

NATIONAL CAPITAL PLANNING COMMISSION

+ + + + +

COMMISSION MEETING

+ + + + +

OPEN SESSION

+ + + + +

THURSDAY, JULY 1, 2010

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

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

PRESTON BRYANT, Chairman
HERBERT AMES, Presidential Appointee
ARRINGTON DIXON, Mayoral Appointee
ELYSE GREENWALD, United States Senate
Committee on Homeland Security and

Governmental Affairs

JOHN HART, Presidential Appointee
PETER MAY, Department of the Interior
MICHAEL S. MCGILL, General Services
Administration
BRADLEY PROVANCHA, Department of Defense
GEORGE TYRONE SIMPSON, Mayoral Appointee

HARRIET TREGONING, Office of the Mayor of
the District of Columbia
WILLIAM MILES, U.S. House of Representatives
Committee on Oversight & Government Reform
NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director
ANNE SCHUYLER, Acting General Counsel
DEBORAH B. YOUNG, Secretariat

TABLE OF CONTENTS

Report of the Chairman.4

Report of the Executive Director.9

Legislative Update. 24

Consent Calendar. 25

Presentation: National Museum of the
American Latino 39

Action Items

National Aquarium 80

General Services Administration

Headquarters.101

Adjourn

1
2
3
4
5
6
7
8
9

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

12:51 p.m.

CHAIRMAN BRYANT: I call Members

of the Commission. To the public I'll say I'm

sorry we're getting a little bit started late.

We had an Executive Session that ran right up

to 12:30 and folks needed to find a pack of

crackers to eat.

[INSERT - OPEN SESSION AGENDA]

1 CHAIRMAN BRYANT: We also have a
2 new Member that we had to get sworn in, so
3 that he could officially start voting in a few
4 minutes. And so we have done that.

5 I would like to welcome everyone
6 to the National Capital Planning Commission's
7 July 1, 2010 regular meeting. And if you
8 would all join me for the Pledge of
9 Allegiance?

10 "I pledge allegiance to the flag
11 of the United States of America and to the
12 republic for which it stands, one nation under
13 God, indivisible with liberty and justice for
14 all."

15 This is our July meeting. We meet
16 once a month and I will remind folks that it
17 is in the month of August each year that we do
18 not meet, so there will not be a meeting next
19 month. The schedule will be resumed in
20 September.

21 REPORT OF THE CHAIRMAN

22 CHAIRMAN BRYANT: The first item

1 up is the Report of the Chairman. And I want
2 to say that I want to welcome George Tyrone
3 Simpson, who is a new three minutes ago sworn
4 in Member of the Commission. He is the
5 successor to Stacy Turner, who had served on
6 the Commission since January 2007.

7 And she served with great
8 distinction and she has decided to spend more
9 time with her very admirable philanthropic
10 initiatives that she has underway working with
11 children. And so we will miss Stacy and we
12 wish her well.

13 George Tyrone Simpson goes by Ty
14 for the Commission Members to know. He is a
15 District resident. He was born and raised
16 here and has spent most of his life in the
17 District.

18 And I had a very pleasant -- I
19 guess we spent nearly an hour and a half
20 together yesterday and he told me about every
21 neighborhood that there is in the District.
22 And so I think he will bring great wisdom and

1 advice and comment to our deliberations.

2 So, Commissioner Simpson, we
3 welcome you. Would you like to say any words
4 now that I have hit you cold with that?

5 MR. SIMPSON: Right. No problem.
6 I would just like to say thank you,
7 Commissioner, Mr. Chair, for briefing me as
8 thoroughly as you did yesterday. And I have
9 a very bestowed interest in the District of
10 Columbia.

11 Working as an asset property
12 manager and developer, I'm very familiar of
13 what happens in D.C. For the last 10 years,
14 I have been working in the real estate-related
15 field with respect to the District. However,
16 I kind of cut my teeth in Atlanta, Georgia.

17 So I just want to say any input
18 that I can bring, I just hope I can help the
19 Board push their agenda forward and make sure
20 that we make D.C. and the National Capital
21 Region the best it can possibly be.

22 CHAIRMAN BRYANT: Thank you very

1 much. Again, we are happy to have you.

2 The second item I would like to
3 say is just in the past month, I have
4 approved, there was one delegated action to
5 me, which was a Text and Map Modification. I
6 have signed it. It's on your desk. It is
7 relative to the Shaw School Urban Renewal
8 Plan. It is modifications that were necessary
9 to better use the disposition of some
10 property. It is a routine matter, but it is
11 before you.

12 And then the last item I would
13 mention under the Chair's report is the 10th
14 Street Corridor Task Force met yesterday for
15 an hour and a half. It's an increasingly
16 popular task force given the importance of it
17 and we have added a few other participants
18 from EPA, HUD, the Architect of the Capitol is
19 involved now and the Federal Aviation
20 Administration is involved. And so we happily
21 have accepted their interest and look forward
22 to working with them.

1 At yesterday's meeting, we
2 basically looked -- I guess, the theme of the
3 overall meeting was to look at reconnecting
4 the street grid in the 10th Street Corridor
5 area which is, as everyone knows, we're
6 looking at the section from the mall south of
7 L'Enfant Plaza, Promenade and down to the
8 Waterfront.

9 And so we are looking at making
10 that space a more vibrant and usable space,
11 more mixed-use in working with the private
12 sector as well, working with the rail lines.
13 There are a lot of interest in synergies that
14 just very happily, coincidentally are coming
15 together right now, so we have everyone at the
16 table in a position to coordinate.

17 And we are, I guess, roughly six
18 or seven months into the task force's probably
19 18 months of worth of work. And so we are
20 slowly but surely getting there. And our next
21 meeting is likely to be in September.

22 Of all of the folks that are at

1 the table, the federal agencies, we are
2 looking at a lot of infrastructure work. We
3 are looking at the partnerships and the
4 federal agencies who are involved. A lot of
5 them are bringing technical expertise and
6 sometimes hard cold cash to the table to help
7 the review process and the planning process
8 going forward.

9 And so we do have, I'll say, on
10 the NCPC website a great deal of information
11 about the 10th Street Corridor Task Force and
12 we would invite everyone to monitor that. We
13 invite your recommendations, your thoughts.
14 We very happily receive them.

15 Again, we have probably a year's
16 worth of work left to do. So that concludes
17 the Chair's report. And we will proceed onto
18 the second item on the agenda, which is the
19 Report of the Executive Director, Mr. Acosta.

20 REPORT OF EXECUTIVE DIRECTOR

21 MR. ACOSTA: Thank you, Mr.
22 Chairman, and welcome, too, Commissioner

1 Simpson. There are a few items I would like
2 to cover today.

3 First, I would like to introduce
4 two new summer interns to our Commission
5 staff. First, we have Rebecca Gould. Please,
6 stand. Rebecca is working in our Physical
7 Planning Division as an intern this summer.

8 She is a rising senior civil
9 engineering major at Massachusetts Institute
10 of Technology and she will be working on
11 several of the Agency's Planning Initiatives,
12 including the 10th Street Corridor Initiative,
13 as well as our Capital Space efforts.

14 We also have Britney Almar.
15 Britney joins us from the Louisiana State
16 University School of Architecture. She
17 expects to graduate next May. She will be
18 spending two days a week this summer in our
19 Physical Planning Division and she will also
20 be working on the 10th Street Corridor
21 Initiative.

22 There are two planning matters

1 that I wanted to bring to your attention and
2 ask the appropriate staff to come up and talk
3 about.

4 First is the Potomac Park Levee
5 Project on the National Mall. As you know, we
6 have made a lot of progress moving this
7 towards conclusion and I would like to ask
8 Christine Saam who has been working on this
9 project to come up and just make a few
10 remarks.

11 [INSERT - REPORT OF THE EXECUTIVE DIRECTOR]

1

[INSERT - CHEVY CHASE PLAYGROUND AND

2

RECREATION CENTER]

1 MS. SAAM: Thank you. I wanted to
2 let you know that the Corps of Engineers
3 received ARRA funds for the construction of
4 the Potomac Park Levee. These need to be
5 obligated by the end of September, so they are
6 planning on putting a bid request out on the
7 street.

8 It was supposed to go out at the
9 end of last week. I haven't checked to see if
10 it actually went out yet. But they expect to
11 have a contract in place by the end of August
12 and to start construction in September.

13 And they said that they expect
14 that the effective flood protection will be in
15 place by the end of the year.

16 The FEMA Maps, you may recall,
17 were due to be issued in September. I am not
18 -- have not been privy to the discussions
19 between the District and FEMA and I don't know
20 if those will be released, but given the fact
21 that they would only, you know, reflect the
22 river flooding conditions for three months, I

1 would think that they would not.

2 But we have not been able to
3 confirm that. I don't know if Harriet has any
4 additional information.

5 MS. TREGONING: To date, the
6 proposed schedule is still what FEMA is
7 intending to do and the maps would be, the new
8 flood maps, effective September 27th.

9 And I just got an email saying
10 that the other interesting thing is that the
11 Federal Flood Insurance Program has been
12 suspended for some time now, so there was
13 actually an issue about whether that would
14 affect people's ability to pay for insurance.
15 But they just did emergency and extended it
16 until the 30th of September.

17 MR. MCGILL: I would like to
18 suggest that NCPC organize another letter
19 writing campaign, because several of us wrote
20 letters on behalf of holding off on the new
21 maps before, so we could start this effort
22 with the city's help, that they commit money

1 up front to get something done.

2 And it would behoove all of us to
3 keep this from happening.

4 MR. ACOSTA: Thank you, Christine.
5 And then finally, I would like to ask David
6 Zaidain of our staff to give the Commission
7 just a brief update on our update of the
8 Comprehensive Plan.

9 As the Commission may recall, the
10 Comprehensive Plan was last revised in 2004.
11 We have made a commitment to being more -- to
12 more frequent updates to the Plan and the
13 District is now also in the process of
14 updating their elements of the Comprehensive
15 Plan.

16 So David was going to walk you
17 briefly through the work program and also get
18 any comments or feedback that you might have
19 with respect to this effort.

20 MR. ZAIDAIN: Thank you, Marcel.
21 Good afternoon, Chairman and Members of the
22 Commission. I'm going to speak very briefly

1 about a work program we are kicking off to
2 update the policies in the Comprehensive Plan.

3 We want to make sure that these
4 policies are reflective of our current
5 initiatives and they should be evaluated for
6 their effectiveness. And all these activities
7 will occur in partnership with our stakeholder
8 agencies as well as including extensive public
9 outreach.

10 Just a little bit of background.
11 The Comprehensive Plan is a mandated function
12 for the Agency. We are required by the
13 Planning Act to publish the federal elements
14 of the Comprehensive Plan. As comprehensive
15 planning in the National Capital Region has
16 evolved over the years, there really are two
17 different parts to the Comprehensive Plan.

18 There are the federal elements,
19 which pertain to the Federal Government's
20 activities and that is NCPC's responsibility
21 to publish. And then there are the District
22 elements, which are issued by the District of

1 Columbia.

2 NCPC does have a role in that
3 process where we approve it after it moves
4 through the Council, but really the
5 comprehensive planning activities have been
6 split somewhat. And NCPC is responsible for
7 the federal elements.

8 Just to talk very briefly about
9 some recent events, in 2001, the Commission
10 adopted kind of individual elements and that
11 traditionally up until 2004 was how that was
12 handled. But in 2004, there was a full
13 adoption of all the federal elements. There
14 was a full revision and update and those are
15 the policies that we are going to be looking
16 to evaluate now.

17 On the District side of it, in
18 2006, the District Council approved the
19 District of Columbia elements and then NCPC
20 approved those shortly thereafter in 2007.

21 In 2008, DCOP initiated a similar
22 process that we are initiating today, which

1 has resulted in a package of amendments going
2 to Council just recently. And it's my
3 understanding there is going to be public
4 hearings on those amendments in the fall. So
5 we are tagging along with what they are doing
6 as well.

7 So why are we doing this? As
8 Marcel mentioned, we have committed to re-
9 evaluating the policies to ensure that they
10 are, indeed, effective and if there is any
11 corrections that need to be made. And they
12 also need to reflect recent initiatives from
13 the Commission.

14 Most notably, recently we have
15 adopted the Capital Space Plan as well as the
16 Monumental Core Framework Plan and our
17 Comprehensive Plan policies should reflect
18 revision of those two documents.

19 There is also Executive Order
20 13514 which is the Leadership and
21 Sustainability Executive Order. This was
22 signed by President Obama in 2009. And this

1 provides very aggressive standards for the
2 Federal Government in many realms, but most
3 specifically the realms of transportation and
4 federal facility siting and environmental
5 protection. These are all elements that are
6 federal elements to get involved in and we
7 need to make sure that we are supporting the
8 goals of that Executive Order.

9 And then finally, we want to add
10 the urban design element. The federal
11 elements of the Comprehensive Plan currently
12 do not address specifically urban design and
13 there has been a lot of really great work by
14 the federal agencies in improving the urban
15 design and the overall design of federal
16 buildings.

17 There is actually an agenda item
18 today, the GSA Headquarters, which is
19 reflective of that good work. We have also
20 been addressing the issue of activating
21 federal buildings through our Active Spaces
22 Program as well as the Monumental Core

1 Framework Plan.

2 So we think it's a good time to
3 start developing an urban design element and
4 add that to the federal side of the
5 Comprehensive Plan.

6 Just to talk about how we are
7 going to do this, we're going to kind of go
8 methodically through each element. There will
9 be work going on concurrently, but we are
10 going to bring an element to the Commission
11 with its updates, roughly a quarter, depending
12 on how the work goes.

13 And we are going to be starting
14 with the transportation and the federal
15 workplace element, because there has been a
16 lot of work done by GSA and U.S. DOT on
17 federal facilities as well as transportation
18 of the federal workforce. That is in response
19 to the Executive Order and our Comprehensive
20 Plan needs to reinforce that work.

21 So as I said, we will be moving
22 methodically through those elements and then

1 towards the end we will be getting to the new
2 element of urban design.

3 In terms of coordination, there is
4 a cross-section of NCPC staff that deals with
5 the Comprehensive Plan policies, so we will be
6 working a lot internally with all the
7 divisions to start analyzing the elements.

8 And then we will move to an external working
9 group which will consist of representatives
10 from stakeholder agencies, most specifically
11 the Landholding and Facility Managing Agency
12 of the Federal Government as well as the
13 District, and working through that analysis to
14 propose amendments to the Commission.

15 From the public side, we will be
16 holding public meetings. We are planning on
17 starting some public meetings in the fall. We
18 will be having public meetings and public
19 comment periods for each element update.

20 And then we will be working
21 through our website as well having an
22 opportunity for public comment through our

1 website and reporting on progress and then
2 educational videos, which is something we have
3 been doing as well, to explain to the general
4 public what exactly the federal elements do.

5 And in terms of time frame and
6 what the Commission can expect to see, again,
7 we are looking at evaluating one element per
8 quarter. We are hoping to bring a package of
9 proposed amendments to the Commission in the
10 fourth quarter of 2012, so we have a lot of
11 work to do between now and then.

12 The Commission will be asked to
13 approve each element for public release. We
14 will then have a public comment period and a
15 public meeting. And then we will come back to
16 the Commission with the final proposed
17 amendments and the new element for their
18 adoption once we have moved through all of
19 that.

20 So we will be contacting all of
21 the stakeholder agencies to get
22 representatives to participate. And I'm

1 available for any questions.

2 CHAIRMAN BRYANT: Okay.

3 Questions? Questions for Mr. Zaidain?

4 MR. HART: I have a question.

5 CHAIRMAN BRYANT: Mr. Hart?

6 MR. HART: In the prior master

7 plan, there was, as I understand it, no

8 consideration of natural or manmade hazard

9 mitigation. Will that be covered this time?

10 MR. ZAIDAIN: There is the federal

11 element piece and I'm not sure if it gets into

12 detail on that specific issue, but that is

13 something we can look at.

14 MR. HART: Thank you.

15 MR. MCGILL: Mr. Chairman?

16 CHAIRMAN BRYANT: Mr. McGill?

17 MR. MCGILL: A couple of questions

18 or comments. You and I discussed this

19 already, but I think it would behoove the

20 staff to find if you see some elements are

21 fairly good as they stand, don't spend a lot

22 of time revising something that doesn't need

1 revising.

2 MR. ZAIDAIN: Absolutely. We have
3 already discussed that, for sure.

4 MR. MCGILL: Secondly, on the
5 urban design element, I think it would be
6 useful to clarify or articulate the
7 relationship NCPC has with the Commission of
8 Fine Arts, because there has been a lot of
9 admirable cooperation and coordination between
10 the two agencies, but so far as I know, there
11 has been no statement about how it all fits
12 together in the big picture.

13 CHAIRMAN BRYANT: Okay. Any other
14 questions, comments? Thank you again, David.

15 LEGISLATIVE UPDATE

16 CHAIRMAN BRYANT: Item 3 on the
17 agenda is a legislative update from our
18 general counsel, Ms. Schuyler. Anything?

19 MS. SCHUYLER: Nothing.

20 CHAIRMAN BRYANT: Item 4 on the
21 agenda is the Consent Calendar.

22 CONSENT CALENDAR

1 CHAIRMAN BRYANT: There are 13
2 items on the Consent Calendar and they are as
3 follows:

4 Item 4A is the American Veteran's
5 Disabled for Life Memorial.

6 4B is the Exterior Security
7 Upgrades and Guard Booth to the U.S. Tax
8 Court.

9 4C is the Consulate Security Annex
10 Structure at the Chancery of the United Arab
11 Emirates.

12 4D is the Reston Post Office
13 expansion.

14 4E is the National Museum of the
15 United States Army.

16 4F is the Arts and Crafts Center
17 at Fort Belvoir.

18 4G is the Post Exchange Shopping
19 Center at Fort Belvoir.

20 4H is the Dental Clinic at Joint
21 Base Andrews.

22 4I is the Multi-Use Parking Garage

1 at the National Naval Medical Center.

2 4J is the Kenilworth Parkside

3 Recreation Center.

4 4K is the Federal Capital

5 Improvements Program of the National Capital

6 Region for Fiscal Years 2011 to 2016.

7 4L is the District of Columbia

8 Improvement Plan for Fiscal Years 2011 to

9 2016.

10 4M is the parking lot in at the

11 Naval Support Facility in Caderock.

12 [INSERT - AMERICAN VETERAN'S DISABLED FOR LIFE

13 MEMORIAL]

1

[INSERT - EXTERIOR SECURITY UPGRADES AND GUARD

2

BOOTH TO THE U.S. TAX COURT

1

[INSERT - CONSULATE SECURITY ANNEX STRUCTURE

2

AT THE CHANCERY OF THE UNITED ARAB EMIRATES

1 [INSERT - RESTON POST OFFICE EXPANSION]

1 [INSERT - NATIONAL MUSEUM OF THE UNITED STATES

2 ARMY]

1 [INSERT - ARTS AND CRAFTS CENTER AT FORT

2 BELVOIR]

1 [INSERT - POST EXCHANGE SHOPPING CENTER AT

2 FORT BELVOIR]

1 [INSERT - DENTAL CLINIC AT JOINT BASE ANDREWS]

1 [INSERT - MULTI-USE PARKING GARAGE AT THE

2 NATIONAL NAVAL MEDICAL CENTER]

1 [INSERT - KENILWORTH PARKSIDE RECREATION

2 CENTER]

- 1 INSERT- THE FEDERAL CAPITAL IMPROVEMENTS

- 2 PROGRAM OF THE NATIONAL CAPITAL REGION FOR

- 3 FISCAL YEARS 2011 TO 2016]

1 [INSERT - DISTRICT OF COLUMBIA IMPROVEMENT

2 PLAN FOR FISCAL YEARS 2011 TO 2016]

1 [INSERT - PARKING LOT IN AT THE NAVAL SUPPORT

2 FACILITY IN CADEROCK]

1 CHAIRMAN BRYANT: Those items have
2 been presented to you. You have the
3 background. Is there any discussion on any of
4 the items?

5 Hearing none, is there a motion to
6 approve the Consent Calendar?

7 UNIDENTIFIED SPEAKER: So moved,
8 Mr. Chairman.

9 CHAIRMAN BRYANT: It has been
10 moved and seconded that the Consent Calendar
11 be approved.

12 All in favor say aye.

13 ALL: Aye.

14 CHAIRMAN BRYANT: Opposed, no?
15 Motion carries.

16 Item 5 on the agenda is an
17 information presentation of the National
18 Museum of the American Latino. We have Ms.
19 Kempf from staff to lead us through it.

20 NATIONAL MUSEUM OF AMERICAN LATINO

21 MS. KEMPF: Good afternoon. Today
22 we welcome the National Museum of the American

1 Latino Commission to NCPC to discuss potential
2 locations for a future museum.

3 I plan to just offer some
4 background information and then turn it over
5 to the Museum Commission to start the
6 discussion.

7 The Museum Commission is
8 established by public law and it is required
9 to prepare a report that evaluates the
10 feasibility of establishing a museum that
11 includes such topics as museum collections and
12 organizational structure.

13 The report will also include
14 possible locations for the museum in
15 Washington, D.C. and its environs in
16 consultation with NCPC and others.

17 The Museum Commission is required
18 to submit final versions of the report no
19 later than 24 months after the date of its
20 first meeting. They plan to submit the report
21 in 2010, so they are on a somewhat expedited
22 time line.

1 So what guidance do we have in
2 terms of siting museums? From our planning
3 work, we can draw from the Memorials and
4 Museums Master Plan and the Monumental Core
5 Framework Plan.

6 The Commemorative Works Act also
7 offers some relevant provisions. As you will
8 recall, the Commemorative Works Act is
9 relevant for the Department of the Interior
10 and General Services Administration land.

11 And so first, for commemorative
12 works generally, they are prohibited in the
13 reserve, which is shown here in the red cross-
14 hatch and also there is a process for
15 establishment commemorative works in area one.

16 As you can see, three of the
17 Museum Commission sites in the orange circles
18 are located in the reserve or Area 1. But
19 there is also a provision that is specific to
20 museums and that is that no commemorative work
21 designed as a museum may be located on lands
22 under the jurisdiction of the Secretary of the

1 Interior in Area 1 or in East Potomac Park and
2 including the reserve.

3 Staff has met representatives from
4 the Museum Commission twice. During the first
5 time in November of 2009, we met for a
6 preliminary discussion of potential sites and
7 staff encouraged the Museum Commission to
8 consider a wide range of locations and
9 opportunities at various sites, specifically
10 those identified in the Monumental Core
11 Framework Plan, such as the 10th Street
12 Overlook and the Liberty Loan site.

13 The Museum Commission initially
14 evaluated nine locations including the 10th
15 Street Overlook and Liberty Loan, but
16 ultimately, these weren't selected as part of
17 the four preferred sites.

18 The Museum Commission that was
19 staffed for a second time in June of 2010 to
20 present its four preferred sites, which you
21 will hear about more in the upcoming
22 presentation.

1 With that, I would like to turn it
2 over to Henry Munoz, who is Chair of the
3 National Museum of the American Latino and we
4 welcome him to NCPC.

5 CHAIRMAN BRYANT: I need you to
6 use the microphone. The lower green button.

7 MR. MUNOZ: Got it. Okay. That's
8 why I'm nervous, I usually don't get nervous
9 before things like this, but last night I had
10 a terrible nightmare about this. I don't know
11 if I -- I was in a room like this. I don't
12 know if I was naked or not. But I hope you
13 will be nice to me today.

14 My name is Henry Munoz and I am
15 the Chair of the Commission to study the
16 feasibility of a National Latino Museum on the
17 Mall in Washington, D.C.

18 Our Commission has been working
19 for about a year and we did decide that even
20 though Congress gave us 24 months to complete
21 our work, that we would complete our work by
22 September of this year.

1 Now, we did take the approach of
2 attempting to have a very interactive
3 relationship with the Commissions who have
4 jurisdiction over the sensitive areas in
5 Washington, D.C. where our potential museum
6 might be located. And so there has been a
7 higher level of inner activity than has taken
8 place with previous Museum Commission.

9 I'm joined this afternoon by
10 several people who have been critical to the
11 work of the Commission. My colleague, Dr.
12 Emma Sepulveda, Commissioner of the State of
13 Nevada; Ray Ravetta, who is representing the
14 Secretary of the Interior, Secretary Ken
15 Salazar, this afternoon and has been working
16 very closely with the Commission; and Dennis
17 Vasquez, who is the project manager from the
18 National Park Service, who has really
19 facilitated the work of the Commission.

20 The Commission has been looking at
21 all aspects of the establishment of this
22 museum from the issue of governance to the

1 issue of collections to the financial
2 feasibility of establishing such a museum.
3 And of course, much of the conversation not
4 only with the Commissions and its staff, but
5 also with the community of American citizens
6 across the country, the Commission has
7 endeavored to establish a significant
8 conversation with them as well and has
9 traveled to many states and held many public
10 meetings across the United States in
11 significant communities that have significant
12 populations of Latinos.

13 And at the same time, has done
14 something different, which is to establish a
15 conversation over the Internet with citizens
16 registering their comment with regard to all
17 aspects of the potential museum's operations,
18 collections, etcetera, and also their
19 viewpoint about where this museum should be
20 located.

21 In the beginning conversations
22 about the site selection for this museum, it

1 was not only nine sites, but there were
2 actually close to sites that were looked at by
3 the Commission for the potential location of
4 this museum.

5 Nine have been fully vetted.
6 Currently, our consultants have brought
7 forward to the Commission four sites. And so
8 those four sites form the information that we
9 would like to update you on today.

10 That work has been done by Wallace
11 Robertson-Todd. Today I would like to
12 introduce you to our principal in charge,
13 Antonio Fiol-Silva, who you are familiar with,
14 and Modesta Bigas-Valedon, who is the project
15 manager for this project.

16 MR. FIOL-SILVA: Thank you,
17 Chairman Munoz and thank you very much again
18 for the opportunity of having worked on this
19 really significant project and thank you for
20 the, Commission and the National Capital
21 Planning Commission, opportunity.

22 I did not have nightmares of

1 standing before you naked, but my voice has
2 been coming and going because I guess I'm
3 under the weather with the allergies, so if
4 you would bear with me if that happens.

5 The Commission again entrusted us
6 with a very aggressive schedule and a very
7 comprehensive task of evaluating a whole
8 series of sites in the National Capital
9 Region, which again from the 30 boiled down to
10 nine initial sites.

11 And from that point, we came down
12 to looking at evaluating those in depth. In
13 order to do that, we were able to work closely
14 with the Commission's other consultants,
15 including Lower Cultural Resources, in terms
16 of understanding the program for the facility.

17 And the preliminary program
18 consists of a facility that is 359,000 square
19 feet, but out of which ideally 310,000 square
20 feet would be located close to the core and
21 the other 49,000 feet could be housed in the
22 facility that would be remote to the project.

1 And that program formed the basis
2 and the program is very detailed for the
3 subsequent studies that we did that included
4 test fit scenarios and, of course, we began by
5 a very thorough assessment and understanding
6 even beyond that we had of the context,
7 understanding the different sites and here are
8 the nine different sites that were assessed
9 and developing very complete set of
10 information that we work with through the
11 Commission very intensively through a series
12 of months.

13 That culminated in a two-day
14 workshop that we had at the Smithsonian Castle
15 on May 7th and 8th where Dougherty developed --
16 the consultant developed a Modified Choosing
17 by Advantage process, which is a process the
18 Park Service uses to very rigorously evaluate
19 the sites.

20 And working with the Commission
21 and particularly the Site Selection Members of
22 the Commission, the Commission narrowed down

1 the list of the nine sites to, essentially,
2 four sites. And this is just a synopsis of a
3 very involved process that shows a valuation
4 criteria.

5 I think that one of the things
6 that stood out from the comments, as the
7 Chairman had mentioned, in terms of the
8 polling process, is that to use the words from
9 the Park Service process is that the paramount
10 advantage was really location.

11 And location both in its
12 representative presence in the nation's
13 capital, but also relating to the quality of
14 the visitor experience and the fact that this
15 is seen as a museum that was not just the
16 National Latino Museum, but as a museum for
17 everybody to be able to partake and engage in
18 the story.

19 The four sites that were selected
20 from there were, in no particular order are
21 what's called: Number one is the South
22 Monument site, which is really the Yates

1 Building, the old auditor's building and a
2 northern annex that occupies a portion of that
3 site.

4 The second is the Whitten Building
5 and we began by looking at the entirety of the
6 Whitten Building, which comprises of maybe
7 370,000 square feet. But I will show you
8 quickly, we sort of thought that the west side
9 of the Whitten would be enough.

10 The third one was the Arts and
11 Industries Building, which is a building that
12 in itself cannot provide all of the square
13 footage, so it's in combination with some
14 other annex options.

15 And the fourth is the Capitol
16 site, which is the North Capitol.

17 And during the work, we have, of
18 course, immersed ourselves in all of the
19 relevant information and I think that it has
20 somehow been shown in there. What we are
21 showing here is how the four sites fall within
22 the L'Enfant Plan. Here is the engraving of

1 1972 of the plan.

2 And you can see the four sites
3 there in question, the South Monument,
4 Whitten, Arts and Industries and the North
5 Capitol.

6 And of course, the Macmillan Plan
7 of 1901, which is sort of the seminole plan
8 for the Monumental Core and you know the sites
9 and that's where they are located.

10 And additionally here for
11 information is the extent of the jurisdiction
12 of the Architect of the Capitol right to the
13 right and the National Mall to the left.

14 We, of course, also looked at the
15 museums and Commemorative Sites Master Plan of
16 2001 as well as the Monumental Core Framework
17 Plan. And again, those have been mentioned,
18 so we can keep moving right through.

19 And I'm covering a lot of material
20 here, so there can be questions. But the
21 first of the sites is the Yates Building on
22 the Monument site. And this is a site that is

1 just on the south monument and adjacent to the
2 Whitten Building location.

3 It is just -- and it is a site
4 that is dissected by Independence Avenue. And
5 in this case, it incorporates the existing
6 auditor's building which has a footprint of
7 some 200,000 square feet. And in addition, an
8 annex that would then incorporate the majority
9 of the public spaces on the spaces that
10 require more climate control and museum type
11 of spaces, which is represented by the volume
12 here.

13 The red arrows represent the
14 entrances of the site. And one of the
15 important things is that in doing all of
16 these, we were mindful of the regulating lines
17 that had been established by other buildings
18 through the site. We are mindful that this
19 particular site, in addition to also knowing
20 that it is part of the reserve, has some
21 significant trees, the majority of which are
22 to the north of the site, and have been kept

1 by a more rigorous footprint.

2 And that then it creates a new
3 building to the north that is about 165,000
4 square feet of galleries connected underground
5 to the old auditor's building. And the
6 auditor's building basically contains some of
7 the non-public functions of the site.

8 The main entrance would be off the
9 mall on the site here, in the red area,
10 basically, not impacting any of the sites that
11 look up to the monument. And the second
12 visitors' entrance would expand where it was
13 formerly, what is currently alleyway here to
14 create a larger floor court for bus entrances
15 and then service entrances.

16 As we mentioned, the majority of
17 the Whitten site -- sorry, of the Yates
18 Building, and this is kind of a complicated
19 drawing, but basically, here you see
20 represented three dimensionally the public
21 areas of the gallery shown in yellow. And
22 then the other areas which are in pink are the

1 other public areas.

2 And how the new building contains
3 the bulk of the galleries in the south
4 monument site and then the Yates Building is
5 used for mostly the administrative functions
6 of the site.

7 And only in the upper level of the
8 Yates where there is a higher ceiling, you
9 know, there are other galleries.

10 This is a section that shows the
11 Yates Building, the annex and its connection
12 on the ground in relationship again to the
13 National Museum of the African-American
14 History and Culture as it is at this point.
15 And of course, the monument gives you a sense
16 of the scale of the building.

17 And this is a massing that begins
18 to show again just the outline of the existing
19 site and again here the Yates Building. This
20 is not part of the Yates Building, but this is
21 also an annex of the Holocaust Museum.

22 And what the volume would look

1 like in this southern portion of the site,
2 again, preserving some of the tree masses and
3 then staying within the regulating lines of
4 the Whitten Building and the regulating lines
5 of the cornice of the Yates Building.

6 And this is again another view of
7 down Independence Avenue. And then the
8 massing of the building in relationship to the
9 Yates on the other side and the connection on
10 the ground.

11 The other site that we explored
12 was the Whitten Building site. And what was
13 interesting about the Whitten Building site is
14 that, as you know, it's the Department of
15 Agriculture and the Department is proud of its
16 presence on the mall, being the only agency
17 that is on the mall. And actually, it's one
18 of the larger sort of frontages on the mall.

19 And the entire Department
20 comprises of 2 million square feet. So it was
21 interesting to note that as we did look at the
22 possibility of using the entire building, it's

1 a building that is mostly a masonry structure
2 that was constructed for laboratories at the
3 two ends and then in the center and then the
4 Secretariat was put in the middle.

5 That it is a building that was
6 very difficult to use for a museum, because of
7 it's cellularized space. So looking at the
8 texture and the grain of the smaller blocks
9 that are on the -- that happen on the south
10 side as opposed to the north side with the
11 larger buildings.

12 It seemed like that site was
13 commensurate with the first site and that you
14 could really look at building a facility that
15 would use a portion of that leaving the
16 Secretariat's building in there that is still
17 connected underground to that enormous amount
18 of square footage.

19 But also even providing the
20 opportunity of a future museum on the other
21 side that could actually use this and in the
22 sense bring one big frontage into three

1 pieces. The museum itself would have the main
2 entrance through here. It would have an entry
3 pavilion.

4 It would use the side wing of the
5 Whitten Building, but then it would also build
6 an over-story very similar to say what has
7 been done at the Tate in London that would go
8 over a portion of the building by using the
9 setback of the building.

10 Here is a diagram and again, it's
11 sort of a bit of a complex document, but here
12 you see the section through the mall looking
13 towards the monument. The comparative height
14 of it, according to the American History
15 Museum. The height of the building here is
16 over 80 feet, which is incidentally the same
17 height as the proposed museum on the monument
18 site.

19 And then here we see how in blue
20 is the existing Whitten wing with the addition
21 of higher two-story type galleries happening
22 behind it and then on top an over-bill that

1 covers the whole site.

2 In this case, the square footage
3 of 310,000 square feet could not be realized
4 in its entirety, because it's too -- under the
5 design considerations, that included keeping
6 that side of the wing lower than the center
7 portion where the Secretariat is, so there is
8 still hierarchy of the center building being
9 taller with the two wings being lower.

10 The square footage that was
11 realized there was 269,000 square feet,
12 essentially being 41,000 square feet short.

13 I think as we work through this as
14 a Commission and realize that different sites
15 require different solutions, that we are
16 sensitive to what happened at the particular
17 sites.

18 And again, I'm moving very quickly
19 through it, but it's pretty intense and
20 confusing. Are there any other questions?
21 But here is a view of the Whitten Building
22 from Independence Avenue. That's the bridge

1 that connects it to the rest of that.

2 And here is the open sort of
3 courtyard that is now used for parking. And
4 this sort of outline of the massing indicates
5 how a reception pavilion or renter pavilion
6 would be built that would be accessed from the
7 mall from that side.

8 It indicates how the courtyard and
9 the back would be filled, but staying away
10 from the elevation, so you could still have a
11 light-filled court that defined the separation
12 of the two buildings and the facade of the
13 Whitten would be preserved.

14 And then that volume on the back
15 would have the two-story galleries. And then
16 based on building it within the outlines of
17 the existing kind of attic that is there and
18 sort of building from that line backwards and
19 then just poking a little bit for clear
20 stories, another floor that would actually
21 cover the entirety of that section in there.

22 So in this way, one could make

1 good use of the Whitten Building without
2 impacting its historic character.

3 I see we are kind of running out
4 of time. But then quickly the other building
5 is the Arts and Industries Building. As you
6 know that building well, it is a building that
7 is about 100 -- it changes every day
8 literally.

9 Right now, it's about 163,000
10 square feet. But as you know, the Smithsonian
11 institution has been slowly eliminating a lot
12 of the non-historic part of the fabric that
13 have been in the building. And when all is
14 said and done, what will remain is a one-story
15 floor that will contain 99,000 square feet.

16 And a lot of gallery spaces that
17 are essentially galleries are too narrow to be
18 used as space for the museum. So in this
19 case, there were two options that were
20 contemplated.

21 One of them was to use that and
22 then build an underground facility in the

1 front and then still have an entrance into the
2 mall to be able to enter and then go into the
3 building. And perhaps maybe a pavilion just
4 like there are other pavilions here that enter
5 the underground portions that happen here in
6 the Haitian Museum and the African Galleries.

7 And then also another entrance
8 into Independence Avenue. And this is what
9 that will look like in section. The main
10 building would be a big hall. One of the
11 problems with the main building is that it is
12 unable to accommodate any level of climate
13 control that would allow for galleries in
14 there.

15 So it's also a very, very
16 difficult place to use for any other
17 functions. Performances are really a big
18 important part of it. But because it's really
19 like a market hall, one big open space, it's
20 very hard to accommodate theaters. And the
21 building has been again slowly liberated of
22 the things that were inside, so it would be

1 hard to see filling it in again.

2 But then you see then how the two-
3 story underground structure that creeps up on
4 the mall sits relative to the building.

5 Another option for the site would be to --
6 following the plans for the Monumental Core
7 Commission is to look at what would happen
8 once Virginia Avenue is extended, again after
9 demolition in some future of the Forrestal
10 Building and the Energy Department that sits
11 here.

12 And this is the L'Enfant sort of
13 promenade coming in here and creating still a
14 front door on the mall in a way of a grand
15 living room type of thing, but a connection
16 underground that brings into the annex, so
17 that groups could enter through here into the
18 building through sort of a skylit type gallery
19 that looks back at what is really the
20 Smithsonian Court and in a section that will
21 look something like this where there would be
22 an underground connection and a much larger

1 building.

2 In this case, what happens is that
3 the total square footage for this operation is
4 in the first one where you can only build two
5 galleries underground, two levels underground
6 because of the high water table, you are short
7 -- essentially, you have 281,000 square feet
8 and short 29,000 square feet.

9 And in the other one, the building
10 is much larger at 394,000 square feet. And
11 the difference of why there are 84,000 square
12 feet in addition is simply because the Arts
13 and Industries Building is unable to
14 accommodate a lot of the galleries.

15 So it, in a sense, can only be
16 used as an enormous kind of reception area and
17 other public functions that can fit there.

18 And again, I'm going through the
19 square footage, because you had mentioned that
20 some of the Commissioners were interested in
21 that.

22 Here is a view of the existing

1 Forrestal Building along Independence Avenue.

2 And then here is a view of how that annex is
3 there using, you know, half of the Forrestal
4 parcel and that's a Virginia Avenue annex
5 there.

6 And the last one, the least of the
7 four sites is the Capitol site. This site, as
8 you noted in the plan, is part of the
9 jurisdiction of the Architect of the Capitol.

10 And the location is the site that is the
11 mirror image of the site where the National
12 Botanical Garden is.

13 It is the same footprint as was
14 indicated in the Macmillan plan for a future
15 building. Mirroring that and completing it as
16 a bookend. We are mindful that that structure
17 should not be higher than the top of the
18 conservatory that is there, that's 75 feet.

19 So in this case, we had also then sort of
20 imposed that as a necessary regulating line
21 that is just both the footprint and the
22 height.

1 The Congress has the intention of
2 creating a Congressional Youth Park, so that
3 that can actually happen here mirroring what
4 happens with the new garden that has done, the
5 Botanical Garden.

6 And then the building entrance
7 would be off Pennsylvania Avenue. As you
8 know, that's really the place now where the
9 President, you know, initiates his walk to the
10 office. Currently, it is used for a lot of
11 parking facilities.

12 And it would really bring
13 completion to the Capitol Square and complete
14 also the bookend the that facility.

15 In this case, the building is well
16 below. This is the smallest of the
17 footprints, so the total footprint achieved is
18 252,000 square feet. And that again means
19 that that remote facility will have to be
20 100,000 square feet bigger than projected.

21 But again, the Commission
22 recognized that it's very important to remain

1 within the footprint.

2 This is sort of some diagram,
3 essentially, there are three stories above
4 grade and one story below grade with a
5 mezzanine. And here is the Botanical Garden
6 and now the bookend of that building on the
7 Capitol view.

8 And then here is a photo montage
9 showing again the existing view of that and
10 the proposed.

11 MR. MUNOZ: Just to conclude, the
12 Commission will meet in what we believe will
13 be our final meeting during the month of
14 August to accept the information from WRT.
15 None of these are in a priority order. In
16 fact, the full Commission has not received
17 this information as of yet.

18 I want to, Mr. Chairman, thank
19 you, the Members of the Commission, in
20 particular, the members of the staff, the
21 Commission for their exchange of information,
22 their willingness to be supportive and to lay

1 out the information about each of these sites,

2 both the opportunities and the challenges.

3 [INSERT - NATIONAL MUSEUM OF THE AMERICAN

4 LATINO]

1 CHAIRMAN BRYANT: Thank you very
2 much. And we realize you have to do some
3 report writing pretty soon and you would like
4 to have our feedback and such. What I would
5 propose is perhaps gathering some comments
6 from the Commission today, just initial
7 feedback. Let us capture them and then we
8 don't meet next month, but we realize you have
9 a September deadline.

10 And so that we can capture some
11 Commission feedback, perhaps the Commission
12 will grant us liberty to write a letter for
13 feedback. We will share that letter with
14 Commission Members and get their feedback on
15 our letter draft to make sure we capture their
16 comments correctly, then get that to you to
17 help you in your efforts.

18 So with that, are there thoughts
19 or comments from any Commission Members, at
20 this time? Yes, Mr. Provancha?

21 MR. PROVANCHA: I commend the
22 Museum Commission on the concept. I think

1 this type of museum is consistent with many
2 others throughout the National Capital Region.
3 Also, I commend you for your clear deference
4 and respect for the L'Enfant Plan, the
5 Macmillan Plan and the National Capital
6 Framework Plan, that is clearly represented in
7 most of your site selections.

8 A question. In this NCPC staff
9 report, they singled out the 10th Street
10 Overlook site and the Liberty Loan site. You
11 had mentioned earlier that 30 total sites were
12 looked at. Were either of these two that were
13 preferred by the staff or recommended by the
14 staff, were they also evaluated?

15 MR. MUNOZ: Yes, they were and
16 they were actually vetted during our two-day
17 workshop. There is -- in our conversations
18 within these public hearings in cities across
19 the United States, one of the questions that
20 is posed to the citizens deals with the
21 location of the site.

22 And there is a clear preference by

1 the citizens for a site that is on the mall.

2 MR. PROVANCHA: I understand. I
3 commend you also on using the time proven
4 Department of Interior Choosing by Advantage
5 approach and methodology. That has worked
6 well for many, many years.

7 There is a question here about did
8 not, at this time, analyze environmental
9 impacts that will be done subsequently as you
10 narrow the --

11 MR. FIOL-SILVA: Correct.

12 MR. PROVANCHA: -- okay. Yes,
13 thank you.

14 MR. FIOL-SILVA: Thank you.

15 CHAIRMAN BRYANT: Other thoughts
16 or comments? Mr. McGill?

17 MR. MCGILL: Well, I noticed on
18 your matrix that you do a cost identified.
19 I'm curious whether you have actually met with
20 GSA or not. I know that you contacted our
21 regional architect.

22 MR. FIOL-SILVA: Yes. We have had

1 a number of conversations with GSA, both at
2 the national level, at the National Capital
3 Region level. We actually had the opportunity
4 of talking to them almost on a weekly basis,
5 you know, if not daily, on several other
6 projects. So we did evaluate the sites on two
7 aspects.

8 One of them is the actual cost of
9 the museum, assuming that the site was free
10 and ready. But in some cases, we accounted
11 for the demolition of the building, but not
12 for the cost of the building, because it's a
13 federal site. And there are very detailed
14 cost estimates that were developed for the
15 four sites.

16 There is another component to cost
17 that is actually very, very important, which
18 is the replacement cost of the facilities that
19 were there. And while the FBI Building, which
20 is the site that is just a tremendous
21 opportunity there as a realization site, you
22 know, it is understood that the cost and the

1 time line for relocating that facility and the
2 replacement cost of a building that is nearly
3 2 million square feet, give or take, was
4 significant as was also the Whitten Building,
5 which is a building that was of great interest
6 continuing that access on the front plaza.

7 And the Whitten Building is, if I
8 recall, 1.7 million square feet. So we
9 actually did back of the envelope numbers and
10 either of those facilities range between,
11 replacement cost as federal buildings, \$1.5 to
12 even \$2 billion, given all of the costs when
13 all is said and done, plus the time line that
14 would range anywhere between 10 to 15 years,
15 if things really sailed through.

16 This has been born by the
17 experience again in the Department of
18 Transportation Building and even our own work
19 that we are doing right now on the Department
20 of Homeland Security.

21 MR. MCGILL: Okay.

22 MR. FIOL-SILVA: So, yes.

1 MR. MCGILL: And in terms of
2 timing, when do you hope to begin construction
3 of the museum?

4 MR. MUNOZ: Well, as soon as
5 possible. But recognizing the history of
6 these types of museums, you know, we will feel
7 fortunate if that time line can be shortened
8 to a 10 year time frame from this point to the
9 opening of the doors --

10 MR. MCGILL: Okay.

11 MR. MUNOZ: -- of the museum.

12 MR. FIOL-SILVA: Just as --

13 MR. MCGILL: Go ahead.

14 MR. FIOL-SILVA: -- there was a
15 paramount advantage in the selection which is
16 the site, there was also the paramount
17 disadvantage, so to speak. And the time line
18 given the Commission's time line and
19 administration and everybody that was on
20 board, weighed very heavily into it, which is
21 why the cost and the time were very important
22 considerations on the other end.

1 MR. MCGILL: Okay. I just wanted
2 to make sure that two of the buildings you
3 have identified are under GSA's jurisdiction,
4 the Yates and the Forrestal. Whitten is under
5 agriculture. They have got delegated
6 authority since 1984.

7 MR. FIOL-SILVA: Yes.

8 MR. MCGILL: In each of these
9 instances, well, for instance with Forrestal,
10 there is a plan, a framework plan, a hope to
11 replace Forrestal. But there is not any track
12 established as to how soon and whether that
13 will occur.

14 So I don't think you can safely
15 assume that that will be a blank slate with an
16 opportunity for expansion, necessarily. And
17 then when you do get into the actual
18 acquisition and demolition of an occupied
19 building, you have got several additional
20 factors to consider.

21 As you said, replacing the
22 building either by lease or by construction

1 takes time, which means that those people
2 continue occupying that building while that
3 time passes. And it costs a lot of money.
4 There is relocation expenses as well as the
5 cost of the structure itself.

6 So I want to make sure that you
7 have got those costs accurately identified, so
8 you have got a fair comparison of sites.

9 MR. FIOL-SILVA: This exercise
10 allowed we did. We had a lot of conversations
11 with the GSA, also on the Standard of Capital
12 Improvement Plans and what is in the pipeline
13 is very immediate, like Homeland Security.
14 All of the other really pressing needs
15 relative to renovation of facilities.

16 And then the other sort of
17 featured new buildings. So at this point, we
18 did pretty thoroughly include that to those
19 matters, elements of judgment to the
20 Commission and further studies will
21 undoubtedly occur as these four sites are
22 studied.

1 MR. MUNOZ: I think even in the
2 absence of the detailed information with
3 regard to the cost of the replacement
4 facilities, the Commission is very much aware
5 of the implications of relocating a Department
6 of Government and how that would impact the
7 time line for the museum and that will be a
8 healthy part of the discussion at our August
9 meeting.

10 MR. MCGILL: Okay. Thank you.

11 CHAIRMAN BRYANT: Mr. Miles?

12 MR. MILES: Just to follow-up. I
13 know you mentioned that you did not sort of
14 have a priority list laid out, but I do think
15 your matrix is helpful to sort of show, you
16 know, some positives or where things are
17 leaning.

18 I had a question sort of like the
19 previous one regarding the matrix highlights
20 on the capital selection. In recalling the
21 history related to the African-American Museum
22 on that site, it seems that you are showing

1 sort of a moderate average Congressional
2 support. And I just wanted to know if you
3 could decipher that, whether it is from sort
4 of the authorizing committees or if that has
5 changed? Because I understood that there
6 wasn't very much Congressional support during
7 the African-American discussion on that. So
8 maybe you can just clarify.

9 MR. MUNOZ: Well, I think every
10 site has its time. And the context within
11 which the conversation about the National
12 Museum of the African-American was happening
13 was, you know, 10 years beyond. And I can't
14 speak for Congress, but I can tell you that
15 there has been conversations about this with
16 Members of Congress and the Committees who
17 have jurisdiction.

18 And the difficulties of any
19 building on any new building on the mall and
20 I think at the very least their ears are open
21 to hearing the findings of this Commission and
22 its conversation with the American public.

1 MR. FIOL-SILVA: I mean, I would
2 say that one of my favorite phrases of the
3 urban design is a political act and politics
4 is the act of the possible. And I think that
5 what I am leading to is as we were working
6 with assessing these sites to the Commission
7 and giving them the elements of judgment for
8 their decisions, we understood that in
9 approaching these sites and sites like the
10 Capitol, it was very important to not have
11 preconceived notion of what had to be put in
12 there.

13 But really understanding the
14 history and the urban design and we came with
15 a building that was much more in tune or that
16 is much more in tune with really becoming
17 mirror image to the Botanical Garden at the
18 height of the footprint. And I think that
19 really was an important component that they
20 understood that the facility that they have
21 there was going to evolve out of those
22 parameters. And I think that is an important

1 step.

2 MR. MUNOZ: I think in the two-day
3 workshop that conversation about -- and
4 Antonio talked about this earlier. Each site
5 would require a different way of thinking
6 about the museum. A different size. This
7 Commission really set as its mission the idea
8 of illuminating the American story.

9 So if you look at that particular
10 site and you think about a museum that would
11 be smaller, but also kind of searches a
12 gateway to the mall and to the other museums
13 of the mall and an interaction, a place, you
14 know, we are not ever intended for this to be
15 a segregated museum.

16 Where all of the collections that
17 relate to the Latino experience reside in this
18 museum, but rather places within each of the
19 Smithsonian Museums that also help complete
20 that story.

21 So when you take that approach and
22 you look at a smaller building, one that is

1 more in tune, one that from a planning
2 standpoint begins to make sense with the
3 completion of that side of the mall and our
4 willingness to maybe accept a building that
5 would be smaller and would work in hand with
6 other places within the Smithsonian Museums,
7 then it's worth looking at.

8 CHAIRMAN BRYANT: Other comments
9 or suggestions or questions? Hearing none,
10 thank you very much for your presentation.
11 It's an exciting project and we look forward
12 to providing you feedback as quickly as
13 possible. Thank you.

14 Item 6 on the agenda is an action
15 item. It's the relocation of the National
16 Aquarium entrance to the Constitution Avenue
17 at the Department of Commerce Hoover Building.
18 And we have Mr. Dettman.

19 NATIONAL AQUARIUM ENTRANCE RELOCATION

20 MR. DETTMAN: Good afternoon, Mr.
21 Chairman and Members of the Commission. I'll
22 be presenting to you GSA's proposal for a

1 concept review for a new entrance pavilion to
2 the National Aquarium, which I'll note, this
3 project is perpetuated by GSA's larger
4 initiative to modernize the Department of
5 Commerce's building and a component of that
6 modernization project is the relocation of the
7 National Aquarium from its current location at
8 the Commerce Building to just simply a new
9 separate location inside the same building,
10 which I'll note in a moment.

11 The project site is outlined in
12 red on this diagram, in this aerial photo.
13 And as you can see, it's located at the
14 southern end of the Department of Commerce
15 Headquarters Building, otherwise known as the
16 Herbert C. Hoover Building.

17 And you can see that in its
18 context, to the west is the Ellipse and the
19 White House to the northwest. To the east is
20 the Reagan Building and the Wilson Building
21 and the larger Federal Triangle area. And to
22 the south you can see the National Mall,

1 including the Washington Monument grounds, the
2 site of the future National Museum of African-
3 American History and Culture as well as the
4 National American History Museum.

5 As I have noted, this project is a
6 result of GSA's initiative to relocate the
7 current location of the aquarium. Currently,
8 it is located in this location in the basement
9 level of the Commerce Building. This diagram
10 actually north is pointing to the right here.

11 And so the current aquarium
12 occupies, approximately, 18,000 square feet in
13 the basement level of the Commerce Building
14 and is accessed through a fairly non-descript
15 entrance along 14th Street.

16 The intent here is to relocate the
17 aquarium to the southern portion of the
18 building to a larger portion of the basement
19 level, approximately, 30,000 square feet. And
20 in addition to occupying another portion of
21 the basement level, the entrance pavilion will
22 extend into the building yard and partially

1 into public space.

2 This red line here actually
3 denotes the south facade of the building and
4 this shaded area here is the public space that
5 the aquarium will extend into.

6 This is the diagram showing the
7 existing site conditions with the project site
8 shaded in green here. The dotted line on the
9 diagram denotes the property line. So again
10 here, you can see how the project site
11 occupies a portion of the property, as well as
12 the existing building yard.

13 Currently, along the south face of
14 the building is a 9 foot wide areaway and then
15 the remainder of the project site is generally
16 an at-grade even with the sidewalk landscaped
17 area. You can see in this cross-section here
18 the presence of that 9 foot wide areaway or
19 lightwell that is there.

20 The property line which is about
21 14 feet from the building face and then from
22 the building face to the existing inside edge

1 of the sidewalk is a distance of about 35 or
2 36 feet.

3 This is an aerial photo showing
4 the existing conditions. You can see the
5 landscaped area of the project site. And then
6 this diagram here is showing the existing
7 south elevation of the Hoover Building.

8 Very quickly, some existing
9 conditions. The top three photos are taken
10 from 14th Street looking west. So this is the
11 project site right here showing that
12 landscaped area. Here is a little bit of
13 closer look. And on the bottom three images,
14 this is looking east from the 15th Street side
15 of the building.

16 Again, the project site is here.
17 The existing sidewalk and there is that 9 foot
18 wide areaway at the base of the building.

19 This is the proposed site plan of
20 the entrance pavilion. And generally what
21 will happen is because the aquarium will be
22 relocated to the basement level, the existing

1 building area will be excavated and the lobby
2 area and a new large shark tank exhibit will
3 be placed underground and then covered over
4 with a green roof, which will cover over the
5 existing areaway and the edge of the sidewalk.

6 At the edge of the sidewalk will
7 be an access ramp as well as the stair that
8 will lead down into the below-grade lobby
9 entrance in this location. The stairway and
10 the ramp will be separated by two parallel
11 granite walls, approximately, 215 feet in
12 length and 10 feet wide apart. And we will
13 see some renderings of that.

14 It's worth noting that what is
15 being proposed is being located within the
16 existing building yard. So the width of the
17 sidewalk is not being narrowed whatsoever.

18 This red dotted line here
19 indicates the existing inside edge of the
20 sidewalk. The diagram makes it look like it
21 is actually extending into the sidewalk,
22 probably because these two landscape panels to

1 the east and the west actually come out to
2 this red line currently. And as part of the
3 proposal, they are being backed off,
4 approximately, 10 feet in order to facilitate
5 the pedestrian flow in and out of the space.

6 The final component of the project
7 is the location of one public art element,
8 though it hasn't been designed. A public art
9 element which is anticipated to kind of relate
10 to the theme or the mission of the aquarium
11 will be located at 14th and Constitution
12 Avenue.

13 So this is a diagram of the
14 basement plan. You can see here is the
15 section of the basement that will contain the
16 majority of the exhibits. And then outlined
17 in red here is the proposed entrance to the
18 pavilion with the ramp and the stair leading
19 down into this lobby area. Here is that
20 larger shark tank exhibit and then on either
21 side will be some office and some education
22 space.

1 And just to get a sense of how the
2 below-grade space will relate to the above-
3 grade, this will be the existing sidewalk
4 level with this cross-section here through the
5 lobby with the stair leading down and into the
6 lobby. There is the green roof that will
7 cover over that portion of the building yard.

8 And then through the classroom
9 space you see here are those two granite walls
10 with the ramp leading down and then below-
11 grade will be the classroom space.

12 This is a diagram showing the
13 south elevation of the proposed project. So
14 you can see here the wall that will be along
15 the inside edge of the sidewalk. And in
16 response to some DDOT recommendations that
17 were proposed and given to GSA, GSA has
18 submitted two alternative designs for the
19 makeup, the content and design of the front
20 wall along the sidewalk.

21 This is mainly in response to
22 DDOT's concerns about the placement of that

1 200 foot long wall along the inside edge of
2 the sidewalk and wanting to maintain the
3 visual openness of the public space to the
4 maximum extent possible.

5 So what we see here is this first
6 alternative will be a granite wall with a
7 metal screen that is designed to kind of
8 reflect more to the architecture of the
9 building, the historic building. And the one
10 on the right is a more modern design made up
11 of granite, again with a metal mesh screen
12 along the front, but will have some kind of
13 etching or some kind of design in it that
14 relates to the theme of the aquarium.

15 What you also see here is some of
16 the signage. There will be two signs located
17 on either end of the entrance pavilion, which
18 will be used for programming and, essentially,
19 just to denote the presence of the aquarium.

20 As the walls continue to be
21 refined, the design continues to be refined.
22 GSA is also looking to incorporate perimeter

1 security into the design of this wall as well
2 as flood protection.

3 Here are just a few renderings
4 showing the proposed entrance pavilion. You
5 can see here the two granite walls with the
6 stair leading down below-grade and the signage
7 that is being contemplated. There is a closer
8 look looking down into the space with the
9 lobby entrance here.

10 This is looking west along the
11 access ramp. And then finally down within the
12 access ramp you can see that the inside edges
13 of the granite walls, it is contemplated that,
14 they are going to have some kind of display on
15 them, artistic display. I think it is
16 contemplated that an LED or illuminated
17 display will take place in this location.

18 Staff has completed its analysis
19 of the project and overall is very supportive
20 of the project and is recommending that the
21 Commission comment favorably on the design.

22 The proposed design is a result of

1 extensive consultation, not only with NCPC
2 staff, but also CFA, the D.C. Shipyard, the
3 Advisory Council on Historic Preservation and
4 several D.C. agencies as well and, therefore,
5 staff commends GSA for it's ability to thus
6 far respond to a wide range of sometimes
7 divergent design concerns and, essentially,
8 maintain that balance and respond to all of
9 them.

10 Specifically, GSA has been able to
11 successfully respond to recent public space
12 concerns raised by DDOT, while at the same
13 time maintaining the overall design simplicity
14 of the entrance pavilion which is preferred by
15 those who have a historic preservation
16 interest.

17 In its analysis, staff did
18 identify some areas that would require further
19 study and refinement and requested information
20 back when the project is submitted for
21 preliminary and final approval.

22 And I'll briefly describe those

1 issues. With respect to public space and
2 pedestrian access and circulation, although
3 the width of the sidewalk is being maintained
4 and it's not being narrowed, staff is
5 recommending that GSA study carefully the
6 impacts of the proposed entrance pavilion on
7 pedestrian circulation in and around this
8 area.

9 This was taken around lunchtime on
10 a weekday. You can see it is fairly well-
11 traveled. And with the new African-American
12 Museum across the street it is anticipated
13 that this area is going to see a lot more
14 pedestrian circulation. And so we are simply
15 recommending that this be looked at very
16 carefully in terms of the impacts and
17 pedestrian circulation and queuing in this
18 area.

19 With respect to views and vistas,
20 generally, the area along Constitution Avenue
21 and Federal Triangle is characterized as very
22 much a large monumental building setup within

1 a landscape. And we want to maintain that to
2 the maximum extent possible, however, without
3 actually reducing the visibility of the
4 entrance pavilion so much that it can't be
5 seen by visitors along this area.

6 And so this is just another area
7 that we want to take a look at to see how we
8 can balance the visibility of the proposed
9 entrance pavilion while maintaining the
10 character of the area as much as possible.

11 One of the areas we see an
12 opportunity that this could be done is to
13 study whether or not those landscape panels,
14 which I have noted are going to be backed off
15 about 10 feet, could essentially be maintained
16 in their current configuration or some
17 variation thereof in order to help through a
18 landscape solution reduce the visibility of
19 the two granite walls along the inside edge of
20 the sidewalk, but nothing that this needs to
21 be looked at carefully so that it doesn't
22 impact, you know, the pedestrian circulation

1 in and out of the space. And so a balance
2 needs to be looked at there.

3 With respect to the historic
4 features and elements, the design, as far as
5 I noted, is a result of a lot of consultation.
6 It is very simple and modest in scale and it
7 is meant to only be visible from a short
8 distance to compliment the Commerce Building
9 and be perceived more as a part of the
10 streetscape, rather than an extension of the
11 building.

12 GSA continues to refine the design
13 of the outer wall to further respond to DDOT
14 public space is used. And so what we want to
15 make sure is as we address some of the public
16 space issues, to keep in mind that we are
17 working with some historic fabric in the
18 building as well as the larger Federal
19 Triangle area. And that as we address other
20 concerns, we want to make sure that we keep a
21 focus on historic features.

22 I noted that the pavilion is going

1 to be lit in order to provide an additional
2 public amenity through some kind of artistic
3 display or LED display on the inside there.
4 And while lighting will certainly be necessary
5 for the pavilion for safety and security
6 reasons, we want to make sure that it is done
7 tastefully and carefully, so as not to detract
8 from the prominence of the historic building
9 in the background as well as the nighttime
10 hierarchy that takes place along the National
11 Mall and in the surrounding areas. And so
12 another area for study.

13 Finally, with respect to perimeter
14 security at the Herbert Hoover Building, this
15 is the subject of ongoing discussions that
16 NCPC, GSA and the Department of Commerce are
17 involved in.

18 In this project, the entrance
19 pavilion is somewhat tied to that discussion,
20 given the uncertainty of whether or not
21 perimeter security will be implemented at the
22 building, the time line for its construction

1 and certain site specific considerations such
2 as the design and location of the security
3 elements.

4 So due to this uncertainty and the
5 desire to avoid having to retroactively go
6 back and harden that front wall of the
7 entrance to the pavilion, GSA has committed
8 that it is going to look to incorporate from
9 their security into the front wall of the
10 pavilion.

11 Staff finds that the inclusion of
12 perimeter security into that outer wall is
13 appropriate from a project planning
14 perspective as well as from a design
15 perspective, given the width of the building
16 yard along the southern edge of the building.

17 And furthermore, staff notes that
18 the continuation of perimeter security within
19 the building yard around the entire building
20 would comply with NCPC's Urban Design and
21 Security Plan policies and objectives that
22 pertain to the design and location of

1 perimeter security.

2 Since the widths of the building
3 yards, which is shown on this diagram, this is
4 the diagram that is included in the EA that
5 was prepared for this project, around almost
6 the entirety of the building exceed 20 feet
7 and so NCPC's policy suggests that with
8 building yards of that size, perimeter
9 security should be located within the existing
10 building yard.

11 I'll reiterate that the project
12 has undergone extensive consultation with
13 federal and District partners and staff has
14 looked at the project's compliance with a
15 whole host of plans that NCPC has generated as
16 well as the District and as well as GSA and
17 finds that the project is very much not
18 inconsistent or in compliance with the bulk of
19 these policies and plans.

20 And so, therefore, staff is
21 recommending that the Commission comment
22 favorably on the proposed concept design for

1 a new entrance pavilion to the National
2 Aquarium to commend GSA on its coordination
3 with federal and District stakeholders and for
4 its efforts to balance various and sometimes
5 divergent design considerations.

6 To note that perimeter security
7 for the Department of Commerce Building is not
8 included in the current proposal, but that GSA
9 has indicated that the outer wall of the
10 entrance pavilion will be designed to include
11 perimeter security.

12 And recommends that GSA continue
13 working with all interested stakeholders to
14 refine the design.

15 Specifically with respect to
16 refinements to the design, staff recommends
17 that GSA look at ways how to minimize the
18 impacts of the entrance pavilion on pedestrian
19 circulation and access. And finally, require
20 GSA to resolve all outstanding design issues,
21 some of them listed here before you, prior to
22 submitting the project for preliminary and

1 final approval.

2 And with that, Mr. Chairman, that

3 concludes my presentation. And I'm available

4 for any questions.

5 [INSERT - NATIONAL AQUARIUM ENTRANCE]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Dettman. Comments or questions?

3 CHAIRMAN BRYANT: I would say the
4 Department of Commerce Building is undergoing
5 a multi-year, multi-multi-million dollar
6 renovation and this is just part and parcel of
7 it. This is just one piece of work going on
8 at that very important historic site.

9 Very good presentation. Any
10 comments?

11 MR. MCGILL: Mr. Chairman, I would
12 like to move the EDR and thank the staff for
13 their many hours of work. I would like to
14 correct without amending one of Shane's
15 statements that we had to deal sometimes with
16 divergent design recommendations, but we have
17 nevertheless slogged through.

18 We are excited about it. It
19 brings the aquarium to a more prominent
20 location. It helps further activate the
21 Federal Triangle. It helps draw people from
22 across the mall, across the street into the

1 Federal Triangle and beyond into Downtown D.C.

2 And so we believe that this is
3 good for the aquarium, good for the Federal
4 Government and good for the District of
5 Columbia and we appreciate all the help the
6 staff has given us.

7 MR. AMES: I second his motion.

8 CHAIRMAN BRYANT: The EDR has been
9 properly moved and seconded. Any further
10 comment?

11 Hearing none, all in favor of
12 approving the EDR say aye.

13 ALL: Aye.

14 CHAIRMAN BRYANT: Opposed, no?
15 The motion is approved. Thank you, Shane.
16 Don't go anywhere, Shane.

17 The next item is the modernization
18 with options for perimeter security the E
19 Street Building entrance and ground floor
20 retail at the General Services Administration
21 Headquarters Building at 1800 F Street. And
22 Mr, Dettman is still on deck.

1 GSA HEADQUARTERS

2 MR. DETTMAN: Thank you, Mr.
3 Chairman. Another proposal submitted by the
4 General Services Administration for the
5 modernization of its headquarters located at
6 1800 F Street, N.W.

7 And as you noted, in addition to
8 preliminary and final building plans for the
9 modernization of the building, GSA submitted
10 alternative concepts for the treatment of
11 perimeter security. A new formal entrance
12 along E Street as well as possible ground
13 floor retail, which I'll describe momentarily,
14 and staff is very support of.

15 This diagram shows the project
16 site outlined in red. It is the location of
17 the GSA Headquarters and you can see it in its
18 surrounding context. To the east the White
19 House, to the south across the E Street
20 Corridor are several federal Government
21 institutions, some headquarters. And to the
22 northwest is George Washington University.

1 This is a closer look at the
2 building. It was built in 1917. It is listed
3 on the National Register. It was built in
4 1917 and expanded in the 1930s. You can see
5 it encompasses the entire block bounded by E
6 Street on the south and F Street on the north
7 with 18th and 19th Street on the east and west.

8 The main entrance of the building
9 is along F Street where it rises,
10 approximately, eight stories. From there
11 three building wings actually extend south
12 towards E Street, which create two open
13 courtyards, which are fully enclosed at the
14 first and second levels. And then above the
15 second level, they are open along the E Street
16 side, which again forms three wings that face
17 south and preclude movement throughout the
18 building or circulation throughout the
19 building along the south side. It essentially
20 creates dead ends.

21 This is a photo of the existing
22 conditions and here you can see how the

1 courtyards are fully enclosed at the first and
2 second level along E Street. And then above
3 the second level to the seventh level are the
4 open courtyards along E Street.

5 Very briefly, about the summary of
6 the project, the Commission approved the
7 concept for the modernization back in 2005.
8 In its action, the Commission approved the
9 concepts. It concurred with GSA's proposal to
10 create a new E Street entrance in order to
11 improve the function and aesthetics of that
12 side of the building and it required GSA to
13 submit a perimeter security plan at the
14 preliminary stage.

15 Following the Commission's 2005
16 action, the Commission was delayed due to
17 funding issues and is now back being funded
18 through the American Recovery and Reinvestment
19 Act.

20 Since then, GSA has taken another
21 look at the entire project and is now
22 considering not constructing perimeter

1 security at the headquarters building at all.

2 And in lieu of perimeter security, instead
3 incorporating ground floor retail along the E
4 Street side of the building.

5 And so, essentially, there is two
6 components to the submission today. It is the
7 preliminary and final approval of the building
8 modernization and then two different
9 alternatives for the treatment of the E Street
10 side of the building and perimeter security.

11 Staff focused, essentially, on the
12 two concepts that have been submitted. Very
13 quickly looking at the proposed building
14 modernization, the components of the
15 modernization are, essentially, a full
16 restoration of the interior and the exterior
17 of the historic building, replacement of the
18 building's physical plant and other systems
19 and changes to the building's access and
20 egress.

21 GSA's initiative here is to create
22 very high quality workplace environment for

1 the workers that will be located inside this
2 building, as well as improve the workplace
3 environment through several sustainable design
4 strategies that are listed in our staff report
5 on page 18.

6 In addition to the modernization
7 of the actual building, GSA is also
8 contemplating proposing a courtyard infill of,
9 approximately, 120,000 square feet, which will
10 be located at the southern portion of the two
11 courtyards and will rise up to the seventh
12 floor of the existing building.

13 This is being proposed in order to
14 accommodate the increase in employees, but
15 also to facilitate better circulation through
16 the building instead of having to go up to the
17 main portion of the building to get into the
18 wings. It will facilitate circulation through
19 the building in the east/west direction there.

20 So in order to accommodate the
21 proposed site plan, two structures within the
22 courtyards will be demolished and the location

1 of the courtyard infill, as indicated here and
2 there, and this is the floor plan of the first
3 level showing how you will be able to
4 circulate through the building with the
5 proposed addition.

6 This is a rendering showing the
7 proposed infill addition. It is a very modern
8 design, composed of mainly glass and steel.
9 A sunscreen or what is known as brise soleil
10 will be located on the south side of the
11 building in order to reduce the solar
12 radiation coming in from the south side.

13 At the top of the proposed
14 addition will be new roof structures and
15 penthouse enclosures as well as a solar
16 collection system that will be used for energy
17 production and hot water heating.

18 This next diagram will show a
19 cross-section through to show the proposed
20 infill addition in relation to the courtyard.
21 And so this is through the west courtyard and
22 you can see at the base level truck traffic

1 will be able to enter the courtyard from E
2 Street through an existing driveway and then
3 above that, you see the relationship of the
4 proposed addition.

5 This is the south elevation
6 showing the existing building with above the
7 second level the courtyard additions.

8 And that essentially completes the
9 description of the modernization. Again,
10 staff is recommending approval of the
11 modernization.

12 And so moving on to the two
13 concept alternatives, the first one involves
14 the creation of a new formal E Street entrance
15 along the south side of the building as well
16 as perimeter security. And this is the site
17 plan for that alternative.

18 The perimeter security that is
19 being proposed is located primarily entirely
20 within the building yard and consists of a
21 collection of different bollard designs as
22 well as hardened garden walls.

1 This is a photo of the existing E
2 Street entrance. As you can see, the entrance
3 to the building to the first floor here is
4 slightly above-grade from the sidewalk. And
5 in order to improve the aesthetic of this type
6 of building as well as improve handicap
7 accessibility, GSA is proposing a new
8 entryway.

9 And this is the plan for that
10 entryway showing a widened sidewalk leading up
11 to a new set of lobby doors. And on either
12 side of the stairway will be two accessible
13 ramps.

14 This is the elevation showing the
15 stairway with the two ramps. And in front of
16 the ramps will be small planters as you can
17 start to pick up some of the perimeter
18 security elements in that area as well.

19 Looking at perimeter security,
20 this is the Perimeter Security Plan showing
21 solid lines for the hardened garden walls
22 located inside the building yard and the docks

1 would be a particular bollard and the design
2 is based on its location.

3 There are three areas where the
4 perimeter security elements would be located
5 out of the building yard and along the curb.
6 That takes place along E Street in two
7 locations where the sidewalk or the stairway
8 actually extends out to the edge of the
9 building yard.

10 And so in order to maintain the
11 required setback, the bollards have to be
12 located along the curb at the central
13 entrance, along an existing entrance here at
14 this corner and then along 18th Street again
15 where the stairway extends out to the building
16 yard bollards along the curb there.

17 This is simply showing your
18 typical streetscape design of the perimeter
19 security. This is along 18th Street showing
20 bollards spacing of roughly 4 foot 10 inches
21 and 4 foot 5 inches between a bollard and a
22 wall.

1 This is a closeup of the Perimeter
2 Security Plan for the E Street entrance and
3 this is simply just to show you how the
4 bollards move out to the curb line, because
5 this stairway would project out to the
6 existing edge of the building yard.

7 And just a rendering showing the
8 proposed entrance.

9 The second alternative, as I
10 noted, GSA is currently in the process of
11 determining whether or not perimeter security
12 is even at all necessary for this building or
13 if it's something they want to pursue at all.

14 And so if it is determined that
15 perimeter security isn't necessary, GSA will
16 advance this particular alternative which does
17 not construct perimeter security at all around
18 the building. The only perimeter security
19 that would remain are three bollards that are
20 located across the existing driveways.

21 And in addition to that, the
22 inclusion of four ground floor retail bays

1 along the E Street side of the building, which
2 would project out into public space,
3 approximately, 8 feet, but not beyond the
4 existing 10 foot wide areaway. So it would
5 not project into public space so as not to
6 decrease the width of the sidewalk.

7 This is the plan of the ground
8 floor retail showing the four bays accessed
9 from E Street. And in order to make the
10 ground floor retail possible, I noted that the
11 entrance to the building on E Street is
12 slightly elevated above the sidewalk level.

13 So in order to bring the ground
14 floor retail entrance down to grade, the
15 existing slab of the building would have to be
16 lowered down to grade, approximately, I think
17 4 feet. And here you can see the extension of
18 the retail bays out into public space roughly
19 8 to 10 feet.

20 Here are some renderings. This is
21 the south facade showing the retail bays and
22 here is another rendering showing the

1 character of the design and the types of
2 spaces that are anticipated.

3 The design that you have before
4 you today has been coordinated with the
5 District Department of Transportation and
6 because the retail bays are intended to
7 project out into public space in excess of 4
8 feet, DDOT's regulation requires them to
9 design the retail bays to be "demountable,"
10 which means that they have to be able to be
11 removed in a relatively short amount of time.

12 And so the design team has put in
13 a lot of effort to design them to meet the
14 regulations, but also make sure that they are
15 very attractive.

16 So as I stated, staff is
17 recommending approval of the modernization and
18 we are very supportive of both alternatives.
19 We comment favorably on both alternatives.
20 But there are a couple of issues that we would
21 like to have looked at as the project moves
22 forward.

1 With respect to the first
2 alternative, the perimeter security, though
3 the perimeter security design does comply with
4 NCPC's Urban Design and Security Plan policies
5 and objectives with respect to the location of
6 them being completely within the building
7 yard, and in instances where the building yard
8 is less than 20 feet it could go out into
9 public space, we do see opportunity for
10 further refinement of the Perimeter Security
11 Plan in those three areas where the bollards
12 are located on the curb.

13 And we recommend that GSA continue
14 to work with staff to look at that to see if
15 there is a way we can reduce the extent to
16 which they do extend out into the pedestrian
17 areas.

18 As you can imagine, staff is very
19 supportive of the second alternative, which
20 includes the ground floor retail, along the E
21 Street side of the building for several
22 reasons. It certainly is in line with the

1 Legacy Plan, the Comprehensive Plan and the
2 Monumental Core Framework Plan Initiative to
3 create a very vibrant E Street Commemorative
4 Corridor.

5 And it is also in line with a
6 recent publication that was prepared by NCPC
7 called "Activating Federal Places" talking
8 about how to incorporate ground floor retail
9 into the ground floor federal buildings and
10 historic federal buildings.

11 It also is very much in line with
12 GSA's Good Neighbor Program.

13 As you know, NCPC has been a long
14 advocate for inclusion of retail on the ground
15 floors of federal office buildings as a way to
16 improve the public realm. And so, therefore,
17 staff not only considers this alternative a
18 great opportunity to improve this particular
19 area of the city, but also to serve as a model
20 for ways to incorporate ground floor retail in
21 some federal buildings and historic federal
22 buildings in other areas of the city.

1 Staff finds that the project is
2 not inconsistent with many elements of the
3 Comprehensive Plan and conforms and complies
4 with several of the goals and objectives and
5 policies of other plans.

6 Since 2001, NCPC has strongly
7 recommended this project in its FCIP. It is
8 consistent with the Urban Design and Security
9 Plan policies and objectives.

10 And as I have noted, in the
11 Monumental Core Framework Plan, the intention
12 there is to revitalize and reinvent the E
13 Street Corridor as a connection from the White
14 House down to the Kennedy Center in this
15 project by activating the ground floor of that
16 building with retail would be a great start.

17 So to summarize staff's
18 recommendation to the Commission it's to
19 approve the preliminary and final plans for
20 the modernization of the GSA Headquarters
21 Building and to comment favorably on the two
22 submitted concept alternatives for the

1 treatment of perimeter security, a new formal
2 E Street entrance and ground floor retail with
3 the exception of the bollards located at the
4 curb line along E Street and 18th Street.

5 To commend GSA for its efforts to
6 incorporate ground floor retail into the
7 project noting the potential it has to be a
8 model for improving accessibility to federal
9 buildings and for how to incorporate ground
10 floor retail into historic buildings.

11 To recommend that GSA continue to
12 consult with staff and other interested
13 stakeholders on the proposed Perimeter
14 Security Plan.

15 And finally, to note GSA's
16 continuing efforts to fully coordinate its
17 projects with all interested stakeholders
18 throughout the design process. And staff
19 recognizes the benefit this has had on the
20 overall design and review time line on this
21 project as well as other projects, such as the
22 aquarium.

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Dettman. This is actually a very exciting
3 project for many respects, not only the
4 immediate area of revitalization, but the long
5 hope for our introduction of retail use where
6 appropriate on federal agencies or federal
7 buildings.

8 With that, let me open it up for
9 discussion or comments. Ms. Tregoning?

10 MS. TREGONING: Do I understand
11 this correctly that there are two
12 alternatives, one involves the ground floor
13 retail and one doesn't and one involves
14 perimeter security and one doesn't?

15 MR. MCGILL: Yes, let me explain.
16 You have all seen the original design that is
17 Option A several times several years ago. And
18 then we never got funding for it. Under our
19 new Commissioner, GSA is trying to make our
20 federal buildings more friendly to the general
21 public, more accessible.

22 And we viewed this opportunity

1 with our headquarters as an ideal
2 demonstration project to show that that was
3 feasible. We had to come in in this kind of
4 bifurcated presentation because the ARRA
5 funding to do the base building has to be
6 committed by the end of September, according
7 to the law itself.

8 And so we needed to proceed with
9 the modernization of the building no matter
10 what. We have not finished the final design
11 and run all the traps NEPA, Historic
12 Preservation and so on for the proposed retail
13 alternative. But we wanted to show you now,
14 so we didn't come back in later and say
15 surprise, you know, the building has changed,
16 and that you would see where we are trying to
17 go.

18 We just don't know if we are going
19 to get there and we are trying our dandiest to
20 get there.

21 MS. TREGONING: Thank you. I just
22 wanted to support the staff recommendation,

1 the EDR recommendation that really commends
2 GSA for this work. And I also just wanted to
3 personally add what a tremendous benefit it
4 would be to the city to have that ground floor
5 retail on E Street and how important it is for
6 GSA's leadership in its headquarters building
7 to do this.

8 And I also just wanted to point
9 out something else that is in the staff report
10 that you are also planning to make the second
11 floor cafeteria accessible to the public,
12 which is another -- you know, so many of our
13 federal buildings have food service that is,
14 you know, entirely interior and not at all
15 available to the public.

16 I would love it even more if it
17 was on the ground floor and visible, but I
18 really commend you for making that food
19 service accessible and contributing to the mix
20 of retail and amenities that will be available
21 in this quarter.

22 So I hope you end up picking that

1 alternative and I very much commend GSA for
2 its work on this extraordinary project. Thank
3 you.

4 MR. MCGILL: Thank you.

5 CHAIRMAN BRYANT: May I take your
6 praise as a motion for --

7 MS. TREGONING: I would be very
8 happy to move the EDR recommendation.

9 MR. AMES: Second.

10 CHAIRMAN BRYANT: It has been
11 moved and seconded. Continued discussion? I
12 just wanted to get the motion out. Ms.
13 Greenwald?

14 MS. GREENWALD: Can you tell me
15 according to the Interagency Security
16 Committee what level of security this building
17 is designated currently?

18 MR. DETTMAN: According to the
19 environmental assessment that was prepared for
20 the project, a risk assessment was prepared
21 and I believe it was a Level Security 4.

22 MS. GREENWALD: Okay. So how does

1 a Level Security 4 building not have bollards
2 or what other security is going into place if
3 it's a Level 4?

4 MR. DETTMAN: I think that might
5 be an appropriate question that GSA would like
6 to answer.

7 MR. MCGILL: I'll try to answer
8 that. The ISC has been issuing revised
9 guidelines over the past two years.

10 MS. GREENWALD: Yes.

11 MR. MCGILL: So first of all, last
12 year they issued guidelines giving the
13 Building Security Committee the option of
14 modifying the building's numerical rating up
15 or down one unit at their discretion.

16 The guidelines that came out this
17 year went further and said that you could take
18 the building and break it into component parts
19 and say well, this area or floor or level or
20 section is a 4. And on the other hand, this
21 corner is a 2.

22 So what we are doing is going

1 through that process to demonstrate, if we
2 can, that the level of security required for
3 various purposes does not mandate the use of
4 bollards in this instance.

5 We will keep the bollards at the
6 driveways leading to the interior courtyards.
7 And we will keep guard booths there.

8 MS. GREENWALD: I guess part of my
9 confusion stems from -- I understand why there
10 can't be bollards, because the proposed retail
11 comes further out onto the sidewalk. And what
12 about the rest of the building though? Are
13 there bollards on the other sides of the
14 building? No?

15 MR. DETTMAN: No. As I understand
16 it, if GSA was to choose Alternative B, the
17 only perimeter security that would remain in
18 place is at the driveways. There would be no
19 other further security.

20 MS. GREENWALD: But in Option A,
21 are there bollards all around the building?

22 MR. DETTMAN: No. It's a

1 combination of --

2 MS. GREENWALD: Okay.

3 MR. DETTMAN: -- bollards and
4 garden walls, hardened walls.

5 MS. GREENWALD: Okay. So those
6 would remain though, the hardened walls? The
7 only difference would be along E Street? I'm
8 just confused.

9 MR. DETTMAN: No. Currently the
10 building yard is -- there is an areaway that
11 surrounds the entire building and then there
12 is a small planted area that is at-grade with
13 the sidewalk. Essentially, those planted
14 areas will be heightened, per se, with walls
15 along the inside edge of the sidewalk and they
16 would be planted, you know, hardened planters.

17 MS. GREENWALD: Okay.

18 CHAIRMAN BRYANT: Mr. Ames?

19 MR. AMES: The Chairman mentioned
20 to me the windows and air conditioners in that
21 building. And it is amazing that GSA probably
22 is one of the last buildings in Washington,

1 hopefully with your modernization you're going
2 to have heat and air conditioning.

3 But my question is is there a
4 rendering that would show the executive suite
5 of offices that Mr. McGill occupies?

6 MR. MCGILL: I'm not even in this
7 building.

8 MR. AMES: Okay. Well, that
9 answers my question. I commend you on your
10 project.

11 MR. MCGILL: Thank you.

12 MR. AMES: I hope the retail
13 aspect of it comes through. The elimination
14 of security is something that this Commission
15 through the years has looked heavily at. And
16 thank you very much for what you have done
17 there.

18 MR. MCGILL: Well, thank you.
19 Just to answer your question about the air
20 conditioning, this building was last
21 modernized in the 1930s. If you were inside
22 it now, it's just really awful inside with

1 cables all over the place and decrepit
2 elevators and so on. It's a maintenance
3 headache.

4 As part of our renovation
5 modernization, we're going to shoot for a
6 LEED-gold rating. And so we will put in very
7 advanced sophisticated HVAC systems.

8 You may have -- recall there also
9 were a lot of window air conditioners in the
10 Eisenhower Executive Office Building, all of
11 which are now gone because they are renovating
12 that, too.

13 CHAIRMAN BRYANT: I have been in
14 the building, but I always thought it was a
15 point of irony of all with the what 300 window
16 units hanging out or something. Mr. Miles?

17 MR. MILES: Just a quick question
18 in reference I believe to the American
19 Recovery and Reinvestment Act, would that then
20 complete the project in its entirety or is
21 that sort of a phased in funding that will be
22 going towards that? Because it seems like you

1 have been sort of down this road for a number
2 of years.

3 MR. MCGILL: I think it's Phase 1
4 of the project.

5 MR. MILES: Okay, sure.

6 MR. MCGILL: But I'm not -- I
7 don't remember right now whether it is the
8 entire project or not.

9 MR. AMES: It is.

10 MR. MCGILL: It is Phase 1? Okay.
11 So it's Phase 1.

12 MR. MILES: Of how many phases?

13 MR. MCGILL: Two.

14 MR. MILES: Okay.

15 CHAIRMAN BRYANT: Mr. Miller?

16 MR. MILLER: Mr. McGill, when will
17 you know whether the retail is a feasible
18 alternative?

19 MR. MCGILL: Okay. So we're going
20 through the 106 process right now. And we
21 anticipate in a couple of months. To
22 elaborate on Mr. Dettman's comment about the

1 removability, DDOT was really very creative
2 and helpful in this when they said that the
3 structure had to be removable within 24 hours
4 notice.

5 So we are designing it in such a
6 way that it could be removed within 24 hours
7 notice.

8 MR. MILLER: I just wanted to
9 associate myself with your remarks and the
10 Chairman's remarks and Ms. Tregoning's remarks
11 and Mr. Dettman's remarks and others
12 commending you for pursuing this alternative.
13 And I do hope it is feasible and a template
14 for what can be done to activate federal
15 buildings and reduce the clutter of bollards.

16 CHAIRMAN BRYANT: Mr. Provancha?

17 MR. PROVANCHA: A couple of
18 points. I would like to also add my
19 commendations to those of the fellow
20 Commission Members for the innovation of GSA
21 for the concepts for the site, the thorough
22 analysis as always by the staff.

1 A couple of points. What I'm
2 struggling with is we are being asked for
3 approval of the preliminary and final design
4 building plans, but two alternatives. Does
5 that mean we are approving both alternatives?

6 MR. MCGILL: No.

7 MR. PROVANCHA: Or we will see the
8 final alternative in a future presentation?

9 MR. MCGILL: What you are being
10 asked to do is say the base building can
11 proceed.

12 MR. PROVANCHA: Okay.

13 MR. MCGILL: And the base building
14 would proceed either as shown by Mr. Dettman
15 in the original drawing or Option A --

16 MR. PROVANCHA: Okay.

17 MR. MCGILL: -- or Option B with
18 the retail. However, the treatment of the
19 retail as well as of the perimeter security
20 and the entrance on the south side of the
21 building, whether it is upper grand stairway
22 or at ground level, those are all options that

1 we have to come back to you with final
2 approval required.

3 MR. PROVANCHA: Okay. Thank you
4 for that clarification. The \$151.7 million
5 that is specified on page 15, that will fund
6 Alternative A and B or is B more expensive
7 because of the extensive structural work to
8 lower the slab?

9 MR. MCGILL: No, it will --

10 MR. PROVANCHA: It makes sense
11 that B would be more expensive.

12 MR. MCGILL: -- just take care of
13 the A part of --

14 MR. PROVANCHA: The A part.

15 MR. MCGILL: -- the proposal. So
16 we have to get separate funding for the B
17 alternative.

18 MR. PROVANCHA: The only other
19 concern I had was the design of the exterior
20 of the infills. Modern design versus
21 traditional design that would be more
22 consistent with the exterior of the building.

1 I commend GSA for the foresight of
2 the architects with the original e-shaped
3 design with the open courtyards allowing for
4 future expansion on-site in the future and
5 that future is now. So that was very
6 insightful.

7 MR. MCGILL: Thank you.

8 CHAIRMAN BRYANT: Mr. May?

9 MR. MAY: Yes. I would like to
10 add my voice to the chorus. I think this is
11 a commendable project on many, many levels.
12 And I think that just in the interest of
13 keeping things brief, I would also note that
14 the Department of Interior, I think in
15 particular, would benefit by some of the
16 decision making associated with this since we
17 are the neighbor immediately across the street
18 and not within very good walking distance of
19 much good retail. So I think that would
20 benefit the Department of the Interior.

21 And I would I think personally
22 benefit by having that connector section of

1 the building, because I can't tell you how
2 many times I have gone in there and gone down
3 the wrong corridor and it takes like an hour
4 to get back. And that's just ridiculous.

5 MR. MCGILL: Absolutely.

6 MR. MAY: Thanks.

7 CHAIRMAN BRYANT: Yes, Mr.

8 Provancha?

9 MR. PROVANCHA: Both of the
10 elevations show the air handling units clearly
11 visible from the south extending the parapet
12 wall up a few feet or setting their handling
13 units back a few feet would make them totally
14 invisible.

15 CHAIRMAN BRYANT: Okay. It has
16 been moved and seconded. A very good
17 discussion. I think I know the vote on this
18 one.

19 CHAIRMAN BRYANT: All in favor of
20 approving the EDR say aye.

21 ALL: Aye.

22 CHAIRMAN BRYANT: Opposed, no?

1 Then it's unanimous. Very good.

2 MR. MCGILL: Thank you.

3 CHAIRMAN BRYANT: Very good.

4 That is the last item on the
5 agenda. Is there anything else? Hearing
6 none, this meeting is adjourned.

7 (Whereupon, the Open Session
8 Meeting was concluded at 2:30 p.m.)

9
10
11
12
13
14
15
16
17
18
19

A				
ability 14:14 90:5	120:3 128:18	80:20	25:4 26:12 39:18	approving 100:12
able 14:2 47:13	131:10	agencies 9:1,4 16:8	39:20,22 43:3	129:5 132:20
49:17 61:2 90:10	added 7:17	19:14 21:10 22:21	45:5 57:14 67:14	approximately
106:3 107:1	addition 52:7,19	24:10 90:4 118:6	77:22 79:8 82:3,4	82:12,19 85:11
112:10	57:20 63:12 82:20	agency 16:12 21:11	103:18 126:18	86:4 102:10 105:9
above-grade 108:4	101:7 105:6 106:5	55:16	Ames 1:14 100:7	111:3,16
absence 76:2	106:7,14,20 107:4	Agency's 10:11	121:9 124:18,19	aquarium 2:16
Absolutely 24:2	110:21	agenda 3:9 6:19	125:8,12 127:9	80:16,19 81:2,7
132:5	additional 14:4	9:18 19:17 24:17	amount 56:17	82:7,11,17 83:5
accept 66:14 80:4	74:19 94:1	24:21 39:16 80:14	112:11	84:21 86:10 88:14
accepted 7:21	additionally 51:10	133:5	analysis 21:13	88:19 97:2 98:5
access 72:6 85:7	additions 107:7	aggressive 19:1	89:18 90:17	99:19 100:3
89:11,12 91:2	address 19:12	47:6	128:22	116:22
97:19 104:19	93:15,19	ago 5:3 118:17	analyze 70:8	Arab 25:10 28:2
accessed 59:6	addressing 19:20	agriculture 55:15	analyzing 21:7	architect 7:18
82:14 111:8	adjacent 52:1	74:5	Andrews 25:21	51:12 64:9 70:21
accessibility 108:7	Adjourn 2:22	ahead 73:13	33:10	architects 131:2
116:8	adjourned 133:6	air 124:20 125:2,19	ANNE 1:25	architecture 10:16
accessible 108:12	administration	126:9 132:10	annex 25:9 28:1	88:8
118:21 120:11,19	1:18 2:18 7:20	allegiance 4:9,10	50:2,14 52:8	area 8:5 41:15,18
accommodate	41:10 73:19	allergies 47:3	54:11,21 62:16	42:1 53:9 63:16
61:12,20 63:14	100:20 101:4	alleyway 53:13	64:2,4	81:21 83:4,17
105:14,20	administrative	allow 61:13	answer 122:6,7	84:5,12 85:1,2
accounted 71:10	54:5	allowed 75:10	125:19	86:19 91:8,13,18
accurately 75:7	admirable 5:9 24:9	allowing 131:3	answers 125:9	91:20 92:5,6,10
achieved 65:17	adopted 17:10	Almar 10:14	anticipate 127:21	93:19 94:12
Acosta 1:24 9:19	18:15	alternative 87:18	anticipated 86:9	108:18 114:19
9:21 15:4	adoption 17:13	88:6 101:10	91:12 112:2	118:4 122:19
acquisition 74:18	22:18	107:17 110:9,16	Antonio 46:13 79:4	124:12
act 16:13 41:6,8	advance 110:16	113:2,19 114:17	apart 85:12	areas 44:4 53:21,22
78:3,4 103:19	advanced 126:7	119:13 121:1	Appointee 1:14,14	54:1 90:18 92:11
126:19	advantage 48:17	123:16 127:18	1:17,19	94:11 109:3
Acting 1:25	49:10 70:4 73:15	128:12 129:8	appreciate 100:5	113:11,17 114:22
action 2:14 7:4	advice 6:1	130:6,17	approach 44:1 70:5	124:14
80:14 103:8,16	Advisory 90:3	alternatives 104:9	79:21	areaway 83:14,18
activate 99:20	advocate 114:14	107:13 112:18,19	approaching 78:9	84:18 85:5 111:4
128:14	aerial 81:12 84:3	115:22 118:12	appropriate 11:2	124:10
activating 19:20	aesthetic 108:5	129:4,5	95:13 118:6 122:5	Army 25:15 30:12
114:7 115:15	aesthetics 103:11	amazing 124:21	approval 90:21	ARRA 13:3 119:4
Active 19:21	Affairs 1:16	amending 99:14	98:1 104:7 107:10	ARRINGTON
activities 16:6,20	affect 14:14	amendments 18:1	112:17 129:3	1:14
17:5	African 61:6 82:2	18:4 21:14 22:9	130:2	arrows 52:13
activity 44:7	African-American	22:17	approve 17:3 22:13	art 86:7,8
actual 71:8 74:17	54:13 76:21 77:7	amenities 120:20	39:6 115:19	articulate 24:6
105:7	77:12 91:11	amenity 94:2	approved 7:4 17:18	artistic 89:15 94:2
add 19:9 20:4	afternoon 15:21	America 4:11	17:20 39:11	Arts 24:8 25:16
	39:21 44:9,15	American 2:11	100:15 103:6,8	31:10 50:10 51:4

60:5 63:12
asked 22:12 129:2
 129:10
aspect 125:13
aspects 44:21 45:17
 71:7
assessed 48:8
assessing 78:6
assessment 48:5
 121:19,20
asset 6:11
associate 128:9
associated 131:16
assume 74:15
assuming 71:9
Atlanta 6:16
attempting 44:2
attention 11:1
attic 59:17
attractive 112:15
at-grade 83:16
 124:12
auditor's 50:1 52:6
 53:5,6
August 4:17 13:11
 66:14 76:8
authority 74:6
authorizing 77:4
available 23:1 98:3
 120:15,20
Avenue 52:4 55:7
 58:22 61:8 62:8
 64:1,4 65:7 80:16
 86:12 91:20
average 77:1
Aviation 7:19
avoid 95:5
aware 76:4
awful 125:22
aye 39:12,13
 100:12,13 132:20
 132:21

B

B 1:25 123:16
 129:17 130:6,6,11
 130:16

back 22:15 59:9,14
 62:19 72:9 90:20
 95:6 103:7,17
 119:14 130:1
 132:4,13
backed 86:3 92:14
background 16:10
 39:3 40:4 94:9
backwards 59:18
balance 90:8 92:8
 93:1 97:4
base 25:21 33:10
 84:18 106:22
 119:5 129:10,13
based 59:16 109:2
basement 82:8,13
 82:18,21 84:22
 86:14,15
basically 8:2 53:6
 53:10,19
basis 48:1 71:4
bays 110:22 111:8
 111:18,21 112:6,9
bear 47:4
becoming 78:16
began 48:4 50:5
beginning 45:21
begins 54:17 80:2
behalf 14:20
behoove 15:2 23:19
believe 66:12 100:2
 121:21 126:18
below-grade 85:8
 87:2 89:6
Belvoir 25:17,19
 31:12 32:12
benefit 116:19
 120:3 131:15,20
 131:22
best 6:21
bestowed 6:9
better 7:9 105:15
beyond 48:6 77:13
 100:1 111:3
bid 13:6
bifurcated 119:4
big 24:12 56:22

61:10,17,19
Bigas-Valedon
 46:14
bigger 65:20
billion 72:12
bit 3:5 16:10 57:11
 59:19 84:12
blank 74:15
block 102:5
blocks 56:8
blue 57:19
board 6:19 73:20
boiled 47:9
bollard 107:21
 109:1,21
bollards 109:11,16
 109:20 110:4,19
 113:11 116:3
 122:1 123:4,5,10
 123:13,21 124:3
 128:15
bookend 64:16
 65:14 66:6
Booth 25:7 27:2
booths 123:7
born 5:15 72:16
Botanical 64:12
 65:5 66:5 78:17
bottom 84:13
bounded 102:5
BRADLEY 1:19
break 122:18
bridge 58:22
brief 15:7 131:13
briefing 6:7
briefly 15:17,22
 17:8 90:22 103:5
bring 5:22 6:18
 11:1 20:10 22:8
 56:22 65:12
 111:13
bringing 9:5
brings 62:16 99:19
brise 106:9
Britney 10:14,15
brought 46:6
Bryant 1:10,13 3:3

4:1,22 6:22 23:2,5
 23:16 24:13,16,20
 25:1 39:1,9,14
 43:5 68:1 70:15
 76:11 80:8 99:1,3
 100:8,14 118:1
 121:5,10 124:18
 126:13 127:15
 128:16 131:8
 132:7,15,19,22
 133:3
build 57:5 60:22
 63:4
building 50:1,1,4,6
 50:11,11 51:21
 52:2,6 53:3,5,6,18
 54:2,4,11,16,19
 54:20 55:4,5,8,12
 55:13,22 56:1,5
 56:14,16 57:5,8,9
 57:15 58:8,21
 59:16,18 60:1,4,5
 60:6,6,13 61:3,10
 61:11,21 62:4,10
 62:18 63:1,9,13
 64:1,15 65:6,15
 66:6 71:11,12,19
 72:2,4,5,7,18
 74:19,22 75:2
 77:19,19 78:15
 79:22 80:4,17
 81:5,8,9,15,16,20
 81:20 82:9,13,18
 82:22 83:3,12,14
 83:21,22 84:7,15
 84:18 85:1,16
 87:7 88:9,9 91:22
 93:8,11,18 94:8
 94:14,22 95:15,16
 95:19,19 96:2,6,8
 96:10 97:7 99:4
 100:19,21 101:8,9
 102:2,8,11,18,19
 103:12 104:1,4,7
 104:10,13,17
 105:2,7,12,16,17
 105:19 106:4,11

107:6,15,20 108:3
 108:6,22 109:5,9
 109:15 110:6,12
 110:18 111:1,11
 111:15 113:6,7,21
 115:16,21 119:5,9
 119:15 120:6
 121:16 122:1,13
 122:18 123:12,14
 123:21 124:10,11
 124:21 125:7,20
 126:10,14 129:4
 129:10,13,21
 130:22 132:1
buildings 19:16,21
 52:17 56:11 59:12
 72:11 74:2 75:17
 114:9,10,15,21,22
 116:9,10 118:7,20
 120:13 124:22
 128:15
building's 104:18
 104:19 122:14
built 59:6 102:2,3
bulk 54:3 96:18
bus 53:14
button 43:6

C

C 1:24 81:16
cables 126:1
Caderock 26:11
 38:12
cafeteria 120:11
Calendar 2:8 24:21
 24:22 25:2 39:6
 39:10
call 3:3
called 49:21 114:7
campaign 14:19
capital 1:1,12 4:6
 6:20 10:13 16:15
 18:15 26:4,5
 36:10,12 46:20
 47:8 49:13 69:2,5
 71:2 75:11 76:20
Capitol 7:18 50:15

<p>50:16 51:5,12 64:7,9 65:13 66:7 78:10 capture 68:7,10,15 care 130:12 carefully 91:5,16 92:21 94:7 carries 39:15 case 52:5 58:2 60:19 63:2 64:19 65:15 cases 71:10 cash 9:6 Castle 48:14 ceiling 54:8 cellularized 56:7 center 12:2 25:16 25:19 26:1,3 31:10 32:10 34:12 35:12 56:3 58:6,8 115:14 central 109:12 certain 95:1 certainly 94:4 113:22 CFA 90:2 Chair 6:7 43:2,15 Chairman 1:10,13 2:2 3:3 4:1,21,22 5:1 6:22 9:22 15:21 23:2,5,15 23:16 24:13,16,20 25:1 39:1,8,9,14 43:5 46:17 49:7 66:18 68:1 70:15 76:11 80:8,21 98:2 99:1,3,11 100:8,14 101:3 117:10 118:1 121:5,10 124:18 124:19 126:13 127:15 128:16 131:8 132:7,15,19 132:22 133:3 Chairman's 128:10 Chair's 7:13 9:17 challenges 67:12</p>	<p>Chancery 25:10 28:2 changed 77:5 119:15 changes 60:7 104:19 character 60:2 92:10 112:1 characterized 91:21 charge 46:12 CHASE 12:1 checked 13:9 CHEVY 12:1 children 5:11 choose 123:16 Choosing 48:16 70:4 chorus 131:10 Christine 11:8 15:4 circles 41:17 circulate 106:4 circulation 91:2,7 91:14,17 92:22 97:19 102:18 105:15,18 cities 69:18 citizens 45:5,15 69:20 70:1 city 114:19,22 120:4 city's 14:22 civil 10:8 clarification 130:4 clarify 24:6 clarity 77:8 classroom 87:8,11 clear 59:19 69:3,22 clearly 69:6 132:10 climate 52:10 61:12 Clinic 25:20 33:10 close 46:2 47:20 closely 44:16 47:13 closer 84:13 89:7 102:1 closeup 110:1</p>	<p>clutter 128:15 coincidentally 8:14 cold 6:4 9:6 colleague 44:11 collection 106:16 107:21 collections 40:11 45:1,18 79:16 Columbia 1:21 6:10 17:1,19 26:7 37:10 100:5 combination 50:13 124:1 come 11:2,9 22:15 86:1 119:3,14 130:1 comes 123:11 125:13 coming 8:14 47:2 62:13 106:12 commemorative 41:6,8,11,15,20 51:15 114:3 commend 68:21 69:3 70:3 97:2 116:5 120:18 121:1 125:9 131:1 commendable 131:11 commendations 128:19 commending 128:12 commends 90:5 120:1 commensurate 56:13 comment 6:1 21:19 21:22 22:14 45:16 89:21 96:21 100:10 112:19 115:21 127:22 comments 15:18 23:18 24:14 49:6 68:5,16,19 70:16 80:8 99:2,10 118:9</p>	<p>Commerce 80:17 81:8,14 82:9,13 93:8 94:16 97:7 99:4 Commerce's 81:5 Commission 1:1,3 1:12 3:4 5:4,6,14 10:4 15:6,9,22 17:9 18:13 20:10 21:14 22:6,9,12 22:16 24:7 40:1,5 40:7,17 41:17 42:4,7,13,18 43:15,18 44:8,11 44:16,19,20 45:6 46:3,7,20,21 47:5 48:11,20,22,22 58:14 62:7 65:21 66:12,16,19,21 68:6,11,11,14,19 68:22 75:20 76:4 77:21 78:6 79:7 80:21 89:21 96:21 103:6,8,16 115:18 125:14 128:20 Commissioner 6:2 6:7 9:22 44:12 118:19 Commissioners 63:20 Commissions 44:3 45:4 Commission's 4:6 47:14 73:18 103:15 commit 14:22 commitment 15:11 committed 18:8 95:7 119:6 Committee 1:15,22 121:16 122:13 committees 77:4,16 communities 45:11 community 45:5 comparative 57:13 comparison 75:8 complete 43:20,21</p>	<p>48:9 65:13 79:19 126:20 completed 89:18 completely 113:6 completes 107:8 completing 64:15 completion 65:13 80:3 complex 57:11 compliance 96:14 96:18 complicated 53:18 complies 115:3 compliment 93:8 comply 95:20 113:3 component 71:16 78:19 81:5 86:6 122:18 components 104:6 104:14 composed 106:8 comprehensive 15:8,10,14 16:2 16:11,14,14,17 17:5 18:17 19:11 20:5,19 21:5 47:7 114:1 115:3 comprises 50:6 55:20 concept 68:22 81:1 96:22 103:7 107:13 115:22 concepts 101:10 103:9 104:12 128:21 concern 130:19 concerns 87:22 90:7,12 93:20 conclude 66:11 concluded 133:8 concludes 9:16 98:3 117:12 conclusion 11:7 concurred 103:9 concurrently 20:9 conditioners</p>
--	--	--	---	---

124:20 126:9	construction 13:3 13:12 73:2 74:22 94:22	coordinated 112:4	crackers 3:8	deal 9:10 99:15
conditioning 125:2 125:20	Consulate 25:9 28:1	coordination 21:3 24:9 97:2	Crafts 25:16 31:10	deals 21:4 69:20
conditions 13:22 83:7 84:4,9 102:22	consult 116:12	core 18:16 19:22 41:4 42:10 47:20 51:8,16 62:6 114:2 115:11	create 53:14 102:12 103:10 104:21 114:3	DEBORAH 1:25
configuration 92:16	consultant 48:16	corner 109:14 122:21	creates 53:2 102:20	decide 43:19
confirm 14:3	consultants 46:6 47:14	cornice 55:5	creating 62:13 65:2	decided 5:8
conforms 115:3	consultation 40:16 90:1 93:5 96:12	Corps 13:2	creation 107:14	decipher 77:3
confused 124:8	contacted 70:20	correct 70:11 99:14	creative 128:1	decision 131:16
confusing 58:20	contacting 22:20	corrections 18:11	creeps 62:3	decisions 78:8
confusion 123:9	contain 60:15 86:15	correctly 68:16 118:11	criteria 49:4	deck 100:22
Congress 43:20 65:1 77:14,16	contains 53:6 54:2	corridor 7:14 8:4 9:11 10:12,20 101:20 114:4 115:13 132:3	critical 44:10	decrease 111:6
Congressional 65:2 77:1,6	contemplated 60:20 89:7,13,16	cost 70:18 71:8,12 71:14,16,18,22 72:2,11 73:21 75:5 76:3	cross 41:13	decrepit 126:1
connected 53:4 56:17	contemplating 105:8	costs 72:12 75:3,7	cross-section 21:4 83:17 87:4 106:19	Defense 1:19
connection 54:11 55:9 62:15,22 115:13	content 87:19	Council 17:4,18 18:2 90:3	culminated 48:13	deference 69:3
connector 131:22	CONTENTS 2:1	counsel 1:25 24:18	Cultural 47:15	defined 59:11
connects 59:1	context 48:6 77:10 81:18 101:18	country 45:6	Culture 54:14 82:3	delayed 103:16
Consent 2:8 24:21 24:22 25:2 39:6 39:10	continuation 95:18	couple 23:17 112:20 127:21 128:17 129:1	curb 109:5,12,16 110:4 113:12 116:4	delegated 7:4 74:5
conservatory 64:18	continue 75:2 88:20 97:12 113:13 116:11	course 45:3 48:4 50:18 51:6,14 54:15	curious 70:19	deliberations 6:1
consider 42:8 74:20	Continued 121:11	courts 25:8 27:2 53:14 59:11 62:20	current 16:4 81:7 82:7,11 92:16 97:8	demolished 105:22
consideration 23:8	continues 88:21 93:12	courtyard 59:3,8 105:8 106:1,20,21 107:1,7	currently 19:11 46:6 53:13 65:10 82:7 83:13 86:2 110:10 121:17 124:9	demolition 62:9 71:11 74:18
considerations 58:5 73:22 95:1 97:5	continuing 72:6 116:16	courtyards 102:13 103:1,4 105:11,22 123:6 131:3	cut 6:16	demonstrate 123:1 119:2
considering 103:22	contract 13:11	cover 10:2 59:21 85:4 87:7	<hr/> D <hr/>	demonstration 119:2
considers 114:17	contributing 120:19	covered 23:9 85:3	daily 71:5	demountable 112:9
consist 21:9	control 52:10 61:13	covering 51:19	dandiest 119:19	Dennis 44:16
consistent 69:1 115:8 130:22	convened 1:9	covers 58:1	date 14:5 40:19	denote 88:19
consists 47:18 107:20	conversation 45:3 45:8,15 77:11,22 79:3		David 15:5,16 24:14	denotes 83:3,9
Constitution 80:16 86:11 91:20	conversations 45:21 69:17 71:1 75:10 77:15		day 60:7	Dental 25:20 33:10
construct 110:17	cooperation 24:9		days 10:18	Department 1:17 1:19 41:9 55:14 55:15,19 62:10 70:4 72:17,19 76:5 80:17 81:4 81:14 94:16 97:7 99:4 112:5 131:14 131:20
constructed 56:2	coordinate 8:16 116:16		DCOP 17:21	depending 20:11
constructing 103:22			DDOT 87:16 90:12 93:13 128:1	depth 47:12
			DDOT's 87:22 112:8	describe 90:22 101:13
			dead 102:20	description 107:9
			deadline 68:9	design 19:10,12,15 19:15 20:3 21:2 24:5 58:5 78:3,14 87:19 88:10,13,21 89:1,21,22 90:7 90:13 93:4,12

96:22 97:5,14,16 97:20 99:16 105:3 106:8 109:1,18 112:1,3,9,12,13 113:3,4 115:8 116:18,20 118:16 119:10 129:3 130:19,20,21 131:3 designated 121:17 designed 41:21 86:8 88:7 97:10 designing 128:5 designs 87:18 107:21 desire 95:5 desk 7:6 detail 23:12 detailed 48:2 71:13 76:2 determined 110:14 determining 110:11 detract 94:7 Dettman 80:18,20 99:2 100:22 101:2 118:2 121:18 122:4 123:15,22 124:3,9 129:14 Dettman's 127:22 128:11 developed 48:15,16 71:14 developer 6:12 developing 20:3 48:9 diagram 57:10 66:2 81:12 82:9 83:6,9 84:6 85:20 86:13 87:12 96:3 96:4 101:15 106:18 difference 63:11 124:7 different 16:17 45:14 48:7,8 58:14,15 79:5,6	104:8 107:21 difficult 56:6 61:16 difficulties 77:18 dimensionally 53:20 direction 105:19 Director 1:24 2:3 9:19,20 11:11 Disabled 25:5 26:12 disadvantage 73:17 discretion 122:15 discuss 40:1 discussed 23:18 24:3 discussion 39:3 40:6 42:6 76:8 77:7 94:19 118:9 121:11 132:17 discussions 13:18 94:15 display 89:14,15,17 94:3,3 disposition 7:9 dissected 52:4 distance 84:1 93:8 131:18 distinction 5:8 District 1:21 5:15 5:17,21 6:9,15 13:19 15:13 16:21 16:22 17:17,18,19 21:13 26:7 37:10 96:13,16 97:3 100:4 112:5 divergent 90:7 97:5 99:16 Division 10:7,19 divisions 21:7 DIXON 1:14 docks 108:22 document 57:11 documents 18:18 doing 18:5,7 22:3 52:15 72:19 122:22 dollar 99:5	door 62:14 doors 73:9 108:11 DOT 20:16 dotted 83:8 85:18 Dougherty 48:15 Downtown 100:1 Dr 44:11 draft 68:15 draw 41:3 99:21 drawing 53:19 129:15 driveway 107:2 driveways 110:20 123:6,18 due 13:17 95:4 103:16 D.C 1:10 6:13,20 40:15 43:17 44:5 90:2,4 100:1 <hr/> E <hr/> E 100:18 101:12,19 102:5,12,15 103:2 103:4,10 104:3,9 107:1,14 108:1 109:6 110:2 111:1 111:9,11 113:20 114:3 115:12 116:2,4 120:5 124:7 EA 96:4 earlier 69:11 79:4 ears 77:20 east 42:1 81:19 84:14 86:1 101:18 102:7 east/west 105:19 eat 3:8 edge 83:22 85:5,6 85:19 87:15 88:1 92:19 95:16 109:8 110:6 124:15 edges 89:12 EDR 99:12 100:8 100:12 120:1 121:8 132:20 education 86:21	educational 22:2 effective 13:14 14:8 18:10 effectiveness 16:6 effort 14:21 15:19 112:13 efforts 10:13 68:17 97:4 116:5,16 egress 104:20 eight 102:10 Eisenhower 126:10 either 69:12 72:10 74:22 86:20 88:17 108:11 129:14 elaborate 127:22 element 19:10 20:3 20:8,10,15 21:2 21:19 22:7,13,17 23:11 24:5 86:7,9 elements 15:14 16:13,18,22 17:7 17:10,13,19 19:5 19:6,11 20:22 21:7 22:4 23:20 75:19 78:7 93:4 95:3 108:18 109:4 115:2 elevated 111:12 elevation 59:10 84:7 87:13 107:5 108:14 elevations 132:10 elevators 126:2 eliminating 60:11 elimination 125:13 Ellipse 81:18 ELYSE 1:15 email 14:9 emergency 14:15 Emirates 25:11 28:2 Emma 44:12 employees 105:14 enclosed 102:13 103:1 enclosures 106:15 encompasses 102:5	encouraged 42:7 endeavored 45:7 ends 56:3 102:20 energy 62:10 106:16 engage 49:17 engineering 10:9 Engineers 13:2 engraving 50:22 enormous 56:17 63:16 ensure 18:9 enter 61:2,4 62:17 107:1 entire 55:19,22 95:19 102:5 103:21 124:11 127:8 entirely 107:19 120:14 entirety 50:5 58:4 59:21 96:6 126:20 entrance 53:8,12 57:2 61:1,7 65:6 80:16,19 81:1 82:15,21 84:20 85:9 86:17 88:17 89:4,9 90:14 91:6 92:4,9 94:18 95:7 97:1,10,18 98:5 100:19 101:11 102:8 103:10 107:14 108:2,2 109:13,13 110:2,8 111:11,14 116:2 129:20 entrances 52:14 53:14,15 entrusted 47:5 entry 57:2 entryway 108:8,10 envelope 72:9 environment 104:22 105:3 environmental 19:4 70:8 121:19 environs 40:15
--	--	--	---	---

EPA 7:18	exhibits 86:16	F 100:21 101:6	21:12 22:4 23:10	70:11,14,22 72:22
essentially 49:1	existing 52:5 54:18	102:6,9	26:4 36:10 71:13	73:12,14 74:7
58:12 60:17 63:7	57:20 59:17 63:22	fabric 60:12 93:17	72:11 81:21 91:21	75:9 78:1
66:3 88:18 90:7	66:9 83:7,12,22	facade 59:12 83:3	93:18 96:13 97:3	first 4:22 10:3,5
92:15 102:19	84:4,6,8,17,22	111:21	99:21 100:1,3	11:4 40:20 41:11
104:5,11,15 107:8	85:5,16,19 87:3	face 83:13,21,22	101:20 114:7,9,10	42:4 51:21 56:13
124:13	96:9 102:21	102:16	114:15,21,21	63:4 88:5 102:14
establish 45:7,14	105:12 107:2,6	facilitate 86:4	116:8 118:6,6,20	103:1 106:2
established 40:8	108:1 109:13	105:15,18	120:13 128:14	107:13 108:3
52:17 74:12	110:6,20 111:4,15	facilitated 44:19	feedback 15:18	113:1 122:11
establishing 40:10	expand 53:12	facilities 20:17	68:4,7,11,13,14	Fiscal 26:6,8 36:14
45:2	expanded 102:4	65:11 71:18 72:10	80:12	37:12
establishment	expansion 25:13	75:15 76:4	feel 73:6	fit 48:4 63:17
41:15 44:21	29:10 74:16 131:4	facility 19:4 21:11	feet 47:19,20,21	fits 24:11
estate-related 6:14	expect 13:10,13	26:11 38:12 47:16	50:7 52:7 53:4	flag 4:10
estimates 71:14	22:6	47:18,22 56:14	55:20 57:16 58:3	flood 13:14 14:8,11
etcetera 45:18	expects 10:17	60:22 65:14,19	58:11,12 60:10,15	89:2
etching 88:13	expedited 40:21	72:1 78:20	63:7,8,10,12	flooding 13:22
evaluate 17:16	expenses 75:4	fact 13:20 49:14	64:18 65:18,20	floor 53:14 59:20
48:18 71:6	expensive 130:6,11	66:16	72:3,8 82:12,19	60:15 100:19
evaluated 16:5	experience 49:14	factors 74:20	83:21 84:2 85:11	101:13 104:3
42:14 69:14	72:17 79:17	fair 75:8	85:12 86:4 92:15	105:12 106:2
evaluates 40:9	expertise 9:5	fairly 23:21 82:14	96:6 105:9 111:3	108:3 110:22
evaluating 18:9	explain 22:3	91:10	111:17,19 112:8	111:8,10,14
22:7 47:7,12	118:15	fall 18:4 21:17	113:8 132:12,13	113:20 114:8,9,20
events 17:9	explored 55:11	50:21	fellow 128:19	115:15 116:2,6,10
everybody 49:17	extend 82:22 83:5	familiar 6:12 46:13	FEMA 13:16,19	118:12 120:4,11
73:19	102:11 113:16	far 24:10 90:6 93:4	14:6	120:17 122:19
evolve 78:21	extended 14:15	favor 39:12 100:11	field 6:15	floors 114:15
evolved 16:16	62:8	132:19	filled 59:9	flow 86:5
exactly 22:4	extending 85:21	favorably 89:21	filling 62:1	focus 93:21
excavated 85:1	132:11	96:22 112:19	final 22:16 40:18	focused 104:11
exceed 96:6	extends 109:8,15	115:21	66:13 86:6 90:21	folks 3:7 4:16 8:22
exception 116:3	extension 93:10	favorite 78:2	98:1 101:8 104:7	following 62:6
excess 112:7	111:17	FBI 71:19	115:19 119:10	103:15
exchange 25:18	extensive 16:8 90:1	FCIP 115:7	129:3,8 130:1	follows 25:3
32:10 66:21	96:12 130:7	feasibility 40:10	finally 15:5 19:9	follow-up 76:12
excited 99:18	extent 51:11 88:4	43:16 45:2	89:11 94:13 97:19	food 120:13,18
exciting 80:11	92:2 113:15	feasible 119:3	116:15	foot 83:14,18 84:17
118:2	exterior 25:6 27:1	127:17 128:13	financial 45:1	88:1 109:20,21
executive 1:24 2:3	104:16 130:19,22	featured 75:17	find 3:7 23:20	111:4
3:6 9:19,20 11:11	external 21:8	features 93:4,21	findings 77:21	footage 50:13
18:19,21 19:8	extraordinary	federal 7:19 9:1,4	finds 95:11 96:17	56:18 58:2,10
20:19 125:4	121:2	14:11 16:13,18,19	115:1	63:3,19
126:10	e-shaped 131:2	17:7,13 19:2,4,6	Fine 24:8	footprint 52:6 53:1
exercise 75:9		19:10,14,15,21	finished 119:10	64:13,21 65:17
exhibit 85:2 86:20		20:4,14,17,18	Fiol-Silva 46:13,16	66:1 78:18
	F			

footprints 65:17	funded 103:17	glass 106:8	122:10 123:8,20	handicap 108:6
force 7:14,16 9:11	funding 103:17	go 13:8 20:7 57:7	124:2,5,17	handled 17:12
force's 8:18	118:18 119:5	61:2 73:13 95:5	grid 8:4	handling 132:10,12
foresight 131:1	126:21 130:16	100:16 105:16	ground 54:12	hanging 126:16
form 46:8	funds 13:3	113:8 119:17	55:10 100:19	happen 56:9 61:5
formal 101:11	further 75:20	goals 19:8 115:4	101:12 104:3	62:7 65:3 84:21
107:14 116:1	90:18 93:13 99:20	God 4:13	110:22 111:7,10	happened 58:16
formed 48:1	100:9 113:10	goes 5:13 20:12	111:13 113:20	happening 15:3
formerly 53:13	122:17 123:11,19	going 9:8 15:16,22	114:8,9,14,20	57:21 77:12
forms 102:16	furthermore 95:17	17:15 18:1,3 20:7	115:15 116:2,6,9	happens 6:13 47:4
Forrestal 62:9 64:1	future 40:2 56:20	20:7,9,10,13 47:2	118:12 120:4,17	63:2 65:4
64:3 74:4,9,11	62:9 64:14 82:2	63:18 78:21 89:14	129:22	happily 7:20 8:14
Fort 25:17,19	129:8 131:4,4,5	91:13 92:14 93:22	grounds 82:1	9:14
31:10 32:12	G	95:8 99:7 119:18	group 21:9	happy 7:1 121:8
fortunate 73:7	galleries 53:4 54:3	122:2,22 125:1	groups 62:17	hard 9:6 61:20 62:1
forward 6:19 7:21	54:9 57:21 59:15	126:5,22 127:19	GSA 19:18 20:16	harden 95:6
9:8 46:7 80:11	60:17 61:6,13	good 15:21 19:19	70:20 71:1 75:11	hardened 107:22
112:22	63:5,14	20:2 23:21 39:21	87:17,17 88:22	108:21 124:4,6,16
four 42:17,20 46:7	gallery 53:21 60:16	60:1 80:20 99:9	90:5,10 91:5	Harriet 1:20 14:3
46:8 49:2,19	62:18	100:3,3,4 114:12	93:12 94:16 95:7	Hart 1:17 23:4,5,6
50:21 51:2 64:7	Garage 25:22	131:18,19 132:16	96:16 97:2,8,12	23:14
71:15 75:21	34:10	133:1,3	97:17,20 101:1,9	hatch 41:14
110:22 111:8	garden 64:12 65:4	Gould 10:5	101:17 103:12,20	hazard 23:8
fourth 22:10 50:15	65:5 66:5 78:17	governance 44:22	105:7 108:7	headache 126:3
frame 22:5 73:8	107:22 108:21	Government 1:22	110:10,15 113:13	headquarters 2:19
framework 18:16	124:4	19:2 21:12 76:6	115:20 116:5,11	19:18 81:15
20:1 41:5 42:11	gateway 79:12	100:4 101:20	117:14 118:19	100:21 101:1,5,17
51:16 69:6 74:10	gathering 68:5	Governmental	120:2 121:1 122:5	101:21 104:1
114:2 115:11	general 1:18,25	1:16	123:16 124:21	115:20 117:14
free 71:9	2:18 22:3 24:18	Government's	128:20 131:1	119:1 120:6
frequent 15:12	41:10 100:20	16:19	GSA's 74:3 80:22	healthy 76:8
friendly 118:20	101:4 118:20	grade 66:4,4 87:3	81:3 82:6 103:9	hear 42:21
front 15:1 61:1	generally 41:12	87:11 111:14,16	104:21 114:12	hearing 39:5 77:21
62:14 72:6 87:19	83:15 84:20 91:20	graduate 10:17	116:15 120:6	80:9 100:11 133:5
88:12 95:6,9	generated 96:15	grain 56:8	guard 25:7 27:1	hearings 18:4
108:15	George 1:19 5:2,13	grand 62:14 129:21	123:7	69:18
frontage 56:22	101:22	granite 85:11 87:9	guess 5:19 8:2,17	heat 125:2
frontages 55:18	Georgia 6:16	88:6,11 89:5,13	47:2 123:8	heating 106:17
full 17:12,14 66:16	getting 3:5 8:20	92:19	guidance 41:1	heavily 73:20
104:15	21:1	grant 68:12	guidelines 122:9,12	125:15
fully 46:5 102:13	give 15:6 72:3	19:13 72:5 114:18	122:16	height 57:13,15,17
103:1 116:16	given 7:16 13:20	115:16	H	64:22 78:18
function 16:11	72:12 73:18 87:17	green 43:6 83:8	Haitian 61:6	heightened 124:14
103:11	94:20 95:15 100:6	85:4 87:6	half 5:19 7:15 64:3	held 45:9
functions 53:7 54:5	gives 54:15	Greenwald 1:15	hall 61:10,19	help 6:18 9:6 14:22
61:17 63:17	giving 78:7 122:12	121:13,14,22	hand 80:5 122:20	68:17 79:19 92:17
fund 130:5				100:5

helpful 76:15 128:2
helps 99:20,21
Henry 43:2,14
Herbert 1:14 81:16
 94:14
hierarchy 58:8
 94:10
high 63:6 104:22
higher 44:7 54:8
 57:21 64:17
highlights 76:19
historic 60:2 88:9
 90:3,15 93:3,17
 93:21 94:8 99:8
 104:17 114:10,21
 116:10 119:11
history 54:14 57:14
 73:5 76:21 78:14
 82:3,4
hit 6:4
holding 14:20
 21:16
Holocaust 54:21
Homeland 1:15
 72:20 75:13
Hoover 80:17
 81:16 84:7 94:14
hope 6:18 43:12
 73:2 74:10 118:5
 120:22 125:12
 128:13
hopefully 125:1
hoping 22:8
host 96:15
hot 106:17
hour 5:19 7:15
 132:3
hours 99:13 128:3
 128:6
House 1:21 81:19
 101:19 115:14
housed 47:21
HUD 7:18
HVAC 126:7

I

idea 79:7

ideal 119:1
ideally 47:19
identified 42:10
 70:18 74:3 75:7
identify 90:18
illuminated 89:16
illuminating 79:8
image 64:11 78:17
images 84:13
imagine 113:18
immediate 75:13
 118:4
immediately
 131:17
immersed 50:18
impact 76:6 92:22
impacting 53:10
 60:2
impacts 70:9 91:6
 91:16 97:18
implemented 94:21
implications 76:5
importance 7:16
important 52:15
 61:18 65:22 71:17
 73:21 78:10,19,22
 99:8 120:5
imposed 64:20
improve 103:11
 105:2 108:5,6
 114:16,18
Improvement 26:8
 37:10 75:12
Improvements
 26:5 36:10
improving 19:14
 116:8
inches 109:20,21
incidentally 57:16
include 40:13
 75:18 97:10
included 48:3 58:5
 96:4 97:8
includes 40:11
 113:20
including 10:12
 16:8 42:2,14

47:15 82:1
inclusion 95:11
 110:22 114:14
inconsistent 96:18
 115:2
incorporate 52:8
 88:22 95:8 114:8
 114:20 116:6,9
incorporates 52:5
incorporating
 104:3
increase 105:14
increasingly 7:15
Independence 52:4
 55:7 58:22 61:8
 64:1
indicated 64:14
 97:9 106:1
indicates 59:4,8
 85:19
individual 17:10
indivisible 4:13
Industries 50:11
 51:4 60:5 63:13
infill 105:8 106:1,7
 106:20
infills 130:20
information 9:10
 14:4 39:17 40:4
 46:8 48:10 50:19
 51:11 66:14,17,21
 67:10 76:2 90:19
infrastructure 9:2
initial 47:10 68:6
initially 42:13
initiated 17:21
initiates 65:9
initiating 17:22
initiative 10:12,21
 81:4 82:6 104:21
 114:2
initiatives 5:10
 10:11 16:5 18:12
inner 44:7
innovation 128:20
input 6:17
INSERT 3:9 11:11

12:1 26:12 27:1
 28:1 29:10 30:10
 31:10 32:10 33:10
 34:10 35:10 36:10
 37:10 38:10 67:14
 98:5 117:14
inside 61:22 81:9
 83:22 85:19 87:15
 88:1 89:12 92:19
 94:3 105:1 108:22
 124:15 125:21,22
insightful 131:6
instance 74:9 123:4
instances 74:9
 113:7
Institute 10:9
institution 60:11
institutions 101:21
insurance 14:11,14
intended 79:14
 112:6
intending 14:7
intense 58:19
intensively 48:11
intent 82:16
intention 65:1
 115:11
interaction 79:13
interactive 44:2
Interagency 121:15
interest 6:9 7:21
 8:13 72:5 90:16
 131:12
interested 63:20
 97:13 116:12,17
interesting 14:10
 55:13,21
interior 1:17 41:9
 42:1 44:14 70:4
 104:16 120:14
 123:6 131:14,20
intern 10:7
internally 21:6
Internet 45:15
interns 10:4
introduce 10:3
 46:12

introduction 118:5
invisible 132:14
invite 9:12,13
involved 7:19,20
 9:4 19:6 49:3
 94:17
involves 107:13
 118:12,13
irony 126:15
ISC 122:8
issue 14:13 19:20
 23:12 44:22 45:1
issued 13:17 16:22
 122:12
issues 91:1 93:16
 97:20 103:17
 112:20
issuing 122:8
item 4:22 7:2,12
 9:18 19:17 24:16
 24:20 25:4 39:16
 80:14,15 100:17
 133:4
items 2:14 10:1
 25:2 39:1,4

J

January 5:6
JOHN 1:17
join 4:8
joined 44:9
joins 10:15
Joint 25:20 33:10
judgment 75:19
 78:7
July 1:8 4:7,15
June 42:19
jurisdiction 41:22
 44:4 51:11 64:9
 74:3 77:17
justice 4:13

K

keep 15:3 51:18
 93:16,20 123:5,7
keeping 58:5
 131:13
Kempf 39:19,21

Ken 44:14	79:17	86:2 94:22 110:4	103:21 113:14	making 8:9 120:18
Kenilworth 26:2	Latinos 45:12	113:22 114:5,11	looked 8:2 46:2	131:16
35:10	law 40:8 119:7	116:4,20	51:14 69:12 91:15	mall 8:6 11:5 43:17
Kennedy 115:14	lay 66:22	lines 8:12 52:16	92:21 93:2 96:14	51:13 53:9 55:16
kept 52:22	lead 39:19 85:8	55:3,4 108:21	112:21 125:15	55:17,18 57:12
kicking 16:1	leadership 18:20	list 49:1 76:14	looking 8:6,9 9:2,3	59:7 61:2 62:4,14
kind 6:16 17:10	120:6	listed 97:21 102:2	17:15 22:7 44:20	70:1 77:19 79:12
20:7 53:18 59:17	leading 78:5 86:18	105:4	47:12 50:5 56:7	79:13 80:3 81:22
60:3 63:16 79:11	87:5,10 89:6	lit 94:1	57:12 80:7 84:10	94:11 99:22
86:9 88:7,12,13	108:10 123:6	literally 60:8	84:14 88:22 89:8	manager 6:12
89:14 94:2 119:3	leaning 76:17	little 3:5 16:10	89:10 104:13	44:17 46:15
know 5:14 11:5	lease 74:22	59:19 84:12	108:19	Managing 21:11
13:2,19,21 14:3	leaving 56:15	living 62:15	looks 62:19	mandate 123:3
24:10 43:10,12	LED 89:16 94:3	Loan 42:12,15	lot 8:13 9:2,4 11:6	mandated 16:11
51:8 54:9 55:14	LEED-gold 126:6	69:10	19:13 20:16 21:6	manmade 23:8
60:6,10 64:3 65:8	left 9:16 51:13	lobby 85:1,8 86:19	22:10 23:21 24:8	Map 7:5
65:9 70:20 71:5	Legacy 114:1	87:5,6 89:9	26:10 38:10 51:19	maps 13:16 14:7,8
71:22 73:6 76:13	legislative 2:6	108:11	60:11,16 63:14	14:21
76:16 77:2,13	24:15,17	located 41:18,21	65:10 75:3,10	Marcel 1:24 15:20
79:14 92:22	length 85:12	44:6 45:20 47:20	91:13 93:5 112:13	18:8
114:13 119:15,18	letter 14:18 68:12	51:9 81:13 82:8	126:9	market 61:19
120:12,14 124:16	68:13,15	85:15 86:11 88:16	Louisiana 10:15	masonry 56:1
127:17 132:17	letters 14:20	96:9 101:5 105:1	love 120:16	Massachusetts
knowing 52:19	Levee 11:4 13:4	105:10 106:10	lower 43:6 47:15	10:9
known 81:15 106:9	level 44:7 54:7	107:19 108:22	58:6,9 130:8	masses 55:2
knows 8:5	61:12 71:2,3 82:9	109:4,12 110:20	lowered 111:16	massing 54:17 55:8
	82:13,19,21 84:22	113:12 116:3	lunchtime 91:9	59:4
L	87:4 102:15 103:2	location 46:3 49:10	L'Enfant 8:7 50:22	master 23:6 41:4
L 1:10	103:3,3 106:3,22	49:11 52:2 64:10	62:12 69:4	51:15
laboratories 56:2	107:7 111:12	69:21 81:7,9 82:7		material 51:19
laid 76:14	121:16,21 122:1,3	82:8 85:9 86:7	M	matrix 70:18 76:15
land 41:10	122:19 123:2	89:17 95:2,22	Macmillan 51:6	76:19
Landholding 21:11	129:22	99:20 101:16	64:14 69:5	matter 7:10 119:9
lands 41:21	levels 63:5 102:14	105:22 109:2	main 53:8 57:1	matters 10:22
landscape 85:22	131:11	113:5	61:9,11 102:8	75:19
92:1,13,18	liberated 61:21	locations 40:2,14	105:17	maximum 88:4
landscaped 83:16	liberty 4:13 42:12	42:8,14 109:7	maintain 88:2 90:8	92:2
84:5,12	42:15 68:12 69:10	London 57:7	92:1 109:10	Mayor 1:20
large 85:2 91:22	lieu 104:2	long 88:1 114:13	maintained 91:3	Mayoral 1:14,19
larger 53:14 55:18	life 5:16 25:5 26:12	118:4	92:15	McGILL 1:18
56:11 62:22 63:10	lighting 94:4	look 7:21 8:3 23:13	maintaining 90:13	14:17 23:15,16,17
81:3,21 82:18	lightwell 83:19	53:11 54:22 55:21	92:9	24:4 70:16,17
86:20 93:18	light-filled 59:11	56:14 61:9 62:7	maintenance 126:2	72:21 73:1,10,13
late 3:5	line 40:22 59:18	62:21 79:9,22	major 10:9	74:1,8 76:10
Latino 2:11 39:18	64:20 72:1,13	80:11 84:13 85:20	majority 52:8,21	99:11 118:15
39:20 40:1 43:3	73:7,17,18 76:7	89:8 92:7 95:8	53:16 86:16	121:4 122:7,11
43:16 49:16 67:17	83:2,8,9,20 85:18	97:17 102:1	makeup 87:19	125:5,6,11,18

127:3,6,10,13,16 127:19 129:6,9,13 129:17 130:9,12 130:15 131:7 132:5 133:2 mean 78:1 129:5 means 65:18 75:1 112:10 meant 93:7 Medical 26:1 34:12 meet 4:15,18 66:12 68:8 112:13 meeting 1:3,9 4:7 4:15,18 8:1,3,21 22:15 40:20 66:13 76:9 133:6,8 meetings 21:16,17 21:18 45:10 Member 4:2 5:4 members 1:12 3:3 5:14 15:21 48:21 66:19,20 68:14,19 77:16 80:21 128:20 Memorial 25:5 26:13 Memorials 41:3 mention 7:13 mentioned 18:8 49:7 51:17 53:16 63:19 69:11 76:13 124:19 mesh 88:11 met 7:14 42:3,5 70:19 metal 88:7,11 methodically 20:8 20:22 methodology 70:5 mezzanine 66:5 MICHAEL 1:18 microphone 43:6 middle 56:4 Miles 1:21 76:11,12 126:16,17 127:5 127:12,14 Miller 127:15,16	128:8 million 55:20 72:3 72:8 130:4 mind 93:16 mindful 52:16,18 64:16 minimize 97:17 minutes 4:4 5:3 mirror 64:11 78:17 mirroring 64:15 65:3 mission 79:7 86:10 mitigation 23:9 mix 120:19 mixed-use 8:11 model 114:19 116:8 moderate 77:1 modern 88:10 106:7 130:20 modernization 81:6 100:17 101:5 101:9 103:7 104:8 104:14,15 105:6 107:9,11 112:17 115:20 119:9 125:1 126:5 modernize 81:4 modernized 125:21 modest 93:6 Modesta 46:14 Modification 7:5 modifications 7:8 Modified 48:16 modifying 122:14 moment 81:10 momentarily 101:13 money 14:22 75:3 monitor 9:12 montage 66:8 month 4:16,17,19 7:3 66:13 68:8 months 8:18,19 13:22 40:19 43:20 48:12 127:21 monument 49:22	51:3,22 52:1 53:11 54:4,15 57:13,17 82:1 monumental 18:16 19:22 41:4 42:10 51:8,16 62:6 91:22 114:2 115:11 motion 39:5,15 100:7,15 121:6,12 move 21:8 99:12 110:4 121:8 moved 22:18 39:7 39:10 100:9 121:11 132:16 movement 102:17 moves 17:3 112:21 moving 11:6 20:21 51:18 58:18 107:12 multi-multi-milli... 99:5 Multi-Use 25:22 34:10 multi-year 99:5 Munoz 43:2,7,14 46:17 66:11 69:15 73:4,11 76:1 77:9 79:2 museum 2:10 25:14 30:10 39:18 39:20,22 40:2,5,7 40:10,11,14,17 41:17,21 42:4,7 42:13,18 43:3,16 44:5,8,22 45:2,19 45:22 46:4 49:15 49:16,16 52:10 54:13,21 56:6,20 57:1,15,17 60:18 61:6 67:14 68:22 69:1 71:9 73:3,11 76:7,21 77:12 79:6,10,15,18 82:2,4 91:12 museums 41:2,4,20 51:15 73:6 79:12	79:19 80:6 museum's 45:17 <hr/> N <hr/> naked 43:12 47:1 name 43:14 narrow 60:17 70:10 narrowed 48:22 85:17 91:4 nation 4:12 national 1:1,12 2:10,16 4:6 6:20 11:5 16:15 25:14 26:1,5 30:10 34:12 36:12 39:17 39:20,22 43:3,16 44:18 46:20 47:8 49:16 51:13 54:13 64:11 67:14 69:2 69:5 71:2,2 77:11 80:15,19 81:2,7 81:22 82:2,4 94:10 97:1 98:5 102:3 nation's 49:12 natural 23:8 Naval 26:1,11 34:12 38:10 NCPC 1:23 9:10 14:18 17:2,6,19 21:4 24:7 40:1,16 43:4 69:8 90:1 94:16 96:15 114:6 114:13 115:6 NCPC's 16:20 95:20 96:7 113:4 nearly 5:19 72:2 necessarily 74:16 necessary 7:8 64:20 94:4 110:12 110:15 need 13:4 18:11,12 19:7 23:22 43:5 needed 3:7 119:8 needs 20:20 75:14 92:20 93:2	neighbor 114:12 131:17 neighborhood 5:21 NEPA 119:11 nervous 43:8,8 Nevada 44:13 never 118:18 nevertheless 99:17 new 4:2 5:3 10:4 14:7,20 21:1 22:17 53:2 54:2 65:4 75:17 77:19 81:1,8 85:2 91:11 97:1 101:11 103:10 106:14 107:14 108:7,11 116:1 118:19 nice 43:13 night 43:9 nightmare 43:10 nightmares 46:22 nighttime 94:9 nine 42:14 46:1,5 47:10 48:8 49:1 non-descript 82:14 non-historic 60:12 non-public 53:7 north 50:16 51:4 52:22 53:3 56:10 82:10 102:6 northern 50:2 northwest 81:19 101:22 notably 18:14 note 55:21 81:2,10 97:6 116:15 131:13 noted 64:8 82:5 92:14 93:5,22 101:7 110:10 111:10 115:10 notes 95:17 notice 128:4,7 noticed 70:17 noting 85:14 116:7 notion 78:11 November 42:5
--	--	--	--	--

number 49:21 71:1
127:1
numbers 72:9
numerical 122:14
N.W 1:9 101:6

O

Obama 18:22
objectives 95:21
113:5 115:4,9
obligated 13:5
occupied 74:18
occupies 50:2
82:12 83:11 125:5
occupying 75:2
82:20
occur 16:7 74:13
75:21
offer 40:3
offers 41:7
office 1:20 25:12
29:10 65:10 86:21
114:15 126:10
offices 125:5
officially 4:3
okay 23:2 24:13
43:7 70:12 72:21
73:10 74:1 76:10
121:22 124:2,5,17
125:8 127:5,10,14
127:19 129:12,16
130:3 132:15
old 50:1 53:5
once 4:16 22:18
62:8
one-story 60:14
ongoing 94:15
on-site 131:4
open 1:5 3:9 59:2
61:19 77:20
102:12,15 103:4
118:8 131:3 133:7
opening 73:9
openness 88:3
operation 63:3
operations 45:17
opportunities 42:9

67:12
opportunity 21:22
46:18,21 56:20
71:3,21 74:16
92:12 113:9
114:18 118:22
opposed 39:14
56:10 100:14
132:22
option 62:5 118:17
122:13 123:20
129:15,17
options 50:14
60:19 100:18
129:22
orange 41:17
order 18:19,21
19:8 20:19 47:13
49:20 66:15 86:4
92:17 94:1 103:10
105:13,20 106:11
108:5 109:10
111:9,13
organizational
40:12
organize 14:18
original 118:16
129:15 131:2
outer 93:13 95:12
97:9
outline 54:18 59:4
outlined 81:11
86:16 101:16
outlines 59:16
outreach 16:9
outstanding 97:20
overall 8:3 19:15
89:19 90:13
116:20
Overlook 42:12,15
69:10
Oversight 1:22
over-bill 57:22
over-story 57:6

P

pack 3:7

package 18:1 22:8
page 105:5 130:5
panels 85:22 92:13
parallel 85:10
parameters 78:22
paramount 49:9
73:15,16
parapet 132:11
parcel 64:4 99:6
Park 11:4 13:4
42:1 44:18 48:18
49:9 65:2
parking 25:22
26:10 34:10 38:10
59:3 65:11
Parkside 26:2
35:10
part 42:16 52:20
54:20 60:12 61:18
64:8 76:8 86:2
93:9 99:6 123:8
126:4 130:13,14
partake 49:17
partially 82:22
participants 7:17
participate 22:22
particular 49:20
52:19 58:16 66:20
79:9 109:1 110:16
114:18 131:15
particularly 48:21
partners 96:13
partnership 16:7
partnerships 9:3
parts 16:17 122:18
passes 75:3
pavilion 57:3 59:5
59:5 61:3 81:1
82:21 84:20 86:18
88:17 89:4 90:14
91:6 92:4,9 93:22
94:5,19 95:7,10
97:1,10,18
pavilions 61:4
pay 14:14
pedestrian 86:5
91:2,7,14,17

92:22 97:18
113:16
Pennsylvania 65:7
penthouse 106:15
people 44:10 75:1
99:21
people's 14:14
perceived 93:9
Performances
61:17
perimeter 88:22
94:13,21 95:12,18
96:1,8 97:6,11
100:18 101:11
103:13,22 104:2
104:10 107:16,18
108:17,19,20
109:4,18 110:1,11
110:15,17,18
113:2,3,10 116:1
116:13 118:14
123:17 129:19
period 22:14
periods 21:19
perpetuated 81:3
personally 120:3
131:21
perspective 95:14
95:15
pertain 16:19
95:22
PETER 1:17
Phase 127:3,10,11
phased 126:21
phases 127:12
philanthropic 5:9
photo 66:8 81:12
84:3 102:21 108:1
photos 84:9
phrases 78:2
physical 10:6,19
104:18
pick 108:17
picking 120:22
picture 24:12
piece 23:11 99:7
pieces 57:1

pink 53:22
pipeline 75:12
place 13:11,15 44:8
61:16 65:8 79:13
89:17 94:10 109:6
122:2 123:18
126:1
placed 85:3
placement 87:22
places 79:18 80:6
114:7
plan 7:8 15:8,10,12
15:15 16:2,11,14
16:17 18:15,16,17
19:11 20:1,5,20
21:5 23:7 26:8
37:12 40:3,20
41:4,5 42:11
50:22 51:1,6,7,15
51:17 64:8,14
69:4,5,6 74:10,10
84:19 86:14 95:21
103:13 105:21
106:2 107:17
108:9,20 110:2
111:7 113:4,11
114:1,1,2 115:3,9
115:11 116:14
planning 1:1,12 4:6
9:7 10:7,11,19,22
13:6 16:13,15
17:5 21:16 41:2
46:21 80:1 95:13
120:10
plans 62:6 75:12
96:15,19 101:8
115:5,19 129:4
plant 104:18
planted 124:12,13
124:16
planters 108:16
124:16
PLAYGROUND
12:1
plaza 8:7 72:6
pleasant 5:18
Please 10:5

pledge 4:8,10	47:17 90:21 97:22	48:17,17 49:3,8,9	84:19 85:15 86:17	putting 13:6
plus 72:13	101:8 103:14	110:10 116:18	87:13,17 89:4,22	P-R-O-C-E-E-D-...
point 47:11 54:14	104:7 115:19	123:1 127:20	91:6 92:8 96:22	3:1
73:8 75:17 120:8	129:3	production 106:17	104:13 105:13,21	p.m 1:10 3:2 133:8
126:15	prepare 40:9	program 14:11	106:5,7,13,19	
pointing 82:10	prepared 96:5	15:17 16:1 19:22	107:4,19 110:8	Q
points 128:18	114:6 121:19,20	26:5 36:12 47:16	116:13 119:12	quality 49:13
129:1	presence 49:12	47:17 48:1,2	123:10	104:22
poking 59:19	55:16 83:18 88:19	114:12	proposing 105:8	quarter 20:11 22:8
policies 16:2,4	present 1:12,23	programming	108:7	22:10 120:21
17:15 18:9,17	42:20	88:18	protection 13:14	question 23:4 51:3
21:5 95:21 96:19	presentation 2:10	progress 11:6 22:1	19:5 89:2	69:8 70:7 76:18
113:4 115:5,9	39:17 42:22 80:10	prohibited 41:12	proud 55:15	122:5 125:3,9,19
policy 96:7	98:3 99:9 117:12	project 11:5,9	Provancha 1:19	126:17
political 78:3	119:4 129:8	44:17 46:14,15,19	68:20,21 70:2,12	questions 23:1,3,3
politics 78:3	presented 39:2	47:22 80:11 81:3	128:16,17 129:7	23:17 24:14 51:20
polling 49:8	presenting 80:22	81:6,11 82:5 83:7	129:12,16 130:3	58:20 69:19 80:9
popular 7:16	preservation 90:3	83:10,15 84:5,11	130:10,14,18	98:4 99:2
populations 45:12	90:15 119:12	84:16 86:6 87:13	132:8,9	queuing 91:17
portion 50:2 55:1	preserved 59:13	89:19,20 90:20	proven 70:3	quick 126:17
56:15 57:8 58:7	preserving 55:2	94:18 95:13 96:5	provide 50:12 94:1	quickly 50:8 58:18
82:17,18,20 83:11	President 18:22	96:11,17 97:22	provides 19:1	60:4 80:12 84:8
87:7 105:10,17	65:9	101:15 103:6,21	providing 56:19	104:13
portions 61:5	Presidential 1:14	110:5 111:2,5	80:12	R
posed 69:20	1:17	112:7,21 115:1,7	provision 41:19	radiation 106:12
position 8:16	presiding 1:10	115:15 116:7,21	provisions 41:7	rail 8:12
positives 76:16	pressing 75:14	118:3 119:2 121:2	public 3:4 16:8	raised 5:15 90:12
possibility 55:22	Preston 1:10,13	121:20 125:10	18:3 21:15,16,17	ramp 85:7,10 86:18
possible 40:14 73:5	pretty 58:19 68:3	126:20 127:4,8	21:18,18,22 22:4	87:10 89:11,12
78:4 80:13 88:4	75:18	131:11	22:13,14,15 40:8	ramps 108:13,15
92:2,10 101:12	previous 44:8	projected 65:20	45:9 52:9 53:20	108:16
111:10	76:19	projects 71:6	54:1 63:17 69:18	ran 3:6
possibly 6:21	primarily 107:19	116:17,21	77:22 83:1,4 86:7	range 42:8 72:10
Post 25:12,18 29:10	principal 46:12	project's 96:14	86:8 88:3 90:11	72:14 90:6
32:10	prior 23:6 97:21	promenade 8:7	91:1 93:14,15	rating 122:14
potential 40:1 42:6	priority 66:15	62:13	94:2 111:2,5,18	126:6
44:5 45:17 46:3	76:14	prominence 94:8	112:7 113:9	Ravetta 44:13
116:7	private 8:11	prominent 99:19	114:16 118:21	Ray 44:13
Potomac 11:4 13:4	privy 13:18	properly 100:9	120:11,15	ready 71:10
42:1	probably 8:18 9:15	property 6:11 7:10	publication 114:6	Reagan 81:20
praise 121:6	85:22 124:21	83:9,11,20	publish 16:13,21	real 6:14
preclude 102:17	problem 6:5	proposal 80:22	purposes 123:3	realization 71:21
preconceived 78:11	problems 61:11	86:3 97:8 101:3	pursue 110:13	realize 58:14 68:2,8
preference 69:22	proceed 9:17 119:8	103:9 130:15	pursuing 128:12	realized 58:3,11
preferred 42:17,20	129:11,14	propose 21:14 68:5	push 6:19	really 16:16 17:4
69:13 90:14	process 9:7,7 15:13	proposed 14:6 22:9	put 56:4 78:11	19:13 44:18 46:19
preliminary 42:6	17:3,22 41:14	22:16 57:17 66:10	112:12 126:6	49:10,22 56:14

61:17,18 62:19 65:8,12 72:15 75:14 78:13,16,19 79:7 120:1,18 125:22 128:1 realm 114:16 realms 19:2,3 reasons 94:6 113:22 Rebecca 10:5,6 recall 13:16 15:9 41:8 72:8 126:8 recalling 76:20 receive 9:14 received 13:3 66:16 reception 59:5 63:16 recognized 65:22 recognizes 116:19 recognizing 73:5 recommend 113:13 116:11 recommendation 115:18 119:22 120:1 121:8 recommendations 9:13 87:16 99:16 recommended 69:13 115:7 recommending 89:20 91:5,15 96:21 107:10 112:17 recommends 97:12 97:16 reconnecting 8:3 Recovery 103:18 126:19 Recreation 12:2 26:3 35:10 red 41:13 52:13 53:9 81:12 83:2 85:18 86:2,17 101:16 reduce 92:18 106:11 113:15 128:15	reducing 92:3 reference 126:18 refine 93:12 97:14 refined 88:21,21 refinement 90:19 113:10 refinements 97:16 reflect 13:21 18:12 18:17 88:8 reflective 16:4 19:19 Reform 1:22 regard 45:16 76:3 regarding 76:19 Region 6:21 16:15 26:6 36:12 47:9 69:2 71:3 regional 70:21 Register 102:3 registering 45:16 regular 4:7 regulating 52:16 55:3,4 64:20 regulation 112:8 regulations 112:14 reinforce 20:20 reinvent 115:12 Reinvestment 103:18 126:19 reiterate 96:11 relate 79:17 86:9 87:2 related 76:21 relates 88:14 relating 49:13 relation 106:20 relationship 24:7 44:3 54:12 55:8 107:3 relative 7:7 62:4 75:15 relatively 112:11 release 22:13 released 13:20 relevant 41:7,9 50:19 relocate 82:6,16	relocated 84:22 relocating 72:1 76:5 relocation 75:4 80:15,19 81:6 remain 60:14 65:22 110:19 123:17 124:6 remainder 83:15 remarks 11:10 128:9,10,10,11 remember 127:7 remind 4:16 remote 47:22 65:19 removability 128:1 removable 128:3 removed 112:11 128:6 rendering 106:6 110:7 111:22 125:4 renderings 85:13 89:3 111:20 Renewal 7:7 renovating 126:11 renovation 75:15 99:6 126:4 renter 59:5 replace 74:11 replacement 71:18 72:2,11 76:3 104:17 replacing 74:21 report 2:2,3 4:21 5:1 7:13 9:17,19 9:20 11:11 40:9 40:13,18,20 68:3 69:9 105:4 120:9 reporting 22:1 represent 52:13 representative 49:12 representatives 1:21 21:9 22:22 42:3 represented 52:11 53:20 69:6	representing 44:13 republic 4:12 request 13:6 requested 90:19 require 52:10 58:15 79:5 90:18 97:19 required 16:12 40:8,17 103:12 109:11 123:2 130:2 requires 112:8 reserve 41:13,18 42:2 52:20 reside 79:17 resident 5:15 resolve 97:20 Resources 47:15 respect 6:15 15:19 69:4 91:1,19 93:3 94:13 97:15 113:1 113:5 respects 118:3 respond 90:6,8,11 93:13 response 20:18 87:16,21 responsibility 16:20 responsible 17:6 rest 59:1 123:12 Reston 25:12 29:10 restoration 104:16 result 82:6 89:22 93:5 resulted 18:1 resumed 4:19 retail 100:20 101:13 104:3 110:22 111:8,10 111:14,18,21 112:6,9 113:20 114:8,20 115:16 116:2,6,10 118:5 118:13 119:12 120:5,20 123:10 125:12 127:17	129:18,19 131:19 retain 114:14 retroactively 95:5 review 9:7 81:1 116:20 revised 15:10 122:8 revising 23:22 24:1 revision 17:14 18:18 revitalization 118:4 revitalize 115:12 ridiculous 132:4 right 3:6 6:5 8:15 51:12,13,18 60:9 72:19 82:10 84:11 88:10 127:7,20 rigorous 53:1 rigorously 48:18 rise 105:11 rises 102:9 rising 10:8 risk 121:20 river 13:22 road 127:1 Robertson-Todd 46:11 role 17:2 roof 85:4 87:6 106:14 room 1:9 43:11 62:15 roughly 8:17 20:11 109:20 111:18 routine 7:10 run 119:11 running 60:3 <hr/> S S 1:18 Saam 11:8 13:1 safely 74:14 safety 94:5 sailed 72:15 Salazar 44:15 saying 14:9 scale 54:16 93:6
--	---	--	---	---

scenarios 48:4	see 13:9 22:6 23:20	Session 1:5 3:6,9	106:12 107:15	48:8,19 49:1,2,19
schedule 4:19 14:6	41:16 51:2 53:19	133:7	108:12 111:1	50:21 51:2,8,15
47:6	57:12,19 60:3	set 48:9 79:7	113:21 129:20	51:21 53:10 58:14
School 7:7 10:16	62:1,2 81:13,17	108:11	sides 123:13	58:17 64:7 67:10
Schuyler 1:25	81:22 83:10,17	setback 57:9	sidewalk 83:16	69:11 71:6,15
24:18,19	84:4 85:13 86:14	109:11	84:1,17 85:5,6,17	75:8,21 78:6,9,9
screen 88:7,11	87:9,14 88:5,15	setting 132:12	85:20,21 87:3,15	siting 19:4 41:2
se 124:14	89:5,12 91:10,13	setup 91:22	87:20 88:2 91:3	sits 62:4,10
searches 79:11	92:7,11 101:17	seven 8:18	92:20 108:4,10	six 8:17
second 7:2 9:18	102:4,22 106:22	seventh 103:3	109:7 111:6,12	size 79:6 96:8
42:19 50:4 53:11	107:3 108:2	105:11	123:11 124:13,15	skylit 62:18
100:7 102:14,15	111:17 113:9,14	shaded 83:4,8	signage 88:16 89:6	slab 111:15 130:8
103:2,3 107:7	119:16 129:7	Shane 100:15,16	signed 7:6 18:22	slate 74:15
110:9 113:19	seen 49:15 92:5	Shane's 99:14	significant 45:7,11	slightly 108:4
120:10 121:9	118:16	share 68:13	45:11 46:19 52:21	111:12
seconded 39:10	segregated 79:15	shark 85:2 86:20	72:4	slogged 99:17
100:9 121:11	selected 42:16	Shaw 7:7	signs 88:16	slowly 8:20 60:11
132:16	49:19	Shipyard 90:2	similar 17:21 57:6	61:21
Secondly 24:4	selection 45:22	shoot 126:5	simple 93:6	small 108:16
Secretariat 1:25	48:21 73:15 76:20	Shopping 25:18	simplicity 90:13	124:12
56:4 58:7	selections 69:7	32:10	simply 63:12 81:8	smaller 56:8 79:11
Secretariat's 56:16	seminole 51:7	short 58:12 63:6,8	91:14 109:17	79:22 80:5
Secretary 41:22	Senate 1:15	93:7 112:11	110:3	smallest 65:16
44:14,14	senior 10:8	shortened 73:7	Simpson 1:19 5:3	Smithsonian 48:14
section 8:6 54:10	sense 54:15 56:22	shortly 17:20	5:13 6:2,5 10:1	60:10 62:20 79:19
57:12 59:21 61:9	63:15 80:2 87:1	show 50:7 54:18	singled 69:9	80:6
62:20 86:15	130:10	76:15 106:18,19	site 42:12 45:22	solar 106:11,15
122:20 131:22	sensitive 44:4	110:3 119:2,13	48:21 49:22 50:3	soleil 106:9
sector 8:12	58:16	125:4 132:10	50:16 51:22,22	solid 108:21
security 1:15 25:6	separate 81:9	showing 50:21 66:9	52:3,14,18,19,22	solution 92:18
25:9 27:1 28:1	130:16	76:22 83:6 84:3,6	53:7,9,17 54:4,6	solutions 58:15
72:20 75:13 89:1	separated 85:10	84:11 87:12 89:4	54:19 55:1,11,12	somewhat 17:6
94:5,14,21 95:2,9	separation 59:11	106:3,6 107:6	55:13 56:12,13	40:21 94:19
95:12,18,21 96:1	September 4:20	108:10,14,20	57:18 58:1 62:5	soon 68:3 73:4
96:9 97:6,11	8:21 13:5,12,17	109:17,19 110:7	64:7,7,10,11 69:7	74:12
100:18 101:11	14:8,16 43:22	111:8,21,22	69:10,10,21 70:1	sophisticated 126:7
103:13 104:1,2,10	68:9 119:6	shown 41:13 50:20	71:9,13,20,21	sorry 3:5 53:17
107:16,18 108:18	Sepulveda 44:12	53:21 96:3 129:14	73:16 76:22 77:10	sort 50:8 51:7
108:19,20 109:4	series 47:8 48:11	shows 49:3 54:10	79:4,10 81:11	55:18 57:11 59:2
109:19 110:2,11	serve 114:19	101:15	82:2 83:7,7,10,15	59:4,18 62:12,18
110:15,17,18	served 5:5,7	side 17:17 20:4	84:5,11,16,19	64:19 66:2 75:16
113:2,3,4,10	service 44:18 48:18	21:15 50:8 55:9	95:1 99:8 101:16	76:13,15,18 77:1
115:8 116:1,14	49:9 53:15 120:13	56:10,10,21 57:4	105:21 107:16	77:3 126:21 127:1
118:14 121:15,16	120:19	58:6 59:7 80:3	128:21	south 8:6 49:21
121:21 122:1,2,13	Services 1:18 2:18	84:14 86:21	sites 41:17 42:6,9	51:3 52:1 54:3
123:2,17,19	41:10 100:20	102:16,19 103:12	42:17,20 46:1,2,7	56:9 81:22 83:3
125:14 129:19	101:4	104:4,10 106:10	46:8 47:8,10 48:7	83:13 84:7 87:13

101:19 102:6,11 102:17,19 106:10 106:12 107:5,15 111:21 129:20 132:11 southern 55:1 81:14 82:17 95:16 105:10 space 8:10,10 10:13 18:15 56:7 60:18 61:19 83:1,4 86:5 86:22 87:2,9,11 88:3 89:8 90:11 91:1 93:1,14,16 111:2,5,18 112:7 113:9 spaces 19:21 52:9,9 52:11 60:16 112:2 spacing 109:20 speak 15:22 73:17 77:14 SPEAKER 39:7 specific 23:12 41:19 95:1 specifically 19:3,12 21:10 42:9 90:10 97:15 specified 130:5 spend 5:8 23:21 spending 10:18 spent 5:16,19 split 17:6 square 47:18,19 50:7,12 52:7 53:4 55:20 56:18 58:2 58:3,10,11,12 60:10,15 63:3,7,8 63:10,11,19 65:13 65:18,20 72:3,8 82:12,19 105:9 Stacy 5:5,11 staff 1:23 10:5 11:2 15:6 21:4 23:20 39:19 42:3,7 45:4 66:20 69:8,13,14 89:18 90:2,5,17 91:4 95:11,17	96:13,20 97:16 99:12 100:6 101:14 104:11 105:4 107:10 112:16 113:14,18 114:17 115:1 116:12,18 119:22 120:9 128:22 staffed 42:19 staff's 115:17 stage 103:14 stair 85:7 86:18 87:5 89:6 stairway 85:9 108:12,15 109:7 109:15 110:5 129:21 stakeholder 16:7 21:10 22:21 stakeholders 97:3 97:13 116:13,17 stand 10:6 23:21 Standard 75:11 standards 19:1 standing 47:1 standpoint 80:2 stands 4:12 start 4:3 13:12 14:21 20:3 21:7 40:5 108:17 115:16 started 3:5 starting 20:13 21:17 State 10:15 44:12 stated 112:16 statement 24:11 statements 99:15 states 1:15 4:11 25:15 30:10 45:9 45:10 69:19 staying 55:3 59:9 steel 106:8 stems 123:9 step 79:1 stood 49:6 stories 59:20 66:3	102:10 story 49:18 62:3 66:4 79:8,20 strategies 105:4 street 1:9 7:14 8:4 8:4 9:11 10:12,20 13:7 42:11,15 69:9 82:15 84:10 84:14 91:12 99:22 100:19,21 101:6 101:12,19 102:6,6 102:7,9,12,15 103:2,4,10 104:4 104:9 107:2,14 108:2 109:6,14,19 110:2 111:1,9,11 113:21 114:3 115:13 116:2,4,4 120:5 124:7 131:17 streetscape 93:10 109:18 strongly 115:6 structural 130:7 structure 25:10 28:1 40:12 56:1 62:3 64:16 75:5 128:3 structures 105:21 106:14 struggling 129:2 studied 75:22 studies 48:3 75:20 study 43:15 90:19 91:5 92:13 94:12 subject 94:15 submission 104:6 submit 40:18,20 103:13 submitted 87:18 90:20 101:3,9 104:12 115:22 submitting 97:22 subsequent 48:3 subsequently 70:9 successfully 90:11 successor 5:5	suggest 14:18 suggestions 80:9 suggests 96:7 suite 1:9 125:4 summarize 115:17 summary 103:5 summer 10:4,7,18 sunscreen 106:9 support 26:11 38:10 77:2,6 101:14 119:22 supporting 19:7 supportive 66:22 89:19 112:18 113:19 supposed 13:8 sure 6:19 16:3 19:7 23:11 24:3 68:15 74:2 75:6 93:15 93:20 94:6 112:14 127:5 surely 8:20 surprise 119:15 surrounding 94:11 101:18 surrounds 124:11 suspended 14:12 Sustainability 18:21 sustainable 105:3 sworn 4:2 5:3 synergies 8:13 synopsis 49:2 system 106:16 systems 104:18 126:7 <hr/> T <hr/> table 2:1 8:16 9:1,6 63:6 tagging 18:5 take 44:1 72:3 79:21 89:17 92:7 121:5 122:17 130:12 taken 44:7 84:9 91:9 103:20	takes 75:1 94:10 109:6 132:3 talk 11:2 17:8 20:6 talked 79:4 talking 71:4 114:7 taller 58:9 tank 85:2 86:20 task 7:14,16 8:18 9:11 47:7 tastefully 94:7 Tate 57:7 Tax 25:7 27:2 team 112:12 technical 9:5 Technology 10:10 teeth 6:16 tell 77:14 121:14 132:1 template 128:13 terms 21:3 22:5 41:2 47:15 49:7 73:1 91:16 terrible 43:10 test 48:4 Text 7:5 texture 56:8 thank 6:6,22 9:21 13:1 15:4,20 23:14 24:14 46:16 46:17,19 66:18 68:1 70:13,14 76:10 80:10,13 99:1,12 100:15 101:2 118:1 119:21 121:2,4 125:11,16,18 130:3 131:7 133:2 Thanks 132:6 theaters 61:20 theme 8:2 86:10 88:14 thereof 92:17 thing 14:10 62:15 things 43:9 49:5 52:15 61:22 72:15 76:16 131:13 think 5:22 14:1
---	--	--	---	--

20:2 23:19 24:5 49:5 50:19 58:13 68:22 74:14 76:1 76:14 77:9,20 78:4,18,22 79:2 79:10 89:15 111:16 122:4 127:3 131:10,12 131:14,19,21 132:17 thinking 79:5 third 50:10 thorough 48:5 128:21 thoroughly 6:8 75:18 thought 50:8 126:14 thoughts 9:13 68:18 70:15 three 5:3 13:22 41:16 53:20 56:22 66:3 84:9,13 102:11,16 109:3 110:19 113:11 THURSDAY 1:8 tied 94:19 time 5:9 14:12 20:2 22:5 23:9,22 40:22 42:5,19 45:13 60:4 68:20 70:3,8 72:1,13 73:7,8,17,18,21 75:1,3 76:7 77:10 90:13 94:22 112:11 116:20 times 118:17 132:2 timing 73:2 today 10:2 17:22 19:18 39:21 43:13 46:9,11 68:6 104:6 112:4 told 5:20 top 57:22 64:17 84:9 106:13 topics 40:11 total 63:3 65:17	69:11 totally 132:13 track 74:11 traditional 130:21 traditionally 17:11 traffic 106:22 transportation 19:3 20:14,17 72:18 112:5 traps 119:11 traveled 45:9 91:11 treatment 101:10 104:9 116:1 129:18 tree 55:2 trees 52:21 Tregoning 1:20 14:5 118:9,10 119:21 121:7 Tregoning's 128:10 tremendous 71:20 120:3 Triangle 81:21 91:21 93:19 99:21 100:1 truck 106:22 try 122:7 trying 118:19 119:16,19 tune 78:15,16 80:1 turn 40:4 43:1 Turner 5:5 twice 42:4 two 10:4,18,22 16:16 18:18 24:10 56:3 58:9 59:12 60:19 62:2 63:4,5 69:12 71:6 74:2 85:10,22 87:9,18 88:16 89:5 92:19 102:12 104:5,8,12 105:10,21 107:12 108:12,15 109:6 115:21 118:11 122:9 127:13 129:4 two-day 48:13	69:16 79:2 two-story 57:21 59:15 Ty 5:13 type 52:10 57:21 62:15,18 69:1 108:5 types 73:6 112:1 typical 109:18 Tyrone 1:19 5:2,13 <hr/> U <hr/> ultimately 42:16 unable 61:12 63:13 unanimous 133:1 uncertainty 94:20 95:4 undergoing 99:4 undergone 96:12 underground 53:4 56:17 60:22 61:5 62:3,16,22 63:5,5 85:3 understand 23:7 70:2 118:10 123:9 123:15 understanding 18:3 47:16 48:5,7 78:13 understood 71:22 77:5 78:8,20 underway 5:10 undoubtedly 75:21 UNIDENTIFIED 39:7 unit 122:15 United 1:15 4:11 25:10,15 28:2 30:10 45:10 69:19 units 126:16 132:10,13 University 10:16 101:22 upcoming 42:21 update 2:6 15:7,7 16:2 17:14 21:19 24:15,17 46:9	updates 15:12 20:11 updating 15:14 Upgrades 25:7 27:1 upper 54:7 129:21 urban 7:7 19:10,12 19:14 20:3 21:2 24:5 78:3,14 95:20 113:4 115:8 usable 8:10 use 7:9 43:6 49:8 56:6,15,21 57:4 60:1,21 61:16 118:5 123:3 useful 24:6 uses 48:18 usually 43:8 U.S 1:21 20:16 25:7 27:2 <hr/> V <hr/> valuation 49:3 variation 92:17 various 42:9 97:4 123:3 Vasquez 44:17 versions 40:18 versus 130:20 Veteran's 25:4 26:12 vetted 46:5 69:16 vibrant 8:10 114:3 videos 22:2 view 55:6 58:21 63:22 64:2 66:7,9 viewed 118:22 viewpoint 45:19 views 91:19 Virginia 62:8 64:4 visibility 92:3,8,18 visible 93:7 120:17 132:11 visitor 49:14 visitors 53:12 92:5 vistas 91:19 visual 88:3	voice 47:1 131:10 volume 52:11 54:22 59:14 vote 132:17 voting 4:3 <hr/> W <hr/> walk 15:16 65:9 walking 131:18 wall 87:14,20 88:1 88:6 89:1 93:13 95:6,9,12 97:9 109:22 132:12 Wallace 46:10 walls 85:11 87:9 88:20 89:5,13 92:19 107:22 108:21 124:4,4,6 124:14 want 5:1,2 6:17 16:3 19:9 66:18 75:6 92:1,7 93:14 93:20 94:6 110:13 wanted 11:1 13:1 74:1 77:2 119:13 119:22 120:2,8 121:12 128:8 wanting 88:2 Washington 1:9 40:15 43:17 44:5 82:1 101:22 124:22 wasn't 77:6 water 63:6 106:17 Waterfront 8:8 way 59:22 62:14 79:5 113:15 114:15 128:6 ways 97:17 114:20 weather 47:3 website 9:10 21:21 22:1 week 10:18 13:9 weekday 91:10 weekly 71:4 weighed 73:20 welcome 4:5 5:2
--	---	---	---	---

6:3 9:22 39:22 43:4 went 13:10 122:17 weren't 42:16 west 50:8 81:18 84:10 86:1 89:10 102:7 106:21 we're 3:5 8:5 20:7 126:5 127:19 whatsoever 85:17 White 81:19 101:18 115:13 Whitten 50:4,6,9 51:4 52:2 53:17 55:4,12,13 57:5 57:20 58:21 59:13 60:1 72:4,7 74:4 wide 42:8 83:14,18 84:18 85:12 90:6 111:4 widened 108:10 width 85:16 91:3 95:15 111:6 widths 96:2 WILLIAM 1:21 willingness 66:22 80:4 Wilson 81:20 window 126:9,15 windows 124:20 wing 57:4,20 58:6 wings 58:9 102:11 102:16 105:18 wisdom 5:22 wish 5:12 words 6:3 49:8 work 8:19 9:2,16 15:17 16:1 19:13 19:19 20:9,12,16 20:20 22:11 41:3 41:20 43:21,21 44:11,19 46:10 47:13 48:10 50:17 58:13 72:18 80:5 99:7,13 113:14 120:2 121:2 130:7 worked 46:18 70:5	workers 105:1 workforce 20:18 working 5:10 6:11 6:14 7:22 8:11,12 10:6,10,20 11:8 21:6,8,13,20 43:18 44:15 48:20 78:5 93:17 97:13 workplace 20:15 104:22 105:2 works 41:6,8,12,15 workshop 48:14 69:17 79:3 worth 8:19 9:16 80:7 85:14 write 68:12 writing 14:19 68:3 wrong 132:3 wrote 14:19 WRT 66:14	YOUNG 1:25 Youth 65:2	1800 100:21 101:6 19th 102:7 1901 51:7 1917 102:2,4 1930s 102:4 125:21 1972 51:1 1984 74:6	30 47:9 69:11 30th 14:16 30,000 82:19 300 126:15 310,000 47:19 58:3 35 84:1 359,000 47:18 36 84:2 370,000 50:7 39 2:11 394,000 63:10		
Y	Y	Z	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	Zaidain 15:6,20 23:3,10 24:2	\$	2 30:12 31:12 32:12 34:12 35:12 36:12 37:12 38:12 55:20 67:12 72:3 117:12 122:21 2:30 133:8 20 96:6 113:8 200 88:1 200,000 52:7 20004 1:10 2001 17:9 51:16 115:6 2004 15:10 17:11 17:12 2005 103:7,15 2006 17:18 2007 5:6 17:20 2008 17:21 2009 18:22 42:5 2010 1:8 4:7 40:21 42:19 2011 26:6,8 36:14 37:12 2012 22:10 2016 26:6,9 36:14 37:12 215 85:11 24 2:6 40:19 43:20 128:3,6 25 2:8 252,000 65:18 269,000 58:11 27th 14:8 281,000 63:7 29,000 63:8	1	3	5
1 1:8 4:7 29:10 30:10 31:10 32:10 33:10 34:10 35:10 36:10 37:10 38:10 41:18 42:1 67:10 117:10 127:3,10 127:11 1.7 72:8 10 6:13 72:14 73:8 77:13 85:12 86:4 92:15 109:20 111:4,19 10th 7:13 8:4 9:11 10:12,20 42:11,14 69:9 100 60:7 100,000 65:20 101 2:19 106 127:20 12:30 1:10 3:7 12:51 3:2 120,000 105:9 13 25:1 13514 18:20 14 83:21 14th 82:15 84:10 86:11 15 72:14 130:5 15th 84:14 163,000 60:9 165,000 53:3 18 8:19 105:5 18th 102:7 109:14 109:19 116:4 18,000 82:12	1 1:8 4:7 29:10 30:10 31:10 32:10 33:10 34:10 35:10 36:10 37:10 38:10 41:18 42:1 67:10 117:10 127:3,10 127:11 1.7 72:8 10 6:13 72:14 73:8 77:13 85:12 86:4 92:15 109:20 111:4,19 10th 7:13 8:4 9:11 10:12,20 42:11,14 69:9 100 60:7 100,000 65:20 101 2:19 106 127:20 12:30 1:10 3:7 12:51 3:2 120,000 105:9 13 25:1 13514 18:20 14 83:21 14th 82:15 84:10 86:11 15 72:14 130:5 15th 84:14 163,000 60:9 165,000 53:3 18 8:19 105:5 18th 102:7 109:14 109:19 116:4 18,000 82:12	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:19,20 55:5,9 74:4 year 4:17 13:15 43:19,22 73:8 122:12,17 years 6:13 16:16 26:6,8 36:14 37:12 70:6 72:14 77:13 118:17 122:9 125:15 127:2 year's 9:15 yellow 53:21 yesterday 5:20 6:8 7:14 yesterday's 8:1	1	\$	2	4		
Y	Z	\$	2	4		
yard 82:22 83:12 85:16 87:7 95:16 95:19 96:10 107:20 108:22 109:5,9,16 110:6 113:7,7 124:10 yards 96:3,8 Yates 49:22 51:21 53:17 54:4,8,11 54:1						

8th 48:15
80 2:16 57:16
84,000 63:11

9

9 2:3 83:14,18
84:17
9th 1:9
99,000 60:15