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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC File No. Z.C. 02-51C

JUL 13 2009

Zoning Commission of the
District of Columbia
2nd Floor, Suite 210
441 4th Street, NW
Washington, D.C. 20001

Members of the Commission:

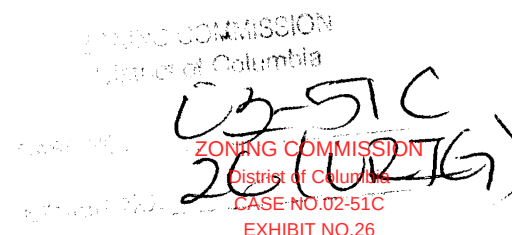
Pursuant to delegations of authority adopted by the Commission on August 6, 1999, I found that the proposed Second Stage Planned Unit Development for a 9-story, commercial development at 1616 Rhode Island Avenue, NW, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel Acosta
Executive Director

Enclosure

cc: Harriet Tregoning, Director, D.C. Office of Planning
Anthony Hood, Chairman, Zoning Commission



**SECOND STAGE PLANNED UNIT DEVELOPMENT
SQUARE 182, LOT 82**

1616 Rhode Island Avenue, NW
Washington, DC

Submitted by the Zoning Commission of the District of Columbia

Delegated Action of the Executive Director

JUL 2 2009

Pursuant to delegations of authority adopted by the Commission on August 6, 1999, 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find that the proposed Second Stage Planned Unit Development for a 9-story, commercial development at 1616 Rhode Island Avenue, NW, in Washington, DC would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

* * *

The Zoning Commission of the District of Columbia has taken a proposed action to approve a 129,000 square foot building that is 116 feet in height at 1616 Rhode Island Avenue, NW on Lot 82 of Square 182. This proposed action would allow a building for the new headquarters of the Center for Strategic and International Studies (CSIS) that is greater in height and density than that is allowed under the first stage Planned Unit Development (PUD).

The 15,349 square foot lot is located along the southern side of Rhode Island Avenue between 15th and 16th Streets, NW. The parcel is part of a two-parcel planned unit development project. The other parcel, which abuts this site to the east, was developed by the University of California for office, academic and residential uses. In addition to other zoning relief, this second stage PUD seeks to increase the allowed building height from the first stage PUD by 12 feet to 116 feet. It also requests relief from rear yard set back, loading, court width, and penthouse height and setback.

Staff has identified the only federal interest for this proposal to be the Height of Buildings Act of 1910, as amended. Since this proposed building fronts Rhode Island Avenue, NW, a 130-foot right-of-way, the maximum allowed height for this building is 130 feet as established by the Height Act. The proposed building height is 116 feet and the maximum allowable height is 130 feet, the proposed building height does not exceed the limitations set forth by the Height of Buildings Act of 1910, as amended.



Marcel C. Acosta
Executive Director