

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

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 4<sup>th</sup> 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 4<sup>th</sup> 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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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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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 17<sup>th</sup> 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 16<sup>th</sup> 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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