JEAN EFRON
ART CONSULTANTS, LLC

REZONE NO!

Case Number: 0316
Applicant: Monument Realty
Property Address: Watergate Hotel, Foggy Bottom

February 26, 2004

Ms. Carol Mitten, Chairperson
DC Zoning Commission
441 Fourth Street, NW Suite 210 South
Washington, DC 20001

Dear Ms. Mitten and Fellow Commissioners:

I respectfully request that the Zoning Commission deny the request of Monument Realty to rezone the Watergate Hotel. I have lived in Foggy Bottom since 1970 and am committed to this wonderful neighborhood. The change of this landmark hotel to an apartment building of any type will change immeasurably for the worse the neighborhood I know and love.

The last thing that our neighborhood needs is another apartment building. We are overwhelmed by private apartments, by George Washington University housing, and a dearth of parking for permanent residents. The Watergate Hotel, on the other hand, provides variety to our neighborhood. In addition to generating much needed hotel lodging for transient visitors and our guests, the Hotel provides restaurant, meeting and gym facilities which are integral to our lifestyle. Close to the John F. Kennedy Center and Federal Washington, the Hotel brings a variety of visitors to Foggy Bottom, all of whom enrich our daily lives. The gym and restaurant bring individuals from various parts of the city. These people have become our friends and seeing them, for example, at the health club each day makes each day start and end better – not to mention the obvious benefits we get from our trainers and the exercise facilities. Furthermore, our small shopping area cannot accommodate more full-time residents. This is not a neighborhood designed for large grocery stores and the like, which more permanent housing would necessitate.

As an art and architectural historian, I am dismayed by changes to our landmark buildings. Under no circumstance should the original mixed use plan for this unique neighborhood be tampered with. The buildings are architecturally outstanding and have worldwide recognition. Adding insult to injury, as I understand it, the applicant, Monument Realty, has already been fined by the city for its lack of respect for and sensitivity to historic preservation matters in other areas of Washington, DC.

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ZONING COMMISSION
District of Columbia
CASE NO.03-14
EXHIBIT NO.73

Please do not change our beloved neighborhood. Vote to deny Monument's request for rezoning.

Respectfully yours,

JEAN EFRON