



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	62-19/62-19A/62-19B	Case Name:	Watergate Office Bldg @ 260 Virginia NW
Address or Square/Lot(s) of Property:	2600 Virginia Ave NW		
Relief Requested:	Approval of Application with attached MOU.		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0 4 X 2 8 X 2 6	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Applicant appeared at ANC meetings on 3/18, 4/22 + 4/28 and met with leaders + residents/neighbors 4 times, sponsored by ANC Commissioner Comer (SMD 2 A04) Notice given by normal posting + emails plus internal neighbor bldg emails.			
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	6	

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

The attached Memorandum of Understanding contains provisions the Applicant agrees to mitigate potential concerns about congestion and safety on internal Watergate complex roads and availability of parking for residents of nearby buildings.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

Approve the Application with the provisions in the MOU.

AUTHORIZATION

ANC	2 A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:	Edward Comer, Secretary		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Tupti Patel		
Signature of Chairperson/ Vice-Chairperson:		Date:	4/29/26



Advisory Neighborhood Commission 2A
"Serving the Foggy Bottom and West End communities of Washington, D.C."

April 28, 2026
VIA IZIS

Anthony J. Hood, Chairperson
Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 2105
Washington, DC 20001

RE: Application for Modification Without Hearing
Zoning Commission Case Nos. 62-19/62-19-A/62-19B
Watergate Office Building at 2600 Virginia Ave. NW

Dear Chairperson Hood and Members of the Commission:

On behalf of ANC2A, which includes the Watergate Complex, I am submitting a Resolution in Support of this application together with a Memorandum of Understanding between Applicant and ANC2A designed to mitigate potential parking, congestion, safety and related impacts of the residential conversion proposed in this application.

Sincerely,

Edward Comer
Secretary, ANC2A
Commissioner, SMD2A04

CERTIFICATE OF SERVICE

I hereby Certify that a copy of this Resolution and Memorandum of Understand in Zoning Case Nos 62-19/62-19A/62-19B was served on the following in according with Subtitle Z Sec703.10 on April 29, 2026.



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Meridith H. Moldenhauer
Zachary R. Bradley
Cozen O'Connor
zbradley@cazen.com

Via Email

Board of Directors of Watergate East, Inc.
Judith Eaton, Chair
eaton@chea.org

Via Email

Board of Directors of Watergate West
2700 Virginia Ave. NW
John Dolan, Chair
jfdolanjr@aol.com

Via Email

Board of Directors of Watergate South
Neil Alpert, Chair
neil@nalpert.com

Via Email

Watergate Hotel LLC
Aquiles Pinzon, Manager,
apinzon@thewatergatehotel.com

Via Email

WASHREIT WATERGATE 600 OP LP
600 New Hampshire Ave. NW Suite 800
Washington DC 20017-2403

Via US Mail

Office of Planning
planning@dc.gov

Via Email

Edward Comer



Advisory Neighborhood Commission 2A

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April 28, 2026

Application for Modification Without Hearing
Zoning Commission Case Nos 62-19/62-19A/62-19B
Watergate Office Building at 2600 Virginia Ave. NW
Washington, DC

Resolution of ANC2A in Support with Memorandum of Understanding with Applicant

At its special meeting on Tuesday, April 28, 2026, Advisory Neighborhood Commission 2A (“ANC 2A” or “Commission”) considered the Application of Friedman Capital Advisors, LLC, for a modification of the PUD status for the building at 2600 Virginia Avenue, NW. With six of six commissioners present, a quorum at a duly-noticed public meeting, the Commission, after a motion made by Chairperson Comer and seconded by Commissioner Dolan to support the application with the conditions specified in the provisions of the attached Memorandum of Understanding dated April 2026, adopted the following resolution by (6-0-0):

1. WHEREAS, applicant Friedman Capital Advisors LLC seeks a Modification without Hearing to the approved Planned Unit Development (PUD) at the Watergate complex to convert the top six floors of the office building at 2600 Virginia Avenue, NW (hereafter “2600” or “Applicant”) from offices to 87 residences and provide room for the Watergate Museum and a coffee shop on the entry level. Applicant says this is necessary and appropriate given the current slack demand for office space and the District’s goals to increase residential and affordable housing.
2. WHEREAS, 2600 is a part of the Watergate complex within ANC2A04. This complex consists of 3 cooperatively owned apartment buildings (Watergate West, East and South), another office building on New Hampshire Avenue, a hotel connected behind 2600 on Virginia Avenue and a retail area. It contains several garages and internal roadways used by residents, workers and visitors.
3. WHEREAS, in a proceeding such as this the Zoning Commission shall consider, among other matters, project benefits and potential adverse impacts on the surrounding area and mitigation of potential unacceptable project impacts. See DCMR Subtitle X, Section 304.4.
4. WHEREAS, the Applicant reached out to the ANC and presented its plans for the residences at the ANC’s March 18 meeting. Applicant also held meetings, coordinated with the ANC, with the Presidents and managers of all Watergate residential buildings and on April 9, 10 and 16 met with each residential building’s residents to further explain its proposal and receive questions and comments from its neighbors.



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5. WHEREAS, at the April 9 meeting and later meetings, Applicant addressed many questions about future parking and congestion issues and explained its proposed parking plan. Neighboring residents expressed concern that the project's parking and valet plans would create unacceptable safety, congestion and availability impacts. Neighboring residents and applicant discussed several measures to mitigate potential adverse impacts.
6. WHEREAS, Applicant, working with the ANC, agreed to several mitigation measures which are memorialized in the attached Memorandum of Understanding (MOU) with ANC2A. See Attachment A. The MOU, among other things, requires Applicant to study ways to reduce congestion, including the feasibility of using alternative Watergate garage entrances to access the 2600 garage (which would simplify the circulation pattern), and implement such changes if feasible, as well as assurances as to the future continuation of the Valet plan and availability, at reasonable rates, of spaces in the Applicant's garages.
7. WHEREAS, ANC2A has concluded that Applicant's proposal is a reasonable approach at this time as long as concerns about parking and other matters are addressed and mitigated as set forth in the attached MOU. More residents, and potentially a Watergate Museum and coffee shop in 2600, reflect the historical significance of the Office building and might help attract more retail services for the complex.

THEREFORE, ANC 2A supports the Application for Modification without Hearing submitted by 2600 to convert half the building to residential space, based on the Applicant's commitment to mitigate potential adverse impacts as set forth in the Attached Memorandum of Understanding with ANC2A.

Commissioner Ed Comer (2A04@anc.dc.gov) is the Commission's representative in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Ed Comer
Secretary, Advisory Neighborhood Commission 2A
Historic Foggy Bottom
Single Member District 2A04



Advisory Neighborhood Commission 2A

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April 28, 2026

Memorandum of Understanding April 21, 2026

Memorandum of Understanding between Friedman Capital Advisors LLC, as owner of 2600 Virginia Avenue, NW, Washington, DC, 20036, and ANC 2A, an Advisory Neighborhood Commission of the District of Columbia

I. Background and Introduction

On March 6, 2026, Friedman Capital Advisors, LLC, owner of 2600 Virginia Avenue Office Building ("2600") and local CBE, filed with the DC Zoning Commission an application for Modification without Hearing to the approved Planned Unit Development (PUD) at the Watergate complex to convert the top six floors of the office building from office to residential use, given the current slack demand for office space and the District's goals to increase residential and affordable housing. ANC acknowledges that the plans before the Zoning Commission only discuss the residential conversion, but 2600 has discussed its intent and commitment to keep office space for the Watergate Museum and ancillary coffee.

ANC2A supports the residential conversion proposal but seeks additional proffers from 2600 to address vehicle safety, parking and garage use.

1. The proposed conversion from office to residential creates no new parking requirement within the PUD Modification and Zoning Regulations.
2. 2600 is a part of the Watergate complex within SMD2A04. This complex consists of 3 cooperatively owned apartment buildings (Watergate West, East and South), another office building on New Hampshire Avenue, a hotel connected to 2600 and a retail area. The Watergate complex was designed as a package of interrelated buildings. Garages for parking were originally interconnected but were subdivided by non-structural partitions sometime in the past. Watergate West owns parking space on the B-2 and B-3 levels of the garage. These spaces can only be entered through the portion of the garage owned by 2600. Moreover, Watergate West lacks sufficient parking for all its residents. Currently, 2600 has entered into long-term leases and monthly arrangements to provide 20 parking spaces to residents of Watergate West on the B-2 level. These spaces offer direct access to the Watergate West garage and residential building. In addition, applicant's agent, Colonial Parking, offers monthly parking to many other residents of Watergate West on the B-3 level. These spaces also offer direct access to the Watergate West garage and building.



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3. 2600, Watergate West, the Hotel and retail area also share use of a roadway, referred to as the North Driveway that is used for deliveries and to provide access to the garages for both 2600 and Watergate West. The delivery point for the Hotel, 2600 and Watergate West also is located at the entrance to the garages owned by 2600 and Watergate West. It is accessed through a Tunnel that begins off of New Hampshire Avenue and follows along the retail area to exit by the 2600/Watergate West garage entrances. This area is often congested with vehicles coming in two directions in a narrow space, particularly when delivery vehicles occupy one access lane. In addition, the Watergate Hotel entrance is accessed by a narrow driveway (the Hotel driveway). No changes are proposed for this area but 2600 has agreed to work in collaboration with ANC2A to ensure vehicular safety. This driveway could become more congested if the new residents of 2600 must access the entryway next to the Hotel entrance; thus 2600 is proposing the following proffers.
4. Representatives of 2600 reached out to ANC2A and presented its plans for the residences at the ANC's March 18 meeting. They also held meetings, coordinated with the ANC, with the Presidents and managers of all Watergate residential buildings and on April 9, 10 and 16 met with each building's residents to further explain the proposal and receive questions and comments from its neighbors.
5. In the meeting at Watergate West on April 9, residents initially questioned whether the residential proposal would reduce the availability of parking in 2600's garage for Watergate West residents or lead to unreasonable rate increases and could lead to confusion at the garage entrances. 2600 representatives offered to address these concerns. Based on current availability and parking layout, 2600 explained that parking will be sufficient for residents, remaining office users and neighbors, and indicated, for the first time, that all parking by the new residents of 2600 would be handled by a Valet parking service. 2600 representatives stated that valets would be stationed both at Residential entrance next to the Hotel and the garage entrances to assure that access to and from the garages is conducted safely. 2600's representative presented information that the Valet approach increases the capacity of the garage ensuring sufficient parking. 2600 provided information regarding the proposed circulation pattern for 2600 residential vehicles which would take vehicles from the residential entrance next to the Watergate Hotel and move them to the garage using the North Driveway between 2600 and Watergate West.
6. In response, neighbors expressed concern that the valet requirement would increase congestion at the driveway to the Hotel, the North driveway and along Virginia Avenue, which would have to be circumnavigated, all creating safety hazards. Neighbors also expressed concern that the Valet proposal was not sustainable and could be terminated at any time. Neighboring residents proposed several measures to mitigate potential adverse impacts.



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II. PARKING PLAN COMMITMENTS.

In order to address these concerns and mitigate questions raised by residents of the Watergate complex, 2600 agrees to make the following commitments and will file these proffers in the Zoning Commission record to help address neighbors' concerns and mitigate potential parking questions:

- A. 2600 agrees to collaborate with the ANC and Watergate residents to better understand parking options, including the expected number of spaces available to residents of other buildings, and the specific number and locations of valets to be stationed on-site. 2600 will evaluate parking plans to determine consistency with other agreements among the Watergate complex buildings regarding delivery access through the Tunnel and the use of the North Driveway.
- B. As part of the parking plan, 2600 agrees to collaborate with ANC 2A, Watergate West, and residents to evaluate the feasibility of access to the 2600 garage from alternative points in the complex, such as the New Hampshire Avenue entrance. 2600 agrees it shall attend and present an update on parking, valet, circulation and the garage to the ANC within 4 months.
- C. 2600 and its management agent, currently Colonial Parking, agree to continue to provide parking to Watergate West residents through both long-term leases and monthly assessments as they exist today. Currently, Watergate West residents use 20 parking spaces on floor B-2 of 2600's garage and 27 spaces on B-3 of that garage. 2600 commits to assuring that at least the same number of spaces will be available to Watergate residents in the future.
- D. 2600 agrees to cap rate increases for Watergate West and East residents at the CPI for a period of 10 years and provide a 20% rate reduction for current residential owners and renters at Watergate East and West.
- E. 2600 commits to including floral landscaping at the North Driveway to enhance its aesthetic appeal and local integration.
- F. 2600 commits to retaining the proposed valet parking system for at least 15 years.
- G. 2600 agrees to collaborate and work toward a potential new entrance to its garage (other than the ones at the end of the North Driveway) or propose other ways to improve circulation at the North driveway and nearby garage entrances. All efforts will be coordinated with ANC2A and Watergate complex buildings.
- H. These commitments will be binding on any future owner or successor of the 2600 Office Building (also known as "2600"0).
- I. Severability, Mediation, and Binding Arbitration.

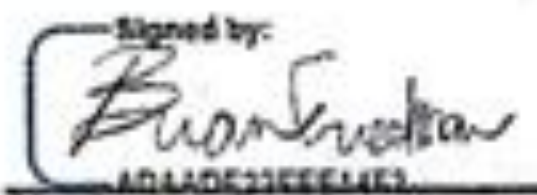


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1. Severability: if one or more provisions of this Agreement should be declared null and void or become unenforceable, the legality, validity and enforceability of the remaining provisions of this Agreement and of the Agreement as a whole shall not be affected. This agreement shall be construed under the laws of the District of Columbia.
2. Mediation: if a dispute arises out of or relating to any aspect of this Agreement between the ANC and the owner of 2600 or the breach thereof, and the dispute cannot be settled through negotiation, ANC and 2600 agree to use mediation before resorting to arbitration, litigation or any other dispute resolution procedure.

By: Friedman Capital Advisors, LLC

Signed by:


Signatures

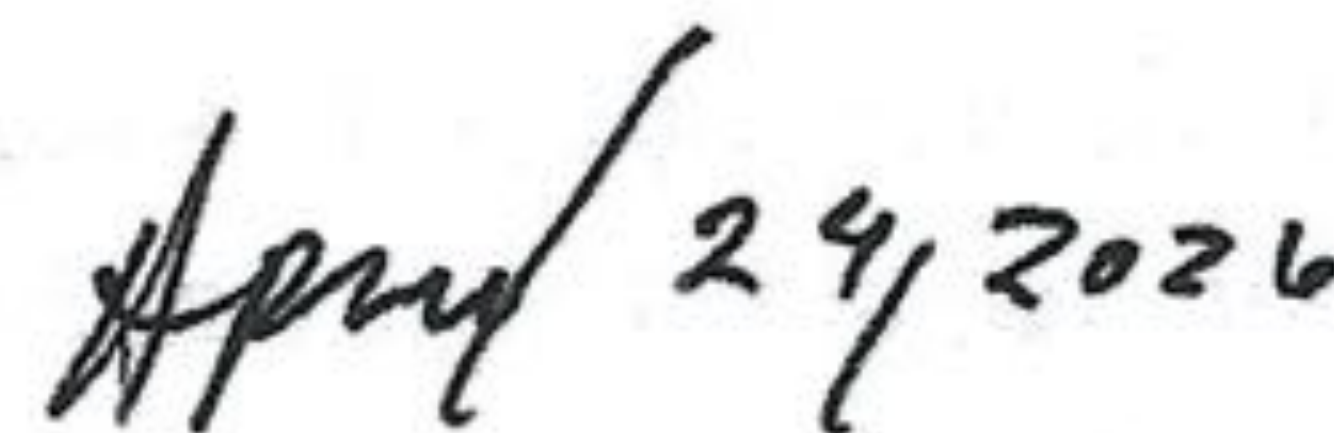
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Date

By: ANC 2A



Signatures

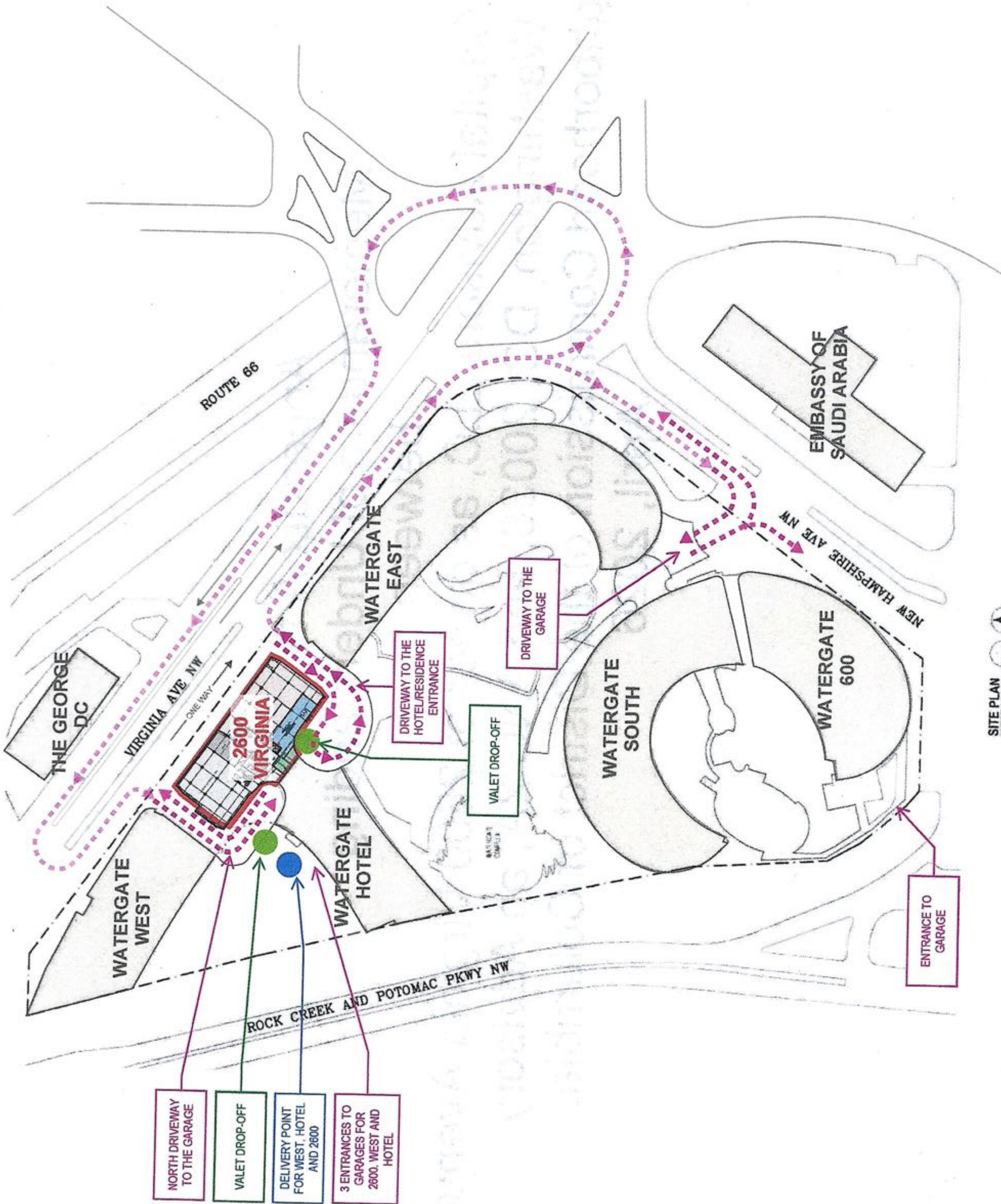


Date

**Appendix A to
Memorandum of Understanding
between**

**Friedman Capital Advisors LLC, as owner of 2600 Virginia Avenue,
NW, Washington, DC, 20036, and ANC 2A, an Advisory
Neighborhood Commission of the District of Columbia.**

April, 2026



- NORTH DRIVEWAY TO THE GARAGE
- VALET DROP-OFF
- DELIVERY POINT FOR WEST, HOTEL AND 2600
- 3 ENTRANCES TO GARAGES FOR 2600, WEST AND HOTEL

SITE PLAN
 SCALE: 1" = 60'
 NORTH