



April 29, 2026

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VIA IZIS

Chairperson Anthony Hood
Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, D.C. 2001

**Re: Z.C. Case No. 62-19D
PUD Modification w/o Hearing, 2600 Virginia Ave. NW
Supplemental Statement**

Dear Chairperson Hood and Members of the Commission:

Friedman Capital Advisors, LLC (the "Applicant") submits this supplemental filing in connection with Zoning Commission Case No. 62-19D, which seeks a modification without hearing for the Planned Unit Development (PUD) at 2600 Virginia Avenue NW. This filing provides comprehensive details regarding the Applicant's proactive engagement with the community and its commitment to being a responsive neighbor, particularly concerning operational requests made by Watergate Complex residences concerning parking and vehicular circulation. The Applicant has conducted extensive community outreach, including meetings with ANC 2A and residents of Watergate West, East, and South on April 8, 9, and 14. Following these meetings, ANC 2A convened a special meeting on April 28, 2026 and voted unanimously (5-0) in support of the Application. This submission reflects the Applicant's good faith efforts to address community input and finalize all outstanding matters, and does not seek any new conditions or modifications to the PUD or flexibility from existing zoning requirements.

The community discussions focused on operational aspects of vehicular circulation and parking, which the Applicant clarifies are not zoning-related. To ensure a harmonious integration of the 87 new residences, the Applicant will implement a valet system where residents drop off vehicles at the residential entrance near the Hotel entrance. Valets will manage circulation via the north driveway, with a second valet stationed at the garage entrances to optimize traffic flow and safety. Additionally, the Applicant will analyze the feasibility of alternative access points, such as the Virginia Avenue entrance, to further enhance circulation. Any implementation of new circulation patterns will be undertaken in close coordination with the District Department of Transportation (DDOT) and the Office of Zoning (OZ), as necessary, to obtain all required approvals prior to execution.

Furthermore, the Applicant commits to maintaining current parking availability for Watergate West residents through existing lease and assessment structures. Rate increases for these

spaces will be capped by the Consumer Price Index (CPI), and a 20% rate reduction will be provided for current residential owners and renters at Watergate West for a period of 10 years.

In conclusion, the commitments reflect the Applicant's good-faith response to input from ANC 2A and Watergate Complex residents, and its continued commitment to being a responsive neighbor. The Applicant respectfully requests approval of the modification without hearing in Zoning Commission Case No. 62-19D.

Sincerely,

COZEN O'CONNOR



Meridith Moldenhauer

CERTIFICATE OF SERVICE

I hereby certify that a copy of this Supplemental Statement was served on the following in accordance with Subtitle Z § 703.10 on April 29, 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
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Board of Directors of Watergate South, Inc.
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