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

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

January 28, 2004

Carol J. Mitten, Chairperson
D.C. Zoning Commission
441 4th Street NW, Suite 210
Washington, DC 20001

Re: Modification to a Planned Unit Development including the Watergate Hotel—Zoning Commission Case 03-16

Dear Chairperson Mitten:

At a properly noticed Special Public Meeting on January 27, 2004, and with a quorum present, Advisory Neighborhood Commission 2A, voted to support modification of the PUD as outlined in the attached resolution 04-01E regarding the above–titled Zoning Commission case.

Please note that Mr. James Lewis, Single Member District commissioner for ANC-2A04, in whose District the Watergate Hotel is located, also resides at the Watergate East cooperative of the complex. Because of the possibility of potential benefit to shareholders in the Watergate East cooperative, Mr. Lewis recused himself from any participation in the ANC's discussion, deliberation or voting on this case.

Chairperson Dorothy Miller was authorized to present the resolution setting forth the ANC'a position at the January 29, 2004 Zoning Commission hearing on the above - titled case.

Respectively submitted,

Dorothy Miller

Dorothy Miller, Chair
Advisory Neighborhood Commission 2A

Attachment (1) Resolution

ZONING COMMISSION
District of Columbia
Case 03-16
Exhibit 42

ZONING COMMISSION
District of Columbia
CASE NO.03-16
EXHIBIT NO.43

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #04-01E

Resolution pertaining to Modification to Planned Unit Development including the Watergate Hotel—ZC Case 03-16

WHEREAS, the Watergate Complex—including the Watergate East, Watergate South and Watergate West Cooperative apartment buildings, the office buildings at 600 New Hampshire Avenue NW and 2600 Virginia Avenue NW, the Watergate Hotel and retail components—was approved as a planned unit development (PUD) by the Zoning Commission beginning in 1962; and

WHEREAS, the total development was to contain approximately 1,600 dwelling units including 1,300 apartments and 300 (now 250) hotel rooms, 185,000 square feet of office space, 80,000 square feet of retail and service uses, and 1,250 parking spaces; and

WHEREAS, Monument Residential LLC (Monument or the Applicant) is the contract purchaser of the Watergate Hotel from BRE Watergate LLC; and

WHEREAS, Monument has applied to the Zoning Commission for a modification to the approved PUD to allow the option to convert the hotel into an apartment house; and

WHEREAS, Monument's proposal would allow approximately 133 cooperative units and 133 parking spaces to serve those units; and

WHEREAS, the conversion would mostly involve interior renovations to the building to change the hotel rooms and facilities to apartment units; and

WHEREAS, the building would continue to contain a health club available for use by all residents of the Watergate and a restaurant on the B-1 level of approximately 3,000 square feet accommodating approximately 120 seats; and

WHEREAS, the conversion would involve no substantial change to the exterior appearance of the building, involving some small rooftop additions and six carports to be added to the surface at the rear; and

WHERAS, the Commission of Fine Arts has granted conceptual approval to the exterior alterations; and

WHEREAS, Monument has agreed that the new apartment building would be offered for sale as a cooperative, the same form of ownership as the units in the three existing apartment buildings in the project; and

WHEREAS, a majority of the cooperative ownership interest of Watergate East who voted has voted to sell to Monument the space that the current owner now rents from Watergate East, Inc., and to support the Monument project, and

WHEREAS, Watergate South has approved this application; and

WHEREAS, the Watergate South agreement with the proposed developer and the current hotel owners assures, by perpetual land covenant, that any residential development of the hotel site will be only into a cooperative—provided that if any other Watergate cooperative building converts to condominium then the hotel site is permitted to, also—thereby positively addressing the concerns raised to ANC-2A in the past; and

WHEREAS, ANC-2A has long desired to see an increase in the number of permanent residents within the boundaries of the ANC and the proposed PUD modification would eliminate approximately 250 repeatedly transient hotel units in favor of 133 apartment units which would accommodate several hundred permanent residents; and

WHEREAS, the change from hotel to apartment house would likely result in less traffic generated from the building; and

WHEREAS, the Comprehensive Plan Generalized Land Use Map includes the subject property in the mixed-use, high-density residential, medium-density commercial category, and the proposed change to apartment house use would not be inconsistent with that designation; and

WHEREAS, the property is zoned SP-2, which would permit an apartment house as a matter-of-right but for the original approval of the PUD;

NOW, THEREFORE, BE IT RESOLVED, that ANC-2A supports the PUD modification request to allow the option for the Applicant to convert the existing hotel building to a cooperative apartment house as set forth in the application to be considered by the Zoning Commission.

DATE: January 27, 2004

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 Lehrman		✓				
02 Price	✓					✓
03 Tyler				✓		
04 Lewis			✓			
05 Miller	✓				✓	
06 Vacant						

Dorothy Miller
CHAIRPERSON