ALEX RADIN

2510 Virginia Ave. NW, Apt. 610N • Washington, D.C. 20037
Phone: 202/338-0607 • Email: alexradin@aol.com

February 25, 2004

REZONE NO!

Ms. Carol Mitten, Chairwoman
DC Zoning Commission
Room 210
441 4th Street, NW
Washington, DC 20001

Re: Case No. 0316
Applicant: Monument Realty LLC
Property Address: Watergate Hotel, Foggy Bottom

Dear Madam Chairwoman:

My name is Alex Radin, and I write on behalf of myself and my wife, Carol Radin. We have been residents of Watergate East (2510 Virginia Ave., NW, Apt. 610) for 27 years, and I have been a resident of the Washington area for more than 53 years. I have served as a member of the board of directors of Watergate East, Inc., and Mrs. Radin and I currently serve on several WEI committees. We respectfully request that the Zoning Commission reject the applicant's request to rezone the Watergate Hotel, for the following reasons, among others:

1. **Retaining mixed use.** Two of the major reasons we selected the Watergate as a residence were its mixed use concept and its contemporary, distinctive architecture. Both are threatened by conversion of the hotel to residences. The hotel has facilitated the desired diversity of activity, and has been of great value to us for other reasons. For example, when my family celebrated my 80th birthday more than two years ago, the hotel proved to be an ideal venue for a dinner party for our family and guests. We have also used the hotel's restaurant for business as well as personal occasions, and to accommodate guests. Most important, the health club at the hotel has been extremely valuable to my wife. She suffered a stroke some years ago, and the therapy she receives at the hotel with the assistance of its trained staff has been invaluable. The health club has been of similar significance to other Watergate residents. Unfortunately, no professional staff would be in attendance at the health club projected to be operated if the hotel is converted to apartments.
   I have also found the hotel to be a considerable asset from a business standpoint. In 1966, while I was serving as the chief executive officer of the American Public Power Association, a national organization, I selected the office building at 2600 Virginia Ave. as our headquarters. One of the principal reasons for making this decision was the fact that the Watergate Hotel was associated with the office building. Frequent visits to our national headquarters by members of the Association and meetings of our

ZONING COMMISSION
District of Columbia
Case No. 03-16
Exhibit No. 75

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.75

board of directors and committees were facilitated by the proximity of the hotel, which could be used for meetings and lodging.

2. Architectural integrity. The Watergate's architecture is a national treasure, and must be preserved. I believe it is threatened by rezoning of the hotel. My fears on this score were aroused when I viewed some of the initial filings by Monument, which showed that the developer planned to build, at the hotel entrance, unsightly carports which would have been entirely out of keeping with the architecture. Even though the company subsequently indicated that it would withdraw this proposal, its insensitivity to the integrity of the architecture was a warning signal, as was the company's reputed experience in another development in Washington involving historic preservation.

3. **Congestion.** The conversion of the Howard Johnson Hotel to a student dormitory has demonstrated the likelihood that the conversion of the hotel to apartments would intensify congestion at the shops in the Watergate Mall. Even though the students are provided meals, their limited shopping at the Safeway and CVS has resulted in crowded conditions at certain times. This problem would be greatly exacerbated by conversion of the hotel to apartments, to accommodate the needs of perhaps 300 persons. Likewise, traffic conditions, already burdensome because of the Kennedy Center and the fact that the Watergate is located on a major thoroughfare, would be worsened.

For the above and other reasons, Mrs. Radin and I strongly urge your commission to reject the pending application.

Sincerely,

Alex Radin