FOGGY BOTTOM
ASSOCIATION

c/o West End Library
24th and L Streets, NW
Washington, DC 20037



October 31, 2003

2003 NOV -4 PM 2:18
OFFICE OF ZONING

Hon. Carol J. Mitten, Chair
D. C. Zoning Commission
Suite 210 South
441 4th Street N.W.
Washington, DC 20001

Re: PUD Modification, Watergate Hotel -- BZA Case No. 03-16

Dear Chairman Mitten and Members of the Commission:

As you know, the three existing Watergate Cooperatives, as well as ANC-2A and the Foggy Bottom Association, have all filed affidavits in opposition to the above proposed conversion of the Watergate Hotel to an apartment building.

The Office of Zoning is being asked, with only a tenuous proposal in place, to change a PUD that has worked for more than three decades and is so vital to the well-being of the Foggy Bottom/West End community.

Monument Residential (the prospective purchaser) is a long way from securing a finalized plan with either the current hotel property owners or Watergate East from whom it needs to procure spaces for parking to make its units salable. Should the Office of Zoning approve a change to "Residential" for the existing hotel, and the Monument project subsequently fall through -- a very real possibility -- the resulting situation would be both doubtful and dangerous.

Therefore, we ask again that the Zoning Commission defer any consideration of rezoning until a time when there is sufficient assurance as to the specific nature of any conversion of the hotel property to apartment usage.

Your careful attention to this request would be most appreciated.

Sincerely,

Ronald Cocome
President

ZONING COMMISSION
District of Columbia
Case 03-16
Exhibit 26

cc: Andrew Altman, OP
Alberto P. Bastida, OZ

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.26