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June 26, 2008

Via Hand Delivery

Anthony Hood, Chairperson
441 4th Street, NW
Suite 210-S
Washington, DC 20001

#02-51B

RECEIVED
D.C. OFFICE OF ZONING
2008 JUN 27 PM 12:44

Re: Zoning Commission Order No. 02-51A; Motion for Extension of Time; 1616 Rhode Island Avenue, N.W. PUD

Dear Chairperson Hood:

On behalf of Center for Strategic and International Studies, Inc. ("CSIS"), the new owner of Lot 82, Square 182 ("Property") in the District of Columbia, we hereby request a one year extension of Zoning Commission Order No. 02-51A (a copy of which is attached as Exhibit A), which granted a First-Stage PUD approval to CSIS' predecessor-in-ownership of the Property. This request is made pursuant to Section 2408.10 et. seq. of the Zoning Regulations for the good cause shown herein.

A. Summary

In brief summary, CSIS has recently purchased the Property in order to construct its new organizational headquarters building. The CSIS held a design competition shortly after its purchase of the Property and subsequently chose an architect to evaluate its needs, redesign the building for a single user and develop a design vernacular consistent with the First-Stage PUD approval and the surrounding buildings. CSIS chose an architect in Spring 2008, a few months ago, and the redesign of the building is well underway.

CSIS expects that the design will be completed in the next few months and that it will be able to file the Second-Stage PUD this autumn. However, Zoning Commission Order No. 02-51A requires that the Second-Stage PUD application be filed by June 29, 2008. Consequently, CSIS requests a one year extension of time of Order No. 02-51A.

ZONING COMMISSION
District of Columbia

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CASE NO. 02-51B
EXHIBIT NO. 1

ZONING COMMISSION
District of Columbia
CASE NO. 02-51B
EXHIBIT NO. 1

B. Center for Strategic and International Studies

CSIS was founded during the height of the Cold War in 1962 and is an international bipartisan, nonprofit organization headquartered in Washington, DC. It currently leases office space at 1800 K Street, N.W.

CSIS conducts research and analysis and develops policy initiatives that look into the future and anticipate change. Since 1962, CSIS has grown to become one of the world's preeminent international policy institutions, with more than 220 full-time staff and a large network of affiliated scholars focused on defense and security, regional stability, and transnational challenges ranging from energy and climate to global development and economic integration. Former United States Senator Sam Nunn is Chairman of the CSIS Board of Trustees (and has been since 1999). Included among CSIS' elite list of Trustees and experts are Henry Kissinger, Zbigniew Brzezinski, Cardinal Theodore McCarrick, and Joseph Nye, to name just a few. A brochure describing CSIS in more detail is attached as Exhibit B.

C. Overview of the PUD

The PUD Site consists of Lots 82 and 83 of Square 182 ("PUD Site"). It is located on the south side of Rhode Island Avenue, NW, mid-block between 16th Street to the east and 17th Street to the west at 1616 Rhode Island Avenue, NW. The PUD Site has a total land area of 32,726 square feet. The site that is the subject of Zoning Commission Order 02-51A (and this request) is the western one-half of the PUD Site and consists of Square 182, Lot 82. The Property is approximately 15,394 square feet in area and has been used as a surface parking lot for several years. It is bounded by a public alley and the Human Rights Campaign headquarters to the west. To the east is the other half of the PUD Site, which has been constructed for the Washington Semester Program for the University of California.

The PUD Site is located in the C-4 Zone District and within the Dupont Circle Overlay. The PUD Site is designated as appropriate for high-density commercial use pursuant to the Comprehensive Plan and is located in the Central Employment Area. It is located within three blocks of both the Farragut North Metro Station and the Dupont Circle Metro Station.

D. Overview of the PUD

A Planned Unit Development ("PUD") and Zoning Map Amendment to the C-4 Zone District for the Property was first approved in 1989. Due to a variety of

factors, the approved project was never constructed. The then-property owner, Rhode Island Associates Limited Partnership (“**Partnership**”), applied for the PUD Modification on behalf of two contract purchasers, each of whom proposed to buy approximately one-half of PUD Site and build separate buildings on their respective portions. In Zoning Commission Order No. 638-F (871), the Commission approved this application and authorized two discrete buildings. The eastern half of the site was approved to allow The University of California (“**University**”) to construct a mixed-use building for academic, office and residential uses. The western half of the site (now known as Lot 82) was approved for the construction of an inn.

The University purchased its one-half of the PUD property and constructed its project, which it currently occupies. The inn, however, did not purchase the property from the Partnership and consequently the inn was never built.

After a series of unsuccessful attempts to develop the Property, on April 12, 2005, the Partnership filed a request to modify Zoning Commission Order No. 638-F (871). The Commission scheduled a hearing on the request for September 30, 2005, which was continued until December 1, 2005. At that time, the Commission directed the Partnership to reapply for relief as a First-Stage PUD.

The Partnership filed a First-Stage PUD application and a public hearing was held on December 14, 2006. The Zoning Commission issued Order 02-51A approving a First-Stage PUD on June 29, 2007. It approved a floor area ratio of 8.5, a height of 106 feet and a maximum lot occupancy of 96%. Condition No. 11 of the Order provides that “[t]he First-Stage approval is valid for a period of one year, within which time a Second-Stage application shall be filed.”

Since the PUD approval, CSIS (as noted above) purchased the Property (in August 2007) and since the purchase has been pursuing a design solution in order to file the required Second Stage PUD application.

E. Jurisdiction of the Zoning Commission

The Commission is authorized to extend a PUD provided that:

- “The extension request is served on all parties to the application by the applicant and all parties are allowed thirty (30) days to respond;
- There is no substantial change in any of the material facts upon which the Commission based its original approval of the PUD and would

undermine the Commission's justification for approving the original PUD; and

- The applicant demonstrates with substantial evidence that there is a good cause for such extension..."

In order to demonstrate "good cause shown", the applicant must demonstrate:

- "An inability to obtain sufficient project financing for the PUD, following an applicant's diligent good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the applicant's reasonable control;
- An inability to secure all required governmental agency approvals for a PUD by the expiration date of the PUD order because of delays in the governmental agency approval process that are beyond the applicant's reasonable control; or
- The existence of pending litigation or such other condition, circumstance or factor beyond the applicant's reasonable control that renders the applicant unable to comply with the time limits of the PUD order."

F. Legal Tests for Extension Approval

1. No Substantial Change of Material Facts

CSIS's predecessor was asked by the Commission to resubmit its application as a two-stage PUD which it subsequently filed. Upon review of the application, the Commission determined that the height and density of the project were appropriate and that the building in fact "reflect[ed] the character of the Dupont Circle neighborhood." (Zoning Commission Order No. 02-51A, p. 4.) It further stated that "the bulk and height of the office building is appropriate for the PUD Site as it complements the heights of both the Human Rights Campaign building to the west and the University of California building to the east." (*Id.*, p. 9.) The Order approving the First-Stage PUD became effective on June 28, 2007, one year ago.

The character of the area surrounding the PUD Site has not materially changed in the past year (since June 2007). In fact, the block on which the building is proposed remains exactly the same: the HRC and the University of California

continue to flank the Property. The surrounding area also remains largely the same. There have been no substantial changes in the heights or densities of any of the surrounding buildings including the Courtyard Marriott, the Beacon Hotel, or the YMCA. The surrounding the community is comprised of the same buildings and largely the same tenants as it was when the First-Stage PUD was approved. There has not been a change in circumstances such that would warrant a change in the height and density afforded this PUD in 2007.

2. Good Cause Shown

The applicant in Case No. 02-51A did not have a tenant in line to occupy the building at the time it processed the PUD application. Its design, therefore, was essentially for a “spec” office building. As it was exploring various tenancies for the building, CSIS emerged to buy the Property for use as its headquarters, a single purpose use, which requires a significantly different program design.

Shortly after purchase, therefore, CSIS held a design competition to ensure that it could produce a building design that meets its needs and all District goals for the PUD. After a lengthy process, it retained Hickok Cole Architects in the Spring 2008, just a few months ago, to refine the building design to accommodate the organization’s needs and meet the District’s goals for the site. Hickok Cole continues to work on the building’s design within the guidelines (FAR, height, etc.) set forth in Order No. 02-251A and CSIS anticipates filing an application for the Second-Stage of the PUD this autumn. Given the amount of time it has taken to choose and hire an architect, to refine its program and evaluate design decisions, CSIS is not able to meet the deadline for filing an application for the Second-Stage of the PUD before the expiration of the First-Stage Order, that is, June 29, 2008. Thus, CSIS seeks a one-year time extension of the approval of the First-Stage of the PUD.

3. Service on Parties

By copy of this Motion, all parties in the proceeding in Zoning Commission Case No. 02-51A have been served with this request for extension of time.

G. Conclusion

CSIS believes that as a new owner of the Property that it has sufficiently shown good cause for its inability to file detailed plans necessary for filing a Stage II application before the expiration of the First-Stage approval. It has invested

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significant funds to purchase the property and move forward with a building design for its own use. It is committed to the site and is financially able to build out the project after the Second State PUD application is approved. It further believes that in light of the lack of change in any material facts of Zoning Commission Order No. 02-51A, granting the request for an extension is warranted.

Accordingly, CSIS asks that the Commission grant its request for a one-year extension of the approved PUD.

Best regards,

A handwritten signature in black ink, appearing to read "Phil Feola".

Phil T. Feola

A handwritten signature in black ink, appearing to read "Christine Roddy".

Christine A. Roddy

cc: Gregory Broaddus

Certificate of Service

I certify that the foregoing document was sent to the following addresses on June 27, 2008 by hand delivery or first class mail.

Office of Planning
801 N. Capitol Street, NE
Washington, DC 20001

ANC 2B
#9 Dupont Circle, NW
Washington, DC 20036

Gordon Schanck
University of California Office of the President
1111 Franklin Street, 6th. Floor
Oakland, CA 94607-5200



Christine Roddy

A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 02-51A
Z.C. Case No. 02-51A
(First Stage Modification Application to an Approved Planned Unit Development of
Rhode Island Associates Limited Partnership)
February 12, 2007

Pursuant to notice, the Zoning Commission for the District of Columbia (the "Commission") held a public hearing on December 14, 2006, to consider an application from Rhode Island Associates Limited Partnership ("Partnership") for first stage review and approval of a modification to an approved planned unit development for Square 182, Lots 82 and 83 pursuant to Chapters 24 and 30 of the District of Columbia Municipal Regulations (DCMR) Title 11 (Zoning). The public hearing was conducted in accordance with the provisions of 11 DCMR §3022. For the reasons discussed below, the Commission grants the application.

FINDINGS OF FACT

PUD Site

1. The planned unit development ("PUD") site consists of Square 182, Lots 82 and 83 ("PUD Site"). It is located on the south side of Rhode Island Avenue, N.W., between 16th Street to the east and 17th Street to the west at 1616 Rhode Island Avenue, N.W. in Ward 2. The PUD Site has a total land area of 32,726 square feet and approximately 230 feet of frontage along Rhode Island Avenue. It abuts alleys to the east, west, and south.
2. The site that is the subject of the modification application is the western one-half of the PUD Site and consists of Square 182, Lot 82 ("Project Site"). The Project Site is approximately 15,394 square feet in area and has been used as a surface parking lot for several years. It is bounded by a public alley and the Human Rights Campaign headquarters office building to the west. To the east is the other half of the PUD Site, which includes the University of California building.
3. The PUD Site is located in the C-4 Zone District. The properties in the vicinity of the site are located in the C-4, SP-2, and SP-1 Zone Districts. The areas surrounding the PUD Site include major office development to the south of the PUD and a mix of office, hotel, residential, and recreational facilities at moderate and high densities to the east, west, and north of the site. Immediately to the south of the PUD Site is the Sumner-Magruder School office complex.

4. The PUD Site is designated as appropriate for high-density commercial use pursuant to the Comprehensive Plan and is located in the Central Employment Area. It is located within three blocks of both the Farragut North Metro Station and the Dupont Circle Metro Station. (Exhibit 40, Exhibit C – p. 7)
5. The PUD Site is located in the southeastern portion of the Dupont Circle Overlay District and is northwest of the Downtown Development Overlay District.

Procedural History

6. Zoning Commission Order No. 638, dated December 15, 1989, approved a consolidated PUD and map amendment from SP-2 to C-4 of the PUD Site (“Original PUD”). The Original PUD permitted the construction of a mixed-use building containing residential, office and retail space to a maximum height of 106 feet and a floor area ratio (“FAR”) of 8.5.
7. The Commission subsequently approved an interim use of the PUD Site, minor modifications to the PUD, and extensions of the PUD in Zoning Commission Order Nos. 638-A, 638-B, 638-C, 638-D, and 638-E.
8. In 1998, the Commission approved the subdivision of the PUD Site and authorized two discrete buildings. The eastern half of the site, now known as Lot 83, was approved to allow the University of California to construct a mixed-use building for office, academic, and residential uses. The western half of the site, now known as Lot 82, was approved for the construction of a suites hotel. The Commission approved a density of 8.2 FAR for the PUD Site, with 3.05 FAR to be reserved to residential uses and 5.15 FAR to be allocated to office, academic, and commercial hotel uses. A 8.5 FAR was approved for the University’s building and a 7.9 FAR was approved for the hotel (Zoning Commission Order No. 638-F).
9. The University of California subsequently purchased Lot 83 from Rhode Island Associates Limited Partnership and constructed its project. The eastern half of the PUD Site is occupied by the University of California’s “Washington Center.” Rhode Island Associates Limited Partnership remains the owner of Lot 82 and a hotel was never constructed on the PUD Site. (Zoning Commission Order No. 02-51; Exhibit 40, Exhibit F – p. 2)
10. In 2000, the Human Rights Campaign (“HRC”) and its affiliate, the Human Rights Campaign Foundation, entered into a contract to purchase Lot 82 from Rhode Island Associates Limited Partnership. In 2001, HRC filed an application to modify the approved PUD to change the permitted use for Lot 82 from commercial hotel to office building and substitute a new design and plans for the proposed headquarters building of HRC. A public hearing was conducted by the Commission on July 12, 2001. After the public hearing, HRC opted not to pursue the proposed development and informed the

Zoning Commission that it was finalizing an offer from a hotel developer to construct a hotel project satisfying the requirements of Zoning Commission Order No. 638-F and simultaneously requested a one-year extension of Order No. 638-F.

11. On September 17, 2001, the Commission voted to grant HRC's request to extend the PUD and tabled action on HRC's request to modify the approved PUD. (Zoning Commission Order No. 871-A)
12. HRC's hotel developer did not consummate the transaction and the property was retained by Rhode Island Associates Limited Partnership. (Zoning Commission Order No. 02-51)
13. On September 5, 2003, the Commission granted another extension of the PUD until April 14, 2005. (Zoning Commission Order No. 02-51)
14. On April 12, 2005, Rhode Island Associates Limited Partnership filed a motion to modify the PUD and to simultaneously extend the PUD. The Partnership proposed an office building that was 110 feet in height, consisted of 130,870 square feet (8.5 FAR) and included up to 120 parking spaces.
15. The Commission scheduled a hearing on the request for September 30, 2005. Before the hearing began, the Commission considered several preliminary matters. First, the Commission granted the University of California's request to participate as a party. Second, the Commission requested that the Partnership explicitly address 11 DCMR § 2408.10(b), which provides that the Commission may extend the time a final PUD is valid only if there is "no substantial change in any of the material facts upon which the Commission based its original approval of the PUD that would undermine the Commission's justification for approving the original PUD." Third, the Commission considered a request by ANC 2B to postpone the hearing. The Commission continued the hearing to December 1, 2005 to allow the Partnership time to provide a written response to its request regarding 11 DCMR § 2408.10(b). In light of the Commission's continuance of the hearing, it was not necessary to rule upon ANC 2B's request for a continuance.
16. By letter dated November 22, 2005, the University of California informed the Commission that it had reached an agreement with the Partnership concerning a revised design plan that alleviated its objections to the application. The next day, the Partnership submitted its revised plans and requested leave to file the revisions out of time.
17. At the continued hearing held on December 1, 2005, the Commission considered the Partnership's application for a time extension in light of considerable time that had passed since the approval of the first-stage PUD for the site. The Commission indicated that it wanted the Applicant take a "fresh look" at the appropriate, height, bulk, and massing of the building in light of the changes to the surrounding neighborhood. The Commission directed Rhode Island Associates Limited Partnership to revise its

application, and to apply for a modification, but only as a first-stage PUD within six months (Exhibit 2, p. 6; Transcript for December 1, 2005 Hearing, p. 36.), and would consider the time extension request at the same time it decided the revised application.

18. On May 31, 2006, Rhode Island Associates Limited Partnership filed a first-stage application to modify an approved PUD ("Application").
19. At a public meeting held on July 12, 2006, the Commission set down the Application for a public hearing.
20. The Commission held a public hearing on the Application on December 14, 2006, which was conducted in accordance with the provisions of 11 DCMR § 3022. The Commission recognized project architect Guy Martin, project traffic engineer Martin Wells, and economic analyst Patrick Phillips as experts.
21. At the conclusion of the hearing, the Commission took proposed action to approve, with conditions, the Application and plans that were submitted into the record.
22. The proposed action was referred to the National Capital Planning Commission ("NCPC") pursuant to § 492 of the District Charter. No response was received as of the date upon which the Commission took final action to approve this application, which occurred after the 30 day period for NCPC comment expired.
23. The Commission took final action to approve the Application on February 12, 2007, by a vote of 3-0-2.

PUD Modification Details

24. The Partnership re-designed the building to reflect the character of the Dupont Circle neighborhood.
25. The building on Lot 82 will be occupied by office use. It will consist of a nine (9) story building with a height of 104 feet and contain approximately 129,680 square feet of gross floor area and have a density of 8.4 FAR (the "Project").
26. The Partnership submitted evidence indicating that a commercial hotel is not economically feasible at this location or at a site this size. (Exhibit 56)
27. The density for the PUD Site will be 8.5 FAR with 3.05 FAR dedicated to residential use and 5.45 FAR dedicated to commercial use. The lot occupancy for the PUD Site will be 96%.
28. Approximately 90 parking spaces will be included in a below-grade parking garage on the Project Site and accessed via a driveway from Rhode Island Avenue. The loading

area for the building will be accessed from the 20-foot-wide alley on the PUD Site's southern boundary.

Benefits and Amenities

29. Rhode Island Associates Limited Partnership provided the following benefits and amenities with the approval of the Original PUD:

- \$150,000 to Ross Elementary School;
- \$10,000 to Dupont Circle Resource Center;
- Local Small and Disadvantaged Business Enterprises Agreement; and
- First Source Employment Agreement.

Each of the benefits and amenities included in this paragraph have been paid in full or executed.

30. In addition to those benefits and amenities that it has already provided, the Partnership has agreed to provide the following benefits and amenities package with the proposed project:

- \$220,000 to constructing planned improvements in Stead Park;
- \$25,000 to improvements of Scott Circle Park;
- \$25,000 to the Dupont Circle Citizens Association;
- \$20,000 to Ross Elementary School;
- \$10,000 to Francis Junior High;
- \$100,000 to Affordable Housing; and a
- "Green" Building Package.
- Providing a secured area for bicycles within the basement.

Consistency with Comprehensive Plan

31. This application is consistent with major themes of the Comprehensive Plan:

- Stabilizing the District's Neighborhoods: The building will replace a surface parking lot with an office building. This promotes infill development, unity of the block, bringing jobs to the neighborhood and activating the streetscape;
- Increasing the quantity and quality of employment opportunities in the District: The Project Site is located near public transportation and is proximately located to both downtown and Dupont Circle. An office building presents numerous employment opportunities for area residents. Rhode Island Associates Limited Partnership has entered into a First Source Employment Agreement and a Local Small and

Disadvantaged Business Enterprises Agreement to ensure that local residents and businesses will benefit from the PUD;

- Respecting and improving the physical character of the District: The office building better utilizes the Project Site than the surface parking lot it will replace. The construction of the office building will improve the pedestrian experience in the neighborhood and the landscaping will connect the buildings to unify the block. The building's design respects the quality of existing structures and enhances the character of Rhode Island Avenue between 16th and 17th Streets;
 - Preserving and ensuring community input: Rhode Island Associates Limited Partnership worked extensively with the Advisory Neighborhood Commission and the Dupont Circle Citizens Association to ensure that they supported the introduction of the building to the community;
 - Reaffirming and strengthening the District's role as the economic hub of the national capital region: The office building makes efficient use of the District's infrastructure, including its bus lines, Metrorail, and roadways; and
 - Promoting enhanced public safety: Incorporating an office building into the streetscape in place of the surface parking lot increases the activity at the site and eliminates the potential for loitering.
 - The building will also provide green design features that contribute to the District of Columbia's goal to mitigate the environmental, economic, and social impacts of built structures in the District.
32. The office building furthers the objectives and policies of several major elements of the Comprehensive Plan including land use; economic development; housing; transportation; urban design; and the Central Employment Area. The Project is consistent with the high density commercial designation for the Property on the Generalized Land Use Map.

Government Reports

33. The Office of Planning submitted its final report on December 4, 2006. It recommended approval of the first stage application upon several conditions, including:
- The non-profit organization selected as recipient of the \$100,000 affordable housing contribution be a housing trust fund defined under Section 2499 of the Zoning Regulations;
 - Documentation be added to the public record of payment of the affordable housing contribution prior to the issuance of building permits;

- Identification of the proposed bicycle parking areas on the garage floor plan;
 - Determination of whether the District Department of Transportation's proposal to set aside approximately 5% of vehicle spaces in the proposed garage parking for car sharing vehicles is acceptable; and
 - Documentation of other amenity contributions. (Exhibit 47, pp. 1-2)
34. The Office of Planning concluded that the office building is consistent with numerous goals and standards of the Dupont Circle Overlay District and that the benefits and amenities exceeded the degree of flexibility requested under the approved C-4 Zone District, especially in light of the fact that there were no potential adverse impacts. (Exhibit 47, p.10)
35. The Office of Planning's review of the benefits and amenities found that the project is consistent with the Comprehensive Plan, and supports specific economic development, urban design and employment goals identified in the Plan.
36. The District Department of Transportation submitted a letter on September 26, 2005, stating that the office building will have a negligible impact on existing traffic volumes and should not create dangerous or objectionable traffic conditions in the area. Thus, the District Department of Transportation had no objections to the project. (Exhibit 23)

Advisory Neighborhood Commission Report

37. The Advisory Neighborhood Commission ("ANC") 2B initially submitted a letter on December 6, 2006, in opposition to the modification to the PUD citing its benefits and amenities package as inadequate. (Exhibit 48, p. 2)
38. On December 14, 2006, the ANC withdrew its objections to the application and submitted its unqualified support into the record due to the enhanced benefits proposed by the Partnership and recommended that the Zoning Commission approve the application. (Exhibit 52)
39. At the hearing on December 14, 2006, Mark Bjorge testified on behalf of the ANC and reiterated the ANC supports the PUD modification.

Other Parties

40. At the first scheduled hearing for this matter on September 29, 2005, the Commission granted party status to the University of California. (September 29, 2005, Hearing Transcript, p. 32)

41. The Commission also afforded Mark Bjorge the opportunity to file a request for party status; however, Bjorge did not subsequently do so. (Id.)
42. The University of California submitted a letter indicating no opposition to the application on November 22, 2005. (Exhibit 33) The University of California did not participate as a party at the hearing on December 14, 2006.

Persons in Support

43. Adam K. Bernstein, next door “neighbor” with the Marriott Courtyard, submitted a letter in support of the PUD modification application on November 29, 2005. (Exhibit 36)
44. William Lipnick, President of 1615 – LLL, LP, the owner of the Beacon Hotel and Corporate Quarters located on the north side of Rhode Island Avenue, submitted a letter in support of the PUD modification application on November 29, 2005. (Exhibit 37)
45. Christopher Braman, Director of Facilities of the Human Rights Campaign Foundation, which is located immediately adjacent to the Project Site, submitted a letter in support of the application on July 26, 2006.
46. No person appeared in opposition to the PUD modification at the public hearing.

CONCLUSIONS OF LAW

1. Pursuant to the Zoning Regulations, the PUD process is designed to encourage high-quality developments that provide public benefits, 11 DCMR § 2400.1. The overall goal of the PUD process is to permit flexibility of development and other incentives, provided that the PUD project “offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare, and convenience.” 11 DCMR § 2400.2. The application is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.
2. Under the PUD process, the Commission has the authority to consider this application as a two-stage PUD. The Commission may impose development conditions, guidelines, and standards which may exceed or be less than the matter-of-right standards.
3. The development of this PUD project carries out the purposes of Chapter 24 of the Zoning Regulations to encourage well planned developments which will offer a variety of building types with more attractive and efficient overall planning and design not achievable under matter-of-right development.
4. The PUD Site meets the minimum area requirements of § 2401.1 of the Zoning Regulations.

5. The Commission notes that the zoning for the property will not change from the C-4 zoning approved through the Original PUD.
6. The Commission agrees with the testimony of the project architect and the representatives of the Applicant and believes that this project does in fact provide superior features that benefit the surrounding neighborhood to a significantly greater extent than a commercial hotel development on the Property would provide. The Commission believes that the design and site planning of the project encourages use of public transportation and promotes green design.
7. The Commission finds that the bulk and height of the office building is appropriate for the PUD Site as it complements the heights of both the Human Rights Campaign building to the west and the University of California building to the east.
8. Approval of the application will promote the orderly development of the Property in conformity with the entirety of the District of Columbia zone plan as embodied in the Zoning Regulations and Zoning Map of the District of Columbia.
9. Approval of the first-stage PUD modification is not inconsistent with the Comprehensive Plan. The Commission agrees with the determination of the Office of Planning in this case and finds that the proposed project is consistent with and fosters numerous themes and elements of the Comprehensive Plan. Specifically, the Commission believes that the proposed project furthers the following themes: stabilizing the District's neighborhoods, increasing the quantity and quality of employment opportunities in the District, respecting and improving the physical character, preserving and ensuring community input, reaffirming and strengthening the District's role as the economic hub of the national capital region, and promoting enhanced public safety.
10. The Commission agrees with the conclusions of the Applicant's traffic and parking expert, as well as the conclusions of DDOT that the proposed project will not create any adverse traffic or parking impacts on the surrounding community.
11. The Commission acknowledges that the PUD Site is a second-tier hotel location and is not an ideal location for commercial hotel use. It is satisfied with the economic analysis that the Applicant submitted in support of the conclusion that a commercial hotel is not feasible at this site.
12. The Commission is also satisfied with the economic analysis submitted by the Applicant demonstrating that this is a sub-par site of ground-floor retail use.
13. In accordance with D.C. Official Code §1-309.10(d)(2001 ed.), the Commission must afford great weight to the issues and concerns of the affected ANC. The Commission takes note of ANC 2B's letter and its testimony in support of the project, and has

accorded to the ANC's decision to support the project the "great weight" consideration to which it is entitled.

14. The Commission is required under § 5 of the Office of Zoning Independence Act of 1990, effective September 20, 1990 (D.C. Law 8-163, D.C. Official Code §6-623.04 (2001 ed.)) to give great weight to OP recommendations (as reflected in ¶¶ 33 through 35).
15. Notice of the public hearing was provided in accordance with the Zoning Regulations.
16. The Applicant is subject to compliance with D.C. Law 2-38, the Human Rights Act of 1977.

DECISION

In consideration of the Findings of Fact and Conclusions of Law contained in this order, the Zoning Commission for the District of Columbia **ORDERS APPROVAL** for first-stage of a Modification to a Planned Unit Development for the Property as defined previously herein. The first-stage approval is subject to the following guidelines, conditions and standards:

1. The first stage PUD modification is approved in accordance with the plans and materials submitted by the Applicant and marked as Exhibits 40, 42, and 56 in the record, as modified by the guidelines, conditions and standards of this order.
2. The second-stage design of the PUD modification shall be based on further development and refinement of the plans marked as Exhibit Nos. 40, 42, and 56 of the record, as modified by the guidelines, conditions and standards of this order.
3. In accordance with the plans and materials noted above, the office building shall consist of approximately 129,680 square feet of gross floor area with a FAR of 8.4. The building shall contain nine stories and be no greater than 104 feet tall. Approximately 90 parking spaces must be provided in the below-grade garage.
4. The PUD shall have a maximum FAR of 8.5 and a maximum height of 106 feet. The lot occupancy of the PUD Site shall be no greater than 96%.
5. Rhode Island Associates Limited Partnership shall provide a "green" design package that is substantially similar to that which is included as Exhibit 3 of the Office of Planning's final report submitted on December 4, 2006, Exhibit 47.
6. The Project shall be set back 2 ½ feet from the west alley to a height of 15 feet.
7. In addition to the benefits and amenities that the Partnership has previously provided, the Partnership must submit proof of payment of the following contributions prior to issuance of a building permit issued pursuant to any second stage approval: \$220,000 to planned improvements in Stead Park; \$25,000 to improvements of Scott Circle Park; \$25,000 to

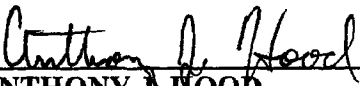
- the Dupont Circle Citizens Association; \$20,000 to Ross Elementary School; \$10,000 to Francis Junior High; and \$100,000 to Affordable Housing. In its second stage application, the applicant shall provide greater specificity concerning the affordable housing donation, such as the identity of the recipient of the donation and the nature of the recipient's affordable housing program.
8. Rhode Island Associates Limited Partnership shall provide at least 5% of the below grade parking spaces for car-sharing vehicles or fuel efficient vehicles and depict such spaces in its second-stage application.
 9. The Applicant shall provide a secured area for bicycles within its garage, and depict the area in its second-stage application.
 10. The Applicant shall submit, as part of the second-stage application, landscape plans, detailed architectural plans and elevations indicating the design treatment of each building.
 11. The first-stage approval is valid for a period of one year, within which time a second stage application shall be filed
 12. The Applicant is required to comply fully with the provisions of the Human Rights Act of 1977, D.C. Law 2-38, as amended, and this order is conditioned upon full compliance with those provisions. In accordance with the D.C. Human Rights Act of 1977, as amended, D.C. Official Code § 2-1401.01 (2001 ed.) et seq., (Act) the District of Columbia does not discriminate on the basis of actual or perceived: race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination, which is also prohibited by the act. In addition, harassment based on any of the above protected categories is also prohibited by the Act. Discrimination in violation of the Act will not be tolerated. Violators will be subject to disciplinary action. The failure or refusal of the applicant to comply shall furnish grounds for denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this order.

At its public hearing of December 14, 2006, the Commission **APPROVED WITH CONDITIONS** the Application by a vote of 3-0-2 (Anthony J. Hood, Gregory N. Jeffries, and Michael G. Turnbull to approve; Carol J. Mitten and John G. Parsons, not having participated, not voting).

At its public meeting of February 12, 2007, the Commission **ADOPTED** this Order by a vote of 3-0-2 (Anthony J. Hood, Gregory N. Jeffries, and Michael G. Turnbull to approve; Carol J. Mitten and John G. Parsons, not having participated, not voting).

Z.C. ORDER NO. 02-51A
Z.C. CASE NO. 02-51A
PAGE 12

In accordance with the provisions of 11 DCMR § 3028, this Order shall become final and effective upon publication in the *D.C. Register* on JUN 29 2007.



ANTHONY J. HOOD
Vice Chairman
Zoning Commission



JERRILY R. KRESS, FAIA
Director
Office of Zoning

B



“Thank you to CSIS for doing so much as a resource for our country.”

Senator Kay Bailey Hutchison



At a time of new global opportunities and challenges, the Center for Strategic and International Studies (CSIS) provides strategic insights and policy solutions to decisionmakers in government, international institutions, the private sector, and civil society. A bipartisan, nonprofit organization headquartered in Washington, DC, CSIS conducts research and analysis and develops policy initiatives that look into the future and anticipate change.

Founded by David M. Abshire and Admiral Arleigh Burke at the height of the Cold War, CSIS was dedicated to finding ways for America to sustain its prominence and prosperity as a force for good in the world.

Since 1962, CSIS has grown to become one of the world's preeminent international policy institutions, with more than 220 full-time staff and a large network of affiliated scholars focused on defense and security, regional stability, and transnational challenges ranging from energy and climate to global development and economic integration.

Former U.S. senator Sam Nunn became chairman of the CSIS Board of Trustees in 1999, and John J. Hamre has led CSIS as its president and chief executive officer since April 2000.

“[CSIS is] a benchmark player in the active debate that drives Washington in foreign policy matters. Here, as in France and worldwide, your reputation precedes you.”

Foreign Minister Bernard Kouchner
of France



photo: Liz Lynch

Message from the Chairman

Moving toward its 50th year, the Center for Strategic and International Studies (CSIS) remains at the forefront of helping policymakers find solutions to the complex foreign policy and national security challenges of our times.

CSIS's scholars are engaged in relevant, timely, and impactful work. Just a few of the areas in which CSIS will help shape all our futures in meaningful ways include providing a blueprint for a smarter way to wield U.S. power; assessing crucial developments in the Middle East and South Asia; and promoting global health.

Our experts do not do this alone. As you will see in this document, our trustees actively participate in the core work of CSIS. Additionally, none of this would be possible without the support we receive from individuals, private foundations, corporations, and government agencies. We invite you to join CSIS as we help our nation navigate toward a more secure and prosperous future.

Sam Nunn

Chairman of the Board



photo: Liz Lynch

Message from the President

These are the most exciting days in the history of CSIS. Our plans to construct a permanent headquarters in downtown Washington are under way. Meanwhile, our current home is busier than ever. CSIS plays host to some 300 conference participants a day – as world leaders and policymakers continue to choose our Center as a place for reasoned and insightful bipartisan dialogue.

But more so than at any time in our history, CSIS is producing work of unparalleled quality.

A staff of more than 220 full-time employees and a large network of affiliated scholars are working diligently to analyze and understand the many challenges inherent in a rapidly changing world. Their goal is not just analysis and commentary, but real action, providing solutions to some of our most complex problems.

This document contains only a sample of this important work. All of our scholars are energized to build a better future for America and the world.

John J. Hamre

President & CEO



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A New Home for CSIS

1616 Rhode Island Avenue, NW, Washington, DC

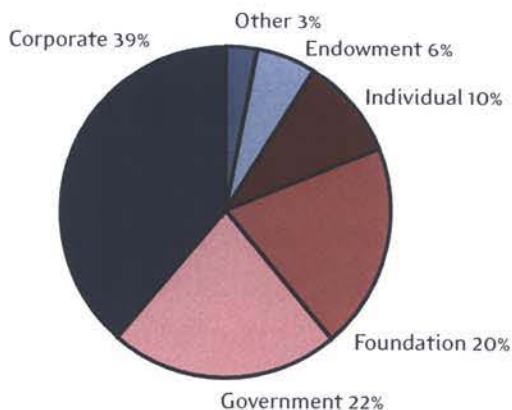
CSIS is busy planning its new home. In August 2007 we purchased what is now a vacant lot at 1616 Rhode Island Avenue, NW. We envision that this new space will become a catalyst for our future – a premier destination that facilitates the joining of intellect with opportunity.

The lot is only a few blocks from our current location in downtown Washington, DC, which is essential for our continued engagement of world leaders and U.S. policymakers. Our new location retains our proximity to the White House, embassies, and the city's most prominent institutions. We also will remain less than two miles from Capitol Hill and the State Department.

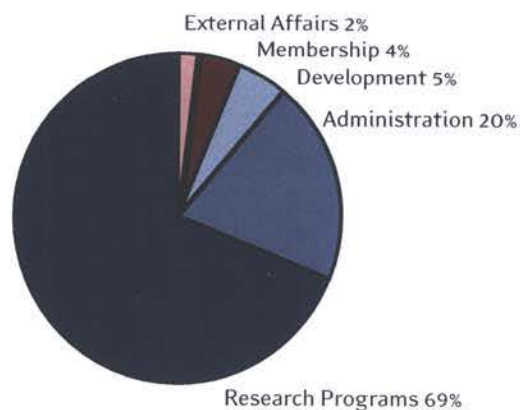
We have ambitious plans for our new home. Behind a striking façade, we foresee a world-class, two-story conference space; multiple visitor and staff meeting rooms; modern, flexible office space to support our growing staff; and state-of-the-art electronics and audiovisual facilities. The building's design and construction will be guided by the latest green principles.

Financial Information FY 2007

Operating Revenue: \$29.101 million



Expenditures: \$29.093 million



Total increase in net assets in 2007 from all activities: \$3.30 million

Percentages listed above are drawn from the year ended September 30, 2007. To obtain a copy of the latest audited financial statements, contact the CSIS Finance and Accounting Office at (202) 887-0200.

CSIS Programs and Projects

Abshire-Inamori Leadership Academy	International Security Program
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Americas Program	Kissinger Chair in National Security
Brzezinski Chair in Global Security and Geostrategy	Middle East Program
Burke Chair in Strategy	New European Democracies Project
CSIS Commission on Smart Power	Pacific Forum CSIS
Decision 2008	Russia and Eurasia Program
Energy and National Security Program	Scholl Chair in International Business
Europe Program	Schreyer Chair in Global Analysis
Freeman Chair in China Studies	Simon Chair in Political Economy
Global Aging Initiative	South Asia Program
Global Strategy Institute	Space Initiatives
Hills Program on Governance	Statesmen's Forum
HIV/AIDS Task Force	Technology and Public Policy Program
Homeland Security Program	The Washington Quarterly
Human Rights and Security Initiative	Transnational Threats Project
	Turkey Project

“CSIS has been a leader in making sure that we have a balanced, intellectually honest, and thoughtful view of some of these major contentious issues that we have before us.”

Homeland Security Secretary
Michael Chertoff

Time calls CSIS “moderate and internationalist.”

Newsweek calls the Center’s work “prestigious.”

Broadcast Media

CSIS experts appear on television and radio between 75 and 120 times per month on

- ABC
- CBS
- FOX News
- NPR
- C-Span
- Bloomberg
- CNBC
- NBC
- CNN
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CSIS experts and studies are cited between 70 and 100 times per month in

- *New York Times*
- *Wall Street Journal*
- *Financial Times*
- *Washington Post*
- *LA Times*
- *USA Today*

Regional Newspapers

CSIS experts and studies are cited between 1,600 and 2,000 times per month in

- *Houston Chronicle*
- *Chicago Tribune*
- *San Francisco Chronicle*
- *Boston Globe*
- *Miami Herald*
- *Dallas Morning News*

Congress

CSIS experts frequently testify before Congress, lead forums on Capitol Hill, and brief members and their staffs.

Members of Congress often take leading roles in the Center’s projects, including the Task Force on HIV/AIDS and the Commission on Smart Power. The Center runs several regular congressional forums on issues such as defense reform, U.S.-Europe relations, proliferation prevention, and Islam.

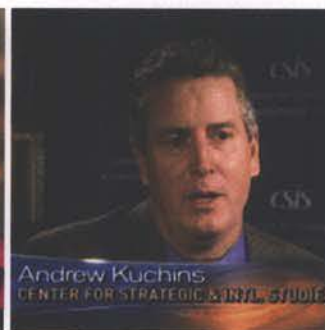
The Center also hosts members of Congress for policy speeches and bipartisan debate.

The CSIS Press

CSIS annually publishes about a dozen new books, 30 reports, and several monthly newsletters that are focused on functional and regional topics. They are an essential resource for policymakers, academics, and journalists.

CSIS.org

CSIS.org houses multimedia from nearly all our public events, our publications, and expert bios – a repository of our work that is relied upon by thousands every month.



Left: CSIS Senior Adviser Michael Green on The News Hour with Lim Lehrer

Center: CSIS South Asia Program Director Teresita Schaffer on NBC Nightly News

Right: CSIS Russia and Eurasia Program Director Andrew Kuchins on CBS Evening News

“CSIS is an incomparable institution worldwide. It proposes ideas and programs, but I think, more importantly, it promotes common sense.”

Prince Turki al-Faisal, Saudi ambassador to the United States

CSIS hosts more than 300 guests per day at private meetings, major conferences, and policy roundtables.

SPEAKERS RECENTLY HOSTED AT CSIS:

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Commonwealth Secretary-General
ASEAN Secretary-General
League of Arab States Secretary-General
UN Undersecretary General
for Political Affairs
UN Undersecretary General for
Communications and
Public Information
U.S. Secretary of Homeland Security
U.S. Secretary of Energy
U.S. National Security Advisor
U.S. Trade Representative
U.S. Director of National Intelligence
U.S. Coordinator for Iraq
U.S. Special Envoy for Sudan
U.S. Special Envoy for China and
the Strategic Economic Dialogue

Prime Minister of Belgium
Prime Minister of Turkey
Prime Minister of Ukraine
President of Afghanistan
President of Bosnia-Herzegovina
President of Botswana
President of China
President of Dominican Republic
President of Estonia
President of Ghana
President of Latvia
President of Mongolia
President of Romania
Foreign Minister of Afghanistan
Foreign Minister of Bulgaria
Foreign Minister of France
Foreign Minister of Greece
Foreign Minister of Japan
Foreign Minister of Slovak Republic

Defense Minister of Albania
Defense Minister of Estonia
Defense Minister of Finland
Defense Minister of Japan
Defense Minister of Macedonia
Energy Minister of Saudi Arabia
CEO of BLS Investments
CEO of Citigroup
CEO of Coca-Cola
CEO of Dell
CEO of Ethan Allen
CEO of Global Hyatt
CEO of Lightyear Capital



Left: UN Secretary-General Ban Ki-moon delivers his first policy speech in Washington as UN secretary-general at CSIS.

Right: Turkish prime minister Recep Tayyip Erdogan accepts a traditional Native American peace pipe as a gift from CSIS president and CEO John J. Hamre.

"I think right now [CSIS is] probably the premier think tank in the world."

John Glenn

Former U.S. senator and astronaut

The Center's work can be grouped into three broad categories: defense and security policy; global challenges; and regional transformation. Here are a few highlights of CSIS projects:

CSIS Independent Commission on the Security Forces of Iraq

As mandated by Congress, CSIS provided the research and administrative staff in Washington and Iraq for the Independent Commission on the Security Forces of Iraq, which was chaired by James L. Jones, a CSIS trustee and retired Marine Corps general. The commission was tasked with assessing Iraq's security forces.

Key finding from the report: "The Iraqi armed forces — Army, Special Forces, Navy, and Air Force — are increasingly effective and are capable of assuming greater responsibility for the internal security of Iraq; and the Iraqi police are improving, but not at a rate sufficient to meet their essential security responsibilities."

Senate Armed Services Committee member Joseph Lieberman called the commission report an "extraordinary piece of work."



CSIS president and CEO John J. Hamre (center) and CSIS trustee General James L. Jones (right) confer with Iraqi security forces.



Richard L. Armitage (left) and Joseph S. Nye Jr. (right) Smart Power Commission cochairmen and CSIS trustees, testify on Capitol Hill.

CSIS Commission on Smart Power

Chaired by CSIS trustees Richard L. Armitage and Joseph S. Nye Jr., the Commission on Smart Power released a report that offered a set of recommendations on how America can integrate hard power — military might — with soft power — the ability to wield influence by attraction and persuasion — to create a *smart* power that helps restore America's standing in the world.

From the text: "To maintain a leading role in global affairs, the United States must move from eliciting fear and anger to inspiring optimism and hope."

The Iraq Study Group Report

CSIS was one of four sponsoring organizations of the Iraq Study Group, also known as the Baker-Hamilton Commission. The Center's experts advised the group of former senior public servants, who released a highly anticipated report in December 2006 that made nearly 80 recommendations for U.S. policy in Iraq and the region.



photo: AP Images

The *New York Times* called Anthony Cordesman's assessments of security in Iraq "required reading."

Embassy of the Future

Former ambassadors George L. Argyros and Felix G. Rohatyn — both CSIS trustees — and former ambassador Marc Grossman chaired the CSIS Embassy of the Future Commission. The 25-member commission studied the effectiveness of the diplomatic pursuit of U.S. interests abroad and provided recommendations to diplomats and those who support them with the tools and capacity to do their work.

Key finding from the report: "Based on State Department estimates, it would cost approximately \$198 million to hire 1,079 people. . . . By comparison, the estimated cost of hiring more people is less than the cost of a single C-17 transport aircraft."



Embassy of the Future Commission cochairs George L. Argyros (left), a CSIS trustee, and Marc Grossman (right) present the report to Henrietta Holsman Fore (center), then U.S. under secretary of state for management.

HIV/AIDS Task Force

The CSIS HIV/AIDS Task Force works to carve out a bipartisan consensus on critical U.S. policy initiatives and emphasizes the centrality of U.S. leadership in strengthening country-level capacities to enhance prevention, care, and treatment of HIV/AIDS. The task force has been active in sustaining U.S. commitment to the President's Emergency Plan for AIDS Relief, or PEPFAR.

President Festus Mogae of Botswana publicly thanked CSIS for its "tireless" efforts at bringing his country's health challenges "to the attention of the U.S. government, the U.S. Congress, and the American people."

Decision 2008

CSIS launched its Decision 2008 series to provide a platform for constructive and balanced dialogue and debate on foreign policy and national security issues during the run-up to the 2008 elections. The Presidential Candidates Forum has brought presidential candidates to CSIS for major policy speeches. The Congressional Dialogue Series has invited members of Congress from both sides of the aisle to discuss critical national security and foreign policy issues.



Senator John McCain speaks on energy security issues. Representative Jane Harman participates in a bipartisan dialogue on China.

National Petroleum Council Study

CSIS led the Geopolitics and Policy task group of the National Petroleum Council's study *Facing the Hard Truths about Energy*. The unique project, requested by the U.S. secretary of energy, brought together researchers, representatives from environmental and conservation groups, and energy-consuming and -producing countries and companies for a comprehensive energy outlook to 2030.



Key CSIS Reports on Pakistan and Afghanistan

Findings from the CSIS report *A Perilous Course: U.S. Strategy and Assistance to Pakistan* became an essential source for policymakers and journalists. The report found that close to 60 percent of the \$10.58 billion in aid dispensed to Pakistan since September 11, 2001, has gone toward funds intended to reimburse U.S. partners for their assistance in the war on terrorism.

The CSIS report *Breaking Point: Measuring Progress in Afghanistan* found that Afghans are losing trust in their government because of an escalation in violence; public expectations are neither being met nor managed; and conditions in Afghanistan have deteriorated in all key areas targeted for development, except for the economy and women's rights.



A scene from Afghanistan photographed by CSIS researchers while collecting data in the field for the Breaking Point report.

Seven Revolutions

The Seven Revolutions initiative seeks to identify and analyze the key global trends — and the corresponding policy opportunities and challenges — that policymakers, business figures, and nonprofit leaders will face out to the year 2025 and beyond. A constantly updated multimedia presentation capturing the results of the research has been presented to more than 650 policy and business audiences — nearly 90,000 individuals — throughout the United States and in 22 other countries.



China: The Balance Sheet

CSIS and the Peterson Institute for International Economics joined together for a multiyear study of China's domestic transformation and emergence as an international power and the implications for the United States and the global community. The partnership produced the well-received book *China: The Balance Sheet*.

World Bank Group president Robert B. Zoellick said the project is important for China and the United States because "it can help us to learn and understand more about one another, to better enable the United States and China to strive together to accomplish the common good."

"*China: The Balance Sheet* ... is one of the most lucid and well-argued recent books on how the West should respond to China's rise." — *The Economist*

Additional Information:

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