2600 Virginia Avenue, NW
Suite 505
Washington, DC 20037

February 27, 2004

DC Office of Zoning
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Dear Sir or Madam:

I am writing to oppose the effort in the following case (03-16 Monument Residential LLC - Watergate) to convert the Watergate hotel into apartments or condominiums. The area is greatly in need of the facilities that are associated with the existing hotel -- rooms for visitors, restaurant, meeting facilities, health club, etc. There are too many living facilities (apartments, condominiums, etc.) already in the neighborhood.

Loss of the hotel and it's facilities would likely also lead to diminished demand in the Watergate shop complex and could well lead to further closings of shops and stores there. Also, the hotel serves the nearby Kennedy Center and is a landmark here in the District. It should not be allowed to be converted into more apartments. The needs of the city and neighborhood should take priority over the desire of the owners for financial reward.

Thank you.

Sincerely,

Richard D. Wilson

ZONING COMMISSION
District of Columbia
Case No. 03-16
Exhibit No. 112

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.112