

NATIONAL CAPITAL PLANNING COMMISSION

+ + + + +

COMMISSION MEETING

+ + + + +

OPEN SESSION

+ + + + +

THURSDAY,
DECEMBER 1, 2011

+ + + + +

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

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

PRESTON BRYANT, JR., Chairman
Presidential Appointee

HOWARD A. DENIS, U.S. House of Representatives
JOHN M. HART, Presidential Appointee
PETER MAY, Department of the Interior
ROBERT E. MILLER, Mayoral Appointee
BRADLEY PROVANCHA, Department of Defense
HARRIET TREGONING, Office of the Mayor of
the District of Columbia

TOMMY WELLS, Council of the District of
Columbia

MINA WRIGHT, General Services Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director
ANNE SCHUYLER, General Counsel
DEBORAH B. YOUNG, Secretary to the Commission

T-A-B-L-E O-F C-O-N-T-E-N-T-S

1 Report of the Chairman, Preston Bryant.5

2 Report of the Executive Director, Marcel Acosta.6

3 Legislative Update, Anne Schuyler . . . 11

4 CONSENT CALENDAR - No Presentations

4A 7238 Fort Lesley J. McNair, 4th and P Streets, SW, Washington, D.C. - Electric Generating Equipment

4B 7307 St. Elizabeths West Campus, 2701 Martin Luther King, Jr. Avenue, SE, Washington, D.C. - Building 49 Addition

4C P7298 Amendments to the Square Guidelines to eliminate the arcade requirement in Square 254, Northwest, Washington, D.C.

4D 7290 National Institutes of Health, 9000 Rockville Pike, Bethesda Campus, Maryland - Base Realignment and Closure Act, Maryland State Highway Administration Intersection Improvements Wisconsin Avenue (MD State Route 355/Cedar Lane)

4E 7318 National Museum of American History, Constitution Avenue between 12th and 14th Streets, NW, Washington, D.C. - Calder Sculpture Relocation and Rehabilitation

4F Z.C. 07-21B Planned Unit Development Modification at Square 50 (Per Star M Street Partners, LLC)

5 ACTION ITEMS - With Presentations. . . . 18
5A MP7257 Intelligence Community Campus
Bethesda, 4600 Sangamore Road, Bethesda,
Maryland - Master Plan

(Commission action requested: approval of
final Master Plan pursuant to 40 U.S.C. ^U
8722(a) and (b)(1))

Presentation, Jeff Hinkle 18

5B 6919 Federal Triangle, bound by
Pennsylvania Avenue, NW, Constitution
Avenue, NW and 15th Street, NW,
Washington, D.C. - Federal Triangle
Heritage Trail

(Commission action requested: approval of
preliminary and final site development
plans pursuant to 40 U.S.C. ^U
8722(b)(1) and (d))

Presentation, Carlton Hart.149

5C MP40 University of the District of

Columbia, 4200 Connecticut
Avenue, NW, Washington, D.C. - Van Ness
Campus Plan

(Commission action requested: approval of
final Master Plan pursuant to the terms
governing transfer of jurisdiction of the

University of the District of Columbia
site as recorded in the Office of the
Surveyor of the District of Columbia on
January 11, 1973)

5D 7228 University of the District of
Columbia, 4200 Connecticut

Avenue, NW, Washington, D.C. - Van Ness
Student Center

(Commission action requested: approval of preliminary and final site and building plans pursuant to 40 U.S.C. ^U 8722(b)(1))

Presentation of 5C and 5D, Jeff Hinkle. . . .174

6 INFORMATION PRESENTATIONS

6A 5164 Kennedy Center River Terrace
Pedestrian Access Project

Presentation, Carlton Hart.230

6B 6863 Memorial to Victims of
Ukrainian Manmade Famine of
1932-1933

Presentation, Cheryl Kelly.247

ADJOURNMENT

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

2 12:36 p.m.

3 CHAIRMAN BRYANT: Good afternoon.

4 Let's bring the meeting to order. We do have
5 a quorum. This is the National Capital
6 Planning Commission's December 1, 2011
7 meeting. If you would, please stand and join
8 me in the Pledge of Allegiance.

9 (Whereupon, the Pledge of
10 Allegiance was recited.)

11 CHAIRMAN BRYANT: Thank you. For
12 all in attendance I would remind you that
13 these proceedings are being livestreamed. We
14 do have a quorum and so with the meeting in
15 order we'll proceed without objection
16 according to the agenda that's been
17 advertised.

18 [INSERT - Agenda]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

REPORT OF THE CHAIRMAN

CHAIRMAN BRYANT: Agenda Item No. 1 is the Report of the Chairman. I don't really have a report other than to say welcome to Council Member Tommy Wells who is Council Chairman Brown's first alternate.

Councilman Wells, welcome. We are very happy that you're here.

REPORT OF THE EXECUTIVE DIRECTOR

CHAIRMAN BRYANT: Agenda Item No. 2 is Report of the Executive Director.

Mr. Acosta.

MR. ACOSTA: Thank you, Mr. Chairman. Happy Holidays to all and welcome to Councilman Walls to NCPC.

There are just a few announcements I would like to make that would be of general interest to the public. First of all, on Monday, December 5th NCPC will be hosting its very first live video Q&A with landscape architect Walter Hood, principal of Hood Design in Oakland, California.

1 You may remember Mr. Hood was a
2 finalist in the President's Park South design
3 competition and he will discuss in the
4 livestream issues related to public spaces,
5 parks, and open space. A live chat will occur
6 at 12:00 to 12:30 p.m. and can be accessed on
7 NCPC's home page.

8 On Tuesday, December 6, at 12:30
9 p.m. Art Rodgers, Senior Housing Planner at
10 the D.C. Office of Planning, will present a
11 new report done by the Office of Planning and
12 the Center for Neighborhood Technology that
13 will provide a clear picture of regional
14 housing and transportation affordability
15 issues and its implications for the region.
16 This presentation will be held at NCPC's
17 commission chambers.

18 Also, on Wednesday, January 11, at
19 7:00 p.m. at the National Archives the first
20 NCPC speaker series event of 2012 will focus
21 on Revolutionary Parks and the Future of
22 Public Spaces. Panel discussions will examine

1 parks and public spaces and how they can
2 survive in today's evolving world while
3 successfully responding to diverse and often
4 competing array of future needs.

5 Our co-sponsor will include the
6 Trust of the National Mall, the City Parks and
7 Alliance, and National Archives. Also, this
8 program is a companion event to the trust
9 sponsored national mall design competition
10 which seeks to redesign three spaces on the
11 National Mall. That should be a very
12 interesting event.

13 Finally, just on a personnel note,
14 I would like to also announce, and I think
15 many of you know, that David Levy has left as
16 Director of Urban Design and Plan Review.
17 David began his tenure in NCPC in June 2001 as
18 the agency's transportation planner and he's
19 done that for over 10 years.

20 He has represented the agency on
21 the District's Board of Zoning Adjustment,
22 managed the design consultation for many of

1 the most complex projects in the agency in
2 terms of plan review.

3 He also served for the last four
4 years as the Director of Urban Design and Plan
5 Review Division. He has served the Commission
6 with incredible distinction and dedication
7 over the past 10 years. I know that you'll
8 join me wishing him well as he embarks on the
9 next phases of his career.

10 Shane Dettman has been appointed
11 Acting Director of Urban Design and Plan
12 Review until further notice. Congratulations
13 to Shane.

14 That concludes my presentation.

15 CHAIRMAN BRYANT: Thank you, Mr.
16 Acosta.

17 Again, David Levy has served us
18 well for a decade and we do wish him well. We
19 are happy that Shane Dettman is stepping into
20 that role. We know that he will do a great
21 job.

22 Any questions for Mr. Acosta?

1 [INSERT - Report of the Executive Director]

1 LEGISLATIVE UPDATE

2 CHAIRMAN BRYANT: Hearing none,
3 Agenda Item No. 3 is Legislative Update.

4 Ms. Schuyler.

5 MS. SCHUYLER: I'll pass for
6 today, sir.

7 CHAIRMAN BRYANT: Thank you.

8 CONSENT CALENDAR

9 CHAIRMAN BRYANT: Agenda Item No.
10 4 is the Consent Calendar. We have six items
11 on the Consent Calendar and they are:

12 4A is the Electric Generating
13 Equipment at Fort McNair.

14 4B is an addition to Building 49
15 at St. Elizabeth's West Campus.

16 4C, Amendments to the Square 254
17 Guidelines.

18 4D is the Maryland State Highway
19 Administration Intersection Improvements -
20 Wisconsin Avenue and Cedar Lane at the
21 National Institutes of Health.

22 4E is the Calder Sculpture

1 Relocation and Rehabilitation at the National
2 Museum of American History.

3 4F is the Planned Unit Development
4 Modification at Square 50.

5 Were there any questions on any
6 item on the Consent Calendar?

7 Hearing none, is there a motion to
8 adopt the Consent --

9 COMMISSIONER HART: So moved.

10 CHAIRMAN BRYANT: It's been moved
11 and seconded. All in favor say aye.

12 All: Aye.

13 CHAIRMAN BRYANT: Opposed no.

14 Consent Calendar is adopted.

15 [INSERT - FORT LESLEY J. McNAIR]

1 [INSERT - SAINT ELIZABETHS WEST CAMPUS]

1 [INSERT - SQUARE 254]

1 [INSERT - NATIONAL INSTITUTES OF HEALTH]

1 [INESRT - NATIONAL MUSEUM OF AMERICAN HISTORY]

1 [INSERT - PUD MODIFICATION AT SQUARE 50]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

ACTION ITEMS - WITH PRESENTATIONS

5A ICC CAMPUS MASTER PLAN

CHAIRMAN BRYANT: Agenda Item No. 5A is the Intelligence Community Campus Master Plan in Bethesda. We have Mr. Hinkle here.

MR. HINKLE: Thank you, Mr. Chairman. I just want to make sure the Commission knows as well as the public that there is a revised staff report. That revised staff report is also available up at the front desk. I know we have a number of people here to speak about that so I want to make sure they have a copy of that.

So, to begin, the U.S. Army Corps of Engineers has proposed a Master Plan for the Intelligence Community Campus in Bethesda. The site is located just northwest of Washington, D.C. just past the boundary. Just to give you some orientation, of course, this is the Potomac River. MacArthur Boulevard runs approximately in this location.

Sangamore Road, which fronts the

1 site, run just to the east. Then you have
2 Clara Barton Parkway running along the river
3 in this direction.

4 The site is surrounded primarily
5 by single-family residential areas. In
6 particular up here and in this area here.
7 There is also some multi-family units and
8 townhomes in this area as well as in this area
9 and a shopping center immediately across the
10 street from the site.

11 The site is the former
12 headquarters of the National Geospatial
13 Intelligence Agency. It's actually been a
14 federal facility since 1945. It was
15 originally an expansion site for the Army Map
16 Service which was established just south of
17 the south in this location in 1942.

18 The site is really significant for
19 its leadership role in military mapping,
20 especially during World War II. Also it's
21 important in terms of how it has helped to
22 enhance mapping technologies over the last

1 number of years.

2 This is just another view of the
3 site to give you more of a perspective of its
4 environment. Sangamore Road is running across
5 the photograph. This is south and north.
6 This site overlooks, again, the Potomac River
7 on that side. Multi-family here and then the
8 shopping center here.

9 The site is primarily five major
10 structures; Emory, Erskine, Abert, Roberdeau,
11 and Maury Halls. Then, as you can see, the
12 site consist of quite a bit of surface
13 parking.

14 This is just to give you another
15 perspective of the site. This is a couple of
16 views off of Sangamore Road. The top two are
17 towards the north of the site. You're looking
18 south towards the main gate here, looking
19 north towards the main gate in this location.

20 Sentinel Drive, actually, forms an
21 intersection right across the street here.

22 This is the gate down towards the

1 southern side of the site where there is a
2 large oval lawn.

3 This is the backside of the site.
4 This photograph came from the environmental
5 assessment but it shows the site from
6 MacArthur Boulevard during the wintertime.

7 While I couldn't get the exact
8 perspective, this is actually the same tree,
9 but you can see the site during the summertime
10 when there is a lot of foliage. It's a lot
11 different in terms of your availability to
12 view the site from MacArthur Boulevard.

13 So the project really includes a
14 complete redevelopment of the entire site.
15 This is for Defense Intelligence Agency
16 activities. The project goals really are to
17 create a modern and mission capable facility
18 to maximize some existing space, to meet anti-
19 terrorism enforced protection requirements, as
20 well as to improve the environmental impacts
21 of the site.

22 There is no change in the land

1 area that's being proposed. The site has been
2 39 acres and will be 39 acres. There is no
3 change in the peak population. The site is
4 being designed for 3,000 employees and the
5 site historically has had approximately 3,000
6 employees.

7 To get into some of the details of
8 the redevelopment project, it's really about
9 the main structure. What I mean by the main
10 structure is what will be constructed with the
11 existing buildings.

12 The program includes the
13 demolition of two of these buildings; Abert
14 Hall which is right in this location, as well
15 as Emory Hall down to the south of the site.
16 Then the construction of what is called the
17 new infill building as well as the centrum.

18 This is the location of the new
19 infill building. Then we have the centrum
20 here. The centrum is essentially a piece of
21 structure that will connect all the other
22 elements.

1 In total there is about 140,000
2 square feet being proposed in addition to what
3 exist. Most of this will be located in the
4 centrum structure, or can be attributed to the
5 centrum structure.

6 In addition to this construction,
7 what is being included in this plan is to
8 unify the facades of the buildings. Right now
9 they are primarily brick but the proposal is
10 to do some sort of glass facade and that is
11 still being worked out in the design details.

12 In terms of parking, one of the
13 main actions that will be done in this
14 redevelopment project is the removal of most
15 of the surface parking. As you can see, the
16 site is significantly covered both to the
17 south as well as the north and east.

18 With that removal is the
19 construction of a garage and visitor's lot.
20 This in the illustration is the garage as well
21 as the visitor's lot. I forgot to mention
22 within this presentation I have a number of

1 illustrations but I just want to stress that
2 these are really at the conceptual level at
3 this point. Further design is being done and
4 you'll see that further as the phases progress
5 and they are brought to the Commission.

6 In essence, there are about 1,800
7 existing parking spaces. What is being
8 proposed is 2,240 so it's really an increase
9 of 440 spaces on the site. While this sounds
10 like a lot, the site did meet the Commission's
11 or the Comprehensive Plan's recommended
12 parking ratio for facilities within the
13 environments that are not adjacent to
14 Metrorail.

15 With this additional number of
16 parking spaces it will still meet that ratio
17 in terms of the employee parking. How that
18 parking is broken down there are 2,000
19 employee parking spaces identified as well as
20 another 240 for fleet and visitor and carpool
21 and vanpool uses.

22 In terms of other facilities on

1 the site, there is also a new Visitor Control
2 Center, as well as a new gate being proposed.
3 Currently the gates and visitor control is
4 located in this spot that will be demolished.
5 The Visitor Control Center, as well as he
6 regular gate are being relocated to those
7 locations.

8 In addition, there is also a
9 pedestrian gate being proposed adjacent to
10 Sangamore Road. The idea is to incorporate
11 this gate into an existing bus stop but it
12 does allow employees to walk across the street
13 and utilize the services in the adjacent
14 shopping center.

15 In addition, there will be some
16 reconfiguration of some of the other access
17 roads and emergency and maintenance roads
18 throughout the facility.

19 In terms of infrastructure and
20 landscaping, as you can see through the
21 illustrations, there is quite a significant
22 change in terms of the pervious surfaces that

1 will be located on the site.

2 The redevelopment of the project
3 proposes to reduce the impervious surface by
4 about 10 acres which is pretty significant.
5 That's 50 percent. Primarily that is, of
6 course, a result of the removal of the parking
7 spaces and the inclusion of the parking
8 garage. In addition, there will be some
9 utility infrastructure updating on the site.

10 One of the considerations guiding
11 the design of the site is that it is an
12 historic district. That includes a number of
13 the buildings as well as the flag pole and
14 what is called the globe memorial in this
15 area.

16 The activity or the redevelopment
17 to the site was determined to be an adverse
18 affect, in particular because of the
19 demolition of Emory and Abert Halls. But also
20 the removal of the facade of Erskine Hall.

21 This is an older photograph, I
22 think, from the late '40s but that facade will

1 be removed. There is an MOA between the
2 Defense Intelligence Agency and the Maryland
3 SHPO.

4 That includes retaining the
5 remainder of the halls, updating the period of
6 significance to include the period from World
7 War II up to today and then preserving the
8 flagpole and Globe memorial setting which
9 means preserving this area where the oval is.

10 The plan is to do the construction
11 in two phases. The Army Corps is looking to
12 begin as quickly as possible on the north
13 campus Phase 1 which includes the parking
14 facility, the vehicle inspection station, the
15 visitor's control center, as well as the
16 access road.

17 Phase 2 would follow and with the
18 hopes of completing this project approximately
19 at the end of 2016. We should be seeing Phase
20 1 relatively soon in the future.

21 So in terms of analyzing the
22 proposal, the plan does meet a number of

1 comprehensive plan goals. In particular, it
2 does utilize and modernize some available
3 federally owned property. It is consistent
4 with some of the local land use policies.

5 I just wanted to point out one and
6 that is within the Bethesda Chevy Chase Master
7 Plan where that plan calls for the maintenance
8 of a federal activity at the site.

9 Then it also supports some local
10 businesses. Since the NGA has moved out, my
11 understanding is the shopping center across
12 the street is struggling. Actually in
13 speaking with one of the managers there they
14 have expressed to me that they can't wait for
15 additional employees to step into the site.

16 In addition, the plan meets a
17 number of agency program goals. It serves
18 their operational needs in terms of providing
19 a collaborative environment. It certainly
20 meets their security requirements. It also
21 provides for some flexibility and information
22 technology as that advances.

1 It also improves the environmental
2 impacts of the site and it improves the site's
3 face to the community. This is in terms of
4 architecture and how the structures sit in the
5 setting.

6 But we do recognize that what is
7 being proposed is pretty significant in terms
8 of the architecture. Certainly what needs to
9 continue is the dialogue that Army Corps is
10 having with the community and the county to
11 ensure that what is proposed in terms of the
12 architecture and the landscaping does actually
13 fit within its environment.

14 Further, the plan also
15 significantly improves the overall
16 environmental impacts of the site. There will
17 be a removal of approximately three acres of
18 lawn, as well as some removal of the wooded
19 areas, particularly in this area where the
20 parking garage is being proposed.

21 But with that there is an addition
22 of 10 acres, as I mentioned, of pervious

1 surface which really will result in improved
2 stormwater management at the site as well as
3 an improved visual presence, especially upon
4 Sangamore Road.

5 The Army is working on a
6 stormwater management plan and will complete
7 that plan in accordance with state and county
8 requirements. They will also complete a
9 forest conservation plan based on the
10 requirements.

11 As we'll see because we have
12 representatives in the Corps here today to
13 talk a little bit further but they have been
14 continuing discussions on the location of the
15 garage in terms of how it's sited. Then --
16 well, what I'll say is they are working on
17 figuring out how not to impact that tree so
18 much.

19 One other important piece of
20 information is that there is some concern
21 about how the site is viewed from the National
22 Park Service property. Up top you do see a

1 view across the Potomac River towards the
2 site.

3 This is Emory Hall. One of the
4 commitments the Army Corps has made is not to
5 construct anything higher than Emory Hall.
6 The proposed parking garage is actually being
7 studied to be significantly lower than that.

8 The issue is that where it's
9 located it may impact some of the trees that
10 are actually providing some blockage of the
11 view towards the site so that is still being
12 analyzed. We can get into more detail on that
13 with the Army but, in particular, when we see
14 the Phase 1 we could really take a good look
15 at that.

16 I just wanted to mention this is a
17 consideration. It is an important
18 consideration. The preservation of the
19 Potomac Palisades is an important goal in both
20 our comprehensive plan as well as the Bethesda
21 Chevy Chase Master Plan so that is something
22 that we are looking out for.

1 Within that I just wanted to note
2 that the Army has been in discussions with the
3 National Park Service and has committed to
4 work with them and provide them their
5 landscape plans as those are being developed.

6 COMMISSIONER PROVANCHA: One quick
7 question. You said Emory or Erskine?

8 MR. HINKLE: I'm sorry. Erskine.

9 COMMISSIONER PROVANCHA: Okay.

10 MR. HINKLE: I'm sorry.

11 CHAIRMAN BRYANT: Mr. Hinkle, can
12 you go back to the previous slide? I know
13 this site has had a history of stormwater
14 issues. Can you point on that graphic where
15 some of the most significant stormwater
16 challenges have been? Some of the damage
17 that's been done?

18 MR. HINKLE: My understanding --
19 and I'm not the expert on this, I know we have
20 a number of neighbors who will come up and
21 speak to this in a better fashion than I can.

22 My understanding is there is a

1 stream that runs towards here, but there is
2 also significant runoff coming in this way.
3 My understanding is this is where most of the
4 degradation to the National Park Service
5 property is.

6 CHAIRMAN BRYANT: Okay. Thank
7 you.

8 MR. HINKLE: I do want to point
9 out, and the Army will speak to this further
10 that, as I mentioned, there have been
11 continuing discussions with the county as well
12 as the community to try to figure out how to
13 place a garage without impacting so much the
14 forested area.

15 This is one scheme and they will
16 talk to you further about this because this is
17 relatively recent and I'm not all that versed
18 in it. As you can see, what's been shown here
19 is this is the general location that's
20 proposed in the Master Plan and what is being
21 reviewed right now is a shift, what you see
22 outlined in purple here. That would remove

1 the impacts to some of the forested area on
2 this site. We'll get into more details on
3 that later.

4 Just to wrap up, there is a
5 transportation management plan that was
6 completed and associated with this Master
7 Plan. The difficulty with the site is that
8 there is extremely limited transit to the
9 area. The Army is making strides in
10 developing objectives to really encourage
11 employees not to drive.

12 However, it's a difficult
13 location.

14 The TMP does include some
15 objectives to promote alternative modes of
16 transportation including transit and carpools
17 and vanpools. They are looking at providing
18 bicycle facilities. They are looking at
19 providing improved pedestrian facilities on
20 the site. They are also looking at perhaps
21 maybe a shuttle service to one of the metro
22 stations along the Red Line that you see here.

1 Then the site I'll just point out
2 is adjacent to the C&O trail, as well as the
3 Capital Crescent trail that runs along here.
4 There are some opportunities to improve those
5 connections to the site as well.

6 COMMISSIONER PROVANCHA: What did
7 you say the distance was to the Friendship
8 Heights Metro?

9 MR. HINKLE: You know, I don't
10 know. I believe it's just a couple of miles.

11 Finally, in terms of the Master
12 Plan what was proposed on an entry drive was
13 to shift it north. This top picture, of
14 course, is the existing conditions. What
15 occurs now is there is a main entrance across
16 from Sentinel Drive in this location. This is
17 Sangamore Road.

18 You come in and the guard stops
19 you here. This is the main gate. If you are
20 a visitor you can park in this area and walk
21 through the Visitor Control Center in this
22 location.

1 One of the issues historically has
2 been a lot of queuing on the streets is my
3 understanding. One of the objectives was to
4 get that queuing onto the site and off of
5 Sangamore Road. Thus, the development of the
6 access roadway to the north of this site.

7 What is being proposed here is a
8 gate in this location. The visitor's control
9 center would be in this location. Visitor
10 parking here. Of course, a new intersection
11 at Sangamore Road.

12 This is now being reevaluated
13 based on some further discussions with the
14 county as well as the neighborhood so I would
15 like to invite the Corps up in a few minutes
16 to talk a little bit more about that concept.
17 I just wanted to flash it up in front of you
18 now.

19 Essentially what is being looked
20 at now is perhaps tying it back so you put the
21 main entrance back to where it is right now so
22 you form a four-way intersection with Sentinel

1 Drive and then swing it around and then
2 maintain the gate in this location at the
3 north.

4 With that I just want to stress
5 that we see this redevelopment of the site as
6 a real positive. I think there's a lot of
7 positive elements to this. Again, reusing an
8 existing facility. It is certainly reducing
9 the amount of impervious surface.

10 There's a lot of positives in
11 this. But there are some outstanding issues
12 and we recognize this. That is why we have a
13 revised recommendation in front of the
14 Commission today.

15 That recommendation essentially,
16 and I'll read it, is, "To approve the Master
17 Plan for the Intelligence Community Campus for
18 use by the Commission as a guide for future
19 reviews of individual site and building
20 projects at the installation, but with the
21 exception that the Commission will defer
22 action on the siting, design, and alignment of

1 the proposed parking garage and access road
2 until the applicant concludes coordination
3 with the National Park Service, Montgomery
4 County, as well as the community on
5 outstanding issues and finalizes its plans for
6 these elements of the project.

7 We also suggest commending the
8 applicant for proposing a development plan
9 that reuses and modernizes an existing but
10 physically outdated federally-owned facility
11 and for significantly increasing the pervious
12 landscaped areas at the installation.

13 Then further to note that to
14 minimize the disturbance of the forested steep
15 slopes near the proposed parking structure and
16 to provide sufficient trees, shrubs, and other
17 landscaping elements to screen views of the
18 parking structure from the adjacent Sangamore
19 local park and submit landscape design plans
20 for each project phrase for review by the
21 National Park Service to ensure compatibility
22 with the adjacent National Park.

1 The applicant has agreed to submit
2 building and landscape design plans for each
3 project phase for review by the Maryland
4 National Capital Park and Planning Commission
5 to ensure compatibility of the design with the
6 community character and amassing articulation
7 and materials buildings.

8 Landscape design, screening of
9 views from the residential property to the
10 south and street design which is subject to
11 approval by the County Department of
12 Transportation.

13 The applicant has also agreed to
14 work with the appropriate county, state, and
15 federal agencies, as well as the Washington
16 Metropolitan Area transit authority to enhance
17 adjacent public transit, which is bus service,
18 and to improve off-road bikeway connections to
19 the site and from existing regional trails."

20 That concludes my presentation,
21 Mr. Chairman. At this point if you could
22 indulge me, I think it would be helpful to

1 invite the Corps up and to discuss a little

2 bit further what conversations have been

3 occurring and where they are at in terms of

4 the parking garage and the access road. That

5 might address some of the Commission's

6 questions as we move forward.

7 [INSERT - INTELLIGENCE COMMUNITY CAMPUS]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Hinkle. That's a very good recommendation
3 because there has been significant ongoing
4 discussions. Before we engage in too much Q&A
5 let's hear from the Corps.

6 Welcome.

7 MR. OLSON: My name is Jared Olson
8 with the Baltimore District U.S. Army Corps of
9 Engineers. Thank you for this opportunity to
10 come and present before the Commission. We do
11 want to be -- express our thanks for the
12 support that we received from your staff.

13 Mr. Hinkle particularly has been
14 very helpful. We felt that we've had a very
15 good collaborative relationship in trying to
16 incorporate the bigger concerns and issues or
17 desires into our plan as we've gone forward.

18 Just for some perspective, we
19 issued a Notice of Intent for an environmental
20 assessment November 2010. In June the draft
21 EA was published and in September the FONSI
22 signed.

1 From that you can perhaps judge
2 that this is a fairly aggressive schedule that
3 we are moving on. We awarded the Phase 1
4 design-build contract to Clark Construction in
5 September. That was largely driven by the
6 appropriations cycle that we are in. We are
7 presently in design for Phase 1 which, again,
8 was the northern end of the campus that Mr.
9 Hinkle showed earlier.

10 In October we engaged with the
11 public directly and received a lot of
12 feedback. In response to that feedback we
13 have made adjustments from our initial
14 concepts which you see here basically to the
15 extent that the color does show up.

16 The yellow shading areas were what
17 was originally presented in the EA and were
18 the basis for the concept design.

19 The principal issues were really
20 about the traffic, access to the site, and
21 traffic impacts along Sangamore, the location
22 of the parking garage, and the impact on

1 viewshed and forested areas. And then the
2 stormwater management issue that was asked
3 about earlier. Those were the three
4 significant take-aways that we garnered from
5 the 5 October engagement that we had.

6 With that, the first issue I would
7 just like to address, and Mr. Hinkle already
8 touched on it, was the relocation. Our
9 analysis initially showed that if you remove
10 the stop sign at the intersection of Sentinel
11 Road, which is the T coming in here and
12 Sangamore, the traffic flow and service along
13 Sangamore would actually be improved during
14 peak traffic periods.

15 However, in coordination with the
16 Montgomery County Department of Transportation
17 they have indicated that they will not remove
18 the stop sign so, therefore, we are given a
19 new constraint. We redid our analysis and now
20 our solution said basically it looks for this
21 sort of an arrangement. Briefed this at the
22 29th November community meeting and it was

1 fairly well received by the public.

2 Similar issues with regard to
3 traffic and larger impacts away from the site
4 at the intersection of Sangamore and
5 Massachusetts, Sangamore and MacArthur. Those
6 are things that we are going to continue to
7 coordinate and cooperate with Montgomery
8 County on as far as providing the assistance
9 that we can as they look at and evaluate
10 those.

11 Next slide, please. Sorry. I
12 have all the control here. All right. Then
13 you have seen this already. Again, this shows
14 the rotation. Again, principal concerns with
15 regard to forest impacts with the yellow
16 footprint shown here was the planned intent to
17 remove the woods all the way up to the
18 property boundary for the purposes of security
19 zone around the western perimeter of the site.

20 We have since revisited that and
21 have determined that is no longer a project
22 requirement but the necessity for the onsite

1 parking, which is driven for a variety of
2 reasons, but one of which was community
3 feedback garnered early 2001 time frame when
4 there was consolidation to this facility where
5 there was significant concern expressed about
6 the lack of capacity for the occupants to park
7 onsite and push that parking out into the
8 community both into the shopping center and
9 into the local streets.

10 That was expressed as a concern by
11 the community at that time and we took that as
12 an input. The requirement for the 2,200
13 spaces that Mr. Hinkle referenced earlier was
14 the design parameter input into our
15 development of this plan.

16 Next slide, please. Oh, shoot.
17 Here we go again. All right. I'll get
18 trained by the end of the briefing, Jeff.
19 I'll be good to go. Okay? So my apologies.

20 We show in this slide in purple
21 basically the relocated parking garage. The
22 objective was to maintain the 2,200 spaces and

1 we did two things. First off, we shrunk the
2 footprint of the garage; 36 feet along the
3 long access and four feet on the short access.

4 We reduced the actual physical
5 footprint of the garage and then rotated it
6 basically at a point right about here just off
7 of the corner so that more of the footprint
8 fell on the existing impervious surface.

9 We did that in an effort to
10 maximize the amount of buffer that we would
11 retain along this sector of the property.

12 Again, this is Wapakoneta Road and
13 I believe you'll hear from some of the
14 residents who are located right over here
15 right across the street so they are our
16 neighbors.

17 The other principal concern is the
18 view shed and the impacts that Jeff briefly
19 mentioned when he showed the slide.

20 Particularly looking from the south north the
21 exposure of this elevation of the garage, or
22 this face of the garage, is a concern that has

1 been stated.

2 It is our intent as part of the
3 garage design to include a green screen on the
4 structure to help soften the view but it will
5 still be seen. The estimate that we have
6 right now based on our analysis of the tree
7 height in this area of the trees that will
8 remain and the elevations of the garage is
9 approximately one to two levels of the garage
10 would be above the trees on that southern
11 exposure.

12 We believe that actually the
13 concealment will pretty much remain in effect
14 here, that the tree height will be higher than
15 this corner of the garage. However, you will
16 be able to see through the trees and see a
17 structure much like you can right now from
18 MacArthur which is located right here when you
19 look up along the back of the existing
20 structures that are presently there.

21 The other aspects --

22 COMMISSIONER WRIGHT: Can I ask

1 you a question really fast? What's the grade
2 change from the northern-most point on the
3 surface lot and to the southern-most point of
4 the garage?

5 MR. OLSON: To here?

6 COMMISSIONER WRIGHT: Yes.

7 MR. OLSON: Two levels so the
8 intent is --

9 COMMISSIONER WRIGHT: No, the
10 grade change. What is the drop in feet?

11 MR. OLSON: Two levels would be
12 about 22 feet.

13 COMMISSIONER WRIGHT: Okay.

14 MR. OLSON: About 22 feet.

15 COMMISSIONER WRIGHT: Wow.

16 MR. OLSON: It is a fairly steep
17 dropoff. This parking lot is actually built
18 on fill for the most part and there is
19 actually a fairly steep slope in this area and
20 then in here so the natural grade it
21 transitions pretty quickly to the natural
22 grade. It is, based on my observations,

1 probably a good eight to 10 foot of fill that
2 are probably above grade right there in that
3 area.

4 The other constraints that impact
5 the garage are the setback requirements that
6 we have from the corner of Maury Hall to this
7 outlet on the site of the garage. We have
8 150-foot setback that we are required to
9 maintain.

10 The geometry of the vehicle
11 inspection station and the distance to the
12 final denial barrier, which is located here,
13 is a fixed distance and a security
14 requirement. Basically it's about the guards
15 in the event that someone goes through the
16 security inspection facility unauthorized that
17 they have the reaction time to basically
18 activate a denial barrier.

19 We have then the issue of the
20 queuing which Mr. Hinkle did reference which
21 is a desire to maintain as much queuing onsite
22 as possible in order to maintain traffic flow

1 in the morning rush along Sangamore.

2 We have the necessity to basically
3 have a certain amount of straight-line
4 distance coming into the approach of the
5 vehicle inspection facility.

6 The geometry as you see this in
7 this sketch really from this point down to
8 Sangamore and the necessity to bring in,
9 again, large wheel-based vehicles for
10 deliveries, trucks, pretty much we've
11 optimized all we can with this arrangement
12 coming through the security inspection
13 facility. Then that really then governs how
14 far we can bring this corner of the structure
15 in.

16 The viewshed impacts we talked a
17 little bit about already. Obviously the big
18 advantage will be then the replacement of this
19 impervious surface with landscape. Obviously
20 the tradeoff and the concern is about the
21 amount of tree removal that will have to occur
22 back here.

1 In addition to that, which is
2 associated with the finished structure of the
3 garage and the security fence, there is a
4 requirement for erosion and sediment control
5 structure and it's tentatively planned for
6 this corner of the garage because that is the
7 low point off of the site right now.

8 That's where we feel we can best
9 manage the stormwater runoff during
10 construction.

11 However, that would be restored
12 and reforested at the conclusion of the site.
13 The good advantages and the fact that what
14 we've listened to with regard to the community
15 as we have pulled the garage much more onto
16 the already developed surface.

17 We cannot completely eliminate
18 some removal of trees on the site. There will
19 still be some trees. Mr. Hinkle referenced
20 three acres. That was actually the maximum
21 extent. If we go back to the original
22 clearing all the way to the perimeter that was

1 three acres so we will be significantly less
2 than three acres.

3 Finally, our final constraint is
4 we are on a fixed budget. We do have an
5 awarded design-build contract that we have a
6 fixed budget for that. We do have a program
7 that we are working against with regard to the
8 funds that have been authorized for this
9 project. We feel we have arrived at what we
10 think is the best compromise, if you will, or
11 optimization given all the constraints that we
12 have for this site.

13 COMMISSIONER HART: I have a
14 question about stormwater management.

15 MR. OLSON: Yes, sir.

16 COMMISSIONER HART: Does the
17 stormwater management plan meet what a
18 commercial developer would have to comply with
19 in the State of Maryland under the current
20 stormwater management rights?

21 MR. OLSON: The plans that we will
22 redevelop this site according to will be

1 issued and will be in compliance with the MD
2 requirements. They will issue permits and
3 we'll have to redevelop the site.

4 COMMISSIONER HART: The same as a
5 commercial development?

6 MR. OLSON: That is beyond my
7 level of knowledge as to whether there is a
8 different standard or not.

9 COMMISSIONER HART: I don't think
10 there should be a different standard.

11 Although it's a federal agency, I think that
12 we should be meeting the highest requirements
13 and in the State of Maryland they are rather
14 severe. I don't think a single point of
15 stormwater management would meet that
16 requirement.

17 COMMISSIONER TREGONING: Question
18 if I may, Mr. Chairman.

19 CHAIRMAN BRYANT: Commissioner
20 Tregoning.

21 COMMISSIONER TREGONING: So who is
22 queuing in that long queue? You mentioned

1 trucks who are making deliveries but --

2 MR. OLSON: During the peak
3 morning rush the occupants are coming onto the
4 site.

5 COMMISSIONER TREGONING: The
6 employees?

7 MR. OLSON: Employees. Correct.

8 COMMISSIONER TREGONING: Okay. So
9 I have a question. What is the distance
10 between the garage and the nearest occupied
11 point of the building? Maybe that would be
12 Maury Hall.

13 MR. OLSON: It is 150 feet from
14 this corner just outside this intersection.

15 COMMISSIONER TREGONING: What is
16 otherwise your standoff distance?

17 MR. OLSON: 150 feet.

18 COMMISSIONER TREGONING: Okay.
19 Why don't we make the garage outside the
20 security perimeter? Why do we have an
21 interest in securing cars? That way anybody
22 could come into the garage. You still have

1 the standoff distance.

2 Nobody needs to queue. You just
3 park and the security is for the people.
4 Maybe you need to have some secure distance or
5 some security facility for the trucks that are
6 going to be coming into your facility and
7 getting closer than 150 feet.

8 If you could put the garage
9 outside the security perimeter, then you
10 wouldn't need all that queuing space. You
11 could use the existing relatively flat
12 topography of the land.

13 The back of the site that is in
14 that steep slope, that is where you need the
15 most stormwater protection. That could become
16 your stormwater protection and you would end
17 up having a much smaller footprint, a much
18 smaller impact. Just a thought.

19 MR. OLSON: Based on facility
20 criteria that we are familiar with, this
21 arrangement is typically what we design so, I
22 mean, and when we do our facility

1 organization.

2 COMMISSIONER TREGONING: Why would
3 cars be within the security perimeter? What's
4 our interest in securing to a level five the
5 private vehicles of our employees and
6 contractors? I mean, you're not securing --
7 if they want to park off-site you're not
8 securing those vehicles. Right? You don't
9 have somebody guarding those or checking
10 those.

11 MR. OLSON: No.

12 COMMISSIONER TREGONING: I just
13 think that's a -- I just think that's -- I'm
14 not trying to pick on you. I think that is
15 sort of a bizarre policy for the federal
16 government and we shouldn't be protecting the
17 cars. Certainly in a lot of other projects
18 that we've seen we try to put the garage
19 outside the security barrier.

20 MR. OLSON: There are also some
21 constraints with regard then to the setbacks
22 for all points off of the buildings here so

1 that was a consideration. We did evaluate the
2 possibility of trying to orient the garage in
3 here and given the size and the constraints
4 that we had with regard to the number of
5 parking spaces that we are trying to achieve,
6 this was deemed to be the best location.

7 Further, from a viewshed impact
8 along Sangamore and the community here, we
9 were trying to address how this facility
10 blends in. Mr. Hinkle showed the current site
11 conditions with a lot of asphalt, lot of large
12 brick buildings, and chain-link fence. What
13 we are trying to do is definitely alter that
14 view along Sangamore here as well.

15 COMMISSIONER TREGONING: You might
16 be able to make it more attractive and put an
17 attractive front face on the garage but where
18 you need the infiltration protection is
19 exactly where you're putting the garage. Like
20 I say, it's got to be more costly because of
21 the queuing and all this other stuff to decide
22 to protect employee's vehicles when you have

1 the standoff distance. I'll leave it at that
2 but I'm concerned.

3 CHAIRMAN BRYANT: Let me revisit
4 an issue that keeps coming up on stormwater.
5 Can you give me a bit more of the history --
6 maybe Mr. Hinkle. I'm not sure which -- a bit
7 more of the history of the stormwater
8 challenges on that site and the degradation
9 that has happened?

10 I'm sure that we are moving 10
11 acres of impervious surface to pervious is
12 going to do a great deal to help that. Why
13 has there been so much stormwater damage in
14 the past? Have you had ill-designed or
15 failing BMPs or what?

16 MR. OLSON: I really can't --

17 CHAIRMAN BRYANT: And why has it
18 gone on so long?

19 MR. OLSON: I can't really comment
20 on that as we are not the owner or the
21 operator of the facility. I am aware that the
22 ravine that's got some pretty significant

1 damage is really more off to the southwest
2 corner here at Erskine Hall.

3 In the redevelopment of the site,
4 I mean, we would look to address the source
5 problem of the outfall, the stormwater runoff,
6 to make sure that it does comply with MDE
7 requirements.

8 CHAIRMAN BRYANT: Well, I hope so.
9 The EDR is written. I don't see where
10 stormwater commitments are specifically called
11 out so that's why I was kind of curious.

12 COMMISSIONER WRIGHT: So you have
13 a design-build contract with Clark that you
14 began in September for the garage?

15 MR. OLSON: For the Phase 1
16 improvements which include the garage, the
17 Visitor Control Center, the vehicle inspection
18 station, and this access road geometry that
19 you see shown here.

20 COMMISSIONER WRIGHT: And where
21 are you in the process?

22 MR. OLSON: We are basically --

1 COMMISSIONER WRIGHT: Just
2 percentage wise.

3 MR. OLSON: The next submission
4 that will come before the Commission will be
5 the 35 percent design so it will be site plans
6 and to the extent that we can prepare some
7 renderings that would show visible -- or the
8 elevations and things like that.

9 COMMISSIONER WRIGHT: Yes, because
10 I'm sure that -- are we going to hear from
11 some neighbors, I guess?

12 MR. OLSON: Yes.

13 COMMISSIONER WRIGHT: Because it's
14 hard to get some idea what the elevations are
15 looking like. I mean, I know you're not there
16 yet but one can conjecture a certain amount
17 from a 22-foot grade change. Right?

18 MR. OLSON: It's a six-level
19 parking garage.

20 COMMISSIONER WRIGHT: Yes. Six
21 levels on the north end.

22 MR. OLSON: So two total across

1 the whole structure. Two levels below grade
2 generally speaking here.

3 COMMISSIONER WRIGHT: Yes.

4 MR. OLSON: A level at grade and
5 three levels above grade. In a rough
6 estimation approximately 40 foot --

7 COMMISSIONER WRIGHT: Thirty-five
8 feet.

9 MR. OLSON: -- above the current
10 grade when you factor in the stairwell towers.

11 COMMISSIONER WRIGHT: Right. So
12 it's not exactly fair to say that looking at
13 a surface parking lot if you're in a
14 residential dwelling on the north side is not
15 preferable. Who wants to look at a parking
16 lot? But, at least, you can see over the
17 parking lot. Can you -- this drawing on page
18 10, this illustrated perspective, it's from
19 what I think is the Sangamore looking west.
20 I'm not really sure. This is your best guess
21 right now.

22 MR. OLSON: If that is from the

1 concept design --

2 MR. HINKLE: It's from the site
3 development.

4 MR. OLSON: Right. That is all
5 prior to these adjustments made with the
6 rotation and the shrinking of the parking
7 deck, as well as moving -- these facilities
8 actually get moved forward toward Sangamore
9 and having the curved entrance.

10 COMMISSIONER WRIGHT: So you are
11 far enough along in the process to very
12 carefully tell us that you're on a fixed
13 budget.

14 MR. OLSON: Yes, ma'am.

15 COMMISSIONER WRIGHT: Which means
16 there's --

17 MR. OLSON: Which is true of all
18 federal contracts. Yes.

19 COMMISSIONER WRIGHT: Right.
20 Which means that you are already telling us a
21 suppression further into the hillside is not
22 possible pretty much.

1 MR. OLSON: We've been asked to
2 examine that but that would basically
3 eliminate all our contingency for the current
4 project we estimate which would leave us no
5 contingency for other unforeseen issues and
6 then some perhaps.

7 We have some very rough order of
8 magnitude estimates on what that would be but
9 not a precise number beyond what we provided
10 the community which was about \$2 million in
11 additional excavation cost to lower an
12 additional level into the ground.

13 COMMISSIONER WRIGHT: Thank you.

14 MR. OLSON: And that was all based
15 on -- if you don't know the geology and the
16 impacts, that could certainly go up but that
17 was just an estimate.

18 COMMISSIONER MAY: If I could ask
19 a question about the public engagement. You
20 very quickly told us or recapped the history
21 of the project from November 2010's Notice of
22 Intent. He went all the way through the

1 signing of FONSI in September. Then you had
2 public engagement. Was there any prior public
3 engagement during the course of the EA?

4 MR. OLSON: Yes, but there was no
5 -- I think the term I used was direct public
6 engagement which was a meeting but there was
7 public notice. The DA was available for
8 public comment.

9 COMMISSIONER MAY: Was there
10 public comment?

11 MR. OLSON: Yes. We did receive
12 public comment both at the intent notice in
13 November and when the draft EA was posted.

14 COMMISSIONER MAY: Were there
15 further agency consultation meetings after the
16 January meeting that the Park Service
17 attended?

18 MR. OLSON: I know we had
19 continued negotiation -- engagement with the
20 NCPC and the Montgomery County Planning group
21 with Margaret. Margaret Rifkin is here.

22 COMMISSIONER MAY: Okay. Because

1 I'm still piecing this together because I
2 learned about this project relatively
3 recently, or at least learned about it in
4 detail relatively recently.

5 I don't believe that there was
6 significant consultation between the Park
7 Service and the Corps of Engineers between the
8 time of that initial meeting in January and
9 the notification that we had that there was a
10 FONSI in September. That was a very
11 significant gap.

12 Normally, when we do environment
13 assessment we have significant direct public
14 engagement during the writing of the EA. We
15 also have agency consultations when there are
16 affected agencies in the vicinity. That
17 clearly did not occur here.

18 MR. OLSON: We did have agency
19 consultation.

20 COMMISSIONER MAY: Not with the
21 Park Service.

22 MR. OLSON: Okay.

1 Rich, can you comment on the Park
2 Service? You need to use a microphone. Just
3 tell me and tell me what it is. When did we
4 receive it? Tell you what, since you are more
5 knowledgeable on it, why don't you identify
6 yourself and make the remark.

7 MAJOR WULFF: Major Rich Wulff,
8 also the Baltimore District Corps of
9 Engineers. The coordination with the Park
10 Service occurred with respect to the EA, the
11 notice of availability, the EA itself. Also
12 with respect to the Section 106, the Maryland
13 State Historical Trust MOA process.

14 The Park Service was also
15 consulted during that process. Most recently
16 the C&O Canal Park superintendent was invited
17 to participate in the public commentary that
18 has occurred over the past two months.

19 COMMISSIONER MAY: Right.
20 Actually there are two parts that are affected
21 here; the C&O Canal and the George Washington
22 Memorial Parkway operates the Clara Barton

1 Parkway.

2 MAJOR WULFF: Correct.

3 COMMISSIONER MAY: What was the
4 timing of the Section 106 and what was the
5 timing of the notice of availability of the
6 EA?

7 MAJOR WULFF: The notice of
8 availability of the EA was distributed on 12
9 November of '10.

10 COMMISSIONER MAY: Right.

11 MAJOR WULFF: The EA was available
12 on 3 June.

13 COMMISSIONER MAY: Right. So did
14 you receive comment from us on the EA itself
15 after 3 June?

16 MAJOR WULFF: There was no comment
17 on the EA itself.

18 COMMISSIONER MAY: You know,
19 again, there was an initial agency discussion
20 that occurred, I believe, in January of 2011
21 that both parks attended and there was no
22 follow-up on that directly with the agency

1 until much, much later in the process and
2 that's the only point I'm trying to make.

3 MAJOR WULFF: Thank you.

4 COMMISSIONER PROVANCHA: A couple
5 of comments. First to the staff for the good
6 analysis. Complements also on shooting for
7 LEED Silver, the DOD standard for projects.
8 I read with interest on page 17 of the report
9 that this is going to be a net zero facility.
10 How --

11 MR. OLSON: The Visitor Control
12 Center.

13 COMMISSIONER PROVANCHA: -- do you
14 plan to achieve that?

15 MR. OLSON: The Visitor Control
16 Center.

17 COMMISSIONER PROVANCHA: VCC is --

18 MR. OLSON: Net zero.

19 COMMISSIONER PROVANCHA: Okay.
20 Thank you for that important clarification.

21 MR. OLSON: It is, yes. Very
22 important. LEED Silver, though, for the whole

1 facility, though, is the goal.

2 COMMISSIONER PROVANCHA: Okay.

3 Just to try to get an idea of the change in
4 elevation of the buildings. Three stories for
5 the parking garage. Centrum is five stories.
6 Erskine is five stories. The new infill
7 building which, unfortunately, requires the
8 demolition of an existing building, Albert
9 Hall, is two stories. Maury Hall that is
10 immediately adjacent is three?

11 MR. OLSON: Two and a half.

12 COMMISSIONER PROVANCHA: Two and a
13 half. Okay. On several of the perspectives
14 that have been shown it appears that the new
15 infill building has a green roof. Is that --
16 that's what is being shown.

17 MR. OLSON: I would just caution
18 as far as drawing conclusions from the concept
19 designs that are presented with regard to
20 Phase 2 because that is still very much in
21 flux.

22 Certainly looking at incorporating

1 what green sustainable aspects we can into
2 that construction but right now the design of
3 the Centrum and the infill building are really
4 kind of -- they are really just one structure.
5 That is kind of the direction we're heading
6 right now so I can't really comment on the
7 roof for that structure.

8 COMMISSIONER PROVANCHA: I don't
9 remember the age of the Albert Hall but the
10 age and general condition is what is
11 necessitating demolition as opposed to
12 rehabbing that building at a lesser expense
13 than new construction?

14 MR. OLSON: That and the fact that
15 the connections are basically walkways right
16 now in between the buildings so the idea of
17 having a tie-in facility that connects the
18 three remaining buildings.

19 COMMISSIONER PROVANCHA:
20 Complements on your efforts to --
21 acknowledging again that this is a
22 presentation of a Master Plan and you are only

1 at the conceptual phase of design but
2 complements on the reduction of the garage and
3 the orientation of the garage.

4 Perhaps if the garage continued to
5 migrate further north it would require less
6 deforestation. You could come in on the
7 northeast corner of the garage as opposed to
8 coming in on the north end for your
9 consideration.

10 Site access. There was some
11 narrative in the report about evaluation of
12 alternate access to the site from MacArthur as
13 opposed to off of Sangamore, the prohibitions
14 there, cost, significant change in the
15 elevations.

16 MR. OLSON: As well as
17 deforestation associated with that. And the
18 fact that it is Park Service land.

19 COMMISSIONER PROVANCHA: Right.
20 It goes back to that communication with the
21 Park Service.

22 The MOA to mitigate the changes to

1 -- one of the historical elements is the
2 exterior facade of Erskine but part of the MOA
3 allows for that to be removed as opposed to
4 preserve and extend it around the entire
5 building envelope. I'm trying to understand.

6 MR. OLSON: It's my understanding
7 that it's really just this part of the
8 ellipsis, the historic nature, and perhaps the
9 relation to the structure. I am not aware
10 that the skin itself is historic requiring
11 preservation.

12 COMMISSIONER PROVANCHA: Okay.

13 MR. OLSON: Rich? The skin on
14 Erskine.

15 MAJOR WULFF: It's historic.

16 MR. OLSON: Okay.

17 MAJOR WULFF: Basically it has to
18 be reinforced anyway so the skin would have to
19 be altered anyway.

20 MR. OLSON: The skin would have to
21 be altered for ATRP requirements.

22 COMMISSIONER PROVANCHA:

1 Relationship to the Dalecarlia site. Nothing
2 currently exist with the two NGA functions.
3 No relationship under this new design because
4 we've got different agencies. There is no
5 overflow parking, for example, or those types
6 of things?

7 MR. OLSON: Correct. No
8 relationship.

9 COMMISSIONER PROVANCHA: Okay.
10 Friendship Height Metro, you may know the
11 answer. How far away is it from the site?

12 MR. OLSON: I was told by the
13 folks that work on site about six miles.

14 COMMISSIONER PROVANCHA: Six
15 miles. Did I hear there is a plan, though,
16 for a shuttle?

17 MR. OLSON: There is a shuttle
18 presently in effect. Actually, another point
19 is that this is an operational facility still
20 at this time and we are providing shuttle
21 service to the Friendship Metro.

22 COMMISSIONER PROVANCHA: Does your

1 new plan also move visitor parking
2 considerably farther away from the visitor
3 center under this new concept --

4 MR. OLSON: That is yet to be
5 determined.

6 COMMISSIONER PROVANCHA: -- where
7 previously was immediately adjacent?

8 MR. OLSON: That has yet to be
9 determined. I mean, this is really just kind
10 of some conceptual drawings to see if we can
11 do the geometry for the roadway.

12 COMMISSIONER PROVANCHA: Truck
13 delivery. Where do the trucks go? Where is
14 there dropoff. Where is your receiving and
15 loading dock area?

16 MR. OLSON: Loading docks are
17 generally at the back of the facility.

18 COMMISSIONER PROVANCHA: At the
19 back. Okay. Where is the physical plant?

20 MR. OLSON: I'm sorry, sir?

21 COMMISSIONER PROVANCHA: Where is
22 the physical plant? Where do you get your

1 utilities, your steam, hot water, chilled
2 water, so forth? Is that all from --

3 MR. OLSON: Currently here, the
4 substation right here.

5 COMMISSIONER PROVANCHA: Okay.
6 And those will remain? There are several
7 drawings on staff report page 3, for example,
8 that shows a structure to the west and behind
9 Erskine and that's the plant and it will
10 remain?

11 MR. OLSON: Right here. That's
12 the current utility plant.

13 COMMISSIONER PROVANCHA: Okay. I
14 think that's all the questions I have. Thank
15 you, sir.

16 CHAIRMAN BRYANT: Thank you.

17 Mr. Wells.

18 COMMISSIONER WELLS: Just a couple
19 questions. So that I understand better in
20 terms of your parking requirements, you tried
21 to get the ratio to 1.5 for the number of
22 employees you have. Tell me a little bit more

1 about your parking requirements and why they
2 went up.

3 MR. OLSON: The onsite parking,
4 2,000 spaces for permanent employees, 200
5 spaces, roughly the number that we're using
6 for transient and fleet vehicle parking
7 onsite.

8 The reason for increasing the
9 parking from the original surface lot
10 conditions, it was our understanding that
11 there was considerable parking out in the
12 neighborhood and that was from notes from
13 public comment that was done as part of, I
14 believe, an EA 2001 time frame when there was
15 a consolidation here at this facility under
16 NGA.

17 COMMISSIONER WELLS: 2001. That
18 sounds like a long time ago and, if that's
19 what it's based upon, certainly there is --
20 having more cars coming through that area has
21 an impact as well. What is the closest bus
22 service?

1 MR. OLSON: The bus stop is on
2 Sangamore. I believe 23 is the route.

3 COMMISSIONER WELLS: Thank you.

4 CHAIRMAN BRYANT: Mr. Hart.

5 COMMISSIONER HART: I would like
6 to reiterate the concern that Commissioner
7 Tregoning voiced on having vehicles within the
8 secure perimeter. I know there are instances
9 where the military has placed the vehicles
10 outside the secure perimeter handled personnel
11 security coming in and delivery security
12 separately.

13 I think it merits further study
14 and it might allow you to pull that garage
15 around to the northern end of the site, pull
16 it off the military crest of the hill which
17 makes it the most prominent position for
18 reviews off of the Potomac and mitigate those
19 concerns that people are voicing about cutting
20 down trees, stormwater management, and the
21 views from that parkland.

22 As this process moves forward, I

1 would encourage the Army to look into that
2 further and see if there is some way of
3 meeting your security requirements without
4 becoming embroiled in a lot of security
5 through bringing the vehicles into the secure
6 perimeter. Thank you.

7 COMMISSIONER PROVANCHA: Last
8 point, please, about the 150-foot standoff.
9 Acknowledge that is a UFC requirement.
10 However, that's without any structural
11 reinforcement. For example, it would be very
12 expensive to reinforce Maury Hall. Could we
13 not at cheaper expense reinforce the garage
14 and move it quite a bit closer within budget
15 constraints?

16 MR. OLSON: I don't believe so,
17 no.

18 CHAIRMAN BRYANT: With your
19 indulgence, I think we should move to the
20 public comment period. We have six people who
21 have signed up to speak on this. Three are
22 representing themselves and, as such, you will

1 have three minutes.

2 Then three are representing an

3 organization and, as such, you will have five

4 minutes. There is a clock and you will hear

5 a little chirp that will remind you when you

6 are getting close.

7 [INSERT - LIST OF REGISTERED SPEAKERS]

1 CHAIRMAN BRYANT: The first three
2 to speak will be Mr. Jesse Goldman, followed
3 by Mr. Harry Pfohl. Third will be Steven
4 Salop.

5 Mr. Goldman, welcome.

6 MR. GOODMAN: Thank you very much.
7 It's Goodman, Jesse Goodman. I appreciate the
8 opportunity to be here.

9 CHAIRMAN BRYANT: Goodman. Sorry.

10 MR. GOODMAN: You know, I think we
11 all want the best outcome. I'm not going to
12 read the whole statement but try to zip
13 through it a little. I think there is a lot
14 of -- we have a lot of suggestions that can
15 really improve this process and actually get
16 some of the outcomes that you are concerned
17 about and we are concerned about, too.

18 I am one of the closest, if not
19 the closest, neighbor to the planned facility.
20 Although Steve Salop is speak for our
21 association, I am the co-chair of it. I do
22 appreciate being here. I think it is

1 important, and some of you alluded to this, to
2 note that this has really been until recently
3 what I am characterizing as a stealth process.

4 In November 2010 we saw some very
5 preliminary information about the project
6 which largely looked reassuring but was still
7 concerning enough that I and others wrote --
8 sent comments in to the Corps. I was
9 particularly concerned about affects on the
10 environment such as tree loss, congestion,
11 etc.

12 I have to say these comments and
13 those of others were included in the
14 environmental assessment but they truly were
15 not dealt with in the environmental assessment
16 which was very disappointing. They certainly
17 were overrun by a finding of no significant
18 impact.

19 So, finally, the Corps did come to
20 me with the community a year later in October
21 of this year and that is when Phase 1 of this
22 project, which is indeed the garage, the part

1 there is the most uncertainty about, was
2 presented as a fait accompli. Basically it
3 was the contract has been let and the
4 bulldozers will be there in a month.

5 The community was extremely
6 surprised to see that what had been portrayed
7 as a fairly benign operation that would stick
8 to the same footprint was going to result in
9 forest loss and changes in traffic.

10 On the positive side there has
11 been a productive dialogue and discussion
12 since then that you've heard about. I have to
13 say that myself and other members of the
14 community, and listening to you also, we have
15 identified a number of persistent concerns
16 which I think if they are not addressed will
17 cause irreparable harm both to our community
18 and the larger environment.

19 I think to accept this plan based
20 on vague assurances of future improvements,
21 even though it's a Master Plan, would be a
22 mistake. Particularly, I don't see how it's

1 credible to divorce review of the Master Plan
2 from review of Phase 1 this garage and its
3 siting and the tree loss which, in fact, are
4 the key drivers for the concerns identified
5 within the plan so I wanted to raise that.

6 There are three major issues that
7 I think must be, and I think they can be,
8 resolved before this should be accepted by
9 your Commission. First, the plan even with
10 the changes still results in repairable loss
11 of mature trees and forest.

12 What does that mean?

13 CHAIRMAN BRYANT: Go ahead and
14 finish your statement.

15 MR. GOODMAN: Okay. The massive
16 garage is larger than a football field, six
17 stories high actually, four above ground in
18 some places. It will cause significant loss
19 of mature trees and habitat and what you know
20 is an environmentally sensitive area of the
21 Palisades.

22 Environmental assessment only

1 considered trees 32 inches and larger which
2 followed a pattern as sort of minimizing
3 impacts but really ignores the fact that
4 substantial amounts of forest would be clear
5 cut.

6 It's in the comments but I won't
7 quote the NCPC report itself which quotes from
8 the Bethesda-Chevy Chase Master Plan about the
9 very special nature of this area and the need
10 to protect trees. This plan is in direct
11 contradistinction to that and contradiction.

12 Now, we do appreciate the changes
13 and the collegial attitude with the Corps in
14 the last few weeks. These changes result in
15 improvement, but still cutting for the
16 fencing, the clear space, as you can see on
17 there the shifting, the space over the forest
18 that will be cut, as well as what we just
19 heard about two days ago, a new drainage pool,
20 will result in an unspecified number but
21 clearly substantial amount of tree cutting and
22 habitat loss.

1 I think it's important as you can
2 see from here. Those of us in this
3 neighborhood know this is exceptional to have
4 all this contiguous woods. This is an
5 ecosystem. We do see migratory birds,
6 wildlife, etc.

7 It is the character of this area
8 and this will affect that and erode it no
9 doubt. We have heard that even though the
10 garage is moved up on the side at the top
11 there, there is still footings that will be
12 dug and cause a problem.

13 I will try to quickly conclude
14 given the time.

15 I think if you put together the
16 loss from shifting this over into forested
17 areas from along the perimeter and from this
18 pool, it's sort of three strikes against the
19 forest. There are three significant areas of
20 forest loss.

21 I think that further steps must be
22 considered to get rid of this tree loss and

1 that this really is unacceptable in such a
2 sensitive area.

3 Second, I would point out that the
4 garage is massive. I mean, this is a massive
5 structure, larger than a football field. It
6 will loom over our neighborhood. It will
7 affect vistas. It is, as one of you pointed
8 out, in the most sensitive environmental in
9 terms of steep runoff, etc. It just doesn't
10 make a lot of sense to me. We think the
11 garage could be made smaller or buried.

12 Third, there has been a lack of
13 clarity and I think this is genuine confusion,
14 I'm not implying dishonesty, about numbers of
15 people who will need to be on the site. It is
16 unclear, as Mr. Wells said, why 600 more
17 spaces are needed. I asked one of the Corps
18 and they said, "We were told that more people
19 are parking in the community several years
20 ago."

21 I can say from living there for 10
22 years that there is not 600 people parking in

1 the community so either there are going to be
2 more people on the site, in which case we need
3 to figure that out and deal with it, or if
4 it's the same number, the amount of parking
5 space should be able to be reduced and --

6 CHAIRMAN BRYANT: Wrap up, please.

7 MR. GOODMAN: Yes.

8 CHAIRMAN BRYANT: Please wrap up.

9 MR. GOODMAN: Okay. To close,
10 like many in our community we support a new
11 intelligence campus but the Master Plan has
12 fatal flaws and uncertainties. It really
13 should be resolved before even it is approved.

14 Without such changes I think there
15 is going to be permanent harm both to the
16 character of our community, but also to this
17 very special Potomac Palisades watershed and
18 eco system and forest. This is not about not
19 in our backyard. We are willing to have this
20 facility here but it has to be here in a way
21 that is not harmful to our community and the
22 environment.

1 I pointed out that I built a new
2 house 10 years ago and managed to do it
3 without taking down any trees. I think
4 working together we can do that. I think we
5 need to hit the pause button here and be sure
6 we have this right before it goes forward.

7 I can honestly say that while
8 appreciating the interactions we've had, if
9 that community meeting had not taken place in
10 October, I think all those woods there would
11 be gone right now. Thank you.

12 [INSERT - GOODMAN TESTIMONY]

1 CHAIRMAN BRYANT: Thank you very
2 much.

3 Next up is Harry Pfohl with the
4 Glen Echo Citizens Association.

5 As you are representing an
6 organization, you've got five minutes. Please
7 keep it to five minutes.

8 MR. PFOHL: In fact, I intend to
9 yield about three minutes to Steve Salop so
10 I'll be brief.

11 Thank you very much for allowing
12 us to have the opportunity to speak here
13 today. I am president of the Glen Echo
14 Heights Citizens Association. We abut the
15 site. We have about 484 homes and roughly
16 1,300 residents.

17 On October 5th of 2011 we hosted a
18 presentation by Corps of Engineers of the
19 Master Plan for the facility. This was
20 attended by about 185 residents from all the
21 communities closely impacted by the plan,
22 together with representatives of Government

1 agencies and political offices.

2 This was the first location in
3 which many of the residents became aware of
4 the Master Plan and was the first location in
5 which the Corps engaged in a dialogue with
6 neighboring communities.

7 The discussion subsequent to the
8 presentation was animated, to say the least.
9 The principal concerns of the residents were;
10 garage size and location. The garage is 480
11 feet by 240 feet. Overhang steeply slope
12 mature forest.

13 There would be considerable
14 deforestation due to the garage size and
15 location. The location of a sizable
16 stormwater basin on steeply-sloped heavily-
17 wooded terrain was necessitated by the garage
18 size and location.

19 The garage impact on the viewshed
20 and a truition above the Palisades treeline
21 was an impact. It affected the National Park
22 Service land. No consideration was given to

1 the neighborhood abutting the west side of the
2 site. There were traffic issues and there was
3 erosion and sediment.

4 On November 29th, this past
5 Tuesday, the Corps of Engineers made a second
6 presentation to the affected communities which
7 showed considerable progress. However, major
8 issues remain.

9 Most particularly the garage size
10 and location. The communities now have an
11 excellent dialogue underway with the Corps of
12 Engineers which is greatly appreciated but
13 there is insufficient time for us to engage
14 with the Corps for an optimal solution to the
15 garage question.

16 The dialogue underway now should
17 have occurred long ago. November 19, 2010 I
18 received an email from Ken Hartman of the
19 county advising me that the Corps had posted
20 a website showing a draft Master Plan and was
21 soliciting comments on that Master Plan.

22 I sent an email to our Glen Echo

1 Heights residents. We have about 350 homes
2 that I can reach by email and noted this
3 situation. Additionally, I invited readers to
4 comment on our website.

5 December 9, 2010, I sent a letter
6 to the Corps inviting them to speak. I
7 referenced the comments that we received on
8 our website. I invited the Corps to read
9 them.

10 By the time the October 5, 2011
11 meeting was held the finding of no significant
12 impact had been approved. While the Corps
13 surely had proceeded in accordance with their
14 policies, there had been no dialogue with the
15 community. The concern now is that there is
16 insufficient time to conclude reasonable
17 optimal modifications to the plan.

18 A constructive dialogue is
19 underway and we appreciate that and we need
20 more time to complete it. How ironic is it
21 that in order to create green space on the old
22 multi-acre tarmac parking lot a huge garage is

1 planned which will result in substantial
2 mature woods on a steep slope being
3 deforested.

4 Testimony from Steve Salop and
5 David Berg will address deficiencies in the EA
6 and the FONSI. We believe that it is in the
7 interest of all of us to take a pause of
8 sufficient length to bring the dialogue
9 regarding the Master Plan modifications to a
10 conclusion and to correct EA and FONSI
11 deficiencies.

12 With that, Mr. Chairman, I'll
13 yield my remaining time to Steve Salop.

14 [INSERT - HAROLD PFOHL TESTIMONY]

1 CHAIRMAN BRYANT: Thank you very
2 much.

3 Next up is Mr. Steve Salop
4 representing an organization.

5 You are still limited to five
6 minutes.

7 MR. SALOP: Okay. Do I get his --

8 CHAIRMAN BRYANT: No. You are
9 limited to five minutes. Thank you.

10 MR. SALOP: Thank you. I think
11 the discussion that you have all had, and the
12 comments and the statement that I put in and
13 Jesse Goodman put in and Harry Pfohl put in
14 demonstrates why approval of the Master Plan
15 at this point is really premature.

16 Fundamental aspects of the project
17 are still in flux. Key aspects are being
18 reevaluated. For every one of Jeff Hinkle's
19 slides there was a little white box that said
20 they are not actually going to be following
21 the Master Plan. They are going to be
22 adjusting it in some way or another.

1 That goes for the parking garage
2 which is the cornerstone of the project
3 according to the Master Plan, stormwater
4 management and traffic. None of the designs
5 -- none of the designs for these key
6 components are contained in the Master Plan
7 that you have in front of you. They are all
8 add-ons.

9 As a result, you don't have a
10 concrete plan to approve or not to approve.
11 It's not clear to me what exactly you would be
12 approving if you approved the Master Plan
13 today.

14 In addition, there are significant
15 public participation problems with the process
16 that were pointed out. The public
17 participation has just become in October.
18 Right now it's very productive but, frankly,
19 it's eight months too late.

20 Harry Pfohl contacted the Corps in
21 December of 2010 and asked for a meeting.
22 They delayed the meeting. They didn't want to

1 have that meeting. They wanted to have what
2 he characterized as a low profile which I
3 believe means secrecy.

4 They did not engage with the
5 public until after the FONSI was issued. I
6 believe that probably violates the NEPA rules
7 but it certainly does not indicate a process
8 that satisfies the planning process that you
9 have in place.

10 There is so much that we don't
11 know. I am involved in this process of
12 talking to the Corps about the changes to the
13 plan. There is so much we don't know. There
14 is so much they don't know. They could not
15 produce elevations for us. Okay? You are
16 being asked to vote for a Master Plan but we
17 don't even know what the elevations are.

18 Frankly, you're being asked to
19 just approve a Master Plan in which they
20 promise that they will do the things that
21 should have been put in the Master Plan to
22 begin with.

1 They got a little bit of
2 engagement from Montgomery County but that was
3 also based on the limited and erroneous
4 information that they gave the county. For
5 example, yesterday the county executive of
6 Montgomery County basically walked back on his
7 support saying that he had serious concerns,
8 whereas in November of 2010 he had written a
9 letter of support.

10 There are other problems. I'll
11 just go through some of them quickly in the
12 time I have remaining. The number of parking
13 spaces appears to violate the NCPC parking
14 ratio standards.

15 The 1 to 1.5 ratio, which is at
16 the low end, would imply 2,000 spaces. In
17 fact, the Corps in the TNP from November 9th
18 they committed to 2,000 spaces and the said
19 those 2,000 spaces would include fleet and
20 visitor parking. You have that in your
21 package. That's on page 9 in the Executive
22 Director's recommendation.

1 However, they are now saying, and
2 Mr. Hinkle said, there are going to be 2,240
3 spaces so where did the extra 240 spaces come
4 from? Well, they renamed those extra spaces
5 to be fleet and visitor parking even though
6 they were supposedly in the 2,000 that was
7 committed to on November 9th. I really don't
8 understand how the parking ratios could
9 properly be manipulated simply by renaming
10 spaces.

11 They have made numerous claims
12 that this is going to be a green site but one
13 has to say it's just quite incongruous to say
14 that the way in which you are going to achieve
15 a green site is by tearing down a forest.

16 Moreover, there is the question of
17 how green it's going to be. The Master Plan
18 says that they are trying to maximize
19 developable space. They have made no
20 commitment. They said they have no current
21 plans to increase development but that's not
22 a commitment. I believe a Master Plan should

1 have commitments.

2 Finally, and it's been said
3 numerous times, the whole Master Plan is
4 premised on the idea that the only view that
5 matters is Sangamore Road, not the back -- not
6 the back behind the garage. They basically
7 ignored that. They ignored the impact on the
8 C&O Canal and the overhang in MacArthur
9 Boulevard. There is more deforestation here
10 than is maybe obvious.

11 CHAIRMAN BRYANT: You need to stay
12 at the microphone. We're recording.

13 MR. SALOP: If you look at that
14 upper left-hand corner there are going to be
15 huge footers. That's going to necessitate
16 taking down trees all along the rest.

17 There are two stormwater
18 facilities planned; one a temporary stormwater
19 facility. It's a temporary facility but they
20 are going to have to take down mature trees
21 down towards MacArthur Boulevard. While it's
22 a temporary facility, it's going to have long-

1 term adverse impacts.

2 There is going to be another
3 stormwater facility, I believe, south of the
4 garage. Again, more trees being taken.

5 Finally, one last point -- two
6 last points if you'll indulge me. They said
7 it's going to reduce traffic. In fact, the
8 reason why they said it's not going to
9 increase traffic is because they were going to
10 put in a four-way stop.

11 They were going to eliminate the
12 four-way stop and put in an extra turn lane.
13 Both of those ideas have been eliminated.
14 Therefore, traffic is going to go up. They
15 think the traffic is going to go up by 44
16 percent. No contingency to take that into
17 account.

18 Where do we stand? Well, while we
19 appreciate the engagement, I think there has
20 to be more. I think by issuing the Master
21 Plan you are going to make it harder. We need
22 a time out to give time for this process to

1 continue. What the community wants is we
2 would like the garage downsized and buried two
3 or more additional levels.

4 We would like them to -- that will
5 increase the cost of excavation \$2 million a
6 level, but if they make the garage smaller,
7 they will save money on the size of the
8 footprint.

9 We would like them to see an
10 enhanced shuttle program. They say there's a
11 shuttle but basically if you read the Master
12 Plan and the EA carefully, they have really
13 said mass transit is not an option for this
14 site. We want them to engage in affirmative
15 efforts to have an enhanced shuttle program so
16 that more employees can commute and the garage
17 can be smaller.

18 We would like to see them reach a
19 one to two ratio. We would like to see them
20 lease supplementary parking spaces for the
21 surface parking at the Safeway lot across the
22 street. Yes, the Safeway probably didn't like

1 previously that people from the site were
2 parking for free, but I'm quite sure that if
3 they were paid a proper price for those lease
4 sites, they would be happy to do it.

5 That would give the site -- that
6 would give the occupant an incentive to move
7 more people into carpooling and vanpooling,
8 more people into the shuttle program because
9 they would save money. They wouldn't need to
10 lease as many spaces.

11 CHAIRMAN BRYANT: Thank you, Mr.
12 Salop.

13 MR. SALOP: I would hope that is
14 what you would do with the planning process.
15 Thank you.

16 [INSERT - STEVEN SALOP TESTIMONY]

1 [INSERT - TIMOTHY FIRESTEIN LETTER]

1 CHAIRMAN BRYANT: Thank you very
2 much.

3 Up now is --

4 COMMISSIONER TREGONING: Mr.
5 Chairman, may I ask a question --

6 CHAIRMAN BRYANT: Oh, please.

7 COMMISSIONER TREGONING: -- of the
8 folks who -- the citizens who were kind enough
9 to come here to speak.

10 CHAIRMAN BRYANT: Please.

11 COMMISSIONER TREGONING: You heard
12 our discussion. Some of the things that we
13 were talking about were how would it work if
14 the garage was not within the security barrier
15 so that you wouldn't need any further standoff
16 distance. And what if it was moved more to
17 the front of the site and you also wouldn't
18 need all that queuing because you wouldn't be
19 protecting the cars in the garage.

20 I mean, obviously I'm not saying
21 aye or nay you need to look at other issues
22 but is that something you would like the Corps

1 to consider in the next generation?

2 MR. SALOP: That sounds like a
3 great idea. I mean, I'm embarrassed that we
4 never came up with that idea in the hard work
5 that we've put in. Yes, we want them to
6 eliminate the tree cutting to eliminate the
7 visual impact.

8 COMMISSIONER TREGONING: And you
9 don't mind a tall -- what would be an
10 effectively taller garage that is on Sangamore
11 Road?

12 MR. SALOP: I think the people in
13 Sangamore Road would not like that. There
14 would be tradeoffs between the community
15 behind and the community in front and the
16 impact on the canal and MacArthur.

17 COMMISSIONER TREGONING: Okay.

18 MR. SALOP: But, you know, they
19 could also put it closer to Sangamore but bury
20 it. We really think that burying it is the
21 best of all possible options and potentially
22 using the facility at Dalecarlia for

1 supplemental parking.

2 COMMISSIONER TREGONING: Okay.

3 Thank you.

4 CHAIRMAN BRYANT: Thank you very
5 much.

6 MR. SALOP: Any other questions?

7 CHAIRMAN BRYANT: Thank you.

8 MR. SALOP: Okay. Thank you.

9 CHAIRMAN BRYANT: Next up is Ms.
10 June Humbert. She'll be followed by Mr. David
11 Berg and then Brad Northrup and then Mr. Harry
12 Lewis.

13 Ms. Humbert, as you are
14 representing an organization you have five
15 minutes.

16 MS. HUMBERT: Yes. I'm the co-
17 president of the Sumner Citizens Association.
18 Sumner is a neighborhood of 550 residences and
19 about 1,500 inhabitants located directly
20 across from the ICCB campus.

21 The concerns of this community are
22 the same as those named by the previous

1 speakers from the other neighborhoods. That
2 is to say, the environment which includes the
3 concerns of runoff, erosion, destruction of
4 the tree canopy, and view from the canal and
5 from streets backing onto the site.

6 There is already a major gully
7 caused by erosion from the current
8 installation and substantial sedimentation
9 along MacArthur and along the Clara Barton
10 Parkway.

11 Next traffic concerns. The site
12 abuts an elementary school on Sangamore Road
13 with 280 students who come and go every
14 weekday during school season. Providing safe
15 passage for those students, teachers, and
16 parents is paramount.

17 In addition, residents must
18 commute to work daily and must deal with the
19 additional traffic turning into the ICCB from
20 both directions on Sangamore coming from
21 MacArthur and from Massachusetts both of which
22 are impacted by the high volume of traffic.

1 The number of cars of 3,000
2 employees ultimately and their impact needs to
3 be carefully studied to avoid all unnecessary
4 disruption to the residential areas that
5 border the site.

6 The optimum interim objective
7 would be to allow more time to afford a
8 comprehensive study of the issues and the
9 concerns of the local residents regarding the
10 near-term and the long-term effects of this
11 project on the environment and on the lives of
12 the residents. Thank you.

13 CHAIRMAN BRYANT: Thank you very
14 much.

15 Next up is Mr. David Berg
16 representing the Brookmont Civic League. You
17 have five minutes. Welcome.

18 MR. BERG: Thank you, Mr. Chairman
19 and to all the people here. We support the
20 comments that have been made previously.

21 Thank you for this opportunity.

22 Brookmont learned of this project

1 only after the funds were finalized. We were
2 never notified. The public notices go in the
3 Washington Post or the Federal Register. We
4 never knew. Thanks to Harry Pfohl we found
5 out in time for the October meeting.

6 Our concern is that the project go
7 forward but be done responsibly. That's the
8 critical issue for us. The current site
9 Master Plan does not meet this community
10 requirement. It is vague and contains many
11 inaccuracies. It cannot serve as the basis
12 for environmentally sound redevelopment.

13 All of the critical documents; the
14 EA, the site Master Plan, and the very well
15 developed Phase 1 plan, including the
16 contract, guarantee that significant long-term
17 impacts will arise from this project both on
18 and near the site to the Palisades, the river
19 valley, the National Parks, and our
20 neighborhoods.

21 The Master Plan permits the Corps
22 to intensively develop a small portion of the

1 site, only six acres that remains forested on
2 the Palisades and in the river valley all of
3 which is directly adjacent to the National
4 Park land.

5 This one thing will end decades-
6 long work in our area by Montgomery County to
7 preserve, and I quote, "The Potomac Palisades'
8 unique environmental features of steeply
9 wooded slopes and vistas and perpetuation of
10 open space character established in the area."
11 I'm quoting from their Master Plan, Bethesda-
12 Chevy Chase Master Plan of 1990, page 1,
13 paragraph 3.

14 The clear cutting of mature forest
15 on the site planned by the Corps -- told to
16 you by the Corps will cause this long-term
17 significant damage. We have a number of
18 general and specific concerns. I have a
19 written document I'll give you that will go
20 beyond what I can in five minutes.

21 Inaccuracies and omissions exist
22 in every bullet on pages 2 and 3 of the

1 recommendations from the staff. They
2 undermine the overall recommendation that the
3 Commission approve the site Master Plan. We
4 ask directly that you ask the Corps to work
5 with us and the National Parks to resolve
6 these several important issues before you
7 approve or revise the site Master Plan later.

8 We have six over-arching comments
9 and have a request for the Commission. Number
10 1, I've already said the site Master Plan will
11 certainly cause long-term and significant
12 adverse environmental impacts. It will do
13 this first by cutting the trees. I have an
14 example which I don't have time to go into.

15 The staff report quotes the Master
16 Plan as saying, "The redevelopment of the site
17 is consistent with many of Montgomery County's
18 recommendations with the Master Plan including
19 federal employment -- I'm sorry. "The primary
20 purpose of the Master Plan is protection of
21 the Palisades in the Potomac River Valley and
22 it says so plainly." I just read you the

1 quote from that.

2 Because of this use of the word
3 "minimize in the Master Plan, the Master Plan
4 is incapable of sustaining the Corps goal. It
5 is a loophole. The word minimize is a
6 loophole that the Corps is using to bulldoze
7 500 feet of trees on the Palisades and down
8 the steep slopes of the Potomac River Valley.
9 And it will also guarantee that severe erosion
10 and sedimentation problems will remain.

11 So we ask, therefore, that you
12 direct the Corps to modify the site Master
13 Plan to remove all statements and ambiguities
14 that can lead to this long-lasting
15 environmental in a study quorum. The six acres
16 of remaining forest should be protected
17 unequivocally in the Master Plan.

18 Second point. Over the years of
19 operation site operations have caused erosion
20 and sedimentation in two locations which the
21 Corps had difficulty identifying for you. The
22 EA mentions only one of these points and it

1 mentions no places where sedimentation occurs.
2 One place is in the C&O Canal. The
3 superintendent is very disturbed about that.

4 The Corps has rejected our request
5 that they clean it up because legitimately the
6 budget for this is BRAC money. They can't use
7 it for it. There is no suggestion that they
8 will be proper stewards of the environment and
9 find a way to clean it up. We can't trust
10 their stewardship -- their commitment to
11 stewardship until they do.

12 May I continue briefly?

13 CHAIRMAN BRYANT: Briefly.

14 MR. BERG: So we would ask you to
15 direct them to take responsibility for
16 remediating the existing extensive erosion and
17 sedimentation.

18 The third issue is the traffic
19 plan. Very simply, the traffic plan covers
20 one block of Sangamore Road. Every car
21 getting to that one block travels the length
22 of Sangamore Road, or half the length of

1 Sangamore Road, but it also must travel either
2 on MacArthur or Massachusetts.

3 The Department of Energy's
4 environmental process, which I'm very familiar
5 with, you must cover regional issues. The
6 Corps doesn't do that. There is extensive and
7 well-known congestion in those areas that
8 should be addressed by the county and the
9 Corps should work with them on that.

10 Their traffic plan did not give them the
11 information necessary so we ask you to work
12 with them to make sure they revise that.

13 Steve spoke about the need for a
14 transportation management plan. We ask that
15 you ask them to provide greater specificity
16 there. We certainly appreciate the recent
17 engagement but we are not there yet and we
18 need to have a very solid Master Plan that
19 doesn't have these vagaries that allow them to
20 use the word minimize to cover the fact that
21 they are going to expose a 500-foot expanse of
22 the parking garage to the west, as well as the

1 250-foot expanse of the garage to the south to
2 the viewshed in Washington, D.C., Virginia,
3 and Maryland.

4 CHAIRMAN BRYANT: You need to wrap
5 up.

6 MR. BERG: Okay. So we request
7 that you ask them to declare this time out.
8 It is extremely important that we continue the
9 process that we've begun.

10 I know a fair amount about the
11 environmental process. As I said, I was at
12 EPA for 25 years before I was at the
13 Department of Energy and before I retired.
14 This FONSI should never have been issued.
15 There will be long-term impacts and they will
16 be substantial and significant. All the magic
17 words are there. They've revealed all that to
18 you in their presentation. They should
19 withdraw the FONSI and redo the EA so that it
20 is truthful as well as the other thing. You
21 have no Master Plan that is worth the salt
22 that we use to sprinkle in our food. Thank

1 you very much.

2 CHAIRMAN BRYANT: Thank you, Mr.
3 Berg, very much.

4 The last two speakers are Mr. Brad
5 Northrup followed by Harry Lewis.

6 Mr. Northrup, you are representing
7 yourself. You'll have three minutes.

8 MR. NORTHRUP: Yes. I'm a member
9 of the Board of the Brookmont Civic League and
10 a resident of that community for 27 years.
11 I'll be brief and just say what we have --
12 what the community is faced with here is a
13 proposal that is lacking an adequate process
14 for making the determinations that need to be
15 made by the community.

16 It is faced with a lack of
17 specific information and clarity about exactly
18 what is going to happen on this property. It
19 is also not clear about a number of the issues
20 that will be taking place in and around the
21 garage.

22 We feel that the decision that was

1 made in the development of this project to
2 dramatically change the parking on the site,
3 to sweep it up into a six-foot story, 2,000
4 car garage, and to locate it on the Palisades
5 of the Potomac create the major issue around
6 this from the environmental and aesthetic
7 standpoint.

8 Regarding the lack of information,
9 as some others have also indicated, we have no
10 really good information in mapping of where
11 this garage will be located relative to the
12 slopes. We don't have elevations. We don't
13 have clarity about what trees are going to be
14 cut.

15 We don't have good information
16 about the impact of the construction that is
17 already planned even with the relocation of
18 the garage that will include not only this
19 sediment pond you've heard about on the
20 northwest corner, but also the retaining walls
21 we know are going have to be placed there.

22 Also the perimeter that has to be

1 developed around the garage so a lot of
2 information is missing from that standpoint.
3 We are uncertain about actually why the size
4 of the garage is what it is.

5 We heard that there's been various
6 information about how many cars are actually
7 going to be needed. We don't know whether
8 this garage is actually at the right size in
9 addition to whether it's in the right
10 location.

11 Actually we've in this discussion
12 today a number of good ideas about what might
13 be done to actually get this further back from
14 the Palisades and to make it more acceptable
15 to the community and the concerns we have
16 about its environmental and aesthetic impact.

17 David who preceded me mentioned
18 the Master Plan and the importance it places
19 on the environmental quality and the existence
20 of skyline along the Palisades is maintained.
21 It says that various measures should be taken
22 to make sure that happens.

1 We want to urge the Commission to
2 not at this point approve this Master Plan.
3 The process hasn't been adequate. We don't
4 want to lose the teeth that provides us to get
5 the things done that need to be done.

6 We would like to have the
7 Commission have its actions consistent with
8 the Master Plan and its need to take these
9 various measures and the need of the
10 Commission to protect the natural resources of
11 the National Capital Region. Thank you.

12 CHAIRMAN BRYANT: Thank you, Mr.
13 Northrup, very much.

14 Last is Mr. Harry Lewis.

15 Welcome, Mr. Lewis. You have
16 three minutes.

17 MR. HERN: My name is David Hern.
18 I'm a friend and neighbor of Harry Lewis. He
19 is unable to be here today and he sent me an
20 email authorizing me to speak on his behalf if
21 that's okay.

22 I appreciate you all letting us

1 testify on this matter. I have a photo to
2 hand out. I have two copies that I'll pass
3 around. This photo is taken from the Potomac
4 River just below Little Falls Dam and it shows
5 the 500-foot stretch.

6 Part of it is a narrow band of
7 trees where you can see blue sky passing
8 through just to the right of the dam building.
9 On the left side of the photo are the
10 Wapakoneta residences. The main point I want
11 to raise is in this picture here the proposed
12 garage the long side of it is 500 feet long.

13 Between that edge of the garage to
14 the west and the property line the slopes
15 falls off very steeply and the trees which
16 define the top edge of forest up against the
17 sky are rather narrow. That's the stretch
18 that would get cut down right along the edge
19 of the garage.

20 In essence, the view from the
21 river will become notched for about the 500-
22 foot stretch along that garage where right now

1 we have the expanse of old growth, woodland.
2 I've been canoeing on the river for almost my
3 whole life.

4 The Potomac Gorge is really an
5 incredible jewel of wilderness that extends
6 out from Georgetown all the way out to the
7 headwaters of the Potomac. We can be in a
8 wild environment just minutes from the
9 Nation's Capital.

10 As the ICCB Master Plan expresses,
11 we want to preserve all that. Once those
12 large trees are cut, it's going to take
13 decades for them to grow back. I support the
14 efforts to move the garage back away from the
15 edge of that ridge so that the trees could be
16 actually preserved as was promised to the park
17 superintendent at the meeting in January.

18 Sorry I don't have more copies of
19 the photo and I should have brought it on a
20 flash drive so we can project it. I
21 appreciate your willingness to listen to our
22 concerns and we hope you will realize that the

1 Master Plan is flawed and should be revised
2 before being considered seriously. Thanks
3 very much.

4 CHAIRMAN BRYANT: Thank you very
5 much.

6 That ends the public comment
7 period and we'll return the discussion to the
8 Commission members.

9 Is there any other additional
10 conversation among the Commission members?

11 Ms. Tregoning.

12 COMMISSIONER TREGONING: I just
13 have a question about the procedural aspects
14 of what we're doing. So we clearly approve in
15 the executive director's recommendation only
16 a part of the Master Plan and we specifically
17 defer action on the site and design alignment
18 of the proposed parking garage. Just to play
19 devil's advocate --

20 CHAIRMAN BRYANT: And the access
21 road.

22 COMMISSIONER TREGONING: And the

1 access road. Is it possible that those
2 elements would never come before us again and
3 they could live with what they have? Then the
4 so-called environmental features of the
5 overall plan I guess would be significantly
6 diminished because you would still have all
7 that surface parking. Is that what could
8 happen?

9 MR. HINKLE: I think our intent
10 and how we structured the recommendation is to
11 not approve anything related to the access of
12 the garage in terms of how it's laid out.
13 That means that they couldn't come back to us
14 with what's in the Master Plan currently.

15 COMMISSIONER TREGONING: But they
16 could proceed with all the building
17 construction that they're talking about and
18 maybe never come back to us at all.

19 MR. HINKLE: They will be required
20 to come back as a Phase 1 and Phase 2 approval
21 process.

22 COMMISSIONER TREGONING: The

1 buildings have to come back?

2 MR. HINKLE: Correct.

3 MS. SCHUYLER: Phase 1 the way the
4 report is written is the parking. I think
5 there's some merit to what you say that if
6 they don't -- if you defer Phase 1, they could
7 leave surface parking.

8 Phase 2 are the larger buildings.
9 Any specific proposal under the way the
10 Commission operates have to come back for a
11 specific review.

12 COMMISSIONER MAY: I would sort of
13 ask the question the other way around. It
14 seems like if Phase 1 is the parking garage
15 and that is going to be the first thing coming
16 back, why are we bothering improving the
17 second half of it? Why don't we just defer
18 the whole thing until the parking garage is
19 ready? What is the real utility of taking the
20 action that's proposed here today?

21 COMMISSIONER TREGONING: What's
22 the utility of taking the action proposed

1 today?

2 COMMISSIONER MAY: Does it provide
3 them any necessary approvals that allow them
4 to take other steps?

5 MR. ACOSTA: Well, perhaps the
6 Corps can answer the question. I think Marge
7 was saying there were some contracting issues
8 that they wanted to proceed with. I think
9 this is all sort of in a way to allow -- to
10 encourage the community and the discussions
11 that have been going on over the last couple
12 of months or so to continue and to resolve
13 those before coming back to the parking and
14 the access issue.

15 With respect to whether the
16 Commission defers this piece or the entire
17 piece, my understanding from staff was it was
18 an issue of contrast. They were starting
19 their process. This isn't a BRAC related
20 process for the main buildings, but I could be
21 wrong.

22 COMMISSIONER MAY: I think it

1 would be helpful to hear directly from the
2 Corps about what specific advantage comes from
3 this action as opposed to a complete deferral.
4 In terms of encouraging the Corps to engage in
5 constructive dialogue, there is nothing more
6 encouraging than deferring action on the whole
7 Master Plan.

8 COMMISSIONER WRIGHT: And I would,
9 of course, as is my norm go a little further
10 and say rewarding bad behavior. What seems
11 really -- I would like to hear some -- if
12 there's a contradiction from the Corps that
13 they actually pursued this dialogue because it
14 doesn't sound like it. It seems -- I mean,
15 are we allowed to ask for that?

16 MR. HINKLE: Let me just explain a
17 piece of the process that I don't think has
18 come out it. That is that the Corps has been
19 in a lot of discussions with the county as
20 well and one step that was taken was on
21 September 22nd of this year the Maryland
22 National Capital Planning Board -- National

1 Capital Parks and Planning Board actually
2 reviewed the project and the Master Plan and
3 provided the Commission with comments which
4 you can find on page 40.

5 In terms of our conversations with
6 both the Corps and the county, one of the
7 agreements that we have is that prior to Phase
8 1 as well as Phase 2 coming back to this
9 Commission that they go back to the county
10 planning board again for additional comments
11 on those two phases. So that's one step that
12 should occur prior to us seeing some
13 additional design on the site.

14 COMMISSIONER WRIGHT: That's not
15 what I'm really asking. I'm asking about the
16 conversations with the neighborhood because to
17 hear them tell it, they have not been
18 consulted in a timely way. Is the Corps
19 allowed to address that in this forum?

20 CHAIRMAN BRYANT: Why don't you
21 come back up and address a few issues, not the
22 least of which is what contract -- help us

1 have a little better appreciation of the
2 contracting deadlines and such that you're
3 facing.

4 MR. OLSON: Certainly. We have
5 the Phase 1 contract, design-build contract,
6 that has been issued. It is our desire to
7 have the Master Plan approval because what it
8 really defines for us are the large features
9 that are contained with the redevelopment of
10 the site. It goes to the ideas of taking up
11 the surface parking and replacing it with a
12 parking deck.

13 Now, the specifics of that parking
14 deck, orientation, size, and all those aspects
15 are addressed in the design documents that
16 will come back before the Commission.

17 COMMISSIONER WRIGHT: But that's
18 not my question. My question is about --

19 MR. OLSON: I don't know if that
20 was --

21 COMMISSIONER WRIGHT: I know what
22 a Master Plan is.

1 MR. OLSON: Okay.

2 COMMISSIONER WRIGHT: But I'm
3 asking the question about the community
4 because they are being pretty direct in their
5 claims that the Corps has been remiss in
6 consulting them.

7 MR. OLSON: I would say they are
8 being a little liberal with their
9 interpretation and how they see it. What I
10 can say is there were -- we followed our
11 process with regard to the EA.

12 The EA that went out was basically
13 this kind of document so the concerns
14 expressed by about not having enough detail
15 and things like that are things that we would
16 not normally incorporate into a Master Plan.

17 General locations, you know,
18 renderings as we know it at that time, are
19 things that are appropriate for that. We did
20 engage in the process on November 2010, public
21 comment using our standard process. When the
22 EA was posted there was another public

1 comment. We did the agency coordination and
2 we have taken that back.

3 We did not engage in direct
4 dialogue until October so that is when some of
5 the other communities that have testified here
6 that felt they weren't afforded the
7 opportunity to be heard came forward and had
8 their opportunity to be heard and we took this
9 but it wasn't a direct or obvious means to
10 avoid public engagement. We just used our
11 standard process.

12 COMMISSIONER WRIGHT: So with the
13 location of the garage as it exist now in the
14 Master Plan, are you saying since you are well
15 into the design process that you are not open
16 to looking at other options for its location?

17 MR. OLSON: We believe that we
18 have optimized the location of the parking
19 garage on the site given the constraints that
20 we have as inputs to the design process.

21 COMMISSIONER WRIGHT: Is that a
22 no?

1 MR. OLSON: We believe we've
2 optimized the --

3 COMMISSIONER WRIGHT: I'm asking
4 you a direct question. Is that no?

5 MR. OLSON: We are looking at
6 possible adjustments that were mentioned on 29
7 November but we believe that this is the best
8 location on the site that manages multiple
9 competing demands.

10 COMMISSIONER WRIGHT: Is that a
11 no? You are unwilling to consider another
12 location. That's as plain as it gets.

13 MR. OLSON: And I'm giving you the
14 answer that I think we have the best location
15 picked on the site.

16 COMMISSIONER WRIGHT: But that's
17 not an answer to a question because it's a
18 waste of everyone's time if the answer is no.
19 I mean, let's be direct. Shall we?

20 MR. OLSON: I can't see a better
21 place to put it on the site.

22 COMMISSIONER WRIGHT: Okay. I

1 give up. I wave the white flag.

2 Somebody else? Would you like to
3 have a go at this?

4 COMMISSIONER MAY: I'm not sure
5 I'm ready to boil this down to a yes or no
6 question about whether it's worth having
7 further discussions because I think it is
8 worth having further discussions. It's more
9 than what's -- I think what's in play is more
10 than what's in the EDR right now siting and
11 alignment.

12 I mean, that sort of implies, I
13 think, tweaking. But I think the size of the
14 garage is still in question. The overall
15 placement beyond -- I mean, yes, what they did
16 to angle it I think is beneficial but it's not
17 as beneficial as moving it into the middle of
18 the area that already is parking.

19 I don't think that's been fully
20 investigated. Even if you're trying to
21 minimize the impacts on the slope, I can still
22 see things on this diagrammatic plan that

1 could be improved to further back it away from
2 the slope.

3 I think all of that is -- I mean,
4 the real question I have at this moment which
5 remains unanswered is what is gained by
6 approving this EDR right now? Is there any
7 real gain to the Corps right now or can this
8 be deferred for a month or two while the
9 conversations are held and everything is --

10 I mean, I know you want to get an
11 approval as fast as possible but we are
12 clearly not going to approve the parking
13 garage as it's shown right there right now.
14 Is there anything to be gained by approving
15 everything other than that right now? Is
16 there anything that you get out of it that you
17 absolutely have to have?

18 MR. OLSON: I think from the
19 standpoint of executing the contract that we
20 have, the process that we would engage in with
21 regard to submitting the design documents
22 would address the specific locations of the

1 garage.

2 But when you start talking about
3 moving to alternate locations and things like
4 that, we've kind of been through that process
5 and perhaps we can come back and present that
6 to the Commission. We do feel that we have
7 arrived at the best solution for the siting of
8 the garage on this site.

9 COMMISSIONER MAY: Okay, but
10 you're not answering my question.

11 MR. OLSON: The answer is
12 basically we have a construction contract that
13 has been awarded and we have a construction
14 contract that is in design and we feel that
15 it's not in the government's best interest --

16 COMMISSIONER MAY: I can
17 understand and appreciate that but the sort of
18 deadline I'm looking at is that, you know, an
19 expiration of funding kind of thing or
20 something where there really is a drop-dead
21 deadline and that's not what I see.

22 I mean, being as efficient as

1 possible in the construction of this,
2 absolutely I understand it. I appreciate it.
3 There are lots of ways to tackle that but
4 forcing a decision at this moment is not the
5 best way to do it. That's where I am.

6 COMMISSIONER PROVANCHA: Getting
7 back to the specific language that's in the
8 staff recommendation at this point, it's
9 simply approval of the Master Plan with
10 deferral of the parking garage and access road
11 which I think was previously emphasized.

12 While it says up here concept and
13 Phase 1 design, we are not approving concept
14 and Phase 1 design. Again, we are just
15 approving the Master Plan. Is that correct?
16 We will see ultimately the final -- the
17 preliminary and final site design and
18 preliminary and final building design.

19 MR. HINKLE: Correct. For both
20 phases.

21 COMMISSIONER PROVANCHA: In
22 general I'm concerned but I'm sensitive also

1 to the time frames that you are attempting to
2 meet with the award in September to Clark
3 design-build is your acquisition strategy.
4 You want to start construction in June, May,
5 April? When did you want to start
6 construction? Fifteen months for Phase 1?

7 MR. OLSON: It's basically a 15-
8 month duration for the contract.

9 COMMISSIONER PROVANCHA: But when
10 do you want to start? I'm just trying to get
11 the total scope of the --

12 MR. OLSON: The initial schedule
13 that Clark had proposed was talking starting
14 construction in December, this month.
15 However, because of the adjustments we are
16 making to the design, that has been delayed.

17 COMMISSIONER PROVANCHA: So that
18 would be September '11 to March '12. Three
19 months between the two phases so April, May,
20 June of '13. It says the end of '16, through
21 December of '16 for Phase 2.

22 MR. OLSON: Correct.

1 COMMISSIONER PROVANCHA: June of
2 '13 to December '16. Pretty aggressive.
3 Thank you.

4 CHAIRMAN BRYANT: Mr. Hart.

5 COMMISSIONER HART: A point of
6 clarification on the parking ratio. In prior
7 submissions to the Commission I understood
8 that a parking ratio of one parking space for
9 1.5 employees was all the parking. It
10 included ADA, handicapped spaces, VIP,
11 visitors, vanpools, carpools, electric, and
12 all that. It was a single ratio. Is that
13 correct?

14 MR. HINKLE: I would characterize
15 that as a misunderstanding. We took --

16 COMMISSIONER HART: What falls
17 outside of that 1 to 1.5 spaces for employees?

18 MR. HINKLE: All those other
19 spaces you just identified.

20 COMMISSIONER HART: What is the
21 ratio for those?

22 MR. HINKLE: There is none. It's

1 based on the site.

2 MR. ACOSTA: The ratios are for
3 employee parking -- employees. The rest are
4 to be determined by the Commission based on --

5 COMMISSIONER HART: My concern in
6 part is that that's a big hole. That's a big
7 donut that you can fill with a lot of other
8 stuff. What's happening here is we are going
9 from 1,800 spaces to 2,240. It's a 25 percent
10 increase over the existing number of spaces.

11 It's like filling a void. That is
12 going to be that much more traffic. I'm not
13 hearing that their traffic study is up to date
14 and it is accommodating this 25 percent
15 increase of potential vehicles in and out of
16 the site. I have reservations on the traffic
17 side of this.

18 On the physical side I share with
19 all the comments that have been made about the
20 impact on the Potomac River, National Park
21 Service viewsheds. Then there is a third
22 concern that I've got which is the stormwater

1 management.

2 I think this development should
3 meet the commercial requirements of the
4 Maryland Department of Environment stormwater
5 management requirements. We shouldn't be
6 exempting ourselves out simply because we're
7 a federal agency. Going forward I think that
8 the Master Plan that's presented should
9 address all those things.

10 COMMISSIONER TREGONING: I guess
11 based on all the conversation that we're heard
12 here, we don't yet have a motion in front of
13 us but I would just note that my back of the
14 envelope is if they were to reduce the parking
15 spaces by 200, they could save between \$5
16 million and \$10 million in construction cost
17 that might pay for some of these other things.

18 For me it's a bit of a matter of
19 principal this issue that we are paying money
20 to protect employee parking from attack. I
21 just think that's not appropriate. You know,
22 saying that you considered all the

1 alternatives if that was never considered, I
2 would have to beg to differ and say that is an
3 alternative we would absolutely want you to
4 consider.

5 If we were to go with the EDR as
6 drafted, I would suggest that we would
7 explicitly request that the applicant evaluate
8 excluding carparking from the secured zone
9 when the deferred elements come back to us for
10 approval. But I'm sensing among my fellow
11 commissioners a desire to not approve anything
12 at this point and defer the whole thing.

13 CHAIRMAN BRYANT: There has been
14 no motion put forth.

15 COMMISSIONER TREGONING: I would
16 be happy to move the EDR and then we could see
17 what we can do with it.

18 CHAIRMAN BRYANT: The EDR as
19 written is moved. Is there a second? There
20 is no second. It's been seconded for purposes
21 of discussion. It is before us. This is the
22 revised version, I will remind you, which

1 would approve the Master Plan for action on
2 deciding design and allotment of the garage
3 and the access road.

4 COMMISSIONER MAY: May I comment?

5 I would agree with Ms. Tregoning that if we
6 were to take action to approve this, that it
7 should include language that encourages
8 investigating having parking outside the
9 fence.

10 This is not a question that we
11 often have to consider because usually the
12 sites are so constrained or so established
13 that it really isn't an issue. There is
14 really no good way to have parking outside the
15 fence and still have it in close proximity.
16 Here you have the space for the parking and
17 you have the space for the perimeter.

18 It makes perfect sense for it to
19 not be inside the fence and that scales down
20 the size of any kind of inspection facility to
21 just vehicles that have to reach the building.
22 I think it makes a great deal of sense to

1 investigate that in this circumstance,
2 assuming, of course, that's something that's
3 possible for DOD facilities. I haven't heard
4 anything to indicate that it's not.

5 CHAIRMAN BRYANT: Is this an
6 amendment?

7 COMMISSIONER MAY: Not yet. I
8 would also include in the amendment that the
9 size of the facility be included as something
10 for further investigation. Again, I'm not
11 sure I'm ready to vote in favor of it with
12 those amendments either.

13 COMMISSIONER PROVANCHA: Could the
14 Corps enlighten us on the parking issue what
15 is inside and outside the fence? The
16 Pentagon, for example, parking is more or less
17 inside the fence. It's not necessarily a
18 fence but it's a patrolled area.

19 Mark Center is a mix. South
20 parking is within the perimeter. North
21 parking is outside. Anything we put on
22 military installations is typically by

1 definition within the fence. Sometimes
2 there's a fence within a fence.

3 For example, the NGA facility at
4 Engineer Proving Grounds at Ft. Belvoir North.
5 Could you give us an idea of similar sites
6 where the parking might be inside or outside
7 the secure perimeter?

8 MR. OLSON: Basically relative to
9 the intelligence community and the type of
10 mission that's going on here, our experience
11 in those cases that I'm familiar with, they
12 are all inside the fence. They are all
13 secured vehicles that move in, inspected
14 vehicles that move in.

15 COMMISSIONER MAY: Can I ask a
16 question? Are all vehicles that park at the
17 Pentagon inside? I mean, are they inspected
18 as they enter those parking lots? So they are
19 not?

20 COMMISSIONER PROVANCHA: There are
21 roughly 8,000 parking spaces at the Pentagon.
22 Roughly 3,000 are within this perimeter and

1 are expected daily before they get -- I mean,
2 proximity parking to the building.

3 COMMISSIONER MAY: The fact that
4 they would not be inspected here doesn't mean
5 they would not be secure. They could be
6 secure within the building or secured with
7 their own fence but not inspected and,
8 therefore, you lose a lot of that queuing
9 space.

10 COMMISSIONER TREGONING: They have
11 the worst of both worlds here. Like you have
12 the distance of a standoff between the
13 building and the garage. Okay? So why have
14 that distance if they are inspected and
15 secure? You can put it right next to the
16 building. Or, you know, have -- anyway. I
17 don't know why you would have to have it
18 secure.

19 Like I say, other people park,
20 that was one of the complaints, other places.
21 No one is required to park at the garage. I
22 don't understand our security interest in

1 protecting automobiles -- unoccupied
2 automobiles.

3 COMMISSIONER HART: From what I've
4 seen this really doesn't meet the level of a
5 site development plan. In fact, we are
6 looking at a site development plan, not a
7 Master Plan. We are looking at a in-state
8 development solution for this site and we are
9 looking at all the pieces.

10 Those pieces are still in play.
11 I'm not ready to approve this because nothing
12 is fixed. The answers have not been
13 adequately provided for a lot of the major
14 concerns here. I think this plan has to go
15 back for full development.

16 COMMISSIONER TREGONING: Would you
17 like to move an amendment to the EDR?

18 COMMISSIONER HART: No, I don't
19 want to approve the plan.

20 COMMISSIONER TREGONING: I would
21 be happy to. Can I make -- I moved the EDR.
22 Can I make an amendment to that motion? I

1 move that we amend the EDR to defer the entire
2 approval with some of the language that we've
3 just talked about.

4 Instead of approving, we would say
5 deferring approval of the Master Plan and
6 further defer action just to be specific.
7 And, finally, to request that the applicant
8 evaluate a smaller garage. Does that do it
9 for you? And excluding car parking from the
10 secured perimeter when the deferred elements
11 come back to the Commission for approval.

12 COMMISSIONER DENIS: I'll second
13 the motion.

14 COMMISSIONER HART: All right.
15 Will that include further analysis of
16 stormwater traffic?

17 COMMISSIONER WRIGHT: I think --

18 CHAIRMAN BRYANT: We're going to
19 have a mish mash here in a second.

20 COMMISSIONER WRIGHT: The language
21 about an alternative location would have to be
22 in there because it's not just about the

1 perimeter.

2 COMMISSIONER TREGONING: True. A
3 smaller garage, alternative locations, and
4 excluding car parking.

5 COMMISSIONER PROVANCHA: There is
6 some language about alignment. Could
7 alignment be stretched to include relocation
8 along the north perimeter as opposed to the
9 northwest perimeter?

10 COMMISSIONER TREGONING: I think
11 that gets to tweaking versus moving.

12 COMMISSIONER PROVANCHA: Would not
13 also an alternative to deferral -- would be
14 disapproval at that time also amount in effect
15 to deferral?

16 COMMISSIONER TREGONING: I don't
17 think you want us to disapprove.

18 COMMISSIONER MAY: Can I make a
19 suggestion? If the motion were simply
20 withdrawn and then the staff can work with the
21 Corps to try to come up with a good approvable
22 recommendation at the next meeting or the

1 following meeting.

2 CHAIRMAN BRYANT: The suggestion
3 is just to withdraw the motion that is on the
4 table and we take no action.

5 MR. ACOSTA: Defer action until
6 next time.

7 CHAIRMAN BRYANT: Take no action.

8 COMMISSIONER TREGONING: But we
9 also are not going on the record in the same
10 way about what we want them to look at.
11 That's my only concern about that.

12 COMMISSIONER MAY: I think they
13 got that message.

14 COMMISSIONER TREGONING: Should we
15 come back to it?

16 MR. ACOSTA: If you --

17 COMMISSIONER TREGONING: Go ahead.

18 MR. ACOSTA: If we recess for five
19 minutes we could write something out and then
20 get it back to you for consideration.

21 COMMISSIONER MAY: Could we
22 actually go on to the next item and take it up

1 after the next item?

2 CHAIRMAN BRYANT: Why don't we do
3 that. We've had a long day. Let's keep
4 plowing. We're going to let this matter rest
5 on the table for a moment.

6 CHAIRMAN BRYANT: We're going to
7 move on to Item No. 5B which is the Federal
8 Heritage Trail. We have Mr. Hart. Let's
9 bring the room back to order.

10 Mr. Hart, please proceed.

11 5B FEDERAL TRIANGLE HERITAGE TRAIL

12 MR. HART: Thank you. Good
13 afternoon, Mr. Chairman, and members of the
14 Commission. The project before you today is
15 the Federal Triangle Heritage Trail submitted
16 by the General Services Administration. It's
17 located in NW Washington bounded by
18 Pennsylvania Avenue, Constitution, and 15th
19 Streets. This is in for preliminary and final
20 site development approval.

21 You may recall in March of 2010
22 the Commission heard staff present the Federal

1 Triangle Heritage Trail Assessment Study.

2 This was a collaboration between the
3 Commission and the Cultural Tourism D.C.
4 organization which is a nonprofit in D.C.

5 Also in partnership with the
6 General Services Administration, the National
7 Park Service, and the Office of Planning look
8 to develop this assessment study. This
9 project that is before you today that GSA has
10 submitted to us is the implementation of that
11 study.

12 A little background. In 1982 the
13 Federal Walk, which is now known as the
14 Federal Triangle Heritage Trail, was first
15 identified in the Federal Triangle Master
16 Plan. It was also reiterated in several plans
17 that you see here, the Revised Master Plan for
18 the Federal Triangle Extending the Legacy and
19 in the urban guidelines for the Federal
20 Triangle.

21 Most recently in the Monumental
22 Corps Framework Plan. As you all know, one of

1 the main goals of the framework plan was to
2 make connections between the Mall and
3 neighborhoods and the rest of downtown. The
4 Federal Triangle Heritage Trail Assessment
5 Study, which is on the right of this slide,
6 that is a product of the framework plan.

7 The goals of the trial are to look
8 to improve pedestrian connection, enliven
9 public spaces, connect and extend existing
10 trails. There are several in the downtown
11 area that Cultural Tourism has installed and
12 this would connect to them.

13 Showcase history and culture.
14 Educate the public. This is an opportunity to
15 engage with the many visitors that come to the
16 Mall. Also recognize the government employee.
17 There are many government agencies in the
18 Federal Triangle and this is one way to
19 recognize their service.

20 Proposed sign locations. This is
21 a plan showing the locations of the 16 signs
22 that are being proposed. The signs themselves

1 several are located along Pennsylvania Avenue.
2 Moving to the west and then down 4th Street to
3 the south -- excuse me, on the western side of
4 the site.

5 Then along Constitution Avenue
6 there are several more signs. And then
7 terminating with the last sign in front of the
8 Federal Trade Commission building. This is a
9 self-guided tour. Visitors can approach any
10 of the signs at any point. It's not
11 necessarily a sequential process.

12 Also identified on this slide are
13 the existing Heritage Trails themselves, the
14 blue lines that are here. This would connect
15 well with the existing signs.

16 GSA has coordinated with a variety
17 of entities that have jurisdiction in this
18 area along Pennsylvania Avenue. You see the
19 green dots here. They indicate the National
20 Park Service property.

21 Along Constitution Avenue their
22 jurisdiction is both with the District

1 Department of Transportation as well as the
2 National Archives. DDOT is the blue dots and
3 the archives is the yellow dots. The
4 remainder of the signs are actually on GSA
5 property.

6 This is the sign -- this is the
7 same sign as the existing historic signs. You
8 see an example of that down in the bottom
9 left. The overall sign height is seven-and-a-
10 quarter feet. It is two-and-two-thirds feet
11 in width.

12 They are laminated panels on an
13 aluminum base with an aluminum top as well.
14 They are doubled sided and they contain text,
15 maps, and photographs describing art,
16 architecture, and history. Each sign has been
17 sited along -- I'm sorry.

18 Each sign that has been sited
19 along the trail will be visible and accessible
20 but will not impede pedestrian flow. This is
21 generally been possible because of the
22 coordination that GSA has done with the

1 various agencies that I mentioned earlier.

2 There are 16 signs, as I said
3 earlier. These are the themes that GSA has
4 proposed. The Commission is not being asked
5 to review the content of the signs themselves
6 but wanted to -- just wanted to show you what
7 those themes were.

8 There are several images here that
9 could possibly be on the signs themselves
10 showing a variety of events and buildings that
11 are of importance to the Federal Triangle.

12 They submitted a First Impressions
13 program which is a building identification
14 sign program and the Commission approved that
15 in September of this year. This is just an
16 overlay to show where the Federal Triangle
17 Heritage Trail signs are located with respect
18 to those signs. This is really just for your
19 information.

20 The staff analysis. We looked at
21 both historic preservation as well as
22 consistency with existing plans. There is no

1 -- will not be an impact to historic resources
2 again going to GSA's coordination with the
3 various agencies.

4 This is an interpretive function,
5 educational, consistent with other trails in
6 the city. The D.C. State Historic
7 Preservation Office concurs with GSA's no
8 adverse effect determination. Staff also
9 concurs with this determination.

10 For plan consistency, the Federal
11 Triangle Master Plan -- this proposal is
12 consistent with the Federal Triangle Master
13 Plan. At that time it was identified as the
14 Federal Walk, Extending the Legacy Plan, and
15 the Monumental Corps Framework Plan.

16 These signs are interpretive, as I
17 said earlier. The sign locations do not
18 interfere with pedestrian movements. We are
19 not reviewing the content of the signs. The
20 trail will help to strengthen the pedestrian
21 connections between the Mall and downtown.
22 This was, again, one of the main points of the

1 Monumental Corps Framework Plan.

2 With that, the staff would
3 recommend that the Commission approve the
4 preliminary and final site development plans
5 for the Federal Triangle Heritage Trail which
6 is a self-guided walking tour consisting of 16
7 signs that highlight the architecture and
8 history of the Federal Triangle located in
9 North West.

10 That concludes my presentation. I
11 would be happy to answer any questions.

12 CHAIRMAN BRYANT: Thank you, Mr.
13 Hart.

14 Discussion or questions?

15 COMMISSIONER PROVANCHA: Yes, sir.
16 I have a few.

17 CHAIRMAN BRYANT: Mr. Provancha.

18 COMMISSIONER PROVANCHA: It looks
19 like the signs that are proposed are
20 consistent with the ones that are being used
21 for the District of Columbia Neighborhood
22 Heritage Trail signs. We had positive history

1 with those signs.

2 For example, right size, right
3 placement. Don't need supplemental lighting.
4 The plastic laminate has been easily
5 maintained. You don't have problems with
6 cleaning. That type of thing. It's good to
7 be consistent if what you are being consistent
8 with has been durable and functional and
9 easily maintained.

10 MR. HART: This was -- using these
11 signs was actually part of the assessment
12 study. A lot of that was evaluated through
13 that process.

14 COMMISSIONER PROVANCHA: Any
15 provision for the visually impaired?

16 MR. HART: I know that there are
17 -- actually, I'm not sure.

18 COMMISSIONER PROVANCHA: The
19 reason I ask we've recently become aware of
20 and are looking at the technology of RIAS,
21 Remote Infrared Acoustic Signage. It's not
22 been widely used but used initially with some

1 Department of Transportation initial grant and
2 seed money on the West Coast in California and
3 in the State of Washington but we can't find
4 any usage here on the East Coast.

5 COMMISSIONER WRIGHT: We are not
6 going to be doing that on the signs themselves
7 but concurrent with this effort along with the
8 First Impressions exterior signage. The
9 Federal Triangle finds itself in the enviable
10 position of being GSA's guinea pig for a
11 number of projects right now.

12 The Heritage Trail is not
13 necessarily a prototypical one. We don't have
14 plans to do another one but we are going to be
15 replacing the exterior signage which you've
16 seen as a Commission. Then with that and in
17 beta testing right now is a mobile -- it's not
18 an ap.

19 There is mobile web content
20 interpreting the trail -- I mean, interpreting
21 the Federal Triangle as a prototype that goes
22 along with our exterior signage. It is not

1 necessarily going to provide enhanced access
2 for the visually impaired anymore than what
3 might be had on a smartphone but it will also
4 be desktop.

5 There will be a desktop version
6 which provides -- at least gets us a little
7 bit further. I can't say that we have
8 streaming audio to go with it but we will be
9 capable of providing that through this meeting
10 to go with it.

11 COMMISSIONER PROVANCHA: So there
12 will be a mix of the GSA First Impression sign
13 and Heritage Trial signs in the Triangle, 30,
14 40 signs total?

15 COMMISSIONER WRIGHT: Yes.

16 COMMISSIONER PROVANCHA: And there
17 is a way to deconflict so you don't duplicate?

18 COMMISSIONER WRIGHT: Well, the
19 signage --

20 COMMISSIONER PROVANCHA: The
21 signage content?

22 COMMISSIONER WRIGHT: The First

1 Impression signs will just be the building
2 address. Those will replace the brown ribbon
3 signs and some of the blue signs with the
4 silver block type that you see around right
5 now. Most of the ones in the Triangle are the
6 ribbon signs, though, and are in very poor
7 shape so they are replacing signs.

8 COMMISSIONER PROVANCHA: Page 12
9 of the report shows 23 signs. The final
10 number now is 16 so some subjects or some
11 buildings have been --

12 MR. HART: It's really the
13 assessment study looked at a number of signs.
14 It was in the general direction of where you
15 might be able to put these. It was not in
16 stone that this is where these have to be.
17 The content is still included in this. They
18 were just placed in little different
19 locations.

20 COMMISSIONER PROVANCHA: Did you
21 say one of the purposes was to celebrate the
22 contributions of employees in federal service?

1 MR. HART: Yes. They actually
2 have --

3 COMMISSIONER PROVANCHA: Looking
4 at the proposed content there is not a lot of
5 that. It looks like celebrating agencies and
6 buildings and missions as opposed to people.
7 Just an observation.

8 CHAIRMAN BRYANT: Any other
9 questions or comments?

10 COMMISSIONER HART: Just a quick
11 question. It is a partnership with Cultural
12 Tourism of D.C. They have done fantastic work
13 throughout the city with these Heritage
14 Trails.

15 The content isn't before us but I
16 just wondered do you know who is reviewing the
17 content of, in particular, the one place I'm
18 interested in is No. 7, Washington, D.C.
19 Capital and City, the Wilson Building, and
20 District of Columbia Government. Is there any
21 consultation with those who might be in the
22 Wilson Building and District of Columbia

1 Government?

2 COMMISSIONER WRIGHT: This is Ruth
3 Hargraves. She's the project manager for GSA.

4 MS. HARGRAVES: Yes. We've had
5 points of contact with every building. In the
6 case of the Wilson Building we've gone
7 through. It's actually the Secretary's
8 office. We talked to several different
9 people. They decided that -- we left it up to
10 every building to decide who is their point of
11 contact so I can get you the name of the
12 person.

13 CHAIRMAN BRYANT: The EDR is
14 before you. Is there a motion?

15 COMMISSIONER PROVANCHA: I move.

16 CHAIRMAN BRYANT: It has been
17 moved and seconded that the EDR before you as
18 written be adopted. Hearing no further
19 discussion, all in favor the EDR say aye.

20 ALL: Aye.

21 CHAIRMAN BRYANT: Opposed no?

22 Thank you.

1 [INSERT - FEDERAL TRIANGLE HERITAGE TRAIL]

1 CHAIRMAN BRYANT: Let's turn our
2 attention back to Item 5A, the ICC Campus
3 Master Plan. I believe there may be an
4 amendment structured or rewrite.

5 MS. YOUNG: The Commission defers
6 action of the Master Plan for the Intelligence
7 Community Campus, Bethesda, Montgomery County,
8 Maryland, and require that the applicant
9 evaluate alternatives to the size, location,
10 and capacity of the parking garage and require
11 compliance with all applicable federal, state,
12 and local stormwater management control
13 standards and regulations both during and
14 after construction.

15 COMMISSIONER TREGONING: We didn't
16 say anything about evaluating excluding the
17 parking garage from the secured zone.

18 MS. SCHUYLER: When that was
19 discussed staff advised that they would work
20 very closely with the applicant on the
21 analysis and get the locations analyzed that
22 the Commission was interested in.

1 COMMISSIONER TREGONING: I mean,
2 that might be true for all of it so why bother
3 to specify anything? I thought that was
4 actually one of the kind of biggest principles
5 that we wanted to make sure we articulated.

6 MS. SCHUYLER: We have an
7 alternative ready.

8 COMMISSIONER WRIGHT: I would
9 support that, too, because we're looking at
10 this on another Master Plan that is currently
11 in the works and it would be beneficial for a
12 number of projects, I think, coming up. I can
13 think of two that we are involved in where
14 this is an open question as to whether or not
15 a garage has to be inside the perimeter of
16 security.

17 CHAIRMAN BRYANT: Deborah, can you
18 address that?

19 MS. YOUNG: Yes. Require that the
20 applicant evaluate alternatives to the size,
21 location, and capacity of the parking garage
22 to include exclusion of parking from the

1 secure perimeter [and then the rest] and
2 require compliance with all applicable
3 federal, state, and local stormwater
4 management control standards and regulations.

5 COMMISSIONER HART: I have a
6 slight problem with the stormwater wording
7 because if MDE exempts federal government
8 property, that puts us outside of their
9 control and effectively takes away any
10 stormwater requirements. I would like to say
11 that it would meet the commercial requirements
12 for MDE stormwater management.

13 COMMISSIONER MAY: I would just
14 want to observe that I don't believe that --
15 I mean, I don't know the case of what happens
16 to MDE but I know that the Park Service about
17 the only area where we are subject to local
18 jurisdiction is in stormwater management. I
19 mean, that's true even when I worked for the
20 Architect of the Capitol so the Congress --

21 COMMISSIONER HART: As long as
22 we're not exempting ourselves from the

1 standards that would be applied to commercial
2 development I'm okay with that.

3 COMMISSIONER MAY: I can't say for
4 sure that's the case but I don't believe so.

5 COMMISSIONER HART: Did we cover
6 traffic in that?

7 MS. YOUNG: No, we did not address
8 traffic.

9 COMMISSIONER HART: There were a
10 number of comments about traffic not just at
11 the intersection but in the surrounding
12 community. A full traffic study that would be
13 updated from any 2001 data that might have
14 been used I think is warranted, particularly
15 given the increased number of parking spaces.

16 COMMISSIONER MAY: I am not sure
17 I'm necessarily ready to require a whole new
18 traffic study because of the potential time
19 that could take. The fact that there were
20 previously 3,000 cars there I think -- I'm
21 sorry, there were previously 3,000 workers
22 there, I think, is a helpful background.

1 There clearly needs to be a
2 substantial number of parking spaces because
3 of the location of the thing. While I'm
4 sensitive to the traffic impacts, it seems to
5 me that's one of the more manageable issues
6 that we're dealing with. The big issue here
7 is the parking garage size and location and
8 inside the fence or outside the fence.

9 COMMISSIONER HART: I agree. In
10 order of the hierarchy of issues, I think the
11 25 percent increase in the amount of vehicles
12 that are permitted there on site is a
13 significant increase.

14 COMMISSIONER WELLS: I would also
15 say that the number of vehicles needed impacts
16 the size of the garage. If it is based on
17 community input -- there wasn't even a study,
18 it was community input 10 years ago -- it
19 doesn't seem to be much justification for
20 having that many more parking spaces.

21 In fact, there may be a reason to drop the
22 number of parking spaces in terms of the size

1 of the facility.

2 I agree that a traffic study is
3 quite onerous and that may not be the way to
4 get at it but there certainly just should be
5 some kind of justification for how many spaces
6 are needed, especially when you're going
7 outside of the 1.5 because there is no real
8 standard in terms of what the add-on is. As
9 we all know in our different jurisdictions
10 that the parking requirements are changing.

11 COMMISSIONER MAY: I would agree
12 with that. The only concern I have is
13 requiring them to do a whole new traffic study
14 which could add months to the process which I
15 think is a concern.

16 CHAIRMAN BRYANT: What do you
17 have?

18 MS. SCHUYLER: There seems to be
19 some further comments coming from staff that
20 the project is, in fact, subject to the
21 Maryland stormwater regulations. It is, in
22 fact, subject to the ESA regulations, the

1 energy which says you can't have anymore
2 runoff from the site after than you had
3 before.

4 It has a full traffic analysis
5 which was signed off by the State of Maryland
6 so the question is do you want them -- you
7 don't necessarily need to add anything about
8 stormwater and are you of the impression that
9 the traffic analysis that the state signed off
10 on is insufficient and, therefore, should be
11 supplemented in some way?

12 COMMISSIONER MAY: I would just
13 suggest that the examination of the size of
14 the parking garage is sufficient to get to
15 that point.

16 COMMISSIONER TREGONING: So I
17 think we might be talking about going with the
18 second iteration that you talked about?

19 COMMISSIONER HART: That would be
20 fine.

21 MS. SCHUYLER: Without anything as
22 to stormwater management or traffic?

1 COMMISSIONER TREGONING: Correct.

2 COMMISSIONER MAY: Anything
3 different. Nothing different than you already
4 have.

5 COMMISSIONER TREGONING: But
6 Deborah's second version, not the first
7 version.

8 CHAIRMAN BRYANT: Ms. Young, read
9 that one more time when you're ready.

10 MS. YOUNG: Yes, sir. Defer
11 action of the Master Plan for Intelligence
12 Community Campus, Bethesda, Montgomery County,
13 Maryland, and require that the applicant
14 evaluate alternatives to the size, location,
15 and capacity of the parking garage to include
16 exclusion of parking from the secured
17 perimeter.

18 CHAIRMAN BRYANT: Okay. You've
19 heard the revised EDR -- the revised revised
20 EDR.

21 COMMISSIONER MAY: Does the
22 previous motion have to be withdrawn and that

1 one adopted? Is that the cleanest way to get
2 to this?

3 MS. SCHUYLER: Yes.

4 COMMISSIONER TREGONING: I would
5 be happy to withdraw my motion.

6 CHAIRMAN BRYANT: Commissioner
7 Tregoning has withdrawn her previous motion.
8 It's no longer on the table. The revised EDR
9 has just been read. Is there a motion for it?

10 COMMISSIONER PROVANCHA: Just one
11 more point, please, before we vote. While it
12 was highly commendable and praiseworthy and it
13 was noted frequently that there is a 49
14 percent decrease in the impervious acreage
15 from 19.6 down to 9.6. Is that perhaps an
16 area of some negotiation? For example, some
17 of that is preserved in order to shrink the
18 garage floor by floor by floor? For
19 discussion.

20 COMMISSIONER WRIGHT: I don't
21 understand what you're suggesting.

22 COMMISSIONER MAY: Preserve

1 impervious surface in order to shrink the
2 garage.

3 COMMISSIONER PROVANCHA: Just
4 wanted to put it on the table.

5 COMMISSIONER MAY: I don't think
6 we want to get into giving specific direction.
7 I wouldn't be comfortable doing that.

8 COMMISSIONER TREGONING: Me
9 either.

10 CHAIRMAN BRYANT: Is there a
11 motion?

12 COMMISSIONER WRIGHT: So moved.

13 COMMISSIONER HART: Second.

14 CHAIRMAN BRYANT: It has been
15 moved and seconded. All in favor of the
16 revised EDR --

17 COMMISSIONER DENIS: Mr. Chairman,
18 I want to make a comment.

19 CHAIRMAN BRYANT: Quickly.

20 COMMISSIONER DENIS: As I had
21 occasion to note on a previous matter sometime
22 ago, in a former life I had the honor of

1 representing these beautiful communities in a
2 totally different capacity. I think that the
3 citizens here and those we speak for should
4 feel very good about the impact that they've
5 had on the process at this level and at the
6 county level.

7 Also, by coincidence, I'm wearing
8 a button that says I still -- like I want
9 folks to know that was actually intended for
10 the Eisenhower Memorial that is also a matter
11 before this Commission and not necessarily
12 refers to our fine county executive for whom
13 I also have equally high regard.

14 CHAIRMAN BRYANT: It has been
15 properly moved and seconded, the revised EDR.
16 All in favor say aye.

17 COMMISSIONERS: Aye.

18 CHAIRMAN BRYANT: Opposed no?

19 COMMISSIONER: No.

20 CHAIRMAN BRYANT: One no. Thank
21 you very much. That got a thorough review.

22 5C UNIVERSITY OF THE DISTRICT OF COLUMBIA

1 CAMPUS PLAN

2 CHAIRMAN BRYANT: We are now up to
3 agenda items 5C and 5D. These, I believe, are
4 the last two matters to vote on. We'll do
5 separate votes. It will be presented as one
6 whole. We will have to do separate votes on
7 5C and 5D. We still have Mr. Hinkle with us.

8 MR. HINKLE: Me again. Thank you,
9 Mr. Chairman. As you mentioned, these are two
10 separate votes, one presentation. Typically
11 the Commission does not review campus plans
12 within the District of Columbia. That is a
13 purview of the District's Zoning Commission.

14 However, we have a unique case in
15 that the property is still titled under the
16 United States Government. There was
17 historically a transferred jurisdiction from
18 GSA to the District which requires the
19 Commission to review the Master Plan and
20 approve it.

21 That's why that is in front of the
22 Commission today. In terms of the student

1 center, that's just being reviewed as a
2 District project outside of the central area.

3 What I'll do is I'll run quickly
4 through the campus plan and the student center
5 and give you a project analysis that covers
6 both and then go to the staff recommendations.
7 On to the campus plan.

8 The University of the District of
9 Columbia is located in Northwest Washington
10 along Connecticut Avenue at Van Ness Streets
11 and Connecticut Avenue on this map. It runs
12 right there. This is Van Ness Street.

13 It's surrounded by a real mix of
14 uses. On Connecticut Avenue there's
15 significant retail office as well as multi-
16 family development. Then on the west and
17 south sides of the campus is the International
18 Chancery Center. Then there are some single
19 family residential neighborhoods on some of
20 the other sides.

21 The University is currently
22 implementing a long-range program to

1 transition this campus into a selective-
2 admission four-year institution. What they
3 have done is moved out their community campus
4 functions to other locations throughout the
5 District.

6 The key features of the Master
7 Plan include the construction of a new student
8 center, construction of student housing,
9 specifically about 600 beds, and then the
10 renovation and improvements to the campus in
11 terms of substantially greening some of the
12 landscaping as well as some of the other
13 existing buildings.

14 Again, I just wanted to point out
15 that typically campus plans are reviewed and
16 approved by the District's Zoning Commission.
17 They did approve the campus plan that was
18 submitted here in June of this year.

19 In terms of federal interest, the
20 University was initially established by
21 Congress back in the early '70s. At this site
22 is the Washington Technical Institute. As I

1 mentioned, there was a site transfer of
2 jurisdiction between GSA and NDC in 1973.
3 One of the major issues that we'll talk about
4 today is its adjacency to the International
5 Chancery Center.

6 Real quickly running through the
7 Master Plan, what was completed was a zone
8 plan. As you can see on the illustration it
9 is an academic zone, ardent culture zone,
10 campus infrastructure zone, athletic zone. I
11 want to note the student housing and athletic
12 zone and the student center zone.

13 The student housing and athletic
14 zone was intended to provide some flexibility
15 in terms of where you can locate student
16 housing on what is currently the athletic
17 fields in this area.

18 So that's why it's stretched so
19 large and yet you do see a standard regulation
20 size soccer field outlined. It shows that
21 there's a combination of uses that can be
22 established in this zone.

1 Other elements of the campus plan
2 is some greening initiatives. Dennard Plaza
3 which is the primary plaza within the campus
4 has been redeveloped into greener space. Then
5 you can see here some proposals to green some
6 existing structures. Then this diagram is
7 also showing the student center which has some
8 green features.

9 There is a way-finding strategy
10 also proposed within the campus plan. I won't
11 get into details on this but it is there.
12 Then also there's some landscaping and kind of
13 perimeter improvements that are being proposed
14 with various phases.

15 That essentially is the main gist
16 of the campus plan. In terms of the student
17 center, it's being proposed in the existing
18 plaza at the corner of Connecticut Avenue and
19 Van Ness Street.

20 This is an illustration of the
21 proposal. It includes the main entry right
22 off of a smaller plaza. Kind of a grand

1 staircase, if you will, up to the Dennard
2 Plaza, the main plaza of the University.
3 Fairly straightforward. Part of its program
4 was to provide the University with some sort
5 of symbol so you see the clock tower there.

6 Real quick, this is a site
7 overview as well as the rooftop plan. There's
8 green roofs being proposed on a portion of the
9 facility. Surrounding it there's new
10 landscaping along Connecticut Avenue. You can
11 see the proposed plaza out front. Some
12 improvements to the upper plaza in this
13 location and a rain garden between the new
14 structure and the existing school building.

15 One of the features guiding the
16 development of the student center was an
17 existing WMATA easement. The Van Ness Metro
18 station is located here. The Metro line runs
19 along Connecticut Avenue. What you see
20 outlined in blue is an easement that the
21 building had to respect and build around.

22 This is the Connecticut Avenue

1 level just to give you some idea of the
2 program inside. There's a proposed food
3 service or restaurant in this location.
4 Convenience store here. Those were located to
5 allow the public to utilize those facilities
6 and actually enhance kind of the retail use
7 that occurs along Connecticut Avenue.

8 This is Dennard Plaza level plan.
9 What's important is you see this grand
10 staircase bringing you up and providing access
11 to some of the other academic buildings on the
12 site. This is an illustration of the building
13 from Connecticut Avenue and Van Ness Streets.
14 This is Connecticut and Van Ness.

15 This is a view out towards
16 Connecticut Avenue from Dennard Plaza and just
17 a few other illustrations. This is looking
18 down the rain garden. This is the proposed
19 structure. This is the existing academic
20 building. This is looking back up towards Van
21 Ness Street. And, of course, the main
22 entryway.

1 In terms of project analysis, the
2 plan appropriately capitalizes on the mixed
3 uses on Connecticut Avenue through the
4 placement of the student center. It does
5 provide a new symbol for the University with
6 the student center. There is a proposal
7 within the plan to adhere to some fairly high
8 standards.

9 This is a sustainable design and
10 then it really does leverage its location atop
11 the Metrorail station and the other transit
12 options in the area. My analysis focuses on
13 the student headcount, the transportation, as
14 well as the student housing.

15 Just real quick to give you an
16 idea what's included in the plan is a gap on
17 the student headcount. When the site was
18 initially developed it was built for 8,000
19 full-time-equivalent students. This is a
20 calculation based on course credits, not
21 necessarily a headcount.

22 You can see historically the full-

1 time-equivalent numbers on this table. 2010
2 we have a number close to 2,300 students.
3 What was proposed when the Commission saw a
4 concept of this campus plan back in May was a
5 full-time-equivalent cap of 8,000 and a
6 headcount of 10,000 which is a count of actual
7 students.

8 What is being proposed and what
9 was approved by the Zoning Commission back in
10 June is the full-time-equivalency of 5,000
11 students and a total headcount of 6,500
12 students. Then just to note that staff and
13 faculty aren't being proposed to expand.

14 In terms of transportation, the
15 strategy of the University was really to take
16 advantage of its location adjacent to the
17 Metrorail and the number of bus routes that
18 occur there, as well as the opportunities to
19 walk and bike to the campus.

20 There were some pretty robust
21 transportation reports completed. In terms of
22 transportation and traffic and parking, that

1 discussion occurred quite significantly during
2 the Zoning Commission hearings. It was
3 determined through that process that actually
4 the school, I believe, is doing the right
5 thing.

6 However, there was a lot of
7 discussions in terms of enhancing what was
8 proposed at the time in terms of the
9 transportation management plan. And just a
10 few things that the school agreed to and that
11 was approved by the Zoning Commission was a
12 prohibition from students parking on the
13 residential streets and the University has
14 made a commitment in ways that they can police
15 that. Also to prohibit students that would
16 reside on the campus to park in the garage.
17 The University is encouraging visitors to use
18 transit or park in other garages in the area.
19 The University suggested the parking rates
20 within their garage to discourage people
21 parking in there. Those are a few of the
22 items that were discussed and approved by the

1 Zoning Commission back in June.

2 Just real quick I just wanted to
3 show you the availability of parking on the
4 site. There is one large garage here. It's
5 approximately 750 spaces. The University also
6 owns a building along Connecticut Avenue that
7 has access to 100 additional spaces. This
8 building was not included in the campus plan,
9 however. The University also has access to
10 additional spaces of the Days Inn.

11 What this means is while the
12 comprehensive plan doesn't really provide
13 guidance on university campuses in terms of
14 parking, I just wanted to compare what is
15 there to what our comprehensive plan says in
16 terms of parking for employees.

17 If you take the available 914
18 spaces in the existing student count as well
19 as the staff and facility. There currently is
20 a parking ratio of one space for every 4.35
21 students and employees.

22 Looking out at 2020 if the campus

1 reached its goal for headcount and number of
2 students, that ratio would actually improve
3 significantly so that is one parking space for
4 every 7.32 students or full-time staff and
5 faculty.

6 Getting to student housing, again
7 what is being proposed is a flexible area to
8 provide student housing of 600 beds in this
9 area. The biggest concern is its adjacency to
10 the embassies within the international
11 Chancery Center.

12 What we have here is the Chinese
13 Embassy here, the Pakistani Embassy here, the
14 Nigerian Embassy here. I believe this is the
15 Egyptian Embassy here. What we don't have to
16 evaluate is sufficient information to
17 understand how the location of the housing
18 within that zone would affect the Chancery
19 Center. I just wanted to point out a couple
20 photographs to give you an idea of how close
21 we're talking about here.

22 This is Van Ness Street and the

1 University library is right to this side of
2 the photograph. What is being proposed is
3 student housing in this lot right here. This
4 is the portion of the Chinese Embassy and you
5 can see the Pakistani Embassy just behind the
6 trees there.

7 Just another photograph a few
8 steps up the street. Again, the student
9 housing zone is here outlined by the trees and
10 the fence. Immediately across the street you
11 see the Pakistani Embassy.

12 The University did so an analysis
13 of options in terms of placing the student
14 housing within this zone. I am showing you
15 one option here but I did want to show the
16 Commission that there is some thoughts in
17 terms of how the student housing could be
18 structured in this area. There is an analysis
19 in terms of height, bulk, location, those
20 sorts of items.

21 However, the Department of State
22 in our consultations came back to us and said

1 this is insufficient information to provide
2 any sort of security assessment. What we are
3 asking for is more complete plans and through
4 consultations with the Department of State
5 allowing them to do a full security
6 assessment, provide that information back to
7 staff here so that we can make an analysis and
8 make a recommendation to the Commission.

9 Based on that at this point staff
10 was not able to -- staff is actually
11 recommending deferring any sort of action on
12 the student housing on the site simply because
13 we don't have sufficient information. That
14 information primarily is a security assessment
15 that needs to be completed by the Department
16 of State.

17 With that said and, again, you
18 have two actions before you. One is related
19 to the campus plan and one is related to the
20 student housing.

21 In terms of the executive
22 director's recommendation on the campus plan

1 it said the Commission approved the
2 University's campus plan for use by the
3 Commission in future reviews of individual
4 site and building projects but noting that the
5 Commission will defer action on the proposed
6 student housing and athletic zone until
7 additional information on the site plan and
8 design of the student housing is available to
9 allow the Department of State to conduct a
10 security assessment of potential impacts on
11 the student housing on the embassies.

12 We also want to commend the
13 University on its efforts to green its campus
14 and improve the streetscape and add community
15 oriented retail along Connecticut Avenue.

16 The executive director also
17 recommends that the Commission note that there
18 is support to develop student housing on the
19 Van Ness campus and that with the additional
20 security information provided by the
21 Department of State following their analysis
22 that the Commission will be able to assess the

1 degree to which the student housing may impact
2 the embassies within the Chancery Center
3 during its subsequent review of the student
4 housing project.

5 The Commission request that the
6 applicant coordinate closely with NCPC staff
7 and the Department of State throughout design
8 development of the student housing, as well as
9 any enhancement to the campus perimeter
10 adjacent to the International Chancery Center.

11 I would also note that if the
12 University decides to locate the student
13 housing elsewhere following this analysis,
14 other than what is currently depicted in the
15 Master Plan that additional analysis be
16 required in order to allow NCPC to meet its
17 obligations under NEPA as well as Section 106
18 of the National Historic Preservation Act.
19 So that's the action related to the campus
20 plan.

21 In terms of the student center,
22 the executive director's recommendation is to

1 approve the preliminary site building plans

2 for the new student center. That concludes my

3 presentation.

4 [INSERT - UDC CAMPUS PLAN]

1 [INSERT - UDC STUDENT CENTER]

1
2
3
4
5
6
7
8
9
10
11

CHAIRMAN BRYANT: Thank you, Mr.

Hinkle.

So we have two votes before us.

The first vote will be on the campus Master

Plan and the second vote will be on the

student center.

Oh, I'm sorry. Excuse me. Excuse

me. Ms. Brenda Veihe-Naess. As you are

representing a residents association you have

five minutes.

[INSERT - LIST OF REGISTERED SPEAKERS]

1 MS. VEIHE-NAESS: Yes, Van Ness
2 Street Residents Association. Thank you for
3 the opportunity to speak. Forward and back.
4 Let me try this first. Okay.

5 Thank you for the opportunity to
6 speak today. I appear on behalf of the Van
7 Ness Street Residents Association which
8 represents the 80 households on the three
9 blocks between Reno Road and Wisconsin.
10 We worked with neighbors and surrounding
11 streets in preparing our comments.

12 The Van Ness North Cleveland Park
13 area is comprised of duplex and single-family
14 homes and it borders the University and the
15 embassies immediately adjacent to the
16 University. As you know, the University has
17 proposed a material change in its operations
18 to the Van Ness campus.

19 It will double enrollment, build a
20 new student union, and it will not add a
21 single new parking space despite the admission
22 by the University's traffic expert that the

1 University parking garage currently operates
2 above capacity during the day.

3 I should say that we are
4 especially concerned, however, about the
5 proposal to convert from a commuter college to
6 a residential campus. We want to be clear.
7 We support the University's goal of providing
8 affordable education for District residents,
9 especially in these difficult economic times.

10 However, this site was never
11 designed or intended to be a residential
12 college, to include a large number of 18 to
13 22-year-olds away from home for the first time
14 seeking or creating late-night entertainment.

15 Crowding this large number of
16 students and the range of activities they
17 bring onto this small site will inevitable
18 overflow into the neighborhood and the
19 residential area and it will significantly
20 increase problems of noise, traffic, parking,
21 air pollution for the residents of the
22 surrounding area.

1 We raised these concerns with six
2 key members of the D.C. Council including the
3 chairman, our Ward 3 member, and all four at-
4 large members. Their support was expressed in
5 a letter of September 9th which was included
6 in your packet.

7 In the submission we included a
8 comparison of the size of UDC campus to other
9 D.C. universities. At the current enrollment
10 levels of 3,200 it's one of the most densely
11 populated sites.

12 If enrollment is increased to
13 6,500, the redline, it will be second only to
14 George Washington University which sits in a
15 very different environment; a downtown
16 business district surrounded largely by
17 commercial buildings. UDC's site is quite
18 different. It sits amidst a low-residency
19 residential neighborhood with houses on two
20 sides and apartments on the other.

21 Slide 7 demonstrates that the
22 noise from the dormitories and any athletic

1 games played on those fields, for example,
2 will reach the residential neighborhood. All
3 the points on this slide are greater than the
4 distance from the UDC campus to the
5 neighborhood. It is clearly inevitable and
6 clearly demonstrated that we would hear noise
7 from dormitories.

8 As I've said, our major concern is
9 the dormitory which will house 600 students.
10 As the slides before you have already
11 demonstrated, they are enormous. They will
12 consume one of the athletic fields, deprive
13 Stoddard soccer and other area schools of the
14 opportunity to play on those fields with no
15 other alternatives provided. We will have
16 noise from students which will reach the
17 neighborhood at all hours of the day and
18 night.

19 There are alternate locations for
20 the dormitories that would not impact the
21 residential area. For example, site 3 -- if
22 I can manage this -- site 3 in the upper

1 corner. You can't see it but it's up there in
2 the red. Site 3 was considered as a possible
3 location for the student union.

4 Building 52 immediately adjacent
5 to site 3 housed 1,500 Wilson High School
6 students last year and has been converted to
7 a law school. It could be converted to a
8 dormitory and would include parking for the
9 students.

10 A small building between building
11 52 and the Fannie Mae building could also be
12 used for student housing and might bleed back
13 into, depending upon the design, site 3.

14 There are also other nearby sites
15 up and down Connecticut Avenue or over at
16 Intelsat down there at the lower right-hand
17 corner of the diagram. Intelsat is largely
18 vacant at this point. The corporation has
19 moved its headquarters to Gaithersburg,
20 Maryland so they are trying to find buyers or
21 alternate uses for the building.

22 Our major point here and what we

1 would like for you to take away is that we
2 don't presume to know the best alternative for
3 housing but we know that UDC has the resources
4 to find a better alternative than to put
5 housing along Van Ness Street beside the
6 embassies and near the neighborhoods.

7 Our problem has been that the
8 University will not consider the residential
9 areas concerns about the Van Ness location.
10 Quite simply, we need action, clear action, by
11 NCPC to compel them to address the siting of
12 the dormitories.

13 We do have some other concerns.
14 Quite briefly, we are concerned that there are
15 significant environmental impacts. If I can
16 just finish really quickly for you. We are
17 concerned about the enrollment and we are
18 concerned about parking. It's almost mystical
19 to us that they could be allowed to double
20 enrollment given existing problems and not add
21 parking to this.

22 Thank you very much. I would be

1 happy to answer any questions you may have.

2 CHAIRMAN BRYANT: Thank you very
3 much. Thank you.

4 Is there further discussion among
5 the Commission members on this first matter?
6 The recommendation that's before us is for the
7 -- to approve the Campus Master Plan but
8 deferring action on proposed student housing
9 and the athletic zone.

10 COMMISSIONER TREGONING: Can I
11 just get a clarification from staff if that
12 action means that you will have a Master Plan
13 that is approved but you won't have an
14 approval of -- we don't have kind of further
15 processing. I mean, do we have an approved
16 Master Plan if we take the EDR or not?

17 MR. HINKLE: That's correct. With
18 the exception of placement of the student
19 housing you would have an approved Master
20 Plan. We took this approach because we are
21 supportive of the student center and we
22 couldn't see approval of the student center

1 without approval of the Master Plan.

2 COMMISSIONER TREGONING:

3 Understood, but if the -- but in order for the
4 housing to come back they will have to come
5 back for an approval of a Master Plan which
6 would have more detail than you would normally
7 require for a Master Plan approval.

8 MR. HINKLE: That's correct but we
9 can't analyze the site for the housing without
10 sufficient details in terms of how that
11 affects security at the International Chancery
12 Center.

13 COMMISSIONER TREGONING: Yes. I
14 mean, I understand wanting to be differential
15 and respectful of the concerns of the State
16 Department, although I will say that they have
17 -- they came after UDC to this site and that
18 if they wanted a lot bigger standoff distance,
19 they could always buy one.

20 But, you know, I understand that,
21 yes, their information probably isn't yet
22 available to do this. I sort of don't like

1 the idea of holding up the Master Plan
2 approval. There will be a second bite at the
3 apple when the housing is ready to go forward
4 in any event.

5 From my perspective I would like
6 to let that follow in due course with the
7 State Department having the opportunity to
8 comment when in the normal course of events
9 the planning for the housing would be
10 sufficiently further developed that that
11 evaluation could occur. That's just my
12 comment.

13 COMMISSIONER PROVANCHA: The
14 letter from Mr. Bodner of the State Department
15 is very insightful. It appears that they have
16 reached out and engaged with the University on
17 multiple occasions and currently they are
18 almost at an impasse. Quote, "The Department
19 will never be in a position to endorse or
20 support due to lack of required information
21 provided from the University."

22 [INSERT - BODNER LETTER]

1 COMMISSIONER TREGONING: I think
2 -- I'm sorry but I did mean to just clarify
3 that this is a Master Plan and the level of
4 detail that the State Department needs, okay,
5 or thinks they need to evaluate is simply not
6 part of the Master Plan process.

7 That is why I think impasse might
8 be a little bit of a stronger term. I'm just
9 saying we don't normally require this. It
10 will be coming back before the Commission when
11 that information is developed.

12 My perspective is that I would
13 like the Commission to approve the Master Plan
14 and will consider the housing issues when they
15 are ripe for consideration along with the
16 others just as we are looking -- we have a
17 Part B because the student center is ripe for
18 consideration.

19 COMMISSIONER HART: My
20 understanding of the process is that a Master
21 Plan is approved. Any subsequent buildings
22 then have to come in and get separate

1 approval. The issues that the State
2 Department seems to be raising have to do with
3 architectural issues.

4 They can be resolved at the step 2
5 process. I would be in favor of simply
6 approving the Master Plan as is and allowing
7 the State Department to come in with any
8 concerns as step 2.

9 COMMISSIONER MAY: I have a
10 question about NCPC's authority over this.
11 When you say by the terms of the transfer of
12 jurisdiction, there are certain authorities
13 that rest there so it's outside the normal
14 realm of what the NCPC would be approving as
15 a District government building, even if that
16 District government building is built on
17 government land because there are many others
18 that are that way.

19 So does that requirement, what
20 essentially is an approval requirement, does
21 that go only to as Master Plan or does it also
22 go to a building development?

1 MS. SCHUYLER: The requirement
2 goes only to the Master Plan. It was a
3 condition placed on the plat of transfer. As
4 to specific development proposals, the
5 Commission is only advisory. It's a District
6 building outside the central area.

7 COMMISSIONER MAY: So it seems to
8 me that whatever further work is done, it can
9 all be done at one time and it would be an
10 approval action over the specific building and
11 it would be -- I'm sorry, an approval building
12 of that portion of the Master Plan and an
13 advisory action on the design of the building
14 itself.

15 MS. SCHUYLER: That's correct.
16 That is correct.

17 COMMISSIONER MAY: And it seems to
18 me -- I mean, it may not be the best process
19 but, I mean, this is a more sensitive location
20 as a result of the proximity of the embassies
21 and I'm comfortable deferring to the State
22 Department to have those resolved.

1 COMMISSIONER PROVANCHA: So the
2 federal interest before us today is the
3 security of the adjacent embassies much more
4 so than the Master Plan.

5 MS. SCHUYLER: And the reciprocity
6 issue of the treatment that we confer to those
7 embassies can have impact on how embassies are
8 treated overseas. It's not, I think, an
9 insignificant federal interest.

10 COMMISSIONER MAY: Right, and that
11 is -- it does not usually -- in memory I don't
12 think it's ever come up in a zoning case that
13 I've been involved in but it does come up
14 regularly in BZA cases. NCPC participates in
15 those.

16 COMMISSIONER PROVANCHA: Mr.
17 Hinkle, what is your assessment of Mr.
18 Bodner's letter of just a few days ago that we
19 can't get the information that we're asking
20 for?

21 MR. HINKLE: I'm sorry?

22 COMMISSIONER PROVANCHA: Mr.

1 Bodner writes that the University has been
2 unwilling or unable to provide information
3 that would allow them to complete their
4 security assessment.

5 MR. HINKLE: I think it's an issue
6 of where they are in design of the student
7 housing so there is just not sufficient
8 information at this time.

9 COMMISSIONER HART: A point of
10 clarification. The Master Plan as it's
11 presented to us now as a zone, not a single
12 site, the zone extends from Van Ness Avenue
13 over to the gymnasium building, the entire
14 width.

15 The footprint for a prototypical
16 building as shown in these products takes up
17 half of that area so it would be possible in
18 approving this Master Plan to locate the
19 student housing anywhere in that zone
20 including putting the athletic fields on the
21 corner where the student housing is shown in
22 the exhibit. Is that correct?

1 MR. HINKLE: I would say it's
2 possible.

3 COMMISSIONER PROVANCHA: Using the
4 athletic field to buffer, if you will, the
5 housing.

6 COMMISSIONER HART: Yes. What
7 we're doing is we are approving a Master Plan
8 that zones the property and allows them then
9 to come back later with more particulars to
10 site that building at which point they may
11 have those conversations with the State
12 Department to come up with a suitable
13 solution.

14 MS. SCHUYLER: I think I am going
15 to jump in here, folks. I think if you read
16 the State Department letter, you're correct,
17 Mr. Hart, that they've shown a sort of an area
18 that they've deemed to be suitable for
19 housing.

20 But the State Department letter --
21 and, as Mr. Hinkle has pointed out, UDC is at
22 a point in their development of the housing

1 where they're not far enough along, really, to
2 have specific information to present to the
3 State Department.

4 So I don't think it's a matter of
5 they don't want to, or they're being
6 difficult. I just think it's the reality of
7 where they are in the process. The problem,
8 however, if you read the State Department
9 letter, is there is some underlying concern
10 regarding whether or not that area is
11 appropriate for housing as a use.

12 It goes beyond just where the
13 buildings are located. And I call your
14 attention specifically to the last paragraph
15 of the letter. The Department's concerns are
16 focused nearly exclusively on the proposed
17 location of a dormitory in the southwest
18 corner of UDC's campus. These concerns are
19 significant, and it is possible that the
20 Department will never be in a position to
21 endorse or support the construction of a
22 dormitory at that location currently proposed.

1 So it's not just the specific
2 design of the building, but there are some
3 concerns about that area as being appropriate
4 for that type of use.

5 COMMISSIONER PROVANCHA: Please
6 note that that paragraph goes on to say "Other
7 alternative sites on the campus would be
8 acceptable in concept to the State
9 Department."

10 COMMISSIONER WRIGHT: But is the
11 State Department citing security concerns, or
12 is this a matter of --

13 MS. SCHUYLER: It's both the issue
14 of -- it's protection, the obligation to
15 protect the adjacent embassies --

16 COMMISSIONER WRIGHT: Right.

17 MS. SCHUYLER: So that is a
18 security issue. I guess bottom line, yes, it
19 is a security issue.

20 COMMISSIONER TREGONING: The
21 concern, I think, goes to -- and I believe we
22 have a State Department rep here. Maybe he'd

1 like to bring them up. Mr. Chairman, is that
2 --

3 CHAIRMAN BYRANT: Yes, that is
4 fine.

5 COMMISSIONER TREGONING: Maybe you
6 could start -- I'm sorry, Mr. Chairman.

7 CHAIRMAN BRYANT: Please introduce
8 yourself. I'm sorry.

9 MR. ALDAG: Hello, I am Hank
10 Aldag. And I'm chief of the Real Property
11 Management Assignment Utilization Branch at
12 the State Department. I overlook the
13 Chanceries at the ICC there at Van Ness, and
14 I'm prepared to answer whatever questions --

15 CHAIRMAN BRYANT: Thank you, Mr.
16 Aldag, for being here. Ms. Tregoning?

17 COMMISSIONER TREGONING: Can you
18 describe what you're afraid of?

19 MR. ALDAG: Well, right in that
20 particular area -- let me back up a little
21 bit. First off, we've had a great
22 relationship with UDC. Going back a number of

1 years ago, we actually used the ball field for
2 the staging for the Chinese embassy, and
3 through the years we actually redid the
4 sidewalk, and we have had a good relationship.
5 This isn't about any issue that we have with
6 UDC. It is really about the appropriateness
7 of the use that you're planning to put in the
8 corner.

9 Right in that particular corner
10 area, we have China, Nigeria, Pakistan, Egypt,
11 Israel, and Singapore. You know, with
12 Pakistan and with China, and with Egypt, we
13 just have aggravated places around the world.
14 Part of the Geneva Convention that we actually
15 had -- you know, the ICC, that's the
16 International Chancery Center -- was that we
17 would basically have an appropriate place for
18 putting the Chanceries in Washington, DC.

19 And we actually want to continue
20 having an appropriate place --

21 COMMISSIONER TREGONING: Sir, I
22 think we understand what your concerns are,

1 and I understand that there's not enough
2 specifics yet for you to evaluate. I'm just
3 trying to get a sense of what is the
4 conceivable threat that is posed by residents,
5 a residential use, at that side.

6 I'm just trying to get a sense,
7 you know? I can't imagine what it is, so I
8 need your help.

9 MR. ALDAG: It's probably less
10 than 50 foot from the Chinese embassy's back
11 side of their building.

12 COMMISSIONER TREGONING: They
13 don't have a standoff?

14 MR. ALDAG: They -- well, they
15 have a fence line that is 10 foot off of the
16 road, and where you're -- you're almost
17 building up to the road. So there's not a lot
18 of room in between these buildings. What
19 happens if there's an incident that is
20 actually at the Chancery itself?

21 COMMISSIONER TREGONING: So you're
22 worried about the safety of the students?

1 MR. ALDAG: Absolutely we are.

2 COMMISSIONER TREGONING: So that's
3 the concern? It's not a security threat to
4 the embassy, it's that the embassies are a
5 threat to the university?

6 MR. ALDAG: Well, not only that,
7 with the children, but also with the way that
8 it will change, possibly -- you know, the fact
9 in the neighborhood of where we are. You
10 know, you're going to be so close, with 600
11 rooms, that it does require us to look at it,
12 and look at it more appropriately.

13 We're not just talking about, you
14 know, having a sort of bad situation with a
15 dormitory. We're talking about
16 internationally, if they get upset, we have a
17 problem overseas that affects the whole United
18 States.

19 COMMISSIONER TREGONING: What is
20 the threat? I'm just trying to get you to
21 help me understand, what's the range of
22 threats taht you are concerned about? I

1 understand that if we don't properly evaluate
2 it, that in and of itself could be an
3 international incident. I just want to
4 understand, what is the threat that you think
5 is proposed by the residential use there?

6 COMMISSIONER WRIGHT: And is it a
7 threat, or is it a matter of propriety with a
8 bunch of hammered teenagers running around and
9 being generally inappropriate.

10 MR. ALDAG: Teenagers will be
11 teenagers.

12 COMMISSIONER WRIGHT: So is that
13 part of it, or is it that?

14 COMMISSIONER TREGONING: It is a
15 university. It's located next to a
16 university.

17 MR. ALDAG: It is located -- but
18 in our letter, we put a suggestion, if we
19 could just move it anywhere else in the
20 university, but not in that corner.

21 COMMISSIONER TREGONING: But sir,
22 we have all that in front of us. But help me

1 understand the threat --

2 MR. ALDAG: I'm trying to.

3 COMMISSIONER TREGONING: -- that
4 you're worried about.

5 MR. ALDAG: Well, I think it will
6 -- it could have the possibility of changing
7 the nature of our ICC. You're going to have
8 a lot more people. You're going to have
9 nighttime activity. You know, the population
10 pressure on the particular university, we
11 think, will have an effect on, possibly, our
12 side.

13 COMMISSIONER TREGONING: An effect
14 is not a security risk. So you're just
15 talking about the concerns that any
16 residential neighborhood would have about
17 this? It's not a security issue.

18 MR. ALDAG: Well, yes, it is. I
19 mean, you're going to have more people walking
20 around. We actually have to --

21 COMMISSIONER TREGONING: Outside a
22 secured perimeter, sir. I mean, you don't --

1 people can walk down there right now, and you
2 don't --

3 MR. ALDAG: And you can --

4 COMMISSIONER WRIGHT: Can I ask a
5 planning question, though? So the master plan
6 stipulates only a zone, right? So that means
7 that, conceivably -- it might not be the best
8 design, and that would be left for people to
9 argue about. But you could conceivably build
10 a setback, if the athletic fields were,
11 perhaps, put somewhere else -- or whatever.
12 But you could build toward the back of the
13 site, in theory.

14 MR. ALDAG: Sure.

15 COMMISSIONER WRIGHT: So if you
16 were to build some horrible sliver of a
17 megablock building, for example -- we did it
18 all the time in the 60s -- it could -- I'm
19 trying to get at what the problem is, too.
20 Because -- so, is it that you would have an
21 unsecured building -- I don't know what these
22 -- can we have a plan up here that shows the

1 zones?

2 So I don't know what the linear
3 footage is --

4 MR. ALDAG: Well, you are looking
5 at --

6 COMMISSIONER WRIGHT: Okay, so in
7 the orange zone, let's just say that a dorm
8 were built in a north -- I'm looking at a
9 north-south axis, as close to the academic
10 zone as it could get, just for grins. Would
11 that be, still, an issue?

12 MR. ALDAG: Candidly, we would
13 still need to study -- our diplomatic security
14 would like to study how high the buildings
15 will be, what they're made out of, how many
16 windows they have, how much overpressure they
17 can take. You know, there are a lot of --
18 those are the concerns that we'd also need,
19 not just where it is set on the site.

20 COMMISSIONER WRIGHT: So you're
21 not saying that it is not possible, anywhere
22 in that orange zone, to build. You're saying

1 that you don't know enough.

2 MR. ALDAG: We would have to
3 study.

4 COMMISSIONER WRIGHT: And you'd
5 have to look at it. Because that's sort of a
6 normal function of master planning at this
7 level.

8 MR. ALDAG: We don't know where
9 the travel patterns are, where the doors are.
10 We don't know how high it is. We don't know
11 how big the windows are. We don't know what
12 even the building structure is made out of,
13 steel, brick block, or whatever. There's a
14 lot of things we don't know, and that is what
15 we would actually need to know before we could
16 give, really, an opinion.

17 COMMISSIONER WRIGHT: But you're
18 not saying -- or are you saying that at this
19 poitn, the State Department would frown upon
20 building anything for student housing in that
21 orange zone?

22 MR. ALDAG: We would wish it would

1 be somewhere else, if you're asking that
2 question.

3 COMMISSIONER WRIGHT: You would
4 frown upon it.

5 MR. ALDAG: You know, that
6 athletic zone looks pretty good. We would
7 just have to study it.

8 COMMISSIONER WRIGHT: Can I also
9 clarify, what if the academic zone was cheek-
10 by-jowl to the corner of the campus? A six
11 story classrom building, a six-story office
12 building. Any problem with that?

13 MR. ALDAG: Our diplomatic
14 security people thought that that would
15 actually be a better building to instead be in
16 that building, just because of the nature of
17 it, but we would even study that, too.

18 COMMISSIONER WRIGHT: So you have
19 a particular objection to housing, and less to
20 other uses in that same location?

21 MR. ALDAG: Yes.

22 COMMISSIONER WRIGHT: Okay. And

1 what is the difference in terms of the risk,
2 in terms of housing? Why is housing so risky
3 for the embassy?

4 MR. ALDAG: Well, housing
5 basically has activity, in a dorm, 24 hours a
6 day. I mean, the kids --

7 COMMISSIONER WRIGHT: What is the
8 security risk, sir? Not "Who disturbs your
9 peace?" I mean, is there a security risk or
10 no?

11 MR. ALDAG: We believe that there
12 is, and that it needs to be --

13 COMMISSIONER WRIGHT: And what is
14 the difference between a housing use and an
15 office use, in terms of security? The office
16 use might have more people in it, much more
17 desks.

18 MR. ALDAG: And I do agree, and
19 there are office buildings that are just right
20 across the street. You know, over by where
21 the Metro is. The student housing, though,
22 actually does have some -- it has given us

1 concern, and we want to study it.

2 We're not supportive of it,
3 because it could have the ability to change
4 the nature of what is happening on the ICC,
5 and the environment of -- I have one thing
6 here, as in the letter. When you look at the
7 Vienna Convention, they talk about taking
8 appropriate steps to protect the premises of
9 a foreign mission against intrusion or damage,
10 and to prevent any disturbance of the peace or
11 its dignity.

12 And having college kids, who will
13 be active at night and possibly drinking and
14 doing other things, and having maybe not
15 appropriate behavior that close to the
16 embassies, might present a problem. And
17 college kids will be college kids.

18 COMMISSIONER WRIGHT: Is the word
19 NIMBY spelled out in that document, by any
20 chance? I think you've made your position
21 clear, but I will just say -- and I'm not even
22 saying it's an illegitimate position. I think

1 what you've presented absolutely is a
2 legitimate position. I just wish it wasn't
3 couched in terms of security.

4 MR. ALDAG: But this has an effect
5 on our diplomatic relations in the world. And
6 you know, especially these particular
7 chanceries, we're worried. We're trying to,
8 right now, have good, strong diplomatic
9 security --

10 COMMISSIONER WRIGHT: Thank you
11 for clarifying. I think I understand.

12 CHAIRMAN BRYANT: I will say that
13 when the U.S. Embassy was being built in
14 Beijing, it was simultaneous to the Chinese
15 Embassy being built here, correct?

16 MR. ALDAG: Yes

17 CHAIRMAN BRYANT: And there was a
18 lot of coordination, and a lot of diplomatic
19 goodwill created, during those simultaneous
20 construction projects. So I would say that it
21 is a little bit of a sensitive issue with that
22 particular embassy, right?

1 MR. ALDAG: Yes.

2 COMMISSIONER PROVANCHA: I have a
3 question for Mr. Hinkle. What's the maturity
4 of the UDC Master Plan? My staff attempted to
5 do some research, and all they could find was
6 a 21 slide PowerPoint presentation. Have you
7 seen a physical document that has more than
8 just a few site plans in it? Is there some
9 additional narrative, just in the sense of how
10 mature the master plan is?

11 MR. HINKLE: What you see here is
12 just about what you have.

13 COMMISSIONER MAY: There was a
14 full plan that was reviewed by the Zoning
15 Commission, and there's a record on it that's
16 probably about that thick. But there were
17 substantial documents that were submitted with
18 it.

19 CHAIRMAN BRYANT: Any further
20 questions?

21 COMMISSIONER WRIGHT: Yes, I have
22 an unrelated -- I want to go back to the

1 neighborhood concern. So did we solve that
2 issue of whether or not NCPC has any role in
3 that? I mean, that's a -- I don't understand
4 that piece of it as being in the federal
5 interest. We started to talk about that, and
6 then we got diverted. And I don't understand
7 if, whether or not UDC is going to have a dorm
8 at all, is that really an NCPC issue?

9 COMMISSIONER HART: Yes.

10 COMMISSIONER WRIGHT: They why are
11 we not talking about that?

12 COMMISSIONER HART: Because
13 according to the title of transfer, NCPC is
14 required to approve the master plan for the
15 UDC campus.

16 COMMISSIONER WRIGHT: Okay.

17 COMMISSIONER MAY: But the review
18 of the master plan is for federal interests,
19 right?

20 COMMISSIONER HART: It was part of
21 that federal transfer, right?

22 COMMISSIONER WRIGHT: Right.

1 COMMISSIONER MAY: That is where
2 we have a stake in it, but it doesn't -- I
3 mean, we really should be -- I understand the
4 issues with State Department, that's a really
5 significant and legitimate federal interest.
6 I'm not sure that the concerns of the
7 neighborhood are the primary federal interest.
8 That's already been addressed by the Zoning
9 Commission, and it's being addressed by City
10 Council, and UDC, and so on. I think that's
11 clearly a local issue.

12 CHAIRMAN BRYANT: The Zoning
13 Commission did approve this.

14 COMMISSIONER TREGONING: I would
15 be willing to move the EDR and then we could
16 see what else we have to discuss about it.

17 COMMISSIONER HART: Second.

18 CHAIRMAN BRYANT: The EDR has been
19 moved and seconded. Is there any further
20 discussion?

21 COMMISSIONER MILLER: Yes.

22 CHAIRMAN BRYANT: Mr. Miller.

1 COMMISSIONER MILLER: I just
2 wanted to note a couple of things. With
3 regard to the Chinese embassy, it's my
4 recollection, and I might be wrong on this,
5 that when this Commission approved that site,
6 first of all they took two -- I think they
7 took three parcels.

8 As I recall, we allowed a waiver
9 of the footprint to go beyond what the
10 guidelines were so they chose to come closer
11 to the street. That's just my recollection.
12 I wanted to thank the Van Ness Residents
13 Association for coming forward today.

14 As Commissioner May noted, the
15 concerns are appropriately -- more
16 appropriately address not in this federal
17 forum but by the Zoning Commission and by the
18 council, the mayor, the University, the
19 District of Columbia. I think there is a
20 commitment to work with the community to try
21 to mitigate any of the adverse impacts of the
22 campus plan.

1 Regarding the housing, it's my
2 understanding in terms of the additional
3 information that is needed for the State
4 Department, they are just not at that level of
5 producing designs at this point. They are a
6 number of years out. Those will come back to
7 the Zoning Commission for review.

8 They would come back in the normal
9 course of the Zoning Commission's review
10 process to this Commission for review. It's
11 my understanding that even delaying this
12 portion of the Master Plan won't delay the
13 University's plans to move forward and that
14 can all be done at that time when the plans
15 are sufficiently developed. I'm prepared to
16 move forward at this time.

17 CHAIRMAN BRYANT: All right. The
18 EDR on the Campus Master Plan has been moved
19 and properly seconded. Hearing no further
20 discussion, all in favor say aye.

21 ALL: Aye.

22 CHAIRMAN BRYANT: Opposed no? It

1 passes unanimously.

2 The second vote is on the student
3 center. The EDR is to approve the preliminary
4 final site and building plans for the new
5 student center at the Van Ness campus.
6 Discussion on that? Anything additional?

7 COMMISSIONER MAY: I would move
8 the EDR.

9 CHAIRMAN BRYANT: It's been moved.

10 COMMISSIONER HART: Second.

11 CHAIRMAN BRYANT: Seconded. Any
12 discussion?

13 COMMISSIONER PROVANCHA: Two quick
14 questions. This grand staircase access, did
15 it also have some handicap -- I couldn't see
16 it -- a ramp in the design that was proposed?

17 MR. HINKLE: Yes.

18 COMMISSIONER PROVANCHA: There was
19 a ramp? Okay. Any problem with the viewsheds
20 from Building 38 and 39 that would now be
21 blocked of Van Ness by the student center?

22 MR. HINKLE: You want my personal

1 opinion?

2 COMMISSIONER PROVANCHA: I want to
3 be respectful of vistas.

4 MR. HINKLE: One of the buildings
5 will not be seen from Connecticut Avenue. The
6 other one will be.

7 CHAIRMAN BRYANT: Hearing no
8 further discussion, all in favor of the EDR
9 say aye.

10 ALL: Aye.

11 CHAIRMAN BRYANT: No? That wraps
12 up all of the votes that we have to take
13 today.

14 INFORMATION PRESENTATIONS

15 KENNEDY CENTER RIVER TERRACE

16 PEDESTRIAN ACCESS PROJECT

17 CHAIRMAN BRYANT: We do have two
18 information presentations, one on the Kennedy
19 Center and one on the Ukrainian Family
20 Memorial.

21 Mr. Hart, you can move
22 expeditiously.

1 MR. HART: Thank you. The
2 National Park Service working with the
3 District Department of Transportation, the
4 Federal Highway Administration, and the
5 Kennedy Center are here to present an
6 information presentation for the Kennedy
7 Center river terrace pedestrian access
8 project.

9 This was last before the
10 Commission as a concept in November 2007 at
11 which time the Commission commented favorably
12 on that concept but asked that a water feature
13 be reconsidered from the design at that time.
14 Also the views along the roadway, the Rock
15 Creek and Potomac Parkway, to be preserved.

16 I would like to hand the
17 presentation off to Commissioner May who will
18 introduce the project and the consultants that
19 are working on the project will be presenting
20 the design and the design changes themselves.

21 CHAIRMAN BRYANT: Yes, sir.

22 COMMISSIONER MAY: Thank you very

1 much. As some members of the Commission know,
2 this project went before the Commission, I
3 think, about four years ago and was reviewed
4 for concept at that time. At that time it was
5 essentially DDOT, the District Department of
6 Transportation, that was carrying the ball
7 there.

8 Since that time as we've tried to
9 move the project forward it's become, I guess,
10 more of a collaborative effort between the
11 Park Center, the Kennedy Center, Federal
12 Highways which actually has money to design
13 and construct this improvement, and the Park
14 Service. Did I get everybody? DDOT, Federal
15 Highways, Kennedy Center, Park Service.

16 CHAIRMAN BRYANT: This whole thing
17 goes back 30 years or something.

18 COMMISSIONER MAY: Well, the ideas
19 for it go back some time. I've been aware of
20 it for a long time as a concept.

21 Can we advance to the next slide?
22 Okay. This is just a recap of where we are i

1 the project right now. Because we had gotten
2 a start as part of access improvements to the
3 Kennedy Center and a much earlier and much
4 bigger project, there was an EA previously and
5 the Park Service and Federal Highways in
6 conjunction with DDOT and the Kennedy Center
7 started work on a new EA basically because it
8 had been sitting for some time period.

9 Also the scope of the original EA
10 was much broader and we thought we needed to
11 focus more on the specifics of this project
12 because this is the only thing that really
13 remained from that larger project to improve
14 pedestrian, vehicle, and bicycle circulation
15 in and around the Kennedy Center.

16 Also because the action here
17 requires a limited transfers of jurisdiction
18 of a portion of the Rock Creek and Potomac
19 Parkway to the Kennedy Center so that the
20 structures can actually exist on that land and
21 we thought it necessary to do the EA. That is
22 now in development and the EA will be released

1 shortly.

2 Can we go to the next slide? This
3 gives you the schedule for the EA. We had a
4 public meeting last February with discussion
5 of various issues associated with the project,
6 completed the scoping period, and began
7 preparing the environmental assessment.

8 We will be having a Section 106
9 consulting parties meeting shortly. That was
10 I think delayed for some time. We kicked it
11 off with the environmental assessment but it
12 was delayed for some period while we worked --
13 while Federal Highways worked on a
14 determination of eligibility for the Kennedy
15 Center itself as part of the Section 106
16 process.

17 We are planning to release the EA
18 later this month or early next month and there
19 will be, of course, the requisite public
20 comment period. We are anticipating a
21 decision in the spring.

22 Can we go to the next slide? I

1 should note that the environmental assessment
2 will consider a number of alternatives, not
3 just the design that we are showing right now.
4 What we are showing right now the design that
5 was previously presented and as it has been
6 modified and approved.

7 This is the alternative that at
8 this point will likely be the preferred
9 alternative but that won't be an official
10 judgment until the environmental assessment is
11 released.

12 We have, as I said, looked at a
13 number of alternatives including a stairway
14 that would go directly and straight down
15 toward the river but that has a number of
16 physical complications that make it a very
17 difficult project to achieve.

18 Anyway, this is the larger access
19 improvement plan. I won't go into what all of
20 the different colors mean here but, as you can
21 see, there was a lot more to the original plan
22 and how it would affect access to the Kennedy

1 Center and what remains of it now is
2 essentially that small blue area below the
3 image of the Kennedy Center itself.

4 Next slide. This gives you an
5 image of the context. You can see the Rock
6 Creek Potomac Parkway goes under the terrace
7 of the Kennedy Center for one full travel --
8 set of travel lanes and then partially over
9 the next -- the down-river traffic lane. We
10 have a relatively slim portion of land to work
11 with in terms of landing a staircase and
12 elevator.

13 Next slide. This gives another
14 image from kind of the opposite direction. It
15 also captures a couple of key things. The
16 fountains that you see to your right that's
17 where the stairways would align, the stairway
18 entrance points align. Again, you can get a
19 good view of the road that we have to cross
20 over and then also the narrow strip of land on
21 which the stairway lands.

22 Next. Okay. This shows the

1 existing site plan. Not much to see here.
2 This slide is important because it shows that
3 we have the 11-foot existing trail which needs
4 to be maintained.

5 Then the 35-foot strip of land
6 which could be used for landing a stairway and
7 elevator. Then the 20-foot span and then also
8 the height that needs to be made up which is
9 25 feet or so roughly.

10 Next slide. This is a plan of the
11 existing -- of the preferred concept back in
12 2007. That was previously presented. I was
13 negligent in the beginning in introducing all
14 of the folks that we were working with on
15 this. It seems that they are sort of sitting
16 toward the back so I would ask is Don Paine --
17 oh, Don's there.

18 Don Paine will step up. I would
19 also before Don starts want to acknowledge
20 Claudette Donion from the Kennedy Center who
21 is here. Konjit Eskender who carried the
22 weight for this project for many years with

1 DDOT.

2 I saw them earlier but Tom
3 Shifflett and Jack -- oh, I see them there in
4 the shadows -- also who have been carrying the
5 weight on this project most recently for
6 Federal Highways. And Greg Hoer who is the
7 landscape architect will also step up, I
8 think, and talk about the landscape plan for
9 this project.

10 I think given where we are and the
11 time, we should try to do the most expedited
12 version of this. We are already overtime.

13 MR. PAINE: I'll just try to go
14 through this quickly. Basically I'll just be
15 showing a series of slides that are the 2007
16 and 2011 version. That might not be visible
17 to the people in the back here.

18 This is the -- the difference
19 between the two schemes is fairly minimal in
20 terms of planning. The footprint of the plaza
21 is exactly the same in the two schemes. Where
22 the stairs are located is exactly the same in

1 the two schemes.

2 This is the 2007 concept. The
3 stairs align with the Hall of Nations and Hall
4 of States as you can see at the river terrace
5 level. They are descending 30 feet to a
6 plaza. In this case the plaza extended all
7 the way from an arched wall on the east side
8 and across the walkway.

9 The plaza actually stepped up on
10 both the south and the north side and that was
11 to reduce the complications due to flooding
12 for the elevators.

13 Again, this is the 2007 version.
14 You can see these two ends were actually
15 raised in the plaza. It's one of the major
16 differences between the two schemes. The
17 paving extends the full depth of the plaza.

18 The 2011 version you can see the
19 same footprint, the same stair location. The
20 plaza itself extends just up to the walkway so
21 there is some differentiation between two
22 fairly differently -- two areas that will be

1 used in terms of activity. The plaza is more
2 active area so we are trying to get some
3 definition.

4 This is a view from the river.
5 The original concept, and it carries through
6 in both versions, is to have a very simple
7 grand gesture of the stair that doesn't touch
8 down on the plaza. Basically these stairs are
9 supported by a 100-foot truss.

10 This is the 2011 version. A more
11 detailed view of that showing one of the
12 stairs. The truss is covered with a mesh
13 material that is meant to make a visual
14 connection to the center, the existing
15 columns, the columnae on the river terrace
16 level.

17 Glaze. We can talk about these
18 details a little bit later but glazed
19 railings.

20 The sections give you a good idea
21 of the minimal impact as far as the structure
22 on the building, on the terrace. You can see

1 on the left is a view from the south. The
2 structure itself just touches the terrace with
3 no structural implications on the right
4 section through the center of the plaza.

5 The center of the plaza is fairly
6 close to the road but as you step away there
7 is some distance between the road and the
8 plaza. The wall serves as a buffer between
9 the road and the plaza.

10 This is jumping back to the 2007
11 version. These are mainly architectural
12 details in terms of the difference of the two
13 stairs. In this case you can see they were
14 using stainless steel stanchions on the
15 railing.

16 In terms of detailing there are
17 some other refinements. The planting under
18 the stair that was removed in a later version.
19 This is 2011; structural supported railings
20 with no stanchions and no planting under the
21 stair itself and a simplified single-level
22 plaza.

1 Just a quick comparison of the
2 two, 2007 on the left and on the right the
3 2011. In terms of detailing the profile of
4 the structure was simplified quite a bit.

5 Again, the 2007. I'll just jump
6 up to 2011. In terms of the material, we are
7 using a fairly durable physical vacuum
8 deposition process that is metallic and very
9 stable material. That's on a stainless steel
10 mesh.

11 Again, in both schemes, 2007 and
12 '11 the lighting is meant to be a minimal
13 impact on the location with low-level
14 landscape lighting. There will be -- I'll
15 just jump up to the 2011. There will be
16 internal lighting, up-lighting, under the
17 glass stairs. Also up-lighting on the mesh
18 itself.

19 I'll hand this over to Greg.

20 MR. HOER: This is the concept
21 plan for the landscape plantings as prepared
22 in 2007. The key elements here between the

1 two stairway landings was very symmetrical
2 planting of trees and then trees behind the
3 wall between the wall and the parkway and then
4 north and south on the lawn areas.

5 The 2011 scheme now is
6 asymmetrical planting. It has less trees in
7 the plaza and also will continue to have trees
8 north and south of the plaza and probably not
9 too much planting of ground cover or turf
10 between the back of the wall and the parkway.

11 Again, as Don had indicated, the
12 plant material that had originally been
13 beneath the stairways in the 2007 concept has
14 been deleted. Then also along the face of the
15 curved wall at the rear of the plaza we are
16 looking at the potential of planting
17 ornamental grasses there. That is still in a
18 design concept mode.

19 You can see here part of the
20 hardscape, the delineation of the walkway.
21 The trail adjacent to the river will be a
22 different material and a different color than

1 the paving material, the granite panels or
2 pavers on the plaza. We are also looking into
3 the feasibility of some washing of light on
4 the face of the granite-faced curvilinear
5 wall.

6 The only other thing that we will
7 be looking at that I haven't mentioned is
8 benches. Some of our schemes have benches in
9 there. We know we have to deal with that in
10 terms of issues with people spending too much
11 time sleeping there or even skateboarding.
12 Those are issues we will be dealing with as we
13 get further into design. That's about it.

14 COMMISSIONER MAY: I think we have
15 one more slide.

16 MR. HOER: Do we? Sorry.

17 COMMISSIONER MAY: It's just a
18 repeat of the earlier slide.

19 Does anybody have any questions?

20 COMMISSIONER PROVANCHA: Just two.
21 One is if you want to make an architectural
22 statement with the mesh, we know some people

1 that have some expertise with water mesh
2 tapestries that we could introduce you do.

3 (Laughter.)

4 COMMISSIONER MAY: Yes, we know
5 them too. We'll help them out.

6 COMMISSIONER PROVANCHA: The other
7 comment is just where the placement of the
8 landings where they align with the plaza it
9 appears that within a few steps you are in the
10 fountain as opposed to -- I'm just thinking
11 about flow and how you split the flow.

12 People tend to bear to the right,
13 the conflicts, the capacity if you had large
14 crowds both accessing and egressing at the
15 same time. Was there some thought about
16 shifting that so it aligns with the open
17 pathway?

18 MR. PAINE: Right now the
19 fountains are aligned with the access to the
20 center. I think we pictured the fountains as
21 acting more like sort of like a traffic rotary
22 of sorts. In terms of shifting -- I mean,

1 we're trying to respect the access of the
2 grand halls so I think --

3 COMMISSIONER PROVANCHA: So that
4 was your primary access you wanted to --

5 MR. PAINE: That's the main logic
6 in it.

7 COMMISSIONER PROVANCHA: Okay.
8 Did you say that there's no -- I thought you
9 said it's cantilever so it just kisses the
10 plaza?

11 MR. PAINE: Right.

12 COMMISSIONER PROVANCHA: There's
13 no structural attachment so the plaza does not
14 become weight bearing for this cantilever
15 structure?

16 MR. PAINE: Right.

17 COMMISSIONER PROVANCHA: And the
18 final question is roadway clearance for the
19 vehicles?

20 MR. PAINE: Roadway clearance. We
21 are --

22 COMMISSIONER PROVANCHA: Passing

1 underneath.

2 MR. PAINE: The plaza level is 30
3 feet so the structure is -- I really couldn't
4 tell you. I think it's under 10 feet at that
5 point where it crosses the road. It's --

6 COMMISSIONER PROVANCHA: What I'm
7 thinking about is at this time oversized
8 vehicles cannot transit on Rock Creek going
9 north. They can on the south and this would
10 not impede --

11 MR. PAINE: No, they can't. They
12 are not allowed. They are not allowed.

13 COMMISSIONER PROVANCHA: I won't
14 tell you the story then about years ago when
15 I drove my truck up the Rock Creek Parkway to
16 Baltimore.

17 CHAIRMAN BRYANT: Thank you very
18 much for this.

19 MEMORIAL TO VICTIMS OF UKRAINIAN
20 MANMADE FAMINE OF 1932-1933

21 CHAIRMAN BRYANT: The last item on
22 the agenda today is an information item on the

1 Memorial for Victims of Ukrainian Manmade
2 Famine, 1932-1933.

3 Ms. Kelly.

4 MS. KELLY: Good afternoon. The
5 Park Service has also requested to do an
6 information presentation on the Memorial to
7 the Victims of the Ukrainian Manmade Famine of
8 1932-1933. In the interest of time, I will
9 skip my introduction and pass it over to the
10 Park Service.

11 I would like to note that at your
12 place is the Commission action for the site of
13 the memorial and it has the design guidelines
14 that were approved at that time.

15 COMMISSIONER MAY: Well, thank you
16 very much. We were hoping to actually present
17 this for comments, for review with actual
18 comments from NCPC but there were
19 complications with that so instead we are
20 doing this information presentation so that
21 the Commission is aware of where this is
22 going.

1 We will be in front of the
2 National Capital Memorial Advisory Commission
3 in a couple weeks with this design so at least
4 some of the folks who are here will be able to
5 review the design in that venue as well.

6 This is -- I don't have much to
7 say in terms of the kickoff. I will turn
8 things over to Mary Kate Lanzillotta who will
9 give the design presentation.

10 MS. LANZILLOTTA: Thank you very
11 much, Peter.

12 Good afternoon, ladies and
13 gentleman, and thank you for this opportunity.
14 I do have representatives from the Ukrainian
15 Embassy here, Oresta Starak and Michael Sawkiw
16 from the National Committee. If you have
17 specific questions related to the
18 commemoration here, they are probably better
19 suited to answer those.

20 As Cheryl mentioned, your
21 Commission action to approve the site was in
22 September 2008. Since that time I just remind

1 you of where your action was for those that
2 may not have been on the Commission at the
3 time.

4 This is Massachusetts Avenue, this
5 is North Capital, and this is F Street. This
6 is the Reservation in front of the former
7 Childs Building. Just a little closer zoom in
8 we have Union Station, the post office. There
9 are some restaurants along F Street.

10 The Victims of Communism Memorial
11 is sitting up here at New Jersey and
12 Massachusetts Avenue. It's a very vibrant
13 neighborhood.

14 I have a few views for you. This
15 is looking down Massachusetts Avenue towards
16 Union Station. This is the Childs restaurant
17 here. Union Station is sort of down there and
18 a little bit behind the post office building
19 here.

20 A little bit closer in you can see
21 the office buildings and restaurants across F
22 Street. We come down standing on North

1 Capital looking back at the Childs restaurant
2 here. This is F and Massachusetts. Then from
3 standing in front of the post office building
4 looking up Massachusetts Avenue and F Street
5 there.

6 Since 2008 the Ukrainian
7 government held an international design
8 competition in December of 2009. Fifty-two
9 entries were submitted from around the world.
10 There was a 22 member jury panel that selected
11 five finalists.

12 These five schemes were then
13 vetted against your NCPC finding of no
14 significant impact as part of the site
15 selection process. We have two of them to
16 share with you today.

17 We have a preferred scheme and an
18 alternate scheme.

19 We are also going through the
20 environmental assessment process. We have our
21 public comment meeting at the Martin Luther
22 King Library next Wednesday afternoon from

1 3:00 to 5:00 and then, as Peter mentioned,
2 we'll be at NCMAC on December 14th.

3 We were at the Commission of Fine Arts on
4 November 17th and did receive approval --
5 concept approval there.

6 So our first scheme is known as
7 the Field of Wheat. In plan Massachusetts
8 Avenue and F Street has a paved area in front
9 of a bar-relief sculpture with some green
10 space and a bench. There is proposed a row of
11 red-colored trees framing the view from
12 Massachusetts Avenue which is the primary
13 viewshed.

14 This sculpture is intended to be
15 bronze and I have in front of you the
16 sculpture, or the model, and some samples as
17 well. This bar-relief is interesting. It
18 goes from positive wheat and then as it
19 transitions across it goes into a negative
20 relief.

21 This is to symbolize the way that
22 the people of Ukraine were treated in 1932-

1 1933 when there was an enforced starvation of
2 the people. Somewhere between 7 million and
3 10 million people died in that period of time
4 up to the tune of about 25,000 people a day.
5 It decimated generations to come.

6 This bar-relief sculpture is
7 sitting on a low wall. The bench is here. It
8 is low in scale relative to the Childs
9 restaurant which is now the Sun Trust Bank.
10 As the sculpture transitions from the positive
11 to the negative, the Holodomor and the dates
12 of the event come out in relief in the front
13 of this bar-relief sculpture.

14 It is bronze and it does sit on a
15 low wall. The sample again is in front of
16 you. The texture proposed for the paving is
17 this striated stone surface that actually
18 looks like wheat fields that have been
19 recently sown so you get that sort of
20 striation there.

21 A close-up view. We are proposing
22 to put a wayside in here. Again, a very low

1 wall. The distance of this element is about
2 35 feet. The overall site is about 110 so it
3 is a little less than a third. There is about
4 a 16-foot area in front for gatherings,
5 commemorative events.

6 This past Monday the embassy
7 hosted a commemorative event for Holodomor.
8 Today the country is celebrating their 20th
9 anniversary of independence. It's a very
10 exciting day for them.

11 We did propose to put in a green
12 area that separates the main east/west
13 sidewalk from this area so it does give a
14 little bit of opportunity for reflection and
15 contemplation and a spot for people to sit and
16 think about this event.

17 Again, as I mentioned, this is six
18 feet. It sits on an 18-inch high base and
19 it's six-feet tall and then the trees beyond.
20 Then you have the Child's building beyond
21 that. It's relatively low in scale in keeping
22 with the NCPC guidelines.

1 A little bit more detail on the
2 site plan and planting structures with some
3 representative trees and then a close-up of
4 the materials proposed for this site, the
5 stone for the low wall and the bench and then
6 the surface texture.

7 We do have an alternate scheme.
8 This is known as Shooting Hands. This is a
9 sculpture that really needs to be seen in the
10 round. It aligns with almost the center line
11 of the Victims of Communism sculpture which is
12 just up the street.

13 It has in plan trees surrounding
14 it on both sides with benches proposed. As
15 the folks from the Kennedy Center mentioned,
16 we need to study those benches carefully for
17 a whole range of reasons.

18 Here is the sculpture itself.
19 It's about 10-feet tall. It would sit again
20 on an 18-inch high bronze base and a low
21 granite six-inch high wall. The trees that
22 are proposed are in keeping with the species

1 that can be found in Ukraine.

2 A little bit close up. It does
3 have access from both Massachusetts Avenue and
4 F Street. Again, the benches that will sit
5 underneath here as well. Just an enlarged
6 elevations. This is the sculpture relative to
7 the Childs Building which is sort of peeking
8 through the trees back there beyond.

9 And a proposal of the different
10 species and to give you an idea of the texture
11 and the color that we can obtain. And for
12 this one we looked at granite. Again, I have
13 that sample here as well as the bronze
14 proposed for the sculpture.

15 We are happy to take any comments
16 or questions and would appreciate any
17 comments.

18 COMMISSIONER TREGONING: Just real
19 quick, what's the -- this round scheme doesn't
20 really have a front or a back. The preferred
21 scheme has a back. What is the back of that
22 bar-relief look like?

1 MS. LANZILLOTTA: It is proposed
2 to be the same stone as the base so it would
3 have a stone back and a bronze front.

4 COMMISSIONER TREGONING: So it's
5 like a blank wall on the backside?

6 MS. LANZILLOTTA: It would be
7 textured. It wouldn't be a honed surface.
8 That is something that the Commission of Fine
9 Arts encouraged us to study more and so we
10 will be continuing to do that.

11 COMMISSIONER TREGONING: But it's
12 basically a seven-and-a-half-foot 32-foot long
13 wall that we would be putting up? Is that
14 what it is --

15 MS. LANZILLOTTA: Yes.

16 COMMISSIONER TREGONING: -- on F
17 Street?

18 MS. LANZILLOTTA: F Street.

19 COMMISSIONER TREGONING: There is
20 an author who I could quote who called those
21 blank walls kind of an act of civic vandalism.
22 I might state a preference for this version.

1 COMMISSIONER MAY: I would just
2 say that it's not unprecedented for memorial
3 sites, the Japanese - I'm going to get the
4 name wrong, but that memorial includes some
5 significant walls and it really is kind of one
6 sided. That has to do more with the site. I
7 would also say the idea of creating some
8 separation between this memorial and what's
9 happening on F Street may actually be
10 advantageous.

11 MS. LANZILLOTTA: With outdoor
12 seating.

13 COMMISSIONER MAY: Yes.

14 CHAIRMAN BRYANT: Any other
15 questions?

16 COMMISSIONER PROVANCHA: Question
17 about the vegetation. Does the Red Obelisk
18 European Beech also have some connection to
19 the Ukraine, like beeches -

20 MS. LANZILLOTTA: Yes, sir.

21 COMMISSIONER PROVANCHA: Okay.

22 MS. LANZILLOTTA: this is another

1 species that is found in Ukraine and it has a
2 nice contrasting color. There are a lot of
3 other green deciduous trees in that area and
4 I think this would help to separate and
5 segregate and identify this as a special spot.

6 COMMISSIONER PROVANCHA: Help me
7 with the language, Holodomor means manmade
8 famine as opposed to natural --

9 MS. LANZILLOTTA: Yes, sir

10 COMMISSIONER PROVANCHA: --
11 famine, that's the translation.

12 MS. LANZILLOTTA: There's actually
13 a more elaborate translation which I'm not
14 allowed to give you.

15 COMMISSIONER PROVANCHA: Okay, I
16 understand. What's the nature of the Victims
17 of Communism Memorial that's just down the
18 block?

19 MS. LANZILLOTTA: That memorial
20 represents over a hundred million victims of
21 communism and that is worldwide.

22 COMMISSIONER PROVANCHA: What is

1 it, it is a bar-relief wall?

2 MS. LANZILLOTTA: It is a
3 sculpture in the round. If you remember the
4 Tiananmen Square sculpture, it is a replica of
5 that at a much smaller scale.

6 CHAIRMAN BRYANT: Other questions
7 or comments? Hearing none, thank you very
8 much.

9 MS. LANZILLOTTA: Thank you.

10 CHAIRMAN BRYANT: Mr. May, thank
11 you, and we've had a long day, a couple of
12 very interesting projects that required some
13 in depth discussion. I think the applicants
14 certainly got their money's worth today.

15 COMMISSIONER PROVANCHA: On the
16 Kennedy project, did we acknowledge Ms.
17 Feldman's written input? Were we required to
18 do that or is it just submitted -

19 CHAIRMAN BRYANT: We're not, some
20 of the items that were raised were indeed
21 addressed, I believe, in the presentation.
22 But for the record, Ms. Feldman's memo was

1 distributed to everyone.

2 [INSERT - FELDMAN MEMO]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17

Okay, hearing no other discussion,
thank you very much, and we are adjourned.

(Whereupon, the above-entitled
matter was concluded at 4:28 p.m.)

A				
Abert 20:10 22:13 26:19	70:21 Acosta 1:23 2:4 6:12,13 9:16,22 125:5 138:2 148:5 148:16,18	28:15 63:11,12 101:3 107:19 122:9 127:10,13 185:7,10 189:7,19 190:15 224:9 228:2 229:6	162:18 172:1 advance 232:21 advances 28:22 advantage 50:18 126:2 183:16 advantageous 258:10	137:2 ago 76:18 84:19 86:20 88:2 91:17 168:18 173:22 206:18 212:1 232:3 247:14
ability 222:3	Acoustic 157:21	Additionally 92:3	advantages 51:13	agree 141:5 168:9 169:2,11 221:18
able 47:16 57:16 87:5 160:15 188:10 189:22 249:4	acquisition 136:3	address 40:5 43:7 57:9 59:4 93:5 127:19,21 133:22 139:9 160:2 165:18 167:7 199:11 227:16	adverse 26:17 100:1 111:12 155:8 227:21	agreed 39:1,13 184:10
above-entitled 262:3	acreage 172:14	addressed 82:16 114:8 128:15 226:8,9 260:21	advertised 5:17	agreements 127:7
absolutely 133:17 135:2 140:3 214:1 223:1	acres 22:2,2 26:4 29:17,22 51:20 52:1,2 58:11 110:1 112:15	add-on 169:8	advised 164:19	ahead 83:13 148:17
abut 89:14	act 2:17 190:18 257:21	add-ons 95:8	advising 91:19	air 195:21
abuts 107:12	acting 9:11 245:21	adequate 116:13 119:3	advisory 205:5,13 249:2	Albert 69:8 70:9
abutting 91:1	action 3:1,4,11,18 4:1 18:1 37:22 122:17 124:20,22 126:3,6 141:1,6 146:6 148:4,5,7 164:6 171:11 188:11 189:5 190:19 199:10,10 200:8,12 205:10 205:13 233:16 248:12 249:21 250:1	adequately 145:13	advocate 122:19	Aldag 211:9,10,16 211:19 213:9,14 214:1,6 215:10,17 216:2,5,18 217:3 217:14 218:4,12 219:2,8,22 220:5 220:13,21 221:4 221:11,18 223:4 223:16 224:1
academic 178:9 181:11,19 218:9 220:9	actions 23:13 119:7 188:18	adhere 182:7	aesthetic 117:6 118:16	align 236:17,18 239:3 245:8
accept 82:19	activate 49:18	adjacency 178:4 186:9	affect 26:18 85:8 86:7 186:18 235:22	aligned 245:19
acceptable 118:14 210:8	active 222:13 240:2	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	affirmative 101:14	alignment 37:22 122:17 132:11 147:6,7
accepted 83:8	activities 21:16 195:16	adjacency 178:4 186:9	afford 108:7	aligns 245:16 255:10
access 4:10 25:16 27:16 36:6 38:1 40:4 42:20 46:3,3 59:18 71:10,12 122:20 123:1,11 125:14 135:10 141:3 159:1 181:10 185:7,9 229:14 230:16 231:7 233:2 235:18,22 245:19 246:1,4 256:3	activity 26:16 28:8 216:9 221:5 240:1	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	affordability 7:14	Allegiance 5:8,10
accessed 7:6	actual 46:4 183:6 248:17	add-on 169:8	affordable 195:8	Alliance 8:7
accessible 153:19	ADA 137:10	adequate 116:13 119:3	afforded 130:6	allotment 141:2
accessing 245:14	add 169:14 170:7 189:14 194:20 199:20	adhere 182:7	afraid 211:18	allow 25:12 77:14 108:7 114:19 125:3,9 181:5 189:9 190:16 207:3
accommodating 138:14	addition 2:12 11:14 23:2,6 25:8,15 26:8 28:16 29:21 51:1 95:14 107:17 118:9	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	afternoon 5:3 149:13 248:4 249:12 251:22	allowed 126:15 127:19 199:19 227:8 247:12,12 259:14
accompli 82:2	ADA 137:10	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	age 70:9,10	allowing 89:11 188:5 204:6
account 100:17	add 169:14 170:7 189:14 194:20 199:20	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	agencies 39:15 65:16 73:4 90:1 151:17 154:1 155:3 161:5	allows 72:3 208:8
achieve 57:5 68:14 98:14 235:17	add 169:14 170:7 189:14 194:20 199:20	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	agency 8:20 9:1 19:13 21:15 27:2 28:17 53:11 64:15 65:15,18 67:19,22 130:1 139:7	alluded 81:1
acknowledge 78:9 237:19 260:16	addition 2:12 11:14 23:2,6 25:8,15 26:8 28:16 29:21 51:1 95:14 107:17 118:9	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	agency's 8:18	
acknowledging	additional 24:15	adjacent 24:13 25:9,13 35:2 38:18,22 39:17 69:10 74:7 110:3 183:16 190:10 194:15 198:4 206:3 210:15 243:21	agenda 5:16,18 6:2 6:10 11:3,9 18:3 175:3 247:22	
		admission 177:2 194:21	aggravated 212:13	
		adopt 12:8	aggressive 42:2	
		adopted 12:14		

alter 57:13	anniversary 254:9	appreciation 128:1	135:15 146:4	Army 18:14 19:15
altered 72:19,21	announce 8:14	approach 50:4	204:6,14 207:18	27:11 29:9 30:5
alternate 6:6 71:12	announcements	152:9 200:20	208:7	31:4,13 32:2 33:9
134:3 197:19	6:16	appropriate 39:14	approximately	34:9 41:8 78:1
198:21 251:18	answer 73:11 125:6	129:19 139:21	18:21 22:5 27:18	arrangement 43:21
255:7	131:14,17,18	209:11 210:3	29:17 47:9 61:6	50:11 55:21
alternative 34:15	134:11 156:11	212:17,20 222:8	185:5	array 8:4
140:3 146:21	200:1 211:14	222:15	April 136:5,19	arrived 52:9 134:7
147:3,13 165:7	249:19	appropriately	arcade 2:13	art 7:9 153:15
199:2,4 210:7	answering 134:10	182:2 214:12	arched 239:7	articulated 165:5
235:7,9	answers 145:12	227:15,16	architect 6:21	articulation 39:6
alternatives 140:1	anti 21:18	appropriateness	166:20 238:7	Arts 252:3 257:9
164:9 165:20	anticipating 234:20	212:6	architectural 204:3	asked 43:2 63:1
171:14 197:15	anybody 54:21	appropriations	241:11 244:21	86:17 95:21 96:16
235:2,13	244:19	42:6	architecture 29:4,8	96:18 154:4
aluminum 153:13	anymore 159:2	approvable 147:21	29:12 153:16	231:12
153:13	170:1	approval 3:4,11,18	156:7	asking 127:15,15
amassing 39:6	anyway 72:18,19	4:1 39:11 94:14	archives 7:19 8:7	129:3 131:3 188:3
ambiguities 112:13	144:16 235:18	123:20 128:7	153:2,3	206:19 220:1
amend 146:1	ap 158:18	133:11 135:9	ardent 178:9	aspects 47:21 70:1
amendment 142:6	apartments 196:20	140:10 146:2,5,11	area 19:6,8,8 22:1	94:16,17 122:13
142:8 145:17,22	apologies 45:19	149:20 200:14,22	26:15 27:9 29:19	128:14
164:4	appear 194:6	201:1,5,7 202:2	33:14 34:1,9	asphalt 57:11
amendments 2:13	appears 69:14	204:1,20 205:10	35:20 39:16 47:7	assess 189:22
11:16 142:12	97:13 202:15	205:11 252:4,5	48:19 49:3 74:15	assessment 21:5
American 2:20	245:9	approvals 125:3	76:20 83:20 84:9	41:20 65:13 81:14
12:2 16:10	apple 202:3	approve 37:16	85:7 86:2 110:6	81:15 83:22 150:1
amidst 196:18	applicable 164:11	95:10,10 96:19	110:10 132:18	150:8 151:4
amount 37:9 46:10	166:2	111:3,7 119:2	142:18 151:11	157:11 160:13
50:3,21 60:16	applicant 38:2,8	122:14 123:11	152:18 166:17	188:2,6,14 189:10
84:21 87:4 115:10	39:1,13 140:7	133:12 140:11	172:16 176:2	206:17 207:4
147:14 168:11	146:7 164:8,20	141:1,6 145:11,19	178:17 182:12	234:7,11 235:1,10
amounts 84:4	165:20 171:13	156:3 175:20	184:18 186:7,9	251:20
analysis 43:9,19	190:6	177:17 191:10	187:18 194:13	Assignment 211:11
47:6 68:6 146:15	applicants 260:13	200:7 203:13	195:19,22 197:13	assistance 44:8
154:20 164:21	applied 167:1	225:14 226:13	197:21 205:6	associated 34:6
170:4,9 176:5	appointed 9:10	229:3 249:21	207:17 208:17	51:2 71:17 234:5
182:1,12 187:12	Appointee 1:15,17	approved 87:13	209:10 210:3	association 80:21
187:18 188:7	1:18	92:12 95:12	211:20 212:10	89:4,14 106:17
189:21 190:13,15	appreciate 80:7,22	154:14 177:16	236:2 240:2 252:8	193:9 194:2,7
analyze 201:9	84:12 92:19	183:9 184:11,22	254:4,12,13 259:3	227:13
analyzed 31:12	100:19 114:16	189:1 200:13,15	areas 19:5 29:19	assuming 142:2
164:21	119:22 121:21	200:19 203:21	38:12 42:16 43:1	assurances 82:20
analyzing 27:21	134:17 135:2	227:5 235:6	85:17,19 108:4	asymmetrical
angle 132:16	256:16	248:14	114:7 199:9	243:6
animated 90:8	appreciated 91:12	approving 95:12	239:22 243:4	ATFP 72:21
Anne 1:24 2:5	appreciating 88:8	133:6,14 135:13	argue 217:9	athletic 178:10,11

178:13,16 189:6 196:22 197:12 200:9 207:20 208:4 217:10 220:6 atop 182:10 attachment 246:13 attack 139:20 attempted 224:4 attempting 136:1 attendance 5:12 attended 64:17 67:21 89:20 attention 164:2 209:14 attitude 84:13 attractive 57:16,17 attributed 23:4 audio 159:8 author 257:20 authorities 204:12 authority 39:16 204:10 authorized 52:8 authorizing 119:20 automobiles 145:1 145:2 availability 21:11 66:11 67:5,8 185:3 available 18:10 28:2 64:7 67:11 185:17 189:8 201:22 Avenue 2:11,18,21 3:8,9,17,24 11:20 149:18 152:1,5,18 152:21 176:10,11 176:14 179:18 180:10,19,22 181:7,13,16 182:3 185:6 189:15 198:15 207:12 230:5 250:4,12,15 251:4 252:8,12 256:3 avoid 108:3 130:10	award 136:2 awarded 42:3 52:5 134:13 aware 58:21 72:9 90:3 157:19 232:19 248:21 axis 218:9 aye 12:11,12 104:21 162:19,20 174:16,17 228:20 228:21 230:9,10	bad 126:10 214:14 ball 212:1 232:6 Baltimore 41:8 66:8 247:16 band 120:6 Bank 253:9 barrier 49:12,18 56:19 104:14 Barton 19:2 66:22 107:9 bar-relief 252:9,17 253:6,13 256:22 260:1 base 2:17 153:13 254:18 255:20 257:2 based 30:9 36:13 47:6 48:22 55:19 63:14 76:19 82:19 97:3 138:1,4 139:11 168:16 182:20 188:9 basically 42:14 43:20 45:21 46:6 49:14,17 50:2 59:22 63:2 70:15 72:17 82:2 97:6 99:6 101:11 129:12 134:12 136:7 143:8 212:17 221:5 233:7 238:14 240:8 257:12 basin 90:16 basis 42:18 109:11 bear 245:12 bearing 246:14 beautiful 174:1 becoming 78:4 beds 177:9 186:8 Beech 258:18 beeches 258:19 beg 140:2 began 8:17 59:14 234:6 beginning 237:13 begun 115:9	behalf 119:20 194:6 behavior 126:10 222:15 Beijing 223:14 believe 35:10 46:13 47:12 65:5 67:20 76:14 77:2 78:16 93:6 96:3,6 98:22 100:3 130:17 131:1,7 164:3 166:14 167:4 175:3 184:4 186:14 210:21 221:11 260:21 Belvoir 143:4 bench 252:10 253:7 255:5 benches 244:8,8 255:14,16 256:4 beneath 243:13 beneficial 132:16 132:17 165:11 benign 82:7 Berg 93:5 106:11 108:15,18 113:14 115:6 116:3 best 51:8 52:10 57:6 61:20 80:11 105:21 131:7,14 134:7,15 135:5 199:2 205:18 217:7 beta 158:17 Bethesda 2:16 3:2 3:2 18:5,16 28:6 31:20 110:11 164:7 171:12 Bethesda-Chevy 84:8 better 32:21 75:19 128:1 131:20 199:4 220:15 249:18 beyond 53:6 63:9 110:20 132:15 209:12 227:9	254:19,20 256:8 bicycle 34:18 233:14 big 50:17 138:6,6 168:6 219:11 bigger 41:16 201:18 233:4 biggest 165:4 186:9 bike 183:19 bikeway 39:18 birds 85:5 bit 20:12 30:13 36:16 40:2 50:17 58:5,6 75:22 78:14 97:1 139:18 159:7 203:8 211:21 223:21 240:18 242:4 250:18,20 254:14 255:1 256:2 bite 202:2 bizarre 56:15 blank 257:5,21 bleed 198:12 blends 57:10 block 113:20,21 160:4 219:13 259:18 blockage 31:10 blocked 229:21 blocks 194:9 blue 120:7 152:14 153:2 160:3 180:20 236:2 BMPs 58:15 board 8:21 116:9 126:22 127:1,10 Bodner 202:14,22 207:1 Bodner's 206:18 boil 132:5 border 108:5 borders 194:14 bother 165:2 bothering 124:16 bottom 153:8 210:18
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Boulevard 18:20 21:6,12 99:9,21	113:13 115:4 116:2 119:12	210:2 213:17 217:17,21 219:12	158:2 call 209:13	Capitol 166:20
bound 3:8	122:4,20 127:20	219:20 220:11,12	called 22:16 26:14	captures 236:15
boundary 18:18 44:18	137:4 140:13,18	220:15,16 229:4	59:10 257:20	car 113:20 117:4 146:9 147:4
bounded 149:17	142:5 146:18	229:20 240:22	calls 28:7	career 9:9
box 94:19	148:2,7 149:2,6	250:7,18 251:3	campus 2:10,16 3:2	carefully 62:12
BRAC 113:6 125:19	156:12,17 161:8	254:20 256:7	3:17 11:15 13:10	101:12 108:3 255:16
Brad 106:11 116:4	162:13,16,21	buildings 22:11,13	18:2,4,16 27:13	Carlton 3:14 4:13
BRADLEY 1:18	164:1 165:17	23:8 26:13 39:7	37:17 40:7 42:8	carparking 140:8
Branch 211:11	169:16 171:8,18	56:22 57:12 69:4	87:11 106:20	carpool 24:20
Brenda 193:8	172:6 173:10,14	70:16,18 124:1,8	164:2,7 171:12	carpooling 102:7
brick 23:9 57:12	173:19 174:14,18	125:20 154:10	175:1,11 176:4,7	carpools 34:16
219:13	174:20 175:2	160:11 161:6	176:17 177:1,3,10	137:11
brief 89:10 116:11	193:1 200:2 211:7	177:13 181:11	177:15,17 178:10	carried 237:21
Briefed 43:21	211:15 223:12,17	196:17 203:21	179:1,3,10,16	carries 240:5
briefing 45:18	224:19 226:12,18	209:13 213:18	183:4,19 184:16	carrying 232:6
briefly 46:18	226:22 228:17,22	218:14 221:19	185:8,22 188:19	238:4
113:12,13 199:14	229:9,11 230:7,11	230:4 250:21	188:22 189:2,13	cars 54:21 56:3,17
bring 5:4 50:8,14	230:17 231:21	built 48:17 88:1	189:19 190:9,19	76:20 104:19
93:8 149:9 195:17	232:16 247:17,21	182:18 204:16	191:17 193:4	108:1 118:6
211:1	258:14 260:6,10	218:8 223:13,15	194:18 195:6	167:20
bringing 78:5	260:19	bulk 187:19	196:8 197:4 200:7	case 87:2 162:6
181:10	budget 52:4,6	bulldoze 112:6	209:18 210:7	166:15 167:4
broader 233:10	62:13 78:14 113:6	bulldozers 82:4	220:10 225:15	175:14 206:12
broken 24:18	buffer 46:10 208:4	bullet 110:22	227:22 228:18	239:6 241:13
bronze 252:15	241:8	bunch 215:8	229:5	cases 143:11
253:14 255:20	buidling 213:11	buried 86:11 101:2	campuses 185:13	206:14
256:13 257:3	build 180:21	bury 105:19	canal 66:16,21 99:8	cause 82:17 83:18
Brookmont 108:16	194:19 217:9,12	burying 105:20	105:16 107:4	85:12 110:16
108:22 116:9	217:16 218:22	bus 25:11 39:17	113:2	111:11
brought 24:5	building 2:11 4:1	76:21 77:1 183:17	Candidly 218:12	caused 107:7
121:19	11:14 22:17,19	business 196:16	canoeing 121:2	112:19
brown 160:2	37:19 39:2 54:11	businesses 28:10	canopy 107:4	caution 69:17
Brown's 6:6	69:7,8,15 70:3,12	button 88:5 174:8	cantilever 246:9,14	Cedar 11:20
Bryant 1:12,15 2:2	72:5 120:8 123:16	buy 201:19	cap 183:5	celebrate 160:21
5:3,11 6:2,10 9:15	135:18 141:21	buyers 198:20	capable 21:17	celebrating 161:5
11:2,7,9 12:10,13	144:2,6,13,16	BYRANT 211:3	159:9	254:8
18:3 32:11 33:6	152:8 154:13	by-jowl 220:10	capacity 45:6	center 3:25 4:9
41:1 53:19 58:3	160:1 161:19,22	BZA 206:14	164:10 165:21	7:12 19:9 20:8
58:17 59:8 75:16	162:5,6,10 180:14		171:15 174:2	25:2,5,14 27:15
77:4 78:18 80:1,9	180:21 181:12,20	C	195:2 245:13	28:11 35:21 36:9
83:13 87:6,8 89:1	185:6,8 189:4	C 1:23	Capital 1:1,13 5:5	45:8 59:17 68:12
94:1,8 99:11	191:10 198:4,10	calculation 182:20	35:3 39:4 119:11	68:16 74:3 142:19
102:11 104:1,6,10	198:10,11,21	Calder 2:22 11:22	121:9 126:22	176:1,4,18 177:8
106:4,7,9 108:13	204:15,16,22	Calendar 2:6 11:8	127:1 161:19	178:5,12 179:7,17
	205:6,10,11,13	11:10,11 12:6,14	249:2 250:5 251:1	180:16 182:4,6
	207:13,16 208:10	California 6:22	capitalizes 182:2	

186:11,19 190:2 190:10,21 191:12 192:10 193:6 200:21,22 201:12 203:17 212:16 229:3,5,21 230:15 230:19 231:5,7 232:11,11,15 233:3,6,15,19 234:15 236:1,3,7 237:20 240:14 241:4,5 245:20 255:10,15 central 176:2 205:6 centrum 22:17,19 22:20 23:4,5 69:5 70:3 certain 50:3 60:16 204:12 certainly 28:19 29:8 37:8 56:17 63:16 69:22 76:19 81:16 96:7 111:11 114:16 128:4 169:4 260:14 chain-link 57:12 chairman 1:12,15 2:2 5:3,11 6:1,2,3 6:6,10,14 9:15 11:2,7,9 12:10,13 18:3,7 32:11 33:6 39:21 41:1 53:18 53:19 58:3,17 59:8 75:16 77:4 78:18 80:1,9 83:13 87:6,8 89:1 93:12 94:1,8 99:11 102:11 104:1,5,6,10 106:4,7,9 108:13 108:18 113:13 115:4 116:2 119:12 122:4,20 127:20 137:4 140:13,18 142:5 146:18 148:2,7 149:2,6,13 156:12	156:17 161:8 162:13,16,21 164:1 165:17 169:16 171:8,18 172:6 173:10,14 173:17,19 174:14 174:18,20 175:2,9 193:1 196:3 200:2 211:1,3,6,7,15 223:12,17 224:19 226:12,18,22 228:17,22 229:9 229:11 230:7,11 230:17 231:21 232:16 247:17,21 258:14 260:6,10 260:19 challenges 32:16 58:8 chambers 7:17 chance 222:20 chanceries 211:13 212:18 223:7 Chancery 176:18 178:5 186:11,18 190:2,10 201:11 212:16 213:20 change 21:22 22:3 25:22 48:2,10 60:17 69:3 71:14 117:2 194:17 214:8 222:3 changes 71:22 82:9 83:10 84:12,14 87:14 96:12 231:20 changing 169:10 216:6 character 39:6 85:7 87:16 110:10 characterize 137:14 characterized 96:2 characterizing 81:3 Chase 28:6 31:21 84:8 110:12	chat 7:5 cheaper 78:13 checking 56:9 cheek 220:9 Cheryl 4:19 249:20 Chevy 28:6 31:21 110:12 chief 211:10 children 214:7 Childs 250:7,16 251:1 253:8 256:7 Child's 254:20 chilled 75:1 China 212:10,12 Chinese 186:12 187:4 212:2 213:10 223:14 227:3 chirp 79:5 chose 227:10 circulation 233:14 circumstance 142:1 citing 210:11 citizens 89:4,14 104:8 106:17 174:3 city 8:6 155:6 161:13,19 226:9 civic 108:16 116:9 257:21 claims 98:11 129:5 Clara 19:2 66:22 107:9 clarification 68:20 137:6 200:11 207:10 clarify 203:2 220:9 clarifying 223:11 clarity 86:13 116:17 117:13 Clark 42:4 59:13 136:2,13 classrom 220:11 Claudette 237:20 clean 113:5,9 cleanest 172:1	cleaning 157:6 clear 7:13 84:4,16 95:11 110:14 116:19 195:6 199:10 222:21 clearance 246:18 246:20 clearing 51:22 clearly 65:17 84:21 122:14 133:12 168:1 197:5,6 226:11 Cleveland 194:12 clock 79:4 180:5 close 79:6 87:9 141:15 183:2 186:20 214:10 218:9 222:15 241:6 256:2 closely 89:21 164:20 190:6 closer 55:7 78:14 105:19 227:10 250:7,20 closest 76:21 80:18 80:19 close-up 253:21 255:3 Closure 2:17 Coast 158:2,4 coincidence 174:7 collaboration 150:2 collaborative 28:19 41:15 232:10 college 195:5,12 222:12,17,17 collegial 84:13 color 42:15 243:22 256:11 259:2 colors 235:20 Columbia 1:19,21 3:16,20,21,23 156:21 161:20,22 174:22 175:12 176:9 227:19 columnae 240:15	columns 240:15 combination 178:21 come 32:20 35:18 41:10 54:22 60:4 71:6 81:19 98:3 104:9 107:13 123:2,13,18,20 124:1,10 126:18 127:21 128:16 134:5 140:9 146:11 147:21 148:15 151:15 201:4,4 203:22 204:7 206:12,13 208:9,12 227:10 228:6,8 250:22 253:5,12 comes 126:2 comfortable 173:7 205:21 coming 33:2 43:11 50:4,12 54:3 55:6 58:4 71:8 76:20 77:11 107:20 124:15 125:13 127:8 165:12 169:19 203:10 227:13 commemoration 249:18 commemorative 254:5,7 commend 189:12 commendable 172:12 commending 38:7 comment 58:19 64:8,10,12 66:1 67:14,16 70:6 76:13 78:20 92:4 122:6 129:21 130:1 141:4 173:18 202:8,12 234:20 245:7 251:21 commentary 66:17
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

commented 231:11	54:5,8,15,18 56:2	172:20,22 173:3,5	Committee 249:16	178:7 183:21
comments 68:5	56:12 57:15 59:12	173:8,12,13,17,20	communication	188:15 234:6
81:8,12 84:6	59:20 60:1,9,13	174:19 200:10	71:20	completely 51:17
91:21 92:7 94:12	60:20 61:3,7,11	201:2,13 202:13	communism	completing 27:18
108:20 111:8	62:10,15,19 63:13	203:1,19 204:9	250:10 255:11	complex 9:1
127:3,10 138:19	63:18 64:9,14,22	205:7,17 206:1,10	259:17,21	compliance 53:1
161:9 167:10	65:20 66:19 67:3	206:16,22 207:9	communities 89:21	164:11 166:2
169:19 194:11	67:10,13,18 68:4	208:3,6 210:5,10	90:6 91:6,10	complications
248:17,18 256:15	68:13,17,19 69:2	210:16,20 211:5	130:5 174:1	235:16 239:11
256:17 260:7	69:12 70:8,19	211:17 212:21	community 3:2	248:19
commercial 52:18	71:19 72:12,22	213:12,21 214:2	18:4,16 29:3,10	comply 52:18 59:6
53:5 139:3 166:11	73:9,14,22 74:6	214:19 215:6,12	33:12 37:17 38:4	components 95:6
167:1 196:17	74:12,18,21 75:5	215:14,21 216:3	39:6 40:7 43:22	comprehensive
Commision 224:15	75:13,18 76:17	216:13,21 217:4	45:2,8,11 51:14	24:11 28:1 31:20
commission 1:1,3	77:3,5,6 78:7	217:15 218:6,20	57:8 63:10 81:20	108:8 185:12,15
1:13,24 3:4,11,18	104:4,7,11 105:8	219:4,17 220:3,8	82:5,14,17 86:19	comprised 194:13
4:1 7:17 9:5 18:8	105:17 106:2	220:18,22 221:7	87:1,10,16,21	compromise 52:10
24:5 37:14,18,21	122:12,22 123:15	221:13 222:18	88:9 92:15 101:1	concealment 47:13
39:4 41:10 60:4	123:22 124:12,21	223:10 224:2,13	105:14,15 106:21	conceivable 213:4
83:9 111:3,9	125:2,22 126:8	224:21 225:9,10	109:9 116:10,12	conceivably 217:7
119:1,7,10 122:8	127:14 128:17,21	225:12,16,20,22	116:15 118:15	217:9
122:10 124:10	129:2 130:12,21	226:1,14,17,21	125:10 129:3	concept 36:16
125:16 127:3,9	131:3,10,16,22	227:1,14 229:7,10	143:9 164:7	42:18 62:1 69:18
128:16 134:6	132:4 134:9,16	229:13,18 230:2	167:12 168:17,18	74:3 135:12,13
137:7 138:4	135:6,21 136:9,17	231:17,22 232:18	171:12 177:3	183:4 210:8
146:11 149:14,22	137:1,5,16,20	244:14,17,20	189:14 227:20	231:10,12 232:4
150:3 152:8 154:4	138:5 139:10	245:4,6 246:3,7	commute 101:16	232:20 237:11
154:14 156:3	140:15 141:4	246:12,17,22	107:18	239:2 240:5
158:16 164:5,22	142:7,13 143:15	247:6,13 248:15	commuter 195:5	242:20 243:13,18
174:11 175:11,13	143:20 144:3,10	256:18 257:4,11	companion 8:8	252:5
175:19,22 177:16	145:3,16,18,20	257:16,19 258:1	compare 185:14	concepts 42:14
183:3,9 184:2,11	146:12,14,17,20	258:13,16,21	comparison 196:8	conceptual 24:2
185:1 187:16	147:2,5,10,12,16	259:6,10,15,22	242:1	71:1 74:10
188:8 189:1,3,5	147:18 148:8,12	260:15	compatibility	concern 30:20 45:5
189:17,22 190:5	148:14,17,21	commissioners	38:21 39:5	45:10 46:17,22
200:5 203:10,13	156:15,18 157:14	140:11 174:17	compel 199:11	50:20 77:6 92:15
205:5 226:9,13	157:18 158:5	Commission's 5:6	competing 8:4	109:6 138:5,22
227:5,17 228:7,10	159:11,15,16,18	24:10 40:5 228:9	131:9	148:11 169:12,15
231:10,11 232:1,2	159:20,22 160:8	COMMISSONER	competition 7:3 8:9	186:9 197:8 209:9
248:12,21 249:2	160:20 161:3,10	225:17	251:8	210:21 214:3
249:21 250:2	162:2,15 164:15	commitment 98:20	complaints 144:20	222:1 225:1
252:3 257:8	165:1,8 166:5,13	98:22 113:10	complements 68:6	concerned 58:2
Commissioner	166:21 167:3,5,9	184:14 227:20	70:20 71:2	80:16,17 81:9
12:9 32:6,9 35:6	167:16 168:9,14	commitments 31:4	complete 21:14	135:22 195:4
47:22 48:6,9,13	169:11 170:12,16	59:10 99:1	30:6,8 92:20	199:14,17,18
48:15 52:13,16	170:19 171:1,2,5	committed 32:3	126:3 188:3 207:3	214:22
53:4,9,17,19,21	171:21 172:4,6,10	97:18 98:7	completed 34:6	concerning 81:7

concerns 41:16 44:14 77:19 82:15 83:4 90:9 97:7 106:21 107:3,11 108:9 110:18 118:15 121:22 129:13 145:14 196:1 199:9,13 201:15 204:8 209:15,18 210:3 210:11 212:22 216:15 218:18 226:6 227:15	181:14,16 182:3 185:6 189:15 198:15 230:5 connection 151:8 240:14 258:18 connections 35:5 39:18 70:15 151:2 155:21 connects 70:17 Consent 2:6 11:8 11:10,11 12:6,8 12:14 conservation 30:9 consider 105:1 131:11 140:4 141:11 199:8 203:14 235:2 considerable 76:11 90:13 91:7 considerably 74:2 consideration 31:17,18 57:1 71:9 90:22 148:20 203:15,18 considerations 26:10 considered 84:1 85:22 122:2 139:22 140:1 198:2 consist 20:12 consistency 154:22 155:10 consistent 28:3 111:17 119:7 155:5,12 156:20 157:7,7 consisting 156:6 consolidation 45:4 76:15 Constitution 2:21 3:8 149:18 152:5 152:21 constrained 141:12 constraint 43:19 52:3 constraints 49:4	52:11 56:21 57:3 78:15 130:19 construct 31:5 232:13 constructed 22:10 construction 22:16 23:6,19 27:10 42:4 51:10 70:2 70:13 117:16 123:17 134:12,13 135:1 136:4,6,14 139:16 164:14 177:7,8 209:21 223:20 constructive 92:18 126:5 consultants 231:18 consultation 8:22 64:15 65:6,19 161:21 consultations 65:15 187:22 188:4 consulted 66:15 127:18 consulting 129:6 234:9 consume 197:12 contact 162:5,11 contacted 95:20 contain 153:14 contained 95:6 128:9 contains 109:10 contemplation 254:15 content 154:5 155:19 158:19 159:21 160:17 161:4,15,17 context 236:5 contiguous 85:4 contingency 63:3,5 100:16 continue 29:9 44:6 101:1 113:12 115:8 125:12 212:19 243:7	continued 64:19 71:4 continuing 30:14 33:11 257:10 contract 42:4 52:5 59:13 82:3 109:16 127:22 128:5,5 133:19 134:12,14 136:8 contracting 125:7 128:2 contractors 56:6 contracts 62:18 contradiction 84:11 126:12 contradistinction 84:11 contrast 125:18 contrasting 259:2 contributions 160:22 control 25:1,3,5 27:15 35:21 36:8 44:12 51:4 59:17 68:11,15 164:12 166:4,9 convened 1:10 Convenience 181:4 Convention 212:14 222:7 conversation 122:10 139:11 conversations 40:2 127:5,16 133:9 208:11 convert 195:5 converted 198:6,7 cooperate 44:7 coordinate 44:7 190:6 coordinated 152:16 coordination 38:2 43:15 66:9 130:1 153:22 155:2 223:18 copies 120:2 121:18	copy 18:13 corner 46:7 47:15 49:6 50:14 51:6 54:14 59:2 71:7 99:14 117:20 179:18 198:1,17 207:21 209:18 212:8,9 215:20 220:10 cornerstone 95:2 corporation 198:18 Corps 18:14 27:11 29:9 30:12 31:4 36:15 40:1 41:5,8 65:7 66:8 81:8,19 84:13 86:17 89:18 90:5 91:5,11,14 91:19 92:6,8,12 95:20 96:12 97:17 104:22 109:21 110:15,16 111:4 112:4,6,12,21 113:4 114:6,9 125:6 126:2,4,12 126:18 127:6,18 129:5 133:7 142:14 147:21 150:22 155:15 156:1 correct 54:7 67:2 73:7 93:10 124:2 135:15,19 136:22 137:13 171:1 200:17 201:8 205:15,16 207:22 208:16 223:15 cost 63:11 71:14 101:5 139:16 costly 57:20 couched 223:3 council 1:20 6:5,5 196:2 226:10 227:18 Councilman 6:7,15 Counsel 1:24 count 183:6 185:18 country 254:8
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

county 29:10 30:7 33:11 36:14 38:4 39:11,14 43:16 44:8 64:20 91:19 97:2,4,5,6 110:6 114:8 126:19 127:6,9 164:7 171:12 174:6,12	151:11 161:11 culture 151:13 178:9 curious 59:11 current 52:19 57:10 61:9 63:3 75:12 98:20 107:7 109:8 196:9 currently 25:3 73:2 75:3 123:14 165:10 176:21 178:16 185:19 190:14 195:1 202:17 209:22	260:11 days 84:19 185:10 206:18 DC 212:18 DDOT 153:2 232:5 232:14 233:6 238:1 deadline 134:18,21 deadlines 128:2 deal 58:12 87:3 107:18 141:22 244:9 dealing 168:6 244:12 dealt 81:15 Deborah 1:24 165:17 Deborah's 171:6 decade 9:18 decades 110:5 121:13 December 1:8 5:6 6:19 7:8 92:5 95:21 136:14,21 137:2 251:8 252:2	171:10 189:5 deferral 126:3 135:10 147:13,15 deferred 133:8 140:9 146:10 deferring 126:6 146:5 188:11 200:8 205:21 defers 125:16 164:5 deficiencies 93:5 93:11 define 120:16 defines 128:8 definitely 57:13 definition 143:1 240:3 deforestation 71:6 71:17 90:14 99:9 deforested 93:3 degradation 33:4 58:8 degree 190:1 delay 228:12 delayed 95:22 136:16 234:10,12 delaying 228:11 deleted 243:14 delineation 243:20 deliveries 50:10 54:1 delivery 74:13 77:11 demands 131:9 demolished 25:4 demolition 22:13 26:19 69:8 70:11 demonstrated 197:6,11 demonstrates 94:14 196:21 denial 49:12,18 DENIS 1:16 146:12 173:17,20 Dennard 179:2 180:1 181:8,16 densely 196:10	Department 1:17 1:18 39:11 43:16 114:3 115:13 139:4 153:1 158:1 187:21 188:4,15 189:9,21 190:7 201:16 202:7,14 202:18 203:4 204:2,7 205:22 208:12,16,20 209:3,8,20 210:9 210:11,22 211:12 219:19 226:4 228:4 231:3 232:5 Department's 209:15 depending 198:13 depicted 190:14 deposition 242:8 deprive 197:12 depth 239:17 260:13 descending 239:5 describe 211:18 describing 153:15 design 6:22 7:2 8:9 8:16,22 9:4,11 23:11 24:3 26:11 37:22 38:19 39:2 39:5,8,10 42:7,18 45:14 47:3 55:21 60:5 62:1 70:2 71:1 73:3 122:17 127:13 128:15 130:15,20 133:21 134:14 135:13,14 135:17,18 136:16 141:2 182:9 189:8 190:7 198:13 205:13 207:6 210:2 217:8 229:16 231:13,20 231:20 232:12 235:3,4 243:18 244:13 248:13 249:3,5,9 251:7 designed 22:4
course 18:19 26:6 35:14 36:10 64:3 126:9 142:2 181:21 182:20 202:6,8 228:9 234:19 cover 114:5,20 167:5 243:9 covered 23:16 240:12 covers 113:19 176:5 co-chair 80:21 co-sponsor 8:5 create 21:17 92:21 117:5 created 223:19 creating 195:14 258:7 credible 83:1 credits 182:20 Creek 231:15 233:18 236:6 247:8,15 Crescent 35:3 crest 77:16 criteria 55:20 critical 109:8,13 cross 236:19 crosses 247:5 Crowding 195:15 crowds 245:14 Cultural 150:3	curved 62:9 243:15 curvilinear 244:4 cut 84:5,18 117:14 120:18 121:12 cutting 77:19 84:15 84:21 105:6 110:14 111:13 cycle 42:6 C&O 35:2 66:16,21 99:8 113:2 C-O-N-T-E-N-T-S 2:1 <hr/> D <hr/> d 3:13 DA 64:7 daily 107:18 144:1 Dalecarlia 73:1 105:22 dam 120:4,8 damage 32:16 58:13 59:1 110:17 222:9 data 167:13 date 138:13 dates 253:11 David 8:15,17 9:17 93:5 106:10 108:15 118:17 119:17 day 149:3 195:2 197:17 221:6 253:4 254:10	decide 57:21 162:10 decided 162:9 decides 190:12 deciding 141:2 deciduous 259:3 decimated 253:5 decision 116:22 135:4 234:21 deck 62:7 128:12 128:14 declare 115:7 deconflict 159:17 decrease 172:14 dedication 9:6 deemed 57:6 208:18 Defense 1:18 21:15 27:2 defer 37:21 122:17 124:6,17 140:12 146:1,6 148:5	decide 57:21 162:10 decided 162:9 decides 190:12 deciding 141:2 deciduous 259:3 decimated 253:5 decision 116:22 135:4 234:21 deck 62:7 128:12 128:14 declare 115:7 deconflict 159:17 decrease 172:14 dedication 9:6 deemed 57:6 208:18 Defense 1:18 21:15 27:2 defer 37:21 122:17 124:6,17 140:12 146:1,6 148:5	

195:11	145:15 149:20	236:14	district 1:19,20	199:19
designs 69:19 95:4	156:4 167:2	directions 107:20	3:15,20,21,23	doubled 153:14
95:5 228:5	176:16 180:16	directly 42:11	26:12 41:8 66:8	doubt 85:9
design-build 42:4	190:8 204:22	67:22 106:19	152:22 156:21	downsized 101:2
52:5 59:13 128:5	205:4 208:22	110:3 111:4 126:1	161:20,22 174:22	downtown 151:3
136:3	233:22	235:14	175:12,18 176:2,8	151:10 155:21
desire 49:21 128:6	devil's 122:19	director 1:23 2:4	177:5 195:8	196:15
140:11	diagram 179:6	6:9,11 8:16 9:4,11	196:16 204:15,16	down-river 236:9
desires 41:17	198:17	10:10 189:16	205:5 227:19	draft 41:20 64:13
desk 18:11	diagrammatic	director's 97:22	231:3 232:5	91:20
desks 221:17	132:22	122:15 188:22	District's 8:21	drafted 140:6
desktop 159:4,5	dialogue 29:9	190:22	175:13 177:16	drainage 84:19
despite 194:21	82:11 90:5 91:11	disappointing	disturbance 38:14	dramatically 117:2
destruction 107:3	91:16 92:14,18	81:16	222:10	drawing 61:17
detail 31:12 65:4	93:8 126:5,13	disapproval 147:14	disturbed 113:3	69:18
129:14 201:6	130:4	disapprove 147:17	disturbs 221:8	drawings 74:10
203:4 255:1	died 253:3	discourage 184:20	diverse 8:3	75:7
detailed 240:11	differ 140:2	discuss 7:3 40:1	diverted 225:6	drinking 222:13
detailing 241:16	difference 221:1,14	226:16	Division 9:5	drive 20:20 34:11
242:3	238:18 241:12	discussed 164:19	divorce 83:1	35:12,16 37:1
details 22:7 23:11	differences 239:16	184:22	dock 74:15	121:20
34:2 179:11	different 21:11	discussion 67:19	docks 74:16	driven 42:5 45:1
201:10 240:18	53:8,10 73:4	82:11 90:7 94:11	document 110:19	drivers 83:4
241:12	160:18 162:8	104:12 118:11	129:13 222:19	drop 48:10 168:21
determination	169:9 171:3,3	122:7 140:21	224:7	dropout 48:17
155:8,9 234:14	174:2 196:15,18	156:14 162:19	documents 109:13	74:14
determinations	235:20 243:22,22	172:19 184:1	128:15 133:21	drop-dead 134:20
116:14	256:9	200:4 226:20	224:17	drove 247:15
determined 26:17	differential 201:14	228:20 229:6,12	DOD 68:7 142:3	due 90:14 202:6,20
44:21 74:5,9	differentiation	230:8 234:4	doing 122:14 158:6	239:11
138:4 184:3	239:21	260:13 262:1	173:7 184:4 208:7	dug 85:12
Dettman 9:10,19	differently 239:22	discussions 7:22	222:14 248:20	duplex 194:13
develop 109:22	difficult 34:12	30:14 32:2 33:11	Don 237:16,18,19	duplicate 159:17
150:8 189:18	195:9 209:6	36:13 41:4 125:10	243:11	durable 157:8
developable 98:19	235:17	126:19 132:7,8	Donion 237:20	242:7
developed 32:5	difficulty 34:7	184:7	donut 138:7	duration 136:8
51:16 109:15	112:21	dishonesty 86:14	Don's 237:17	dwelling 61:14
118:1 182:18	dignity 222:11	disruption 108:4	doors 219:9	D.C 1:12 2:8,11,14
202:10 203:11	diminished 123:6	distance 35:7 49:11	dorm 218:7 221:5	2:22 3:9,17,24
228:15	diplomatic 218:13	49:13 50:4 54:9	225:7	7:10 18:18 115:2
developer 52:18	220:13 223:5,8,18	54:16 55:1,4 58:1	dormitories 196:22	150:3,4 155:6
developing 34:10	direct 64:5 65:13	104:16 144:12,14	197:7,20 199:12	161:12,18 196:2,9
development 2:23	84:10 112:12	197:4 201:18	dormitory 197:9	
3:12 12:3 36:5	113:15 129:4	241:7 254:1	198:8 209:17,22	
38:8 45:15 53:5	130:3,9 131:4,19	distinction 9:6	214:15	
62:3 98:21 117:1	direction 19:3 70:5	distributed 67:8	dots 152:19 153:2,3	
139:2 145:5,6,8	160:14 173:6	261:10	double 194:19	

E

E 1:18
EA 41:21 42:17
64:3,13 65:14

66:10,11 67:6,8 67:11,14,17 76:14 93:5,10 101:12 109:14 112:22 115:19 129:11,12 129:22 233:4,7,9 233:21,22 234:3 234:17 earlier 42:9 43:3 45:13 154:1,3 155:17 233:3 238:2 244:18 early 45:3 177:21 234:18 easement 180:17 180:20 easily 157:4,9 east 19:1 23:17 158:4 239:7 east/west 254:12 Echo 89:4,13 91:22 eco 87:18 economic 195:9 ecosystem 85:5 edge 120:13,16,18 121:15 EDR 59:9 132:10 133:6 140:5,16,18 145:17,21 146:1 162:13,17,19 171:19,20 172:8 173:16 174:15 200:16 226:15,18 228:18 229:3,8 230:8 Educate 151:14 education 195:8 educational 155:5 effect 47:13 73:18 147:14 155:8 216:11,13 223:4 effectively 105:10 166:9 effects 108:10 efficient 134:22 effort 46:9 158:7 232:10	efforts 70:20 101:15 121:14 189:13 egressing 245:14 Egypt 212:10,12 Egyptian 186:15 eight 49:1 95:19 Eisenhower 174:10 either 87:1 114:1 142:12 173:9 elaborate 259:13 electric 2:8 11:12 137:11 element 254:1 elementary 107:12 elements 22:22 37:7 38:6,17 72:1 123:2 140:9 146:10 179:1 242:22 elevation 46:21 69:4 elevations 47:8 60:8,14 71:15 96:15,17 117:12 256:6 elevator 236:12 237:7 elevators 239:12 eligibility 234:14 eliminate 2:13 51:17 63:3 100:11 105:6,6 eliminated 100:13 Elizabeths 2:10 13:10 Elizabeth's 11:15 ellipsis 72:8 email 91:18,22 92:2 119:20 embarks 9:8 embarrassed 105:3 embassies 186:10 189:11 190:2 194:15 199:6 205:20 206:3,7,7 210:15 214:4	222:16 embassy 186:13,13 186:14,15 187:4,5 187:11 212:2 214:4 221:3 223:13,15,22 227:3 249:15 254:6 embassy's 213:10 embroiled 78:4 emergency 25:17 Emory 20:10 22:15 26:19 31:3,5 32:7 emphasized 135:11 employee 24:17,19 138:3 139:20 151:16 employees 22:4,6 25:12 28:15 34:11 54:6,7 56:5 75:22 76:4 101:16 108:2 137:9,17 138:3 160:22 185:16,21 employee's 57:22 employment 111:19 encourage 34:10 78:1 125:10 encouraged 257:9 encourages 141:7 encouraging 126:4 126:6 184:17 endorse 202:19 209:21 ends 122:6 239:14 energy 115:13 170:1 Energy's 114:3 enforced 21:19 253:1 engage 41:4 91:13 96:4 101:14 126:4 129:20 130:3 133:20 151:15 engaged 42:10 90:5 202:16 engagement 43:5	63:19 64:2,3,6,19 65:14 97:2 100:19 114:17 130:10 Engineer 143:4 Engineers 18:15 41:9 65:7 66:9 89:18 91:5,12 enhance 19:22 39:16 181:6 enhanced 101:10 101:15 159:1 enhancement 190:9 enhancing 184:7 enlarged 256:5 enlighten 142:14 enliven 151:8 enormous 197:11 enrollment 194:19 196:9,12 199:17 199:20 ensure 29:11 38:21 39:5 enter 143:18 entertainment 195:14 entire 21:14 72:4 125:16 146:1 207:13 entities 152:17 entrance 35:15 36:21 62:9 236:18 entries 251:9 entry 35:12 179:21 entryway 181:22 envelope 72:5 139:14 enviable 158:9 environment 20:4 28:19 29:13 65:12 81:10 82:18 87:22 107:2 108:11 113:8 121:8 139:4 196:15 222:5 environmental 21:4,20 29:1,16 41:19 81:14,15	83:22 86:8 110:8 111:12 112:15 114:4 115:11 117:6 118:16,19 123:4 199:15 234:7,11 235:1,10 251:20 environmentally 83:20 109:12 environments 24:13 EPA 115:12 equally 174:13 Equipment 2:9 11:13 erode 85:8 erosion 51:4 91:3 107:3,7 112:9,19 113:16 erroneous 97:3 Erskine 20:10 26:20 32:7,8 59:2 69:6 72:2,14 75:9 ESA 169:22 Eskender 237:21 especially 19:20 30:3 169:6 195:4 195:9 223:6 essence 24:6 120:20 essentially 22:20 36:19 37:15 179:15 204:20 232:5 236:2 established 19:16 110:10 141:12 177:20 178:22 estimate 47:5 63:4 63:17 estimates 63:8 estimation 61:6 European 258:18 evaluate 44:9 57:1 140:7 146:8 164:9 165:20 171:14 186:16 203:5 213:2 215:1
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

evaluated 157:12	166:22	Extending 150:18	214:8	152:8 154:11,16
evaluating 164:16	exempts 166:7	155:14	factor 61:10	155:10,12,14
evaluation 71:11	exhibit 207:22	extends 121:5	faculty 183:13	156:5,8 158:9,21
202:11	exist 23:3 73:2	207:12 239:17,20	186:5	160:22 163:10
event 7:20 8:8,12	110:21 130:13	extensive 113:16	failing 58:15	164:11 166:3,7
49:15 202:4	233:20	114:6	fair 61:12 115:10	177:19 206:2,9
253:12 254:7,16	existence 118:19	extent 42:15 51:21	fairly 42:2 44:1	225:4,18,21 226:5
events 154:10	existing 21:18	60:6	48:16,19 82:7	226:7 227:16
202:8 254:5	22:11 24:7 25:11	exterior 72:2 158:8	180:3 182:7	231:4 232:11,14
everybody 232:14	35:14 37:8 38:9	158:15,22	238:19 239:22	233:5 234:13
everyone's 131:18	39:19 46:8 47:19	extra 98:3,4 100:12	241:5 242:7	238:6
evolving 8:2	55:11 69:8 113:16	extremely 34:8	fait 82:2	federally 28:3
exact 21:7	138:10 151:9	82:5 115:8	falls 120:4,15	federally-owned
exactly 57:19 61:12	152:13,15 153:7	F	137:16	38:10
95:11 116:17	154:22 177:13	F 250:5,9,21 251:2	familiar 55:20	feedback 42:12,12
238:21,22	179:6,17 180:14	251:4 252:8 256:4	114:4 143:11	45:3
examination	180:17 181:19	257:16,18 258:9	family 176:16,19	feel 51:8 52:9
170:13	185:18 199:20	facade 23:10 26:20	230:19	116:22 134:6,14
examine 7:22 63:2	237:1,3,11 240:14	26:22 72:2	famine 4:16 247:20	174:4
example 73:5 75:7	expand 183:13	facades 23:8	248:2,7 259:8,11	feet 23:2 46:2,3
78:11 97:5 111:14	expanse 114:21	face 29:3 46:22	Fannie 198:11	48:10,12,14 54:13
142:16 143:3	115:1 121:1	57:17 243:14	fantastic 161:12	54:17 55:7 61:8
153:8 157:2	expansion 19:15	244:4	far 44:8 50:14	90:11,11 112:7
172:16 197:1,21	expected 144:1	faced 116:12,16	62:11 69:18 73:11	120:12 153:10,10
217:17	expedited 238:11	facilities 24:12,22	209:1 240:21	237:9 239:5 247:3
excavation 63:11	expeditiously	34:18,19 62:7	farther 74:2	247:4 254:2,18
101:5	230:22	99:18 142:3 181:5	fashion 32:21	FELDMAN 261:12
excellent 91:11	expense 70:12	facility 19:14 21:17	fast 48:1 133:11	Feldman's 260:17
exception 37:21	78:13	25:18 27:14 37:8	fatal 87:12	260:22
200:18	expensive 78:12	38:10 45:4 49:16	favor 12:11 142:11	fell 46:8
exceptional 85:3	experience 143:10	50:5,13 55:5,6,19	162:19 173:15	fellow 140:10
exciting 254:10	expert 32:19	55:22 57:9 58:21	174:16 204:5	felt 41:14 130:6
excluding 140:8	194:22	68:9 69:1 70:17	228:20 230:8	fence 51:3 57:12
146:9 147:4	expertise 245:1	73:19 74:17 76:15	favorably 231:11	141:9,15,19
164:16	expiration 134:19	80:19 87:20 89:19	feasibility 244:3	142:15,17,18
exclusion 165:22	explain 126:16	99:19,19,22 100:3	feature 231:12	143:1,2,2,12
171:16	explicitly 140:7	105:22 141:20	features 110:8	144:7 168:8,8
exclusively 209:16	expose 114:21	142:9 143:3 169:1	123:4 128:8 177:6	187:10 213:15
excuse 152:3 193:7	exposure 46:21	180:9 185:19	179:8 180:15	fencing 84:16
193:7	47:11	facing 128:3	February 234:4	field 83:16 86:5
executing 133:19	express 41:11	fact 51:13 70:14	federal 3:8,9 19:14	178:20 208:4
executive 1:23 2:4	expressed 28:14	71:18 83:3 84:3	28:8 39:15 53:11	212:1 252:7
6:9,11 10:10 97:5	45:5,10 129:14	89:8 97:17 100:7	56:15 62:18 109:3	fields 178:17 197:1
97:21 122:15	196:4	114:20 144:3	111:19 139:7	197:12,14 207:20
174:12 188:21	expresses 121:10	145:5 167:19	149:7,11,15,22	217:10 253:18
189:16 190:22	extend 72:4 151:9	168:21 169:20,22	150:13,14,15,18	Fifteen 136:6
exempting 139:6	extended 239:6		150:19 151:4,18	Fifty-two 251:8

figure 33:12 87:3	62:12 145:12	239:19	frequently 172:13	202:10 205:8
figuring 30:17	flag 26:13 132:1	forcing 135:4	friend 119:18	224:19 226:19
fill 48:18 49:1	flagpole 27:8	foreign 222:9	Friendship 35:7	228:19 230:8
138:7	flash 36:17 121:20	forest 30:9 44:15	73:10,21	244:13
filling 138:11	flat 55:11	82:9 83:11 84:4	front 18:10 36:17	future 7:21 8:4
final 3:5,12,19 4:1	flawed 122:1	84:17 85:19,20	37:13 57:17 95:7	27:20 37:18 82:20
49:12 52:3 135:16	flaws 87:12	87:18 90:12 98:15	104:17 105:15	189:3
135:17,18 149:19	fleet 24:20 76:6	110:14 112:16	139:12 152:7	
156:4 160:9 229:4	97:19 98:5	120:16	175:21 180:11	
246:18	flexibility 28:21	forested 33:14 34:1	215:22 249:1	G
finalist 7:2	178:14	38:14 43:1 85:16	250:6 251:3 252:8	gain 133:7
finalists 251:11	flexible 186:7	110:1	252:15 253:12,15	gained 133:5,14
finalized 109:1	flooding 239:11	forgot 23:21	254:4 256:20	Gaithersburg
finalizes 38:5	floor 172:18,18,18	form 36:22	257:3	198:19
finally 8:13 35:11	flow 43:12 49:22	former 19:11	fronts 18:22	games 197:1
52:3 81:19 99:2	153:20 245:11,11	173:22 250:6	frown 219:19 220:4	gap 65:11 182:16
100:5 146:7	flux 69:21 94:17	forms 20:20	Ft 143:4	garage 23:19,20
find 113:9 127:4	focus 7:20 233:11	Fort 2:8 11:13	full 145:15 167:12	26:8 29:20 30:15
158:3 198:20	focused 209:16	12:15	170:4 182:22	31:6 33:13 38:1
199:4 224:5	focuses 182:12	forth 75:2 140:14	188:5 224:14	40:4 42:22 45:21
finding 81:17 92:11	foliage 21:10	forum 127:19	236:7 239:17	46:2,5,21,22 47:3
251:13	folks 73:13 104:8	227:17	fully 132:19	47:8,9,15 48:4
finds 158:9	174:9 208:15	forward 40:6 41:17	full-time 186:4	49:5,7 51:3,6,15
fine 170:20 174:12	237:14 249:4	62:8 77:22 88:6	full-time-equival...	54:10,19,22 55:8
211:4 252:3 257:8	follow 27:17 202:6	109:7 130:7 139:7	183:10	56:18 57:2,17,19
finish 83:14 199:16	followed 80:2 84:2	194:3 202:3	full-time-equival...	59:14,16 60:19
finished 51:2	106:10 116:5	227:13 228:13,16	182:19 183:5	69:5 71:2,3,4,7
FIRESTEIN	129:10	232:9	function 155:4	77:14 78:13 81:22
103:10	following 94:20	found 109:4 256:1	219:6	83:2,16 85:10
first 6:6,18,20 7:19	148:1 189:21	259:1	functional 157:8	86:4,11 90:10,10
43:6 46:1 68:5	190:13	fountain 245:10	functions 73:2	90:14,17,19 91:9
80:1 83:9 90:2,4	follow-up 67:22	fountains 236:16	177:4	91:15 92:22 95:1
111:13 124:15	FONSI 41:21 64:1	245:19,20	Fundamental	99:6 100:4 101:2
150:14 154:12	65:10 93:6,10	four 9:3 46:3 83:17	94:16	101:6,16 104:14
158:8 159:12,22	96:5 115:14,19	196:3 232:3	funding 134:19	104:19 105:10
171:6 193:4 194:4	food 115:22 181:2	four-way 36:22	funds 52:8 109:1	114:22 115:1
195:13 200:5	foot 49:1 61:6	100:10,12	further 9:12 24:3,4	116:21 117:4,11
211:21 227:6	120:22 213:10,15	four-year 177:2	29:14 30:13 33:9	117:18 118:1,4,8
252:6	footage 218:3	frame 45:3 76:14	33:16 36:13 38:13	120:12,13,19,22
fit 29:13	football 83:16 86:5	frames 136:1	40:2 57:7 62:21	121:14 122:18
five 20:9 56:4 69:5	footers 99:15	framework 150:22	64:15 71:5 77:13	123:12 124:14,18
69:6 79:3 89:6,7	footings 85:11	151:1,6 155:15	78:2 85:21 104:15	130:13,19 132:14
94:5,9 106:14	footprint 44:16	156:1	118:13 126:9	133:13 134:1,8
108:17 110:20	46:2,5,7 55:17	framing 252:11	132:7,8 133:1	135:10 141:2
148:18 193:10	82:8 101:8 207:15	frankly 95:18	142:10 146:6,15	144:13,21 146:8
251:11,12	227:9 238:20	96:18	159:7 162:18	147:3 164:10,17
fixed 49:13 52:4,6		free 102:2	169:19 200:4,14	165:15,21 168:7
				168:16 170:14

171:15 172:18 173:2 184:16,20 185:4 195:1 garages 184:18 garden 180:13 181:18 garnered 43:4 45:3 gate 20:18,19,22 25:2,6,9,11 35:19 36:8 37:2 gates 25:3 gatherings 254:4 general 1:21,24 6:17 33:19 70:10 110:18 129:17 135:22 149:16 150:6 160:14 generally 61:2 74:17 153:21 215:9 Generating 2:9 11:12 generation 105:1 generations 253:5 Geneva 212:14 gentleman 249:13 genuine 86:13 geology 63:15 geometry 49:10 50:6 59:18 74:11 George 66:21 196:14 Georgetown 121:6 Geospatial 19:12 gesture 240:7 getting 55:7 79:6 113:21 135:6 186:6 gist 179:15 give 18:19 20:3,14 58:5 100:22 102:5 102:6 110:19 114:10 132:1 143:5 176:5 181:1 182:15 186:20 219:16 240:20 249:9 254:13	256:10 259:14 given 43:18 52:11 57:3 85:14 90:22 130:19 167:15 199:20 221:22 238:10 gives 234:3 236:4 236:13 giving 131:13 173:6 glass 23:10 242:17 Glaze 240:17 glazed 240:18 Glen 89:4,13 91:22 globe 26:14 27:8 go 32:12 45:17,19 51:21 63:16 74:13 83:13 97:11 100:14,15 107:13 109:2,6 110:19 111:14 126:9 127:9 132:3 140:5 145:14 148:17,22 159:8,10 176:6 202:3 204:21,22 224:22 227:9 232:19 234:2,22 235:14,19 238:13 goal 31:19 69:1 112:4 186:1 195:7 goals 21:16 28:1,17 151:1,7 goes 49:15 71:20 88:6 95:1 128:10 158:21 205:2 209:12 210:6,21 232:17 236:6 252:18,19 going 44:6 55:6 58:12 60:10 68:9 80:11 82:8 87:1 87:15 94:20,21 98:2,12,14,17 99:14,15,20,22 100:2,7,8,9,11,14 100:15,21 114:21 116:18 117:13,21	118:7 121:12 124:15 125:11 133:12 138:8,12 139:7 143:10 146:18 148:9 149:4,6 155:2 158:6,14 159:1 169:6 170:17 208:14 211:22 214:10 216:7,8,19 225:7 247:8 248:22 251:19 258:3 Goldman 80:2,5 good 5:3 31:14 41:2 41:15 45:19 49:1 51:13 68:5 117:10 117:15 118:12 141:14 147:21 149:12 157:6 174:4 212:4 220:6 223:8 236:19 240:20 248:4 249:12 Goodman 80:6,7,7 80:9,10 83:15 87:7,9 88:12 94:13 goodwill 223:19 Gorge 121:4 gotten 233:1 governing 3:19 government 56:16 89:22 151:16,17 161:20 162:1 166:7 175:16 204:15,16,17 251:7 government's 134:15 governs 50:13 grade 48:1,10,20 48:22 49:2 60:17 61:1,4,5,10 grand 179:22 181:9 229:14 240:7 246:2	granite 244:1 255:21 256:12 granite-faced 244:4 grant 158:1 graphic 32:14 grasses 243:17 great 9:20 58:12 105:3 141:22 211:21 greater 114:15 197:3 greatly 91:12 green 47:3 69:15 70:1 92:21 98:12 98:15,17 152:19 179:5,8 180:8 189:13 252:9 254:11 259:3 greener 179:4 greening 177:11 179:2 Greg 238:6 242:19 grins 218:10 ground 63:12 83:17 243:9 Grounds 143:4 group 64:20 grow 121:13 growth 121:1 GSA 150:9 152:16 153:4,22 154:3 159:12 162:3 175:18 178:2 GSA's 155:2,7 158:10 guarantee 109:16 112:9 guard 35:18 guarding 56:9 guards 49:14 guess 60:11 61:20 123:5 139:10 210:18 232:9 guidance 185:13 guide 37:18 guidelines 2:13	11:17 150:19 227:10 248:13 254:22 guiding 26:10 180:15 guinea 158:10 gully 107:6 gymnasium 207:13 <hr/> H <hr/> habitat 83:19 84:22 half 69:11,13 113:22 124:17 207:17 Hall 22:14,15 26:20 31:3,5 49:6 54:12 59:2 69:9,9 70:9 78:12 239:3,3 halls 20:11 26:19 27:5 246:2 hammered 215:8 hand 120:2 231:16 242:19 handicap 229:15 handicapped 137:10 handled 77:10 Hands 255:8 Hank 211:9 happen 116:18 123:8 happened 58:9 happening 138:8 222:4 258:9 happens 118:22 166:15 213:19 happy 6:8,14 9:19 102:4 140:16 145:21 156:11 172:5 200:1 256:15 hard 60:14 105:4 harder 100:21 hardscape 243:20 Hargraves 162:3,4 harm 82:17 87:15 harmful 87:21
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

HAROLD 93:14	heavily 90:16	57:10 58:6 62:2	hours 197:17 221:5	82:15 83:4 137:19
HARRIET 1:19	height 47:7,14	98:2 123:9,19	house 1:16 88:2	150:15 152:12
Harry 80:3 89:3	73:10 153:9	124:2 126:16	197:9	155:13
94:13 95:20	187:19 237:8	135:19 137:14,18	housed 198:5	identify 66:5 259:5
106:11 109:4	Heights 35:8 89:14	137:22 175:7,8	households 194:8	identifying 112:21
116:5 119:14,18	92:1	193:2 200:17	houses 196:19	ignored 99:7,7
Hart 1:17 3:14 4:13	held 7:16 92:11	201:8 206:17,21	housing 7:9,14	ignores 84:3
12:9 52:13,16	133:9 251:7	207:5 208:1,21	177:8 178:11,13	II 19:20 27:7
53:4,9 77:4,5	Hello 211:9	224:3,11 229:17	178:16 182:14	illegitimate 222:22
137:4,5,16,20	help 47:4 58:12	229:22 230:4	186:6,8,17 187:3	illustrated 61:18
138:5 145:3,18	127:22 155:20	Hinkle's 94:18	187:9,14,17	illustration 23:20
146:14 149:8,10	213:8 214:21	historic 26:12 72:8	188:12,20 189:6,8	178:8 179:20
149:12 156:13	215:22 245:5	72:10,15 153:7	189:11,18 190:1,4	181:12
157:10,16 160:12	259:4,6	154:21 155:1,6	190:8,13 198:12	illustrations 24:1
161:1,10 166:5,21	helped 19:21	190:18	199:3,5 200:8,19	25:21 181:17
167:5,9 168:9	helpful 39:22 41:14	historical 66:13	201:4,9 202:3,9	ill-designed 58:14
170:19 173:13	126:1 167:22	72:1	203:14 207:7,19	image 236:3,5,14
203:19 207:9	Heritage 3:10	historically 22:5	207:21 208:5,19	images 154:8
208:6,17 225:9,12	149:8,11,15 150:1	36:1 175:17	208:22 209:11	imagine 213:7
225:20 226:17	150:14 151:4	182:22	219:20 220:19	immediately 19:9
229:10 230:21	152:13 154:17	history 2:21 12:2	221:2,2,4,14,21	69:10 74:7 187:10
231:1	156:5,22 158:12	16:10 32:13 58:5	228:1	194:15 198:4
Hartman 91:18	159:13 161:13	58:7 63:20 151:13	HOWARD 1:16	impact 30:17 31:9
headcount 182:13	163:10	153:16 156:8,22	huge 92:22 99:15	42:22 49:4 55:18
182:17,21 183:6	Hern 119:17,17	hit 88:5	Humbert 106:10	57:7 76:21 81:18
183:11 186:1	hierarchy 168:10	Hoer 238:6 242:20	106:13,16	90:19,21 92:12
heading 70:5	high 83:17 107:22	244:16	hundred 259:20	99:7 105:7,16
headquarters	174:13 182:7	holding 202:1		108:2 117:16
19:12 198:19	198:5 218:14	hole 138:6	I	118:16 138:20
headwaters 121:7	219:10 254:18	Holidays 6:14	ICC 18:2 164:2	155:1 174:4 190:1
Health 2:15 11:21	255:20,21	Holodomor 253:11	211:13 212:15	197:20 206:7
15:10	higher 31:5 47:14	254:7 259:7	216:7 222:4	240:21 242:13
hear 41:5 46:13	highest 53:12	home 7:7 195:13	ICCB 106:20	251:14
60:10 73:15 79:4	highlight 156:7	homes 89:15 92:1	107:19 121:10	impacted 89:21
126:1,11 127:17	highly 172:12	194:14	idea 25:10 60:14	107:22
197:6	Highway 2:17	honed 257:7	69:3 70:16 99:4	impacting 33:13
heard 82:12 84:19	11:18 231:4	honestly 88:7	105:3,4 143:5	impacts 21:20 29:2
85:9 104:11	Highways 232:12	honor 173:22	181:1 182:16	29:16 34:1 42:21
117:19 118:5	232:15 233:5	Hood 6:21,21 7:1	186:20 202:1	44:3,15 46:18
130:7,8 139:11	234:13 238:6	hope 59:8 102:13	240:20 256:10	50:16 63:16 84:3
142:3 149:22	hill 77:16	121:22	258:7	100:1 109:17
171:19	hillside 62:21	hopes 27:18	ideas 100:13	111:12 115:15
hearing 11:2 12:7	Hinkle 3:6 4:5 18:5	hoping 248:16	118:12 128:10	132:21 168:4,15
138:13 162:18	18:6 32:8,10,11	horrible 217:16	232:18	189:10 199:15
228:19 230:7	32:18 33:8 35:9	hosted 89:17 254:7	identification	227:21
260:7 262:1	41:2,13 42:9 43:7	hosting 6:19	154:13	impaired 157:15
hearings 184:2	45:13 49:20 51:19	hot 75:1	identified 24:19	159:2

impasse 202:18 203:7	incapable 112:4	117:9 243:11	193:11 202:22 261:12	interested 161:18 164:22
impede 153:20 247:10	incentive 102:6	individual 37:19 189:3	inside 141:19 142:15,17 143:6 143:12,17 165:15 168:8 181:2	interesting 8:12 252:17 260:12
impervious 26:3 37:9 46:8 50:19 58:11 172:14 173:1	incident 213:19 215:3	indulge 39:22 100:6	insightful 202:15	interests 225:18
implementation 150:10	include 8:5 27:6 34:14 47:3 59:16 97:19 117:18 141:7 142:8 146:15 147:7 165:22 171:15 177:7 195:12 198:8	indulgence 78:19	insignificant 206:9	interfere 155:18
implementing 176:22	included 23:7 81:13 137:10 142:9 160:17 182:16 185:8 196:5,7	INESRT 16:10	inspected 143:13 143:17 144:4,7,14	interim 108:6
implications 7:15 241:3	includes 21:13 22:12 26:12 27:4 27:13 107:2 179:21 258:4	inevitable 195:17 197:5	inspection 27:14 49:11,16 50:5,12 59:17 141:20	Interior 1:17
implies 132:12	including 34:16 109:15 111:18 196:2 207:20 235:13	information 4:7 28:21 30:20 81:5 97:4 114:11 116:17 117:8,10 117:15 118:2,6 154:19 186:16 188:1,6,13,14 189:7,20 201:21 202:20 203:11 206:19 207:2,8 209:2 228:3 230:14,18 231:6 247:22 248:6,20	installation 37:20 38:12 107:8	internal 242:16
imply 97:16	inclusion 26:7	infiltration 57:18	installations 142:22	international 176:17 178:4 186:10 190:10 201:11 212:16 215:3 251:7
implying 86:14	incongruous 98:13	information 4:7 28:21 30:20 81:5 97:4 114:11 116:17 117:8,10 117:15 118:2,6 154:19 186:16 188:1,6,13,14 189:7,20 201:21 202:20 203:11 206:19 207:2,8 209:2 228:3 230:14,18 231:6 247:22 248:6,20	installed 151:11	internationally 214:16
importance 118:18 154:11	incorporate 25:10 41:16 129:16	infrared 157:21	instances 77:8	interpretation 129:9
important 19:21 30:19 31:17,19 68:20,22 81:1 85:1 111:6 115:8 181:9 237:2	incorporating 69:22	infrastructure 25:19 26:9 178:10	Institute 177:22	interpreting 158:20,20
impression 159:12 160:1 170:8	increase 24:8 98:21 100:9 101:5 138:10,15 168:11 168:13 195:20 196:12	inhabitants 106:19	Institutes 2:15 11:21 15:10	interpretive 155:4 155:16
Impressions 154:12 158:8	increasing 38:11 76:8	initial 42:13 65:8 67:19 136:12 158:1	institution 177:2	intersection 2:18 11:19 20:21 36:10 36:22 43:10 44:4 54:14 167:11
improve 21:20 35:4 39:18 80:15 151:8 186:2 189:14 233:13	incredible 9:6 121:5	initially 43:9 157:22 177:20 182:18	insufficient 91:13 92:16 170:10 188:1	introduce 211:7 231:18 245:2
improved 30:1,3 34:19 43:13 133:1	independence 254:9	initiatives 179:2	intelligence 3:2 18:4,16 19:13 21:15 27:2 37:17 40:7 87:11 143:9 164:6 171:11	introducing 237:13
improvement 84:15 232:13 235:19	indicate 96:7 142:4 152:19	Inn 185:10	intelligently 109:22	introduction 248:9
improvements 2:18 11:19 59:16 82:20 177:10 179:13 180:12 233:2	indicated 43:17	input 45:12,14 168:17,18 260:17	intend 89:8	intrusion 222:9
improves 29:1,2,15		inputs 130:20	intended 174:9 178:14 195:11 252:14	investigate 142:1
improving 124:16		INSERT 5:18 10:10 12:15 13:10 14:10 15:10 17:10 40:7 79:7 88:12 93:14 102:16 103:10 163:10 191:17 192:10	intention 41:19 44:16 47:2 48:8 63:22 64:12 123:9	investigated 132:20
inaccuracies 109:11 110:21			interactions 88:8	investigating 141:8
inappropriate 215:9			interest 6:18 54:21 56:4 68:8 93:7 134:15 144:22 177:19 206:2,9 225:5 226:5,7 248:8	investigation 142:10

49:19 53:2 58:4 109:8 113:18 117:5 125:14,18 139:19 141:13 142:14 168:6 206:6 207:5 210:13,18,19 212:5 216:17 218:11 223:21 225:2,8 226:11 issued 41:19 53:1 96:5 115:14 128:6 issues 7:4,15 32:14 36:1 37:11 38:5 41:16 42:19 44:2 63:5 83:6 91:2,8 104:21 108:8 111:6 114:5 116:19 125:7 127:21 168:5,10 178:3 203:14 204:1,3 226:4 234:5 244:10,12 issuing 100:20 item 6:2,10 11:3,9 12:6 18:3 148:22 149:1,7 164:2 247:21,22 items 3:1 11:10 18:1 175:3 184:22 187:20 260:20 iteration 170:18	JOHN 1:17 join 5:7 9:8 Jr 1:12,15 2:10 judge 42:1 judgment 235:10 jump 208:15 242:5 242:15 jumping 241:10 June 8:17 41:20 67:12,15 106:10 136:4,20 137:1 177:18 183:10 185:1 jurisdiction 3:19 152:17,22 166:18 175:17 178:2 204:12 233:17 jurisdictions 169:9 jury 251:10 justification 168:19 169:5	165:4 169:5 179:12,22 181:6 200:14 236:14 257:21 258:5 King 2:10 251:22 kisses 246:9 knew 109:4 know 8:15 9:7,20 18:11 32:12,19 35:9,10 60:15 63:15 64:18 67:18 73:10 77:8 80:10 83:19 85:3 96:11 96:13,14,17 105:18 115:10 117:21 118:7 128:19,21 129:17 129:18 133:10 134:18 139:21 144:16,17 150:22 157:16 161:16 166:15,16 169:9 174:9 194:16 199:2,3 201:20 212:11,15 213:7 214:8,10,14 216:9 217:21 218:2,17 219:1,8,10,10,11 219:14,15 220:5 221:20 223:6 232:1 244:9,22 245:4 knowledge 53:7 knowledgeable 66:5 known 150:13 252:6 255:8 knows 18:8 Konjit 237:21	lamine 157:4 laminated 153:12 land 21:22 28:4 55:12 71:18 90:22 110:4 204:17 233:20 236:10,20 237:5 landing 236:11 237:6 landings 243:1 245:8 lands 236:21 landscape 6:20 32:5 38:19 39:2,8 50:19 238:7,8 242:14,21 landscaped 38:12 landscaping 25:20 29:12 38:17 177:12 179:12 180:10 lane 2:19 11:20 100:12 236:9 lanes 236:8 language 135:7 141:7 146:2,20 147:6 259:7 Lanzillotta 249:8 249:10 257:1,6,15 257:18 258:11,20 258:22 259:9,12 259:19 260:2,9 large 21:2 50:9 57:11 121:12 128:8 178:19 185:4 195:12,15 196:4 245:13 largely 42:5 81:6 196:16 198:17 larger 44:3 82:18 83:16 84:1 86:5 124:8 233:13 235:18 late 26:22 95:19 late-night 195:14 Laughter 245:3 law 198:7	lawn 21:2 29:18 243:4 lcoation 209:17 lead 112:14 leadership 19:19 League 108:16 116:9 learned 65:2,3 108:22 lease 101:20 102:3 102:10 leave 58:1 63:4 124:7 LEED 68:7,22 left 8:15 120:9 153:9 162:9 217:8 241:1 242:2 left-hand 99:14 Legacy 150:18 155:14 Legislative 2:5 11:1,3 legitimate 223:2 226:5 legitimately 113:5 length 93:8 113:21 113:22 Lesley 2:8 12:15 lesser 70:12 letter 92:5 97:9 103:10 196:5 202:14,22 206:18 208:16,20 209:9 209:15 215:18 222:6 letting 119:22 let's 5:4 41:5 131:19 149:3,8 164:1 218:7 level 24:2 53:7 56:4 61:4 63:12 101:6 145:4 174:5,6 181:1,8 203:3 219:7 228:4 239:5 240:16 247:2 levels 47:9 48:7,11 60:21 61:1,5
<hr/> J <hr/> J 2:8 12:15 Jack 238:3 January 3:22 7:18 64:16 65:8 67:20 121:17 Japanese 258:3 Jared 41:7 Jeff 3:6 4:5 45:18 46:18 94:18 Jersey 250:11 Jesse 80:2,7 94:13 jewel 121:5 job 9:21	<hr/> K <hr/> Kate 249:8 keep 89:7 149:3 keeping 254:21 255:22 keeps 58:4 Kelly 4:19 248:3,4 Ken 91:18 Kennedy 4:9 230:15,18 231:5,6 232:11,15 233:3,6 233:15,19 234:14 235:22 236:3,7 237:20 255:15 260:16 key 83:4 94:17 95:5 177:6 196:2 236:15 242:22 kicked 234:10 kickoff 249:7 kids 221:6 222:12 222:17,17 kind 59:11 70:4,5 74:9 104:8 129:13 134:4,19 141:20	<hr/> L <hr/> lack 45:6 86:12 116:16 117:8 202:20 lacking 116:13 ladies 249:12 laid 123:12		

101:3 196:10	25:4 26:1 31:9	look 31:14 44:9	lots 135:3 143:18	197:22
leverage 182:10	46:14 47:18 49:12	47:19 59:4 61:15	low 51:7 96:2 97:16	manageable 168:5
Levy 8:15 9:17	106:19 117:11	78:1 99:13 104:21	253:7,8,15,22	managed 8:22 88:2
Lewis 106:12 116:5	149:17 152:1	148:10 150:7	254:21 255:5,20	management 30:2
119:14,15,18	154:17 156:8	151:7 214:11,12	lower 31:7 63:11	30:6 34:5 43:2
liberal 129:8	176:9 180:18	219:5 222:6	198:16	52:14,17,20 53:15
library 187:1	181:4 209:13	256:22	low-level 242:13	77:20 95:4 114:14
251:22	215:15,17 238:22	looked 36:19 81:6	low-residency	139:1,5 164:12
life 121:3 173:22	location 18:21	154:20 160:13	196:18	166:4,12,18
light 244:3	19:17 20:19 22:14	235:12 256:12	Luther 2:10 251:21	170:22 184:9
lighting 157:3	22:18 30:14 33:19	looking 20:17,18		211:11
242:12,14,16	34:13 35:16,22	27:11 31:22 34:17	M	manager 162:3
limited 34:8 94:5,9	36:8,9 37:2 42:21	34:18,20 46:20	M 1:17 2:25	managers 28:13
97:3 233:17	57:6 90:2,4,10,15	60:15 61:12,19	MacArthur 18:20	manages 131:8
line 34:22 120:14	90:15,18 91:10	69:22 130:16	21:6,12 44:5	manipulated 98:9
180:18 210:18	118:10 130:13,16	131:5 134:18	47:18 71:12 99:8	manmade 4:16
213:15 255:10	130:18 131:8,12	145:6,7,9 157:20	99:21 105:16	247:20 248:1,7
linear 218:2	131:14 146:21	161:3 165:9	107:9,21 114:2	259:7
lines 152:14	164:9 165:21	181:17,20 185:22	Mae 198:11	map 19:15 176:11
LIST 79:7 193:11	168:3,7 171:14	203:16 218:4,8	magic 115:16	mapping 19:19,22
listen 121:21	180:13 181:3	243:16 244:2,7	magnitude 63:8	117:10
listened 51:14	182:10 183:16	250:15 251:1,4	main 20:18,19 22:9	maps 153:15
listening 82:14	186:17 187:19	looks 43:20 156:18	22:9 23:13 35:15	Marcel 1:23 2:4
little 30:13 36:16	198:3 199:9	161:5 220:6	35:19 36:21	March 136:18
40:1 50:17 75:22	205:19 209:22	253:18	120:10 125:20	149:21
79:5 80:13 94:19	220:20 239:19	loom 86:6	151:1 155:22	Margaret 64:21,21
97:1 120:4 126:9	242:13	loophole 112:5,6	179:15,21 180:2	Marge 125:6
128:1 129:8	locations 25:7	lose 119:4 144:8	181:21 246:5	Mark 142:19
150:12 159:6	112:20 129:17	loss 81:10 82:9 83:3	254:12	Martin 2:10 251:21
160:18 203:8	133:22 134:3	83:10,18 84:22	maintain 37:2	Mary 249:8
211:20 223:21	147:3 151:20,21	85:16,20,22	45:22 49:9,21,22	Maryland 2:17,17
240:18 250:7,18	155:17 160:19	lot 21:10,10 23:19	maintained 118:20	3:3 11:18 27:2
250:20 254:3,14	164:21 177:4	23:21 24:10 36:2	157:5,9 237:4	39:3 52:19 53:13
255:1 256:2	197:19	37:6,10 42:11	maintenance 25:17	66:12 115:3
live 6:20 7:5 123:3	logic 246:5	48:3,17 56:17	28:7	126:21 139:4
lives 108:11	long 46:3 53:22	57:11,11 61:13,16	major 20:9 66:7,7	164:8 169:21
livestream 7:4	58:18 76:18 91:17	61:17 76:9 78:4	67:2,7,11,16 68:3	170:5 171:13
livestreamed 5:13	99:22 110:6	80:13,14 86:10	72:15,17 83:6	198:20
living 86:21	120:12,12 149:3	92:22 101:21	91:7 107:6 117:5	mash 146:19
LLC 2:25	166:21 232:20	118:1 126:19	145:13 178:3	mass 101:13
loading 74:15,16	257:12 260:11	138:7 144:8	197:8 198:22	Massachusetts
local 28:4,9 38:19	longer 44:21 172:8	145:13 157:12	239:15	44:5 107:21 114:2
45:9 108:9 164:12	long-lasting 112:14	161:4 184:6 187:3	making 34:9 54:1	250:4,12,15 251:2
166:3,17 226:11	long-range 176:22	201:18 213:17	116:14 136:16	251:4 252:7,12
locate 117:4 178:15	long-term 108:10	216:8 218:17	mall 8:6,9,11 151:2	256:3
190:12 207:18	109:16 110:16	219:14 223:18,18	151:16 155:21	massive 83:15 86:4
located 18:17 23:3	111:11 115:15	235:21 259:2	manage 51:9	86:4

master 3:3,5,19 18:2,4,15 28:6 31:21 33:20 34:6 35:11 37:16 70:22 82:21 83:1 84:8 87:11 89:19 90:4 91:20,21 93:9 94:14,21 95:3,6 95:12 96:16,19,21 98:17,22 99:3 100:20 101:11 109:9,14,21 110:11,12 111:3,7 111:10,15,18,20 112:3,3,12,17 114:18 115:21 118:18 119:2,8 121:10 122:1,16 123:14 126:7 127:2 128:7,22 129:16 130:14 135:9,15 139:8 141:1 145:7 146:5 150:15,17 155:11 155:12 164:3,6 165:10 171:11 175:19 177:6 178:7 190:15 193:4 200:7,12,16 200:19 201:1,5,7 202:1 203:3,6,13 203:20 204:6,21 205:2,12 206:4 207:10,18 208:7 217:5 219:6 224:4 224:10 225:14,18 228:12,18	262:4 matters 99:5 175:4 mature 83:11,19 90:12 93:2 99:20 110:14 224:10 maturity 224:3 Maury 20:11 49:6 54:12 69:9 78:12 maximize 21:18 46:10 98:18 maximum 51:20 mayor 1:19 227:18 Mayoral 1:18 ma'am 62:14 McNair 2:8 11:13 12:15 MD 2:18 53:1 MDE 59:6 166:7,12 166:16 mean 22:9 55:22 56:6 59:4 60:15 74:9 83:12 86:4 104:20 105:3 126:14 131:19 132:12,15 133:3 133:10 134:22 143:17 144:1,4 158:20 165:1 166:15,19 200:15 201:14 203:2 205:18,19 216:19 216:22 221:6,9 225:3 226:3 235:20 245:22 means 27:9 62:15 62:20 96:3 123:13 130:9 185:11 200:12 217:6 259:7 meant 240:13 242:12 measures 118:21 119:9 meet 21:18 24:10 24:16 27:22 52:17 53:15 109:9 136:2 139:3 145:4	166:11 190:16 meeting 1:3,10 5:4 5:7,14 43:22 53:12 64:6,16 65:8 78:3 88:9 92:11 95:21,22 96:1 109:5 121:17 147:22 148:1 159:9 234:4,9 251:21 meetings 64:15 meets 28:16,20 megablock 217:17 member 6:5 116:8 196:3 251:10 members 1:13 82:13 122:8,10 149:13 196:2,4 200:5 232:1 memo 260:22 261:12 memorial 4:15 26:14 27:8 66:22 174:10 230:20 247:19 248:1,6,13 249:2 250:10 258:2,4,8 259:17 259:19 memory 206:11 mention 23:21 31:16 mentioned 29:22 33:10 46:19 53:22 118:17 131:6 154:1 175:9 178:1 244:7 249:20 252:1 254:17 255:15 mentions 112:22 113:1 merit 124:5 merits 77:13 mesh 240:12 242:10,17 244:22 245:1 message 148:13 metallic 242:8	metro 34:21 35:8 73:10,21 180:17 180:18 221:21 Metropolitan 39:16 Metrorail 24:14 182:11 183:17 Michael 249:15 microphone 66:2 99:12 middle 132:17 migrate 71:5 migratory 85:5 miles 35:10 73:13 73:15 military 19:19 77:9 77:16 142:22 Miller 1:18 226:21 226:22 227:1 million 63:10 101:5 139:16,16 253:2,3 259:20 MINA 1:21 mind 105:9 minimal 238:19 240:21 242:12 minimize 38:14 112:3,5 114:20 132:21 minimizing 84:2 minutes 36:15 79:1 79:4 89:6,7,9 94:6 94:9 106:15 108:17 110:20 116:7 119:16 121:8 148:19 193:10 mish 146:19 missing 118:2 mission 21:17 143:10 222:9 missions 161:6 mistake 82:22 misunderstanding 137:15 mitigate 71:22 77:18 227:21	mix 142:19 159:12 176:13 mixed 182:2 MOA 27:1 66:13 71:22 72:2 mobile 158:17,19 mode 243:18 model 252:16 modern 21:17 modernize 28:2 modernizes 38:9 modes 34:15 Modification 2:24 12:4 17:10 modifications 92:17 93:9 modified 235:6 modify 112:12 moment 133:4 135:4 149:5 Monday 6:19 254:6 money 101:7 102:9 113:6 139:19 158:2 232:12 money's 260:14 Montgomery 38:3 43:16 44:7 64:20 97:2,6 110:6 111:17 164:7 171:12 month 82:4 133:8 136:8,14 234:18 234:18 months 66:18 95:19 125:12 136:6,19 169:14 Monumental 150:21 155:15 156:1 morning 50:1 54:3 motion 12:7 139:12 140:14 145:22 146:13 147:19 148:3 162:14 171:22 172:5,7,9 173:11 move 40:6 74:1
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

78:14,19 102:6 121:14 140:16 143:13,14 145:17 146:1 149:7 162:15 215:19 226:15 228:13,16 229:7 230:21 232:9 moved 12:9,10 28:10 62:8 85:10 104:16 140:19 145:21 162:17 173:12,15 174:15 177:3 198:19 226:19 228:18 229:9 movements 155:18 moves 77:22 moving 42:3 58:10 62:7 132:17 134:3 147:11 152:2 MP40 3:15 MP7257 3:2 multi 176:15 multiple 131:8 202:17 multi-acre 92:22 multi-family 19:7 20:7 Museum 2:20 12:2 16:10 mystical 199:18	39:4 90:21 109:19 110:3 111:5 119:11 126:22,22 138:20 150:6 152:19 153:2 190:18 231:2 249:2,16 Nations 239:3 Nation's 121:9 natural 48:20,21 119:10 259:8 nature 72:8 84:9 216:7 220:16 222:4 259:16 nay 104:21 NCMAC 252:2 NCPC 1:22 6:15,19 7:20 8:17 64:20 84:7 97:13 190:6 190:16 199:11 204:14 206:14 225:2,8,13 248:18 251:13 254:22 NCPC's 7:7,16 204:10 NDC 178:2 near 38:15 109:18 199:6 nearby 198:14 nearest 54:10 nearly 209:16 near-term 108:10 necessarily 142:17 152:11 158:13 159:1 167:17 170:7 174:11 182:21 necessary 114:11 125:3 233:21 necessitate 99:15 necessitated 90:17 necessitating 70:11 necessity 44:22 50:2,8 need 55:4,10,14 57:18 66:2 84:9 86:15 87:2 88:5	92:19 99:11 100:21 102:9 104:15,18,21 114:13,18 115:4 116:14 119:5,8,9 157:3 170:7 199:10 203:5 213:8 218:13,18 219:15 255:16 needed 86:17 118:7 168:15 169:6 228:3 233:10 needs 8:4 28:18 29:8 55:2 108:2 168:1 188:15 203:4 221:12 237:3,8 255:9 negative 252:19 253:11 negligent 237:13 negotiation 64:19 172:16 neighbor 80:19 119:18 neighborhood 7:12 36:14 76:12 85:3 86:6 91:1 106:18 127:16 156:21 195:18 196:19 197:2,5,17 214:9 216:16 225:1 226:7 250:13 neighborhoods 107:1 109:20 151:3 176:19 199:6 neighboring 90:6 neighbors 32:20 46:16 60:11 194:10 NEPA 96:6 190:17 Ness 3:17,24 176:10,12 179:19 180:17 181:13,14 181:21 186:22 189:19 194:1,7,12 194:18 199:5,9	207:12 211:13 227:12 229:5,21 net 68:9,18 never 105:4 109:2 109:4 115:14 123:2,18 140:1 195:10 202:19 209:20 new 7:11 22:17,18 25:1,2 36:10 43:19 69:6,14 70:13 73:3 74:1,3 84:19 87:10 88:1 167:17 169:13 177:7 180:9,13 182:5 191:12 194:20,21 229:4 233:7 250:11 NGA 28:10 73:2 76:16 143:3 nice 259:2 Nigeria 212:10 Nigerian 186:14 night 197:18 222:13 nighttime 216:9 NIMBY 222:19 noise 195:20 196:22 197:6,16 nonprofit 150:4 norm 126:9 normal 202:8 204:13 219:6 228:8 normally 65:12 129:16 201:6 203:9 north 20:5,17,19 23:17 27:12 35:13 36:6 37:3 46:20 60:21 61:14 71:5 71:8 142:20 143:4 147:8 156:9 194:12 218:8 239:10 243:4,8 247:9 250:5,22 northeast 71:7	northern 42:8 77:15 northern-most 48:2 Northrup 106:11 116:5,6,8 119:13 northwest 2:14 18:17 117:20 147:9 176:9 north-south 218:9 notched 120:21 note 8:13 32:1 38:13 81:2 139:13 173:21 178:11 183:12 189:17 190:11 210:6 227:2 235:1 248:11 noted 92:2 172:13 227:14 notes 76:12 notice 9:12 41:19 63:21 64:7,12 66:11 67:5,7 notices 109:2 notification 65:9 notified 109:2 noting 189:4 November 41:20 43:22 63:21 64:13 67:9 81:4 91:4,17 97:8,17 98:7 129:20 131:7 231:10 252:4 number 18:11 20:1 23:22 24:15 26:12 27:22 28:17 32:20 57:4 63:9 75:21 76:5 82:15 84:20 87:4 97:12 108:1 110:17 111:9 116:19 118:12 138:10 158:11 160:10,13 165:12 167:10,15 168:2 168:15,22 183:2 183:17 186:1
N				
name 41:7 119:17 162:11 258:4 named 106:22 narrative 71:11 224:9 narrow 120:6,17 236:20 national 1:1,13 2:15,20 5:5 7:19 8:6,7,9,11 11:21 12:1 15:10 16:10 19:12 30:21 32:3 33:4 38:3,21,22				

195:12,15 211:22
228:6 235:2,13,15
numbers 86:14
183:1
numerous 98:11
99:3
NW 2:21 3:8,9,17
3:24 149:17
N.W 1:11

O

Oakland 6:22
Obelisk 258:17
objection 5:15
220:19
objective 45:22
108:6
objectives 34:10,15
36:3
obligation 210:14
obligations 190:17
observation 161:7
observations 48:22
observe 166:14
obtain 256:11
obvious 99:10
130:9
obviously 50:17,19
104:20
occasion 173:21
occasions 202:17
occupant 102:6
occupants 45:6
54:3
occupied 54:10
occur 7:5 50:21
65:17 127:12
183:18 202:11
occurred 66:10,18
67:20 91:17 184:1
occurring 40:3
occurs 35:15 113:1
181:7
October 42:10 43:5
81:20 88:10 89:17
92:10 95:17 109:5
130:4

office 1:19 3:21
7:10,11 150:7
155:7 162:8
176:15 220:11
221:15,15,19
250:8,18,21 251:3
offices 90:1
official 235:9
off-road 39:18
off-site 56:7
oh 45:16 104:6
193:7 237:17
238:3
okay 32:9 33:6
45:19 48:13 54:8
54:18 64:22 65:22
68:19 69:2,13
72:12,16 73:9
74:19 75:5,13
83:15 87:9 94:7
96:15 105:17
106:2,8 115:6
119:21 129:1
131:22 134:9
144:13 167:2
171:18 194:4
203:4 218:6
220:22 225:16
229:19 232:22
236:22 246:7
258:21 259:15
262:1
old 92:21 121:1
older 26:21
Olson 41:7,7 48:5,7
48:11,14,16 52:15
52:21 53:6 54:2,7
54:13,17 55:19
56:11,20 58:16,19
59:15,22 60:3,12
60:18,22 61:4,9
61:22 62:4,14,17
63:1,14 64:4,11
64:18 65:18,22
68:11,15,18,21
69:11,17 70:14
71:16 72:6,13,16

72:20 73:7,12,17
74:4,8,16,20 75:3
75:11 76:3 77:1
78:16 128:4,19
129:1,7 130:17
131:1,5,13,20
133:18 134:11
136:7,12,22 143:8
omissions 110:21
Once 121:11
onerous 169:3
ones 156:20 160:5
ongoing 41:3
onsite 44:22 45:7
49:21 76:3,7
open 1:5 7:5 110:10
130:15 165:14
245:16
operates 66:22
124:10 195:1
operation 82:7
112:19
operational 28:18
73:19
operations 112:19
194:17
operator 58:21
opinion 219:16
230:1
opportunities 35:4
183:18
opportunity 41:9
80:8 89:12 108:21
130:7,8 151:14
194:3,5 197:14
202:7 249:13
254:14
opposed 12:13
70:11 71:7,13
72:3 126:3 147:8
161:6 162:21
174:18 228:22
245:10 259:8
opposite 236:14
optimal 91:14
92:17
optimization 52:11

optimized 50:11
130:18 131:2
optimum 108:6
option 101:13
187:15
options 105:21
130:16 182:12
187:13
orange 218:7,22
219:21
order 5:4,15 49:22
63:7 92:21 149:9
168:10 172:17
173:1 190:16
201:3
Oresta 249:15
organization 56:1
79:3 89:6 94:4
106:14 150:4
orient 57:2
orientation 18:19
71:3 128:14
oriented 189:15
original 51:21 76:9
233:9 235:21
240:5
originally 19:15
42:17 243:12
ornamental 243:17
outcome 80:11
outcomes 80:16
outdated 38:10
outdoor 258:11
outfall 59:5
outlet 49:7
outlined 33:22
178:20 180:20
187:9
outside 54:14,19
55:9 56:19 77:10
137:17 141:8,14
142:15,21 143:6
166:8 168:8 169:7
176:2 204:13
205:6 216:21
outstanding 37:11
38:5

oval 21:2 27:9
overall 29:15 111:2
123:5 132:14
153:9 254:2
overflow 73:5
195:18
overhang 90:11
99:8
overlay 154:16
overlook 211:12
overlooks 20:6
overpressure
218:16
overrun 81:17
overseas 206:8
214:17
oversized 247:7
overtime 238:12
overview 180:7
over-arching 111:8
owned 28:3
owner 58:20
owns 185:6
O-F 2:1

P

P 2:8
package 97:21
packet 196:6
page 7:7 61:17 68:8
75:7 97:21 110:12
127:4 160:8
pages 110:22
paid 102:3
Paine 237:16,18
238:13 245:18
246:5,11,16,20
247:2,11
Pakistan 212:10,12
Pakistani 186:13
187:5,11
Palisades 31:19
83:21 87:17 90:20
109:18 110:2,7
111:21 112:7
117:4 118:14,20
panel 7:22 251:10

panels 153:12 244:1	139:14,20 141:8 141:14,16 142:14	parties 234:9	percent 26:5 60:5 100:16 138:9,14	128:5 135:13,14 136:6,21
paragraph 110:13 209:14 210:6	142:16,20,21 143:6,18,21 144:2	Partners 2:25	168:11 172:14	phases 9:9 24:4 27:11 127:11
parameter 45:14	146:9 147:4	partnership 150:5 161:11	percentage 60:2	135:20 136:19 179:14
paramount 107:16	164:10,17 165:21	parts 66:20	perfect 141:18	photo 120:1,3,9 121:19
parcels 227:7	165:22 167:15	pass 11:5 120:2 248:9	perimeter 44:19 51:22 54:20 55:9	photograph 20:5 21:4 26:21 187:2 187:7
parents 107:16	168:2,7,20,22	passage 107:15	56:3 77:8,10 78:6	photographs 153:15 186:20
park 7:2 30:22 32:3 33:4 35:20 38:3	169:10 170:14	passes 229:1	85:17 117:22	phrase 38:20
38:19,21,22 39:4	171:15,16 183:22	passing 120:7 246:22	141:17 142:20	physical 46:4 74:19 74:22 138:18 224:7 235:16 242:7
45:6 55:3 56:7	184:12,19,21	pathway 245:17	143:7,22 146:10	physically 38:10
64:16 65:6,21	185:3,14,16,20	patrolled 142:18	147:1,8,9 165:15	pick 56:14
66:1,9,14,16	186:3 194:21	pattern 84:2	166:1 171:17	picked 131:15
71:18,21 90:21	195:1,20 198:8	patterns 219:9	179:13 190:9	picture 7:13 35:13 120:11
110:4 121:16	199:18,21	pause 88:5 93:7	216:22	pictured 245:20
138:20 143:16	parkland 77:21	paved 252:8	period 27:5,6 78:20 122:7 233:8 234:6	piece 22:20 30:19 125:16,17 126:17 225:4
144:19,21 150:7	parks 7:5,21 8:1,6 67:21 109:19	pavers 244:2	234:12,20 253:3	pieces 145:9,10
152:20 166:16	111:5 127:1	paving 239:17 244:1 253:16	periods 43:14	piecing 65:1
184:16,18 194:12	parkway 19:2 66:22 67:1 107:10	pay 139:17	permanent 76:4 87:15	pig 158:10
231:2 232:11,13	231:15 233:19	paying 139:19	permits 53:2 109:21	Pike 2:16
232:15 233:5	236:6 243:3,10	peace 221:9 222:10	permitted 168:12	place 33:13 88:9 96:9 113:2 116:20 131:21 161:17 212:17,20 248:12
248:5,10	247:15	peak 22:3 43:14 54:2	perpetuation 110:9	placed 77:9 117:21 160:18 205:3
parking 20:13 23:12,15 24:7,12	part 47:2 48:18 72:2,7 76:13	pedestrian 4:10 25:9 34:19 151:8	persistent 82:15	placement 132:15 157:3 182:4 200:18 245:7
24:16,17,18,19	81:22 120:6	153:20 155:18,20	person 162:12	places 83:18 113:1 118:18 144:20 212:13
26:6,7 27:13	122:16 138:6	230:16 231:7	personal 229:22	placing 187:13
29:20 31:6 36:10	157:11 180:3	233:14	personnel 8:13 77:10	plain 131:12
38:1,15,18 40:4	203:6,17 212:14	peeking 256:7	perspective 20:3,15 21:8 41:18 61:18	plainly 111:22
42:22 45:1,7,21	215:13 225:20	Pennsylvania 3:8 149:18 152:1,18	202:5 203:12	plan 3:3,5,17,19
48:17 57:5 60:19	233:2 234:15	Pentagon 142:16 143:17,21	perspectives 69:13	
61:13,15,17 62:6	243:19 251:14	people 18:11 55:3 77:19 78:20 86:15	pervious 25:22 29:22 38:11 58:11	
69:5 73:5 74:1	partially 236:8	86:18,22 87:2	Peter 1:17 249:11 252:1	
75:20 76:1,3,6,9	participate 66:17	102:1,7,8 105:12	Pfohl 80:3 89:3,8 93:14 94:13 95:20	
76:11 86:19,22	participates 206:14	108:19 144:19	109:4	
87:4 92:22 95:1	participation 95:15 95:17	161:6 162:9	phase 27:13,17,19 31:14 39:3 42:3,7	
97:12,13,20 98:5	particular 19:6 26:18 28:1 31:13	184:20 216:8,19	59:15 69:20 71:1	
98:8 101:20,21	161:17 211:20	217:1,8 220:14	81:21 83:2 109:15	
102:2 106:1	212:9 216:10	221:16 238:17	123:20,20 124:3,6	
114:22 117:2	220:19 223:6,22	244:10,22 245:12	124:8,14 127:7,8	
122:18 123:7	particularly 29:19 41:13 46:20 81:9	252:22 253:2,3,4		
124:4,7,14,18	82:22 91:9 167:14	254:15		
125:13 128:11,12	particulars 208:9			
128:13 130:18				
132:18 133:12				
135:10 137:6,8,8				
137:9 138:3				

8:16 9:2,4,11 18:2 18:5,15 23:7 27:10,22 28:1,7,7 28:16 29:14 30:6 30:7,9 31:20,21 33:20 34:5,7 35:12 37:17 38:8 41:17 45:15 52:17 68:14 70:22 73:15 74:1 82:19,21 83:1,5,9 84:8,10 87:11 89:19,21 90:4 91:20,21 92:17 93:9 94:14 94:21 95:3,6,10 95:12 96:13,16,19 96:21 98:17,22 99:3 100:21 101:12 109:9,14 109:15,21 110:11 110:12 111:3,7,10 111:16,18,20 112:3,3,13,17 113:19,19 114:10 114:14,18 115:21 118:18 119:2,8 121:10 122:1,16 123:5,14 126:7 127:2 128:7,22 129:16 130:14 132:22 135:9,15 139:8 141:1 145:5 145:6,7,14,19 146:5 150:16,17 150:22 151:1,6,21 155:10,11,13,14 155:15 156:1 164:3,6 165:10 171:11 175:1,19 176:4,7 177:7,17 178:7,8 179:1,10 179:16 180:7 181:8 182:2,7,16 183:4 184:9 185:8 185:12,15 188:19 188:22 189:2,7 190:15,20 191:17	193:5 200:7,12,16 200:20 201:1,5,7 202:1 203:3,6,13 203:21 204:6,21 205:2,12 206:4 207:10,18 208:7 217:5,22 224:4,10 224:14 225:14,18 227:22 228:12,18 235:19,21 237:1 237:10 238:8 242:21 252:7 255:2,13 planned 2:23 12:3 44:16 51:5 80:19 93:1 99:18 110:15 117:17 planner 7:9 8:18 planning 1:1,13 5:6 7:10,11 39:4 64:20 96:8 102:14 126:22 127:1,10 150:7 202:9 212:7 217:5 219:6 234:17 238:20 plans 3:12 4:2 32:5 38:5,19 39:2 52:21 60:5 98:21 150:16 154:22 156:4 158:14 175:11 177:15 188:3 191:10 224:8 228:13,14 229:4 plant 74:19,22 75:9 75:12 243:12 planting 241:17,20 243:2,6,9,16 255:2 plantings 242:21 Plan's 24:11 plastic 157:4 plat 205:3 play 122:18 132:9 145:10 197:14 played 197:1 plaza 179:2,3,18,22	180:2,2,11,12 181:8,16 238:20 239:6,6,9,15,17 239:20 240:1,8 241:4,5,8,9,22 243:7,8,15 244:2 245:8 246:10,13 247:2 please 5:7 44:11 45:16 78:8 87:6,8 89:6 104:6,10 149:10 172:11 210:5 211:7 Pledge 5:8,9 plowing 149:4 point 24:3 28:5 32:14 33:8 35:1 39:21 46:6 48:2,3 50:7 51:7 53:14 54:11 68:2 73:18 78:8 86:3 94:15 100:5 112:18 119:2 120:10 135:8 137:5 140:12 152:10 162:10 170:15 172:11 177:14 186:19 188:9 198:18,22 207:9 208:10,22 228:5 235:8 247:5 pointed 86:7 88:1 95:16 208:21 points 56:22 100:6 112:22 155:22 162:5 197:3 236:18 poitn 219:19 pole 26:13 police 184:14 policies 28:4 92:14 policy 56:15 political 90:1 pollution 195:21 pond 117:19 pool 84:19 85:18 poor 160:6	populated 196:11 population 22:3 216:9 portion 109:22 180:8 187:4 205:12 228:12 233:18 236:10 portrayed 82:6 posed 213:4 position 77:17 158:10 202:19 209:20 222:20,22 223:2 positive 37:6,7 82:10 156:22 252:18 253:10 positives 37:10 possibility 57:2 216:6 possible 27:12 49:22 62:22 105:21 123:1 131:6 133:11 135:1 142:3 153:21 198:2 207:17 208:2 209:19 218:21 possibly 154:9 214:8 216:11 222:13 post 109:3 250:8,18 251:3 posted 64:13 91:19 129:22 potential 138:15 167:18 189:10 243:16 potentially 105:21 Potomac 18:20 20:6 31:1,19 77:18 87:17 110:7 111:21 112:8 117:5 120:3 121:4 121:7 138:20 231:15 233:18 236:6 PowerPoint 224:6	praiseworthy 172:12 preceded 118:17 precise 63:9 preferable 61:15 preference 257:22 preferred 235:8 237:11 251:17 256:20 preliminary 3:12 4:1 81:5 135:17 135:18 149:19 156:4 191:10 229:3 premature 94:15 premised 99:4 premises 222:8 prepare 60:6 prepared 211:14 228:15 242:21 preparing 194:11 234:7 presence 30:3 present 1:14,22 7:10 41:10 134:5 149:22 209:2 222:16 231:5 248:16 presentation 3:6,14 4:5,13,19 7:16 9:14 23:22 39:20 70:22 89:18 90:8 91:6 115:18 156:10 175:10 191:14 224:6 231:6,17 248:6,20 249:9 260:21 presentations 2:6 3:1 4:7 18:1 230:14,18 presented 42:17 69:19 82:2 139:8 175:5 207:11 223:1 235:5 237:12 presenting 231:19 presently 42:7
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

47:20 73:18	probably 49:1,2	program 8:8 22:12	27:22 116:13	73:9,14,22 74:6
preservation 31:18	96:6 101:22	28:17 52:6 101:10	124:9 155:11	74:12,18,21 75:5
72:11 154:21	201:21 213:9	101:15 102:8	179:21 182:6	75:13 78:7 135:6
155:7 190:18	224:16 243:8	154:13,14 176:22	195:5 256:9	135:21 136:9,17
preserve 72:4	249:18	180:3 181:2	proposals 179:5	137:1 142:13
110:7 121:11	problem 59:5	progress 24:4 91:7	205:4	143:20 147:5,12
172:22	85:12 166:6 199:7	prohibit 184:15	propose 254:11	156:15,17,18
preserved 121:16	209:7 214:17	prohibition 184:12	proposed 18:15	157:14,18 159:11
172:17 231:15	217:19 220:12	prohibitions 71:13	22:1 23:2 24:8	159:16,20 160:8
preserving 27:7,9	222:16 229:19	project 4:10 21:13	25:2,9 29:7,11,20	160:20 161:3
president 89:13	problems 95:15	21:16 22:8 23:14	31:6 33:20 35:12	162:15 172:10
106:17	97:10 112:10	26:2 27:18 38:6	36:7 38:1,15	173:3 202:13
Presidential 1:15	157:5 195:20	38:20 39:3 44:21	120:11 122:18	206:1,16,22 208:3
1:17	199:20	52:9 63:4,21 65:2	124:20,22 136:13	210:5 224:2
President's 7:2	procedural 122:13	81:5,22 94:16	151:20,22 154:4	229:13,18 230:2
presiding 1:12	proceed 5:15	95:2 108:11,22	156:19 161:4	244:20 245:6
pressure 216:10	123:16 125:8	109:6,17 117:1	179:10,13,17	246:3,7,12,17,22
Preston 1:12,15 2:2	149:10	121:20 127:2	180:8,11 181:2,18	247:6,13 258:16
presume 199:2	proceeded 92:13	149:14 150:9	183:3,8,13 184:8	258:21 259:6,10
pretty 26:4 29:7	proceedings 5:13	162:3 169:20	186:7 187:2 189:5	259:15,22 260:15
47:13 48:21 50:10	process 59:21	176:2,5 182:1	194:17 200:8	provide 7:13 32:4
58:22 62:22 129:4	62:11 66:13,15	190:4 230:16	209:16,22 215:5	38:16 114:15
137:2 183:20	68:1 77:22 80:15	231:8,18,19 232:2	229:16 252:10	125:2 159:1
220:6	81:3 95:15 96:7,8	232:9 233:1,4,11	253:16 255:4,14	178:14 180:4
prevent 222:10	96:11 100:22	233:13 234:5	255:22 256:14	182:5 185:12
previous 32:12	102:14 114:4	235:17 237:22	257:1	186:8 188:1,6
106:22 171:22	115:9,11 116:13	238:5,9 260:16	proposes 26:3	207:2
172:7 173:21	119:3 123:21	projects 9:1 37:20	proposing 38:8	provided 63:9
previously 74:7	125:19,20 126:17	56:17 68:7 158:11	253:21	127:3 145:13
102:1 108:20	129:11,20,21	165:12 189:4	propriety 215:7	189:20 197:15
135:11 167:20,21	130:11,15,20	223:20 260:12	protect 57:22 84:10	202:21
233:4 235:5	133:20 134:4	prominent 77:17	119:10 139:20	provides 28:21
237:12	152:11 157:13	promise 96:20	210:15 222:8	119:4 159:6
price 102:3	169:14 174:5	promised 121:16	protected 112:16	providing 28:18
primarily 19:4	184:3 203:6,20	promote 34:15	protecting 56:16	31:10 34:17,19
20:9 23:9 26:5	204:5 205:18	proper 102:3 113:8	104:19 145:1	44:8 73:20 107:14
188:14	209:7 228:10	properly 98:9	protection 21:19	159:9 181:10
primary 111:19	234:16 242:8	174:15 215:1	55:15,16 57:18	195:7
179:3 226:7 246:4	251:15,20	228:19	111:20 210:14	Proving 143:4
252:12	processing 200:15	property 28:3	prototype 158:21	provision 157:15
principal 6:21	produce 96:15	30:22 33:5 39:9	prototypical	proximity 141:15
42:19 44:14 46:17	producing 228:5	44:18 46:11	158:13 207:15	144:2 205:20
90:9 139:19	product 151:6	116:18 120:14	Provancha 1:18	public 6:18 7:4,22
principles 165:4	productive 82:11	152:20 153:5	32:6,9 35:6 68:4	8:1 18:8 39:17
prior 62:5 64:2	95:18	166:8 175:15	68:13,17,19 69:2	42:11 44:1 63:19
127:7,12 137:6	products 207:16	208:8 211:10	69:12 70:8,19	64:2,2,5,7,8,10,12
private 56:5	profile 96:2 242:3	proposal 23:9	71:19 72:12,22	65:13 66:17 76:13

78:20 95:15,16 96:5 109:2 122:6 129:20,22 130:10 151:9,14 181:5 234:4,19 251:21 published 41:21 PUD 17:10 pull 77:14,15 pulled 51:15 purple 33:22 45:20 purpose 111:20 purposes 44:18 140:20 160:21 pursuant 3:5,12,19 4:2 pursued 126:13 purview 175:13 push 45:7 put 36:20 55:8 56:18 57:16 85:15 94:12,13,13 96:21 100:10,12 105:5 105:19 131:21 140:14 142:21 144:15 160:15 173:4 199:4 212:7 215:18 217:11 253:22 254:11 puts 166:8 putting 57:19 207:20 212:18 257:13 P-R-O-C-E-E-D... 5:1 p.m 1:12 5:2 7:6,9 7:19 262:4 P7298 2:13	131:4,17 132:6,14 133:4 134:10 141:10 143:16 161:11 165:14 170:6 204:10 217:5 220:2 224:3 246:18 258:16 questions 9:22 12:5 40:6 75:14,19 106:6 156:11,14 161:9 200:1 211:14 224:20 229:14 244:19 249:17 256:16 258:15 260:6 queue 53:22 55:2 queuing 36:2,4 49:20,21 53:22 55:10 57:21 104:18 144:8 quick 32:6 161:10 180:6 182:15 185:2 229:13 242:1 256:19 quickly 27:12 48:21 63:20 85:13 97:11 173:19 176:3 178:6 199:16 238:14 quite 20:12 25:21 78:14 98:13 102:2 169:3 184:1 196:17 199:10,14 242:4 quorum 5:5,14 112:15 quote 84:7 110:7 112:1 202:18 257:20 quotes 84:7 111:15 quoting 110:11 Q&A 6:20 41:4	rain 180:13 181:18 raise 83:5 120:11 raised 196:1 239:15 260:20 raising 204:2 ramp 229:16,19 range 195:16 214:21 255:17 rates 184:19 ratio 24:12,16 75:21 97:14,15 101:19 137:6,8,12 137:21 185:20 186:2 ratios 98:8 138:2 ravine 58:22 reach 92:2 101:18 141:21 197:2,16 reached 186:1 202:16 reaction 49:17 read 37:16 68:8 80:12 92:8 101:11 111:22 171:8 172:9 208:15 209:8 readers 92:3 ready 124:19 132:5 142:11 145:11 165:7 167:17 171:9 202:3 real 37:6 124:19 133:4,7 169:7 176:13 178:6 180:6 182:15 185:2 211:10 256:18 Realignment 2:17 reality 209:6 realize 121:22 really 6:4 19:18 21:13,16 22:8 24:2,8 30:1 31:14 34:10 42:19 48:1 50:7,13 58:16,19 59:1 61:20 70:3,4 70:6 72:7 74:9	80:15 81:2 84:3 86:1 87:12 94:15 98:7 101:12 105:20 117:10 121:4 126:11 127:15 128:8 134:20 141:13,14 145:4 154:18 160:12 182:10 183:15 185:12 199:16 209:1 212:6 219:16 225:8 226:3,4 233:12 247:3 255:9 256:20 258:5 realm 204:14 rear 243:15 reason 76:8 100:8 157:19 168:21 reasonable 92:16 reasons 45:2 255:17 reassuring 81:6 recall 149:21 227:8 recap 232:22 recapped 63:20 receive 64:11 66:4 67:14 252:4 received 41:12 42:11 44:1 91:18 92:7 receiving 74:14 recess 148:18 reciprocity 206:5 recited 5:10 recognize 29:6 37:12 151:16,19 recollection 227:4 227:11 recommend 156:3 recommendation 37:13,15 41:2 97:22 111:2 122:15 123:10 135:8 147:22 188:8,22 190:22	200:6 recommendations 111:1,18 176:6 recommended 24:11 recommending 188:11 recommends 189:17 reconfiguration 25:16 reconsidered 231:13 record 148:9 224:15 260:22 recorded 3:21 recording 99:12 red 34:22 198:2 258:17 redesign 8:10 redevelop 52:22 53:3 redeveloped 179:4 redevelopment 21:14 22:8 23:14 26:2,16 37:5 59:3 109:12 111:16 128:9 redid 43:19 212:3 redline 196:13 redo 115:19 reduce 26:3 100:7 139:14 239:11 reduced 46:4 87:5 reducing 37:8 reduction 71:2 red-colored 252:11 reevaluated 36:12 94:18 reference 49:20 referenced 45:13 51:19 92:7 refers 174:12 refinements 241:17 reflection 254:14 reforested 51:12 regard 44:2,15
Q				
quality 118:19 quarter 153:10 question 32:7 48:1 52:14 53:17 54:9 63:19 91:15 98:16 104:5 122:13 124:13 125:6 128:18,18 129:3	R			
	railing 241:15 railings 240:19 241:19			

51:14 52:7 56:21 57:4 69:19 129:11 133:21 174:13 227:3 regarding 93:9 108:9 117:8 209:10 228:1 region 7:15 119:11 regional 7:13 39:19 114:5 Register 109:3 REGISTERED 79:7 193:11 regular 25:6 regularly 206:14 regulation 178:19 regulations 164:13 166:4 169:21,22 rehabbing 70:12 Rehabilitation 2:22 12:1 reinforce 78:12,13 reinforced 72:18 reinforcement 78:11 reiterate 77:6 reiterated 150:16 rejected 113:4 related 7:4 123:11 125:19 188:18,19 190:19 249:17 relation 72:9 relations 223:5 relationship 41:15 73:1,3,8 211:22 212:4 relative 117:11 143:8 253:8 256:6 relatively 27:20 33:17 55:11 65:2 65:4 236:10 254:21 release 234:17 released 233:22 235:11 relief 252:20 253:12	relocated 25:6 45:21 relocation 2:22 12:1 43:8 117:17 147:7 remain 47:8,13 75:6,10 91:8 112:10 remainder 27:5 153:4 remained 233:13 remaining 70:18 93:13 97:12 112:16 remains 110:1 133:5 236:1 remark 66:6 remediating 113:16 remember 7:1 70:9 260:3 remind 5:12 79:5 140:22 249:22 remiss 129:5 Remote 157:21 removal 23:14,18 26:6,20 29:17,18 50:21 51:18 remove 33:22 43:9 43:17 44:17 112:13 removed 27:1 72:3 241:18 renamed 98:4 renaming 98:9 renderings 60:7 129:18 Reno 194:9 renovation 177:10 rep 210:22 repairable 83:10 repeat 244:18 replace 160:2 replacement 50:18 replacing 128:11 158:15 160:7 replica 260:4	report 2:2,4 6:1,3,4 6:9,11 7:11 10:10 18:9,10 68:8 71:11 75:7 84:7 111:15 124:4 160:9 reports 183:21 representative 255:3 representatives 1:16 30:12 89:22 249:14 represented 8:20 representing 78:22 79:2 89:5 94:4 106:14 108:16 116:6 174:1 193:9 represents 194:8 259:20 request 111:9 113:4 115:6 140:7 146:7 190:5 requested 3:4,11 3:18 4:1 248:5 require 71:5 164:8 164:10 165:19 166:2 167:17 171:13 201:7 203:9 214:11 required 49:8 123:19 144:21 190:16 202:20 225:14 260:12,17 requirement 2:14 44:22 45:12 49:14 51:4 53:16 78:9 109:10 204:19,20 205:1 requirements 21:19 28:20 30:8 30:10 49:5 53:2 53:12 59:7 72:21 75:20 76:1 78:3 139:3,5 166:10,11 169:10 requires 69:7 175:18 233:17	requiring 72:10 169:13 requisite 234:19 research 224:5 Reservation 250:6 reservations 138:16 reside 184:16 residences 106:18 120:10 resident 116:10 residential 19:5 39:9 61:14 108:4 176:19 184:13 195:6,11,19 196:19 197:2,21 199:8 213:5 215:5 216:16 residents 46:14 89:16,20 90:3,9 92:1 107:17 108:9 108:12 193:9 194:2,7 195:8,21 213:4 227:12 resolve 111:5 125:12 resolved 83:8 87:13 204:4 205:22 resources 119:10 155:1 199:3 respect 66:10,12 125:15 154:17 180:21 246:1 respectful 201:15 230:3 responding 8:3 response 42:12 responsibility 113:15 responsibly 109:7 rest 99:16 138:3 149:4 151:3 166:1 204:13 restaurant 181:3 250:16 251:1 253:9 restaurants 250:9	250:21 restored 51:11 result 26:6 30:1 82:8 84:14,20 93:1 95:9 205:20 results 83:10 retail 176:15 181:6 189:15 retain 46:11 retaining 27:4 117:20 retired 115:13 return 122:7 reuses 38:9 reusing 37:7 revealed 115:17 review 8:16 9:2,5 9:12 38:20 39:3 83:1,2 124:11 154:5 174:21 175:11,19 190:3 225:17 228:7,9,10 248:17 249:5 reviewed 33:21 127:2 176:1 177:15 224:14 232:3 reviewing 155:19 161:16 reviews 37:19 77:18 189:3 revise 111:7 114:12 revised 18:9,9 37:13 122:1 140:22 150:17 171:19,19,19 172:8 173:16 174:15 revisit 58:3 revisited 44:20 Revolutionary 7:21 rewarding 126:10 rewrite 164:4 RIAS 157:20 ribbon 160:2,6 Rich 66:1,7 72:13 rid 85:22
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ridge 121:15	30:4 35:17 36:5	170:2	174:8 185:15	226:19 228:19
Rifkin 64:21	36:11 38:1 40:4	runs 18:21 33:1	scale 253:8 254:21	229:11
right 20:21 22:14	43:11 46:12 59:18	35:3 176:11	260:5	secrecy 96:3
23:8 33:21 36:21	99:5 105:11,13	180:18	scales 141:19	Secretary 1:24
44:12 45:17 46:6	107:12 113:20,22	rush 50:1 54:3	schedule 42:2	Secretary's 162:7
46:14,15 47:6,17	114:1 122:21	Ruth 162:2	136:12 234:3	section 66:12 67:4
47:18 49:2 51:7	123:1 135:10		scheme 33:15	190:17 234:8,15
56:8 60:17 61:11	141:3 194:9	S	243:5 251:17,18	241:4
61:21 62:4,19	213:16,17 236:19	safe 107:14	252:6 255:7	sections 240:20
66:19 67:10,13	241:6,7,9 247:5	safety 213:22	256:19,21	sector 46:11
70:2,6,15 71:19	roads 25:17,17	Safeway 101:21,22	schemes 238:19,21	securty 210:19
75:4,11 88:6,11	roadway 36:6	SAINT 13:10	239:1,16 242:11	secure 55:4 77:8,10
95:18 118:8,9	74:11 231:14	Salop 80:4,20 89:9	244:8 251:12	78:5 143:7 144:5
120:8,18,22	246:18,20	93:4,13 94:3,7,10	school 107:12,14	144:6,15,18 166:1
132:10 133:6,7,13	Roberdeau 20:10	99:13 102:12,13	180:14 184:4,10	secured 140:8
133:13,15 144:15	ROBERT 1:18	102:16 105:2,12	198:5,7	143:13 144:6
146:14 151:5	robust 183:20	105:18 106:6,8	schools 197:13	146:10 164:17
157:2,2 158:11,17	Rock 231:14	salt 115:21	Schuyler 1:24 2:5	171:16 216:22
160:4 176:12	233:18 236:5	sample 253:15	11:4,5 124:3	securing 54:21
179:21 184:4	247:8,15	256:13	164:18 165:6	56:4,6,8
187:1,3 206:10	Rockville 2:16	samples 252:16	169:18 170:21	security 28:20
210:16 211:19	Rodgers 7:9	Sangamore 3:2	172:3 205:1,15	44:18 49:13,16
212:9 217:1,6	role 9:20 19:19	18:22 20:4,16	206:5 208:14	50:12 51:3 54:20
221:19 223:8,22	225:2	25:10 30:4 35:17	210:13,17	55:3,5,9 56:3,19
225:19,21,22	roof 69:15 70:7	36:5,11 38:18	scope 136:11 233:9	77:11,11 78:3,4
228:17 233:1	roofs 180:8	42:21 43:12,13	scoping 234:6	104:14 144:22
235:3,4 236:16	rooftop 180:7	44:4,5 50:1,8 57:8	screen 38:17 47:3	165:16 188:2,5,14
241:3 242:2	room 1:10 149:9	57:14 61:19 62:8	screening 39:8	189:10,20 201:11
245:12,18 246:11	213:18	71:13 77:2 99:5	sculpture 2:22	206:3 207:4
246:16	rooms 214:11	105:10,13,19	11:22 252:9,14,16	210:11,18 214:3
rights 52:20	rotary 245:21	107:12,20 113:20	253:6,10,13 255:9	216:14,17 218:13
right-hand 198:16	rotated 46:5	113:22 114:1	255:11,18 256:6	220:14 221:8,9,15
ripe 203:15,17	rotation 44:14 62:6	satisfies 96:8	256:14 260:3,4	223:3,9
risk 216:14 221:1,8	rough 61:5 63:7	save 101:7 102:9	SE 2:11	sediment 51:4 91:3
221:9	roughly 76:5 89:15	139:15	season 107:14	117:19
risky 221:2	143:21,22 237:9	saw 81:4 183:3	seating 258:12	sedimentation
river 4:9 18:20	round 255:10	238:2	second 86:3 91:5	107:8 112:10,20
19:2 20:6 31:1	256:19 260:3	Sawkiw 249:15	112:18 124:17	113:1,17
109:18 110:2	route 2:18 77:2	saying 97:7 98:1	140:19,20 146:12	see 20:11 21:9
111:21 112:8	routes 183:17	104:20 111:16	146:19 170:18	23:15 24:4 25:20
120:4,21 121:2	row 252:10	125:7 130:14	171:6 173:13	30:11,22 31:13
138:20 230:15	rules 96:6	139:22 203:9	193:5 196:13	33:18,21 34:22
231:7 235:15	run 19:1 176:3	218:21,22 219:18	202:2 226:17	37:5 42:14 47:16
239:4 240:4,15	running 19:2 20:4	219:18 222:22	229:2,10	47:16 50:6 59:9
243:21	178:6 215:8	says 98:18 111:22	seconded 12:11	59:19 61:16 74:10
road 3:2 18:22 20:4	runoff 33:2 51:9	118:21 135:12	140:20 162:17	78:2 82:6,22
20:16 25:10 27:16	59:5 86:9 107:3	136:20 170:1	173:15 174:15	84:16 85:2,5

101:9,18,19 120:7 129:9 131:20 132:22 134:21 135:16 140:16 150:17 152:18 153:8 160:4 178:8 178:19 179:5 180:5,11,19 181:9 182:22 187:5,11 198:1 200:22 224:11 226:16 229:15 235:21 236:5,16 237:1 238:3 239:4,14,18 240:22 241:13 243:19 250:20	separates 254:12 separation 258:8 September 41:21 42:5 59:14 64:1 65:10 126:21 136:2,18 154:15 196:5 249:22 sequential 152:11 series 7:20 238:15 serious 97:7 seriously 122:2 serve 109:11 served 9:3,5,17 serves 28:17 241:8 service 19:16 30:22 32:3 33:4 34:21 38:3,21 39:17 43:12 64:16 65:7 65:21 66:2,10,14 71:18,21 73:21 76:22 90:22 138:21 150:7 151:19 152:20 160:22 166:16 181:3 231:2 232:14,15 233:5 248:5,10 services 1:21 25:13 149:16 150:6 SESSION 1:5 set 218:19 236:8 setback 49:5,8 217:10 setbacks 56:21 setting 27:8 29:5 seven-and-a 153:9 seven-and-a-half... 257:12 severe 53:14 112:9 shading 42:16 shadows 238:4 Shane 9:10,13,19 shape 160:7 share 138:18 251:16 shed 46:18 She'll 106:10	Shifflett 238:3 shift 33:21 35:13 shifting 84:17 85:16 245:16,22 shoot 45:16 shooting 68:6 255:8 shopping 19:9 20:8 25:14 28:11 45:8 short 46:3 shortly 234:1,9 show 42:15 45:20 60:7 154:6,16 185:3 187:15 Showcase 151:13 showed 42:9 43:9 46:19 57:10 91:7 showing 91:20 151:21 154:10 179:7 187:14 235:3,4 238:15 240:11 shown 33:18 44:16 59:19 69:14,16 133:13 207:16,21 208:17 shows 21:5 44:13 75:8 120:4 160:9 178:20 217:22 236:22 237:2 SHPO 27:3 shrink 172:17 173:1 shrinking 62:6 shrubs 38:16 shrunk 46:1 shuttle 34:21 73:16 73:17,20 101:10 101:11,15 102:8 side 20:7 21:1 61:14 82:10 85:10 91:1 120:9,12 138:17,18 152:3 187:1 213:5,11 216:12 239:7,10 sided 153:14 258:6 sides 176:17,20	196:20 255:14 sidewalk 212:4 254:13 sign 43:10,18 151:20 152:7 153:6,7,9,16,18 154:14 155:17 159:12 signage 157:21 158:8,15,22 159:19,21 signed 41:22 78:21 170:5,9 significance 27:6 significant 19:18 25:21 26:4 29:7 32:15 33:2 41:3 43:4 45:5 58:22 65:6,11,13 71:14 81:17 83:18 85:19 92:11 95:14 109:16 110:17 111:11 115:16 168:13 176:15 199:15 209:19 226:5 251:14 258:5 significantly 23:16 29:15 31:7 38:11 52:1 123:5 184:1 186:3 195:19 signing 64:1 signs 151:21,22 152:6,10,15 153:4 153:7 154:2,5,9 154:17,18 155:16 155:19 156:7,19 156:22 157:1,11 158:6 159:13,14 160:1,3,3,6,7,9,13 silver 68:7,22 160:4 similar 44:2 143:5 simple 240:6 simplified 241:21 242:4 simply 98:9 113:19 135:9 139:6	147:19 188:12 199:10 203:5 204:5 simultaneous 223:14,19 Singapore 212:11 single 53:14 137:12 176:18 194:21 207:11 single-family 19:5 194:13 single-level 241:21 sir 11:6 52:15 74:20 75:15 156:15 171:10 212:21 215:21 216:22 221:8 231:21 258:20 259:9 sit 29:4 253:14 254:15 255:19 256:4 site 3:12,21 4:1 18:17 19:1,4,10 19:11,15,18 20:3 20:6,9,12,15,17 21:1,3,5,9,12,14 21:21 22:1,3,5,15 23:16 24:9,10 25:1 26:1,9,11,17 28:8,15 29:2,16 30:2,21 31:2,11 32:13 34:2,7,20 35:1,5 36:4,6 37:5 37:19 39:19 42:20 44:3,19 49:7 51:7 51:12,18 52:12,22 53:3 54:4 55:13 57:10 58:8 59:3 60:5 62:2 71:10 71:12 73:1,11,13 77:15 86:15 87:2 89:15 91:2 98:12 98:15 101:14 102:1,5 104:17 107:5,11 108:5 109:8,14,18 110:1
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

110:15 111:3,7,10 111:16 112:12,19 117:2 122:17 127:13 128:10 130:19 131:8,15 131:21 134:8 135:17 138:1,16 145:5,6,8 149:20 152:4 156:4 168:12 170:2 177:21 178:1 180:6 181:12 182:17 185:4 188:12 189:4,7 191:10 195:10,17 196:17 197:21,22 198:2,5,13 201:9 201:17 207:12 208:10 217:13 218:19 224:8 227:5 229:4 237:1 248:12 249:21 251:14 254:2 255:2,4 258:6 sited 30:15 153:17 153:18 sites 102:4 141:12 143:5 196:11 198:14 210:7 258:3 site's 29:2 siting 37:22 83:3 132:10 134:7 199:11 sits 196:14,18 254:18 sitting 233:8 237:15 250:11 253:7 situation 92:3 214:14 six 11:10 60:20 73:13,14 78:20 83:16 110:1 111:8 112:15 196:1 220:10 254:17 six-feet 254:19	six-foot 117:3 six-inch 255:21 six-level 60:18 six-story 220:11 sizable 90:15 size 57:3 90:10,14 90:18 91:9 101:7 118:3,8 128:14 132:13 141:20 142:9 157:2 164:9 165:20 168:7,16 168:22 170:13 171:14 178:20 196:8 skateboarding 244:11 sketch 50:7 skin 72:10,13,18,20 skip 248:9 sky 120:7,17 skyline 118:20 sleeping 244:11 slide 32:12 44:11 45:16,20 46:19 151:5 152:12 196:21 197:3 224:6 232:21 234:2,22 236:4,13 237:2,10 244:15 244:18 slides 94:19 197:10 238:15 slight 166:6 slim 236:10 sliver 217:16 slope 48:19 55:14 90:11 93:2 132:21 133:2 slopes 38:15 110:9 112:8 117:12 120:14 small 109:22 195:17 198:10 236:2 smaller 55:17,18 86:11 101:6,17 146:8 147:3	179:22 260:5 smartphone 159:3 soccer 178:20 197:13 soften 47:4 soliciting 91:21 solid 114:18 solution 43:20 91:14 134:7 145:8 208:13 solve 225:1 somebody 56:9 132:2 soon 27:20 sorry 32:8,10 44:11 74:20 80:9 111:19 121:18 153:17 167:21 193:7 203:2 205:11 206:21 211:6,8 244:16 sort 23:10 43:21 56:15 84:2 85:18 124:12 125:9 132:12 134:17 180:4 188:2,11 201:22 208:17 214:14 219:5 237:15 245:21 250:17 253:19 256:7 sorts 187:20 245:22 sound 109:12 126:14 sounds 24:9 76:18 105:2 source 59:4 south 7:2 19:16,17 20:5,18 22:15 23:17 39:10 46:20 100:3 115:1 142:19 152:3 176:17 239:10 241:1 243:4,8 247:9 southern 21:1 47:10	southern-most 48:3 southwest 59:1 209:17 sown 253:19 so-called 123:4 space 7:5 21:18 55:10 84:16,17 87:5 92:21 98:19 110:10 137:8 141:16,17 144:9 179:4 185:20 186:3 194:21 252:10 spaces 7:4,22 8:1 8:10 24:7,9,16,19 26:7 45:13,22 57:5 76:4,5 86:17 97:13,16,18,19 98:3,3,4,10 101:20 102:10 137:10,17,19 138:9,10 139:15 143:21 151:9 167:15 168:2,20 168:22 169:5 185:5,7,10,18 span 237:7 speak 18:12 32:21 33:9 78:21 80:2 80:20 89:12 92:6 104:9 119:20 174:3 194:3,6 speaker 7:20 speakers 79:7 107:1 116:4 193:11 speaking 28:13 61:2 special 84:9 87:17 259:5 species 255:22 256:10 259:1 specific 110:18 116:17 124:9,11 126:2 133:22 135:7 146:6 173:6	205:4,10 209:2 210:1 249:17 specifically 59:10 122:16 177:9 209:14 specificity 114:15 specifics 128:13 213:2 233:11 specify 165:3 spelled 222:19 spending 244:10 split 245:11 spoke 114:13 sponsored 8:9 spot 25:4 254:15 259:5 spring 234:21 sprinkle 115:22 square 2:13,14,24 11:16 12:4 14:10 17:10 23:2 260:4 St 2:10 11:15 stable 242:9 staff 1:22 18:9,10 41:12 68:5 75:7 111:1,15 125:17 135:8 147:20 149:22 154:20 155:8 156:2 164:19 169:19 176:6 183:12 185:19 186:4 188:7,9,10 190:6 200:11 224:4 staging 212:2 stainless 241:14 242:9 stair 239:19 240:7 241:18,21 staircase 180:1 181:10 229:14 236:11 stairs 238:22 239:3 240:8,12 241:13 242:17 stairway 235:13 236:17,21 237:6
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

243:1	257:22	77:1 100:10,12	178:18	185:21 186:2,4
stairways 236:17	stated 47:1	stops 35:18	striated 253:17	195:16 197:9,16
243:13	statement 80:12	store 181:4	striation 253:20	198:6,9 213:22
stairwell 61:10	83:14 94:12	stories 69:4,5,6,9	strides 34:9	studied 31:7 108:3
stake 226:2	244:22	83:17	strikes 85:18	study 77:13 108:8
stanchions 241:14	statements 112:13	stormwater 30:2,6	strip 236:20 237:5	112:15 138:13
241:20	States 175:16	32:13,15 43:2	strong 223:8	150:1,8,11 151:5
stand 5:7 100:18	214:18 239:4	51:9 52:14,17,20	stronger 203:8	157:12 160:13
standard 53:8,10	station 27:14 49:11	53:15 55:15,16	structural 78:10	167:12,18 168:17
68:7 129:21	59:18 180:18	58:4,7,13 59:5,10	241:3,19 246:13	169:2,13 218:13
130:11 169:8	182:11 250:8,16	77:20 90:16 95:3	structure 22:9,10	218:14 219:3
178:19	250:17	99:17,18 100:3	22:21 23:4,5	220:7,17 222:1
standards 97:14	stations 34:22	138:22 139:4	38:15,18 47:4,17	255:16 257:9
164:13 166:4	stay 99:11	146:16 164:12	50:14 51:2,5 61:1	stuff 57:21 138:8
167:1 182:8	stealth 81:3	166:3,6,10,12,18	70:4,7 72:9 75:8	subject 39:10
standing 250:22	steam 75:1	169:21 170:8,22	86:5 180:14	166:17 169:20,22
251:3	steel 219:13 241:14	story 117:3 220:11	181:19 219:12	subjects 160:10
standoff 54:16 55:1	242:9	247:14	240:21 241:2	submission 60:3
58:1 78:8 104:15	steep 38:14 48:16	straight 235:14	242:4 246:15	196:7
144:12 201:18	48:19 55:14 86:9	straightforward	247:3	submissions 137:7
213:13	93:2 112:8	180:3	structured 123:10	submit 38:19 39:1
standpoint 117:7	steeply 90:11 110:8	straight-line 50:3	164:4 187:18	submitted 149:15
118:2 133:19	120:15	strategy 136:3	structures 20:10	150:10 154:12
Star 2:25	steeply-sloped	179:9 183:15	29:4 47:20 179:6	177:18 224:17
Starak 249:15	90:16	stream 33:1	233:20 255:2	251:9 260:18
start 134:2 136:4,5	step 28:15 126:20	streaming 159:8	struggling 28:12	submitting 133:21
136:10 211:6	127:11 204:4,8	street 1:11 2:25 3:9	student 3:25	subsequent 90:7
233:2	237:18 238:7	19:10 20:21 25:12	175:22 176:4	190:3 203:21
started 225:5 233:7	241:6	28:12 39:10 46:15	177:7,8 178:11,12	substantial 84:4,21
starting 125:18	stepped 239:9	101:22 152:2	178:13,15 179:7	93:1 107:8 115:16
136:13	stepping 9:19	176:12 179:19	179:16 180:16	168:2 224:17
starts 237:19	steps 85:21 125:4	181:21 186:22	182:4,6,13,14,17	substantially
starvation 253:1	187:8 222:8 245:9	187:8,10 194:2,7	185:18 186:6,8	177:11
state 2:17,18 11:18	Steve 80:20 89:9	199:5 221:20	187:3,8,13,17	substation 75:4
30:7 39:14 52:19	93:4,13 94:3	227:11 250:5,9,22	188:12,20 189:6,8	successfully 8:3
53:13 66:13 155:6	114:13	251:4 252:8	189:11,18 190:1,3	sufficient 38:16
158:3 164:11	Steven 80:3 102:16	255:12 256:4	190:8,12,21	93:8 170:14
166:3 170:5,9	stewards 113:8	257:17,18 258:9	191:12 192:10	186:16 188:13
187:21 188:4,16	stewardship	streets 2:8,21 36:2	193:6 194:20	201:10 207:7
189:9,21 190:7	113:10,11	45:9 107:5 149:19	198:3,12 200:8,18	sufficiently 202:10
201:15 202:7,14	stick 82:7	176:10 181:13	200:21,22 203:17	228:15
203:4 204:1,7	stipulates 217:6	184:13 194:11	207:6,19,21	suggest 38:7 140:6
205:21 208:11,16	Stoddard 197:13	streetscape 189:14	219:20 221:21	170:13
208:20 209:3,8	stone 160:16	strengthen 155:20	229:2,5,21	suggested 184:19
210:8,11,22	253:17 255:5	stress 24:1 37:4	students 107:13,15	suggesting 172:21
211:12 219:19	257:2,3	stretch 120:5,17,22	182:19 183:2,7,11	suggestion 113:7
226:4 228:3	stop 25:11 43:10,18	stretched 147:7	183:12 184:12,15	147:19 148:2

215:18 suggestions 80:14 suitable 208:12,18 Suite 1:11 suited 249:19 summertime 21:9 Sumner 106:17,18 Sun 253:9 superintendent 66:16 113:3 121:17 supplemental 106:1 157:3 supplementary 101:20 supplemented 170:11 support 41:12 87:10 97:7,9 108:19 121:13 165:9 189:18 195:7 196:4 202:20 209:21 supported 240:9 241:19 supportive 200:21 222:2 supports 28:9 supposedly 98:6 suppression 62:21 sure 18:7,12 58:6 58:10 59:6 60:10 61:20 88:5 102:2 114:12 118:22 132:4 142:11 157:17 165:5 167:4,16 217:14 226:6 surely 92:13 surface 20:12 23:15 26:3 30:1 37:9 46:8 48:3 50:19 51:16 58:11 61:13 76:9 101:21 123:7 124:7 128:11 173:1 253:17 255:6	257:7 surfaces 25:22 surprised 82:6 surrounded 19:4 176:13 196:16 surrounding 167:11 180:9 194:10 195:22 255:13 Surveyor 3:21 survive 8:2 sustainable 70:1 182:9 sustaining 112:4 SW 2:8 sweep 117:3 swing 37:1 symbol 180:5 182:5 symbolize 252:21 symmetrical 243:1 system 87:18 <hr/> T T 43:11 table 148:4 149:5 172:8 173:4 183:1 tackle 135:3 taht 214:22 take 31:14 93:7 99:20 100:16 113:15 119:8 121:12 125:4 141:6 148:4,7,22 167:19 183:15 185:17 199:1 200:16 218:17 230:12 256:15 taken 88:9 100:4 118:21 120:3 126:20 130:2 takes 166:9 207:16 take-aways 43:4 talk 30:13 33:16 36:16 178:3 222:7 225:5 238:8 240:17 talked 50:16 146:3	162:8 170:18 talking 96:12 104:13 123:17 134:2 136:13 170:17 186:21 214:13,15 216:15 225:11 tall 105:9 254:19 255:19 taller 105:10 tapestries 245:2 tarmac 92:22 teachers 107:15 tearing 98:15 Technical 177:22 technologies 19:22 technology 7:12 28:22 157:20 teenagers 215:8,10 215:11 teeth 119:4 tell 62:12 66:3,3,4 75:22 127:17 247:4,14 telling 62:20 temporary 99:18 99:19,22 tend 245:12 tentatively 51:5 tenure 8:17 term 64:5 100:1 203:8 terminating 152:7 terms 3:19 9:2 19:21 21:11 23:12 24:17,22 25:19,22 27:21 28:18 29:3 29:7,11 30:15 35:11 40:3 75:20 86:9 123:12 126:4 127:5 168:22 169:8 175:22 177:11,19 178:15 179:16 182:1 183:14,21 184:7,8 185:13,16 187:13 187:17,19 188:21	190:21 201:10 204:11 221:1,2,15 223:3 228:2 236:11 238:20 240:1 241:12,16 242:3,6 244:10 245:22 249:7 terrace 4:9 230:15 231:7 236:6 239:4 240:15,22 241:2 terrain 90:17 terrorism 21:19 testified 130:5 testify 120:1 Testimony 88:12 93:4,14 102:16 testing 158:17 text 153:14 texture 253:16 255:6 256:10 textured 257:7 thank 5:11 6:13 9:15 11:7 18:6 33:6 41:1,9 63:13 68:3,20 75:14,16 77:3 78:6 80:6 88:11 89:1,11 94:1,9,10 102:11 102:15 104:1 106:3,4,7,8 108:12,13,18,21 115:22 116:2 119:11,12 122:4 137:3 149:12 156:12 162:22 174:20 175:8 193:1 194:2,5 199:22 200:2,3 211:15 223:10 227:12 231:1,22 247:17 248:15 249:10,13 260:7,9 260:10 262:2 thanks 41:11 109:4 122:2 themes 154:3,7 theory 217:13	thick 224:16 thing 110:5 115:20 124:15,18 134:19 140:12 157:6 168:3 184:5 222:5 232:16 233:12 244:6 things 44:6 46:1 60:8 73:6 96:20 104:12 119:5 129:15,15,19 132:22 134:3 139:9,17 184:10 219:14 222:14 227:2 236:15 249:8 think 8:14 26:22 37:6 39:22 52:10 53:9,11,14 56:13 56:13,14 61:19 64:5 75:14 77:13 78:19 80:10,13,22 82:16,19 83:7,7 85:1,15,21 86:10 86:13 87:14 88:3 88:4,10 94:10 100:15,19,20 105:12,20 123:9 124:4 125:6,8,22 126:17 131:14 132:7,9,13,13,16 132:19 133:3,18 135:11 139:2,7,21 141:22 145:14 146:17 147:10,17 148:12 165:12,13 167:14,20,22 168:10 169:15 170:17 173:5 174:2 203:1,7 206:8,12 207:5 208:14,15 209:4,6 210:21 212:22 215:4 216:5,11 222:20,22 223:11 226:10 227:6,19 232:3 234:10
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

238:8,10 244:14 245:20 246:2 247:4 254:16 259:4 260:13 thinking 245:10 247:7 thinks 203:5 third 80:3 86:12 113:18 138:21 254:3 Thirty-five 61:7 thorough 174:21 thought 55:18 165:3 220:14 233:10,21 245:15 246:8 thoughts 187:16 threat 213:4 214:3 214:5,20 215:4,7 216:1 threats 214:22 three 8:10 29:17 43:3 51:20 52:1,2 61:5 69:4,10 70:18 78:21 79:1 79:2 80:1 83:6 85:18,19 89:9 116:7 119:16 136:18 194:8 227:7 THURSDAY 1:8 Tiananmen 260:4 tie-in 70:17 time 45:3,11 49:17 65:8 73:20 76:14 76:18 85:14 91:13 92:10,16,20 93:13 97:12 100:22,22 108:7 109:5 111:14 115:7 129:18 131:18 136:1 147:14 148:6 155:13 167:18 171:9 184:8 195:13 205:9 207:8 217:18 228:14,16	231:11,13 232:4,4 232:8,19,20 233:8 234:10 238:11 244:11 245:15 247:7 248:8,14 249:22 250:3 253:3 timely 127:18 times 99:3 195:9 time-equivalent 183:1 timing 67:4,5 TIMOTHY 103:10 title 225:13 titled 175:15 TMP 34:14 TNP 97:17 today 11:6 27:7 30:12 37:14 89:13 95:13 118:12 119:19 124:20 125:1 149:14 150:9 175:22 178:4 194:6 206:2 227:13 230:13 247:22 251:16 254:8 260:14 today's 8:2 told 63:20 73:12 86:18 110:15 Tom 238:2 Tommy 1:20 6:5 top 20:16 30:22 35:13 85:10 120:16 153:13 topography 55:12 total 23:1 60:22 136:11 159:14 183:11 totally 174:2 touch 240:7 touched 43:8 touches 241:2 tour 152:9 156:6 Tourism 150:3 151:11 161:12 tower 180:5	towers 61:10 townhomes 19:8 Trade 152:8 tradeoff 50:20 tradeoffs 105:14 traffic 42:20,21 43:12,14 44:3 49:22 82:9 91:2 95:4 100:7,9,14 100:15 107:11,19 107:22 113:18,19 114:10 138:12,13 138:16 146:16 167:6,8,10,12,18 168:4 169:2,13 170:4,9,22 183:22 194:22 195:20 236:9 245:21 trail 3:10 35:2,3 149:8,11,15 150:1 150:14 151:4 153:19 154:17 155:20 156:5,22 158:12,20 163:10 237:3 243:21 trails 39:19 151:10 152:13 155:5 161:14 trained 45:18 transfer 3:19 178:1 204:11 205:3 225:13,21 transferred 175:17 transfers 233:17 transient 76:6 transit 34:8,16 39:16,17 101:13 182:11 184:18 247:8 transition 177:1 transitions 48:21 252:19 253:10 translation 259:11 259:13 transportation 7:14 8:18 34:5,16 39:12 43:16	114:14 153:1 158:1 182:13 183:14,21,22 184:9 231:3 232:6 travel 114:1 219:9 236:7,8 travels 113:21 treated 206:8 252:22 treatment 206:6 tree 21:8 30:17 47:6,14 50:21 81:10 83:3 84:21 85:22 105:6 107:4 treeline 90:20 trees 31:9 38:16 47:7,10,16 51:18 51:19 77:20 83:11 83:19 84:1,10 88:3 99:16,20 100:4 111:13 112:7 117:13 120:7,15 121:12 121:15 187:6,9 243:2,2,6,7 252:11 254:19 255:3,13,21 256:8 259:3 Tregoning 1:19 53:17,20,21 54:5 54:8,15,18 56:2 56:12 57:15 77:7 104:4,7,11 105:8 105:17 106:2 122:11,12,22 123:15,22 124:21 139:10 140:15 141:5 144:10 145:16,20 147:2 147:10,16 148:8 148:14,17 164:15 165:1 170:16 171:1,5 172:4,7 173:8 200:10 201:2,13 203:1 210:20 211:5,16 211:17 212:21	213:12,21 214:2 214:19 215:14,21 216:3,13,21 226:14 256:18 257:4,11,16,19 trial 151:7 159:13 Triangle 3:8,9 149:11,15 150:1 150:14,15,18,20 151:4,18 154:11 154:16 155:11,12 156:5,8 158:9,21 159:13 160:5 163:10 tried 75:20 232:8 truck 74:12 247:15 trucks 50:10 54:1 55:5 74:13 true 62:17 147:2 165:2 166:19 truition 90:20 truly 81:14 truss 240:9,12 trust 8:6,8 66:13 113:9 253:9 truthful 115:20 try 33:12 56:18 69:3 80:12 85:13 147:21 194:4 227:20 238:11,13 trying 41:15 56:14 57:2,5,9,13 68:2 72:5 98:18 132:20 136:10 198:20 213:3,6 214:20 216:2 217:19 223:7 240:2 246:1 Tuesday 7:8 91:5 tune 253:4 turf 243:9 turn 100:12 164:1 249:7 turning 107:19 tweaking 132:13 147:11 two 20:16 22:13 27:11 46:1 47:9
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

48:7,11 60:22 61:1 66:18,20 69:9,11,12 73:2 84:19 99:17 100:5 101:2,19 112:20 116:4 120:2 127:11 133:8 136:19 165:13 175:4,9 188:18 193:3 196:19 227:6 229:13 230:17 238:19,21 239:1,14,16,21,22 241:12 242:2 243:1 244:20 251:15 two-and-two-thir... 153:10 tying 36:20 type 143:9 157:6 160:4 210:4 types 73:5 typically 55:21 142:22 175:10 T-A-B-L-E 2:1	135:16 unable 119:19 207:2 unacceptable 86:1 unanimously 229:1 unanswered 133:5 unauthorized 49:16 uncertain 118:3 uncertainties 87:12 uncertainty 82:1 unclear 86:16 underlying 209:9 undermine 111:2 underneath 247:1 256:5 understand 72:5 75:19 98:8 134:17 135:2 144:22 172:21 186:17 201:14,20 212:22 213:1 214:21 215:1,4 216:1 223:11 225:3,6 226:3 259:16 understanding 28:11 32:18,22 33:3 36:3 72:6 76:10 125:17 203:20 228:2,11 understood 137:7 201:3 underway 91:11,16 92:19 unequivocally 112:17 unforeseen 63:5 unfortunately 69:7 unify 23:8 union 194:20 198:3 250:8,16,17 unique 110:8 175:14 Unit 2:23 12:3 United 175:16 214:17 units 19:7	universities 196:9 university 3:15,20 3:23 174:22 176:8 176:21 177:20 180:2,4 182:5 183:15 184:13,17 184:19 185:5,9,13 187:1,12 189:13 190:12 194:14,16 194:16 195:1 196:14 199:8 202:16,21 207:1 214:5 215:15,16 215:20 216:10 227:18 University's 189:2 194:22 195:7 228:13 unnecessary 108:3 unoccupied 145:1 unprecedented 258:2 unrelated 224:22 unsecured 217:21 unspecified 84:20 unwilling 131:11 207:2 Update 2:5 11:1,3 updated 167:13 updating 26:9 27:5 upper 99:14 180:12 197:22 upset 214:16 up-lighting 242:16 242:17 urban 8:16 9:4,11 150:19 urge 119:1 usage 158:4 use 28:4 37:18 55:11 66:2 112:2 113:6 114:20 115:22 181:6 184:17 189:2 209:11 210:4 212:7 213:5 215:5 221:14,15,16	uses 24:21 176:14 178:21 182:3 198:21 220:20 usually 141:11 206:11 utilities 75:1 utility 26:9 75:12 124:19,22 Utilization 211:11 utilize 25:13 28:2 181:5 U.S 1:16 18:14 41:8 223:13 U.S.C 3:5,12 4:2	138:15 141:21 143:13,14,16 168:11,15 246:19 247:8 Veihe-Naess 193:8 194:1 venue 249:5 versed 33:17 version 140:22 159:5 171:6,7 238:12,16 239:13 239:18 240:10 241:11,18 257:22 versions 240:6 versus 147:11 vetted 251:13 vibrant 250:12 vicinity 65:16 victims 4:15 247:19 248:1,7 250:10 255:11 259:16,20 video 6:20 Vienna 222:7 view 20:2 21:12 31:1,11 46:18 47:4 57:14 99:4 107:4 120:20 181:15 236:19 240:4,11 241:1 252:11 253:21 viewed 30:21 views 20:16 38:17 39:9 77:21 231:14 250:14 viewshed 43:1 50:16 57:7 90:19 115:2 252:13 viewsheds 138:21 229:19 violate 97:13 violates 96:6 VIP 137:10 Virginia 115:2 visible 60:7 153:19 238:16 visitor 24:20 25:1,3 25:5 35:20,21
V				
		vacant 198:18 vacuum 242:7 vagaries 114:19 vague 82:20 109:10 valley 109:19 110:2 111:21 112:8 Van 3:17,24 176:10 176:12 179:19 180:17 181:13,14 181:20 186:22 189:19 194:1,6,12 194:18 199:5,9 207:12 211:13 227:12 229:5,21 vandalism 257:21 vanpool 24:21 vanpooling 102:7 vanpools 34:17 137:11 variety 45:1 152:16 154:10 various 118:5,21 119:9 154:1 155:3 179:14 234:5 VCC 68:17 vegetation 258:17 vehicle 27:14 49:10 50:5 59:17 76:6 233:14 vehicles 50:9 56:5,8 57:22 77:7,9 78:5		

36:9 59:17 68:11 68:15 74:1,2 97:20 98:5 visitors 137:11 151:15 152:9 184:17 visitor's 23:19,21 27:15 36:8 vistas 86:7 110:9 230:3 visual 30:3 105:7 240:13 visually 157:15 159:2 voiced 77:7 voicing 77:19 void 138:11 volume 107:22 vote 96:16 142:11 172:11 175:4 193:4,5 229:2 votes 175:5,6,10 193:3 230:12	101:14 105:5 119:1,4 120:10 121:11 133:10 136:4,5,10 140:3 145:19 147:17 148:10 166:14 170:6 173:6,18 174:8 178:11 187:15 189:12 195:6 209:5 212:19 215:3 222:1 224:22 229:22 230:2 237:19 244:21 wanted 28:5 31:16 32:1 36:17 83:5 96:1 125:8 154:6 154:6 165:5 173:4 177:14 185:2,14 186:19 201:18 227:2,12 246:4 wanting 201:14 wants 61:15 101:1 Wapakoneta 46:12 120:10 War 19:20 27:7 Ward 196:3 warranted 167:14 washing 244:3 Washington 1:11 2:8,11,14,21 3:9 3:17,24 18:18 39:15 66:21 109:3 115:2 149:17 158:3 161:18 176:9 177:22 196:14 212:18 wasn't 130:9 168:17 223:2 waste 131:18 water 75:1,2 231:12 245:1 watershed 87:17 wave 132:1 way 33:2 44:17 51:22 54:21 63:22 78:2 87:20 94:22	98:14 113:9 121:6 124:3,9,13 125:9 127:18 135:5 141:14 148:10 151:18 159:17 169:3 170:11 172:1 204:18 214:7 239:7 252:21 ways 135:3 184:14 wayside 253:22 way-finding 179:9 wearing 174:7 web 158:19 website 91:20 92:4 92:8 Wednesday 7:18 251:22 weekday 107:14 weeks 84:14 249:3 weight 237:22 238:5 246:14 welcome 6:4,7,14 41:6 80:5 108:17 119:15 Wells 1:20 6:5,7 75:17,18 76:17 77:3 86:16 168:14 well-known 114:7 went 63:22 76:2 129:12 232:2 weren't 130:6 west 2:10 11:15 13:10 61:19 75:8 91:1 114:22 120:14 152:2 156:9 158:2 176:16 western 44:19 152:3 we'll 5:15 30:11 34:2 53:3 122:7 175:4 178:3 245:5 252:2 we're 70:5 76:5 99:12 122:14 139:6,11 146:18	149:4,6 165:9 166:22 168:6 186:21 206:19 208:7 214:13,15 222:2 223:7,7 246:1 260:19 we've 41:14,17 50:10 51:14 56:18 63:1 73:4 88:8 105:5 115:9 118:11 131:1 134:4 146:2 149:3 157:19 162:4,6 211:21 232:8 260:11 wheat 252:7,18 253:18 wheel-based 50:9 white 94:19 132:1 widely 157:22 width 153:11 207:14 wild 121:8 wilderness 121:5 wildlife 85:6 willing 87:19 226:15 willingness 121:21 Wilson 161:19,22 162:6 198:5 windows 218:16 219:11 wintertime 21:6 Wisconsin 2:18 11:20 194:9 wise 60:2 wish 9:18 219:22 223:2 wishing 9:8 withdraw 115:19 148:3 172:5 withdrawn 147:20 171:22 172:7 WMATA 180:17 wondered 161:16 wooded 29:18 90:17 110:9	woodland 121:1 woods 44:17 85:4 88:10 93:2 word 112:2,5 114:20 222:18 wording 166:6 words 115:17 work 32:4 39:14 73:13 104:13 105:4 107:18 110:6 111:4 114:9 114:11 147:20 161:12 164:19 205:8 227:20 233:7 236:10 worked 23:11 166:19 194:10 234:12,13 workers 167:21 working 30:5,16 52:7 88:4 231:2 231:19 237:14 works 165:11 world 8:2 19:20 27:6 212:13 223:5 251:9 worlds 144:11 worldwide 259:21 worried 213:22 216:4 223:7 worst 144:11 worth 115:21 132:6 132:8 260:14 wouldn't 55:10 102:9 104:15,17 104:18 173:7 257:7 Wow 48:15 wrap 34:4 87:6,8 115:4 wraps 230:11 WRIGHT 1:21 47:22 48:6,9,13 48:15 59:12,20 60:1,9,13,20 61:3 61:7,11 62:10,15 62:19 63:13 126:8
W				
wait 28:14 waiver 227:8 walk 25:12 35:20 150:13 155:14 183:19 217:1 walked 97:6 walking 156:6 216:19 walkway 239:8,20 243:20 walkways 70:15 wall 239:7 241:8 243:3,3,10,15 244:5 253:7,15 254:1 255:5,21 257:5,13 260:1 walls 6:15 117:20 257:21 258:5 Walter 6:21 want 18:7,12 24:1 33:8 37:4 41:11 56:7 80:11 95:22				

127:14 128:17,21 129:2 130:12,21 131:3,10,16,22 146:17,20 158:5 159:15,18,22 162:2 165:8 172:20 173:12 210:10,16 215:6 215:12 217:4,15 218:6,20 219:4,17 220:3,8,18,22 221:7,13 222:18 223:10 224:21 225:10,16,22 write 148:19 writes 207:1 writing 65:14 written 59:9 97:8 110:19 124:4 140:19 162:18 260:17 wrong 125:21 227:4 258:4 wrote 81:7 Wulff 66:7,7 67:2,7 67:11,16 68:3 72:15,17	Z	zero 68:9,18 zip 80:12 zone 44:19 140:8 164:17 178:7,9,9 178:10,10,12,12 178:14,22 186:18 187:9,14 189:6 200:9 207:11,12 207:19 217:6 218:7,10,22 219:21 220:6,9 zones 208:8 218:1 zoning 8:21 175:13 177:16 183:9 184:2,11 185:1 206:12 224:14 226:8,12 227:17 228:7,9 zoom 250:7 Z.C 2:23	1,800 24:6 138:9 1.5 75:21 97:15 137:9,17 169:7 10 8:19 9:7 26:4 29:22 49:1 58:10 61:18 67:9 86:21 88:2 168:18 213:15 247:4 253:3 10,000 183:6 10-feet 255:19 100 185:7 100-foot 240:9 106 66:12 67:4 190:17 234:8,15 11 2:5 3:22 7:18 136:18 242:12 11-foot 237:3 110 254:2 12 67:8 136:18 160:8 12th 2:21 12:00 7:6 12:30 1:12 7:6,8 12:36 5:2 13 136:20 137:2 14th 2:21 252:2 140,000 23:1 149 3:14 15 136:7 15th 3:9 149:18 150 54:13,17 55:7 150-foot 49:8 78:8 16 136:20,21 137:2 151:21 154:2 156:6 160:10 16-foot 254:4 17 68:8 17th 252:4 174 4:5 18 3:1,6 195:12 18-inch 254:18 255:20 185 89:20 19 91:17 19.6 172:15 1932 252:22	1932-1933 4:17 247:20 248:2,8 1933 253:1 1942 19:17 1945 19:14 1973 3:22 178:2 1982 150:12 1990 110:12	2	2 2:4 6:11 27:17 69:20 110:22 123:20 124:8 127:8 136:21 191:12 204:4,8 261:12 2,000 24:18 76:4 97:16,18,19 98:6 117:3 2,200 45:12,22 2,240 24:8 98:2 138:9 2,300 183:2 20th 254:8 20-foot 237:7 200 76:4 139:15 20004 1:12 2001 8:17 45:3 76:14,17 167:13 2007 231:10 237:12 238:15 239:2,13 241:10 242:2,5,11 242:22 243:13 2008 249:22 251:6 2009 251:8 2010 41:20 81:4 91:17 92:5 95:21 97:8 129:20 149:21 183:1 2010's 63:21 2011 1:8 5:6 67:20 89:17 92:10 238:16 239:18 240:10 241:19 242:3,6,15 243:5 2012 7:20 2016 27:19	2020 185:22 21 224:6 22 48:12,14 251:10 22nd 126:21 22-foot 60:17 22-year-olds 195:13 23 77:2 160:9 230 4:13 24 221:5 240 24:20 90:11 98:3 247 4:19 25 115:12 138:9,14 168:11 237:9 25,000 253:4 250-foot 115:1 254 2:14 11:16 14:10 27 116:10 2701 2:10 280 107:13 29 131:6 29th 43:22 91:4	3	3 2:5 11:3 67:12,15 75:7 110:13,22 191:14 196:3 197:21,22 198:2,5 198:13 3,000 22:4,5 108:1 143:22 167:20,21 3,200 196:10 3:00 252:1 30 159:13 232:17 239:5 247:2 32 84:1 32-foot 257:12 35 60:5 254:2 35-foot 237:5 350 92:1 355/Cedar 2:19 36 46:2 38 229:20 39 22:2,2 229:20	4
year 81:20,21 126:21 154:15 177:18 198:6 years 8:19 9:4,7 20:1 86:19,22 88:2 112:18 115:12 116:10 168:18 212:1,3 228:6 232:3,17 237:22 247:14 yellow 42:16 44:15 153:3 Yesl 223:16 yesterday 97:5 yield 89:9 93:13 Young 1:24 164:5 165:19 167:7 171:8,10	Y	0	1	2	3	4				
	\$	\$10 139:16 \$2 63:10 101:5 \$5 139:15	1	07-21B 2:23						
	1	1 1:8 2:2 3:5 5:6 6:3 10:10 13:10 14:10 15:10 16:10 17:10 27:13,20 31:14 42:3,7 59:15 81:21 83:2 97:15 103:10 109:15 110:12 111:10 123:20 124:3,6,14 127:8 128:5 135:13,14 136:6 137:17 163:10 191:10 192:10 261:10 1,300 89:16 1,500 106:19 198:5								

4 2:6 11:10 191:17	6,500 183:11
4A 2:8 11:12	196:13
4B 2:10 11:14	60s 217:18
4C 2:13 11:16	600 86:16,22 177:9
4D 2:15 11:18	186:8 197:9
4E 2:20 11:22	214:10
4F 2:23 12:3	6863 4:15
4th 2:8 152:2	6919 3:8
4.35 185:20	
4:28 262:4	<hr/> 7 <hr/>
40 3:5,12 4:2 61:6	7 161:18 196:21
127:4 159:14	253:2
40s 26:22	7.32 186:4
401 1:11	7:00 7:19
4200 3:16,23	70s 177:21
44 100:15	7228 3:23
440 24:9	7238 2:8
4600 3:2	7290 2:15
480 90:10	7307 2:10
484 89:15	7318 2:20
49 2:12 11:14	750 185:5
172:13	
<hr/> 5 <hr/>	<hr/> 8 <hr/>
5 2:2 3:1 43:5 92:10	8,000 143:21
5A 3:2 18:2,4 164:2	182:18 183:5
5B 3:8 149:7,11	80 194:8
5C 3:15 4:5 174:22	8722(a) 3:5
175:3,7	8722(b)(1) 3:13
5D 3:23 4:5 175:3,7	8722(b)(1) 4:2
5th 6:19 89:17	
5,000 183:10	<hr/> 9 <hr/>
5:00 252:1	9 92:5 97:21
50 2:24 12:4 17:10	9th 1:11 97:17 98:7
26:5 213:10	196:5
500 1:11 112:7	9.6 172:15
120:12,21	9000 2:16
500-foot 114:21	914 185:17
120:5	
5115 1:10	
5164 4:9	
52 198:4,11	
550 106:18	
<hr/> 6 <hr/>	
6 2:4 4:7 7:8	
6A 4:9	
6B 4:15	

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: National Capital Planning Commission

Before:

Date: 12-01-11

Place: Washington, DC

was duly recorded and accurately transcribed under
my direction; further, that said transcript is a
true and accurate record of the proceedings.



Court Reporter

NEAL R. GROSS

COURT REPORTERS AND TRANSCRIBERS

1323 RHODE ISLAND AVE., N.W.

WASHINGTON, D.C. 20005-3701