



Advisory Neighborhood Commission 2A

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

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 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 at 2600 Virginia Avenue (“2600”) from office to residential use, given the current slack demand for office space and the District’s goals to increase residential and affordable housing. The changes would also provide room for the Watergate Museum and a coffee shop on the entry level. The Museum would highlight the political and architectural significance of the complex.

ANC2A supports the residential conversion proposal but seeks to mitigate potential adverse impacts on vehicle safety, parking and garage use.

1. 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 at reasonable rates to 27 other residents of Watergate West on the B-3 level. These spaces also offer direct access to the Watergate West garage and building. A map of the complex, garages and roads is attached as Appendix A.
2. 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



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West also is located at the entrance to the garages owned by Applicant 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). This driveway would become more congested if the new residents of 2600 must access the entryway next to the Hotel entrance.

3. 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.
4. 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 congestion at garage entrances. 2600 representatives provided oral assurances that parking would 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. The Valet approach added a new 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.
5. 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.

II. PARKING PLAN COMMITMENTS.

In order to address these concerns and mitigate any potential harm to residents of the Watergate complex, 2600 agrees to make the following commitments to help address neighbors’ concerns and mitigate potential parking problems:



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- A. 2600 will provide a comprehensive parking management plan to Watergate residents and the ANC within the next 4 months. This document will include a detailed parking analysis, the expected number of spaces available to residents of other buildings, and the specific number and locations of valets to be stationed on-site. This plan will also address the extent to which this plan is consistent 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 will analyze the feasibility of enabling access to the 2600 garage from alternative points in the complex, such as the New Hampshire Avenue entrance. If feasible, 2600 commits to using this approach to reduce congestion in the North driveway and eliminate the need for vehicles to circumnavigate the area.
- C. 2600 and its management agent, currently Colonial Parking, agree to continue to provide adequate 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. If 2600 is successful in obtaining a new entrance to its garage (other than the ones at the end of the North Driveway) or finds other ways to reduce congestion at the North driveway and nearby garage entrances, it agrees to work with ANC2A and Watergate complex buildings, to agree upon reasonable alternatives to its valet parking plan.
- G. These commitments will be binding on any future owner or successor of the 2600 Office Building (also known as “2600”)
- H. Severability, Mediation, and Binding Arbitration.
 - 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



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be settled through negotiation, ANC and 2600 agree to use mediation before resorting to arbitration, litigation or any other dispute resolution procedure.

By: ANC 2A

April 28, 2026

Signatures

Date

