

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,  
JUNE 3, 2010

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The meeting convened in Room 5115,  
Suite 500, 401 9th Street, N.W., Washington,  
D.C. 20004, at 12:30 p.m., Preston Bryant,  
Chairman, presiding.

PRESENT:

PRESTON BRYANT, Chairman  
HERBERT F. AMES, Presidential Appointee  
ELYSE GREENWALD, U.S. Senate

JOHN M. HART, Presidential Appointee  
PETER MAY, Department of Interior  
MICHAEL S. MCGILL, General Services  
Administration

ROBERT E. MILLER, Council of the District of  
Columbia

BRADLEY PROVANCHA, Department of Defense

HARRIET TREGONING, Office of the Mayor of the  
District of Columbia

STACIE TURNER, Mayoral Appointee

NCPC STAFF:

MARCEL C. ACOSTA, Executive Director  
PETER COPPELMAN, Acting General Counsel  
DEBORAH B. YOUNG, Secretariat

A-G-E-N-D-A

Report of the Chairman, Preston Bryant. . . . .4

Report of the Executive Director, Marcel C.  
Acosta. . . . .5

Legislative Update, Peter Coppelman . . . . .8

Consent Calendar Agenda . . . . . 8

Information Item - Dwight Eisenhower Memorial  
Presentation, Shane Dettman . . . . . 17

Action Items

The National Mall, Washington, D.C. -  
Reconstruct Turf and Soil in Three  
Eastern Most Center Panels  
Presentation, Nancy Witherell . . . . . 71

Transfer of jurisdiction of  
approximately 15 acres of Fort Dupont  
Park (U.S. Reservation 405) from the  
National Park Service to the DC  
Government for expansion of the Fort

Dupont Ice Arena and construction of a  
youth baseball academy  
Presentation, Jeff Hinkle . . . . . 97

Veterans Affairs Medical Center, 50  
Irving Street, NW, Washington, D.C. --  
77 Bed Domiciliary

Presentation, Carlton Hart. . . . . .168

Adjournment

1  
2  
3  
4  
5  
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P-R-O-C-E-E-D-I-N-G-S

12:46 p.m.

CHAIRMAN BRYANT: Good afternoon  
and welcome to the National Capital Planning  
Commission's June 3, 2010 meeting. If you all  
would join and stand with me for the Pledge of  
Allegiance.

(Please of Allegiance recited.)

CHAIRMAN BRYANT: Thank you. We  
do have a quorum and with the quorum I would  
like to call the meeting to order. Hearing no  
objections we will proceed with the agenda has  
it has been advertised.

[INSERT - Agenda]

## 1 1. REPORT OF THE CHAIRMAN

2 CHAIRMAN BRYANT: Agenda Item No.  
3 1 is the Report of the Chairman. I have just  
4 two items to note. During the past month I  
5 recommended the transfer of jurisdiction of a  
6 portion of U.S. Preservation 470 from the  
7 National Park Service to the District of  
8 Columbia and transfer of jurisdiction of  
9 portions of the U.S. Preservation 470 and Lot  
10 811 in Square 1759 from the District of  
11 Columbia to the National Park Service to  
12 construct a multi-purpose field at Alice Dill  
13 middle school and that has been executed.

14 Item No. 2. I'm pleased to say  
15 that after a long search we have at National  
16 Capital Planning Commission a new General  
17 Counsel. We lost our other General Counsel  
18 when she took a position at NOAA and we have  
19 undertaken a good national search and we are  
20 pleased to introduce today as our new General  
21 Counsel Anne Schuyler.

22 Anne, if you will stand.

1 Anne is currently the Associate  
2 Attorney and Deputy General Counsel for  
3 Environment and Installations at the United  
4 States Air Force Headquarters. She will be  
5 joining us on June 7th so in just a few days  
6 she will be joining us officially.

7 Anne has extensive background as  
8 an attorney in private practice as well as  
9 with the Washington Metropolitan Area Transit  
10 Authority and other agencies. She also has an  
11 urban planning background so she comes well  
12 qualified and we are pleased to have her.  
13 Again, she joins us officially on June 7th and  
14 we are pleased to have her here today. That  
15 completes the items I have.

16 2. REPORT OF THE EXECUTIVE DIRECTOR

17 CHAIRMAN BRYANT: Item 2 on the  
18 agenda is the Report of the Executive Director  
19 and I'll turn to Mr. Acosta.

20 MR. ACOSTA: Thank you Mr.  
21 Chairman and good afternoon. In the interest  
22 of time I'll be foregoing a full report. You

1 will find a written copy of my report in your  
2 packets. I just have one announcement I would  
3 like to make. We also have one additional  
4 staff who has joined the Commission.

5 I would like to ask Lauren Koffman  
6 to stand. She'll be working our Physical  
7 Planning Division as an intern this summer.

8 Lauren is a rising senior civil  
9 engineering major at the University of  
10 Virginia and she'll work on several of the  
11 agency's planning initiatives including the  
12 10th Street Corridor Initiative, Capital  
13 Space, and the Federal Triangle Stormwater  
14 Study. Welcome to our Commission.

15 I would also like to take this  
16 opportunity to welcome Ms. Schuyler to the  
17 Commission. I would also thank Peter  
18 Coppelman who served as our interim General  
19 Counsel for the last few months.

20 He's been very helpful and  
21 valuable in terms of guiding the staff of the  
22 Commission in terms of the many complex legal

1 issues that we encounter on a day-to-day and  
2 monthly basis. Thank you so much, Peter, for  
3 your help at NCPC.

4 CHAIRMAN BRYANT: Peter, on behalf  
5 of the Commission I will certainly echo those  
6 remarks of gratitude. You have served us well  
7 in the few months that we have been without a  
8 permanent General Counsel. You've added much  
9 good humor and I've been happy to have you.  
10 You served us well and we wish you well as you  
11 go on. Thank you.

12 MR. COPPELMAN: Thanks very much,  
13 Mr. Chairman. I very much enjoyed my stay  
14 here.

15 [INSERT - Report of the Executive  
16 Director]

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3. LEGISLATIVE UPDATE

CHAIRMAN BRYANT: That takes us to Item No. 3 which is Mr. Coppelman for the Legislative Update.

MR. COPPELMAN: Yes, Mr. Chairman. This will be my last Legislative Update. I have one item to report. HR2092 was reported out of the Committee on Homeland Security and Government Affairs in the Senate.

It's the Kingman and Heritage Islands Act of 2009 and it amends the National Children's Island Act of 1995 to allow the District of Columbia to use the lands conveyed Kingman and Heritage Islands and related easements granted under such act in accordance with the specified Anacostia Waterfront Framework Plan and the Comprehensive Plan. In other words, it expands the uses that are allowed on the island. Thank you.

CHAIRMAN BRYANT: Thank you, Mr. Coppelman. Any questions for Mr. Coppelman.

4. CONSENT CALENDAR

1                   CHAIRMAN BRYANT: Hearing none,  
2                   Item 4 is the consent calendar. There are  
3                   seven items on the consent calendar and they  
4                   are these.

5                   Item 4A is the installation of  
6                   four new antennas and radio communications  
7                   equipment at the Ariel Rios Building.

8                   4B is the installation of four new  
9                   antennas and radio communications equipment at  
10                  the Bureau of Alcohol, Tobacco, Firearms and  
11                  Explosives Headquarters Building.

12                  4C is the Warrior in Transition  
13                  Complex at Fort Belvoir.

14                  4D is the Shops at Dakota Crossing  
15                  at Fort Lincoln in New Town.

16                  4E is Washington Canal Park which  
17                  we have certainly seen in the past and is a  
18                  very exciting project.

19                  4F is the new metrobus garage  
20                  facility at D.C. Village.

21                  4G is the combined sewer overflow  
22                  long-term control plan at Anacostia Park.

1                   Are there any questions about any  
2                   items on the consent agenda? Hearing none,  
3                   all in favor of adopting the consent agenda,  
4                   say aye.

5                   PARTICIPANTS: Aye.

6                   CHAIRMAN BRYANT: Opposed no? The  
7                   consent agenda is adopted.

8                   [INSERT - Ariel Rios Building]

1

[INSERT - U.S. Bureau of Alcohol, Tobacco,

2

Firearms and Explosives HG]

1 [INSERT - Fort Belvoir]

1 [INSERT - Fort Lincoln Urban Renewal]

1 [INSERT - Washington Canal Park]

1 [INSERT - DC Village]

1 [INSERT - Anacostia Park]

## 1 DWIGHT D. EISENHOWER MEMORIAL

2 CHAIRMAN BRYANT: Next is Item 5A.  
3 This is the Dwight D. Eisenhower Memorial. We  
4 have before us Mr. Shane Dettman. I will make  
5 a couple of comments. One is this is an  
6 information presentation only. There will be  
7 no action today by the Commission.

8 The design team will be back  
9 before us likely in the fall for a formal  
10 presentation at which time we will act. Your  
11 comments today, Commission Members, will be  
12 instructive to the design team as they go  
13 forward and continue their work. With that,  
14 let me turn it over to Mr. Dettman.

15 MR. DETTMAN: Thank you, Mr.  
16 Chairman, and members of the Commission.  
17 Before we turn the presentation over to the  
18 applicant and the design team staff is going  
19 to make a few very short remarks regarding the  
20 steps taken or basically the timeline that has  
21 occurred thus far in establishing a memorial  
22 to Dwight D. Eisenhower.

1                   Following our introductory remarks  
2                   representative from the design team, Gehry  
3                   Partners and AECOM will be here to present to  
4                   you the three preliminary concept alternatives  
5                   that are currently under consideration.

6                   I'll note that the National Park  
7                   Service is the federal applicant for the  
8                   project. Currently the National Park Service  
9                   is working with the Eisenhower Memorial  
10                  Commission and its design team as well as the  
11                  General Services Administration to help  
12                  facilitate the design review process for the  
13                  memorial.

14                  So to begin, Congress authorized  
15                  the creation of a memorial to President  
16                  Eisenhower in 1999 when it enacted Public Law  
17                  106-79 finding that the people of the United  
18                  States feel a deep gratitude to President  
19                  Eisenhower and that an appropriate permanent  
20                  memorial should be created to perpetuate his  
21                  memory and his contributions to the U.S.

22                  The law created a commission known

1 as the Dwight D. Eisenhower Memorial  
2 Commission which Congress tasked with  
3 considering and formulating plans to establish  
4 the memorial including its nature, design,  
5 construction and location pursuant to the  
6 Commemorative Works Act.

7 The commission is composed of four  
8 public members appointed by the President,  
9 four members of the Senate, and four members  
10 of the Senate and four members of the House of  
11 Representatives. I'll note that we do have  
12 representatives from the Memorial Commission  
13 with us today in the audience including Susan  
14 Banes Harris. Susan is the chair of the  
15 Eisenhower Memorial Commission Architectural  
16 Committee.

17 Mr. Lou Galambos. He is the chair  
18 of the commission's Legacy Committee. General  
19 Carl Redel, the Executive Director of the  
20 Commission, and finally Mr. Dan Feil who is  
21 the executive architect of the Eisenhower  
22 Memorial Commission.

1                   CHAIRMAN BRYANT: Perfect. Thank  
2 you. We are glad that you are here for this  
3 presentation.

4                   MR. DETTMAN: Subsequent to the  
5 Congressional Action of 1999 Congress enacted  
6 two additional laws pertaining to the  
7 Eisenhower Memorial. First, in 2002 Congress  
8 passed Public Law 107-117 which amended its  
9 1999 law to authorize location of the memorial  
10 "on land under the jurisdiction of the  
11 Secretary of the Interior in the District of  
12 Columbia or its environs."

13                   Following in May 2006 after the  
14 recommendation by the Secretary of the  
15 Interior Congress passed Public Law 109-220  
16 which authorized the memorial to be located  
17 within Area 1. Area 1 was established by the  
18 2003 amendments to the Commemorative Works Act  
19 and is designated as an area for the location  
20 of commemorative works deemed to be of  
21 preeminent, historical, and lasting  
22 significance to the U.S.

1                   Happening concurrently with the  
2                   Congressional actions I just described, the  
3                   Eisenhower Memorial Commission and the  
4                   National Park Service worked collaboratively  
5                   and undertook an extensive site selection  
6                   analysis and ultimately selected what is known  
7                   as the Maryland Avenue site which is circled  
8                   in orange here.

9                   The site selection analysis took  
10                  into account 26 different sites within Area 1.  
11                  Also within the reserve and also outside of  
12                  Area 1. Again, ultimately the Maryland Avenue  
13                  site was selected mainly due to its size, its  
14                  design flexibility, accessibility, its  
15                  surrounding landmarks, and its ties to  
16                  President Eisenhower.

17                  At its September 2006 meeting the  
18                  National Capital Planning Commission approved  
19                  the Maryland Avenue site provided the  
20                  applicant design the memorial using the  
21                  Section 106 consultation process to meet a set  
22                  of established design principles.

1                   This aerial photo shows  
2 highlighted in red the site and the design  
3 team will get into the nuances and the  
4 specifics about the context of the site and  
5 the characteristics of the site.

6                   I won't go through the design  
7 guidelines that were incorporated into the  
8 Commission's 2006 action word for word but  
9 essentially what the Commission approved in  
10 approving these design guidelines is to design  
11 the memorial very much in the spirit of the  
12 L'Enfant Plan and very much in the spirit of  
13 a square which can be found all throughout the  
14 city, an original part of the L'Enfant Plan.

15                   I will not read these word for  
16 word. I believe that you were provided with  
17 a copy of the Commission's 2006 action, our  
18 staff report, prior to today's meeting. The  
19 design review process has been initiated. The  
20 NEPA process and the Section 106 process has  
21 been initiated for this project and staff is  
22 currently an active participant in both those

1 processes.

2 So with that I would like to hand  
3 the presentation over to John Bowers, a member  
4 of the design team with Gehry Partners and  
5 he'll be providing you with a presentation of  
6 the three concept design alternatives.

7 MR. BOWERS: Thank you, Shane.

8 Good afternoon. I'm going to  
9 start off with a little bit regarding the site  
10 context and then we'll get into the three  
11 design alternatives. Starting off, this is a  
12 memorial context plan. The red dots are  
13 highlighting the existing and current  
14 presidential memorials.

15 Our site, as Shane just pointed  
16 out, is at the cardinal intersection here on  
17 4th and Independence with Maryland Avenue  
18 obviously bisecting the site.

19 The site is surrounded with  
20 thematic relationships to President  
21 Eisenhower. Beginning to the north obviously  
22 the Air and Space Museum just across the

1 street from the site where Eisenhower was the  
2 driving force creating NASA.

3 To the western side of the site  
4 obviously the transportation aspect  
5 relationship to Eisenhower was very strong  
6 working with Congress in developing the  
7 highway system and interstate system across  
8 America.

9 Towards the south the Department  
10 of Education resides currently in the LBJ  
11 Building and obviously Eisenhower is a very  
12 strong proponent of education. He obviously  
13 started with direct federal grants and loans  
14 to education in the National Defense Education  
15 Act. To the east of the site is the Voice of  
16 America which is really the result of the U.S.  
17 Information Department that Eisenhower had  
18 also developed.

19 Regarding the access to the site  
20 we have looked at a couple of things. One  
21 obviously in terms of public transportation.  
22 The site because it's an urban site, it's in

1 the center of the city essentially, it's  
2 served very well with the Metro lines.  
3 There's four lines, the blue, orange, green,  
4 and red with the L'Enfant Plazas Metro station  
5 just a block away down on Maryland Avenue.

6 The VRE line to the south of the  
7 site. There's another station here. The  
8 circulator that runs across Independence  
9 Avenue here. Really the site is well-served  
10 from the public access and transportation  
11 around the perimeter of the project site.

12 In terms of pedestrian foot  
13 traffic, again because of the urban site, the  
14 plaza area itself we believe it will be very  
15 activated from the corners of the site. The  
16 site will have a lot of foot traffic, we  
17 believe, from the 4th Street Corridor which  
18 actually accesses across to the Mall and  
19 Maryland Avenue so we really see this as  
20 generating a large number of pedestrian flow  
21 to the corner of the site.

22 As well as just to the west where

1 6th Street here terminates at the Air and  
2 Space Museum so this intersection along with  
3 Maryland Avenue creates a lot of pedestrian  
4 flow from the Metro stop.

5 We see these as very active  
6 intersections and pedestrian access points to  
7 the site as well as maybe not as heavily used  
8 but still obviously an urban environment that  
9 the two access points from 6th Street and 4th  
10 Street from the south going toward the site.

11 In terms of the geometry for this  
12 site itself, as Shane had pointed out earlier,  
13 the project site is a total of four acres.  
14 The green area is dedicated to the memorial  
15 itself which equates to 3.25 acres.

16 The orange area down to the south  
17 of the memorial site and to the north of the  
18 Lyndon B. Johnson Building is three quarters  
19 of an acre. That is designated as a  
20 pedestrian mall to serve as an entry point  
21 dedicated towards the LBJ Building.

22 In terms of access to the entry,

1       which is kind of tucked away in the center of  
2       the building itself as it stands now, that  
3       this can be and is part of our scope and part  
4       of the design of the memorial to blend and be  
5       cohesive with the memorial itself.

6                A couple of other constraints that  
7       we are working with in terms of developing the  
8       three alternatives are the setback lines which  
9       we are acknowledging the north face which is  
10      a 50-foot setback southward from Independence  
11      which is aligning with the street wall.

12               Likewise on 6th and on 4th the  
13      setbacks that are aligning with the Lyndon B.  
14      Johnson Building.

15               Most importantly is the Maryland  
16      Avenue historic cartway which is a 50-foot  
17      wide cartway that we are using and you will  
18      see as features through the three schemes, as  
19      well as 160-foot Maryland Avenue Corridor  
20      space here for the street itself.

21               One other area that we thought was  
22      important to look at and was very important in

1 terms of visiting the site and understanding  
2 the site was when you're on site and you  
3 actually have a visual perception of the site,  
4 since there really is nothing on the site  
5 currently now, it's a wide open urban plaza,  
6 that the visual perception as you walk the  
7 site and stand and look across is really the  
8 planes of the surrounding buildings.

9           With the intent of that and really  
10 understanding how large this space is from the  
11 scale, and you look at it on a piece of paper  
12 versus being out on site, it's 7.5 acres.  
13 It's almost double the size of the actual  
14 memorial site itself so it's just an  
15 interesting observation of really  
16 understanding the urban context.

17           The current site as it stands  
18 right now with the Lyndon B. Johnson Building  
19 here to the south of the site there are two  
20 main entry points. You can see this is the  
21 line that runs across east to west is the 50  
22 foot offset so this will be the pedestrian

1 mall area that will be developed to help serve  
2 as the entry point into the LBJ Building.

3 That's just in terms of the context of what we  
4 have left to develop.

5 The rest of the site, as you know,  
6 right now is really hardscape. There's two  
7 main entry points with a few steps. The site  
8 is fairly flat itself. There is a four-foot  
9 delta this being the low point at the corner  
10 of Maryland and Independence.

11 The rest of this is just hardscape  
12 with some minimal planting around. The other  
13 large feature in the site currently is this  
14 sunken courtyard which right now serves as an  
15 egress from the southern level of the Lyndon  
16 B. Johnson Building upward to the ground level  
17 and also as a light well down to the space  
18 which occupies which is a library currently.

19 That pretty much talks about the  
20 southern portion of the site. The other two  
21 components of the site is Maryland Avenue. As  
22 we know right now Maryland Avenue really

1 almost terminates in some sense. It splits  
2 off where there is a mid-block entry into  
3 Independence and another spur road that  
4 terminates over here into 4th Street.

5           Essentially right now it's really  
6 used more in terms of parking. I believe  
7 there are approximately 69 parking spaces on  
8 the site. Some are used for government spaces  
9 and some are public parking.

10           The other portion of the site that  
11 is operated here in the northwest corner is  
12 the community gardens and that's operated by  
13 the Park Service at the moment. You'll see in  
14 two of the schemes where we are looking at  
15 terminating Maryland Avenue at 6th Street and  
16 closing this off where we look at developing  
17 the design and the scheme through the entire  
18 site.

19           Just a quick note to that is there  
20 are traffic studies that we have done back in  
21 2006 that actually look at rerouting the  
22 traffic around the site itself and not through

1 the site and actually improves the traffic  
2 flow around the perimeter of the site itself.  
3 As we progress through the design phase we  
4 will be updating the traffic flow and the  
5 traffic study and that will be part of the EA.

6 There are two images here just in  
7 terms of site context. The upper slide shows  
8 an image standing on the north side of  
9 Independence looking southward towards the  
10 Lyndon B. Johnson Building. The project site  
11 in the foreground and Independence here you  
12 can see the mid-block entry for Maryland  
13 Avenue into Independence with 4th Street to  
14 the left and 6th Street to the right.

15 The lower image is at the  
16 northwest corner looking across the site to  
17 the Lyndon B. Johnson Building in the  
18 distance. This is the Community Garden with  
19 6th Street to the right-hand side.

20 I think next here we're going to  
21 get started with the design concepts. I'll  
22 let Frank speak to the design.

1 MR. GEHRY: I'm Frank Gehry. It's  
2 a great honor to be here and be part of this  
3 historic project. I had a couple of  
4 incentives for getting involved with the  
5 project in the first place. One was I, like  
6 many people, did not know a lot about  
7 Eisenhower and I was curious to learn more.

8 I found out as I was studying him  
9 that I was in the 3rd Infantry Division, 3rd  
10 Army, which is his outfit when he was  
11 president so he was my commander and chief so  
12 both those things egged me on.

13 As you know, this was a  
14 competition so it didn't afford the  
15 opportunity to meet with various stakeholders  
16 so we sort of improvised from any material  
17 that was given us and knowing full well that  
18 these are just an exploration of ideas and  
19 that if we won the project would get involved  
20 with the agencies. I didn't realize how many.  
21 Anyway, we're in it and loving it and it's an  
22 extraordinary opportunity.

1                   We are presenting three schemes.  
2                   We studied three different ways to look at it  
3                   but the driving force was how do you represent  
4                   this extraordinary man? How do you take a  
5                   site that is challenging with traffic, with  
6                   major traffic with the backside of the Air and  
7                   Space Museum which is hardly used, with three  
8                   major buildings that are very used, and the  
9                   problems of traffic.

10                   The main issue is how to create a  
11                   precinct, a space where you could develop a  
12                   story about Eisenhower that would afford  
13                   people a place to visit and learn about him in  
14                   a gentle way, in a garden so to speak, more in  
15                   the spirit of himself and tell about his  
16                   sayings and his persona.

17                   I personally have an aversion to  
18                   bronze statues. The ones that have been made  
19                   in my lifetime mostly aren't very expressive.  
20                   They are cold. They don't move me or a lot of  
21                   people. I started developing a pallet of  
22                   ideas of how to talk about him and the idea of

1 making sculptures in stone carved like reliefs  
2 became one of the ideas of the pallet.

3 The other was personally I had  
4 been studying tapestries for quite a while and  
5 became very interested in them over the ages  
6 in telling stories of battles and people. An  
7 artist friend, Chuck Close, was making  
8 tapestries with perfect photographic images  
9 using the Jacquard loom. I wondered if that  
10 process could be brought to bear using  
11 metallic fibers and develop to tell the story  
12 in a different way than has ever been done for  
13 this kind of memorial.

14 We did a lot of research. Not  
15 conclusive yet but it is possible to use the  
16 Jacquard loom and to make those images. If we  
17 go ahead with that idea at some point, I have  
18 a promise from the Getty Conservationists that  
19 they will age-test our samples and tell us  
20 what happens in 100 years, 200 years because  
21 this thing if it's done has to stand up.

22 Those two, the carved images and

1 the tapestry, became part of the idea -- a  
2 couple of the ideas that we were using or  
3 playing with. The other, of course, is the  
4 garden, the landscape, how to create a garden  
5 and my partner in that is Joe Brown who is  
6 here who is a landscape architect with EDAA  
7 AECOM.

8 This is Independence Avenue and  
9 this is the education building and the site.  
10 This scheme lets Maryland Avenue go through.  
11 It's a little modified from the way it looks  
12 now with the turnoff but it maintains the  
13 cartway and the view of the capital and takes  
14 the traffic through.

15 In this scheme we employed the  
16 beginnings of the sculptures which would be  
17 blocks of stones, we thought, that would have  
18 the carvings of the Eisenhower story and then  
19 these planks would be carved with his very  
20 famous sayings that we all know about like the  
21 military industrial complex and many, many  
22 more that are quite extraordinary.

1                   We look a chance and studied what  
2 happens if you don't put this road through.  
3 This is a similar scheme with the cartway  
4 preserved to the Capitol Building. The same  
5 small enclave with trees which is creating an  
6 intimate space in a large site to tell the  
7 Eisenhower story.

8                   We didn't feel like we had  
9 explored enough how to capture the whole site  
10 in this scheme and we went to a third more  
11 megalomaniac project in which we started to  
12 employ the idea of the tapestry. This scheme  
13 proposes a tapestry, full length of the site,  
14 raised up 15 or 20 feet so you can see under  
15 it and have access to the education building  
16 and made in such a way that you can see  
17 through it so that we're not blocking views.

18                   You are looking through shadowy  
19 images but most of the people will be able to  
20 see better than they do than with venetian  
21 blinds, let's say. They will get more of a  
22 view. This is something that will relate to

1 the selection of the imagery.

2 For the competition in this scheme  
3 we selected VE Day as a backdrop which didn't  
4 directly talk about Eisenhower but talked  
5 about one of his greatest accomplishments.  
6 We're not sure about any of these images.  
7 They are just for competition and there are a  
8 lot of viewpoints from the family and the  
9 various stakeholders as to what the right  
10 imagery is.

11 Then we added a picture of him  
12 fixing a fence post showing his sort of "aw  
13 shucks" guy persona and a picture of him in  
14 the Senate. Again, these are not final and  
15 their form and shape is not final.

16 This did create a pretty strong  
17 precinct and we maintained the central part  
18 which is the more intimate garden and space  
19 for the people to come and more quietly visit  
20 the story of Eisenhower.

21 The garden would need direction.  
22 We've had some direction from some

1 stakeholders and we are taking those issues  
2 seriously. We have paid a lot of attention in  
3 all those schemes to maintain ability,  
4 sustainability, all the issues of importance  
5 in building such a project.

6 As I said, if we chose to use the  
7 tapestry we intend to be very careful and  
8 vetted so it also will sustain the years and  
9 tell the story for many years to come.

10 MR. BOWERS: Thank you.

11 CHAIRMAN BRYANT: Does that  
12 complete your presentation? Does that  
13 complete your presentation or do you have  
14 others?

15 MR. BOWERS: Yes, it does.

16 CHAIRMAN BRYANT: Okay. Thank you  
17 very much.

18 Let me turn to Commission members  
19 for discussion.

20 Ms. Tregoning.

21 MS. TREGONING: I just had a  
22 couple of questions about the columns which

1 appear in all the schemes but seem to be very  
2 purposeful in the third scheme, for the most  
3 part, as supports for the tapestry or the  
4 scrim. I think clearly you like the third  
5 scheme the best and it is certainly the most  
6 intriguing but the delicacy of the tapestry  
7 that you are describing. The bulk and the  
8 weight of the columns, what is your thinking  
9 behind that?

10 MR. GEHRY: I'm sorry I didn't  
11 explain it in the presentation. I should  
12 have. When we started with the project we  
13 were trying to land it in Washington, D.C.  
14 and, of course, the columns come to mind.

15 In the first two schemes we felt  
16 the weakness of them because they were  
17 decorative and they didn't really do anything  
18 and if we were to do any of those schemes, we  
19 would probably revisit that issue.

20 When we started playing with the  
21 tapestry we designed it in a very inexpensive  
22 way to do it with high-tech columns and cable

1 structure and all of that. We studied that in  
2 great detail. It's a very economical way to  
3 do it and is a very good way to do it. It  
4 just didn't feel right in this site with this  
5 topic. It felt like it had not enough  
6 gravitas.

7 As we started making those columns  
8 we migrated them from the other schemes where  
9 they made more sense to this project. They  
10 are big. Those columns are wider than the  
11 ones in the Pension Building. Is that what  
12 you call the building now? They are about the  
13 same height so they are really architectural  
14 elements.

15 They are strong and huge so they  
16 are not post-modern pashtist kind of things.  
17 They are really strong elements, strong  
18 sculptural elements. When we got to this  
19 scheme it just felt right in Washington. I'm  
20 not married to them. It's certainly open for  
21 discussion but it just felt right. Then I  
22 left the one out for the cartway and that felt

1 right. I think the jury that selected us were  
2 very positive about this issue.

3 I think all of the elements would  
4 be studied for their contributing to the  
5 sustainability of the project, to the many  
6 issues that are involved with creating a  
7 project like this. In the model they are  
8 implied to be in stone. They don't have to be  
9 in stone. We'll study materials.

10 In order to support a screen with  
11 that windload without doing the cables they  
12 have to be pretty big because that is a strong  
13 -- it takes a lot of windload.

14 MS. TREGONING: So then any other  
15 material they would also have to be similarly  
16 sized do you think? Like in steel they would  
17 have to be similarly sized?

18 MR. GEHRY: If you use cables they  
19 don't have to be that size. They can be maybe  
20 half that size.

21 MS. TREGONING: I mean, you are  
22 certainly a renown architect and your

1 innovation is part of the reason I think so  
2 many people are very delighted that you  
3 received this commission. We have a lot of  
4 columns in Washington.

5 MR. GEHRY: I know that.

6 MS. TREGONING: We don't  
7 necessarily need to see them again at this  
8 site. Can I also ask you the tapestry idea is  
9 beautiful. You know, when you get very close  
10 to any pointillist painting it sort of  
11 dissolves into -- my question is what's the  
12 resolution? How close can you be to the  
13 tapestry and still make out the image that is  
14 woven into the --

15 MR. GEHRY: Well, if you do the  
16 check close level of detail that his  
17 tapestries have, you are looking at a  
18 photograph with high resolution. The problem  
19 is those images become less transparent so  
20 those images in this case would have to be  
21 closer to the bottom which is fine.

22 It's where the people are so you

1 don't block the views of the Education  
2 Building. I think if you pick the right  
3 imagery for it, it will work. The one image  
4 that really works which was the wrong image  
5 for it is the landing at D-Day because it's  
6 got all the soldiers down at ground and it's  
7 sky and it looked great but it's just a war  
8 memorial, not an Eisenhower memorial.

9 I think there's a lot of  
10 discussion on that and there's a lot of issues  
11 about the columns, I agree. There's a lot of  
12 different points of view on it. The Fine Arts  
13 Commission people were very positive about  
14 them but maybe they are more classically  
15 oriented.

16 MS. TREGONING: Thank you.

17 CHAIRMAN BRYANT: Before I call  
18 Mr. Ames let me ask -- Ms. Tregoning is a  
19 representative from the District of Columbia.  
20 Could you tell us what the District may feel  
21 about the closing off of Maryland Avenue  
22 versus leaving it open? I'm just kind of

1 curious from a transportation perspective.

2 MS. TREGONING: I can't yet speak  
3 for the Department of Transportation about  
4 that. I do think it is somewhat ironic that  
5 the man who created the interstate highway  
6 system would not have cars in his memorial  
7 but, you know, I can see how the site might  
8 work better without it.

9 It's an awkward intersection as  
10 currently configured and, as you know, as part  
11 of the 10th Street and Maryland Avenue plan we  
12 are looking at all of these things. I would  
13 like to defer judgment until I speak further  
14 with the Department of Transportation. I  
15 think it could work either way but it's  
16 obviously a more pleasing space, as many  
17 spaces are, without cars going through them.

18 CHAIRMAN BRYANT: I'm going to  
19 call on Mr. Ames and then Mr. May.

20 MR. FEIL: In the maintain file of  
21 the Architecture Commission I would just like  
22 to respond to Ms. Tregoning's question.

1 MS. TREGONING: Could you speak  
2 into the microphone?

3 MR. FEIL: During site selection  
4 we got DDOT's conceptual approval to close the  
5 roads. We did traffic studies, as John Bowers  
6 mentioned, and looked at the counts.

7 MS. TREGONING: No affect.

8 MR. FEIL: They felt it was  
9 actually going to help for the most part. The  
10 only issue they had was a left-turn lane off  
11 of Independence onto 6th that was a diminution  
12 of service from A to a B level. C is still  
13 acceptable, as you know, but they said if we  
14 put in a left-turn arrow, we could probably  
15 get back up to A so we said we'll study that.  
16 We dealt closely with them and they said that  
17 conceptually they are okay with it.

18 MS. TREGONING: I saw the traffic  
19 studies. Thank you.

20 MR. FEIL: That's doesn't mean  
21 they can't reverse themselves but --

22 CHAIRMAN BRYANT: Mr. Ames and

1 then Mr. May.

2 MR. AMES: First of all, let me  
3 tell you how honored we are to have you here  
4 presenting to us today. I am very pleased  
5 that you were chosen -- you and your team were  
6 chosen as I am sure many other people are.

7 A couple of observations and then  
8 maybe a question or so. One, the view to the  
9 Capitol I noticed in all three presentations  
10 is very prominent. I commend you for that  
11 because one of the things that we always get  
12 involved with is the viewsheds of what happens  
13 anywhere in this city, especially in the  
14 L'Enfant plan in that area. No matter what is  
15 chosen you have done an outstanding job  
16 keeping that view open and I think that's  
17 great.

18 Now, unlike Commissioner  
19 Tregoning, I kind of get a feeling that the  
20 tapestry, like you've got a feeling about the  
21 columns, I've got a feeling that's kind of the  
22 one you like. You and I kind of have the same

1 feeling but I do have a couple of questions  
2 about that.

3 One, I heard you mention the  
4 transparency of the screen itself and you  
5 would take great lengths to make sure that  
6 it's not just a big block. I think one of the  
7 letters we received from somebody was there  
8 was major concern on their part.

9 That is something in your design  
10 and if this is the direction you go in, I  
11 think the transparency of that tapestry is  
12 going to be a big thing to look at. It's  
13 something that I think you would be able to  
14 depict, a lot of things about Eisenhower, the  
15 man, the leader, every aspect of him in those  
16 tapestries.

17 That is something you will have to  
18 really consider. Otherwise, we're not voting  
19 today but I will tell you at this point I lean  
20 towards No. 3 with some questions that you're  
21 going to have to answer later. I do  
22 appreciate the work that was done on all three

1 and certainly appreciate you being here today  
2 and thank you very much.

3 MR. GEHRY: Thank you.

4 CHAIRMAN BRYANT: Mr. May.

5 MR. MAY: Mr. Chairman, I was just  
6 going to address the DDOT issue but it's been  
7 addressed so I don't have any comment.

8 CHAIRMAN BRYANT: Mr. Provancha.

9 MR. PROVANCHA: A question, sir.  
10 Also, we appreciate your attendance here today  
11 to champion your project. Very innovative as  
12 we would expect. Let me paraphrase my  
13 remarks. My perspective is I'm a lifetime  
14 maintainer, operator and maintainer or  
15 facilities. While I appreciate the design,  
16 the issues of maintainability,  
17 constructability, and sustainability are  
18 paramount to me over the life cycle of the  
19 project.

20 Just a few questions about the  
21 scope of the project. Some of the articles  
22 that have appeared in the Washington Business

1 Journal and the Washington Post talk about  
2 this project in the \$90 to \$100 million range.  
3 At the April 21st meeting of the National  
4 Capital Memorial Advisory Committee we heard  
5 a number significantly different. We heard  
6 numbers around \$55 million. Could you just  
7 clarify what your current working estimates  
8 are for the project?

9 MR. FEIL: I think I'm better  
10 equipped to handle that one.

11 MR. PROVANCHA: Please.

12 MR. FEIL: The \$55 million  
13 referred to the cost for some of the schemes.  
14 There was a larger construction dollar number  
15 for one of the schemes and the other number  
16 that you heard includes all of the management  
17 and design fees for the entire project and the  
18 operation of my commission through closure.  
19 My commission goes away once this is built.

20 MR. PROVANCHA: Since we met on  
21 the 21st of April have you also -- at that  
22 time we were unable to answer the question

1 about the annual maintenance fees, the  
2 operation of maintenance costs to sustain the  
3 memorial. Have you been able to calculate  
4 that?

5 MR. FEIL: Until the materials are  
6 selected and the design progresses further,  
7 that really isn't something we can do. I can  
8 tell you it's in the scope of work that they  
9 have to develop a maintenance plan and a  
10 maintenance budget for the Park Service so  
11 that they understand completely what they are  
12 getting into and the specifications require to  
13 have full training.

14 MR. PROVANCHA: You mentioned the  
15 materials. Let use that as a segue. I  
16 understand from the description on page 3 it  
17 talks about limestone walls but it doesn't  
18 talk about the materials for like the large  
19 pylons, the 60 by 12 columns and the PD  
20 materials and those types of things. I would  
21 hope that you are considering natural  
22 materials.

1 MR. GEHRY: Yes, I am.

2 MR. PROVANCHA: For the local area  
3 as much as possible.

4 MR. GEHRY: I hope so. The only  
5 thing we are hoping to import is after a trip  
6 to Abilene Kansas I fell in love with the  
7 white bark sycamore trees that grew up around  
8 Eisenhower's house. We are talking about  
9 importing those to create the grove in the  
10 center and they are plentiful in Abilene. I  
11 suppose they come from other parts.

12 To share our experience at the  
13 Pentagon with a small \$30 million Pentagon  
14 memorial we fell in love with Paperbark Maples  
15 and they were dead within a year. They had  
16 been replaced with an indigenous species,  
17 crape myrtle, that is more robust in this  
18 area.

19 As Dan Feil knows from the first  
20 day I met him I talked about maintenance  
21 before we won the competition because I am  
22 aware of those issues from the many projects

1 I've been involved with. I realize how  
2 crucial that is to the success of a project so  
3 we haven't got big waterfalls and things that  
4 are going to be hard to maintain.

5 If we decide to use the tapestry  
6 and once we've done the research to make sure  
7 it's viable for a long period of time and once  
8 we get the blessing of the poor guys in the  
9 Education Department who think we are going to  
10 block their views and we convince them we're  
11 not, and a lot of what ifs, we will make sure  
12 that is maintainable.

13 The columns could be a lot of  
14 different things. I've shown them as  
15 limestone and that would be a very appropriate  
16 material if it's chosen.

17 MR. PROVANCHA: You mentioned the  
18 water features. Let's segue to that. We  
19 appreciate that there are water features.  
20 They seem to be modest. Some of them, though,  
21 on the south side of the site are awfully  
22 close to a mechanical intake that feeds

1 underneath the Department of Education  
2 Building.

3 MR. FEIL: We are working on that  
4 issue.

5 MR. PROVANCHA: As a maintainer I  
6 found that water as, of course, a very  
7 pleasing aesthetic and healing, recuperative  
8 therapeutic feel it also is insidious and is  
9 our enemy.

10 MR. FEIL: We know. The only  
11 reason to use it here is to dampen the sound,  
12 to modify the sound a little and have  
13 trickling water is always a very inexpensive  
14 way to take care of that issue. That is the  
15 only reason to use it, I think.

16 MR. PROVANCHA: Appreciate your  
17 commitment to study both the foot traffic as  
18 well as the vehicular traffic impacts. One of  
19 the earlier remarks was there is nothing  
20 currently on the site. Currently on the site  
21 is a community garden and a fitness area and  
22 a sunken courtyard and the front door of the

1 Department of Education which they use for  
2 events of various scales.

3 Any consideration about any  
4 offsets with the city? I guess there are at  
5 least 69 parking spaces that would be lost but  
6 there is no plan to offset. Is that correct?

7 MR. FEIL: I think that is mine  
8 again. When we did the predesign  
9 architectural program which we presented here  
10 a couple of years ago we addressed the issue  
11 the issue that if the road was closed there  
12 are X number of parking meters that are  
13 affected.

14 We've had discussions with DDOT  
15 and we've renewed them again recently and we  
16 are hoping that we can come to terms with  
17 them. We recognize that we are a little  
18 different than some other situations. If the  
19 State Department took out some meters for  
20 security, they are there every year to keep  
21 paying for the loss of revenue. If we were a  
22 developer building a building, there are two

1 years you pay and then the meters come back.

2 Here they would be gone but our  
3 commission goes away once this is built so  
4 we're talking about a one-time payment and  
5 that is something that they are still, I  
6 think, grappling with, dealing with, but we  
7 are in discussions. We certainly recognize  
8 this is an issue.

9 MR. PROVANCHA: Well, those of us  
10 again who are maintainers would favor more  
11 modest concept one or concept two. We are  
12 certainly open to some of the elements of  
13 concept three.

14 I realize that the conceptual  
15 design is early on. I was wondering about your  
16 thoughts about lighting in support of dark  
17 skies, that type thing, as a minimal  
18 uplighting.

19 MR. GEHRY: Yes. In fact, we have  
20 pictures of the tapestry lit in our  
21 presentation. It's not in today's  
22 presentation.

1 MR. PROVANCHA: How would you  
2 respond to the Department of Energy Chief of  
3 Staff's April 14 memo about the concerns  
4 blocking the entire facade of what appears to  
5 some to be -- what is the term? -- punch card  
6 uninspired architecture. However, it is their  
7 front door and their front windows.

8 MR. GEHRY: Well, from day one  
9 when we thought of the tapestry we address  
10 that issue and made it an important part of  
11 our presentation for the completion that it  
12 was something that had a priority to address.

13 I didn't bring them but I have  
14 samples of stainless steel screens that don't  
15 have images on them that are beautiful to look  
16 through and they are not -- you've probably  
17 seen the material many times and haven't  
18 noticed it that way. It's very easy to see  
19 through it.

20 It's the addition of the images  
21 that have to be carefully placed and monitored  
22 so that they don't create a black -- I believe

1 we will be able to refine the images once we  
2 decide which way to go to design them in a way  
3 that they accommodate that issue.

4 MR. PROVANCHA: I applaud your  
5 commitment to do the weathering and the age  
6 testing. That was another lesson learned we  
7 had at the Pentagon. We explored the use of  
8 epoxy polymer concrete to go into what we call  
9 the benches of memorial units and we did age  
10 testing through Aberdeen Proving Grounds and  
11 found the materials were not suitable and we  
12 had to go back to the limestone.

13 MR. GEHRY: It could be the same  
14 here. I hope not.

15 CHAIRMAN BRYANT: That concludes  
16 my questions.

17 MR. GEHRY: We will start that  
18 process as soon as possible.

19 CHAIRMAN BRYANT: Thank you for  
20 your responses.

21 Mr. McGill and then Mr. Miles.

22 MR. MCGILL: Thank you. Thank

1       you, Mr. Gehry, for being here. I'm a fan of  
2       yours. In my travels around the country I've  
3       seen eight of your buildings and enjoyed every  
4       one of them.

5                   MR. GEHRY: I need all the help I  
6       can get.

7                   MR. MCGILL: I support your  
8       alternative three. I think it achieves a  
9       number of things from a urban planning  
10      perspective that are quite desirable. Right  
11      now so far as I'm concerned this space is  
12      nothing more than a landscape parking lot and  
13      it's kind of a void.

14                   As you travel down Independence  
15      there is a certain amount of a facade line  
16      established until you get to this intersection  
17      and then the facade line disappears. That is  
18      less true of Maryland but it's absent from  
19      Maryland as well.

20                   With the way you've got the  
21      columns and the screens aligned, you establish  
22      a facade line, that sense of closure and

1 spacial definition. You also create a sense  
2 that this memorial area itself is a special  
3 place that stands alone.

4 I had a couple of thoughts that I  
5 have also expressed at the Memorial Advisory  
6 Commission meeting. The first one is I think  
7 that you have an opportunity here with  
8 education to hopefully make them regard the  
9 space between the memorial and their building  
10 as a vastly improved exterior courtyard for  
11 their building.

12 My agency maintains that courtyard  
13 and it's horrible and it needs to be vastly  
14 upgraded. One of the nice things about the  
15 way this is designed is that the scrim is  
16 inboard of the edge of your property so you  
17 are adding landscaped area, benches and so on,  
18 expanding the education plaza beyond the 50  
19 feet.

20 I also think it would be useful if  
21 it's technically possible to have different  
22 images on each side of the screens. I say this

1 for a couple of reasons. One, it seems to me  
2 you want people to treat this memorial as a  
3 three-dimensional four-sided memorial. You  
4 want them to go around it and see all parts of  
5 it and not just approach it from Independence  
6 from one perspective.

7 For that to work it seems to me  
8 that they need to have some reason to go  
9 around it. If there are different pictures on  
10 the opposite side than there are on the other  
11 side, then the Eisenhower story is being told  
12 by a walk throughout and around the entire  
13 memorial. Furthermore, the side facing the  
14 Department of Education could have some of the  
15 pictures depicting Eisenhower's pivotal roles  
16 in education.

17 MR. GEHRY: That's a good point.

18 MR. MCGILL: In sum, I look  
19 forward to continuing to work with you on  
20 this. It's exciting and I'm very pleased  
21 you're here.

22 MR. GEHRY: The idea of putting

1 other images on that passage or that courtyard  
2 are intriguing. I don't think you can put it  
3 on the same screen. It would probably have to  
4 be a double screen that would be lower and  
5 down at a more intimate level. I think that  
6 would be a nice thing to do. I haven't  
7 thought of it before but it would change the  
8 scale of that side.

9 The issue of his story about  
10 education is very compelling and I think the  
11 imagery on the screen could address some of  
12 that and something we are going to think  
13 about.

14 CHAIRMAN BRYANT: Mr. Miles.

15 MR. MILES: I want to echo some of  
16 my colleagues comments in terms of the  
17 prestige and honor of having you with us and  
18 I'll be brief. I think Mr. McGill just  
19 covered a number of issues that I was  
20 concerned even in sort of the presentation of  
21 your design. It's always coming sort of at  
22 three angles versus from that back angle. I'm

1       sure you'll come back as you are in the  
2       preliminary stages so if we could sort of see  
3       that image as well.

4                 Another question I have for you  
5       was conceptually did you take into account  
6       sort of who the most common visitor would be?  
7       Currently it seems like in most cases we have  
8       sort of a courtyard and the most common  
9       visitor is going to be the federal worker who  
10      sort of comes out for lunch. We drove by on  
11      our way here and even though it doesn't well,  
12      it was sort of frequented by a number of folks  
13      having lunch and so on and so forth.

14                I wonder if that was taken into  
15      account. I learned that the potential walkway  
16      is in the scope of your project. Correct? I  
17      would add that to the scope of the project,  
18      that .75 acres. As well as could you do sort  
19      of a compare and contrast in terms of the  
20      storytelling in concept design 1 and 2 versus  
21      3? It seems like it's a lot more because of  
22      the tapestry versus just --

1 MR. GEHRY: The storytelling in  
2 the scheme one and two is much more modest  
3 because we use less materials and create a  
4 more intimate space. When you get into  
5 something tapestry size it gives you an  
6 opportunity to do something that you can't do  
7 with the others.

8 It gives it a scale that addresses  
9 the scale of the site, I think. It does  
10 create a public space. It does define the  
11 space. It creates a building without walls  
12 and a garden.

13 In some ways that is not  
14 Eisenhower. He wasn't that guy who flexed his  
15 muscles. That is why we studied -- we went to  
16 the more modest schemes. We said he would be  
17 more in scale with something more intimate if  
18 he were alive.

19 But then the opportunity to  
20 capture this precinct and make it a space --  
21 the reason we chose the VE Day was for that  
22 reason. It's more about people. It's more

1 about the general public. It was one of his  
2 great accomplishments but they are not  
3 pictures of him all over the place. I think  
4 if he were alive we could probably convince  
5 him to do it. That was the weighing that we  
6 did between those two schemes.

7 MR. MILES: I would like, sort of  
8 like Commissioner Tregoning, a caution on the  
9 columns. Lastly, could you explain a little  
10 further the smaller angled buildings?

11 MR. GEHRY: They represent the  
12 Park Department building and then one of them  
13 is the toilet facilities and a little  
14 bookstore. We didn't design them for the  
15 competition so they are just placeholders and  
16 they will be as modest as possible. I don't  
17 think they enter into -- they're not going to  
18 be architectural gems by themselves. My  
19 intention would be to keep them very modest.

20 CHAIRMAN BRYANT: Mr. Hart.

21 MR. HART: I would like to  
22 reiterate the welcome of my other

1 commissioners and thank you for making this  
2 presentation. A number of items that I had  
3 some concerns about have already been  
4 articulated. The issue of the screen which is  
5 a great statement. It basically makes the  
6 third scheme stand on its own.

7 It carries with it a number of  
8 issues related to visibility through the  
9 screen, whether you can have images on two  
10 sides. Those smaller screens on Independence  
11 Avenue have two sides. Having the ability to  
12 have multiple messages is a very intriguing  
13 one.

14 While all three schemes to observe  
15 the building setback lines from Independence,  
16 6th and 4th they don't seem to observe the  
17 building setback on Maryland. The view  
18 corridors are important in Washington,  
19 particularly the ones that have the Capitol  
20 Building as the access. As you go through the  
21 refinement of these schemes I would encourage  
22 you to take a careful look at observing the

1 building setback lines as well.

2           It's already been pointed out that  
3 the columns or pylons seems to occupy a lot  
4 more space than they seem to be holding a role  
5 for. I would look forward to the refinement,  
6 the articulation and the proportions of any  
7 columns that you incorporate.

8           I think that the third scheme  
9 begins to speak to a colonnade which is the  
10 way you presented them in the book. I think  
11 they also begin to echo some of the military  
12 heritage that Eisenhower is part of.

13           The things I'm looking forward to  
14 is elaboration of these concepts as you step  
15 forward. Clearly every element in a memorial  
16 has significance. As you begin to look at why  
17 there would be 11 columns versus eight columns  
18 and beginning to bring in the meaning and the  
19 value of the symbolism is really a layer of  
20 design that is most intriguing.

21           The all three schemes seem to  
22 speak to a landscape treatment without

1 beginning to modulate that particularly with  
2 the third scheme where now the other elements  
3 need to react to the major design features and  
4 so like the ranger station and the restrooms  
5 I think it will be interesting to see how you  
6 respond to the major theme setting components.  
7 This is a very exciting concept. Thank you  
8 very much.

9 MR. GEHRY: Thank you.

10 CHAIRMAN BRYANT: Mr. Miller and  
11 then Mr. Provancha again.

12 MR. MILLER: Thank you for your  
13 presentation. I'll be very brief. I like the  
14 tapestry. I don't really like the columns.  
15 Maybe it's because you don't see the  
16 refinement. The way they look to me now they  
17 are the biggest baddest bollards we've put up  
18 in the city and it invokes to me the military  
19 industrial complex that he criticized.

20 MR. GEHRY: Yes, maybe.

21 MR. MILLER: I would be interested  
22 in seeing, if you are willing to share it, the

1 high tech cable version that held up the  
2 screens. I don't know if it created a facade  
3 line as well but I would be interested in  
4 seeing that concept because in my mind it may  
5 be serious enough for a memorial.

6 MR. GEHRY: Okay.

7 CHAIRMAN BRYANT: Mr. Provancha.

8 MR. PROVANCHA: To echo some of  
9 the concerns of the other Commission members  
10 about the columns, the size, the scale, and  
11 the symbology, we made a suggestion. I'm  
12 sorry to see that was not taken on board. If  
13 the columns were meant to represent the  
14 skyscrapers of Kansas, otherwise known as  
15 grain silos, perhaps that would be a strong  
16 selling point. The president is a Kansas  
17 native.

18 The last point was about  
19 greenscape versus hardscape. It appears that  
20 an acre or more of the current site is green  
21 but there is little to know green spaces. All  
22 the hardscape I'm concerned about water runoff

1 and those types of things with the three  
2 concepts that have been proposed.

3 MR. GEHRY: Thank you.

4 CHAIRMAN BRYANT: Thank you, Mr.  
5 Provancha. Any other comments or suggestions  
6 or critiques for Mr. Gehry and his team?  
7 Hearing none, Mr. Gehry, we thank you for  
8 coming. We thank you design team. We look  
9 forward to continuing to work with you over  
10 the next few months as you prepare to reappear  
11 before us and the Commission of Fine Arts  
12 presumably in the fall or thereabouts. Thank  
13 you very much.

14 MR. GEHRY: I promise to address  
15 all those issues you phrased.

16 CHAIRMAN BRYANT: Yes, sir. Thank  
17 you.

18 [INSERT - Dwight Eisenhower Memorial]

1 [INSERT - Letter from Senator Pat Roberts]

1           6A. THE NATIONAL MALL, WASHINGTON, D.C.

2                   CHAIRMAN BRYANT: Item No. 6A is  
3 Reconstructing Turf and Soil in Three Eastern  
4 Most Center Panels of the National Mall. We  
5 have Ms. Witherell here for a presentation.

6                   MS. WITHERELL: Good afternoon,  
7 Mr. Chairman, and Commission members. The  
8 Park Service has submitted concept design for  
9 reconstruction of the turf and the soil  
10 underneath on the National Mall.

11                   As you will recall, this was part  
12 of the discussion when the Park Service  
13 appeared before you at the March meeting with  
14 the draft National Mall plan, the draft EA for  
15 that. There was a lot of discussion about how  
16 important a healthy appearance for the turf on  
17 the mall was and what an important goal that  
18 was for the National Mall plan.

19                   The goal included is not only the  
20 appearance of the turf but its actual health  
21 and certainly the ability for the Park Service  
22 to maintain the Mall in a sustainable way and

1 to reduce dependence on D.C. potable water.  
2 Also for the durability of the turf, its  
3 ability to be resilient and to recover quickly  
4 after events that are on the mall.

5 This is an important priority for  
6 Secretary Salazar as well as for the Park  
7 Service. The tandem piece for this is not  
8 only the physical work on the Mall but the  
9 updating of a management plan to be used by  
10 the Park Service when it is issuing permits to  
11 events organizers so that the rules for how to  
12 use the Mall and how long to be on the Mall  
13 and where to be in the Mall are very clear.

14 I'll just add then before we  
15 proceed that the Park Service is working with  
16 a very distinguished team on this project  
17 including HOK which has a lot of expertise in  
18 turf as we know from stadiums and ball parks  
19 around the United States. They are also  
20 working with Jim Urban who is an expert on  
21 trees, and with Patricia O'Donnell who is a  
22 noted landscape historian.

1                   This project has been subtitled  
2           The Three Eastern Most Panels in the Mall  
3           because the project will be done in three  
4           phases. Because this is a priority, the idea  
5           is to have them move along pretty quickly,  
6           consecutively. The first phase will be the  
7           three eastern most panels.

8                   The project site is only for the  
9           center panels. It does not involve the elm  
10          panels to the north and south or any other  
11          work on the walkways. You may recall from our  
12          discussions on the National Mall plan that the  
13          Park Service is concerned about the gravel  
14          that's in use in the inner paths and is  
15          concerned because it does not meet  
16          requirements for the Americans with  
17          Disabilities Act both for the gravel itself  
18          and also for the kind of dust and other side  
19          effects of the gravel.

20                   The project today is simply for  
21          the three grass panels and then the immediate  
22          adjacency. As you know from this plan the

1 idea is to construct curbs and the curbs  
2 themselves will be constructed in the gravel  
3 area would not be a reduction of the  
4 dimensions of the grass panels.

5 I think we have all seen images  
6 similar to this. We know the current  
7 condition of the National Mall, especially in  
8 the summer when there are longer-term major  
9 events that are held on the Mall.

10 Research has shown that actually  
11 within a week of having a large structure such  
12 as a tent, even a tent, not even necessarily  
13 a structure on the Mall but the grass is  
14 damaged and that it can die within a two-week  
15 period. This leads not only to discussions  
16 about how long events should be in the Mall  
17 but certainly where they should be and the  
18 conditions under which they are allowed.

19 There are five parts to this  
20 proposal, the construction of a curb with a  
21 gutter, what the corners look like in  
22 particular. The Park Service is recommending

1 a 15-foot radius for each of the corners. The  
2 composition of the soil itself below the turf.

3 Some regrading of the panels so  
4 that the rain will run off into the gutters  
5 but also to improve the visual appearance of  
6 the Mall and to reduce ponding on the panels  
7 and around the adjacent paths. Finally, an  
8 irrigation and water storage system that will  
9 make this project very sustainable, future  
10 management sustainable.

11 First is the curb and it is a  
12 mountable curb. It's very shallow and it will  
13 be easy for wheelchair users and people with  
14 strollers to just go directly onto the panels.  
15 We see here the curb and gutter will be 18  
16 inches in width. The Park Service just  
17 adjusted either concrete or granite and staff  
18 is recommending granite.

19 There is an eight percent slope  
20 over the 12 inches that is closest to the turf  
21 and then a five percent slope down in this  
22 direction for the gutter. The dimension of

1 the little vertical line right there is one  
2 quarter of an inch. It's very subtle. This  
3 part is obviously the slope to the water in  
4 this direction and then this is the gutter.

5 At the corners the Park Service is  
6 proposing a 15-foot radius for the curbs as we  
7 see here and close up. This is the dimension  
8 that existed previously on the Mall so this  
9 would be a reconstruction of an historic  
10 element that was removed.

11 I'll move now to an historic  
12 photo. The person responsible for most of the  
13 implementation of the landscape of the  
14 McMillian Commission's work was Frederick Law  
15 Olmsted, Jr., Rick Olmsted and his work was  
16 primarily in the '30s and that is when many of  
17 the elm panels were planted.

18 I think most of you know that  
19 originally there were four streets for traffic  
20 and we still have Madison and Jefferson and we  
21 lost Adam and Washington and these are the  
22 inner paths. These carried traffic and had

1 these 15-foot radius curbs on it until the  
2 '70s when Skidmore, Owings, and Merrill  
3 implemented their plan known as the SOM plan  
4 in time for the bicentennial and it removed  
5 the innermost streets for traffic.

6           Actually, they were not removed.  
7 The gravel filled in the curb section and the  
8 curbs were removed. Now we have very thin  
9 metal curbs and 90-degree corners was the  
10 intention of the plan. As we know, when we  
11 are out there we really don't see very sharp  
12 corners.

13           We see rounded corners and it  
14 occurs for several reasons. Some of it is  
15 gravel migration and also, of course, many  
16 pedestrians mean millions of people are  
17 walking in the Mall every year and tend to cut  
18 the corners a bit. Also the corners are  
19 vulnerable to various vehicles including  
20 events planning vehicles.

21           So the proposal for the granite  
22 curbs are seen here in this rendering. Some

1 of the concerns that the curbs would resolve  
2 include a clear sense of what is path and what  
3 is lawn which now is obscured for visitors as  
4 well as events organizers. And some of the  
5 ponding that occurs here which will be solved  
6 through regrading and gravel migration.

7 The curb also provides visual  
8 clues so that perhaps pedestrians will sort of  
9 walk to the end and walk around on the paths  
10 rather than cutting across the corners and  
11 certainly will provide a visual marker for  
12 vehicles on the Mall.

13 Now, you will also recall from the  
14 Mall plan that, again, the discussion about  
15 the potential replacement of the travel here  
16 with another material and possibly something  
17 that is more of a hard material, a hard  
18 surface.

19 That is not part of this project.  
20 In fact, there hasn't been certainly much  
21 further discussion with review agencies or the  
22 public about what that might be but that is a

1 potential future material that would be used  
2 in conjunction with the granite.

3 Moving onto the soil  
4 reconstruction, I think as we have discussed  
5 the turf and the soil underneath very hard  
6 packed and the compaction is a problem both  
7 for the health of the grass as well as the  
8 health of the adjacent elm trees. A new soil  
9 mixture would be used which should have much  
10 more sand in it that would resist the kind of  
11 compaction that we see now.

12 And sort of a mesh material, this  
13 happens to be a proprietary name, would be  
14 placed in it. In fact, about the top 12  
15 inches of the soil would be completely  
16 reconstructed through this project and then a  
17 new seed planted on top.

18 You'll also notice here the  
19 irrigation, which we'll discuss in a minute,  
20 is down about four feet. That is to make it  
21 deep enough so that it won't be vulnerable to  
22 tent stakes or other objects that may be put

1 in from the surface.

2 Another component is the regrading  
3 or subtle regrading of the panels. Right now  
4 as you can see from the blue lines the  
5 existing grading you see quite a bit of high  
6 and low spots and sort of a variegated pattern  
7 through here.

8 The proposal here is not only to  
9 improve the ability of rainwater to run off  
10 into the gutters to make a visual improvement  
11 to the project as well so that when you are  
12 standing looking down at a person's eye level  
13 in the Mall, what will be emphasized will be  
14 the grass panels and what will be less  
15 emphasized will be the north south hardscape  
16 and sidewalks and the roads. This is a  
17 functional improvement as well as an aesthetic  
18 improvement.

19 Now turning to what will happen  
20 below the surface. The Park Service will be  
21 constructing in this phase II two 250,000  
22 gallon underwater cisterns and they will be

1 constructed under the sidewalks west of 4th  
2 Street and west of 7th Street. Additional  
3 phases of this project will entail additional  
4 cisterns. There is a irrigation system which  
5 I'll show you on the next slide that is  
6 connected with this.

7 This is a detail showing the  
8 drainage grates that will run along the edge  
9 of the curb, the outer part of the curb. As  
10 designed now this concept phase the grates  
11 will be every 36 feet to collect water.  
12 However, I heard at the Commission of Fine  
13 Arts meeting that they believe they may be  
14 able to be farther apart and not that close.

15 There will be lateral pipes that  
16 will connect the drainage water to the  
17 cistern. At this point they are designed to  
18 capture more water or to store more water than  
19 can be gathered from rain here. In fact, the  
20 Park Service is talking to GSA about capturing  
21 water from the Federal Triangle buildings as  
22 well and how to achieve that.

1                   The Smithsonian, from what I  
2 understand, from the Park Service has stated  
3 that it would like to collect some water and  
4 reuse it on this site.

5                   The other structure that is below  
6 grade that will have a flush feature on the  
7 surface is the underground pump station that  
8 will assist the cisterns and there will need  
9 to be some access to the pump station. At a  
10 future phase we will see a surface feature  
11 that we'll need to study and that will become  
12 part of the environmental assessment and the  
13 consultation.

14                  The irrigation system. As you can  
15 see it will be very well defined so that it  
16 will be very clear where the sprinkler heads  
17 are and where the lines are. Again, there are  
18 feeder lines to the cisterns.

19                  So as shown in this rendering we  
20 will have three very green, green in more than  
21 one meaning, panels on the mall. This leads  
22 to then some issues that will need to be

1 discussed as the project continues. The first  
2 is the completion of the project. Again, the  
3 Park Service intends to complete this in three  
4 phases.

5 Their hope right now is to  
6 conclude consultation, environmental  
7 assessment on this project through the fall  
8 and to begin work in the next calendar year  
9 doing the reconstruction over the spring and  
10 planting the new turf in good time. Then to  
11 proceed fairly quickly given the importance of  
12 having the Mall look as uniform as possible  
13 and also the high importance of this project.

14 The second issue that will require  
15 further discussion is the reintroduction of  
16 the curb. We are creating to some extent  
17 something of a hybrid landscape plan here  
18 because we are reintroducing a feature from  
19 the 1930s that existed into the '70s but that  
20 was associated with roads that had traffic on  
21 it. Now they will be reintroduced into a  
22 system where we have pedestrians.

1                   However, it does have historical  
2 precedence and so generally it has been  
3 accepted. I will mention that the Commission  
4 of Fine Arts gave this strong support. The  
5 D.C. Preservation Office at this point has  
6 given a preliminary determination of no  
7 adverse affect based on the fact we don't  
8 believe it will be strongly visible along the  
9 length of the Mall.

10                   There is some diminution, I would  
11 say, in the SOM plan as well. On the other  
12 hand, it's also important to note that there  
13 has been some loss and integrity due to the  
14 poor condition of the grass and the panels  
15 which certainly do not look now as has been  
16 intended by earlier designers.

17                   Then the third issue that will  
18 continue in discussion is the events  
19 management by the Park Service. The Park  
20 Service is working on guidelines for how to  
21 work with permit applicants in the future.  
22 The idea is to have their management plan

1 completed by the time that is necessary to  
2 begin to issue permits on the Mall.

3 The Park Service has begun an  
4 environmental assessment. This is important  
5 because this is one of the first  
6 implementation measures of the National Mall  
7 plan but it's preceding the conclusion of the  
8 National Mall plan and the conclusion of the  
9 environmental impact statement for that plan  
10 so it's having its own NEPA analysis and the  
11 Park Service will come back to you in a few  
12 months and we'll be able to share the analysis  
13 with you.

14 Again, the Park Service has  
15 initiated Section 106 review with the D.C.  
16 Preservation Office which has issued  
17 preliminary concurrence with this proposal.

18 Therefore, the recommendation is  
19 that the Commission comment favorably on the  
20 concept design for the reconstruction of the  
21 turf and soil and the construction of a  
22 curving gutter around the three eastern most

1 center lawn panels of the National Mall.

2 We recommend that the curb be  
3 constructed of concrete. We also note that  
4 NPS will continue consultation on the  
5 dimension of the curb radius as the design is  
6 developed further.

7 Mr. Chairman, that concludes the  
8 presentation.

9 CHAIRMAN BRYANT: Thank you.  
10 Questions or comments for Ms. Witherell?

11 Mr. Provancha.

12 MR. PROVANCHA: A few. The choice  
13 of materials from the Park Service was  
14 concrete did I hear you say and the width was  
15 -- you're recommending 18 and they are  
16 recommending --

17 MS. WITHERELL: Their proposal is  
18 18.

19 MR. PROVANCHA: The same. Okay.  
20 Phasing of the project. Three panels all at  
21 one time or do you work east to west? One  
22 panel is completed and then you move to the

1 next and the next or will all three panels be  
2 in phase one?

3 MS. WITHERELL: The first phase  
4 will be phase one of the three-phase project.

5 MR. PROVANCHA: This is a six-  
6 month effort? This is a two-year effort?

7 MS. WITHERELL: Well, the three  
8 phases will continue in consecutive years,  
9 fiscal years.

10 MR. PROVANCHA: One year per  
11 phase?

12 MS. WITHERELL: I believe that's  
13 the way the Park Service --

14 MR. PROVANCHA: So we'll have  
15 three panels out of operation for a year.

16 MS. WITHERELL: Well, the  
17 construction for these first three panels will  
18 be in the spring with the timing for proper  
19 grass planting. I assume there will be some  
20 period where events will not be permitted for  
21 those three panels while the grass takes hold.

22 MR. PROVANCHA: Okay. Speaking of

1 grass --

2 MS. WITHERELL: I can get a more  
3 technical answer to that question if you wish.

4 MR. PROVANCHA: Good segue way to  
5 grass. Some hearty grass species that is  
6 currently not in use which is proven not to be  
7 robust and durable? Are you looking at some  
8 other species? Are we that far along in the  
9 design? What's the current grass and what's  
10 the proposed grass species?

11 CHAIRMAN BRYANT: Please identify  
12 yourself for the record.

13 MS. GOLDSTEIN: I'm Suzette  
14 Goldstein. I'm with HOK Architects. You are  
15 right, we are not that far along. We will be  
16 proposing different blends of grasses and  
17 probably different seeds and different grasses  
18 being planted at different times of the year  
19 as a reaction to the event planning.

20 MR. PROVANCHA: You talked about  
21 the depth of the drainage being at four feet  
22 to avoid the problems with stakes and the

1 weight of vehicles that travel across. How  
2 about the depth for the irrigation lines also  
3 which would be more sensitive than those at  
4 the Pentagon landing helicopters, for example,  
5 on irrigated areas and breaking pipes  
6 continuously so we have learned the hard way.

7 MS. WITHERELL: That's four feet  
8 too.

9 MS. GOLDSTEIN: Actually, we're  
10 proposing that all the lines would be four  
11 feet. The ones shown on this section were  
12 drainage lines that will be in a grid over the  
13 entire lawn panel.

14 The irrigation lines will be more  
15 or less in two lines -- three lines, excuse  
16 me, one right behind the curb which will also  
17 help to protect it and one right down the  
18 middle but all those lines are intended to be  
19 at least four feet down. Most tent stakes are  
20 about 42 inches.

21 MR. PROVANCHA: I complement you  
22 on the idea of the curbing. I agree. I think

1 it defines this space an awful lot better. It  
2 contains it. Right now there is no distinct  
3 edge. The gravel of the sidewalks gets into  
4 the grass and then you just walk in the grass  
5 and kill the grass so I commend you on that  
6 and many of the other aspects, as well as the  
7 selection of HOK. Those folks are world  
8 renown for these types of things.

9 I think they have also designed  
10 stadium parking lots that are grass and seem  
11 to be able to withstand frequent use from  
12 vehicles so I think they would be able to  
13 withstand that foot traffic so I commend the  
14 selection of HOK. Thank you.

15 CHAIRMAN BRYANT: Ms. Tregoning,  
16 did you have --

17 MS. TREGONING: I do have some  
18 questions. I have had some very preliminary  
19 conversations with Commissioner May about  
20 this, just two pieces of contextual  
21 information.

22 The District of Columbia is about

1 to be issued the most stringent MS Forstrom  
2 water permit on the globe and so it has very,  
3 very high standards including very high  
4 standards for the federal government which is  
5 required to contain a 1.7 inch rainfall.

6 Nonfederal buildings, for example,  
7 are being asked to do 1.2 which is .2 inches  
8 higher than any other place is being asked to  
9 contain so it's very significant.

10 I noticed that you are draining  
11 just the grass panels and are potentially  
12 talking about other buildings but certainly  
13 the opportunity to look to drain the streets  
14 which might require some simple treatment to  
15 rease the water and to drain the other  
16 buildings would be something that the District  
17 would very much love to explore with the Park  
18 Service.

19 We think it could be a great  
20 example. As you know, 20 percent of our city  
21 is parks and open space but we are not  
22 actually actively using either the federal

1 spaces or the city-owned spaces very  
2 effectively as green infrastructure to manage  
3 our stormwater.

4 If rain falls on it and gets  
5 absorbed, great but we are not really doing  
6 anything with the exception of the canal  
7 blocks park and a couple of other specific  
8 examples so we would love if it's not too late  
9 maybe on this phase or your subsequent phases  
10 to work with you to see if we can look at  
11 draining a slightly larger area and providing  
12 that irrigation water for the Mall.  
13 Otherwise, I think it looks like a great  
14 project. Thank you.

15 CHAIRMAN BRYANT: Mr. McGill.

16 MR. MCGILL: Good presentation.  
17 I've got a couple of questions for you and a  
18 couple for the Park Service. What is under  
19 the gravel? Is there a roadbed under there?

20 MS. WITHERELL: Yes. The old  
21 streets are still there. The gravel was just  
22 to fill in.

1 MR. MCGILL: Yellow stripes down  
2 the middle on some of them?

3 MS. WITHERELL: Perhaps they  
4 survived.

5 MR. MCGILL: You showed on the  
6 west side of 7th Street there would be a  
7 sister. There are also a series of grates  
8 right now on the west side of 7th Street right  
9 at the curb and they have these really cheesy  
10 sandbags around them and every year they have  
11 these really cheesy sandbags around them. I'm  
12 curious whose grates are they and can this  
13 project in any way, shape, or form eliminate  
14 the sandbags?

15 MR. LORENZETTI: I'm Steve  
16 Lorenzetti, the Deputy Superintendent for  
17 National Mall Memorial Parks. We agree. The  
18 sandbags actually were modest. That is a  
19 Metro grate that does flood often enough that  
20 they need something.

21 We have been in contact with them  
22 for years trying to come up with a better

1 solution. As you know, recently they've had  
2 bigger issues on their funding but we stand  
3 ready and look forward to working with them to  
4 get rid of those.

5 MR. MCGILL: I would think if you  
6 are going to do curbs along the panels, there  
7 may be some curbs around the --

8 MR. LORENZETTI: What we are  
9 really hoping for is that the Mall plan calls  
10 for that area to become a wider sidewalk and  
11 we hope to come back in here with a sidewalk  
12 plan sometime in the near future and that  
13 would be a perfect time to work with WAMATA to  
14 change the situation.

15 MR. MCGILL: Okay. I've got  
16 another question for you. The event  
17 management plan is going to be ready and in  
18 place by the time this work is finished?

19 MR. LORENZETTI: There are two  
20 things going on. What we are really hoping  
21 from this project, and it makes it so much  
22 simpler for us, is HOK is designing a new turf

1 system.

2 With that turf system there will  
3 be an operations and maintenance manual on  
4 what that turf can take so it will spell out  
5 to us that you can have a tent up for X days  
6 in March. You can have it up maybe for Y days  
7 in July and it will be based strictly on the  
8 design of this turf system so I'm hoping to  
9 making it as apolitical as possible and as  
10 engineering-based as possible. It will be  
11 basically an O&M manual as opposed to a new  
12 policy is what we're hoping.

13 MR. MCGILL: Okay. Right. Do you  
14 have unilateral authority to adopt it?

15 MR. LORENZETTI: The Park Service  
16 has the authority to make sure that no events  
17 take place in the Mall that would damage the  
18 ground past a certain point. We're hoping  
19 this O&M manual will have the ability to spell  
20 out what that point is.

21 MR. MCGILL: Good. Thank you.

22 CHAIRMAN BRYANT: Other questions

1 or comments? Hearing none, the question  
2 before us is the Executive Director's  
3 recommendation as is on the screen in front of  
4 you. Is there a motion?

5 MR. MAY: Yes. I would move the  
6 Executive Director's recommendation and thank  
7 the staff for an excellent report.

8 CHAIRMAN BRYANT: It's been moved  
9 and seconded that the EDR be adopted as  
10 recommended. All in favor say aye.

11 PARTICIPANTS: Aye.

12 CHAIRMAN BRYANT: Opposed no?

13 It's adopted.

14 Thank you, Ms. Witherell.

15 MS. WITHERELL: Thank you very

16 much.

17 [INSERT - The National Mall]

1                   6B. TRANSFER OF JURISDICTION OF  
2                   APPROXIMATELY 15 ACRES OF FORT DUPONT FROM  
3                   THE NATIONAL PARK SERVICE TO THE  
4                   DISTRICT OF COLUMBIA

5                   CHAIRMAN BRYANT: 6B on the Agenda  
6                   is the transfer of jurisdiction of  
7                   approximately 15 acres of Fort Dupont from the  
8                   National Park Service to the District of  
9                   Columbia for expansion of the Fort Dupont Ice  
10                  Arena and construction of a youth baseball  
11                  academy.

12                  As you know, this project has a  
13                  bit of history to it. We do have also five  
14                  persons signed up to speak today. Mr. Hinkle  
15                  is here to provide us history and put it into  
16                  context.

17                  Mr. Hinkle.

18                  MR. HINKLE: Thank you, Mr.  
19                  Chairman. As you just mentioned, the proposal  
20                  is a transfer of administrative jurisdiction  
21                  of approximately 15 acres of Fort Dupont Park  
22                  to the District of Columbia Government. The

1 transfer will allow for the expansion of the  
2 existing Fort Dupont Ice Arena and the  
3 development of the youth baseball academy.

4 The recommendation of the transfer  
5 is required by NCPC.

6 The Commission did see this  
7 proposal in January of 2009 but particular  
8 elements within the transfer agreement between  
9 the National Park Service and the District  
10 were not finalized at that time. The  
11 Commission postponed its review until the  
12 transfer agreement was finalized.

13 This past month the Park Service  
14 and the District did complete that transfer  
15 agreement the conscience of which I'll discuss  
16 shortly. A copy of this agreement is at the  
17 end of your staff report.

18 So in cooperation with the  
19 National's Baseball Team the District has been  
20 working to develop a baseball academy to  
21 provide District youth with a year-round  
22 opportunity to learn athletic and life skills.

1                   After a citywide search Fort  
2 Dupont Park, which is in Ward 7 in SE  
3 Washington, was selected as the best location  
4 for the Academy for several reasons including  
5 the amount of available land, the  
6 assessability of the site to roads and public  
7 transit, its proximity to three public  
8 schools, and it's location in a residential  
9 area with a large number of youth.

10                   In addition, the Friends of Fort  
11 Dupont Ice Arena who currently lease the  
12 existing ice arena from the Park Service have  
13 been developing plans to expand the facility  
14 from one rink to two.

15                   The Park Service in working with  
16 these groups has determined that a transfer  
17 jurisdiction of the property to the District  
18 would facilitate the development of these  
19 facilities.

20                   Fort Dupont Park with 367 acres is  
21 one of the Fort Circle parks, a system of  
22 connected parks and former Civil War

1 fortifications created in the McMillian Plan  
2 early last century.

3 The actual earth in Fort Dupont is  
4 located on what was important high ground near  
5 the eastern most corner of the park. Today  
6 the remains of the park are still visible  
7 although mostly covered with vegetation. The  
8 15 acres proposed for transfer is nearly one  
9 mile from the historic fort on the norther  
10 most part of the park. That is denoted in red  
11 here.

12 On site, as seen in the bottom  
13 aerial enlarged picture, is the Fort Dupont  
14 Ice Arena and existing parking lot, the  
15 existing fields, as well as the existing  
16 basketball courts and tennis courts.

17 Just north of the site is Sousa  
18 Middle School. West of the site is Kimbell  
19 Elementary School. South of the site is the  
20 National Park Service maintenance facilities,  
21 a U.S. Park Police stable, and some natural  
22 areas that were previously part of a golf

1 course at Fort Dupont Park.

2           There have been a number of steps  
3 to get this project to where it is now. In  
4 October of 2009 the Park Service completed an  
5 environmental assessment to study potential  
6 environmental impact of the transfer. In  
7 December of 2009 issued with mitigation a  
8 finding of no significant impact of the  
9 proposed transfer.

10           As I mentioned, in January of 2009  
11 the Commission postponed its review of the  
12 transfer until the transfer agreement is  
13 finalized. After working with NCPC staff the  
14 transfer agreement has been completed last  
15 month containing covenants with mitigation  
16 measures that protect federal interest  
17 associated with the transfer.

18           Also in May after reviewing the  
19 Park Service's environmental assessment and  
20 FONSI, the public comments the Park Service  
21 received on the environmental review process,  
22 public comments NCPC received regarding the

1 transfer, and the finalized transfer agreement  
2 between the Park Service and the District as  
3 part of NCPC's obligation to complete its own  
4 environmental review, NCPC's Executive  
5 Director issued a finding of no significant  
6 impact with the understanding that the  
7 transfer of jurisdiction agreement contains  
8 mitigation measures within the covenant.

9 To complete the transfer, today it  
10 is requested that under its authority the  
11 Commission recommends the transfer. Then  
12 following this positive recommendation the  
13 transfer including the covenant will be  
14 recorded with the property records and the  
15 transfer will be complete.

16 Just of note, however, is that in  
17 April of 2009 a complaint was filed against  
18 the National Park Service in the U.S. District  
19 Court for the District of Columbia. The  
20 Maryland Native Plant Society, the Virginia  
21 Native Plant Society, and David Culp, a  
22 private citizen are the plaintiffs in the

1 complaint.

2           The complaint alleges that the  
3 Park Service failed to consider adverse  
4 effects of the proposed transfer upon the  
5 adjacent forest and seeks a judgment that the  
6 Park Service violated NEPA in its preparation  
7 of the environmental assessment and execution  
8 of its FONSI. Mr. Chairman, this is an  
9 ongoing case and we do have citizens signed up  
10 today who may speak further towards this  
11 issue.

12           As previously mentioned, the Park  
13 Service and the District worked with NCPC  
14 staff to complete the transfer jurisdiction  
15 agreement with covenant containing mitigation  
16 measures that ensure federal interest  
17 associated with the transfer are protected.

18           Within these discussions NCPC's  
19 identification of federal interest focused on  
20 two main areas. First, the significance of  
21 Fort Dupont Park and federal support of  
22 recreational opportunities. Second, design

1 considerations related to the proposal.

2 Here you can see just to get a  
3 feel for this site the existing conditions  
4 with the baseball field and existing parking  
5 and the ice arena is in the back there.

6 Regarding the first area of  
7 federal interest, which is the significance of  
8 Fort Dupont Park and federal support of  
9 recreational opportunities, the parks and open  
10 space element of the comprehensive plan  
11 includes that the federal government should  
12 preserve the important scenic, historic, and  
13 natural elements of the Fort Circle Parks.

14 The element also states that  
15 development and enhancement of the Fort Circle  
16 Parks should protect the cultural resources  
17 and be compatible with their important natural  
18 features. The element also states, however,  
19 that community recreational opportunities  
20 should be provided throughout the Fort Circle  
21 Park system.

22 Then, in addition, NCPC partnered

1 with the Park Service and the District on  
2 capital space which is a collaborative effort  
3 to promote, protect, and enhance the  
4 District's parks and open space system.

5 The capital space analysis of  
6 parks access found that Fort Dupont Park is  
7 extremely important in provide park services  
8 to Ward 7.

9 This area of the District has one  
10 of the greatest concentrations of children  
11 compared to the rest of the city, and that  
12 this neighborhood has comparatively less  
13 access to parks and active recreation than the  
14 rest of the city. This analysis also found  
15 that many of the active recreational  
16 facilities in this area are in need of  
17 enhancement.

18 As such, since it remains in the  
19 federal government's interest to preserve the  
20 important scenic, historic, and natural  
21 elements of the Fort Circle Parks while  
22 ensuring that community oriented recreational

1 opportunities are provided, the National Park  
2 Service and the District have incorporated  
3 within the covenant of the transfer agreement  
4 the following conditions:

5 First, the project site should  
6 only be used for existing uses and the  
7 development of recreational facilities  
8 identified in the proposal.

9 Second, all existing and future  
10 facilities and recreational programs on the  
11 project site should remain available to the  
12 public.

13 Third, public access through the  
14 project site connecting Fort Dupont Park and  
15 the adjoining neighborhoods should be  
16 maintained.

17 Fourth, that existing and future  
18 parking on the site should remain available to  
19 users of Fort Dupont Park.

20 Then in regards to design  
21 considerations, within the environmental  
22 assessment various conceptual site plans were

1 developed to study how the proposal could  
2 affect the site.

3 This first slide shows four  
4 conceptual site plans for the expanded ice  
5 arena. The top two show the expansion of the  
6 existing rink and reconfiguration of the  
7 existing parking lot.

8 The bottom two show a potential  
9 new structure for two rinks and reconfigured  
10 parking. Note that these conceptual site  
11 plans retain the proposed improvements on  
12 property that is already developed.

13 Then the next slide shows three  
14 conceptual site plans for the Youth Baseball  
15 Academy which includes a hardball field, two  
16 softball sized fields, and a training and  
17 administration building of approximately  
18 15,000 square feet.

19 Of note in these schemes is the  
20 first site plan to the left where multi-  
21 purpose play field is retained on the site for  
22 public use. You can see that in this concept

1 right here.

2 Then this next slide shows the  
3 existing basketball and tennis courts. These  
4 are also planned to be transferred. However,  
5 no changes to their configuration is  
6 considered at this time.

7 So in addition to the other  
8 conditions, and because specific site plans  
9 have not yet been developed, to protect the  
10 scenic, historic, and natural elements of the  
11 park the Park Service and the District have  
12 also incorporated within the transfer  
13 agreement conditions that planning, design,  
14 construction, operation, and maintenance of  
15 any buildings and landscaping on the project  
16 site should be in accordance with the  
17 mitigation identified in the National Park  
18 Service's executed finding of no significant  
19 impact, the District's green building  
20 standards, and the construction activity,  
21 pollution prevention requirements, and LEED  
22 standards.

1                   Mr. Chairman and Commissioners,  
2           because these conditions or mitigation  
3           measures have been incorporated within the  
4           executed transfer agreement, it is the  
5           Executive Director's recommendation that the  
6           Commission recommend the transfer jurisdiction  
7           of the approximately 15 acres of Fort Dupont  
8           park to the District of Columbia contingent  
9           upon the conditions set forth in the transfer  
10          agreement.

11                   Also that the Commission note that  
12          projects proposed for this site constitute  
13          District of Columbia projects that are  
14          required to be submitted to the Commission for  
15          review. This review will help assure that the  
16          conditions set forth in the transfer agreement  
17          are being met as projects are developed on the  
18          site.

19                   Finally, that the Commission  
20          recommend that a site plan option that retains  
21          a multi-purpose field is strongly considered  
22          by the District to help with the lack of

1 active recreational opportunities within the  
2 neighborhood.

3 That concludes my presentation,  
4 Mr. Chairman.

5 CHAIRMAN BRYANT: Thank you, Mr.  
6 Hinkle, very much.

7 In the interest of time, unless  
8 there are any red-hot, burning questions for  
9 Mr. Hinkle, I would encourage Commission  
10 members to hold your questions until we do the  
11 public comment. Then we'll come back and have  
12 a full discussion.

13 Any objection?

14 Hearing none, we'll go to the  
15 public comments section. We do have five  
16 people signed up. Each person is represented  
17 in organization, meaning you have a maximum of  
18 5 minutes to speak. Afterwards you will hear  
19 a gentle buzz encouraging you to wrap up.

20 The first up is Ms. Carrie  
21 Thornhill. She will be followed by Jamie  
22 Pleune.

1 I ask each person to clearly  
2 identify yourself and the organization you are  
3 representing.

4 Ms. Thornhill, welcome.

5 MS. THORNHILL: Thank you so very  
6 much for your every consideration. Mr.  
7 Chairman, members of the Commission, and  
8 staff, I am Carrie Thornhill, President of the  
9 Washington East Foundation which is an  
10 alliance of Ward 7 and 8 residents working  
11 together to promote a sense of community  
12 between the wards and to improve the quality  
13 of life of residents.

14 We are a nonprofit organization  
15 focusing our work in three strategic areas --  
16 community economic development; environmental  
17 education; and science, technology,  
18 engineering, and mathematics -- across the  
19 continuum of prekindergarten to post-  
20 secondary.

21 I am here today to speak briefly  
22 on behalf of WEF, in enthusiastic support of

1 the transfer of jurisdiction of the 15 acres  
2 of Fort Dupont Park to the District of  
3 Columbia government, for the expansion of the  
4 Fort Dupont Ice Arena and for the construction  
5 of a youth baseball academy.

6 We do so for three primary --  
7 actually, it's four or five primary reasons.  
8 First, we are overwhelmingly enthusiastic  
9 supporters of the existing Dupont Park Ice  
10 Skating Rink and its plans for expansion of  
11 this one of a kind and first-class  
12 recreational resource in Ward 7 in the city.

13 Second, we are extremely excited  
14 about the prospects of increased and enriched  
15 educational and recreational opportunities  
16 that will be afforded the children/youth of  
17 our area with the advent of a youth baseball  
18 academy modeled after similar programs in  
19 Harlem and Compton, California. I was  
20 privileged to be one of the first to be  
21 briefed when Council Chairman Vincent Gray and  
22 others visited the Compton, California project

1 and recommended that we consider a Washington,  
2 DC project.

3 Third, we are encouraged by the  
4 thorough analysis done by your expert staff  
5 that affirms the following facts that were  
6 important to our environmental and educational  
7 agenda. These include the fact that all of  
8 the proposed development will be sited on  
9 previously disturbed land.

10 The existing tennis and basketball  
11 courts will be retained and available for  
12 public use. Public access to all existing and  
13 future recreational facilities within the  
14 project area, as well as recreational programs  
15 conducted in or associated with the existing  
16 or future facilities, subject to private use  
17 of the facilities for recreational facilities  
18 will be maintained.

19 Fourth, we are confident that the  
20 Ward 7 community, city, and region as a whole  
21 will respond affirmatively to supporting the  
22 expansion plans of the Friends of Fort Dupont

1 Ice Arena and the new installation plans of  
2 the Washington National Dreams Foundation to  
3 realize the vision. And that they will fully  
4 cooperate with the city to ensure all the  
5 following conditions proposed to be imposed by  
6 NCPC will be met.

7 Including, the retention of the  
8 transfer property for recreational purposes,  
9 retention of public accessibility of the  
10 project site, retention of public access  
11 through the project site, retention of public  
12 access to parking on the project site, and  
13 ensure the protection of the scenic, historic,  
14 and natural characteristics of Fort Dupont  
15 Park. Which is in my neighborhood, by the  
16 way.

17 Finally, Mr. Chair and members,  
18 you can be assured that the Civic Community,  
19 including WEF, will be actively engaged and  
20 involved in supporting, monitoring, and  
21 evaluating this project over time for purposes  
22 of helping to ensure compliance. But also, to

1 encourage all parties reach high standards of  
2 performance in implementation of this project.

3 I strongly encourage you to vote  
4 in favor of this transfer of jurisdiction  
5 today. Thank you for this opportunity to  
6 speak. And I'm sorry I'm going to have to run  
7 to a meeting but I'm delighted that I had an  
8 opportunity to say these words to you.

9 CHAIRMAN BRYANT: Ms. Thornhill,  
10 we're glad you were here. Thank you.

11 MS. THORNHILL: Thank you so much.

12 CHAIRMAN BRYANT: Next up is Jamie  
13 Pleune who will --

14 Correct me if I've mispronounced  
15 your name.

16 I'll go ahead and site the rest of  
17 the lineup following Jamie. Following Jamie  
18 will be David Julyan, then Marla Tanenbaum,  
19 and last, Marvin Dickerson.

20 Welcome.

21 MS. PLEUNE: Thank you. Jamie  
22 Pleune, you got it just right. I'm speaking

1 on behalf of the Maryland Native Plant  
2 Society.

3 The Maryland Native Plant Society  
4 is a nonprofit organization with over 500  
5 members, about 40 of whom are in the  
6 Washington, DC Chapter. The Maryland Native  
7 Plant society conducts monthly field trips to  
8 different forests to educate their members,  
9 practice identifying native plants, and to  
10 enjoy native plant communities.

11 They are interested in this  
12 particular transfer because bordering the  
13 transferred property is a costal plain forest  
14 that's known as a terrace gravel forest. The  
15 forest grows in this area because of ancient  
16 gravel depositions that give rise to a  
17 uniquely acidic soil.

18 That soil has these terrace gravel  
19 forests that used to be very common throughout  
20 Maryland, DC, Virginia, and a little bit in  
21 Pennsylvania, but are now uncommon because of  
22 development pressures and urbanization. A lot

1 of them have been destroyed.

2 For this reason, the Maryland  
3 Native Plant Society is very concerned about  
4 protecting the forest that borders the  
5 proposed transfer area.

6 As the National Capital Planning  
7 Commission's staff recommendation noticed,  
8 they did file a lawsuit because they were  
9 concerned that the NIFA analysis didn't  
10 explore at all what the impacts on the forest  
11 would be because it relied strictly on  
12 mitigation measures that were uncertain.

13 The new covenants which the  
14 Maryland Native Plant Society did not see  
15 before submitting their comments to this  
16 Commission are a marked improvement on the  
17 previous covenants that were before this  
18 Commission.

19 In particular, the Maryland Native  
20 Plant Society is very pleased to see that the  
21 District has committed to develop, construct,  
22 and maintain the facilities in a way that will

1 protect and minimize the negative  
2 environmental impacts on the forest.

3 Secondly, that the covenants  
4 guarantee public access to and public access  
5 through the transferred land.

6 Third, that there will be  
7 additional opportunities for review and  
8 comment before any construction happens so  
9 that specific mitigation measures can be  
10 designed and agreed upon before construction  
11 happens.

12 And finally, that the National  
13 Park Service will have the opportunity to  
14 concur before the land that the District is  
15 controlling will be transferred to another  
16 entity.

17 The Maryland Native Plant Society  
18 does retain concerns. Any development and  
19 soil disruption could threaten harm to the  
20 forest, and these are things that we don't  
21 want to overlook.

22 Soil disruption associated with

1 excavation and grading for the baseball fields  
2 can alter drainage patterns, and it can also  
3 harm tree roots; things that are particularly  
4 concerning if the development happens right up  
5 next to the edge of the forest. The covenants  
6 do not specifically list the mitigation  
7 measures that will be implemented.

8 So as the design process moves  
9 forward, Maryland Native Plant Society would  
10 like the opportunity to work with the  
11 District, the National Park Service, and the  
12 National Capital Planning Commission to  
13 identify and avoid potential threats to the  
14 forest and the natural resources, both  
15 informally and through the formal commenting  
16 process.

17 Secondly, public access. We're  
18 pleased to see that the covenants ensure that  
19 public access will be retained. As the staff  
20 report noted, the neighborhood around this  
21 area has a high concentration of youth and a  
22 low concentration of recreation opportunities.

1           One of our remaining concerns is  
2           that the baseball academy may serve a few at  
3           the expense of several. This is public land  
4           and as the covenants note, the public's access  
5           will be subject to the private uses of the  
6           land. So we sincerely hope that this caveat  
7           does not swallow the protection of public  
8           access to the whole.

9           Finally, in closing, the purpose  
10          of strategic planning is to preserve the parks  
11          and the open space systems for future  
12          generations. While the new covenants are such  
13          an improvement and they really decrease the  
14          environmental risks which we're very thankful  
15          for, we do remain concerned about making sure  
16          that this project does not limit public  
17          access, that it doesn't impair plans for  
18          improving the water quality in the Fort Dupont  
19          tributary, that it doesn't harm the unique  
20          forest adjacent to the transferred land.

21                 We urge this Commission to keep  
22          those concerns in mind as it votes today and

1 in the future.

2 MR. MCGILL: Ms. Pleune, could I  
3 ask you a question?

4 MS. PLEUNE: Yes.

5 MR. MCGILL: Your organization is  
6 a party to the lawsuit, is that correct?

7 MS. PLEUNE: Yes.

8 MR. MCGILL: So in light of your  
9 positive comments, are you dropping the  
10 lawsuit?

11 MS. PLEUNE: We are considering --  
12 we're thinking about what we're going to do  
13 right now in light of the new covenants.

14 MR. MCGILL: Thank you.

15 MR. PROVANCHA: Just to clarify  
16 your area of concern, the terrace gravel  
17 forest would be consumed by the development,  
18 or it's immediately adjacent to sites that are  
19 planned to be developed; is it a direct or a  
20 second order effect?

21 MS. PLEUNE: It's a second order  
22 effect.

1 MR. PROVANCHA: A second order  
2 effect? Okay.

3 CHAIRMAN BRYANT: Thank you very  
4 much.

5 MS. PLEUNE: Thank you.

6 CHAIRMAN BRYANT: Mr. Julyan?  
7 Welcome.

8 MR. JULYAN: Thank you, Mr.  
9 Chairman, members of the NCPC. For me this is  
10 a coming home. I had the honor to serve on  
11 this body. It was of course in the last  
12 century, but I remember it warmly.

13 Don't you, Ms. Young?

14 I'm here today because I serve on  
15 the Board of Directors of the Friends of Fort  
16 Dupont. We are the nonprofit that has been  
17 operating the ice rink since 1996 when we  
18 received our long-term operational lease from  
19 the National Park Service.

20 I will also be brief. I'd like to  
21 focus on three numbers.

22 The size of Fort Dupont Park is

1 approximately 360 --

2 MR HINKLE: 367.

3 MR. JULYAN: -- 360 acres. The  
4 size of the area that we're asking you to  
5 transfer is 15 acres.

6 And my number is 10,000. That is  
7 the number of children that come through the  
8 Fort Dupont Ice Arena each year as we provide  
9 free programs in a variety of skating  
10 applications: figure skating, speed skating --  
11 which, by the way, is taught by an Olympian --  
12 hockey, and advanced figure skating for  
13 competitive figure skaters.

14 We've been doing this since 1996.  
15 In our first class, first year we had 12. Now  
16 we have 10,000. That's a great number.  
17 Unfortunately, the other number I live with  
18 everyday are the number of kids who we cannot  
19 accommodate because we only have one ice rink.

20 We want to build a second ice rink  
21 so that we can handle that waiting list, so  
22 that we can expand our programs, so that we

1 can continue some of the discussions and the  
2 agreements that we had with DCPS -- but now  
3 they're getting a little aged -- under which  
4 we were going to be able to introduce hockey  
5 into DCPS middle and high schools.

6 These are the activities that  
7 we're engaged in and these are my  
8 constituents. These are the people that I'm  
9 representing before you today. We're ready.  
10 The Nationals are ready. The National Park  
11 Service is ready. And we hope very much that  
12 you'll give favorable consideration to this  
13 proposal.

14 The issue of whether this does or  
15 does not get hung up in court is, quite  
16 frankly, not a matter for the NCPC. It's a  
17 matter for the courts. Your jurisdiction and  
18 your responsibility is to see whether or not  
19 the proposal that has been presented to you  
20 today, and after your questions have been  
21 answered, makes sense from the perspective of  
22 the federal planning agency, with the District

1 representation that is your charter and your  
2 mandate.

3 We've been frustrated, I will tell  
4 you this. Because we've been trying to do  
5 this for years. And in the last year that  
6 this has been delayed, one of the consequences  
7 for us has been the uncertainty of what's  
8 going to happen has in fact had a negative  
9 impact. Not on the number of kids we deal  
10 with, but on our money, on our fund-raising,  
11 along with other issues.

12 We need to have a decision made.  
13 We need to be able to move forward. We need  
14 to be able to advance our program consistent  
15 with all the covenants that are in this  
16 agreement. We have no objections to any of  
17 this at all. But we do desperately need to  
18 get past this point which has been holding us  
19 back for well over a year from advancing the  
20 causes and, as I keep saying, my guys which  
21 are the 10,000 kids.

22 So while we appreciate very much

1 some of the questions that have been raised in  
2 this lawsuit and some of the questions that  
3 were raised by the previous speaker, the fact  
4 of the matter is we're not talking about  
5 taking down these trees.

6 Your question was correct. It's a  
7 secondary impact.

8 I would also note that if you go  
9 into this part of Fort Dupont and you actually  
10 talk about the strip that's right between  
11 where our current parking lot and our ice rink  
12 is and the woods, I'm afraid you're likely to  
13 find more refrigerators and freezers than  
14 trees.

15 So let's be careful about the  
16 pragmatic impact of what we're talking about  
17 and please remember the most important number  
18 for me is 10,000 kids and more waiting.  
19 That's all I have. Thank you.

20 MR. MCGILL: Mr. Julyan, I'd like  
21 to ask you a question. I vaguely recall  
22 reading an article in a newspaper recently

1 that an indoor ice rink in the District is  
2 closing for lack of funds. Is that your rink?

3 MR. JULYAN: That is our rink and  
4 that statement is incorrect. We are not  
5 closing. We typically and are now closed for  
6 a period of about 6 to 8 weeks. We reopen on  
7 July 5 with our full summer program. We are  
8 struggling.

9 If I can take my last minute?

10 Yes. We are struggling, as many  
11 nonprofits are. But we are not closing. We  
12 have a healthy and a good track record of  
13 support, both from the private sector as well  
14 as from the public sector. Both the federal  
15 government and the District government have  
16 over the past several years made  
17 appropriations for us.

18 MR. MCGILL: I would assume then  
19 that your business plan provides for increased  
20 fund-raising to accommodate the increased  
21 costs associated with the second rink?

22 MR. JULYAN: Yes, sir.

1 MR. MCGILL: How about the actual  
2 cost of building the second rink?

3 MR. JULYAN: Our estimate, which  
4 keeps changing, is the cost of the second  
5 rink. Our preference is to be in the latter  
6 two models that you saw.

7 The current rink that we have is a  
8 very old building. It was built in 1972, I  
9 believe. Our preferred option will be to put  
10 a new building with two rinks in the center of  
11 what is now our parking lot with parking on  
12 either side, one side which would be what  
13 would be the shared area with the baseball  
14 academy, and the other to the north.

15 We're estimating the cost of that  
16 to be \$15-\$18 million. The cost of operating  
17 the current facility comes in at approximately  
18 \$1 million a year. That's inclusive of both  
19 operating and some capital projects, although  
20 we always have more capital projects that we  
21 want than we have money to fund them.

22 MR. MCGILL: So you, who used to

1       serve on NCPC --

2                   MR. JULYAN:   Yes.

3                   MR. MCGILL:   -- who is cognizant  
4       with the precepts of Historic Preservation --

5                   MR. JULYAN:   Yes, sir.

6                   MR. MCGILL:   -- are calling a 1972  
7       building a very old building?

8                   MR. JULYAN:   I like to be really  
9       careful.  I'm 59 and I didn't even have grey  
10      hair when I was here before.  So old is very  
11      relative.  No, it's not old.  I'm thinking  
12      it's coming into middle age.

13                  MR. MCGILL:   Thank you.

14                  MR. JULYAN:   You bet.

15                  Any other questions I can answer?

16                  CHAIRMAN BRYANT:  Mr. Miles?

17                  MR. MILES:   Yes.  I have a couple  
18      quick questions.  Mr. McGill hit on some very  
19      important points.

20                  Could you elaborate again on the  
21      current financial condition of your nonprofit?  
22      It's my understanding that a lot of the

1 difficulty you've been going through -- this  
2 is just sort of anecdotal -- has been on  
3 cutbacks from some of the direct  
4 appropriations from the District as well as --

5 MR. JULYAN: One of the things  
6 that affected us was the decision last year by  
7 the City Council as they were marking up the  
8 current fiscal year budget to eliminate all of  
9 the earmarks. We had been slated for a  
10 \$250,000 appropriation earmark. Obviously,  
11 that's a significant percentage of our budget.  
12 It got pulled, if you will, sort of at the  
13 last minute. We've had to make adjustments.

14 We've been able to -- I give you  
15 this approximately. I would say that we  
16 expected \$250,000 from the District  
17 government. We didn't receive it. I would  
18 say that our fund-raising efforts have  
19 probably caught up with maybe two-thirds of  
20 it.

21 But I would say, absolutely. And  
22 I don't want to mislead; absolutely. Like

1 many nonprofits, we struggle every year with  
2 our budget.

3 MR. MILES: In addition to the  
4 10,000, who are sort of the other more  
5 frequent or common users of the ice rink, and  
6 are they charged any fees?

7 MR. JULYAN: The answer to your  
8 latter question is no. Most of the community  
9 users are not charged a fee.

10 In addition to the ice rink we  
11 also have meeting rooms and a computer lab.  
12 IBM donated about 15 computers to use a few  
13 years ago. So we have a meeting room and a  
14 computer lab.

15 We have excellent relations with  
16 all of our community organizations, both the  
17 ANC and the various community organizations in  
18 Ward 7 and Ward 8. We make our facility  
19 available to them, both the computer lab as  
20 well as the meeting spaces for a variety of  
21 community meetings.

22 Again, with the numbers, when we

1       went through the environmental process we had  
2       an online petition that had over 800  
3       signatures in support of this. And at the  
4       various meetings that were held as part of  
5       that process, we had broad and significant --  
6       I would say in the neighborhood of a couple of  
7       hundred submitted testimonies or submitted  
8       statements of support from the community.

9               MR. MILES: Just sort of going  
10       back to the previous speaker, I think  
11       something that I have reservation is the  
12       public access as guaranteed by a private  
13       entity.

14               So if you could just speak to us  
15       how you sort of ensure that now under your  
16       current arrangement? Because I know there's  
17       sort of that hybrid where you get the 10,000  
18       and the local kids in, but you also get the  
19       Maryland/Virginia residents participating  
20       also. How currently do you --

21               MR. JULYAN: We operate as  
22       follows. Many of our programs -- we're

1 nonprofit. We have public skating. We have  
2 the -- we call it the Kids on Ice programs  
3 which are scheduled, and kids sign up and you  
4 have to be signed up and accepted. That's  
5 what gets us to the waiting list and things  
6 like that.

7 In addition to that, the other way  
8 we make money is we will rent the ice to high  
9 schools, colleges, and hockey leagues to play.  
10 For example, many of the private schools,  
11 Gonzaga, St. Alban's, and others, use Fort  
12 Dupont as their home rink for their hockey  
13 teams. And we charge them for the use of the  
14 ice.

15 We make our money from renting the  
16 ice, from collecting money in the public skate  
17 which is about \$5, and a little bit from  
18 concession.

19 Then the rest we raise either with  
20 private contributions from individuals in  
21 corporations -- I apologize because I should  
22 have brought it; we have a good list of that

1 track record -- or from appeals to the public  
2 governments, whether it's the District or the  
3 feds.

4 MR. MILES: What is that balance,  
5 the private versus public usage of the rink?

6 MR. JULYAN: With the high school  
7 teams and the leagues considered the private  
8 for this?

9 MR. MILES: For this purpose,  
10 sure.

11 MR. JULYAN: Off the top of my  
12 head, I would say we're probably 65/35 public.  
13 I mean, I'm guessing but I have to be honest  
14 with you. It's a guess, it's an educated  
15 guess. I've been working with this for over  
16 10 years. But I would give you an educated  
17 guess that at least two-thirds of our time is  
18 devoted to the Kids on Ice or other similar  
19 programs. And about one-third goes to renting  
20 the ice.

21 MR. MILES: Thank you.

22 MR. JULYAN: Yes.

1 CHAIRMAN BRYANT: Mr. Provancha?

2 MR. PROVANCHA: I have a quick  
3 question. I think it's commendable that your  
4 program has grown in 16 years or 14 years from  
5 a dozen kids to 10,000.

6 MR. JULYAN: Thank you.

7 MR. PROVANCHA: I think that's  
8 remarkable. What's the size of your waiting  
9 list?

10 MR. JULYAN: In the last session  
11 -- again, it's my educated guess -- I would  
12 say we're probably 200-250.

13 MR. PROVANCHA: The reason I'm  
14 asking is, if you do the math that it takes  
15 10,000 to support one rink, it would take  
16 10,000 to support a second rink. I'm trying  
17 to see how 200 additional children would drive  
18 the utilization of a second rink.

19 Or is the response expanded  
20 programs? I think you mentioned hockey is not  
21 currently offered, but you would consider  
22 hockey programs?

1                   MR. JULYAN: The answer to your  
2 question is, yes, it's expanded. It isn't  
3 just in terms of picking up the current  
4 waiting list at all.

5                   MR. PROVANCHA: Right.

6                   MR. JULYAN: If we have the second  
7 rink, in addition to being able to expand some  
8 of our programs like bringing hockey to DCPS,  
9 the other thing that happens is the following.

10                   If you have two rinks, then you  
11 have a facility that you can actually use to  
12 host hockey and figure skating events, which  
13 is another way that you make money. Right now  
14 we have one event a year called the Purple  
15 Puck competition. But it's very difficult to  
16 secure these types of events which make money  
17 when you only have a single rink.

18                   Most of the ice rinks in this area  
19 have at least two different slabs of ice.  
20 Laurel, Maryland, for example, has three. And  
21 you need that kind of critical mass to be able  
22 to offer your venue for that type of event

1 which raises money.

2 MR. AMES: Mr. Chairman, I think  
3 we're getting a little bit off-line of what  
4 we're here for.

5 I mean, I appreciate the fact of  
6 what you do and I appreciate the information.  
7 But I think I need to come to one of your  
8 meetings to learn that rather than  
9 interjecting in what we're trying to decide on  
10 the transfer of a piece of property.

11 Thanks to Mr. Chairman.

12 CHAIRMAN BRYANT: This is the  
13 public comment period. I would hope that we  
14 could move it along pretty quickly.

15 Additional questions?

16 MR. JULYAN: That's pretty quick.

17 CHAIRMAN BRYANT: Thank you very  
18 much.

19 MR. JULYAN: I appreciate your  
20 time. Thank you.

21 CHAIRMAN BRYANT: Next up is Marla  
22 Tanenbaum followed by Marvin Dickerson.

1 MS. TANENBAUM: Mr. Chairman, I'm  
2 Marla Lerner Tanenbaum, Chair of the  
3 Washington Nationals Dream Foundation and an  
4 owner of the Washington Nationals Baseball  
5 Club.

6 The Foundation has inherited the  
7 genuine commitment made by Major League  
8 Baseball and the District of Columbia more  
9 than 4 years ago to open a state-of-the-art  
10 baseball academy in the city. That reality  
11 will be considerably closer if you approve the  
12 proposal before you today to transfer land  
13 from the National Park Service to the District  
14 of Columbia.

15 In anticipation of the land  
16 transfer, the Foundation has had preliminary  
17 contact with architects and engineers and  
18 formed a steering committee to help with fund-  
19 raising and program development. Our efforts  
20 were bolstered by the Council of the District  
21 of Columbia which appropriated a generous sum  
22 for capital construction.

1                   Our goal is to have the ball  
2           fields ready by next season and the academic  
3           building in 2012, pending execution of a lease  
4           with the city and successful engagements in  
5           various Zoning and Regulatory realms.

6                   Major League Baseball has  
7           facilitated similar academies in Harlem and  
8           Compton, California, and has two more under  
9           way in Houston and Miami. The Washington  
10          academy would assume characteristics from the  
11          existing facilities and employ a somewhat  
12          unique blend of academic instruction and  
13          baseball skills development.

14                  In addition to reading  
15          comprehension and other courses designed to  
16          supplement the regular schoolwork,  
17          participants will receive instruction in  
18          baseball and softball including coaching,  
19          umpiring, scorekeeping, and team organization.  
20          We envision a 20,000 square foot facility with  
21          three fully equipped fields, batting cages,  
22          full pens, warm-up pitching mounds, and a club

1 house for teaching and learning.

2 The academy's target audience will  
3 be boys and girls in grades 5 through high  
4 school from lower income families and  
5 communities east of the Anacostia River.

6 I'm sure you are aware of the very  
7 sobering statistics that speak to the fact  
8 that these young people need as much  
9 additional encouragement and support as  
10 possible to graduate from high school equipped  
11 to be productive citizens. The academic  
12 instruction at the facility, as well as the  
13 life skill developed there, will be a valuable  
14 asset to these young people and to their  
15 families.

16 For more than three decades,  
17 Washington was without a baseball team.  
18 Therefore it has been difficult for  
19 generations of young people in the District to  
20 develop an affinity for the sport of baseball.

21 The Washington Nationals have  
22 dynamic community outreach programs that have

1 brought thousands of youth to the ballpark for  
2 baseball-related instruction, ranging in  
3 length from a weekend morning to three full  
4 days. As a result of these initiatives, we  
5 have seen the demand for more intensive  
6 training firsthand and hope to offer these  
7 resources at the baseball academy.

8 In the meantime, we'll continue to  
9 distribute tens of thousands of tickets to  
10 deserving young people to attend our games and  
11 to continue to dispatch players to community  
12 events in Wards 7 and 8. We have donated  
13 thousands of books to local schools and  
14 libraries, and our players have participated  
15 in community-based reading programs.

16 However, I believe we will not be  
17 able to fully capitalize on these efforts  
18 without the baseball academy at Fort Dupont,  
19 where deserving young people will be able to  
20 dream big about playing baseball in the  
21 context of a strong academic environment.

22 The academy will have the ongoing

1 support of Major League Baseball and  
2 Commissioner Selig, which will allow us to  
3 attract donors and other supporters who will  
4 continually enrich our program.

5 Of course, the Washington  
6 Nationals will have a very close relationship  
7 with the facility, making available our  
8 players, coaches, staff, and executives for  
9 instruction and other programming.

10 We've also committed \$3.5 million  
11 to the project. The city has committed even  
12 greater sums. The National Park Service has  
13 committed the land to Fort Dupont Park.

14 Please ensure that the young  
15 people in Wards 7 and 8 enjoy the same  
16 opportunities their counterparts have in New  
17 York and Los Angeles, and will soon have in  
18 Miami and Houston. I hope you will sustain  
19 this momentum by approving the transfer today.

20 Thank you. I'm happy to answer  
21 any questions you might have.

22 CHAIRMAN BRYANT: Thank you very

1 much.

2 MS. TANENBAUM: Thank you.

3 CHAIRMAN BRYANT: Thank you.

4 Mr. Dickerson, welcome.

5 MR. DICKERSON: I'm batting  
6 cleanup. Mr. Chairman, members of the  
7 Commission, my name is Marvin Dickerson. I'm  
8 the Chairman of the Board of DC RBI.

9 RBI is reviving baseball in the  
10 inner city, which was started in 1989 in  
11 Compton, California by a gentleman named John  
12 Young. He started that because he realized in  
13 his community that young people did not have  
14 some of the basic fundamental facilities to  
15 play baseball, the nation's national pastime.

16 Major League Baseball quickly  
17 recognized the momentum and the value of such  
18 a program, embraced it, and helped to spread  
19 it all the way around the country. Today we  
20 have over 300 leagues and 175,000 young people  
21 participating in the program.

22 I've had the pleasure of serving

1 as Chair of the Board for the last year and a  
2 half for DC RBI, but DC RBI and BatterUp  
3 Foundation has been in this community for 14  
4 years. Over the past 14 years, we've helped  
5 numerous kids to achieve both minor league and  
6 professional careers.

7 The most notable one is one of our  
8 own, Mannie Barris, who now plays for the San  
9 Francisco Giants. But what's more important  
10 is that we've helped over another 200 or so  
11 young people realize their dream in getting  
12 college access and college scholarships.

13 See, ladies and gentlemen, what we  
14 do on the field and off the field is about  
15 preparing these young people for not only the  
16 practices and the lessons learned around  
17 baseball on the field, but the basic life  
18 skills and characteristics they need to  
19 survive in life and to be productive citizens.

20 Because what we recognize and what  
21 is in-line with the basic fundamental  
22 principles of RBI is that only a small number

1 of our young people are going to be successful  
2 with a baseball career. But what we can do is  
3 help give them the life skills and the  
4 character education that they need to be  
5 productive citizens.

6 Currently, DC RBI runs a rookie  
7 league for 12 and under. That embraces our  
8 little league. We run all the little league  
9 baseball in Ward 7 and Ward 8. Today we have  
10 over 165 young people that participate in  
11 little league baseball every Saturday. I can  
12 tell you before we start running little  
13 league, you will hard-pressed to find young  
14 people playing little league baseball in Ward  
15 7 and Ward 8.

16 We also have one of the largest  
17 Boy Scout troops in DC. It's called 4242,  
18 Jackie Robinson twice. We run that out of  
19 Plummer, Malcom X, and Simon Elementary.

20 We also run a junior academy for  
21 ages 12 to 15 which does focus on in-school  
22 mentoring and after-school baseball

1 instruction, mentoring, and life skills.

2 We also run the only independent  
3 baseball league for middle school kids in the  
4 District of Columbia.

5 We also have a senior academy.  
6 This is a proof point in the days of evidence-  
7 based research around programs. You need to  
8 be able to track where your kids are and the  
9 benefits of your program. Well, we started  
10 with these young people 8 years ago. These  
11 young people started right there at Kimball  
12 Elementary, then we took them over to Sousa.

13 Now this group of 25 young men are  
14 in our senior academy. And I will bet you  
15 they are some of the best baseball players in  
16 this city. In fact, we know that because  
17 they're being recruited from Woodson, private  
18 schools, and other schools around the city.

19 But ladies and gentlemen, they're  
20 not only good baseball players. They're  
21 excellent scholars. They have well over 3.5-  
22 3.6 GPAs, some of them have 4.0. In a city

1       like Washington, DC which we all know the  
2       challenges that we're faced with, we love  
3       hanging our hats on a group of young men that  
4       we've had the chance to work with since they  
5       were at age 10, age 8, age 9, and watch them  
6       grow and mature into productive citizens.

7                       So the reason that I'm here today  
8       is to encourage you to approve this transfer  
9       of that land to the District of Columbia. The  
10      young people that I stand here represent the  
11      young people east of the river. They deserve  
12      the right and deserve to have access to the  
13      same quality facilities and baseball  
14      instruction that youth in other parts of the  
15      city and in this region have each and every  
16      day.

17                      While the facilities have  
18      improved, I must tell you, we have a long way  
19      to go. Today there is no state of the art  
20      baseball facility in Ward 7 and Ward 8. We  
21      only have one 90-foot -- indulgence, please.  
22      We only have one 90-foot baseball field in

1 Ward 8. That's at Fort Grebel.

2 We have only one multipurpose  
3 field and training facility at Kimball  
4 Elementary. And that field was built by DC  
5 RBI, Fields of Dreams, and DC Parks and Recs.

6 The only batting cage that we have  
7 in either Ward 7 or Ward 8 was destroyed  
8 during this recent storm.

9 So it'd be very difficult to  
10 attract young people to play baseball in this  
11 city without adequate facilities. And  
12 baseball is a way of really impacting their  
13 lives.

14 The balance of my statement is  
15 there for your reading pleasures. On behalf  
16 of the Board of DC RBI and the young people  
17 that we support each and every day, I  
18 encourage you to approve the transfer, and I  
19 say thank you on their behalf.

20 CHAIRMAN BRYANT: Thank you, Mr.  
21 Thornhill, very much. Or Mr. Dickerson,  
22 rather. Thank you.

1 MR. DICKERSON: No problem. I've  
2 been called other things.

3 CHAIRMAN BRYANT: Maybe one  
4 question?

5 MS. GREENWALD: One question. In  
6 the diagrams that were two smaller fields --  
7 I believe those were described as softball  
8 fields, is that correct; will those be run by  
9 RBI as well?

10 MR. DICKERSON: Well, let me tell  
11 you what I will -- I'll ask Marla to come up  
12 here. From what I could tell from the  
13 diagrams, there was a baseball field and  
14 several softball fields right there on one  
15 site and a multipurpose field.

16 Our role in this, as you very well  
17 know -- we've been running programs that have  
18 been successful in this city for quite some  
19 time. The Washington Nationals Dream  
20 Foundation when it came to town became a very  
21 strategic partner of ours. They sit on our  
22 Board; they've been involved. They work with

1 us. And we've been very supportive of them  
2 and them of us.

3 I can tell you if this is  
4 approved, they get the land, and they're  
5 running the academy, we will be very much in  
6 there, very much helping them to run the  
7 programs and grow those programs.

8 MS. TANENBAUM: So there are three  
9 proposed fields. One is a regulation sized  
10 field and two are softball fields/little  
11 league fields.

12 Was that your question?

13 MS. GREENWALD: I should have been  
14 more specific. Will RBI be running programs  
15 for girls?

16 MS. TANENBAUM: There will be,  
17 yes. That's softball.

18 MS. GREENWALD: Sorry. Yes.

19 MS. TANENBAUM: That's what  
20 softball means, really.

21 MS. GREENWALD: Okay. Thank you.

22 MS. TANENBAUM: Yes. Well, it's

1 the Nationals. And in every proposal that  
2 we've ever produced about the baseball  
3 academy, softball is on there.

4 MS. GREENWALD: That's great to  
5 hear.

6 MS. TANENBAUM: You can take that  
7 from me, a girl/woman.

8 MS. GREENWALD: Good. I hope that  
9 will also lead to perhaps Girl Scout troops  
10 and other things like that.

11 MR. DICKERSON: Yes.

12 MS. GREENWALD: Thank you.

13 CHAIRMAN BRYANT: Mr. May?

14 MR. MAY: I don't have questions,  
15 but when you're ready?

16 CHAIRMAN BRYANT: Okay. That  
17 concludes the public comment period.

18 Thank you very much for your  
19 attendance today and your comments.

20 To get the matter back more  
21 properly before us, the Chair would call on  
22 Mr. Miller for a motion.

1 MR. MILLER: Thank you, Mr.  
2 Chairman.

3 I'll move the Executive Director's  
4 recommendation, and after the second maybe  
5 we'll have some comments.

6 CHAIRMAN BRYANT: And the Chair  
7 would like to call on Mr. May for a motion.

8 MR. MAY: I'd like to second the  
9 motion.

10 CHAIRMAN BRYANT: The motion  
11 before us is moving the EDR. So now the  
12 matter is back before us for a full Commission  
13 discussion.

14 Mr. Miller?

15 MR. MILLER: Thank you, Mr.  
16 Chairman for your instructions. We are  
17 attempting to have a group hug here. Let me  
18 just read a brief sentence from Chairman Vince  
19 Gray about today.

20 "The winners today are young  
21 people in an under-served area who have been  
22 longing for new baseball fields and organized

1 activities that will not only provide them  
2 with recreational outlets, but also new  
3 academic career and life skills programs that  
4 will help them become better citizens."

5 That's for the Chairman. What  
6 this transfer of jurisdictions has been all  
7 about from the outset is providing kids  
8 expanded recreational and educational  
9 opportunities. I want to thank you, Mr.  
10 Chairman.

11 I want to thank a lot of people  
12 for all that they have done to get us to this  
13 point today. We would have preferred that it  
14 had happened 17 months ago when the transfer  
15 of jurisdiction was last before this  
16 Commission, when the Commission voted to table  
17 it for a period of, as I recall, 90 days to  
18 work out the differences at that time between  
19 the Park Service and the District government.  
20 It took a little longer. There was a lot of  
21 give and take, a lot of intervening events.  
22 But we're here.

1 I thank you, Mr. Chairman for your  
2 support.

3 I thank you, staff, David Levy and  
4 Jeff Hinkle for what they've done.

5 I thank the speakers today, the  
6 Nationals, the Friends of Fort Dupont,  
7 Washington East Foundation, and the DC RBI for  
8 all you do in the community and all that you  
9 will continue to do to help our kids.

10 I thank the Park Service for  
11 getting us to this point today and Peter May  
12 in particular.

13 I also want to thank all the time  
14 and effort that has been put into this by  
15 folks that we have worked cooperatively with  
16 in the Executive Branch of the District  
17 government, the Deputy Mayor's Office of  
18 Planning and Economic Development, the Office  
19 of Attorney General, and the District  
20 Department of the Environment.

21 Particularly, let me single out  
22 Judi Greenberg, who is sitting out there with

1 glasses on her head, who really has the scars  
2 that this transfer of jurisdiction has created  
3 in some cases.

4 It's taken a village to get this  
5 transfer of jurisdiction and we appreciate it  
6 being here today. Thank you.

7 MR. MAY: Thank you very much.

8 I would echo everything that Vice  
9 Chairman Miller had to say with regard to this  
10 transfer. It has been a long time coming and  
11 it has taken an extraordinary effort, and it  
12 is an unusual opportunity.

13 The District and the Park Service  
14 have a cooperative and even a symbiotic  
15 relationship when it comes to park land in the  
16 District and providing recreational  
17 opportunities. But also, in providing natural  
18 areas and creating a really green environment  
19 within the city.

20 We're always struggling to strike  
21 the right balance between the various  
22 competing needs for the park land within the

1 city. But this has been an opportunity for us  
2 to move something forward that the city was in  
3 a much better position to advance than the  
4 Park Service was. So we've been backing this  
5 transfer enthusiastically for a long time and  
6 we're glad to see it come to fruition at this  
7 point.

8 I would also like to restate that  
9 the Park Service is very committed to the  
10 preservation of natural areas, and the vast  
11 majority of Fort Dupont is a natural area.  
12 Another example of that is what we're doing  
13 with regard to Shepherd Parkway to make sure  
14 that that natural area is maintained to the  
15 greatest extent possible. That's another one  
16 that carries some battle scars.

17 Frankly, the fact that it's taken  
18 us as long to get to this point as it has is  
19 a statement about how careful we needed to be  
20 to make sure that the natural areas of Fort  
21 Dupont are protected, and that the public  
22 ability to take advantage of the park, both in

1 terms of recreation opportunities but also the  
2 natural area, is preserved.

3 I was also very pleased to hear  
4 Ms. Pleune's comments today with regard to the  
5 position of the Maryland Native Plant Society.  
6 I think that's very helpful for us and I'm  
7 very grateful to hear that.

8 I would like to thank as well NCPC  
9 staff Vice Chairman Miller, the Chairman as  
10 well, Chairman City Council Vincent Gray who's  
11 been pushing us along to complete this  
12 transfer and has been a big supporter of it.  
13 Especially also Judi Greenberg who we've been  
14 working with very closely throughout the  
15 process.

16 Also, my own staff and colleagues  
17 in the National Park Service who have been  
18 with us throughout this process.

19 As Commissioner Miller said, it  
20 does take a village, and this took a village  
21 to get through. I'm just very pleased that  
22 we've gotten to this point and I'm ready to

1 vote.

2 CHAIRMAN BRYANT: I don't want to  
3 cut off discussion or additional comments.

4 Mr. Miles?

5 MR. MILES: Yes. Just briefly,  
6 I've been asked by Congresswoman Eleanor  
7 Holmes Norton to submit for the record a  
8 statement in support, applauding that all  
9 parties have actually gotten to this point  
10 after years. Certainly we've been on sidebar  
11 in a lot of these discussions and it's been a  
12 heavy load. But I'm glad that we're certainly  
13 at this point.

14 CHAIRMAN BRYANT: Thank you.

15 Additional questions, anything on  
16 the covenants or anything like that?

17 Mr. Provancha?

18 MR. PROVANCHA: Just one more. I  
19 reflect the concerns of Mr. Miles about the  
20 viability. It seems like the baseball program  
21 has a bright, very promising future due in  
22 large part to the affiliation with the

1 Nationals.

2 I'm a little concerned about the  
3 future of the ice rink operation due to their  
4 lack of affiliation with a Major League local  
5 hockey team that could hopefully lend their  
6 support at some point in the future to sustain  
7 that also very worthwhile program.

8 MR. MILES: If I could, I did have  
9 one concern on the covenant. Mr. May, maybe  
10 you could explain.

11 The only issue looking through the  
12 document is reasonable progress within 5 years  
13 is undefined. I just thought if you could  
14 give us some idea as to what reasonable  
15 progress is and if it's a reversionary piece?

16 MR. MAY: Reasonable progress has  
17 not been specifically defined in the document.  
18 It seems that when we tried to get too  
19 definitive on some things, it became a little  
20 bit more complicated in terms of coming to an  
21 agreement. But I'm totally confident,  
22 particularly based on what I've heard today,

1 that there will be reasonable progress within  
2 a year.

3 If they're going to undertake the  
4 Zoning process, that's a costly process that  
5 will advance things. If they're planning on  
6 bringing fields online next season or even  
7 within two seasons, that certainly is going to  
8 be reasonable progress to have fields online  
9 and operating.

10 We just want to make sure that it  
11 moves along and that it doesn't sit for a long  
12 time as some projects have done, frankly. I'm  
13 not going to name anything in particular but  
14 it has happened before that lands have been  
15 transferred and then the initial idea sort of  
16 faded. That's what we're watching out for.  
17 But I have every expectation that this is  
18 going to move forward.

19 CHAIRMAN BRYANT: Okay. Mr.  
20 Miller?

21 MR. MILLER: Sorry. Mr. Miles  
22 reminded me to echo his thanks to

1       Congresswoman Norton for all that she has done  
2       to get us to where we are today. And to also  
3       thank the Office of Planning for all the  
4       assistance that you are going to give in the  
5       Zoning and Regulatory process as we make  
6       reasonable progress.

7                       CHAIRMAN BRYANT: Thank you very  
8       much.

9                       The EDR recommendation has been  
10       properly moved and seconded. Hearing no  
11       further discussion, all in favor, say aye?

12                      ALL: Aye.

13                      CHAIRMAN BRYANT: Opposed, no?

14                      The matter is approved.

15       [INSERT - Fort Dupont Park]

1 [INSERT - List of Registered Speakers]

1 [INSERT - Statement of Hon. Eleanor Holmse

2 Norton]

1 [INSERT - Statement of the Institute of Public

2 Representation]

1 [INSERT - Statement of Marvin Dickerson]

1 [INSERT - Statement of Marla Tanenbaum]

1 [INSERT - Statement of Carrie Thornhill

1                   6C. VETERANS AFFAIRS MEDICAL CENTER

2                   CHAIRMAN BRYANT: We have one last  
3 item on the agenda, item 6C is the 77 Bed  
4 Domiciliary for the Veterans Affairs Medical  
5 Center. We have Mr. Hart here for the  
6 presentation.

7                   MR. PROVANCHA: Mr. Chairman, if I  
8 might?

9                   CHAIRMAN BRYANT: Yes.

10                  MR. PROVANCHA: I apologize. I  
11 have to leave. Could I introduce some of the  
12 support staff that I brought?

13                  CHAIRMAN BRYANT: Absolutely.

14                  MR. PROVANCHA: Last month I  
15 brought Dr. Georgine Glatz. She's a Senior  
16 Engineer with the Pentagon Renovation Program.  
17 She'll be doing engineering analysis for some  
18 of these proposals. She's joining us today.

19                  I introduced Mr. DeLancey last  
20 month. He's deployed to Afghanistan for a  
21 year.

22                  I brought with me today Senior

1 Architect Elizabeth Lenyk. Ms. Lenyk is with  
2 the Engineering and Technical Services  
3 Division. She'll be doing architectural  
4 analysis for me.

5 CHAIRMAN BRYANT: Perfect. Thank  
6 you for introducing them.

7 We're glad you're here. We look  
8 forward to working with you.

9 Mr. Hart?

10 MR. HART: Good afternoon, Mr.  
11 Chairman and members of the Commission.  
12 Before you today is a concept plan for the  
13 domiciliary at the Veterans Affairs Medical  
14 Center that was submitted for Commission  
15 review by the Department of Veterans Affairs.

16 This project is located on the 35-  
17 acre VA Medical Center Campus, shown in this  
18 slide. As you recall from last month's  
19 presentation of the Campus Master Plan, the  
20 campus is defined by large curved surface  
21 parking lots with the main building set back  
22 from the street on three sides.

1           The proposed domiciliary, or dom,  
2 will be located on the northeastern portion of  
3 the campus, highlighted in yellow. It's  
4 located on one of the surface parking lots  
5 near the cloverleaf intersection.

6           The VA states that the 116 surface  
7 parking spaces displaced by this project will  
8 be incorporated into the north parking garage.  
9 That will result in no gain in the number of  
10 employee parking spaces for the campus. The  
11 north parking garage has been submitted for  
12 Commission review for July.

13           The dom is included on the  
14 approved Master Plan, which is inset on the  
15 left-hand portion of this slide. The larger  
16 image on the slide is a closeup view of the  
17 Master Plan, including the area around the  
18 domiciliary.

19           Located nearby will be the Fisher  
20 House, in the center of the screen, which is  
21 a reddish brick residential building for  
22 veteran's families that the Commission

1 approved in December 2009. The Canteen and  
2 Wellness Center, located north of the dom, has  
3 not been submitted for Commission review.

4 These buildings along with the dom  
5 make up a residential community area on the  
6 campus that help to define the north  
7 courtyard.

8 The domiciliary is a 38,000 square  
9 foot, 77 bed transitional residence for  
10 veterans. It will include a work therapy  
11 program and a medical support center on the  
12 first floor. The work therapy program will be  
13 available for use by both veterans residing  
14 the dom and ones not living there. The  
15 project is expected to increase the number of  
16 employees on the campus by 30. The upper two  
17 floors of the three-story building will be  
18 veterans' living quarters.

19 The dom is sited just west of  
20 North Capitol Street -- you see North Capitol  
21 Street to the right-hand portion of the slide  
22 -- and has a driveway around it. The driveway

1 serves as both vehicular access to the Renal  
2 Dialysis Center, located south of the dom, and  
3 emergency vehicular access for the dom itself.

4 The site plan shown on the left of  
5 the slide includes the building outlined in  
6 red. There are two single loaded parking  
7 areas east and west of the building with 22  
8 and 14 spaces each. Two retaining walls,  
9 here, some landscaping, and a few sidewalks  
10 are also included in the plan.

11 Finally, building utilities  
12 including a chiller and electrical transformer  
13 are shown southeast to the dom, near Capitol  
14 Street. Also shown in this slide is a  
15 computer generated perspective looking  
16 northeast.

17 This three-story building will be  
18 clad in brick, similar in tone to the existing  
19 medical center. The domiciliary entry will  
20 face west across from the existing building.  
21 A covered walkway for employees -- the  
22 entrance is in the center here, and the

1 covered walkway here -- will connect the two  
2 buildings. Fourteen handicapped parking  
3 spaces are proposed west of the dom. Access  
4 to the dom is along the sidewalk, which is  
5 west of the building.

6 Staff notes that the VA should  
7 show where this sidewalk ends to the north and  
8 south, because in the drawings it's somewhat  
9 unclear where they are here and down here.

10 The staff has identified several  
11 changes to the project that are needed to help  
12 minimize visual impacts of the building on  
13 North Capitol Street. These changes are as  
14 follows: removing unnecessary parking spaces  
15 east of the building, minimizing the height of  
16 the two retaining walls, and relocating the  
17 building utilities.

18 Staff finds that the parking  
19 spaces east of the building are not  
20 appropriate so close to North Capitol Street,  
21 and are not necessary given the proposed  
22 parking scheme for the campus. This parking

1 scheme, which you may remember, consists of  
2 constructing two large parking garages along  
3 First Street.

4 As the driveway for the Renal  
5 Dialysis Center is needed for vehicular access  
6 to the center and emergency access for the  
7 dom, staff finds that only the parking spaces  
8 along the access driveway should be removed.  
9 The drive itself can be retained.

10 With regard to the retaining  
11 walls, given the site topography -- this site  
12 actually slopes down towards North Capitol  
13 Street from the dom -- and the removal of  
14 parking spaces, staff suggests that the height  
15 of these retaining walls be minimized in order  
16 not to visually impact North Capitol Street.

17 Finally, regarding building  
18 utilities, staff finds that the building  
19 utilities be relocated away from North Capitol  
20 Street, preferably closer to the DOM.

21 The VA has agreed to these  
22 changes. In further consultation with staff

1 this month, they've submitted a revised  
2 concept plan, which you see here.

3 As you can see in the revised  
4 concept plan, the parking is  
5 outlined/highlighted in orange. There's an  
6 orange line here, and that's actually a  
7 retaining wall to the east of it. You'll  
8 notice where the existing site utilities are  
9 here, at the bottom of the slide.

10 You'll see that that retaining  
11 wall has been moved closer to the drive, that  
12 yellow line here, and that the site utilities  
13 have been moved much closer to the building and  
14 actually help to -- this is a loading area --  
15 and help to screen the loading area in the  
16 southern portion of the building.

17 The east and west elevations are  
18 shown in this slide. The east elevation will  
19 be the primary elevation seen from North  
20 Capitol Street. Staff notes that the color of  
21 the brick of this building is still being  
22 decided, and the VA should explore colors that

1 will compliment the other buildings on this  
2 part of the campus.

3           These images show the existing  
4 view from North Capitol Street and the  
5 location of the proposed domiciliary on the  
6 campus. In the drawing on the right, the  
7 trees in the foreground have been removed, or  
8 can be removed, and the building has been  
9 highlighted to make it easier to identify.  
10 The dom is actually behind this set of trees  
11 here.

12           Staff has consulted on this  
13 project on several occasions and will continue  
14 to work with the VA on including an  
15 appropriate level of landscaping for the site.  
16 Additional landscaping will both help minimize  
17 the views of the building from North Capitol  
18 Street and provide a tranquil setting for the  
19 residents. As you may recall, one of the  
20 goals of the VA Master Plan was to provide a  
21 more pedestrian-friendly, tranquil setting for  
22 patients to enjoy.

1                   With respect to conformance to the  
2 National Environmental Policy Act, the  
3 domiciliary was fully analyzed in the  
4 Environmental Assessment for the VA Medical  
5 Center Master Plan. The VA issued a Finding  
6 of No Significant Impact, or FONSI, dated  
7 April 13, 2010. NCPC also reviewed the EA,  
8 and the Executive Director issued a FONSI  
9 dated April 30, 2010.

10                   Regarding the National Historic  
11 Preservation Act, the VA issued a  
12 Determination of No Effect for the Master  
13 Plan. The District of Columbia State Historic  
14 Preservation Office concurred.

15                   DC SHPO also requested that a  
16 Phase I archaeological study be completed  
17 before any new buildings are constructed. The  
18 VA has completed a Phase I archaeological  
19 study which staff will review as part of the  
20 final submittal.

21                   Therefore, the Executive  
22 Director's recommendation is that the

1 Commission provide comments on the concept  
2 design for the dom on the Veterans Affairs  
3 Medical Center Campus as follows:

4 (1) remove the proposed parking  
5 spaces located east of the domiciliary,  
6 between the building and North Capitol Street  
7 from the design;

8 (2) include additional dense  
9 landscaping to the east of the domiciliary,  
10 between North Capitol Street and the building,  
11 to minimize its view from the street and  
12 provide residents with a more tranquil  
13 setting;

14 (3) relocate and screen the  
15 chiller, electrical transformer, and other  
16 utilities, currently located southeast of the  
17 domiciliary, to another part of the site to  
18 minimize their visibility along North Capitol  
19 Street;

20 (4) minimize the retaining walls  
21 on the eastern portion of the site, thereby  
22 reducing their effect on North Capitol Street;

1 (5) design the brick facade for  
2 the domiciliary to be compatible with other  
3 residential buildings on this part of the  
4 campus; and,

5 (6) finally, to include pedestrian  
6 circulation for this part of the campus to  
7 ensure sidewalks connect to each other on the  
8 site.

9 That concludes my presentation.

10 I'm available to answer any questions.

11 [INSERT - Veterans Affairs Medical Center]

1                   CHAIRMAN BRYANT: Thank you, Mr.  
2 Hart, very much.

3                   Comments or questions on the EDR  
4 before us? It seems to be pretty  
5 straightforward. Any comments or questions?

6                   MR. AMES: I move the EDR be  
7 accepted.

8                   CHAIRMAN BRYANT: It's been moved  
9 and it has been seconded that the EDR as  
10 presented be accepted.

11                   All in favor, say aye?

12                   ALL: Aye.

13                   CHAIRMAN BRYANT: Opposed, no?  
14 The motion carries.

15                   Between our Executive Session  
16 today and this session, we've got 5 or 6 hours  
17 of hearings and actions. We thank you for  
18 your endurance. We've had a number of  
19 important issues before us today and it's been  
20 a very good meeting.

21                   If I hear nothing else coming  
22 before us, I will gavel us closed. The

1 Commission will rise.

2 (Whereupon, at 3:29 p.m. the

3 meeting was adjourned.)

<b>A</b>				
<b>Aberdeen</b> 57:10	123:19 127:20	139:14	107:2	<b>Alcohol</b> 9:10 11:1
<b>Abilene</b> 51:6,10	<b>accomplishments</b> 37:5 64:2	<b>additional</b> 6:3 20:6 81:2,3 118:7	<b>affiliation</b> 158:22 159:4	<b>Alice</b> 4:12
<b>ability</b> 38:3 65:11 71:21 72:3 80:9 95:19 156:22	<b>account</b> 21:10 62:5 62:15	135:17 137:15 140:9 158:3,15 176:16 178:8	<b>affinity</b> 140:20	<b>aligned</b> 58:21
<b>able</b> 36:19 47:13	<b>achieve</b> 81:22 144:5	<b>address</b> 48:6 56:9 56:12 61:11 69:14	<b>affirmatively</b> 113:21	<b>aligning</b> 27:11,13
50:3 57:1 81:14 85:12 90:11,12 124:4 125:13,14 130:14 136:7,21 141:17,19 146:8	<b>achieves</b> 58:8	<b>addressed</b> 48:7 54:10	<b>affirms</b> 113:5	<b>alive</b> 63:18 64:4
<b>absent</b> 58:18	<b>acidic</b> 116:17	<b>addresses</b> 63:8	<b>afford</b> 32:14 33:12	<b>alleges</b> 103:2
<b>absolutely</b> 130:21 130:22 168:13	<b>acknowledging</b> 27:9	<b>adequate</b> 148:11	<b>afforded</b> 112:16	<b>Allegiance</b> 3:7,8
<b>absorbed</b> 92:5	<b>Acosta</b> 1:23 2:4 5:19,20	<b>adjacency</b> 73:22	<b>Afghanistan</b> 168:20	<b>alliance</b> 111:10
<b>academic</b> 139:2,12 140:11 141:21 153:3	<b>acre</b> 26:19 68:20 169:17	<b>adjacent</b> 75:7 79:8 103:5 120:20 121:18	<b>afraid</b> 126:12	<b>allow</b> 8:12 98:1 142:2
<b>academies</b> 139:7	<b>acres</b> 2:14 26:13,15 28:12 62:18 97:2 97:7,21 99:20 100:8 109:7 112:1 123:3,5	<b>adjoining</b> 106:15	<b>afternoon</b> 3:3 5:21 23:8 71:6 169:10	<b>allowed</b> 8:19 74:18
<b>academy</b> 2:17 97:11 98:3,20 99:4 107:15 112:5 112:18 120:2 128:14 138:10 139:10 141:7,18 141:22 145:20 146:5,14 150:5 151:3	<b>act</b> 8:11,12,15 17:10 19:6 20:18 24:15 73:17 177:2 177:11	<b>adjourned</b> 181:14	<b>after-school</b> 145:22	<b>alter</b> 119:2
<b>academy's</b> 140:2	<b>Acting</b> 1:24	<b>Adjournment</b> 2:22	<b>age</b> 57:5,9 129:12 147:5,5,5	<b>alternative</b> 58:8
<b>acceptable</b> 45:13	<b>action</b> 2:9 17:7 20:5 22:8,17	<b>adjusted</b> 75:17	<b>aged</b> 124:3	<b>alternatives</b> 18:4 23:6,11 27:8
<b>accepted</b> 84:3 133:4 180:7,10	<b>actions</b> 21:2 180:17	<b>adjustments</b> 130:13	<b>agencies</b> 5:10 32:20 78:21	<b>amended</b> 20:8
<b>access</b> 24:19 25:10 26:6,9,22 36:15 65:20 82:9 105:6 105:13 106:13 113:12 114:10,12 118:4,4 119:17,19 120:4,8,17 132:12 144:12 147:12 172:1,3 173:3 174:5,6,8	<b>activated</b> 25:15	<b>administration</b> 1:18 18:11 107:17	<b>agency</b> 59:12 124:22	<b>amendments</b> 20:18
<b>accesses</b> 25:18	<b>active</b> 22:22 26:5 105:13,15 110:1	<b>administrative</b> 97:20	<b>agency's</b> 6:11	<b>amends</b> 8:11
<b>accessibility</b> 21:14 114:9	<b>actively</b> 91:22 114:19	<b>adopt</b> 95:14	<b>agenda</b> 2:6 3:12,14 4:2 5:18 10:2,3,7 97:5 113:7 168:3	<b>America</b> 24:8,16
<b>accommodate</b> 57:3	<b>activities</b> 124:6 153:1	<b>adopted</b> 10:7 96:9 96:13	<b>ages</b> 34:5 145:21	<b>Americans</b> 73:16
	<b>activity</b> 108:20	<b>adopting</b> 10:3	<b>age-test</b> 34:19	<b>Ames</b> 1:15 43:18 44:19 45:22 46:2 137:2 180:6
	<b>actual</b> 28:13 71:20 100:3 128:1	<b>advance</b> 125:14 156:3 160:5	<b>ago</b> 54:10 131:13 138:9 146:10 153:14	<b>amount</b> 58:15 99:5
	<b>ad</b> 80:14	<b>advanced</b> 123:12	<b>agree</b> 43:11 89:22 93:17	<b>Anacostia</b> 8:16 9:22 16:10 140:5
	<b>Adam</b> 76:21	<b>advancing</b> 125:19	<b>agreed</b> 118:10 174:21	<b>analysis</b> 21:6,9 85:10,12 105:5,14 113:4 117:9 168:17 169:4
	<b>add</b> 62:17 72:14	<b>advantage</b> 156:22	<b>agreement</b> 98:8,12 98:15,16 101:12 101:14 102:1,7 103:15 106:3 108:13 109:4,10 109:16 125:16 159:21	<b>analyzed</b> 177:3
	<b>added</b> 7:8 37:11	<b>advent</b> 112:17	<b>ago</b> 54:10 131:13 138:9 146:10 153:14	<b>ANC</b> 131:17
	<b>adding</b> 59:17	<b>adverse</b> 84:7 103:3	<b>agree</b> 43:11 89:22 93:17	<b>ancient</b> 116:15
	<b>addition</b> 56:20 99:10 104:22 108:7 131:3,10 133:7 136:7	<b>advertised</b> 3:13	<b>agreements</b> 124:2	<b>anecdotal</b> 130:2
		<b>Advisory</b> 49:4 59:5	<b>ahead</b> 34:17 115:16	<b>Angeles</b> 142:17
		<b>AECOM</b> 18:3 35:7	<b>Air</b> 5:4 23:22 26:1 33:6	<b>angle</b> 61:22
		<b>aerial</b> 22:1 100:13	<b>Alban's</b> 133:11	<b>angled</b> 64:10
		<b>aesthetic</b> 53:7 80:17		<b>angles</b> 61:22
		<b>Affairs</b> 2:18 8:9 168:1,4 169:13,15 178:2 179:11		<b>Anne</b> 4:21,22 5:1,7
		<b>affect</b> 45:7 84:7		<b>announcement</b> 6:2
				<b>annual</b> 50:1
				<b>answer</b> 47:21 49:22 88:3 129:15 131:7 136:1 142:20 179:10
				<b>answered</b> 124:21
				<b>antennas</b> 9:6,9

<b>anticipation</b> 138:15	97:21 107:17	<b>article</b> 126:22	106:11,18 113:11	119:1 120:2
<b>Anyway</b> 32:21	109:7 123:1	<b>articles</b> 48:21	131:19 142:7	128:13 138:4,8,10
<b>apart</b> 81:14	128:17 130:15	<b>articulated</b> 65:4	171:13 179:10	139:6,13,18
<b>apolitical</b> 95:9	<b>April</b> 49:3,21 56:3	<b>articulation</b> 66:6	<b>Avenue</b> 21:7,12,19	140:17,20 141:7
<b>apologize</b> 133:21	102:17 177:7,9	<b>artist</b> 34:7	23:17 25:5,9,19	141:18,20 142:1
168:10	<b>archaeological</b>	<b>Arts</b> 43:12 69:11	26:3 27:16,19	143:9,15,16
<b>appeals</b> 134:1	177:16,18	81:13 84:4	29:21,22 30:15	144:17 145:2,9,11
<b>appear</b> 39:1	<b>architect</b> 19:21	<b>asked</b> 91:7,8 158:6	31:13 35:8,10	145:14,22 146:3
<b>appearance</b> 71:16	35:6 41:22 169:1	<b>asking</b> 123:4	43:21 44:11 65:11	146:15,20 147:13
71:20 75:5	<b>architects</b> 88:14	135:14	<b>aversion</b> 33:17	147:20,22 148:10
<b>appeared</b> 48:22	138:17	<b>aspect</b> 24:4 47:15	<b>avoid</b> 88:22 119:13	148:12 149:13
71:13	<b>architectural</b> 19:15	<b>aspects</b> 90:6	<b>aw</b> 37:12	151:2 152:22
<b>appears</b> 56:4 68:19	40:13 54:9 64:18	<b>assessability</b> 99:6	<b>aware</b> 51:22 140:6	158:20
<b>applaud</b> 57:4	169:3	<b>assessment</b> 82:12	<b>awful</b> 90:1	<b>baseball-related</b>
<b>applauding</b> 158:8	<b>architecture</b> 44:21	83:7 85:4 101:5	<b>awfully</b> 52:21	141:2
<b>applicant</b> 17:18	56:6	101:19 103:7	<b>awkward</b> 44:9	<b>based</b> 84:7 95:7
18:7 21:20	<b>area</b> 5:9 20:17,17	106:22 177:4	<b>aye</b> 10:4,5 96:10,11	146:7 159:22
<b>applicants</b> 84:21	20:19 21:10,12	<b>asset</b> 140:14	161:11,12 180:11	<b>basic</b> 143:14
<b>applications</b>	25:14 26:14,16	<b>assist</b> 82:8	180:12	144:17,21
123:10	27:21 29:1 46:14	<b>assistance</b> 161:4	<b>A-G-E-N-D-A</b> 2:1	<b>basically</b> 17:20
<b>appointed</b> 19:8	51:2,18 53:21	<b>Associate</b> 5:1		65:5 95:11
<b>Appointee</b> 1:15,16	59:2,17 74:3	<b>associated</b> 83:20	<b>B</b>	<b>basis</b> 7:2
1:21	92:11 94:10 99:9	101:17 103:17	<b>B</b> 1:24 26:18 27:13	<b>basketball</b> 100:16
<b>appreciate</b> 47:22	104:6 105:9,16	113:15 118:22	28:18 29:16 31:10	108:3 113:10
48:1,10,15 52:19	112:17 113:14	127:21	31:17 45:12	<b>BatterUp</b> 144:2
53:16 125:22	116:15 117:5	<b>assume</b> 87:19	<b>back</b> 17:8 30:20	<b>batting</b> 139:21
137:5,6,19 155:5	119:21 121:16	127:18 139:10	45:15 55:1 57:12	143:5 148:6
<b>approach</b> 60:5	123:4 128:13	<b>assure</b> 109:15	61:22 62:1 85:11	<b>battle</b> 156:16
<b>appropriate</b> 18:19	136:18 152:21	<b>assured</b> 114:18	94:11 104:5	<b>battles</b> 34:6
52:15 173:20	156:11,14 157:2	<b>athletic</b> 98:22	110:11 125:19	<b>bear</b> 34:10
176:15	170:17 171:5	<b>attempting</b> 152:17	132:10 151:20	<b>beautiful</b> 42:9
<b>appropriated</b>	175:14,15	<b>attend</b> 141:10	152:12 169:21	56:15
138:21	<b>areas</b> 89:5 100:22	<b>attendance</b> 48:10	<b>backdrop</b> 37:3	<b>bed</b> 2:19 168:3
<b>appropriation</b>	103:20 111:15	151:19	<b>background</b> 5:7,11	171:9
130:10	155:18 156:10,20	<b>attention</b> 38:2	<b>backing</b> 156:4	<b>beginning</b> 23:21
<b>appropriations</b>	172:7	<b>attorney</b> 5:2,8	<b>backside</b> 33:6	66:18 67:1
127:17 130:4	<b>arena</b> 2:16 97:10	154:19	<b>baddest</b> 67:17	<b>beginnings</b> 35:16
<b>approval</b> 45:4	98:2 99:11,12	<b>attract</b> 142:3	<b>balance</b> 134:4	<b>begins</b> 66:9
<b>approve</b> 138:11	100:14 104:5	148:10	148:14 155:21	<b>begun</b> 85:3
147:8 148:18	107:5 112:4 114:1	<b>audience</b> 19:13	<b>ball</b> 72:18 139:1	<b>behalf</b> 7:4 111:22
<b>approved</b> 21:18	123:8	140:2	<b>ballpark</b> 141:1	116:1 148:15,19
22:9 150:4 161:14	<b>Ariel</b> 9:7 10:8	<b>authority</b> 5:10	<b>Banes</b> 19:14	<b>believe</b> 22:16 25:14
170:14 171:1	<b>Army</b> 32:10	95:14,16 102:10	<b>bark</b> 51:7	25:17 30:6 56:22
<b>approving</b> 22:10	<b>arrangement</b>	<b>authorize</b> 20:9	<b>Barris</b> 144:8	81:13 84:8 87:12
142:19	132:16	<b>authorized</b> 18:14	<b>baseball</b> 2:17 97:10	128:9 141:16
<b>approximately</b>	<b>arrow</b> 45:14	20:16	98:3,19,20 104:4	149:7
2:14 30:7 97:2,7	<b>art</b> 147:19	<b>available</b> 99:5	107:14 112:5,17	<b>Belvoir</b> 9:13 12:10

<b>benches</b> 57:9 59:17	<b>Boy</b> 145:17	<b>build</b> 123:20	<b>call</b> 3:11 40:12	<b>cars</b> 44:6,17
<b>benefits</b> 146:9	<b>boys</b> 140:3	<b>building</b> 9:7,11	43:17 44:19 57:8	<b>cartway</b> 27:16,17
<b>best</b> 39:5 99:3	<b>BRADLEY</b> 1:19	10:8 24:11 26:18	133:2 151:21	35:13 36:3 40:22
146:15	<b>Branch</b> 154:16	26:21 27:2,14	152:7	<b>carved</b> 34:1,22
<b>bet</b> 129:14 146:14	<b>breaking</b> 89:5	28:18 29:2,16	<b>called</b> 136:14	35:19
<b>better</b> 36:20 44:8	<b>brick</b> 170:21	31:10,17 35:9	145:17 149:2	<b>carvings</b> 35:18
49:9 90:1 93:22	172:18 175:21	36:4,15 38:5	<b>calling</b> 129:6	<b>case</b> 42:20 103:9
153:4 156:3	179:1	40:11,12 43:2	<b>calls</b> 94:9	<b>cases</b> 62:7 155:3
<b>beyond</b> 59:18	<b>brief</b> 61:18 67:13	53:2 54:22,22	<b>campus</b> 169:17,19	<b>caught</b> 130:19
<b>bicentennial</b> 77:4	122:20 152:18	59:9,11 63:11	169:20 170:3,10	<b>causes</b> 125:20
<b>big</b> 40:10 41:12	<b>briefed</b> 112:21	64:12 65:15,17,20	171:6,16 173:22	<b>caution</b> 64:8
47:6,12 52:3	<b>briefly</b> 111:21	66:1 107:17	176:2,6 178:3	<b>caveat</b> 120:6
141:20 157:12	158:5	108:19 128:2,8,10	179:4,6	<b>center</b> 2:12,18 25:1
<b>bigger</b> 94:2	<b>bright</b> 158:21	129:7,7 139:3	<b>canal</b> 9:16 14:10	27:1 51:10 71:4
<b>biggest</b> 67:17	<b>bring</b> 56:13 66:18	169:21 170:21	92:6	73:9 86:1 128:10
<b>bisecting</b> 23:18	<b>bringing</b> 136:8	171:17 172:5,7,11	<b>Canteen</b> 171:1	168:1,5 169:14,17
<b>bit</b> 23:9 77:18 80:5	160:6	172:17,20 173:5	<b>capital</b> 1:1 3:4 4:16	170:20 171:2,11
97:13 116:20	<b>broad</b> 132:5	173:12,15,17,19	6:12 21:18 35:13	172:2,19,22 174:5
133:17 137:3	<b>bronze</b> 33:18	174:17,18 175:13	49:4 105:2,5	174:6 177:5 178:3
159:20	<b>brought</b> 34:10	175:16,21 176:8	117:6 119:12	179:11
<b>black</b> 56:22	133:22 141:1	176:17 178:6,10	128:19,20 138:22	<b>central</b> 37:17
<b>blend</b> 27:4 139:12	168:12,15,22	<b>buildings</b> 28:8 33:8	<b>capitalize</b> 141:17	<b>century</b> 100:2
<b>blends</b> 88:16	<b>Brown</b> 35:5	58:3 64:10 81:21	<b>Capitol</b> 36:4 46:9	122:12
<b>blessing</b> 52:8	<b>Bryant</b> 1:12,14 2:2	91:6,12,16 108:15	65:19 171:20,20	<b>certain</b> 58:15 95:18
<b>blinds</b> 36:21	3:3,9 4:2 5:17 7:4	171:4 173:2 176:1	172:13 173:13,20	<b>certainly</b> 7:5 9:17
<b>block</b> 25:5 43:1	8:2,20 9:1 10:6	177:17 179:3	174:12,16,19	39:5 40:20 41:22
47:6 52:10	17:2 20:1 38:11	<b>built</b> 49:19 55:3	175:20 176:4,17	48:1 55:7,12
<b>blocking</b> 36:17	38:16 43:17 44:18	128:8 148:4	178:6,10,18,22	71:21 74:17 78:11
56:4	45:22 48:4,8	<b>bulk</b> 39:7	<b>capture</b> 36:9 63:20	78:20 84:15 91:12
<b>blocks</b> 35:17 92:7	57:15,19 61:14	<b>Bureau</b> 9:10 11:1	81:18	158:10,12 160:7
<b>blue</b> 25:3 80:4	64:20 67:10 68:7	<b>burning</b> 110:8	<b>capturing</b> 81:20	<b>chair</b> 19:14,17
<b>board</b> 68:12 122:15	69:4,16 71:2 86:9	<b>business</b> 48:22	<b>card</b> 56:5	114:17 138:2
143:8 144:1	88:11 90:15 92:15	127:19	<b>cardinal</b> 23:16	144:1 151:21
148:16 149:22	95:22 96:8,12	<b>buzz</b> 110:19	<b>care</b> 53:14	152:6
<b>body</b> 122:11	97:5 110:5 115:9		<b>career</b> 145:2 153:3	<b>Chairman</b> 1:12,14
<b>bollards</b> 67:17	115:12 122:3,6	<b>C</b>	<b>careers</b> 144:6	2:2 3:3,9 4:1,2,3
<b>bolstered</b> 138:20	129:16 135:1	<b>C</b> 1:23 2:4 45:12	<b>careful</b> 38:7 65:22	5:17,21 7:4,13 8:2
<b>book</b> 66:10	137:12,17,21	<b>cable</b> 39:22 68:1	126:15 129:9	8:5,20 9:1 10:6
<b>books</b> 141:13	142:22 143:3	<b>cables</b> 41:11,18	156:19	17:2,16 20:1
<b>bookstore</b> 64:14	148:20 149:3	<b>cage</b> 148:6	<b>carefully</b> 56:21	38:11,16 43:17
<b>bordering</b> 116:12	151:13,16 152:6	<b>cages</b> 139:21	<b>Carl</b> 19:19	44:18 45:22 48:4
<b>borders</b> 117:4	152:10 158:2,14	<b>calculate</b> 50:3	<b>Carlton</b> 2:20	48:5,8 57:15,19
<b>bottom</b> 42:21	160:19 161:7,13	<b>calendar</b> 2:6 8:22	<b>Carrie</b> 110:20	61:14 64:20 67:10
100:12 107:8	168:2,9,13 169:5	9:2,3 83:8	111:8 167:10	68:7 69:4,16 71:2
175:9	180:1,8,13	<b>California</b> 112:19	<b>carried</b> 76:22	71:7 86:7,9 88:11
<b>Bowers</b> 23:3,7	<b>budget</b> 50:10 130:8	112:22 139:8	<b>carries</b> 65:7 156:16	90:15 92:15 95:22
38:10,15 45:5	130:11 131:2	143:11	180:14	96:8,12 97:5,19

103:8 109:1 110:4 110:5 111:7 112:21 115:9,12 122:3,6,9 129:16 135:1 137:2,11,12 137:17,21 138:1 142:22 143:3,6,8 148:20 149:3 151:13,16 152:2,6 152:10,16,18 153:5,10 154:1 155:9 157:9,9,10 158:2,14 160:19 161:7,13 168:2,7 168:9,13 169:5,11 180:1,8,13 <b>challenges</b> 147:2 <b>challenging</b> 33:5 <b>champion</b> 48:11 <b>chance</b> 36:1 147:4 <b>change</b> 61:7 94:14 <b>changes</b> 108:5 173:11,13 174:22 <b>changing</b> 128:4 <b>Chapter</b> 116:6 <b>character</b> 145:4 <b>characteristics</b> 22:5 114:14 139:10 144:18 <b>charge</b> 133:13 <b>charged</b> 131:6,9 <b>charter</b> 125:1 <b>check</b> 42:16 <b>cheesy</b> 93:9,11 <b>chief</b> 32:11 56:2 <b>children</b> 105:10 123:7 135:17 <b>Children's</b> 8:12 <b>children/youth</b> 112:16 <b>chiller</b> 172:12 178:15 <b>choice</b> 86:12 <b>chose</b> 38:6 63:21 <b>chosen</b> 46:5,6,15 52:16 <b>Chuck</b> 34:7	<b>Circle</b> 99:21 104:13,15,20 105:21 <b>circled</b> 21:7 <b>circulation</b> 179:6 <b>circulator</b> 25:8 <b>cistern</b> 81:17 <b>cisterns</b> 80:22 81:4 82:8,18 <b>citizen</b> 102:22 <b>citizens</b> 103:9 140:11 144:19 145:5 147:6 153:4 <b>city</b> 22:14 25:1 46:13 54:4 67:18 91:20 105:11,14 112:12 113:20 114:4 130:7 138:10 139:4 142:11 143:10 146:16,18,22 147:15 148:11 149:18 155:19 156:1,2 157:10 <b>citywide</b> 99:1 <b>city-owned</b> 92:1 <b>Civic</b> 114:18 <b>civil</b> 6:8 99:22 <b>clad</b> 172:18 <b>clarify</b> 49:7 121:15 <b>class</b> 123:15 <b>classically</b> 43:14 <b>cleanup</b> 143:6 <b>clear</b> 72:13 78:2 82:16 <b>clearly</b> 39:4 66:15 111:1 <b>close</b> 34:7 42:9,12 42:16 45:4 52:22 76:7 81:14 142:6 173:20 <b>closed</b> 54:11 127:5 180:22 <b>closely</b> 45:16 157:14 <b>closer</b> 42:21 138:11 174:20 175:11	<b>closest</b> 75:20 <b>closeup</b> 170:16 <b>closing</b> 30:16 43:21 120:9 127:2,5,11 <b>closure</b> 49:18 58:22 <b>cloverleaf</b> 170:5 <b>club</b> 138:5 139:22 <b>clues</b> 78:8 <b>coaches</b> 142:8 <b>coaching</b> 139:18 <b>cognizant</b> 129:3 <b>cohesive</b> 27:5 <b>cold</b> 33:20 <b>collaborative</b> 105:2 <b>collaboratively</b> 21:4 <b>colleagues</b> 61:16 157:16 <b>collect</b> 81:11 82:3 <b>collecting</b> 133:16 <b>college</b> 144:12,12 <b>colleges</b> 133:9 <b>colonnade</b> 66:9 <b>color</b> 175:20 <b>colors</b> 175:22 <b>Columbia</b> 1:19,21 4:8,11 8:13 20:12 43:19 90:22 97:4 97:9,22 102:19 109:8,13 112:3 138:8,14,21 146:4 147:9 177:13 <b>columns</b> 38:22 39:8 39:14,22 40:7,10 42:4 43:11 46:21 50:19 52:13 58:21 64:9 66:3,7,17,17 67:14 68:10,13 <b>combined</b> 9:21 <b>come</b> 37:19 38:9 39:14 51:11 54:16 55:1 62:1 85:11 93:22 94:11 110:11 123:7 137:7 149:11 156:6 <b>comes</b> 5:11 62:10	128:17 155:15 <b>coming</b> 61:21 69:8 122:10 129:12 155:10 159:20 180:21 <b>commander</b> 32:11 <b>commemorative</b> 19:6 20:18,20 <b>commend</b> 46:10 90:5,13 <b>commendable</b> 135:3 <b>comment</b> 48:7 85:19 110:11 118:8 137:13 151:17 <b>commenting</b> 119:15 <b>comments</b> 17:5,11 61:16 69:5 86:10 96:1 101:20,22 110:15 117:15 121:9 151:19 152:5 157:4 158:3 178:1 180:3,5 <b>commission</b> 1:1,3 4:16 6:4,14,17,22 7:5 17:7,11,16 18:10,22 19:2,7 19:12,15,20,22 21:3,18 22:9 38:18 42:3 43:13 44:21 49:18,19 55:3 59:6 68:9 69:11 71:7 81:12 84:3 85:19 98:6 98:11 101:11 102:11 109:6,11 109:14,19 110:9 111:7 117:16,18 119:12 120:21 143:7 152:12 153:16,16 169:11 169:14 170:12,22 171:3 178:1 181:10 <b>Commissioner</b>	46:18 64:8 90:19 142:2 157:19 <b>commissioners</b> 65:1 109:1 <b>commission's</b> 3:5 19:18 22:8,17 76:14 117:7 <b>commitment</b> 53:17 57:5 138:7 <b>committed</b> 117:21 142:10,11,13 156:9 <b>committee</b> 8:8 19:16,18 49:4 138:18 <b>common</b> 62:6,8 116:19 131:5 <b>communications</b> 9:6,9 <b>communities</b> 116:10 140:5 <b>community</b> 30:12 31:18 53:21 104:19 105:22 111:11,16 113:20 114:18 131:8,16 131:17,21 132:8 140:22 141:11 143:13 144:3 154:8 171:5 <b>community-based</b> 141:15 <b>compaction</b> 79:6 79:11 <b>comparatively</b> 105:12 <b>compare</b> 62:19 <b>compared</b> 105:11 <b>compatible</b> 104:17 179:2 <b>compelling</b> 61:10 <b>competing</b> 155:22 <b>competition</b> 32:14 37:2,7 51:21 64:15 136:15 <b>competitive</b> 123:13 <b>complaint</b> 102:17
---	--	--	--	---

103:1,2 <b>complement</b> 89:21 <b>complete</b> 38:12,13 83:3 98:14 102:3 102:9,15 103:14 157:11 <b>completed</b> 85:1 86:22 101:4,14 177:16,18 <b>completely</b> 50:11 79:15 <b>completes</b> 5:15 <b>completion</b> 56:11 83:2 <b>complex</b> 6:22 9:13 35:21 67:19 <b>compliance</b> 114:22 <b>complicated</b> 159:20 <b>compliment</b> 176:1 <b>component</b> 80:2 <b>components</b> 29:21 67:6 <b>composed</b> 19:7 <b>composition</b> 75:2 <b>comprehension</b> 139:15 <b>comprehensive</b> 8:17 104:10 <b>Compton</b> 112:19 112:22 139:8 143:11 <b>computer</b> 131:11 131:14,19 172:15 <b>computers</b> 131:12 <b>concentration</b> 119:21,22 <b>concentrations</b> 105:10 <b>concept</b> 18:4 23:6 55:11,11,13 62:20 67:7 68:4 71:8 81:10 85:20 107:22 169:12 175:2,4 178:1 <b>concepts</b> 31:21 66:14 69:2	<b>conceptual</b> 45:4 55:14 106:22 107:4,10,14 <b>conceptually</b> 45:17 62:5 <b>concern</b> 47:8 121:16 159:9 <b>concerned</b> 58:11 61:20 68:22 73:13 73:15 117:3,9 120:15 159:2 <b>concerning</b> 119:4 <b>concerns</b> 56:3 65:3 68:9 78:1 118:18 120:1,22 158:19 <b>concession</b> 133:18 <b>conclude</b> 83:6 <b>concludes</b> 57:15 86:7 110:3 151:17 179:9 <b>conclusion</b> 85:7,8 <b>conclusive</b> 34:15 <b>concrete</b> 57:8 75:17 86:3,14 <b>concur</b> 118:14 <b>concurred</b> 177:14 <b>concurrence</b> 85:17 <b>concurrently</b> 21:1 <b>condition</b> 74:7 84:14 129:21 <b>conditions</b> 74:18 104:3 106:4 108:8 108:13 109:2,9,16 114:5 <b>conducted</b> 113:15 <b>conducts</b> 116:7 <b>confident</b> 113:19 159:21 <b>configuration</b> 108:5 <b>configured</b> 44:10 <b>conformance</b> 177:1 <b>Congress</b> 18:14 19:2 20:5,7,15 24:6 <b>Congressional</b> 20:5 21:2	<b>Congresswoman</b> 158:6 161:1 <b>conjunction</b> 79:2 <b>connect</b> 81:16 173:1 179:7 <b>connected</b> 81:6 99:22 <b>connecting</b> 106:14 <b>conscience</b> 98:15 <b>consecutive</b> 87:8 <b>consecutively</b> 73:6 <b>consent</b> 2:6 8:22 9:2,3 10:2,3,7 <b>consequences</b> 125:6 <b>Conservationists</b> 34:18 <b>consider</b> 47:18 103:3 113:1 135:21 <b>considerably</b> 138:11 <b>consideration</b> 18:5 54:3 111:6 124:12 <b>considerations</b> 104:1 106:21 <b>considered</b> 108:6 109:21 134:7 <b>considering</b> 19:3 50:21 121:11 <b>consistent</b> 125:14 <b>consists</b> 174:1 <b>constituents</b> 124:8 <b>constitute</b> 109:12 <b>constraints</b> 27:6 <b>construct</b> 4:12 74:1 117:21 <b>constructability</b> 48:17 <b>constructed</b> 74:2 81:1 86:3 177:17 <b>constructing</b> 80:21 174:2 <b>construction</b> 2:16 19:5 49:14 74:20 85:21 87:17 97:10 108:14,20 112:4	118:8,10 138:22 <b>consultation</b> 21:21 82:13 83:6 86:4 174:22 <b>consulted</b> 176:12 <b>consumed</b> 121:17 <b>contact</b> 93:21 138:17 <b>contain</b> 91:5,9 <b>containing</b> 101:15 103:15 <b>contains</b> 90:2 102:7 <b>context</b> 22:4 23:10 23:12 28:16 29:3 31:7 97:16 141:21 <b>contextual</b> 90:20 <b>contingent</b> 109:8 <b>continually</b> 142:4 <b>continue</b> 17:13 84:18 86:4 87:8 124:1 141:8,11 154:9 176:13 <b>continues</b> 83:1 <b>continuing</b> 60:19 69:9 <b>continuously</b> 89:6 <b>continuum</b> 111:19 <b>contrast</b> 62:19 <b>contributing</b> 41:4 <b>contributions</b> 18:21 133:20 <b>control</b> 9:22 <b>controlling</b> 118:15 <b>convened</b> 1:10 <b>conversations</b> 90:19 <b>conveyed</b> 8:13 <b>convince</b> 52:10 64:4 <b>cooperate</b> 114:4 <b>cooperation</b> 98:18 <b>cooperative</b> 155:14 <b>cooperatively</b> 154:15 <b>Coppelman</b> 1:24 2:5 6:18 7:12 8:3 8:5,21,21	<b>copy</b> 6:1 22:17 98:16 <b>corner</b> 25:21 29:9 30:11 31:16 100:5 <b>corners</b> 25:15 74:21 75:1 76:5 77:9,12,13,18,18 78:10 <b>corporations</b> 133:21 <b>correct</b> 54:6 62:16 115:14 121:6 126:6 149:8 <b>Corridor</b> 6:12 25:17 27:19 <b>corridors</b> 65:18 <b>cost</b> 49:13 128:2,4 128:15,16 <b>costal</b> 116:13 <b>costly</b> 160:4 <b>costs</b> 50:2 127:21 <b>Council</b> 1:18 112:21 130:7 138:20 157:10 <b>Counsel</b> 1:24 4:17 4:17,21 5:2 6:19 7:8 <b>counterparts</b> 142:16 <b>country</b> 58:2 143:19 <b>counts</b> 45:6 <b>couple</b> 17:5 24:20 27:6 32:3 35:2 38:22 46:7 47:1 54:10 59:4 60:1 92:7,17,18 129:17 132:6 <b>course</b> 35:3 39:14 53:6 77:15 101:1 122:11 142:5 <b>courses</b> 139:15 <b>court</b> 102:19 124:15 <b>courts</b> 100:16,16 108:3 113:11 124:17
--	---	---	---	--

<b>courtyard</b> 29:14 53:22 59:10,12 61:1 62:8 171:7	130:8 132:16 136:3	<b>dealt</b> 45:16	149:7	140:13
<b>covenant</b> 102:8 102:13 103:15 106:3	<b>currently</b> 5:1 18:5 18:8 22:22 24:10 28:5 29:13,18 44:10 53:20,20 62:7 88:6 99:11	<b>DEBORAH</b> 1:24	<b>describing</b> 39:7	<b>developer</b> 54:22
<b>covenant</b> 159:9	132:20 135:21	<b>decades</b> 140:16	<b>description</b> 50:16	<b>developing</b> 24:6 27:7 30:16 33:21 99:13
<b>covenants</b> 101:15 117:13,17 118:3 119:5,18 120:4,12 121:13 125:15 158:16	145:6 178:16	<b>December</b> 101:7 171:1	<b>deserve</b> 147:11,12	<b>development</b> 98:3 99:18 104:15 106:7 111:16 113:8 116:22 118:18 119:4 121:17 138:19 139:13 154:18
<b>covered</b> 61:19 100:7 172:21 173:1	<b>curved</b> 169:20	<b>decide</b> 52:5 57:2 137:9	<b>deserving</b> 141:10 141:19	<b>devoted</b> 134:18
<b>crape</b> 51:17	<b>curving</b> 85:22	<b>decided</b> 175:22	<b>design</b> 17:8,12,18 18:2,10,12 19:4 21:14,20,22 22:2 22:6,10,10,19 23:4,6,11 27:4 30:17 31:3,21,22 47:9 48:15 49:17 50:6 55:15 57:2 61:21 62:20 64:14 66:20 67:3 69:8 71:8 85:20 86:5 88:9 95:8 103:22 106:20 108:13 119:8 178:2,7 179:1	<b>diagrams</b> 149:6,13
<b>create</b> 33:10 35:4 37:16 51:9 56:22 59:1 63:3,10	<b>cut</b> 77:17 158:3	<b>dedicated</b> 26:14,21	<b>designated</b> 20:19 26:19	<b>Dialysis</b> 172:2 174:5
<b>created</b> 18:20,22 44:5 68:2 100:1 155:2	<b>cutbacks</b> 130:3	<b>deemed</b> 20:20	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>Dickerson</b> 115:19 137:22 143:4,5,7 148:21 149:1,10 151:11 165:10
<b>creates</b> 26:3 63:11	<b>cutting</b> 78:10	<b>deep</b> 18:18 79:21	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>die</b> 74:14
<b>creating</b> 24:2 36:5 41:6 83:16 155:18	<b>cycle</b> 48:18	<b>Defense</b> 1:19 24:14	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>differences</b> 153:18
<b>creation</b> 18:15	<b>D</b>	<b>defer</b> 44:13	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>different</b> 21:10 33:2 34:12 43:12 49:5 52:14 54:18 59:21 60:9 88:16 88:17,17,18 116:8 136:19
<b>critical</b> 136:21	<b>D</b> 17:1,3,22 19:1	<b>defined</b> 82:15 159:17 169:20	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>difficult</b> 136:15 140:18 148:9
<b>criticized</b> 67:19	<b>Dakota</b> 9:14	<b>defines</b> 90:1	<b>designed</b> 39:21 59:15 81:10,17 90:9 118:10 139:15	<b>difficulty</b> 130:1
<b>critiques</b> 69:6	<b>damage</b> 95:17	<b>definition</b> 59:1	<b>designers</b> 84:16	<b>Dill</b> 4:12
<b>Crossing</b> 9:14	<b>damaged</b> 74:14	<b>definitive</b> 159:19	<b>designing</b> 94:22	<b>dimension</b> 75:22 76:7 86:5
<b>crucial</b> 52:2	<b>dampen</b> 53:11	<b>DeLancey</b> 168:19	<b>desirable</b> 58:10	<b>dimensions</b> 74:4
<b>Culp</b> 102:21	<b>Dan</b> 19:20 51:19	<b>delayed</b> 125:6	<b>desperately</b> 125:17	<b>diminution</b> 45:11 84:10
<b>cultural</b> 104:16	<b>dark</b> 55:16	<b>delicacy</b> 39:6	<b>destroyed</b> 117:1 148:7	<b>direct</b> 24:13 121:19 130:3
<b>curb</b> 74:20 75:11 75:12,15 77:7 78:7 81:9,9 83:16 86:2,5 89:16 93:9	<b>dated</b> 177:6,9	<b>delighted</b> 42:2 115:7	<b>detail</b> 40:2 42:16 81:7	<b>direction</b> 37:21,22 47:10 75:22 76:4
<b>curbing</b> 89:22	<b>David</b> 102:21 115:18 154:3	<b>delta</b> 29:9	<b>determination</b> 84:6 177:12	<b>directly</b> 37:4 75:14
<b>curbs</b> 74:1,1 76:6 77:1,8,9,22 78:1 94:6,7	<b>day</b> 37:3 51:20 56:8 63:21 147:16 148:17	<b>demand</b> 141:5	<b>determined</b> 99:16	<b>Director</b> 1:23 2:4 5:16,18 7:16 19:19 102:5 177:8
<b>curious</b> 32:7 44:1 93:12	<b>days</b> 5:5 95:5,6 141:4 146:6 153:17	<b>denoted</b> 100:10	<b>Dettman</b> 2:8 17:4 17:14,15 20:4	<b>Directors</b> 122:15
<b>current</b> 23:13 28:17 49:7 68:20 74:6 88:9 126:11 128:7,17 129:21	<b>day-to-day</b> 7:1	<b>dense</b> 178:8	<b>develop</b> 29:4 33:11 34:11 50:9 98:20 117:21 140:20	<b>Director's</b> 96:2,6
	<b>DC</b> 2:15 15:10 113:2 116:6,20 143:8 144:2,2 145:6,17 147:1 148:4,5,16 154:7 177:15	<b>Department</b> 1:17 1:19 24:9,17 44:3 44:14 52:9 53:1 54:1,19 56:2 60:14 64:12 154:20 169:15	<b>developed</b> 24:18 29:1 86:6 107:1 107:12 108:9 109:17 121:19	
	<b>DCPS</b> 124:2,5 136:8	<b>dependence</b> 72:1		
	<b>DDOT</b> 48:6 54:14	<b>depict</b> 47:14		
	<b>DDOT's</b> 45:4	<b>depicting</b> 60:15		
	<b>dead</b> 51:15	<b>deployed</b> 168:20		
	<b>deal</b> 125:9	<b>depositions</b> 116:16		
	<b>dealing</b> 55:6	<b>depth</b> 88:21 89:2		
		<b>Deputy</b> 5:2 93:16 154:17		
		<b>described</b> 21:2		

109:5 152:3 177:22 <b>Disabilities</b> 73:17 <b>disappears</b> 58:17 <b>discuss</b> 79:19 98:15 <b>discussed</b> 79:4 83:1 <b>discussion</b> 38:19 40:21 43:10 71:12 71:15 78:14,21 83:15 84:18 110:12 152:13 158:3 161:11 <b>discussions</b> 54:14 55:7 73:12 74:15 103:18 124:1 158:11 <b>dispatch</b> 141:11 <b>displaced</b> 170:7 <b>disruption</b> 118:19 118:22 <b>dissolves</b> 42:11 <b>distance</b> 31:18 <b>distinct</b> 90:2 <b>distinguished</b> 72:16 <b>distribute</b> 141:9 <b>District</b> 1:18,21 4:7 4:10 8:13 20:11 43:19,20 90:22 91:16 97:4,8,22 98:9,14,19,21 99:17 102:2,18,19 103:13 105:1,9 106:2 108:11 109:8,13,22 112:2 117:21 118:14 119:11 124:22 127:1,15 130:4,16 134:2 138:8,13,20 140:19 146:4 147:9 153:19 154:16,19 155:13 155:16 177:13 <b>District's</b> 105:4 108:19 <b>disturbed</b> 113:9 <b>Division</b> 6:7 32:9	169:3 <b>document</b> 159:12 159:17 <b>doing</b> 41:11 83:9 92:5 123:14 156:12 168:17 169:3 <b>dollar</b> 49:14 <b>dom</b> 170:1,13 171:2,4,14,19 172:2,3,13 173:3 173:4 174:7,13,20 176:10 178:2 <b>domiciliary</b> 2:19 168:4 169:13 170:1,18 171:8 172:19 176:5 177:3 178:5,9,17 179:2 <b>donated</b> 131:12 141:12 <b>donors</b> 142:3 <b>door</b> 53:22 56:7 <b>dots</b> 23:12 <b>double</b> 28:13 61:4 <b>dozen</b> 135:5 <b>Dr</b> 168:15 <b>draft</b> 71:14,14 <b>drain</b> 91:13,15 <b>drainage</b> 81:8,16 88:21 89:12 119:2 <b>draining</b> 91:10 92:11 <b>drawing</b> 176:6 <b>drawings</b> 173:8 <b>dream</b> 138:3 141:20 144:11 149:19 <b>Dreams</b> 114:2 148:5 <b>drive</b> 135:17 174:9 175:11 <b>driveway</b> 171:22 171:22 174:4,8 <b>driving</b> 24:2 33:3 <b>dropping</b> 121:9 <b>drove</b> 62:10	<b>due</b> 21:13 84:13 158:21 159:3 <b>Dupont</b> 2:14,16 97:2,7,9,21 98:2 99:2,11,20 100:3 100:13 101:1 103:21 104:8 105:6 106:14,19 109:7 112:2,4,9 113:22 114:14 120:18 122:16,22 123:8 126:9 133:12 141:18 142:13 154:6 156:11,21 161:15 <b>durability</b> 72:2 <b>durable</b> 88:7 <b>dust</b> 73:18 <b>Dwight</b> 2:8 17:1,3 17:22 19:1 69:18 <b>dynamic</b> 140:22 <b>D-Day</b> 43:5 <b>D.C</b> 1:12 2:10,19 9:20 39:13 71:1 72:1 84:5 85:15	<b>easy</b> 56:18 75:13 <b>echo</b> 7:5 61:15 66:11 68:8 155:8 160:22 <b>economic</b> 111:16 154:18 <b>economical</b> 40:2 <b>EDAW</b> 35:6 <b>edge</b> 59:16 81:8 90:3 119:5 <b>EDR</b> 96:9 152:11 161:9 180:3,6,9 <b>educate</b> 116:8 <b>educated</b> 134:14,16 135:11 <b>education</b> 24:10,12 24:14,14 35:9 36:15 43:1 52:9 53:1 54:1 59:8,18 60:14,16 61:10 111:17 145:4 <b>educational</b> 112:15 113:6 153:8 <b>effect</b> 121:20,22 122:2 177:12 178:22 <b>effectively</b> 92:2 <b>effects</b> 73:19 103:4 <b>effort</b> 87:6,6 105:2 154:14 155:11 <b>efforts</b> 130:18 138:19 141:17 <b>egged</b> 32:12 <b>egress</b> 29:15 <b>eight</b> 58:3 66:17 75:19 <b>Eisenhower</b> 2:8 17:1,3,22 18:9,16 18:19 19:1,15,21 20:7 21:3,16 23:21 24:1,5,11 24:17 32:7 33:12 35:18 36:7 37:4 37:20 43:8 47:14 60:11 63:14 66:12 69:18 <b>Eisenhower's</b> 51:8	60:15 <b>either</b> 44:15 75:17 91:22 128:12 133:19 148:7 <b>elaborate</b> 129:20 <b>elaboration</b> 66:14 <b>Eleanor</b> 158:6 163:10 <b>electrical</b> 172:12 178:15 <b>element</b> 66:15 76:10 104:10,14 104:18 <b>Elementary</b> 100:19 145:19 146:12 148:4 <b>elements</b> 40:14,17 40:18 41:3 55:12 67:2 98:8 104:13 105:21 108:10 <b>elevation</b> 175:18,19 <b>elevations</b> 175:17 <b>eliminate</b> 93:13 130:8 <b>Elizabeth</b> 169:1 <b>elm</b> 73:9 76:17 79:8 <b>ELYSE</b> 1:15 <b>embraced</b> 143:18 <b>embraces</b> 145:7 <b>emergency</b> 172:3 174:6 <b>emphasized</b> 80:13 80:15 <b>employ</b> 36:12 139:11 <b>employed</b> 35:15 <b>employee</b> 170:10 <b>employees</b> 171:16 172:21 <b>enacted</b> 18:16 20:5 <b>enclave</b> 36:5 <b>encounter</b> 7:1 <b>encourage</b> 65:21 110:9 115:1,3 147:8 148:18 <b>encouraged</b> 113:3 <b>encouragement</b>
<b>E</b>				
<b>E</b> 1:18 <b>EA</b> 31:5 71:14 177:7 <b>earlier</b> 26:12 53:19 84:16 <b>early</b> 55:15 100:2 <b>earmark</b> 130:10 <b>earmarks</b> 130:9 <b>earth</b> 100:3 <b>easements</b> 8:15 <b>easier</b> 176:9 <b>east</b> 24:15 28:21 86:21 111:9 140:5 147:11 154:7 172:7 173:15,19 175:7,17,18 178:5 178:9 <b>eastern</b> 2:12 71:3 73:2,7 85:22 100:5 178:21				

140:9	154:20 155:18	<b>exciting</b> 9:18 60:20 67:7	<b>Explosives</b> 9:11 11:2	<b>fairly</b> 29:8 83:11
<b>encouraging</b>	<b>environmental</b>	<b>excuse</b> 89:15	<b>expressed</b> 59:5	<b>fall</b> 17:9 69:12 83:7
110:19	82:12 83:6 85:4,9	<b>executed</b> 4:13	<b>expressive</b> 33:19	<b>falls</b> 92:4
<b>ends</b> 173:7	101:5,6,19,21	108:18 109:4	<b>extensive</b> 5:7 21:5	<b>families</b> 140:4,15 170:22
<b>endurance</b> 180:18	102:4 103:7	<b>execution</b> 103:7	<b>extent</b> 83:16	<b>family</b> 37:8
<b>enemy</b> 53:9	106:21 111:16	139:3	156:15	<b>famous</b> 35:20
<b>Energy</b> 56:2	113:6 118:2	<b>executive</b> 1:23 2:4	<b>exterior</b> 59:10	<b>fan</b> 58:1
<b>engaged</b> 114:19	120:14 132:1	5:16,18 7:15	<b>extraordinary</b>	<b>far</b> 17:21 58:11
124:7	177:2,4	19:19,21 96:2,6	32:22 33:4 35:22	88:8,15
<b>engagements</b> 139:4	<b>environs</b> 20:12	102:4 109:5 152:3	155:11	<b>farther</b> 81:14
<b>Engineer</b> 168:16	<b>envision</b> 139:20	154:16 177:8,21	<b>extremely</b> 105:7	<b>favor</b> 10:3 55:10
<b>engineering</b> 6:9	<b>epoxy</b> 57:8	180:15	112:13	96:10 115:4
111:18 168:17	<b>equates</b> 26:15	<b>executives</b> 142:8	<b>eye</b> 80:12	161:11 180:11
169:2	<b>equipment</b> 9:7,9	<b>existed</b> 76:8 83:19		<b>favorable</b> 124:12
<b>engineering-based</b>	<b>equipped</b> 49:10	<b>existing</b> 23:13 80:5	<b>F</b>	<b>favorably</b> 85:19
95:10	139:21 140:10	98:2 99:12 100:14	<b>F</b> 1:15	<b>feature</b> 29:13 82:6
<b>engineers</b> 138:17	<b>especially</b> 46:13	100:15,15 104:3,4	<b>facade</b> 56:4 58:15	82:10 83:18
<b>enhance</b> 105:3	74:7 157:13	106:6,9,17 107:6	58:17,22 68:2	<b>features</b> 27:18
<b>enhancement</b>	<b>essentially</b> 22:9	107:7 108:3 112:9	179:1	52:18,19 67:3
104:15 105:17	25:1 30:5	113:10,12,15	<b>face</b> 27:9 172:20	104:18
<b>enjoy</b> 116:10	<b>establish</b> 19:3	139:11 172:18,20	<b>faced</b> 147:2	<b>federal</b> 6:13 18:7
142:15 176:22	58:21	175:8 176:3	<b>facilitate</b> 18:12	24:13 62:9 81:21
<b>enjoyed</b> 7:13 58:3	<b>established</b> 20:17	<b>expand</b> 99:13	99:18	91:4,22 101:16
<b>enlarged</b> 100:13	21:22 58:16	123:22 136:7	<b>facilitated</b> 139:7	103:16,19,21
<b>enrich</b> 142:4	<b>establishing</b> 17:21	<b>expanded</b> 107:4	<b>facilities</b> 48:15	104:7,8,11 105:19
<b>enriched</b> 112:14	<b>estimate</b> 128:3	135:19 136:2	64:13 99:19	124:22 127:14
<b>ensure</b> 103:16	<b>estimates</b> 49:7	153:8	100:20 105:16	<b>feds</b> 134:3
114:4,13,22	<b>estimating</b> 128:15	<b>expanding</b> 59:18	106:7,10 113:13	<b>fee</b> 131:9
119:18 132:15	<b>evaluating</b> 114:21	<b>expands</b> 8:18	113:16,17,17	<b>feeder</b> 82:18
142:14 179:7	<b>event</b> 88:19 94:16	<b>expansion</b> 2:15	117:22 139:11	<b>feeds</b> 52:22
<b>ensuring</b> 105:22	136:14,22	97:9 98:1 107:5	143:14 147:13,17	<b>feel</b> 18:18 36:8 40:4
<b>entail</b> 81:3	<b>events</b> 54:2 72:4,11	112:3,10 113:22	148:11	43:20 53:8 104:3
<b>enter</b> 64:17	74:9,16 77:20	<b>expect</b> 48:12	<b>facility</b> 9:20 99:13	<b>feeling</b> 46:19,20,21
<b>enthusiastic</b> 111:22	78:4 84:18 87:20	<b>expectation</b> 160:17	128:17 131:18	47:1
112:8	95:16 136:12,16	<b>expected</b> 130:16	136:11 139:20	<b>fees</b> 49:17 50:1
<b>enthusiastically</b>	141:12 153:21	171:15	140:12 142:7	131:6
156:5	<b>everyday</b> 123:18	<b>expense</b> 120:3	147:20 148:3	<b>feet</b> 36:14 59:19
<b>entire</b> 30:17 49:17	<b>evidence</b> 146:6	<b>experience</b> 51:12	<b>facing</b> 60:13	79:20 81:11 88:21
56:4 60:12 89:13	<b>example</b> 89:4 91:6	<b>expert</b> 72:20 113:4	<b>fact</b> 55:19 78:20	89:7,11,19 107:18
<b>entity</b> 118:16	91:20 133:10	<b>expertise</b> 72:17	79:14 81:19 84:7	<b>Feil</b> 19:20 44:20
132:13	136:20 156:12	<b>explain</b> 39:11 64:9	113:7 125:8 126:3	45:3,8,20 49:9,12
<b>entrance</b> 172:22	<b>examples</b> 92:8	159:10	137:5 140:7	50:5 51:19 53:3
<b>entry</b> 26:20,22	<b>excavation</b> 119:1	<b>exploration</b> 32:18	146:16 156:17	53:10 54:7
28:20 29:2,7 30:2	<b>excellent</b> 96:7	<b>explore</b> 91:17	<b>facts</b> 113:5	<b>fell</b> 51:6,14
31:12 172:19	131:15 146:21	117:10 175:22	<b>faded</b> 160:16	<b>felt</b> 39:15 40:5,19
<b>environment</b> 5:3	<b>exception</b> 92:6	<b>explored</b> 36:9 57:7	<b>failed</b> 103:3	40:21,22 45:8
26:8 141:21	<b>excited</b> 112:13			

<b>fibers</b> 34:11	110:20 112:8,20	119:5,14 120:20	113:19	121:1 158:21
<b>field</b> 4:12 104:4	123:15,15 171:12	121:17	<b>four-foot</b> 29:8	159:3,6
107:15,21 109:21	174:3	<b>forests</b> 116:8,19	<b>four-sided</b> 60:3	
116:7 144:14,14	<b>firsthand</b> 141:6	<b>form</b> 37:15 93:13	<b>Framework</b> 8:17	<b>G</b>
144:17 147:22	<b>first-class</b> 112:11	<b>formal</b> 17:9 119:15	<b>Francisco</b> 144:9	<b>gain</b> 170:9
148:3,4 149:13,15	<b>fiscal</b> 87:9 130:8	<b>formed</b> 138:18	<b>Frank</b> 31:22 32:1	<b>Galambos</b> 19:17
150:10	<b>Fisher</b> 170:19	<b>former</b> 99:22	<b>frankly</b> 124:16	<b>gallon</b> 80:22
<b>fields</b> 100:15	<b>fitness</b> 53:21	<b>formulating</b> 19:3	156:17 160:12	<b>games</b> 141:10
107:16 119:1	<b>five</b> 74:19 75:21	<b>Forstrom</b> 91:1	<b>Frederick</b> 76:14	<b>garage</b> 9:19 170:8
139:2,21 148:5	97:13 110:15	<b>fort</b> 2:14,15 9:15	<b>free</b> 123:9	170:11
149:6,8,14 150:9	112:7	12:10 13:10 97:2	<b>freezers</b> 126:13	<b>garages</b> 174:2
150:11 152:22	<b>fixing</b> 37:12	97:7,9,21 98:2	<b>frequent</b> 90:11	<b>garden</b> 31:18 33:14
160:6,8	<b>flat</b> 29:8	99:1,10,20,21	131:5	35:4,4 37:18,21
<b>fields/little</b> 150:10	<b>flexed</b> 63:14	100:3,9,13 101:1	<b>frequented</b> 62:12	53:21 63:12
<b>figure</b> 123:10,12,13	<b>flexibility</b> 21:14	103:21 104:8,13	<b>friend</b> 34:7	<b>gardens</b> 30:12
136:12	<b>flood</b> 93:19	104:15,20 105:6	<b>Friends</b> 99:10	<b>gathered</b> 81:19
<b>file</b> 44:20 117:8	<b>floor</b> 171:12	105:21 106:14,19	113:22 122:15	<b>gavel</b> 180:22
<b>filed</b> 102:17	<b>floors</b> 171:17	109:7 112:2,4	154:6	<b>Gehry</b> 18:2 23:4
<b>fill</b> 92:22	<b>flow</b> 25:20 26:4	113:22 114:14	<b>front</b> 53:22 56:7,7	32:1,1 39:10
<b>filled</b> 77:7	31:2,4	120:18 122:15,22	96:3	41:18 42:5,15
<b>final</b> 37:14,15	<b>flush</b> 82:6	123:8 126:9	<b>fruition</b> 156:6	48:3 51:1,4 55:19
177:20	<b>focus</b> 122:21	133:11 141:18	<b>frustrated</b> 125:3	56:8 57:13,17
<b>finalized</b> 98:10,12	145:21	142:13 148:1	<b>full</b> 5:22 32:17	58:1,5 60:17,22
101:13 102:1	<b>focused</b> 103:19	154:6 156:11,20	36:13 50:13	63:1 64:11 67:9
<b>finally</b> 19:20 75:7	<b>focusing</b> 111:15	161:15	110:12 127:7	67:20 68:6 69:3,6
109:19 114:17	<b>folks</b> 62:12 90:7	<b>forth</b> 62:13 109:9	139:22 141:3	69:7,14
118:12 120:9	154:15	109:16	152:12	<b>gems</b> 64:18
172:11 174:17	<b>followed</b> 110:21	<b>fortifications</b> 100:1	<b>fully</b> 114:3 139:21	<b>general</b> 1:17,24
179:5	137:22	<b>forward</b> 17:13	141:17 177:3	4:16,17,20 5:2
<b>financial</b> 129:21	<b>following</b> 18:1	60:19 66:5,13,15	<b>functional</b> 80:17	6:18 7:8 18:11
<b>find</b> 6:1 126:13	20:13 102:12	69:9 94:3 119:9	<b>fund</b> 128:21 138:18	19:18 64:1 154:19
145:13	106:4 113:5 114:5	125:13 156:2	<b>fundamental</b>	<b>generally</b> 84:2
<b>finding</b> 18:17 101:8	115:17,17 136:9	160:18 169:8	143:14 144:21	<b>generated</b> 172:15
102:5 108:18	<b>follows</b> 132:22	<b>found</b> 22:13 32:8	<b>funding</b> 94:2	<b>generating</b> 25:20
177:5	173:14 178:3	53:6 57:11 105:6	<b>funds</b> 127:2	<b>generations</b> 120:12
<b>finds</b> 173:18 174:7	<b>FONSI</b> 101:20	105:14	<b>fund-raising</b>	140:19
174:18	103:8 177:6,8	<b>Foundation</b> 111:9	125:10 127:20	<b>generous</b> 138:21
<b>fine</b> 42:21 43:12	<b>foot</b> 25:12,16 28:22	114:2 138:3,6,16	130:18	<b>gentle</b> 33:14 110:19
69:11 81:12 84:4	53:17 90:13	144:3 149:20	<b>further</b> 44:13 50:6	<b>gentleman</b> 143:11
<b>finished</b> 94:18	139:20 171:9	154:7	64:10 78:21 83:15	<b>gentlemen</b> 144:13
<b>Firearms</b> 9:10 11:2	<b>force</b> 5:4 24:2 33:3	<b>four</b> 9:6,8 19:7,9,9	86:6 103:10	146:19
<b>first</b> 20:7 32:5	<b>foregoing</b> 5:22	19:10 25:3 26:13	161:11 174:22	<b>genuine</b> 138:7
39:15 46:2 51:19	<b>foreground</b> 31:11	76:19 79:20 88:21	<b>Furthermore</b> 60:13	<b>geometry</b> 26:11
59:6 73:6 75:11	176:7	89:7,10,19 107:3	<b>future</b> 75:9 79:1	<b>Georgine</b> 168:15
83:1 85:5 87:3,17	<b>forest</b> 103:5 116:13	112:7	82:10 84:21 94:12	<b>getting</b> 32:4 50:12
103:20 104:6	116:14,15 117:4	<b>Fourteen</b> 173:2	106:9,17 113:13	124:3 137:3
106:5 107:3,20	117:10 118:2,20	<b>Fourth</b> 106:17	113:16 120:11	144:11 154:11

<b>Getty</b> 34:18	127:12 133:22	92:5,13 123:16	<b>half</b> 41:20 144:2	<b>Hearing</b> 3:11 9:1
<b>Giants</b> 144:9	146:20 151:8	151:4	<b>hand</b> 23:2 84:12	10:2 69:7 96:1
<b>Girl</b> 151:9	169:10 180:20	<b>greater</b> 142:12	<b>handicapped</b> 173:2	110:14 161:10
<b>girls</b> 140:3 150:15	<b>gotten</b> 157:22	<b>greatest</b> 37:5	<b>handle</b> 49:10	<b>hearings</b> 180:17
<b>girl/woman</b> 151:7	158:9	105:10 156:15	123:21	<b>heartly</b> 88:5
<b>give</b> 116:16 124:12	<b>government</b> 2:15	<b>Grebel</b> 148:1	<b>hanging</b> 147:3	<b>heavily</b> 26:7
130:14 134:16	8:9 30:8 91:4	<b>green</b> 25:3 26:14	<b>happen</b> 80:19	<b>heavy</b> 158:12
145:3 153:21	97:22 104:11	68:20,21 82:20,20	125:8	<b>height</b> 40:13
159:14 161:4	112:3 127:15,15	92:2 108:19	<b>happened</b> 153:14	173:15 174:14
<b>given</b> 32:17 83:11	130:17 153:19	155:18	160:14	<b>held</b> 68:1 74:9
84:6 173:21	154:17	<b>Greenberg</b> 154:22	<b>Happening</b> 21:1	132:4
174:11	<b>governments</b> 134:2	157:13	<b>happens</b> 34:20 36:2	<b>helicopters</b> 89:4
<b>gives</b> 63:5,8	<b>government's</b>	<b>greenscape</b> 68:19	46:12 79:13 118:8	<b>help</b> 7:3 18:11 29:1
<b>glad</b> 20:2 115:10	105:19	<b>GREENWALD</b>	118:11 119:4	45:9 58:5 89:17
156:6 158:12	<b>GPs</b> 146:22	1:15 149:5 150:13	136:9	109:15,22 138:18
169:7	<b>grade</b> 82:6	150:18,21 151:4,8	<b>happy</b> 7:9 142:20	145:3 153:4 154:9
<b>glasses</b> 155:1	<b>grades</b> 140:3	151:12	<b>hard</b> 52:4 78:17,17	171:6 173:11
<b>Glatz</b> 168:15	<b>grading</b> 80:5 119:1	<b>grew</b> 51:7	79:5 89:6	175:14,15 176:16
<b>globe</b> 91:2	<b>graduate</b> 140:10	<b>grey</b> 129:9	<b>hardball</b> 107:15	<b>helped</b> 143:18
<b>go</b> 7:11 17:12 22:6	<b>grain</b> 68:15	<b>grid</b> 89:12	<b>hardscape</b> 29:6,11	144:4,10
34:17 35:10 47:10	<b>granite</b> 75:17,18	<b>ground</b> 29:16 43:6	68:19,22 80:15	<b>helpful</b> 6:20 157:6
57:2,8,12 60:4,8	77:21 79:2	95:18 100:4	<b>hard-pressed</b>	<b>helping</b> 114:22
65:20 75:14	<b>granted</b> 8:15	<b>Grounds</b> 57:10	145:13	150:6
110:14 115:16	<b>grants</b> 24:13	<b>group</b> 146:13 147:3	<b>Harlem</b> 112:19	<b>HERBERT</b> 1:15
126:8 147:19	<b>grappling</b> 55:6	152:17	139:7	<b>heritage</b> 8:10,14
<b>goal</b> 71:17,19 139:1	<b>grass</b> 73:21 74:4,13	<b>groups</b> 99:16	<b>harm</b> 118:19 119:3	66:12
<b>goals</b> 176:20	79:7 80:14 84:14	<b>grove</b> 51:9	120:19	<b>he'll</b> 23:5
<b>goes</b> 49:19 55:3	87:19,21 88:1,5,5	<b>grow</b> 147:6 150:7	<b>HARRIET</b> 1:20	<b>HG</b> 11:2
134:19	88:9,10 90:4,4,5	<b>grown</b> 135:4	<b>Harris</b> 19:14	<b>high</b> 42:18 68:1
<b>going</b> 17:18 23:8	90:10 91:11	<b>grows</b> 116:15	<b>Hart</b> 1:16 2:20	80:5 83:13 91:3,3
26:10 31:20 44:17	<b>grasses</b> 88:16,17	<b>GSA</b> 81:20	64:20,21 168:5	100:4 115:1
44:18 45:9 47:12	<b>grate</b> 93:19	<b>guarantee</b> 118:4	169:9,10 180:2	119:21 124:5
47:21 48:6 52:4,9	<b>grateful</b> 157:7	<b>guaranteed</b> 132:12	<b>hats</b> 147:3	133:8 134:6 140:3
61:12 62:9 64:17	<b>grates</b> 81:8,10 93:7	<b>guess</b> 54:4 134:14	<b>head</b> 134:12 155:1	140:10
94:6,17,20 115:6	93:12	134:15,17 135:11	<b>Headquarters</b> 5:4	<b>higher</b> 91:8
121:12 124:4	<b>gratitude</b> 7:6 18:18	<b>guessing</b> 134:13	9:11	<b>highlighted</b> 22:2
125:8 130:1 132:9	<b>gravel</b> 73:13,17,19	<b>guidelines</b> 22:7,10	<b>heads</b> 82:16	170:3 176:9
145:1 160:3,7,13	74:2 77:7,15 78:6	84:20	<b>healing</b> 53:7	<b>highlighting</b> 23:13
160:18 161:4	90:3 92:19,21	<b>guiding</b> 6:21	<b>health</b> 71:20 79:7,8	<b>highway</b> 24:7 44:5
<b>Goldstein</b> 88:13,14	116:14,16,18	<b>gutter</b> 74:21 75:15	<b>healthy</b> 71:16	<b>high-tech</b> 39:22
89:9	121:16	75:22 76:4 85:22	127:12	<b>Hinkle</b> 2:17 97:14
<b>golf</b> 100:22	<b>gravitas</b> 40:6	<b>gutters</b> 75:4 80:10	<b>hear</b> 86:14 110:18	97:17,18 110:6,9
<b>Gonzaga</b> 133:11	<b>Gray</b> 112:21	<b>guy</b> 37:13 63:14	151:5 157:3,7	123:2 154:4
<b>good</b> 3:3 4:19 5:21	152:19 157:10	<b>guys</b> 52:8 125:20	180:21	<b>historian</b> 72:22
7:9 23:8 40:3	<b>great</b> 32:2 40:2		<b>heard</b> 47:3 49:4,5	<b>historic</b> 27:16 32:3
60:17 71:6 83:10	43:7 46:17 47:5		49:16 81:12	76:9,11 100:9
88:4 92:16 95:21	64:2 65:5 91:19		159:22	104:12 105:20
		<b>H</b>		
		<b>hair</b> 129:10		

108:10 114:13 129:4 177:10,13 <b>historical</b> 20:21 84:1 <b>history</b> 97:13,15 <b>hit</b> 129:18 <b>hockey</b> 123:12 124:4 133:9,12 135:20,22 136:8 136:12 159:5 <b>HOK</b> 72:17 88:14 90:7,14 94:22 <b>hold</b> 87:21 110:10 <b>holding</b> 66:4 125:18 <b>Holmes</b> 158:7 <b>Holmse</b> 163:10 <b>home</b> 122:10 133:12 <b>Homeland</b> 8:8 <b>Hon</b> 163:10 <b>honest</b> 134:13 <b>honor</b> 32:2 61:17 122:10 <b>honored</b> 46:3 <b>hope</b> 50:21 51:4 57:14 83:5 94:11 120:6 124:11 137:13 141:6 142:18 151:8 <b>hopefully</b> 59:8 159:5 <b>hoping</b> 51:5 54:16 94:9,20 95:8,12 95:18 <b>horrible</b> 59:13 <b>host</b> 136:12 <b>hours</b> 180:16 <b>house</b> 19:10 51:8 140:1 170:20 <b>Houston</b> 139:9 142:18 <b>HR2092</b> 8:7 <b>hug</b> 152:17 <b>huge</b> 40:15 <b>humor</b> 7:9 <b>hundred</b> 132:7	<b>hung</b> 124:15 <b>hybrid</b> 83:17 132:17 <hr/> <b>I</b> <hr/> <b>IBM</b> 131:12 <b>ice</b> 2:16 97:9 98:2 99:11,12 100:14 104:5 107:4 112:4 112:9 114:1 122:17 123:8,19 123:20 126:11 127:1 131:5,10 133:2,8,14,16 134:18,20 136:18 136:19 159:3 <b>idea</b> 33:22 34:17 35:1 36:12 42:8 60:22 73:4 74:1 84:22 89:22 159:14 160:15 <b>ideas</b> 32:18 33:22 34:2 35:2 <b>identification</b> 103:19 <b>identified</b> 106:8 108:17 173:10 <b>identify</b> 88:11 111:2 119:13 176:9 <b>identifying</b> 116:9 <b>ifs</b> 52:11 <b>II</b> 80:21 <b>image</b> 31:8,15 42:13 43:3,4 62:3 170:16 <b>imagery</b> 37:1,10 43:3 61:11 <b>images</b> 31:6 34:8 34:16,22 36:19 37:6 42:19,20 56:15,20 57:1 59:22 61:1 65:9 74:5 176:3 <b>immediate</b> 73:21 <b>immediately</b> 121:18	<b>impact</b> 85:9 101:6 101:8 102:6 108:19 125:9 126:7,16 174:16 177:6 <b>impacting</b> 148:12 <b>impacts</b> 53:18 117:10 118:2 173:12 <b>impair</b> 120:17 <b>implementation</b> 76:13 85:6 115:2 <b>implemented</b> 77:3 119:7 <b>implied</b> 41:8 <b>import</b> 51:5 <b>importance</b> 38:4 83:11,13 <b>important</b> 27:22,22 56:10 65:18 71:16 71:17 72:5 84:12 85:4 100:4 104:12 104:17 105:7,20 113:6 126:17 129:19 144:9 180:19 <b>importantly</b> 27:15 <b>importing</b> 51:9 <b>imposed</b> 114:5 <b>improve</b> 75:5 80:9 111:12 <b>improved</b> 59:10 147:18 <b>improvement</b> 80:10,17,18 117:16 120:13 <b>improvements</b> 107:11 <b>improves</b> 31:1 <b>improving</b> 120:18 <b>improvised</b> 32:16 <b>inboard</b> 59:16 <b>incentives</b> 32:4 <b>inch</b> 76:2 91:5 <b>inches</b> 75:16,20 79:15 89:20 91:7 <b>include</b> 78:2 113:7	171:10 178:8 179:5 <b>included</b> 71:19 170:13 172:10 <b>includes</b> 49:16 104:11 107:15 172:5 <b>including</b> 6:11 19:4 19:13 72:17 77:19 91:3 99:4 102:13 114:7,19 139:18 170:17 172:12 176:14 <b>inclusive</b> 128:18 <b>income</b> 140:4 <b>incorporate</b> 66:7 <b>incorporated</b> 22:7 106:2 108:12 109:3 170:8 <b>incorrect</b> 127:4 <b>increase</b> 171:15 <b>increased</b> 112:14 127:19,20 <b>Independence</b> 23:17 25:8 27:10 29:10 30:3 31:9 31:11,13 35:8 45:11 58:14 60:5 65:10,15 <b>independent</b> 146:2 <b>indigenous</b> 51:16 <b>individuals</b> 133:20 <b>indoor</b> 127:1 <b>indulgence</b> 147:21 <b>industrial</b> 35:21 67:19 <b>inexpensive</b> 39:21 53:13 <b>Infantry</b> 32:9 <b>informally</b> 119:15 <b>information</b> 2:8 17:6 24:17 90:21 137:6 <b>infrastructure</b> 92:2 <b>inherited</b> 138:6 <b>initial</b> 160:15 <b>initiated</b> 22:19,21	85:15 <b>Initiative</b> 6:12 <b>initiatives</b> 6:11 141:4 <b>ink</b> 136:7 <b>inner</b> 73:14 76:22 143:10 <b>innermost</b> 77:5 <b>innovation</b> 42:1 <b>innovative</b> 48:11 <b>INSERT</b> 3:14 7:15 10:8 11:1 12:10 13:10 14:10 15:10 16:10 69:18 70:10 96:17 161:15 162:10 163:10 164:10 165:10 166:10 167:10 179:11 <b>inset</b> 170:14 <b>insidious</b> 53:8 <b>installation</b> 9:5,8 114:1 <b>Installations</b> 5:3 <b>Institute</b> 164:10 <b>instruction</b> 139:12 139:17 140:12 141:2 142:9 146:1 147:14 <b>instructions</b> 152:16 <b>instructive</b> 17:12 <b>intake</b> 52:22 <b>integrity</b> 84:13 <b>intend</b> 38:7 <b>intended</b> 84:16 89:18 <b>intends</b> 83:3 <b>intensive</b> 141:5 <b>intent</b> 28:9 <b>intention</b> 64:19 77:10 <b>interest</b> 5:21 101:16 103:16,19 104:7 105:19 110:7 <b>interested</b> 34:5 67:21 68:3 116:11
---	---	---	---	---

<b>interesting</b> 28:15 67:5	<b>issues</b> 7:1 38:1,4 41:6 43:10 48:16 51:22 61:19 65:8 69:15 82:22 94:2 125:11 180:19	131:7 132:21 134:6,11,22 135:6 135:10 136:1,6 137:16,19	147:1 149:17	<b>laws</b> 20:6
<b>interim</b> 6:18	<b>issuing</b> 72:10	<b>June</b> 1:8 3:5 5:5,13	<b>knowing</b> 32:17	<b>lawsuit</b> 117:8 121:6 121:10 126:2
<b>Interior</b> 1:17 20:11 20:15	<b>item</b> 2:8 4:2,14 5:17 8:3,7 9:2,5 17:2 71:2 168:3,3	<b>junior</b> 145:20	<b>known</b> 18:22 21:6 68:14 77:3 116:14	<b>layer</b> 66:19
<b>interjecting</b> 137:9	<b>items</b> 2:9 4:4 5:15 9:3 10:2 65:2	<b>jurisdiction</b> 2:13 4:5,8 20:10 97:1,6 97:20 99:17 102:7 103:14 109:6 112:1 115:4 124:17 153:15 155:2,5	<b>knows</b> 51:19	<b>LBJ</b> 24:10 26:21 29:2
<b>intern</b> 6:7	<b>it'd</b> 148:9	<b>jurisdictions</b> 153:6	<b>Koffman</b> 6:5	<b>lead</b> 151:9
<b>intersection</b> 23:16 26:2 44:9 58:16 170:5	<hr/> <b>J</b> <hr/>	<b>jury</b> 41:1	<hr/> <b>L</b> <hr/>	<b>leader</b> 47:15
<b>intersections</b> 26:6	<b>Jackie</b> 145:18	<b>jurisdictions</b> 153:6	<b>lab</b> 131:11,14,19	<b>leads</b> 74:15 82:21
<b>interstate</b> 24:7 44:5	<b>Jacquard</b> 34:9,16	<b>jury</b> 41:1	<b>lack</b> 109:22 127:2 159:4	<b>league</b> 138:7 139:6 142:1 143:16 144:5 145:7,8,8 145:11,13,14 146:3 150:11 159:4
<b>intervening</b> 153:21	<b>Jamie</b> 110:21 115:12,17,17,21	<b>Kansas</b> 51:6 68:14 68:16	<b>land</b> 20:10 39:13 99:5 113:9 118:5 118:14 120:3,6,20 138:12,15 142:13 147:9 150:4 155:15,22	<b>leagues</b> 133:9 134:7 143:20
<b>intimate</b> 36:6 37:18 61:5 63:4,17	<b>January</b> 98:7 101:10	<b>keep</b> 54:20 64:19 120:21 125:20	<b>landmarks</b> 21:15	<b>lean</b> 47:19
<b>intriguing</b> 39:6 61:2 65:12 66:20	<b>Jeff</b> 2:17 154:4	<b>keeping</b> 46:16	<b>lands</b> 8:13 160:14	<b>learn</b> 32:7 33:13 98:22 137:8
<b>introduce</b> 4:20 124:4 168:11	<b>Jefferson</b> 76:20	<b>keeps</b> 128:4	<b>landscape</b> 35:4,6 58:12 66:22 72:22 76:13 83:17	<b>learned</b> 57:6 62:15 89:6 144:16
<b>introduced</b> 168:19	<b>Jim</b> 72:20	<b>kids</b> 123:18 125:9 125:21 126:18 132:18 133:2,3 134:18 135:5 144:5 146:3,8 153:7 154:9	<b>landscaped</b> 59:17	<b>learning</b> 140:1
<b>introducing</b> 169:6	<b>job</b> 46:15	<b>kill</b> 90:5	<b>landscaping</b> 108:15 172:9 176:15,16 178:9	<b>lease</b> 99:11 122:18 139:3
<b>introductory</b> 18:1	<b>Joe</b> 35:5	<b>Kimball</b> 146:11 148:3	<b>lane</b> 45:10	<b>leave</b> 168:11
<b>invokes</b> 67:18	<b>John</b> 1:16 23:3 45:5 143:11	<b>Kimbell</b> 100:18	<b>large</b> 25:20 28:10 29:13 36:6 50:18 74:11 99:9 158:22 169:20 174:2	<b>leaving</b> 43:22
<b>involve</b> 73:9	<b>Johnson</b> 26:18 27:14 28:18 29:16 31:10,17	<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21	<b>larger</b> 49:14 92:11 170:15	<b>LEED</b> 108:21
<b>involved</b> 32:4,19 41:6 46:12 52:1 114:20 149:22	<b>join</b> 3:6	<b>Kingman</b> 8:10,14	<b>largest</b> 145:16	<b>left</b> 29:4 31:14 40:22 107:20 172:4
<b>in-line</b> 144:21	<b>joined</b> 6:4	<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16	<b>lasting</b> 20:21	<b>left-hand</b> 170:15
<b>in-school</b> 145:21	<b>joining</b> 5:5,6 168:18	<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16	<b>lastly</b> 64:9	<b>left-turn</b> 45:10,14
<b>ironic</b> 44:4	<b>joins</b> 5:13	<b>kill</b> 90:5	<b>late</b> 92:8	<b>Legacy</b> 19:18
<b>irrigated</b> 89:5	<b>Journal</b> 49:1	<b>Kimball</b> 146:11 148:3	<b>lateral</b> 81:15	<b>legal</b> 6:22
<b>irrigation</b> 75:8 79:19 81:4 82:14 89:2,14 92:12	<b>Jr</b> 76:15	<b>Kimbell</b> 100:18	<b>Laurel</b> 136:20	<b>Legislative</b> 2:5 8:1 8:4,6
<b>Irving</b> 2:19	<b>judgment</b> 44:13 103:5	<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21	<b>Lauren</b> 6:5,8	<b>lend</b> 159:5
<b>island</b> 8:12,19	<b>Judi</b> 154:22 157:13	<b>Kingman</b> 8:10,14	<b>law</b> 18:16,22 20:8,9 20:15 76:14	<b>length</b> 36:13 84:9 141:3
<b>Islands</b> 8:11,14	<b>July</b> 95:7 127:7 170:12	<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16	<b>law</b> 18:16,22 20:8,9 20:15 76:14	<b>lengths</b> 47:5
<b>issue</b> 33:10 39:19 41:2 45:10 48:6 53:4,14 54:10,11 55:8 56:10 57:3 61:9 65:4 83:14 84:17 85:2 103:11 124:14 159:11	<b>Julyan</b> 115:18 122:6,8 123:3 126:20 127:3,22 128:3 129:2,5,8 129:14 130:5	<b>kill</b> 90:5	<b>lawn</b> 78:3 86:1 89:13	<b>Lenyk</b> 169:1,1
<b>issued</b> 85:16 91:1 101:7 102:5 177:5 177:8,11		<b>Kimball</b> 146:11 148:3		<b>Lerner</b> 138:2
		<b>Kingman</b> 8:10,14		<b>lesson</b> 57:6
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		<b>lessons</b> 144:16
		<b>kill</b> 90:5		<b>Letter</b> 70:10
		<b>Kimball</b> 146:11 148:3		<b>letters</b> 47:7
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		
		<b>kind</b> 27:1 34:13 40:16 43:22 46:19 46:21,22 58:13 73:18 79:10 112:11 136:21		
		<b>Kingman</b> 8:10,14		
		<b>know</b> 29:5,22 32:6 32:13 35:20 42:5 42:9 44:7,10 45:13 53:10 68:2 68:21 72:18 73:22 74:6 76:18 77:10 91:20 94:1 97:12 132:16 146:16		
		<b>kill</b> 90:5		
		<b>Kimball</b> 146:11 148:3		
		<b>Kimbell</b> 100:18		

<b>let's</b> 36:21 52:18 126:15	<b>loans</b> 24:13	47:14 52:11,13	95:3 100:20	27:19 29:10,21,22
<b>level</b> 29:15,16 42:16 45:12 61:5 80:12 176:15	<b>local</b> 51:2 132:18 141:13 159:4	58:12 62:21 66:3 71:15 72:17 90:1	108:14	30:15 31:12 35:10
<b>Levy</b> 154:3	<b>located</b> 20:16 100:4 169:16 170:2,4,19 171:2 172:2 178:5 178:16	100:14 107:7 116:22 126:11 128:11 129:22 153:11,20,21 158:11	<b>major</b> 6:9 33:6,8 47:8 67:3,6 74:8 138:7 139:6 142:1 143:16 159:4	43:21 44:11 58:18 58:19 65:17 102:20 116:1,3,6 116:20 117:2,14 117:19 118:17 119:9 136:20 157:5
<b>libraries</b> 141:14	<b>location</b> 19:5 20:9 20:19 99:3,8 176:5	<b>lots</b> 90:10 169:21 170:4	<b>majority</b> 156:11	<b>Maryland/Virgin...</b> 132:19
<b>library</b> 29:18	<b>long</b> 4:15 52:7 72:12 74:16 147:18 155:10 156:5,18 160:11	<b>Lou</b> 19:17	<b>making</b> 34:1,7 40:7 65:1 95:9 120:15 142:7	<b>mass</b> 136:21
<b>life</b> 48:18 98:22 111:13 140:13 144:17,19 145:3 146:1 153:3	<b>longer</b> 153:20	<b>love</b> 51:6,14 91:17 92:8 147:2	<b>Malcom</b> 145:19	<b>Master</b> 169:19 170:14,17 176:20 177:5,12
<b>lifetime</b> 33:19 48:13	<b>longer-term</b> 74:8	<b>loving</b> 32:21	<b>mall</b> 2:10 25:18 26:20 29:1 71:1,4 71:10,14,17,18,22 72:4,8,12,12,13 73:2,12 74:7,9,13 74:16 75:6 76:8 77:17 78:12,14 80:13 82:21 83:12 84:9 85:2,6,8 86:1 92:12 93:17 94:9 95:17 96:17	<b>material</b> 32:16 41:15 52:16 56:17 78:16,17 79:1,12
<b>light</b> 29:17 121:8 121:13	<b>longing</b> 152:22	<b>low</b> 29:9 80:6 119:22	<b>man</b> 33:4 44:5 47:15	<b>materials</b> 41:9 50:5 50:15,18,20,22 57:11 63:3 86:13
<b>lighting</b> 55:16	<b>long-term</b> 9:22 122:18	<b>lower</b> 31:15 61:4 140:4	<b>manage</b> 92:2	<b>math</b> 135:14
<b>Likewise</b> 27:12	<b>look</b> 27:22 28:7,11 30:16,21 33:2 36:1 47:12 56:15 60:18 65:22 66:5 66:16 67:16 69:8 74:21 83:12 84:15 91:13 92:10 94:3 169:7	<b>lunch</b> 62:10,13	<b>management</b> 49:16 72:9 75:10 84:19 84:22 94:17	<b>mathematics</b> 111:18
<b>limestone</b> 50:17 52:15 57:12	<b>looked</b> 24:20 43:7 45:6	<b>Lyndon</b> 26:18 27:13 28:18 29:15 31:10,17	<b>mandate</b> 125:2	<b>matter</b> 46:14 124:16,17 126:4 151:20 152:12 161:14
<b>limit</b> 120:16	<b>looking</b> 30:14 31:9 31:16 36:18 42:17 44:12 66:13 80:12 88:7 159:11 172:15	<b>L'Enfant</b> 22:12,14 25:4 46:14	<b>Mannie</b> 144:8	<b>mature</b> 147:6
<b>Lincoln</b> 9:15 13:10	<b>looks</b> 35:11 92:13	<hr/> <b>M</b> <hr/>	<b>manual</b> 95:3,11,19	<b>maximum</b> 110:17
<b>line</b> 25:6 28:21 58:15,17,22 68:3 76:1 175:6,12	<b>loom</b> 34:9,16	<b>M 1:16</b>	<b>Maples</b> 51:14	<b>Mayor</b> 1:20
<b>lines</b> 25:2,3 27:8 65:15 66:1 80:4 82:17,18 89:2,10 89:12,14,15,15,18	<b>Lorenzetti</b> 93:15 93:16 94:8,19 95:15	<b>Madison</b> 76:20	<b>March</b> 71:13 95:6	<b>Mayor's</b> 154:17
<b>lineup</b> 115:17	<b>Los</b> 142:17	<b>main</b> 28:20 29:7 33:10 103:20 169:21	<b>marked</b> 117:16	<b>McGILL</b> 1:17 57:21,22 58:7 60:18 61:18 92:15 92:16 93:1,5 94:5 94:15 95:13,21 121:2,5,8,14 126:20 127:18 128:1,22 129:3,6 129:13,18
<b>list</b> 119:6 123:21 133:5,22 135:9 136:4 162:10	<b>loser</b> 175:13	<b>maintain</b> 38:3 44:20 52:4 71:22 117:22	<b>marker</b> 78:11	<b>mean</b> 41:21 45:20 77:16 134:13 137:5
<b>lit</b> 55:20	<b>lost</b> 4:17 54:5 76:21	<b>maintainability</b> 48:16	<b>Marcel</b> 1:23 2:4	
<b>little</b> 23:9 35:11 53:12 54:17 64:9 64:13 68:21 76:1 116:20 124:3 133:17 137:3 145:8,8,11,12,14 153:20 159:2,19	<b>lot</b> 4:9 25:16 26:3 32:6 33:20 34:14 37:8 38:2 41:13 42:3 43:9,10,11	<b>maintained</b> 37:17 106:16 113:18 156:14	<b>Marla</b> 115:18 137:21 138:2 149:11 166:10	
<b>live</b> 123:17		<b>maintainer</b> 48:14 48:14 53:5	<b>married</b> 40:20	
<b>lives</b> 148:13		<b>maintainers</b> 55:10	<b>Marvin</b> 115:19 137:22 143:7 165:10	
<b>living</b> 171:14,18		<b>maintains</b> 35:12 59:12	<b>Maryland</b> 21:7,12 21:19 23:17 25:5 25:19 26:3 27:15	
<b>load</b> 158:12		<b>maintenance</b> 50:1 50:2,9,10 51:20		
<b>loaded</b> 172:6				
<b>loading</b> 175:14,15				



82:8,11,22 93:20 105:16 125:12,13 125:13,17 136:21 137:7 140:8 144:18 145:4 146:7 <b>needed</b> 156:19 173:11 174:5 <b>needs</b> 59:13 155:22 <b>negative</b> 118:1 125:8 <b>neighborhood</b> 105:12 110:2 114:15 119:20 132:6 <b>neighborhoods</b> 106:15 <b>NEPA</b> 22:20 85:10 103:6 <b>new</b> 4:16,20 9:6,8 9:15,19 79:8,17 83:10 94:22 95:11 107:9 114:1 117:13 120:12 121:13 128:10 142:16 152:22 153:2 177:17 <b>newspaper</b> 126:22 <b>nice</b> 59:14 61:6 <b>NIFA</b> 117:9 <b>NOAA</b> 4:18 <b>Nonfederal</b> 91:6 <b>nonprofit</b> 111:14 116:4 122:16 129:21 133:1 <b>nonprofits</b> 127:11 131:1 <b>north</b> 23:21 26:17 27:9 31:8 73:10 80:15 100:17 128:14 170:8,11 171:2,6,20,20 173:7,13,20 174:12,16,19 175:19 176:4,17 178:6,10,18,22 <b>northeast</b> 172:16	<b>northeastern</b> 170:2 <b>norther</b> 100:9 <b>northwest</b> 30:11 31:16 <b>Norton</b> 158:7 161:1 163:12 <b>notable</b> 144:7 <b>note</b> 4:4 18:6 19:11 30:19 84:12 86:3 102:16 107:10,19 109:11 120:4 126:8 <b>noted</b> 72:22 119:20 <b>notes</b> 173:6 175:20 <b>notice</b> 79:18 175:8 <b>noticed</b> 46:9 56:18 91:10 117:7 <b>NPS</b> 86:4 <b>nuances</b> 22:3 <b>number</b> 25:20 49:5 49:14,15 54:12 58:9 62:12 65:2,7 99:9 101:2 123:6 123:7,16,17,18 125:9 126:17 144:22 170:9 171:15 180:18 <b>numbered</b> 61:19 <b>numbers</b> 49:6 122:21 131:22 <b>numerous</b> 144:5 <b>NW</b> 2:19 <b>N.W</b> 1:11	26:8 44:16 76:3 130:10 <b>occasions</b> 176:13 <b>occupies</b> 29:18 <b>occupy</b> 66:3 <b>occurred</b> 17:21 <b>occurs</b> 77:14 78:5 <b>October</b> 101:4 <b>offer</b> 136:22 141:6 <b>offered</b> 135:21 <b>Office</b> 1:20 84:5 85:16 154:17,18 161:3 177:14 <b>officially</b> 5:6,13 <b>offset</b> 28:22 54:6 <b>offsets</b> 54:4 <b>off-line</b> 137:3 <b>okay</b> 38:16 45:17 68:6 86:19 87:22 94:15 95:13 122:2 150:21 151:16 160:19 <b>old</b> 92:20 128:8 129:7,10,11 <b>Olmsted</b> 76:15,15 <b>Olympian</b> 123:11 <b>once</b> 49:19 52:6,7 55:3 57:1 <b>ones</b> 33:18 40:11 65:19 89:11 171:14 <b>one-third</b> 134:19 <b>one-time</b> 55:4 <b>ongoing</b> 103:9 141:22 <b>online</b> 132:2 160:6 160:8 <b>open</b> 1:5 28:5 40:20 43:22 46:16 55:12 91:21 104:9 105:4 120:11 138:9 <b>operate</b> 132:21 <b>operated</b> 30:11,12 <b>operating</b> 122:17 128:16,19 160:9 <b>operation</b> 49:18 50:2 87:15 108:14	159:3 <b>operational</b> 122:18 <b>operations</b> 95:3 <b>operator</b> 48:14 <b>opportunities</b> 103:22 104:9,19 106:1 110:1 112:15 118:7 119:22 142:16 153:9 155:17 157:1 <b>opportunity</b> 6:16 32:15,22 59:7 63:6,19 91:13 98:22 115:5,8 118:13 119:10 155:12 156:1 <b>opposed</b> 10:6 95:11 96:12 161:13 180:13 <b>opposite</b> 60:10 <b>option</b> 109:20 128:9 <b>orange</b> 21:8 25:3 26:16 175:5,6 <b>order</b> 3:11 41:10 121:20,21 122:1 174:15 <b>organization</b> 110:17 111:2,14 116:4 121:5 139:19 <b>organizations</b> 131:16,17 <b>organized</b> 152:22 <b>organizers</b> 72:11 78:4 <b>oriented</b> 43:15 105:22 <b>original</b> 22:14 <b>originally</b> 76:19 <b>outer</b> 81:9 <b>outfit</b> 32:10 <b>outlets</b> 153:2 <b>outlined</b> 172:5 <b>outlined/highligh...</b> 175:5	<b>outreach</b> 140:22 <b>outset</b> 153:7 <b>outside</b> 21:11 <b>outstanding</b> 46:15 <b>overflow</b> 9:21 <b>overlook</b> 118:21 <b>overwhelmingly</b> 112:8 <b>Owings</b> 77:2 <b>owner</b> 138:4 <b>O&amp;M</b> 95:11,19 <b>O'Donnell</b> 72:21
<hr/> <b>P</b> <hr/>				
<b>packed</b> 79:6 <b>packets</b> 6:2 <b>page</b> 50:16 <b>paid</b> 38:2 <b>painting</b> 42:10 <b>pallet</b> 33:21 34:2 <b>panel</b> 86:22 89:13 <b>panels</b> 2:12 71:4 73:2,7,9,10,21 74:4 75:3,6,14 76:17 80:3,14 82:21 84:14 86:1 86:20 87:1,15,17 87:21 91:11 94:6 <b>paper</b> 28:11 <b>Paperbark</b> 51:14 <b>paramount</b> 48:18 <b>paraphrase</b> 48:12 <b>park</b> 2:14,15 4:7,11 9:16,22 14:10 16:10 18:6,8 21:4 30:13 50:10 64:12 71:8,12,21 72:6 72:10,15 73:13 74:22 75:16 76:5 80:20 81:20 82:2 83:3 84:19,19 85:3,11,14 86:13 87:13 91:17 92:7 92:18 95:15 97:3 97:8,21 98:9,13 99:2,12,15,20 100:5,6,10,20,21				

101:1,4,19,20	141:14	57:7 89:4 168:16	6:17 7:2,4 154:11	177:5,13
102:2,18 103:3,6	<b>participating</b>	<b>people</b> 18:17 32:6	<b>petition</b> 132:2	<b>planes</b> 28:8
103:12,21 104:8	132:19 143:21	33:13,21 34:6	<b>phase</b> 31:3 73:6	<b>planks</b> 35:19
104:21 105:1,6,7	<b>particular</b> 74:22	36:19 37:19 42:2	80:21 81:10 82:10	<b>planned</b> 108:4
106:1,14,19	98:7 116:12	42:22 43:13 46:6	87:2,3,4,11 92:9	121:19
108:11,11,17	117:19 154:12	60:2 63:22 75:13	177:16,18	<b>planning</b> 1:1 3:4
109:8 112:2,9	160:13	77:16 110:16	<b>phases</b> 73:4 81:3	4:16 5:11 6:7,11
114:15 118:13	<b>particularly</b> 65:19	124:8 140:8,14,19	83:4 87:8 92:9	21:18 58:9 77:20
119:11 122:19,22	67:1 119:3 154:21	141:10,19 142:15	<b>Phasing</b> 86:20	88:19 108:13
124:10 138:13	159:22	143:13,20 144:11	<b>photo</b> 22:1 76:12	117:6 119:12
142:12,13 153:19	<b>parties</b> 115:1 158:9	144:15 145:1,10	<b>photograph</b> 42:18	120:10 124:22
154:10 155:13,15	<b>partner</b> 35:5	145:14 146:10,11	<b>photographic</b> 34:8	154:18 160:5
155:22 156:4,9,22	149:21	147:10,11 148:10	<b>phrased</b> 69:15	161:3
157:17 161:15	<b>partnered</b> 104:22	148:16 152:21	<b>physical</b> 6:6 72:8	<b>plans</b> 19:3 99:13
<b>parking</b> 30:6,7,9	<b>Partners</b> 18:3 23:4	153:11	<b>pick</b> 43:2	106:22 107:4,11
54:5,12 58:12	<b>parts</b> 51:11 60:4	<b>percent</b> 75:19,21	<b>picking</b> 136:3	107:14 108:8
90:10 100:14	74:19 147:14	91:20	<b>picture</b> 37:11,13	112:10 113:22
104:4 106:18	<b>party</b> 121:6	<b>percentage</b> 130:11	100:13	114:1 120:17
107:7,10 114:12	<b>pashtist</b> 40:16	<b>perception</b> 28:3,6	<b>pictures</b> 55:20 60:9	<b>plant</b> 102:20,21
126:11 128:11,11	<b>passage</b> 61:1	<b>perfect</b> 20:1 34:8	60:15 64:3	116:1,3,7,10
169:21 170:4,7,8	<b>passed</b> 20:8,15	94:13 169:5	<b>piece</b> 28:11 72:7	117:3,14,20
170:10,11 172:6	<b>pastime</b> 143:15	<b>performance</b> 115:2	137:10 159:15	118:17 119:9
173:2,14,18,22,22	<b>Pat</b> 70:10	<b>perimeter</b> 25:11	<b>pieces</b> 90:20	157:5
174:2,7,14 175:4	<b>path</b> 78:2	31:2	<b>pipes</b> 81:15 89:5	<b>planted</b> 76:17
178:4	<b>paths</b> 73:14 75:7	<b>period</b> 52:7 74:15	<b>pitching</b> 139:22	79:17 88:18
<b>parks</b> 72:18 91:21	76:22 78:9	87:20 127:6	<b>pivotal</b> 60:15	<b>planting</b> 29:12
93:17 99:21,22	<b>patients</b> 176:22	137:13 151:17	<b>place</b> 32:5 33:13	83:10 87:19
104:9,13,16 105:4	<b>Patricia</b> 72:21	153:17	59:3 64:3 91:8	<b>plants</b> 116:9
105:6,13,21	<b>pattern</b> 80:6	<b>permanent</b> 7:8	94:18 95:17	<b>play</b> 107:21 133:9
120:10 148:5	<b>patterns</b> 119:2	18:19	<b>placed</b> 56:21 79:14	143:15 148:10
<b>Parkway</b> 156:13	<b>pay</b> 55:1	<b>permit</b> 84:21 91:2	<b>placeholders</b> 64:15	<b>players</b> 141:11,14
<b>part</b> 22:14 27:3,3	<b>paying</b> 54:21	<b>permits</b> 72:10 85:2	<b>plain</b> 116:13	142:8 146:15,20
31:5 32:2 35:1	<b>payment</b> 55:4	<b>permitted</b> 87:20	<b>plaintiffs</b> 102:22	<b>playing</b> 35:3 39:20
37:17 39:3 42:1	<b>PD</b> 50:19	<b>perpetuate</b> 18:20	<b>plan</b> 8:17,17 9:22	141:20 145:14
44:10 45:9 47:8	<b>pedestrian</b> 25:12	<b>person</b> 76:12	22:12,14 23:12	<b>plays</b> 144:8
56:10 66:12 71:11	25:20 26:3,6,20	110:16 111:1	44:11 46:14 50:9	<b>plaza</b> 25:14 28:5
76:3 78:19 81:9	28:22 179:5	<b>persona</b> 33:16	54:6 71:14,18	59:18
82:12 100:10,22	<b>pedestrians</b> 77:16	37:13	72:9 73:12,22	<b>Plazas</b> 25:4
102:3 126:9 132:4	78:8 83:22	<b>personally</b> 33:17	77:3,3,10 78:14	<b>please</b> 3:8 49:11
158:22 176:2	<b>pedestrian-frien...</b>	34:3	83:17 84:11,22	88:11 126:17
177:19 178:17	176:21	<b>persons</b> 97:14	85:7,8,9 94:9,12	142:14 147:21
179:3,6	<b>pending</b> 139:3	<b>person's</b> 80:12	94:17 100:1	<b>pleased</b> 4:14,20
<b>participant</b> 22:22	<b>Pennsylvania</b>	<b>perspective</b> 44:1	104:10 107:20	5:12,14 46:4
<b>participants</b> 10:5	116:21	48:13 58:10 60:6	109:20 127:19	60:20 117:20
96:11 139:17	<b>pens</b> 139:22	124:21 172:15	169:12,19 170:14	119:18 157:3,21
<b>participate</b> 145:10	<b>Pension</b> 40:11	<b>pertaining</b> 20:6	170:17 172:4,10	<b>pleasing</b> 44:16 53:7
<b>participated</b>	<b>Pentagon</b> 51:13,13	<b>Peter</b> 1:17,24 2:5	175:2,4 176:20	<b>pleasure</b> 143:22

<b>pleasures</b> 148:15	<b>potable</b> 72:1	105:19 120:10	21:21 22:19,20,20	113:2,14 114:10
<b>Pledge</b> 3:6	<b>potential</b> 62:15	<b>preserved</b> 36:4	34:10 57:18	114:11,12,21
<b>plentiful</b> 51:10	78:15 79:1 101:5	157:2	101:21 119:8,16	115:2 120:16
<b>Pleune</b> 110:22	107:8 119:13	<b>president</b> 18:15,18	132:1,5 157:15,18	142:11 169:16
115:13,21,22	<b>potentially</b> 91:11	19:8 21:16 23:20	160:4,4 161:5	170:7 171:15
121:2,4,7,11,21	<b>practice</b> 5:8 116:9	32:11 68:16 111:8	<b>processes</b> 23:1	173:11 176:13
122:5	<b>practices</b> 144:16	<b>presidential</b> 1:15	<b>produced</b> 151:2	<b>projects</b> 51:22
<b>Pleune's</b> 157:4	<b>pragmatic</b> 126:16	1:16 23:14	<b>productive</b> 140:11	109:12,13,17
<b>Plummer</b> 145:19	<b>precedence</b> 84:2	<b>presiding</b> 1:12	144:19 145:5	128:19,20 160:12
<b>point</b> 26:20 29:2,9	<b>preceding</b> 85:7	<b>pressures</b> 116:22	147:6	<b>prominent</b> 46:10
34:17 47:19 60:17	<b>precepts</b> 129:4	<b>prestige</b> 61:17	<b>professional</b> 144:6	<b>promise</b> 34:18
68:16,18 81:17	<b>precinct</b> 33:11	<b>Preston</b> 1:12,14 2:2	<b>program</b> 54:9	69:14
84:5 95:18,20	37:17 63:20	<b>presumably</b> 69:12	125:14 127:7	<b>promising</b> 158:21
125:18 146:6	<b>predesign</b> 54:8	<b>pretty</b> 29:19 37:16	135:4 138:19	<b>promote</b> 105:3
153:13 154:11	<b>preeminent</b> 20:21	41:12 73:5 137:14	142:4 143:18,21	111:11
156:7,18 157:22	<b>preferably</b> 174:20	137:16 180:4	146:9 158:20	<b>proof</b> 146:6
158:9,13 159:6	<b>preference</b> 128:5	<b>prevention</b> 108:21	159:7 168:16	<b>proper</b> 87:18
<b>pointed</b> 23:15	<b>preferred</b> 128:9	<b>previous</b> 117:17	171:11,12	<b>properly</b> 151:21
26:12 66:2	153:13	126:3 132:10	<b>programming</b>	161:10
<b>pointillist</b> 42:10	<b>prekindergarten</b>	<b>previously</b> 76:8	142:9	<b>property</b> 59:16
<b>points</b> 26:6,9 28:20	111:19	100:22 103:12	<b>programs</b> 106:10	99:17 102:14
29:7 43:12 129:19	<b>preliminary</b> 18:4	113:9	112:18 113:14	107:12 114:8
<b>Police</b> 100:21	62:2 84:6 85:17	<b>primarily</b> 76:16	123:9,22 132:22	116:13 137:10
<b>policy</b> 95:12 177:2	90:18 138:16	<b>primary</b> 112:6,7	133:2 134:19	<b>proponent</b> 24:12
<b>pollution</b> 108:21	<b>preparation</b> 103:6	175:19	135:20,22 136:8	<b>proportions</b> 66:6
<b>polymer</b> 57:8	<b>prepare</b> 69:10	<b>principles</b> 21:22	140:22 141:15	<b>proposal</b> 74:20
<b>ponding</b> 75:6 78:5	<b>preparing</b> 144:15	144:22	146:7 149:17	77:21 80:8 85:17
<b>poor</b> 52:8 84:14	<b>present</b> 1:13 18:3	<b>prior</b> 22:18	150:7,7,14 153:3	86:17 97:19 98:7
<b>portion</b> 4:6 29:20	<b>presentation</b> 2:8,12	<b>priority</b> 56:12 72:5	<b>progress</b> 31:3	104:1 106:8 107:1
30:10 170:2,15	2:17,20 17:6,10	73:4	159:12,15,16	124:13,19 138:12
171:21 175:16	17:17 20:3 23:3,5	<b>private</b> 5:8 102:22	160:1,8 161:6	151:1
178:21	38:12,13 39:11	113:16 120:5	<b>progresses</b> 50:6	<b>proposals</b> 168:18
<b>portions</b> 4:9	55:21,22 56:11	127:13 132:12	<b>project</b> 9:18 18:8	<b>proposed</b> 69:2
<b>position</b> 4:18 156:3	61:20 65:2 67:13	133:10,20 134:5,7	22:21 25:11 26:13	88:10 100:8 101:9
157:5	71:5 86:8 92:16	146:17	31:10 32:3,5,19	103:4 107:11
<b>positive</b> 41:2 43:13	110:3 168:6	<b>privileged</b> 112:20	36:11 38:5 39:12	109:12 113:8
102:12 121:9	169:19 179:9	<b>probably</b> 39:19	40:9 41:5,7 48:11	114:5 117:5 150:9
<b>possible</b> 34:15 51:3	<b>presentations</b> 46:9	45:14 56:16 61:3	48:19,21 49:2,8	170:1 173:3,21
57:18 59:21 64:16	<b>presented</b> 54:9	64:4 88:17 130:19	49:17 52:2 62:16	176:5 178:4
83:12 95:9,10	66:10 124:19	134:12 135:12	62:17 72:16 73:1	<b>proposes</b> 36:13
140:10 156:15	180:10	<b>problem</b> 42:18	73:3,8,20 75:9	<b>proposing</b> 76:6
<b>possibly</b> 78:16	<b>presenting</b> 33:1	79:6 149:1	78:19 79:16 80:11	88:16 89:10
<b>post</b> 37:12 49:1	46:4	<b>problems</b> 33:9	81:3 83:1,2,7,13	<b>proprietary</b> 79:13
111:19	<b>preservation</b> 4:6,9	88:22	86:20 87:4 92:14	<b>prospects</b> 112:14
<b>postponed</b> 98:11	84:5 85:16 129:4	<b>proceed</b> 3:12 72:15	93:13 94:21 97:12	<b>protect</b> 89:17
101:11	156:10 177:11,14	83:11	101:3 106:5,11,14	101:16 104:16
<b>post-modern</b> 40:16	<b>preserve</b> 104:12	<b>process</b> 18:12	108:15 112:22	105:3 108:9 118:1

<b>protected</b> 103:17 156:21	164:10	135:2 137:16	29:6,22 30:5	107:6
<b>protecting</b> 117:4	<b>public's</b> 120:4	<b>quickly</b> 72:3 73:5	39:17 40:13,17	<b>reconfigured</b> 107:9
<b>protection</b> 114:13 120:7	<b>Puck</b> 136:15	83:11 137:14	43:4 47:18 50:7	<b>Reconstruct</b> 2:11
<b>Provancha</b> 1:19	<b>pulled</b> 130:12	143:16	66:19 67:14 77:11	<b>reconstructed</b> 79:16
48:8,9 49:11,20	<b>pump</b> 82:7,9	<b>quietly</b> 37:19	92:5 93:9,11 94:9	<b>Reconstructing</b> 71:3
50:14 51:2 52:17	<b>punch</b> 56:5	<b>quite</b> 34:4 35:22	94:20 120:13	<b>reconstruction</b> 71:9 76:9 79:4
53:5,16 55:9 56:1	<b>Purple</b> 136:14	58:10 80:5 124:15	129:8 148:12	83:9 85:20
57:4 67:11 68:7,8	<b>purpose</b> 107:21	149:18	150:20 155:1,18	<b>record</b> 88:12 127:12 134:1
69:5 86:11,12,19	120:9 134:9	<b>quorum</b> 3:10,10	<b>realms</b> 139:5	158:7
87:5,10,14,22	<b>purposeful</b> 39:2		<b>reappear</b> 69:10	<b>recorded</b> 102:14
88:4,20 89:21	<b>purposes</b> 114:8,21	<b>R</b>	<b>rease</b> 91:15	<b>records</b> 102:14
121:15 122:1	<b>pursuant</b> 19:5	<b>radio</b> 9:6,9	<b>reason</b> 42:1 53:11	<b>recover</b> 72:3
135:1,2,7,13	<b>pushing</b> 157:11	<b>radius</b> 75:1 76:6	53:15 60:8 63:21	<b>recreation</b> 105:13 119:22 157:1
136:5 158:17,18	<b>put</b> 36:2 45:14 61:2	77:1 86:5	63:22 117:2	<b>recreational</b> 103:22 104:9,19
168:7,10,14	67:17 79:22 97:15	<b>rain</b> 75:4 81:19	135:13 147:7	105:15,22 106:7
<b>proven</b> 88:6	128:9 154:14	92:4	<b>reasonable</b> 159:12	106:10 110:1
<b>provide</b> 78:11	<b>putting</b> 60:22	<b>rainfall</b> 91:5	159:14,16 160:1,8	112:12,15 113:13
97:15 98:21 105:7	<b>pylons</b> 50:19 66:3	<b>rainwater</b> 80:9	161:6	113:14,17 114:8
123:8 153:1	<b>P-R-O-C-E-E-D-...</b>	<b>raise</b> 133:19	<b>reasons</b> 60:1 77:14	153:2,8 155:16
176:18,20 178:1	3:1	<b>raised</b> 36:14 126:1	99:4 112:7	<b>recruited</b> 146:17
178:12	<b>p.m</b> 1:12 3:2	126:3	<b>recall</b> 71:11 73:11	<b>Recs</b> 148:5
<b>provided</b> 21:19	181:12	<b>raises</b> 137:1	78:13 126:21	<b>recuperative</b> 53:7
22:16 104:20	<b>Q</b>	<b>raising</b> 138:19	153:17 169:18	<b>red</b> 22:2 23:12 25:4
106:1	<b>qualified</b> 5:12	<b>range</b> 49:2	176:19	100:10 172:6
<b>provides</b> 78:7	<b>quality</b> 111:12	<b>ranger</b> 67:4	<b>receive</b> 130:17	<b>reddish</b> 170:21
127:19	120:18 147:13	<b>ranging</b> 141:2	139:17	<b>Redel</b> 19:19
<b>providing</b> 23:5	<b>quarter</b> 76:2	<b>RBI</b> 143:8,9 144:2	<b>received</b> 42:3 47:7	<b>reduce</b> 72:1 75:6
92:11 153:7	<b>quarters</b> 26:18	144:2,22 145:6	101:21,22 122:18	<b>reducing</b> 178:22
155:16,17	171:18	148:5,16 149:9	<b>recited</b> 3:8	<b>reduction</b> 74:3
<b>Proving</b> 57:10	<b>question</b> 42:11	150:14 154:7	<b>recognize</b> 54:17	<b>red-hot</b> 110:8
<b>proximity</b> 99:7	44:22 46:8 48:9	<b>reach</b> 115:1	55:7 144:20	<b>referred</b> 49:13
<b>public</b> 18:16 19:8	49:22 62:4 88:3	<b>react</b> 67:3	<b>recognized</b> 143:17	<b>refine</b> 57:1
20:8,15 24:21	94:16 96:1 121:3	<b>reaction</b> 88:19	<b>recommend</b> 86:2	<b>refinement</b> 65:21
25:10 30:9 63:10	126:6,21 131:8	<b>read</b> 22:15 152:18	109:6,20	66:5 67:16
64:1 78:22 99:6,7	135:3 136:2 149:4	<b>reading</b> 126:22	<b>recommendation</b>	<b>reflect</b> 158:19
101:20,22 106:12	149:5 150:12	139:14 141:15	20:14 85:18 96:3	<b>refrigerators</b> 126:13
106:13 107:22	<b>questions</b> 8:21 10:1	148:15	96:6 98:4 102:12	<b>regard</b> 59:8 155:9
110:11,15 113:12	38:22 47:1,20	<b>ready</b> 94:3,17	109:5 117:7 152:4	156:13 157:4
113:12 114:9,10	48:20 57:16 86:10	124:9,10,11 139:2	161:9 177:22	174:10
114:11 118:4,4	90:18 92:17 95:22	151:15 157:22	<b>recommended</b> 4:5	<b>regarding</b> 17:19
119:17,19 120:3,7	110:8,10 124:20	<b>reality</b> 138:10	96:10 113:1	
120:16 127:14	126:1,2 129:15,18	<b>realize</b> 32:20 52:1	<b>recommending</b>	
132:12 133:1,16	137:15 142:21	55:14 114:3	74:22 75:18 86:15	
134:1,5,12 137:13	151:14 158:15	144:11	86:16	
151:17 156:21	179:10 180:3,5	<b>realized</b> 143:12	<b>recommends</b>	
	<b>quick</b> 30:19 129:18	<b>really</b> 24:16 25:9	102:11	
		25:19 28:4,7,9,15	<b>reconfiguration</b>	

23:9 24:19 101:22 104:6 174:17 177:10 <b>regards</b> 106:20 <b>region</b> 113:20 147:15 <b>Registered</b> 162:10 <b>regrading</b> 75:3 78:6 80:2,3 <b>regular</b> 139:16 <b>regulation</b> 150:9 <b>Regulatory</b> 139:5 161:5 <b>reintroduced</b> 83:21 <b>reintroducing</b> 83:18 <b>reintroduction</b> 83:15 <b>reiterate</b> 64:22 <b>relate</b> 36:22 <b>related</b> 8:14 65:8 104:1 <b>relations</b> 131:15 <b>relationship</b> 24:5 142:6 155:15 <b>relationships</b> 23:20 <b>relative</b> 129:11 <b>relied</b> 117:11 <b>reliefs</b> 34:1 <b>relocate</b> 178:14 <b>relocated</b> 174:19 <b>relocating</b> 173:16 <b>remain</b> 106:11,18 120:15 <b>remaining</b> 120:1 <b>remains</b> 100:6 105:18 <b>remarkable</b> 135:8 <b>remarks</b> 7:6 17:19 18:1 48:13 53:19 <b>remember</b> 122:12 126:17 174:1 <b>reminded</b> 160:22 <b>removal</b> 174:13 <b>remove</b> 178:4 <b>removed</b> 76:10 77:4,6,8 174:8	176:7,8 <b>removing</b> 173:14 <b>Renal</b> 172:1 174:4 <b>rendering</b> 77:22 82:19 <b>Renewal</b> 13:10 <b>renewed</b> 54:15 <b>Renovation</b> 168:16 <b>renown</b> 41:22 90:8 <b>rent</b> 133:8 <b>renting</b> 133:15 134:19 <b>reopen</b> 127:6 <b>replaced</b> 51:16 <b>replacement</b> 78:15 <b>report</b> 2:2,4 4:1,3 5:16,18,22 6:1 7:15 8:7 22:18 96:7 98:17 119:20 <b>reported</b> 8:7 <b>represent</b> 33:3 64:11 68:13 147:10 <b>representation</b> 125:1 164:12 <b>representative</b> 18:2 43:19 <b>representatives</b> 19:11,12 <b>represented</b> 110:16 <b>representing</b> 111:3 124:9 <b>requested</b> 102:10 177:15 <b>require</b> 50:12 83:14 91:14 <b>required</b> 91:5 98:5 109:14 <b>requirements</b> 73:16 108:21 <b>rerouting</b> 30:21 <b>research</b> 34:14 52:6 74:10 146:7 <b>reservation</b> 2:14 132:11 <b>reserve</b> 21:11 <b>residence</b> 171:9	<b>residential</b> 99:8 170:21 171:5 179:3 <b>residents</b> 111:10,13 132:19 176:19 178:12 <b>resides</b> 24:10 <b>residing</b> 171:13 <b>resilient</b> 72:3 <b>resist</b> 79:10 <b>resolution</b> 42:12,18 <b>resolve</b> 78:1 <b>resource</b> 112:12 <b>resources</b> 104:16 119:14 141:7 <b>respect</b> 177:1 <b>respond</b> 44:22 56:2 67:6 113:21 <b>response</b> 135:19 <b>responses</b> 57:20 <b>responsibility</b> 124:18 <b>responsible</b> 76:12 <b>rest</b> 29:5,11 105:11 105:14 115:16 133:19 <b>restate</b> 156:8 <b>restrooms</b> 67:4 <b>result</b> 24:16 141:4 170:9 <b>retain</b> 107:11 118:18 <b>retained</b> 107:21 113:11 119:19 174:9 <b>retaining</b> 172:8 173:16 174:10,15 175:7,10 178:20 <b>retains</b> 109:20 <b>retention</b> 114:7,9 114:10,11 <b>reuse</b> 82:4 <b>revenue</b> 54:21 <b>reverse</b> 45:21 <b>reversionary</b> 159:15 <b>review</b> 18:12 22:19	78:21 85:15 98:11 101:11,21 102:4 109:15,15 118:7 169:15 170:12 171:3 177:19 <b>reviewed</b> 177:7 <b>reviewing</b> 101:18 <b>revised</b> 175:1,3 <b>revisit</b> 39:19 <b>reviving</b> 143:9 <b>Rick</b> 76:15 <b>rid</b> 94:4 <b>right</b> 28:18 29:6,14 29:22 30:5 31:14 37:9 40:4,19,21 41:1 43:2 58:10 76:1 80:3 83:5 88:15 89:16,17 90:2 93:8,8 95:13 108:1 115:22 119:4 121:13 126:10 136:5,13 146:11 147:12 149:14 155:21 176:6 <b>right-hand</b> 31:19 171:21 <b>rink</b> 99:14 107:6 112:10 122:17 123:19,20 126:11 127:1,2,3,21 128:2,5,7 131:5 131:10 133:12 134:5 135:15,16 135:18 136:17 159:3 <b>rinks</b> 107:9 128:10 136:10,18 <b>Rios</b> 9:7 10:8 <b>rise</b> 116:16 181:10 <b>rising</b> 6:8 <b>risks</b> 120:14 <b>river</b> 140:5 147:11 <b>road</b> 30:3 36:2 54:11 <b>roadbed</b> 92:19 <b>roads</b> 45:5 80:16	83:20 99:6 <b>ROBERT</b> 1:18 <b>Roberts</b> 70:10 <b>Robinson</b> 145:18 <b>robust</b> 51:17 88:7 <b>role</b> 66:4 149:16 <b>roles</b> 60:15 <b>rookie</b> 145:6 <b>room</b> 1:10 131:13 <b>rooms</b> 131:11 <b>roots</b> 119:3 <b>rounded</b> 77:13 <b>rules</b> 72:11 <b>run</b> 75:4 80:9 81:8 115:6 145:8,18,20 146:2 149:8 150:6 <b>running</b> 145:12 149:17 150:5,14 <b>runoff</b> 68:22 <b>runs</b> 25:8 28:21 145:6
<hr/> <b>S</b> <hr/>				
<b>S</b> 1:17 <b>Salazar</b> 72:6 <b>samples</b> 34:19 56:14 <b>San</b> 144:8 <b>sand</b> 79:10 <b>sandbags</b> 93:10,11 93:14,18 <b>Saturday</b> 145:11 <b>saw</b> 45:18 128:6 <b>saying</b> 125:20 <b>sayings</b> 33:16 35:20 <b>scale</b> 28:11 61:8 63:8,9,17 68:10 <b>scales</b> 54:2 <b>scars</b> 155:1 156:16 <b>scenic</b> 104:12 105:20 108:10 114:13 <b>scheduled</b> 133:3 <b>scheme</b> 30:17 35:10,15 36:3,10 36:12 37:2 39:2,5				

40:19 63:2 65:6 66:8 67:2 173:22 174:1 <b>schemes</b> 27:18 30:14 33:1 38:3 39:1,15,18 40:8 49:13,15 63:16 64:6 65:14,21 66:21 107:19 <b>scholars</b> 146:21 <b>scholarships</b> 144:12 <b>school</b> 4:13 100:18 100:19 134:6 140:4,10 146:3 <b>schools</b> 99:8 124:5 133:9,10 141:13 146:18,18 <b>schoolwork</b> 139:16 <b>Schuyler</b> 4:21 6:16 <b>science</b> 111:17 <b>scope</b> 27:3 48:21 50:8 62:16,17 <b>scorekeeping</b> 139:19 <b>Scout</b> 145:17 151:9 <b>screen</b> 41:10 47:4 61:3,4,11 65:4,9 96:3 170:20 175:15 178:14 <b>screens</b> 56:14 58:21 59:22 65:10 68:2 <b>scrim</b> 39:4 59:15 <b>sculptural</b> 40:18 <b>sculptures</b> 34:1 35:16 <b>SE</b> 99:2 <b>search</b> 4:15,19 99:1 <b>season</b> 139:2 160:6 <b>seasons</b> 160:7 <b>second</b> 83:14 103:22 106:9 112:13 121:20,21 122:1 123:20 127:21 128:2,4 135:16,18 136:6	152:4,8 <b>secondary</b> 111:20 126:7 <b>seconded</b> 96:9 161:10 180:9 <b>Secondly</b> 118:3 119:17 <b>Secretariat</b> 1:24 <b>Secretary</b> 20:11,14 72:6 <b>section</b> 21:21 22:20 77:7 85:15 89:11 110:15 <b>sector</b> 127:13,14 <b>secure</b> 136:16 <b>security</b> 8:8 54:20 <b>see</b> 25:19 26:5 27:18 28:20 30:13 31:12 36:14,16,20 42:7 44:7 56:18 60:4 62:2 67:5,15 68:12 75:15 76:7 77:11,13 79:11 80:4,5 82:10,15 92:10 98:6 104:2 107:22 117:14,20 119:18 124:18 135:17 144:13 156:6 171:20 175:2,3,10 <b>seed</b> 79:17 <b>seeds</b> 88:17 <b>seeing</b> 67:22 68:4 <b>seeks</b> 103:5 <b>seen</b> 9:17 56:17 58:3 74:5 77:22 100:12 141:5 175:19 <b>selected</b> 21:6,13 37:3 41:1 50:6 99:3 <b>selection</b> 21:5,9 37:1 45:3 90:7,14 <b>Selig</b> 142:2 <b>selling</b> 68:16 <b>Senate</b> 1:15 8:9 19:9,10 37:14	<b>Senator</b> 70:10 <b>senior</b> 6:8 146:5,14 168:15,22 <b>sense</b> 30:1 40:9 58:22 59:1 78:2 111:11 124:21 <b>sensitive</b> 89:3 <b>sentence</b> 152:18 <b>September</b> 21:17 <b>seque</b> 50:15 52:18 88:4 <b>series</b> 93:7 <b>serious</b> 68:5 <b>seriously</b> 38:2 <b>serve</b> 26:20 29:1 120:2 122:10,14 129:1 <b>served</b> 6:18 7:6,10 25:2 <b>serves</b> 29:14 172:1 <b>service</b> 2:15 4:7,11 18:7,8 21:4 30:13 45:12 50:10 71:8 71:12,21 72:7,10 72:15 73:13 74:22 75:16 76:5 80:20 81:20 82:2 83:3 84:19,20 85:3,11 85:14 86:13 87:13 91:18 92:18 95:15 97:3,8 98:9,13 99:12,15 100:20 101:4,20 102:2,18 103:3,6,13 105:1 106:2 108:11 118:13 119:11 122:19 124:11 138:13 142:12 153:19 154:10 155:13 156:4,9 157:17 <b>services</b> 1:17 18:11 105:7 169:2 <b>Service's</b> 101:19 108:18 <b>serving</b> 143:22 <b>session</b> 1:5 135:10	180:15,16 <b>set</b> 21:21 109:9,16 169:21 176:10 <b>setback</b> 27:8,10 65:15,17 66:1 <b>setbacks</b> 27:13 <b>setting</b> 67:6 176:18 176:21 178:13 <b>seven</b> 9:3 <b>sewer</b> 9:21 <b>shadowy</b> 36:18 <b>shallow</b> 75:12 <b>Shane</b> 2:8 17:4 23:7,15 26:12 <b>shape</b> 37:15 93:13 <b>share</b> 51:12 67:22 85:12 <b>shared</b> 128:13 <b>sharp</b> 77:11 <b>Shepherd</b> 156:13 <b>she'll</b> 6:6,10 168:17 169:3 <b>Shops</b> 9:14 <b>short</b> 17:19 <b>shortly</b> 98:16 <b>show</b> 81:5 107:5,8 173:7 176:3 <b>showed</b> 93:5 <b>showing</b> 37:12 81:7 <b>shown</b> 52:14 74:10 82:19 89:11 169:17 172:4,13 172:14 175:18 <b>shows</b> 22:1 31:7 107:3,13 108:2 <b>SHPO</b> 177:15 <b>shucks</b> 37:13 <b>side</b> 24:3 31:8,19 52:21 59:22 60:10 60:11,13 61:8 73:18 93:6,8 128:12,12 <b>sidebar</b> 158:10 <b>sides</b> 65:10,11 169:22 <b>sidewalk</b> 94:10,11 173:4,7	<b>sidewalks</b> 80:16 81:1 90:3 172:9 179:7 <b>sign</b> 133:3 <b>signatures</b> 132:3 <b>signed</b> 97:14 103:9 110:16 133:4 <b>significance</b> 20:22 66:16 103:20 104:7 <b>significant</b> 91:9 101:8 102:5 108:18 130:11 132:5 177:6 <b>significantly</b> 49:5 <b>silos</b> 68:15 <b>similar</b> 36:3 74:6 112:18 134:18 139:7 172:18 <b>similarly</b> 41:15,17 <b>Simon</b> 145:19 <b>simple</b> 91:14 <b>simpler</b> 94:22 <b>simply</b> 73:20 <b>sincerely</b> 120:6 <b>single</b> 136:17 154:21 172:6 <b>sir</b> 48:9 69:16 127:22 129:5 <b>sister</b> 93:7 <b>sit</b> 149:21 160:11 <b>site</b> 21:5,7,9,13,19 22:2,4,5 23:9,15 23:18,19 24:1,3 24:15,19,22,22 25:7,9,11,13,15 25:16,21 26:7,10 26:12,13,17 28:1 28:2,2,3,4,7,12,14 28:17,19 29:5,7 29:13,20,21 30:8 30:10,18,22 31:1 31:2,7,10,16 33:5 35:9 36:6,9,13 40:4 42:8 44:7 45:3 52:21 53:20 53:20 63:9 68:20
---	--	--	---	--

73:8 82:4 99:6 100:12,17,18,19 104:3 106:5,11,14 106:18,22 107:2,4 107:10,14,20,21 108:8,16 109:12 109:18,20 114:10 114:11,12 115:16 149:15 172:4 174:11,11 175:8 175:12 176:15 178:17,21 179:8 <b>sited</b> 113:8 171:19 <b>sites</b> 21:10 121:18 <b>sitting</b> 154:22 <b>situation</b> 94:14 <b>situations</b> 54:18 <b>six</b> 87:5 <b>size</b> 21:13 28:13 41:19,20 63:5 68:10 122:22 123:4 135:8 <b>sized</b> 41:16,17 107:16 150:9 <b>skate</b> 133:16 <b>skaters</b> 123:13 <b>skating</b> 112:10 123:9,10,10,12 133:1 136:12 <b>Skidmore</b> 77:2 <b>skies</b> 55:17 <b>skill</b> 140:13 <b>skills</b> 98:22 139:13 144:18 145:3 146:1 153:3 <b>sky</b> 43:7 <b>skyscrapers</b> 68:14 <b>slabs</b> 136:19 <b>slated</b> 130:9 <b>slide</b> 31:7 81:5 107:3,13 108:2 169:18 170:15,16 171:21 172:5,14 175:9,18 <b>slightly</b> 92:11 <b>slope</b> 75:19,21 76:3 <b>slopes</b> 174:12	<b>small</b> 36:5 51:13 144:22 <b>smaller</b> 64:10 65:10 149:6 <b>Smithsonian</b> 82:1 <b>sobering</b> 140:7 <b>society</b> 102:20,21 116:2,3,7 117:3 117:14,20 118:17 119:9 157:5 <b>softball</b> 107:16 139:18 149:7,14 150:10,17,20 151:3 <b>soil</b> 2:11 71:3,9 75:2 79:3,5,8,15 85:21 116:17,18 118:19,22 <b>soldiers</b> 43:6 <b>solution</b> 94:1 <b>solved</b> 78:5 <b>SOM</b> 77:3 84:11 <b>somebody</b> 47:7 <b>somewhat</b> 44:4 139:11 173:8 <b>soon</b> 57:18 142:17 <b>sorry</b> 39:10 68:12 115:6 150:18 160:21 <b>sort</b> 32:16 37:12 42:10 61:20,21 62:2,6,8,10,12,18 64:7 78:8 79:12 80:6 130:2,12 131:4 132:9,15,17 160:15 <b>sound</b> 53:11,12 <b>Sousa</b> 100:17 146:12 <b>south</b> 24:9 25:6 26:10,16 28:19 52:21 73:10 80:15 100:19 172:2 173:8 <b>southeast</b> 172:13 178:16 <b>southern</b> 29:15,20	175:16 <b>southward</b> 27:10 31:9 <b>space</b> 6:13 23:22 26:2 27:20 28:10 29:17 33:7,11 36:6 37:18 44:16 58:11 59:9 63:4 63:10,11,20 66:4 90:1 91:21 104:10 105:2,4,5 120:11 <b>spaces</b> 30:7,8 44:17 54:5 68:21 92:1,1 131:20 170:7,10 172:8 173:3,14,19 174:7,14 178:5 <b>spacial</b> 59:1 <b>speak</b> 31:22 33:14 44:2,13 45:1 66:9 66:22 97:14 103:10 110:18 111:21 115:6 132:14 140:7 <b>speaker</b> 126:3 132:10 <b>speakers</b> 154:5 162:10 <b>speaking</b> 87:22 115:22 <b>special</b> 59:2 <b>species</b> 51:16 88:5 88:8,10 <b>specific</b> 92:7 108:8 118:9 150:14 <b>specifically</b> 119:6 159:17 <b>specifications</b> 50:12 <b>specifics</b> 22:4 <b>specified</b> 8:16 <b>speed</b> 123:10 <b>spell</b> 95:4,19 <b>spirit</b> 22:11,12 33:15 <b>splits</b> 30:1 <b>sport</b> 140:20 <b>spots</b> 80:6	<b>spread</b> 143:18 <b>spring</b> 83:9 87:18 <b>sprinkler</b> 82:16 <b>spur</b> 30:3 <b>square</b> 4:10 22:13 107:18 139:20 171:8 <b>St</b> 133:11 <b>stable</b> 100:21 <b>STACIE</b> 1:21 <b>stadium</b> 90:10 <b>stadiums</b> 72:18 <b>staff</b> 1:22 6:4,21 17:18 22:18,21 75:17 96:7 98:17 101:13 103:14 111:8 113:4 117:7 119:19 142:8 154:3 157:9,16 168:12 173:6,10 173:18 174:7,14 174:18,22 175:20 176:12 177:19 <b>Staff's</b> 56:3 <b>stages</b> 62:2 <b>stainless</b> 56:14 <b>stakeholders</b> 32:15 37:9 38:1 <b>stakes</b> 79:22 88:22 89:19 <b>stand</b> 3:6 4:22 6:6 28:7 34:21 65:6 94:2 147:10 <b>standards</b> 91:3,4 108:20,22 115:1 <b>standing</b> 31:8 80:12 <b>stands</b> 27:2 28:17 59:3 <b>start</b> 23:9 57:17 145:12 <b>started</b> 24:13 31:21 33:21 36:11 39:12 39:20 40:7 143:10 143:12 146:9,11 <b>Starting</b> 23:11 <b>state</b> 54:19 147:19	177:13 <b>stated</b> 82:2 <b>statement</b> 65:5 85:9 127:4 148:14 156:19 158:8 163:10 164:10 165:10 166:10 167:10 <b>statements</b> 132:8 <b>states</b> 5:4 18:18 72:19 104:14,18 170:6 <b>state-of-the-art</b> 138:9 <b>station</b> 25:4,7 67:4 82:7,9 <b>statistics</b> 140:7 <b>statues</b> 33:18 <b>stay</b> 7:13 <b>steel</b> 41:16 56:14 <b>steering</b> 138:18 <b>step</b> 66:14 <b>steps</b> 17:20 29:7 101:2 <b>Steve</b> 93:15 <b>stone</b> 34:1 41:8,9 <b>stones</b> 35:17 <b>stop</b> 26:4 <b>storage</b> 75:8 <b>store</b> 81:18 <b>stories</b> 34:6 <b>storm</b> 148:8 <b>stormwater</b> 6:13 92:3 <b>story</b> 33:12 34:11 35:18 36:7 37:20 38:9 60:11 61:9 <b>storytelling</b> 62:20 63:1 <b>straightforward</b> 180:5 <b>strategic</b> 111:15 120:10 149:21 <b>street</b> 1:11 2:19 6:12 24:1 25:17 26:1,9,10 27:11 27:20 30:4,15
---	--	---	---	--

31:13,14,19 44:11 81:2,2 93:6,8 169:22 171:20,21 172:14 173:13,20 174:3,13,16,20 175:20 176:4,18 178:6,10,11,19,22	<b>streets</b> 76:19 77:5 91:13 92:21 <b>strictly</b> 95:7 117:11 <b>strike</b> 155:20 <b>stringent</b> 91:1 <b>strip</b> 126:10 <b>stripes</b> 93:1 <b>strollers</b> 75:14 <b>strong</b> 24:5,12 37:16 40:15,17,17 41:12 68:15 84:4 141:21 <b>strongly</b> 84:8 109:21 115:3 <b>structure</b> 40:1 74:11,13 82:5 107:9 <b>struggle</b> 131:1 <b>struggling</b> 127:8,10 155:20 <b>studied</b> 33:2 36:1 40:1 41:4 63:15 <b>studies</b> 30:20 45:5 45:19 <b>study</b> 6:14 31:5 41:9 45:15 53:17 82:11 101:5 107:1 177:16,19 <b>studying</b> 32:8 34:4 <b>subject</b> 113:16 120:5 <b>submit</b> 158:7 <b>submittal</b> 177:20 <b>submitted</b> 71:8 109:14 132:7,7 169:14 170:11 171:3 175:1 <b>submitting</b> 117:15 <b>subsequent</b> 20:4 92:9	<b>subtitled</b> 73:1 <b>subtle</b> 76:2 80:3 <b>success</b> 52:2 <b>successful</b> 139:4 145:1 149:18 <b>suggestion</b> 68:11 <b>suggestions</b> 69:5 <b>suggests</b> 174:14 <b>suitable</b> 57:11 <b>Suite</b> 1:11 <b>sum</b> 60:18 138:21 <b>summer</b> 6:7 74:8 127:7 <b>sums</b> 142:12 <b>sunken</b> 29:14 53:22 <b>Superintendent</b> 93:16 <b>supplement</b> 139:16 <b>support</b> 41:10 55:16 58:7 84:4 103:21 104:8 111:22 127:13 132:3,8 135:15,16 140:9 142:1 148:17 154:2 158:8 159:6 168:12 171:11 <b>supporter</b> 157:12 <b>supporters</b> 112:9 142:3 <b>supporting</b> 113:21 114:20 <b>supportive</b> 150:1 <b>supports</b> 39:3 <b>suppose</b> 51:11 <b>sure</b> 37:6 46:6 47:5 52:6,11 62:1 95:16 120:15 134:10 140:6 156:13,20 160:10 <b>surface</b> 78:18 80:1 80:20 82:7,10 169:20 170:4,6 <b>surrounded</b> 23:19 <b>surrounding</b> 21:15 28:8 <b>survive</b> 144:19	<b>survived</b> 93:4 <b>Susan</b> 19:13,14 <b>sustain</b> 38:8 50:2 142:18 159:6 <b>sustainability</b> 38:4 41:5 48:17 <b>sustainable</b> 71:22 75:9,10 <b>Suzette</b> 88:13 <b>swallow</b> 120:7 <b>sycamore</b> 51:7 <b>sympiotic</b> 155:14 <b>symbolism</b> 66:19 <b>symbology</b> 68:11 <b>system</b> 24:7,7 44:6 75:8 81:4 82:14 83:22 95:1,2,8 99:21 104:21 105:4 <b>systems</b> 120:11	<hr/> <b>T</b> <hr/> <b>table</b> 153:16 <b>take</b> 6:15 33:4 47:5 53:14 62:5 65:22 95:4,17 127:9 135:15 151:6 153:21 156:22 157:20 <b>taken</b> 17:20 62:14 68:12 155:4,11 156:17 <b>takes</b> 8:2 35:13 41:13 87:21 135:14 <b>talk</b> 33:22 37:4 49:1 50:18 126:10 <b>talked</b> 37:4 51:20 88:20 <b>talking</b> 51:8 55:4 81:20 91:12 126:4 126:16 <b>talks</b> 29:19 50:17 <b>tandem</b> 72:7 <b>Tanenbaum</b> 115:18 137:22 138:1,2 143:2	150:8,16,19,22 151:6 166:10 <b>tapestries</b> 34:4,8 42:17 47:16 <b>tapestry</b> 35:1 36:12 36:13 38:7 39:3,6 39:21 42:8,13 46:20 47:11 52:5 55:20 56:9 62:22 63:5 67:14 <b>target</b> 140:2 <b>tasked</b> 19:2 <b>taught</b> 123:11 <b>teaching</b> 140:1 <b>team</b> 17:8,12,18 18:2,10 22:3 23:4 46:5 69:6,8 72:16 98:19 139:19 140:17 159:5 <b>teams</b> 133:13 134:7 <b>tech</b> 68:1 <b>technical</b> 88:3 169:2 <b>technically</b> 59:21 <b>technology</b> 111:17 <b>tell</b> 33:15 34:11,19 36:6 38:9 43:20 46:3 47:19 50:8 125:3 145:12 147:18 149:10,12 150:3 <b>telling</b> 34:6 <b>tend</b> 77:17 <b>tennis</b> 100:16 108:3 113:10 <b>tens</b> 141:9 <b>tent</b> 74:12,12 79:22 89:19 95:5 <b>term</b> 56:5 <b>terminates</b> 26:1 30:1,4 <b>terminating</b> 30:15 <b>terms</b> 6:21,22 24:21 25:12 26:11 26:22 27:7 28:1 29:3 30:6 31:7 54:16 61:16 62:19	136:3 157:1 159:20 <b>terrace</b> 116:14,18 121:16 <b>testimonies</b> 132:7 <b>testing</b> 57:6,10 <b>thank</b> 3:9 5:20 6:17 7:2,11 8:19,20 17:15 20:1 23:7 38:10,16 43:16 45:19 48:2,3 57:19,22,22 65:1 67:7,9,12 69:3,4,7 69:8,12,16 86:9 90:14 92:14 95:21 96:6,14,15 97:18 110:5 111:5 115:5 115:10,11,21 121:14 122:3,5,8 126:19 129:13 134:21 135:6 137:17,20 142:20 142:22 143:2,3 148:19,20,22 150:21 151:12,18 152:1,15 153:9,11 154:1,3,5,10,13 155:6,7 157:8 158:14 161:3,7 169:5 180:1,17 <b>thankful</b> 120:14 <b>thanks</b> 7:12 137:11 160:22 <b>thematic</b> 23:20 <b>theme</b> 67:6 <b>therapeutic</b> 53:8 <b>therapy</b> 171:10,12 <b>thereabouts</b> 69:12 <b>thin</b> 77:8 <b>thing</b> 34:21 47:12 51:5 55:17 61:6 136:9 <b>things</b> 24:20 32:12 40:16 44:12 46:11 47:14 50:20 52:3 52:14 58:9 59:14 66:13 69:1 90:8
--	---	---	---	--	---	--

94:20 118:20	87:1,7,15,17,21	<b>told</b> 60:11	<b>transitional</b> 171:9	<b>turnoff</b> 35:12
119:3 130:5 133:5	89:15 99:7 107:13	<b>tone</b> 172:18	<b>transparency</b> 47:4	<b>twice</b> 145:18
149:2 151:10	111:15 112:6	<b>top</b> 79:14,17 107:5	47:11	<b>two</b> 4:4 20:6 26:9
159:19 160:5	122:21 136:20	134:11	<b>transparent</b> 42:19	28:19 29:6,20
<b>think</b> 31:20 39:4	139:21 140:16	<b>topic</b> 40:5	<b>transportation</b>	30:14 31:6 34:22
41:1,3,16 42:1	141:3 150:8	<b>topography</b> 174:11	24:4,21 25:10	39:15 54:22 55:11
43:2,9 44:4,15	169:22	<b>total</b> 26:13	44:1,3,14	63:2 64:6 65:9,11
46:16 47:6,11,13	<b>three-dimensional</b>	<b>totally</b> 159:21	<b>travel</b> 58:14 78:15	80:21 89:15 90:20
49:9 52:9 53:15	60:3	<b>town</b> 9:15 149:20	89:1	94:19 99:14
54:7 55:6 58:8	<b>three-phase</b> 87:4	<b>track</b> 127:12 134:1	<b>travels</b> 58:2	103:20 107:5,8,9
59:6,20 61:2,5,10	<b>three-story</b> 171:17	146:8	<b>treat</b> 60:2	107:15 128:6,10
61:12,18 63:9	172:17	<b>traffic</b> 25:13,16	<b>treatment</b> 66:22	136:10,19 139:8
64:3,17 66:8,10	<b>THURSDAY</b> 1:8	30:20,22 31:1,4,5	91:14	149:6 150:10
67:5 74:5 76:18	<b>tickets</b> 141:9	33:5,6,9 35:14	<b>tree</b> 119:3	160:7 171:16
79:4 89:22 90:9	<b>ties</b> 21:15	45:5,18 53:17,18	<b>trees</b> 36:5 51:7	172:6,8 173:1,16
90:12 91:19 92:13	<b>time</b> 5:22 17:10	76:19,22 77:5	72:21 79:8 126:5	174:2
94:5 132:10 135:3	49:22 52:7 77:4	83:20 90:13	126:14 176:7,10	<b>two-thirds</b> 130:19
135:7,20 137:2,7	83:10 85:1 86:21	<b>training</b> 50:13	<b>Tregoning</b> 1:20	134:17
157:6	94:13,18 98:10	107:16 141:6	38:20,21 41:14,21	<b>two-week</b> 74:14
<b>thinking</b> 39:8	108:6 110:7	148:3	42:6 43:16,18	<b>two-year</b> 87:6
121:12 129:11	114:21 134:17	<b>tranquil</b> 176:18,21	44:2 45:1,7,18	<b>type</b> 55:17 136:22
<b>third</b> 36:10 39:2,4	137:20 149:19	178:12	46:19 64:8 90:15	<b>types</b> 50:20 69:1
65:6 66:8 67:2	153:18 154:13	<b>transfer</b> 2:13 4:5,8	90:17	90:8 136:16
84:17 106:13	155:10 156:5	97:1,6,20 98:1,4,8	<b>Tregoning's</b> 44:22	<b>typically</b> 127:5
113:3 118:6	160:12	98:12,14 99:16	<b>Triangle</b> 6:13	
<b>Thornhill</b> 110:21	<b>timeline</b> 17:20	100:8 101:6,9,12	81:21	<b>U</b>
111:4,5,8 115:9	<b>times</b> 56:17 88:18	101:12,14,17	<b>tributary</b> 120:19	<b>ultimately</b> 21:6,12
115:11 148:21	<b>timing</b> 87:18	102:1,1,7,9,11,13	<b>trickling</b> 53:13	<b>umpiring</b> 139:19
167:10	<b>Tobacco</b> 9:10 11:1	102:15 103:4,14	<b>tried</b> 159:18	<b>unable</b> 49:22
<b>thorough</b> 113:4	<b>today</b> 4:20 5:14	103:17 106:3	<b>trip</b> 51:5	<b>uncertain</b> 117:12
<b>thought</b> 27:21	17:7,11 19:13	108:12 109:4,6,9	<b>trips</b> 116:7	<b>uncertainty</b> 125:7
35:17 56:9 61:7	46:4 47:19 48:1	109:16 112:1	<b>troops</b> 145:17	<b>unclear</b> 173:9
159:13	48:10 73:20 97:14	114:8 115:4	151:9	<b>uncommon</b> 116:21
<b>thoughts</b> 55:16	100:5 102:9	116:12 117:5	<b>true</b> 58:18	<b>undefined</b> 159:13
59:4	103:10 111:21	123:5 137:10	<b>trying</b> 39:13 93:22	<b>underground</b> 82:7
<b>thousands</b> 141:1,9	115:5 120:22	138:12,16 142:19	125:4 135:16	<b>underneath</b> 53:1
141:13	122:14 124:9,20	147:8 148:18	137:9	71:10 79:5
<b>threaten</b> 118:19	138:12 142:19	153:6,14 155:2,5	<b>tucked</b> 27:1	<b>understand</b> 50:11
<b>threats</b> 119:13	143:19 145:9	155:10 156:5	<b>turf</b> 2:11 71:3,9,16	50:16 82:2
<b>three</b> 2:11 18:4	147:7,19 151:19	157:12	71:20 72:2,18	<b>understanding</b>
23:6,10 26:18	152:19,20 153:13	<b>transferred</b> 108:4	75:2,20 79:5	28:1,10,16 102:6
27:8,18 33:1,2,7	154:5,11 155:6	116:13 118:5,15	83:10 85:21 94:22	129:22
46:9 47:22 55:13	157:4 159:22	120:20 160:15	95:2,4,8	<b>undertake</b> 160:3
58:8 61:22 65:14	161:2 168:18,22	<b>transformer</b>	<b>turn</b> 5:19 17:14,17	<b>undertaken</b> 4:19
66:21 69:1 71:3	169:12 180:16,19	172:12 178:15	38:18	<b>undertook</b> 21:5
73:2,3,7,21 82:20	<b>today's</b> 22:18 55:21	<b>transit</b> 5:9 99:7	<b>TURNER</b> 1:21	<b>underwater</b> 80:22
83:3 85:22 86:20	<b>toilet</b> 64:13	<b>Transition</b> 9:12	<b>turning</b> 80:19	<b>under-served</b>

152:21 <b>Unfortunately</b> 123:17 <b>uniform</b> 83:12 <b>unilateral</b> 95:14 <b>uninspired</b> 56:6 <b>unique</b> 120:19 139:12 <b>uniquely</b> 116:17 <b>United</b> 5:3 18:17 72:19 <b>units</b> 57:9 <b>University</b> 6:9 <b>unnecessary</b> 173:14 <b>unusual</b> 155:12 <b>Update</b> 2:5 8:1,4,6 <b>updating</b> 31:4 72:9 <b>upgraded</b> 59:14 <b>uplighting</b> 55:18 <b>upper</b> 31:7 171:16 <b>upward</b> 29:16 <b>urban</b> 5:11 13:10 24:22 25:13 26:8 28:5,16 58:9 72:20 <b>urbanization</b> 116:22 <b>urge</b> 120:21 <b>usage</b> 134:5 <b>use</b> 8:13 34:15 38:6 41:18 50:15 52:5 53:11,15 54:1 57:7 63:3 72:12 73:14 88:6 90:11 107:22 113:12,16 131:12 133:11,13 136:11 171:13 <b>useful</b> 59:20 <b>users</b> 75:13 106:19 131:5,9 <b>uses</b> 8:18 106:6 120:5 <b>utilities</b> 172:11 173:17 174:18,19 175:8,12 178:16 <b>utilization</b> 135:18	<b>U.S</b> 1:15 2:14 4:6,9 11:1 18:21 20:22 24:16 100:21 102:18 <hr/> <b>V</b> <hr/> <b>VA</b> 169:17 170:6 173:6 174:21 175:22 176:14,20 177:4,5,11,18 <b>vaguely</b> 126:21 <b>valuable</b> 6:21 140:13 <b>value</b> 66:19 143:17 <b>variegated</b> 80:6 <b>variety</b> 123:9 131:20 <b>various</b> 32:15 37:9 54:2 77:19 106:22 131:17 132:4 139:5 155:21 <b>vast</b> 156:10 <b>vastly</b> 59:10,13 <b>vegetation</b> 100:7 <b>vehicles</b> 77:19,20 78:12 89:1 90:12 <b>vehicular</b> 53:18 172:1,3 174:5 <b>venetian</b> 36:20 <b>venue</b> 136:22 <b>version</b> 68:1 <b>versus</b> 28:12 43:22 61:22 62:20,22 66:17 68:19 134:5 <b>vertical</b> 76:1 <b>veterans</b> 2:18 168:1,4 169:13,15 171:10,13,18 178:2 179:11 <b>veteran's</b> 170:22 <b>vetted</b> 38:8 <b>viability</b> 158:20 <b>viable</b> 52:7 <b>Vice</b> 155:8 157:9 <b>view</b> 35:13 36:22 43:12 46:8,16 65:17 170:16	176:4 178:11 <b>viewpoints</b> 37:8 <b>views</b> 36:17 43:1 52:10 176:17 <b>viewsheds</b> 46:12 <b>village</b> 9:20 15:10 155:4 157:20,20 <b>Vince</b> 152:18 <b>Vincent</b> 112:21 157:10 <b>violated</b> 103:6 <b>Virginia</b> 6:10 102:20 116:20 <b>visibility</b> 65:8 178:18 <b>visible</b> 84:8 100:6 <b>vision</b> 114:3 <b>visit</b> 33:13 37:19 <b>visited</b> 112:22 <b>visiting</b> 28:1 <b>visitor</b> 62:6,9 <b>visitors</b> 78:3 <b>visual</b> 28:3,6 75:5 78:7,11 80:10 173:12 <b>visually</b> 174:16 <b>Voice</b> 24:15 <b>void</b> 58:13 <b>vote</b> 115:3 158:1 <b>voted</b> 153:16 <b>votes</b> 120:22 <b>voting</b> 47:18 <b>VRE</b> 25:6 <b>vulnerable</b> 77:19 79:21 <hr/> <b>W</b> <hr/> <b>waiting</b> 123:21 126:18 133:5 135:8 136:4 <b>walk</b> 28:6 60:12 78:9,9 90:4 <b>walking</b> 77:17 <b>walkway</b> 62:15 172:21 173:1 <b>walkways</b> 73:11 <b>wall</b> 27:11 175:7,11	<b>walls</b> 50:17 63:11 172:8 173:16 174:11,15 178:20 <b>WAMATA</b> 94:13 <b>want</b> 60:2,4 61:15 118:21 123:20 128:21 130:22 153:9,11 154:13 158:2 160:10 <b>war</b> 43:7 99:22 <b>Ward</b> 99:2 105:8 111:10 112:12 113:20 131:18,18 145:9,9,14,15 147:20,20 148:1,7 148:7 <b>wards</b> 111:12 141:12 142:15 <b>warmly</b> 122:12 <b>warm-up</b> 139:22 <b>Warrior</b> 9:12 <b>Washington</b> 1:11 2:10,19 5:9 9:16 14:10 39:13 40:19 42:4 48:22 49:1 65:18 71:1 76:21 99:3 111:9 113:1 114:2 116:6 138:3 138:4 139:9 140:17,21 142:5 147:1 149:19 154:7 <b>wasn't</b> 63:14 <b>watch</b> 147:5 <b>watching</b> 160:16 <b>water</b> 52:18,19 53:6,13 68:22 72:1 75:8 76:3 81:11,16,18,18,21 82:3 91:2,15 92:12 120:18 <b>waterfalls</b> 52:3 <b>Waterfront</b> 8:16 <b>way</b> 33:14 34:12 35:11 36:16 39:22 40:2,3 44:15 53:14 56:18 57:2	57:2 58:20 59:15 62:11 66:10 67:16 71:22 87:13 88:4 89:6 93:13 114:16 117:22 123:11 133:7 136:13 139:9 143:19 147:18 148:12 <b>ways</b> 33:2 63:13 <b>weakness</b> 39:16 <b>weathering</b> 57:5 <b>week</b> 74:11 <b>weekend</b> 141:3 <b>weeks</b> 127:6 <b>WEF</b> 111:22 114:19 <b>weighing</b> 64:5 <b>weight</b> 39:8 89:1 <b>welcome</b> 3:4 6:14 6:16 64:22 111:4 115:20 122:7 143:4 <b>Wellness</b> 171:2 <b>well-served</b> 25:9 <b>went</b> 36:10 63:15 132:1 <b>west</b> 25:22 28:21 81:1,2 86:21 93:6 93:8 100:18 171:19 172:7,20 173:3,5 175:17 <b>western</b> 24:3 <b>we'll</b> 23:10 41:9 45:15 79:19 82:11 85:12 87:14 110:11,14 141:8 152:5 <b>we're</b> 31:20 32:21 36:17 37:6 47:18 52:10 55:4 89:9 95:12,18 115:10 119:17 120:14 121:12,12 123:4 124:7,9 126:4,16 128:15 132:22 134:12 135:12 137:3,4,9 147:2
--	---	--	--	---

156:6,12 158:12 160:16 169:7 <b>we've</b> 37:22 52:6 54:14,15 67:17 123:14 125:3,4 130:13,14 142:10 144:4,10 147:4 149:17 150:1 151:2 156:4 157:13,22 158:10 180:16,18 <b>wheelchair</b> 75:13 <b>white</b> 51:7 <b>wide</b> 27:17 28:5 <b>wider</b> 40:10 94:10 <b>width</b> 75:16 86:14 <b>willing</b> 67:22 <b>windload</b> 41:11,13 <b>windows</b> 56:7 <b>winner</b> 152:20 <b>wish</b> 7:10 88:3 <b>Witherell</b> 2:12 71:5 71:6 86:10,17 87:3,7,12,16 88:2 89:7 92:20 93:3 96:14,15 <b>withstand</b> 90:11,13 <b>won</b> 32:19 51:21 <b>wonder</b> 62:14 <b>wondered</b> 34:9 <b>wondering</b> 55:15 <b>woods</b> 126:12 <b>Woodson</b> 146:17 <b>word</b> 22:8,8,15,16 <b>words</b> 8:18 115:8 <b>work</b> 6:10 17:13 43:3 44:8,15 47:22 50:8 60:7 60:19 69:9 72:8 73:11 76:14,15 83:8 84:21 86:21 92:10 94:13,18 111:15 119:10 147:4 149:22 153:18 171:10,12 176:14 <b>worked</b> 21:4	103:13 154:15 <b>worker</b> 62:9 <b>working</b> 6:6 18:9 24:6 27:7 49:7 53:3 72:15,20 84:20 94:3 98:20 99:15 101:13 111:10 134:15 157:14 169:8 <b>works</b> 19:6 20:18 20:20 43:4 <b>world</b> 90:7 <b>worthwhile</b> 159:7 <b>woven</b> 42:14 <b>wrap</b> 110:19 <b>written</b> 6:1 <b>wrong</b> 43:4 <hr/> <b>X</b> <b>X</b> 54:12 95:5 145:19 <hr/> <b>Y</b> <b>Y</b> 95:6 <b>year</b> 51:15 54:20 77:17 83:8 87:10 87:15 88:18 93:10 123:8,15 125:5,19 128:18 130:6,8 131:1 136:14 144:1 160:2 168:21 <b>years</b> 34:20,20 38:8 38:9 54:10 55:1 87:8,9 93:22 125:5 127:16 131:13 134:16 135:4,4 138:9 144:4,4 146:10 158:10 159:12 <b>year-round</b> 98:21 <b>yellow</b> 93:1 170:3 175:12 <b>York</b> 142:17 <b>young</b> 1:24 122:13 140:8,14,19 141:10,19 142:14 143:12,13,20	144:11,15 145:1 145:10,13 146:10 146:11,13 147:3 147:10,11 148:10 148:16 152:20 <b>youth</b> 2:17 97:10 98:3,21 99:9 107:14 112:5,17 119:21 141:1 147:14 <hr/> <b>Z</b> <b>Zoning</b> 139:5 160:4 161:5 <hr/> <b>\$</b> <b>\$1</b> 128:18 <b>\$100</b> 49:2 <b>\$15</b> 128:16 <b>\$18</b> 128:16 <b>\$250,000</b> 130:10,16 <b>\$3.5</b> 142:10 <b>\$30</b> 51:13 <b>\$5</b> 133:17 <b>\$55</b> 49:6,12 <b>\$90</b> 49:2 <hr/> <b>1</b> <b>1</b> 4:1,3 12:10 13:10 14:10 15:10 16:10 20:17,17 21:10,12 62:20 70:10 162:10 163:10 164:10 165:10 166:10 167:10 178:4 181:10 <b>1.2</b> 91:7 <b>1.7</b> 91:5 <b>10</b> 134:16 147:5 <b>10th</b> 6:12 44:11 <b>10,000</b> 123:6,16 125:21 126:18 131:4 132:17 135:5,15,16 <b>100</b> 34:20 <b>106</b> 21:21 22:20 85:15 <b>106-79</b> 18:17	<b>107-117</b> 20:8 <b>109-220</b> 20:15 <b>11</b> 66:17 <b>116</b> 170:6 <b>12</b> 50:19 75:20 79:14 123:15 145:7,21 <b>12:30</b> 1:12 <b>12:46</b> 3:2 <b>13</b> 177:7 <b>14</b> 56:3 135:4 144:3 144:4 172:8 <b>15</b> 2:14 36:14 97:2 97:7,21 100:8 109:7 112:1 123:5 131:12 145:21 <b>15,000</b> 107:18 <b>15-foot</b> 75:1 76:6 77:1 <b>16</b> 135:4 <b>160-foot</b> 27:19 <b>165</b> 145:10 <b>168</b> 2:20 <b>17</b> 2:8 153:14 <b>175,000</b> 143:20 <b>1759</b> 4:10 <b>18</b> 75:15 86:15,18 <b>1930s</b> 83:19 <b>1972</b> 128:8 129:6 <b>1989</b> 143:10 <b>1995</b> 8:12 <b>1996</b> 122:17 123:14 <b>1999</b> 18:16 20:5,9 <hr/> <b>2</b> <b>2</b> 4:14 5:16,17 62:20 91:7 163:12 164:12 178:8 181:12 <b>20</b> 36:14 91:20 <b>20,000</b> 139:20 <b>200</b> 34:20 135:17 144:10 <b>200-250</b> 135:12 <b>20004</b> 1:12 <b>2002</b> 20:7 <b>2003</b> 20:18	<b>2006</b> 20:13 21:17 22:8,17 30:21 <b>2009</b> 8:11 98:7 101:4,7,10 102:17 171:1 <b>2010</b> 1:8 3:5 177:7 177:9 <b>2012</b> 139:3 <b>21st</b> 49:3,21 <b>22</b> 172:7 <b>25</b> 146:13 <b>250,000</b> 80:21 <b>26</b> 21:10 <hr/> <b>3</b> <b>3</b> 1:8 3:5 8:1,3 47:20 50:16 62:21 178:14 181:14 <b>3rd</b> 32:9,9 <b>3.25</b> 26:15 <b>3.5</b> 146:21 <b>3.6</b> 146:22 <b>3:29</b> 181:12 <b>30</b> 171:16 177:9 <b>30s</b> 76:16 <b>300</b> 143:20 <b>35</b> 169:16 <b>36</b> 81:11 <b>360</b> 123:1,3 <b>367</b> 99:20 123:2 <b>38,000</b> 171:8 <hr/> <b>4</b> <b>4</b> 2:2 8:22 9:2 138:9 178:20 <b>4A</b> 9:5 <b>4B</b> 9:8 <b>4C</b> 9:12 <b>4D</b> 9:14 <b>4E</b> 9:16 <b>4F</b> 9:19 <b>4G</b> 9:21 <b>4th</b> 23:17 25:17 26:9 27:12 30:4 31:13 65:16 81:1 <b>4.0</b> 146:22 <b>40</b> 116:5 <b>401</b> 1:11
---	--	--	--	---

**405** 2:14  
**42** 89:20  
**4242** 145:17  
**470** 4:6,9

---

**5**

---

**5** 2:4 110:18 127:7  
 140:3 159:12  
 179:1 180:16  
**5A** 17:2  
**50** 2:18 28:21 59:18  
**50-foot** 27:10,16  
**500** 1:11 116:4  
**5115** 1:10  
**59** 129:9

---

**6**

---

**6** 127:6 179:5  
 180:16  
**6A** 71:1,2  
**6B** 97:1,5  
**6C** 168:1,3  
**6th** 26:1,9 27:12  
 30:15 31:14,19  
 45:11 65:16  
**60** 50:19  
**65/35** 134:12  
**69** 30:7 54:5

---

**7**

---

**7** 99:2 105:8 111:10  
 112:12 113:20  
 131:18 141:12  
 142:15 145:9,15  
 147:20 148:7  
**7th** 5:5,13 81:2  
 93:6,8  
**7.5** 28:12  
**70s** 77:2 83:19  
**71** 2:12  
**75** 62:18  
**77** 2:19 168:3 171:9

---

**8**

---

**8** 2:5,6 111:10  
 127:6 131:18  
 141:12 142:15  
 145:9,15 146:10

147:5,20 148:1,7  
**800** 132:2  
**811** 4:10

---

**9**

---

**9** 147:5  
**9th** 1:11  
**90** 153:17  
**90-degree** 77:9  
**90-foot** 147:21,22  
**97** 2:17