

NATIONAL CAPITAL PLANNING COMMISSION

+ + + + +

COMMISSION MEETING

+ + + + +

OPEN SESSION

+ + + + +

THURSDAY,
JUNE 7, 2012

+ + + + +

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

ARRINGTON DIXON, Mayoral Appointee
ELYSE GREENWALD, U.S. Senate
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, DC Council Member, Ward 6
BETH WHITE, Presidential Appointment
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

REPORT OF THE CHAIRMAN
 Preston Bryant 4

REPORT OF THE EXECUTIVE DIRECTOR
 Marcel Acosta 5

LEGISLATIVE UPDATE
 Anne Schuyler 10
 CONSENT CALENDAR - No Presentations 10

ACTION ITEMS - With Presentations

Intelligence Community Campus-Bethesda, 4600
 Sangamore Road, Bethesda, Maryland - Phase 1
 (North Campus)
 Jeff Hinkle 15

Comprehensive Plan for the National Capital:
 Federal Elements - Amendments to the Federal
 Transportation Elements
 David Zaidain 128
 Department of Homeland Security Headquarters
 Consolidation, St. Elizabeth's West Campus,
 2701 Martin Luther King, Jr. Avenue, SE,
 Washington, D.C. - Master Plan Amendment
 (Federal Emergency Management Agency
 Headquarters and Transportation Improvements
 Carlton Hart. 167

INFORMATION PRESENTATION

Fort Belvoir - North Post Town Center Concept
 Design
 Mike Weil 209
 Chris Landgraf. 212

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15

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

12:32 p.m.

CHAIRMAN BRYANT: Good afternoon
and welcome. This is the June 7th, 2012
meeting of the National Capital Planning
Commission and please stand with me for the
pledge of allegiance.

ALL: I pledge allegiance to the
flag of the United States of America, and to
the republic for which it stands, one nation
under God, indivisible, with liberty and
justice for all.

CHAIRMAN BRYANT: Thank you. We
have a big agenda today.

[INSERT - AGENDA]

1 REPORT OF THE CHAIRMAN

2 CHAIRMAN BRYANT: Agenda item No.

3 1 is the -- first, I'll say we do have a
4 quorum, and so we will proceed along the lines
5 of the agenda as has been publicly advertised
6 and also would hasten to add that we are being
7 live streamed, so please note that.

8 Agenda item No. 1 is the report of
9 the chairman, and I only have one item to
10 report. The House Natural Resources
11 Committee, its Subcommittee on National Parks,
12 Forest and Lands invited NCPC to testify on
13 our role in the commemorative works process
14 about the Commemorative Works Act. And I
15 testified and I briefed the members of the
16 subcommittee on our review process as it
17 relates to our planning work such as the
18 memorials and museums master plan and the
19 monumental core framework plan. And a copy of
20 my testimony is at your work stations. So it
21 was a productive meeting.

22 [INSERT - TESTIMONY OF NCPC CHAIRMAN]

1 REPORT OF THE EXECUTIVE DIRECTOR

2 CHAIRMAN BRYANT: Agenda item No.
3 2 is the report of the executive director.
4 Mr. Acosta?

5 EXEC. DIR. ACOSTA: Thank you, Mr.
6 Chairman, and good afternoon. I just have a
7 few announcements to make today.

8 First of all, we will be holding a
9 public forum on the draft federal
10 environmental element of our comprehensive
11 plan this coming June 27th, which is a
12 Wednesday at 6:30 p.m. That meeting will be
13 held at NCPC's Commission chamber. Also,
14 you'll have a copy of the environmental
15 element, which will be part of the consent
16 calendar today, which will allow it to be
17 released for public comment and review.

18 I'd also like to take this
19 opportunity to introduce some new faces at
20 NCPC for the summer. As you know, each summer
21 we do have some great interns coming into our
22 agency to work on various projects here, and

1 this year we have five students that began
2 their summer internships here at NCPC. And
3 I'd ask them to stand up when I announce their
4 names.

5 First of all, we have Kristen
6 Fulmer who is a rising senior at Virginia Tech
7 where she is pursuing a public and urban
8 affairs degree with a concentration on
9 environmental affairs and property management.
10 Kristen?

11 We also have Michael Limberg who
12 has a doctor's of arts in architecture from
13 Miami University. He's currently pursuing a
14 master's of community planning degree at the
15 University of Maryland. Michael?

16 We have Hannah Dolan who joined
17 the Office of Public Engagement as a summer
18 intern. Ms. Dolan is a rising senior at the
19 College of St. Benedict and St. John's
20 University in St. Joseph, Minnesota. She also
21 has a dual major in English and political
22 science.

1 We also have Cecilia Hagan who's
2 joined the staff of the Office of General
3 Counsel as a summer legal intern, but that
4 basically doubles our legal staff at NCPC.
5 Ms. Hagan has completed her second year at
6 Wake Forest University School of Law in
7 Winston-Salem. She's interested in the field
8 of urban planning and municipal law.

9 We have Julia Benjamin who has
10 joined the Policy and Research Division as a
11 summer intern. Julia is in her third year of
12 bachelor's of the architecture program at
13 Virginia Tech in Blacksburg, Virginia. She
14 has a very strong interest in planning and
15 policy making and she'll be working on
16 commemoration efforts.

17 We also have somebody from DoD who
18 is a detailee to NCPC for the next three
19 months. We have Rebecca Carroll who is a
20 community planner with the Naval Facilities
21 Engineering Command, or NAVFAC. She began a
22 three-month rotation with our Urban Design and

1 Plan Review Division. We look forward to
2 having Rebecca work with us as an opportunity
3 to enhance mutual understanding between NCPC
4 and NAVFAC on both project review and long-
5 reach planning issues.

6 Finally, I'd like to note that
7 after 33 years of federal service and
8 including 16 years at NCPC Gene Keller, who's
9 a community planner at NCPC, retired last
10 week. Gene worked on a multitude of key
11 initiatives here, including the draft
12 comprehensive plan environmental element,
13 which I spoke about earlier today. He also
14 served as the Commission's NEPA and
15 environmental compliance officer. While
16 serving with the Urban Design and Plan Review
17 Division previously, Gene reviewed over 425
18 projects, including master plans for Walter
19 Reed Army Medical Center, the Armed Forces
20 Retirement Home, the National Institutes of
21 Health Campus. He also was involved in high
22 profile projects such as the Woodrow Wilson

1 Bridge, Georgetown Waterfront Park, the Martin
2 Luther King, Jr. National Memorial and the
3 U.S. Institute of Peace Headquarters. We do
4 wish Gene a very happy retirement and we will
5 miss him at NCPC.

6 And that concludes my report, Mr.
7 Chairman.

8 [INSERT - EXECUTIVE DIRECTOR REPORT]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Acosta. And I do want on behalf of the
3 Commission to welcome our interns. We
4 appreciate the contributions that you will
5 make and we hope by -- we're certain that by
6 working with our expert staff you will take
7 away a great deal of very good work
8 experience.

9 LEGISLATIVE UPDATE

10 CHAIRMAN BRYANT: Agenda item No.
11 3 is the legislative update. Ms. Schuyler?

12 MS. SCHUYLER: Nothing to report.

13 CHAIRMAN BRYANT: Okay. Nothing
14 to report?

15 CONSENT CALENDAR

16 CHAIRMAN BRYANT: And agenda item
17 No. 4 is the consent calendar, and we have
18 four items on the consent calendar.

19 Item 4A is the comprehensive plan
20 for the National Capital: Federal Elements,
21 the amendments to the federal environment
22 element. 4B is the North Road and General

1 Services Building retaining wall at the
2 National Zoo. 4C is site improvements and
3 perimeter security at the U.S. Institute of
4 Peace Headquarters. And last, 4D, is the new
5 recreation center and park renovations at the
6 Barry Farm Recreation Center.

7 Any questions or comments on the
8 consent calendar items?

9 (No audible response.)

10 CHAIRMAN BRYANT: Hearing none, is
11 there a motion?

12 COMMISSIONER PROVANCHA: I move.

13 CHAIRMAN BRYANT: It's been moved
14 and seconded that the consent calendar for
15 four items be adopted. All in favor, say aye?

16 (Chorus of ayes.)

17 CHAIRMAN BRYANT: Opposed, no?

18 (No audible response.)

19 CHAIRMAN BRYANT: It's adopted.

20 [INSERT - COMPREHENSIVE PLAN FOR THE NATIONAL
21 CAPITAL]

1 [INSERT - NATIONAL ZOO]

1 [INSERT - UNITED STATES INSTITUTE OF PEACE]

1 [INSERT - BARRY FARM RECREATION CENTER]

1 ACTION ITEMS

2 INTELLIGENCE COMMUNITY CAMPUS-BETHESDA, 4600
3 SANGAMORE ROAD, BETHESDA, MARYLAND - PHASE 1
4 (NORTH CAMPUS)

5 CHAIRMAN BRYANT: Agenda item No.
6 5A on the action agenda is phase 1 of the
7 North Campus of the Intelligence Community
8 Campus in Bethesda. We have Mr. Hinkle. And
9 I'll note that we have eight people signed up
10 to provide public comment at the conclusion of
11 our discussions.

12 Mr. Hinkle?

13 MR. HINKLE: Thank you, Mr.
14 Chairman, and good afternoon, Commissioners.

15 The Army Corps of Engineers has
16 submitted preliminary and final site and
17 building plans for phase 1, which is the North
18 Campus of the Intelligence Community Campus in
19 Bethesda, and the Commission approved the
20 master plan for this site in February of this
21 year and then also received an information
22 presentation from the Corps itself in April of

1 this year.

2 And just to give you a little bit
3 of background, this is the complete
4 redevelopment of an existing federal facility
5 in Bethesda. The idea is to create a modern
6 facility for up to 3,000 employees maximize
7 the use of some existing federal space, meet
8 some anti-terrorism and force protection
9 requirements at the site, as well as improve
10 the site's environmental impacts.

11 And what we're looking at today is
12 again the North Campus. And I apologize for
13 this being flipped. So north is in this
14 direction. But the North Campus consists of
15 the parking garage element, the vehicle
16 inspection station as well as the visitor
17 control center, and then an access roadway at
18 the northern end of the site.

19 This is another view of the site.
20 Just to orient the Commission, the site's
21 immediately northwest of the District of
22 Columbia along the Potomac River, as you see.

1 It fronts onto Sangamore Road, which runs
2 through the community and actually connects
3 with MacArthur Boulevard down in this
4 location, but it's adjacent to some National
5 Park Service property. In particular, the C&O
6 Canal runs in this location. Clara Barton
7 Parkway is also here.

8 The site's been a federal facility
9 since 1945. It was recently the former
10 headquarters of the National Geospatial
11 Intelligence Agency, but it was initially a
12 site for the Army Map Service.

13 This is just another aerial view
14 of the site just to show you the surroundings
15 and actually the site conditions as it is
16 today. The site's here in the city. It's
17 essentially five main structures and then a
18 significant amount of on-site grade-level
19 parking. Some greenery here in this location.
20 And then it's surrounded primarily by single-
21 family residential. Across the street there
22 is a shopping center and then a little bit of

1 multi-family in this location. To the north
2 is a neighborhood park, as well as private
3 elementary school. And then again you see the
4 National Park Service property, Potomac River,
5 in this location.

6 Phase 1 is essentially the north
7 12 acres of this site, however, the limits of
8 disturbance for the site is just over 10
9 acres, and that's illustrated in this
10 photograph here. And essentially what is
11 being proposed is construction on primarily a
12 large portion of the existing parking lot. As
13 the Commission is familiar with, there's been
14 a lot of discussion in terms of locating the
15 garage on the western side of phase 1 and how
16 that impacts the forested area. So you can
17 see in this illustration that essentially the
18 portion of the forested area, that will be
19 impacted in this location as well as a little
20 bit along the edge. The Army Corps has worked
21 the site plan to preserve some existing trees
22 along the north edge, as well as this location

1 here.

2 And what I'll do is I'll quickly
3 walk through some of the elements of the phase
4 1 project, and those include the parking
5 garage and again the vehicle entrance and the
6 inspection station, the visitor control
7 center. Then I'll talk a little bit about the
8 storm water management plan, as well as
9 landscaping and some of the other site
10 elements.

11 So this is a general site plan for
12 the phase 1 project. And again, the parking
13 garage is along the west side. I'll zoom in
14 closer on the plan here. What you have is a
15 six-level parking garage. It's entered
16 primarily from the north in two locations; two
17 entrances, two exits. Those are at the third
18 level. And then through this access road that
19 actually goes to the South Campus, there's
20 another garage entrance and exit on the second
21 level.

22 If the Commission recalls what was

1 approved in the master plan was what's
2 referred to as a reverse berm, and that's
3 reflected on the plan in this location by the
4 red line. And essentially what you have is
5 the existing topography of the site coming
6 down; so that's west as well as south, and
7 then a graded portion of the berm coming
8 towards the garage. So that would be in this
9 location as well as this location. What that
10 allows is some screening for the garage.

11 Again it's six levels, so
12 essentially what you're getting is where the
13 existing elevation of the existing parking lot
14 is right here, approximately the top of the
15 proposed berm -- what you're getting is about
16 three stories of the garage below ground and
17 three stories of the garage above ground, at
18 least from this angle, from the west side and
19 the south side.

20 I just also wanted to note in
21 this, there is some bike parking being
22 proposed within the garage, but the Corps is

1 also proposing a significant amount of bike
2 parking in this location along the access
3 road.

4 Elevations of the garage. The top
5 elevation is the one facing towards Sangamore
6 Road. That's the east elevation. Southern
7 elevation here facing the park side. West
8 elevation facing the park side. Then you have
9 the north elevation on the bottom.

10 The garage is primarily precast
11 concrete. What you do see are a few tower
12 elements containing the staircases, at least
13 on the east elevation. And then there's two
14 additional staircases that are not featured
15 within the façades on the west side.

16 These towers, the material is a
17 gray clad metal, and then there's some glazing
18 within that. And then obviously, as you see,
19 there's a proposed green screen on both the
20 south elevation and the west elevation.

21 What's indicated here in the diagram is a
22 ridge line, and that's actually the top of the

1 berm that I just showed you there.

2 And then I just wanted to note on
3 the top of the garage is a penthouse
4 structure. And what this is proposed to do is
5 hold an array of solar panels. And those
6 panels would provide enough electricity
7 primarily for the visitor control center as
8 well as the vehicle inspection station.

9 Just to focus a little more on the
10 penthouse structure, this is the west side
11 facing the park, south side facing the park,
12 north side facing Sangamore Road, and then you
13 have the north side here. So the penthouse is
14 pulled back. The way the garage is structured
15 is it's essentially four bays with a ramp in
16 this location. So what's occurring on the top
17 level is the ramp comes up and then you could
18 go around to the other bays. What's being
19 proposed is a penthouse structure over the
20 ramp so you get the clearance that you need.
21 However, you also are able to construct a
22 structure to support the solar panels.

1 There's been some discussion about
2 how visible that is or will be, so I pulled
3 the Army Corps' graphic again that you just
4 saw regarding the berm. And just to show the
5 Commission that if you look at the setback of
6 the penthouse at its smaller point; so that's
7 approximately 61 feet, and the penthouse has
8 a height of 10 feet -- essentially if you're
9 standing down towards the bottom of that
10 reverse berm; and this is on Wapakoneta Road,
11 which is just immediately northwest of the
12 site, it's going to be difficult to see, and
13 I think that's relatively obvious. There's a
14 four-foot parapet in this location, so
15 essentially it's not necessarily visible.

16 And you'll have the same condition
17 on the south side as well. This is
18 essentially the west side. From the north
19 side where the elevation is a little bit
20 higher, what you'll have, at least from the
21 neighborhood, viewing from the neighborhood
22 from the north and the park from the north, is

1 a set of existing mature trees. So that
2 penthouse would be difficult to see from the
3 north.

4 And then it might be somewhat
5 visible from the Sangamore Road side, however,
6 that's simply because the garage and the site
7 slopes down significantly from Sangamore Road
8 towards the garage. So you might be able to
9 view it somewhat, but there's also a number of
10 other elements; trees, the visitor control
11 center, the vehicle inspection gate, that
12 might be blocking that view. Just on the
13 bottom, this is an illustrated view
14 essentially of this and the proposed garage
15 without the green screen, but the penthouse
16 would be approximately in this level below the
17 parapet from that view.

18 I just want to go back one second.
19 There has been some, you know, recent
20 discussions with the neighborhood, and I'm
21 showing this and I wanted to illustrate that
22 the garage is potentially not all that

1 visible, or the penthouse on the garage is
2 essentially not all that visible. But the
3 Corps has been in discussions with the
4 community and they're actually open to
5 revising the scheme a little bit, and you
6 might hear some of that from the Corps today.

7 Going to the vehicle entrance and
8 the inspection station, you have the roadway
9 coming from the north end of the site from
10 Sangamore Road swinging around, two lanes in
11 and two lanes out, meets a gate. There's a
12 roadway configuration that would allow one of
13 the exit lanes to become an entry lane and
14 this would allow some increased processing for
15 the morning rush and keeping the queue
16 shorter.

17 On the north side is a truck
18 inspection station. You have some additional
19 parking spaces reserved for guards, three gate
20 houses and a larger structure that would
21 support restrooms and some canine facilities
22 and so forth. And essentially you have

1 underneath the roof approximately 5,000 square
2 feet.

3 This is an elevation of that
4 facility. You have the east elevation, which
5 is the elevation facing Sangamore Road, and
6 then the others. What's being proposed is the
7 use of the same material that was on those
8 towers on the garage. So it's a gray metal
9 cladding, as well as you see some glazing in
10 some areas.

11 The visitor control center. It's
12 been sited essentially to create a
13 relationship with that gate structure. And
14 what is proposed for the South Campus that
15 we'll see in phase 2 is the primary main
16 entrance to the redeveloped structures kind of
17 in this location. So you start to get an
18 architectural relationship.

19 And this is just a close up of the
20 site plan. The visitor control is in this
21 location, a 24-space parking lot for visitors,
22 a pedestrian gate coming through with an

1 accessible pathway. Here you see kind of the
2 security barrier in this location. And then
3 of course you come through, get your
4 credentials and go back.

5 Pending completion of phase 2,
6 which I just discussed, and the main entrance
7 in this location, there is a pathway that
8 comes down towards the garage. And what will
9 occur, since the site is currently occupied by
10 some employees, they'll come around this
11 pathway down and enter a temporary entrance
12 into the facilities down in this location.

13 Elevations of the visitor control
14 center. This is the east elevation facing
15 Sangamore Road. This is the north elevation.
16 This faces a gate. And then you'll have the
17 south elevation that will face that primary
18 entrance to the redeveloped facilities to the
19 south.

20 To get to storm water management,
21 this is what the Commission saw in April. And
22 what was proposed was an underground retention

1 system of approximately 88,000 gallons by a
2 retention pond of approximately 37,000
3 gallons. And drainage from the garage, from
4 the access roads will come into this vault,
5 underground vault, be filtered in this
6 location and exit out through what's -- at
7 least I call the northwest corner outfall.

8 The bio-retention pool would
9 essentially take -- and this is a pervious
10 surface here -- take some of that runoff as
11 well as the runoff from this access road,
12 filter it and then that would eventually go
13 out of the southwest outfall.

14 The Corps has been working
15 significantly to improve this scheme. Just to
16 go back, this does meet MDE regulations in
17 terms of the amount of storm water runoff that
18 it could capture and filter and release, but
19 what's being proposed and what's been
20 developed over the last couple months is
21 really a significant increase in the amount of
22 sewer and water runoff that can be detained up

1 on the north side and eventually filtered and
2 released out of the outfall. So they've gone
3 from approximately 88,000 gallons to close to
4 250,000 gallons, both in this location as well
5 as the outfall.

6 And what they've been able to do
7 is some additional engineering and right sizes
8 this bio-retention pond a little bit. So it
9 still captures what it needs to capture from
10 this access road, as well as from this
11 pervious area behind the garage. However,
12 because they've been able to reduce the size,
13 once they get into field to construct that,
14 they're hoping that they'll be able to
15 preserve some of the forested area that comes
16 up in this area right here. So that's also an
17 advantage.

18 This is a schematic that the Corps
19 showed to the Commission back in April, and I
20 just put it back in again so you could
21 understand a little bit better how the water
22 is collected and filtered and released. So

1 what you have again is the underground vault
2 in this location. And then now you have two
3 additional underground vaults here, and those
4 will collect the storm water from the access
5 road as well as the garage. And then as I
6 noted, the bio-retention pond is located in
7 this spot. That collects the runoff from this
8 access road, as well as this pervious areas
9 here. And then the remainder of the site is
10 pervious area, so that will be -- water can
11 filter through that.

12 So where does this get the Corps
13 on this site? So they're able to actually
14 with this plan collect, detain and treat over
15 250,000 gallons in those four structures. So
16 this is more than double what the MDE, or the
17 Maryland Department of Environment, requires
18 in terms of volume. And it's actually almost
19 triple what they were originally permitted for
20 back in January.

21 This scheme also I guess equates
22 to the treatment of the first 2.1 inches of

1 rain across the North Campus, and this is both
2 for the pervious as well as the impervious
3 surfaces. So this is double the requirement
4 to treat the first inch from impervious
5 surfaces that MDE requires.

6 And then with this reduced peak
7 storm water discharge rate at the north --
8 well, or the system reduces the peak storm
9 water discharge rate at the north outfall
10 between 80 percent to 20 percent from the
11 current site conditions. And this range is a
12 function of what storm event that is, so you
13 have based on 1-year, 2-year, 5-year, 10-year,
14 25-year analysis. So really what this does is
15 with a new outfall that's being developed to
16 be MDE-compliant, you have a significantly
17 reduced possibility of downstream erosive
18 effects.

19 And I'll address the storm water a
20 little bit more, but let me just jump to the
21 landscaping and other site elements. Because
22 this is a design build project, some of the

1 elements are not complete with this
2 submission. So specifically what you see here
3 is a conceptual landscape plan; some of the
4 lighting, some of the other furniture that you
5 might find on the site. Those design packages
6 are not yet complete. So what we're looking
7 at is for a further submission from the Corps
8 to review those elements at this time.

9 And I did put up this conceptual
10 landscape plan just to show what the thought
11 process is. And so the Corps has been working
12 with the National Park Service and received a
13 list of appropriate plantings and they're
14 trying to work with that list and the planting
15 plan and planting scheme here. But what you
16 do see is some trees located towards the
17 Sangamore Road side, as well as to further
18 screen the garage entrance in this location
19 and then some other trees in this location to
20 just provide shade and screen the garage at
21 least from the eastern side.

22 What you see along this berm is --

1 just for illustrative purposes, what's planned
2 is once construction is complete on this berm,
3 actually do a site walk and determine exactly
4 the appropriate siting and number and species
5 that would best screen the garage based on
6 what exists out there, the existing trees, the
7 existing branches. So this scheme will be
8 done probably, you know, next spring or so
9 once the garage is complete.

10 So in terms of my analysis on what
11 was submitted for phase 1, what I did is
12 really walk through some of the requests and
13 requirements the Commission gave the applicant
14 when it approved the master plan in February.
15 So I'll just walk you through those hopefully
16 real quick.

17 So the Commission noted that the
18 applicant has committed to submit landscape
19 design plans for each project phase to the
20 National Park Service to ensure the
21 compatibility with the adjacent national park.
22 And there has been continued dialogue with the

1 National Park Service, and as I mentioned, the
2 National Park Service has provided a list of
3 acceptable vegetation to help guide the
4 landscape plan. I'll also note that the
5 applicant has committed to submit building and
6 landscape design plans for each project phase
7 to the Maryland National Capital Park and
8 Planning Commission.

9 There has been continued dialogue
10 with the Department of Planning from the
11 Maryland National Capital Park and Planning
12 Commission, but you do, I believe, have a
13 letter in your packages today that notes that
14 they had hoped for an official review by the
15 Planning Board of this phase 1. So what we
16 have committed to do and the Corps has
17 committed to do is continue to work with them
18 and ensure that at least phase 2, when that
19 comes along in the future, the Planning Board
20 will actually have an opportunity to weigh in
21 on that phase.

22 And then the third point, the

1 Commission noted that the applicant has
2 committed to participate in a Joint Traffic
3 Committee. This with representatives from the
4 community, as well as the Montgomery County
5 Department of Transportation. And this
6 traffic committee will monitor, analyze and
7 evaluate traffic congestion and pedestrian
8 safety related to issues. And I believe this
9 committee has formed, has developed some
10 bylaws and have met, I think, three times up
11 to this date.

12 The Commission also noted that the
13 applicant is working with the U.S. Congress,
14 the Department of Army, the National
15 Geospatial Intelligence Agency, Montgomery
16 County, the National Park Service and the
17 community to address possible remediation of
18 off-site storm water runoff erosion and
19 sediment damage that was caused by the
20 previous tenant at the site. And my
21 understanding is this dialogue has been
22 continuing over the past number of months, was

1 most recently, and maybe there's been further
2 dialogue since.

3 There was a meeting on May 2nd, as
4 well as another meeting on May 11th, and that
5 parties have decided to develop a multi-year
6 plan and essentially develop a scheme to
7 remediate the North Creek where the north
8 outfall was following redevelopment of the
9 North Campus, because you don't want to do
10 that remediation while it's under
11 construction. And then within this plan
12 identify remediation for the south outfall
13 area, but not work on that until the
14 development of the South Campus is complete.
15 And then my understanding is that the National
16 Park Service is currently working to determine
17 what type of remediation would be appropriate
18 for the property.

19 Further, the Commission requested
20 that the applicant submit a revised master
21 plan document, as well as a traffic study and
22 transportation management plan to reflect what

1 was approved by the Commission in February.

2 And I'm happy to report that the Corps has
3 provided updated documents mid-April. And
4 then information demonstrating compliance with
5 the Maryland Department of Environment storm
6 water requirements, as well as the federal
7 requirements per Section 438 of the Energy
8 Independence and Security Act.

9 And what the Corps actually has
10 received from the Maryland Department of
11 Environment is an erosion and sediment control
12 plan, as well as a storm water management
13 permit from MDE back in January of 2012. And
14 this was based on their previous design which
15 had the different location for the garage and
16 a different approach to storm water. So
17 having revised that plan, they have recently
18 received another erosion and sediment permit
19 for the revised scheme, just recently, this
20 month.

21 They're finalizing their
22 submission for the phase 1 storm water

1 management plan and that should be sent by MDE
2 by the end of the month. And then they did
3 provide staff with documentation regarding
4 their compliance with ESA Section 438 based on
5 their original storm water management plan,
6 which they received a permit for back in
7 January of 2012, and they will be providing
8 additional documentation once they have their
9 new storm water management plan approved by
10 the MDE.

11 And then finally, the Commission
12 requested a copy of the signed letter
13 commitment from the Defense Intelligence
14 Agency to the community, and that has been
15 attached to the revised master plan that was
16 finalized in April.

17 And then most importantly, I
18 think, and what the most discussion was
19 focused on back in February with the approval
20 of the master plan, was for the applicant to
21 really look at some targets that the
22 Commission set, and these included limiting

1 deforestation on the site to no more than 0.2
2 acres. And as they illustrated and what these
3 plans reflect is they've gotten that down to
4 0.45 acres from the 0.75 acres that was
5 approved with the master plan in February.
6 But again, as I mentioned, they're actually
7 hoping to get out in the field once
8 construction has started and, you know, maybe
9 get that 0.45 acres down a little bit further.

10 And then design storm water
11 facilities with the goal of treating and
12 retaining 100 percent of storm water for a 25-
13 year storm. And so what I wanted to note is
14 they do have a storm water management plan
15 that exceeds the Maryland requirements, but
16 they actually have a system that has the
17 capacity to pass through it the volume of a
18 25-year storm before it overflows. So what I
19 showed you, the vaults and the bio-retention
20 pond, actually have enough capacity. So the
21 25-year storm drops water over a 24-hour
22 period, so during that time as water falls,

1 the water is also being filtered out and going
2 out of the outfall. So while the vaults and
3 the bio-retention pond aren't physically sized
4 to hold the volume of a 25-year storm, it
5 actually can manage that storm water as it
6 passes through over a 24-hour period.

7 And then finally, encourage the
8 applicant to continue close coordination with
9 all the parties involved. The applicant has
10 been meeting with the community, meeting with
11 the county, meeting with, as I noted, all the
12 other parties, and I think they've done a
13 relatively good job with that over the course
14 of the past few months.

15 So with that, it's the executive
16 director's recommendation that the Commission
17 approve the preliminary and final site and
18 building plans for phase 1, which is the North
19 Campus, of the Intelligence Community Campus
20 in Bethesda, but to delegate to the executive
21 director approval of the final site
22 development plans for the landscaping, site

1 security and site lighting as these design

2 packages are currently under development.

3 Thank you, Mr. Chairman.

4 [INSERT - INTELLIGENCE COMMUNITY CAMPUS]

1 CHAIRMAN BRYANT: Thank you. Are
2 there any immediate questions for Mr. Hinkle
3 before we go on to the public comment section?

4 Mr. Hart?

5 COMMISSIONER HART: Can you
6 clarify how the green screening of the upper
7 half of the garage occurs?

8 MR. HINKLE: In terms of?

9 COMMISSIONER HART: Are there
10 planter boxes on the façade that these --

11 MR. HINKLE: My understanding is
12 it's actually planted in the ground and will
13 be brought up, these plants, but I think we
14 could get some further clarification from the
15 board. I don't think they would be successful
16 with planters midway.

17 COMMISSIONER HART: So it's not
18 vines on a trellis or something that's
19 covering the façade? You're actually trying
20 to grow plants from the bottom of the garage
21 to screen the top of the garage?

22 MR. HINKLE: Yes, I believe it is

1 a trellis, but it's structured so that the
2 first three levels, which would be below that
3 beam, do not have the trellis on them, just
4 where the pillars are to the garage and it's
5 brought up and then the trellis is up --

6 COMMISSIONER HART: So there's a
7 vine --

8 MR. HINKLE: -- on the top.

9 COMMISSIONER HART: -- type of
10 screening? Okay.

11 MR. HINKLE: That's my
12 understanding.

13 COMMISSIONER HART: The second
14 question is, as I recall, this garage was
15 supposed to replace all of the surface parking
16 in front of the buildings between there and
17 Sangamore Street. Is that one of the steps in
18 this North Campus implementation, or is that
19 being deferred, the demolition of all that
20 surface parking for the second south phase?

21 MR. HINKLE: No, the majority of
22 the surface parking will be taken out with

1 this process. And the garage contains 18,000
2 -- 1,800; I'm sorry, 18,000's quite a bit --
3 1,800 parking spaces, which is once the site
4 is -- once redevelopment of the whole site is
5 complete, will be essentially all the parking
6 for the site with the exception of the 24-
7 space visitor parking lot.

8 COMMISSIONER HART: So once the
9 parking garage opens, all that other surface
10 parking becomes closed?

11 MR. HINKLE: That's correct.
12 Actually what they hope to do is construct
13 this North Campus -- and currently there is
14 approximately 400 employees working at the
15 site now. So they'll construct this North
16 Campus, have those employees park within the
17 garage and be screened within the new
18 facilities, and then use the existing
19 remainder of the parking lot for construction
20 layover and so forth, redevelop those south
21 structures and then take away the remainder of
22 that parking on that site and landscape the

1 site.

2 CHAIRMAN BRYANT: Peter? Mr. May?

3 COMMISSIONER MAY: Yes, I do have
4 a couple questions, but they're really for the
5 Corps, and I was thinking actually it would be
6 better if we waited until after the public
7 comment period.

8 CHAIRMAN BRYANT: Right.

9 COMMISSIONER MAY: So if we can
10 have an opportunity to ask the questions then,
11 I'd appreciate it.

12 CHAIRMAN BRYANT: Yes, sir.

13 COMMISSIONER TREGONING: Just a
14 couple of points of clarification. What is
15 called figure 8 in the report, the
16 illustrative site plan --

17 MR. HINKLE: Yes.

18 COMMISSIONER TREGONING: -- I'm
19 unclear. Based on this diagram, kind of what
20 are the movements, visitor movements, if you
21 come by car, bike or you're a pedestrian?
22 There's something called a visitor inspection

1 station that's identified and a visitor
2 control center that's identified. Yes, so
3 that'll work if you want to use that one.

4 MR. HINKLE: Yes, I see a mislabel
5 on the figure with the EDR.

6 COMMISSIONER TREGONING: Oh, is it
7 mislabeled? All right. Well indulge me
8 anyway and just talk to me about how --

9 MR. HINKLE: Yes, let's go back.

10 COMMISSIONER TREGONING: --that
11 one is good -- how you would enter the site if
12 you're a visitor.

13 MR. HINKLE: Sure.

14 COMMISSIONER TREGONING: Walk,
15 bike and car.

16 MR. HINKLE: Yes, my apologies.
17 Within the EDR, the visitor inspection station
18 should be labeled vehicle inspection station,
19 if that makes sense. So if you're a visitor,
20 you'll enter through, pull into the garage --
21 I mean, the visitor parking lot, enter into
22 the visitor control center and get your

1 credentials. And then my understanding is you
2 either stay parked and walk the pathway down
3 to the facility, or you get back in your
4 vehicle and you're allowed to pass through the
5 gate.

6 COMMISSIONER TREGONING: And your
7 vehicle gets inspected?

8 MR. HINKLE: That's my
9 understanding.

10 COMMISSIONER TREGONING: So every
11 vehicle that enters this gets inspected,
12 enters the garage?

13 MR. HINKLE: Yes.

14 COMMISSIONER TREGONING: Like the
15 trunk gets opened and people look under the
16 carriage, that kind of thing, for 1,800
17 vehicles a day?

18 MR. HINKLE: Yes, I'll let the
19 Corps --

20 COMMISSIONER TREGONING: Okay.

21 MR. HINKLE: -- respond to those
22 operational questions.

1 COMMISSIONER TREGONING: Okay.

2 And if you're coming by car, that's great. So
3 that path there is a pedestrian-only path?

4 MR. HINKLE: Right here.

5 COMMISSIONER TREGONING: The one
6 by the garage, or not? Is that a road?

7 MR. HINKLE: This is an access
8 roadway, so there's --

9 COMMISSIONER TREGONING: A
10 sidewalk?

11 MR. HINKLE: -- a walkway, there's
12 loading, there's those functions down in the
13 buildings themselves.

14 COMMISSIONER TREGONING: Okay.
15 Well your ultimate destination if you're
16 coming as a pedestrian is not the garage,
17 right? You're going into some other building?

18 MR. HINKLE: That's correct.

19 COMMISSIONER TREGONING: So how
20 are you moving as a pedestrian?

21 MR. HINKLE: There's a pedestrian
22 path coming from Sangamore Road --

1 COMMISSIONER TREGONING: Yes.

2 MR. HINKLE: -- through here to
3 the visitor control center --

4 COMMISSIONER TREGONING: Okay.

5 MR. HINKLE: -- out of the visitor
6 control center, down this pathway and down
7 here. Now this is a temporary situation until
8 the South Campus is complete. And what will
9 occur is you would have a main new building
10 here that connects the existing buildings.
11 Then you'll have a main front door at this
12 location. So when phase 2 comes along,
13 essentially you'll come through the visitor
14 control center straight into the primary
15 entrance here.

16 COMMISSIONER TREGONING: Okay.

17 Now you're coming by bike. What do you do?

18 MR. HINKLE: There's an entrance
19 here. You come here. There's bike parking in
20 this location.

21 COMMISSIONER TREGONING: Okay.

22 MR. HINKLE: Or I would assume you

1 come through as an employee through here down,
2 and there's parking along this side or parking
3 within the garage.

4 COMMISSIONER TREGONING: For your
5 bike?

6 MR. HINKLE: For your bike.

7 COMMISSIONER TREGONING: Okay.
8 One other question. Is the storm water -- the
9 language that was used in the EDR was
10 "retain" --

11 MR. HINKLE: Yes.

12 COMMISSIONER TREGONING: -- for a
13 25-year storm event. But what you described
14 was detaining, not retaining. So detaining is
15 to slow the movement of the water. Retaining
16 is to keep it on site or percolate it into the
17 ground. So do you know if they're retaining
18 or detaining the water?

19 MR. HINKLE: My understanding is
20 that it's the opposite. You retain until it
21 goes through some filter process and then exit
22 onto the --

1 COMMISSIONER TREGONING: Okay. So

2 you think they've met the requirement?

3 MR. HINKLE: Correct.

4 COMMISSIONER TREGONING: Thank

5 you.

6 CHAIRMAN BRYANT: Any further

7 questions before we go onto public comment?

8 (No audible response.)

9 CHAIRMAN BRYANT: We will bring it

10 back to the Commission after the public

11 comment session.

12 [INSERT - LIST OF SPEAKERS]

1 CHAIRMAN BRYANT: We do have eight
2 people signed up to speak. Three people are
3 representing organizations. And if you're
4 representing an organization, you have five
5 minutes. There are five people representing
6 themselves, and you will have three minutes.
7 So of the eight, the first three are Mr. Donal
8 O'Connell; second will be Mr. Stephen Salop;
9 and third would be Mr. Brad Northrup.

10 So, Mr. O'Connell, welcome.

11 MR. O'CONNELL: My name is Donal
12 O'Connell and I am the chairman of the famous
13 Joint Traffic Committee that you are all quite
14 familiar with. And I think you have in your
15 package the bylaws, as Mr. Hinkle referred to,
16 of the Joint Traffic Committee, and they were
17 developed with both the DIA and the community,
18 and we're happy with those bylaws. I'm also
19 the president of the Sumner Citizens
20 Association, and Sumner is a community of
21 about 550 single family homes to the east side
22 of Sangamore Road and is the largest community

1

impacted here.

2

[INSERT - JOINT TRAFFIC COMMITTEE CHARTER]

1 MR. O'CONNELL: Now you should all
2 be aware obviously that this is a huge
3 facility that on its completion will have more
4 than 800,000 square feet, which is a major
5 building by any standards. It's more than a
6 mile from any road that's a state road or a
7 four-lane highway, so traffic is obviously a
8 huge and major issue.

9 But we've met three times on the
10 Joint Traffic Committee. The first time we
11 met was an organizational meeting. We elected
12 a chair, a secretary, and all that kind of
13 stuff, and decided how we were going to
14 proceed. And we agreed we would meet monthly
15 or as needed as things went on, and I think we
16 anticipate that this Joint Traffic Committee
17 will meet for a tremendously long time until
18 the operation of the facility. And obviously
19 phase 2 will not be operational for more than
20 three or four years. So it's going to be
21 around for a long time.

22 In the second meeting we met with

1 the Maryland Department of Transportation and
2 they presented what their study design would
3 be going forward. They would do a baseline
4 study of all the major intersections that
5 would be impacted by this facility, which
6 would be Sangamore Road and its intersection
7 with MacArthur Boulevard at the south of the
8 site, Sangamore Road and its intersection with
9 Massachusetts to the north of the site, and
10 then some other intersections that are further
11 out MacArthur Boulevard where it intersects
12 with the Clara Barton Parkway, and then also
13 some pedestrian safety issues that are
14 impacted in between.

15 The third meeting we reviewed the
16 transportation management plan, which was the
17 new management plan that the DIA and the
18 intelligence community has generated, and I
19 think we're reasonably happy with that plan.

20 We have several recommendations.
21 The first is that the Navy, who is due to
22 occupy the Dalecarlia section of what used to

1 be the NGA site, has been totally non-
2 responsive and has not responded to the two
3 invitations to join the traffic committee, in
4 fact has not been response at all. And
5 obviously that's a big disappointment to us,
6 but they've just been, you know, missing in
7 action.

8 Now we all know that when Navy
9 built their Navy Medical Facility up on
10 Rockville Pike, they were also not responsive
11 to the community, but it ended up in a big
12 mess that everyone has tried to dig themselves
13 out of since. So that's obviously a very
14 large concern for us, that Navy figures they
15 want to do what they want and worry about the
16 consequences later. So that's a big issue.

17 The second is that in order to
18 encourage transit and carpooling use, which is
19 critical in a facility like this where we have
20 800,000 feet of class A office space, but
21 parking for 1,800 vehicles -- which is
22 probably a little under-parked for a suburban

1 facility, but this is not totally a suburban
2 facility. It's not like we have access to the
3 Beltway or to state roads immediately next to
4 the facility. We need to encourage carpooling
5 in a big way. The DIA have been running a
6 shuttle service, a free shuttle service from
7 Friendship Heights. We have not seen the
8 results yet of a ZIP code analysis and we
9 don't know where all the future employees are
10 going to come from. In any event, it's moot
11 because they might be different people in two
12 or three years time.

13 But I think we feel that it's
14 essential that tariff pricing or parking
15 pricing, which is normally not charged for
16 intelligence employees at suburban locations,
17 has to be on the table. And if it means that
18 in the future people have to pay \$20 a month
19 to park a single-occupancy vehicle, that's the
20 way it's going to have to be.

21 So I think that we're reasonably
22 happy of how things have been going.

1 Obviously the jury is still out on a lot of
2 things yet, but we're happy enough with how
3 things are going. We've taken the summer off.
4 We're not going to meet again until September.
5 Construction has started at the site in terms
6 of demolition and there have been some noise
7 issues. They've not been major. Obviously
8 the people who are immediately affected are
9 very irate about it and think it is a big
10 issue. Others are not so concerned about it.
11 But it's moving along and clearly Clark is a
12 very responsible contractor and they have
13 plenty of signage and all that kind of stuff.

14 That's about it and there are my
15 comments. And if you have any questions or
16 comments, I'd be happy to respond to that.

17 CHAIRMAN BRYANT: Thank you very
18 much, Mr. O'Connell. Appreciate it.

19 Mr. Salop?

20 MR. SALOP: Yes, Mr. Hinkle, could
21 I have the slides, please.

22 MR. HINKLE: Yes.

1 MR. SALOP: The slide of the PV
2 array coming up. I'm Steve Salop. I'm from
3 the Wapakoneta Road Committee. I'm going to
4 speak about the PV array and the delegation
5 issue and information generally. My
6 colleagues are going to talk about storm water
7 management. Much of what I have to say today
8 will relate to the storm water management as
9 well.

10 I have two recommendations for the
11 Commission. The first is that in light of the
12 substantial visual impact of the PV array, I
13 recommend I hope that the Commission condition
14 its approval on the Corps eliminating this
15 adverse impact either by deleting the array,
16 moving it or taking other corrective action.

17 Secondly, the EDR had a
18 recommendation that the Commission delegate
19 further approval to the executive director,
20 and I would recommend that in light of the
21 history of this project and the various
22 problems that have occurred that that

1 delegation not be made, at least not at this
2 time. So I want to talk about those issues.

3 The PV array is going to have a
4 substantial negative adverse impact. It's
5 really large. It's 10 or 15 feet high. The
6 10 feet is just the structure. The panels are
7 going to be on top of it. The dimensions of
8 it are about 150 feet by 60 feet. It will be
9 visible from Sangamore Road on the east
10 elevation. It'll be visible on the west
11 elevation from my neighborhood on Wapakoneta
12 Road.

13 Could you show the slide that's
14 got the sight line? No, it's earlier.

15 PARTICIPANT: Yes, we'll get back
16 to it.

17 MR. SALOP: Again, I'll get back
18 to that. I don't want to waste my time on
19 this.

20 Okay. Well, this sight line --

21 CHAIRMAN BRYANT: You'll have to
22 stay at -- for recording purposes.

1 MR. SALOP: Yes, that sight line
2 is from the ground. The Wapakoneta
3 neighborhood is up across there above the
4 trees, so we will see it. And of course you
5 will see it from Sangamore Road. So it's
6 large. Unlike the rest of the garage, it will
7 not have a green screen, so it'll be very
8 visible. It will look different.

9 I also want to emphasize; and this
10 relates to the whole issue of delegation of
11 authority and so on, that it came as a great
12 shock. We only found out about this PV array
13 two weeks ago. The agreement that was made
14 between the Corps, the Defense Intelligence
15 Agency and the neighborhood back in January
16 did not have this array in the agreement. We
17 only found out about it on May 23rd. Okay?
18 Indeed, Admiral Manzelmann, who is the deputy
19 director of the DIA and the executive director
20 of the project, he hadn't seen the drawings
21 until May 23rd. So, you know, it came as a
22 big surprise.

1 Admiral Manzelmann has suggested
2 that it could be downsized. There's talk that
3 maybe the panels could be moved to Morey Hall.
4 Maybe the panels could be moved on top of the
5 visitor center. Maybe there could be a green
6 screen. All of those possibilities are open
7 and Admiral Manzelmann seems positive on the
8 role of doing something, but nothing's been
9 done. And for that reason, we would like you
10 to wait and see what happens.

11 If it can't be fixed, we think it
12 should be deleted. It's not essential to the
13 project. It's designed to achieve zero net
14 energy from the visitor center. That's quite
15 a laudable goal, but I don't think it
16 justifies the adverse trade-off. In any
17 event, no analysis has been done of the trade-
18 off, so we would like you to condition your
19 approval on further analysis of this PV array.

20 Conditioning your approval on that
21 also eliminates -- also will serve the goal of
22 transparency. It'll signal to the Army Corps

1 of Engineers that secrecy has no place in the
2 process of community engagement and that they
3 should be providing more advanced notice to
4 the community, and to the Commission, for that
5 matter.

6 It's been argued that might cause
7 some delays. I don't see why it would, but if
8 it does cause delays, any delays in this
9 project being caused by needing to give
10 information to the community have come before
11 the Corps because the Corps did not provide
12 that information previously. The Corps has
13 systematically withheld information until the
14 last minute. They've then provided very
15 incomplete information with inadequate
16 documentation. They shouldn't be rewarded for
17 this behavior. To set signals going forward
18 you need to incentivize the Corps to give out
19 the information in a timely fashion.

20 For the same reason, I don't think
21 that you should delegate to the executive
22 director just yet. In light of the history of

1 this project, intervention by the Commission

2 may be necessary in the future when there are

3 other surprises like another PV array. Thank

4 you very much.

5 [INSERT - STATEMENT OF STEVEN SALOP]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Salop.

3 Next is Mr. Northrup and Mr.
4 Northrup will be followed by Harold Pfohl, and
5 after Harold will be Mr. Arthur Zeizel.

6 Mr. Northrup, welcome.

7 MR. NORTHRUP: Yes, thank you. My
8 name is Brad Northrup. I live in the
9 community of Brookmont, which is located right
10 below this, surrounded by national park land
11 and I've been on a small team of people that
12 have worked with community leadership working
13 with Mr. Manzelmann and the Corps on this
14 project over the last several months.

15 I have a similar recommendation to
16 what Mr. Salop just said, but I'm going to
17 focus on storm water and storm water
18 management and ask that the Commission not
19 approve this design and plans for the phase 1
20 North Campus. My concern is that future
21 approval -- and my interest is in having
22 future approval be conditioned upon providing

1 evidence and that the proposed storm water
2 management design will adequately reduce
3 stream channel erosion, pollution and
4 sedimentation. Our concern is mainly with
5 what happens when the water leaves the site
6 and what is the implication of the work
7 they're doing there on that? And also
8 relative to that, we request that you not
9 delegate approval of final site development to
10 the executive director.

11 I do want to recognize the good
12 work of the Defense Intelligence Agency
13 working with the community. They've been very
14 good at engaging us in the last several months
15 on several issues including the impact on
16 deforestation and we commend them for the
17 progress they've made in expanding the storm
18 water management design. And although it's
19 still in its preliminary stages, there's very
20 good work that appears to be going on in terms
21 of collaboration with the National Park
22 Service in remediation on the site.

1 But the storm water impact at this
2 site is a really critical issue. Since the
3 discharge from the site flows through Park
4 Service land, it impacts the C&O Canal and
5 National Historical Park and the Potomac River
6 Gorge, which is one of the most biologically
7 important areas on the East Coast.

8 Historically it has been storm water releases
9 from the site that has created existing
10 significant erosion and sedimentation and it
11 is that concern about, again, what happens
12 after the water leaves the site that is
13 concerning us.

14 While transparency has been there
15 in the engagement process, at this point
16 there's just inadequate information on storm
17 water management and it's leaving us sort of
18 in the dark at this point. And four points
19 about that.

20 We have requested an analysis that
21 would provide the link between discharge of
22 the site and impacts on downstream erosion and

1 sediment flow, and this has not been received.

2 We will not see the completed
3 storm water management plan for the North
4 Campus until it's submitted to MDE at the end
5 of June or early July, as it says in the
6 report, and we are not certain the impact
7 analysis will be part of that submission.

8 We do not have information that
9 justifies the claim in the executive
10 director's recommendation that peak storm
11 water charges significantly reduce potential
12 for downstream adverse erosive effects.

13 And as noted in the conformance
14 appendix to the document, the National Park
15 Service is supposed to received storm water
16 calculations for the North Campus, and those
17 have not been forthcoming at this point.

18 So given the incomplete
19 information provided so far, that assessment
20 is not -- it's not possible for us to make an
21 assessment of what the impact of storm water
22 discharge on the site will be for downstream

1 conditions. And for that reason, we're
2 recommending that this Commission not approve
3 this final plan and not delegate its authority
4 to the executive director. We don't feel
5 there's a need to rush at this point, nor do
6 we think it's prudent to do so. Thank you.

7 MR. PFOHL: My name is Harry
8 Pfohl. Thank you for the opportunity to
9 testify before you today. I'm a resident of
10 Glen Echo Heights and have previously appeared
11 before you as president of the Glen Echo
12 Heights Citizens Association, however, I've
13 been term limited out of office and hence
14 today I'm appearing as an individual.

15 In our multi-neighborhood
16 testimony on February 2nd, we requested the
17 following: USACE, the Corps, should designate
18 storm water management facilities with the
19 goal of treating and retaining 100 percent of
20 the storm water for a 25-year storm subject to
21 potential constraint of not causing additional
22 deforestation. USACE should also submit

1 detailed engineering analysis that justifies
2 its plans if it's unable to reach this goal.

3 Subsequent to that meeting, the
4 NCPC posted the following on its Web site: In
5 its approval, the Commission also requested
6 the applicant to strive to design storm water
7 management facilities with the goal of
8 treating and retaining 100 percent of the
9 storm water for a 25-year storm. A 25-year
10 storm is a considerable storm. For most of us
11 that would have occurred twice in our
12 lifetime. The ICCB storm water management
13 plan has met the requirement for retaining 100
14 percent of the storm water for a 25-year storm
15 and exceeds the MDE requirement for treating
16 the first one inch of storm water by treating
17 21 inches or over 100 percent more than the
18 minimum requirement.

19 There is now discussion as to
20 whether the extent of retention of storm water
21 is sufficient to adequately protect the stream
22 channels against significant further erosion.

1 I'm not an expert in such matters and cannot
2 contribute to the question of efficiency, or
3 sufficiency, rather. However, the goal set
4 forth in February for retention was achieved.
5 Goals addressed by such terms as sufficient,
6 adequate or significant are subject to
7 arbitrary judgment. Arbitrary standards leave
8 the engineers with no confidence that whatever
9 is designed is sufficient since sufficient is
10 not defined. That is unreasonable, especially
11 so in light of how much has been achieved.

12 Given the huge progress that has
13 been made on all fronts, I wish to bring up a
14 material consideration that has not been
15 discussed before, and that is the mission of
16 the ICCB. A year or two ago in the Washington
17 Post the Post had an article on the Office of
18 Director of Intelligence citing a lack of
19 success in getting the numerous intelligence
20 agencies to cooperate as desired. Clearly
21 bringing senior figures together from
22 disparate cultures to work in the same

1 physical environment promotes relationships
2 and that eases teamwork toward common goals.
3 I inquired as to whether or not of the
4 objectives of the ICCB was to achieve
5 significant improvement in interagency
6 cooperation and the response was yes.

7 It is a matter of common sense
8 that effective intelligence is a crucial
9 factor in dealing with the international
10 problems that we're facing. Hence, it is also
11 a matter of common sense that it is in our
12 collective interest for the development of the
13 campus to proceed with minimal delay. With
14 that in mind and with appreciation for all
15 that has been accomplished and with gratitude
16 to all who have participated, including my
17 colleagues who we've been meeting with for the
18 past numerous months, I'm concerned that
19 further delay and commencement of the project
20 will outweigh any residual benefits that may
21 be achieved.

22 Therefore, I urge the NCPC to

1 approve the master plan, but with one minor
2 condition; relocation of the photovoltaic
3 array on penthouse for the array that have
4 very recently been added to the top of the
5 garage. My understanding is that the
6 intelligence community is agreeable to such a
7 request. Thank you for your time.

8 [INSERT - STATEMENT OF MR. PFOHL]

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

3 Mr. Zeizel? I hope I'm
4 pronouncing your name correctly.

5 DR. ZEIZEL: Yes. Well, that's
6 the German pronunciation. Thank you.

7 My name is Arthur Zeizel. I'm
8 speaking as an individual even though I'd been
9 requested to speak by the Sumner Citizens
10 Association and Brookmont Civic League.

11 My background and education is
12 that I have a Ph.D. in hydrogeology with a
13 minor in civil engineering. Professionally
14 I've worked as a resources planner for the
15 Northeastern Illinois Metropolitan Area
16 Planning Commission which had jurisdiction
17 over the six-county Chicago Metropolitan Area,
18 where I co-authored a comprehensive water
19 resources planning and management study for
20 that six-county area, which is a prototype
21 study.

22 I've worked for the Federal

1 Government for over 30 years, half the time
2 with the Department of Housing and Urban
3 Development in the Office of Policy and
4 Research where I was a water resources
5 specialist. I also was the agency rep to the
6 National Water Resources Council where they
7 did river basin planning in a committee on
8 hydrology. The early half of my career was
9 with the Federal Emergency Management Agency
10 where I was a policy manager for hydrogeology
11 where I did work with science policy and
12 research conceived in managed research and
13 demonstration projects in natural hazards,
14 including floods, earthquakes and so forth.

15 My initial review of the site
16 material provided by the Corps excited me
17 because they are required to show leadership
18 in storm water management. The executive
19 order, Presidential Executive Order 13508,
20 develops a strategy -- requires development of
21 a strategy for protection and restoring the
22 Chesapeake Bay Watershed. The Army has

1 adopted also a policy to lead in water
2 resources management. All these things made
3 me think that this was a great opportunity
4 here in this site to show what in fact can be
5 done.

6 I was more excited when I read the
7 MDE, the Maryland Department of Environment,
8 Storm Water Management Guidelines for State
9 and Federal Projects. Those guidelines are
10 excellent and do reflect the new thinking in
11 storm water management to emphasize the non-
12 structural approaches to storm water
13 management and retention of the water, not
14 detention, as the point was made earlier. The
15 thrust of those regulations require
16 environmental site design approaches which are
17 basically required before structural measures
18 can be considered for storm water retention.
19 They also require a very detailed plan
20 emphasizing the ESD measures.

21 I was less than excited, however,
22 and somewhat concerned when I read the

1 information provided by the Corps where
2 they're only going to use a very few of the
3 ESD measures and non-structural approaches
4 measures, and I have to say that my review of
5 the plan as submitted, when you measure it
6 against the requirements of the Maryland
7 Department of Environment, that is not a plan.

8 I would recommend that they not
9 approve the plan. I think what we should do
10 is to push for more consideration of the
11 environmental site design approaches and to
12 actually require a plan. Until that -- and I
13 think we should really insist that the Corps
14 show leadership in its method in this whole
15 site and not just the minimum. Thank you.

16 CHAIRMAN BRYANT: Thank you, Dr.
17 Zeizel.

18 The last three speakers are,
19 first, Mr. David Berg; second, ms. Nicole
20 Lurie; and then last will be Mr. David Hernd.

21 Mr. Berg, welcome.

22 MR. BERG: Thank you for the

1 opportunity to offer testimony again on behalf
2 of the Civic League of Brookmont.

3 Like my colleagues, I compliment
4 Admiral Manzelmann and his DIA team for
5 significant improvements. In every area of
6 concern there's a night and day improvement in
7 almost every area. The one that stands out
8 for where that's not true is storm water,
9 which has improved somewhat, but not
10 sufficiently. Near compliance with storm
11 water management minimums is not adequate for
12 this site given its very sensitive location.
13 History demands special attention to storm
14 water management here.

15 This slide shows some of the
16 sediment damage to the C&O Canal from erosion
17 in the north stream. The history of storm
18 water management here is absolutely appalling.
19 The stream should be draining directly into
20 the Potomac, but the drain is clogged.

21 Here we see a phase 2 area of
22 severe erosion that the Park Service calls

1 impairment. We must avoid a repeat of this.
2 And their plans which are inadequate, as Mr.
3 Zeizel just explained, don't show that we'll
4 get there.

5 To distill it down to a simple
6 statement again; we've said this all along,
7 our goal is to protect -- that the storm water
8 management facilities on the North Campus
9 protect against significant renewed erosion
10 and sedimentation; we've been very clear, and
11 there is real cause for our concerns.

12 With analysis and transparency,
13 the site can achieve sufficiency. We've had
14 neither, and we've not seen any of the data to
15 support the conclusions that have been
16 presented by the staff.

17 How would it work to get there?
18 By paying attention specifically to pre-
19 development characteristics. This is the
20 fundamental principle in the guidelines of the
21 State of Maryland and that guidelines is --
22 are not the at-portion of the guidelines. The

1 controlling part is not being addressed. And
2 they need to do an analysis of the downstream
3 conditions, and I believe that MDE will
4 ultimately require them to do that.

5 The issue becomes will erosion and
6 therefore sedimentation be significantly
7 reduced? And no one can answer that
8 sufficiency question now. And if they can,
9 they haven't showed us the data that exists or
10 may not exist at all.

11 I'm not going to go into ESD more
12 than Art did. Pretty clearly they are not
13 using ESD. None of the structures proposed
14 are ESD according to the chapter of the
15 Maryland State Manual on ESD.

16 Art also spoke about the executive
17 order on the Chesapeake Bay. The site team
18 never mentioned this executive order. The EDR
19 does not mention the executive order. And I
20 think that there's a real question of whether
21 the plan for the North Campus is sufficient
22 for compliance with the requirement for

1 federal leadership.

2 In addition to the three first
3 items here which Brad listed, I suggest four
4 additional items. We need to have the
5 information base that it will take to
6 determine the adequacy of these plans and to
7 improve the record of environmental
8 stewardship with the executive order and the
9 goal of protecting the parks. If the site
10 team can't prove this, then they should simply
11 provide professional certification that there
12 will not be downstream erosion and
13 sedimentation. They won't do that. I predict
14 they won't do that. Again, I'm not referring
15 to 100-year storms, but smaller storms.

16 So at what flow rate did the tree
17 fall? The EDR report table on page 23 shows
18 existing and proposed flow rates in different
19 storm events for the northwest outfall. What
20 flow rates preexisted development? We don't
21 know. What flow rates will be protective of
22 the north stream? We don't know. The term

1 that Mr. Hinkle used; "managed release," is a
2 severe misnomer. Flow will be 24,000 gallons
3 per minute in a 25-year storm. Right now it's
4 28,000. There's very little detention taking
5 place in larger storms.

6 This is the result. This is one
7 of the 12 specimen trees that you were told
8 would be protected under the original proposal
9 that was brought to this group. It fell under
10 the Corps' stewardship of the site either in
11 late December or early January. So I submit
12 to you that until the Corps studies the north
13 stream's capacity and shares the results, we
14 will not know what flows are safe and be able
15 to plan accordingly. So I encourage you again
16 to not approve the storm water aspects of this
17 and require the data be developed. Thank you.

18 [INSERT - STATEMENT OF MR. BERG]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Berg.

3 Ms. Lurie?

4 MS. LURIE: Good afternoon. My
5 name is Nicole Lurie and I'm a resident of
6 Wapakoneta Road. I think you're used to
7 seeing my husband here, Jesse Good man. I'm
8 pinch hitting today.

9 Let me begin as others have by
10 complimenting Admiral Manzelmann on his
11 leadership and work with our community. It's
12 been very welcome and very constructive.

13 I today would like to echo the
14 recommendations made by Steve Salop and
15 others. My goal today is to come before you
16 and request, however, that in addition to
17 those recommendations that you require of the
18 Army Corps of Engineers, DIA and the
19 neighborhood in after action review to take a
20 look from soup to nuts at lessons learned from
21 this process in the hopes that this misfortune
22 could be prevented in the future.

1 The neighborhood has spent
2 thousands and thousands of hours working on
3 this issue. The Corp of Engineers similarly
4 has spent many hours and quite a bit of money,
5 as has the DIA, for a situation that in my
6 mind was largely preventable. And so I'd like
7 to suggest you do this after action review and
8 that you as the NCPC take into account the
9 lessons learned and incorporate them into your
10 practices going forward and suggest to the
11 Army Corps of Engineers that they do the same.

12 I had hoped that one of the
13 lessons learned would have been about
14 transparency and listening to the community
15 and community input, and until recently I was
16 feeling as though we were on a good track.
17 But the May 23rd surprise, which many of us
18 learned about actually after May 23rd with the
19 photovoltaic cell on top of the parking
20 garage, well after we in the neighborhood had
21 an agreement with the Corp of Engineers and
22 others about what this parking garage would

1 like and where it would be sited, suggests to
2 me that that lesson has not been learned. And
3 as Mr. Salop pointed out, the sight line, at
4 least from my house, is directly across the
5 hill, yes, I will be impacted by that
6 photovoltaic cell and will see it every
7 morning when I wake up and every night when I
8 go to bed.

9 Similarly, the lessons learned
10 about storm water management and listening to
11 the community and their concerns about that
12 have not been learned and suggest that we
13 still don't have adequate listening and
14 adequate process for community consultation
15 going forward, which is disappointing.

16 So that leads me to conclude, I'm
17 afraid, that continued consistent vigilance by
18 the community throughout this whole process is
19 going to be necessary and, unfortunately,
20 continued and consistent vigilance from you as
21 a Commission will also be necessary.

22 So my recommendation as well would

1 be that you defer approval until the issue
2 with the parking garage, the structure on top,
3 and the photovoltaic cell is completely
4 resolved. And I do not have confidence right
5 now in the process at all enough to suggest
6 that you delegate authority to the project
7 manager for the reasons I think I discussed.
8 Thank you very much.

9 CHAIRMAN BRYANT: Thank you, Ms.
10 Lurie. And, Mr. David Hernd.

11 MR. BERG: He's not here. He
12 couldn't come at the last minute.

13 CHAIRMAN BRYANT: Okay.
14 Understood. Thank you.

15 [INSERT - LETTER FROM MONTGOMERY COUNTY
16 PLANNING DEPARTMENT

1 CHAIRMAN BRYANT: That ends the
2 public comment period and we'll return the
3 discussion to the Commission members. At this
4 time it may be prudent to have a Corps
5 representative to come up who can speak
6 technically to the project. And I believe Mr.
7 May has some questions and Ms. Tregoning can
8 re-ask her questions regarding how and how
9 many vehicles are inspected. And there will
10 be other questions, too.

11 MR. MANZELMANN: Sir, if you don't
12 mind, my name's Jim Manzelmann and I'm the
13 owner's rep on the project, and there are a
14 couple of questions I wanted to answer and
15 then --

16 CHAIRMAN BRYANT: Sure.

17 MR. MANZELMANN: -- Jared here
18 will answer the storm water management,
19 because I am not a civil engineer by any
20 means. I'm an architect.

21 CHAIRMAN BRYANT: Yes, sir.

22 COMMISSIONER DIXON: Would you

1 state your name again?

2 MR. MANZELMANN: Yes, Jim
3 Manzelmann.

4 CHAIRMAN BRYANT: Great. Thank
5 you. Welcome.

6 MR. MANZELMANN: A couple things.
7 First of all, I've been working very hard with
8 the community and we continue to work and I'll
9 be working through this project with them as
10 we develop it.

11 An easy one to talk about is the
12 PV panels that were talked about. Obviously,
13 we're trying to do zero net energy. And one
14 of the things about transparency is -- and
15 working with the neighbors is sometimes -- in
16 this particular case; I think Mr. Salop
17 mentioned it, he actually got to see a drawing
18 before I even had a chance to see it as the
19 owner's rep because I would have known looking
20 at it that we didn't want anything on top of
21 the garage. So we are working with the team
22 to lower the profile of that and look for

1 other alternatives. So we're working through
2 that and I think that's a design feature we
3 can clearly take care of.

4 There was a question about the
5 screening of vehicles, and I can just answer
6 that very quickly. There is not, as Mr.
7 Hinkle mentioned, a vehicle inspection that is
8 a physical stop, open the car and do all that.
9 If you have a visitor that goes to the visitor
10 center, they can be issued a badge and when
11 you go through the vehicle checkpoint, they
12 can go back through in the garage by showing
13 that badge. So it's a showing of a badge, but
14 not a physical stop and inspection of the
15 vehicle. Periodically, given certain threat
16 conditions, they will do a random check, and
17 there's a lane that you pull off to do that
18 random check. And there they'll use --
19 generally they use a guard dog to do that, but
20 that's a random occurrence. So visitor or
21 employee that go through that will show a
22 badge and move forward.

1 And then storm water management,
2 before I turn it over to Jared, just a couple
3 points: One of my goals of this project; and
4 I clearly believe we're going to achieve that,
5 is that you saw the original picture with all
6 the surface parking on the site. By
7 eliminating that parking and turning it back
8 into landscaping and building that parking
9 garage, we reduce the water runoff from the
10 site, when complete, by about 43 percent. In
11 my mind that's huge for an existing site
12 that's been -- with the water runoff that it
13 currently has today, and I think we can attain
14 that.

15 The other thing, in the detention;
16 and again I'm not an expert on detention of
17 retention, but I know that we have
18 significantly increased from that 88,000
19 gallons up to the now 250,000 gallons, to
20 detain water on site, filter that water before
21 it goes into the stream bed.

22 And then the last and third point

1 I would make with you is I promised the
2 neighborhood and the community that I would
3 work very hard, even though there were prior
4 tenants there -- but I would work really hard
5 with the Army BRAC, the Corps itself and also
6 the National Park Service; and I've personally
7 hosted the meetings on that, to discuss the
8 remediation of the damage that has been done.
9 And we have opportunities there. And it's
10 going to be a four or five-year plan as we
11 develop the project, because you have to
12 complete new work to reduce the runoff to then
13 repair anything in the stream beds that goes
14 down or help the National Park Service with
15 the canal itself. And there will be monies
16 there to help them dredge. So we've made that
17 commitment to them. Again, I'm hosting that.
18 I'm not driving that. But that communication
19 has gone very well and we're working through
20 a plan there to solve that.

21 And I'll turn it over to Jared to
22 answer the storm water management, sir. Thank

1 you.

2 CHAIRMAN BRYANT: Thank you very
3 much.

4 MR. OLSEN: Jared Olsen with the
5 Corp of Engineers.

6 CHAIRMAN BRYANT: Welcome.

7 MR. OLSEN: Good to see you all
8 again. I do not have any prepared remarks, so
9 if we want to go straight to the questions, I
10 will be happy to answer them to the best of my
11 ability.

12 CHAIRMAN BRYANT: Sure. Yes, Mr.
13 Manzelmann, can you come back up?

14 COMMISSIONER WHITE: I have a
15 question of Mr. Manzelmann.

16 MR. MANZELMANN: Yes, ma'am.

17 COMMISSIONER WHITE: First, I
18 appreciate your candor --

19 MR. MANZELMANN: Yes, ma'am.
20 Thank you.

21 COMMISSIONER WHITE: -- in telling
22 us that you were a little surprised by seeing

1 those cells as well. And you commented that
2 you were working to lower the profile and
3 other alternatives and that you thought you
4 could easily take care of that.

5 MR. MANZELMANN: Yes, ma'am.

6 COMMISSIONER WHITE: So give us an
7 idea of what some of these alternatives could
8 be. Could you take them of the garage and put
9 them in a different place?

10 MR. MANZELMANN: If I had a
11 whiteboard, I could draw, but if you can
12 visualize in a parking garage -- I know you
13 all have been in them -- and the trend now is
14 when you do a transition from level to level,
15 most of them do that with a full parking ramp
16 that is the full width, 60 foot, or 61 feet,
17 or 62 feet, and it's the length of the garage.
18 As the ramp transitions, you go up that lane
19 and you're on the next level.

20 And so, if you visualize something
21 that's sloping up this direction and then you
22 come at this end of it, which already has a

1 parapet height for safety so people don't walk
2 over this edge -- if you put that -- PV panels
3 on top of that, you're basically at the
4 parapet height. And that is that -- you know,
5 Mr. Salop was talking about something was up
6 here at 10 or 12 feet, what I call lowering
7 the profile or bringing it down, because
8 you're still vehicle clearance. You know,
9 parking garage vehicle clearance is only about
10 seven foot or so. So we have plenty of room
11 in here. So I've got a 60-foot width. And
12 then you put it over that top and a car still
13 comes up and clears this edge. So that's
14 clearly one thought.

15 And another suggestion was made.
16 Do we put it on Morey Hall or one of the other
17 existing buildings that we're keeping? That's
18 a possibility. We could do it on the visitor
19 center itself, but that roof area is
20 relatively small. So I think the parking
21 garage solution is what we're looking at first
22 to see if we can make that work and keep the

1 profile very low.

2 COMMISSIONER WHITE: Thank you.

3 MR. MANZELMANN: Yes, ma'am.

4 CHAIRMAN BRYANT: Mr. May?

5 COMMISSIONER MAY: Yes. First of
6 all, thanks to everyone who's been working on
7 this, the Corps and Mr. Manzelmann and also
8 the neighbors who've been working very closely
9 with my colleagues in the Park Service to try
10 to make progress on this progress. And it's
11 come a long way from where it was, certainly.

12 And what I heard today is a
13 confirmation of what I have heard from my
14 colleagues, which is that even though it's
15 come a long way, there is still a certain lack
16 of understanding or a lack of information
17 about whether we are doing everything that we
18 need to do in terms of the storm water
19 strategy to prevent future problems like the
20 ones that we have now that have to be
21 remediated.

22 And I guess, you know, I had been

1 thinking about some of the more specific
2 questions, but I think what it really boils
3 down to for me is that we heard several people
4 suggest that a vote to approve should not be
5 taken today. My Corps question is if it was
6 not taken today, what would that do to your
7 schedule, and is that something that could be
8 deferred so that you could do a little bit
9 more communication or research, or whatever is
10 necessary to satisfy by the park service and
11 the neighbors?

12 MR. OLSEN: I think as Mr. Pfohl
13 pointed out, I'm not sure that we'll ever
14 quite be able to get to the point of having
15 sufficient information to satisfy. What we
16 can say with certainty is that the
17 improvements that we've made on the site, to
18 include doubling the detention volume since we
19 were here last in April, we'll significantly
20 reduce the likelihood of adverse erosive
21 effects downstream.

22 The permit that's issued to us by

1 MDE; which the site has already been permitted
2 once for a set of a conditions at a much lower
3 detention volume, a much larger garage, will
4 in fact meet the requirements of the law for
5 MDE and for ESA, as far as their requirements
6 go for protecting and preventing downstream
7 adverse erosive impacts.

8 Presently the work has commenced
9 on the site, as was indicated. Utility work
10 is underway, and we do have an approved
11 erosion and sediment control permit issued by
12 the Maryland Department of Environment.

13 The continued discussion on the
14 storm water, beyond what we've developed so
15 far, in looking at additional information,
16 which I'm not sure there's many more ways that
17 we can look at it, I think will only serve to
18 expend additional resources that won't really
19 necessarily improve the storm water management
20 plan on site.

21 COMMISSIONER MAY: Okay. Well,
22 that's an interesting answer, but it's not the

1 question I asked --

2 MR. OLSEN: Okay.

3 COMMISSIONER MAY: -- which was
4 what does it to do you if we don't take the
5 vote today?

6 MR. OLSEN: I think that you'll
7 ask us to come back, we'll expend more
8 resources, more dollars to answer the
9 questions. That won't substantially change
10 the answer that we will provide.

11 COMMISSIONER MAY: Okay. Does it
12 wind up -- I mean, is there anything critical
13 about the approval today? Does it allow you
14 to do something that you could just as easily
15 accomplish next month?

16 MR. OLSEN: I think that the issue
17 would be how it might be perceived by the
18 Commission that we're continuing to work on
19 the site and pursue the construction
20 activities that we're doing in advance of
21 getting the approval of the phase 1 design.

22 COMMISSIONER MAY: Okay. It seems

1 to me that there is certain information that
2 at least my colleagues have said has not been
3 shared. I don't know whether it exists and
4 hasn't been shared or what, but you've made
5 certain determinations particularly with
6 regard to ESA 438 and the determination that
7 you meet that requirement. I don't know what
8 was actually said in meetings, but the
9 certainty about meeting that requirement that
10 I saw on paper from NCPC staff is not what was
11 communicated in those meetings, or at least
12 not what was heard in those meetings by my
13 colleagues. There it seemed that the
14 contention was that, well, you don't really
15 need to comply with it.

16 There is a determination or there
17 is something on paper that says that you meet
18 it within -- to the maximum extent technically
19 feasible. We don't know exactly what that
20 means or how that determination was made. And
21 NCPC just has a letter saying that it's
22 happened.

1 So is there information that you
2 can provide that demonstrates that, you know,
3 you've done the appropriate analysis and this
4 really is the maximum extent feasible? And
5 also can you share information about the pre-
6 development hydrology, because it was clear
7 from the presentation today that not everybody
8 understands what the pre-development hydrology
9 really was?

10 MR. OLSEN: As I understand the
11 ESA requirements is to return the site to the
12 pre-development hydrology to the maximum
13 extent technically feasible. And basically
14 that is the same principle that MDE uses when
15 issuing storm water management permits. So
16 when we were permitted originally under the
17 original design, that is in implied compliance
18 with ESA at that point. We also provide then
19 the certification that I believe you were
20 provided a copy of from our design engineers.

21 Likewise, when we submit the
22 revised storm water management plan, given the

1 changes of configuration on the site, we will
2 issue again another certification by the
3 current designer that we have. And when MDE
4 issues us the permit for the storm water
5 management plan, that basically then will
6 connote that we've done everything we can to
7 restore the site to pre-development hydrology
8 to the maximum extent technically feasible.

9 COMMISSIONER MAY: Okay. So you
10 have data that is submitted with that
11 application that explains what the pre-
12 development hydrology was and that in fact
13 before the site was developed that on a 25-
14 year storm you were still going to get, you
15 know, 24,000 gallons per minute flowing
16 through the north stream? I mean, do you have
17 that kind of information?

18 MR. OLSEN: I cannot speak with
19 certainty to answer that question. I do not
20 know. What I do know though is that as a part
21 of issuing the permit for the storm water
22 management plan, the MDE basically indicates

1 their concurrence that we are complying
2 with --

3 COMMISSIONER MAY: Well, okay.
4 You're telling me that they approve you. You
5 haven't told me what information is submitted
6 and I think --

7 MR. OLSEN: There are --

8 COMMISSIONER MAY: -- that people
9 are starting to --

10 MR. OLSEN: -- calculations. I
11 don't have the exact specifics.

12 COMMISSIONER MAY: Okay.

13 MR. OLSEN: But I do know that,
14 again, it satisfies the MDE requirements.

15 COMMISSIONER MAY: Okay. So now
16 going to another point that was made earlier,
17 which is that there should be some ongoing
18 monitoring or testing to make sure that in
19 fact this is happening the way it's supposed
20 to and that you're not having recurring damage
21 to the adjacent parkland as a result of even
22 this strategy. Is there an opportunity for

1 corrective action in the future when -- you
2 know, if in fact we find that there is
3 significant erosion or sedimentation that
4 continues to occur? And how might that
5 happen, if it's possible?

6 MR. OLSEN: Yes, and I would say
7 that it would be through an engagement through
8 the site owner, and that would be -- presently
9 we would say DIA is the answer to that
10 question.

11 COMMISSIONER MAY: Yes.

12 MR. OLSEN: But there would be --
13 engagement with them as a federal agency to
14 address any concerns that might arise in the
15 future.

16 MR. OLSEN: Well, given the
17 sequencing of things, is it conceivable that
18 if we were to give the go ahead for this
19 development of the north portion of the site
20 that if there are corrective measures that are
21 needed that they could be addressed in the
22 development of the south portion of the site?

1 MR. OLSEN: Corrective measures
2 within the property boundary, I can speak with
3 confidence on because that's where we can --

4 COMMISSIONER MAY: Yes.

5 MR. OLSEN: -- use the project
6 resources that have been allocated. As Mr.
7 Manzelmann indicated, he is facilitating the
8 dialogue to address those issues that have
9 occurred beyond the site property boundary,
10 one of which is off of the southwest corner of
11 the facility where there is some erosion
12 damage. Again, addressing that is beyond my
13 purview of my -- scope of my duties.

14 COMMISSIONER MAY: Okay. So then
15 last question I have is the commitment on
16 remediation. Can you talk to that, or is that
17 -- Mr. Manzelmann mentioned that.

18 MR. OLSEN: Not beyond what Mr.
19 Manzelmann spoke of earlier. Really, he's
20 been at the forefront of that effort.

21 COMMISSIONER MAY: Okay. Maybe,
22 Mr. Manzelmann, if you don't mind coming back

1 up.

2 MR. MANZELMANN: Yes, sir.

3 COMMISSIONER MAY: I just want to
4 be a little bit more explicit about that. And
5 from what I understand, we've talked about
6 remediation in terms of stream restoration and
7 some cleaning out of existing storm water
8 structures, and then also the sedimentation
9 issue in the canal. And as I understand it,
10 there's a commitment to pursue all of that.

11 MR. MANZELMANN: Yes, sir.

12 COMMISSIONER MAY: It's not been
13 priced at this point, but that there will be
14 an earnest effort to get all the money needed
15 to do all of that corrective work.

16 MR. MANZELMANN: Yes, sir, that's
17 absolutely correct. And we do have an initial
18 estimate that was provided to us by the
19 National Park Service for some of the
20 effort --

21 COMMISSIONER MAY: Yes.

22 MR. MANZELMANN: -- particularly

1 focused on the canal. The canal is -- the C&O
2 Canal is a little bit unique in that you have
3 to use a fairly narrow path, which was the
4 path for the horses pulling the barge down the
5 canal.

6 COMMISSIONER MAY: Right.

7 MR. MANZELMANN: So they have the
8 unique equipment to do that. So in that case
9 what we've been discussing is that money would
10 be transferred to the Park Service to effect
11 that cleanup.

12 Then you have -- Mr. Berg showed
13 you some pictures of the stream beds down
14 through and where the erosion is. And again,
15 the National Park Service, there were two
16 folks that met with us, one included an
17 engineer, one of their engineers.

18 COMMISSIONER MAY: Yes.

19 MR. MANZELMANN: And we talked
20 about the different methods of improving those
21 stream beds. In some cases you do man-made
22 improvements to the stream beds to protect the

1 walls from further erosion or backfill in.
2 And then on some cases what you do is you let
3 nature take its course and let it naturally
4 fill back in because the flow of the water has
5 been significantly reduced. And sometimes, as
6 they said; I'll quote them -- they said
7 sometimes man-made repairs could be worse than
8 what the natural ones are.

9 COMMISSIONER MAY: Yes.

10 MR. MANZELMANN: So I really feel
11 like we're moving forward on that. There is
12 funds. In my discussion with the Army, there
13 are funds available that we can use to apply
14 to this, and I've fully committed to the
15 community that I was going to carry this
16 through.

17 As to your first question, again,
18 we intend to be on this campus for a long
19 time, to be a good neighbor, develop the site.
20 But the work that we're going to be doing is
21 going to take the next, you know, three years,
22 four years, frankly. So we'll have the

1 chance, because we'll be right there as we
2 make the improvements on the North Campus, to
3 monitor those results and make sure we're
4 achieving the things we need to do. And if
5 there are improvements that need to be made,
6 we still have project funds in the out years
7 that we can apply and make improvements that
8 were necessary or add to what we've already
9 done.

10 COMMISSIONER MAY: Okay. Thanks.

11 MR. MANZELMANN: Yes, sir.

12 COMMISSIONER DIXON: Mr. Chairman?

13 CHAIRMAN BRYANT: Please.

14 COMMISSIONER DIXON: Mr. Chairman,
15 first of all, it always -- it doesn't surprise
16 me that we've got a very hot issue here a
17 little, I think, in terms of environmental
18 impact. And it sounds as though the community
19 is really fully knowledgeable about this and
20 they've been doing a lot of work and working
21 closely with the Government, which you all
22 seem to be doing a lot of work, too.

1 Two issues though: One was --
2 three issues. One, we talked about resources.
3 It's national resources, but you got a lot of
4 tax players who are in this room, too. Some
5 of their resources are available and being
6 expended on this, too, so they attack it. So
7 they have a right, I think, to get a sense of
8 the transparency and get some of the answers
9 addressed with the resources they also are
10 putting in the kitty.

11 Two other points: One,
12 delegation. I think I would be uncomfortable
13 on the Commission giving what I'm hearing that
14 we do any delegation that might be better
15 dealt with by the full Commission, not that
16 our executive directing staff won't do a great
17 job, but I don't know that we should -- given
18 the sensitivities we're hearing, I'm hearing,
19 that we should do that. So I would be
20 cautious about delegations.

21 Lastly, the delay. I'm really
22 encouraged by the Government, you all's

1 comments, because none of them seemed to imply
2 that there was any reason why a month delay
3 would make any difference. And I think that
4 if they got -- if the community is asking that
5 we give it some time and not delegate, I think
6 we should be sensitive to those requests.
7 Certainly I am and I don't know whether my
8 colleagues are or not, but we'll have to see
9 how it goes. Thank you.

10 CHAIRMAN BRYANT: Other comments?

11 Mr. Provancha?

12 COMMISSIONER PROVANCHA: Sure.

13 Couple of comments and then just a few
14 questions toward the end.

15 Appreciate Mr. Pfohl's April 30th
16 message which was provided by the staff as
17 part of this package. It's highly
18 complimentary of the progress that's been made
19 and the outreach. Also compliment the Corps
20 on the -- we were concerned about as we
21 transitioned to -- away from pervious
22 materials, the respect and the use of native

1 species as opposed to higher maintenance and
2 higher cost turf. Also appreciate the
3 clarification that the relatively low census
4 of 400 folks that are on the site. We were
5 thinking about the challenges for the existing
6 tenants as phase 1 and phase 2 progress with
7 the interlocks of surface parking as the
8 garages are being built, and then the
9 challenge of being immediately adjacent to
10 active construction sites as the Centrum and
11 the infield building are constructed.

12 Appreciate the special efforts
13 also to not only meet but exceed the MDE
14 standards by several-fold. I think on the
15 issue of the pre-development hydrological
16 conditions, that's probably particularly
17 challenging unless the Park Service has some
18 historic documentation that would tell us what
19 the pre-1945 site conditions were at that
20 time.

21 Perhaps I can help with the --
22 there was a concern about the initial lack of

1 participation of the Navy in the Joint Traffic
2 Committee from the folks that live at the
3 Dalecarlia site. I can help with that. I
4 think the issue of the commitment and the
5 interest and the promise to address future
6 erosion and sediment, both repair and
7 prevention, are very encouraging and we're
8 very receptive to that feedback.

9 The only question I think that I
10 have is as the Joint Traffic Committee has
11 stood up; I thought I heard that Maryland
12 Transportation folks were also participating,
13 one of the troubling concerns that we have is
14 the signalization at Sangamore and Sentinel.
15 If they are receptive, if we can plant some
16 seeds to -- we think particularly when we have
17 peak tenancy of 3,000 folks, a four-way
18 intersection is not going to serve either the
19 residents or the occupants of that building.
20 So hopefully we'll continue to work with our
21 Maryland traffic planners to entertain
22 signalization.

1 I'm pleased to be joined today by
2 Walt Neilsen from my staff who provided some
3 of this input. Mr. Neilsen is a senior
4 environmental planner and a LEED-certified
5 professional, so he has -- and has transited
6 the area many times, so he's familiar with the
7 traffic conditions. So I think we're headed
8 in the right direction and we want to keep up
9 full speed and momentum.

10 It's very impressive to me the
11 special efforts of the planners, the DIA staff
12 and the Corps and the partnership to entertain
13 these multiple issues from the local
14 neighborhood associations, as well as the
15 Commission and still keep generally within the
16 schedule and within the budget. So I think
17 that's to be noted and complimented about.
18 Thank you.

19 MR. OLSEN: I will comment that
20 Montgomery County DOT has been a part of the
21 effort and been involved and they will
22 certainly evaluate the signalization question

1 at the intersection of Sangamore and Sentinel.

2 CHAIRMAN BRYANT: Thank you. As
3 we prepare to entertain a motion, let me make
4 some comments. It's a little bit rare for me
5 to make comments on a project. I will often
6 ask questions, but I want to make some
7 comments on this one.

8 First, I want to compliment the
9 community. The community has been not just
10 thoughtful, but very diligent, if not dogged,
11 in their work, their criticisms, their
12 constructive criticisms in their work with the
13 Corps and the DIA. It's not every day that we
14 have folks who are engaged in a project as
15 stakeholders who actually -- in addition to
16 raising concerns, actually bring suggested
17 solutions. And so the community has been
18 extraordinary, in my opinion.

19 Second, frankly when this project
20 came before us it was pretty obvious that the
21 Corps and the DIA were ham-handed, were not
22 very savvy, not very sensitive and the early

1 criticism that the owners of the project
2 received were in my opinion fairly justified.

3 Third, however, even I have been
4 impressed at the work, the commitment that the
5 Corps, the DIA and others representing them
6 have taken with this project, and quite
7 honestly, as I sit here and have read all the
8 materials over the last few days and have
9 assessed the progress that's been made, more
10 progress has been made than honestly I would
11 have thought. And so I'm pleased with that.

12 On the PV, I'm satisfied
13 personally that the Corps and the owners rep
14 will continue working to minimize the profile
15 and I am perfectly comfortable delegating
16 these discussions to staff. They're very
17 expert staff who likewise have committed who
18 knows how many hours to this project and know
19 it inside out.

20 With storm water management, very
21 early on when this project came before us,
22 that was my chief concern and I raised quite

1 a few questions about storm water management.
2 That's a personal area of interest and
3 somewhat expertise that I have. I can say
4 that, as I think we all know, MDE is not known
5 for being passive on storm water management.
6 As has been acknowledged, they have among the
7 most progressive regulations in the country.
8 And so largely my concerns over storm water
9 management and the progress that's been made
10 on that have been satisfied.

11 And so last I guess I would say
12 this, speaking purely for myself, that I hope
13 that we will support this EDR. I am prepared
14 to support the EDR and I hope that we will as
15 a Commission kind of stop flogging this
16 project and the owners of the project who have
17 been working pretty diligently over the last
18 number of months. So them's are my comments.

19 Are there any others before we
20 entertain a motion?

21 COMMISSIONER PROVANCHA: Yes, sir,
22 just two. The comments of the residents and

1 homeowner's association were very impactful,
2 one that Ms. Lurie mentioned that particularly
3 resonated with me about post-occupancy and
4 after-action analysis to identify lessons
5 learned. I think the staff does that as a
6 routine matter of course, but I don't know
7 that it's done in a formal way as in tracked
8 and then applied to subsequent projects.

9 And I just want to challenge Mr.
10 Pfohl on one issue. He talked about 25-year
11 storms, perhaps only seeing two in a lifetime.
12 Some of us would like to see three or four 25-
13 year --

14 MR. PFOHL: I'm getting to that
15 point.

16 COMMISSIONER PROVANCHA: -- during
17 our longevity. So I want to just push back a
18 little bit on that observation.

19 CHAIRMAN BRYANT: Mr. Hart?

20 COMMISSIONER HART: I think we've
21 come a long way here and I applaud both the
22 Corps, the client and the community for

1 working together to get this far. I was a
2 little disappointed that so much structural
3 storm water management was included in this
4 and I would encourage in the second phase, the
5 South Campus, to accommodate storm water
6 management with the environmental site design
7 features exclusively and to avoid any
8 structural storm water management in the
9 future. So next time we see you, we're
10 looking forward to some real progressive storm
11 water management design. Thank you.

12 CHAIRMAN BRYANT: Mr. Dixon?

13 COMMISSIONER DIXON: Mr. Chairman,
14 I would just -- maybe this may be an exercise,
15 but I'd like to move that the action be
16 deferred for a month. And that's a time
17 certain, so it's debatable. And that's my --
18 that's a motion.

19 CHAIRMAN BRYANT: It's been moved.

20 COMMISSIONER MAY: I would second
21 that.

22 CHAIRMAN BRYANT: It's been moved

1 and seconded that the EDR as before us be
2 deferred until our July meeting. Any
3 additional discussion on that motion? Ms.
4 Tregoning?

5 COMMISSIONER TREGONING: Could I
6 just hear a reiteration by the motion maker
7 about what specifically we hope would be
8 accomplished in 30 days?

9 COMMISSIONER DIXON: Well, I think
10 the community has asked that they have more
11 time, so -- and I don't think there was
12 anything persuasive that there wouldn't be --
13 there would be an dramatic impact if it
14 occurred. There may be some more time spent
15 and more resources spent, but given that we
16 have taxpayers asking us to do that, I think
17 they may have an opportunity to do that. And
18 maybe nothing will happen, but dialogue
19 doesn't hurt and I think they've been
20 requesting it. Every speaker from the
21 community has.

22 COMMISSIONER TREGONING: I'm just

1 asking -- maybe we go back to the speakers,
2 but I know one of the issues was to see if
3 they could do a better job with the solar
4 panels. I just think it would be better for
5 us to have some specific things in mind
6 that --

7 COMMISSIONER DIXON: Well, you
8 see, and the reason I made the motion the way
9 I did and didn't elaborate, I am completely
10 impressed. And it's not uncommon, we get
11 community groups come in here that know
12 probably a lot about these things, that
13 anything that they want to talk about in a
14 month is going to be spoken of. And to give
15 them an agenda may not be necessary. It may
16 be constraining. So that's why. Give them a
17 month and see what can happen and hopefully
18 they'll come back with some of these things
19 resolved.

20 COMMISSIONER WRIGHT: I completely
21 support you in that motion. In a month's time
22 the PV issue should be able to be solved

1 through a design process escalated. We're not
2 getting any answers to Mr. May's question
3 about what the consequences in delay would be,
4 so I'd go along with that.

5 I think I'd go even further in
6 support of the community. I think they have
7 been exemplar and this is exactly what
8 planning is supposed to be about. And I don't
9 think that it's flogging the applicant to hold
10 their feet to the fire and ask them to be
11 leaders in this area, especially in storm
12 water management. There has been a lack of
13 transparency that is regrettable. And it's
14 not a punishment. It's simply being diligent
15 and asking that they respond to the
16 community's very articulate and deliberate
17 requests.

18 So I would support your motion. I
19 haven't heard that a month will be
20 catastrophic to the outcome and it seems a
21 reasonable request on several fronts.

22 CHAIRMAN BRYANT: Further

1 discussion?

2 COMMISSIONER PROVANCHA: I at this
3 point remain unconvinced that there is a
4 direct benefit to be derived by delaying 30
5 days. A couple of the major concerns that
6 were raised today had to do with the
7 photovoltaics. That was addressed and there
8 will be -- several options were presented that
9 will be further evaluated.

10 On the storm water management,
11 some of the -- well, some of the folks did not
12 have expertise. I was very impressed with the
13 credentials of Dr. Zeizel, as well as his
14 personal interest being a resident and a
15 member of one of the homeowner's associations.
16 So clearly there's some subject matter
17 expertise, highly-qualified individual
18 expertise available to the homeowner's groups.

19 Also, there appeared to be
20 multiple forums. Traffic is just one of many
21 of those. There has been demonstrated since
22 last fall both the words as well as the

1 actions and the follow up and the follow
2 through by both the Corps and the DIA planners
3 to be receptive and to address the issues
4 raised by both the regulatory agencies, as
5 well as the homeowners.

6 So my position is to proceed and
7 to support the recommendations as presented by
8 the staff.

9 CHAIRMAN BRYANT: Okay. Is there
10 further discussion?

11 COMMISSIONER WRIGHT: So is the
12 motion that's on the table inclusive of the
13 case study, the post-occupancy, or whatever
14 we're calling it, the post-oc report, because
15 I think that's really important. Ms. Lurie's
16 request I think is a really important thing to
17 include. Is it included in the motion that's
18 on the table?

19 COMMISSIONER DIXON: Maybe I'm
20 having a little trouble, but my only motion is
21 simple: delay for a month. And that's it.
22 And let's see what the community and the

1 Government can do. Hopefully they can do a
2 lot of wonderful things between now and then.
3 That's all I'm asking for.

4 CHAIRMAN BRYANT: Ms. Tregoning?

5 COMMISSIONER TREGONING: I'm very
6 sympathetic to the motion that's been made.
7 I just don't want to necessarily leave it that
8 we hear this entire presentation again in a
9 month with all the people who spent the time
10 to come here come again in a month and do this
11 all over again. So that's why I'm really
12 searching desperately for some other way to
13 narrow this. I've heard the community ask
14 that we not delegate to the ED the approval of
15 the final site development.

16 So I'm wondering, if we look at
17 the recommendation -- and the approval right
18 now has several exceptions including the final
19 site development plans for landscape, hard
20 scape, furniture, site security. What if we
21 added photovoltaics to that and specifics of
22 the storm water management system? And then

1 that would have to come back. Those seem to
2 be more or less the issues that were the
3 contentious issues. And then we would hear a
4 narrower set of things for the next go around.

5 So it's not a formal amendment
6 yet, but I'm looking at the --

7 COMMISSIONER DIXON: Mr. Chair, I
8 would be open to anything that would be
9 considered a friendly and constructive
10 amendment, but what I would like to ask, if I
11 could, whether one of the community people
12 might want to comment on this. I saw some
13 indications and I think that's a fair thing.
14 I don't know the gentleman's name, but please.
15 If that's okay, Mr. Chairman.

16 CHAIRMAN BRYANT: Yes, sir. We
17 need to move along.

18 MR. SALOP: Yes, I'm Steve Salop.
19 I think what we would like to be done in a
20 month is that for the Corps to document its
21 claim that there will be no potential erosion
22 problem. We'd like to know what documentation

1 they have to establish that rather than just
2 relying on -- rather than just trusting them.

3 Mr. Olsen has suggested that
4 they've already done the analysis and that
5 while he simultaneously seemed to be
6 suggesting that he can't do the analysis, I'd
7 like to know what analysis they've done and so
8 that we can see -- so that everyone could see
9 the NPS in particular, Dr. Zeizel as well,
10 whether the documentation is sufficient to
11 conclude that there's no significant erosion
12 problem, sedimentation problem.

13 COMMISSIONER DIXON: Mr. Chairman,
14 I'm going to stay with my motion. I will be
15 willing to -- you know, if there's another
16 motion, fine. I mean, in my different lives
17 in the military, retired colonel, and in a lot
18 of other roles, running a business for 25
19 years, I learned that micro-management is very
20 dangerous, particularly when you're dealing
21 with people who are very smart, and hopefully
22 they will come to closure in a sensible manner

1 given the opportunity.

2 CHAIRMAN BRYANT: Thank you, Mr.
3 Dixon. The motion that is before us is simply
4 to delay for one month.

5 COMMISSIONER HART: Second.

6 CHAIRMAN BRYANT: It's been moved
7 and seconded. I don't know personally that we
8 need to get into the nitty-gritty. I think
9 Mr. Olsen and Mr. Manzelmann have heard the
10 requests, and you will nod your head that you
11 will work with the -- to provide transparency,
12 right, Mr. Manzelmann?

13 MR. MANZELMANN: Yes, sir.

14 CHAIRMAN BRYANT: So without any
15 further comment but sensing a divided vote,
16 those in favor of the motion to delay for one
17 month will raise your hand. One, two, three,
18 four, five, six, seven.

19 And those opposed? One, two,
20 three.

21 So the motion carries on a vote of
22 seven to three to delay for one month.

1
2
3
4
5
6
7
8
9
10
11

We will see you here in July.

COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL:

FEDERAL ELEMENTS - AMENDMENTS TO THE FEDERAL

TRANSPORTATION ELEMENT

CHAIRMAN BRYANT: Agenda item No.

5B is the comprehensive plan for the national

capital federal element, amendments to the

federal transportation element. And we have

Mr. Zaidain.

[INSERT - COMPREHENSIVE PLAN FOR THE NATIONAL

CAPITAL]

1 CHAIRMAN BRYANT: Mr. Zaidain, if
2 you'll hold up for just a moment while people
3 exit quietly.

4 Mr. Zaidain, welcome.

5 MR. ZAIDAIN: Thank you, Mr.
6 Chairman. Good afternoon, members of the
7 Commission. Your next agenda item is the
8 final policy adoption for the transportation
9 element for the federal elements of the
10 comprehensive plan. I'm going to talk about
11 the substance of these policies, but I also
12 want to give a little background on the
13 project itself and the process that we're
14 using to update the comprehensive plan.

15 Just a little bit of background.
16 I know many members of the Commission are
17 familiar with this, but the comprehensive plan
18 for the national capital is divided into two
19 components; the federal elements and the
20 district elements. NCPC is responsible for
21 the federal elements and the District of
22 Columbia is responsible for the district

1 elements. And they are meant to work hand-in-
2 hand and be coordinated.

3 The district elements were
4 recently updated in 2011 and the updated
5 district elements were actually just published
6 on the Web and everything, so that update is
7 complete. We began our update in 2010 and we
8 have been working over the last couple years
9 to get the polices together, and through the
10 rest of this year we plan on bringing those
11 policies to you for the full update.

12 So why are we updated the federal
13 elements? There should be a periodic
14 evaluation of the policies in the
15 comprehensive plan, and these policies are
16 meant as goal statements that guide decision
17 making for federal agencies and particularly
18 the Commission in reviewing projects. Also,
19 since the last update of the federal elements,
20 which was in 2004, there has been a tremendous
21 amount of work in sustain-ability.

22 There is the executive order,

1 which is the federal leadership in
2 environmental energy and economic performance.
3 This is commonly known as the sustain-ability
4 executive order. This has really changed the
5 progress of the administration and federal
6 agencies in achieving sustain-ability, and we
7 wanted to make sure the comprehensive plan
8 reflected these goals.

9 Also, we want to add a new urban
10 design element. The federal elements as they
11 stand today do not have an urban design
12 element which focuses on urban design
13 policies. The district elements have such an
14 urban design component and we have convened
15 the Urban Design Task Force, which many of the
16 Commissioners are members of, which has been
17 meeting over the last year to construct this
18 urban design element. And there's actually a
19 meeting of the group next Tuesday and we hope
20 to bring a draft of that urban design element
21 to the Commission in the fall.

22 Okay. So to talk a little bit

1 about the adoption process; and this applies
2 to the existing elements and how we're going
3 about updating those policies, essentially we
4 work internally to develop policy updates,
5 take them to our stakeholder groups, which
6 consists of many of the agencies on the
7 Commission and beyond, and then bring the
8 draft elements to the Commission for public
9 comment, to be released for public comment.
10 And then once that public comment period has
11 closed and we've updated the elements, we want
12 to bring the policies to the Commission for
13 final adoption, which is what we're asking for
14 today for the transportation element.

15 However, the comprehensive plan is
16 a big animal. There's a lot in it. There's
17 a lot of policies and information that are
18 contained in each element and it would be
19 quite a bit for the Commission to look at all
20 at once, particularly the public. So what we
21 are asking for is that each element as the
22 policies are updated be adopted, but then held

1 in abeyance and not put into effect until the
2 entire comprehensive plan has been put
3 together and compiled and published.

4 So this will also eliminate any
5 confusion among applicant agencies as this
6 update is moving forward as to what elements
7 are up to date from the 2004 plan and what are
8 in effect today. So essentially the policies
9 that are before you in the transportation
10 element, if you so approve them today, will be
11 held in abeyance and not put into effect until
12 the entire document and comprehensive plan is
13 put together, and we anticipate that to happen
14 in February of 2013. This is very similar to
15 how the District's been updating their zoning
16 code as well, just kind of piece-by-piece and
17 then putting it all -- with the intention of
18 putting it all together at the end.

19 Okay. So very briefly, where are
20 we with each element? The transportation
21 element is before you today for policy
22 adoption. The workplace element has already

1 been released, as you may recall, for public
2 comment. That went out at the same time as
3 the transportation element. However, the
4 workplace element is so broad we're still kind
5 of gathering data and drafting narratives,
6 which are part of the elements. And we hope
7 to bring this to you at the September meeting.

8 The environmental element was on
9 your consent calendar for today to be released
10 for public comment. That was approved. And
11 so that will go out for a 60-day comment
12 period. We also will be holding a public
13 meeting on that element, and I'll talk a
14 little bit more about that in just a second.

15 We have begun updating the visitor
16 element. We recently held a stakeholder forum
17 to talk about policy ideas for that element
18 and we hope to bring that for public comment
19 to the Commission later or early -- in early
20 fall.

21 The new urban design element,
22 which is kind of on a separate track because

1 it's a brand new element, is ongoing. We are
2 meeting with the Urban Design Task Force, as
3 I mentioned, on Tuesday to begin our -- or to
4 continue our discussions on policy ideas and
5 we will be spending the summer drafting a
6 draft element. And the tricky thing with the
7 urban design element is there are so many
8 policies that exist in the parks and open
9 space element, as well as the historic
10 preservation element that we really can't
11 update those until we get through this urban
12 design process. So the intention is to
13 package all that up once it's ready and bring
14 it to the Commission for draft release in the
15 fall.

16 The foreign missions element, we
17 are just beginning to look at this, and this
18 will be the last element we'll update before
19 we complete the entire comp plan update in
20 2013. So just an update there.

21 Okay. To talk about the federal
22 environment element real quick, again this was

1 on your consent calendar to be released for
2 public comment. The main focus of our update
3 revolves around climate change and energy
4 conservation. Those were two areas that were
5 not included in the 2004 element and we think
6 they're ripe to be included now. So you'll
7 see a set of draft policies in the environment
8 element.

9 The 60-day public comment period
10 will run from June 11th to August 10th. We
11 will be holding a public meeting here at NCPD
12 on June 27th from 6:30 to 8:00 p.m. just to
13 basically present the draft to the public and
14 take comments at that time. In any event, we
15 will accept public comments not only from the
16 public, but from agencies as well all the way
17 up through the comment period, and those can
18 be accessed to us through the Web site which
19 we have up, which is ncpc.gov/compplan. So
20 that is out for public comment.

21 To talk very briefly about the
22 transportation element, because a lot of this

1 has already been presented to you in the
2 meeting where we have released it for draft,
3 the original transportation element was added
4 in 2004, which was the last update of the
5 comprehensive plan. It emphasizes choice in
6 transportation options. It provides policy
7 recommendations on transit, infrastructure,
8 management and design, but the real focus is
9 to manage how the Federal Government commutes
10 to work. That's a really sizeable chunk of
11 the transportation element because the impacts
12 are so great, being the largest employer in
13 the National Capital Region.

14 As the other polices in the
15 comprehensive plan, the transportation element
16 creates standards and goals for federal
17 facilities, and that's really the point of
18 these policies is to point applicants in the
19 right direction and to create standards by
20 which their projects can be evaluated.

21 One of the ways we look at the
22 policies is to look at data and trends, and

1 one of the big chunks that we looked at was
2 how the Federal Government and federal
3 employees are commuting to work. And we
4 started by looking at the Metropolitan
5 Washington Council of Governments Household
6 Commuter Survey, which has a lot of great data
7 and it separates out federal employees, which
8 is incredibly helpful, but it looks at how
9 employees within the region are commuting to
10 work. And the last survey was published in
11 2009 and that included data up through 2008.
12 So we use this as a way to look at trends in
13 federal commuting, and essentially they're
14 pretty good.

15 Federal employees are driving
16 alone less than they were in 1994, which was
17 the previous survey. They're using transit
18 more. Walking and biking are starting to
19 become recognizable forms of commuting to
20 work. And in comparing those federal numbers
21 with the rest of the region, federal employees
22 are doing well in comparison. For instance,

1 54 percent of the Federal Government,
2 according to the survey, are driving alone to
3 work as comparison to 73 percent of employees
4 in the region. Transit is likewise. Federal
5 employees, 33 percent of the federal work
6 force is using transit to commute to work,
7 whereas 13 percent of the region is using
8 transit.

9 So we really use these as a guide
10 to show trends in federal commuting. COG is
11 beginning to gear up to this survey again, and
12 we'll be looking to get those numbers and if
13 we can incorporate those in the comp plan for
14 this update, if not for the next one.

15 Okay. So just to give an overview
16 of the policies, one area that we particularly
17 focused on was on transportation management
18 plans. The Commission requires master plans
19 including TMPs for installations of 100
20 employees or more and the draft policy updates
21 encourages TMPs to look at the range of
22 alternatives beyond single-occupancy vehicles

1 as a means of commuting, including tele-work
2 and flexible schedules. The goal here is to
3 mitigate transportation impacts of federal
4 facilities.

5 An additional policy that we added
6 reflected the need to look at mitigation
7 measures when a facility may cause adjacent
8 affected corridors to fail. This is basically
9 an aspirational policy to guide federal
10 agencies to look beyond the boundaries of
11 their site when understanding the
12 transportation impacts that they're having and
13 develop measures to mitigate those impacts if
14 they are indeed negative.

15 The TMPs need to look at
16 implementation strategies with timetables and
17 it reiterates the need for TMPs to be updated
18 every two years. And this is basically a goal
19 for federal agencies to understand the nature
20 and the changes in their federal facilities
21 every two years to see if they need to update
22 their transportation strategies.

1 We have also added a section on
2 active commuting and bicycling. A lot of
3 these policies stem from the work that the
4 Council of Environmental Quality has done in
5 implementing the sustain-ability executive
6 order, and essentially it is a new method to
7 encourage federal employees in the Federal
8 Government to use active commuting as a means
9 of getting to work. This includes such things
10 as bicycling or walking, or any other physical
11 method.

12 The draft policy updates encourage
13 federal facilities to meet the standards of
14 local jurisdictions in providing bicycle and
15 active commuting facilities. One of the
16 things that we discovered in doing our work is
17 that a lot of the communities around the
18 National Capital Region are updating their
19 standards for bicycle racks and bicycle
20 facilities and also requiring more bicycling
21 networks. And we think the federal agencies
22 should try to meet those standards in

1 developing their facilities.

2 We are also encouraging the use of
3 bicycle sharing programs, things such as
4 Capital Bikeshare are becoming extremely
5 popular and federal agencies should support
6 their use, as well as integrating their
7 facilities within the local transportation --
8 I'm sorry, bicycling network as communities
9 develop more trails and bicycle roadways.
10 So we think this all will encourage more
11 active commuting among the federal work force.

12 One area that we spent a lot time
13 in discussion internally and with our
14 stakeholders is our parking ratios. As a lot
15 of you know, these are essentially our parking
16 goals for federal facilities that are broken
17 down by geography throughout the region. The
18 stricter area is within the core, which we
19 call the central employment area, where as an
20 example federal facilities can only have one
21 space per every five employees. And those
22 ratios relax as you go farther away from the

1 core, which is essentially the hub of the
2 Metro network.

3 We did a comparison of how these
4 ratios hold up against parking requirements in
5 other communities and we thought they
6 performed pretty well, so we have not changed
7 the ratios. One of the things that we have
8 added is the need for facilities out in the
9 region to understand what new transit services
10 may be coming on line that may impact how
11 their employees get to work. And if it is
12 such a capacity that compares to the Metrorail
13 System; and this could be something like MARC
14 or VRE or even streetcar, then they should
15 adjust their parking facilities accordingly.
16 So that was the only change we made with the
17 parking ratios.

18 So beyond this policy adoption, we
19 have received public comments from private
20 citizens and the D.C. Downtown Business
21 Improvement District. Those comments are
22 listed verbatim in your EDR along with our

1 responses. They basically resulted in some
2 good tweaks to our language to make them
3 clearer. And we will be working to refine the
4 narrative, which is the supporting text to the
5 policies, as this moves forward and then we'll
6 compile all of these elements in the same
7 manner and look to bring the comp plan updated
8 to you in February of 2013.

9 So the executive director's
10 recommendation is as follows: The Commission
11 action is final adoption of the adopted
12 policies to the federal transportation
13 element, but to hold those policies in
14 abeyance until all the federal elements of the
15 comprehensive plan have been adopted and at
16 which time we can publish the full document.

17 That concludes my presentation and
18 I'll take any questions.

19 CHAIRMAN BRYANT: Thank you, Mr.
20 Zaidain, very much. I want to reiterate what
21 you said about the public comments. Many of
22 the public comments were terrific. They were

1 insightful and they helped us clarify. We
2 addressed them where we could and some
3 suggestions were simply beyond our scope or
4 jurisdiction, but nevertheless good comments.

5 Mr. Dixon?

6 COMMISSIONER DIXON: I would like
7 to comment after I move. I move the
8 recommendation, please.

9 COMMISSIONER HART: Second.

10 CHAIRMAN BRYANT: It's been moved
11 and seconded, the EDR. Is there further
12 discussion?

13 COMMISSIONER DIXON: Mr. Chairman,
14 I just would like maybe some questions about
15 slides 9 and 10. I'm curious about the
16 carpooling. I didn't notice the --

17 MR. ZAIDAIN: These are the
18 charts? I'm sorry.

19 COMMISSIONER DIXON: Yes, 9 and
20 10. And that chart's not necessary, but I
21 guess I'm just hopeful that we can develop --
22 I know there are some efforts to develop

1 strategies within the Government agencies --

2 MR. ZAIDAIN: Yes.

3 COMMISSIONER DIXON: -- to
4 facilitate carpooling.

5 MR. ZAIDAIN: Right.

6 COMMISSIONER DIXON: I don't know
7 if they are Web-based or how they are done,
8 but it just seems to me that carpooling, if
9 people are going to ride, the real big number
10 on the left, driving alone is just -- I mean,
11 that's just very complicated. And along with
12 some type of -- I don't know this -- I'm
13 sharing this as a part of the discussion that
14 we listed the community. Part of this is also
15 offering alternatives when someone can't make
16 the carpool, you know, some strategies to
17 encourage the carpooling.

18 The other concern I have has to do
19 with biking, which I'm very -- I wish I had
20 more energy and time to do more of it, but
21 people are, and that's wonderful. But we
22 still have the problem with credit card usage

1 of bikes within the shared biking system. Has
2 that been -- maybe it has been. Oh, good.
3 I'm behind the time.

4 COMMISSIONER TREGONING: (Off
5 microphone.)

6 COMMISSIONER DIXON: Some ideas?
7 Good. Well, I won't spend time. That's
8 wonderful.

9 One thing I wanted to mention is
10 that as these bikes that we have now that are
11 leased are getting older, maybe there's a way
12 they could be modified or whatever and then
13 cycled back into the community in a way so
14 those who can't afford to rent them from the
15 things can have their own in their
16 neighborhoods to ride and be part of the team.

17 But those are my comments, Mr.
18 Chair.

19 CHAIRMAN BRYANT: Great. Thank
20 you. Ms. Tregoning?

21 COMMISSIONER TREGONING: TMPs are
22 required for our -- is that a suggestion or a

1 requirement? I mean, I guess all of these
2 things are kind of policies.

3 MR. ZAIDAIN: Right, the
4 requirement for TMPs is actually in our
5 submission guidelines. So the comp plan kind
6 of reiterates some of the submission
7 guidelines, but the requirement, the strict
8 requirement is in submission guidelines.

9 COMMISSIONER TREGONING: So, Mr.
10 Zaidain, this might just be a fun thing for
11 you to be able to do kind of on an ongoing
12 basis, but one of the things that's certainly
13 obvious is that the region is only gathering
14 this data about commute patterns very
15 episodically; 1994 then 2008. It's kind of a
16 long stretch of time given how quickly
17 different transportation options are coming on
18 line.

19 I'm just wondering if you're
20 requiring TMPs for submissions and that might
21 include some existing mode splits that
22 agencies would be able to determine through

1 surveys of their employees. Maybe there's a
2 way to begin to aggregate that data, or at
3 least report that data so that you might be
4 the canary in the coal mine, that you might
5 have some of the first data to show additional
6 shifts in transportation behavior and mode
7 choice. Because, you know, doing a regional
8 survey every 12 or 14 years seems like, you
9 know, we're flying blind --

10 MR. ZAIDAIN: Right.

11 COMMISSIONER TREGONING: -- for a
12 lot of the time. So I don't know how you do
13 that, but I would just suggest that this is
14 something that's a requirement in the
15 submission. There might be something useful
16 to be more broadly learned if that information
17 was to be aggregated and occasionally shared
18 and reported. Thank you.

19 MR. ZAIDAIN: I know there are
20 some similar requirements in our submission
21 guidelines, but we can work on that.

22 CHAIRMAN BRYANT: Mr. Provancha?

1 COMMISSIONER PROVANCHA: Couple of
2 comments. I think this is a wonderful
3 initiative for the staff to take on.
4 Appreciate removing that requirement about
5 two-year updates. That was onerous and
6 burdensome I think to the facilities in the
7 National Capital Region.

8 Couple of concerns about just a
9 few things. In section E that has to do with
10 active commuting and there's a requirement
11 that installations that have secure perimeters
12 have to connect with nearby trails. That's
13 also somewhat burdensome. I can think of a
14 couple, three examples. St. Elizabeth's will
15 be in that situation once they have a
16 perimeter fence up. I don't know the trail
17 network in that area. NIH is already a
18 facility that has unfortunately a perimeter
19 fence. The open campus is behind us. The
20 National Naval Medical Center across the
21 street. Pentagon is. Making that a
22 requirement requires additional security gates

1 and additional security personnel, screening
2 and so forth, and is challenging.

3 It might be heresy, but perhaps
4 the 2,000-foot standard could be revisited.
5 That standard, I think, based on our research,
6 was created in 1983, and here we are almost 30
7 years later. The purview, the scope of the
8 National Capital Planning Commission has
9 expanded into things like economic
10 development. And if you will, one observation
11 is the health of our citizenry has a direct
12 impact on the economics of the area.

13 Many things have changed. You
14 talked about the requirement to revisit and
15 revalidate guidelines that are in place. You
16 cited several of the policy changes that have
17 occurred, the legislative acts as well as a
18 plethora of executive orders. There are some
19 health claims that says if people walk 20 to
20 30 minutes a day -- a 2,000 travel is around
21 10 minutes or so of walking. Perhaps if that
22 standard was increased say to half a mile,

1 2,600 feet, that's at least a 15-minute --
2 what I'm thinking about is the explosion in
3 obesity and all of the conditions related to
4 that; diabetes and atherosclerosis and on and
5 on and on. If part of our purview actually is
6 economic development to include the adverse
7 impact of the declining health of your nation,
8 that standard might also be re-looked at.

9 There's some narrative in section
10 H, paragraph 1 called "Fix It First" on page
11 36, but what we're seeing is -- I hate to
12 single out Metro as an example of lack of
13 maintenance, but it appears that with the
14 frequent elevator and escalator outages, the
15 minimal cleaning -- we also see throughout the
16 city -- snow removal is a good example. We
17 encourage people to walk and to hike and to
18 bike to work, but as soon as we have snow
19 events, we pile up the sidewalks and force
20 pedestrians and bikers into the streets to
21 compete with the traffic and the snow removal
22 equipment.

1 So one of the things that seems to
2 be a little bit out of kilter is the mass
3 transit benefit program as it's currently
4 constructed. For example, when the subsidy is
5 \$240 a month for parking and it's only \$125
6 for mass transit and \$20 a month for
7 commuting, it appears that the incentive, the
8 behavior we're trying to incentivize is
9 parking, therefore, driving as opposed to mass
10 transit. When the combination of mass transit
11 and biking is only equivalent to parking as
12 opposed to the reverse being true, it seems
13 like we're sending mixed signals.

14 DoD is proud to have a pretty
15 robust mass transit benefit program. We have
16 about 70,000 folks in the D.C. area that are
17 not on military installations and almost have
18 of them participate in mass transit. Our
19 program is eight times the largest -- the next
20 largest competitor and we distribute more than
21 \$50 million in benefits a year. And it is
22 paying off and the numbers are showing that.

1 Last couple of comments. I don't
2 see at the current time in this version
3 references to things like -- it may be buried
4 within the carpool, but slugging is a very
5 active program. I'm just amazed at how it
6 works and how grassroots it is. And as far as
7 I know, nobody's been killed and people don't
8 disappear every day. I used to say that about
9 Bikeshare and then when I heard about the
10 bikes being used to commit crimes and so
11 forth. But we --

12 MR. ZAIDAIN: Well, you know, in
13 talking about the -- kind of the creation of
14 the document, we were talking about having
15 photos of people slugging at some point. Some
16 NCPC employees do that, so we're going to
17 follow them out to their --

18 COMMISSIONER PROVANCHA: My last
19 observation is about some technology, robotic
20 parking garages. I don't language in this
21 current version. It appears that this
22 technology is proliferating. We see it in the

1 Tom Cruise movies as a scene of when you can
2 fight your opponents. But it's proliferating
3 into Europe. The Porsche group has some
4 expertise. There's two or three, based on our
5 research, automated parking garages in New
6 York. There's some in New Jersey. There's
7 some in the planning stages at several
8 locations in Florida.

9 The preliminary numbers that I'm
10 seeing are very encouraging. Two to three
11 times more cars in the same footprint. Costs
12 per space of \$20,000 to \$25,000 based on
13 roughly 100 spaces versus conventional parking
14 of \$18,000 to \$40,000 a space in a standard
15 100-space garage. Constrained pallet sizes as
16 opposed to conventional parking spaces. Some
17 of these operations are completely automated.
18 There's not even parking attendants. There's
19 a one-and-a-half-minute retrieval from the
20 time you go to retrieve your vehicle, so
21 things like exiting capacity is -- that seems
22 to have been addressed. Redundant servers in

1 case you have a server failure for the
2 primary. Steadily improving technologies.
3 Some have multiple entry and retrieval points.
4 Some have a single and so forth.

5 So I would encourage us to think
6 creatively in the future when robotic garages
7 are cost-affordable, cost-effective, as well
8 as even commuting by personal airplanes and
9 helicopter operations, whatever that hybrid
10 model will look like in the future. Just need
11 to be prepared I think for technologies that
12 are presently already here in other parts of
13 the world and will hopefully arrive in on our
14 shores in the near future.

15 CHAIRMAN BRYANT: Okay. Thank
16 you, Mr. Provancha. Yes, Mr. Wells?

17 COMMISSIONER WELLS: Thank you
18 very much. Could you define a little bit
19 better for me what subsidized parking is? Is
20 it subsidized that it's -- is it based on
21 market rate, that parking is offered below
22 market rate, or is it subsidized by the fact

1 that you're provided some money for it or
2 something? How is that defined?

3 MR. ZAIDAIN: Well, for the
4 purposes of the comp plan, it's basically
5 anything that may encourage either financially
6 or behavior-wise somebody to drive to work.
7 So actually free parking is subsidized
8 parking.

9 COMMISSIONER WELLS: Sure, but
10 what about -- downtown parking has a certain
11 cost to it, and we have a federal building
12 next door to -- a place -- well, I know in the
13 Reagan Building, it's around \$16 an hour.
14 That's the market rate there. So is
15 subsidized based upon anything lower than
16 market rate?

17 MR. ZAIDAIN: I think that would
18 fall within the definition, yes.

19 COMMISSIONER WELLS: So is that
20 clear in the policy?

21 MR. ZAIDAIN: If it's not, we'll
22 make it clear in the narrative that should be

1 understood.

2 COMMISSIONER WELLS: Okay. Thank
3 you.

4 MR. ZAIDAIN: I mean, essentially
5 the overall goal is to have no encouragement
6 of somebody -- of federal employees driving to
7 work in a single-occupancy vehicle when they
8 don't need to, when there might be other
9 options, and that that expense be born market-
10 wise.

11 COMMISSIONER WELLS: Thank you.
12 And then I do strongly support the development
13 of a continuous system of multi-use trails for
14 hikers and bikers in the region. I was very
15 impressed that the Navy Yard, you know, one of
16 the most secure areas in the city, was able to
17 continue the hiking and biking trail, which
18 certainly benefits their employees as well so
19 that they can hike or walk during their
20 periods so they can get exercise as well. So
21 I do support that. Thank you.

22 CHAIRMAN BRYANT: Thank you, Mr.

1 Wells. Ms. Tregoning?

2 COMMISSIONER TREGONING: Sorry,
3 one last comment, and this has come up several
4 times and I think we're going to hear a
5 presentation immediately after this about the
6 new FEMA Building and the master plan. So
7 there's a section of this new transportation
8 policy that deals with parking, policy section
9 D --

10 MR. ZAIDAIN: Yes.

11 COMMISSIONER TREGONING: -- where
12 you actually give some guidance about the
13 structures themselves.

14 MR. ZAIDAIN: Yes.

15 COMMISSIONER TREGONING: But as I
16 see it, you're silent about whether or not the
17 structures are inside or outside the security
18 barriers.

19 MR. ZAIDAIN: Yes.

20 COMMISSIONER TREGONING: And it
21 just seems like it would be helpful to give
22 guidance to applicants about how preferable it

1 is; as we're going to see in the FEMA example,
2 I hope, that where possible we put those
3 parking structures outside the security
4 barriers, because there's just no reason for
5 us to be paying to secure automobiles at the
6 -- you know, when we're really concerned about
7 the personnel.

8 So I think that's worth, you know,
9 making a statement about as a policy.

10 Obviously every federal facility for every
11 individual project will weigh their own
12 security concerns, but I think we've had
13 enough discussion about this on the Commission
14 that it's worth taking this opportunity to
15 articulate our strong preference.

16 MR. ZAIDAIN: Yes, and like a lot
17 of things in the comp plan there are
18 overlapping elements, and I think we can also
19 tackle some of that in there because I know --

20 COMMISSIONER WRIGHT: And we can
21 be sure, right, to put it in the urban design
22 element, too? Just, you know, overkill never

1 hurt anyone on that issue. I agree
2 completely.

3 CHAIRMAN BRYANT: Ms. Greenwald?

4 COMMISSIONER GREENWALD: I would
5 just ask that if we do indicate a preference
6 about where the parking is with relation to
7 the secure zone that do we highlight, as
8 Harriett said, that there are security issues
9 that will, you know, make sure that the
10 applicant takes on those security issues,
11 discusses it with FPS, you know, makes a
12 decision and not just goes with the baseline
13 preference. Thanks.

14 REPRESENTATIVE DENIS: Mr.
15 Chairman?

16 CHAIRMAN BRYANT: Mr. Denis?

17 REPRESENTATIVE DENIS: In the area
18 of encouraging people to use public transit,
19 I think we should try to encourage the
20 Washington Nationals to work with Metro so as
21 to provide Metro service after normal service
22 ends so that thousands of customers at

1 Nationals Ballpark aren't inconvenienced as
2 they were Tuesday night when -- I was there.
3 I stuck it out. I never leave. And when the
4 sign went up at Nationals Ballpark around
5 11:00, it said the last train leaves at 11:20.
6 Feel like you're in the middle of, you know,
7 Dodge City. The stagecoach is leaving. You
8 better get on it. And of course thousands of
9 people got up and left. And those that
10 didn't; and I was one of them, were left to
11 try to grab any taxi you could.

12 So I think that the expectation
13 would be -- say a game starts at 8:30 on a
14 Sunday night where there are rain delays and
15 so on, that people would be less inclined to
16 use public transportation and would be more
17 inclined to do whatever they could to either
18 drive to the ballpark or make other
19 arrangements along those lines.

20 So it just seems to me that -- I
21 know there was an arrangement in previous
22 years where the city in its budget would

1 provide for those circumstances, but the city
2 doesn't have the money in its budget now for
3 understandable reasons. And it just seems to
4 me that in terms of the overall benefits that
5 are provided to the Nationals; a free ballpark
6 to start with, that someone should be
7 encouraging them to allow people, to permit
8 people to basically pay whatever it is,
9 \$20,000 an hour, whatever the case may be, so
10 that people are not stranded at the ballpark
11 and hustling around the Navy Yard area close
12 to midnight because the trains aren't
13 operating.

14 CHAIRMAN BRYANT: Mr. Denis is
15 still peeved.

16 REPRESENTATIVE DENIS: I didn't
17 get the last train, but I got the last taxi,
18 I think.

19 COMMISSIONER PROVANCHA: Aren't
20 there currently provisions for WMATA for --

21 REPRESENTATIVE DENIS: There were.

22 COMMISSIONER PROVANCHA: --

1 special events holders so that the city
2 doesn't have to bear the entire burden of that
3 extra cost? I'm thinking the Susan G. Komen
4 race that had early trains. Those were
5 subsidized I think partially, if not
6 completely, by the event sponsors.

7 CHAIRMAN BRYANT: Mr. Acosta, who
8 wears a different hat, might --

9 EXEC. DIR. ACOSTA: I feel like
10 I'm at a WMATA board meeting right now, but
11 actually you raise a good point. I think this
12 is an issue that's been ongoing between the
13 Nationals and WMATA in terms of, you know,
14 providing service to the Nationals games. But
15 I can certainly follow up with that.

16 REPRESENTATIVE DENIS: It's only
17 because we're talking about encouraging use of
18 public transportation.

19 EXEC. DIR. ACOSTA: Right. Right.
20 And, you know, I think everybody would like to
21 see that, but I do think it is a contractual
22 issue between the two parties at this point.

1 And I'll follow up --

2 REPRESENTATIVE DENIS: It just
3 looks bad to have a sign go up the last train
4 leaves at 11:20. If the people didn't leave,
5 they could have spent \$20,000 buying hot dogs
6 and food, and so the team would've received a
7 benefit from that. And it just I think would
8 the good public policy.

9 COMMISSIONER PROVANCHA: Sounds
10 like a case where there's a policy and a
11 procedure in place, but it's perhaps not being
12 implemented.

13 Speaking of policies, I think some
14 of the more progressive cities in the U.S., to
15 include cities like Portland and Seattle,
16 where in the central business core it's free
17 transportation. And the effect there is it
18 encourages folks to use it. Bicycles, for
19 example, can be brought onto the trains at any
20 time, unlike D.C. where you have to pay and
21 you're prohibited during those peak periods.
22 So again, which behavior are we incentivizing

1 and rewarding? Perhaps policies like that
2 could be revisited.

3 CHAIRMAN BRYANT: Mr. Provancha,
4 do you have a motion on the EDR?

5 COMMISSIONER PROVANCHA: Motion to
6 approve, sir.

7 CHAIRMAN BRYANT: It's been moved.
8 Is there a second?

9 COMMISSIONER WHITE: Second.

10 CHAIRMAN BRYANT: It's been
11 seconded.

12 PARTICIPANT: We've already done
13 that.

14 CHAIRMAN BRYANT: Oh, we've
15 already done that? Okay. It's been so long.

16 It's been moved and second.
17 Sensing no further discussion, all in favor of
18 the EDR as before us, say aye?

19 (Chorus of ayes.)

20 CHAIRMAN BRYANT: Opposed, no?

21 (No audible response.)

22 CHAIRMAN BRYANT: Thank you.

1 Thank you, Mr. Zaidain. Very good
2 presentation. Terrific discussion.

3 DEPARTMENT OF HOMELAND SECURITY HEADQUARTERS
4 CONSOLIDATION, ST. ELIZABETH'S WEST CAMPUS,
5 2701 MARTIN LUTHER KING, JR. AVENUE, SE,
6 WASHINGTON, D.C. - MASTER PLAN AMENDMENT
7 (FEDERAL EMERGENCY MANAGEMENT AGENCY
8 HEADQUARTERS AND TRANSPORTATION IMPROVEMENTS

9 CHAIRMAN BRYANT: Agenda item No.
10 5C is the Department of Homeland Security
11 Headquarters consolidation at St. Elizabeth's.
12 This is the master plan amendment for the
13 Federal Emergency Management Agency
14 Headquarters and transportation improvements.
15 So we have Mr. Hart.

16 And as we were preparing, I
17 noticed that since the master plan has been
18 approved several years ago, we've had come
19 before us a number of significant projects on
20 this overall very significant project. We've
21 had the U.S. Coast Guard Headquarters and the
22 garage, we've had part of the West Campus

1 access road, and we've had a number of the
2 adaptive reuse projects and a lot of utility
3 work. So we've made a lot of progress to date
4 and this is the next big one that's coming
5 before us for this amendment.

6 Mr. Hart, welcome.

7 [INSERT - MASTER PLAN AMENDMENT]

1 MR. HART: Good afternoon, Mr.
2 Chairman and members of the Commission. The
3 project that's before you today, as the
4 Chairman just noted, is the master plan
5 amendment for the Federal Emergency Management
6 Agency Headquarters and as well as some
7 transportation improvements that are
8 associated with that. This is the Department
9 of Homeland Security Consolidated Headquarters
10 at St. Elizabeth's submitted by the General
11 Services Administration and it is a master
12 plan modification. And what I'll be doing
13 today is giving an overview of the project and
14 I'll be available for answering questions.
15 GSA is also here as well, as well as DHS, to
16 answer questions that you may have.

17 So the St. Elizabeth's Campus is
18 shown here. It is a national historic
19 landmark. The campus itself is made up of two
20 elements. There is the West Campus, which is
21 under federal ownership, and an East Campus,
22 which is owned by the District of Columbia.

1 And in 2009, the Commission approved the final
2 master plan for the DHS consolidation at St.
3 Elizabeth's and noted that further study was
4 required for a few elements.

5 At the time further analysis was
6 requested for the FEMA headquarters, which is
7 located on the East Campus because the
8 decision for the FEMA headquarters came late
9 into the planning process. In addition, the
10 Commission required transportation
11 improvements to be further studied as all the
12 impacts were not identified at that time.
13 This proposal that GSA has submitted is a
14 culmination of this multi-year effort.

15 To orient you, this is 295, which
16 is to the west of the campus. Of course the
17 campus is here. Suitland Parkway is to the
18 north, Malcolm X Avenue is to the south and
19 Martin Luther King, Jr. Avenue is bisecting
20 the two campuses.

21 Now sorry for the image, but this
22 is actually rotated, so the north is on the

1 left-hand portion of the slide. And this
2 image is showing some major functional
3 relationships at the St. Elizabeth's Campus,
4 first with the East Campus. Here is the
5 future mixed-used development that D.C. has
6 been planning for several years. Also
7 included here are the St. Elizabeth's
8 Hospital, as well as the D.C. Unified
9 Communications Center.

10 Since the 2008 master plan as
11 developed, the District has continued
12 developing their mixed-use portion of the
13 campus, and GSA and the District have
14 negotiated with each other about the federal
15 use parcel, which is shown here on the East
16 Campus. While GSA has been coordinating with
17 D.C. on this development, continued
18 coordination with the District on its plans
19 for the rest of the campus is vitally
20 important for both organizations.

21 GSA states in its submittal that
22 the DHS consolidation is a phased development

1 that is currently scheduled to be completed
2 within eight years. Construction on site is
3 ongoing with the U.S. Coast Guard headquarters
4 construction being built here, as well as the
5 parking garage that's to the south of it.

6 Some of the campus amenities are being
7 constructed, as well as campus utilities and,
8 as the Chairman noted as well, a portion of
9 the West Campus access road, the northern
10 portion of it, which is on the West Campus and
11 then a portion for the Fifth Sterling
12 intersection.

13 The other phases of the West Campus will be
14 developed in the later phases.

15 So here is the master plan
16 amendment, and it's primarily focused, as I
17 said earlier, on the FEMA headquarters as well
18 as transportation improvements. The image
19 here shows the FEMA development in the center
20 with the East Campus development as D.C. is
21 currently showing it. This is an image from
22 December of 2011.

1 In addition, there are the full
2 extent of the transportation improvements.
3 This is Martin Luther King Avenue here. So
4 the improvements would begin here, which is
5 south of Malcolm X, and basically go along all
6 the way to the edge of where the campuses are.

7 For the Shepherd Parkway, the West
8 Campus access road improvements that we're
9 talking about are the portion that is in
10 Shepherd Parkway. Shepherd Parkway is a
11 National Park Service property that's outlined
12 here in green. And again, as I said, the
13 northern portion of this was approved by the
14 Commission last year.

15 And I'd also like to note the two
16 Metro stations. There's a Congress Heights
17 Metro station to the south and the Anacostia
18 station, which is to the north. These are
19 important given that a percentage, a large
20 percentage of the employees that are coming to
21 both the West Campus and the FEMA site will be
22 arriving by transit, and there are shuttles

1 planned to connect the Metro stations with the
2 campuses to allow DHS to reach the one-space-
3 per-four-employee parking ratio that is
4 stipulated by NCPC.

5 Now in the last slide I showed all
6 of the components included in the master plan
7 modification. Now I'd like to discuss the
8 federal use parcel on the East Campus in a
9 little bit greater detail.

10 This slide is a bird's eye view of
11 the East and, which is here, the West Campus,
12 as well as the city in the background. The
13 East Campus, the FEMA portion, is actually
14 highlighted here in yellow. While some of the
15 work in the drawing here looks fairly
16 detailed, the designs depicted here are for
17 illustrative purposes only. The actual
18 designs will need to be developed further and
19 will be submitted to the Commission in the
20 future.

21 This image included here shows
22 several multi-story masses for the FEMA

1 building. And you'll note that the massing
2 here -- this is along MLK Avenue. The massing
3 here, this building's actually a little bit
4 shorter than the buildings that are located
5 toward the rear of the site. And also note
6 that the parking garage is located here toward
7 the rear of the site as well.

8 And finally, GSA has also included
9 some of the massing for some of the new
10 development at the East Campus as well to show
11 as comparison to the FEMA building.

12 This is an image showing the
13 massing for the FEMA headquarters. This is
14 along Martin Luther King, Jr. Avenue and Pecan
15 Street, which is a new street that will -- if
16 the street is existing, it will be improved as
17 part of this project as well.

18 I'll note that this building, the
19 massing looks fairly flat or even here. I'll
20 note that the topography of the property
21 actually slopes down away from MLK, so the
22 massing here, this is actually a nine-story

1 mass and this is a four-story mass. So the
2 topography helps to deal with that massing so
3 it doesn't seem as overly tall.

4 Now as requested by the Commission
5 in 2009, GSA provided additional analysis and
6 some of the topic areas that were studied are
7 indicated on this slide. This drawing also
8 shows the existing conditions in buildings on
9 this site, the Dix Pavilion, as well as a
10 building that is the D.C. Human Services
11 building. It's I think a veterans shelter.
12 And they will be actually demolished as part
13 of the FEMA headquarter construction.

14 Through the analysis that GSA
15 conducted they identified a buildable area,
16 which is this area here that's shaded in red
17 for the FEMA headquarters building. This
18 location was chosen because it minimized
19 impacts to nearby land uses. Also minimized
20 impacts to the historic resources, natural
21 resources and also minimized impacts to views.
22 GSA used three development alternatives in its

1 EIS for the master plan amendment and they
2 used this buildable area outlined in red as
3 the footprint, the buildable area for the FEMA
4 headquarters.

5 Now getting to the preferred
6 alternative, this is the preferred alternative
7 that was used in the final EIS for the master
8 plan amendment, and the development program is
9 included here on the right. We have 750,000
10 gross square feet of building. And this would
11 be for offices, support spaces, as well as
12 specialized spaces. The FEMA headquarters
13 will be a LEED Gold building and have green
14 roofs.

15 In addition, GSA is proposing a
16 755-space parking garage for the 3,100
17 employees to be located on the site. There is
18 a tunnel that's being proposed that will
19 connect this portion of the East Campus with
20 the West Campus here under Martin Luther King
21 Avenue. I'd also like to point out; I noted
22 this a little earlier, but Pecan Street, which

1 is going to be located here, and Pine Street
2 are also included in the improvements for
3 transportation. And you can see a very close-
4 up view of the plan for Martin Luther King Jr.
5 Avenue. I have a section a little later on in
6 the presentation to show as well.

7 There are three main entrances to
8 the site. There is the staff entrance from
9 the parking garage, there is a pedestrian
10 entrance along Pecan Street, and an entrance
11 from the underground tunnel to the site as
12 well. There's an elevator that will lead down
13 to the tunnel. And so this will allow people
14 to travel from the parking areas on the West
15 Campus over to the FEMA building as well as
16 needed. The Pecan Street entrance is helpful
17 in that its connection to the West Campus as
18 well as there are planned bus stops or shuttle
19 stops that will connect the Metro station
20 which is to the south to the East Campus, to
21 the FEMA headquarters here.

22 And Commissioner Tregoning brought

1 this up a few minutes ago concerning the
2 secure area: The FEMA site does have a
3 double-fence similar to the West Campus fence
4 that was approved by the Commission several
5 years ago, but I will note that the parking
6 garage is actually outside of that double-
7 fence, that secure campus. There is, you can
8 note, a little fence here. This is actually
9 more for safety than security.

10 This image is showing the
11 landscape topology that GSA is proposing for
12 the FEMA headquarters. There is a perimeter
13 landscaping shown here that surrounds the
14 building, as well as several bio-swale and
15 bio-retention areas here. And then there are
16 several rain gardens that are being proposed
17 as well. I also noted earlier that each of
18 the roofs would be green roofs for the
19 buildings, as well as the parking garage,
20 which at this moment also has photovoltaic
21 cells on the roof as well.

22 Now for the transportation aspects

1 of the project. We have the Martin Luther
2 King Jr. Avenue transportation work. MLK
3 improvements are focused on providing safe
4 vehicular turning movements onto to the St.
5 Elizabeth's Campus and enhancing the
6 pedestrian realm. GSA has worked with the
7 District on developing these roadway
8 enhancements, and at the Districts request,
9 there's an option to add an additional 13 feet
10 for a bike route along MLK as well.

11 For the West Campus access road,
12 the focus was on relocating the St.
13 Elizabeth's traffic, or employees from 295,
14 which is shown here, and also local roads to
15 a direct access to the St. Elizabeth's Campus.
16 And this was being done while also trying to
17 minimize impacts to Shepherd Parkway, which is
18 again highlighted here in green. And Shepherd
19 Parkway, as I said earlier, is National Park
20 Service property. The District is also
21 proposing some additional work for the East
22 Campus, and it's shown here in yellow.

1 Now the improvements for MLK
2 Avenue. This is a section looking at the
3 existing, which is at the top, and what's
4 being proposed now. The existing has four
5 travel lanes, two in either direction, and
6 sidewalks on either side, as well as some
7 plantings. What's being proposed now is two
8 travel lanes in either direction and the
9 additional turn lane, which will change
10 depending on which direction you're turning
11 there, that people are trying to make. Also
12 sidewalks on either side.

13 What this is showing is that there
14 is one right of way that is a right of way --
15 if you don't include the additional 13 feet,
16 and then the additional 13 for the right of
17 way. So this section will work regardless of
18 if that bike path is created or not, but the
19 option for creating the bike path is still
20 viable.

21 And this is the Shepherd Parkway
22 interchange, or excuse me, the Malcolm X

1 interchange with I-295. And it's through the
2 Shepherd Parkway property. Even though these
3 improvements along the length of 295 from
4 South Capitol Street to the West Campus of St.
5 Elizabeth's will focus mainly on this Malcolm
6 X exchange, GSA and DHS have worked with NPS
7 on finding ways to reduce the impacts of the
8 access roads and roadway interchange on
9 Shepherd Parkway, and this design is the
10 result of that process. DDoT and FHWA were
11 also included in these discussions as well as
12 it is likely DDoT will have jurisdiction over
13 this roadway once completed.

14 While there are a number of
15 improvements associated with the new Malcolm
16 X/I-295 interchange, this image shows what's
17 happened over time. And what I want to point
18 out is there is a purple and a blue line
19 that's here and then there's the actual
20 roadway that you see here. This line that's
21 here that's kind of to the east; again, this
22 side is north, so to the east of this, this is

1 actually a multi-purpose trail that's being
2 proposed that will begin at Fifth Sterling,
3 and it will continue through the West Campus,
4 through this portion of Shepherd Parkway and
5 down to South Capitol Street. So what I was
6 showing is this is what was being proposed
7 several years ago and this is what's being
8 proposed now. So there is a reduction in the
9 amount of land used for Shepherd Parkway.

10 What you're seeing here is --
11 again, this project is not the final project.
12 This is part of the master plan and the
13 roadway itself will need to come to NCPC for
14 preliminary and final review in the future.

15 Now with the transportation
16 management plan, GSA and DHS have also
17 submitted a transportation technical report,
18 as well as an updated TMP for the master plan
19 which was stipulated in the 2009 Commission
20 approval. This new transportation report
21 evaluated all the new developments occurring
22 around the St. Elizabeth's Campus, as well as

1 all the roadways and intersections, and some
2 of this information was not included in the
3 2008 plan.

4 Shown here in this slide is a
5 summary of the TMP goal and as well as
6 examples of strategies DHS has committed to
7 use to reach the prescribed one-space-to-four-
8 employee ratio, as well as some monitoring
9 that DHS and GSA are proposing.

10 Staff reviewed the submitted
11 documents and focused on a few items that are
12 shown here. Staff evaluated the project with
13 regard to the District's East Campus
14 development and found that similar massing,
15 height and form -- and was -- these were
16 compatible with what was being proposed by the
17 District on the District's portion of the East
18 Campus.

19 Staff also reviewed the
20 comprehensive transportation management plan
21 that GSA submitted and noted that while it was
22 aggressive it would meet the one-to-four

1 parking ratio stipulated by NCPC. Staff would
2 recommend further coordination with WMATA to
3 ensure the success of shuttle service to the
4 nearby Metrorail stations. In addition, while
5 DHS agrees that monitoring is important, the
6 only employee survey that is committed to in
7 the TMP would be following the full build-out
8 of the campus at 14,000 employees. Employee
9 surveys after phase 1 would help DHS
10 understand which future surveys would be
11 needed and helpful.

12 And finally, there are several
13 previous Commission actions from the 2009
14 master plan approval that the staff evaluated
15 as well. These were to verify the
16 availability of Shepherd Parkway for use and
17 to ensure that the National Environmental
18 Policy Act, as well as the National Historic
19 Preservation Act were completed for Shepherd
20 Parkway.

21 With the conclusion of the FHWA
22 Section 4F process noting that the land is

1 available for use as a roadway, the execution
2 of a Memorandum of Agreement for Shepherd
3 Parkway earlier this month and the issuance of
4 a ROD for the final environmental impact
5 statement by both the General Services
6 Administration as well as the Federal Highway
7 Administration identifies that these previous
8 Commission actions have been satisfied.

9 And therefore, staff concludes its
10 evaluation of the master plan amendment and
11 the executive director recommends that the
12 Commission commend GSA and DHS for developing
13 a well thought out thorough master plan
14 modification and DHS, GSA and FHWA for working
15 with NPS to find a solution to the site access
16 issue through Shepherd Parkway; approve the
17 master plan modification for the DHS
18 consolidation at St. Elizabeth's and
19 transportation improvements which include
20 construction of the 75,000 gross square foot
21 building and the 755-space parking garage for
22 3,100 employees on the East Campus; widening

1 Martin Luther King Jr. Avenue and constructing
2 an access road and interchange on Shepherd
3 Parkway; notes that designs for the FEMA
4 headquarters building and associated parking
5 garage, Martin Luther King Jr. Avenue widening
6 and new access road through Shepherd Parkway
7 would need to be submitted to the Commission
8 for approval; find that GSA has met the
9 Commission's requirement that Shepherd Parkway
10 be available for use as stipulated in the 2009
11 approval of the 2008 DHS consolidation master
12 plan; encourages GSA and DHS to continue
13 coordination with the District of Columbia
14 government on the planning process for the
15 East Campus development to ensure strong
16 connections and economical use of design
17 between the federal use parcel and the rest of
18 the campus; notes that GSA and DHS commitment
19 to continue working with WMATA on a plan to
20 provide shuttle service between the nearby
21 Metrorail stations and the DHS headquarters at
22 St. Elizabeth's and identifying other transit

1 opportunities; and finally, require GSA and
2 DHS to conduct employee surveys on a semi-
3 annual basis in the first year of operation
4 for the U.S. Coast Guard building to
5 understand the effectiveness on the TMP and to
6 make adjustments accordingly.

7 And with that, I conclude my
8 presentation.

9 CHAIRMAN BRYANT: Thank you, Mr.
10 Hart. Very good.

11 COMMISSIONER DIXON: I would move
12 the recommendation.

13 CHAIRMAN BRYANT: All right.
14 Thank you. It's been moved and seconded. Now
15 for discussion purposes, I do note that we
16 have a contingency from DHS, project experts
17 who are available to us.

18 Discussion among the Commission?
19 Ms. Greenwald?

20 COMMISSIONER GREENWALD: I just
21 had two quick questions. The slide discussing
22 the parking garage for FEMA, is the only

1 access point to that garage on Pine?

2 MR. HART: Yes.

3 COMMISSIONER GREENWALD: And is
4 that part of the TMP and sort of --

5 MR. HART: Yes.

6 COMMISSIONER GREENWALD: They'll
7 be improvements to that street to make sure
8 that --

9 MR. HART: Yes.

10 COMMISSIONER GREENWALD: And then
11 the other question was with regards to the
12 requirement for the study for after the Coast
13 Guard Building. I just was hoping you could
14 discuss that a little bit more.

15 MR. HART: Sure.

16 COMMISSIONER GREENWALD: And I
17 guess I'm curious as to, you know, how
18 strongly the recommendation is with regards to
19 semi-annual in particular. I mean --

20 MR. HART: Yes, it's really --
21 because the TMP -- it stipulates that DHS is
22 committed to conducting an employee survey for

1 the site. That's not the issue. They do
2 basically look -- well, they do look at only
3 having the employee survey done after 14,000
4 employees are on the site. There is a
5 contingency that says, well, they might be
6 able to do them more frequently, but we'll
7 kind of decide that, you know, at a later
8 date.

9 And really the recommendation is
10 just to make that -- you really need to
11 understand what's happening after the Coast
12 Guard is open, because that's going to be
13 happening fairly -- in fairly short order. So
14 understanding what you have. It would be
15 helpful to understand what the impacts are and
16 what the -- and how well and what the
17 employees -- or how the employees are getting
18 to the site. And it's easier to do that
19 earlier than wait until the full 14,000 folks
20 are there, or wait until some other
21 indeterminate time period. This just helps to
22 give a very determinate period.

1 COMMISSIONER GREENWALD: And I
2 don't disagree with that.

3 MR. HART: And it's just looking
4 at two surveys.

5 COMMISSIONER GREENWALD; I guess
6 the question I had was, you know, I think --
7 I don't know exactly what the Coast Guard's
8 phased move-in time is, you know, whether
9 they'll be fully staffed within the first six
10 months of it opening and just, you know, I
11 wasn't quite clear here. And if there was a
12 way to provide a little bit more flexibility
13 for, you know, GSA and DHS to definitely do
14 that kind of survey and understand what -- you
15 know, use the Coast Guard as a basis for how
16 the rest of it will play out, I think that's
17 really important. But I'm not sure if this is
18 a little bit more restrictive than necessary
19 and the language of it's sort of the best set.
20 But it looks like Harriett --

21 COMMISSIONER TREGONING: I was
22 just going to say that the District has also

1 got a lot of ancillary efforts associated with
2 the Coast Guard's occupancy of the West Campus
3 in terms of food service and other amenities.
4 And as you know, our plans for the East Campus
5 involve a very -- it's very evolutionary in
6 terms of the land use. And so the notion that
7 travel patterns might change in the way that
8 we were talking about in the previous
9 discussion I think is going to be much more
10 dramatic here. So keeping some close tabs on
11 how those travel patterns might be changing as
12 amenities are added and other uses come to the
13 site I think is probably a smart thing to do
14 given how very constrained the automobile
15 network is in the area.

16 COMMISSIONER GREENWALD: I mean, I
17 think Harriett just sort of furthered my
18 point, which is that, you know, semi-annual
19 might not be the best way because, you know,
20 the food will come and I don't think that's on
21 a quite clear timeline yet, and that should
22 impact when the study is done perhaps to be

1 most effective.

2 COMMISSIONER TREGONING: I'm
3 always confused by the term "semi-annual," if
4 that's several times a year or every several
5 years.

6 MR. HART: Semi-annual is several
7 times -- is like every two years.

8 COMMISSIONER TREGONING: So more
9 frequently than a year is what semi-annual is?

10 MR. HART: That's correct.

11 COMMISSIONER GREENWALD: Right,
12 twice a year and the first --

13 COMMISSIONER TREGONING: Okay.

14 COMMISSIONER GREENWALD: So what
15 are we saying?

16 COMMISSIONER TREGONING: So with
17 some frequency while these things are
18 changing?

19 COMMISSIONER GREENWALD: Right.

20 And so maybe just --

21 PARTICIPANT: Semi-annual is what?

22 CHAIRMAN BRYANT: Semi-annual is

1 twice a year. Sort of like retention and
2 detention.

3 COMMISSIONER WRIGHT: But semi-
4 annual could mean you're just finishing one
5 survey and then getting the results and doing
6 something with it and starting all over again.
7 I did not understand that semi-annual. You
8 know, I don't attend white sales or else I
9 probably would know what semi-annual means.
10 So that does seem pretty -- a little much.
11 Just the way these things go internally in a
12 federal context, by the time you've finished
13 one survey, interpreting the results and
14 moving to the -- you know, so that you can do
15 something about it, you'd be designing and
16 starting the next one. I mean, I agree with
17 the idea because added to all these things,
18 too, is to what extent DHS does or does not
19 embrace the mobile workplace, and that could
20 have a significant change -- render a
21 significant change in traffic patterns and all
22 kinds of things. And so I get that we need to

1 do it, but it just seems a little bit too
2 often.

3 COMMISSIONER DIXON: Mr. Chairman?

4 CHAIRMAN BRYANT: Yes, sir?

5 COMMISSIONER DIXON: Yes, I guess
6 we should be monitoring, not semi-annually,
7 but monitoring this thing, because a lot's
8 going to happen pretty quickly.

9 I really wondered about the
10 widening of MLK. The widening will be
11 accommodated by taking space on both sides or
12 on the east side primarily?

13 COMMISSIONER TREGONING: East
14 only.

15 COMMISSIONER DIXON: East only?
16 Good. All right. Because the wall is a
17 problem on the other side, the historical
18 wall.

19 Secondly, how far down? You seem
20 to be stopping at the end of the campus. Is
21 that going to -- I mean, I don't know how --
22 is that going to carry all the way down to the

1 Metro station, or to the 14th Street bridge,
2 or -- I mean, I know that represents a lot of
3 problems, but is it going to bottleneck? All
4 of a sudden you've got it wide, then you got
5 it narrowed again when you get to --

6 MR. HART: Yes, the widening is
7 really just for the turning movements. I
8 mean, there are going to be four lanes --

9 COMMISSIONER DIXON: Only for the
10 -- ah.

11 MR. HART: There are going to be
12 four lanes regardless.

13 COMMISSIONER DIXON: Okay.

14 MR. HART: So those will stay.
15 It's just --

16 COMMISSIONER DIXON: So the
17 pattern is the same except that area for
18 turning? That's very good.

19 Also how much of this is -- and
20 you all talk about alternative transit. This
21 trolley issue is still alive and doing things.
22 Is there any anticipation there, or are you

1 just leaving that as an alternative that might
2 help with the problem? City can probably
3 speak to that better than you can; I don't
4 know. Maybe I should talk to you off record
5 on that one. Good. All right. Thank you
6 very much.

7 MR. HART: You're welcome.

8 CHAIRMAN BRYANT: Other
9 discussion? Ms. White then Mr. Provancha.

10 COMMISSIONER WHITE: I just wanted
11 to offer a comment on the landscape framework
12 plan and how it came across in the conceptual
13 drawings, and I thought it was fantastic to
14 see so many green roofs in that concept
15 drawing and that it's so pedestrian friendly
16 and innovative rain water -- what did you call
17 it -- storm water rain gardens particularly
18 after the last discussion. So I compliment
19 you and look forward to seeing the details as
20 you develop them.

21 COMMISSIONER DIXON: Mr. Chairman,
22 I would have to say that I'm very pleased to

1 have an image before us of looking at the city
2 from east of the river to the city. This was
3 overwhelming for me to see that kind of
4 picture, because we usually kind of see the
5 other way. They're all over there across the
6 river. Here we're on this side looking at --
7 it's like those cartoon pictures they had of
8 -- the center of the universe is whatever you
9 want it to be and everything else is kind of
10 graphically around it. Appreciate that. I
11 should get a copy of that one and enlarge it.

12 COMMISSIONER PROVANCHA: Framed
13 and signed renderings will be available.

14 COMMISSIONER DIXON: That's what I
15 need. Thank you.

16 CHAIRMAN BRYANT: Mr. Provancha?

17 COMMISSIONER PROVANCHA: A couple
18 of comments. Remind us again, what was the
19 disposition of the buildings that are
20 demolished on the site? Did I hear a veterans
21 shelter? Replacement of in kind somewhere
22 else in the area?

1 MR. HART: I think GSA; they're
2 here, they can answer what's going to go on
3 with them.

4 COMMISSIONER PROVANCHA: Okay.

5 MR. HART: I'm pretty sure the
6 buildings are actually empty right now.

7 COMMISSIONER PROVANCHA: Was
8 curious about it. Who is going to be
9 displaced and if they were going to have some
10 alternatives down the road, particularly our
11 veterans groups.

12 MS. FRANCIS: With regard to the
13 homeless shelter, the District of Columbia has
14 not decided the new location of the shelter,
15 but it will be displaced as part of this
16 development.

17 COMMISSIONER PROVANCHA: Okay.

18 COMMISSIONER WRIGHT: This is Mia
19 Francis from the Office of Planning of Design
20 Quality.

21 MS. FRANCIS: I'm sorry.

22 COMMISSIONER PROVANCHA: Okay.

1 Reflecting back on the previous project at
2 Bethesda and the huge involvement of the
3 neighborhood groups, what's been the Ward 8
4 neighborhood homeowners' involvement in the
5 planning for these projects?

6 MR. HART: There's been a
7 considerable amount of work with --

8 MS. FRANCIS: Right, we have
9 extensive community coordination. We
10 participate in monthly Ward 8 Transportation
11 Task Force meetings. We also have our
12 community meetings on campus monthly as well
13 discussing several -- you know, business
14 development, job participation, as well as the
15 just general community concerns.

16 COMMISSIONER PROVANCHA: Job
17 participation, are you envisioning something
18 similar to what the Coast Guard folks did with
19 an employment center? I realize that we're
20 talking about master planning, but --

21 MS. FRANCIS: Right, we have --

22 COMMISSIONER PROVANCHA: -- these

1 are related issues.

2 MS. FRANCIS: We have an
3 opportunities trailer located on the campus
4 where community members can go to apply for a
5 job, see what job openings are being listed.
6 We also conduct some training at the
7 opportunities trailer as well.

8 COMMISSIONER PROVANCHA:
9 Excellent. One of the slides; I think it was
10 13, showed signals. I think I'm a little bit
11 familiar with that intersection, particularly
12 where it joins Bolling Air Force Base, now
13 JBAB. Aren't several of those signals
14 existing signals as opposed to new, part of
15 the Malcolm X interchange, both at the main
16 gate as well as the exit ramp off of 295? I
17 think those are existing signals as opposed
18 to --

19 MR. HART: Yes, there's a lot
20 going on there.

21 COMMISSIONER PROVANCHA: Okay.

22 MR. HART: There are some ramps

1 that are going on there, as well as -- and the
2 signals, yes, the one that's actually at South
3 Capitol and --

4 COMMISSIONER PROVANCHA: It's on
5 slide 13.

6 MR. HART: Yes. It takes me a
7 long time to get through here.

8 COMMISSIONER PROVANCHA: No
9 problem. There you go.

10 MR. HART: So, and I hope this
11 isn't --

12 COMMISSIONER PROVANCHA: This one
13 current exists. That one currently exists.
14 So I think this is the --

15 MR. HART: Yes, that would be new.

16 COMMISSIONER PROVANCHA: -- new
17 part.

18 MR. HART: Yes.

19 COMMISSIONER PROVANCHA: But
20 these --

21 MR. HART: Yes.

22 COMMISSIONER PROVANCHA: -- are

1 existing. Okay.

2 COMMISSIONER TREGONING: I would
3 just say I think that there are going to be
4 improvements to the timing of those signals;
5 that's why they show on this diagram, that
6 they're going to calibrate all of the traffic
7 operations with these new interchanges. I
8 think that's what was intended to --

9 COMMISSIONER PROVANCHA: Perhaps
10 some integrated corridor management type of
11 efforts like we're seeing elsewhere?

12 MR. HART: Yes.

13 COMMISSIONER PROVANCHA: Okay.
14 Did I hear you say LEED Gold?

15 MR. HART: Yes.

16 COMMISSIONER PROVANCHA: The
17 reason I'm asking is DoD recently came out
18 with a little bit more restrictive policy to
19 stay at Silver. And you can go Gold, but you
20 have to cost justify anything above Silver.
21 So that's not a government-wide initiative?

22 MR. EBADL: No, it's not. I'm

1 Shapour Ebadl, director of the program here at
2 St. Elizabeth's. Actually our baseline is
3 LEED Silver, however, we've been achieve LEED
4 Gold on all of our projects so far and with
5 minimal cost. So anything beyond Gold it
6 becomes a little bit more costly.

7 COMMISSIONER PROVANCHA: So
8 you don't have that same restriction in your
9 agency? Okay.

10 MR. EBADL: We don't.

11 COMMISSIONER PROVANCHA: Okay.
12 Excellent. Okay. All right.

13 And lastly I want to compliment
14 Mr. Hart on the comprehensive report, as well
15 as the proper pronunciation of some of the
16 street names. Pee-can, for example, as
17 opposed to what the Yankees call pa-cahn.

18 MR. HART: I have a southern
19 mother, so that's all I hear.

20 COMMISSIONER PROVANCHA: How many
21 of you are blessed with grandmothers that make
22 pee-can pie as opposed to what you get in New

1 York City, which is pa-cahn pie? It's not the
2 same.

3 CHAIRMAN BRYANT: Ms. Tregoning?

4 COMMISSIONER TREGONING: I just
5 wanted to acknowledge the work of GSA and the
6 Department of Homeland Security in advancing
7 this amendment to the consolidated master
8 plan. And also just say that we will have
9 before the Commission opportunities to look at
10 preliminary and final designs for the FEMA
11 building and for the transportation
12 improvements. And to also say that on the
13 city's part that we're working very hard to
14 move coordinated development activity on the
15 East Campus so that it becomes a safe amenity-
16 rich mixed-use environment that will enhance
17 the work experience for DHS employees and
18 their visitors, but also have, especially on
19 the East Campus, much more interaction between
20 the neighborhood and the activities of FEMA in
21 particular. So I would just urge the approval
22 of the EDR. Thank you.

1 COMMISSIONER DIXON: Mr. Chairman,
2 I'd like to pick up on that and second it, and
3 also mention that there's another pocket on
4 the west side which may be another off the
5 record that we need to discuss. A lot of like
6 Player's Lounge, Georgina's and all that area
7 that's got to be looking across the street at
8 all this wonderful -- I'm sure we'll talk. A
9 second it and I'm supportive.

10 COMMISSIONER PROVANCHA: A couple
11 Commissioners had concerns about the survey.
12 Perhaps we could --

13 CHAIRMAN BRYANT: I was going to
14 bring that up momentarily.

15 COMMISSIONER PROVANCHA: -- do a
16 friendly modification or amendment to that
17 survey requirement.

18 CHAIRMAN BRYANT: Yes, it received
19 a bit of attention, but no one offered any
20 amendment.

21 COMMISSIONER PROVANCHA: Perhaps a
22 single survey at the end of the first year and

1 reporting to NCPC, otherwise I'm not sure we
2 would even know what the results of the --
3 something in that vein.

4 COMMISSIONER GREENWALD: Okay. So
5 what I have at the moment was require GSA and
6 DHS to conduct employee surveys twice within
7 the first two years of the opening of the U.S.
8 Coast Guard Building. I didn't include report
9 language to NCPC. We can -- I mean, it says
10 to make adjustments to the TMP as it goes
11 further, so I think that would be sufficient.
12 And, you know, we'll certainly hear about it
13 through that if any adjustments are made.

14 CHAIRMAN BRYANT: So you want to
15 repeat for --

16 COMMISSIONER GREENWALD: Sure.
17 Gladly. Requires GSA and DHS to conduct
18 employee surveys twice within the first two
19 years of the opening of the U.S. Coast Guard
20 Building. And then keep the rest.

21 CHAIRMAN BRYANT: Okay.

22 COMMISSIONER TREGONING: How would

1 you feel about dropping GSA from that and
2 letting DHS survey their own employees,
3 because we could slow them down, you know,
4 willfully?

5 COMMISSIONER GREENWALD: I've
6 heard that before. If you just --

7 COMMISSIONER TREGONING: If they
8 were on their own, it might go faster.

9 COMMISSIONER GREENWALD: If DHS
10 wants to go along with that, if they say okay,
11 sure. Gladly.

12 CHAIRMAN BRYANT: Ms. Young, you
13 have that amendment as well. So just requires
14 GSA to conduct a survey twice within the first
15 two years of operation.

16 Mr. Miller?

17 COMMISSIONER MILLER: Yes, I just
18 wanted to -- as the seconder of the approval
19 motion to speak in favor of it and associate
20 myself with Commissioner Tregoning's remarks.
21 This is a very important economic development
22 project for Ward 8 and for the city as a

1 whole, obviously. Thank you.

2 CHAIRMAN BRYANT: Okay. It's been
3 properly moved and seconded. Sensing no
4 further discussion, the EDR as amended, all in
5 favor, say aye?

6 (Chorus of ayes.)

7 CHAIRMAN BRYANT: Opposed, no?

8 (No audible response.)

9 CHAIRMAN BRYANT: It's approved
10 unanimously.

11 INFORMATION PRESENTATION

12 FORT BELVOIR - NORTH POST TOWN CENTER

13 CONCEPT DESIGN

14 CHAIRMAN BRYANT: We have one last
15 item on our agenda and it's an information
16 presentation. It's item 6A. If the audience
17 members will exit quietly.

18 Yes, agenda item 6A is an
19 information presentation on the Fort Belvoir
20 North Post Town Center concept design.

21 [INSERT - NORTH POST TOWN CENTER]

1 CHAIRMAN BRYANT: Mr. Weil?

2 MR. WEIL: Thank you. Good
3 afternoon. Fort Belvoir is here today to give
4 an informational presentation on the North
5 Post Town Center framework development plan.

6 As a little background, the
7 purpose of this presentation is: (1) to
8 respond to Commission concerns about the
9 undefined nature of the Town Center design
10 during its review of the PX Shopping Center
11 project last summer; and (2) to provide the
12 Commission with additional planning context
13 for the new Fort Belvoir Commissary, which
14 will be part of the Town Center. And the
15 Commission will be reviewing that for
16 preliminary approval in October 2012.

17 So during the past year NCPC staff
18 has met with the Army several times to discuss
19 the Town Center. And from that the Army now
20 has a refined framework development plan which
21 will be incorporated into the draft Fort
22 Belvoir master plan update, and the Army will

1 be submitting that draft for Commission review
2 in fall of 2012.

3 And as a last note, as you know,
4 NCPC hosted a speaker series presentation last
5 month on sustainable installation design and
6 the revised Unified Facilities Criteria, or
7 UFC, was released in conjunction with that
8 event. The 2012 UFC contains 10 overarching
9 planning concepts, and before the Army
10 presents their design I'd like to briefly
11 touch upon several of these which I think best
12 apply to the framework plan.

13 So No. 1, healthy community
14 planning, which is planning for opportunities
15 and features that contribute to the health of
16 the people who live and work on an
17 installation by providing things like
18 recreational fields, bicycle lanes and
19 community gardens to promote active and
20 healthful lifestyles.

21 No. 2, network planning, which is
22 the idea of making sure that installations are

1 really tied together through good utility and
2 transportation connectivity. And the
3 presentation will show the North Post Town
4 Center's future connections to other nearby
5 areas through transit, bicycling, traffic
6 calming and walking.

7 And third and last, area
8 development planning, which is the concept of
9 focusing an installation's planning efforts on
10 smaller scale districts in order to create
11 identifiable places within the installation.
12 And this framework development plan represents
13 this type of effort to create an identifiable
14 North Post Town Center district on a scale
15 that is comparable to an area development
16 plan.

17 So with that, I'd like to turn the
18 presentation over to Chris Landgraf, who is
19 the chief master planner at Fort Belvoir and
20 he'll walk you through the North Post Town
21 Center framework design plan in more detail.

22 MR. LANDGRAF: Good afternoon, Mr.

1 Chairman, or Mr. Commissioner, ladies and
2 gentlemen of the Commission and NCPC staff.
3 As Michael said, I'm Chris Landgraf, the
4 master planner for Fort Belvoir.

5 Today I would like to expand on a
6 discussion that started in July of 2011 and
7 present an updated framework plan for the
8 North Post Town Center at Fort Belvoir. The
9 Commission was concerned about the undefined
10 nature of the North Post Town Center as shown
11 previously with the post exchange project.
12 Specifically, the concerns focused on walk-
13 ability, mixed use, transit options, place
14 making and sustain-ability. My presentation
15 today should demonstrate that Fort Belvoir is
16 incorporating these principles into our
17 designs and that we will carry these design
18 elements forward in your master plan update.
19 I should note that all but two of the photos
20 you will see in this presentation are from
21 Fort Belvoir-specific projects.

22 Before I get started though with

1 the presentation, I would like to say thank
2 you to the NCPC staff for all the guidance and
3 direction that they have provided during this
4 process. NCPC staff participated in the
5 design charrette at Fort Belvoir for the North
6 Post Town Center and Commissary in February of
7 this year and have continued to help us refine
8 our plans. The recommendations have been
9 extremely helpful to Fort Belvoir and we
10 appreciate their assistance.

11 As you can see from the slide
12 before you the land use designation for the
13 North Post Town Center is community support.
14 The town center will have housing,
15 professional institutional facilities and
16 troop land uses immediately adjacent to the
17 town center. This is a housing area. These
18 are professional institutional in the blue.
19 And troop down here in the gray. And all of
20 these land uses will support the retail
21 elements of the town center in the future.

22 The following amenities exist

1 within walking distance of the proposed town
2 center. Walking distances are measured by two
3 circles as shown here, an inner and outer.
4 The inner circle is 1,320 feet, or a quarter
5 mile. The outer circle is 2,000 feet, as was
6 discussed earlier about walking distances.
7 And these represent walking times of
8 approximately 10 to 15 minutes. And as you
9 can see from the marker here, the proposed
10 town center that we're discussing is actually
11 in this location here to tie all of the
12 elements that are within this area together,
13 and that would be accomplished with a future
14 road system.

15 But the amenities that are
16 existing today are: We have a shopette, we
17 have a bank and we have a movie theater.
18 There is a fitness facility, chapel and
19 community pool. We have Fort Belvoir
20 Elementary School and Louis Village with its
21 900 residents and community center. We also
22 have on the periphery an existing child

1 development center and we're building a child
2 development center within the walking distance
3 circles as shown on the slide.

4 The framework plan you see in this
5 slide was developed in coordination with NCPC
6 staff. We believe this framework will give us
7 flexibility to adapt a design based on an
8 updated housing market analysis due in 2014
9 and any changes to the proposed projects
10 planned in and around the town center.

11 The components of the framework
12 plan, as you can see in the legend to the
13 side, are: We have community support
14 facilities identified on the edge of the town
15 center. We have that tied in together with a
16 mixed-use development area and a transitional
17 space between the mixed-use and housing areas.
18 And then we have green space and recreational
19 activities inside the town center limits.

20 Some of the design elements that
21 are included in the framework plan are the
22 establishment of pedestrian pathways, as shown

1 by the hatching on the sides here and through
2 the town center, and the creation of
3 pedestrian promenades as shown in front of the
4 new commissary facility that connect to the
5 post exchange. The pedestrian promenades, as
6 shown here in the renderings -- this part of
7 the building right here in the bottom
8 rendering is actually the entrance to the
9 actual PX. And the same pedestrian promenade
10 aspect will be carried up through the PX area
11 as well.

12 Our intention for the North Post
13 Town Center is to create a development area
14 that has all the design elements we have
15 incorporated in our South Post Town Center
16 such as pedestrian amenities shown here in the
17 bottom left, on-street parking shown in both
18 these photos on the top, and to create a sense
19 of place for people when they are walking
20 along the -- and through the town center area
21 to identify that they're in the town center.

22 The Fort Belvoir South Post Town

1 Center that is shown here in these photos was
2 recently recognized as the first mixed-use
3 town center in the Army, and we are committed
4 to continuing the design elements used in
5 South Post in our master plan update in North
6 Post Town Center.

7 Additional framework design
8 elements include the creation of nodes that
9 allow visitors to gather and enjoy outdoor
10 spaces, design elements within the node will
11 identify that they're within the town center
12 as shown here in Bethesda, and in mixed-use
13 development with the option for restaurants
14 included as storefronts and at potential node
15 locations as shown here in Fair Lakes.

16 They're also being considered for elements of
17 the town center. And all of the proposed
18 elements will help Fort Belvoir recreate the
19 award-winning mixed-use development at Fort
20 Belvoir's South Post Town Center by providing
21 a variety of housing and recreational
22 activities that are adjacent to the town

1 center location here again at the node and the
2 combination of the community support and the
3 transition across the entire town center.

4 The following amenities are
5 proposed around the town center in the future
6 in both our short and long-range plan: We
7 have a car care center proposed. We have the
8 commissary again which we discussed before.
9 There will be a casual dining facility and the
10 re-creation of our South Post mixed-use
11 develop.

12 The housing will allow for various
13 types of housing, different styles along the
14 road frontage and then styles as were shown
15 previously in the back parts, depending on the
16 2014 housing market analysis.

17 And then we also have in our
18 master plan -- we're carrying forward a future
19 expansion of the elementary school, religious
20 education center and recreational activities
21 adjacent to the pool like tennis courts.

22 The town center is designed to be

1 pedestrian friendly and allow for a variety of
2 transit options. As you can see from the
3 slide in front of you, we have identified
4 locations and walking distances to the mixed-
5 use development in this case instead of the
6 actual town center because we figure this is
7 the main retail hub and most of those fall
8 within the discussion that was earlier about
9 the 10 to 15-minute walking distance. And
10 they connect all the way down to our troop
11 centers as well as our reserve component areas
12 to provide access for people via walking or
13 other pedestrian or bike transit lanes.

14 Elements that we plan to carry
15 forward are tree-lined streets and as shown
16 here looking on Gorgas Road, which runs right
17 in here currently. And then adding new
18 pedestrian sidewalks and bike paths as we're
19 building currently on Gunston Road.

20 Pedestrian pathways exist now at
21 our troop housing area in McCree Barracks and
22 at the Woodlawn Chapel area, and these areas

1 will be expanded with tree planting and
2 pedestrian amenities in the future.

3 The Installation Design Guide, or
4 IDG, is a part of the real property master
5 plan at Fort Belvoir and provides examples of
6 seating, way finding and bus shelters that
7 will be carried forward for the town center
8 elements.

9 The town center will also
10 incorporate a variety of traffic calming
11 features, as Michael mentioned, such as speed
12 tables at crosswalks and we're investigating
13 traffic circles around the town center areas.

14 We also are planning for a variety
15 of pavement types. Special pavement areas
16 such as this brick pavement area will be used
17 to identify that you're in the town center
18 area. And then using porous pavement to
19 reduce the impervious surface areas for things
20 such as fire lanes like we have at the United
21 States Army Legal Services Administration, and
22 then using porous concrete like we have at our

1 LEED-certified Platinum facility at Fairfax
2 Village. Those elements will be carried
3 through in both the IDG and into the town
4 center, the development elements.

5 Thank you for allowing me to
6 present this update for you today and the
7 design elements presented today, as Michael
8 stated, will be included in the commissary
9 presentation next month -- or I'm sorry, in
10 September, and then a master plan update that
11 you guys will see in the fall of this year.

12 May I answer any questions or
13 address any comments from the Commission?

14 CHAIRMAN BRYANT: Thank you, Mr.
15 Landgraf. This is a project that as you know
16 has long been of interest to us.

17 Questions or comments for Mr.
18 Landgraf? Mr. Provancha?

19 COMMISSIONER PROVANCHA: I think
20 the Belvoir planning efforts should be
21 commended. We're very encouraged by what we
22 see. One of the Belvoir valiant warriors

1 recently retired, Colonel Mark Moffett.
2 Colonel Moffett was the deputy installation
3 commander for the BRAC projects. And during
4 his short five-year tenure; help me with the
5 numbers, 4-plus billion dollars in
6 construction of over 4 million square feet?

7 MR. LANDGRAF: Yes, sir.

8 COMMISSIONER PROVANCHA: At
9 Belvoir. And they're not done yet.

10 MR. LANDGRAF: No, sir.

11 COMMISSIONER PROVANCHA: So I
12 think a very tangible and very impressive step
13 forward for that installation. We're going to
14 be losing another valiant warrior. Colonel
15 John Strycula is leaving the 25th, the Belvoir
16 commander and is going to be replaced by
17 Colonel Gaston. So we look forward to
18 sustaining the momentum and the joint
19 collaborative efforts. Belvoir's to be
20 commended I think on a variety of things.
21 Community outreach is another good example.
22 They have been solid members for many years of

1 the Quantico/Belvoir Business Alliance and
2 that relationship is continuing. So we look
3 forward to this fall seeing the final
4 presentation of the master plan also. Thank
5 you.

6 CHAIRMAN BRYANT: Thank you, Mr.
7 Landgraf. We look forward to seeing you in
8 September.

9 MR. LANDGRAF: And again in the
10 fall with the master plan.

11 CHAIRMAN BRYANT: Thank you, sir.
12 Have a good day.

13 MR. LANDGRAF: Thank you so much.

14 CHAIRMAN BRYANT: Anything else to
15 come before the Commission?

16 (No audible response.)

17 CHAIRMAN BRYANT: Hearing none,
18 thank you for your --

19 COMMISSIONER PROVANCHA: One
20 comment, if I could, please. Very productive
21 session hosted jointly by the NCPC and the
22 Council of Governments on the 17th of May --

1 CHAIRMAN BRYANT: Right.

2 COMMISSIONER PROVANCHA: -- where
3 we rolled out the new installation master
4 planning Unified Facilities Criteria. As that
5 is implemented, the timing, one of the things
6 we do in our business is always you have to
7 look at the codes and standards that are in
8 effect at the time you're doing your design
9 construction. So the Belvoir plan will be
10 informed by this new UFC and will be modified.
11 Unfortunately, as was pointed out, it complies
12 with many of the elements.

13 The follow-on, Admiral Manzelmann
14 that was here earlier was one of the
15 participants. That was a joint effort between
16 some elements within Department of Defense,
17 U.S. Army Corps of Engineers and others and
18 the plan is to roll that out here in the
19 National Capital Region first in the
20 July/August time frame, to have a session for
21 DoD planners from the 12 or so installations
22 that are in the National Capital Corp of

1 Engineers and others, and then a follow-on
2 session with the NCPC planners, so everybody
3 has a common and joint understanding of those
4 requirements. Thank you.

5 CHAIRMAN BRYANT: Thank you.
6 Great. Thank you.

7 Thank you very much for your
8 attendance. It's been a long meeting. And we
9 are adjourned.

10 (Whereupon, the meeting was
11 adjourned at 3:59 p.m.)

12

13

14

15

16

17

18

19

20

21

22

A				
abeyance 133:1,11 144:14	Act 4:14 37:8 185:18,19	80:1 103:21 109:9 122:7 145:2 155:22	after-action 117:4	196:20 197:1
ability 92:11 213:13	action 2:8 15:1,6 56:7 59:16 83:19 84:7 103:1 118:15 144:11	addressing 104:12	agencies 71:20 123:4 130:17 131:6 132:6 133:5 136:16 140:10,19 141:21 142:5 146:1 148:22	alternatives 89:1 93:3,7 139:22 146:15 176:22 199:10
able 22:21 24:8 29:6,12,14 30:13 82:14 96:14 120:22 148:11,22 158:16 190:6	actions 123:1 185:13 186:8	adequacy 81:6	agency 2:17 5:22 17:11 35:15 38:14 61:15 66:12 75:5 75:9 103:13 167:7 167:13 169:6 204:9	amazed 154:5
absolutely 78:18 105:17	active 111:10 141:2 141:8,15 142:11 150:10 154:5 211:19	adequately 66:2 70:21	agenda 3:14,15 4:2 4:5,8 5:2 10:10,16 15:5,6 120:15 128:5 129:7 167:9 209:15,18	amended 209:4
accept 136:15	activities 98:20 205:20 216:19 218:22 219:20	adjacent 17:4 33:21 102:21 111:9 140:7 214:16 218:22 219:21	aggregate 149:2	amendments 2:17 125:5,10 167:6,12 168:5,7 169:5 172:16 177:1,8 186:10 205:7 206:16,20 208:13
acceptable 34:3	activity 205:14	adjourned 226:9 226:11	aggregated 149:17	amendments 2:13 10:21 128:3,7
access 16:17 19:18 21:2 28:4,11 29:10 30:4,8 48:7 57:2 168:1 172:9 173:8 180:11,15 182:8 186:15 187:2,6 189:1 220:12	acts 151:17	adjust 143:15	aggressive 184:22	amenities 172:6 192:3,12 214:22 215:15 217:16 219:4 221:2
accessed 136:18	actual 174:17 182:19 217:9 220:6	adjustments 188:6 207:10,13	ago 61:13 71:16 167:18 179:1,5 183:7	amenity 205:15
accessible 27:1	adapt 216:7	administration 1:22 131:5 169:11 186:6,7 221:21	agree 161:1 194:16	America 3:9
accommodate 118:5	adaptive 168:2	Admiral 61:18 62:1,7 78:4 83:10 225:13	agreeable 73:6	amount 17:18 21:1 28:17,21 130:21 183:9 200:7
accommodated 195:11	add 4:6 108:8 131:9 180:9	adopted 11:15,19 76:1 132:22 144:11,15	agreed 54:14	Anacostia 173:17
accomplish 98:15	added 73:4 124:21 137:3 140:5 141:1 143:8 192:12 194:17	adoption 129:8 132:1,13 133:22 143:18 144:11	agreement 61:13 61:16 84:21 186:2	analysis 31:14 33:10 57:8 62:17 62:19 67:20 68:7 70:1 79:12 80:2 100:3 117:4 126:4 126:6,7 170:5 176:5,14 216:8 219:16
accomplished 72:15 119:8 215:13	adding 220:17	advance 98:20	agrees 185:5	analyze 35:6
account 84:8	addition 81:2 83:16 114:15 170:9 173:1 177:15 185:4	advanced 63:3	ah 196:10	ancillary 192:1
achieve 62:13 72:4 79:13 90:4 204:3	additional 21:14 25:18 29:7 30:3 38:8 69:21 81:4 97:15,18 119:3 140:5 149:5 150:22 151:1 176:5 180:9,21 181:9,15,16 210:12 218:7	advancing 205:6	ahead 103:18	angle 20:18
achieved 71:4,11 72:21	address 31:19 35:17 103:14 104:8 112:5 123:3 222:13	adverse 59:15 60:4 62:16 68:12 96:20 97:7 152:6	Air 201:12	animal 132:16
achieving 108:4 131:6	addressed 71:5	advertised 4:5	airplanes 156:8	Anne 1:24 2:6
acknowledge 205:5		aerial 17:13	alive 196:21	announce 6:3
acknowledged 116:6		affairs 6:8,9	allegiance 3:7,8	announcements 5:7
Acosta 1:23 2:4 5:4 5:5 10:2 164:7,9 164:19		afford 147:14	Alliance 224:1	annual 188:3 194:4
acres 18:7,9 39:2,4 39:4,9		afternoon 3:3 5:6 15:14 83:4 129:6 169:1 210:3 212:22	allocated 104:6 allow 5:16 25:12,14 98:13 163:7 174:2 178:13 218:9 219:12 220:1	answer 80:7 87:14 87:18 89:5 91:22 92:10 97:22 98:8 98:10 101:19 103:9 169:16

199:2 222:12	40:21 59:14,19	220:21,22 221:16	68:21	aware 54:2
answering 169:14	62:19,20 65:21,22	221:18	assistance 214:10	aye 11:15 166:18
answers 109:8	66:9 70:5 86:1	areas 26:10 30:8	associate 208:19	209:5
121:2	98:13,21 124:14	67:7 136:4 158:16	associated 169:8	eyes 11:16 166:19
anticipate 54:16	124:17 183:20	176:6 178:14	182:15 187:4	209:6
133:13	185:14 187:8,11	179:15 212:5	192:1	
anticipation 196:22	205:21 208:18	216:17 220:11,22	association 52:20	B
anti-terrorism 16:8	210:16	221:13,15,19	69:12 74:10 117:1	B 1:25
anyway 46:8	approve 40:17	argued 63:6	associations 113:14	bachelor's 7:12
apologies 46:16	65:19 69:2 73:1	Armed 8:19	122:15	back 22:14 24:18
apologize 16:12	77:9 82:16 96:4	Army 8:19 15:15	assume 49:22	27:4 28:16 29:19
appalling 78:18	102:4 133:10	17:12 18:20 23:3	atherosclerosis	29:20 30:20 37:13
appeared 69:10	166:6 186:16	35:14 62:22 75:22	152:4	38:6,19 46:9 47:3
122:19	approved 15:19	83:18 84:11 91:5	attached 38:15	51:10 60:15,17
appearing 69:14	20:1 33:14 37:1	107:12 210:18,19	attack 109:6	61:15 89:12 90:7
appears 66:20	38:9 39:5 97:10	210:22 211:9	attain 90:13	92:13 98:7 104:22
152:13 153:7	134:10 167:18	218:3 221:21	attend 194:8	107:4 117:17
154:21	170:1 173:13	225:17	attendance 226:8	120:1,18 125:1
appendix 68:14	179:4 209:9	arrangement	attendants 155:18	147:13 200:1
applaud 117:21	approximately	162:21	attention 78:13	219:15
applicant 33:13,18	20:14 23:7 24:16	arrangements	79:18 206:19	backfill 107:1
34:5 35:1,13	26:1 28:1,2 29:3	162:19	at-portion 79:22	background 16:3
36:20 38:20 40:8	44:14 215:8	array 22:5 59:2,4	audible 11:9,18	74:11 129:12,15
40:9 70:6 121:9	April 15:22 27:21	59:12,15 60:3	51:8 166:21 209:8	174:12 210:6
133:5 161:10	29:19 38:16 96:19	61:12,16 62:19	224:16	bad 165:3
applicants 137:18	110:15	64:3 73:3,3	audience 209:16	badge 89:10,13,13
159:22	arbitrary 71:7,7	ARRINGTON	August 136:10	89:22
application 101:11	architect 87:20	1:16	authority 61:11	ballpark 162:1,4
applied 117:8	architectural 26:18	arrive 156:13	69:3 86:6	162:18 163:5,10
applies 132:1	architecture 6:12	arriving 173:22	automated 155:5	bank 215:17
apply 107:13 108:7	7:12	Art 80:12,16	155:17	barge 106:4
201:4 211:12	area 18:16,18	Arthur 65:5 74:7	automobile 192:14	Barracks 220:21
Appointee 1:15,16	29:11,15,16 30:10	article 71:17	automobiles 160:5	barrier 27:2
1:17,18	36:13 74:15,17,20	articulate 121:16	availability 185:16	barriers 159:18
Appointment 1:21	78:5,7,21 94:19	160:15	available 107:13	160:4
appreciate 10:4	113:6 116:2	arts 6:12	109:5 122:18	Barry 11:6 14:10
45:11 58:18 92:18	121:11 139:16	asked 98:1 119:10	169:14 186:1	Barton 17:6 55:12
110:15 111:2,12	142:12,18,19	asking 110:4	187:10 188:17	base 81:5 201:12
150:4 198:10	150:17 151:12	119:16 120:1	198:13	based 31:13 33:5
214:10	153:16 161:17	121:15 124:3	Avenue 2:16 167:5	37:14 38:4 45:19
appreciation 72:14	163:11 176:15,16	132:13,21 203:17	170:18,19 173:3	151:5 155:4,12
approach 37:16	177:2,3 179:2	aspect 217:10	175:2,14 177:21	156:20 157:15
approaches 76:12	192:15 196:17	aspects 82:16	178:5 180:2 181:2	216:7
76:16 77:3,11	198:22 206:6	179:22	187:1,5	baseline 55:3
appropriate 32:13	212:7,15 214:17	aspirational 140:9	avoid 79:1 118:7	161:12 204:2
33:4 36:17 100:3	215:12 216:16	assessed 115:9	award-winning	basically 7:4 76:17
approval 38:19	217:10,13,20	assessment 68:19	218:19	94:3 100:13 101:5

101:22 136:13 140:8,18 144:1 157:4 163:8 173:5 190:2 basin 75:7 basis 148:12 188:3 191:15 Bay 75:22 80:17 bays 22:15,18 beam 43:3 bear 164:2 becoming 142:4 bed 85:8 90:21 beds 91:13 106:13 106:21,22 began 6:1 7:21 130:7 beginning 135:17 139:11 begun 134:15 behalf 10:2 78:1 behavior 63:17 149:6 153:8 165:22 behavior-wise 157:6 believe 34:12 35:8 42:22 80:3 87:6 90:4 100:19 216:6 Beltway 57:3 Belvoir 2:21 209:12,19 210:3 210:13,22 212:19 213:4,8,15 214:5 214:9 215:19 217:22 218:18 221:5 222:20,22 223:9,15 225:9 Belvoir's 218:20 223:19 Belvoir-specific 213:21 Benedict 6:19 benefit 122:4 153:3 153:15 165:7 benefits 72:20 153:21 158:18	163:4 Benjamin 7:9 Berg 77:19,21,22 82:18 83:2 86:11 106:12 berm 20:2,7,15 22:1 23:4,10 32:22 33:2 best 33:5 92:10 191:19 192:19 211:11 BETH 1:21 Bethesda 2:10 15:3 15:8,19 16:5 40:20 200:2 218:12 better 29:21 45:6 109:14 120:3,4 156:19 162:8 197:3 beyond 97:14 104:9,12,18 132:7 139:22 140:10 143:18 145:3 204:5 bicycle 141:14,19 141:19 142:3,9 211:18 Bicycles 165:18 bicycling 141:2,10 141:20 142:8 212:5 big 3:14 56:5,11,16 57:5 58:9 61:22 132:16 138:1 146:9 168:4 bike 20:21 21:1 45:21 46:15 49:17 49:19 50:5,6 152:18 180:10 181:18,19 220:13 220:18 bikers 152:20 158:14 bikes 147:1,10 154:10 Bikeshare 142:4	154:9 biking 138:18 146:19 147:1 153:11 158:17 billion 223:5 biologically 67:6 bio-retention 28:8 29:8 30:6 39:19 40:3 179:15 bio-swale 179:14 bird's 174:10 bisecting 170:19 bit 16:2 17:22 18:20 19:7 23:19 25:5 29:8,21 31:20 39:9 44:2 84:4 96:8 105:4 106:2 114:4 117:18 129:15 131:22 132:19 134:14 153:2 156:18 174:9 175:3 189:14 191:12,18 195:1 201:10 203:18 204:6 206:19 Blacksburg 7:13 blessed 204:21 blind 149:9 blocking 24:12 blue 182:18 214:18 board 34:15,19 42:15 164:10 boils 96:2 Bolling 201:12 born 158:9 bottleneck 196:3 bottom 21:9 23:9 24:13 42:20 217:7 217:17 Boulevard 17:3 55:7,11 boundaries 140:10 boundary 104:2,9 boxes 42:10 BRAC 91:5 223:3 Brad 52:9 65:8	81:3 BRADLEY 1:19 branches 33:7 brand 135:1 brick 221:16 bridge 9:1 196:1 briefed 4:15 briefly 133:19 136:21 211:10 bring 51:9 71:13 114:16 131:20 132:7,12 134:7,18 135:13 144:7 206:14 bringing 71:21 94:7 130:10 broad 134:4 broadly 149:16 broken 142:16 Brookmont 65:9 74:10 78:2 brought 42:13 43:5 82:9 165:19 178:22 Bryant 1:12,14 2:2 3:3,13 4:2 5:2 10:1,10,13,16 11:10,13,17,19 15:5 42:1 45:2,8 45:12 51:6,9 52:1 58:17 60:21 65:1 74:1 77:16 83:1 86:9,13 87:1,16 87:21 88:4 92:2,6 92:12 95:4 108:13 110:10 114:2 117:19 118:12,19 118:22 121:22 123:9 124:4 125:16 127:2,6,14 128:5 129:1 144:19 145:10 147:19 149:22 156:15 158:22 161:3,16 163:14 164:7 166:3,7,10 166:14,20,22	167:9 188:9,13 193:22 195:4 197:8 198:16 205:3 206:13,18 207:14,21 208:12 209:2,7,9,14 210:1 222:14 224:6,11,14,17 225:1 226:5 budget 113:16 162:22 163:2 build 31:22 buildable 176:15 177:2,3 building 11:1 15:17 34:5 40:18 48:17 49:9 54:5 90:8 111:11 112:19 157:11,13 159:6 175:1,11,18 176:10,11,17 177:10,13 178:15 179:14 186:21 187:4 188:4 189:13 205:11 207:8,20 216:1 217:7 220:19 buildings 43:16 48:13 49:10 94:17 175:4 176:8 179:19 198:19 199:6 building's 175:3 build-out 185:7 built 56:9 111:8 172:4 burden 164:2 burdensome 150:6 150:13 buried 154:3 bus 178:18 221:6 business 126:18 143:20 165:16 200:13 224:1 225:6 buying 165:5 bylaws 35:10 52:15
---	---	---	--	---

52:18	173:6 174:2	case 88:16 106:8	157:10	226:5
C	Campus-Bethesda	123:13 156:1	certainly 95:11	challenge 111:9
C 1:23	2:9 15:2	163:9 165:10	110:7 113:22	117:9
calculations 68:16	canal 17:6 67:4	220:5	148:12 158:18	challenges 111:5
102:10	78:16 91:15 105:9	cases 106:21 107:2	164:15 207:12	challenging 111:17
calendar 2:7 5:16	106:1,1,2,5	casual 219:9	certainty 96:16	151:2
10:15,17,18 11:8	canary 149:4	catastrophic	99:9 101:19	chamber 5:13
11:14 134:9 136:1	candor 92:18	121:20	certification 81:11	chance 88:18 108:1
calibrate 203:6	canine 25:21	cause 63:6,8 79:11	100:19 101:2	change 98:9 136:3
call 28:7 94:6	capacity 39:17,20	140:7	chair 54:12 125:7	143:16 181:9
142:19 197:16	82:13 143:12	caused 35:19 63:9	147:18	192:7 194:20,21
204:17	155:21	causing 69:21	chairman 1:12,14	changed 131:4
called 45:15,22	capital 1:1,13 2:12	cautious 109:20	2:2 3:3,13 4:1,2,9	143:6 151:13
152:10	3:5 10:20 11:21	Cecilia 7:1	4:22 5:2,6 9:7	changes 101:1
calling 123:14	34:7,11 128:2,7	cell 84:19 85:6 86:3	10:1,10,13,16	140:20 151:16
calls 78:22	128:11 129:18	cells 93:1 179:21	11:10,13,17,19	216:9
calming 212:6	137:13 141:18	census 111:3	15:5,14 41:3 42:1	changing 192:11
221:10	142:4 150:7 151:8	center 2:21 8:19	45:2,8,12 51:6,9	193:18
campus 2:10,15	225:19,22	11:5,6 14:10	52:1,12 58:17	channel 66:3
8:21 15:4,7,8,18	Capitol 182:4	16:17 17:22 19:7	60:21 65:1 74:1	channels 70:22
15:18 16:12,14	183:5 202:3	22:7 24:11 26:11	77:16 83:1 86:9	chapel 215:18
19:19 26:14 31:1	capture 28:18 29:9	27:14 46:2,22	86:13 87:1,16,21	220:22
36:9,14 40:19,19	captures 29:9	49:3,6,14 62:5,14	88:4 92:2,6,12	chapter 80:14
41:4 43:18 44:13	car 45:21 46:15	89:10 94:19	95:4 108:12,13,14	characteristics
44:16 49:8 65:20	48:2 89:8 94:12	150:20 171:9	110:10 114:2	79:19
68:4,16 72:13	219:7	172:19 198:8	117:19 118:12,13	charged 57:15
79:8 80:21 107:18	card 146:22	200:19 209:12,20	118:19,22 121:22	charges 68:11
108:2 118:5	care 89:3 93:4	209:21 210:5,9,10	123:9 124:4	charrette 214:5
150:19 167:4,22	219:7	210:14,19 212:14	125:15,16 126:13	CHARTER 53:2
169:17,19,20,21	career 75:8	212:21 213:8,10	127:2,6,14 128:5	charts 145:18
170:7,16,17 171:3	Carlton 2:18	214:6,13,14,17,21	129:1,6 144:19	chart's 145:20
171:4,13,16,19	carpool 146:16	215:2,10,21 216:1	145:10,13 147:19	check 89:16,18
172:6,7,9,10,13	154:4	216:2,10,15,19	149:22 156:15	checkpoint 89:11
172:20 173:8,21	carpooling 56:18	217:2,13,15,20,21	158:22 161:3,15	Chesapeake 75:22
174:8,11,13	57:4 145:16 146:4	218:1,3,6,11,17	161:16 163:14	80:17
175:10 177:19,20	146:8,17	218:20 219:1,3,5	164:7 166:3,7,10	Chicago 74:17
178:15,17,20	carriage 47:16	219:7,20,22 220:6	166:14,20,22	chief 115:22 212:19
179:3,7 180:5,11	carried 217:10	221:7,9,13,17	167:9 169:2,4	child 215:22 216:1
180:15,22 182:4	221:7 222:2	222:4	172:8 188:9,13	choice 137:5 149:7
183:3,22 184:13	carries 127:21	centers 220:11	193:22 195:3,4	Chorus 11:16
184:18 185:8	Carroll 7:19	Center's 212:4	197:8,21 198:16	166:19 209:6
186:22 187:15,18	carry 107:15	central 142:19	205:3 206:1,13,18	chosen 176:18
192:2,4 195:20	195:22 213:17	165:16	207:14,21 208:12	Chris 2:23 212:18
200:12 201:3	220:14	Centrum 111:10	209:2,7,9,14	213:3
205:15,19	carrying 219:18	certain 10:5 68:6	210:1 213:1	chunk 137:10
campuses 170:20	cars 155:11	89:15 95:15 99:1	222:14 224:6,11	chunks 138:1
	cartoon 198:7	99:5 118:17	224:14,17 225:1	circle 215:4,5

circles 215:3 216:3 221:13	192:10	comes 22:17 27:8 29:15 34:19 49:12 94:13	Commission 1:1,3 1:13,25 3:6 5:13 10:3 15:19 16:20 18:13 19:22 23:5 27:21 29:19 33:13 33:17 34:8,12 35:1,12 36:19 37:1 38:11,22 40:16 51:10 59:11 59:13,18 63:4 64:1 65:18 69:2 70:5 74:16 85:21 87:3 98:18 109:13 109:15 113:15 116:15 129:7,16 130:18 131:21 132:7,8,12,19 134:19 135:14 139:18 144:10 151:8 160:13 169:2 170:1,10 173:14 174:19 176:4 179:4 183:19 185:13 186:8,12 187:7 188:18 205:9 210:8,12,15 211:1 213:2,9 222:13 224:15	116:21 117:16,20 118:13,20 119:5,9 119:22 120:7,20 122:2 123:11,19 124:5 125:7 126:13 127:5 145:6,9,13,19 146:3,6 147:4,6 147:21 148:9 149:11 150:1 154:18 156:17 157:9,19 158:2,11 159:2,11,15,20 160:20 161:4 163:19,22 165:9 166:5,9 178:22 188:11,20 189:3,6 189:10,16 191:1,5 191:21 192:16 193:2,8,11,13,14 193:16,19 194:3 195:3,5,13,15 196:9,13,16 197:10,21 198:12 198:14,17 199:4,7 199:17,18,22 200:16,22 201:8 201:21 202:4,8,12 202:16,19,22 203:2,9,13,16 204:7,11,20 205:4 206:1,10,15,21 207:4,16,22 208:5 208:7,9,17,20 213:1 222:19 223:8,11 224:19 225:2
circumstances 163:1	closed 44:10 132:11	comfortable 115:15	Commissioner 11:12 42:5,9,17 43:6,9,13 44:8 45:3,9,13,18 46:6 46:10,14 47:6,10 47:14,20 48:1,5,9 48:14,19 49:1,4 49:16,21 50:4,7 50:12 51:1,4 87:22 92:14,17,21 93:6 95:2,5 97:21 98:3,11,22 101:9 102:3,8,12,15 103:11 104:4,14 104:21 105:3,12 105:21 106:6,18 107:9 108:10,12 108:14 110:12	
cited 151:16	closer 19:14	coming 5:11,21 20:5,7 25:9 26:22 48:2,16,22 49:17 59:2 104:22 143:10 148:17 168:4 173:20		
cities 165:14,15	closure 126:22	Command 7:21		
citing 71:18	coal 149:4	commander 223:3 223:16		
citizenry 151:11	Coast 67:7 167:21 172:3 188:4 189:12 190:11 191:7,15 192:2 200:18 207:8,19	commemoration 7:16		
citizens 52:19 69:12 74:9 143:20	code 57:8 133:16	commemorative 4:13,14		
city 17:16 152:16 158:16 162:7,22 163:1 164:1 174:12 197:2 198:1,2 205:1 208:22	codes 225:7	commenced 97:8		
city's 205:13	COG 139:10	commencement 72:19		
Civic 74:10 78:2	collaboration 66:21	commend 66:16 186:12		
civil 74:13 87:19	collaborative 223:19	commended 222:21 223:20		
clad 21:17	colleagues 59:6 72:17 78:3 95:9 95:14 99:2,13 110:8	comment 5:17 15:10 42:3 45:7 51:7,11 87:2 113:19 125:12 127:15 132:9,9,10 134:2,10,11,18 136:2,9,17,20 145:7 159:3 197:11 224:20		
cladding 26:9	collect 30:4,14	commented 93:1		
claim 68:9 125:21	collected 29:22	comments 11:7 58:15,16 110:1,10 110:13 114:4,5,7 116:18,22 136:14 136:15 143:19,21 144:21,22 145:4 147:17 150:2 154:1 198:18 222:13,17		
claims 151:19	collective 72:12	commissary 210:13 214:6 217:4 219:8 222:8		
Clara 17:6 55:12	collects 30:7			
clarification 42:14 45:14 111:3	College 6:19			
clarify 42:6 145:1	colonel 126:17 223:1,2,14,17			
Clark 58:11	Columbia 1:20 16:22 129:22 169:22 187:13 199:13			
class 56:20	combination 153:10 219:2			
cleaning 105:7 152:15	come 27:3,10 28:4 45:21 49:13,19 50:1 57:10 63:10 83:15 86:12 87:5 92:13 93:22 95:11 95:15 98:7 117:21 120:11,18 124:10 124:10 125:1 126:22 159:3 167:18 183:13 192:12,20 224:15			
cleanup 106:11				
clear 79:10 100:6 157:20,22 191:11 192:21				
clearance 22:20 94:8,9				
clearer 144:3				
clearly 58:11 71:20 80:12 89:3 90:4 94:14 122:16				
clears 94:13				
client 117:22				
climate 136:3				
clogged 78:20				
close 26:19 29:3 40:8 163:11 178:3				

committed 33:18 34:5,16,17 35:2 107:14 115:17 184:6 185:6 189:22 218:3	148:14 Commuter 138:6 commutes 137:9 commuting 138:3,9 138:13,19 139:10 140:1 141:2,8,15 142:11 150:10 153:7 156:8	complimentary 110:18 complimented 113:17 complimenting 83:10 comply 99:15 complying 102:1 component 131:14 220:11 components 129:19 174:6 216:11 comprehensive 2:12 5:10 8:12 10:19 11:20 74:18 128:2,6,10 129:10 129:14,17 130:15 131:7 132:15 133:2,12 137:5,15 144:15 184:20 204:14 conceivable 103:17 conceived 75:12 concentration 6:8 concept 2:21 197:14 209:13,20 212:8 concepts 211:9 conceptual 32:3,9 197:12 concern 56:14 65:20 66:4 67:11 78:6 111:22 115:22 146:18 concerned 58:10 72:18 76:22 110:20 160:6 213:9 concerning 67:13 179:1 concerns 79:11 85:11 103:14 112:13 114:16 116:8 122:5 150:8 160:12 200:15 206:11 210:8 213:12	conclude 85:16 126:11 188:7 concludes 9:6 144:17 186:9 conclusion 15:10 185:21 conclusions 79:15 concrete 21:11 221:22 concurrence 102:1 condition 23:16 59:13 62:18 73:2 conditioned 65:22 Conditioning 62:20 conditions 17:15 31:11 69:1 80:3 89:16 97:2 111:16 111:19 113:7 152:3 176:8 conduct 188:2 201:6 207:6,17 208:14 conducted 176:15 conducting 189:22 confidence 71:8 86:4 104:3 configuration 25:12 101:1 confirmation 95:13 conformance 68:13 confused 193:3 confusion 133:5 congestion 35:7 Congress 35:13 173:16 conjunction 211:7 connect 150:12 174:1 177:19 178:19 217:4 220:10 connection 178:17 connections 187:16 212:4 connectivity 212:2 connects 17:2 49:10 connote 101:6	consent 2:7 5:15 10:15,17,18 11:8 11:14 134:9 136:1 consequences 56:16 121:3 conservation 136:4 considerable 70:10 200:7 consideration 71:14 77:10 considered 76:18 125:9 218:16 consistent 85:17,20 consists 16:14 132:6 consolidated 169:9 205:7 consolidation 2:15 167:4,11 170:2 171:22 186:18 187:11 constrained 155:15 192:14 constraining 120:16 constraint 69:21 construct 22:21 29:13 44:12,15 131:17 constructed 111:11 153:4 172:7 constructing 187:1 construction 18:11 33:2 36:11 39:8 44:19 58:5 98:19 111:10 172:2,4 176:13 186:20 223:6 225:9 constructive 83:12 114:12 125:9 consultation 85:14 contained 132:18 containing 21:12 contains 44:1 211:8 contention 99:14 contentious 125:3 context 194:12
committee 4:11 35:3,6,9 52:13,16 53:2 54:10,16 56:3 59:3 75:7 112:2,10 common 72:2,7,11 226:3 commonly 131:3 communicated 99:11 communication 91:18 96:9 Communications 171:9 communities 141:17 142:8 143:5 community 2:9 6:14 7:20 8:9 15:2,7,18 17:2 25:4 35:4,17 38:14 40:10,19 41:4 52:17,20,22 55:18 56:11 63:2 63:4,10 65:9,12 66:13 73:6 83:11 84:14,15 85:11,14 85:18 88:8 91:2 107:15 108:18 110:4 114:9,9,17 117:22 119:10,21 120:11 121:6 123:22 124:13 125:11 146:14 147:13 200:9,12 200:15 201:4 211:13,19 214:13 215:19,21 216:13 219:2 223:21 community's 121:16 commute 139:6	comp 135:19 139:13 144:7 148:5 157:4 160:17 comparable 212:15 compares 143:12 comparing 138:20 comparison 138:22 139:3 143:3 175:11 compatibility 33:21 compatible 184:16 compete 152:21 competitor 153:20 compile 144:6 compiled 133:3 complete 16:3 32:1 32:6 33:2,9 36:14 44:5 49:8 90:10 91:12 130:7 135:19 completed 7:5 68:2 172:1 182:13 185:19 completely 86:3 120:9,20 155:17 161:2 164:6 completion 27:5 54:3 compliance 8:15 37:4 38:4 78:10 80:22 100:17 complicated 146:11 complies 225:11 compliment 78:3 110:19 114:8 197:18 204:13			

210:12	Corp 84:3,21 92:5 225:22	130:8 150:1,8,14 154:1 198:17 206:10	cycled 147:13 C&O 17:5 67:4 78:16 106:1	61:14 66:12 225:16
contingency 188:16 190:5	Corps 15:15,22 18:20 20:22 23:3 25:3,6 28:14 29:18 30:12 32:7 32:11 34:16 37:2 37:9 45:5 47:19 59:14 61:14 62:22 63:11,11,12,18 65:13 69:17 75:16 77:1,13 82:10,12 83:18 84:11 87:4 91:5 95:7 96:5 110:19 113:12 114:13,21 115:5 115:13 117:22 123:2 125:20 225:17	course 27:3 40:13 61:4 107:3 117:6 162:8 170:16	C-O-N-T-E-N-T-S 2:1	defer 86:1 deferred 43:19 96:8 118:16 119:2
continue 34:17 40:8 88:8 112:20 115:14 135:4 158:17 183:3 187:12,19	correct 44:11 48:18 51:3 105:17 193:10	courts 219:21	<hr/> D <hr/>	define 156:18 defined 71:10 157:2
continued 33:22 34:9 85:17,20 97:13 171:11,17 214:7	corrective 59:16 103:1,20 104:1 105:15	covering 42:19	D 159:9	definitely 191:13 definition 157:18
continues 103:4	correctly 74:4	co-authored 74:18	Dalecarlia 55:22 112:3	deforestation 39:1 66:16 69:22
continuing 35:22 98:18 218:4 224:2	corridor 203:10	create 16:5 26:12 137:19 212:10,13 217:13,18	damage 35:19 78:16 91:8 102:20 104:12	degree 6:8,14
continuous 158:13	corridors 140:8	created 67:9 151:6 181:18	dangerous 126:20	delay 72:13,19 109:21 110:2 121:3 123:21 127:4,16,22
contractor 58:12	cost 111:2 157:11 164:3 203:20 204:5	creates 137:16	dark 67:18	delaying 122:4
contractual 164:21	costly 204:6	creating 181:19	data 79:14 80:9 82:17 101:10 134:5 137:22 138:6,11 148:14 149:2,3,5	delays 63:7,8,8 162:14
contribute 71:2 211:15	costs 155:11	creation 154:13 217:2 218:8	date 35:11 133:7 168:3 190:8	delegate 40:20 59:18 63:21 66:9 69:3 86:6 110:5 124:14
contributions 10:4	cost-affordable 156:7	creatively 156:6	David 2:14 77:19 77:20 86:10	delegating 115:15
control 16:17 19:6 22:7 24:10 26:11 26:20 27:13 37:11 46:2,22 49:3,6,14 97:11	cost-effective 156:7	credentials 27:4 47:1 122:13	day 47:17 78:6 114:13 151:20 154:8 224:12	delegation 59:4 60:1 61:10 109:12 109:14
controlling 80:1	Council 1:21 75:6 138:5 141:4 224:22	credit 146:22	days 115:8 119:8 122:5	delegations 109:20
convened 1:10 131:14	Counsel 1:24 7:3	Creek 36:7	DC 1:21	deleted 62:12
conventional 155:13,16	country 116:7	Criteria 211:6 225:4	DDoT 182:10,12	deleting 59:15
cooperate 71:20	county 35:4,16 40:11 86:15 113:20	critical 56:19 67:2 98:12	deal 10:7 176:2	deliberate 121:16
cooperation 72:6	couple 28:20 45:4 45:14 87:14 88:6 90:2 110:13 122:5	criticism 115:1	dealing 72:9 126:20	demands 78:13
coordinated 130:2 205:14		criticisms 114:11 114:12	deals 159:8	demolished 176:12 198:20
coordinating 171:16		crosswalks 221:12	dealt 109:15	demolition 43:19 58:6
coordination 40:8 171:18 185:2 187:13 200:9 216:5		crucial 72:8	debatable 118:17	demonstrate 213:15
copy 4:19 5:14 38:12 100:20 198:11		Cruise 155:1	DEBORAH 1:25	demonstrated 122:21
core 4:19 142:18 143:1 165:16		culmination 170:14	December 82:11 172:22	demonstrates 100:2
corner 28:7 104:10		cultures 71:22	decide 190:7	demonstrating 37:4
		curious 145:15 189:17 199:8	decided 36:5 54:13 199:14	demonstration 75:13
		current 31:11 101:3 154:2,21 202:13	decision 130:16 161:12 170:8	
		currently 6:13 27:9 36:16 41:2 44:13 90:13 153:3 163:20 172:1,21 202:13 220:17,19	declining 152:7	
		customers 161:22	Defense 1:19 38:13	

Denis 1:15 161:14 161:16,17 163:14 163:16,21 164:16 165:2	desired 71:20 desperately 124:12 destination 48:15 detail 174:9 212:21 detailed 70:1 76:19 174:16 detailee 7:18 details 197:19 detain 30:14 90:20 detained 28:22 detaining 50:14,14 50:18 detention 76:14 82:4 90:15,16 96:18 97:3 194:2 determinate 190:22 determination 99:6 99:16,20 determinations 99:5 determine 33:3 36:16 81:6 148:22 develop 36:5,6 88:10 91:11 107:19 132:4 140:13 142:9 145:21,22 197:20 219:11 developed 28:20 31:15 35:9 52:17 82:17 97:14 101:13 171:11 172:14 174:18 216:5 developing 142:1 171:12 180:7 186:12 development 36:14 40:22 41:2 66:9 72:12 75:3,20 79:19 81:20 100:6 101:12 103:19,22 124:15,19 151:10 152:6 158:12 171:5,17,22 172:19,20 175:10	176:22 177:8 184:14 187:15 199:16 200:14 205:14 208:21 210:5,20 212:8,12 212:15 216:1,2,16 217:13 218:13,19 220:5 222:4 developments 183:21 develops 75:20 DHS 169:15 170:2 171:22 174:2 182:6 183:16 184:6,9 185:5,9 186:12,14,17 187:11,12,18,21 188:2,16 189:21 191:13 194:18 205:17 207:6,17 208:2,9 DIA 52:17 55:17 57:5 61:19 78:4 83:18 84:5 103:9 113:11 114:13,21 115:5 123:2 diabetes 152:4 diagram 21:21 45:19 203:5 dialogue 33:22 34:9 35:21 36:2 104:8 119:18 difference 110:3 different 37:15,16 57:11 61:8 81:18 93:9 106:20 126:16 148:17 164:8 219:13 difficult 23:12 24:2 dig 56:12 diligent 114:10 121:14 diligently 116:17 dimensions 60:7 dining 219:9 DIR 5:5 164:9,19 direct 122:4 151:11	180:15 directing 109:16 direction 16:14 93:21 113:8 137:19 181:5,8,10 214:3 directly 78:19 85:4 director 1:23 2:4 5:1,3 9:8 40:21 59:19 61:19,19 63:22 66:10 69:4 71:18 186:11 204:1 director's 40:16 68:10 144:9 disagree 191:2 disappear 154:8 disappointed 118:2 disappointing 85:15 disappointment 56:5 discharge 31:7,9 67:3,21 68:22 discovered 141:16 discuss 91:7 174:7 189:14 206:5 210:18 discussed 27:6 71:15 86:7 215:6 219:8 discusses 161:11 discussing 106:9 188:21 200:13 215:10 discussion 18:14 23:1 38:18 70:19 87:3 97:13 107:12 119:3 122:1 123:10 142:13 145:12 146:13 160:13 166:17 167:2 188:15,18 192:9 197:9,18 209:4 213:6 220:8 discussions 15:11 24:20 25:3 115:16	135:4 182:11 disparate 71:22 displaced 199:9,15 disposition 198:19 distance 215:1 216:2 220:9 distances 215:2,6 220:4 distill 79:5 distribute 153:20 district 1:20 16:21 129:20,21,22 130:3,5 131:13 143:21 169:22 171:11,13,18 180:7,20 184:17 187:13 191:22 199:13 212:14 districts 180:8 212:10 District's 133:15 184:13,17 disturbance 18:8 divided 127:15 129:18 Division 7:10 8:1 8:17 Dix 176:9 Dixon 1:16 87:22 108:12,14 118:12 118:13 119:9 120:7 123:19 125:7 126:13 127:3 145:5,6,13 145:19 146:3,6 147:6 188:11 195:3,5,15 196:9 196:13,16 197:21 198:14 206:1 doctor's 6:12 document 36:21 68:14 125:20 133:12 144:16 154:14 documentation 38:3,8 63:16 111:18 125:22
---	--	--	---	---

126:10 documents 37:3 184:11 DoD 7:17 153:14 203:17 225:21 Dodge 162:7 dog 89:19 dogged 114:10 dogs 165:5 doing 62:8 66:7 95:17 98:20 107:20 108:20,22 138:22 141:16 149:7 169:12 194:5 196:21 225:8 Dolan 6:16,18 dollars 98:8 223:5 Donal 52:7,11 door 49:11 157:12 DOT 113:20 double 30:16 31:3 179:6 doubles 7:4 double-fence 179:3 doubling 96:18 downsized 62:2 downstream 31:17 67:22 68:12,22 80:2 81:12 96:21 97:6 downtown 143:20 157:10 Dr 74:5 77:16 122:13 126:9 draft 5:9 8:11 131:20 132:8 135:6,14 136:7,13 137:2 139:20 141:12 210:21 211:1 drafting 134:5 135:5 drain 78:20 drainage 28:3 draining 78:19 dramatic 119:13	192:10 draw 93:11 drawing 88:17 174:15 176:7 197:15 drawings 61:20 197:13 dredge 91:16 drive 157:6 162:18 driving 91:18 138:15 139:2 146:10 153:9 158:6 dropping 208:1 drops 39:21 dual 6:21 due 55:21 216:8 duties 104:13 D.C 1:11 2:17 143:20 153:16 165:20 167:6 171:5,8,17 172:20 176:10 <hr/> E E 1:18 150:9 earlier 8:13 60:14 76:14 102:16 104:19 172:17 177:22 179:17 180:19 186:3 190:19 215:6 220:8 225:14 early 68:5 75:8 82:11 114:22 115:21 134:19,19 164:4 earnest 105:14 earthquakes 75:14 eases 72:2 easier 190:18 easily 93:4 98:14 east 21:6,13 26:4 27:14 52:21 60:9 67:7 169:21 170:7 171:4,15 172:20 174:8,11,13	175:10 177:19 178:20 180:21 182:21,22 184:13 184:17 186:22 187:15 192:4 195:12,13,15 198:2 205:15,19 eastern 32:21 easy 88:11 Ebadl 203:22 204:1 204:10 echo 69:10,11 83:13 economic 131:2 151:9 152:6 208:21 economical 187:16 economics 151:12 ED 124:14 edge 18:20,22 94:2 94:13 173:6 216:14 EDR 46:5,17 50:9 59:17 80:18 81:17 116:13,14 119:1 143:22 145:11 166:4,18 205:22 209:4 education 74:11 219:20 effect 106:10 133:1 133:8,11 165:17 225:8 effective 72:8 193:1 effectiveness 188:5 effects 31:18 68:12 96:21 efficiency 71:2 effort 104:20 105:14,20 113:21 170:14 212:13 225:15 efforts 7:16 111:12 113:11 145:22 192:1 203:11 212:9 222:20 223:19	eh 216:21 eight 15:9 52:1,7 153:19 172:2 EIS 177:1,7 either 47:2 59:15 82:10 112:18 157:5 162:17 181:5,6,8,12 elaborate 120:9 elected 54:11 electricity 22:6 element 5:10,15 8:12 10:22 16:15 128:4,7,8 129:9 131:10,12,18,20 132:14,18,21 133:10,20,21,22 134:3,4,8,13,16 134:17,21 135:1,6 135:7,9,10,16,18 135:22 136:5,8,22 137:3,11,15 144:13 160:22 elementary 18:3 215:20 219:19 elements 2:13,13 10:20 19:3,10 21:12 24:10 31:21 32:1,8 128:3 129:9,19,20,21 130:1,3,5,13,19 131:10,13 132:2,8 132:11 133:6 134:6 144:6,14 160:18 169:20 170:4 213:18 214:21 215:12 216:20 217:14 218:4,8,10,16,18 220:14 221:8 222:2,4,7 225:12 225:16 elevation 20:13 21:5,6,7,8,9,13,20 21:20 23:19 26:3 26:4,5 27:14,15 27:17 60:10,11	Elevations 21:4 27:13 elevator 152:14 178:12 eliminate 133:4 eliminates 62:21 eliminating 59:14 90:7 Elizabeth's 2:15 150:14 167:4,11 169:10,17 170:3 171:3,7 180:5,13 180:15 182:5 183:22 186:18 187:22 204:2 ELYSE 1:17 embrace 194:19 Emergency 2:17 75:9 167:7,13 169:5 emphasize 61:9 76:11 emphasizes 137:5 emphasizing 76:20 employee 50:1 89:21 184:8 185:6 185:8 188:2 189:22 190:3 207:6,18 employees 16:6 27:10 44:14,16 57:9,16 138:3,7,9 138:15,21 139:3,5 139:20 141:7 142:21 143:11 149:1 154:16 158:6,18 173:20 177:17 180:13 185:8 186:22 190:4,17,17 205:17 208:2 employer 137:12 employment 142:19 200:19 empty 199:6 encourage 40:7 56:18 57:4 82:15
--	--	--	---	--

118:4 141:7,12 142:10 146:17 152:17 156:5 157:5 161:19 encouraged 109:22 222:21 encouragement 158:5 encourages 139:21 165:18 187:12 encouraging 112:7 142:2 155:10 161:18 163:7 164:17 ended 56:11 ends 87:1 161:22 energy 37:7 62:14 88:13 131:2 136:3 146:20 engaged 114:14 engagement 6:17 63:2 67:15 103:7 103:13 engaging 66:14 engineer 87:19 106:17 engineering 7:21 29:7 70:1 74:13 engineers 15:15 63:1 71:8 83:18 84:3,11,21 92:5 100:20 106:17 225:17 226:1 English 6:21 enhance 8:3 205:16 enhancements 180:8 enhancing 180:5 enjoy 218:9 enlarge 198:11 ensure 33:20 34:18 185:3,17 187:15 enter 27:11 46:11 46:20,21 entered 19:15 enters 47:11,12 entertain 112:21	113:12 114:3 116:20 entire 124:8 133:2 133:12 135:19 164:2 219:3 entrance 19:5,20 25:7 26:16 27:6 27:11,18 32:18 49:15,18 178:8,10 178:10,16 217:8 entrances 19:17 178:7 entry 25:13 156:3 environment 10:21 30:17 37:5,11 72:1 76:7 77:7 97:12 135:22 136:7 205:16 environmental 5:10,14 6:9 8:12 8:15 16:10 76:16 77:11 81:7 108:17 113:4 118:6 131:2 134:8 141:4 185:17 186:4 envisioning 200:17 episodically 148:15 equates 30:21 equipment 106:8 152:22 equivalent 153:11 erosion 35:18 37:11,18 66:3 67:10,22 70:22 78:16,22 79:9 80:5 81:12 97:11 103:3 104:11 106:14 107:1 112:6 125:21 126:11 erosive 31:17 68:12 96:20 97:7 ESA 38:4 97:5 99:6 100:11,18 escalated 121:1 escalator 152:14 ESD 76:20 77:3	80:11,13,14,15 especially 71:10 121:11 205:18 essential 57:14 62:12 essentially 17:17 18:6,10,17 20:4 20:12 22:15 23:8 23:15,18 24:14 25:2,22 26:12 28:9 36:6 44:5 49:13 132:3 133:8 138:13 141:6 142:15 143:1 158:4 establish 126:1 establishment 216:22 estimate 105:18 Europe 155:3 evaluate 35:7 113:22 evaluated 122:9 137:20 183:21 184:12 185:14 evaluation 130:14 186:10 event 31:12 50:13 57:10 62:17 136:14 164:6 211:8 events 81:19 152:19 164:1 eventually 28:12 29:1 everybody 100:7 164:20 226:2 evidence 66:1 evolutionary 192:5 exact 102:11 exactly 33:3 99:19 121:7 191:7 example 142:20 152:12,16 153:4 160:1 165:19 204:16 223:21 examples 150:14	184:6 221:5 exceed 111:13 exceeds 39:15 70:15 excellent 76:10 201:9 204:12 exception 44:6 exceptions 124:18 exchange 182:6 213:11 217:5 excited 75:16 76:6 76:21 exclusively 118:7 excuse 181:22 EXEC 5:5 164:9,19 execution 186:1 executive 1:23 2:4 5:1,3 9:8 40:15,20 59:19 61:19 63:21 66:10 68:9 69:4 75:18,19 80:16,18 80:19 81:8 109:16 130:22 131:4 141:5 144:9 151:18 186:11 exemplar 121:7 exercise 118:14 158:20 exist 80:10 135:8 214:22 220:20 existing 16:4,7 18:12,21 20:5,13 20:13 24:1 33:6,7 44:18 49:10 67:9 81:18 90:11 94:17 105:7 111:5 132:2 148:21 175:16 176:8 181:3,4 201:14,17 203:1 215:16,22 exists 33:6 80:9 99:3 202:13,13 exit 19:20 25:13 28:6 50:21 129:3 201:16 209:17 exiting 155:21 exits 19:17	expand 213:5 expanded 151:9 221:1 expanding 66:17 expansion 219:19 expectation 162:12 expend 97:18 98:7 expended 109:6 expense 158:9 experience 10:8 205:17 expert 10:6 71:1 90:16 115:17 expertise 116:3 122:12,17,18 155:4 experts 188:16 explained 79:3 explains 101:11 explicit 105:4 explosion 152:2 extensive 200:9 extent 70:20 99:18 100:4,13 101:8 173:2 194:18 extra 164:3 extraordinary 114:18 extremely 142:4 214:9 eye 174:10
<hr/> F <hr/>				
face 27:17 faces 5:19 27:16 facilitate 146:4 facilitating 104:7 facilities 7:20 25:21 27:12,18 39:11 44:18 69:18 70:7 79:8 137:17 140:4 140:20 141:13,15 141:20 142:1,7,16 142:20 143:8,15 150:6 211:6 214:15 216:14 225:4				

facility 16:4,6 17:8 26:4 47:3 54:3,18 55:5 56:9,19 57:1 57:2,4 104:11 140:7 150:18 160:10 215:18 217:4 219:9 222:1	feature 89:2 featured 21:14 features 118:7 211:15 221:11 February 15:20 33:14 37:1 38:19 39:5 69:16 71:4 133:14 144:8 214:6 federal 2:13,13,17 5:9 8:7 10:20,21 16:4,7 17:8 37:6 74:22 75:9 76:9 81:1 103:13 128:3 128:3,7,8 129:9 129:19,21 130:12 130:17,19 131:1,5 131:10 135:21 137:9,16 138:2,2 138:7,13,15,20,21 139:1,4,5,10 140:3,9,19,20 141:7,7,13,21 142:5,11,16,20 144:12,14 157:11 158:6 160:10 167:7,13 169:5,21 171:14 174:8 186:6 187:17 194:12	176:17 177:3,12 178:15,21 179:2 179:12 187:3 188:22 205:10,20 fence 150:16,19 179:3,7,8 FHWA 182:10 185:21 186:14 field 7:7 29:13 39:7 fields 211:18 Fifth 172:11 183:2 fight 155:2 figure 45:15 46:5 220:6 figures 56:14 71:21 fill 107:4 filter 28:12,18 30:11 50:21 90:20 filtered 28:5 29:1 29:22 40:1 final 15:16 40:17 40:21 66:9 69:3 124:15,18 129:8 132:13 144:11 170:1 177:7 183:11,14 186:4 205:10 224:3 finalized 38:16 finalizing 37:21 finally 8:6 38:11 40:7 175:8 185:12 188:1 financially 157:5 find 32:5 103:2 186:15 187:8 finding 182:7 221:6 fine 126:16 finished 194:12 finishing 194:4 fire 121:10 221:20 first 4:3 5:8 6:5 30:22 31:4 43:2 52:7 54:10 55:21 59:11 70:16 77:19 81:2 88:7 92:17 94:21 95:5 107:17 108:15 114:8	149:5 152:10 171:4 188:3 191:9 193:12 206:22 207:7,18 208:14 218:2 225:19 fitness 215:18 five 6:1 17:17 52:4 52:5 127:18 142:21 five-year 91:10 223:4 Fix 152:10 fixed 62:11 flag 3:9 flat 175:19 flexibility 191:12 216:7 flexible 140:2 flipped 16:13 flogging 116:15 121:9 floods 75:14 Florida 155:8 flow 68:1 81:16,18 81:20,21 82:2 107:4 flowing 101:15 flows 67:3 82:14 flying 149:9 focus 22:9 65:17 136:2 137:8 180:12 182:5 focused 38:19 106:1 139:17 172:16 180:3 184:11 213:12 focuses 131:12 focusing 212:9 folks 106:16 111:4 112:2,12,17 114:14 122:11 153:16 165:18 190:19 200:18 follow 123:1,1 154:17 164:15 165:1 followed 65:4	following 36:8 69:17 70:4 185:7 214:22 219:4 follows 144:10 follow-on 225:13 226:1 food 165:6 192:3 192:20 foot 93:16 94:10 186:20 footprint 155:11 177:3 force 16:8 131:15 135:2 139:6 142:11 152:19 200:11 201:12 Forces 8:19 forefront 104:20 foreign 135:16 Forest 4:12 7:6 forested 18:16,18 29:15 form 184:15 formal 117:7 125:5 formed 35:9 former 17:9 forms 138:19 Fort 2:21 209:12 209:19 210:3,13 210:21 212:19 213:4,8,15,21 214:5,9 215:19 217:22 218:18,19 221:5 forth 25:22 44:20 71:4 75:14 151:2 154:11 156:4 forthcoming 68:17 forum 5:9 134:16 forums 122:20 forward 8:1 55:3 63:17 84:10 85:15 89:22 107:11 118:10 133:6 144:5 197:19 213:18 219:18 220:15 221:7
--	---	---	--	---

223:13,17 224:3,7 found 61:12,17 184:14 four 10:18 11:15 22:15 30:15 54:20 67:18 81:3 91:10 107:22 117:12 127:18 181:4 196:8,12 four-foot 23:14 four-lane 54:7 four-story 176:1 four-way 112:17 FPS 161:11 frame 225:20 Framed 198:12 framework 4:19 197:11 210:5,20 211:12 212:12,21 213:7 216:4,6,11 216:21 218:7 Francis 199:12,19 199:21 200:8,21 201:2 frankly 107:22 114:19 free 57:6 157:7 163:5 165:16 frequency 193:17 frequent 152:14 frequently 190:6 193:9 friendly 125:9 197:15 206:16 220:1 Friendship 57:7 front 43:16 49:11 217:3 220:3 frontage 219:14 fronts 17:1 71:13 121:21 full 93:15,16 109:15 113:9 130:11 144:16 173:1 185:7 190:19 fully 107:14 108:19	191:9 Fulmer 6:6 fun 148:10 function 31:12 functional 171:2 functions 48:12 fundamental 79:20 funds 107:12,13 108:6 furniture 32:4 124:20 further 32:7,17 36:1,19 39:9 42:14 51:6 55:10 59:19 62:19 70:22 72:19 107:1 121:5 121:22 122:9 123:10 127:15 145:11 166:17 170:3,5,11 174:18 185:2 207:11 209:4 furthered 192:17 future 34:19 57:9 57:18 64:2 65:20 65:22 83:22 95:19 103:1,15 112:5 118:9 156:6,10,14 171:5 174:20 183:14 185:10 212:4 214:21 215:13 219:5,18 221:2 <hr/> G <hr/> G 164:3 gallons 28:1,3 29:3 29:4 30:15 82:2 90:19,19 101:15 game 162:13 games 164:14 garage 16:15 18:15 19:5,13,15,20 20:8,10,16,17,22 21:4,10 22:3,14 24:6,8,14,22 25:1 26:8 27:8 28:3	29:11 30:5 32:18 32:20 33:5,9 37:15 42:7,20,21 43:4,14 44:1,9,17 46:20 47:12 48:6 48:16 50:3 61:6 73:5 84:20,22 86:2 88:21 89:12 90:9 93:8,12,17 94:9,21 97:3 155:15 167:22 172:5 175:6 177:16 178:9 179:6,19 186:21 187:5 188:22 189:1 garages 111:8 154:20 155:5 156:6 gardens 179:16 197:17 211:19 Gaston 223:17 gate 24:11 25:11,19 26:13,22 27:16 47:5 201:16 gates 150:22 gather 218:9 gathering 134:5 148:13 gear 139:11 Gene 8:8,10,17 9:4 general 1:22,24 7:2 10:22 19:11 169:10 186:5 200:15 generally 59:5 89:19 113:15 generated 55:18 gentleman's 125:14 gentlemen 213:2 geography 142:17 Georgetown 9:1 Georgina's 206:6 Geospatial 17:10 35:15 German 74:6 getting 20:12,15	71:19 98:21 117:14 121:2 141:9 147:11 177:5 190:17 194:5 give 16:2 63:9,18 93:6 103:18 110:5 120:14,16 129:12 139:15 159:12,21 190:22 210:3 216:6 given 68:18 71:12 78:12 89:15 100:22 103:16 109:17 119:15 127:1 148:16 173:19 192:14 giving 109:13 169:13 Gladly 207:17 208:11 glazing 21:17 26:9 Glen 69:10,11 go 22:18 24:18 27:4 28:12,16 42:3 46:9 51:7 80:11 85:8 89:11,12,21 92:9 93:18 97:6 103:18 120:1 121:4,5 125:4 134:11 142:22 155:20 165:3 173:5 194:11 199:2 201:4 202:9 203:19 208:8,10 goal 39:11 62:15,21 69:19 70:2,7 71:3 79:7 81:9 83:15 130:16 140:2,18 158:5 184:5 goals 71:5 72:2 90:3 131:8 137:16 142:16 God 3:11 goes 19:19 50:21 89:9 90:21 91:13 110:9 161:12	207:10 going 23:12 25:7 40:1 48:17 54:13 54:20 55:3 57:10 57:20,22 58:3,4 59:3,6 60:3,7 63:17 65:16 66:20 77:2 80:11 84:10 85:15,19 90:4 91:10 101:14 102:16 107:15,20 107:21 112:18 120:14 126:14 129:10 132:2 146:9 154:16 159:4 160:1 178:1 190:12 191:22 192:9 195:8,21,22 196:3,8,11 199:2 199:8,9 201:20 202:1 203:3,6 206:13 223:13,16 Gold 177:13 203:14,19 204:4,5 good 3:3 5:6 10:7 15:14 40:13 46:11 66:11,14,20 83:4 83:7 84:16 92:7 107:19 129:6 138:14 144:2 145:4 147:2,7 152:16 164:11 165:8 167:1 169:1 188:10 195:16 196:18 197:5 210:2 212:1,22 223:21 224:12 Gorgas 220:16 Gorge 67:6 gotten 39:3 government 75:1 108:21 109:22 124:1 137:9 138:2 139:1 141:8 146:1 187:14 Governments 138:5 224:22
---	---	--	---	---

government-wide 203:21	186:12,14 187:8 187:12,18 188:1	67:11	healthy 211:13	15:12,13 42:2,8
grab 162:11	191:13 199:1	happy 9:4 37:2	hear 25:6 119:6	42:11,22 43:8,11
graded 20:7	205:5 207:5,17	52:18 55:19 57:22	124:8 125:3 159:4	43:21 44:11 45:17
grade-level 17:18	208:1,14	58:2,16 92:10	198:20 203:14	46:4,9,13,16 47:8
grandmothers 204:21	guard 89:19 167:21	hard 88:7 91:3,4	204:19 207:12	47:13,18,21 48:4
graphic 23:3	172:3 188:4	124:19 205:13	heard 95:12,13	48:7,11,18,21
graphically 198:10	189:13 190:12	Harold 65:4,5	96:3 99:12 112:11	49:2,5,18,22 50:6
grassroots 154:6	191:15 200:18	HARRIET 1:19	121:19 124:13	50:11,19 51:3
gratitude 72:15	207:8,19	Harriett 161:8	127:9 154:9 208:6	52:15 58:20,22
gray 21:17 26:8	guards 25:19	191:20 192:17	hearing 11:10	82:1 89:7
214:19	Guard's 191:7	Harry 69:7	109:13,18,18	historic 111:18
great 5:21 10:7	192:2	Hart 1:17 2:18 42:4	224:17	135:9 169:18
48:2 61:11 76:3	guess 30:21 95:22	42:5,9,17 43:6,9	height 23:8 94:1,4	176:20 185:18
88:4 109:16	116:11 145:21	43:13 44:8 117:19	184:15	historical 67:5
137:12 138:6	148:1 189:17	117:20 127:5	Heights 57:7 69:10	195:17
147:19 226:6	191:5 195:5	145:9 167:15	69:12 173:16	Historically 67:8
greater 174:9	guidance 159:12,22	168:6 169:1	held 5:13 132:22	history 59:21 63:22
green 21:19 24:15	214:2	188:10 189:2,5,9	133:11 134:16	78:13,17
42:6 61:7 62:5	guide 34:3 130:16	189:15,20 191:3	helicopter 156:9	hitting 83:8
173:12 177:13	139:9 140:9 221:3	193:6,10 196:6,11	help 34:3 91:14,16	hold 22:5 40:4
179:18 180:18	guidelines 76:8,9	196:14 197:7	111:21 112:3	121:9 129:2 143:4
197:14 216:18	79:20,21,22 148:5	199:1,5 200:6	185:9 197:2 214:7	144:13
greenery 17:19	148:7,8 149:21	201:19,22 202:6	218:18 223:4	holders 164:1
Greenwald 1:17	151:15	202:10,15,18,21	helped 145:1	holding 5:8 134:12
161:3,4 188:19,20	Gunston 220:19	203:12,15 204:14	helpful 138:8	136:11
189:3,6,10,16	guys 222:11	204:18	159:21 178:16	Home 8:20
191:1,5 192:16		hasten 4:6	185:11 190:15	Homeland 2:15
193:11,14,19	H	hat 164:8	214:9	167:3,10 169:9
207:4,16 208:5,9	H 152:10	hatching 217:1	helps 176:2 190:21	205:6
gross 177:10	Hagan 7:1,5	hate 152:11	heresy 151:3	homeless 199:13
186:20	half 42:7 75:1,8	hazards 75:13	Hernd 77:20 86:10	homeowners 123:5
ground 20:16,17	151:22	head 127:10	he'll 212:20	200:4
42:12 50:17 61:2	Hall 62:3 94:16	headed 113:7	high 8:21 60:5	homeowner's
group 82:9 131:19	ham-handed	headquarter	higher 23:20 111:1	117:1 122:15,18
155:3	114:21	176:13	111:2	homes 52:21
groups 120:11	hand 127:17 130:2	headquarters 2:15	highlight 161:7	honestly 115:7,10
122:18 132:5	hand-in 130:1	2:18 9:3 11:4	highlighted 174:14	hope 10:5 44:12
199:11 200:3	Hannah 6:16	17:10 167:3,8,11	180:18	59:13 74:3 116:12
grow 42:20	happen 103:5	167:14,21 169:6,9	highly 110:17	116:14 119:7
GSA 169:15 170:13	119:18 120:17	170:6,8 172:3,17	highly-qualified	131:19 134:6,18
171:13,16,21	133:13 195:8	175:13 176:17	122:17	160:2 202:10
175:8 176:5,14,22	happened 99:22	177:4,12 178:21	highway 54:7 186:6	hoped 34:14 84:12
177:15 179:11	182:17	179:12 187:4,21	hike 152:17 158:19	hopeful 145:21
180:6 182:6	happening 102:19	health 8:21 151:11	hikers 158:14	hopefully 33:15
183:16 184:9,21	190:11,13	151:19 152:7	hiking 158:17	112:20 120:17
	happens 62:10 66:5	211:15	hill 85:5	124:1 126:21
		healthful 211:20	Hinkle 2:11 15:8	156:13

hopes 83:21	identified 46:1,2 170:12 176:15 216:14 220:3	165:12 225:5	181:15 186:19 207:8 218:8	63:10,12,13,15,19 67:16 68:8,19 77:1 81:5 95:16 96:15 97:15 99:1 100:1,5 101:17 102:5 132:17 149:16 184:2 209:11,15,19
hoping 29:14 39:7 189:13	identifies 186:7	implementing 141:5	included 38:22 106:16 118:3 123:17 136:5,6 138:11 171:7 174:6,21 175:8 177:9 178:2 182:11 184:2 216:21 218:14 222:8	informational 210:4
horses 106:4	identify 36:12 117:4 217:21 218:11 221:17	implication 66:6	includes 141:9	informed 225:10
Hospital 171:8	identifying 187:22	implied 100:17	including 8:8,11,18 66:15 72:16 75:14 124:18 139:19 140:1	infrastructure 137:7
hosted 91:7 211:4 224:21	IDG 221:4 222:3	imply 110:1	incorporate 84:9 139:13 221:10	initial 75:15 105:17 111:22
hosting 91:17	Illinois 74:15	important 67:7 123:15,16 171:20 173:19 185:5 191:17 208:21	incorporated 210:21 217:15	initially 17:11
hot 108:16 165:5	illustrate 24:21	importantly 38:17	inclusive 123:12	initiative 150:3 203:21
hour 157:13 163:9	illustrated 18:9 24:13 39:2	impressed 115:4 120:10 122:12 158:15	incomplete 63:15 68:18	initiatives 8:11
hours 84:2,4 115:18	illustration 18:17	impressive 113:10 223:12	inconvenienced 162:1	inner 215:3,4
house 1:15 4:10 85:4	illustrative 33:1 45:16 174:17	improve 16:9 28:15 81:7 97:19	incorporate 84:9 139:13 221:10	innovative 197:16
Household 138:5	image 170:21 171:2 172:18,21 174:21 175:12 179:10 182:16 198:1	improved 78:9 175:16	incorporated 210:21 217:15	input 84:15 113:3
houses 25:20	immediately 16:21 23:11 57:3 58:8 111:9 159:5 214:16	improvement 72:5 78:6 143:21	incorporating 213:16	inquired 72:3
housing 75:2 214:14,17 216:8 216:17 218:21 219:12,13,16 220:21	immediacy 16:21 23:11 57:3 58:8 111:9 159:5 214:16	improvements 2:18 11:2 78:5 96:17 106:22 108:2,5,7 167:8,14 169:7 170:11 172:18 173:2,4,8 178:2 180:3 181:1 182:3 182:15 186:19 189:7 203:4 205:12	increase 28:21	INSERT 3:15 4:22 9:8 11:20 12:10 13:10 14:10 41:4 51:12 53:2 64:5 73:8 82:18 86:15 128:10 168:7 209:21
HOWARD 1:15	immediate 42:2	improvement 72:5 78:6 143:21	increased 25:14 90:18 151:22	inside 115:19 159:17 216:19
hub 143:1 220:7	immediately 16:21 23:11 57:3 58:8 111:9 159:5 214:16	improvements 2:18 11:2 78:5 96:17 106:22 108:2,5,7 167:8,14 169:7 170:11 172:18 173:2,4,8 178:2 180:3 181:1 182:3 182:15 186:19 189:7 203:4 205:12	incorporate 84:9 139:13 221:10	insightful 145:1
huge 54:2,8 71:12 90:11 200:2	impact 59:12,15 60:4 66:15 67:1 68:6,21 108:18 119:13 143:10 151:12 152:7 186:4 192:22	improvements 2:18 11:2 78:5 96:17 106:22 108:2,5,7 167:8,14 169:7 170:11 172:18 173:2,4,8 178:2 180:3 181:1 182:3 182:15 186:19 189:7 203:4 205:12	incorporated 210:21 217:15	insist 77:13
Human 176:10	immediacy 16:21 23:11 57:3 58:8 111:9 159:5 214:16	improvement 72:5 78:6 143:21	incorporating 213:16	inspected 47:7,11 87:9
hurt 119:19 161:1	immediate 42:2	improvements 2:18 11:2 78:5 96:17 106:22 108:2,5,7 167:8,14 169:7 170:11 172:18 173:2,4,8 178:2 180:3 181:1 182:3 182:15 186:19 189:7 203:4 205:12	increase 28:21	inspection 16:16 19:6 22:8 24:11 25:8,18 45:22 46:17,18 89:7,14
husband 83:7	immediately 16:21 23:11 57:3 58:8 111:9 159:5 214:16	improvement 72:5 78:6 143:21	increased 25:14 90:18 151:22	installation 211:5 211:17 212:11 221:3 223:2,13 225:3
hustling 163:11	impact 59:12,15 60:4 66:15 67:1 68:6,21 108:18 119:13 143:10 151:12 152:7 186:4 192:22	improvement 72:5 78:6 143:21	incredibly 138:8	installations 139:19 150:11 153:17 211:22
hybrid 156:9	impacted 18:19 53:1 55:5,14 85:5	improvement 72:5 78:6 143:21	Independence 37:8	
hydrogeology 74:12 75:10	impacted 18:19 53:1 55:5,14 85:5	improvement 72:5 78:6 143:21	indeterminate 190:21	
hydrological 111:15	impactful 117:1	improvement 72:5 78:6 143:21	indicate 161:5	
hydrology 75:8 100:6,8,12 101:7 101:12	impacts 16:10 18:16 67:4,22 97:7 137:11 140:3 140:12,13 170:12 176:19,20,21 180:17 182:7 190:15	improvement 72:5 78:6 143:21	indicated 21:21 97:9 104:7 176:7	
<hr/> I <hr/>	impacts 16:10 18:16 67:4,22 97:7 137:11 140:3 140:12,13 170:12 176:19,20,21 180:17 182:7 190:15	improvement 72:5 78:6 143:21	indicates 101:22	
ICCB 70:12 71:16 72:4	impacts 16:10 18:16 67:4,22 97:7 137:11 140:3 140:12,13 170:12 176:19,20,21 180:17 182:7 190:15	inadequate 63:15 67:16 79:2	indications 125:13	
idea 16:5 93:7 194:17 211:22	impairment 79:1	inadequate 63:15 67:16 79:2	individual 69:14 74:8 122:17 160:11	
ideas 134:17 135:4 147:6	impervious 31:2,4 221:19	incentive 153:7	indivisible 3:11	
identifiable 212:11 212:13	implementation 43:18 140:16	incentivize 63:18 153:8	indulge 46:7	
	implemented	incentivizing 165:22	infield 111:11	
		inch 31:4 70:16	information 2:20 15:21 37:4 59:5	
		inches 30:22 70:17		
		inclined 162:15,17		
		include 19:4 96:18 123:17 148:21 152:6 165:15		

225:21	intersects 55:11	January 30:20	justify 203:20	160:22 161:9,11
installation's 212:9	intervention 64:1	37:13 38:7 61:15		162:6,21 164:13
instance 138:22	introduce 5:19	82:11	<hr/> K <hr/>	164:20 189:17
Institute 9:3 11:3	investigating	Jared 87:17 90:2	keep 50:16 94:22	190:7 191:6,7,8
13:10	221:12	91:21 92:4	113:8,15 207:20	191:10,13,15
Institutes 8:20	invitations 56:3	JBAB 201:13	keeping 25:15	192:4,18,19 194:8
institutional	invited 4:12	Jeff 2:11	94:17 192:10	194:9,14 195:21
214:15,18	involve 192:5	Jersey 155:6	Keller 8:8	196:2 197:4
int 216:21	involved 8:21 40:9	Jesse 83:7	key 8:10	200:13 207:2,12
integrated 203:10	113:21	Jim 87:12 88:2	killed 154:7	208:3 211:3
integrating 142:6	involvement 200:2	job 40:13 109:17	kilter 153:2	222:15
intelligence 2:9	200:4	120:3 200:14,16	kind 26:16 27:1	knowledgeable
15:2,7,18 17:11	irate 58:9	201:5,5	45:19 47:16 54:12	108:19
35:15 38:13 40:19	issuance 186:3	John 1:17 223:15	58:13 101:17	known 88:19 116:4
41:4 55:18 57:16	issue 54:8 56:16	John's 6:19	116:15 133:16	131:3
61:14 66:12 71:18	58:10 59:5 61:10	join 56:3	134:4,22 148:2,5	knows 115:18
71:19 72:8 73:6	67:2 80:5 84:3	joined 6:16 7:2,10	148:11,15 154:13	Komen 164:3
intend 107:18	86:1 98:16 101:2	113:1	182:21 190:7	Kristen 6:5,10
intended 203:8	105:9 108:16	joins 201:12	191:14 198:3,4,9	<hr/> L <hr/>
intention 133:17	111:15 112:4	joint 35:2 52:13,16	198:21	labeled 46:18
135:12 217:12	117:10 120:22	53:2 54:10,16	kinds 194:22	lack 71:18 95:15,16
interaction 205:19	161:1 164:12,22	112:1,10 223:18	King 2:16 9:2	111:22 121:12
interagency 72:5	186:16 190:1	225:15 226:3	167:5 170:19	152:12
interchange 181:22	196:21	jointly 224:21	173:3 175:14	ladies 213:1
182:1,8,16 187:2	issued 89:10 96:22	Joseph 6:20	177:20 178:4	Lakes 218:15
201:15	97:11	Jr 1:12,14 2:16 9:2	180:2 187:1,5	land 65:10 67:4
interchanges 203:7	issues 8:5 35:8	167:5 170:19	kitty 109:10	176:19 183:9
interest 7:14 65:21	55:13 58:7 60:2	175:14 178:4	know 5:20 24:19	185:22 192:6
72:12 112:5 116:2	66:15 101:4 104:8	180:2 187:1,5	33:8 39:8 50:17	214:12,16,20
122:14 222:16	109:1,2 113:13	judgment 71:7	56:6,8 57:9 61:21	Landgraf 2:23
interested 7:7	120:2 123:3 125:2	Julia 7:9,11	81:21,22 82:14	212:18,22 213:3
interesting 97:22	125:3 161:8,10	July 68:5 119:2	90:17 93:12 94:4	222:15,18 223:7
Interior 1:18	201:1	128:1 213:6	94:8 95:22 99:3,7	223:10 224:7,9,13
interlocks 111:7	issuing 100:15	July/August	99:19 100:2	landmark 169:19
intern 6:18 7:3,11	101:21	225:20	101:15,20,20	Lands 4:12
internally 132:4	item 4:2,8,9 5:2	jump 31:20	102:13 103:2	landscape 32:3,10
142:13 194:11	10:10,16,19 15:5	June 1:8 3:4 5:11	107:21 109:17	33:18 34:4,6
international 72:9	128:5 129:7 167:9	68:5 136:10,12	110:7 115:18	44:22 124:19
interns 5:21 10:3	209:15,16,18	jurisdiction 74:16	116:4 117:6 120:2	179:11 197:11
internships 6:2	items 2:8 10:18	145:4 182:12	120:11 125:14,22	landscaping 19:9
interpreting	11:8,15 15:1 81:3	jurisdictions	126:7,15 127:7	31:21 40:22 90:8
194:13	81:4 184:11	141:14	129:16 142:15	179:13
intersection 55:6,8	it'll 60:10 61:7	jury 58:1	145:22 146:6,12	lane 25:13 89:17
112:18 114:1	62:22	justice 3:12	146:16 149:7,9,12	93:18 181:9
172:12 201:11	I-295 182:1	justified 115:2	149:19 150:16	lanes 25:10,11,13
intersections 55:4	<hr/> J <hr/>	justifies 62:16 68:9	154:7,12 157:12	181:5,8 196:8,12
55:10 184:1		70:1	158:15 160:6,8,19	

211:18 220:13 221:20 language 50:9 144:2 154:20 191:19 207:9 large 18:12 56:14 60:5 61:6 173:19 largely 84:6 116:8 larger 25:20 82:5 97:3 largest 52:22 137:12 153:19,20 lastly 109:21 204:13 late 82:11 170:8 laudable 62:15 law 7:6,8 97:4 layover 44:20 lead 76:1 178:12 leaders 121:11 leadership 65:12 75:17 77:14 81:1 83:11 131:1 leads 85:16 League 74:10 78:2 learned 83:20 84:9 84:13,18 85:2,9 85:12 117:5 126:19 149:16 leased 147:11 leave 71:7 124:7 162:3 165:4 leaves 66:5 67:12 162:5 165:4 leaving 67:17 162:7 197:1 223:15 LEED 177:13 203:14 204:3,3 LEED-certified 113:4 222:1 left 146:10 162:9 162:10 217:17 left-hand 171:1 legal 7:3,4 221:21 legend 216:12 legislative 2:5 10:9 10:11 151:17	length 93:17 182:3 lesson 85:2 lessons 83:20 84:9 84:13 85:9 117:4 letter 34:13 38:12 86:15 99:21 letting 208:2 let's 46:9 123:22 level 19:18,21 22:17 24:16 93:14 93:14,19 levels 20:11 43:2 liberty 3:11 lifestyles 211:20 lifetime 70:12 117:11 light 59:11,20 63:22 71:11 lighting 32:4 41:1 likelihood 96:20 likewise 100:21 115:17 139:4 Limberg 6:11 limited 69:13 limiting 38:22 limits 18:7 216:19 line 20:4 21:22 60:14,20 61:1 85:3 143:10 148:18 182:18,20 lines 4:4 162:19 link 67:21 list 32:13,14 34:2 51:12 listed 81:3 143:22 146:14 201:5 listening 84:14 85:10,13 little 16:2 17:22 18:19 19:7 22:9 23:19 25:5 29:8 29:21 31:20 39:9 56:22 82:4 92:22 96:8 105:4 106:2 108:17 114:4 117:18 118:2 123:20 129:12,15	131:22 134:14 153:2 156:18 174:9 175:3 177:22 178:5 179:8 189:14 191:12,18 194:10 195:1 201:10 203:18 204:6 210:6 live 4:7 65:8 112:2 211:16 lives 126:16 loading 48:12 local 113:13 141:14 142:7 180:14 located 30:6 32:16 65:9 170:7 175:4 175:6 177:17 178:1 201:3 locating 18:14 location 17:4,6,19 18:1,5,19,22 20:3 20:9,9 21:2 22:16 23:14 26:17,21 27:2,7,12 28:6 29:4 30:2 32:18 32:19 37:15 49:12 49:20 78:12 176:18 199:14 215:11 219:1 locations 19:16 57:16 155:8 218:15 220:4 long 8:4 54:17,21 95:11,15 107:18 117:21 148:16 166:15 202:7 222:16 226:8 longevity 117:17 long-range 219:6 look 8:1 23:5 38:21 47:15 61:8 83:20 88:22 97:17 124:16 132:19 135:17 137:21,22 138:12 139:21 140:6,10,15 144:7	156:10 190:2,2 197:19 205:9 223:17 224:2,7 225:7 looked 138:1 looking 16:11 32:6 88:19 94:21 97:15 118:10 125:6 138:4 139:12 181:2 191:3 198:1 198:6 206:7 220:16 looks 138:8 165:3 174:15 175:19 191:20 losing 223:14 lot 18:12,14 20:13 26:21 44:7,19 46:21 58:1 108:20 108:22 109:3 120:12 124:2 126:17 132:16,17 136:22 138:6 141:2,17 142:12 142:14 149:12 160:16 168:2,3 192:1 196:2 201:19 206:5 lot's 195:7 Louis 215:20 Lounge 206:6 low 95:1 111:3 lower 88:22 93:2 97:2 157:15 lowering 94:6 Lurie 77:20 83:3,4 83:5 86:10 117:2 Lurie's 123:15 Luther 2:16 9:2 167:5 170:19 173:3 175:14 177:20 178:4 180:1 187:1,5	55:7,11 main 17:17 26:15 27:6 49:9,11 136:2 178:7 201:15 220:7 maintenance 111:1 152:13 major 6:21 54:4,8 55:4 58:7 122:5 171:2 majority 43:21 maker 119:6 making 7:15 130:17 150:21 160:9 211:22 213:14 Malcolm 170:18 173:5 181:22 182:5,15 201:15 man 83:7 manage 40:5 137:9 managed 75:12 82:1 management 2:17 6:9 19:8 27:20 36:22 37:12 38:1 38:5,9 39:14 55:16,17 59:7,8 65:18 66:2,18 67:17 68:3 69:18 70:7,12 74:19 75:9,18 76:2,8,11 76:13 78:11,14,18 79:8 85:10 87:18 90:1 91:22 97:19 100:15,22 101:5 101:22 115:20 116:1,5,9 118:3,6 118:8,11 121:12 122:10 124:22 137:8 139:17 167:7,13 169:5 183:16 184:20 203:10 manager 75:10 86:7 manner 126:22
<hr/> M <hr/>				
M 1:17 MacArthur 17:3				

144:7	167:6,12,17 168:7	means 57:17 87:20	message 110:16	minimized 176:18
Manual 80:15	169:4,11 170:2	99:20 140:1 141:8	met 35:10 51:2	176:19,21
Manzelmann 61:18	171:10 172:15	194:9	54:9,11,22 70:13	minimum 70:18
62:1,7 65:13 78:4	174:6 177:1,7	meant 130:1,16	106:16 187:8	77:15
83:10 87:11,12,17	183:12,18 185:14	measure 77:5	210:18	minimums 78:11
88:2,3,6 92:13,15	186:10,13,17	measured 215:2	metal 21:17 26:8	Minnesota 6:20
92:16,19 93:5,10	187:11 200:20	measures 76:17,20	method 77:14	minor 73:1 74:13
95:3,7 104:7,17	205:7 210:22	77:3,4 103:20	141:6,11	minute 63:14 82:3
104:19,22 105:2	212:19 213:4,18	104:1 140:7,13	methods 106:20	86:12 101:15
105:11,16,22	218:5 219:18	Medical 8:19 56:9	Metro 143:2	minutes 52:5,6
106:7,19 107:10	221:4 222:10	150:20	152:12 161:20,21	151:20,21 179:1
108:11 127:9,12	224:4,10 225:3	meet 16:7 28:16	173:16,17 174:1	215:8
127:13 225:13	master's 6:14	54:14,17 58:4	178:19 196:1	misfortune 83:21
man-made 106:21	material 21:16	97:4 99:7,17	Metropolitan	mislabel 46:4
107:7	26:7 71:14 75:16	111:13 141:13,22	74:15,17 138:4	misabeled 46:7
Map 17:12	materials 110:22	184:22	Metrorail 143:12	misnomer 82:2
MARC 143:13	115:8	meeting 1:3,10 3:5	185:4 187:21	missing 56:6
Marcel 1:23 2:4	matter 63:5 72:7	4:21 5:12 36:3,4	Mia 199:18	mission 71:15
Mark 223:1	72:11 117:6	40:10,10,11 54:11	Miami 6:13	missions 135:16
marker 215:9	122:16	54:22 55:15 70:3	Michael 6:11,15	mitigate 140:3,13
market 156:21,22	matters 71:1	72:17 99:9 119:2	213:3 221:11	mitigation 140:6
157:14,16 158:9	mature 24:1	131:17,19 134:7	222:7	mixed 153:13
216:8 219:16	maximize 16:6	134:13 135:2	microphone 147:5	213:13 220:4
Martin 2:16 9:1	maximum 99:18	136:11 137:2	micro-managem...	mixed-use 171:12
167:5 170:19	100:4,12 101:8	164:10 226:8,10	126:19	205:16 216:16,17
173:3 175:14	Mayor 1:19	meetings 91:7 99:8	middle 162:6	218:2,12,19
177:20 178:4	Mayoral 1:16,18	99:11,12 200:11	midnight 163:12	219:10
180:1 187:1,5	May's 121:2	200:12	midway 42:16	mixed-used 171:5
Maryland 2:10	ma'am 92:16,19	meets 25:11	mid-April 37:3	MLK 175:2,21
6:15 15:3 30:17	93:5 95:3	member 1:21	Mike 2:22	180:2,10 181:1
34:7,11 37:5,10	McCree 220:21	122:15	mile 54:6 151:22	195:10
39:15 55:1 76:7	MDE 28:16 30:16	members 1:13 4:15	215:5	mobile 194:19
77:6 79:21 80:15	31:5 37:13 38:1	87:3 129:6,16	military 126:17	mode 148:21 149:6
97:12 112:11,21	38:10 68:4 70:15	131:16 169:2	153:17	model 156:10
mass 153:2,6,9,10	76:7 80:3 97:1,5	201:4 209:17	Miller 1:18 208:16	modern 16:5
153:15,18 176:1,1	100:14 101:3,22	223:22	208:17	modification
Massachusetts	102:14 111:13	Memorandum	million 153:21	169:12 174:7
55:9	116:4	186:2	223:6	186:14,17 206:16
masses 174:22	MDE-compliant	Memorial 9:2	MINA 1:22	modified 147:12
massing 175:1,2,9	31:16	memorials 4:18	mind 72:14 84:6	225:10
175:13,19,22	mean 46:21 98:12	mention 80:19	87:12 90:11	Moffett 223:1,2
176:2 184:14	101:16 126:16	147:9 206:3	104:22 120:5	moment 129:2
master 2:17 4:18	146:10 148:1	mentioned 34:1	mine 149:4	179:20 207:5
8:18 15:20 20:1	158:4 189:19	39:6 80:18 88:17	minimal 72:13	momentarily
33:14 36:20 38:15	192:16 194:4,16	89:7 104:17 117:2	152:15 204:5	206:14
38:20 39:5 73:1	195:21 196:2,8	135:3 221:11	minimize 115:14	momentum 113:9
139:18 159:6	207:9	mess 56:12	180:17	223:18

money 84:4 105:14 106:9 157:1 163:2	movement 50:15	34:1,2,7,11 35:14	97:19 124:7	31:15 38:9 44:17
monies 91:15	movements 45:20 45:20 180:4 196:7	35:16 36:15 65:10	necessary 64:2	49:9 55:17 76:10
monitor 35:6 108:3	moves 144:5	66:21 67:5 68:14	85:19,21 96:10	91:12 131:9
monitoring 102:18 184:8 185:5 195:6 195:7	move-in 191:8	75:6 91:6,14	108:8 120:15	134:21 135:1
Montgomery 35:4 35:15 86:15 113:20	movie 215:17	105:19 106:15	145:20 191:18	141:6 143:9 155:5
month 37:20 38:2 57:18 98:15 110:2	movies 155:1	109:3 128:2,6,10	need 22:20 57:4	155:6 159:6,7
118:16 120:14,17	moving 48:20 58:11 59:16	129:18 137:13	63:18 69:5 80:2	175:9,15 182:15
121:19 123:21	107:11 133:6	141:18 150:7,20	81:4 95:18 99:15	183:20,21 187:6
124:9,10 125:20	194:14	151:8 169:18	108:4,5 125:17	199:14 201:14
127:4,17,22 153:5	multiple 113:13 122:20 156:3	173:11 180:19	127:8 140:6,15,17	202:15,16 203:7
153:6 186:3 211:5 222:9	multitude 8:10	185:17,18 225:19 225:22	140:21 143:8	204:22 210:13
monthly 54:14 200:10,12	multi-family 18:1	Nationals 161:20	156:10 158:8	217:4 220:17 225:3,10
months 7:19 28:20 35:22 40:14 65:14 66:14 72:18 116:18 191:10	multi-neighborh... 69:15	162:1,4 163:5	174:18 183:13	NGA 56:1
month's 120:21	multi-purpose 183:1	164:13,14	187:7 190:10	Nicole 77:19 83:5
monumental 4:19	multi-story 174:22	native 110:22	194:22 198:15 206:5	night 78:6 85:7 162:2,14
moot 57:10	multi-use 158:13	natural 4:10 75:13 107:8 176:20	needed 54:15	NIH 150:17
Morey 62:3 94:16	multi-year 36:5 170:14	naturally 107:3	103:21 105:14	nine-story 175:22
morning 25:15 85:7	municipal 7:8	nature 107:3 140:19 210:9 213:10	178:16 185:11	nitty-gritty 127:8
mother 204:19	museums 4:18	Naval 7:20 150:20	needing 63:9	nobody's 154:7
motion 11:11 114:3 116:20 118:18 119:3,6 120:8,21 121:18 123:12,17 123:20 124:6 126:14,16 127:3 127:16,21 166:4,5 208:19	mutual 8:3	NAVFAC 7:21 8:4	needs 29:9	nod 127:10
move 11:12 89:22 118:15 125:17 145:7,7 188:11 205:14	<hr/> N <hr/>	Navy 55:21 56:8,9 56:14 112:1 158:15 163:11	negative 60:4 140:14	node 218:10,14 219:1
moved 11:13 62:3,4 118:19,22 127:6 145:10 166:7,16 188:14 209:3	name 52:11 65:8 69:7 74:4,7 83:5 88:1 125:14	NCPC 1:23 4:12,22 5:20 6:2 7:4,18 8:3,8,9 9:5 70:4 72:22 84:8 99:10 99:21 129:20 136:11 154:16 174:4 183:13 185:1 207:1,9 210:17 211:4 213:2 214:2,4 216:5 224:21 226:2	negotiated 171:14	nodes 218:8
	names 6:4 204:16	NCPC's 5:13	neighbor 107:19	noise 58:6
	name's 87:12	npc.gov/comppl... 136:19	neighborhood 18:2 23:21,21 24:20 60:11 61:3,15 83:19 84:1,20 91:2 113:14 200:3 200:4 205:20	non 56:1 76:11
	narrative 144:4 152:9 157:22	near 78:10 156:14	needing 63:9	non-structural 77:3
	narratives 134:5	nearby 150:12 176:19 185:4 187:20 212:4	needs 29:9	normal 161:21
	narrow 106:3 124:13	necessarily 23:15	negative 60:4 140:14	normally 57:15
	narrowed 196:5		negotiated 171:14	north 2:10,21 10:22 15:4,7,17 16:12,13,14 18:1 18:6,22 19:16 21:9 22:12,13 23:18,22,22 24:3 25:9,17 27:15 29:1 31:1,7,9 36:7 36:7,9 40:18 43:18 44:13,15 55:9 65:20 68:3 68:16 78:17 79:8 80:21 81:22 82:12 101:16 103:19 108:2 170:18,22 173:18 182:22
	narrower 125:4		needed 54:15	
	nation 3:10 152:7		103:21 105:14	
	national 1:1,13 2:12 3:5 4:11 8:20 9:2 10:20 11:2,20 12:10 17:4,10 18:4 32:12 33:20,21		178:16 185:11	
			needing 63:9	
			needs 29:9	
			negative 60:4 140:14	
			negotiated 171:14	
			neighbor 107:19	
			neighborhood 18:2 23:21,21 24:20 60:11 61:3,15 83:19 84:1,20 91:2 113:14 200:3 200:4 205:20	
			neighborhoods 147:16	
			neighbors 88:15 95:8 96:11	
			Neilsen 113:2,3	
			neither 79:14	
			NEPA 8:14	
			net 62:13 88:13	
			network 142:8 143:2 150:17 192:15 211:21	
			networks 141:21	
			never 80:18 160:22 162:3	
			nevertheless 145:4	
			new 5:19 11:4	

209:12,20,21 210:4 212:3,14,20 213:8,10 214:5,13 217:12 218:5 Northeastern 74:15 northern 16:18 172:9 173:13 Northrup 52:9 65:3,4,6,7,8 northwest 16:21 23:11 28:7 81:19 note 4:7 8:6 15:9 20:20 22:2 34:4 39:13 173:15 175:1,5,18,20 179:5,8 188:15 211:3 213:19 noted 30:6 33:17 35:1,12 40:11 68:13 113:17 169:4 170:3 172:8 177:21 179:17 184:21 notes 34:13 187:3 187:18 nothing's 62:8 notice 63:3 145:16 noticed 167:17 noting 185:22 notion 192:6 NPS 126:9 182:6 186:15 number 24:9 33:4 35:22 116:18 146:9 167:19 168:1 182:14 numbers 138:20 139:12 153:22 155:9 223:5 numerous 71:19 72:18 nuts 83:20 N.W 1:11	objectives 72:4 observation 117:18 151:10 154:19 obvious 23:13 114:20 148:13 obviously 21:18 54:2,7,18 56:5,13 58:1,7 88:12 160:10 209:1 occasionally 149:17 occupancy 192:2 occupants 112:19 occupied 27:9 occupy 55:22 occur 27:9 49:9 103:4 occurred 59:22 70:11 104:9 119:14 151:17 occurrence 89:20 occurring 22:16 183:21 occurs 42:7 October 210:16 oculi 143:13 offer 78:1 197:11 offered 156:21 206:19 offering 146:15 office 1:19 6:17 7:2 56:20 69:13 71:17 75:3 199:19 officer 8:15 offices 177:11 official 34:14 off-site 35:18 Oh 46:6 147:2 166:14 okay 10:13 43:10 47:20 48:1,14 49:4,16,21 50:7 51:1 60:20 61:17 86:13 97:21 98:2 98:11,22 101:9 102:3,12,15 104:14,21 108:10	123:9 125:15 131:22 133:19 135:21 139:15 156:15 158:2 166:15 193:13 196:13 199:4,17 199:22 201:21 203:1,13 204:9,11 204:12 207:4,21 208:10 209:2 older 147:11 Olsen 92:4,4,7 96:12 98:2,6,16 100:10 101:18 102:7,10,13 103:6 103:12,16 104:1,5 104:18 113:19 126:3 127:9 once 29:13 33:2,9 38:8 39:7 44:3,4,8 97:2 132:10,20 135:13 150:15 182:13 onerous 150:5 ones 95:20 107:8 one-and-a-half-... 155:19 one-space 174:2 one-space-to-four 184:7 one-to-four 184:22 ongoing 102:17 135:1 148:11 164:12 172:3 on-site 17:18 on-street 217:17 open 1:5 25:4 62:6 89:8 125:8 135:8 150:19 190:12 opened 47:15 opening 191:10 207:7,19 openings 201:5 opens 44:9 operating 163:13 operation 54:18 188:3 208:15	operational 47:22 54:19 operations 155:17 156:9 203:7 opinion 114:18 115:2 opponents 155:2 opportunities 91:9 188:1 201:3,7 205:9 211:14 opportunity 5:19 8:2 34:20 45:10 69:8 76:3 78:1 102:22 119:17 127:1 160:14 opposed 11:17 111:1 127:19 153:9,12 155:16 166:20 201:14,17 204:17,22 209:7 opposite 50:20 option 180:9 181:19 218:13 options 122:8 137:6 148:17 158:9 213:13 220:2 order 56:17 75:19 75:19 80:17,18,19 81:8 130:22 131:4 141:6 190:13 212:10 orders 151:18 organization 52:4 organizational 54:11 organizations 52:3 171:20 orient 16:20 170:15 original 38:5 82:8 90:5 100:17 137:3 originally 30:19 100:16 outages 152:14 outcome 121:20 outdoor 218:9 outer 215:3,5	outfall 28:7,13 29:2 29:5 31:9,15 36:8 36:12 40:2 81:19 outlined 173:11 177:2 outreach 110:19 223:21 outside 159:17 160:3 179:6 outweigh 72:20 overall 158:5 163:4 167:20 overarching 211:8 overflows 39:18 overkill 160:22 overlapping 160:18 overly 176:3 overview 139:15 169:13 overwhelming 198:3 owned 169:22 owner 103:8 owners 115:1,13 116:16 ownership 169:21 owner's 87:13 88:19 O'Connell 52:8,10 52:11,12 54:1 58:18 O-F 2:1
<hr/> O <hr/> obesity 152:3				<hr/> P <hr/> package 52:15 110:17 135:13 packages 32:5 34:13 41:2 page 81:17 152:10 pallet 155:15 panels 22:5,6,22 60:6 62:3,4 88:12 94:2 120:4 paper 99:10,17 paragraph 152:10 parapet 23:14 24:17 94:1,4

parcel 171:15 174:8 187:17	186:16 187:3,6,9	pathway 27:1,7,11 47:2 49:6	151:19 152:17 154:7,15 161:18	174:3
park 9:1 11:5 17:5 18:2,4 21:7,8 22:11,11 23:22 32:12 33:20,21 34:1,2,7,11 35:16 36:16 44:16 57:19 65:10 66:21 67:3 67:5 68:14 78:22 91:6,14 95:9 96:10 105:19 106:10,15 111:17 173:11 180:19	part 5:15 68:7 80:1 101:20 110:17 113:20 134:6 146:13,14 147:16 152:5 167:22 175:17 176:12 183:12 189:4 199:15 201:14 202:17 205:13 210:14 217:6 221:4	pathways 216:22 220:20 pattern 196:17 patterns 148:14 192:7,11 194:21 pavement 221:15 221:15,16,18 Pavilion 176:9 pay 57:18 163:8 165:20 paying 79:18 153:22 160:5 pa-cahn 204:17 205:1 Peace 9:3 11:4 13:10 peak 31:6,8 68:10 165:21 Pecan 175:14 177:22 178:10,16	162:9,15 163:7,8 163:10 165:4 178:13 181:11 211:16 217:19 220:12 perceived 98:17 percent 31:10,10 39:12 69:19 70:8 70:14,17 90:10 139:1,3,5,7 percentage 173:19 173:20 percolate 50:16 perfectly 115:15 performance 131:2 performed 143:6 perimeter 11:3 150:16,18 179:12 perimeters 150:11 period 39:22 40:6 45:7 87:2 132:10 134:12 136:9,17 190:21,22 periodic 130:13 Periodically 89:15 periods 158:20 165:21 periphery 215:22 permit 37:13,18 38:6 96:22 97:11 101:4,21 163:7 permits 100:15 permitted 30:19 97:1 100:16 personal 116:2 122:14 156:8 personally 91:6 115:13 127:7 personnel 151:1 160:7 persuasive 119:12 pervious 28:9 29:11 30:8,10 31:2 110:21 per-four-employee	Peter 1:18 45:2 Pfohl 65:4 69:7,8 73:8 74:2 96:12 117:10,14 Pfohl's 110:15 phase 2:10 15:3,6 15:17 18:6,15 19:3,12 26:15 27:5 33:11,19 34:6,15,18,21 37:22 40:18 43:20 49:12 54:19 65:19 78:21 98:21 111:6 111:6 118:4 185:9 phased 171:22 191:8 phases 172:13,14 photograph 18:10 photos 154:15 213:19 217:18 218:1 photovoltaic 73:2 84:19 85:6 86:3 179:20 photovoltaics 122:7 124:21 physical 72:1 89:8 89:14 141:10 physically 40:3 Ph.D 74:12 pick 206:2 picture 90:5 198:4 pictures 106:13 198:7 pie 204:22 205:1 piece-by-piece 133:16 Pike 56:10 pile 152:19 pillars 43:4 pinch 83:8 Pine 178:1 189:1 place 63:1 82:5 93:9 151:15 157:12 165:11 213:13 217:19
parked 47:2 parking 16:15 17:19 18:12 19:4 19:12,15 20:13,21 21:2 25:19 26:21 43:15,20,22 44:3 44:5,7,9,10,19,22 46:21 49:19 50:2 50:2 56:21 57:14 84:19,22 86:2 90:6,7,8 93:12,15 94:9,20 111:7 142:14,15 143:4 143:15,17 153:5,9 153:11 154:20 155:5,13,16,18 156:19,21 157:7,8 157:10 159:8 160:3 161:6 172:5 174:3 175:6 177:16 178:9,14 179:5,19 185:1 186:21 187:4 188:22 217:17 parkland 102:21 parks 4:11 81:9 135:8 Parkway 17:7 55:12 170:17 173:7,10,10 180:17,19 181:21 182:2,9 183:4,9 185:16,20 186:3	partially 164:5 PARTICIPANT 60:15 166:12 193:21 participants 225:15 participate 35:2 153:18 200:10 participated 72:16 214:4 participating 112:12 participation 112:1 200:14,17 particular 17:5 88:16 126:9 189:19 205:21 particularly 99:5 105:22 111:16 112:16 117:2 126:20 130:17 132:20 139:16 197:17 199:10 201:11 parties 36:5 40:9 40:12 164:22 partnership 113:12 parts 156:12 219:15 pass 39:17 47:4 passes 40:6 passive 116:5 path 48:3,3,22 106:3,4 181:18,19 paths 220:18	pedestrian 26:22 35:7 45:21 48:16 48:20,21 55:13 178:9 180:6 197:15 216:22 217:3,5,9,16 220:1,13,18,20 221:2 pedestrians 152:20 pedestrian-only 48:3 peek 112:17 peevd 163:15 pee-can 204:16,22 Pending 27:5 Pentagon 150:21 penthouse 22:3,10 22:13,19 23:6,7 24:2,15 25:1 73:3 people 15:9 47:15 52:2,2,5 57:11,18 58:8 65:11 94:1 96:3 102:8 124:9 125:11 126:21 129:2 146:9,21	perceived 98:17 percent 31:10,10 39:12 69:19 70:8 70:14,17 90:10 139:1,3,5,7 percentage 173:19 173:20 percolate 50:16 perfectly 115:15 performance 131:2 performed 143:6 perimeter 11:3 150:16,18 179:12 perimeters 150:11 period 39:22 40:6 45:7 87:2 132:10 134:12 136:9,17 190:21,22 periodic 130:13 Periodically 89:15 periods 158:20 165:21 periphery 215:22 permit 37:13,18 38:6 96:22 97:11 101:4,21 163:7 permits 100:15 permitted 30:19 97:1 100:16 personal 116:2 122:14 156:8 personally 91:6 115:13 127:7 personnel 151:1 160:7 persuasive 119:12 pervious 28:9 29:11 30:8,10 31:2 110:21 per-four-employee	Peter 1:18 45:2 Pfohl 65:4 69:7,8 73:8 74:2 96:12 117:10,14 Pfohl's 110:15 phase 2:10 15:3,6 15:17 18:6,15 19:3,12 26:15 27:5 33:11,19 34:6,15,18,21 37:22 40:18 43:20 49:12 54:19 65:19 78:21 98:21 111:6 111:6 118:4 185:9 phased 171:22 191:8 phases 172:13,14 photograph 18:10 photos 154:15 213:19 217:18 218:1 photovoltaic 73:2 84:19 85:6 86:3 179:20 photovoltaics 122:7 124:21 physical 72:1 89:8 89:14 141:10 physically 40:3 Ph.D 74:12 pick 206:2 picture 90:5 198:4 pictures 106:13 198:7 pie 204:22 205:1 piece-by-piece 133:16 Pike 56:10 pile 152:19 pillars 43:4 pinch 83:8 Pine 178:1 189:1 place 63:1 82:5 93:9 151:15 157:12 165:11 213:13 217:19

places 212:11	planners 112:21	69:5 76:14 90:22	174:13 177:19	136:13 213:7
plan 2:12,17 4:18	113:11 123:2	96:14 100:18	183:4 184:17	222:6
4:19 5:11 8:1,12	225:21 226:2	102:16 105:13	Portland 165:15	presentation 2:20
8:16 10:19 11:20	planning 1:1,13 3:5	117:15 122:3	position 123:6	15:22 100:7 124:8
15:20 18:21 19:8	4:17 6:14 7:8,14	137:17,18 154:15	positive 62:7	144:17 159:5
19:11,14 20:1,3	8:5 34:8,10,11,15	164:11,22 177:21	possibilities 62:6	167:2 178:6 188:8
26:20 30:14 32:3	34:19 74:16,19	182:17 189:1	possibility 31:17	209:11,16,19
32:10,15 33:14	75:7 86:16 121:8	192:18	94:18	210:4,7 211:4
34:4 36:6,11,21	151:8 155:7 170:9	pointed 85:3 96:13	possible 35:17	212:3,18 213:14
36:22 37:12,17	171:6 187:14	225:11	68:20 103:5 160:2	213:20 214:1
38:1,5,9,15,20	199:19 200:5,20	points 45:14 67:18	post 2:21 71:17,17	222:9 224:4
39:5,14 45:16	210:12 211:9,14	90:3 109:11 156:3	209:12,20,21	Presentations 2:7,8
55:16,17,19 68:3	211:14,21 212:8,9	polices 130:9	210:5 212:3,14,20	presented 55:2
69:3 70:13 73:1	221:14 222:20	137:14	213:8,10,11 214:6	79:16 122:8 123:7
76:19 77:5,7,9,12	225:4	policies 129:11	214:13 217:5,12	137:1 222:7
80:21 82:15 91:10	plans 8:18 15:17	130:11,14,15	217:15,22 218:5,6	presently 97:8
91:20 97:20	33:19 34:6 39:3	131:13 132:3,12	218:20 219:10	103:8 156:12
100:22 101:5,22	40:18,22 65:19	132:17,22 133:8	posted 70:4	presents 211:10
128:2,6,10 129:10	70:2 79:2 81:6	135:8 136:7	post-oc 123:14	preservation
129:14,17 130:10	124:19 139:18,18	137:18,22 139:16	post-occupancy	135:10 185:19
130:15 131:7	171:18 192:4	141:3 144:5,12,13	117:3 123:13	preserve 18:21
132:15 133:2,7,12	214:8	148:2 165:13	potential 68:11	29:15
135:19 137:5,15	plant 112:15	166:1	69:21 125:21	president 52:19
139:13 144:7,15	planted 42:12	policy 7:10,15 75:3	218:14	69:11
148:5 157:4 159:6	planter 42:10	75:10,11 76:1	potentially 24:22	Presidential 1:15
160:17 167:6,12	planters 42:16	129:8 132:4	Potomac 16:22	1:17,21 75:19
167:17 168:7	planting 32:14,15	133:21 134:17	18:4 67:5 78:20	presiding 1:12
169:4,12 170:2	221:1	135:4 137:6	practices 84:10	Preston 1:12,14 2:2
171:10 172:15	plantings 32:13	139:20 140:5,9	pre 79:18 100:5	pretty 80:12
174:6 177:1,8	181:7	141:12 143:18	101:11	114:20 116:17
178:4 183:12,16	plants 42:13,20	151:16 157:20	precast 21:10	138:14 143:6
183:18 184:3,20	Platinum 222:1	159:8,8 160:9	predict 81:13	153:14 194:10
185:14 186:10,13	play 191:16	165:8,10 185:18	preexisted 81:20	195:8 199:5
186:17 187:12,19	players 109:4	203:18	preferable 159:22	prevent 95:19
197:12 205:8	Player's 206:6	political 6:21	preference 160:15	preventable 84:6
210:5,20,22	please 3:6 4:7	pollution 66:3	161:5,13	prevented 83:22
211:12 212:12,16	58:21 108:13	pond 28:2 29:8	preferred 177:5,6	preventing 97:6
212:21 213:7,18	125:14 145:8	30:6 39:20 40:3	preliminary 15:16	prevention 112:7
216:4,12,21 218:5	224:20	pool 28:8 215:19	40:17 66:19 155:9	previous 35:20
219:6,18 220:14	pleased 113:1	219:21	183:14 205:10	37:14 138:17
221:5 222:10	115:11 197:22	popular 142:5	210:16	162:21 185:13
224:4,10 225:9,18	pledge 3:7,8	porous 221:18,22	prepare 114:3	186:7 192:8 200:1
planned 33:1 174:1	plenty 58:13 94:10	Porsche 155:3	prepared 92:8	previously 8:17
178:18 216:10	plethora 151:18	portion 18:12,18	116:13 156:11	63:12 69:10
planner 7:20 8:9	pocket 206:3	20:7 103:19,22	preparing 167:16	213:11 219:15
74:14 113:4	point 23:6 34:22	171:1,12 172:8,10	prescribed 184:7	pre-development
212:19 213:4	67:15,18 68:17	172:11 173:9,13	present 1:14,23	100:8,12 101:7

111:15	program 7:12	204:15	206:15,21 222:18	60:22 157:4
pre-1945 111:19	153:3,15,19 154:5	proper 204:15	222:19 223:8,11	174:17 188:15
priced 105:13	177:8 204:1	properly 209:3	224:19 225:2	pursue 98:19
pricing 57:14,15	programs 142:3	property 6:9 17:5	prove 81:10	105:10
primarily 17:20	progress 66:17	18:4 36:18 104:2	provide 15:10 22:6	pursuing 6:7,13
18:11 19:16 21:10	71:12 95:10,10	104:9 173:11	32:20 38:3 63:11	purview 104:13
22:7 172:16	110:18 111:6	175:20 180:20	67:21 81:11 98:10	151:7 152:5
195:12	115:9,10 116:9	182:2 221:4	100:2,18 127:11	push 77:10 117:17
primary 26:15	131:5 168:3	proposal 82:8	161:21 163:1	put 29:20 32:9 93:8
27:17 49:14 156:2	progressive 116:7	170:13	187:20 191:12	94:2,12,16 133:1
principle 79:20	118:10 165:14	proposed 18:11	210:11 220:12	133:2,11,13 160:2
100:14	prohibited 165:21	20:15,22 21:19	provided 34:2 37:3	160:21
principles 213:16	project 8:4 19:4,12	22:4,19 24:14	63:14 68:19 75:16	putting 109:10
prior 91:3	31:22 33:19 34:6	26:6,14 27:22	77:1 100:20	133:17,18
private 18:2 143:19	59:21 61:20 62:13	28:19 66:1 80:13	105:18 110:16	PV 59:1,4,12 60:3
probably 33:8	63:9 64:1 65:14	81:18 177:18	113:2 157:1 163:5	61:12 62:19 64:3
56:22 111:16	72:19 86:6 87:6	179:16 181:4,7	176:5 214:3	88:12 94:2 115:12
120:12 192:13	87:13 88:9 90:3	183:2,6,8 184:16	provides 137:6	120:22
194:9 197:2	91:11 104:5 108:6	215:1,9 216:9	221:5	PX 210:10 217:9,10
problem 125:22	114:5,14,19 115:1	218:17 219:5,7	providing 38:7	P-R-O-C-E-E-D-...
126:12,12 146:22	115:6,18,21	proposing 21:1	63:3 65:22 141:14	3:1
195:17 197:2	116:16,16 129:13	177:15 179:11	164:14 180:3	p.m 1:12 3:2 5:12
202:9	160:11 167:20	180:21 184:9	211:17 218:20	136:12 226:11
problems 59:22	169:3,13 175:17	protect 70:21 79:7	provisions 163:20	
72:10 95:19 196:3	180:1 183:11,11	79:9 106:22	prudent 69:6 87:4	Q
procedure 165:11	184:12 188:16	protected 82:8	public 5:9,17 6:7	Quality 141:4
proceed 4:4 54:14	200:1 208:22	protecting 81:9	6:17 15:10 42:3	199:20
72:13 123:6	210:11 213:11	97:6	45:6 51:7,10 87:2	Quantico/Belvoir
process 4:13,16	222:15	protection 16:8	132:8,9,10,20	224:1
32:11 44:1 50:21	projects 5:22 8:18	75:21	134:1,10,12,18	quarter 215:4
63:2 67:15 83:21	8:22 75:13 76:9	protective 81:21	136:2,9,11,13,15	question 43:14
85:14,18 86:5	117:8 130:18	prototype 74:20	136:16,20 143:19	50:8 71:2 80:8,20
121:1 129:13	137:20 167:19	proud 153:14	144:21,22 161:18	89:4 92:15 96:5
132:1 135:12	168:2 200:5 204:4	Provancha 1:19	162:16 164:18	98:1 101:19
170:9 182:10	213:21 216:9	11:12 110:11,12	165:8	103:10 104:15
185:22 187:14	223:3	116:21 117:16	publicly 4:5	107:17 112:9
214:4	proliferating	122:2 149:22	publish 144:16	113:22 121:2
processing 25:14	154:22 155:2	150:1 154:18	published 130:5	189:11 191:6
productive 4:21	promenade 217:9	156:16 163:19,22	133:3 138:10	questions 11:7 42:2
224:20	promenades 217:3	165:9 166:3,5	pull 46:20 89:17	45:4,10 47:22
professional 81:11	217:5	197:9 198:12,16	pulled 22:14 23:2	51:7 58:15 87:7,8
113:5 214:15,18	promise 112:5	198:17 199:4,7,17	pulling 106:4	87:10,14 92:9
Professionally	promised 91:1	199:22 200:16,22	punishment 121:14	96:2 98:9 110:14
74:13	promote 211:19	201:8,21 202:4,8	purely 116:12	114:6 116:1
profile 8:22 88:22	promotes 72:1	202:12,16,19,22	purple 182:18	144:18 145:14
93:2 94:7 95:1	pronouncing 74:4	203:9,13,16 204:7	purpose 210:7	169:14,16 188:21
115:14	pronunciation 74:6	204:11,20 206:10	purposes 33:1	222:12,17

queue 25:15	realize 200:19	83:17 123:7 137:7	regardless 181:17	remediate 36:7
quick 33:16 135:22	really 28:21 31:14	214:8	196:12	remediated 95:21
188:21	33:12 38:21 45:4	recommending	regards 189:11,18	remediation 35:17
quickly 19:2 89:6	60:5 67:2 77:13	69:2	region 137:13	36:10,12,17 66:22
148:16 195:8	91:4 96:2 97:18	recommends	138:9,21 139:4,7	91:8 104:16 105:6
quietly 129:3	99:14 100:4,9	186:11	141:18 142:17	Remind 198:18
209:17	104:19 107:10	record 81:7 197:4	143:9 148:13	removal 152:16,21
quite 44:2 52:13	108:19 109:21	206:5	150:7 158:14	removing 150:4
62:14 84:4 96:14	123:15,16 124:11	recording 60:22	225:19	render 194:20
115:6,22 132:19	131:4 135:10	recreate 218:18	regional 149:7	rendering 217:8
191:11 192:21	137:10,17 139:9	recreation 11:5,6	regrettable 121:13	renderings 198:13
quorum 4:4	160:6 189:20	14:10	regulations 28:16	217:6
quote 107:6	190:9,10 191:17	recreational	76:15 116:7	renewed 79:9
	195:9 196:7 212:1	211:18 216:18	regulatory 123:4	renovations 11:5
R	realm 180:6	218:21 219:20	reiterate 144:20	rent 147:14
race 164:4	rear 175:5,7	recurring 102:20	reiterates 140:17	rep 75:5 87:13
racks 141:19	reason 62:9 63:20	red 20:4 176:16	148:6	88:19 115:13
rain 31:1 162:14	69:1 110:2 120:8	177:2	iteration 119:6	repair 91:13 112:6
179:16 197:16,17	160:4 203:17	redevelop 44:20	relate 59:8	repairs 107:7
raise 127:17 164:11	reasonable 121:21	redeveloped 26:16	related 35:8 152:3	repeat 79:1 207:15
raised 115:22	reasonably 55:19	27:18	201:1	replace 43:15
122:6 123:4	57:21	redevelopment	relates 4:17 61:10	replaced 223:16
raising 114:16	reasons 86:7 163:3	16:4 36:8 44:4	relation 161:6	Replacement
ramp 22:15,17,20	Rebecca 7:19 8:2	reduce 29:12 66:2	relationship 26:13	198:21
93:15,18 201:16	recall 43:14 134:1	68:11 90:9 91:12	26:18 224:2	report 2:2,4 4:1,8
ramps 201:22	recalls 19:22	96:20 182:7	relationships 72:1	4:10 5:1,3 9:6,8
random 89:16,18	received 15:21	221:19	171:3	10:12,14 37:2
89:20	32:12 37:10,18	reduced 31:6,17	relative 66:8	45:15 68:6 81:17
range 31:11 139:21	38:6 68:1,15	80:7 107:5	relatively 23:13	123:14 149:3
rare 114:4	115:2 143:19	reduces 31:8	40:13 94:20 111:3	183:17,20 204:14
rate 31:7,9 81:16	165:6 206:18	reduction 183:8	relax 142:22	207:8
156:21,22 157:14	receptive 112:8,15	Redundant 155:22	release 28:18 82:1	reported 149:18
157:16	123:3	Reed 8:19	135:14	reporting 207:1
rates 81:18,20,21	recognizable	references 154:3	released 5:17 29:2	represent 215:7
ratio 174:3 184:8	138:19	referred 20:2 52:15	29:22 132:9 134:1	representative 87:5
185:1	recognize 66:11	referring 81:14	134:9 136:1 137:2	161:14,17 163:16
ratios 142:14,22	recognized 218:2	refine 144:3 214:7	211:7	163:21 164:16
143:4,7,17	recommend 59:13	refined 210:20	releases 67:8	165:2
reach 8:5 70:2	59:20 77:8 185:2	reflect 36:22 39:3	religious 219:19	representatives
174:2 184:7	recommendation	76:10	relocating 180:12	1:15 35:3
read 76:6,22 115:7	40:16 59:18 65:15	reflected 20:3	relocation 73:2	representing 52:3
ready 135:13	68:10 85:22	131:8 140:6	relying 126:2	52:4,5 115:5
Reagan 157:13	124:17 144:10	Reflecting 200:1	remain 122:3	represents 196:2
real 33:16 79:11	145:8 188:12	regard 99:6 184:13	remainder 30:9	212:12
80:20 118:10	189:18 190:9	199:12	44:19,21	republic 3:10
135:22 137:8	recommendations	regarding 23:4	remarks 92:8	request 66:8 73:7
146:9 221:4	55:20 59:10 83:14	38:3 87:8	208:20	83:16 121:21

123:16 180:8 requested 36:19 38:12 67:20 69:16 70:5 74:9 170:6 176:4 requesting 119:20 requests 33:12 110:6 121:17 127:10 require 76:15,19 77:12 80:4 82:17 83:17 188:1 207:5 required 75:17 76:17 147:22 170:4,10 requirement 31:3 51:2 70:13,15,18 80:22 99:7,9 148:1,4,7,8 149:14 150:4,10 150:22 151:14 187:9 189:12 206:17 requirements 16:9 33:13 37:6,7 39:15 77:6 97:4,5 100:11 102:14 143:4 149:20 226:4 requires 30:17 31:5 75:20 139:18 150:22 207:17 208:13 requiring 141:20 148:20 research 7:10 75:4 75:12,12 96:9 151:5 155:5 reserve 220:11 reserved 25:19 resident 69:9 83:5 122:14 residential 17:21 residents 112:19 116:22 215:21 residual 72:20 resolved 86:4	120:19 resonated 117:3 resources 4:10 74:14,19 75:4,6 76:2 97:18 98:8 104:6 109:2,3,5,9 119:15 176:20,21 respect 110:22 respond 47:21 58:16 121:15 210:8 responded 56:2 response 11:9,18 51:8 56:4 72:6 166:21 209:8 224:16 responses 144:1 responsible 58:12 129:20,22 responsive 56:2,10 rest 61:6 130:10 138:21 171:19 187:17 191:16 207:20 restaurants 218:13 restoration 105:6 restore 101:7 restoring 75:21 restriction 204:8 restrictive 191:18 203:18 restrooms 25:21 result 82:6 102:21 182:10 resulted 144:1 results 57:8 82:13 108:3 194:5,13 207:2 retail 214:20 220:7 retain 50:10,20 retaining 11:1 39:12 50:14,15,17 69:19 70:8,13 retention 27:22 28:2 70:20 71:4 76:13,18 90:17 194:1	retired 8:9 126:17 223:1 retirement 8:20 9:4 retrieval 155:19 156:3 retrieve 155:20 return 87:2 100:11 reuse 168:2 revalidate 151:15 reverse 20:2 23:10 153:12 review 4:16 5:17 8:1,4,16 32:8 34:14 75:15 77:4 83:19 84:7 183:14 210:10 211:1 reviewed 8:17 55:15 184:10,19 reviewing 130:18 210:15 revised 36:20 37:17 37:19 38:15 100:22 211:6 revising 25:5 revisit 151:14 revisited 151:4 166:2 revolves 136:3 rewarded 63:16 rewarding 166:1 re-ask 87:8 re-creation 219:10 re-looked 152:8 rich 205:16 ride 146:9 147:16 ridge 21:22 right 20:14 29:7,16 45:8 46:7 48:4,17 65:9 82:3 86:4 106:6 108:1 109:7 113:8 124:17 127:12 137:19 146:5 148:3 149:10 160:21 164:10,19,19 177:9 181:14,14 181:16 188:13	193:11,19 195:16 197:5 199:6 200:8 200:21 204:12 217:7 220:16 225:1 ripe 136:6 rising 6:6,18 river 16:22 18:4 67:5 75:7 198:2,6 road 2:10 10:22 15:3 17:1 19:18 21:3,6 22:12 23:10 24:5,7 25:10 26:5 27:15 28:11 29:10 30:5 30:8 32:17 48:6 48:22 52:22 54:6 54:6 55:6,8 59:3 60:9,12 61:5 83:6 168:1 172:9 173:8 180:11 187:2,6 199:10 215:14 219:14 220:16,19 roads 28:4 57:3 180:14 182:8 roadway 16:17 25:8,12 48:8 180:7 182:8,13,20 183:13 186:1 roadways 142:9 184:1 ROBERT 1:18 robotic 154:19 156:6 robust 153:15 Rockville 56:10 ROD 186:4 role 4:13 62:8 roles 126:18 roll 225:18 rolled 225:3 roof 26:1 94:19 179:21 roofs 177:14 179:18,18 197:14 room 1:10 94:10 109:4	rotated 170:22 rotation 7:22 roughly 155:13 route 180:10 routine 117:6 run 136:10 running 57:5 126:18 runoff 28:10,11,17 28:22 30:7 35:18 90:9,12 91:12 runs 17:1,6 220:16 rush 25:15 69:5
S				
safe 82:14 180:3 205:15 safety 35:8 55:13 94:1 179:9 sales 194:8 Salop 52:8 58:19 58:20 59:1,2 60:17 61:1 64:5 65:2,16 83:14 85:3 88:16 94:5 125:18,18 Sangamore 2:10 15:3 17:1 21:5 22:12 24:5,7 25:10 26:5 27:15 32:17 43:17 48:22 52:22 55:6,8 60:9 61:5 112:14 114:1 satisfied 115:12 116:10 186:8 satisfies 102:14 satisfy 96:10,15 savvy 114:22 saw 23:4 27:21 90:5 99:10 125:12 saying 99:21 193:15 says 68:5 99:17 151:19 190:5 207:9 scale 212:10,14 scape 124:20				

scene 155:1	150:9 152:9 159:7	79:14	services 1:22 11:1	show 17:14 23:4
schedule 96:7	159:8 178:5 181:2	semi 188:2 194:3	143:9 169:11	32:10 60:13 75:17
113:16	181:17 185:22	semi-annual	176:10 186:5	76:4 77:14 79:3
scheduled 172:1	secure 150:11	189:19 192:18	221:21	89:21 139:10
schedules 140:2	158:16 160:5	193:3,6,9,21,22	serving 8:16	149:5 175:10
schematic 29:18	161:7 179:2,7	194:7,9	session 1:5 51:11	178:6 203:5 212:3
scheme 25:5 28:15	security 2:15 11:3	semi-annually	224:21 225:20	showed 22:1 29:19
30:21 32:15 33:7	27:2 37:8 41:1	195:6	226:2	39:19 80:9 106:12
36:6 37:19	124:20 150:22	Senate 1:17	set 24:1 38:22	174:5 201:10
school 7:6 18:3	151:1 159:17	sending 153:13	63:17 71:3 97:2	showing 24:21
215:20 219:19	160:3,12 161:8,10	senior 6:6,18 71:21	125:4 136:7	89:12,13 153:22
Schuyler 1:24 2:6	167:3,10 169:9	113:3	191:19	171:2 172:21
10:11,12	179:9 205:6	sense 46:19 72:7,11	setback 23:5	175:12 179:10
science 6:22 75:11	sediment 35:19	109:7 217:18	seven 94:10 127:18	181:13 183:6
scope 104:13 145:3	37:11,18 68:1	sensible 126:22	127:22	shown 169:18
151:7	78:16 97:11 112:6	sensing 127:15	several-fold 111:14	171:15 179:13
screen 21:19 24:15	sedimentation 66:4	166:17 209:3	severe 78:22 82:2	180:14,22 184:4
32:18,20 33:5	67:10 79:10 80:6	sensitive 78:12	sewer 28:22	184:12 213:10
42:21 61:7 62:6	81:13 103:3 105:8	110:6 114:22	shade 32:20	215:3 216:3,22
screened 44:17	126:12	sensitivities 109:18	shaded 176:16	217:3,6,16,17
screening 20:10	see 16:22 18:3,17	sent 38:1	Shapour 204:1	218:1,12,15
42:6 43:10 89:5	21:11,18 23:12	Sentinel 112:14	share 100:5	219:14 220:15
151:1	24:2 26:9,15 27:1	114:1	shared 99:3,4	shows 78:15 81:17
SE 2:16 167:5	32:2,16,22 46:4	separate 134:22	147:1 149:17	172:19 174:21
searching 124:12	61:4,5 62:10 63:7	separates 138:7	shares 82:13	176:8 182:16
seating 221:6	68:2 78:21 85:6	September 58:4	sharing 142:3	shuttle 57:6,6
Seattle 165:15	88:17,18 92:7	134:7 222:10	146:13	178:18 185:3
second 7:5 19:20	94:22 110:8	224:8	shelter 176:11	187:20
24:18 43:13,20	117:12 118:9	sequencing 103:17	198:21 199:13,14	shuttles 173:22
52:8 54:22 56:17	120:2,8,17 123:22	series 211:4	shelters 221:6	side 18:15 19:13
77:19 114:19	126:8,8 128:1	serve 62:21 97:17	Shepherd 173:7,10	20:18,19 21:7,8
118:4,20 127:5	136:7 140:21	112:18	173:10 180:17,18	21:15 22:10,11,12
134:14 145:9	152:15 154:2,22	served 8:14	181:21 182:2,9	22:13 23:17,18,19
166:8,9,16 206:2	159:16 160:1	server 156:1	183:4,9 185:16,19	24:5 25:17 29:1
206:9	164:21 178:3	servers 155:22	186:2,16 187:2,6	32:17,21 50:2
seconded 11:14	182:20 197:14	service 8:7 17:5,12	187:9	52:21 181:6,12
119:1 127:7	198:3,4 201:5	18:4 32:12 33:20	she'll 7:15	182:22 195:12,17
145:11 166:11	213:20 214:11	34:1,2 35:16	shifts 149:6	198:6 206:4
188:14 209:3	215:9 216:4,12	36:16 57:6,6	shock 61:12	216:13
seconder 208:18	220:2 222:11,22	66:22 67:4 68:15	shopette 215:16	sides 195:11 217:1
Secondly 59:17	seeds 112:16	78:22 91:6,14	shopping 17:22	sidewalk 48:10
195:19	seeing 83:7 92:22	95:9 96:10 105:19	210:10	sidewalks 152:19
secrecy 63:1	117:11 152:11	106:10,15 111:17	shores 156:14	181:6,12 220:18
secretary 1:25	155:10 183:10	161:21,21 164:14	short 190:13 219:6	sight 60:14,20 61:1
54:12	197:19 203:11	173:11 180:20	223:4	85:3
section 37:7 38:4	224:3,7	185:3 187:20	shorter 25:16	sign 162:4 165:3
42:3 55:22 141:1	seen 57:7 61:20	192:3	175:4	signage 58:13

signal 62:22	16:9,18,19 17:12	sizes 29:7 155:15	103:22 118:5	spoke 8:13 80:16
signalization	17:14,15 18:7,8	slide 59:1 60:13	170:18 172:5	104:19
112:14,22 113:22	18:21 19:9,11	78:15 171:1 174:5	173:5,17 178:20	spoken 120:14
signals 63:17	20:5 23:12 24:6	174:10 176:7	182:4 183:5 202:2	sponsors 164:6
153:13 201:10,13	25:9 26:20 27:9	184:4 188:21	217:15,22 218:5	spot 30:7
201:14,17 202:2	30:9,13 31:11,21	202:5 214:11	218:20 219:10	spring 33:8
203:4	32:5 33:3 35:20	216:3,5 220:3	southern 21:6	square 26:1 54:4
signed 15:9 38:12	39:1 40:17,21,22	slides 58:21 145:15	204:18	177:10 186:20
52:2 198:13	41:1 44:3,4,6,15	201:9	southwest 28:13	223:6
significant 17:18	44:22 45:1,16	slopes 24:7 175:21	104:10	St 2:15 6:19,19,20
21:1 28:21 67:10	46:11 50:16 55:8	sloping 93:21	space 16:7 44:7	150:14 167:4,11
70:22 71:6 72:5	55:9 56:1 58:5	slow 50:15 208:3	56:20 135:9	169:10,17 170:2
78:5 79:9 103:3	66:5,9,22 67:2,3,9	slugging 154:4,15	142:21 155:12,14	171:3,7 180:4,12
126:11 167:19,20	67:12,22 68:22	small 65:11 94:20	195:11 216:17,18	180:15 182:4
194:20,21	70:4 75:15 76:4	smaller 23:6 81:15	spaces 25:19 44:3	183:22 186:18
significantly 24:7	76:16 77:11,15	212:10	155:13,16 177:11	187:22 204:2
28:15 31:16 68:11	78:12 79:13 80:17	smart 126:21	177:12 218:10	staff 1:23 7:2,4
80:6 90:18 96:19	81:9 82:10 90:6	192:13	speak 52:2 59:4	10:6 38:3 79:16
107:5	90:10,11,20 96:17	snow 152:16,18,21	74:9 87:5 101:18	99:10 109:16
silent 159:16	97:1,9,20 98:19	solar 22:5,22 120:3	104:2 197:3	110:16 113:2,11
Silver 203:19,20	100:11 101:1,7,13	solid 223:22	208:19	115:16,17 117:5
204:3	103:8,19,22 104:9	solution 94:21	speaker 119:20	123:8 150:3 178:8
similar 65:15	107:19 111:4,19	186:15	211:4	184:10,12,19
133:14 149:20	112:3 118:6	solutions 114:17	speakers 51:12	185:1,14 186:9
179:3 184:14	124:15,19,20	solve 91:20	77:18 120:1	210:17 213:2
200:18	136:18 140:11	solved 120:22	speaking 74:8	214:2,4 216:6
similarly 84:3 85:9	172:2 173:21	somebody 7:17	116:12 165:13	staffed 191:9
simple 79:5 123:21	175:5,7 176:9	157:6 158:6	special 78:13	stagecoach 162:7
simply 24:6 81:10	177:17 178:8,11	somewhat 24:4,9	111:12 113:11	stages 66:19 155:7
121:14 127:3	179:2 186:15	76:22 78:9 116:3	164:1 221:15	staircases 21:12,14
145:3	190:1,4,18 192:13	150:13	specialist 75:5	stakeholder 132:5
simultaneously	198:20	soon 152:18	specialized 177:12	134:16
126:5	sited 26:12 85:1	sorry 44:2 142:8	species 33:4 111:1	stakeholders
single 17:20 52:21	sites 111:10	145:18 159:2	specific 96:1 120:5	114:15 142:14
152:12 156:4	site's 16:10,20 17:8	170:21 199:21	specifically 32:2	stand 3:6 6:3
206:22	17:16	222:9	79:18 119:7	131:11
single-occupancy	siting 33:4	sort 67:17 189:4	213:12	standard 151:4,5
57:19 139:22	situation 49:7 84:5	191:19 192:17	specifics 102:11	151:22 152:8
158:7	150:15	194:1	124:21	155:14
sir 45:12 87:11,21	six 20:11 127:18	sounds 108:18	specimen 82:7	standards 54:5
91:22 105:2,11,16	191:9	165:9	speed 113:9 221:11	71:7 111:14
108:11 116:21	six-county 74:17	soup 83:20	spend 147:7	137:16,19 141:13
125:16 127:13	74:20	south 19:19 20:6,19	spending 135:5	141:19,22 225:7
166:6 195:4 223:7	six-level 19:15	21:20 22:11 23:17	spent 84:1,4 119:14	standing 23:9
223:10 224:11	size 29:12	26:14 27:17,19	119:15 124:9	stands 3:10 78:7
sit 115:7	sizeable 137:10	36:12,14 43:20	142:12 165:5	start 26:17 163:6
site 11:2 15:16,20	sized 40:3	44:20 49:8 55:7	splits 148:21	started 39:8 58:5

138:4 213:6,22	28:17 30:4 31:7,8	streetcar 143:14	33:11 68:4 77:5	support 22:22
starting 102:9	31:12,19 35:18	streets 152:20	101:10 102:5	25:21 79:15
138:18 194:6,16	37:5,12,16,22	220:15	169:10 170:13	116:13,14 120:21
starts 162:13	38:5,9 39:10,12	stretch 148:16	174:19 183:17	121:6,18 123:7
state 54:6 57:3 76:8	39:13,14,18,21	strict 148:7	184:10,21 187:7	142:5 158:12,21
79:21 80:15 88:1	40:4,5 50:8,13	stricter 142:18	submitting 211:1	177:11 214:13,20
stated 222:8	59:6,8 65:17,17	strive 70:6	subsequent 70:3	216:13 219:2
statement 64:5	66:1,17 67:1,8,16	strong 7:14 160:15	117:8	supporting 144:4
73:8 79:6 82:18	68:3,10,15,21	187:15	subsidized 156:19	supportive 206:9
160:9 186:5	69:18,20,20 70:6	strongly 158:12	156:20,22 157:7	supposed 43:15
statements 130:16	70:9,9,10,10,12	189:18	157:15 164:5	68:15 102:19
states 3:9 13:10	70:14,14,16,20	structural 76:12,17	subsidy 153:4	121:8
171:21 221:21	75:18 76:8,11,12	118:2,8	substance 129:11	sure 46:13 87:16
station 16:16 19:6	76:18 78:8,10,13	structure 22:4,10	substantial 59:12	92:12 96:13 97:16
22:8 25:8,18 46:1	78:17 79:7 81:19	22:19,22 25:20	60:4	102:18 108:3
46:17,18 173:17	82:3,16 85:10	26:13 60:6 86:2	substantially 98:9	110:12 131:7
173:18 178:19	87:18 90:1 91:22	structured 22:14	suburban 56:22	157:9 160:21
196:1	95:18 97:14,19	43:1	57:1,16	161:9 189:7,15
stations 4:20	100:15,22 101:4	structures 17:17	success 71:19 185:3	191:17 199:5
173:16 174:1	101:14,21 105:7	26:16 30:15 44:21	successful 42:15	206:8 207:1,16
185:4 187:21	115:20 116:1,5,8	80:13 105:8	sudden 196:4	208:11 211:22
stay 47:2 60:22	118:3,5,8,10	159:13,17 160:3	sufficiency 71:3	surface 28:10
126:14 196:14	121:11 122:10	Strycula 223:15	79:13 80:8	43:15,20,22 44:9
203:19	124:22 197:17	stuck 162:3	sufficient 70:21	90:6 111:7 221:19
Steadily 156:2	storms 81:15,15	students 6:1	71:5,9,9 80:21	surfaces 31:3,5
stem 141:3	82:5 117:11	studied 170:11	96:15 126:10	surprise 61:22
step 223:12	straight 49:14 92:9	176:6	207:11	84:17 108:15
Stephen 52:8	stranded 163:10	studies 82:12	sufficiently 78:10	surprised 92:22
steps 43:17	strategies 140:16	study 36:21 55:2,4	suggest 81:3 84:7	surprises 64:3
Sterling 172:11	140:22 146:1,16	74:19,21 123:13	84:10 85:12 86:5	surrounded 17:20
183:2	184:6	170:3 189:12	96:4 149:13	65:10
Steve 59:2 83:14	strategy 75:20,21	192:22	suggested 62:1	surroundings
125:18	95:19 102:22	stuff 54:13 58:13	114:16 126:3	17:14
STEVEN 64:5	stream 66:3 70:21	styles 219:13,14	suggesting 126:6	surrounds 179:13
stewardship 81:8	78:17,19 81:22	subcommittee 4:11	suggestion 94:15	survey 138:6,10,17
82:10	90:21 91:13	4:16	147:22	139:2,11 149:8
stipulated 174:4	101:16 105:6	subject 69:20 71:6	suggestions 145:3	185:6 189:22
183:19 185:1	106:13,21,22	122:16	suggests 85:1	190:3 191:14
187:10	streamed 4:7	submission 32:2,7	Suite 1:10	194:5,13 206:11
stipulates 189:21	stream's 82:13	37:22 68:7 148:5	Suitland 170:17	206:17,22 208:2
stood 112:11	street 1:11 17:21	148:6,8 149:15,20	summary 184:5	208:14
stop 89:8,14 116:15	43:17 150:21	submissions 148:20	summer 5:20,20	surveys 149:1
stopping 195:20	175:15,15,16	submit 33:18 34:5	6:2,17 7:3,11 58:3	185:9,10 188:2
stops 178:18,19	177:22 178:1,10	36:20 69:22 82:11	135:5 210:11	191:4 207:6,18
storefronts 218:14	178:16 182:4	100:21	Sumner 52:19,20	Susan 164:3
stories 20:16,17	183:5 189:7 196:1	submittal 171:21	74:9	sustainable 211:5
storm 19:8 27:20	204:16 206:7	submitted 15:16	Sunday 162:14	sustaining 223:18

sustain-ability 130:21 131:3,6 141:5 213:14	200:11 tax 109:4 taxi 162:11 163:17 taxpayers 119:16	74:1,6 77:15,16 77:22 82:17 83:1 86:8,9,14 88:4 91:22 92:2,20 95:2 110:9 113:18 114:2 118:11 127:2 129:5 144:19 147:19 149:18 156:15,17 158:2,11,21,22 166:22 167:1 188:9,14 197:5 198:15 205:22 209:1 210:2 214:1 222:5,14 224:4,6 224:11,13,18 226:4,5,6,7	76:3 77:9,13 80:20 83:6 86:7 88:16 89:2 90:13 94:20 96:2,12 97:17 98:6,16 102:6 108:17 109:7,12 110:3,5 111:14 112:4,9,16 113:7,16 116:4 117:5,20 119:9,11 119:16,19 120:4 121:5,6,9 123:15 123:16 125:13,19 127:8 136:5 141:21 142:10 150:2,6,13 151:5 156:5,11 157:17 159:4 160:8,12,18 161:19 162:12 163:18 164:5,11 164:20,21 165:7 165:13 176:11 191:6,16 192:9,13 192:17,20 199:1 201:9,10,17 202:14 203:3,8 207:11 211:11 222:19 223:12,20	107:21 109:2 117:12 127:17,20 127:22 150:14 155:4,10 176:22 178:7 three-month 7:22 thrust 76:15 THURSDAY 1:8 tie 215:11 tied 212:1 216:15 time 32:8 39:22 54:10,17,21 57:12 60:2,18 73:7 75:1 87:4 107:19 110:5 111:20 118:9,16 119:11,14 120:21 124:9 134:2 136:14 142:12 144:16 146:20 147:3,7 148:16 149:12 154:2 155:20 165:20 170:5,12 182:17 190:21 191:8 194:12 202:7 225:8,20 timeline 192:21 timely 63:19 times 35:10 54:9 113:6 153:19 155:11 159:4 193:4,7 210:18 215:7 timetables 140:16 timing 203:4 225:5 TMP 183:18 184:5 185:7 188:5 189:4 189:21 207:10 TMPs 139:19,21 140:15,17 147:21 148:4,20 today 3:14 5:7,16 8:13 16:11 17:16 25:6 34:13 59:7 69:9,14 83:8,13 83:15 90:13 95:12 96:5,6 98:5,13
swinging 25:10 sympathetic 124:6 system 28:1 31:8 39:16 124:22 143:13 147:1 158:13 215:14 systematically 63:13	team 65:11 78:4 80:17 81:10 88:21 147:16 165:6 teamwork 72:2 Tech 6:6 7:13 technical 183:17 technically 87:6 99:18 100:13 101:8 technologies 156:2 156:11 technology 154:19 154:22 tele-work 140:1 tell 111:18 telling 92:21 102:4 temporary 27:11 49:7 tenancy 112:17 tenant 35:20 tenants 91:4 111:6 tennis 219:21 tenure 223:4 term 69:13 81:22 193:3 terms 18:14 28:17 30:18 33:10 42:8 58:5 66:20 71:5 95:18 105:6 108:17 163:4 164:13 192:3,6 terrific 144:22 167:2 testified 4:15 testify 4:12 69:9 testimony 4:20,22 69:16 78:1 testing 102:18 text 144:4 thank 3:13 5:5 10:1 15:13 41:3 42:1 51:4 58:17 64:3 65:1,7 69:6,8 73:7	thanks 95:6 108:10 161:13 theater 215:17 thems 116:18 thing 47:16 90:15 123:16 125:13 135:6 147:9 148:10 192:13 195:7 things 54:15 57:22 58:2,3 76:2 88:6 88:14 103:17 108:4 120:5,12,18 124:2 125:4 141:9 141:16 142:3 143:7 147:15 148:2,12 150:9 151:9,13 153:1 154:3 155:21 160:17 193:17 194:11,17,22 196:21 211:17 221:19 223:20 225:5 think 23:13 35:10 38:18 40:12 42:13 42:15 51:2 52:14 54:15 55:19 57:13 57:21 58:9 62:11 62:15 63:20 69:6	121:5,6,9 123:15 123:16 125:13,19 127:8 136:5 141:21 142:10 150:2,6,13 151:5 156:5,11 157:17 159:4 160:8,12,18 161:19 162:12 163:18 164:5,11 164:20,21 165:7 165:13 176:11 191:6,16 192:9,13 192:17,20 199:1 201:9,10,17 202:14 203:3,8 207:11 211:11 222:19 223:12,20 thinking 45:5 76:10 96:1 111:5 152:2 164:3 third 7:11 19:17 34:22 52:9 55:15 90:22 115:3 212:7 thorough 186:13 thought 32:10 93:3 94:14 112:11 115:11 143:5 186:13 197:13 thoughtful 114:10 thousands 84:2,2 161:22 162:8 threat 89:15 three 7:18 20:16,17 25:19 35:10 43:2 52:2,6,7 54:9,20 57:12 77:18 81:2	
T				
table 57:17 81:17 123:12,18 tables 221:12 tabs 192:10 tackle 160:19 take 5:18 10:6 28:9 28:10 44:21 81:5 83:19 84:8 89:3 93:4,8 98:4 107:3 107:21 132:5 136:14 144:18 150:3 taken 43:22 58:3 96:5,6 115:6 takes 161:10 202:6 talk 19:7 46:8 59:6 60:2 62:2 88:11 104:16 120:13 129:10 131:22 134:13,17 135:21 136:21 196:20 197:4 206:8 talked 88:12 105:5 106:19 109:2 117:10 151:14 talking 94:5 154:13 154:14 164:17 173:9 192:8 200:20 tall 176:3 tangible 223:12 targets 38:21 tariff 57:14 Task 131:15 135:2				

100:7 113:1 122:6 131:11 132:14 133:8,10,21 134:9 169:3,13 210:3 213:5,15 215:16 222:6,7 told 82:7 102:5 Tom 155:1 TOMMY 1:21 top 20:14 21:4,22 22:3,16 42:21 43:8 60:7 62:4 73:4 84:19 86:2 88:20 94:3,12 181:3 217:18 topic 176:6 topography 20:5 175:20 176:2 topology 179:11 totally 56:1 57:1 touch 211:11 tower 21:11 towers 21:16 26:8 town 2:21 209:12 209:20,21 210:5,9 210:14,19 212:3 212:14,20 213:8 213:10 214:6,13 214:14,17,21 215:1,10 216:10 216:14,19 217:2 217:13,15,20,21 217:22 218:3,6,11 218:17,20,22 219:3,5,22 220:6 221:7,9,13,17 222:3 track 84:16 134:22 tracked 117:7 trade 62:17 trade-off 62:16 traffic 35:2,6,7 36:21 52:13,16 53:2 54:7,10,16 56:3 112:1,10,21 113:7 122:20 152:21 180:13	194:21 203:6 212:5 221:10,13 trail 150:16 158:17 183:1 trailer 201:3,7 trails 142:9 150:12 158:13 train 162:5 163:17 165:3 training 201:6 trains 163:12 164:4 165:19 transferred 106:10 transit 56:18 137:7 138:17 139:4,6,8 143:9 153:3,6,10 153:10,15,18 161:18 173:22 187:22 196:20 212:5 213:13 220:2,13 transited 113:5 transition 93:14 219:3 transitional 216:16 transitioned 110:21 transitions 93:18 transparency 62:22 67:14 79:12 84:14 88:14 109:8 121:13 127:11 transportation 2:13,18 35:5 36:22 55:1,16 112:12 128:4,8 129:8 132:14 133:9,20 134:3 136:22 137:3,6,11 137:15 139:17 140:3,12,22 142:7 144:12 148:17 149:6 159:7 162:16 164:18 165:17 167:8,14 169:7 170:10 172:18 173:2	178:3 179:22 180:2 183:15,17 183:20 184:20 186:19 200:10 205:11 212:2 travel 151:20 178:14 181:5,8 192:7,11 treat 30:14 31:4 treating 39:11 69:19 70:8,15,16 treatment 30:22 tree 81:16 221:1 trees 18:21 24:1,10 32:16,19 33:6 61:4 82:7 tree-lined 220:15 Tregoning 1:19 45:13,18 46:6,10 46:14 47:6,10,14 47:20 48:1,5,9,14 48:19 49:1,4,16 49:21 50:4,7,12 51:1,4 87:7 119:4 119:5,22 124:4,5 147:4,20,21 148:9 149:11 159:1,2,11 159:15,20 178:22 191:21 193:2,8,13 193:16 195:13 203:2 205:3,4 207:22 208:7 Tregoning's 208:20 trellis 42:18 43:1,3 43:5 tremendous 130:20 tremendously 54:17 trend 93:13 trends 137:22 138:12 139:10 tricky 135:6 tried 56:12 triple 30:19 trolley 196:21 troop 214:16,19 220:10,21	trouble 123:20 troubling 112:13 truck 25:17 true 78:8 153:12 trunk 47:15 trusting 126:2 try 95:9 141:22 161:19 162:11 trying 32:14 42:19 88:13 153:8 180:16 181:11 Tuesday 131:19 135:3 162:2 tunnel 177:18 178:11,13 turf 111:2 turn 90:2 91:21 181:9 212:17 turning 90:7 180:4 181:10 196:7,18 tweaks 144:2 twice 70:11 193:12 194:1 207:6,18 208:14 two 19:16,16,17 21:13 25:10,11 30:2 56:2 57:11 59:10 61:13 71:16 106:15 109:1,11 116:22 117:11 127:17,19 129:18 136:4 140:18,21 155:4,10 164:22 169:19 170:20 173:15 181:5,7 188:21 191:4 193:7 207:7,18 208:15 213:19 215:2 two-year 150:5 type 36:17 43:9 146:12 203:10 212:13 types 219:13 221:15 T-A-B-L-E 2:1	U
				UFC 211:7,8 225:10 ultimate 48:15 ultimately 80:4 unable 70:2 unanimously 209:10 unclear 45:19 uncomfortable 109:12 uncommon 120:10 unconvinced 122:3 undefined 210:9 213:9 underground 27:22 28:5 30:1,3 178:11 underneath 26:1 understand 29:21 100:10 105:5,9 140:19 143:9 185:10 188:5 190:11,15 191:14 194:7 understandable 163:3 understanding 8:3 35:21 36:15 42:11 43:12 47:1,9 50:19 73:5 95:16 140:11 190:14 226:3 understands 100:8 understood 86:14 158:1 underway 97:10 under-parked 56:22 unfortunately 85:19 150:18 225:11 Unified 171:8 211:6 225:4 unique 106:2,8 United 3:9 13:10 221:20

universe 198:8	220:5	viewing 23:21	walkway 48:11	70:20 74:18 75:4
University 6:13,15	useful 149:15	views 176:21	wall 11:1 195:16,18	75:6,18 76:1,8,11
6:20 7:6	uses 100:14 176:19	vigilance 85:17,20	walls 107:1	76:12,13,18 78:8
unreasonable	192:12 214:16,20	Village 215:20	Walt 113:2	78:11,14,18 79:7
71:10	usually 198:4	222:2	Walter 8:18	82:16 85:10 87:18
update 2:5 10:9,11	utilities 172:7	vine 43:7	want 10:2 24:18	90:1,9,12,20,20
129:14 130:6,7,11	utility 97:9 168:2	vines 42:18	36:9 46:3 56:15	91:22 95:18 97:14
130:19 133:6	212:1	Virginia 6:6 7:13	56:15 60:2,18	97:19 100:15,22
135:11,18,19,20	U.S 1:15,17 9:3	7:13	61:9 66:11 88:20	101:4,21 105:7
136:2 137:4	11:3 35:13 165:14	visible 23:2,15 24:5	92:9 105:3 113:8	107:4 115:20
139:14 140:21	167:21 172:3	25:1,2 60:9,10	114:6,8 117:9,17	116:1,5,8 118:3,5
210:22 213:18	188:4 207:7,19	61:8	120:13 124:7	118:8,11 121:12
218:5 222:6,10	225:17	visitor 16:16 19:6	125:12 129:12	122:10 124:22
updated 37:3 130:4		22:7 24:10 26:11	131:9 132:11	197:16,17
130:4,12 132:11	V	26:20 27:13 44:7	144:20 182:17	Waterfront 9:1
132:22 140:17	valiant 222:22	45:20,22 46:1,12	198:9 204:13	Watershed 75:22
144:7 183:18	223:14	46:17,19,21,22	207:14	way 22:14 57:5,20
213:7 216:8	variety 218:21	49:3,5,13 62:5,14	wanted 20:20 22:2	95:11,15 102:19
updates 132:4	220:1 221:10,14	89:9,9,20 94:18	24:21 39:13 87:14	117:7,21 120:8
139:20 141:12	223:20	134:15	131:7 147:9	124:12 136:16
150:5	various 5:22 59:21	visitors 26:21	197:10 205:5	138:12 147:11,13
updating 132:3	219:12	205:18 218:9	208:18	149:2 173:6
133:15 134:15	vault 28:4,5 30:1	visual 59:12	wants 208:10	181:14,14,17
141:18	vaults 30:3 39:19	visualize 93:12,20	Wapakoneta 23:10	191:12 192:7,19
upper 42:6	40:2	vitality 171:19	59:3 60:11 61:2	194:11 195:22
urban 6:7 7:8,22	vegetation 34:3	volume 30:18	83:6	198:5 220:10
8:16 75:2 131:9	vehicle 16:15 19:5	39:17 40:4 96:18	Ward 1:21 200:3	221:6
131:11,12,14,15	22:8 24:11 25:7	97:3	200:10 208:22	ways 97:16 137:21
131:18,20 134:21	46:18 47:4,7,11	vote 96:4 98:5	warrior 223:14	182:7
135:2,7,11 160:21	57:19 89:7,11,15	127:15,21	warriors 222:22	wears 164:8
urge 72:22 205:21	94:8,9 155:20	VRE 143:14	Washington 1:11	Web 70:4 130:6
USACE 69:17,22	158:7		2:17 71:16 138:5	136:18
usage 146:22	vehicles 47:17	W	161:20 167:6	Web-based 146:7
use 16:7 26:7 44:18	56:21 87:9 89:5	wait 62:10 190:19	wasn't 191:11	Wednesday 5:12
46:3 56:18 77:2	139:22	190:20	waste 60:18	week 8:10
89:18,19 104:5	vehicular 180:4	waited 45:6	water 19:8 27:20	weeks 61:13
106:3 107:13	vein 207:3	wake 7:6 85:7	28:17,22 29:21	weigh 34:20 160:11
110:22 138:12	verbatim 143:22	walk 19:3 33:3,12	30:4,10 31:7,9,19	Weil 2:22 210:1,2
139:9 141:8 142:2	verify 185:15	33:15 46:14 47:2	35:18 37:6,12,16	welcome 3:4 10:3
142:6 161:18	version 154:2,21	94:1 151:19	37:22 38:5,9	52:10 65:6 77:21
162:16 164:17	versus 155:13	152:17 158:19	39:10,12,14,21,22	83:12 88:5 92:6
165:18 171:15	veterans 176:11	212:20 213:12	40:1,5 50:8,15,18	129:4 168:6 197:7
174:8 184:7	198:20 199:11	walking 138:18	59:6,8 65:17,17	Wells 1:21 156:16
185:16 186:1	viable 181:20	141:10 151:21	66:1,5,18 67:1,8	156:17 157:9,19
187:10,16,17	view 16:19 17:13	212:6 215:1,2,6,7	67:12,17 68:3,11	158:2,11 159:1
191:15 192:6	24:9,12,13,17	216:2 217:19	68:15,21 69:18,20	went 54:15 134:2
213:13 214:12	174:10 178:4	220:4,9,12	70:6,9,12,14,16	162:4

west 2:15 19:13 20:6,18 21:7,15 21:20 22:10 23:18 60:10 167:4,22 169:20 170:16 172:9,10,13 173:7 173:21 174:11 177:20 178:14,17 179:3 180:11 182:4 183:3 192:2 206:4	160:12 166:12,14 167:18,20,22 168:1,3 204:3 white 1:21 92:14,17 92:21 93:6 95:2 166:9 194:8 197:9 197:10 whiteboard 93:11 who've 95:8 wide 196:4 widening 186:22 187:5 195:10,10 196:6 width 93:16 94:11 willfully 208:4 willing 126:15 Wilson 8:22 wind 98:12 Winston-Salem 7:7 wise 158:10 wish 9:4 71:13 146:19 withheld 63:13 WMATA 163:20 164:10,13 185:2 187:19 wondered 195:9 wonderful 124:2 146:21 147:8 150:2 206:8 wondering 124:16 148:19 Woodlawn 220:22 Woodrow 8:22 words 122:22 work 4:17,20 5:22 8:2 10:7 32:14 34:17 36:13 46:3 66:6,12,20 71:22 75:11 79:17 83:11 88:8 91:3,4,12 94:22 97:8,9 98:18 105:15 107:20 108:20,22 112:20 114:11,12 115:4 127:11 130:1,21 132:4	137:10 138:3,10 138:20 139:3,5,6 141:3,9,16 142:11 143:11 149:21 152:18 157:6 158:7 161:20 168:3 174:15 180:2,21 181:17 200:7 205:5,17 211:16 worked 8:10 18:20 65:12 74:14,22 180:6 182:6 working 7:15 10:6 28:14 32:11 35:13 36:16 44:14 65:12 66:13 84:2 88:7,9 88:15,21 89:1 91:19 93:2 95:6,8 108:20 115:14 116:17 118:1 130:8 144:3 186:14 187:19 205:13 workplace 133:22 134:4 194:19 works 4:13,14 154:6 world 156:13 worry 56:15 worse 107:7 worth 160:8,14 wouldn't 119:12 would've 165:6 WRIGHT 1:22 120:20 123:11 160:20 194:3 199:18	163:11 year 6:1 7:5,11 15:21 16:1 39:13 71:16 101:14 117:13 130:10 131:17 153:21 173:14 188:3 193:4,9,12 194:1 206:22 210:17 214:7 222:11 years 8:7,8 54:20 57:12 75:1 107:21 107:22 108:6 126:19 130:8 140:18,21 149:8 151:7 162:22 167:18 171:6 172:2 179:5 183:7 193:5,7 207:7,19 208:15 223:22 yellow 174:14 180:22 York 155:6 205:1 Young 1:25 208:12	\$20 57:18 153:6 \$20,000 155:12 163:9 165:5 \$240 153:5 \$25,000 155:12 \$40,000 155:14 \$50 153:21 <hr/> 0 <hr/> 0.2 39:1 0.45 39:4,9 0.75 39:4 <hr/> 1 <hr/> 1 2:10 4:3,8 12:10 13:10 14:10 15:3 15:6,17 18:6,15 19:4,12 33:11 34:15 37:22 40:18 65:19 98:21 111:6 152:10 185:9 210:7 211:13 1,320 215:4 1,800 44:2,3 47:16 56:21 1-year 31:13 10 2:6,7 18:8 23:8 60:5,6 94:6 145:15,20 151:21 211:8 215:8 220:9 10th 136:10 10-year 31:13 100 39:12 69:19 70:8,13,17 139:19 155:13 100-space 155:15 100-year 81:15 11th 36:4 136:10 11:00 162:5 11:20 162:5 165:4 12 18:7 82:7 94:6 149:8 225:21 12:30 1:12 12:32 3:2 128 2:14 13 139:7 180:9 181:15,16 201:10 202:5
western 18:15 we'll 26:15 60:15 79:3 87:2 96:13 96:19 98:7 107:22 108:1 110:8 112:20 135:18 139:12 144:5 157:21 190:6 206:8 207:12 we're 10:5 16:11 32:6 52:18 55:19 57:21 58:2,4 69:1 72:10 88:13 89:1 90:4 91:19 94:17 94:21 98:18,20 107:11,20 108:3 109:18 112:7 113:7 118:9 121:1 123:14 129:13 132:2,13 134:4 149:9 152:11 153:8,13 154:16 159:4 160:1,6 164:17 173:8 198:6 200:19 203:11 205:13 215:10 216:1 219:18 220:18 221:12 222:21 223:13 we've 54:9 58:3 72:17 79:6,10,13 79:14 91:16 96:17 97:14 101:6 105:5 106:9 108:8,16 117:20 132:11	widening 186:22 187:5 195:10,10 196:6 width 93:16 94:11 willfully 208:4 willing 126:15 Wilson 8:22 wind 98:12 Winston-Salem 7:7 wise 158:10 wish 9:4 71:13 146:19 withheld 63:13 WMATA 163:20 164:10,13 185:2 187:19 wondered 195:9 wonderful 124:2 146:21 147:8 150:2 206:8 wondering 124:16 148:19 Woodlawn 220:22 Woodrow 8:22 words 122:22 work 4:17,20 5:22 8:2 10:7 32:14 34:17 36:13 46:3 66:6,12,20 71:22 75:11 79:17 83:11 88:8 91:3,4,12 94:22 97:8,9 98:18 105:15 107:20 108:20,22 112:20 114:11,12 115:4 127:11 130:1,21 132:4	worked 8:10 18:20 65:12 74:14,22 180:6 182:6 working 7:15 10:6 28:14 32:11 35:13 36:16 44:14 65:12 66:13 84:2 88:7,9 88:15,21 89:1 91:19 93:2 95:6,8 108:20 115:14 116:17 118:1 130:8 144:3 186:14 187:19 205:13 workplace 133:22 134:4 194:19 works 4:13,14 154:6 world 156:13 worry 56:15 worse 107:7 worth 160:8,14 wouldn't 119:12 would've 165:6 WRIGHT 1:22 120:20 123:11 160:20 194:3 199:18	York 155:6 205:1 Young 1:25 208:12 <hr/> Z <hr/> Zaidain 2:14 128:9 129:1,4,5 144:20 145:17 146:2,5 148:3,10 149:10 149:19 154:12 157:3,17,21 158:4 159:10,14,19 160:16 167:1 Zeisel 65:5 74:3,5,7 77:17 79:3 122:13 126:9 zero 62:13 88:13 ZIP 57:8 zone 161:7 zoning 133:15 Zoo 11:2 12:10 zoom 19:13 <hr/> \$ <hr/> \$125 153:5 \$16 157:13 \$18,000 155:14	
	X <hr/> X 170:18 173:5 181:22 182:6 201:15 X/I-295 182:16 <hr/> Y <hr/> Yankees 204:17 Yard 158:15			

13508 75:19	2014 216:8 219:16	400 44:14 111:4	90:18
14 149:8	209 2:22	401 1:11	
14th 196:1	21 70:17	425 8:17	<hr/> 9 <hr/>
14,000 185:8 190:3 190:19	212 2:23	43 90:10	9 145:15,19
15 2:11 60:5 215:8	23 81:17	438 37:7 38:4 99:6	9th 1:11
15-minute 152:1 220:9	23rd 61:17,21 84:17,18	4600 2:9 15:2	900 215:21
150 60:8	24 44:6	<hr/> 5 <hr/>	
16 8:8	24,000 82:2 101:15	5 2:4	
167 2:18	24-hour 39:21 40:6	5A 15:6	
17th 224:22	24-space 26:21	5B 128:6	
18,000 44:1	25 39:12 101:13 117:12 126:18	5C 167:10	
18,000's 44:2	25th 223:15	5,000 26:1	
1945 17:9	25-year 31:14 39:18,21 40:4	5-year 31:13	
1983 151:6	50:13 69:20 70:9	500 1:11	
1994 138:16 148:15	70:9,14 82:3 117:10	5115 1:10	
<hr/> 2 <hr/>	250,000 29:4 30:15 90:19	54 139:1	
2 5:3 26:15 27:5	27th 5:11 136:12	550 52:21	
34:18 49:12 54:19	2701 2:16 167:5	<hr/> 6 <hr/>	
78:21 111:6	28,000 82:4	6 1:21	
210:11 211:21	295 170:15 180:13 182:3 201:16	6A 209:16,18	
2nd 36:3 69:16	<hr/> 3 <hr/>	6:30 5:12 136:12	
2,000 151:20 215:5	3 10:11	60 60:8 93:16	
2,000-foot 151:4	3,000 16:6 112:17	60-day 134:11 136:9	
2,600 152:1	3,100 177:16 186:22	60-foot 94:11	
2-year 31:13	3:59 226:11	61 23:7 93:16	
2.1 30:22	30 75:1 119:8 122:4 151:6,20	62 93:17	
20 31:10 151:19	30th 110:15	<hr/> 7 <hr/>	
20004 1:12	33 8:7 139:5	7 1:8	
2004 130:20 133:7 136:5 137:4	36 152:11	7th 3:4	
2008 138:11 148:15 171:10 184:3 187:11	37,000 28:2	70,000 153:16	
2009 138:11 170:1 176:5 183:19 185:13 187:10	<hr/> 4 <hr/>	73 139:3	
2010 130:7	4 2:2 10:17 223:6	75,000 186:20	
2011 130:4 172:22 213:6	4A 10:19	750,000 177:9	
2012 1:8 3:4 37:13 38:7 210:16 211:2 211:8	4B 10:22	755-space 177:16 186:21	
2013 133:14 135:20 144:8	4C 11:2	<hr/> 8 <hr/>	
	4D 11:4	8 45:15 200:3,10 208:22	
	4F 185:22	8:00 136:12	
	4-plus 223:5	8:30 162:13	
		80 31:10	
		800,000 54:4 56:20	
		88,000 28:1 29:3	

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Open Session

Before: NCPC

Date: 06-08-11

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