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June 5, 2009

VIA HAND DELIVERY

Anthony Hood
Chairperson, D.C. Zoning Commission
441 Fourth Street, NW
Second Floor
Washington, D.C. 20001

**Re: ZC Case No. 02-51C: Pre-Hearing Statement for Final Approval
of a Planned Unit Development at 1616 Rhode Island Avenue, NW
(Square 182, Lot 82)**

Dear Chairperson Hood:

On April 10, 2009, the Center for Strategic and International Studies, Inc. (the “Applicant”) filed its pre-hearing statement with the Zoning Commission for review and approval of a second-stage Planned Unit Development (“PUD”) at 1616 Rhode Island Avenue, NW. A hearing has been scheduled for June 25, 2009; accordingly, the Applicant files this supplemental submission pursuant to Section 3013.8 of the Zoning Regulations.

Witness Testimony and Hearing Presentation

The Applicant will need 45 minutes to present its case. It will have three witnesses: Gregory Broaddus, a representative of the Applicant; Michael Hickok of Hickok Cole Architects, who will be offered as an expert in architecture; and Chris Kabatt of Wells & Associates, who will be offered as an expert in traffic engineering. Outlines of the witnesses’ testimony are attached as Exhibit A and resumes of the expert witnesses are attached as Exhibit B.

Community Outreach

The Applicant presented its project to the Advisory Neighborhood Commission (“ANC”) 2B on November 12, 2008, and the ANC voted unanimously in support of the application on December 11, 2009. A copy of their letter in support was included as Exhibit G of the Applicant’s pre-hearing statement.

ZONING COMMISSION
ZONING COMMISSION
District of Columbia
CASE NO. 02-51C
EXHIBIT NO. 19

Anthony Hood, Chairperson

June 5, 2009

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The Applicant has also had extensive meetings with the neighboring property owners, namely the Human Rights Campaign and the University of California. Both property owners support the project. A letter of support from the Human Rights Campaign was also included in Exhibit G of the Applicant's pre-hearing statement.

The Applicant looks forward to presenting its application to the Commission at its June 25, 2009, hearing date and will be happy to answer any questions the Commission may have at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Feola", with a long horizontal stroke extending to the right.

Phil Feola

A handwritten signature in black ink, appearing to read "Christine Roddy", with a long horizontal stroke extending to the right.

Christine Roddy

Anthony Hood, Chairperson
June 5, 2009
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CERTIFICATE OF SERVICE

I hereby certify that the foregoing document was sent by first class mail or hand delivery on June 5, 2009 to:

Arthur Jackson
Office of Planning
801 North Capitol Street; NE
4th Floor|
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

By: 
Christine Roddy

A

**OUTLINE OF TESTIMONY OF
REPRESENTATIVE OF PROJECT ARCHITECT**

- I.** Introduction
 - A.** Project Architect, Michael E. Hickok (Hickok Cole Architects)
- II.** Site Location and Description
 - A.** Overview of Site, Surrounding Area, and Land Use
 - B.** Site Planning and Compatibility with the Surrounding Area
 - C.** Urban Design
- III.** Project Design
 - A.** First Stage PUD Approval
 - B.** Building Massing and Height
 - C.** Streetscape and Design Details
 - D.** Site Circulation, Parking, Loading
- IV.** Conclusion

**OUTLINE OF TESTIMONY OF
OUTLINE OF TESTIMONY OF REPRESENTATIVE OF
TRAFFIC AND PARKING CONSULTANT**

- I.** Introduction
- II.** Traffic and Parking Study Performed for Development
 - A.** Study Scope
- III.** Roadway and Parking Conditions
 - A.** Existing Traffic Conditions
 - B.** Existing Parking Situation
- IV.** Loading
- V.** Impact Assessment of Proposal
 - A.** Vehicular Trip Generation
 - B.** Parking Considerations
- VI.** Conclusion and Recommendations

OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT

- I.** Introduction of Applicant
- II.** Background of CSIS
 - Mission
- III.** Benefits and Amenities of Project
 - Package developed with input from ANC
- IV.** Community Outreach
- V.** Conclusion

B

Michael E. Hickok, AIA

Principal



Over the years, Mr. Hickok has built Hickok Cole Architects into one of greater metropolitan Washington's top design firms. Hickok Cole Architects' portfolio includes Class A office buildings and interiors, national non-profit and association headquarters, financial institutions, schools, museums, and an extensive array of upscale condominiums and mixed-use developments.

EDUCATION

Mr. Hickok's undergraduate work was completed at the University of Pennsylvania, and he holds a Master of Architecture from Harvard University's Graduate School of Design. During his studies at Harvard, Mr. Hickok was a teaching fellow under Peter Smithson and the recipient of a Graham Foundation Scholarship. In 1978 and 1979, he was the first runner-up and finalist in the international Rotch design competition.

PROFESSIONAL

Mr. Hickok is the founding principal of Hickok Cole Architects. Hickok Cole Architects has provided professional Architectural, Interior Design, and Graphic Design services to the Washington, DC region for more than 20 years. The 80-person firm is located in Georgetown and has won numerous AIA/DC Chapter Design Awards and many other local and national awards. Mr. Hickok was the co-author of the *Office Development Handbook* published by the Urban Land Institute, focusing on the design of office buildings.

COMMUNITY SERVICE

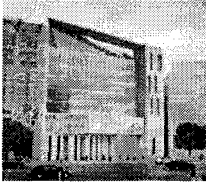
Mr. Hickok believes strongly in community service and supports the local art community with an annual ART NIGHT. This event not only provides a marketplace for local artists to gain visibility and sell their work, but it also encourages a dialogue within the local architectural community—one of the few times these competitors can come together without having to compete. He has served on several local boards including the Jubilee Support Alliance, and the School for Friends, where he was President of the school's Board of Trustees. Mr. Hickok has long served as a leader in the region's real estate and design community.

ASSOCIATIONS AND REGISTRATIONS

Mr. Hickok is the past president of the DC chapter of the American Institute of Architects. Mr. Hickok is a registered architect in the states of Maryland, Virginia, New York, and the District of Columbia, and holds the Certificate with the National Council of Architectural Registration Boards. He is a current member of the American Institute of Architects, Urban Land Institute and the National Trust for Historic Preservation.



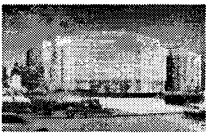
Professional Experience Includes:



Center for Strategic and International Studies

Center for Strategic and International Studies, Washington, DC

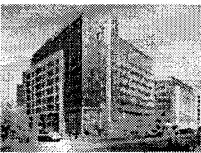
Principal-in-Charge for new 130,000 sf headquarters building and interiors for international policy institution. Will target LEED Gold certification. Winning entry in a design competition of 12 national and regional design firms.



Square 54

Square 54, Washington, DC

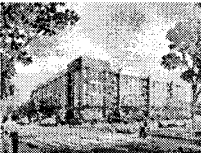
Principal-in-Charge for new mixed-use development in DC's Foggy Bottom neighborhood. This PUD includes 400,000 sf office building; 333 apartment units totaling 328,000 sf; and 84,000 sf retail space. Targeting LEED Silver Certification. *Design Architect is Pelli Clarke Pelli Architects.*



Federal Gateway II

Federal Gateway II at 250 M Street, SE, Washington, DC

Principal-in-Charge of a PUD of a 250,000 sf office building in DC's Near Southeast neighborhood. Includes 11,000 sf of retail; 223,000 sf of office; and 84,000 sf of parking. Targeting LEED Gold Certification.



16th & Constitution Avenue

1444 Irving Street, NW, Washington, DC

PUD that combines a 80,000 sf high-design apartment building with 69 units and a 27,000 sf Community-Based Residential Facility (CBRF) located in Columbia Heights. PUD includes the existing Highland Park apartment building.



Arts and Housing DC

16th Street and Constitution Avenue, NE, Washington, DC

PUD for 93,000 sf of development and 132 workforce housing rental units in a LEED-Platinum project.



Fort Totten Square

Arts & Housing DC, Washington, DC

PUD in Brookland combining theatre, dance studios, 50 live/work residential units, 30 market rate housing units, and parking.

Fort Totten Square, South Dakota Avenue and Riggs Road, NE, Washington, DC

Principal-in-Charge for mixed-use development with 100,000 sf of retail and 896 residential units. Phases I through III total approximately 1 million sf, including single-level below-building parking, one level of retail, a large grocery anchor tenant and four levels of above-grade residential.



Columbia Center

Columbia Center, Washington, DC

415,000 sf, Class A office building with below-grade parking and first-floor retail space.

Winner, 2008 AIA Washington Chapter, Award of Merit, Architecture.

Winner, 2008 AIA Potomac Valley Chapter, Honor Award, Commercial.

Winner, 2008 AIA Northern Virginia Chapter, Award of Merit, Commercial Architecture.

Winner, 2008 NAIOF MD/DC Chapter, Award of Merit, Best Urban Office over 150,000 sf.

Winner, Mid-Atlantic Construction Best of 2008 Awards, Award of Merit, Office.



Potomac Center

Potomac Center at 500/550 12th Street, SW Washington, DC

Renovation and expansion of existing 560,000 sf, 1960s office building into Class A office complex comprised of two office buildings totaling 1,000,000 sf. Project included interior fit-outs for 3 GSA tenants. *LEED Core and Shell Pilot Certified, Silver level.*

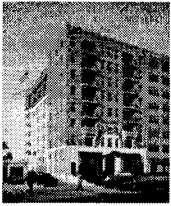
Winner, 2006 MD/DC NAIOP Award of Merit, Best Urban Renovation.

Winner, 2006 Washington Building Congress Craftsmanship Award, Marble/Granite Finishes.

Winner, 2005 Mid-Atlantic Construction Renovation Project of the Year Award.

Winner, 2005 Washington, DC Marketing Center Industry Award, Best Office Renovation.

Winner, 2004 MD/DC NAIOP Award, Best Renovation.



208 Massachusetts Avenue

208 Massachusetts Avenue, NE, Washington, DC

Adaptive reuse of 64,000 sf historic residential building on Capitol Hill into mixed-use building.

Involved numerous zoning, historic, and public approval processes.

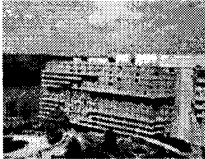


Federal Gateway

Federal Gateway at 1100 New Jersey Avenue, SE, Washington, DC

300,000 sf, ten-story office building with ground-floor retail space in the rapidly developing Anacostia Waterfront/Capitol Gateway area of southeast Washington.

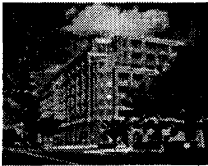
Winner, 2005 Washington, DC Marketing Center Industry Awards, Honorable Mention, Most Catalytic Office Project.



The Watergate - exterior

The Watergate, Washington, DC

Principal-in-Charge of conversion of historic Watergate Hotel to Luxury Hotel with extended use suites.



601 New Jersey Avenue

601 New Jersey Avenue, NW, Washington, DC

270,400 sf office building with nine floors of column-free space and flexible first floor for retail.

Project also included interior design of office and conference space for the Federal Trade Commission.

Winner, First Place, 2002 Masonry Institute Design Awards.



Dumbarton Place

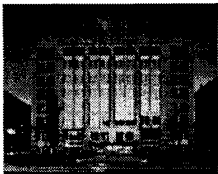
Dumbarton Place, Washington, DC

Conversion of office building into 110,000 sf, 36-unit luxury condominium building.

Winner, 2006 NAIOP MD/DC Award of Excellence, Best Urban Renovation.

Winner, 2005 Washington Business Journal "Best Real Estate Deals" Award, Best Renovation.

Winner, 2005 Delta Associates Award for Excellence, Best Adaptive Reuse Condominium Project in Washington, DC.



American Chemical Society

The American Chemical Society Headquarters, Washington, DC

110,000 sf complete exterior and interior renovation, in historic context 3 blocks from the White House.

Winner, 1996 AIA DC Chapter Award of Excellence.

Winner, 1995 National Commercial Builders Council, Grand Award of Excellence.

CHRISTOPHER L. KABATT, P.E.
SENIOR ASSOCIATE

PROFILE:

Mr. Kabatt has 11 years of experience in traffic parking and transportation planning and engineering. He has worked for both private developers and public sector clients. This experience includes traffic impact studies, travel demand management studies, capacity analyses, directional distribution analyses, parking analyses and design, and data collection activities. Mr. Kabatt has provided expert testimony before administrative hearing officers, citizens groups, planning commissions, and zoning commissions.

EXPERIENCE:

Capacity Analyses. Conducted capacity analyses using Highway Capacity Software, Synchro and Critical Lane Volume methodologies. These analyses include intersections, ramps, and weaving sections.

Directional Distribution Analyses. Analyzed the directional distribution for large and small developments including Plano Center, Plano Texas; FedEx Field, Landover, Maryland; Rock Spring Centre, North Bethesda, Maryland; Potomac Station Mixed Use, and Leesburg, Virginia.

Parking Analyses/Design. Assisted in conducting parking needs, feasibility, and shared-use studies for commercial and residential developers, including: the District of Columbia; Arlington County; Fairfax County; and Montgomery County.

Data Collection Activities. Supervised traffic impact studies including turning movement counts, license plate surveys, parking counts, and parking occupancy counts.

Traffic Impact Studies. Conducted numerous traffic impact studies for large and small residential, commercial, and mixed-use projects in the Washington metropolitan area. This includes preparation of reports and expert testimony in support of rezoning, subdivisions, site plan approvals, and comprehensive plan and proffered condition amendments. Prepared tables, charts, and graphics using spreadsheet programs and AutoCAD. Local experience includes studies in Loudoun, Fairfax and Arlington Counties, Virginia; Montgomery County, Maryland; the cities of Leesburg, Rockville, and Gaithersburg; and the District of Columbia.

Travel Demand Management Studies. Developed travel demand management programs, including group riding, transit, flexible work hour, and other actions, for development projects in Arlington County, Virginia and Washington, D.C.

Expert Testimony. Provided expert testimony in front of the Washington, D.C. Board of Zoning Adjustment and the Zoning Commission, and the Montgomery County, Maryland Zoning Hearing Examiner and Planning Board.

REGISTRATIONS: Registered Professional Engineer in Virginia

EDUCATION: Bachelor of Science, Civil Engineering, The Pennsylvania State University, University Park, Pennsylvania, December 1996.

AFFILIATIONS: Institute of Transportation Engineers

EMPLOYMENT HISTORY

2003 – Present	Wells + Associates, Inc. McLean, Virginia Senior Associate Coordinate the work of several professionals and/or non-professionals. Perform advanced specialized engineering/planning work. Plan, schedule, and conduct detailed phases of projects. Review the work of associates for technical accuracy and appropriateness of approach.
1997 – 2003	Wells + Associates, Inc. McLean, Virginia Associate Responsible for transportation planning, traffic engineering analyses, project administration, and supervision of data collection activities.
1994 – 1996 Summers	The Pennsylvania Department of Transportation Saint David's, Pennsylvania Engineering and Science Technical Intern Responsible for traffic studies, technical analyses, and rating roads.