

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF:                               :
                                                :
CENTER FOR STRATEGIC AND                       : Case No.:
INTERNATIONAL STUDIES, INC.                   : 02-51C
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Thursday,
June 25, 2009

Hearing Room 220 South
441 4th Street, N.W.
Washington, D.C.

The Public Hearing of Case No. 02-51C by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, N.W., Washington, D.C., 20001, Anthony J. Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD	Chairman
WILLIAM W. KEATING	Vice Chairman
KONRAD SCHLATER	Commissioner
PETER MAY	Commissioner (NPS)

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Board of Zoning Adjustment
District of Columbia
CASE NO. Transcript
EXHIBIT NO. null

OFFICE OF ZONING STAFF PRESENT:

SHARON S. SCHELLIN Secretary

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER
ARTHUR JACKSON

This transcript constitutes the minutes from the Public Hearing held on June 25, 2009.

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TABLE OF CONTENTS

WELCOME:

Anthony Hood..... 4

ZC CASE NO. 02-51C - CENTER FOR

STRATEGIC & INTERNATIONAL STUDIES:..... 4

GRANT EXPERT WITNESS STATUS (2)..... 8

WITNESSES:

Christine Roddy..... 8

Gregory Broaddus..... 13

Michael Hickok..... 16

QUESTIONS:..... 31

OFFICE OF PLANNING:

Arthur Jackson..... 48

ANC-2B REPORT - EXHIBIT 13:..... 52

CLOSING REMARKS:

Christine Roddy..... 53

MOTION TO APPROVE ZC CASE NO. 02-51C:..... 54

VOTE TO APPROVE ZC CASE NO. 02-51C:..... 54

ADJOURN:

Anthony Hood..... 55

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1 P-R-O-C-E-E-D-I-N-G-S

2 6:39 p.m.

3 CHAIRMAN HOOD: Okay. We're going
4 to go ahead and get started. Good evening,
5 ladies and gentlemen. This is the Public
6 Hearing of the Zoning Commission for June 25,
7 2009. I'm Anthony Hood. Joining me are Vice
8 Chairman Keating, Commissioner Schlater and
9 also Commissioner May. Also the Office of
10 Zoning staff, Ms. Schellin and Office of
11 Planning, Ms. Steingasser.

12 This proceeding is being recorded
13 by a Court Reporter and is also webcast live.

14 The subject of this evening's hearing is
15 Zoning Commission Case No. 02-51C. This is a
16 request by the Center for Strategic and
17 International Studies for approval of a Second
18 Stage PUD for property located at 1616 Rhode
19 Island Avenue.

20 Notice of today's hearing was
21 published in the DC Register on May 1, 2009.
22 And copies of that announcement are available

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1 to my left on the wall near the door.

2 The hearing will be conducted in
3 accordance with provisions of 11 DCMR 3022.
4 Preliminary matters, applicant's case, report
5 of the Office of Planning, report of other
6 Government agencies, report of the ANC-2B in
7 this case, organizations and persons in
8 support, organizations and persons in
9 opposition, rebuttal and closing by the
10 applicant.

11 The following time constraints will
12 be maintained in this meeting: The applicant
13 30 minutes, organizations 5 minutes,
14 individuals 3 minutes. The Commission
15 reserves the right to change the time limits
16 for presentations and notes that no time shall
17 be ceded.

18 All persons appearing before the
19 Commission are to fill out two witness cards.

20 These cards are located on my left on the
21 table near door.

22 We ask when you are presenting in

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1 front of the Commission, please, turn on and
2 speak into the microphone, first, stating your
3 name and home address. When you are finished,
4 please, turn your microphone off, so not to
5 pick up any background noise.

6 To avoid any appearance to the
7 contrary, the Commission requests that persons
8 present not engage the Members of the
9 Commission in conversation during any recess
10 or any time. The staff will be available
11 throughout the hearing to discuss procedural
12 questions.

13 Please, turn off all beepers and
14 cell phones, at this time, so not to disrupt
15 these proceedings.

16 Also, we are joined by the Office
17 of Planning, Mr. Jackson.

18 Would all individuals wishing to
19 testify, please, rise to take the oath. Ms.
20 Schellin, would you, please, administer the
21 oath?

22 MS. SCHELLIN: Please, raise your

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1 right hand.

2 (Whereupon, the witnesses were
3 sworn.)

4 MS. SCHELLIN: Thank you.

5 CHAIRMAN HOOD: Okay. We have a
6 few preliminary matters. But I'll tell you in
7 the summertime, as you notice the way we are
8 dressed when it is 90 degrees, we come relaxed
9 and cool and I would encourage others if you
10 feel to inclined to do so, we welcome you to
11 do that. We won't hold it against you if you
12 come in with your basketball uniforms on.

13 But anyway, we are ready. Okay.
14 Mr. -- oh, I'm sorry. Ms. Roddy? Okay. Ms.
15 Roddy, are you presenting tonight? Okay.

16 MS. RODDY: I am.

17 CHAIRMAN HOOD: Okay. Mr. Feola
18 doesn't like us. Okay. It's good to see you.

19 Okay. I know the feeling, believe me. Okay.

20 Let's go ahead and get started. I think you
21 have two witnesses you wanted to proffer?

22 MS. RODDY: That's right. We have

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1 two expert witnesses this evening and both
2 have been accepted as experts before the
3 Commission before. Mr. Kabatt as an expert in
4 traffic engineering as well as Mr. Hickok as
5 an expert in architecture.

6 CHAIRMAN HOOD: Okay. Does anyone
7 have any -- they have been proffered before.
8 Okay. We will accept them as experts. Okay.
9 And you can begin.

10 MS. RODDY: Great. Good evening,
11 Mr. Chairman and Members of the Commission.
12 I'm Christine Roddy with the Law Firm of
13 Pillsbury Winthrop. We are here this evening
14 on behalf of the Center for Strategic and
15 International Studies for a Second Stage PUD
16 approval for property located at 1616 Rhode
17 Island Avenue.

18 The property is situated along
19 Rhode Island between 17th Street and Scott
20 Circle.

21 This is a very simple and
22 straightforward case, albeit, it has a very

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1 complicated history to it. Tonight we are
2 presenting plans for a Second Stage PUD. The
3 First Stage was approved in 2007. And by way
4 of background, the PUD was first approved for
5 this site in 1989 and the PUD site included
6 this property as well as the neighboring
7 property, which is the University of
8 California.

9 At the same time, a Zoning Map
10 Amendment was approved for changing the zoning
11 from the SP-2 Zone District to the C-4 Zone
12 District.

13 The PUD approval was modified a
14 number of times, but in 1999, the Commission
15 approved a modification that split the PUD
16 site into two distinct parcels, which would be
17 the subject parcel and then the University of
18 California parcel. And the University of
19 California parcel has already been built-out.

20 The PUD was modified most recently
21 in 2007 when the Commission approved a First
22 Stage PUD for this site. The approval was for

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1 an office building with an 8.4 FAR and a
2 maximum height of 104 feet.

3 The Second Stage application we
4 will present tonight is generally consistent
5 with that First Stage approval. There are
6 eight primary differences though and our
7 architect, Mr. Hickok, will elaborate on those
8 differences during his testimony, but I'll
9 provide an overview.

10 The first difference is the
11 location of the garage entry. The First Stage
12 approved garage entry directly from Rhode
13 Island Avenue and we are proposing to --
14 garage access from an existing alley. The
15 fact that we are getting rid of that curb cut
16 along Rhode Island is very supported by DDOT.

17 The second difference from the
18 First Stage approval is that the applicant is
19 reducing the number of loading docks from two
20 to one and the number of parking spaces from
21 90 to 78.

22 The third difference is CSIS is

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1 modifying the means of -- for providing
2 privacy for the University of California
3 courtyard.

4 Fourth, the First Stage PUD
5 approved a maximum height of 104 feet. And
6 the general height of this building is 104
7 feet, but there is a maximum height of 116
8 feet.

9 Fifth, the project seeks relief for
10 its rooftop structures.

11 Sixth, the lot occupancy of the
12 project has increased from 96 percent to just
13 below 99 percent.

14 Seven, the rear yard is changed
15 from 12 feet to 10 feet.

16 Eight, the garage ramps will have a
17 grade greater than 12 percent.

18 And despite the variations from the
19 First Stage PUD approval, what we are
20 proposing tonight is fully consistent with the
21 PUD in the C-4 Zone District.

22 The PUD has the full support of the

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1 ANC, the Office of Planning and DDOT and each
2 of those organizations has submitted a record
3 -- a report into the record. The project also
4 has the support of the immediate neighbors,
5 the University of California as well as the
6 Human Rights Campaign.

7 And we will have two witnesses
8 testifying this evening, Mr. Michael Hickok
9 will be going through the design of the
10 project as well as Mr. Greg Broaddus, the
11 chief financial officer for CSIS. We also
12 have our traffic expert with us in the event
13 you have questions for him.

14 So with that, I will turn it to Mr.
15 Broaddus.

16 CHAIRMAN HOOD: And, Ms. Roddy, as
17 we are proceeding, can you just -- someone at
18 the appropriate time let us know whether or
19 not you accept things like four conditions
20 that DDOT -- I don't know, did you see the
21 DDOT letter?

22 MS. RODDY: We did see the DDOT

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1 report and I believe it was mainly they wanted
2 a Traffic Management Plan, which consisted of
3 those three conditions. And that -- we don't
4 have a problem with that. And I believe that
5 OP had wanted -- had two conditions. The
6 first source as well as the CVE agreement and
7 those are both fine as well.

8 CHAIRMAN HOOD: So in the DDOT
9 report, and I just wanted us to touch on it,
10 it talks about the Transportation Plan and
11 also car-sharing, transit and citizens and
12 bike facilities.

13 MS. RODDY: Right.

14 CHAIRMAN HOOD: So we are all fine
15 with that. Okay. All right. Thank you. Put
16 those on the table.

17 MR. BROADDUS: Good evening, ladies
18 and gentlemen. I'm Greg Broaddus. As
19 Christine mentioned, I'm the Chief Financial
20 Office at the Center for Strategic and
21 International Studies. CSIS was established
22 in 1962 by Admiral Arleigh Burke and Dr. David

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1 Abshire. And we have been in operation for
2 more than 50 years since that time, continuous
3 operation.

4 At one time, affiliated with
5 Georgetown University and since that time we
6 have been separate from them.

7 We are an international bipartisan
8 organization. The mission of CSIS is to
9 provide practical workable policy solutions to
10 key decision makers in Government and civil
11 society.

12 The issues that we deal with are
13 shown on this slide: Defense and security;
14 global health; human rights; and trade among
15 some others.

16 In addition, we have regional
17 studies that cover every corner of the earth.

18 We have outgrown our space at K Street. We
19 want some signature world class operating
20 building to match the world class operations
21 that we think we have. The Rhode Island
22 Avenue Project provides us exactly what we are

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1 looking for.

2 Some of the criteria that we had
3 were to remain within the city, to remain
4 close to Congress and the Administration
5 decision makers that we deal with and also to
6 remain close to some of the sister
7 institutions that we deal with on a regular
8 basis.

9 Next slide, please. We have
10 already been accepted by the Rhode Island
11 Avenue neighbors. We intend to make sizeable
12 contributions that are shown on this slide.
13 One of the changes that is made is originally
14 we were planning on providing \$25,000 to
15 improve Scott Circle. Those improvements are
16 now complete. So instead, we have agreed to
17 transition that \$25,000 to an aging program
18 that was recommended by the ANC and that is
19 shown on the chart here.

20 We intend to comply with the CVE
21 agreements and the First Source agreement as
22 Christine said. We have made a formal

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1 presentation to the Area Neighborhood Council
2 and we received unanimous support from them.

3 We have also met personally with
4 our neighbors, the Human Rights Campaign and
5 the University of California, as well as our
6 neighbor across the street, The Beacon Hotel.

7 All of them are enthusiastic supporters of
8 the project and interested in welcoming us
9 into the neighborhood.

10 We have an extensive green package
11 in the building. We are seeking LEED-silver
12 and we anticipate ourselves being a valued
13 member of the Rhode Island Avenue community
14 for years to come. Thank you.

15 MR. HICKOK: Good evening. I'm
16 Mike Hickok with Hickok Cole Architects. I'm
17 going to take you -- oh, no, I can't read.

18 CHAIRMAN HOOD: There should be a
19 light on your table, you just turn it. It
20 should be there. It used to be there.

21 MR. HICKOK: Turn the bottom?

22 CHAIRMAN HOOD: Yeah, well, it

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1 should come on. Maybe it's --

2 MR. HICKOK: Oh, there we go.
3 Thank you. I feel special. Okay. By the
4 way, the screen behind you, as you know,
5 probably stretches images, so the proportions
6 on the screen behind me is not proportionate
7 to the screen on the end clearly is.

8 I want to take you through rather
9 quickly some of the preliminary stuff and then
10 talk longer about the building.

11 A little bit about the site, just
12 to familiarize you with it, if you are not
13 familiar. This is a view of Scott Circle. It
14 is an interesting -- the large space with long
15 views. This is a view of our vacant site from
16 Scott Circle. There is the University of
17 California building and that's the HRC
18 building adjacent.

19 Another view of our site, the
20 vacant site, between UCAL and HRC outside the
21 view here. So just some general
22 familiarization with the area.

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1 Next slide. As an architect, you
2 can't work in D.C. and not respond on some way
3 to the L'Enfant Plan. Scott Circle has a
4 prominent location in the L'Enfant Plan at the
5 intersection of the access of 16th Street and
6 Rhode Island Avenue.

7 It has the, as you all know,
8 sculpture of Daniel Webster, Winfield Scott
9 and Samuel Hahneman. There is a relationship
10 to Scott Circle that's of interest to us. Our
11 site is here just to the south and west. And
12 we have this sort of interesting right hand
13 bias or Scott Circle bias to this site. It's
14 a place where we can have ourselves a long
15 view and where the building can be viewed from
16 a long distance.

17 Next slide. We always look for
18 precedent images. Now, these images are not
19 things that we are looking to copy. These are
20 images which we feel begin to describe some of
21 the characteristics of our client and perhaps
22 the site. CSIS is, first of all, an

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1 international organization with an
2 international point of view.

3 It has a unique way of framing the
4 world's affairs and they are also a very
5 dynamic and forward looking organization. And
6 those are some of the characteristics that we
7 hope to capture in our design. Simple forms,
8 strong forms, forms that have a kind of
9 contemporary feel to them, not historic.

10 Next. Framing the view.
11 Architecture is a wonderful of taking what is
12 an ordinary view, framing it and providing you
13 with something that is transformational. Now,
14 I think all of these slides begin to address
15 that, different ways of seeing the sky or
16 seeing the skyline or the park or the city
17 beyond.

18 Next. And a dynamic quality. This
19 is a sort of subtle dynamic quality. We're
20 not talking about deconstructivism where
21 everything is moving in every direction
22 simultaneously. We are talking about

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1 buildings which have a kind of wholeness to
2 them and then within them there is more
3 syncopation.

4 Next. So our building. Let me
5 tell you a little bit about the functions.
6 One thing we are very happy about whenever we
7 get an opportunity to do a build-to-suit,
8 which means we have a client in tow, is
9 because we get to design the building not only
10 from the outside in, but also from the inside
11 out.

12 Our building here, the ground floor
13 is reception and conference facility. Second
14 floor is a major conference facility with a
15 breakout space here along the glass. All the
16 upper floors are then office floors. And the
17 top floor has the boardroom and a boardroom
18 terrace.

19 The building begins to reflect our
20 sort of Scott Circle bias, if you will. More
21 solid on this edge, opening itself to Scott
22 Circle both with the tilt of the glass, but

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1 also with the rising of the cornice line. The
2 building is a little more protective at the
3 ground floor.

4 CSIS will have international
5 diplomats visiting the building on a regular
6 basis. There is a kind of need to provide a
7 level of visual privacy. As I will show you
8 later, however, we are going to be providing a
9 reflecting pool and garden along that
10 pedestrian frontage and public space to give
11 something not only to CSIS, but give something
12 back to the pedestrians.

13 There is a kind of, we would say,
14 contemporary monumentality or kind of
15 international feel, we hope, to the design of
16 this. CSIS while located in the District is
17 not of the District. And I would say this
18 building similarly while located in the
19 District is not of the District.

20 It may have a base and a middle and
21 a top, but it is of a different sort. We also
22 -- the primary materials, and we will talk

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1 about materials in detail later, is limestone.

2 Limestone on the return surfaces, limestone
3 on the soffit of the roof above, limestone at
4 the base.

5 It is almost as though this were
6 conceived of as a limestone block which was
7 then carved away. And then a hole cut through
8 to make the skylight above. So there is a
9 kind of framing quality to this limestone
10 surround.

11 And then the dynamic portion of it,
12 and again at a secondary level, is the
13 playfulness of the sort of ground floor window
14 system here, which by the way also is cut on
15 an angle to face -- to direct itself to Scott
16 Circle and the distribution of windows here.

17 We also like the sort of
18 relationship between the glass and the stone.

19 The glass has been pulled taut and there is a
20 kind of tense relationship between the
21 strength of the stone and the strength of the
22 glass.

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1 Next slide. Now, this is the
2 elevation. This is essentially the alley
3 elevation. I'm showing you this primarily to
4 show you the line where we changed from being
5 limestone to precast. And this line, I'll
6 show you in the plan later, aligns with the
7 face of the adjacent Human Rights Campaign.

8 So we have limestone on all of
9 these surfaces that you see here. As we turn
10 the corner on the lower level, there is a
11 darker precast recessed. I think it is 2 foot
12 6. Above is -- will be an acid etched precast
13 in a similar finish and color to the
14 limestone. These windows bring diffused light
15 into the large conference room on that second
16 floor.

17 Next slide. We're showing you this
18 slide because this is cut through, a section
19 cut through the UCAL building. Many people
20 don't realize that there is a courtyard at an
21 upper level here on the UCAL building. Our
22 building overlooks that.

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1 I will describe a little bit in
2 detail in a subsequent slide about the nature
3 of the screening that we are providing for
4 those first two floors.

5 Next slide. Okay. First floor
6 plan. And now, we begin to talk about some of
7 the points that Christine mentioned at the
8 outset. First, let me point out that we have
9 moved the garage entry and curb cut which was
10 located on this edge of the site down the
11 alley with an entry here off the alley.

12 Similarly, we have located the
13 access to the loading dock here off the alley.

14 In addition, we have taken our utility
15 vaults, our electrical vaults and moved them
16 from Rhode Island Avenue to the alley. So we
17 are trying to make this frontage, this piece
18 of public space as nice as we can.

19 We have specialty granite paving,
20 D.C. standard concrete out here which matches
21 what University of California has. And here
22 you are beginning to see the reflecting pool

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1 and garden that sits out in front. Our entry
2 clearly is here.

3 We have worked with DDOT and
4 brought -- no, I guess this was part of the
5 original PUD. We have broadened the 10 foot
6 alley by providing a 2 foot 6 setback through
7 the -- at that first and second floor. On the
8 rear, we have a 20 foot alley an we will talk
9 about the setbacks from there in a moment.

10 Next slide. Lot occupancy. Also
11 as mentioned, we are requesting an increase of
12 lot occupancy from about 96 percent to 99
13 percent. We are also requesting a rear yard
14 setback change from 12 feet to 10 feet.

15 This slide is a roof slide and we
16 are showing you here the extent of the
17 vegetated roof. The building, as Greg
18 mentioned, will be applying for LEED-silver.
19 So that's obviously part of our package. We
20 are also asking for some relief from penthouse
21 setbacks.

22 This penthouse is a standard 18.6

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1 penthouse. On this side, we are looking for a
2 9 foot setback. On the south side, we are
3 measuring 16 feet. And on the east side, we
4 are 15 feet to the parapet. It would be 20
5 feet if measured to the property line. We are
6 also asking for -- to be allowed to have
7 penthouse at two levels. This is a standard
8 18.6, as I said.

9 This is the elevator override. We
10 would like to keep that as low as possible,
11 which in this case, I think, is 9 feet, which
12 when viewed from -- as far away as YMCA,
13 should be much less visible if we can keep it
14 at that elevation.

15 I would also like to point out that
16 at DDOT's request, they wanted us to like this
17 alley. We are unable to light that alley from
18 standard poles, because there is not enough
19 dimension, so we have proposed a lighting
20 scheme to DDOT and I think it was reviewed and
21 accepted or not reviewed yet? Do we know?

22 MS. RODDY: We submitted it to them

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1 for review and we're awaiting comments. It is
2 part of, I believe, the Public Space process
3 that we will be going through.

4 MR. HICKOK: Then this roof plan
5 also begins to show the skylight over the
6 terrace and the inclined roof of that front
7 portion of the building.

8 We also -- let me talk a little
9 about our relationship to UCAL. We have set
10 our entire facade back 5 feet. The original
11 proposal went up 2 stories above their
12 courtyard on the property line and then
13 setback 5 feet. We are taking our whole
14 facade back 5 feet for the full height.

15 Next slide. That begins to show
16 here. In this zone, we only drew a portion of
17 the -- of this screen. Obviously, the screen
18 continues to cover all of these windows. It's
19 a two-story screen of -- with a metal frame
20 and a mesh infill. The setback, the details
21 of the screen have all been reviewed with UCAL
22 and accepted.

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1 Next. Now, we're talking now
2 primarily about the primary elevation. And as
3 you know, if you have read your package, we
4 are looking for an additional opportunity to
5 raise this corner of the building above the
6 104. But I wanted you to see it in the entire
7 block, because it begins to describe where
8 that -- where this angle came from.

9 We view our building not only as
10 opening itself to Scott Circle, but it is also
11 mediating between the height of the UCAL
12 building and the height of the HRC building.
13 So when we strike a line from their
14 architecture embellishment back to the
15 penthouse of HRC, that's the angle that you
16 get.

17 And the red line that you see there
18 is our roof beyond the tilt at 104 feet. So
19 the vast majority of our roof is at 104 feet.

20 It's this front section which is not.

21 Next slide. That may be a little
22 bit clearer here. There is our 104 line.

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1 There is the 12 feet that we are suggesting on
2 the west end against the UCAL building.

3 Next slide. In section, same view.

4 There is our 104 which matches our roof and
5 then there is the incline in one direction and
6 out to the 12 foot extension in that
7 direction.

8 Next. Some side models. We have
9 the model here, obviously. When the lights go
10 on, if you would like, we're happy to roll
11 that forward if you want to take a different
12 look at it. We have the side models that give
13 a pictorial. Go ahead.

14 Here you can begin to see it in
15 context relative to UCAL, relative to HRC.
16 This is almost dead elevation.

17 Next. And then when viewed from
18 the YMCA end of the site.

19 Next. Materials. We have brought
20 some material samples with us. We are -- for
21 the limestone, the primary facade and front
22 portion of the building, we're talking about a

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1 Tennessee Pink, which is the same limestone
2 that is used on the National Gallery and other
3 monuments in town.

4 The precast concrete, as I said,
5 will be an acid etched to as closely match
6 this in color and texture as we can. Glass,
7 of course, clear glass on the north facade.
8 We are fortunate that this building does face
9 north, because it allows us to get this
10 expansive glass without too much heat gain for
11 our LEED-certification.

12 Stone paving out in front. Several
13 different shades of granite. All of the metal
14 finishes on the building on the exterior are
15 all stainless steel and that's an example of
16 the kind of mesh that may be in the UCAL
17 screen.

18 Next. So in conclusion, I won't
19 spend a lot of time going back, but back to
20 the main elevation, limestone facade,
21 stretched skin of glass, our Scott Circle bias
22 and we hope a building that will long serve

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1 CSIS and this neighborhood. And I think I'm
2 done unless you have questions.

3 MS. RODDY: That concludes our
4 presentation.

5 CHAIRMAN HOOD: Okay. Thank you.
6 We will open up our questions and also we have
7 the transportation expert who can answer
8 questions if need be. Okay. Who would like
9 to start us off? Okay. I'll tell you what,
10 I'll start us off. Yeah, I'll start us off.

11 Mr. Hickok, can you -- I think
12 there was a drawing or a schematic of the
13 loading dock. I think you showed it. If we
14 can go back to that?

15 MR. HICKOK: Yeah.

16 CHAIRMAN HOOD: We talked about the
17 alley and that's one of the things we have
18 been grappling with. And I'm just curious,
19 what's happening now in the alley? How much--
20 you know, now that we are bringing it, we
21 diverted attention from Rhode Island, which I
22 think is great, to the alley. I just wondered

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1 how that is going to work. The entrance for
2 the alley, the parking. Just kind of run me--

3 MR. HICKOK: I can do that.

4 CHAIRMAN HOOD: I guess, show me
5 how all that is going to work.

6 MR. HICKOK: Yeah, I can do that.
7 First of all, HRC has a very, very small
8 parking element. They have less -- they park
9 less than 20 cars. And the times that we have
10 been there, we haven't seen 20 cars there.
11 Their point of access is in this corner.

12 Our loading is clearly here.
13 University of California has its loading
14 directly adjacent to our loading, so we all
15 have the same kind of maneuvers to make to get
16 out. And then their access to their garage is
17 off of another alley which runs north/south on
18 the east side of their building.

19 So most of their parking traffic
20 comes either down the -- down this alley and
21 goes into their side or comes off of Rhode
22 Island and into the side. So as D.C. alleys

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1 go, and all D.C. alleys are tight, this is a
2 relatively unpopulated alley, in our opinion.

3 We have had our traffic guys run
4 many, many, many computer programs showing us,
5 because it's important to us, we have to
6 design something that CSIS can actually use,
7 how trucks maneuver in a three-point turn to
8 get in and out of the loading and it works.

9 For the automobiles, you can see,
10 first of all, we have relocated that column,
11 brought it in from the corner substantially,
12 and then we widened the width of this. You
13 can see how the ramp is flared. So that we
14 have a turning radius for a full SUV that can
15 come and make this turn, the most difficult
16 turn, without a problem.

17 So we're pretty -- we're feeling--
18 while it is tight, I can't tell you it's not
19 tight, we're feeling pretty confident about
20 its ability to handle the load.

21 CHAIRMAN HOOD: Can you show me
22 again how a truck is going to come to the

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1 loading dock? Just show me how I would --

2 MR. HICKOK: Sure.

3 CHAIRMAN HOOD: -- if I'm driving a
4 truck, how I am going to get to the loading
5 dock.

6 MR. HICKOK: The truck will come in
7 here, turn this way, back in, right? And he
8 might have to make a maneuver, a three-point
9 turn, to back in. He backs in and then I
10 believe he can pull straight. Let's go ahead
11 and go to that diagram, because we've got that
12 diagram.

13 Ah, I don't want to spend a whole
14 lot of time on this, but I can -- we can show
15 you.

16 CHAIRMAN HOOD: No, I want you to
17 spend some time, because I want to understand.

18 MR. HICKOK: Oh, okay. That's
19 fine. Here we go.

20 CHAIRMAN HOOD: That's -- okay.

21 MR. HICKOK: Now, is that -- that
22 begins to describe the movements that the

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1 trucks have to make to get in and out. And
2 you will see we left the other truck in place.

3 So they are always making their movement as
4 though there were a second truck there.

5 Go ahead, let's see the next one.
6 There is another. It shows in-bound, backing
7 into the space, making a small three-point
8 there to maneuver and go out.

9 One more. This time we have turned
10 sideways. I'm sorry, this is the back of the
11 building. This is the 10 foot alley. So this
12 is a car turning in and down the ramp with no
13 problem. This is, like I said, a full size
14 SUV making its turn out and into the alley.
15 And all of these are -- all of these diagrams
16 are computer generated, not generated by us.

17 CHAIRMAN HOOD: And you mentioned
18 D.C. alleys. I'm sure this is not very --
19 like you said, it's not that populated, but
20 I'm sure it gets double-parked as FedEx --
21 well, I didn't mean to call anybody, but I'm
22 sure it gets those folks who just double-park

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1 for a second and jump out.

2 Do we know if we see a lot of that
3 in this particular area? Because if not, it
4 will throw everything off.

5 MR. HICKOK: Yeah. I think because
6 of the use of UCAL, which is not a commercial
7 building, and because of our use, which is not
8 a commercial building, we generally know when
9 trucks are coming and not coming. It's not
10 that they just sort of show up. They have to
11 -- you know, there is a person in CSIS'
12 organization that manages that traffic. So we
13 know what to expect. And UCAL's use is
14 probably even less than our use.

15 CHAIRMAN HOOD: Okay. All right.
16 And the other thing is, Ms. Roddy, you
17 mentioned the Office of Planning. And I was
18 talking about the conditions that DDOT had
19 mentioned. I know Office of Planning has some
20 issues, but you were fine with everything
21 Office of Planning had also?

22 MS. RODDY: That's right.

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1 CHAIRMAN HOOD: I think that was
2 your --

3 MS. RODDY: I think they just had
4 the two, which were CVE and a First Source, if
5 I'm not mistaken. And both of those we are
6 willing to comply with.

7 CHAIRMAN HOOD: Yeah, I remember
8 reading last night. But anyway, okay, okay.
9 Any other questions? Commissioner May? Thank
10 you.

11 COMMISSIONER MAY: Yeah. I think
12 the biggest lingering question I have about
13 this is the roof versus embellishment
14 question. And I read what was submitted on
15 that and I'm, frankly, not convinced. I don't
16 understand why the -- that portion of the
17 roof, which is over the terrace, which seems
18 to be continuous with the rest of the roof and
19 there is even a skylight within it, right?

20 I mean, why isn't that just a roof?

21 MS. RODDY: I think that we are
22 willing to simplify this and just say that

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1 this -- it is a roof and that the maximum
2 height would be 116 feet for that very, very
3 limited area, it's less than 1,000 square
4 feet, I think it's maybe 900 or so square
5 feet, just because of the slope of the front
6 and you can explain this in more detail.

7 But I think most --

8 COMMISSIONER MAY: Weren't you
9 already very close to that, because some of
10 the -- you do have some of that roof -- some
11 of that sloped area is actually roof over
12 enclosed space?

13 MS. RODDY: That's correct. Up to
14 112 feet is really what we had initially
15 described as functional, but it got very
16 complicated. So I think that in an effort to
17 simplify this, we would be seeking relief to a
18 maximum height of 116 feet, but recognizing
19 that the majority of this building is at 104
20 feet.

21 COMMISSIONER MAY: And that's just
22 relief from the -- from Phase 1.

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1 MS. RODDY: That's correct, because
2 it would be permitted from the First Stage
3 conditions. It's still consistent with the C-
4 4 PUD.

5 COMMISSIONER MAY: Right.

6 MR. HICKOK: We have no inherent
7 need to call it a cornice or call it an
8 architectural embellishment or call it
9 anything else. A roof is fine.

10 COMMISSIONER MAY: Okay. All
11 right.

12 MS. RODDY: And just one other
13 thing. Otherwise a height of 130 feet would
14 be permitted at this site.

15 COMMISSIONER MAY: Right.

16 MS. RODDY: So we're still will
17 within that.

18 COMMISSIONER MAY: And even with
19 the other relief that you are seeking when it
20 comes to the penthouse setbacks, for example,
21 you are still below 130 feet at the top of the
22 setback. I mean, the top of the penthouses,

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1 aren't you?

2 MS. RODDY: That's correct.

3 COMMISSIONER MAY: Yeah, so it's--
4 I'm just looking out for the potential, you
5 know, red flags when it goes to NCPC. They
6 may have victor on this height and setback of
7 penthouse kick.

8 MR. HICKOK: Well, to be perfectly
9 accurate, if we are at 112 and we've got an
10 18.6 penthouse, we are at 130 and 6 inches.
11 I'm sorry? No, but if he is counting from --
12 oh, no, that's true, because the penthouse is
13 counted from the 104. So we are below 130 on
14 that penthouse no matter what. You're right.
15 So 122.6, yeah.

16 COMMISSIONER MAY: Yeah, okay.
17 Good. Thank you. I think that's it for me.
18 I mean, there are other -- you know, it's not
19 much. There is so little, you're just sort of
20 like working around the edges of the First
21 Stage, so I don't really have much of a
22 question.

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1 CHAIRMAN HOOD: Okay. Vice
2 Chairman?

3 VICE CHAIR KEATING: Yeah. My
4 questions really were about the alley access.
5 Other than that though, I think those have
6 been sufficiently answered. I didn't have
7 anything other than that.

8 CHAIRMAN HOOD: Any other
9 questions? Commissioner Schlater?

10 COMMISSIONER SCHLATER: I'm new, so
11 I get to go last. I think it's a great
12 project. I think the architecture -- the
13 building is going to stand out. It's a very
14 high quality. Obviously, CSIS is a great user
15 to have down there.

16 I think I have a few questions, but
17 nothing too much. Specifically related to the
18 green building package, I'm wondering how you
19 formulated your green building package. I
20 know it was a condition of the final PUD order
21 in 2007. So how did we end up at a green
22 silver certification on this building?

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1 MR. HICKOK: Because CSIS, as a
2 user and we have architects to fill that
3 obligation, the green package consists of a
4 lot of different things. Obviously, there is
5 a vegetative roof. We are reusing the
6 condensate water from the mechanical system to
7 irrigate.

8 We have this value of the advantage
9 of it being north facing and when we
10 introduced the center courtyard, it brings a
11 lot of daylighting into the building. We have
12 a very highly efficient chilled water
13 mechanical system. We are using low flow
14 toilet fixtures.

15 We are providing hybrid parking
16 spaces in the garage. We have bicycle storage
17 with showers attendant. And we will have in
18 the end a very sophisticated lighting control
19 system throughout the building. Not just for
20 the office, but obviously for all the
21 conferencing rooms, all conferencing centers
22 and everything else. So it's a pretty secure

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1 package.

2 COMMISSIONER SCHLATER: I noticed
3 from the package, the prehearing statement
4 that you submitted, actually it's in your bio,
5 that the building was originally targeted for
6 LEED-gold-certification. Why the downgrade?

7 MR. HICKOK: Well, it's not a
8 downgrade. I think it's safe to say that gold
9 is still the target, but if you know the LEED-
10 certification process, you have to get just a
11 certain number of points and we are always
12 modestly reluctant to be anything other than
13 conservative when we sit before you and make a
14 promise.

15 So we believe and we believe CSIS
16 is in accord that if we can do gold with these
17 features and we might well, we also have the
18 advantage on this building -- we are doing all
19 the interior design as well, so it is LEED new
20 construction which will include all the
21 benefits we get for recycled content and
22 everything on the interior design side.

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1 So ultimately do I believe that we
2 will get to gold? Yes. Can I commit to gold
3 as we sit here? No.

4 COMMISSIONER SCHLATER: Would you
5 say -- I guess, it's considered an amenity,
6 right? This green building package. And I
7 just wonder if, you know, in a Class A office
8 building, new construction, my understanding
9 is that it's sort of the minimum standard
10 these days for office building will get you to
11 LEED-silver-certification.

12 And if this is going to be an
13 amenity, why not target something a little bit
14 higher, something more ambitious to make it
15 truly a project that stands out?

16 MR. HICKOK: You are right about
17 commercial office buildings. We haven't done
18 -- every commercial office building that comes
19 into our office these days is typically LEED-
20 silver. We have done one LEED-gold at 1050 K.

21 Is it an amenity? I thin it is
22 almost a basic. I think its something getting

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1 a LEED -- you know, LEED-silver is something I
2 wouldn't even call it an amenity these days.
3 It's almost sort of what one does.

4 I think there are a lot of other
5 benefits that we offer in addition to this.
6 So I'm remaining reluctant to promise you
7 gold. I can only tell you that we'll go for
8 the gold.

9 MS. RODDY: I just wanted to add
10 that during the First Stage PUD when we went
11 through the benefits and amenities for this
12 project, the green benefits package that was
13 provided there, this actually far exceeds what
14 was being proposed at that time. So in that
15 sense, we really are going above what
16 initially was approved in the First Stage.

17 COMMISSIONER MAY: You know, I
18 would add on the subject of LEED-silver
19 becoming basic, at this point, it will be with
20 the -- as time goes on and the Green Building
21 Law kicks into effect, some of these things
22 are going to become base requirements for

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1 buildings of this size. I don't know what
2 kicks in when, but it will only be a matter of
3 time.

4 It might have been helpful I think
5 in the -- in your LEED checklist if there were
6 other points that you were going for to have
7 those indicated, because the questionmark
8 column is -- there are no tallies there. So
9 we only see 34 points as the target. And if
10 you are going for potentially for gold, it
11 would have -- I'm sure you're thinking about
12 some things that might be possible that would
13 fall under that middle column.

14 COMMISSIONER SCHLATER: Is this a
15 project that CSIS is going to move forward
16 with as soon as it gets through the
17 entitlement process?

18 MR. BROADDUS: Yes. Yes, our -- we
19 have -- I guess the challenge for us is we
20 have a lease at the current location that runs
21 for some time, but our intention is to move
22 ahead as quickly as we can get donor and bank

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1 and lease liability mitigated and all those
2 moving parts worked out. So we want to be in
3 there as quickly as we can, if that's your
4 question.

5 CHAIRMAN HOOD: Okay. Great
6 questions. I just have a quick question about
7 something I read in the recommendation. I
8 probably can ask the Office of Planning.
9 Their recommendation starts off "Prior to the
10 issuance of any building permits, the
11 applicant must submit proof that all
12 contributions have been made and signed
13 documents to participate."

14 Ms. Roddy, you mentioned about the
15 signed documents, but the first part, "The
16 applicant must submit proof that all
17 contributions have been paid." No problem
18 with that?

19 MS. RODDY: We have no problem with
20 that.

21 CHAIRMAN HOOD: Okay. All right.
22 Any other questions? All right. Thank you.

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1 Let's go to the Office of Planning. Mr.
2 Jackson? I'm sorry? Oh, anyone -- I'm sorry.
3 Mr. -- thank you, Ms. Schellin. Mr. Wexler
4 from ANC-2B? Anyone here from ANC-2B? Okay.
5 Mr. Jackson?

6 MR. JACKSON: Good evening, Mr.
7 Chairman and Members of the Board --
8 Commission. My name is Arthur Jackson. I'm a
9 Development Review Specialist with the
10 District of Columbia Office of Planning. I'm
11 here to give a brief summary of the Office of
12 Planning's report and my summary is that we
13 stand on the record.

14 And before you you have a complete
15 -- our analysis of this application and I have
16 supported the application, based on the facts
17 presented. I would note in addition, we
18 contacted the Zoning Administrator just to
19 see, based on the plans that we had in the
20 packet, what their interpretation was with
21 regard to whether or not there was a roof or a
22 cornice.

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1 And he indicated that based on the
2 plans that I forward to him, they would call
3 this entire -- the entire roof structure --
4 the entire structure of the top a roof, such
5 that the -- if you covered the -- and we --
6 but we have no support -- no issue with
7 supporting the proposed height of -- as
8 presented by the applicant.

9 CHAIRMAN HOOD: And again --

10 MR. JACKSON: And then just to
11 further clarify what our request was, in terms
12 of conditions, we just want to make sure that
13 all the benefits that have been provided by
14 the applicant are documented in some way, such
15 that when it gets to the Zoning Administrator
16 and they have to review his application, that
17 they can go through and check off what has
18 been provided.

19 I just wanted to -- just dot all
20 the Is and cross the Ts. And that's really
21 the only reason we added that condition. That
22 concludes our report and we are available to

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1 answer questions.

2 CHAIRMAN HOOD: Okay. Thank you,
3 Mr. Jackson. This is a good report and it was
4 even better when you stood mostly on the
5 record. Okay. Commissioner May?

6 COMMISSIONER MAY: I just wanted
7 to, I guess, run through the disagreement or
8 the one point disagreement about the
9 interpretation of the courts. You know,
10 whether they need relief on the courts or not.

11 MR. JACKSON: Right. We had
12 initially talked about a court on the west
13 side of the building that is next to the alley
14 and on the east side of the building, which
15 would be on the same side as the screened
16 fence is on the side. The applicant noted
17 that in their -- that the court actually was
18 around 3 feet -- 35 feet, which, in essence,
19 is wide enough under the Zoning Regulations.

20 So we say that the space on the
21 west side of the alley, on the west side of
22 the building adjacent to the alley, the court

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1 that's formed there does meet the regulations,
2 but we think that the court on the east side,
3 which is -- has gone from 3 feet to 5 feet
4 still is too narrow to meet the standards in
5 the regulations.

6 So we're just saying that we think
7 that they will need relief for the court on
8 the left -- on the east side of the alley --
9 on the east side of the building that is next
10 to their fence, screened fence.

11 COMMISSIONER MAY: Was the logic
12 that because it was continuous with the court
13 of the neighboring building that it was -- it
14 could be considered a single court?

15 MR. JACKSON: Well, the court was
16 formed by the property line and two walls.

17 COMMISSIONER MAY: Right.

18 MR. JACKSON: So that is -- and the
19 opening would be at the alley.

20 COMMISSIONER MAY: Yeah.

21 MR. JACKSON: So yes.

22 COMMISSIONER MAY: Yeah, okay. I

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1 think I understand. Thank you.

2 CHAIRMAN HOOD: Okay. Any other
3 questions? Okay. Does the applicant have any
4 questions of Office of Planning?

5 MS. RODDY: No, we do not.

6 CHAIRMAN HOOD: Okay. Again, there
7 is no one here from ANC-2B. Okay. Let's move
8 right along. Report of other Government
9 agencies. We talked about the DDOT report
10 already. Report of ANC-2B. ANC-2B, in
11 Exhibit 13, they have offered their support
12 contingent on abiding by the amenities package
13 in the First Stage Planned Unit Development
14 adopted on December 13, 2006. And this is
15 signed by the -- I'm not sure, but it -- well,
16 anyway. The representative would have been
17 Mr. Victor Wexler, who is not present, but so
18 noted. That's Exhibit 13.

19 We have no persons -- no
20 organizations and persons in support here
21 tonight to testify or do we? And we have no
22 organizations and persons in opposition

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1 tonight or do we? Okay. Not having a list
2 with anything, Ms. Roddy, do you want to do
3 your closing remarks?

4 MS. RODDY: CSIS is very excited
5 about the opportunity this site presents and
6 about the building it is proposing this
7 evening. And in light of OP, DDOT, ANC and
8 the neighboring property owners support for
9 the application, we would ask that the
10 Commission consider taking action this evening
11 to approve the Second Stage of this PUD.

12 And we appreciate your time.

13 CHAIRMAN HOOD: Okay. Thank you.
14 We have a big task in front of us. We were
15 asked to do a Bench decision. Typically, I
16 don't know if we normally do that, but I think
17 this is pretty straightforward. I think this
18 case is very well-presented and all the Is are
19 dotted and the Ts are crossed with the
20 information that was provided, especially by
21 Mr. Jackson assistance and the applicant do
22 that.

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1 And with that, I would move
2 approval.

3 VICE CHAIR KEATING: Second.

4 CHAIRMAN HOOD: Well, let me say
5 what case it is first.

6 VICE CHAIR KEATING: I take the
7 second back.

8 CHAIRMAN HOOD: No. Yeah, I'm
9 trying to find out where I was. I would move
10 approval of Zoning Commission Case No. 02-51C
11 with all the information so noted for the
12 record tonight and ask for a second.

13 VICE CHAIR KEATING: Second.

14 CHAIRMAN HOOD: Moved and properly
15 seconded. Any further discussion? Further
16 discussion?

17 All those in favor?

18 ALL: Aye.

19 CHAIRMAN HOOD: Ms. Schellin, any -
20 - hearing all on the affirmative, would you
21 record the vote?

22 MS. SCHELLIN: Yes. Staff records

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1 the vote 4-0-1 to approve proposed action in
2 Zoning Commission Case No. 02-51C.
3 Commissioner Hood moving, Commissioner Keating
4 seconding, Commissioners May and Schlater in
5 support. Commissioner Turnbull not present,
6 not voting.

7 CHAIRMAN HOOD: Okay. Ms.
8 Schellin, do we have anything else before us?

9 MS. SCHELLIN: No, sir.

10 CHAIRMAN HOOD: Ms. Roddy, it was
11 very well done. Thank you all. I thank
12 everyone for their participation tonight.

13 This hearing is adjourned.

14 MR. HICKOK: Thank you very much.

15 (Whereupon, the Public Hearing was
16 concluded at 7:28 p.m.)
17
18

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