



Advisory Neighborhood Commission 2A

“Serving the Foggy Bottom and West End communities of Washington, D.C.”

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
Single Member District 2A04

Chairperson Trupti J Patel (she/her)
Chairperson
Single Member District 2A03
Historic Foggy Bottom
Advisory Neighborhood Commission 2A



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