Suite 1507
2700 Virginia Avenue, NW
Washington, DC 20037
February 3, 2004

Ms. Carol J. Mitten, Chair
The Zoning Commission of the District of Columbia
441 Fourth Street NW
Washington, DC 20001

Dear Madam Chair:

Please permit me to express the views of my entire family on the possible loss of the Watergate Hotel in the community in which we live.

First of all, it should probably be designated as a landmark because of its historic meaning in light of the Nixon administration, and the many other events, favorable and unfavorable that have occurred there.

Secondly, although we were not opposed to the conversion of the Howard Johnson motel across the street on Virginia Avenue, we were surprised at the overwhelming crowding of the area pursuant to that conversion. We cannot even grasp how the conversion of the Hotel to permanent living quarters would alter the nature of community life here.

Thirdly, we can't grasp, except for greediest reasons, why this conversion should take place. Wouldn't it be better to see to what use the Hotel could be put in the community, in such a way as to bring in revenue to the facility itself in other ways.

As for the conversion diminishing values of the rest of the real estate directly contiguous to it, only time would tell. Far worse, is the long-term failure of the other facilities in the community to support the profound increment in population in the neighborhood. With so little public transportation, with the proximity of the Kennedy Center which is expanding its role in the community, and with the enlargement of George Washington University, the strain on the community is bound to be even heavier daily.

I hope this has been helpful in explaining our opposition to the elimination of the Watergate Hotel and replacement of it by another residential building in spite of the money it would place in unconcerned developers' pockets.

With great respect, and most sincerely,

Berta Ledecky

ZONING COMMISSION
District of Columbia
Case 03-14
Exhibit 50

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.50