

**Memorandum**

**TO:** District of Columbia Zoning Commission

**FROM:** Crystal Myers, Development Review Specialist *CM*  
Maxine Brown-Roberts, Associate Director Development Review *MBR*

**DATE:** March 27, 2026

**SUBJECT:** ZC Case 62-19D - Modification to an Approved PUD at 2600 Virginia Avenue, NW

**I. RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of Friedman Capital Advisors LLC’s request for a Modification Without Hearing to the Watergate office building at 2600 Virginia Avenue, NW. The proposed modifications would allow the upper six floors of the existing building to be converted into residential units. The proposed change from office to residential use would not require any zoning relief and would not be inconsistent with the Comprehensive Plan or the approved PUD Order and subsequent modifications.

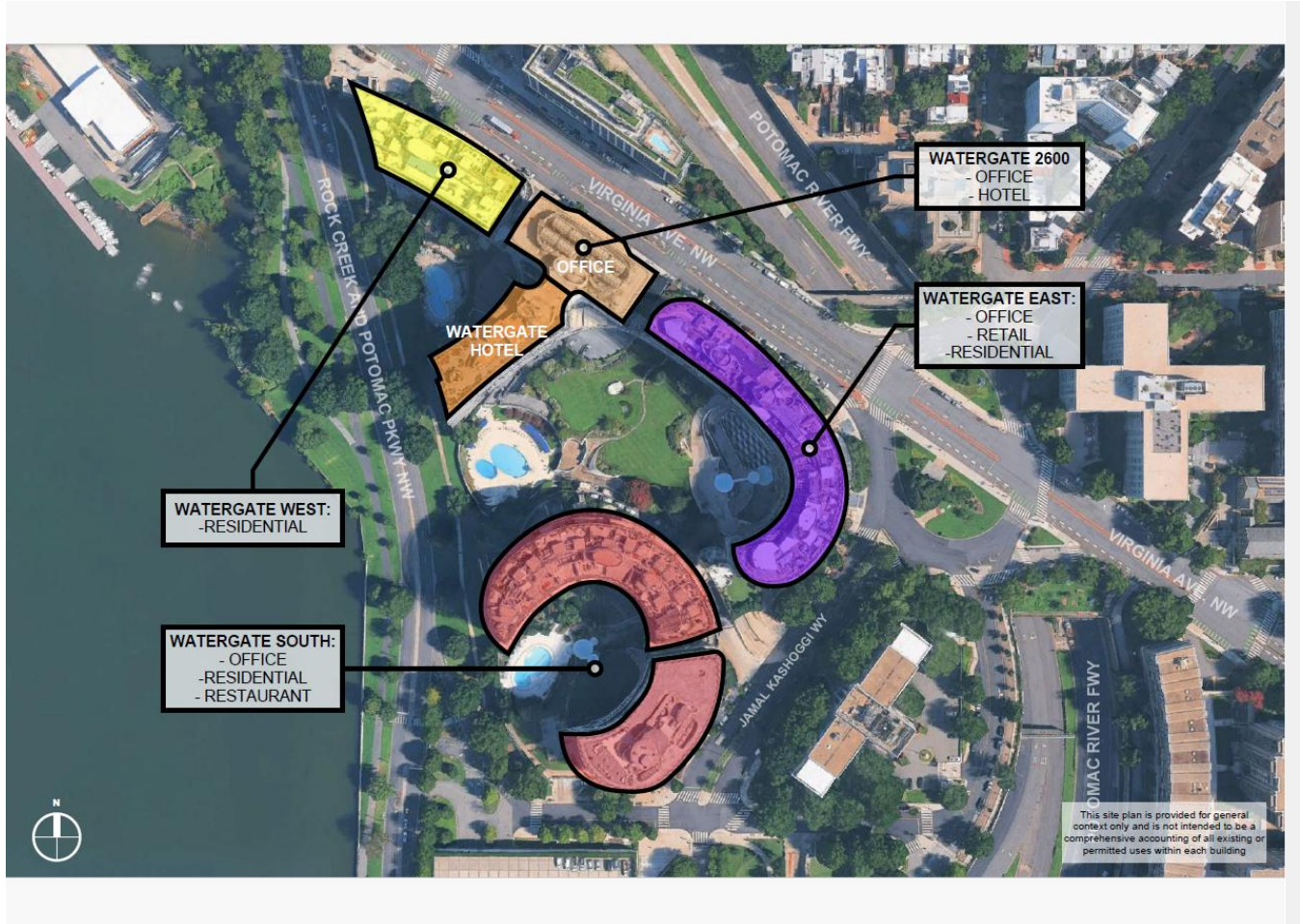
**II. BACKGROUND**

The subject office building, located at 2600 Virginia Avenue, NW, is part of the larger Watergate Complex which consists of four buildings in a PUD which was first approved under Zoning Commission Order No. 62-19 in 1962. The Watergate Complex was approved as a mixed use development with a mix of residential, office, hotel and commercial uses. The Watergate complex is a landmarked historic site and any changes to the exterior of the buildings would require historic preservation and Commission of Fine Arts review.

**III. APPLICATION-IN-BRIEF**

<b>Applicant</b>	Friedman Capital Advisors LLC
<b>Address</b>	2600 Virginia Avenue, NW
<b>Zoning</b>	D-2 (formerly SP-2) PUD
<b>Legal Description</b>	Square 808, Lot 8
<b>Ward / ANC:</b>	Ward 2, ANC 2A
<b>Existing</b>	12-story office building
<b>Historic District</b>	The Watergate Complex is a DC and National Historic Site and is within the Commission of Fine Arts jurisdiction.

## Watergate Complex and Site Location



### IV. MODIFICATION REQUEST

The Applicant is requesting a modification to the PUD and specifically to the twelve-story office building at 2600 Virginia Avenue, NW to convert 89,940 square feet of office space into approximately 87 residential units, including seven (7) Inclusionary Zoning (IZ) units. The proposal includes 76 rental apartments (including 6 IZ units) on floors six through nine and 11 for-sale condominium units (including 1 IZ unit) on floors ten and eleven. The residential units mix would include studios, 1-bedroom, 1-bedroom plus den, 2-bedrooms, and 2-bedrooms with den. The conversion would not affect the existing building's height or density. To accommodate the new residential use punched windows would be added to the front façade. These windows would be along a curved portion of the building and aligned with the pattern of the existing windows so when viewed from the street the difference would be negligible [Exhibit 2C](#).

### V. OP ANALYSES

Subtitle Z of the Regulations defines a modification without hearing as follows:

**703.6** *For the purposes of this section, a “modification without hearing” is a modification in which impact may be understood without witness testimony, including, but not limited to a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission. Determination that a modification can be approved without witness testimony is within the*

***Commission's discretion. A request to add or change a zoning map designation to an approved planned unit development shall not be considered without a hearing.***

Over the years, several buildings within the Watergate Complex have been modified to accommodate a change in use within each building and small façade changes. This proposed modification and conversion would be the first for this building. The proposed residential use is permitted in this PUD. This modification would entail reconfiguration of floors six through eleven to accommodate 87 residential units of varying sizes and affordability. The existing office lobby, which occupies the entire first floor, would be reconfigured to have separate residential and office lobbies. A new entrance would also be created for the residential use. The residential uses would not trigger a parking or loading requirement that is greater than that provided for the existing office use. The residential use would therefore use the existing parking and loading facilities. The required 29-long term bicycle parking would be provided in the below grade garage while the required four short-term bicycle parking spaces would be provided in front of the building.

To accommodate the residential use, the limited changes such as the creation of a residential lobby on the ground floor and the insertion of windows to accommodate the residential use, would not significantly change the facade of the building.

The proposed residential use would return the building to near full occupancy and activate the building and the surrounding area while also supporting the retail and restaurants in other Watergate buildings and others in the area

### **Comprehensive Plan**

The modification would also not be inconsistent with the Comprehensive Plan. The Future Land Use map designates this property for high-density residential and medium density commercial uses. The Generalized Policy map designates it as Neighborhood Conservation area. Maintaining the existing building and converting its vacant office space into needed residential space aligns with these designations.

### **Community Engagement**

The Applicant states that prior to submitting the application they met with ANC 2A, ANC 2A04 SMD, the representatives of the Watergate Co-op Boards, the Board members and general managers of Watergate South, Watergate East, and Watergate West, and a representative from the Foggy Bottom West End Main Street organization and the ANC 2A04 SMD. Their outreach efforts are ongoing.

OP recommends **approval** of the requested modification without hearing as the proposed conversion and changed to the building should remain consistent with the overall PUD and should not negatively impact the uses of the adjacent Watergate buildings and the surrounding neighborhood.

## **VI. DISTRICT AGENCIES**

Currently, the record does not include comments from other agencies.

## **VII. ANC COMMENTS**

Currently, the record does not contain comments from ANC 2A.

## **VIII. COMMUNITY COMMENTS**

Currently, there are no comments from the community in the record.