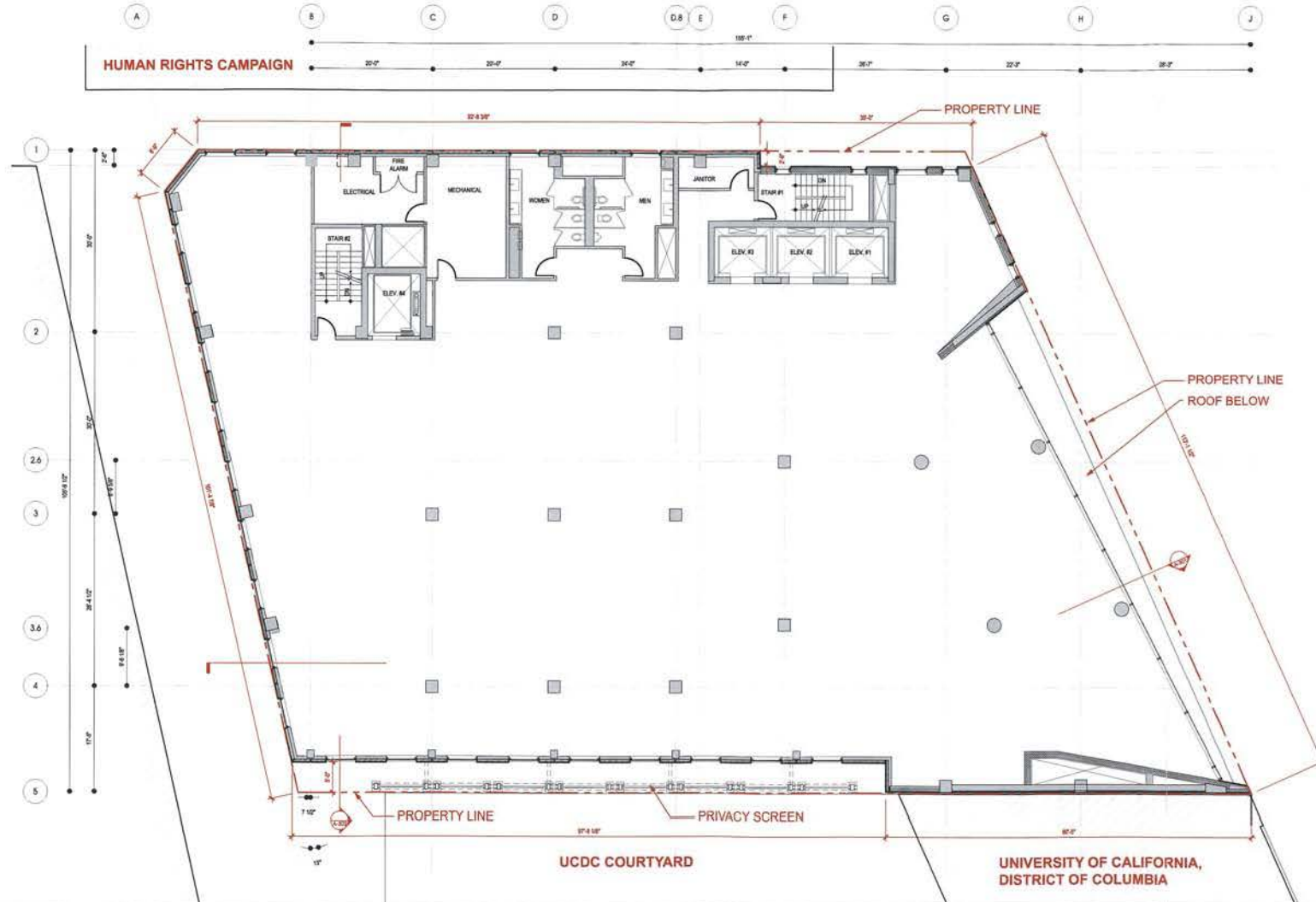
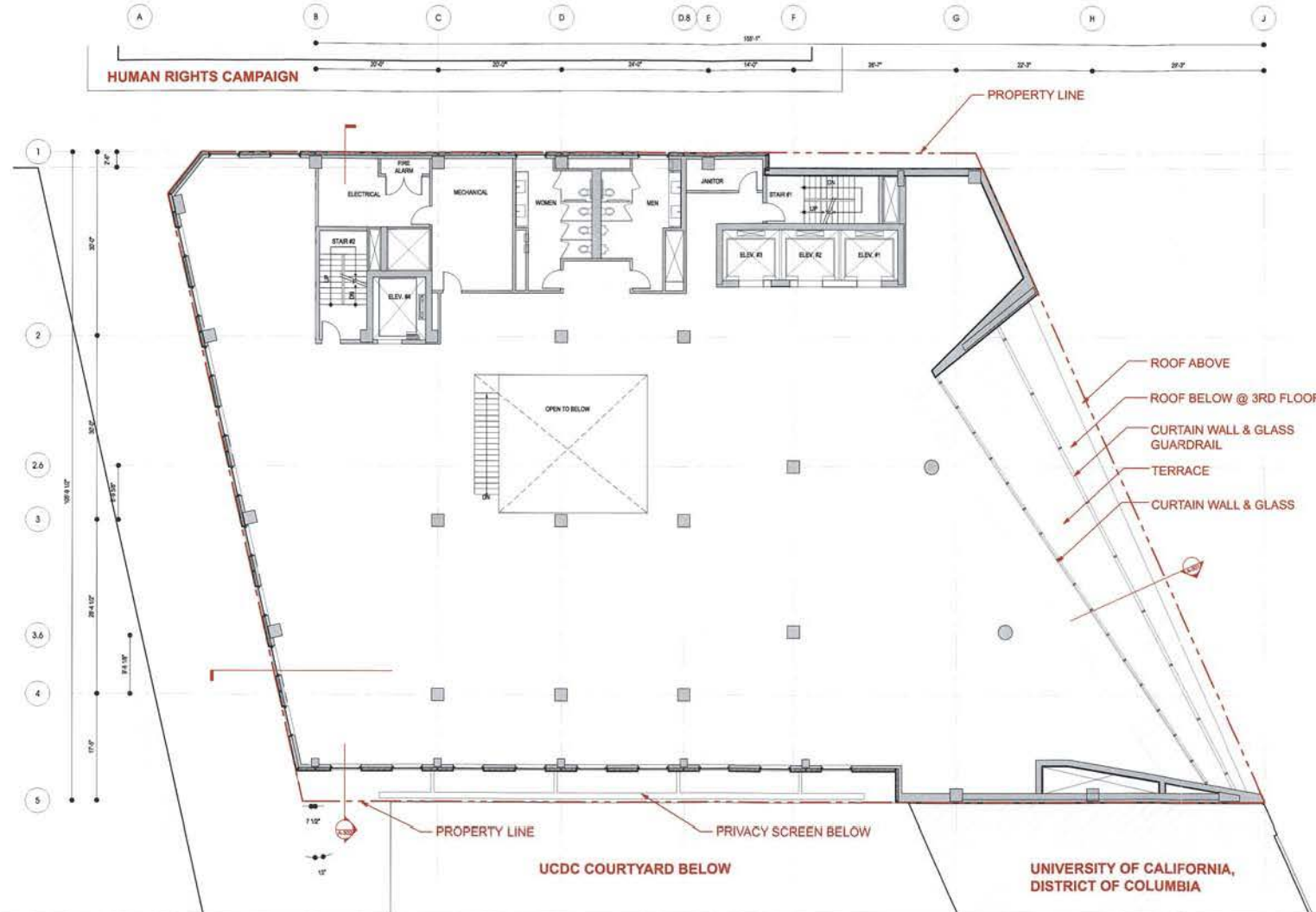
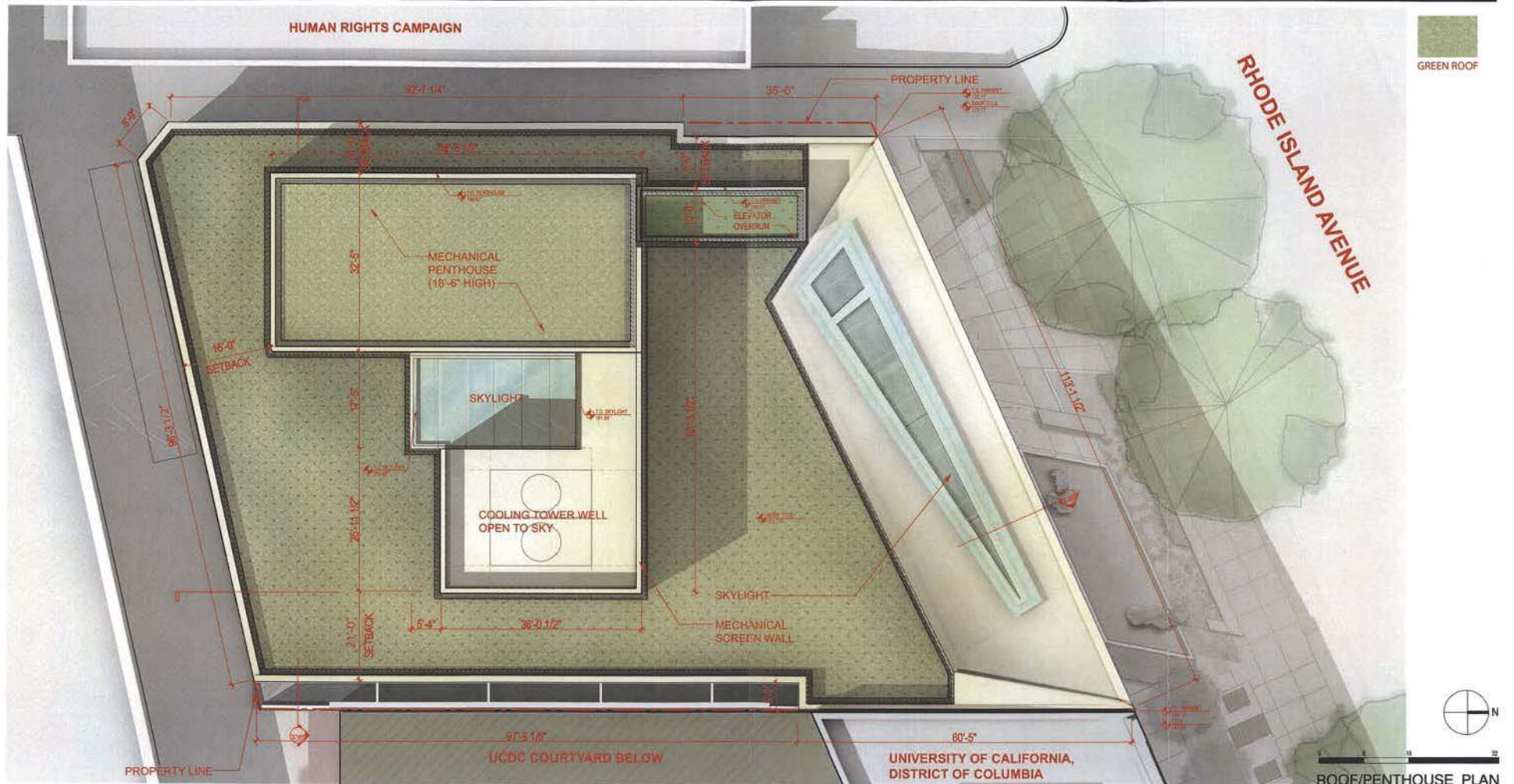


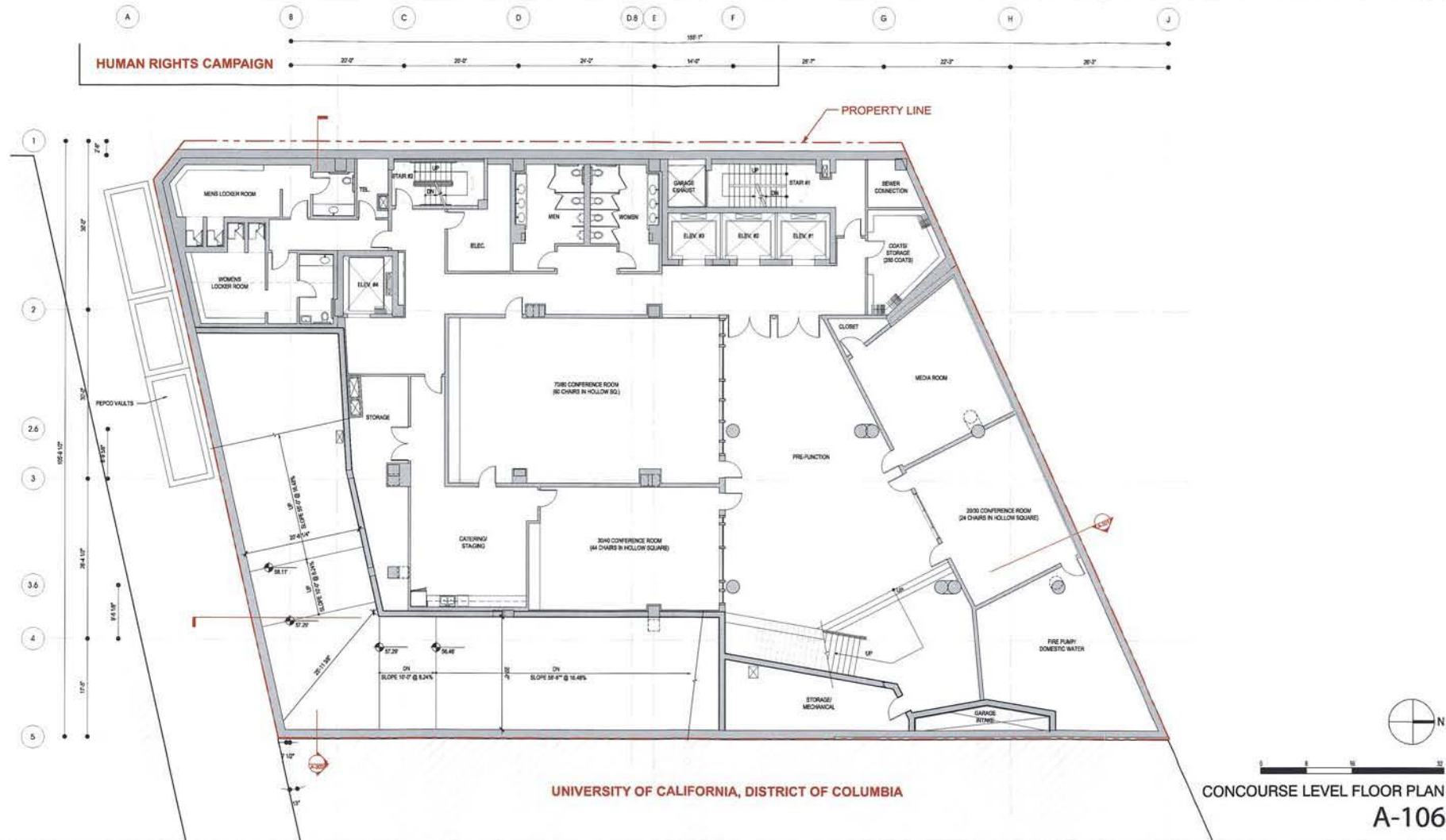


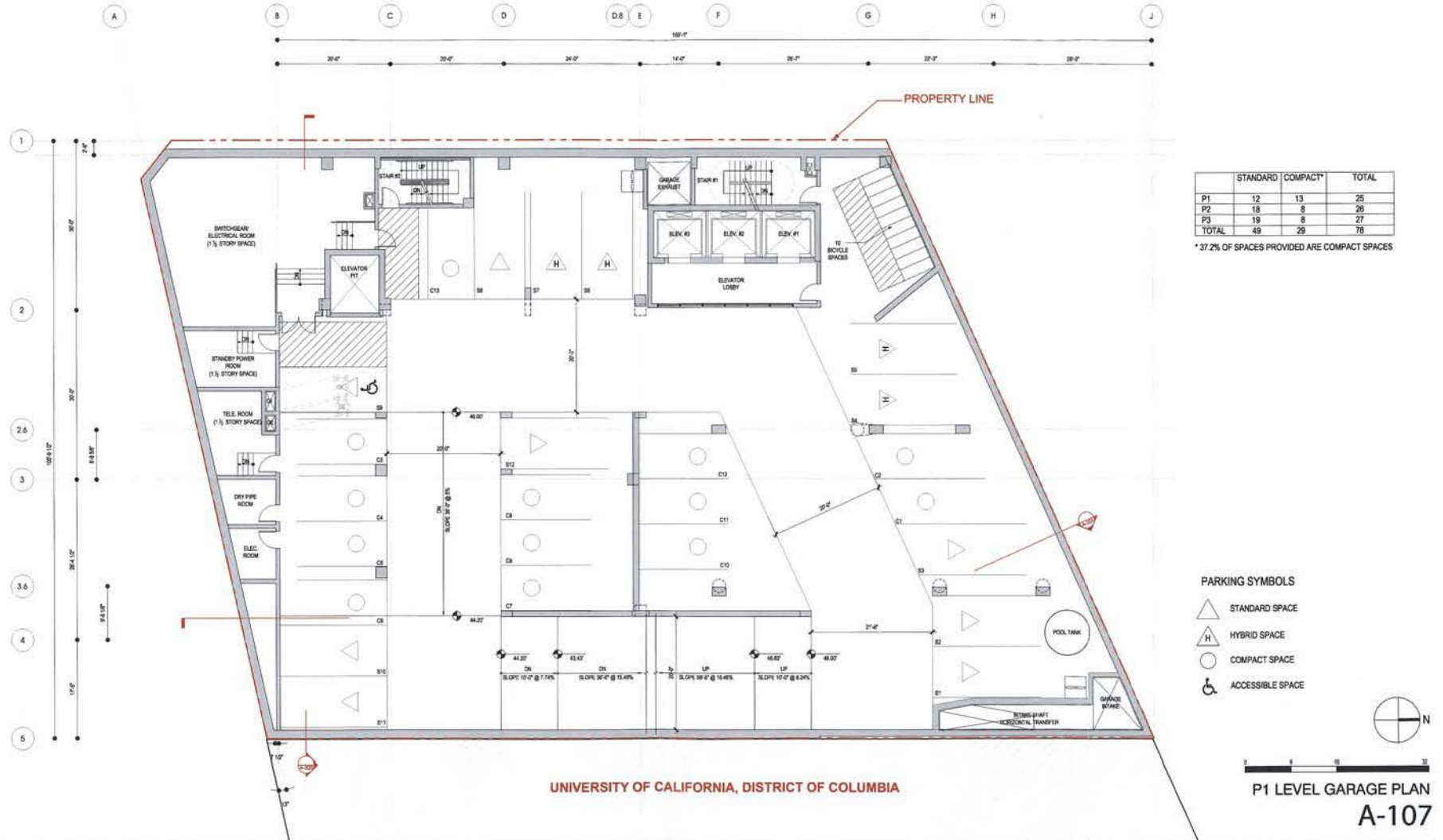
TYPICAL FLOOR PLAN
A-103

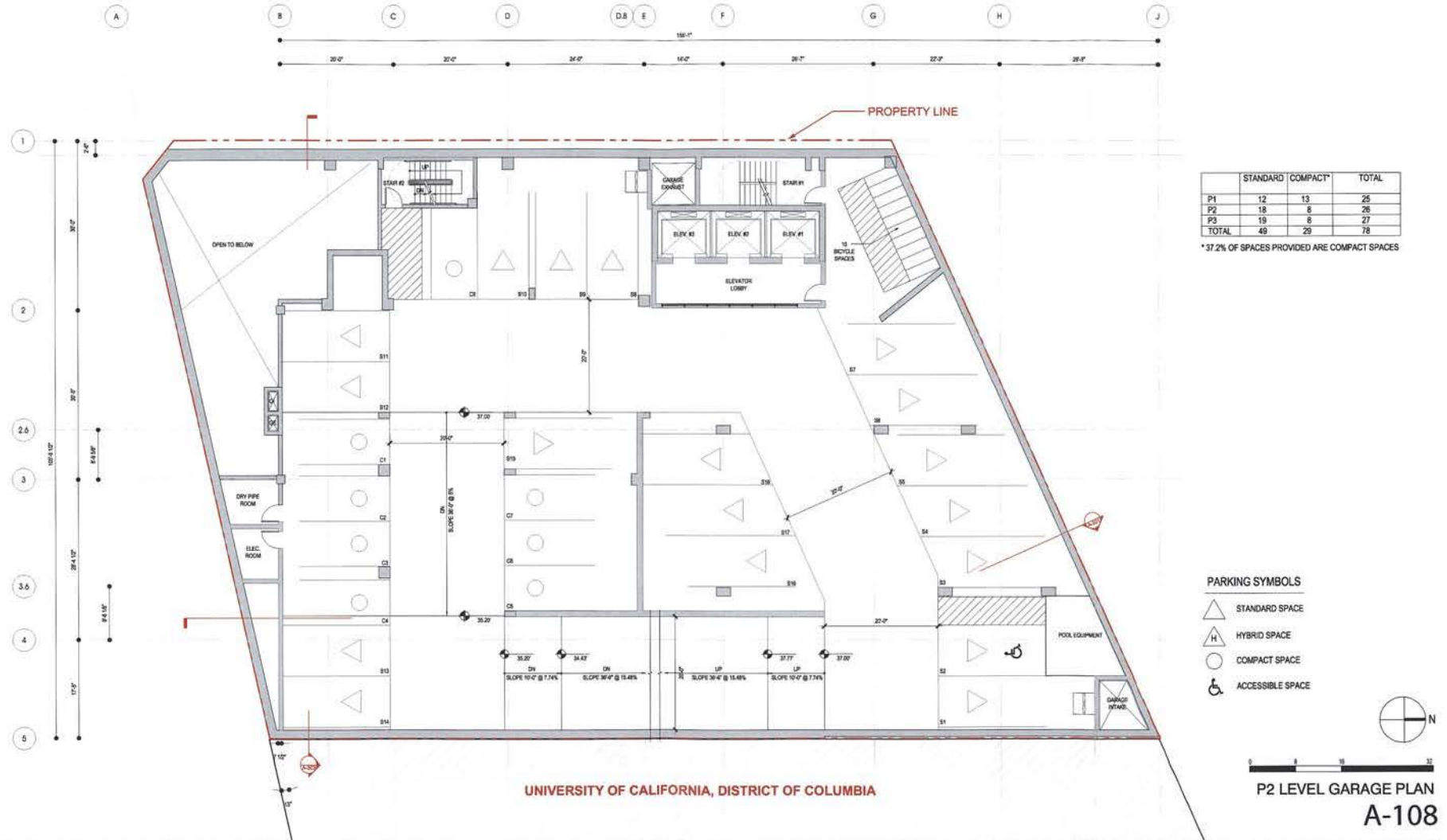


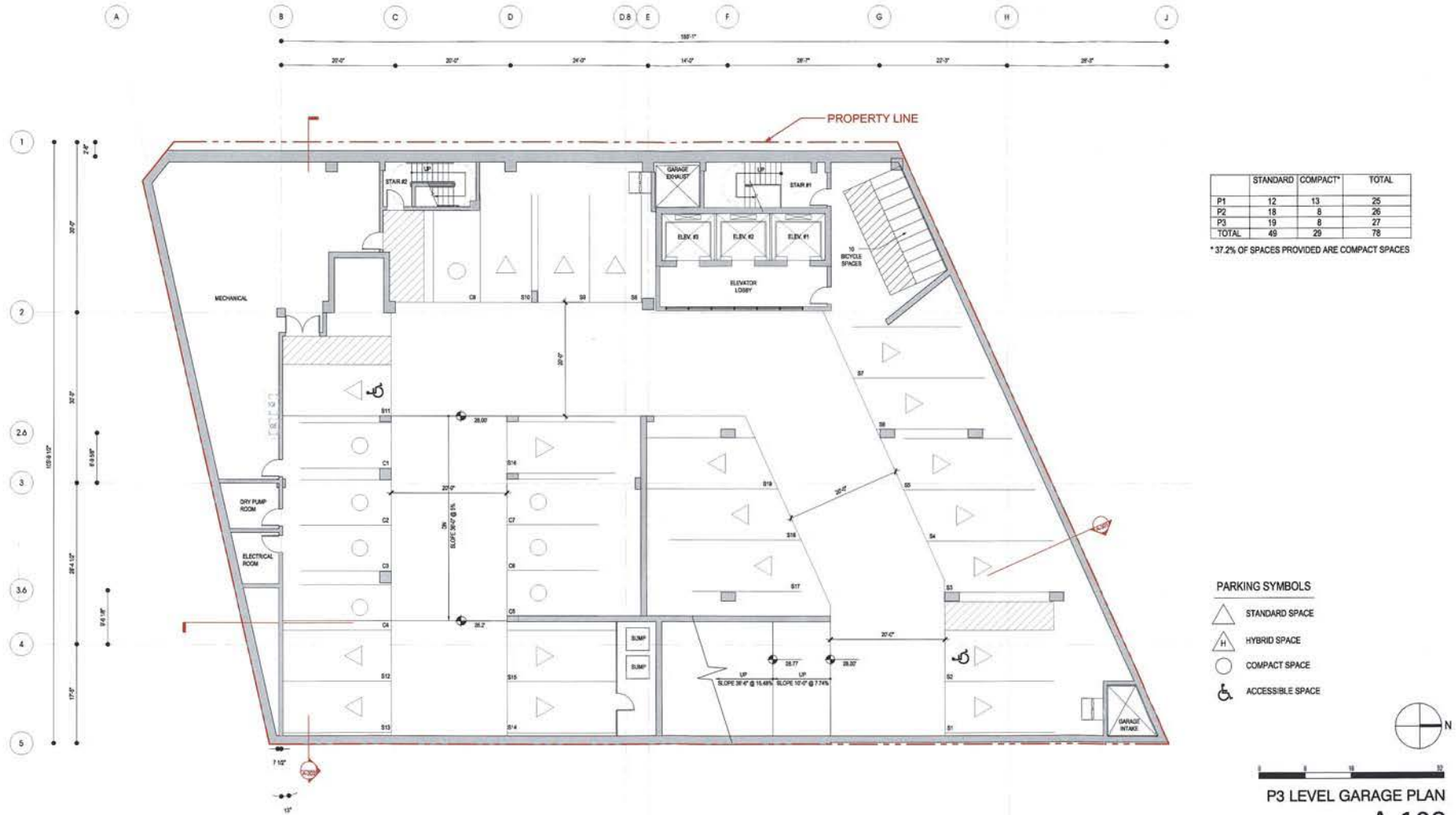
NINTH FLOOR PLAN
A-104



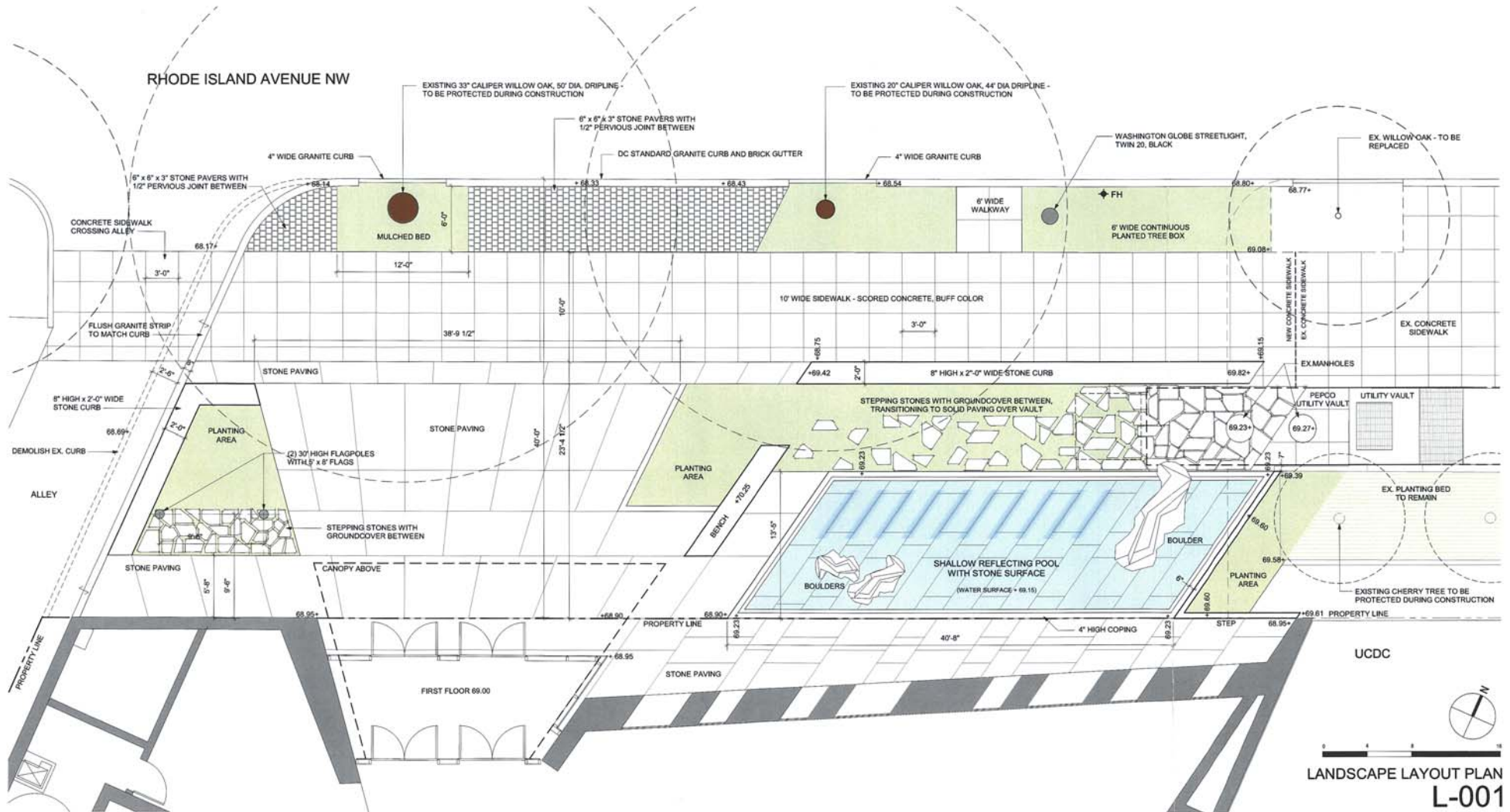








CSIS - 1616 RHODE ISLAND AVENUE



LANDSCAPE LAYOUT PLAN
L-001

ROOF AREA CALCULATIONS:

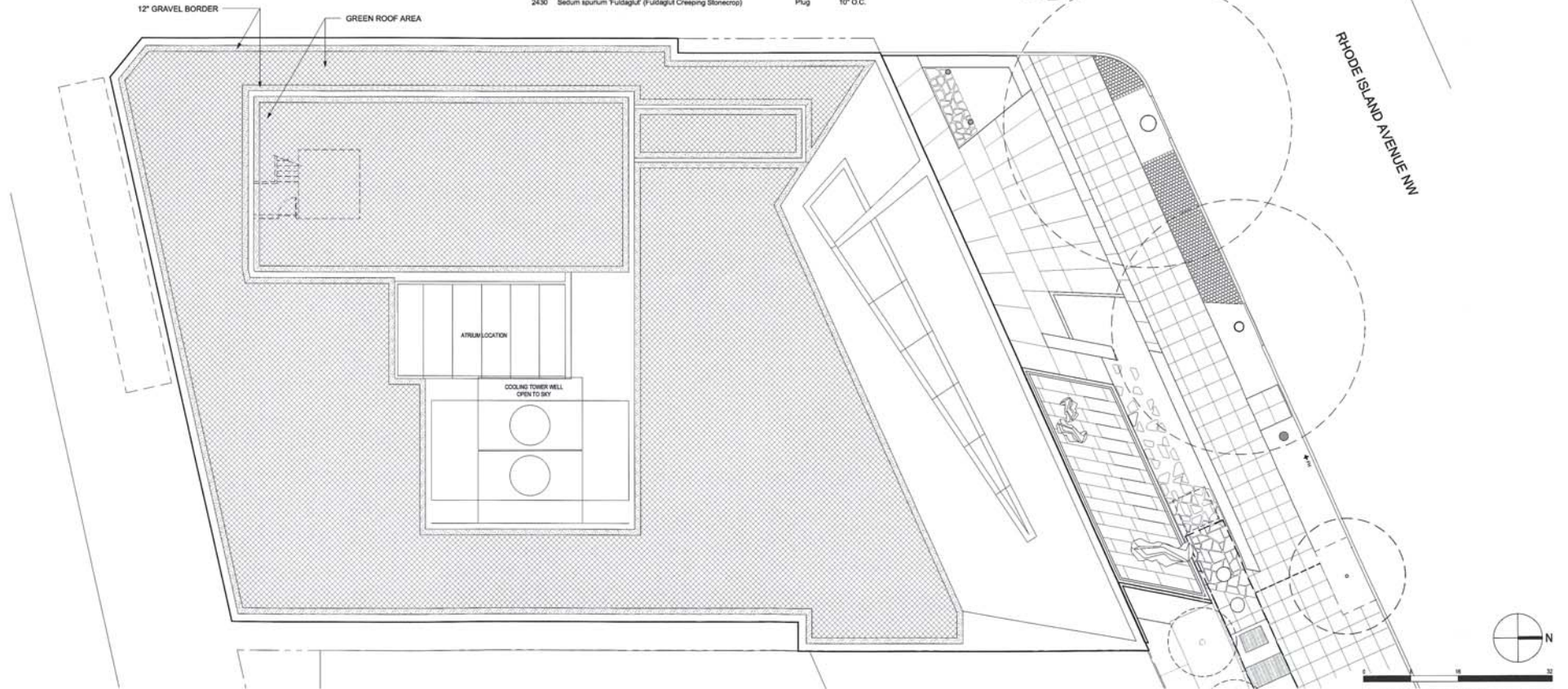
TOTAL ROOF AREA 14,765.35 SF
GREEN ROOF AREA 8,695.95 SF
PERCENTAGE GREEN ROOF 58.9%

LEGEND

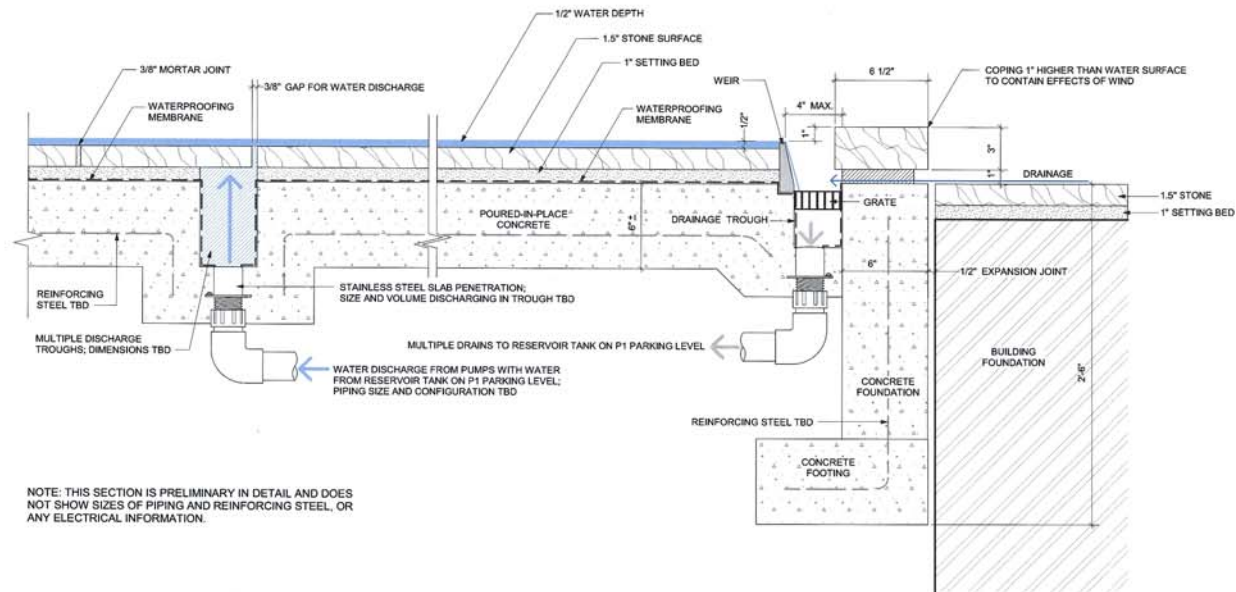


GREEN ROOF PLANTING AREA
- LIGHT WEIGHT SOIL WITH EQUAL MIX OF THE FOLLOWING:

Quan.	Botanical Name (Common Name)	Size	Remarks
2430	Delosperma nubigenum 'Basutland' (Basutland Ice Plant)	Plug	10" O.C.
2430	Talinum calycinum (Flameflower)	Plug	10" O.C.
2430	Sedum kurticum 'Weihenstephaner Gold' (Weihenstephaner Stonecrop)	Plug	10" O.C.
2430	Sedum kamtschaticum (Kamtschatska Stonecrop)	Plug	10" O.C.
2430	Sedum spurium 'Fuldaglut' (Fuldaglut Creeping Stonecrop)	Plug	10" O.C.



ROOF PLANTING PLAN
L-002



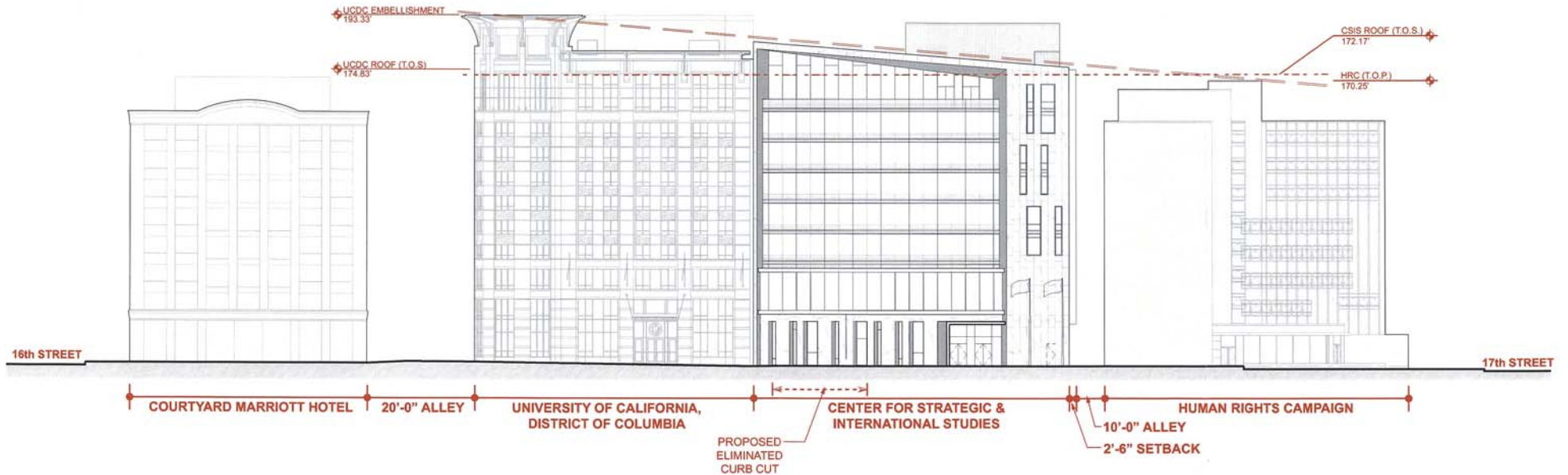
SECTION - REFLECTING POOL
L-003



VIEW FROM RHODE ISLAND AVE.

A-200a

CSIS - 1616 RHODE ISLAND AVENUE



RHODE ISLAND AVENUE ELEVATION
A-200c

CSIS | CENTER FOR STRATEGIC & INTERNATIONAL STUDIES

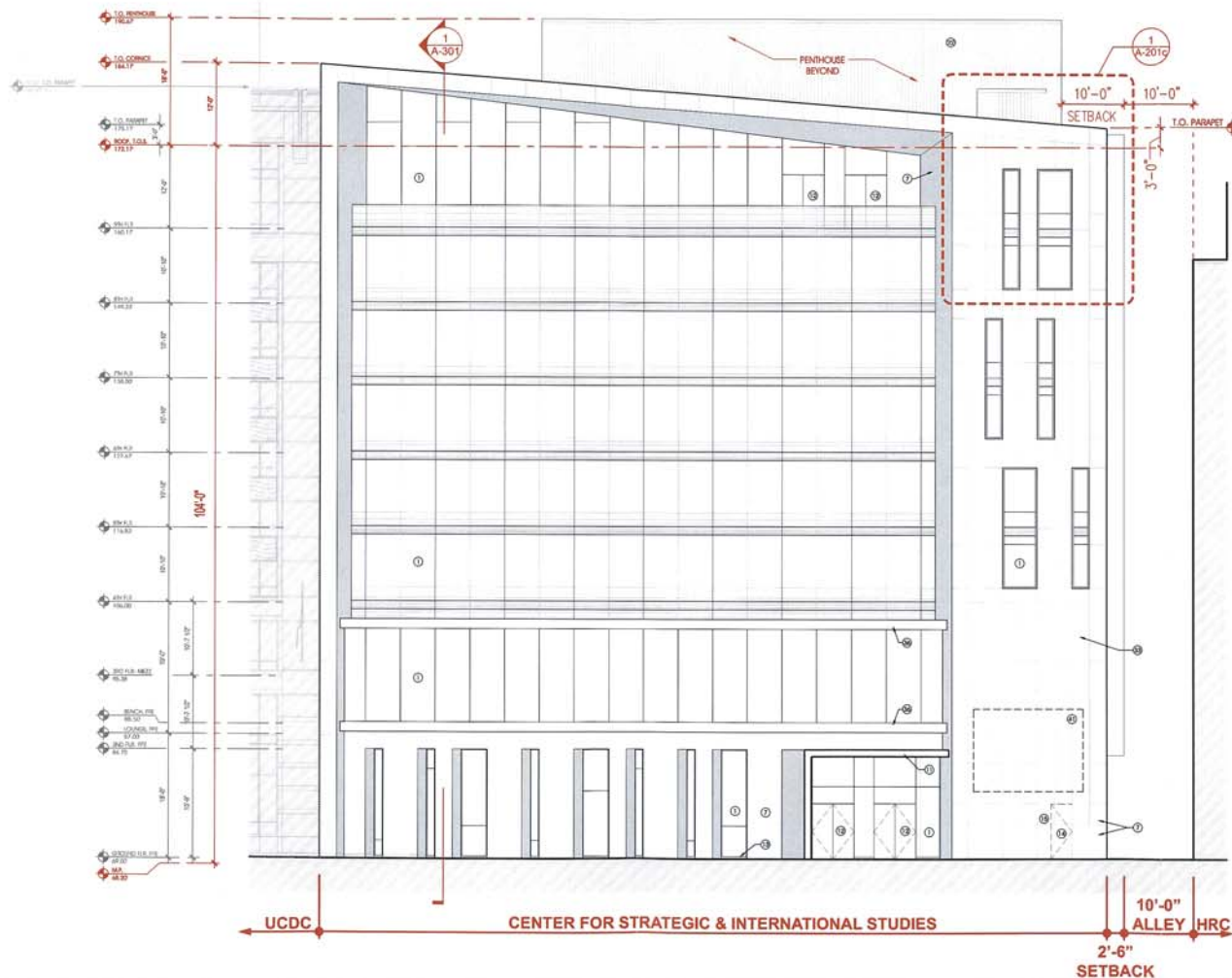
Submission
SECOND STAGE PUD
PRE-HEARING SUBMISSION
CASE NO. 02-51C

Scale
1/16" = 1'-0"

Date
APRIL 2, 2009



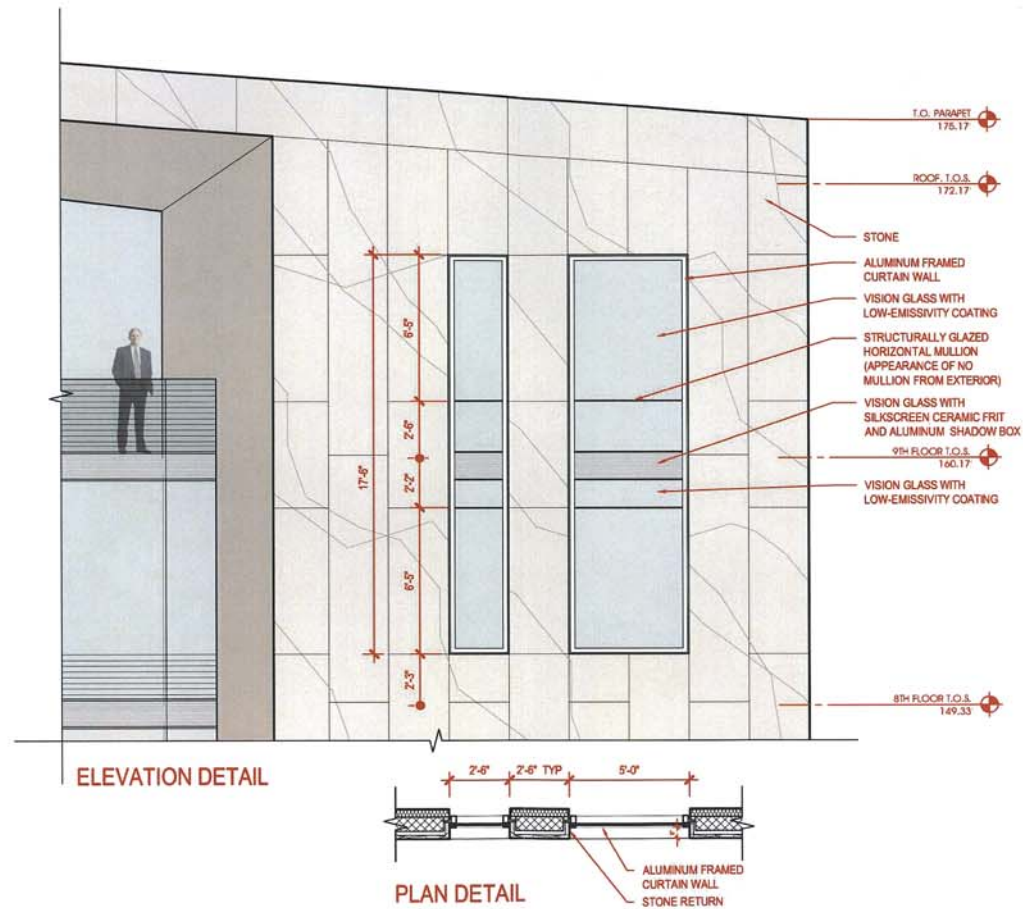
CSIS - 1616 RHODE ISLAND AVENUE, NW



ELEVATION NOTES

- | | |
|---|-----------------------------|
|  | STAINLESS STEEL METAL PANEL |
|  | PRECAST CONCRETE |
|  | GLASS FRIT |
|  | STONE |
-
- ① CURTAIN WALL SYSTEM 1
 - ②
 - ③
 - ④
 - ⑤ PUNCHED WINDOW SYSTEM 5
 - ⑥
 - ⑦ STONE, ST-1
 - ⑧ PRECAST CONCRETE, COLOR/FINISH 1, PC-1
 - ⑨ PRECAST CONCRETE, COLOR/FINISH 2, PC-3
 - ⑩ PRECAST CONCRETE, FLUTED PANEL, PC-2
 - ⑪ BUILDING CANOPY
 - ⑫ GLASS DOORS
 - ⑬ CURB CLAD WITH S.S. METAL PANEL
 - ⑭ FIVE COMMAND CENTER STONE VENEER CLAD DOOR
 - ⑮ FIVE COMMAND CENTER STONE VENEER ETCHED IN STONE
 - ⑯ VISION GLASS, GL-1
 - ⑰ FRITTED GLASS, GL-3
 - ⑱
 - ⑲
 - ⑳ METAL PANEL
 - ㉑
 - ㉒ OVERHEAD COILING GARAGE DOOR WITH XX'-X" CLEAR, HEIGHT XX'-0" CLEAR
 - ㉓ HOLLOW METAL DOOR AND FRAME
 - ㉔
 - ㉕ OVERHEAD COILING LOADING DOOR DOOR WITH XX'-X" CLEAR, HEIGHT XX'-X" CLEAR
 - ㉖ OVERHEAD COILING PARKING GARAGE DOOR
 - ㉗
 - ㉘ EXPANSION JOINT
 - ㉙ CONCRETE FILLED STEEL PIPE BOLLARD - PAINTED
 - ㉚ PRE-FINISHED STAINLESS STEEL COPING
 - ㉛ SORAGE
 - ㉜ ALUMINUM LUXURY - PAINTED TO MATCH CURTAIN WALL
 - ㉝ FLAG POLE AND FLAG
 - ㉞
 - ㉟
 - ㊱ STAINLESS STEEL PANEL
 - ㊲ SKYLIGHT 1
 - ㊳ SKYLIGHT 2
 - ㊴ GALVANIZED CHAIN LINK FENCE ENCLOSURE
 - ㊵ GALVANIZED STEEL PRIVACY SCREEN
 - ㊶ ATRIUM POOL LOADED CURTAIN WALL
 - ㊷ PROPOSED STORAGE LOCATION

NORTH ELEVATION
A-201b



ELEVATION DETAIL:
TWO STORY WINDOWS
A-201c

Scale
1/8"=1'-0"



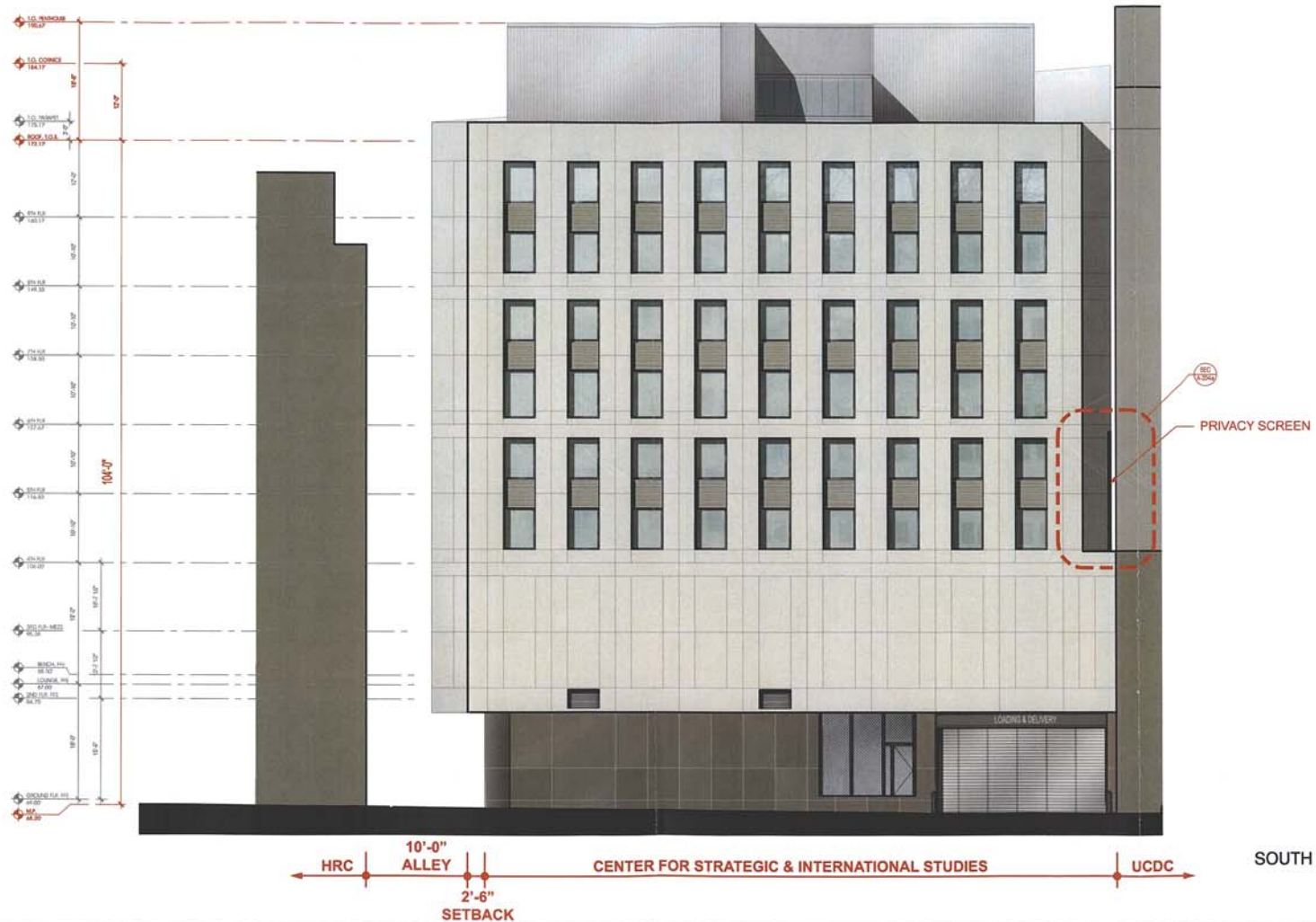
Hickok Cole
ARCHITECTS



WEST ELEVATION RENDERING
A-202a

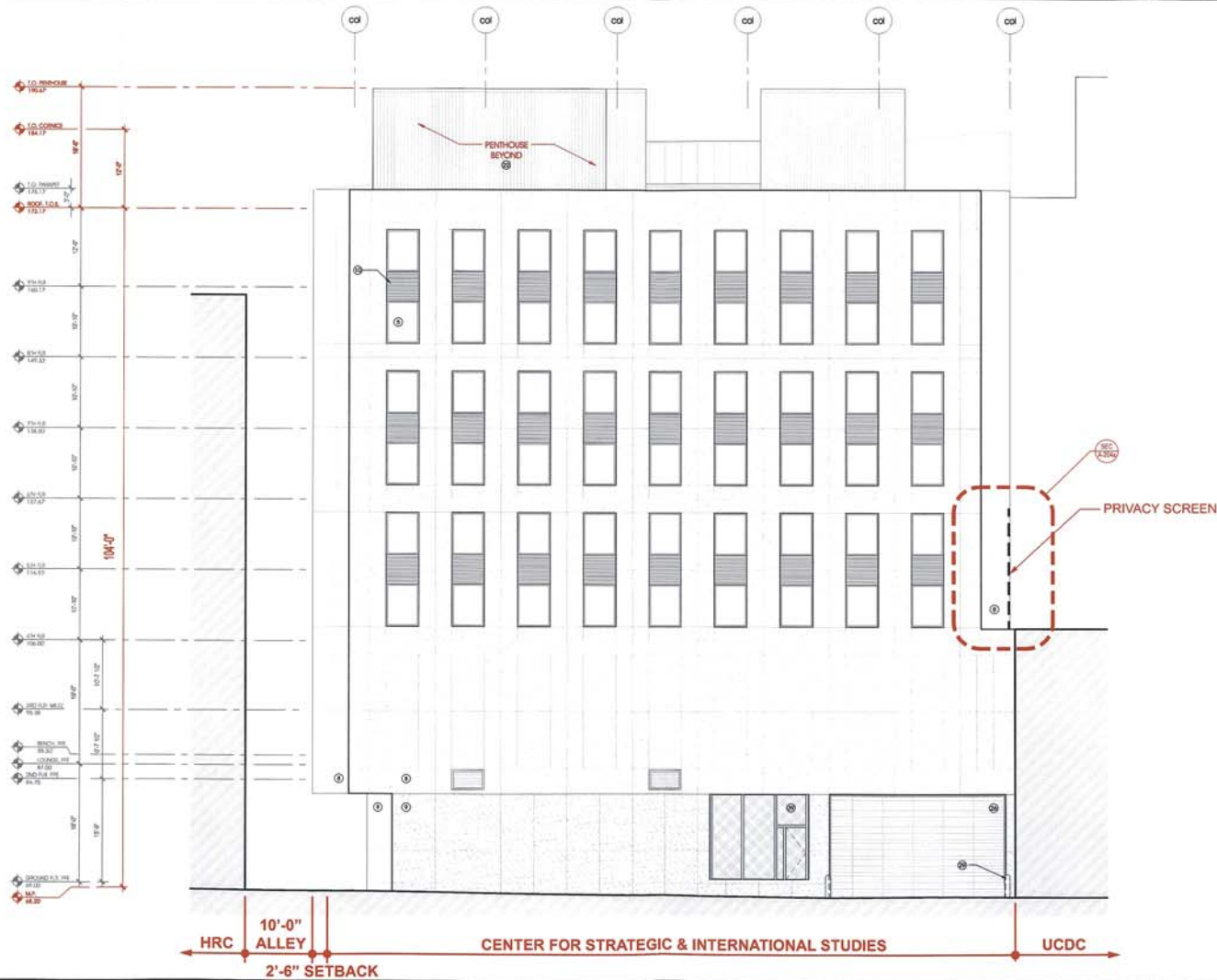
CSIS - 1616 RHODE ISLAND AVENUE





SOUTH ELEVATION RENDERING

A-203a



ELEVATION NOTES

- STAINLESS STEEL METAL PANEL
- PRECAST CONCRETE
- GLASS FRIT
- STONE
- CURTAIN WALL SYSTEM 1
- 1
- 1
- 1
- PUNCHED WINDOW SYSTEM 3
- 1
- STONE, ST-1
- PRECAST CONCRETE, COLOR/FINISH 1, PC-1
- PRECAST CONCRETE, COLOR/FINISH 2, PC-3
- PRECAST CONCRETE, FLUTED PANEL, PC-2
- BUILDING CANOPY
- GLASS DOORS
- CURB CLAD WITH S.S. METAL PANEL
- FIRE COMMAND CENTER STONE VENEER CLAD DOOR
- FIRE COMMAND CENTER SIGNAGE ETCHED IN STONE
- VISION GLASS, GL-1
- 1
- FRTED GLASS, GL-3
- 1
- 1
- METAL PANEL
- OVERHEAD COILING GARAGE DOOR
WIDTH: 16'-0" CLEAR, HEIGHT: 9'-0" CLEAR
- HOLLOW METAL DOOR AND FRAME
- 1
- OVERHEAD COILING LOADING DOOR DOOR
WIDTH: 16'-0" CLEAR, HEIGHT: 16'-0" CLEAR
- OVERHEAD COILING PARKING GARAGE DOOR
- EXPANSION JOINT
- CONCRETE FRIED STEEL PIPE BOLLARD - PAINTED
- PRE-FINISHED STAINLESS STEEL COPING
- 1
- ALUMINUM LOUVER- PAINTED TO MATCH CURTAIN WALL
- FLAG POLE AND FLAG
- 1
- 1
- STAINLESS STEEL PANEL
- SKYLIGHT 1
- SKYLIGHT 2
- GALVANIZED CHAIN LINK FENCE ENCLOSURE
- GALVANIZED STEEL PRIVACY SCREEN
- ATRIUM, POINT LOADED CURTAIN WALL
- PROPOSED SIGNAGE LOCATION

SOUTH ELEVATION
A-203b

CSIS

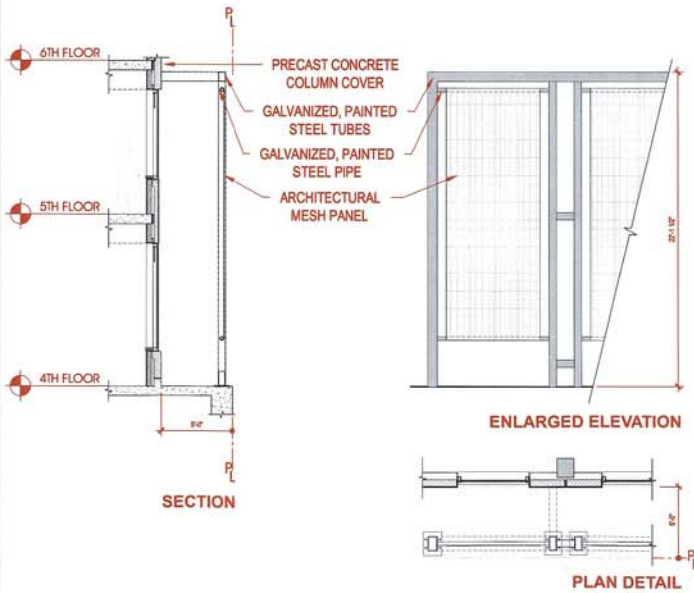
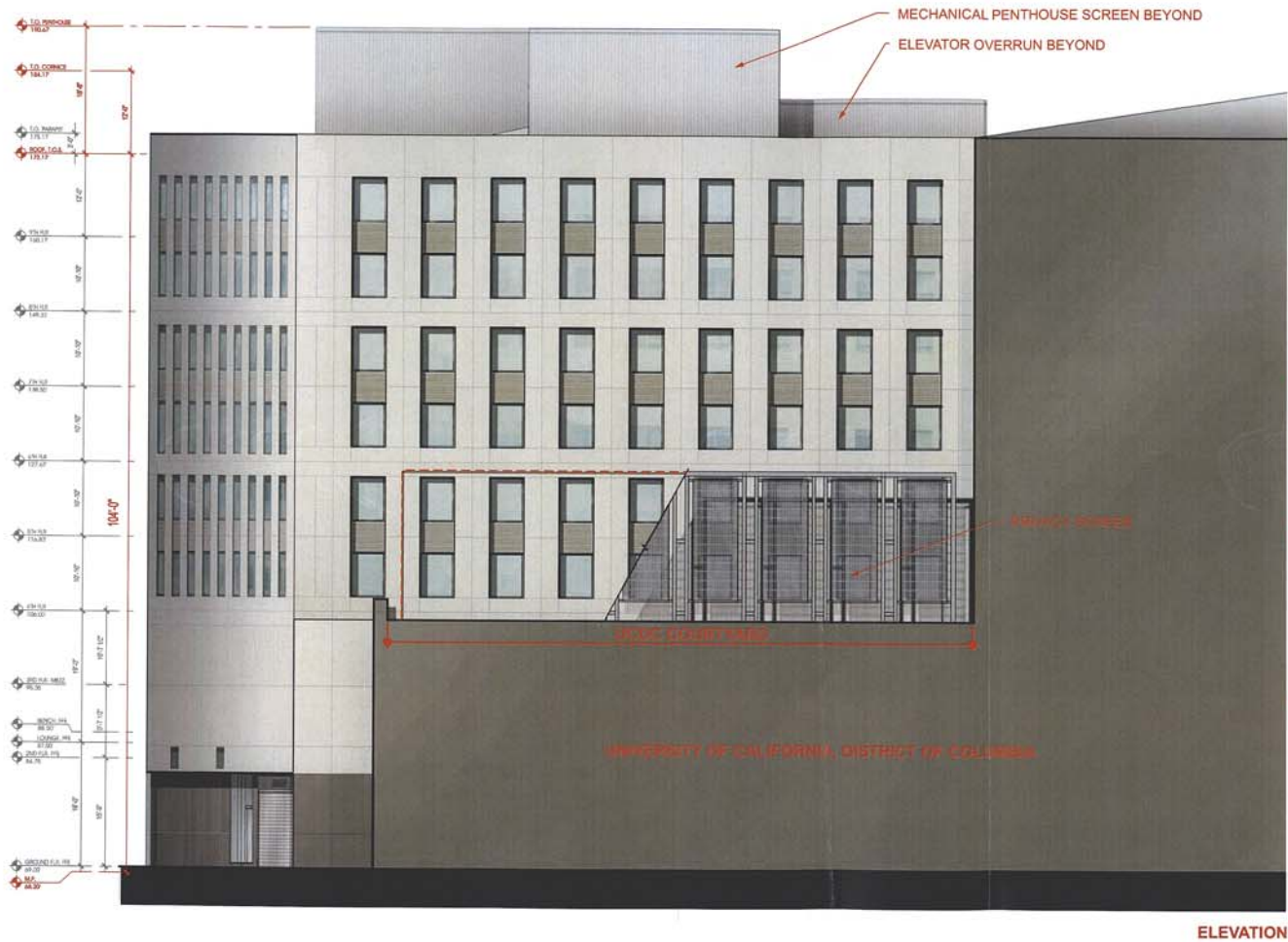
CENTER FOR STRATEGIC &
INTERNATIONAL STUDIES

Submission
SECOND STAGE PUD
PRE-HEARING SUBMISSION
CASE NO. 02-51C

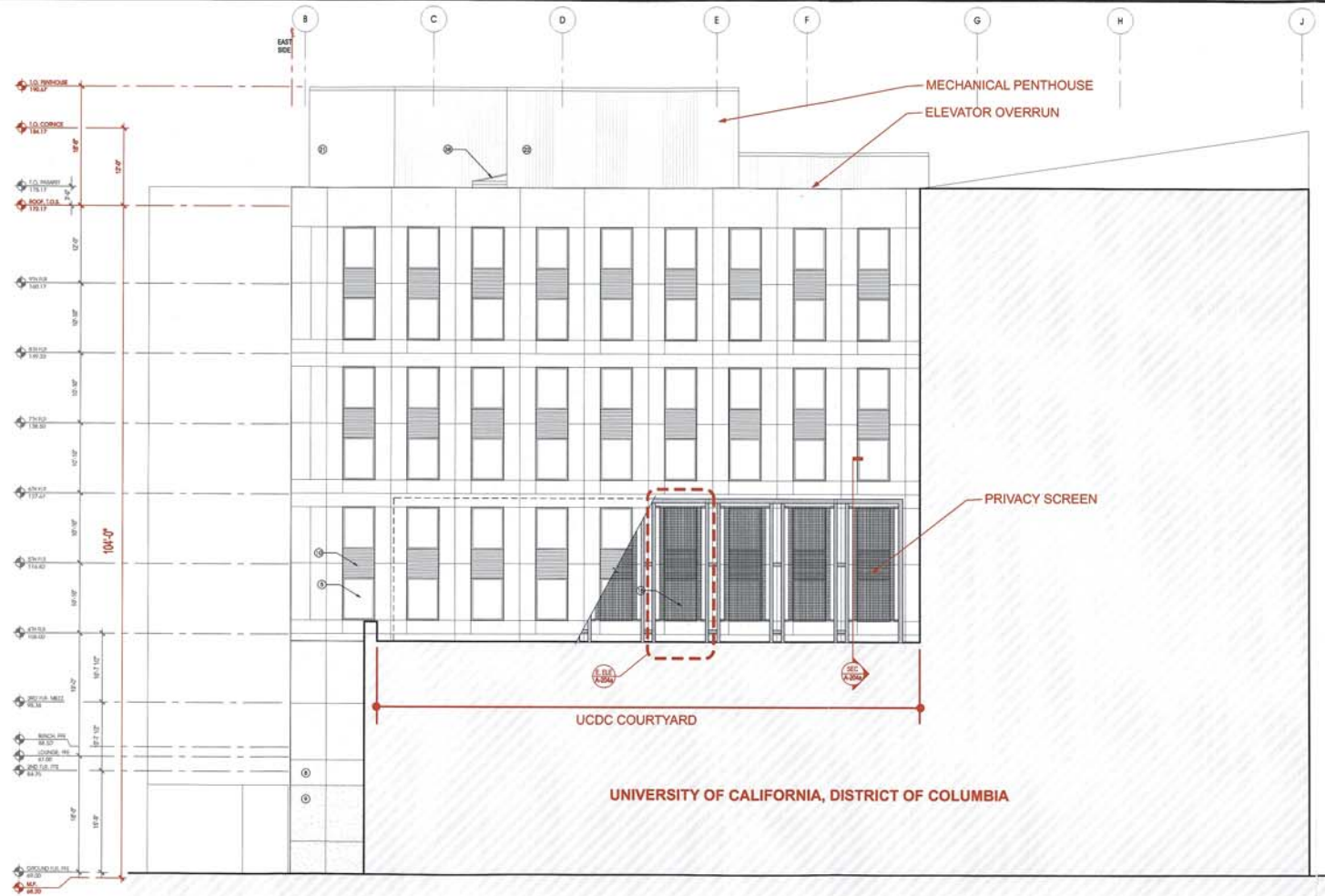
Scale
1/8"=1'-0"

Date
APRIL 2, 2009





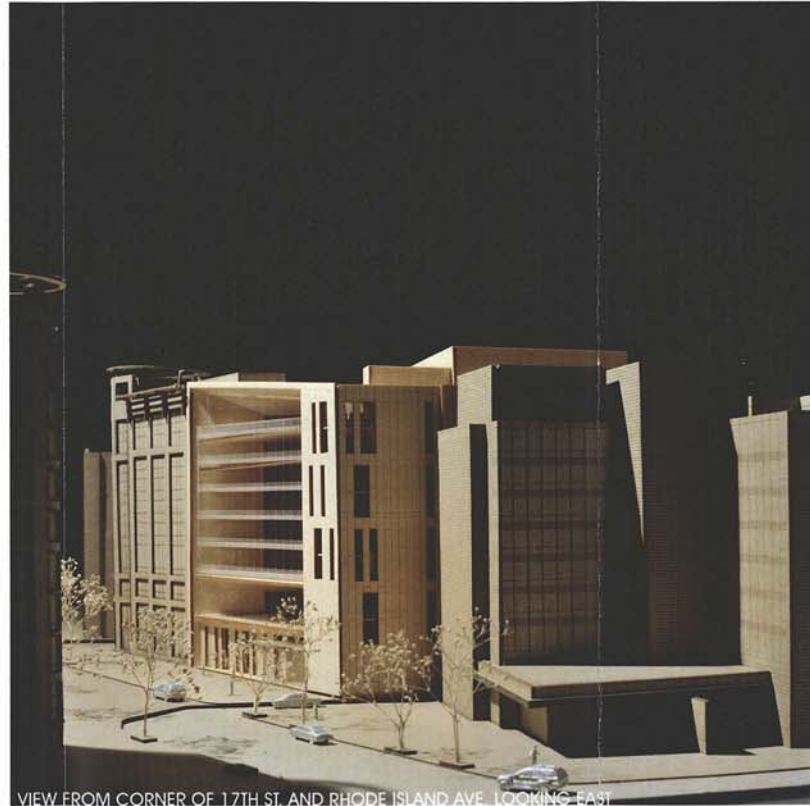
EAST ELEVATION RENDERING
A-204a



EAST ELEVATION
A-204b



VIEW FROM RHODE ISLAND AVENUE LOOKING WEST



VIEW FROM CORNER OF 17TH ST. AND RHODE ISLAND AVE. LOOKING EAST

MODEL PHOTOGRAPHS

A-205



VIEW OF NORTH ELEVATION IN CONTEXT



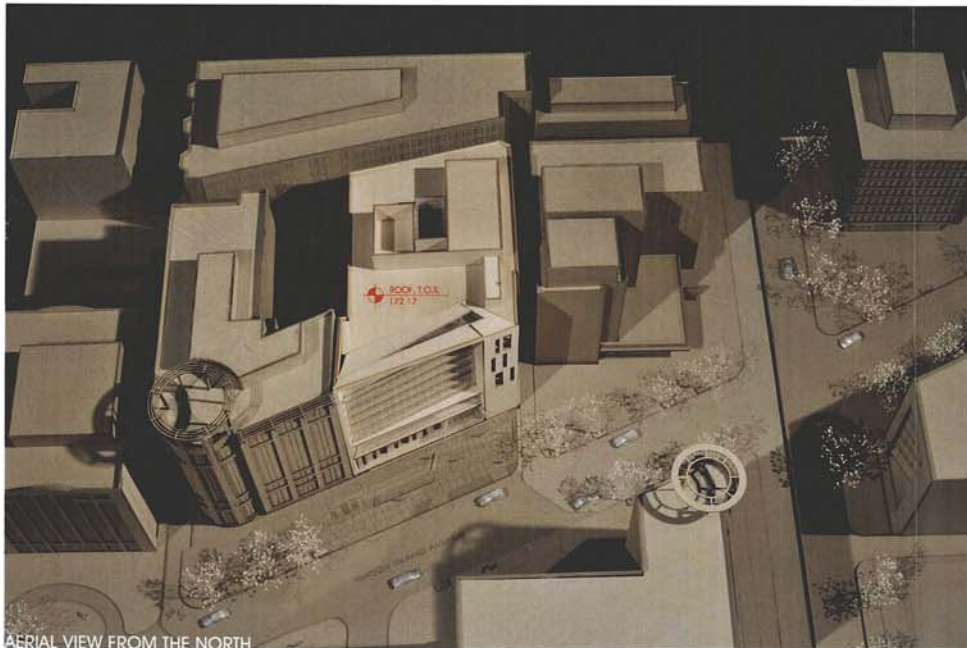
VIEW FROM SOUTH LOOKING AT UCDG COURTYARD



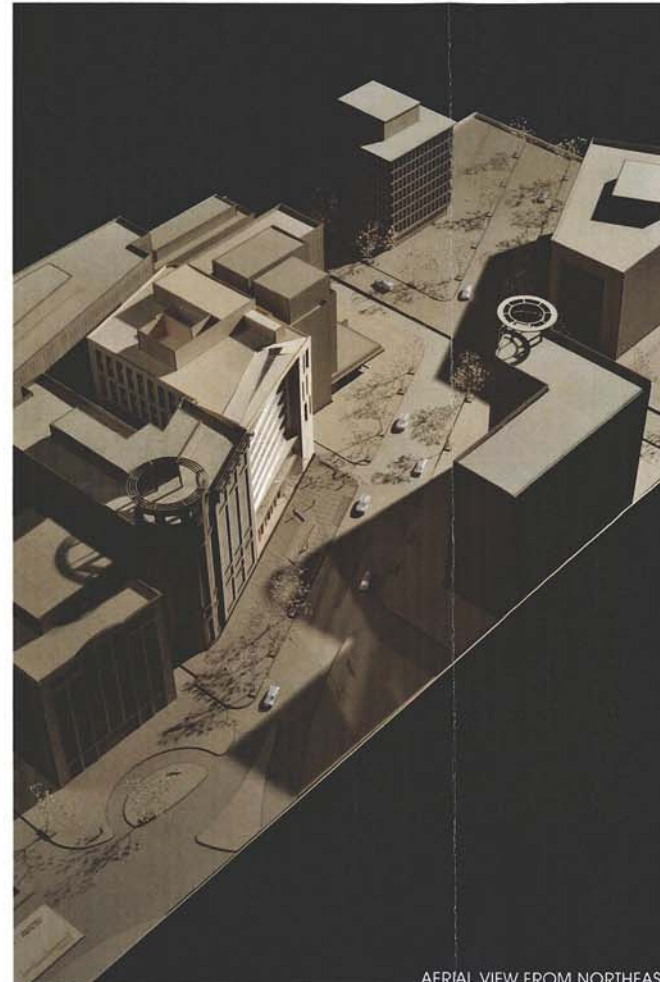
VIEW OF WEST ELEVATION

MODEL PHOTOGRAPHS

A-206



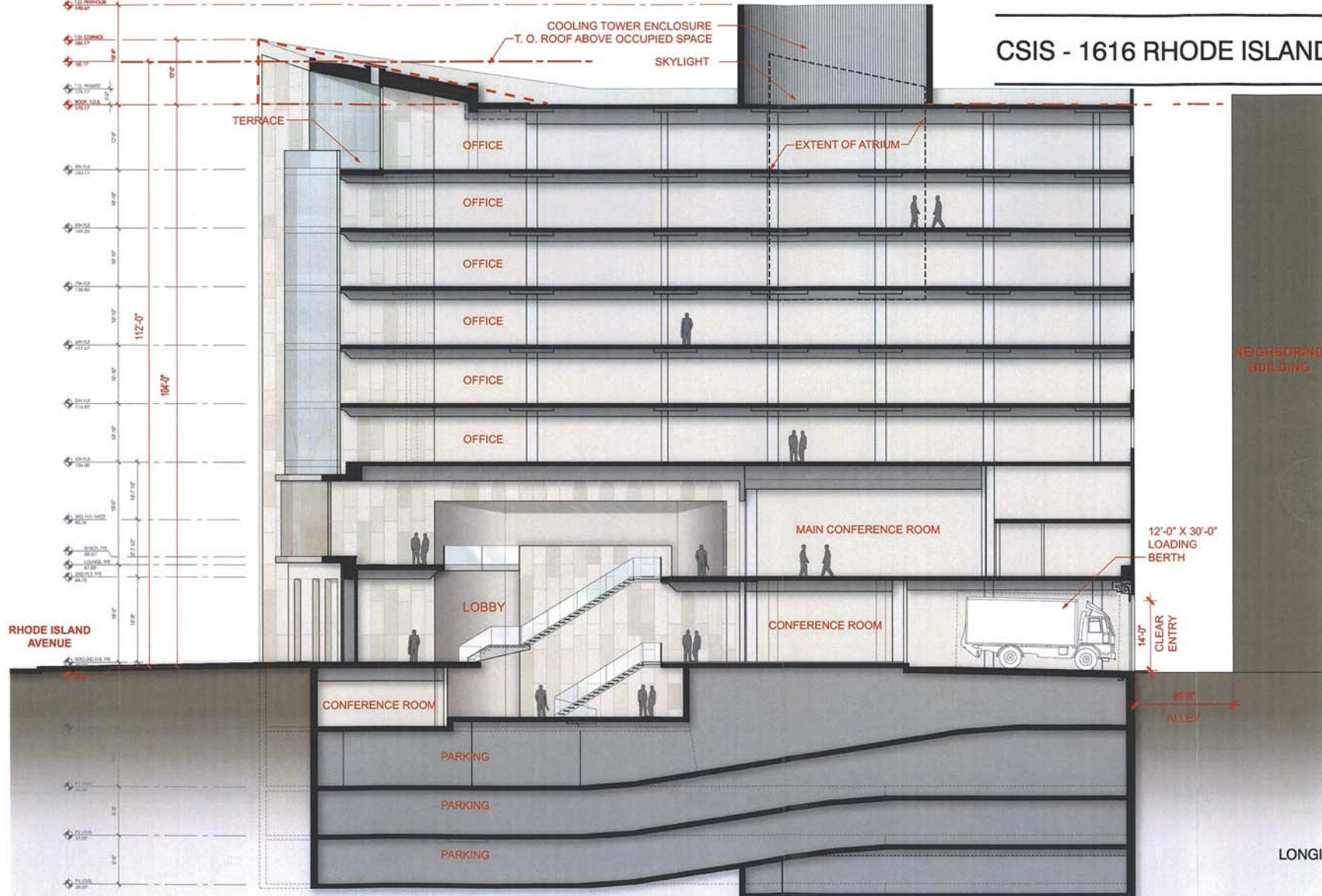
AERIAL VIEW FROM THE NORTH



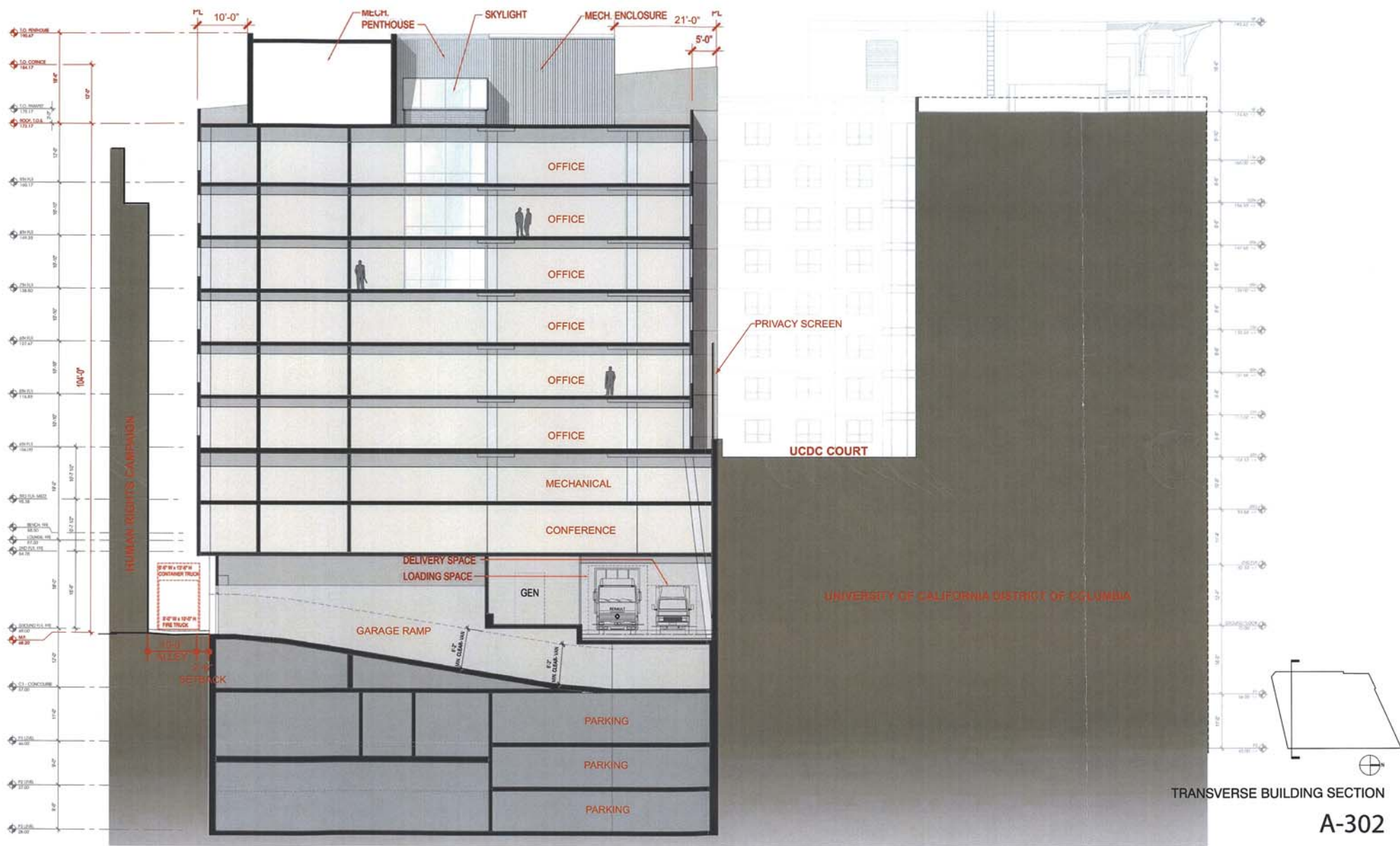
AERIAL VIEW FROM NORTHEAST

MODEL PHOTOGRAPHS

A-207



A-301



TRANSVERSE BUILDING SECTION

A-302



LOOKING EAST AT SCOTT CIRCLE



LOOKING SOUTH FROM SCOTT CIRCLE

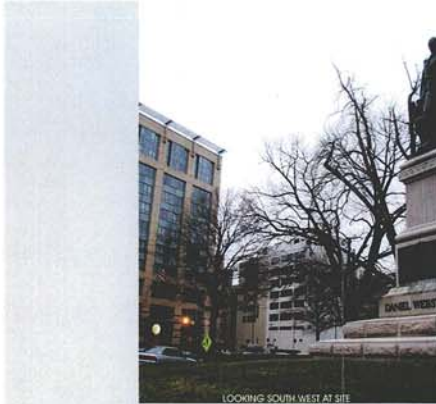


LOOKING EAST AT RHODE ISLAND AVENUE



LOOKING WEST AT RHODE ISLAND AVENUE

SCOTT CIRCLE - MONUMENTALITY OF SITE



LOOKING SOUTH WEST AT SITE

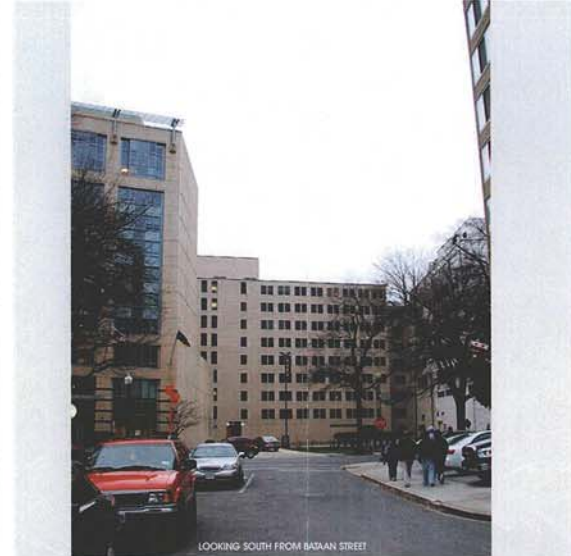


LOOKING SOUTH EAST AT SITE



LOOKING EAST FROM RHODE ISLAND AVENUE

PROMINENT PRESENCE FROM THE STREET



LOOKING SOUTH FROM BASIAN STREET

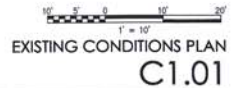


LOOKING NORTH FROM SOUTH END OF SITE

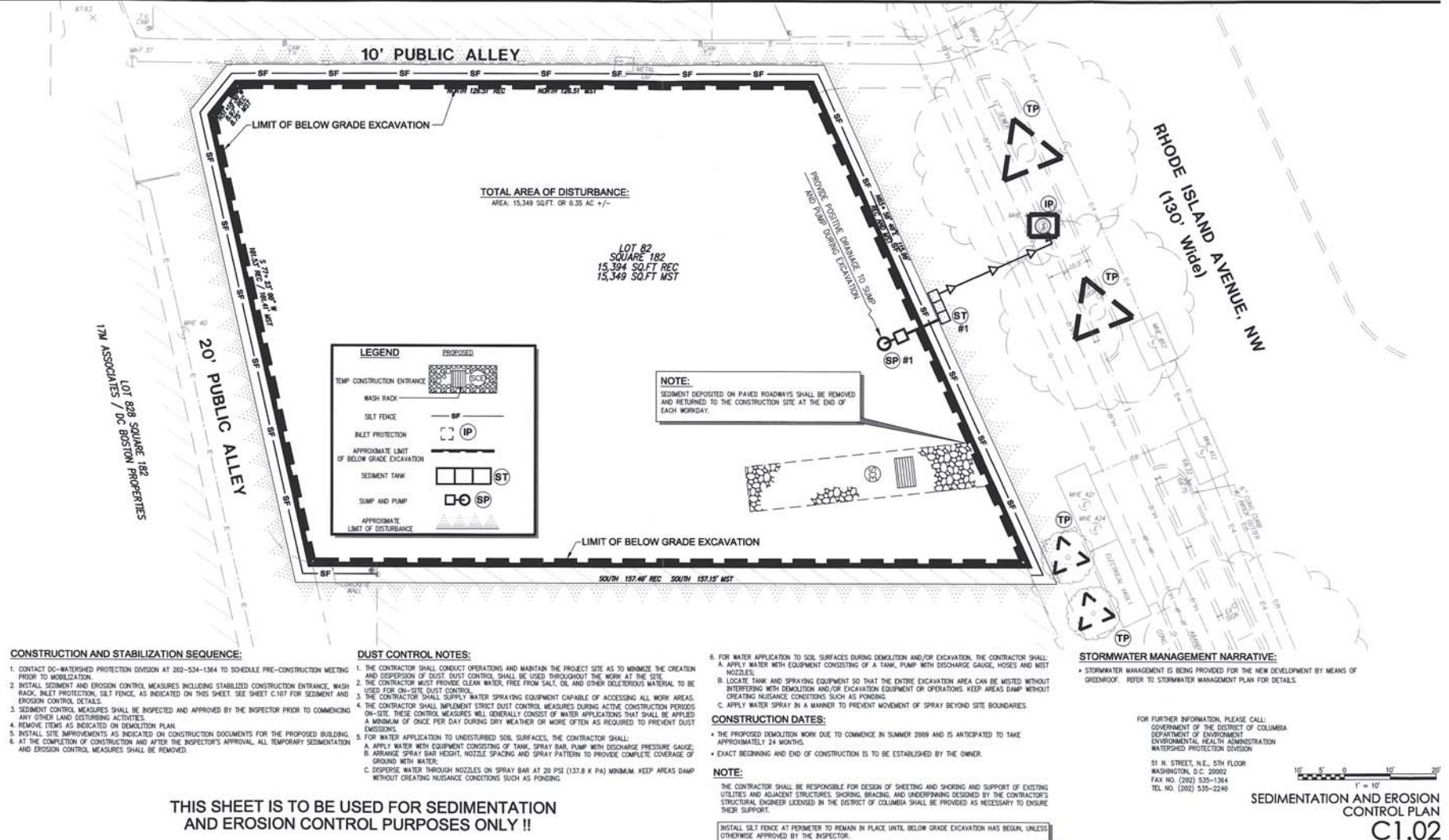
THE UNOBSTRUCTED VIEW

SITE
CONTEXT
PHOTOGRAPHS

A-401

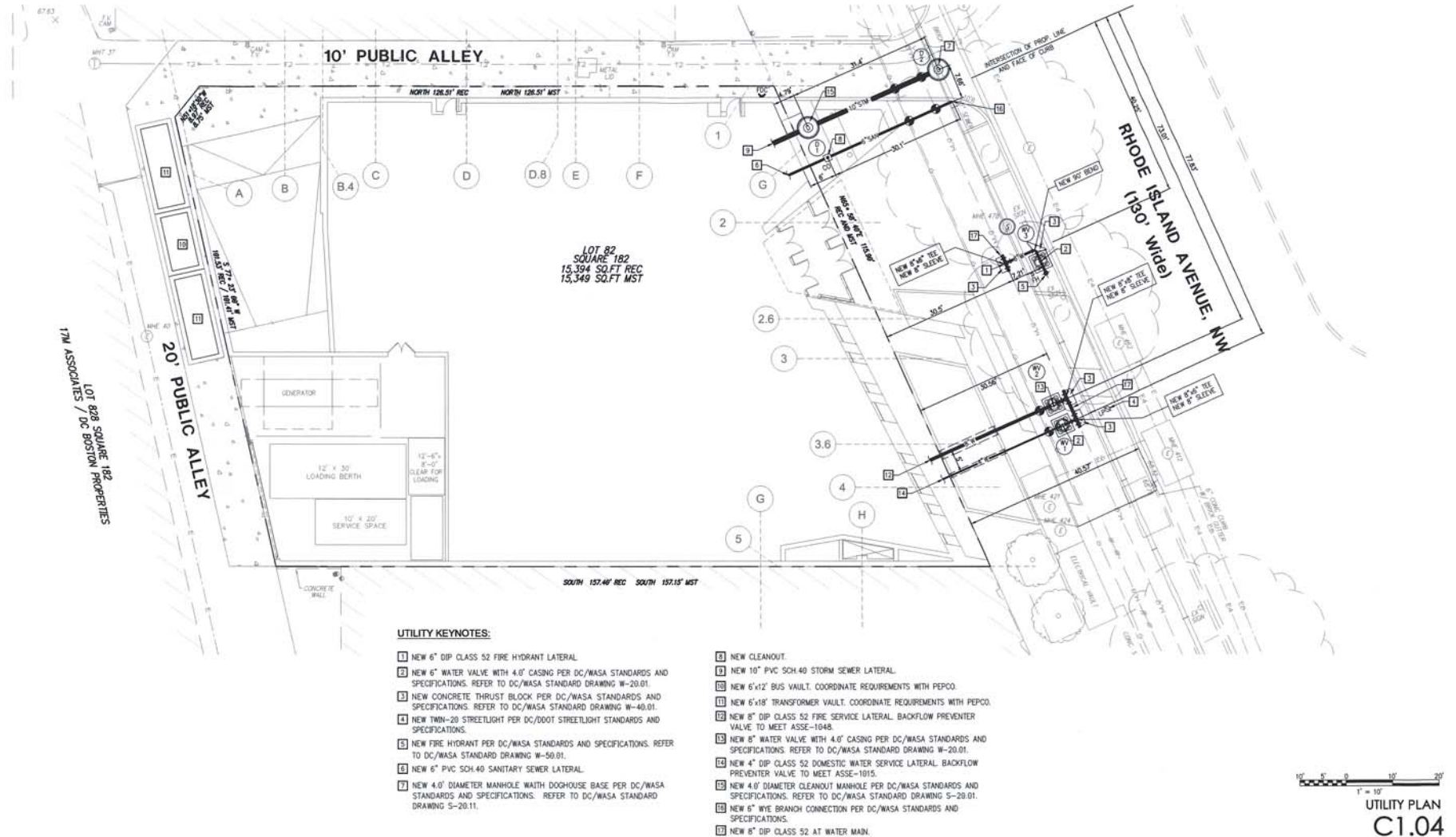


CSIS - 1616 RHODE ISLAND AVENUE

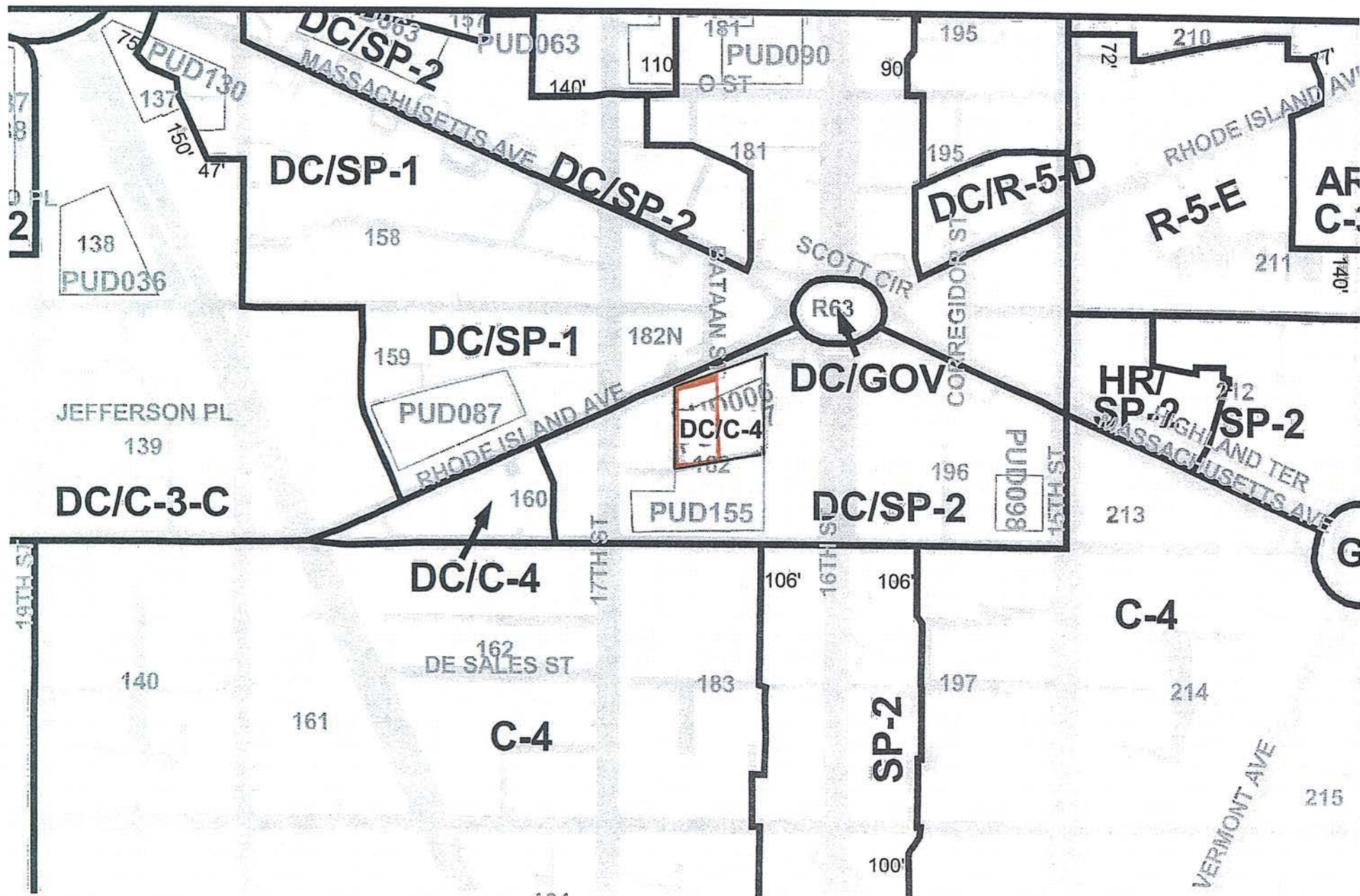




CSIS - 1616 RHODE ISLAND AVENUE



C



D



WELLS + ASSOCIATES

MEMORANDUM

TO: Devon Perkins
Hickok Cole Architects

FROM: Michael Pinkoske
Associate II

Christopher Kabatt, P.E.
Senior Associate

DATE: February 26, 2009

SUBJECT: Center for Strategic and International Studies
Preliminary Design Review Meeting (PDRM);
Washington, D.C.

This memorandum provides responses to comments received at the Preliminary Design Review Meeting and Planned Unit Development (PUD) set down meeting regarding the truck turning radius for vehicles servicing the proposed Center for Strategic and International Studies site. Modifications have been made to the loading dock area, accessed via the 20 foot alley on the southern boundary of the site, since the initial Planned Unit Development (PUD) submission made on November 14, 2008. The modifications, depicted on the attached exhibits, are listed below.

- The opening/garage door for the loading dock has been widened two (2) feet providing 25 feet for improved truck maneuvering.
- The overall depth of the dock was increased by one (1) foot and the entire length of the dock is one (1) level for maximum flexibility.
- The overall interior width of the dock was increased by one (1) foot.
- The 20-foot service space has been moved north on the east side of the loading dock.
- A single unit 30-foot truck can now back directly into the loading bay without multiple movements whereas the initial PUD submission showed three (3) movements.
- The initial PUD submission showed the single unit 30-foot truck making three (3) movements to exit the dock. With the dock modifications, the truck can now exit in two (2) movements.
- It was noted during the PDRM meeting turning radii are tight and look like the body of the vehicle might be hitting the adjacent building. We have verified the vehicle is not touching the adjacent building. As discussed at the PDRM meeting, the Autoturn program provides a conservative template of vehicle movements; typically vehicles are capable of maneuvering within a smaller area.

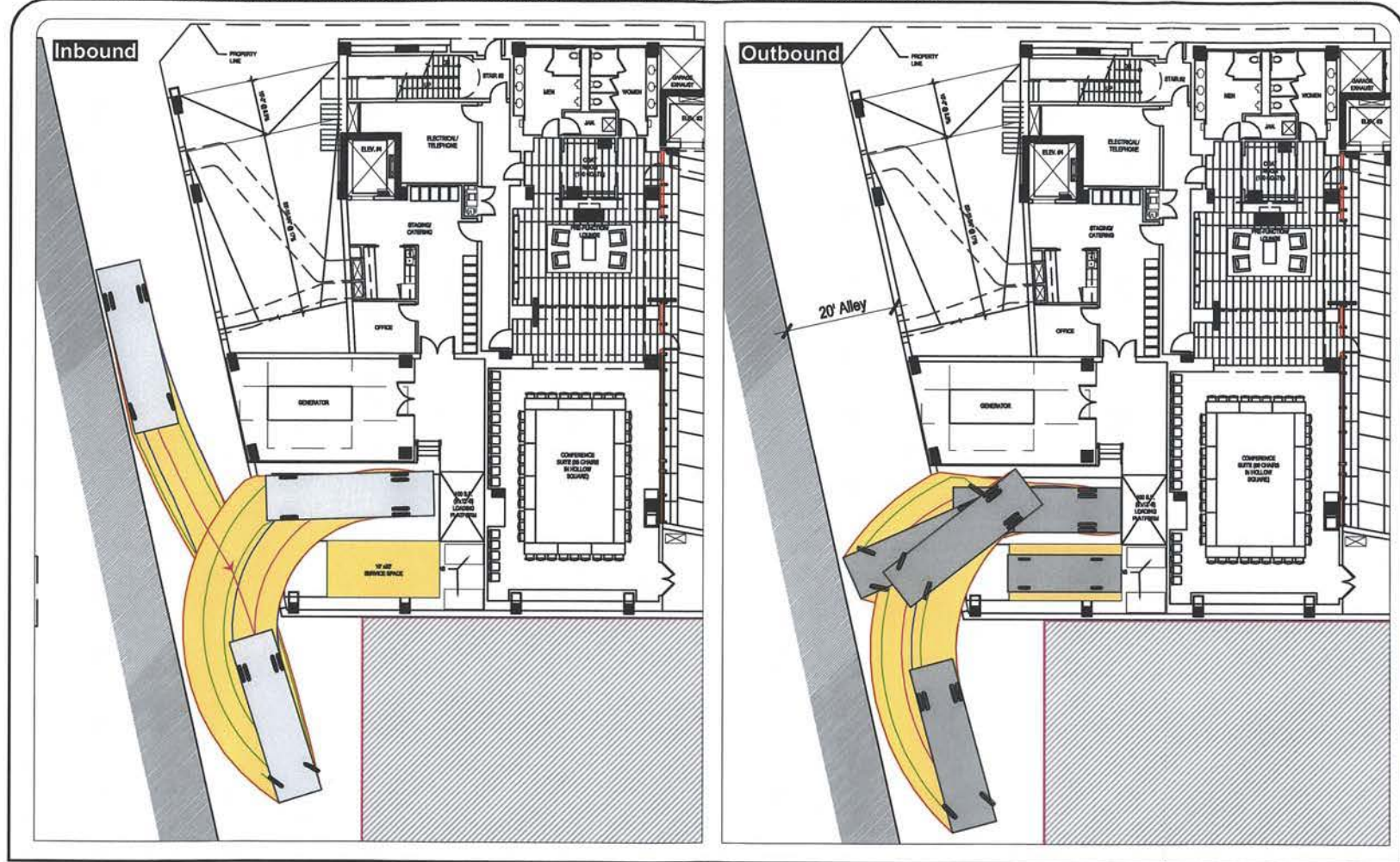


Diagram 1
30' Single Unit Truck (SU30) Swept Area Diagram

- Vehicle Body
 - Front Tire Tread
 - Rear Tire Tread
 - Directional Path
 - Vehicle Path
- North

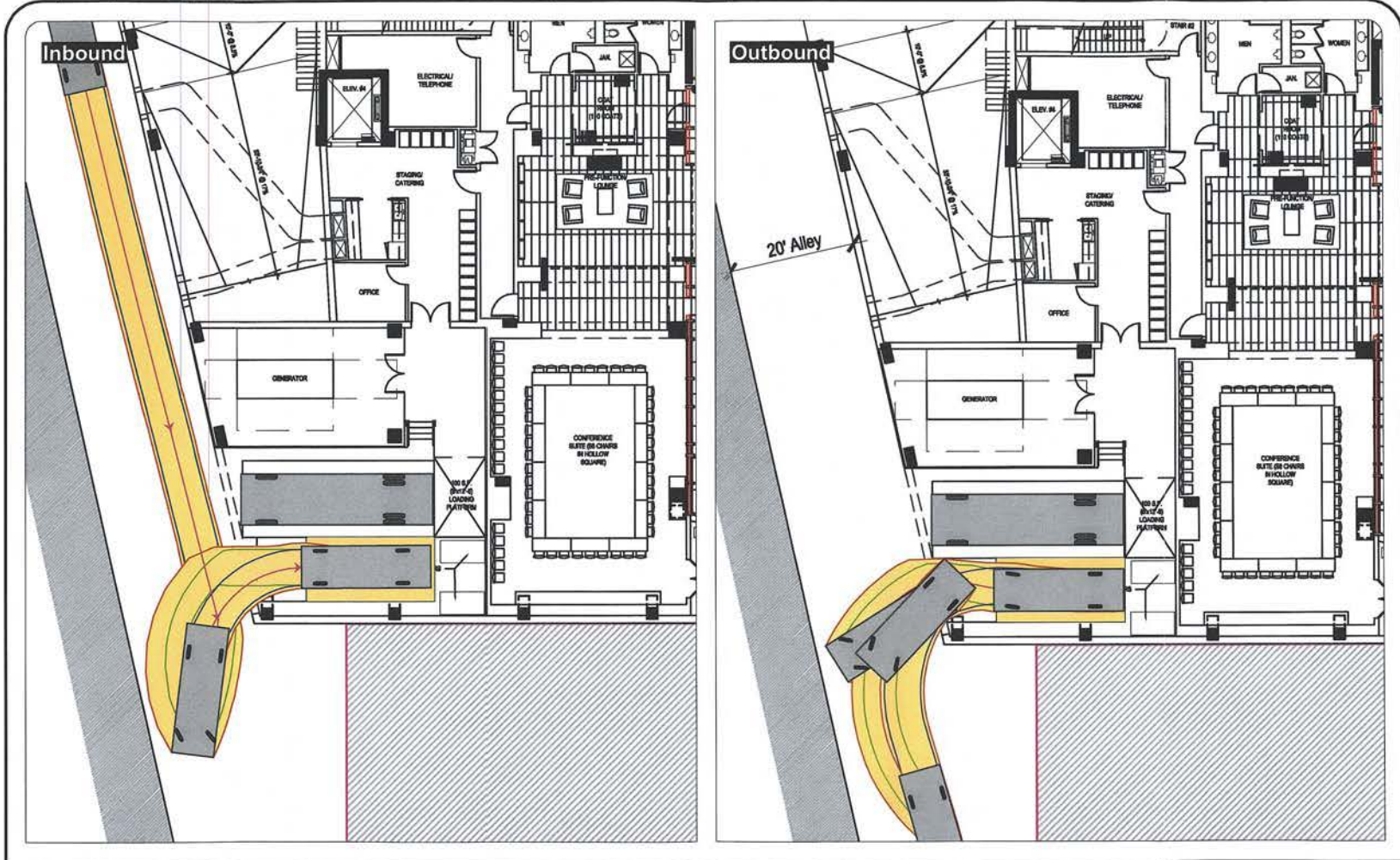


Diagram 2
20' Delivery Van Swept Area Diagram



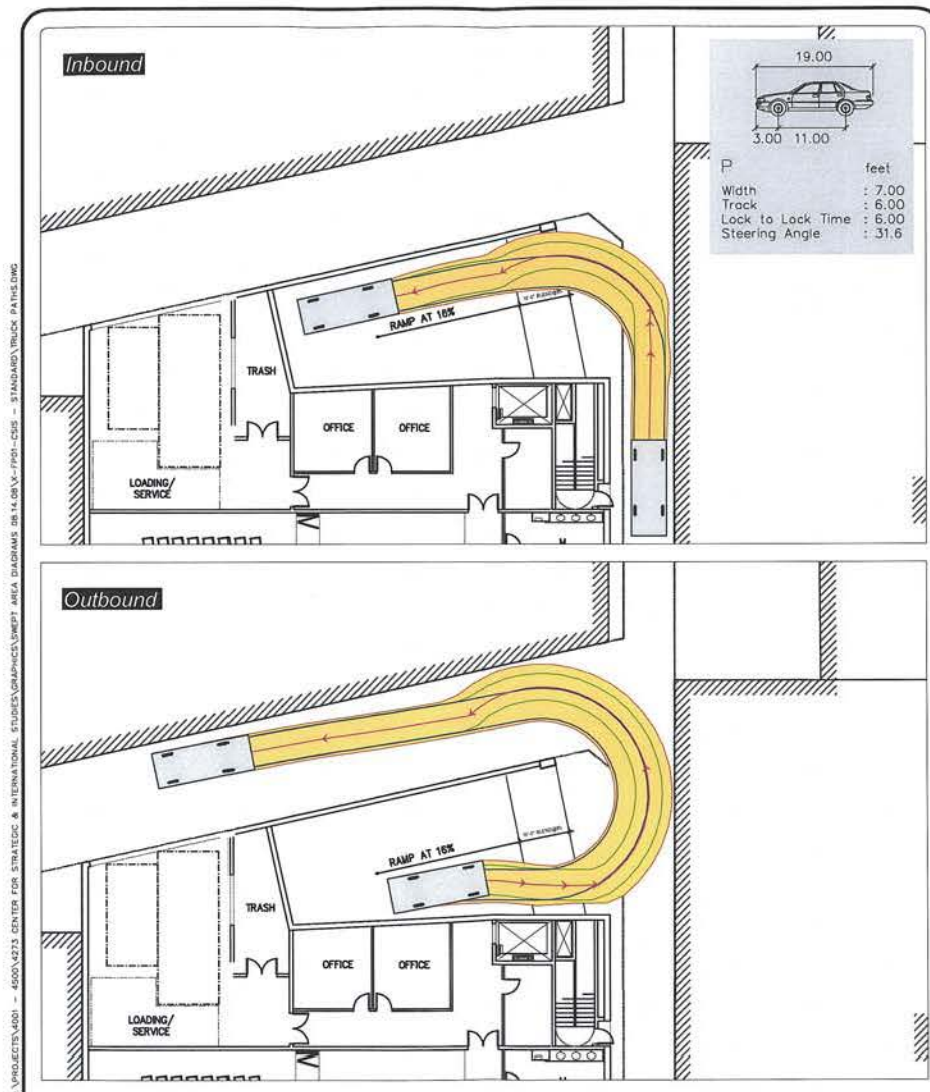


Figure 3-8
Passenger Car Swept Area Diagram

E

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.

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

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.

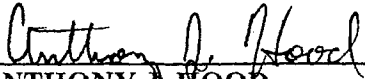
8. Rhode Island Associates Limited Partnership shall provide at least 5% of the below grade parking spaces for car-sharing vehicles or fuel efficient vehicles and depict such spaces in its second-stage application.
9. The Applicant shall provide a secured area for bicycles within its garage, and depict 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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
ZONING COMMISSION ORDER NO. 02-51B

Z.C. Case No. 02-51B

**(Center for Strategic and International Studies, Inc. –
Time Extension -- First-Stage Approval of a Planned Unit Development Located at
1616 Rhode Island Avenue, N.W. (Square 182, Lot 82))
September 8, 2008**

Pursuant to notice, a public meeting of the Zoning Commission for the District of Columbia (the "Commission") was held on September 8, 2008. At the meeting, the Commission approved the request of the Center for Strategic and International Studies, Inc. ("Applicant") for a time extension of the First-Stage approval of a planned unit development ("PUD") for Lot 82 in Square 182, located at 1616 Rhode Island Avenue, NW ("Property"). The request was made pursuant to Chapters 1 and 24 of the District of Columbia Zoning Regulations. The Commission determined that this request was properly before it under the provisions of § 2408.10 of the Zoning Regulations.

FINDINGS OF FACT

1. By Z.C. Order No. 02-51A, effective June 29, 2007, the Commission approved the First-Stage of a Two-Stage PUD for the Property. The approved First-Stage PUD is for an office building comprised of approximately 130,000 square feet and a floor area ratio ("FAR") of 8.4. The Commission approved a maximum building height of 104 feet and approximately 90 parking spaces.
2. On June 26, 2008, prior to the expiration of the First-Stage PUD, the Applicant filed a request to extend the validity of the First-Stage PUD approval for a period of one year, such that an application for the Second-Stage PUD must be filed no later than June 29, 2009. The request stated, in relevant part, that the extension was necessary because of new ownership of the Property. The Applicant in Z.C. Case No. 02-51A secured First-Stage PUD approval for a building that was designed as a speculative office building. The Applicant subsequently purchased the Property for use as its headquarters. Shortly after purchasing the Property, the Applicant held a design competition to ensure it could produce a building design that meets its needs as well as the District's goals for the site. After the initial design process concluded, the Applicant retained an architecture firm to further refine the building design to accommodate the Applicant's needs. Given the timing of its purchase of the property, the amount of time it took to choose and hire an architect, to refine its program and evaluate design decisions, the Applicant was 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.

3. Advisory Neighborhood Commission ("ANC") 2B, the ANC within which the Property is located, was automatically a party in the instant case, as well as the original PUD case, Z.C. Case No. 02-51A. The University of California was also granted party status in Z.C. Case No. 02-51A. Accordingly, the Applicant served both the ANC and the University of California a copy of the extension request and provided at least 30 days for them to respond. No responses were received.
4. By report dated August 20, 2008, the Office of Planning ("OP") recommended approval of the one-year extension request. The OP report stated that it could not identify any changes of material fact that would undermine the Commission's earlier justification for the First-Stage approval of the PUD. It found that there was good cause for the extension and that all parties to the First-Stage PUD case had been served.
5. At its regularly scheduled public meeting on September 8, 2008, the Commission reviewed and approved the one-year time extension.

CONCLUSIONS OF LAW

The Commission may extend the validity of a PUD for good cause shown upon a request made before the expiration of the approval, provided: (a) the request is served on all parties and all parties are allowed 30 days to respond; (b) there is no substantial change in any 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; and (c) substantial evidence that there is good cause for the extension based on the criteria established in Section 2408.11. (11 DCMR § 2408.10.) The three criteria are: (a) an inability to obtain sufficient project financing for the PUD, following an applicant's good faith efforts to obtain such financing, because of changes in economic and market conditions beyond the Applicant's control; (b) 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 (c) 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. (11 DCMR § 2408.11.)

The Commission concludes the Applicant complied with the notice requirements of 11 DCMR § 2408.10(a) by serving all parties with a copy of the application and allowing them 30 days to respond.

The Commission concludes there has been no substantial change in any material facts that would undermine the Commission's justification for approving the original PUD.

The Commission concludes the Applicant presented substantial evidence of good cause for the extension based on the criteria established by 11 DCMR § 2408.11(a), including the fact that the Applicant recently purchased the property and is refining the design of the building to suit its needs.

The Commission concludes that its decision is in the best interest of the District of Columbia and is consistent with the intent and purpose of the Zoning Regulations.

The approval of the time extension is not inconsistent with the Comprehensive Plan.

DECISION

In consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission for the District of Columbia hereby orders **APPROVAL** of the Application for a one-year time extension of the First-Stage PUD approval in Z.C. Case No. 02-51A.

The final PUD approved by the Commission shall be valid until June 29, 2009, within which time an application shall be filed with the Zoning Commission for review and approval of the Second-Stage of the PUD. If no second stage application is filed, the first stage approval will expire on that date.

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 Section 2-1401.01 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, gender identity or expression, familial status, family responsibilities, genetic information, matriculation, political affiliation, disability, source of income, or place of residence or business. Sexual harassment is a form of sex discrimination that 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 the denial or, if issued, revocation of any building permits or certificates of occupancy issued pursuant to this Order.

For the reasons stated above, the Commission concludes that the Applicant has met its burden; it is hereby **ORDERED** that the application be **GRANTED**.

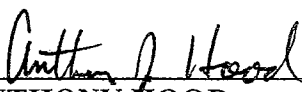
Z.C. ORDER NO. 02-51B

Z.C. CASE NO. 02-51B

PAGE 4

On September 8, 2008, upon the motion of Chairman Hood, as seconded by Vice Chairman Jeffries, Zoning Commission **ADOPTED** this Order at its public meeting by a vote of 4-0-1 (Anthony J. Hood, Gregory N. Jeffries, Peter G. May, and Michael G. Turnbull to adopt; Curtis L. Etherley, Jr. having recused himself, not voting).

In accordance with the provisions of 11 DCMR § 3028.8, this Order shall become final and effective upon publication in the *D.C. Register* on ~~APR - 3 2009~~.



ANTHONY HOOD
CHAIRMAN
ZONING COMMISSION



RICHARD S. NERO, JR.
ACTING DIRECTOR
OFFICE OF ZONING

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 02-51B

APR - 6 2009

As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Order No.02-51B were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|---|---|
| 1. <i>D.C. Register</i> | 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 |
| 2. Phil Feola, Esq.
Christine Roddy, Esq.
Pillsbury Winthrop Shaw Pittman LLP
2300 N Street, N.W.
Washington, D.C. 20037-1128 | 6. Councilmember Evans |
| 3. Mike Silverstein, Chair
ANC 2B
9 Dupont Circle
Washington, DC 20036 | 7. Office of Planning (Harriet Tregoning) |
| 4. Commissioner Victor Wexler
ANC/SMD 2B05
1520 16 th Street, N.W., #504
Washington, DC 20036 | 8. DDOT (Karina Ricks) |
| | 9. General Counsel - DCRA
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| | 10. Office of the Attorney General
(Alan Bergstein) |

ATTESTED BY: *S. S. Schellin*
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

F



LEED for New Construction v 2.2 Registered Project Checklist

Project Name: CSIS - Silver

Project Address: 1616 Rhode Island Ave. NW, Washington DC

Yes	?	No		
34	0	35	Project Totals (Pre-Certification Estimates)	
SILVER			69 Points	
			Certified: 26-32 points Silver: 33-38 points Gold: 39-51 points Platinum: 52-69 points	

Yes	?	No		
12	0	2	Sustainable Sites	
			14 Points	

Yes			Prereq 1	Construction Activity Pollution Prevention	Required
1			Credit 1	Site Selection	1
1			Credit 2	Development Density & Community Connectivity	1
		1	Credit 3	Brownfield Redevelopment	1
1			Credit 4.1	Alternative Transportation, Public Transportation	1
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
1			Credit 4.3	Alternative Transportation, Low-Emitting & Fuel Efficient Vehicles	1
	0	1	Credit 4.4	Alternative Transportation, Parking Capacity	1
1			Credit 5.1	Site Development, Protect or Restore Habitat	1
1			Credit 5.2	Site Development, Maximize Open Space	1
1			Credit 6.1	Stormwater Design, Quantity Control	1
1			Credit 6.2	Stormwater Design, Quality Control	1
1			Credit 7.1	Heat Island Effect, Non-Roof	1
1			Credit 7.2	Heat Island Effect, Roof	1
1			Credit 8	Light Pollution Reduction	1

Yes	?	No		
4		1	Water Efficiency	
			5 Points	

1			Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
1			Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
		1	Credit 2	Innovative Wastewater Technologies	1
1			Credit 3.1	Water Use Reduction, 20% Reduction	1
1			Credit 3.2	Water Use Reduction, 30% Reduction	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
4	0	13	Energy & Atmosphere	17 Points

Yes	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Yes	Prereq 1	Minimum Energy Performance	Required
Yes	Prereq 1	Fundamental Refrigerant Management	Required

***Note for EAc1:** All LEED for New Construction projects registered after June 26, 2007 are required to achieve at least two (2) points.

2	0	8	Credit 1	Optimize Energy Performance	1 to 10
			Credit 1.1	10.5% New Buildings / 3.5% Existing Building Renovations	1
			--> Credit 1.2	14% New Buildings / 7% Existing Building Renovations	2
			Credit 1.3	17.5% New Buildings / 10.5% Existing Building Renovations	3
			Credit 1.4	21% New Buildings / 14% Existing Building Renovations	4
			Credit 1.5	24.5% New Buildings / 17.5% Existing Building Renovations	5
			Credit 1.6	28% New Buildings / 21% Existing Building Renovations	6
			Credit 1.7	31.5% New Buildings / 24.5% Existing Building Renovations	7
			Credit 1.8	35% New Buildings / 28% Existing Building Renovations	8
			Credit 1.9	38.5% New Buildings / 31.5% Existing Building Renovations	9
			Credit 1.10	42% New Buildings / 35% Existing Building Renovations	10
		3	Credit 2	On-Site Renewable Energy	1 to 3
			Credit 2.1	2.5% Renewable Energy	1
			Credit 2.2	7.5% Renewable Energy	2
			Credit 2.3	12.5% Renewable Energy	3
0	0	1	Credit 3	Enhanced Commissioning	1
1			Credit 4	Enhanced Refrigerant Management	1
0	0	1	Credit 5	Measurement & Verification	1
1		0	Credit 6	Green Power	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No		
3	0	10	Materials & Resources	13 Points

Yes			Prereq 1	Storage & Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof	1
		1	Credit 1.2	Building Reuse , Maintain 95% of Existing Walls, Floors & Roof	1
		1	Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2.1	Construction Waste Management , Divert 50% from Disposal	1
0		1	Credit 2.2	Construction Waste Management , Divert 75% from Disposal	1
		1	Credit 3.1	Materials Reuse , 5%	1
		1	Credit 3.2	Materials Reuse , 10%	1
1			Credit 4.1	Recycled Content , 10% (post-consumer + 1/2 pre-consumer)	1
	0	1	Credit 4.2	Recycled Content , 20% (post-consumer + 1/2 pre-consumer)	1
1			Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured	1
0	0	1	Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured	1
	0	1	Credit 6	Rapidly Renewable Materials	1
0	0	1	Credit 7	Certified Wood	1

Yes	?	No		
6	0	9	Indoor Environmental Quality	15 Points

Yes			Prereq 1	Minimum IAQ Performance	Required
Yes			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
1			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan , During Construction	1
1			Credit 3.2	Construction IAQ Management Plan , Before Occupancy	1
0	0	1	Credit 4.1	Low-Emitting Materials , Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials , Paints & Coatings	1
1			Credit 4.3	Low-Emitting Materials , Carpet Systems	1
0		1	Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products	1
0	0	1	Credit 5	Indoor Chemical & Pollutant Source Control	1
0	0	1	Credit 6.1	Controllability of Systems , Lighting	1
	0	1	Credit 6.2	Controllability of Systems , Thermal Comfort	1
0		1	Credit 7.1	Thermal Comfort , Design	1
0		1	Credit 7.2	Thermal Comfort , Verification	1
		1	Credit 8.1	Daylight & Views , Daylight 75% of Spaces	1
		1	Credit 8.2	Daylight & Views , Views for 90% of Spaces	1



LEED for New Construction v 2.2 Registered Project Checklist

Yes	?	No			
5			Innovation & Design Process		5 Points
1			Credit 1.1	Innovation in Design: SSc5.2 Exemplary Performance	1
1			Credit 1.2	Innovation in Design: SSc7.1 Exemp Perf - 100% Parking Underground	1
1			Credit 1.3	Innovation in Design: WEc3 Exemplary Performance - 40% Reduction	1
1			Credit 1.4	Innovation in Design: Green Housekeeping	1
1			Credit 2	LEED® Accredited Professional	1

6



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

April 9, 2009

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

**Re: Z.C. Case No. 02-51C Center for Strategic and
International Studies, Inc.-2nd Stage PUD @ Square
182, Lot 82**

Dear Chairperson Hood:

At its regular meeting on December 11, 2008, the Dupont Circle Advisory Neighborhood Commission ("ANC 2B" or "Commission") considered the above-referenced application to add a Second Stage Planned Unit Development at 1616 Rhode Island Avenue, N.W. (Square 182, Lot 82), contingent on abiding by the amenity package in the first stage PUD adopted on December 13, 2006. The ANC will advise the Dupont Circle Citizens Association to make contributions to appropriate recipients of the amenity money. With nine of nine Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following motion by a vote of 9-0:

ANC 2B supports the application by the Center for Strategic and International Studies for the construction of the Second Stage Planned Unit Development at 1616 Rhode Island Avenue, N.W. (Square 182 , Lot 82), contingent on abiding by the amenity package in the First Stage Planned Unit Development adopted on December 13, 2006.

The ANC's representative in this matter is Commissioner Victor Wexler, who may be reached at victor.wexler@dupontcircleanc.net or by telephone at 202-745-0054 for further information.

ON BEHALF OF THE COMMISSION.

Sincerely,

Ramon Estrada
Chairman

CC: Commissioner Victor Wexler, Christine Roddy, Pillsbury Shaw Pittman, LLP



HUMAN
RIGHTS
CAMPAIGN

February 26, 2009

Mr. L. Mason Osborn, AIA
Vice President
Jones Lang LaSalle
575 7th St. NW, Suite 400
Washington, DC 20004

**Re: Center for Strategic and International Studies
Proposed building at 1616 Rhode Island Ave, NW**

Dear Mr. Osborn,

Thank you for sharing the updated drawings for CSIS' proposed building. On behalf of HRC, I am pleased to report that we support the building design and we look forward to the addition of this striking and beautiful building to our neighborhood.

All the best as you proceed with the plans.

Sincerely,



James M. Rinefjord
VP Finance & Operations

WORKING FOR LESBIAN, GAY, BISEXUAL AND TRANSGENDER EQUAL RIGHT

1640 Rhode Island Ave., N.W., Washington, DC 20036 phone 202/628-4160 TTY 202/216-1572 fax 202/347-5323 web www.hrc.org



Printed on FSC certified paper using vegetable-based inks and 100% wind power.

