cornerpoint"), formerly known as R.S. Sandi Holdings LLC, owner of 2215 M Street, N.W., which is located to the immediate west of the site for the Hilton Garden Inn hotel site. Cornerpoint's management hereby expresses support for the Applicant's request for modifications to the approved PUD for the site.

As the Commission might recall, Cornerpoint participated as party in the initial PUD case and is uniquely impacted by the proposed development of the site due to the proximity of the building to the proposed development. Since the initial PUD was approved, Cornerpoint representatives have spoken with representatives of the Applicant a number of times, and they have kept Cornerpoint management generally informed regarding the status of their efforts to develop the site.

Cornerpoint's management has reviewed the proposed modification plans filed in this case, which propose a redesign of the exterior facades of the building and other internal changes to the building. Based upon the review of the proposed modified plans, Cornerpoint supports the application and proposed plans, and thinks the project will be a valuable asset to the area. Development of the site, as modified, will replace a site that is currently vacant with a new hotel that will help to activate the corner. In addition, Cornerpoint believes the proposed new building design is an improvement and will be an excellent anchor for the corner of 22nd and M Streets given the building's massing, materials, and articulation.

ZONING COMMISSION
District of Columbia

CASE NO. 07-21B
EXHIBIT NO. 26

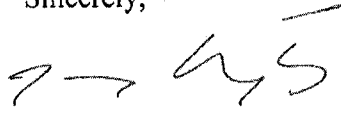
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Cornerpoint respectfully requests that the Commissioner approve the Applicant's modification application as expeditiously as possible so that the project can move forward.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JR Hagerty", with a horizontal line above the "H".

James R. Hagerty

JRH/mkc