



April 1, 2026

Meridith H. Moldenhauer

Direct Phone 202-747-0763

Direct Fax 202-683-9389

mmoldenhauer@cozen.com

VIA IZIS

Zachary R. Bradley

Direct Phone 202-280-6451

Direct Fax 202-742-2531

zbradley@cozen.com

Chairperson Anthony J. Hood
Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: Applicant's Supplemental Statement
Zoning Commission Case No 62-19D**

Dear Chairperson Hood and Members of the Commission:

On behalf of Friedman Capital Advisors, LLC (the "Applicant"), we submit this supplemental statement to provide the Commission with additional information regarding the pending request for a Modification Without Hearing. Prior to the Office of Planning filing its report in support of the application on March 27, 2026 (Exhibit 4), the Applicant engaged with OP and addressed several questions raised during that review. This statement summarizes that information for the Commission's reference.

The original application noted that the proposed modification would require "only limited changes to the Existing Building's exterior façade." *See* Exhibit 2 at 3. To clarify, those changes consist solely of new window penetrations in the curved walls on both sides of the rear building facade adjacent to the hotel, beyond the elevators, to provide windows for the proposed studio units. These windows are necessary to satisfy natural light and ventilation standards for those residential units. No other exterior modifications are proposed. The façade changes will be presented to the Historic Preservation Review Board and the Commission of Fine Arts for review, and the plans may be revised based on feedback from those bodies.

The original application referenced the Property's zoning designation as MU-2. To clarify, the Watergate PUD was originally approved under the former SP-2 designation, which corresponds to the current D-2 zone under the District's updated zoning regulations. The Applicant is supplementing the record accordingly.

Regarding community engagement, since filing the Watergate cooperative boards have formally engaged with the application. On March 16, 2026, the Applicant met with board members and general managers from Watergate South, Watergate East, and Watergate West, along with a representative from Foggy Bottom West End Main Street and the ANC 2A04 Single Member District Commissioner. The discussion was generally supportive. The co-op boards requested that

Chairperson Anthony J Hood

April 1, 2026

Page 2

the Applicant present directly to their residents and the Applicant is currently coordinating and carrying out those resident presentations. The Applicant looks forward to engaging with the Watergate boards, residents and ANC.

Sincerely,

COZEN O'CONNOR



Meridith H. Moldenhauer



Zachary R. Bradley

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Supplemental State was served the following in accordance with Subtitle Z § 703.10 on April 1, 2026.

Advisory Neighborhood Commission 2A
2A@anc.dc.gov Via Email

Ed Comer
Single Member District Representation and Secretary
2A04@anc.dc.gov Via Email

Board of Directors of Watergate East, Inc.
Judith Eaton, Chairperson
eaton@chea.org Via Email

Board of Directors of Watergate West, Inc.
John Dolan, Board Member
jfdolanjr@aol.com Via Email

Board of Directors of Watergate South, Inc.
Neil Alpert, Board Member
neil@nalpert.com Via Email

Watergate Hotel LLC
250 W 57th Street, Suite 1818
New York, NY 10107 Via US Mail

WASHREIT WATERGATE 600 OP LP Via US Mail
600 New Hampshire Ave NW Suite 800
Washington, DC 20037-2403 Via US Mail

Office of Planning
planning@dc.gov Via Email


Zachary R. Bradley