Mrs E. Cooper
Watergate East #1014

For purposes of staying within my allotted time, I shall read from a prepared statement.

I oppose conversion of the Watergate Hotel to cooperative apartments for the following reasons:

First on the basis of population density in the area and the way it will diminish the quality of life. Monument's projection of $700,000 to 2 million dollar apartments envisions a quality of life. But the facts dispute this vision. We are not near enough to a Metro or other public transportation, so if an apartment building materializes, we immediately add several hundred cars or taxis to ouralready crowded street on a daily basis, whereas hotel traffic is intermittent. It will further crowd traffic arteries leading into Virginia Avenue and Rock Creek Parkway. And remember that we already have The Kennedy Center traffic to deal with.

Watergate's retail operations are relatively small stores. Our Safeway, our CVS, our Post Office are miniatures. My guess is that these stores have only about 25% of the footage of their other stores in the District. Expansion for them is impossible. We all felt the impact on our shopping when GW University turned Howard Johnson into a dormitory across the street from /us. What will happen when we have to add several hundred new customers living in these apartments?

[redacted]

ZONING COMMISSION
District of Columbia
Case 03-16
Exhibit 130

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CASE NO.03-16
EXHIBIT NO.130

The hotel was to be an asset to the community. Its proximity for out-of-town guests, for our dinner parties, for its recreational services has served us well. Its inclusion was a stroke of genius. Do we now allow Monumen's financial gain to be the motive for destroying it?

Second, on the basis of aesthetics.

The Watergate represents more than just a roof over our heads, which is why we are so personally offended by the prospect of its being altered. We regard it as a landmark which has not yet been given its due. Watergate, young as it is, has a history and a world wide reputation. Nothing in Washington (in residential terms) has the architectural sweep , drama and presence we have here. Why would we want to tamper with it? Progress is always desirable, but is messing with Watergate's present totality progress?

The real problem here is where we see and appreciate aesthetic and structural integrity and beauty, some people see and appreciate only dollar signs.

We look to you to rise above this. We look to you to protect the vision and the concept of the Watergate complex, which has done so much to help make Washington a world-class city. It transcends us as individuals!