Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, N.W. Washington, D.C. 20037 (202) 736-1775

MS. CAROL MITTEN
Chair
Zoning Commission
441 Fourth Street N.W. – Room 210
Washington, DC 20001

June 19, 2003

Re: Resolution Pertaining to Application for Modification of Approved Planned Unit Development—Watergate Hotel—Z.C. Case No. 03-16

Dear Chairperson Mitten:

On June 18, 2003, at its regularly-scheduled, properly-noticed monthly meeting with a quorum present, ANC-2A unanimously approved the following resolution, #03-6A, opposing the conversion of the Watergate Hotel property at this time. Should our serious concerns about this request be addressed in the future, the ANC could reconsider the matter at that time.

In closing, please note that the Home Rule Charter for the District gave ANC's the power to represent local residents in expressing community concerns before District agencies and decreed that the concerns expressed by the ANC be given "great weight" and that a written rationale be given should the agency take a position different from that of the ANC.

Sincerely,

Dorothy Miller

Dorothy Miller
Chair ANC-2A

(1) 1 Attachment: June 18, 2003 Resolution #03-6A

cc: Mr. William Condrell, President, Watergate East
Dr. Neil C. Livingstone, President, Watergate South
Mr. Ben Man, President, Watergate West
Norman Glasgow, Esq., Holland & Knight
Mr. Michael Darby, Monument Realty, Inc.
Mr. Esheel Shah, Monument Realty, Inc.
Ms. Ellen McCarthy, Office of Planning
David Cox, Esq., Jackson and Campbell
Mr. Ron Cocorne, President, Foggy Bottom Association

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ZONING COMMISSION
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Case 03-16
Exhibit 19

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.19

THE FOGGY BOTTOM/WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #03-6A

Resolution Pertaining to Application for Modification of Approved Planned Unit Development --Watergate Hotel -- Z.C. Case No. 03-16

WHEREAS, on May 7, 2003, Monument Residential LLC, on behalf of BRE/Watergate L.L.C. (collectively, the "Applicant") filed an Application to the District of Columbia Zoning Commission for a Modification to an Approved Planned Unit Development (PUD); and

WHEREAS, the property that is the subject of this application consists of Lot 807 in Square 8, containing a building used as a hotel at 2650 Virginia Avenue, NW, currently zoned SP-2 and a part of the Watergate Complex; and

WHEREAS, the Applicant seeks the option to convert the existing hotel to an apartment house with approximately 150 units; and

WHEREAS, the Watergate Complex is comprised of six separate legal entities (three cooperative apartment buildings, two office buildings and the hotel), each of which is a party to many agreements affecting access to and use of various portions of the Complex; and

WHEREAS, the said six components have joined together in a body known as the Watergate Complex Council, the function of which is to deal with the Washington Gas Light Company, which operates the single heating plant that serves all of the components and the six members of which each has a single vote on the Council; and

WHEREAS, the conversion of the hotel to a condominium would replace the hotel as a voting member of the Watergate Complex Council with some 150 members, each of whom would conceptually have one one-hundred-fiftieth of a vote at meetings of the Council and responsibility for only one one-hundred fiftieth of the monthly payment, which presently approximates fifty thousand dollars ($50,000) per month from the hotel; and

WHEREAS, discussions to date between the Applicant and the three existing cooperative apartment buildings have raised troubling questions concerning: (1) the nature of the conversion (cooperative or condominium); (2) the need for an adequately capitalized single entity empowered to be the assignee of the above-mentioned agreements, which directly affect security and quality of life issues; (3) the ownership and availability of parking spaces necessary to support a residential building and the means to deal with additional vehicular traffic and parking, and (4) the addition of chimneys and other proposed permanent roof-top structures that may affect the views and overall appeal of the Complex as a whole; and

WHEREAS, since the inception of the Watergate Complex in the early 1960's, all residential use, other than the hotel, has been through three housing cooperatives, a concept that has stabilized the residential base, elevated the quality of life, and maintained the financial wellbeing of the complex, and has kept all resident owners on equal footing with one another; and

WHEREAS, all three cooperatives have expressed their concerns in writing and have asked the ANC to defer this matter until further good faith discussions are held and the parties have an opportunity to reduce any agreement on these points to writing, or to report a negative recommendation to the Zoning Commission,

NOW THEREFORE BE IT RESOLVED, that ANC-2A -- in recognizing that the Watergate Complex was designed and built to standards of quality and excellence and is known worldwide as a hallmark of the Foggy Bottom community and our nation's capital -- opposes the above cited Application until and unless the concerns of the residents of the Complex are satisfied, and aggressively opposes a proposed conversion to a condominium, while supporting the concept of a cooperative residential facility.

DATE: June 18, 2003

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 LEHRMAN	X					
02 PRICE	X					X
03 TYLER				X		
04 LEWIS	X				X	
05 MILLER	X					
06 SINGER				X		

Dorothy Miller

CHAIRPERSON/~~SECRETARY~~