Eugene L. Bialek
Watergate West, Apartment 410
2700 Virginia Ave. NW
Washington, DC

January 26, 2004

Ms. Carol J. Mitten, Chair
The Zoning Commission of DC, Room 210
441 4th Street, NW
Washington, DC 20001

Re: Modification to the Approved Planned Unit Development at 2650 Virginia Avenue, NW, Case No. 03-16, Zoning Commission Meeting of January 29, 2004

Dear Ms Mitten:

I was born in Foggy Bottom at the Columbia Hospital and attended elementary, middle school, high school in the area and the Graduate School of Georgetown University. As a child I rode my bicycle around the "Gas Works" where the Watergate Complex is now located. I followed the construction of the Watergate. I saw it develop into a nationally and then worldwide known residential complex. As an adult I was one of the original owners of an apartment, unit 410 of Watergate West. I have a deep commitment to Foggy Bottom and the Watergate West.

Watergate West is adjacent to the Watergate Hotel, whose conversion to residential apartments is being requested by Monument Realty Company. The West building shares the hotel driveway and the hotel's entrance faces the West building.

One of the keys to the success of the Watergate community is the Hotel. It is an integral and fundamental part of the complex. It is the heart of the community.... a place to meet and dine and where friends and relatives may stay. The change requested by Monument Realty will diminish the attractiveness of the Complex and reduce the value of ownership of the Watergate West property.

The requested change is contrary to the plan of the Watergate Complex. The conveniences of an integral hotel will be replaced with inconveniences and unknown burdens. The impact of the change has not been evaluated by the community; it is a major change in a very successful, well-planned system of buildings.

ZONING COMMISSION
District of Columbia
Case 03-16
Exhibit 39

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.39

We the owners of Watergate West will be adversely affected by the Monument Realty plan. We are asked to accept a significant loss so that a commercial realty firm may reap a significant profit. The concessions the developer has proposed cannot substitute for the loss in the value of our property and forty years of proven successful operation of the Watergate system.

I urge you to disapprove the requested change.

Sincerely,

Eugene L. Bialek