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January 21, 2004

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

Re Opposition to PUD Modification – Watergate Hotel (Case No. 03-16)

Dear Director:

By this statement, we request to participate in the above-referred case as witnesses, to be heard at a public hearing, opposing the proposed PUD Modification regarding the above-referred case.

Our interest in the case derives from our residence at Watergate East, which is part of the complex to which the Watergate Hotel belongs. We are residents at Watergate East by virtue of our membership in Watergate East, Inc., based on our entering into a Proprietary Lease and Occupancy Agreement with this corporation.

The main reasons for our opposition to the proposed PUD Modification are that it would permanently cause density problems and alter the equilibrium of the Watergate complex as a whole, in which we (as all the other Watergate residents and neighbors) have an interest, and which was an essential consideration in our becoming members of Watergate East, Inc.

The Watergate complex was designed by its architect and urbanist (Luigi Moretti) as an integrated environment, in which living (the apartments), working (the offices), visiting (the hotel) and shopping (the mall) would all be essential components: if one disappears, the other ones would suffer, to the detriment of the whole Watergate complex and its surrounding area in Foggy Bottom.

In addition, the proposed PUD modification would entail shocking changes to the exterior of the Watergate complex, thus affecting the Watergate as a work of art, which is a formidable asset not only to its residents but also to the whole city.

With best regards,

Dr. Maurizio Ragazzi

Mrs. Grazia Ragazzi

ZONING COMMISSION
District of Columbia
Case 03-16
Exhibit 37

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.37