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February 18, 2004

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Re: Zoning Commission Case No. 03-16
Watergate Hotel PUD Modification - Updated Plans and Calculations

Dear Members of the Commission:

Attached, please find additional information submitted for the record in support of the application for a modification to the approved planned unit development to allow the option for the Watergate Hotel to be converted to an apartment house. We have attached plans showing the number, location, arrangement and access to the parking spaces to be provided, as well as floor plans for a unit count of approximately unit 133 units. We have also attached computations showing the number and distribution of parking spaces and the distribution of square footage within the building. The Applicant requests that the Commission approve the attached plans as the basis under which the conversion would proceed.

Sincerely,

Norman M. Glasgow, Jr.

Steven E. Sher
Director of Zoning and Land Use Services

District of Columbia
03-16
55

Attachments
cc: Advisory Neighborhood Commission 2A
Joel Lawson, D.C. Office of Planning
Benny Kass, for Watergate East, Inc.
Richard L. Aguglia, for Watergate West, Inc.
Audrey and William Wolf, Jr., for themselves and the Committee of Concerned Owners
Jill and Frederick Schwartz

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.55

RESIDENCES AT WATERGATE (PROPOSED MODIFICATION)
SQUARE FOOTAGE RECONCILIATION

Number of hotel rooms	250
Number of apartment units	133

Below Grade	**Existing**	**Proposed**
B-3 Level		
Health Club / Pool	12,799 GSF	11,000 GSF
Health Club Laundry	1,337 GSF	
Mechanical Areas	3,315 GSF	3,315 GSF
New Parking Area		3,136 GSF
Parking	6,400 GSF	6,400 GSF
B-3 Level Subtotal	23,851 GSF	23,851 GSF
B-2 Level		
Open Above Pool	1,919 GSF	1,919 GSF
Hotel Support / Mechanical / Storage	16,544 GSF	
Jean-Louis Restaurant	3,198 GSF	
Accounting Office Area	4,900 GSF	
Loading / Parking	350 GSF	
New Parking Area		8,186 GSF
Mechanical / Residential Storage		10,259 GSF
New Parking Area		6,547 GSF
B-2 Level Subtotal	26,911 GSF	26,911 GSF
B-1 Level		
Parking Garage	23,663 GSF	23,663 GSF
Function Room and Restaurant	7,858 GSF	
Hotel Kitchen / Mechanical	6,121 GSF	
Crescent Bar/Storage/Room Service	4,333 GSF	
Banquet Facilities / Board Room	10,725 GSF	
Residential Units		9,269 GSF
New Restaurant and Kitchen		4,632 GSF
Parking (#69 - #75)		3,100 GSF
Meeting Room		2,287 GSF
Common Area		7,683 GSF
Proposed Community Room		2,066 GSF
B-1 Level Subtotal	29,037 GSF	29,037 GSF
Above Grade		
Lobby Level		
Hotel Reception / Bar / Business Center	7,857 GSF	
Offices / Guest Rooms	7,629 GSF	
Gift Shop	230 GSF	
Mail Room		230 GSF
Residential Lobby		3,056 GSF
Residential Units		12,430 GSF
Lobby Level Subtotal	15,716 GSF	15,716 GSF
Floors 2 - 14		
Guest Rooms	185,487 GSF	
Residential Units		185,487 GSF
Floors 2 - 14 Subtotal	185,487 GSF	185,487 GSF
TOTAL	304,665 GSF	304,665 GSF

RESIDENCES AT WATERGATE (PROPOSED MODIFICATION)
PARKING

LOCATION - SHEET REFERENCE	AREA	PARKING SPACES NEW	EXISTING	TOTAL
B-1 LEVEL - A4	Existing Crescent Bar Standard Spaces (#69 - #75)	7		7
B-1 LEVEL - A4	Existing Hotel Parking Standard Spaces (#1 - #68)		68	68
	Subtotal Standard Spaces	7	68	75
B-1 LEVEL - A4	Existing Hotel Parking Tandem Spaces "T"		17	17
B-1 LEVEL - A4	Covered Parking (#76 - #81)	6		6
	Total B1 Level	13	85	98
B-2 LEVEL - A3	Hotel Support Area Standard Spaces (#13 - #22)	10		10
	Jean Louis Lounge / Accounting Standard Spaces (#1 - #12)	12		12
	Subtotal Standard Spaces	22		22
B-2 LEVEL - A3	Hotel Support Area Tandem Spaces "T"	5		5
	Compact Spaces "C"	4		4
	Jean Louis Lounge / Accounting Tandem Spaces "T"	6		6
	Subtotal Additional Spaces	15		15
	Total B2 Level	37		37
B-3 LEVEL - A2	Fitness / Laundry Area Standard Spaces (#1 - #7)	7		7
	Fitness / Laundry Area Compact Spaces "C"	4		4
	Total B3 Level	11		11
	TOTAL PARKING	61	85	146



1 SITE PLAN
SCALE: 1:60

N



AERIAL VIEW



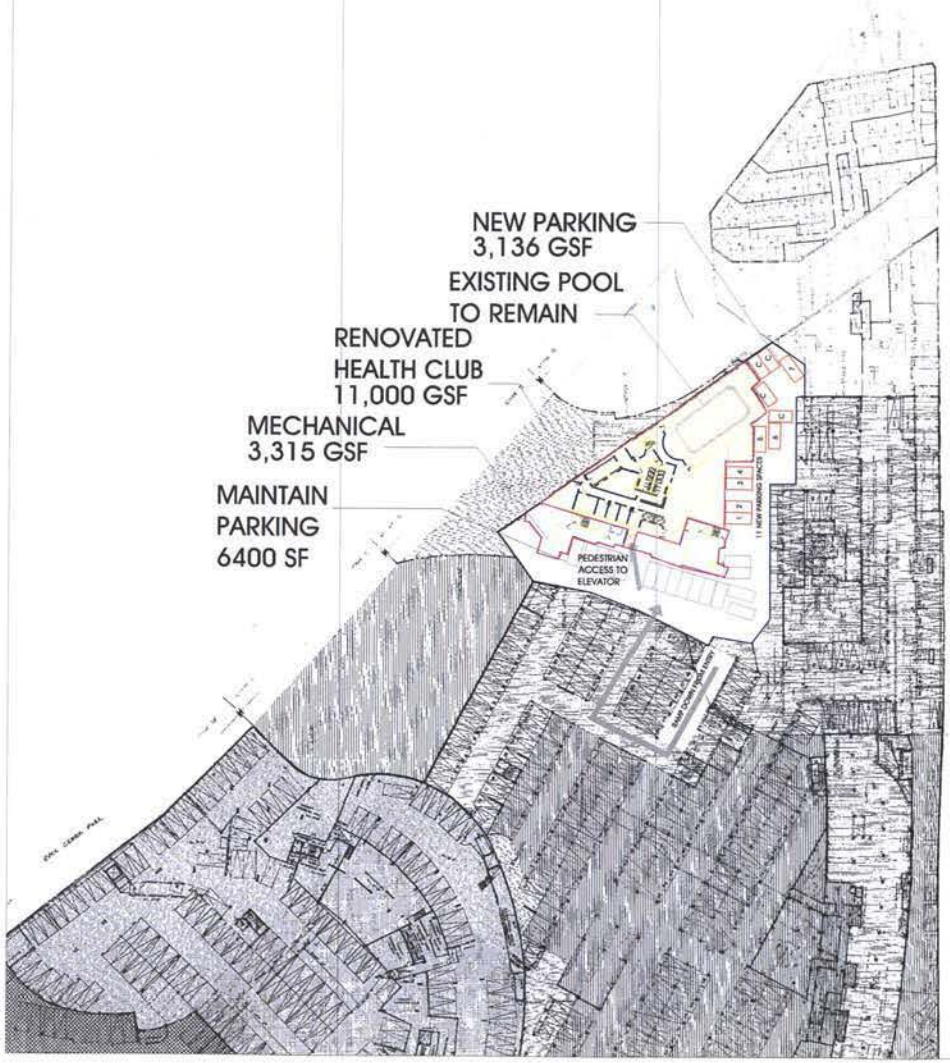
SOUTHWEST VIEW

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THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A1	SITE PLAN	HICKOK WARNER COLE Architects

WATERGATE B3 LEVEL

23,851 GSF TOTAL AREA



PARKING COUNT:

	NEW	EXISTING	TOTAL
FITNESS LAUNDRY AREA			
STANDARD SPACES	7	-	7
COMPACT SPACES	4	-	4
SUBTOTAL B3	11	-	11



B3 LEVEL EXISTING CONDITIONS

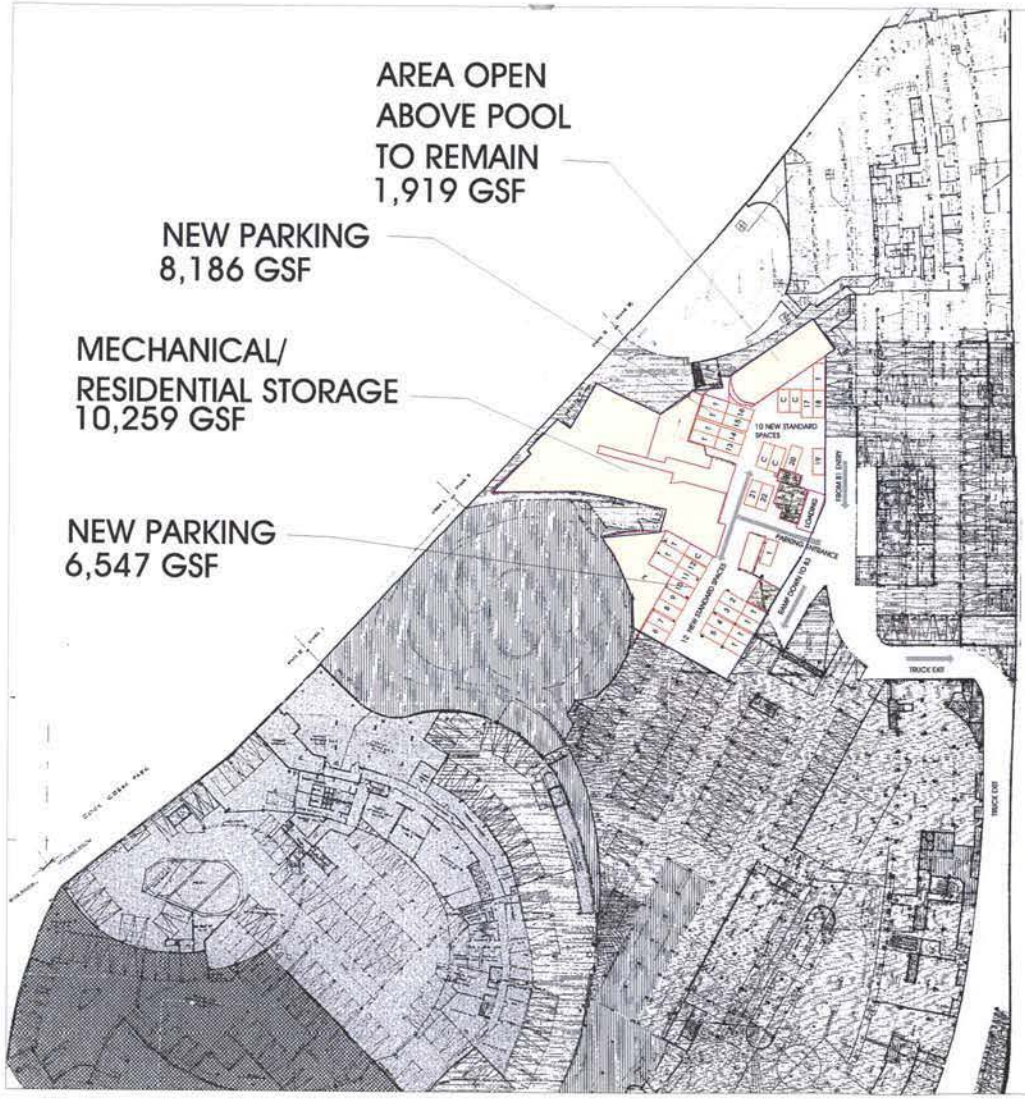
THE RESIDENCES AT WATERGATE
2650 VIRGINIA AVENUE, NW

SUPPLEMENTAL
SUBMISSION 02.17.04

A2

B3 LEVEL

HICKOK WARNER COLE
Architects

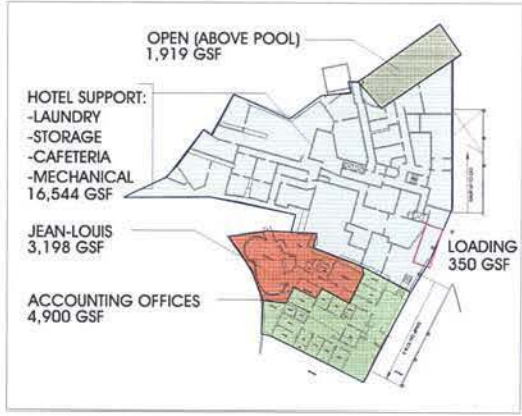


WATERGATE B2 LEVEL

26,911 GSF TOTAL AREA

PARKING COUNT:

	NEW	EXISTING	TOTAL
HOTEL SUPPORT AREA STANDARD SPACES	10	-	10
JEAN-LOUIS/ ACCOUNTING STANDARD SPACES	12	-	12
SUBTOTAL STANDARD SPACES	22	-	22
HOTEL SUPPORT AREA TANDEM SPACES	5	-	5
COMPACT SPACES	4	-	4
JEAN-LOUIS/ ACCOUNTING TANDEM SPACES	6	-	6
SUBTOTAL STANDARD SPACES	15	-	15
TOTAL B2 LEVEL	37		37

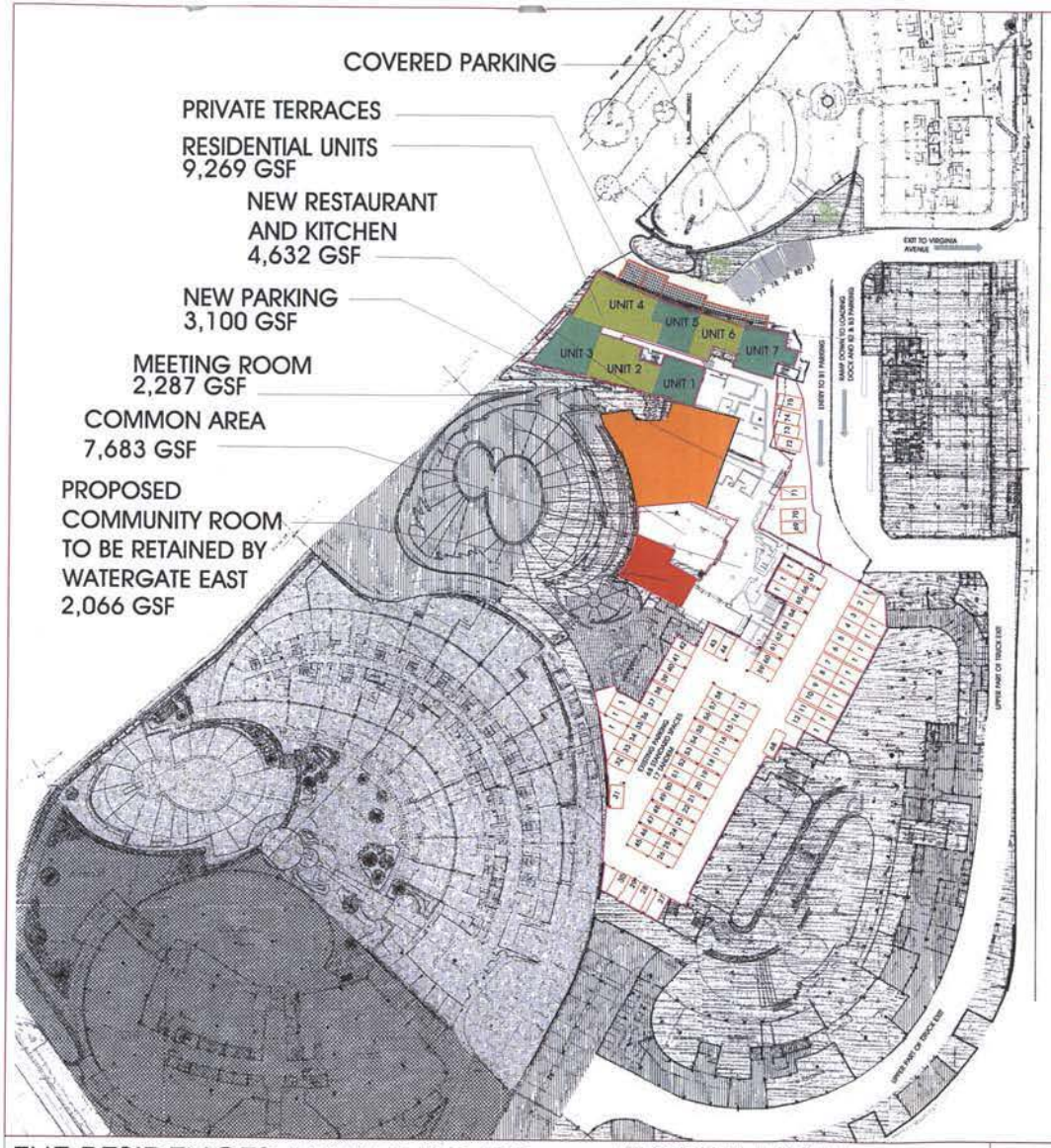


THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A3	B2 LEVEL

HICKOK WARNER COLE
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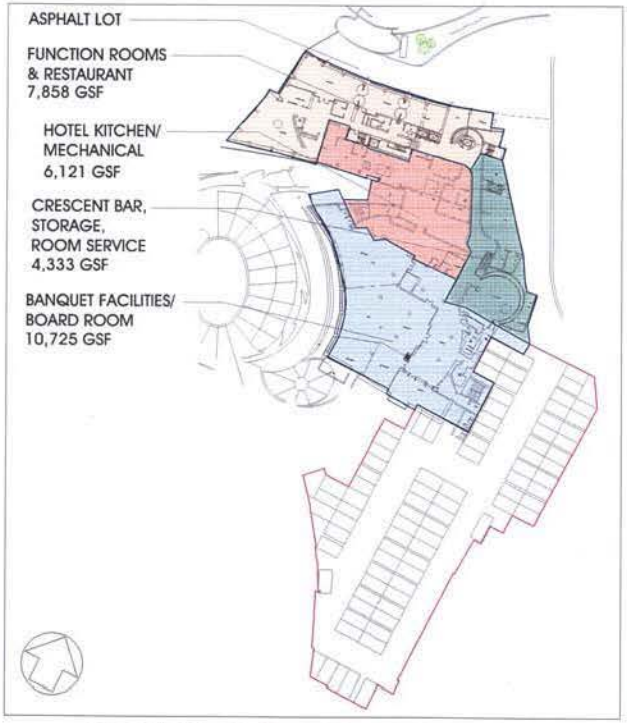
WATERGATE B1 LEVEL

29,600 GSF TOTAL AREA



PARKING COUNT:

STANDARD SPACES: B1	NEW	EXISTING	TOTAL
LOCATION OF EXISTING CRESCENT BAR	7	-	7
EXISTING HOTEL PARKING	-	68	68
STANDARD SPACES SUBTOTAL	7	68	75
ADDITIONAL SPACES: B1			
EXISTING HOTEL TANDEM SPACES	-	17	17
SURFACE LOT SPACES	6	-	6
SUBTOTAL B1	13	85	98



B1 LEVEL EXISTING CONDITIONS

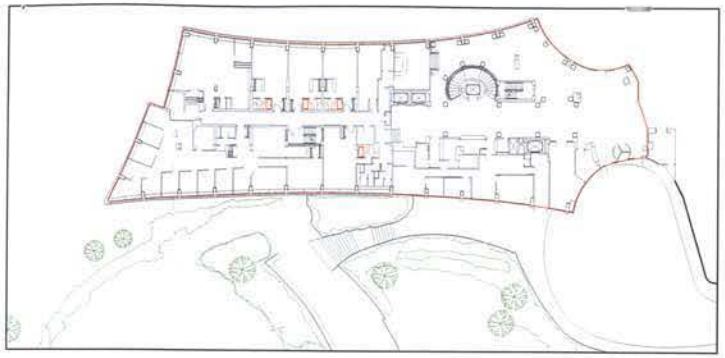
THE RESIDENCES AT WATERGATE
2650 VIRGINIA AVENUE, NW

SUPPLEMENTAL
SUBMISSION 02.17.04

A4

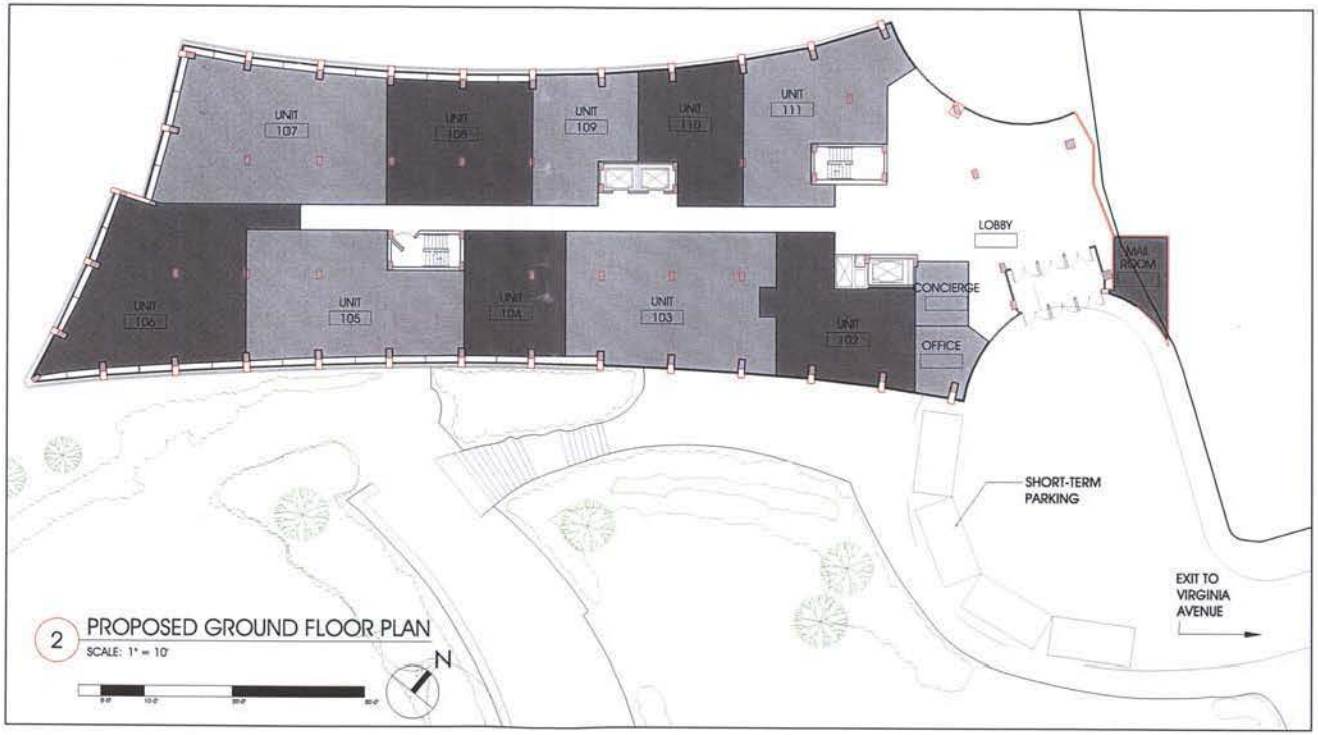
B1 LEVEL

HICKOK WARNER COLE
Architects



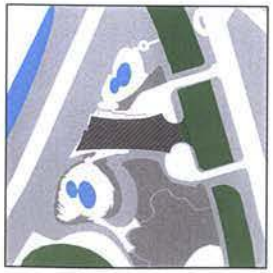
1 EXISTING GROUND FLOOR PLAN
SCALE: 1/20" = 1'-0"

N



2 PROPOSED GROUND FLOOR PLAN
SCALE: 1" = 10'

N



KEY PLAN

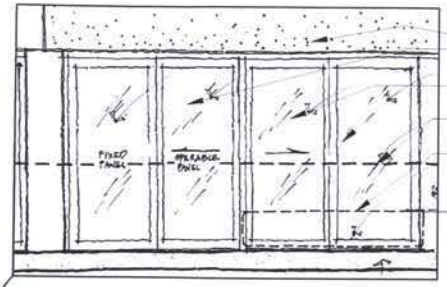
THE RESIDENCES AT WATERGATE
2650 VIRGINIA AVENUE, NW

SUPPLEMENTAL
SUBMISSION 02.17.04

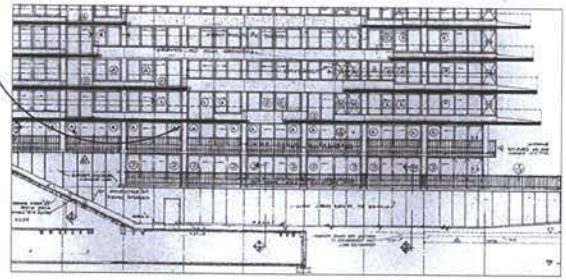
A5

GROUND FLOOR

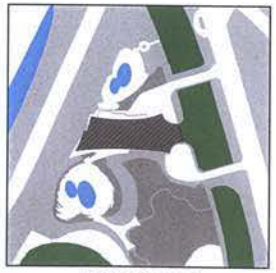
HICKOK WARNER COLE Architects



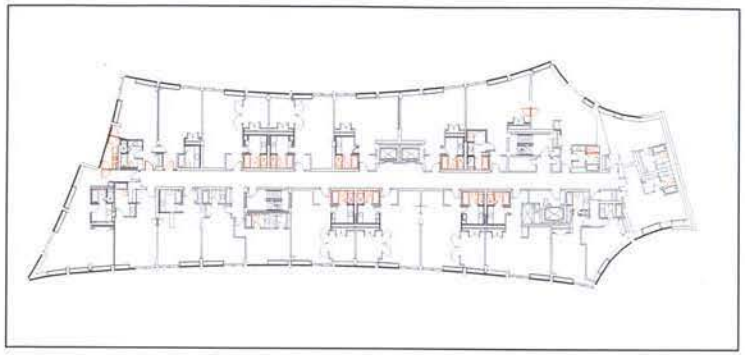
3 PROPOSED TYPICAL BALCONY WINDOW MODIFICATION
SCALE: 1/16" = 1'-0"



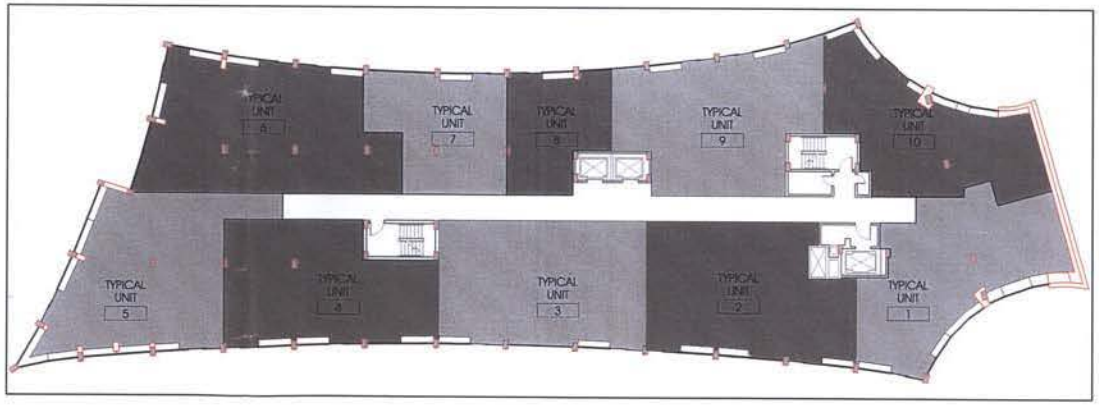
4 TYPICAL EXISTING PARTIAL ELEVATION
SCALE: 1/16" = 1'-0"



KEY PLAN



1 TYPICAL FLOOR EXISTING PLAN
SCALE: 1/16" = 1'-0"



2 TYPICAL FLOOR PROPOSED PLAN
SCALE: 1" = 10'

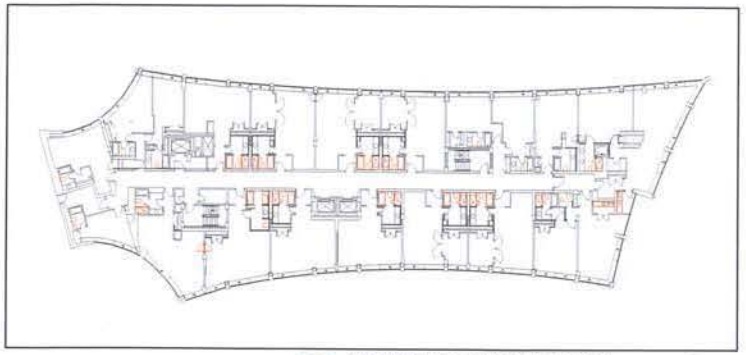
THE RESIDENCES AT WATERGATE
2650 VIRGINIA AVENUE, NW

SUPPLEMENTAL SUBMISSION 02.17.04

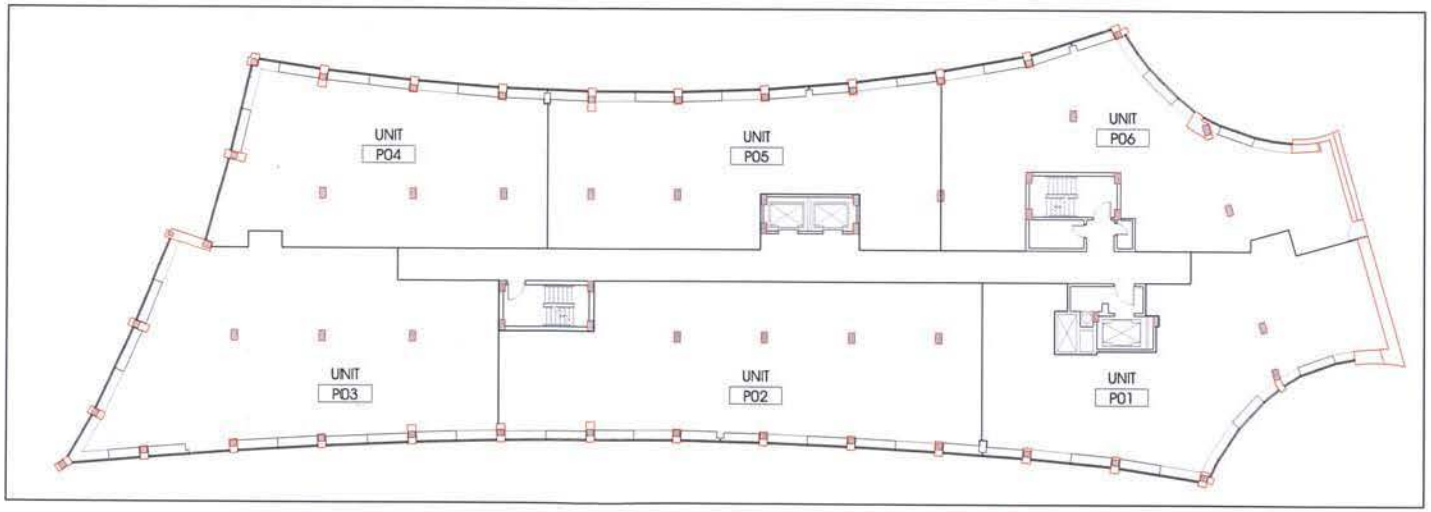
A6

TYPICAL FLOORS

HICKOK WARNER COLE Architects

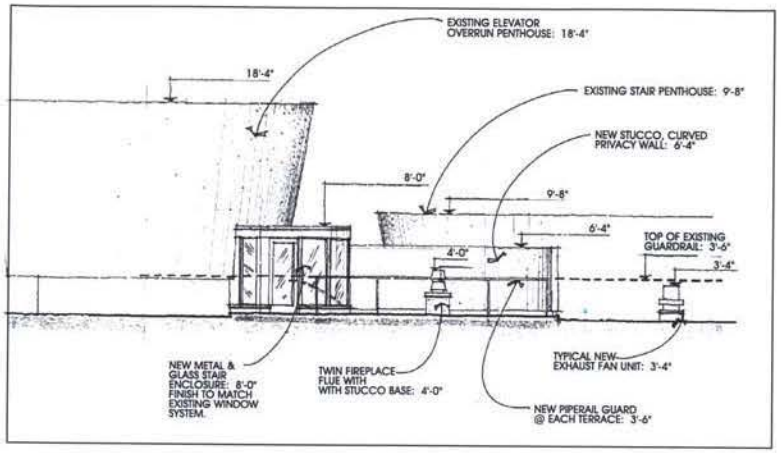


1 PENTHOUSE EXISTING PLAN
SCALE: N.T.S.

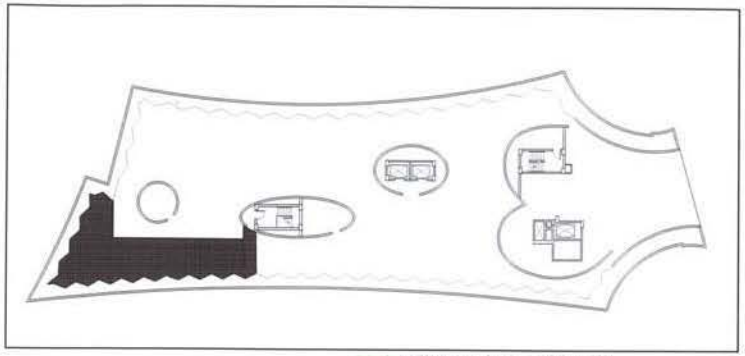


2 PENTHOUSE PROPOSED PLAN
SCALE: 1/16"=1'-0"

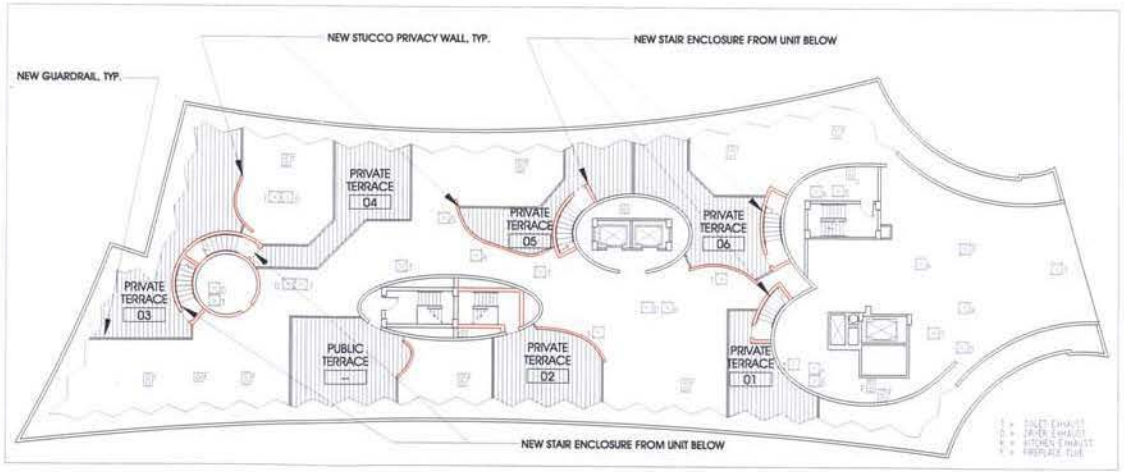
THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A7	PENTHOUSE	HICKOK WARNER COLE Architects



3 RELATIVE HEIGHTS OF EXISTING & PROPOSED ROOFTOP STRUCTURES
SCALE: 1/16" = 1'-0"



2 EXISTING ROOF PLAN
SCALE: 1/16" = 1'-0"



1 PROPOSED ROOF PLAN
SCALE: 1" = 10'

THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A8	ROOF PLAN	HICKOK WARNER COLE Architects



4 VIEW FROM WATERGATE WEST
SCALE:



3 VIEW FROM WATERGATE SOUTH
SCALE:

PROPOSED METAL & GLASS STAIR ENCLOSURE, TYP.

PROPOSED CURVED STUCCO PRIVACY WALL, TYP.

PROPOSED GUARDRAIL TO MATCH EXISTING

PROPOSED DOUBLE CHIMNEY FLUE

PROPOSED EXHAUST STACK, TYP.

WOOD DECKING TO BE REMOVED

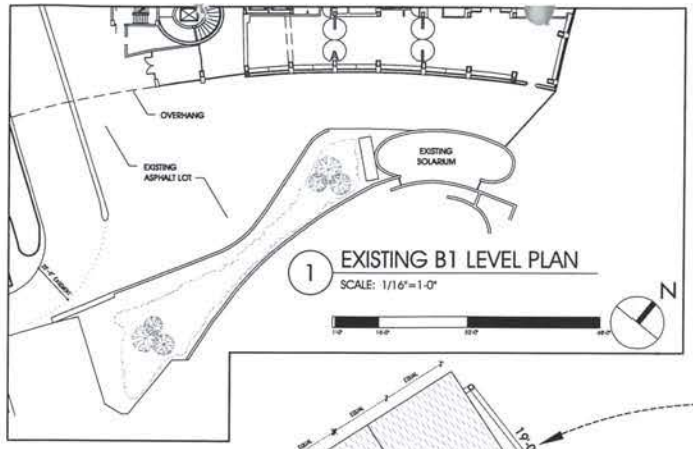


2 ROOFSCAPE FROM NORTHWEST CORNER
SCALE:

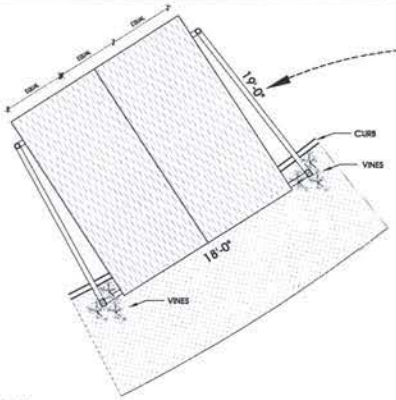


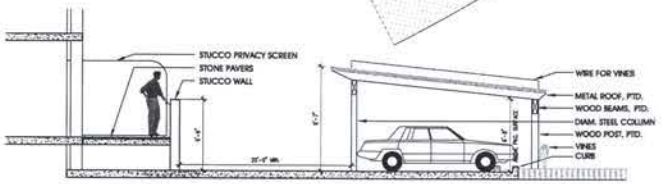
1 ROOFSCAPE FROM SOUTHWEST CORNER
SCALE:

THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A9	ROOF 3D RENDERINGS	HICKOK WARNER COLE Architects

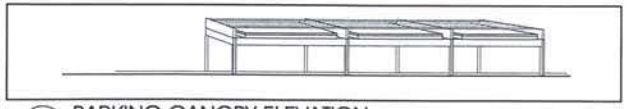


1 EXISTING B1 LEVEL PLAN
SCALE: 1/16"=1-0"

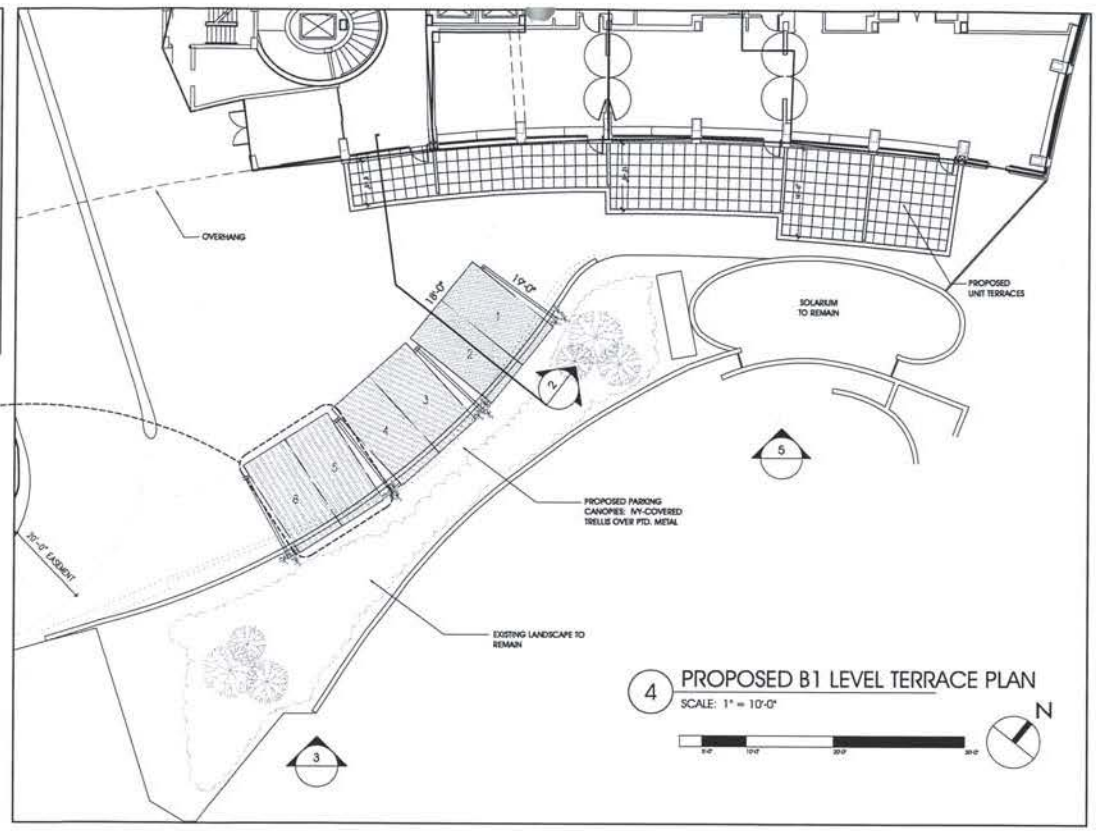




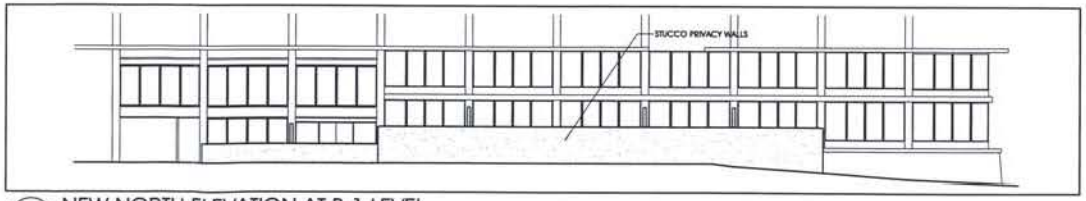
2 TERRACE & CANOPY SECTION & CANOPY PLAN DETAIL
SCALE: 1/4"=1-0"



3 PARKING CANOPY ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED B1 LEVEL TERRACE PLAN
SCALE: 1" = 10'-0"



5 NEW NORTH ELEVATION AT B-1 LEVEL
SCALE: 1/8" = 1'-0"

THE RESIDENCES AT WATERGATE 2650 VIRGINIA AVENUE, NW	SUPPLEMENTAL SUBMISSION 02.17.04	A10 CANOPIES, LEVEL B-1 TERRACE	HICKOK WARNER COLE Architects