

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,
MAY 4, 2017

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The meeting convened in Room 5115, Suite 500, 401 9th Street, N.W., Washington, D.C. 20004, at 1:00 p.m., L. Preston Bryant, Jr., Chairman, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

L. PRESTON BRYANT, JR., Chairman
Presidential Appointee
MICHAEL RHODES, Department of Defense
EVAN CASH, Office of the Chairman of the D.C.
City Council
ARRINGTON DIXON, Mayoral Appointee
THOMAS GALLAS, Presidential Appointee
GEOFFREY GRIFFIS, Mayoral Appointee
PETER MAY, Department of the Interior
BETH WHITE, Presidential Appointee
MINA WRIGHT, General Services Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director
JULIA KOSTER, Secretary to the Commission
ANNE SCHUYLER, General Counsel

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

Report of the Chairman by Preston Bryant	4
Report of the Executive Director by Marcel Acosta	5
Legislative Update by Anne Schuyler	8
Consent Calendar Items by Preston Bryant. . . . .	.12
James J. Rowley Training Center Draft. Master Plan . . . . .	.12
Building 58 Modifications and Addition . . . . .	.13
Gate Redesign. . . . .	.14
Building Relocation. . . . .	.15
New Hanger Facility. . . . .	.16
Flood Hardening at the Federal Triangle. and Smithsonian Metrorail Stations . . . . .	.17
New Orr Elementary School. . . . .	.18
Action Item Submission Guidelines and Environmental Policies and Procedures by Matthew Flis. . . . .	.21
Information Presentation Planning Southwest DC and Buzzard Point by John Gerbich. . . . .	.57
by Patricia Zingsheim. . . . .	.60
by Peter May . . . . .	.77
by Ian Frank . . . . .	.84
Adjourn.	112

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

2 (1:05 p.m.)

3 CHAIRMAN BRYANT: Good afternoon and
4 welcome to the National Capital Planning
5 Commission's May 4, 2017 meeting. If you would,
6 please stand with me and join me in the Pledge of
7 Allegiance.

8 (Pledge of Allegiance)

9 CHAIRMAN BRYANT: For all in
10 attendance, today's meeting is being livestreamed
11 on the NCPC.gov website. We do have a quorum so
12 we'll call the meeting to order without
13 objection. And we'll proceed with the agenda
14 that has been publicly noticed.

15 Agenda item number one is the report
16 of the Chairman.

17 [INSERT-AGENDA]

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REPORT OF THE CHAIRMAN

CHAIRMAN BRYANT: And I note with some sadness the recent death of a longtime friend and colleague of NCPC, Reginald Griffith. Mr. Griffith served as NCPC's Executive Director from 1979 to 1999. And prior to that he served as a Mayoral Appointee to the Commission.

While a number of important projects and plans marked his tenure, it was likely extending the legacy of planning America's capital for the 21st century project that was among his most signature projects.

So on behalf of the Commission we extend our sincere condolences to Mr. Griffith's family and to his friends and colleagues. Many here knew him and worked with him.

MEMBER DIXON: Mr. Chairman, I think I may be one of the only Commissioners that knew him and worked with him. And I was honored to do that. He was a very special guy, a very thoughtful guy. And he really laid the foundation for all that we do now.

1 And I think we were doing things then
2 that were sort of groundbreaking. It was sort of
3 a new entity in a new government. And now we are
4 building on that and doing a good job of it.
5 Thank you.

6 CHAIRMAN BRYANT: Thank you Mr. Dixon.
7 Agenda item number two is the report of the
8 Executive Director. Mr. Acosta?

9 REPORT OF THE EXECUTIVE DIRECTOR

10 MR. ACOSTA: Thank you Mr. Chairman.
11 And also on behalf of the staff I'd like to
12 extend our condolences to Mr. Griffith's family.
13 Some of our staff members are still here who have
14 worked with him including Deborah Young and Tony
15 Champ. And I see Tony Simon there who is a
16 former NCPC staffer. And so they've all had the
17 great honor of working with him. And as you
18 said, we do continue his legacy to our work
19 today. And we do honor that.

20 Just a few items to note for the
21 agenda, for my report. On Monday, May 15th at
22 6:30 p.m. NCPC and the National Building Museum

1 will host modernist landscapes we considered.
2 And that will focus on 20th century modernist
3 landscapes should respond to contemporary
4 expectations of public space.

5 The conversation will be moderated by
6 Brad McKee, the editor of Landscape Architecture
7 Magazine. And feature notable landscape
8 architects Gary Hilderbrand and Elizabeth Meyer.
9 We hope that the Commissioner and the general
10 public can attend that session.

11 Should the Commission authorize the
12 public release of the draft submission guidelines
13 and environment policies and procedures today, we
14 plan to hold two meetings to brief the general
15 public and other agencies on Tuesday, May 23rd
16 from 6:00 to 7:30 p.m. And on Thursday, May 25th
17 from 9:30 to 11:00 a.m.

18 Both meetings will take place right
19 here in NCPC's offices. Also the public comment
20 period is tentatively scheduled from Monday, May
21 8th through Thursday, June 22nd.

22 Finally, just of note, on Tuesday, May

1 9th at 4:00 p.m. NCPC will host a public NEPA
2 scoping meeting at the Carnegie Library to
3 introduce their renovation project, AKA the Apple
4 store, and invite public comment on the range of
5 issues that will be addressed to the
6 environmental assessment.

7 And also on May 17th at 4:00 p.m. we
8 will also host a Section 106 consultation meeting
9 about the Carnegie Library. And that will be
10 held right here at NCPC. And that concludes my
11 report for today.

12 [INSERT-REPORT OF THE EXECUTIVE DIRECTOR]

1 CHAIRMAN BRYANT: Thank you. Any
2 questions for Mr. Acosta? Agenda item number
3 three is the legislative update. General
4 Counsel, Ms. Schuyler?

5 LEGISLATIVE UPDATE

6 MS. SCHUYLER: Thank you Mr. Chairman.
7 I actually have five items to report today. The
8 first is Senate Joint Resolution No. 1 which is a
9 bill to approve the location of a memorial to
10 commemorate and honor members of the armed forces
11 who served on active duty in support of Operation
12 Desert Storm and Operation Desert Shield.

13 It actually was passed and signed into
14 law by the President. It is now Public Law No.
15 115-118. And its essential content is to propose
16 placement of the memorial in Area 1.

17 The second item is H.R. 19 which is
18 the Smithsonian Women's History Act was
19 introduced on March 30th and sent to committee.
20 And it establishes within the Smithsonian a
21 comprehensive women's history museum. It
22 requires site selection with six months of the

1 act becoming law.

2 Third item is H.R. 1073, a bill to
3 authorize the Secretary of the Interior to
4 establish a structure for visitor services on the
5 Arlington Ridge Tract in the area of the Marine
6 Corps Memorial.

7 This was introduced in February and it
8 has been referred to both the House Committee on
9 Natural Resources and its subcommittee on public
10 lands.

11 The next two items are two museums.
12 There's two museums, two bills for a national
13 museum on Asia Pacific American history and
14 culture. And the second is a bill to establish a
15 commission to study the potential creation of a
16 national museum on Irish history. They will be
17 working their way through the legislative
18 process. Thank you.

19 [INSERT-LEGISLATIVE UPDATE]

1 CHAIRMAN BRYANT: Any questions for
2 Ms. Schuyler?

3 MEMBER GALLAS: I have a quick
4 clarification on the Smithsonian Women's History
5 Museum. Did that pass as a law?

6 MS. SCHUYLER: No, sir. It was just
7 introduced March 30th of this year. So it's
8 going into several House committees and
9 subcommittees.

10 MEMBER GALLAS: And you mentioned six
11 months to find a location. That's part of this
12 process?

13 MS. SCHUYLER: Correct, that's
14 contained in the bill.

15 MEMBER GALLAS: Thank you.

16 MEMBER MAY: Mr. Chairman?

17 CHAIRMAN BRYANT: Yes.

18 MEMBER MAY: If I may comment on a
19 couple things. First of all, in case anybody is
20 wondering about the visitor services structure at
21 Arlington Ridge, that has to do with the fact
22 that we are not permitted to build even a

1 restroom facility there because of the
2 legislation that was introduced to keep the Air
3 Force memorial from being located on that site.
4 That was a controversy a few years ago.

5 So that was the law that Congress
6 passed. So it meant that we couldn't do
7 anything. So we've had porta potties out there
8 for a very long time. And we need to be able to
9 have restrooms.

10 So that's what that's about. So we
11 appreciate the fact that that's been introduced
12 again. It almost passed in another bill last
13 Congress.

14 For the museums, the two new ones --
15 I mean in case anyone is not familiar, it's
16 usually sort of a two step thing. The first
17 thing is authorizing something to study --

18 MS. SCHUYLER: Right.

19 MEMBER MAY: -- the feasibility of it.
20 I think the second two were feasibility studies
21 as it were.

22 MS. SCHUYLER: Yes.

1 MEMBER MAY: The Women's History
2 Museum actually went through the feasibility
3 study stage, produced a report to the Congress
4 that was -- I think that came in the fall.

5 MS. SCHUYLER: Yes.

6 MEMBER MAY: And so then this is the
7 next step, is the authorization of that museum.
8 So they take a long time to get through.

9 CONSENT CALENDAR ITEMS

10 CHAIRMAN BRYANT: Agenda item number
11 four is the consent calendar. We have seven
12 items on the consent calendar.

13 CONSENT CALENDAR

14 JAMES J. ROWLEY TRAINING CENTER DRAFT MASTER PLAN

15 CHAIRMAN BRYANT: Item 4A is comments
16 on the draft master plan for the James J. Rowley
17 Training Center located in Laurel, Maryland
18 submitted to us by the Secret Service.

19 [INSERT-JAMES J. ROWLEY TRAINING CENTER DRAFT
20 MASTER PLAN]

1 CHAIRMAN BRYANT: Any questions on any
2 item on the consent calendar?

3 MEMBER CASH: Mr. Chairman?

4 CHAIRMAN BRYANT: Yes, sir.

5 MEMBER CASH: So I just want to make
6 a comment on 4G. So without commenting on the
7 merits of why some of these projects outside of
8 the central District area come to us for review,
9 I do want to note that this is a request for
10 final approval and site plans. And this building
11 is well under construction and, I think, set to
12 open next year.

13 So even though it necessarily
14 shouldn't have to come here, I want to say that
15 if it does it would be nice if the District
16 Department of General Services could plan it out
17 a little bit better and get us final site
18 approval before they actually start construction.
19 So I just wanted to throw my two cents in on
20 that.

21 CHAIRMAN BRYANT: Understood.

22 MEMBER CASH: And I'll pass it along

1 to Mr. Shaw next time I see him.

2 CHAIRMAN BRYANT: Hearing no more
3 comments, all in favor of the consent calendar?
4 Is there a motion on the consent calendar?

5 MEMBER DIXON: So moved.

6 CHAIRMAN BRYANT: Is there a second?

7 MEMBER WRIGHT: Second.

8 CHAIRMAN BRYANT: All in favor of the
9 consent calendar say aye.

10 (Chores of ayes)

11 CHAIRMAN BRYANT: Opposed no. Thank
12 you. Moving right along we have just one
13 individual action item. And then one very good
14 information presentation. So we have a short
15 agenda today.

16 Agenda item 5A is the update of NCPC's
17 submission guidelines and environmental policies
18 and procedures. This is primarily a procedural
19 document for our review of plans and projects.

20 As Mr. Flis may say, this has been
21 many years -- it's been a couple years in the
22 making after more than 25 years of having not

1 updated them at all. But no one will say we're
2 not a traditional organization.

3 So we spent a lot of staff time and
4 resources with a lot of stakeholder input on this
5 that's coming before you. Mr. Flis?

6 ACTION ITEM

7 SUBMISSION GUIDELINES AND ENVIRONMENTAL POLICIES

8 AND PROCEDURES

9 MR. FLIS: Thank you Mr. Chairman for
10 that introduction as well as members of the
11 commission. Beginning last year staff has been
12 focused on improving our plan and project review
13 process.

14 And as one of our first steps we
15 updated the EDR format, which you are now
16 familiar with, to make it more concise as well as
17 accessible.

18 We later provided an information
19 presentation to you on our work to evaluate and
20 update the submission guidelines as well as the
21 environmental policies and procedures.

22 The guidelines form the foundation of

1 the plan and project review process which is the
2 predominant focus of the Commission's work.
3 Today staff is here to request authorization to
4 release the draft submission guidelines as well
5 as the environmental policies for a 45 day public
6 comment period.

7 I'm going to provide you an overview
8 of the update as well as point out some of the
9 specific changes that are proposed. Revising the
10 guidelines and environmental policies is an
11 important steps which aims to make the process
12 clear and understandable, streamlined where
13 possible, and ultimately create better planning
14 outcomes for the Commission, applicants, staff,
15 and the public.

16 As you are aware the current
17 administration, through several recent Executive
18 Orders, has placed a significant emphasis on
19 improving agency efficiency and effectiveness.

20 NCPC staff have proactively identified
21 opportunities to streamline procedures and
22 realign activities that are more appropriately

1 managed at the local level. As such, we believe
2 these recommendations are responsive to
3 administration goals.

4 So before I get into the guidelines
5 themselves it's helpful to understand a little
6 bit of the context. There are several procedures
7 that guide the work of the Commission. For
8 example, the Commission bylaws govern how the
9 Commission functions. And the standing rules
10 include rules related to the order of business.

11 Of course, the Commission's
12 authorities and responsibilities are largely
13 derived from several major acts including the
14 Planning Act and the Commemorative Works Act.
15 Per these acts the Commission reviews many types
16 of projects. And the submission guidelines
17 directs applicants on what to submit.

18 Finally, our environmental policies
19 are required by CEQ and apply to any project to
20 which the Commission has an approval.

21 So what are the submission guidelines?
22 Simply they guide the plan and project review

1 process. And as such are a critical tool to the
2 work of the Commission.

3 Agencies that submit their proposals
4 to the Commission follow the requirements and
5 proceed through the steps that are laid out in
6 the guidelines. They tell applicants what to
7 submit, describe the stages of review, and
8 provide a roadmap for staff, applicants, the
9 public, and the Commission in terms of
10 interaction and engagement.

11 So just in case you were wondering and
12 you haven't seen them before, these are some
13 images of the current submission guidelines.
14 Including those four are more common projects
15 like site and building plans, master plans, and
16 antennas. These have been adopted individually
17 and over time.

18 The environmental policies and
19 procedures inform the submission guidelines by
20 describing how NCPC will comply with the
21 requirements of the National Environmental Policy
22 Act or NEPA.

1 The Council of Environmental Quality
2 or CEQ requires all federal agencies to adopt
3 their own NEPA procedures. NCP's haven't been
4 updated since 2004.

5 By contrast, the Advisory Council on
6 Historic Preservation has adopted regulations for
7 compliance with the Historic Preservation Act
8 which all agencies must follow.

9 Together the submission guidelines and
10 the environmental policies inform the review
11 process. Staff has worked with a consultant who
12 helped to reach out to applicants and provide a
13 detailed assessment of the existing guidelines.

14 The consultant met with staff and also
15 researched the planning review processes for
16 several cities including the District of
17 Columbia. And also worked with federal agencies
18 which operate in the national capitol region.
19 These included the U.S. Commission of Fine Arts,
20 the General Services Administration, the
21 Department of Defense, and the National Park
22 Service.

1 An issues paper that summarized the
2 main issues of the current guidelines and
3 incorporated best practices from planning
4 jurisdictions was created.

5 Two rounds of interviews with
6 applicant agencies were also held to inform the
7 revised guidelines. The purpose of the
8 interviews was to request input on the existing
9 guidelines, understand opportunities for
10 improvement, and also better understand their own
11 internal design and review processes.

12 So regarding the environmental
13 policies, staff worked closely with CEQ through
14 the entire process and also coordinated with ACHP
15 on questions related to Section 106. CEQ
16 approval was necessary before releasing the draft
17 policies for public comment.

18 So what have we learned? There's
19 several things. First and most simply, the
20 existing guidelines haven't been updated in some
21 time. Therefore, this is the opportunity to
22 evaluate their content, how they work, as well as

1 their user friendliness.

2 At the same time the requirements for
3 different review stages appear to be the same.
4 And so the distinction between preliminary and
5 final reviews really isn't that clear. Part of
6 this is related to the coordination with NEPA and
7 Section 106. And I'll talk a little bit more
8 about that later.

9 Altogether we saw an opportunity to
10 address these issues and therefore improve the
11 effective and efficiency of the review process.

12 Many of the challenges for the
13 environmental policies were very similar. They
14 lacked organization and clarity. And the stages
15 of review were not well aligned with the
16 applicant's process or the NEPA stages. Staff
17 also saw other opportunities to streamline the
18 process and improve efficiency.

19 As a result staff then identified
20 three objectives to address these issues
21 regarding both documents. First, they should be
22 clear, accessible, and efficient and respond to

1 applicant needs.

2 Second, the review stages should align
3 with NEPA to save time and resources in the
4 planning process. And finally, they should allow
5 some projects to be exempt from review where
6 there is no federal interest.

7 So regarding the first objective, the
8 guidelines should be clearly written, accessible,
9 organized logically, and reflective of the
10 Commission's needs. This will help applicants
11 better navigate the submission guidelines as well
12 as the application process thereby benefitting
13 the Commission, applicants, as well as staff.

14 As such, the revised guidelines
15 include clear language and text as well as an
16 improved organization. A standard application
17 form is also proposed.

18 Guidelines for the different project
19 types including master plans, antennas, and
20 commemorative works have all been added in clear
21 and distinct chapters. Here you can see the list
22 of all the project types that the Commission

1 actually reviews.

2 Currently guidelines for these varying
3 project types are found in multiple documents in
4 different locations. And this can make it hard
5 for applicants to find or use them.

6 Under the revised guidelines
7 applicants may refer directly to individual
8 chapters for each of these particular project
9 types.

10 Similarly the environmental policies
11 have also been restructured for clarity and
12 efficiency. And references to unnecessary
13 information have been eliminated.

14 So moving on to the second objective,
15 one of the key things that we heard from both
16 applicants and staff is that the review stages
17 themselves were not clearly defined or aligned
18 with the applicant's own development process or
19 the NEPA requirements.

20 As a result the update of the
21 submission guidelines includes revised project
22 review stages. We believe the proposed

1 realignment better matches with the applicant
2 agency processes and proposed revisions to the
3 NEPA procedures.

4 Most importantly, and I'll walk you
5 through this in more detail, NEPA will no longer
6 be completed at the preliminary review stage.
7 And will instead be completed at the final
8 review.

9 I'm going to first talk to you about
10 these changes to NEPA as they are really critical
11 to this realignment. So we heard from staff and
12 applicants that requiring NEPA to be completed at
13 the preliminary review unnecessarily required the
14 project to be more developed than necessary for
15 that stage.

16 This resulted in significant decision
17 making occurring before the Commission reviewed
18 or provided any feedback. In the realigned
19 review stages NEPA will be completed at the final
20 stage therefore allowing the Commission to
21 provide more substantive and meaningful guidance
22 earlier in the process. This will help direct

1 applicants before projects are too far along to
2 change.

3 Under the new alignment NEPA should be
4 initiated at the concept stage, a draft document
5 prepared by preliminary review, and a final NEPA
6 determination made by final approval.

7 So the diagram that's on the screen in
8 front of you shows the differences in the two
9 processes. The top shows you the current process
10 including both the review stages in the grey or
11 white and the NEPA stages in blue. The bottom
12 shows you the proposed stages and the respective
13 NEPA requirements.

14 To help expedite the NEPA process and
15 project review we've also included several other
16 changes including new categorical exclusions.
17 These are essentially actions that, over time,
18 have been found to result in no significant
19 impact.

20 The categorical exclusion or CATEX
21 means that no additional NEPA documentation is
22 required. A few exclusions were eliminated that

1 were outdated. And new exclusions were added for
2 some projects like solar panel arrays.

3 One new CATEX worth mentioning allows
4 NCPC to categorically exclude a project for which
5 the applicant has applied its own categorical
6 exclusion before which NCPC has no such
7 exclusion.

8 Again this means NCPC will not have to
9 duplicate another agency's work. In the past
10 when such a circumstance arose, NCPC found itself
11 in a position of preparing environmental
12 assessment which usually resulted in a finding of
13 no significant impact.

14 The new categorical exclusion renders
15 it possible to streamline the NEPA process while
16 still remaining true to the spirit and intent of
17 the law.

18 One other important change we think
19 will help expedite the NEPA process relates to
20 the application of extraordinary circumstances.
21 These are basically conditions that would require
22 the preparation and environmental assessment.

1 We've added language that allows the
2 application of a categorical exclusion where the
3 potential for impacts to a resource can be
4 addressed through another process like Section
5 106.

6 In such a case, if the Section 106
7 process has resolved the issues and impacts on
8 historic resources, the categorical exclusion can
9 be applied. This eliminates the duplication of
10 effort by requiring both a NEPA analysis as well
11 as Section 106.

12 This may be particularly helpful for
13 some of our non-federal applicants where the
14 project impacts, particularly in the city, are
15 typically limited to historic preservation
16 issues.

17 So while on this topic I'll briefly
18 mention some of the other changes to the
19 environmental policies which are intended to both
20 provide clarity as well as enhance the process.

21 In an effort to clarify roles and
22 responsibilities the regulations distinguish more

1 clearly between federal agency and non-federal
2 agency applicants.

3 Federal agencies, by definition, are
4 cabinet departments and executive agencies of the
5 federal government while non-federal agencies are
6 just that. They're not.

7 They are subject to NCPC's
8 jurisdiction because they are either undertaking
9 a project on federal land or by statute and are
10 obligated to bring their projects to NCPC for
11 review. Some of them are shown here on the
12 bottom of the screen.

13 So the environmental policies use the
14 applicant type as the basis for assigning lead
15 and cooperating agency status in the NEPA
16 process. Federal agency applicants are generally
17 assigned the role of lead agency for applications
18 they bring to the commission in which case NCPC
19 serves as the cooperating agency. And this is
20 shown on the left.

21 In the case of non-federal agency
22 applicants, NCPC serves as the lead because NCPC

1 is legally obligated to comply with NEPA. In
2 this case the non-federal agency serves as the
3 cooperating agency but with a slightly higher
4 status because they are the project owner.

5 The proposed regulations list the
6 obligations of the lead and cooperating agencies
7 to ensure each party knows and understands what
8 tasks it is obligated to perform in its assigned
9 role.

10 Assignment of roles between federal
11 and non-federal agency applicants has really not
12 changed from the current regulations. However,
13 it is highlighted a little bit better in the new
14 structure.

15 NCPC intends to consistently implement
16 the assigned roles, as between NCPC and non-
17 federal agencies, going forward under the new
18 regulations. This will allow us to become
19 involved in the project earlier and help in the
20 development of alternatives. And also affords
21 NCPC an opportunity to be more active in the NEPA
22 process.

1 One of the ways that we're going to
2 propose to do this is through the use of
3 memoranda of understandings, either project
4 specific or programmatic with particular
5 agencies, to help define the requirements of NEPA
6 and the responsibilities of lead, co-lead, and
7 cooperating agencies. The staff believes that
8 MOUs will help clarify the process and provide a
9 clear path through NEPA compliance.

10 The policies also include options for
11 the use of programmatic documents which include a
12 high level NEPA review with tiered analysis for
13 follow-on or more detailed projects that might
14 come later.

15 And finally, the policies also allow
16 NCPC to cosign another agency's NEPA documents
17 including the finding of no significant impact or
18 record of decision.

19 In the past, so that you're aware,
20 NCPC has had to duplicate these documents
21 requiring substantial time and effort. This
22 duplication can now be avoided through cosigning.

1 So what does all of this mean for the
2 review process? This graphic shows the
3 recommendations for the revised submission stages
4 including the associated NEPA and Section 106
5 timing.

6 At the first stage all projects will
7 be required to, will be considered at a pre-
8 submission briefing where NCPC staff and the
9 applicant meet to discuss the proposed project to
10 identify potential issues and concerns early.

11 And to communicate the materials and
12 level of detail that will be necessary for the
13 next submission stage. The briefing might also
14 be an email or a phone conversation for a simpler
15 or smaller project.

16 At concept review the Commission will
17 provide input into the applicant's NEPA approach,
18 the range of project alternatives, and the
19 general consistency of the alternatives with the
20 Commission's policies.

21 This stage of review will be important
22 to identify any red flags early so that changes

1 can be made. Concept review is generally
2 recommended for more complex projects such as
3 commemorative works but it will not be required
4 for every project.

5 The preliminary review stage includes
6 a substantive critique of the project. The
7 Commission will review the applicant's preferred
8 alternative. Or if the applicant has not
9 selected one, the Commission can help in
10 selecting a preferred design.

11 The preliminary review is generally
12 the most extensive stage of review because it is
13 the best opportunity for the Commission to
14 provide feedback in the process.

15 And then finally, the final review
16 stage will be the opportunity for the Commission
17 to confirm the design details developed since
18 preliminary review and understand how applicant's
19 have responded to their comments. Both NEPA and
20 Section 106, again, would be completed at this
21 stage.

22 The updated guidelines also realign

1 the NEPA process to help better support the
2 review stages for commemorative works.
3 Previously site approval occurred in advance of
4 the memorial design development and approval.

5 Under the revised process
6 commemorative works will be reviewed at the
7 concept level first for site selection and then
8 for memorial design within the proposed sites.
9 This will allow the Commission to consider both
10 site and design in their decision making process.

11 At preliminary review the Commission
12 can then approve the site and design with
13 comments and recommendations to be addressed by
14 final review.

15 The NEPA process will occur in
16 parallel to the review stages culminating in a
17 decision document at the time of the final
18 approval.

19 So moving on now to the third
20 objective, staff has added a series of review
21 exceptions to the proposed guidelines. Projects
22 that meet the exceptions would not require

1 Commission review or approval.

2 In general, these are smaller or non-
3 controversial projects where there is generally
4 no impact and no federal interest. NCPC staff
5 will review each project at the pre-submission
6 briefing to determine whether an exception may
7 apply. An applicant cannot make this
8 determination independently.

9 The revised and expanded exceptions
10 are intended to help focus Commission reviews on
11 those projects for which there are important
12 planning and design issues to be addressed
13 related to the federal interest.

14 So here on the screen in front of you
15 is an overview of the proposed new exceptions.
16 Many refer to projects which have no federal
17 interest and are generally best addressed by
18 local agencies. And others such as minor site
19 and building improvements for federal facilities
20 will help expedite their review.

21 Again, these projects must still be
22 submitted to NCPC for review and a final

1 determination of whether an exception actually
2 applies.

3 In addition to clarifying legal
4 requirements we've added an expiration of the
5 final approval. And a substantive change
6 provision to help the Commission ensure their
7 project approvals remain in compliance with the
8 applicable legal requirements and retain the
9 approved project features.

10 The expiration helps to ensure that
11 the decisions remain relevant for projects that
12 may take many years to implement. Expirations
13 help to ensure that site changes or new
14 requirements are revisited if the project is not
15 implemented within five years of initial
16 approval.

17 The revised guidelines also explain
18 how changes to projects after the Commission's
19 review can be handled, specifically highlighting
20 that if a substantial change is made the
21 applicant may need to come back to the Commission
22 for an updated approval.

1 Staff will work with the applicants to
2 help determine whether the project meets the
3 definition of substantial change. But it is
4 really incumbent upon the applicant to come and
5 talk with staff to see if they need to come back.

6 In addition, staff is going to also be
7 updating the project approvals that may be
8 delegated to the Chairman or the Executive
9 Director. These generally include small or non-
10 controversial projects that have been
11 successfully resolved through agency coordination
12 in advance of the formal submission.

13 The delegations are internal operating
14 procedures and therefore are not included as part
15 of the guidelines today. However, because they
16 are relevant to the review process, staff will be
17 bringing these back to you for a separate
18 approval in the future.

19 So based upon all these
20 recommendations we've attempted to summarize what
21 the impacts might mean for the varying
22 stakeholders.

1 For the Commission, we think better
2 differentiating the review stages and realigning
3 NEPA compliance will allow the Commission to
4 provide more substantive and meaningful guidance
5 earlier in the process. This will also help
6 direct applicants before projects are too far
7 along to change.

8 For applicants, of course, the revised
9 guidelines are going to be clearer and easier to
10 use. Clarifying the review stages and receiving
11 Commission feedback earlier in the process also
12 allows applicants to make improvements in the
13 project before they are too far along. Also,
14 better coordinating the NEPA and Section 106
15 allows the review process to align with their own
16 internal development process.

17 For staff, the more distinct review
18 stages can also help focus our analysis and
19 result in clearer recommendations to you as the
20 Commission. And as well, earlier Commission
21 guidance provides better direction for staff when
22 we are working with the applicants.

1 And then finally for the public,
2 shifting reviews earlier allows for appropriate
3 input at the relevant review stages whether
4 through the Commission meetings or through the
5 NEPA and 106 public participation opportunities.

6 There is some other work that staff is
7 going to be undertaking in parallel with the
8 updated submission guidelines and environmental
9 policies.

10 Revisions to the NCPC website will
11 also be coordinated with the new guidelines. We
12 believe this will help greatly enhance the
13 experience for all users including applicants and
14 the public.

15 So here you can see on the screen a
16 snapshot of the draft website as we begin to
17 think about how the guidelines will work with
18 this new format.

19 In addition, staff is going to be
20 preparing some resource guides for a number of
21 topics which are related to the submission
22 process. And these will generally be brief, two

1 or three pages in length. And describe some
2 particular topic of interest such as
3 transportation management plans or the role of
4 Section 106. These will also be made available
5 on the website.

6 So in terms of next steps, upon your
7 authorization the 45 day comment period will
8 commence with notices in the Federal Register.
9 Staff will also hold two public meetings to be
10 held on May 23rd and 25th. And these will also
11 be noticed in the Federal Register, through the
12 NCPC website, and in direct outreach with
13 applicant agencies.

14 Staff will, at those meetings, provide
15 a presentation on both the submission guidelines
16 as well as the environmental policies and
17 procedures for comment and feedback.

18 We do expect to return to the
19 Commission for final adoption of both documents
20 later at your September meeting. I'll note that
21 any changes to the environmental policies will
22 have to return to CEQ for their review and that

1 may impact the schedule.

2 Staff believes that, in sum, the
3 proposed changes to the submission guidelines and
4 environmental policies will further improve the
5 efficiency and effectiveness of the plan review
6 process.

7 Therefore, it is the Executive
8 Director's recommendation that the Commission
9 authorize the release of the submission
10 guidelines and the environmental policies and
11 procedures for a 45 day public comment period.
12 That concludes my presentation. I'm happy to
13 answer any questions. Thank you.

14 [INSERT-SUBMISSION GUIDELINES]

15 [INSERT-ENVIRONMENTAL POLICIES AND PROCEDURES]

1 CHAIRMAN BRYANT: Thank you Mr. Flis
2 very much. I think everyone can see that this
3 has been an extraordinarily heavy lift to
4 modernize and make more efficient our workings
5 while at the same time ensuring that staff and
6 this Commission continues to do its extraordinary
7 diligence on behalf of the federal government,
8 District government, impacted local citizens of
9 the local governments that host facilities, and
10 citizens at large.

11 So thank you for all the work that you
12 and others have done. Comments from Commission
13 members? Mr. May?

14 MEMBER MAY: Thank you very much.
15 First of all, I'd just like to say how much I
16 appreciate the effort that's been put into this.
17 I think the discussion has been going on for some
18 time. I don't know how many months or years but
19 it's been a while. And I appreciate the outreach
20 that has already occurred.

21 I think that with some of these
22 changes, I'm hoping that it will synchronize

1 better with the Park Services processes because
2 there were some glitches in how that worked
3 before.

4 Also that it aligns better with the
5 Commission of Fine Arts review that we all have
6 to go through as well for projects within the
7 District.

8 And I especially appreciate the
9 attention to the Commemorative Works Act review
10 process changes. And I have had the opportunity
11 to review some of that as it was being developed.
12 So I really appreciate that.

13 Overall the move toward doing things
14 a little bit more simply and in plain language
15 and all, I really do appreciate that. And I
16 think we've been doing the same thing. We
17 recently updated our NEPA guidelines to make it
18 easier.

19 So you know, when we do an
20 environmental assessment I no longer
21 automatically say, okay it'll take you a year and
22 a half at a minimum. We now can do things in

1 just a few months that we couldn't do as quickly
2 before. And that's across the services. It's
3 been a revision that was long needed.

4 And in terms of NCPC's processes, the
5 changes that we've seen over the time that I've
6 been here, which is now almost nine and a half
7 years, have been remarkable. And we've gone from
8 really lengthy wordy EDRs to, I think, things
9 that are much more straightforward and less
10 redundant. And I appreciate the entirety of that
11 effort. So I think that this is another step in
12 that direction. I think it's really very much
13 welcome.

14 I do have one note of concern. And I
15 haven't been able to digest what's been proposed
16 well enough to understand whether this truly is a
17 concern.

18 But I think that as much as I want to
19 try to lighten the load on the staff of NCPC, I'm
20 a little bit concerned about the prospect that it
21 might actually shift some of that load onto my
22 staff. So I want to be weary of that.

1 So there are going to be some things
2 where, you know, we may want to say we agree with
3 you in principle. But, you know, we don't want
4 to have to negotiate another agreement in order
5 to do something cooperatively. So just a note of
6 concern about that.

7 So unless we come up with sort of a
8 standard thing that we just apply every time. So
9 things like that.

10 MEMBER WRIGHT: At what stage? Can
11 you say more about that? I mean I want to know
12 if there's something I need to worry about too
13 because I missed that.

14 MEMBER MAY: I mean I think this came
15 up in the new policy of being able to adopt
16 FONSI, for example. And we have a very
17 particular way in which we write our FONSI. And
18 you know, I certainly would have been very happy
19 if the Commission wants to adopt that. But I
20 don't want to have to do extra work in writing
21 the FONSI so that it fits your requirements.

22 And you know, we had a little bit of

1 conversation along those lines before. So it's
2 just, as I said, it's a note of concern. I don't
3 think it's a really big concern. I'm not
4 anticipating we're going to have huge problems
5 about it. But I do want to make sure that we
6 don't wind up creating work for other agencies.

7 MR. ACOSTA: That wasn't the intent.

8 MEMBER MAY: I know it's not the
9 intent, never the intent. But you know -- I
10 appreciate it. Thank you.

11 MEMBER WHITE: I want to echo the very
12 positive comments about the thoughtfulness and
13 extensive nature of the work that you've done to
14 take a look at these. I had a couple of comments
15 and questions.

16 One, I love Appendix A with acronyms.
17 That was really helpful to me still. I still
18 have to look these up every once in a while. The
19 other thing is a question about the five year
20 expiration on final approvals. And I know you
21 did some focus groups with applicants.

22 I like that idea to keep things fresh.

1 I'm just curious, do you see any pushback on
2 that? Or is this earth shattering? How do you
3 think that's going to work?

4 MR. FLIS: Well I think one of the
5 things that we've heard is that -- we do have
6 approval timeframes on some projects like
7 antennas. So we're not consistent currently.
8 And this helps provide some consistency.

9 This is just a way to check in and
10 make sure that after, you know, five years, that
11 a project hasn't changed or new regulations
12 haven't come into place or new policies that
13 might necessitate taking a look at a project.

14 This is also not to say that at five
15 years that a project has to come back through the
16 entire process. It may be simply, you know,
17 nothing has changed and your approval can
18 continue. So that's the intention.

19 MEMBER WHITE: Thank you.

20 MEMBER GALLAS: I also want to echo
21 the hard work. And as having someone who has had
22 to deal with some of these at times, I really

1 appreciate two things in particular. The
2 organization now by project type so that things
3 are more collected in one place. So you're not
4 searching and not finding what you're looking for
5 so easily.

6 So I think that's really very user
7 friendly approach here that ought to be, you
8 know, the way it ought to be. So thank you for
9 that.

10 And then also, you know, the alignment
11 of the final NEPA process with the final review
12 process is makes so much sense. And it's been
13 difficult to try to almost jury rig the process
14 to make it meet the requirements when it just
15 didn't seem natural. And this seems much more
16 natural in the flow.

17 So I just want to thank you for that.
18 And appreciate the hard work.

19 CHAIRMAN BRYANT: Mr. Cash?

20 MEMBER CASH: I just also want to
21 thank for the hard work. Being someone that
22 works on a legislative body, I can very much

1 appreciate lots of policies, procedures, and
2 hoops to go through.

3 And I want to piggyback my comments
4 earlier about Orr Elementary. And I appreciate
5 that in looking at the exceptions section that
6 would be an exception for most projects outside
7 of the central area.

8 But I do want to ask the question --
9 most of these end up on the consent agenda. But
10 I do recall about a year ago there was what
11 several members of the public thought was an
12 incredibly ugly firehouse proposed up near Walter
13 Reed. It came here on the non-consent agenda for
14 reasons other than why it was actually here for
15 NCPC approval.

16 And I just wonder how then the NCPC
17 staff would balance kind of predicting when the
18 public might want to come out and vent on
19 something or have something on the record even
20 though it's unrelated to actually why it is that
21 we're reviewing it.

22 So if you want to comment a little bit

1 on that, like how you anticipate making those
2 kind of judgment calls?

3 MR. FLIS: Well as proposed the
4 exemptions would not come to the Commission. So
5 they would not be on an agenda. Because a
6 determination has been made that there is no
7 federal interest. So it would not be coming to
8 the Commission for review.

9 MEMBER CASH: I guess my point is just
10 that, kind of from a transparency perspective, a
11 lot of people got to come here and vent because
12 they didn't like the building. Maybe that's more
13 of a CFA thing.

14 But I think that there is, there
15 should be maybe some consideration for
16 transparency's sake when you're looking at these
17 projects. And if you know there's a big
18 constituency that is completely against it for
19 reasons unrelated to comprehensive plan issues or
20 anything like that and it's aesthetics.

21 I think there sometimes is a value in
22 letting people come out and put their comments on

1 the record. It's on the NCBC transcript and it
2 now lives forever. But there are certain
3 projects -- maybe just be sensitive that the
4 public might want to weigh in. And to kind of
5 balance that exception process.

6 MR. FLIS: Okay.

7 CHAIRMAN BRYANT: And then last I'll
8 say that this work began more than a year ago,
9 perhaps nearly two years ago. So therefore, it
10 much preceded recent White House directives on
11 regulatory efficiency.

12 But this work is very much in keeping
13 with the goals of the White House and OMB on that
14 score. So we are very fortunate in that respect.
15 Are there any additional comments or questions on
16 this?

17 Hearing none -- the question for us is
18 the 45 day public comment period. And then this
19 will likely come back before us for final
20 approval sometime in September or thereabout.

21 MEMBER DIXON: So moved.

22 CHAIRMAN BRYANT: So it's been moved.

1 MEMBER WRIGHT: Second.

2 CHAIRMAN BRYANT: And seconded. All
3 in favor of the EDR as before you say aye.

4 (Chorus of ayes)

5 CHAIRMAN BRYANT: The opposed?

6 Unanimous. Thank you Mr. Flis and everyone very
7 much for this work. The last item on our agenda
8 is an information presentation on planning for
9 Southwest Washington and Buzzard Point. And Mr.
10 Weil -- no not Mr. Weil. Sorry. Mr. Gerbich
11 will be with us.

12 INFORMATION PRESENTATION

13 PLANNING SOUTHWEST DC AND BUZZARD POINT

14 MR. GERBICH: All right. Good
15 afternoon Mr. Chairman and Members of the
16 Commission. Representatives for the District of
17 Columbia Office of Planning, the National Park
18 Service, and Joint Base Myer-Henderson Hall are
19 here today to provide an overview of projects and
20 planning efforts in the Southwest Neighborhoods
21 and Buzzard Point area of Washington, D.C.

22 I'll provide a brief orientation of

1 the area before I turn the presentation over to
2 Patricia Zingsheim, Associate Director of Design
3 with the D.C. Office of Planning who will review
4 District plans for the area.

5 Commissioner Peter May, Associate
6 Regional Director for Lands and Planning for the
7 National Capitol Region of the National Park
8 Service will then outline NPS plans for Buzzard
9 Point Park.

10 And Ian Frank, Master Planner and
11 Architect at Joint Base Myer-Henderson Hall will
12 discuss plans for Lesley J. McNair. Questions
13 and/or comments will be taken at the conclusion
14 of the information presentation.

15 So for the purposes of this
16 discussion, the Southwest Neighborhoods generally
17 refers to the area bounded by the red dash line
18 on the right here with Buzzard Point highlighted
19 in yellow.

20 So this area has seen significant
21 investment in the past several years. And many
22 large and small scale projects are currently

1 planned or under way in this area.

2 Some of these projects have been
3 reviewed by the Commission such as the D.C.
4 United soccer stadium which is currently under
5 construction along 2nd Street Southwest.

6 To help to set a policy and design
7 framework to guide development in this area, the
8 District has developed a Southwest Neighborhood
9 Plan. And is currently working toward the
10 release of a Buzzard Point vision framework and
11 design review guide which will be discussed.

12 Additionally, the federal government
13 is also investing in Southwest D.C. and is
14 working to coordinate efforts with the District.
15 The National Park Service is currently creating a
16 development concept plan to determine the future
17 of Buzzard Point Park which lies along the
18 Anacostia River waterfront. And Fort McNair is
19 working on a master plan for its campus at the
20 confluence of the Potomac and Anacostia Rivers.

21 Both of these plans will eventually
22 come to the Commission for review. With that

1 overview, I'll now pass the presentation to
2 Patricia Zingsheim to talk through the District
3 vision for Southwest D.C. and Buzzard Point.

4 MS. ZINGSHEIM: Thank you John. Good
5 afternoon Members of the Commission and
6 colleagues at NCPC. I'm very happy to be here to
7 present the Buzzard Point vision framework and
8 design review guide. And I look forward to
9 answering or responding to any questions or
10 comments that you have after I conclude my
11 presentation.

12 Tanya Stern is here, Deputy Director
13 for Planning Engagement and Design in the Office
14 of Planning, and also very involved in the
15 development of this plan for Buzzard Point.

16 The D.C. Office of Planning along with
17 the District Department on Energy and the
18 Environment, District Department of
19 Transportation, Deputy Mayor for Planning and
20 Economic Development, and other District agencies
21 has prepared this vision and design guide and its
22 recommendations with participation from the

1 Capitol Riverfront BID, Buzzard Point property
2 owners, the Greater Southwest community, the
3 National Park Service, Fort McNair, and Pepco
4 simultaneous to the planning for the new soccer
5 stadium and events venue in Buzzard Point that
6 will provide a destination for the community and
7 the region.

8 We all share aspirations for this area
9 as an area for another emerging neighborhood in
10 central Washington that has the potential to
11 provide our community with an improved and more
12 accessible waterfront, rebuilt infrastructure,
13 critical extension of the Anacostia Riverwalk,
14 new opportunities for places to live and work and
15 start businesses, and access to new regional
16 destinations on D.C.'s southwest waterfront.

17 During the update of the federal
18 elements of the comprehensive plan adopted
19 earlier this year, the Office of Planning and
20 NCPC collaborated to create language highlighting
21 our shared stewardship for design in planning
22 for, protecting, and evolving the character of

1 this city that serves as both the nation's
2 capitol and the home of over 680,000 residents.

3 This shared stewardship language can
4 be found in the introduction to the federal
5 elements and will be incorporated into the
6 District elements during the 2nd Amendment cycle
7 which is currently underway.

8 The Anacostia Waterfront Initiative is
9 the 30 year, \$10 billion effort undertaken in
10 2002 laying out a strategy for developing a world
11 class waterfront in the heart of our nation's
12 capitol. And subsequently becoming one of the
13 greatest milestones in the story of Washington
14 D.C.'s development.

15 It integrates multiple transportation,
16 land use, and economic development projects of
17 which Buzzard Point peninsula is a key link
18 connecting two areas well underway. And you can
19 see them on the graphic here, that being Capitol
20 Riverfront neighborhood to the east, of which
21 Buzzard Point is a part of the bid as an aside.
22 And the southwest waterfront and the wharf

1 development to the west along the Washington
2 Channel.

3 The District's infrastructure
4 investment to date, including the South Capitol
5 Street corridor project currently underway, is
6 critical to Buzzard Point's future. And is
7 providing the armature for extensive private
8 sector investment in this area.

9 Based on the potential of the area
10 identified in the Anacostia Waterfront
11 Initiative, zoning was undertaken in 2002. And
12 the Capitol Gateway overlay was adopted by the
13 Zoning Commission in 2002.

14 It establishes a medium to high
15 density mixed use area for Buzzard Point with
16 design review for certain development sites
17 within this area based on the significance of the
18 waterfront location as well as the importance of
19 South Capitol Street and the potential for
20 framing the view to the Capitol building.

21 You can see the estimated development
22 yield so I'm not going to go through that. But

1 it's over 11 million square feet of development
2 with a significant portion of residential. And
3 again, this is an estimated development yield
4 because the particular mix of uses is not
5 mandated within the zoning.

6 District elements of the comprehensive
7 plan include the lower Anacostia waterfront near
8 Southwest Area element which includes a South
9 Capitol Street Buzzard Point policy focus area.

10 In the amendment process to the
11 comprehensive plan that I referred to that's
12 currently underway, the Office of Planning will
13 be recommending that Buzzard Point become its own
14 policy focus area in order to advance the
15 recommendations that are contained in this vision
16 framework.

17 A sampling of policy and actions
18 currently in the comprehensive plan address land
19 use focusing on residential with the emphasis on
20 good design and the recommendation to do detailed
21 planning for this area.

22 So with the development of this vision

1 framework we will have accomplished the Action
2 AW22C there by developing a detailed strategy for
3 the Buzzard Point area.

4 One important consideration in our
5 work and a key starting point was just looking at
6 the history and relationship to Greater
7 Southwest, both in terms of the cultural and the
8 architectural legacy as well as the circulation
9 and spatial framework of that area.

10 So as stated, the Buzzard Point is at
11 a pivotal location near the thriving and existing
12 Southwest neighborhood and along the Anacostia
13 River with the potential for this relatively
14 vacant area to connect areas to the west,
15 northeast, as well as across the river to Poplar
16 Point and downtown Anacostia.

17 This vision framework seeks an
18 especially strong relationship to neighborhood
19 areas to the north as well as to Fort McNair and
20 Capitol riverfront through transportation
21 connectivity, spatial and design relationships,
22 shared services, and programming benefits.

1 This area seeks to benefit from
2 existing architectural and cultural qualities
3 associated with 19th century as well as 20th
4 century modernism and industrial infrastructure.

5 Another thing that the Buzzard Point
6 vision framework does is integrate the
7 recommendations of recent plans that the District
8 has completed. Not only the Southwest
9 Neighborhood plan, which is a small area plan at
10 the bottom there, but also other very critical
11 D.C. plans including Move D.C., Sustainable D.C.,
12 and Climate Ready D.C.

13 The Buzzard Point peninsula is a
14 highly vulnerable area in the District for
15 flooding from rainwater, riverine, as well as sea
16 level rise. And the plan recommends designs for
17 buildings and public spaces that are resilient
18 and have the ability to adapt to this inevitable
19 relationship with the water.

20 And the FEMA flood insurance rate map
21 is there on the bottom on the right giving you
22 some idea of what these development areas and

1 projects are facing.

2 The Buzzard Point peninsula and this
3 vision framework considers the entire peninsula
4 though the actual study area is as outlined there
5 in the solid yellow. And it's approximately half
6 of the peninsula with the other 108 acres being
7 Fort McNair.

8 The peninsula also has proximity to
9 the U.S. Capitol, the Nats stadium, and both
10 local transportation challenges but also very
11 good regional transportation access with I-295,
12 395, and 695 as well as South Capitol Street, 4th
13 Street SW, M Street SE and SW, and the Green Line
14 Metrorail two stops slightly less than a mile
15 away.

16 Important regional projects include
17 the South Capitol Street itself, Oval Park,
18 Frederick Douglass Bridge project which is
19 currently a design build project and not yet
20 under construction but very close to getting to
21 that point.

22 It also includes the Buzzard Point

1 Park that John mentioned, the National Park
2 Service project, as well as Audi Field. And the
3 future development of Poplar Point on the
4 opposite side of the river, one of the few places
5 in the District of Columbia where we have the
6 opportunity to have two sided riverfront
7 development.

8 The Buzzard Point vision framework is
9 a very design forward plan as you will see as I
10 complete my presentation. It creates the urban
11 design template for melding environmental
12 conditions, connectivity, and land uses in a way
13 that focuses on creating a highly liveable place
14 in the city.

15 So it establishes design guidance and
16 a shared plan, sets expectations for character
17 and quality, and provides a specific design
18 roadmap for public and private sector
19 improvements.

20 There's three overarching goals under
21 which all of our recommendations contained in
22 this plan are clustered. And the neighborhood

1 goal includes mixed use resilient, green, and
2 sustainable scenario for the neighborhood as well
3 as an exceptional level of access to nature along
4 the waterfront.

5 The parks and waterfront section of
6 the plan focuses on the very types of parks that
7 this neighborhood needs, social spaces, the
8 relationship to Buzzard Point Park, soccer plaza
9 which will also be probably the first public
10 space developed in the neighborhood, neighborhood
11 play spaces, waterfront plaza, as well as semi-
12 private outdoor waterfront spaces.

13 And then finally, the transportation
14 component focuses on the connected grid, South
15 Capitol Street and the Oval as transportation
16 rationalizing investments, additional multi-modal
17 service long term. And focused on improved
18 facilities for bike, pedestrian, and water
19 transportation.

20 A few of the recommendations are
21 listed here in the neighborhood section. And the
22 things I want to point out are the way that land

1 use relates to some of the existing realities of
2 this area.

3 The Oval is obviously a major proposed
4 investment for this area. And this scenario,
5 this urban design framework clusters commercial
6 development, hotels, and cultural developments
7 around that Oval in the darker red color.

8 And then the residential developments
9 are proposed for the water's edge as well as to
10 transition between the Oval and the higher
11 density development to the existing lower density
12 neighborhood to the north.

13 In addition, the South Capitol Street
14 corridor and the Anascostia Riverwalk are
15 reinforced. And design, as I mentioned earlier,
16 that became part of the zoning for the area,
17 design review, is also an integral concept in
18 creating this well designed waterfront
19 neighborhood.

20 Parks, in this section there's a big
21 emphasis on the diversity of park types. The
22 concept of a living shoreline and access to

1 nature, which I mentioned.

2 Partnerships and programming, not only
3 partnerships with the National Park Service and
4 the Capitol Riverfront BID, but also partnerships
5 with the neighborhood and Fort McNair in the
6 programming and maintenance of these spaces.
7 Because there's a major opportunity to program
8 soccer stadium plaza, for example, on non-event
9 days. And they're eagerly waiting for
10 neighborhood involvement in determining what that
11 programmatic agenda might be.

12 And finally, our transportation, our
13 well connected transportation network, the third
14 of the three overarching goals. This area will
15 benefit significantly from rebuilding pretty much
16 the entire infrastructure in the area.

17 And doing it in, again, a very design
18 forward way that not only creates streets that
19 are part of the park and open space network of
20 the neighborhood, but streets that are also
21 highly serviceable for stormwater management.

22 This was a very complicated process

1 but we did study all the utility locations in
2 order to develop the scenarios for the street
3 network in Buzzard Point. Other key concepts
4 that are part of the transportation network are
5 grid connectivity and water access which I
6 mentioned.

7 This urban design plan is based on an
8 armature of features and destinations, a
9 potential array of great places some of which
10 will be regional draws. And they're listed here.
11 And it will be an important design opportunity
12 for all of us going forward to ensure that these
13 places are places that really serve the community
14 well. And distinguish our waterfront and also
15 serve the surrounding neighborhoods.

16 I've mentioned design a lot in this
17 and the design direction that this document
18 provides. Typically these are the kinds of
19 things we would develop after a plan is complete,
20 this and other design tools that we've created.

21 But in this particular case, they're
22 all included in the actual Buzzard Point plan.

1 So we wanted to take advantage of the great
2 opportunity we have here to rebuild the area.
3 But also because of the design review that's in
4 place in the zoning -- so the plan focuses on
5 providing that kind of guidance.

6 And in terms of architecture, these
7 are the five design principles that we've
8 distilled out for use by the development
9 community, their designers, community
10 stakeholders, other property owners, as well as
11 the various review panels that will be looking at
12 these particular projects.

13 And they are bold architecture,
14 resilient urbanism and high quality materials,
15 first floors that positively shape public space,
16 massing and transitions particularly in adjacent
17 to lower scale neighborhood areas, and outdoor
18 spaces for life and activity.

19 In addition to those guidelines we
20 also have three leaflets that we've prepared, the
21 soccer stadium design objectives which were used
22 during the PUD process for the soccer stadium.

1 And the Buzzard Point streetscape design
2 guidelines which I have mentioned already.

3 But they go into detail for each
4 street, tree type, material pallet, et cetera.
5 And they also have been in use on every project
6 that's going forward in Buzzard Point.

7 And finally, the riverwalk design
8 guidelines which are in use but to some degree
9 are still being formulated particularly for the
10 material pallet and some of the plant species.

11 None of these are so prescriptive that
12 they don't allow considerable originality on the
13 part of the individual developments. But they do
14 provide a connecting thread that will connect to
15 the neighborhood and tie the Buzzard Point
16 neighborhood together.

17 I just want to focus on a couple of
18 urban design analysis sketches that we've done.
19 One that shows the potential to design Oval Park
20 as not only a gateway from neighborhoods to the
21 southeast such as Anacostia and Poplar Point, a
22 doorway from the water, but also a kind of

1 meeting place or common ground for surrounding
2 neighborhood areas.

3 And then the sketch on the bottom
4 looks at the relationship to Fort McNair. And an
5 interesting relationship that we discovered while
6 we explored this was that the Q Street which is
7 the main public entrance to Fort McNair is
8 currently on axis with the location of the
9 proposed Oval Park.

10 And there's an opportunity to
11 strengthen that relationship as well as that of
12 other streets that have views to and from Fort
13 McNair and the neighborhood and the future
14 development areas.

15 One last slide just looking at the
16 ongoing developments in the area. And the
17 Greater Southwest, if you take the totals we're
18 looking at about between 9 and 10 million square
19 feet of development and roughly 3,000 residential
20 units. That includes projects like The Wharf,
21 Waterfront Station as well as things that are
22 recently completed at Waterfront Station, things

1 that are under construction such as The Wharf.
2 And projects that are in the approval process in
3 our office.

4 So all of that taken collectively, 9
5 to 10 million square feet, 3,000 residential
6 units. And some of the key developments
7 underway, of course, are the four predominantly
8 residential projects along the water, five, six,
9 seven, and eight shown here that all have
10 significant amounts of residential in them.

11 One phase complete, number eight,
12 which was part of the Florida Rock site. And a
13 second one under construction, a third one in
14 planning. And a fourth one to be designed once
15 the Oval size and configuration is final.

16 So that concludes my presentation.
17 I'm happy to receive any comments you have or
18 answer any questions that you have.

19 CHAIRMAN BRYANT: Thank you Ms.
20 Zingsheim very much. It may be prudent to hold
21 our questions until all three. Mr. May or Mr.
22 Gerbich, do you have --

1 MEMBER MAY: So thank you very much
2 for the opportunity to talk about our Buzzard
3 Point concept plan. First I will note by saying
4 that I am the third string on this.

5 Our principle planner, our Chief of
6 Planning is Tammy Stidham could not be here today
7 because she is gone to the American Planning
8 Association conference for an awards dinner
9 tonight for our Regional Trails plan.

10 So we're very excited about that. And
11 I want to congratulate her and Andrea Sweigart
12 and AECOM for their efforts on that planning
13 effort.

14 And then our regular planner in the
15 office also could not be here. So then it falls
16 to me. I'll move on.

17 So I don't think I need to do much in
18 the way of orientation here. But you can see it
19 outlined in red there is the parcel that is
20 Buzzard Point. We also have a parcel just to the
21 west of that which is the James Creek Marina
22 which is not affected by this particular plan.

1 It is a very strange shape. And as
2 you can see it includes submerged lands and
3 streets that were mapped onto, I guess, what at
4 one point was land or intentioned to be land.

5 But in any case, those are the
6 boundaries of the site. It's sort of an unusual
7 circumstance. And toward the middle of it there
8 you can see the remnants of where we have the
9 sort of stepped boundary is what remains of the
10 Buzzard Point Marina area.

11 That was a marina that we closed last
12 year. It was not really a functioning concession
13 operation. So we decided to move on. And that
14 gave us this plan.

15 So here you see river access points.
16 We have a pretty small portion of Buzzard Point
17 but it's pretty prime real estate. And it is
18 that way because of the connection to the river.

19 And what we have mapped here are the
20 multiple current access points shown in white.
21 And then the potential access so that if you want
22 to put in a kayak or canoe or something, these

1 are places where you can access to the Anacostia.

2 So this highlights some of those
3 potential access points. One is part of the
4 development that was in Patricia's presentation
5 at 1900 Half Street which has already gotten its
6 zoning approvals. And I'm not sure when they're
7 going to go to construction but hopefully
8 sometime soon. And it does include a substantial
9 riverfront access as well.

10 The Diamond Teague dock, this is an
11 existing location. And then Yards Park as well.
12 And further upriver, the Anacostia Community
13 Boathouse. If you've not been up the Anacostia
14 lately it's pretty impressive what's happening on
15 that side of the river.

16 So I would strongly encourage it. And
17 you can take the Anacostia Riverwalk Trail, a
18 beautiful bicycle ride, up from the South Capitol
19 Street bridge all the way up to Bladensburg.

20 So this is just highlighting some of
21 the adjacent developments. I don't need to go
22 into that. I think that was all covered by

1 Patricia's presentation.

2 So we have been working through this
3 planning process for a little more than a year
4 now. And the plan was to try to develop
5 something that was going to provide much better
6 access.

7 I don't know if anybody had been down
8 to Buzzard Point Marina but it really was not a
9 terrific place. And what we are trying to do is
10 make it into a terrific place and a benefit for
11 all the people who we see, who we know are
12 already in the nearby community but also the
13 people who will be coming to live and work in
14 Buzzard Point.

15 So this just outlines the process that
16 we've been going through. And the plan is done
17 and in the printing stage. This is just some of
18 what we heard from the public, a distinctive park
19 setting, water based activities, trail
20 connections, naturalizing the site, and water
21 access with minimal development.

22 So one of the interesting things that

1 we did in this planning process is that we did a
2 visual survey. And it was done in meetings and
3 it was also done online.

4 And we gave members of the public the
5 opportunity to look at things from other places.
6 And they could tell us what they liked and what
7 they didn't like. And so apparently they didn't
8 like duck boats in this location.

9 But there were lots of really
10 interesting things that they did like. And of
11 course, I think what we're seeing here in terms
12 of a common theme is sort of a highly developed
13 shoreline, a very urban shoreline. And I think
14 that people wanted to have a more natural
15 setting. And that's what we see in the most
16 favored images.

17 So it is those opportunities to get
18 into the water. The opportunities for artwork we
19 see sort of in the middle to the left, those
20 things that look like flying birds. They're
21 actually artwork. And places for people to come
22 and sit and be near the water. So those are the

1 things that we are focusing on.

2 So we have developed a couple of
3 concepts. Now this is not an environmental
4 assessment accompanying a planning effort. So it
5 is fairly, it is very conceptual. And we would
6 hope to follow this with a full planning effort
7 and full design effort.

8 But we tried to look at this just to
9 see what could be done. And to see if we can
10 generate some excitement around it. Because I
11 think ultimately to build this we will require
12 the help of some partners.

13 This is a section through, I think,
14 one of the deeper sections, the wider sections of
15 the area. And we are including a number of
16 features, some areas for play, the so-called rec
17 pods. But also open lawn and, of course, a
18 riverwalk and river trail access. And some
19 attempt to segregate say cyclists from
20 pedestrians.

21 So these are images of what the water
22 access might be like. I'm not sure that I

1 really, what I really think of the one on the
2 lower right there. But again, this is highly
3 conceptual.

4 And so, and then these are some more
5 images from the same concept, different parks, a
6 section of lawn, and the riverwalk. And that's
7 sort of a fountain feature on the left there.
8 And there it is again.

9 So this is the second concept which
10 actually puts an elevated multi-use trail over
11 the river. This would be a lot more complicated
12 to accomplish for reasons that I think we all
13 understand.

14 And this is what the section through
15 that looks like. So we put the trail up and out.
16 It gives the advantage of allowing you to be out
17 there over the river. But it also kind of
18 obstructs the view from the shore. But these are
19 the sort of things that we'll look at in more
20 detail when we advance the design.

21 Again, some images of that. An
22 attempt to sort of segregate with the paving

1 materials the cyclists from walkers. And an
2 ability to get right down close to the river.
3 And again, more of some of the same features,
4 grassy areas and play structures.

5 So the final plan was completed. And
6 we have to work to close the paper streets that
7 sort of divide up the land. We're looking
8 forward to trying to move this into an
9 environmental assessment and do additional design
10 work. We don't have the money at this moment but
11 we have some leads. So hopefully we will find
12 some good friends who will help us push this
13 forward.

14 And of course, we're working with D.C.
15 agencies and adjacent property owners. So that's
16 our presentation.

17 CHAIRMAN BRYANT: Thank you very much.
18 Then Mr. Ian Frank, Master Planner Architect at
19 Fort McNair. Welcome.

20 MR. FRANK: John, I don't know if I
21 know how to use this thing. Well thank you for
22 having us here, for having me here. I'm

1 representing the Joint Base Myer-Henderson Hall.
2 It was BRAC'd in 2005 with Joint Base Myer-
3 Henderson Hall on the Virginia side and Fort
4 McNair on the D.C. side.

5 We're now in the throes of revising
6 our master plan. And it's a DOD mandate that all
7 DOD facilities, installations rather, conform to
8 sustainability requirements and collaborative
9 process. So that's at the heart and soul of the
10 revision to the master plan.

11 We're currently, we just finished
12 April 7th, we just finished our ADP at Fort
13 McNair. And it was a planning charrette that
14 exemplified the collaborative effort. It had a
15 host of stakeholders including of which, we want
16 to give special thanks to Pat and to Tanya who
17 represented NCPC and the D.C. Office of Planning,
18 along with other stakeholders.

19 We're very appreciative for the chance
20 to integrate in with what it is that's going on
21 here which we find very exciting. So I prepared
22 a couple of slides. Normally on the slides you

1 saw before they weren't very colorful for McNair.
2 So I added a little bit of color to it. So I
3 hope you enjoy it. There are just a couple
4 slides because we just ran out of time.

5 But anyway, I just want to give you
6 some oversights, a little bit of view on the
7 concentration of what we're trying to get across
8 today is that the purpose of the ADP, one of the
9 main purposes is that, the main purpose is an
10 integration of systems.

11 And that sounds abstract and all that
12 kind of thing. You know what that involves is
13 open space, interlocked or connected -- it's a
14 connectedness with what happens on our base
15 behind the wall and what happens in our community
16 on the other side of the wall.

17 So this opportunity to be
18 collaborative and to share with D.C. Office of
19 Planning gave us that kind of connectedness. And
20 we were able to see what initiatives you guys had
21 envisioned and what it is we needed to hook up
22 to. So that is a preface.

1 The current 2013 master plan, again,
2 it was required to be integrated and to be
3 sustainable. Sustainable is about finding ways
4 to afford the future what the decisions are
5 today.

6 And one way for sustainability also is
7 to connect. And we're not working in a vacuum.
8 We're working in a community. And to be
9 constantly aware of that and to have that as an
10 intrinsic part of our master plan.

11 So the ADP is a roadmap for our
12 future. It's a 20 year plan. It has notional
13 buildings, notional sites that have been
14 developed.

15 Our Fort McNair site is very
16 constricted, very constrained. It is old. It
17 has a fidelity restriction and a necessity to
18 maintain its integrity historically. It's a
19 historic district on the National Register.

20 And so, because of those restrictions
21 we don't have very much room for expansion and
22 all that kind of thing that you have in this

1 lovely area of Southwest Washington.

2 So to deal with that, what we've found
3 is, and you can see it on -- this is one plan
4 that shows that morphology from 200 years ago or
5 thereabouts to the present is what we have. And
6 then the future is after the charrette.

7 We looked for opportunities and found
8 some because of the insightful views of those
9 present. And we're showing them there. But more
10 fruitful, a little drawing is the next slide.
11 And I don't know how to do that. Okay. So that
12 one.

13 This one is chock full of stuff. But
14 again, because of the excitement that we had and
15 the short time to put all this together, we
16 wanted to just get some of this in here just so
17 we could take it away with us and see what it is
18 we're so excited about.

19 So the ADP is a roadmap. The ADP 20
20 years out, we have to be able to have something
21 that sets our sights on a vision, something that
22 is able to materialize the vision.

1 And because we don't know what the
2 future will bring, but we suspect we have certain
3 ideas, we want to be able to bring out a fruitful
4 layout for the site plan that maintains its
5 integrity and fidelity and its historic legacy.

6 So there you can see that dotted line
7 in the center of the fields. Well that's a
8 central access, a prominent access. That will be
9 maintained.

10 But alongside -- if you go back to
11 that previous slide which you don't have to do.
12 Well you can see the early McKim, Mead, and White
13 plan all the way on the left shows how there is a
14 development of buildings along the shorelines.
15 And that's on the east and west. North is up
16 orientation wise.

17 And so you can see that we have
18 extended -- we found more buildable sites. At
19 first we looked at this, and before we went into
20 the charrette, we were very concerned that we
21 wouldn't be able to find too many buildable
22 sites. We did.

1 And so you see off the south, the
2 bottom part, and the left, that's the west side,
3 and some to the east side on the south tip, we
4 were able to find buildable sites. That
5 increases the capacity and usability and the
6 availability for this beautiful site to be used
7 fruitfully. And so there you see that.

8 Let me just say that the Area
9 Development Plan takes its heart and soul from a
10 vision. And the vision was collectively created
11 by our charrette folks. And I'm going to read it
12 to you because it's one that gives heart and soul
13 to this plan.

14 It's that Fort McNair will preserve
15 the historic legacy of iconic buildings and
16 landscapes while embracing modernization,
17 improving pedestrian circulation, and integrating
18 in with the urban fabric.

19 So out of that fall goals. And the
20 goals are directly correlated to that statement.
21 Our role -- we have a significant role not only
22 in the nation's capitol as a premier nation's

1 capitol region defense force. We are the home of
2 MDW Headquarters, the Military District of
3 Washington. Pershing's is a United States Army
4 band under MDW, the Judge Adjutant, the Center
5 for Military History, and the list goes on.

6 We have a very deep and long tradition
7 and legacy to uphold. And we all, anyone working
8 on this and on the Army installations realize
9 that and appreciate it. But we can go further.

10 One way to go further is to extend and
11 enhance our collateral responsibilities as a good
12 neighbor in D.C. And that we intend to do. My
13 boss Chief Peter Heerens has a long history of
14 urban planning and community planning and, along
15 with the group, sees this as an exciting
16 opportunity to move forward.

17 So we have an integration of systems.
18 The ones that we want to concentrate on for this
19 presentation are those that tie into and
20 integrate with D.C. and NCPC's planning and some
21 of the National Park Service.

22 So one category of improvements that

1 we want to incorporate in -- and again, this has
2 not been vetted yet for NCPC and CFA. This is a
3 conceptual, preliminary, very preliminary.

4 So one category of work that you can
5 see reflected in some of this is improve the
6 fitness and recreation. Because that's what the
7 visions of and what we've seen examples of for
8 D.C. and the D.C. Office of Planning.

9 Along the shoreline, along the
10 riverwalk, we want to tap into that. We look for
11 opportunities on our base, on the garrison, for
12 continuity, to bring more continuity in the walk
13 paths and in the fitness paths to encourage more
14 pedestrian opportunities.

15 Also we have seen the focus that Pat
16 alluded to that showed us from the Oval Park
17 that's proposed to our Q Street entrance at 2nd
18 Street. And you can see that's Node 2, N-2 is
19 the way that's designated, that red thing on the
20 center west. We'll look at that and see how we
21 can strengthen that and reinforce that kind of
22 attitude of focal point and experience.

1 So providing continuity in the walk
2 paths -- you can see the red dotted lines going
3 north to south that we want to share in the
4 opportunities and the beauty of the Washington
5 Channel and the Anacostia.

6 And by doing that, bringing this
7 continuity of walks paths is something that we
8 can set our sights on. So if funding becomes
9 available, we can accomplish that. We already
10 have some walk paths. We can extend them. And
11 we can tie into the riverwalk that's going to be
12 extended north and then up 2nd Street and then
13 east to west along P Street.

14 We can tie into those at the gates.
15 We could connect those walkpaths in the garrison,
16 to the garrison through those entry points and
17 exit points on the garrison to accomplish that
18 integration, that tie.

19 We want to improve the garrison
20 exterior. Pat pointed out that it's a lovely
21 experience walking along the perimeter of our
22 base. Even though it's not just a blank wall,

1 it's kind of a restrained articulated wall, it's
2 beautiful in its intrinsic value. And we could
3 make sure that we spend money enough to repair
4 that wall when it needs it to preserve it.

5 So this idea of preservation is very
6 much a part of what we want to do. And this ADP,
7 what falls out of it is a prioritized list of
8 things. So that enhancement along the perimeter
9 wall is one aspect that we want to try to
10 incorporate in.

11 Another category of work is the
12 enhancement, the revitalization, the
13 strengthening and the definition of nodes. Nodes
14 are the confluence of walk paths and of activity
15 areas.

16 We see that that's going on as part of
17 your D.C. plan. And we want to do that where we
18 have the opportunity to do that. One is at the Q
19 Street entrance, the main entrance to the base,
20 to the garrison.

21 Another one is up at G1. We were
22 thinking that we would take that entry point and

1 we would convert what now is a street that's
2 vehicular and pedestrian to keep vehicles out of
3 that street. And to turn it over to a pedestrian
4 walkway that accentuates and revitalizes that
5 long access north to south with a focal point to
6 the war college all the way at the south.

7 So that's an idea we had to do. The
8 walkability that's provided by these gates and by
9 these continuity of paths goes a long way to
10 enhancing our potential for interaction with the
11 community. It gives us the accessibility. It
12 gives us a lot of exciting new developments with
13 our neighbors.

14 So we want to share in that. And we
15 want to find ways to do it. So revitalizing the
16 community and neighborhood -- these are the
17 categories that we hear D.C. Planning and see
18 evidence of it in their planning work that we
19 want to tie into.

20 The revitalizing of the community is
21 essential. Enhancement of existing community
22 opportunities for social reaction via access and

1 creation of amenities that provide fitness. Very
2 important to us, to the Army and to the military.
3 Fitness is something that we, you know, it's the
4 top of the list of cost and affordance. And it's
5 the healthy atmosphere and healthy environment
6 and culture that we want to further.

7 So this accessibility and this tie
8 into the riverwalk and to the exciting new
9 developments at the stadium and the Oval Park
10 have that kind of opportunity for interaction,
11 social interaction, and fitness.

12 So they're all good. And that's part
13 of our plan. This diagram you'll take away with
14 you hopefully. It will show you more specifics.
15 Some of those blue arrows that you see point to
16 primary factors that tie into initiatives, that
17 tie into what's going on in the D.C. planning. I
18 can't cover them all because of lack of time.

19 I've got the heart and soul of it I
20 think. But I want to thank you all, we want to
21 thank you all for joining in this process and
22 having us be part of it. Thank you.

1

2

[INSERT-PLANNING SOUTHWEST DC AND BUZZARD POINT]

1 CHAIRMAN BRYANT: Thank you Mr. Frank
2 very much. And to Peter and Ms. Zingsheim.
3 Clearly this is a very exciting project. It's an
4 extension to all of our years of work on the
5 Southwest Ecodistrict. So Southwest is going to
6 be the place to be after Anacostia of course. So
7 this is very exciting. Ms. White?

8 MEMBER WRIGHT: Can I just ask a quick
9 question? And Commissioner May, if you wouldn't
10 mind, if we could go back in your presentation
11 where you, in the very beginning you had a
12 broader view of the river.

13 And just for orientation and my own
14 curiosity, where is the 11th Street bridge
15 project? And what's the relationship between
16 that effort and this effort? Because there's
17 some similar --

18 MEMBER MAY: The 11st Street bridge
19 project is, I guess, between the two outer rings
20 there. See where it says Washington Navy Yard?
21 Yes, there you go. There's the 11th Street
22 bridge.

1 And you can I see -- is that narrow
2 span meant to be the -- no that's the local span
3 of the 11th Street bridge project. So the 11th
4 Street bridge park would be just downriver of
5 that narrower span there.

6 It is part, I mean it's all part of
7 the Anacostia waterfront initiative. This all
8 gets blended into that. But from our planning
9 perspective it's about two things. It's tying
10 into the riverwalk and it's to tie into the river
11 trail, if you will, being able to go from one
12 place to another along the river stops.

13 MEMBER WRIGHT: I was just wondering
14 if there was any coordination there. Community
15 engagement is so extensive and they're focused on
16 --

17 MEMBER MAY: Yes. I mean we
18 coordinated with them a lot. We spent a lot of
19 them with them on the 11th Street bridge park but
20 not specific to Buzzard Point. We have so much
21 going on across the entire Anacostia.

22 MEMBER WRIGHT: I think there's

1 interesting there's so much synergy along the
2 river.

3 MEMBER MAY: Yes.

4 MEMBER WRIGHT: That's why I was
5 curious how that was being coordinated.

6 MEMBER MAY: Right.

7 MEMBER WRIGHT: Thanks.

8 CHAIRMAN BRYANT: Mr. Cash?

9 MEMBER CASH: Can I find any slide
10 that kind of has the street grid just on Buzzard
11 Point? Like can I have a little more zoomed in?

12 And I'll say so I think that one of
13 the really important things that was brought up
14 in the District's portion is talking about how
15 looking at the planning for the District, it's
16 really important that both comp plans really sync
17 up.

18 Because when you're looking at these
19 things in isolation -- I mean, for example, at
20 Fort McNair it might be great that we get a
21 master plan that comes here and we talk about
22 parking minimums and all that in the context of

1 Fort McNair. And that's great.

2 But one of the things I want to see --
3 it's kind of zoomed out here. But Q Street where
4 that northern Fort McNair entrance is -- so right
5 now the only access to the bottom of the point is
6 Half Street which is a two way street that goes
7 north and south one lane each. And then 2nd
8 street which would be kind of down the middle of
9 this which after you get to Fort McNair's
10 entrance is a one way street down.

11 One of the biggest concerns that the
12 communities had with, what, 60,000 people or
13 units going in? How many units or people are
14 going to be in the new Buzzard Point?

15 MS. ZINGSHEIM: It's potentially
16 6,000.

17 MEMBER CASH: Oh 6,000. Sorry. And
18 with that many people there's literally --
19 because we closed actually one of the streets to
20 accommodate the stadium. There was potentially
21 going to be only one lane of traffic that even
22 got up there.

1 And if you talk about closing a P
2 Street entrance on Fort McNair, it's just,
3 there's a lot of things when you look at it from
4 both planning perspectives. Closing the P Street
5 entrance on Fort McNair could exacerbate a lot of
6 the traffic concerns that there already are.

7 So I mean there's been some -- I know
8 the Zoning Commission is looking at it. And
9 there was a proposal to reopen part of 1st
10 Street. But it's just really important in
11 looking at all these different projects that
12 don't necessarily come to us for review of the
13 impacts on the surrounding community.

14 Because this one is going be
15 physically a pretty tight space down there with a
16 lot of exciting stuff going on. And a planning
17 effort on Fort McNair might not even touch on
18 some of the accessibility problems that are
19 potentially there. That's kind of a comment.

20 MS. ZINGSHEIM: I can say a little bit
21 about the transportation overall. There's, of
22 course, the notion to improve the multi-modal

1 access which includes additional bike, ped, and
2 bus service to this area including circulator on
3 event days associated with the soccer stadium.

4 So many of those things in work, under
5 consideration with WMATA as well as our District
6 Department of Transportation. The grid
7 connectivity which you described, there will be
8 some changes.

9 A, there's the rationalization of
10 circulation in general that occurs as part of the
11 Oval and South Capitol Street project. That's
12 more important than it might seem to this area
13 and in terms of just organizing the movements in
14 the area and the through traffic.

15 2nd Street will become a two way
16 street with a bike lane, protected bike lane.
17 The traffic is managed over toward 4th SW, the
18 local traffic, so that it isn't coming through
19 willy-nilly the neighborhood to the north because
20 that was a great concern of theirs.

21 So those are some of the themes in
22 terms of transportation. I think on game days

1 we're looking at -- or event days because there
2 will probably more than just 20 day soccer games.
3 But on those days transportation from the two
4 Metro stops will be important.

5 But no doubt about it, the management
6 of transportation in this area is extremely
7 important. And DDOT has done preliminary work on
8 that. They don't have a formal management plan
9 because it's too soon for that. They do have the
10 evidence of their track record relative to the
11 Nats stadium for managing game day events. And
12 they're balancing with D.C. United the
13 coincidence of events so that there aren't big
14 baseball events at the same time that there's big
15 soccer events.

16 But this is a peninsula. And with
17 that goes the challenges of being a peninsula. I
18 think one of the most exciting things, that I
19 just learned about a little over a week ago, is
20 that WMATA is actually studying a bus loop into
21 this area. And it's not definitely funded and
22 approved yet but it's under consideration.

1 So that would be exciting for both the
2 Southwest neighborhood as well as the property
3 owners that are currently working on developments
4 in Buzzard Point.

5 Was there any other point you wanted
6 me to address?

7 MEMBER CASH: I mean a lot of it was
8 just making the general observation about, I
9 mean, an area like this where we have the
10 District's interest but we also have a very large
11 federal interest. Just really the importance of
12 coordinating the planning efforts when in a
13 vacuum it might seem like you wouldn't need to.
14 But I think just making sure that you're taking
15 those things into account.

16 MS. ZINGSHEIM: Right. That is a
17 really good point. Because last week we had an
18 event with the property owners to update them on
19 the content of this final plan. And in
20 attendance was someone from Fort McNair.

21 And our goal going forward is to have
22 far better coordination on the Fort's data and

1 the metrics about the comings and goings and the
2 peaks at the Fort so that DDOT can look at the
3 signalization and other issues in the Buzzard
4 Point neighborhood with that in mind.

5 And I know the Fort has some goals for
6 some signalization improvements in the area. And
7 so getting that conversation going is what we're
8 hoping will happen.

9 CHAIRMAN BRYANT: Any final -- Mr.
10 Dixon?

11 MEMBER DIXON: Yes. Mr. Chairman,
12 with McNair, I'm waiting for you to come. I'd
13 like to ask you a question please. It's an easy
14 one for you. Well it's not going to be hard.
15 It's probably going to be yes or no.

16 You mentioned history and exercise and
17 healthy stuff. Is the golf course gone forever?

18 MR. FRANK: Sir, we will look into
19 that. We just have to find how big a bankroll
20 you have.

21 MEMBER DIXON: Well it was a pretty
22 shabby course but it was a nice little course.

1 MR. FRANK: Yes.

2 MEMBER DIXON: But it's been gone for
3 a while hasn't it?

4 MR. FRANK: It probably has. I've
5 only been there coming on two years. So I've
6 heard of that --

7 MEMBER DIXON: They had night golfing.

8 MR. FRANK: Night golf?

9 MEMBER DIXON: Tricky.

10 MR. FRANK: We'll look into it. It
11 may not be a priority but we'll --

12 CHAIRMAN BRYANT: Thank you Mr. Frank.
13 Mr. May?

14 MEMBER MAY: Before you go away, come
15 on back. So I had one question about the nodes
16 that you were showing, all the access points and
17 the pedestrian routes. I mean is there any hope
18 that there would be public access through the
19 Fort as a result of that? Or is it all just for
20 base residents and workers?

21 MR. FRANK: I don't know if I'm on or
22 not.

1 MEMBER MAY: You are on.

2 MR. FRANK: Okay. The public access
3 is now on 2nd Street.

4 MEMBER MAY: Right.

5 MR. FRANK: And the reason it's on the
6 2nd Street entrance is because there is a vehicle
7 search component that's necessary, crucial.

8 MEMBER MAY: Right.

9 MR. FRANK: So that is the public
10 entrance. Whether there will be another public
11 entrance, I suspect that without a DOD card or a
12 CAC card, I think that's going to be hard to
13 fund.

14 MEMBER MAY: It's a funding issue?

15 MR. FRANK: Yes because there are
16 guards and there is security devices --

17 MEMBER MAY: Right.

18 MR. FRANK: -- that are part and
19 parcel of that. However, I didn't get a chance
20 to but on that very colorful second slide we're
21 looking at what is called a pedestrian gate. And
22 that might be able to be networked in such a way

1 to allow, to recognize the fact that there's a
2 vision of an embarkation point there, there's the
3 park across the street, that we might be able to
4 do something about that.

5 And we're looking at the possibility,
6 we have to discuss with you, for having a parking
7 --

8 MEMBER MAY: Well that was my second
9 topic. Don't go there yet.

10 MR. FRANK: I won't go there.

11 MEMBER MAY: Because I've got things
12 I want to say about that. No, I mean what I'm
13 really curious about -- because right now the
14 riverwalk trail, you know, the way it's mapped
15 goes up the street on the east side of 4th. And
16 it would be really great if you could actually go
17 in and through the Fort.

18 MR. FRANK: That is a concern for us.
19 The way it is now, even without the population
20 expansion, without all the development even, it's
21 a concern for us security-wise obviously because
22 we're right on the shoreline. There are homes

1 there with folks in them that -- it's a seawall.

2 MEMBER MAY: Yes, there are homes
3 outside there.

4 MR. FRANK: It's true. It's true.
5 These are officials that --

6 MEMBER MAY: I understand the
7 challenges. I just think that we should be --

8 MR. FRANK: We did and will look at
9 opportunities to work that.

10 MEMBER MAY: Okay.

11 MR. FRANK: And there are some ideas.
12 We'll be pleased to discuss them with you. This
13 is probably not the forum.

14 MEMBER MAY: No, that's fine. I'm
15 just trying to suggest it.

16 MR. FRANK: Yes, absolutely. We're
17 open to it. There are those among the charrette
18 folk among the group that want to do that very
19 thing.

20 MEMBER MAY: I'm sure there are a lot
21 of people who want to do it. And you know, we've
22 struggled with the same thing over at the Navy

1 Yard. But somehow they managed to figure out a
2 way to let folks go along the river across the
3 Navy Yard. I know that there's a fence there
4 that separates the riverwalk from the Navy Yard.

5 MR. FRANK: Actually there is not a
6 fence. There's just a riverwalk. It's just a
7 wall.

8 MEMBER MAY: Well there's a fence that
9 gets closed at certain times so you can't go
10 through 24/7.

11 MR. FRANK: Okay.

12 MEMBER MAY: But in any case --

13 MR. FRANK: Okay.

14 MEMBER MAY: -- the point is that it's
15 really nice to be able to stay along the river
16 when you're on the riverwalk.

17 MR. FRANK: Totally agree.

18 MEMBER MAY: The second thing is that,
19 yes, I did notice the joint use parking garage on
20 Park Service property. And we have a whole lot
21 to talk about.

22 MR. FRANK: We do.

1 MEMBER MAY: Because that's something

2 --

3 MR. FRANK: We do and --

4 MEMBER MAY: Let me just --

5 MR. FRANK: Yes, sorry.

6 MEMBER MAY: It's just something that
7 we would not typically do. So we have a whole
8 lot to talk about there. That's all.

9 MR. FRANK: Thank you.

10 CHAIRMAN BRYANT: Thank you very much.
11 Any last comments? Hearing none, notwithstanding
12 our rather short agenda this was a very
13 substantive meeting today. So thank you all very
14 much. And so with that, I believe we stand
15 adjourned.

16 (Whereupon, the above-entitled matter
17 went off the record at 2:50 p.m.)

A

a.m. 6:17
ability 66:18 84:2
able 11:8 49:15 50:15
 86:20 88:20,22 89:3
 89:21 90:4 99:11
 108:22 109:3 111:15
above-entitled 112:16
absolutely 110:16
abstract 86:11
accentuates 95:4
access 61:15 67:11
 69:3 70:22 72:5 78:15
 78:20,21 79:1,3,9
 80:6,21 82:18,22 89:8
 89:8 95:5,22 101:5
 103:1 107:16,18
 108:2
accessibility 95:11
 96:7 102:18
accessible 21:17 27:22
 28:8 61:12
accommodate 101:20
accompanying 82:4
accomplish 83:12 93:9
 93:17
accomplished 65:1
account 105:15
ACHP 26:14
Acosta 1:20 2:4 5:8,10
 8:2 51:7
acres 67:6
acronyms 51:16
act 8:18 9:1 23:14,14
 24:22 25:7 48:9
action 2:14 20:13 21:6
 65:1
actions 31:17 64:17
active 8:11 35:21
activities 22:22 80:19
activity 73:18 94:14
acts 23:13,15
actual 67:4 72:22
adapt 66:18
added 28:20 32:1 33:1
 39:20 41:4 86:2
addition 2:10 13:2,7
 41:3 42:6 44:19 70:13
 73:19
additional 31:21 56:15
 69:16 84:9 103:1
Additionally 59:12
address 27:10,20 64:18
 105:6
addressed 7:5 33:4
 39:13 40:12,17
adjacent 73:16 79:21
 84:15

Adjourn 2:22
adjourned 112:15
Adjutant 91:4
administration 1:18
 22:17 23:3 25:20
adopt 25:2 50:15,19
adopted 24:16 25:6
 61:18 63:12
adoption 45:19
ADP 85:12 86:8 87:11
 88:19,19 94:6
advance 39:3 42:12
 64:14 83:20
advantage 73:1 83:16
Advisory 25:5
AECOM 77:12
aesthetics 55:20
afford 87:4
affordance 96:4
affords 35:20
afternoon 3:3 57:15
 60:5
agencies 6:15 24:3
 25:2,8,17 26:6 34:3,4
 34:5 35:6,17 36:5,7
 40:18 45:13 51:6
 60:20 84:15
agency 22:19 30:2 34:1
 34:2,15,16,17,19,21
 35:2,3,11 42:11
agency's 32:9 36:16
agenda 3:13,15 5:7,21
 8:2 12:10 20:15,16
 54:9,13 55:5 57:7
 71:11 112:12
ago 11:4 54:10 56:8,9
 88:4 104:19
agree 50:2 111:17
agreement 50:4
aims 22:11
Air 11:2
AKA 7:3
align 28:2 43:15
aligned 27:15 29:17
alignment 31:3 53:10
aligns 48:4
Allegiance 3:7,8
allow 28:4 35:18 36:15
 39:9 43:3 74:12 109:1
allowing 30:20 83:16
allows 32:3 33:1 43:12
 43:15 44:2
alluded 92:16
alongside 89:10
alternative 38:8
alternatives 35:20
 37:18,19
Altogether 27:9

amendment 62:6 64:10
amenities 96:1
America's 4:10
American 9:13 77:7
amounts 76:10
Anacostia 59:18,20
 61:13 62:8 63:10 64:7
 65:12,16 74:21 79:1
 79:12,13,17 93:5 98:6
 99:7,21
analysis 33:10 36:12
 43:18 74:18
Anascostia 70:14
and/or 58:13
Andrea 77:11
Andrews 15:5 16:5
Anne 1:22 2:6
Annex 14:5
answer 46:13 76:18
answering 60:9
antennas 24:16 28:19
 52:7
anticipate 55:1
anticipating 51:4
anybody 10:19 80:7
anyway 86:5
apparently 81:7
appear 27:3
Appendix 51:16
Apple 7:3
applicable 41:8
applicant 26:6 28:1
 30:1 32:5 34:14 37:9
 38:8 40:7 41:21 42:4
 45:13
applicant's 27:16 29:18
 37:17 38:7,18
applicants 22:14 23:17
 24:6,8 25:12 28:10,13
 29:5,7,16 30:12 31:1
 33:13 34:2,16,22
 35:11 42:1 43:6,8,12
 43:22 44:13 51:21
application 28:12,16
 32:20 33:2
applications 34:17
applied 32:5 33:9
applies 41:2
apply 23:19 40:7 50:8
Appointee 1:14,16,16
 1:17,18 4:7
appreciate 11:11 47:16
 47:19 48:8,12,15
 49:10 51:10 53:1,18
 54:1,4 91:9
appreciative 85:19
approach 37:17 53:7
appropriate 44:2

appropriately 22:22
approval 19:10,18
 23:20 26:16 31:6 39:3
 39:4,18 40:1 41:5,16
 41:22 42:18 52:6,17
 54:15 56:20 76:2
approvals 41:7 42:7
 51:20 79:6
approve 8:9 39:12
approved 41:9 104:22
approximately 67:5
April 85:12
Architect 58:11 84:18
architects 6:8
architectural 65:8 66:2
architecture 6:6 73:6
 73:13
area 8:16 9:5 17:8 19:8
 54:7 57:21 58:1,4,17
 58:20 59:1,7 61:8,9
 63:8,9,15,17 64:8,9
 64:14,21 65:3,9,14
 66:1,9,14 67:4 70:2,4
 70:16 71:14,16 73:2
 75:16 78:10 82:15
 88:1 90:8 103:2,12,14
 104:6,21 105:9 106:6
areas 62:18 65:14,19
 66:22 73:17 75:2,14
 82:16 84:4 94:15
Arlington 9:5 10:21
armature 63:7 72:8
armed 8:10
Army 13:6 91:3,8 96:2
arose 32:10
array 72:9
arrays 32:2
ARRINGTON 1:16
arrows 96:15
articulated 94:1
Arts 25:19 48:5
artwork 81:18,21
Asia 9:13
aside 62:21
aspect 94:9
aspirations 61:8
assessment 7:6 25:13
 32:12,22 48:20 82:4
 84:9
assigned 34:17 35:8,16
assigning 34:14
Assignment 35:10
Associate 58:2,5
associated 37:4 66:3
 103:3
Association 77:8
atmosphere 96:5
attempt 82:19 83:22

attempted 42:20
attend 6:10
attendance 3:10 105:20
attention 48:9
attitude 92:22
Audi 68:2
authorities 23:12
Authority 17:9
authorization 12:7 22:3 45:7
authorize 6:11 9:3 46:9
authorizing 11:17
automatically 48:21
availability 90:6
available 45:4 93:9
Avenue 18:5
avoided 36:22
AW22C 65:2
awards 77:8
aware 22:16 36:19 87:9
axis 75:8
aye 20:9 57:3
eyes 20:10 57:4

B

back 41:21 42:5,17 52:15 56:19 89:10 98:10 107:15
balance 54:17 56:5
balancing 104:12
band 91:4
bankroll 106:19
Barracks 14:5
base 15:5 16:5 57:18 58:11 85:1,2 86:14 92:11 93:22 94:19 107:20
baseball 104:14
based 42:19 63:9,17 72:7 80:19
basically 32:21
basis 34:14
beautiful 79:18 90:6 94:2
beauty 93:4
becoming 9:1 62:12
began 56:8
beginning 21:11 98:11
behalf 4:13 5:11 47:7
believe 23:1 29:22 44:12 112:14
believes 36:7 46:2
benefit 66:1 71:15 80:10
benefits 65:22
benefitting 28:12
best 26:3 38:13 40:17
BETH 1:18

better 19:17 22:13 26:10 28:11 30:1 35:13 39:1 43:1,14,21 48:1,4 80:5 105:22
bicycle 79:18
bid 61:1 62:21 71:4
big 51:3 55:17 70:20 104:13,14 106:19
biggest 101:11
bike 69:18 103:1,16,16
bill 8:9 9:2,14 10:14 11:12
billion 62:9
bills 9:12
birds 81:20
bit 19:17 23:6 27:7 35:13 48:14 49:20 50:22 54:22 86:2,6 102:20
Bladensburg 79:19
blank 93:22
blended 99:8
blue 31:11 96:15
Boathouse 79:13
boats 81:8
body 53:22
bold 73:13
boss 91:13
bottom 31:11 34:12 66:10,21 75:3 90:2 101:5
boundaries 78:6
boundary 78:9
bounded 58:17
BRAC'd 85:2
Brad 6:6
bridge 67:18 79:19 98:14,18,22 99:3,4,19
brief 6:14 44:22 57:22
briefing 37:8,13 40:6
briefly 33:17
bring 34:10,18 89:2,3 92:12
bringing 42:17 93:6
broader 98:12
brought 13:5 17:7 18:6 100:13
Bryant 1:10,13 2:3,8 3:3,9 4:2 5:6 8:1 10:1 10:17 12:10,15 13:3 14:3 15:3 16:3 17:4 18:3 19:1,4,21 20:2,6 20:8,11 47:1 53:19 56:7,22 57:2,5 76:19 84:17 98:1 100:8 106:9 107:12 112:10
build 10:22 67:19 82:11
buildable 89:18,21 90:4

building 2:10,11 5:4,22 13:2,4 15:2,4 18:2,4 19:10 24:15 40:19 55:12 63:20
buildings 66:17 87:13 89:14 90:15
bus 103:2 104:20
business 23:10
businesses 61:15
Buzzard 2:18 57:9,13 57:21 58:8,18 59:10 59:17 60:3,7,15 61:1 61:5 62:17,21 63:6,15 64:9,13 65:3,10 66:5 66:13 67:2,22 68:8 69:8 72:3,22 74:1,6 74:15 77:2,20 78:10 78:16 80:8,14 97:11 99:20 100:10 101:14 105:4 106:3
bylaws 23:8

C

C 1:20
C-O-N-T-E-N-T-S 2:1
cabinet 34:4
CAC 108:12
calendar 2:7 12:9,11,12 12:13 13:1 14:1 15:1 16:1 17:1 18:1 19:2 20:3,4,9
call 3:12
called 108:21
calls 55:2
campus 59:19
canoe 78:22
capacity 90:5
capital 1:1,12 3:4 4:11
capitol 25:18 58:7 61:1 62:2,12,19 63:4,12,19 63:20 64:9 65:20 67:9 67:12,17 69:15 70:13 71:4 79:18 90:22 91:1 103:11
card 108:11,12
Carnegie 7:2,9
case 10:19 11:15 24:11 33:6 34:18,21 35:2 72:21 78:5 111:12
Cash 1:15 19:3,5,22 53:19,20 55:9 100:8,9 101:17 105:7
categorical 31:16,20 32:5,14 33:2,8
categorically 32:4
categories 95:17
category 91:22 92:4 94:11
CATEX 31:20 32:3
center 2:9 12:14,17,19 89:7 91:4 92:20
central 19:8 54:7 61:10 89:8
cents 19:19
century 4:11 6:2 66:3,4
CEQ 23:19 25:2 26:13 26:15 45:22
certain 56:2 63:16 89:2 111:9
certainly 50:18
cetera 74:4
CFA 55:13 92:2
Chairman 1:11,13,15 2:2 3:3,9,16 4:1,2,17 5:6,10 8:1,6 10:1,16 10:17 12:10,15 13:3 14:3 15:3 16:3 17:4 18:3 19:1,3,4,21 20:2 20:6,8,11 21:9 42:8 47:1 53:19 56:7,22 57:2,5,15 76:19 84:17 98:1 100:8 106:9,11 107:12 112:10
challenges 27:12 67:10 104:17 110:7
Champ 5:15
chance 85:19 108:19
change 31:2 32:18 41:5 41:20 42:3 43:7
changed 35:12 52:11 52:17
changes 22:9 30:10 31:16 33:18 37:22 41:13,18 45:21 46:3 47:22 48:10 49:5 103:8
Channel 63:2 93:5
chapters 28:21 29:8
character 61:22 68:16
charrette 85:13 88:6 89:20 90:11 110:17
check 52:9
Chief 77:5 91:13
chock 88:13
Chores 20:10
Chorus 57:4
circulation 65:8 90:17 103:10
circulator 103:2
circumstance 32:10 78:7
circumstances 32:20
cities 25:16
citizens 47:8,10
city 1:15 33:14 62:1 68:14

- clarification** 10:4
clarify 33:21 36:8
clarifying 41:3 43:10
clarity 27:14 29:11 33:20
class 62:11
clear 22:12 27:5,22 28:15,20 36:9
clearer 43:9,19
clearly 28:8 29:17 34:1 98:3
Climate 66:12
close 67:20 84:2,6
closed 78:11 101:19 111:9
closely 26:13
closing 102:1,4
clustered 68:22
clusters 70:5
co-lead 36:6
coincidence 104:13
collaborated 61:20
collaborative 85:8,14 86:18
collateral 91:11
colleague 4:4
colleagues 4:15 60:6
collected 53:3
collectively 76:4 90:10
college 95:6
color 70:7 86:2
colorful 86:1 108:20
Columbia 25:17 57:17 68:5
come 19:8,14 36:14 41:21 42:4,5 50:7 52:12,15 54:18 55:4 55:11,22 56:19 59:22 81:21 102:12 106:12 107:14
comes 100:21
coming 21:5 55:7 80:13 103:18 107:5
comings 106:1
commemorate 8:10
commemorative 23:14 28:20 38:3 39:2,6 48:9
commence 45:8
comment 6:19 7:4 10:18 19:6 22:6 26:17 45:7,17 46:11 54:22 56:18 102:19
commenting 19:6
comments 12:15 14:4 20:3 38:19 39:13 47:12 51:12,14 54:3 55:22 56:15 58:13 60:10 76:17 112:11
commercial 70:5
commission 1:1,3,12 1:21 4:7,13 6:11 9:15 21:11 22:14 23:7,8,9 23:15,20 24:2,4,9 25:19 28:13,22 30:17 30:20 34:18 37:16 38:7,9,13,16 39:9,11 40:1,10 41:6,21 43:1 43:3,11,20,20 44:4 45:19 46:8 47:6,12 48:5 50:19 55:4,8 57:16 59:3,22 60:5 63:13 102:8
Commission's 3:5 22:2 23:11 28:10 37:20 41:18
Commissioner 6:9 58:5 98:9
Commissioners 4:18
committee 8:19 9:8
committees 10:8
common 24:14 75:1 81:12
communicate 37:11
communities 101:12
community 61:2,6,11 72:13 73:9,9 79:12 80:12 86:15 87:8 91:14 95:11,16,20,21 99:14 102:13
comp 100:16
complete 68:10 72:19 76:11
completed 30:6,7,12,19 38:20 66:8 75:22 84:5
completely 55:18
complex 38:2
compliance 25:7 36:9 41:7 43:3
complicated 71:22 83:11
comply 24:20 35:1
component 69:14 108:7
comprehensive 8:21 55:19 61:18 64:6,11 64:18
concentrate 91:18
concentration 86:7
concept 14:4 15:4 16:4 31:4 37:16 38:1 39:7 59:16 70:17,22 77:3 83:5,9
concepts 72:3 82:3
conceptual 82:5 83:3 92:3
concern 49:14,17 50:6 51:2,3 103:20 109:18 109:21
concerned 49:20 89:20
concerns 37:10 101:11 102:6
concession 78:12
concise 21:16
conclude 60:10
concludes 7:10 46:12 76:16
conclusion 58:13
conclusions 32:21 68:12
condolences 4:14 5:12
conference 77:8
configuration 76:15
confirm 38:17
confluence 59:20 94:14
conform 85:7
congratulate 77:11
Congress 11:5,13 12:3
connect 65:14 74:14 87:7 93:15
connected 69:14 71:13 86:13
connectedness 86:14 86:19
connecting 62:18 74:14
connection 78:18
connections 80:20
connectivity 65:21 68:12 72:5 103:7
consent 2:7 12:9,11,12 12:13 13:1 14:1 15:1 16:1 17:1 18:1 19:2 20:3,4,9 54:9
consider 39:9
considerable 74:12
consideration 55:15 65:4 103:5 104:22
considered 6:1 37:7
considers 67:3
consistency 37:19 52:8
consistent 52:7
consistently 35:15
constantly 87:9
constituency 55:18
constrained 87:16
constricted 87:16
construction 19:11,18 59:5 67:20 76:1,13 79:7
consultant 25:11,14
consultation 7:8
contained 10:14 64:15 68:21
contemporary 6:3
content 8:15 26:22 105:19
context 23:6 100:22
continue 5:18 52:18
continues 47:6
continuity 92:12,12 93:1,7 95:9
contrast 25:5
controversial 40:3 42:10
controversy 11:4
convened 1:9
conversation 6:5 37:14 51:1 106:7
convert 95:1
cooperating 34:15,19 35:3,6 36:7
cooperatively 50:5
coordinate 59:14
coordinated 26:14 44:11 99:18 100:5
coordinating 43:14 105:12
coordination 27:6 42:11 99:14 105:22
Corps 9:6
Correct 10:13
correlated 90:20
corridor 63:5 70:14
cosign 36:16
cosigning 36:22
cost 96:4
Council 1:15 25:1,5
Counsel 1:22 8:4
couple 10:19 20:21 51:14 74:17 82:2 85:22 86:3
course 23:11 43:8 76:7 81:11 82:17 84:14 98:6 102:22 106:17 106:22,22
cover 96:18
covered 79:22
create 22:13 61:20
created 26:4 72:20 90:10
creates 68:10 71:18
creating 51:6 59:15 68:13 70:18
creation 9:15 96:1
Creek 77:21
critical 24:1 30:10 61:13 63:6 66:10
critique 38:6
crucial 108:7
culminating 39:16
cultural 65:7 66:2 70:6
culture 9:14 96:6
curiosity 98:14

curious 52:1 100:5
109:13
current 22:16 24:13
26:2 31:9 35:12 78:20
87:1
currently 29:2 52:7
58:22 59:4,9,15 62:7
63:5 64:12,18 67:19
75:8 85:11 105:3
cycle 62:6
cyclists 82:19 84:1

D

D.C 1:10,15 57:21 58:3
59:3,13 60:3,16 66:11
66:11,11,12 84:14
85:4,17 86:18 91:12
91:20 92:8,8 94:17
95:17 96:17 104:12
D.C.'s 61:16 62:14
darker 70:7
dash 58:17
data 105:22
date 63:4
day 22:5 45:7 46:11
56:18 104:2,11
days 71:9 103:3,22
104:1,3
DC 2:18 57:13 97:11
DDOT 104:7 106:2
deal 52:22 88:2
death 4:3
Deborah 5:14
decided 78:13
decision 30:16 36:18
39:10,17
decisions 41:11 87:4
deep 91:6
deeper 82:14
defense 1:14 25:21
91:1
define 36:5
defined 29:17
definitely 104:21
definition 34:3 42:3
94:13
degree 74:8
delegated 42:8
delegations 42:13
density 63:15 70:11,11
Department 1:14,17
13:6 16:6 18:7 19:16
25:21 60:17,18 103:6
departments 34:4
Deputy 60:12,19
derived 23:13
describe 24:7 45:1
described 103:7

describing 24:20
Desert 8:12,12
design 14:4 15:4 16:4
26:11 38:10,17 39:4,8
39:10,12 40:12 58:2
59:6,11 60:8,13,21
61:21 63:16 64:20
65:21 67:19 68:9,11
68:15,17 70:5,15,17
71:17 72:7,11,16,17
72:20 73:3,7,21 74:1
74:7,18,19 82:7 83:20
84:9

designated 92:19
designed 70:18 76:14
designers 73:9
designs 66:16
destination 61:6
destinations 61:16 72:8
detail 30:5 37:12 74:3
83:20
detailed 25:13 36:13
64:20 65:2
details 38:17
determination 31:6
40:8 41:1 55:6
determine 40:6 42:2
59:16
determining 71:10
develop 72:2,19 80:4
developed 30:14 38:17
48:11 59:8 69:10
81:12 82:2 87:14
developing 62:10 65:2
development 29:18
35:20 39:4 43:16 59:7
59:16 60:15,20 62:14
62:16 63:1,16,21 64:1
64:3,22 66:22 68:3,7
70:6,11 73:8 75:14,19
79:4 80:21 89:14 90:9
109:20
developments 70:6,8
74:13 75:16 76:6
79:21 95:12 96:9
105:3
devices 108:16
diagram 31:7 96:13
Diamond 79:10
differences 31:8
different 27:3 28:18
29:4 83:5 102:11
differentiating 43:2
difficult 53:13
digest 49:15
diligence 47:7
dinner 77:8
direct 30:22 43:6 45:12

direction 43:21 49:12
72:17
directives 56:10
directly 29:7 90:20
Director 1:20 2:4 4:5
5:8,9 7:12 42:9 58:2,6
60:12
Director's 46:8
directs 23:17
discovered 75:5
discuss 37:9 58:12
109:6 110:12
discussed 59:11
discussion 47:17 58:16
distilled 73:8
distinct 28:21 43:17
distinction 27:4
distinctive 80:18
distinguish 33:22 72:14
district 18:6 19:8,15
25:16 47:8 48:7 57:16
58:4 59:8,14 60:2,17
60:18,20 62:6 64:6
66:7,14 68:5 87:19
91:2 100:15 103:5
District's 63:3 100:14
105:10
diversity 70:21
divide 84:7
Dixon 1:16 4:17 5:6
20:5 56:21 106:10,11
106:21 107:2,7,9
dock 79:10
document 20:19 31:4
39:17 72:17
documentation 31:21
documents 27:21 29:3
36:11,16,20 45:19
DOD 85:6,7 108:11
doing 5:1,4 48:13,16
71:17 93:6
doorway 74:22
dotted 89:6 93:2
doubt 104:5
Douglass 67:18
downriver 99:4
downtown 65:16
draft 2:9 6:12 12:14,16
12:19 22:4 26:16 31:4
44:16
drawing 88:10
draws 72:10
duck 81:8
duplicate 32:9 36:20
duplication 33:9 36:22
duty 8:11

E

eagerly 71:9
earlier 30:22 35:19 43:5
43:11,20 44:2 54:4
61:19 70:15
early 37:10,22 89:12
earth 52:2
easier 43:9 48:18
easily 53:5
east 62:20 89:15 90:3
93:13 109:15
easy 106:13
echo 51:11 52:20
Ecodistrict 98:5
Economic 60:20 62:16
edge 70:9
editor 6:6
EDR 21:15 57:3
EDRs 49:8
effective 27:11
effectiveness 22:19
46:5
efficiency 22:19 27:11
27:18 29:12 46:5
56:11
efficient 27:22 47:4
effort 33:10,21 36:21
47:16 49:11 62:9
77:13 82:4,6,7 85:14
98:16,16 102:17
efforts 57:20 59:14
77:12 105:12
eight 76:9,11
either 34:8 36:3
element 64:8
Elementary 2:13 18:5,8
54:4
elements 61:18 62:5,6
64:6
elevated 83:10
eliminated 29:13 31:22
eliminates 33:9
Elizabeth 6:8
email 37:14
embarkation 109:2
embracing 90:16
emerging 61:9
emphasis 22:18 64:19
70:21
encourage 79:16 92:13
Energy 60:17
engagement 24:10
60:13 99:15
enhance 33:20 44:12
91:11
enhancement 94:8,12
95:21
enhancing 95:10
enjoy 86:3

ensure 35:7 41:6,10,13
 72:12
ensuring 47:5
entire 26:14 52:16 67:3
 71:16 99:21
entirety 49:10
entity 5:3
entrance 75:7 92:17
 94:19,19 101:4,10
 102:2,5 108:6,10,11
entry 93:16 94:22
environment 6:13
 60:18 96:5
environmental 2:15 7:6
 20:17 21:7,21 22:5,10
 23:18 24:18,21 25:1
 25:10 26:12 27:13
 29:10 32:11,22 33:19
 34:13 44:8 45:16,21
 46:4,10 48:20 68:11
 82:3 84:9
envisioned 86:21
especially 48:8 65:18
essential 8:15 95:21
essentially 31:17
establish 9:4,14
establishes 8:20 63:14
 68:15
estate 78:17
estimated 63:21 64:3
et 74:4
evaluate 21:19 26:22
EVAN 1:15
event 103:3 104:1
 105:18
events 61:5 104:11,13
 104:14,15
eventually 59:21
evidence 95:18 104:10
evolving 61:22
exacerbate 102:5
example 23:8 50:16
 71:8 100:19
examples 92:7
exception 40:6 41:1
 54:6 56:5
exceptional 69:3
exceptions 39:21,22
 40:9,15 54:5
excited 77:10 88:18
excitement 82:10 88:14
exciting 85:21 91:15
 95:12 96:8 98:3,7
 102:16 104:18 105:1
exclude 32:4
exclusion 31:20 32:6,7
 32:14 33:2,8
exclusions 31:16,22

32:1
executive 1:20 2:4 4:5
 5:8,9 7:12 22:17 34:4
 42:8 46:7
exemplified 85:14
exempt 28:5
exemptions 55:4
exercise 106:16
existing 25:13 26:8,20
 65:11 66:2 70:1,11
 79:11 95:21
exit 93:17
expanded 40:9
expansion 87:21
 109:20
expect 45:18
expectations 6:4 68:16
expedite 31:14 32:19
 40:20
experience 44:13 92:22
 93:21
expiration 41:4,10
 51:20
Expirations 41:12
explain 41:17
explored 75:6
extend 4:14 5:12 91:10
 93:10
extended 89:18 93:12
extending 4:10
extension 61:13 98:4
extensive 38:12 51:13
 63:7 99:15
exterior 93:20
extra 50:20
extraordinarily 47:3
extraordinary 32:20
 47:6
extremely 104:6

F

fabric 90:18
facilities 40:19 47:9
 69:18 85:7
facility 2:11 11:1 16:2,4
 16:7
facing 67:1
fact 10:21 11:11 109:1
factors 96:16
fairly 82:5
fall 12:4 90:19
falls 77:15 94:7
familiar 11:15 21:16
family 4:15 5:12
far 31:1 43:6,13 105:22
favor 20:3,8 57:3
favored 81:16
feasibility 11:19,20

12:2
feature 6:7 83:7
features 41:9 72:8
 82:16 84:3
February 9:7
federal 2:12 17:2,6,10
 25:2,17 28:6 34:1,3,5
 34:9,16 35:10,17 40:4
 40:13,16,19 45:8,11
 47:7 55:7 59:12 61:17
 62:4 105:11
feedback 30:18 38:14
 43:11 45:17
feet 64:1 75:19 76:5
FEMA 66:20
fence 111:3,6,8
fidelity 87:17 89:5
Field 68:2
fields 89:7
figure 111:1
final 17:5 18:4 19:10,17
 27:5 30:7,19 31:5,6
 38:15 39:14,17 40:22
 41:5 45:19 51:20
 53:11,11 56:19 76:15
 84:5 105:19 106:9
finally 6:22 23:18 28:4
 36:15 38:15 44:1
 69:13 71:12 74:7
find 10:11 29:5 84:11
 85:21 89:21 90:4
 95:15 100:9 106:19
finding 32:12 36:17
 53:4 87:3
fine 25:19 48:5 110:14
finished 85:11,12
firehouse 54:12
first 8:8 10:19 11:16
 21:14 26:19 27:21
 28:7 30:9 37:6 39:7
 47:15 69:9 73:15 77:3
 89:19
fitness 92:6,13 96:1,3
 96:11
fits 50:21
five 8:7 41:15 51:19
 52:10,14 73:7 76:8
flags 37:22
Flis 2:16 20:20 21:5,9
 47:1 52:4 55:3 56:6
 57:6
flood 2:12 17:2,5 66:20
flooding 66:15
floors 73:15
Florida 76:12
flow 53:16
flying 81:20
focal 92:22 95:5

focus 6:2 22:2 40:10
 43:18 51:21 64:9,14
 74:17 92:15
focused 21:12 69:17
 99:15
focuses 68:13 69:6,14
 73:4
focusing 64:19 82:1
folk 110:18
folks 90:11 110:1 111:2
follow 24:4 25:8 82:6
follow-on 36:13
FONSI 50:16,17,21
force 11:3 91:1
forces 8:10
forever 56:2 106:17
form 21:22 28:17
formal 42:12 104:8
format 21:15 44:18
former 5:16
formulated 74:9
Fort 13:4 59:18 61:3
 65:19 67:7 71:5 75:4
 75:7,12 84:19 85:3,12
 87:15 90:14 100:20
 101:1,4,9 102:2,5,17
 105:20 106:2,5
 107:19 109:17
Fort's 105:22
fortunate 56:14
forum 110:13
forward 35:17 60:8 68:9
 71:18 72:12 74:6 84:8
 84:13 91:16 105:21
found 29:3 31:18 32:10
 62:4 88:2,7 89:18
foundation 4:22 21:22
fountain 83:7
four 12:11 24:14 76:7
fourth 76:14
framework 59:7,10 60:7
 64:16 65:1,9,17 66:6
 67:3 68:8 70:5
framing 63:20
Frank 2:20 58:10 84:18
 84:20 98:1 106:18
 107:1,4,8,10,12,21
 108:2,5,9,15,18
 109:10,18 110:4,8,11
 110:16 111:5,11,13
 111:17,22 112:3,5,9
Frederick 67:18
fresh 51:22
friend 4:3
friendliness 27:1
friendly 53:7
friends 4:15 84:12
front 31:8 40:14

fruitful 88:10 89:3
fruitfully 90:7
full 82:6,7 88:13
functioning 78:12
functions 23:9
fund 108:13
funded 104:21
funding 93:8 108:14
further 46:4 79:12 91:9
 91:10 96:6
future 42:18 59:16 63:6
 68:3 75:13 87:4,12
 88:6 89:2

G

G1 94:21
GALLAS 1:16 10:3,10
 10:15 52:20
game 103:22 104:11
games 104:2
garage 111:19
garrison 92:11 93:15
 93:16,17,19 94:20
Gary 6:8
gate 2:10 14:2,4 108:21
gates 93:14 95:8
gateway 63:12 74:20
general 1:18,22 6:9,14
 8:3 18:7 19:16 25:20
 37:19 40:2 103:10
 105:8
generally 34:16 38:1,11
 40:3,17 42:9 44:22
 58:16
generate 82:10
GEOFFREY 1:17
Gerbich 2:18 57:10,14
 76:22
getting 67:20 106:7
give 85:16 86:5
gives 83:16 90:12 95:11
 95:12
giving 66:21
glitches 48:2
goal 69:1 105:21
goals 23:3 56:13 68:20
 71:14 90:19,20 106:5
goings 106:1
golf 106:17 107:8
golfing 107:7
gotten 79:5
govern 23:8
government 5:3 34:5
 47:7,8 59:12
governments 47:9
graphic 37:2 62:19
grassy 84:4
Greater 61:2 65:6 75:17

greatest 62:13
greatly 44:12
green 67:13 69:1
grey 31:10
grid 69:14 72:5 100:10
 103:6
GRIFFIS 1:17
Griffith 4:4,5
Griffith's 4:14 5:12
ground 75:1
groundbreaking 5:2
group 91:15 110:18
groups 51:21
guards 108:16
guess 55:9 78:3 98:19
guidance 30:21 43:4,21
 68:15 73:5
guide 23:7,22 59:7,11
 60:8,21
guidelines 2:15 6:12
 20:17 21:7,20,22 22:4
 22:10 23:4,16,21 24:6
 24:13,19 25:9,13 26:2
 26:7,9,20 28:8,11,14
 28:18 29:2,6,21 38:22
 39:21 41:17 42:15
 43:9 44:8,11,17 45:15
 46:3,10,14 48:17
 73:19 74:2,8
guides 44:20

H

H.R 8:17 9:2
half 48:22 49:6 67:5
 79:5 101:6
Hall 57:18 58:11 85:1,3
handled 41:19
hangar 16:4
Hanger 2:11 16:2,7
happen 106:8
happening 79:14
happens 86:14,15
happy 46:12 50:18 60:6
 76:17
hard 29:4 52:21 53:18
 53:21 106:14 108:12
hardening 2:12 17:2,6
 17:10
Headquarters 91:2
healthy 96:5,5 106:17
hear 95:17
heard 29:15 30:11 52:5
 80:18 107:6
Hearing 20:2 56:17
 112:11
heart 62:11 85:9 90:9
 90:12 96:19
heavy 47:3

Heerens 91:13
held 7:10 26:6 45:10
help 28:10 30:22 31:14
 32:19 35:19 36:5,8
 38:9 39:1 40:10,20
 41:6,13 42:2 43:5,18
 44:12 59:6 82:12
 84:12
helped 25:12
helpful 23:5 33:12
 51:17
helps 41:10 52:8
Henderson 85:3
high 36:12 63:14 73:14
higher 35:3 70:10
highlighted 35:13
 58:18
highlighting 41:19
 61:20 79:20
highlights 79:2
highly 66:14 68:13
 71:21 81:12 83:2
Hilderbrand 6:8
historic 25:6,7 33:8,15
 87:19 89:5 90:15
historically 87:18
history 8:18,21 9:13,16
 10:4 12:1 65:6 91:5
 91:13 106:16
hold 6:14 45:9 76:20
home 62:2 91:1
homes 109:22 110:2
honor 5:17,19 8:10
honored 4:19
hook 86:21
hoops 54:2
hope 6:9 82:6 86:3
 107:17
hopefully 79:7 84:11
 96:14
hoping 47:22 106:8
host 6:1 7:1,8 47:9
 85:15
hotels 70:6
House 9:8 10:8 56:10
 56:13
hug 51:4

I

I-295 67:11
lan 2:20 58:10 84:18
iconic 90:15
idea 51:22 66:22 94:5
 95:7
ideas 89:3 110:11
identified 22:20 27:19
 63:10
identify 37:10,22

images 24:13 81:16
 82:21 83:5,21
impact 31:19 32:13
 36:17 40:4 46:1
impacted 47:8
impacts 33:3,7,14
 42:21 102:13
implement 35:15 41:12
implemented 41:15
importance 63:18
 105:11
important 4:8 22:11
 32:18 37:21 40:11
 65:4 67:16 72:11 96:2
 100:13,16 102:10
 103:12 104:4,7
importantly 30:4
impressive 79:14
improve 27:10,18 46:4
 92:5 93:19 102:22
improved 28:16 61:11
 69:17
improvement 26:10
improvements 40:19
 43:12 68:19 91:22
 106:6
improving 21:12 22:19
 90:17
include 23:10 28:15
 36:10,11 42:9 64:7
 67:16 79:8
included 25:19 31:15
 42:14 72:22
includes 29:21 38:5
 64:8 67:22 69:1 75:20
 78:2 103:1
including 5:14 23:13
 24:14 25:16 28:19
 31:10,16 36:17 37:4
 44:13 63:4 66:11
 82:15 85:15 103:2
incorporate 92:1 94:10
incorporated 26:3 62:5
increases 90:5
incredibly 54:12
incumbent 42:4
independently 40:8
individual 20:13 29:7
 74:13
individually 24:16
industrial 66:4
inevitable 66:18
inform 24:19 25:10 26:6
information 2:17 20:14
 21:18 29:13 57:8,12
 58:14
infrastructure 61:12
 63:3 66:4 71:16

initial 41:15
initiated 31:4
initiative 62:8 63:11
 99:7
initiatives 86:20 96:16
input 21:4 26:8 37:17
 44:3
INSERT-AGENDA 3:17
INSERT-BUILDING
 13:7 15:6
INSERT-ENVIRONM...
 46:15
INSERT-FLOOD 17:10
INSERT-GATE 14:8
INSERT-JAMES 12:19
INSERT-LEGISLATIVE
 9:19
INSERT-NEW 16:7 18:8
INSERT-PLANNING
 97:11
INSERT-REPORT 7:12
INSERT-SUBMISSION
 46:14
insightful 88:8
installations 85:7 91:8
insurance 66:20
integral 70:17
integrate 66:6 85:20
 91:20
integrated 87:2
integrates 62:15
integrating 90:17
integration 86:10 91:17
 93:18
integrity 87:18 89:5
intend 91:12
intended 33:19 40:10
intends 35:15
intent 32:16 51:7,9,9
intention 52:18
intentioned 78:4
interaction 24:10 95:10
 96:10,11
interest 28:6 40:4,13,17
 45:2 55:7 105:10,11
interesting 75:5 80:22
 81:10 100:1
Interior 1:17 9:3
interlocked 86:13
internal 26:11 42:13
 43:16
interviews 26:5,8
intrinsic 87:10 94:2
introduce 7:3
introduced 8:19 9:7
 10:7 11:2,11
introduction 21:10 62:4
investing 59:13

investment 58:21 63:4
 63:8 70:4
investments 69:16
invite 7:4
involved 35:19 60:14
involvement 71:10
involves 86:12
Irish 9:16
isolation 100:19
issue 108:14
issues 7:5 26:1,2 27:10
 27:20 33:7,16 37:10
 40:12 55:19 106:3
it'll 48:21
item 2:14 3:15 5:7 8:2
 8:17 9:2 12:10,15
 13:3 14:3 15:3 16:3
 17:4 18:3 19:2 20:13
 20:16 21:6 57:7
items 2:7 5:20 8:7 9:11
 12:9,12

J

J 2:9 12:14,16,19 58:12
James 2:9 12:14,16
 77:21
job 5:4
John 2:18 60:4 68:1
 84:20
join 3:6
joining 96:21
joint 8:8 15:4 16:4
 57:18 58:11 85:1,2
 111:19
Jr 1:10,13
Judge 91:4
judgment 55:2
JULIA 1:21
June 6:21
jurisdiction 34:8
jurisdictions 26:4
jury 53:13

K

kayak 78:22
keep 11:2 51:22 95:2
keeping 56:12
key 29:15 62:17 65:5
 72:3 76:6
kinds 72:18
knew 4:16,18
knows 35:7
KOSTER 1:21

L

L 1:10,13
lack 96:18
lacked 27:14

laid 4:21 24:5
land 34:9 62:16 64:18
 68:12 69:22 78:4,4
 84:7
lands 9:10 58:6 78:2
landscape 6:6,7
landscapes 6:1,3 90:16
lane 101:7,21 103:16,16
language 28:15 33:1
 48:14 61:20 62:3
large 47:10 58:22
 105:10
largely 23:12
lately 79:14
Laurel 12:17
law 8:14,14 9:1 10:5
 11:5 32:17
lawn 82:17 83:6
laying 62:10
layout 89:4
lead 34:14,17,22 35:6
 36:6
leads 84:11
leaflets 73:20
learned 26:18 104:19
left 34:20 81:19 83:7
 89:13 90:2
legacy 4:10 5:18 65:8
 89:5 90:15 91:7
legal 41:3,8
legally 35:1
legislation 11:2
legislative 2:5 8:3,5
 9:17 53:22
length 45:1
lengthy 49:8
Lesley 58:12
letting 55:22
level 23:1 36:12 37:12
 39:7 66:16 69:3
Library 7:2,9
lies 59:17
life 73:18
lift 47:3
lighten 49:19
liked 81:6
limited 33:15
line 58:17 67:13 89:6
lines 51:1 93:2
link 62:17
list 28:21 35:5 91:5 94:7
 96:4
listed 69:21 72:10
literally 101:18
little 19:17 23:5 27:7
 35:13 48:14 49:20
 50:22 54:22 80:3 86:2
 86:6 88:10 100:11

102:20 104:19 106:22
live 61:14 80:13
liveable 68:13
lives 56:2
livestreamed 3:10
living 70:22
load 49:19,21
local 23:1 40:18 47:8,9
 67:10 99:2 103:18
located 11:3 12:17 13:5
 14:6
location 8:9 10:11
 63:18 65:11 75:8
 79:11 81:8
locations 29:4 72:1
logically 28:9
long 11:8 12:8 49:3
 69:17 91:6,13 95:5,9
longer 30:5 48:20
longtime 4:3
look 51:14,18 52:13
 60:8 81:5,20 82:8
 83:19 92:10,20 102:3
 106:2,18 107:10
 110:8
looked 88:7 89:19
looking 53:4 54:5 55:16
 65:5 73:11 75:15,18
 84:7 100:15,18 102:8
 102:11 104:1 108:21
 109:5
looks 75:4 83:15
loop 104:20
lot 21:3,4 55:11 72:16
 83:11 95:12 99:18,18
 102:3,5,16 105:7
 110:20 111:20 112:8
lots 54:1 81:9
love 51:16
lovely 88:1 93:20
lower 64:7 70:11 73:17
 83:2

M

M 67:13
Magazine 6:7
main 26:2 75:7 86:9,9
 94:19
maintain 87:18
maintained 89:9
maintains 89:4
maintenance 71:6
major 23:13 70:3 71:7
making 20:22 30:17
 39:10 55:1 105:8,14
managed 23:1 103:17
 111:1
management 45:3

71:21 104:5,8
managing 104:11
mandate 85:6
mandated 64:5
map 66:20
mapped 78:3,19 109:14
Marcel 1:20 2:4
March 8:19 10:7
marina 77:21 78:10,11
 80:8
Marine 9:5 14:5
marked 4:9
Maryland 12:17
massing 73:16
master 2:9 12:14,16,20
 24:15 28:19 58:10
 59:19 84:18 85:6,10
 87:1,10 100:21
matches 30:1
material 74:4,10
materialize 88:22
materials 37:11 73:14
 84:1
matter 112:16
Matthew 2:16
Mayor 60:19
Mayoral 1:16,17 4:7
McKee 6:6
McKim 89:12
McNair 13:4 58:12
 59:18 61:3 65:19 67:7
 71:5 75:4,7,13 84:19
 85:4,13 86:1 87:15
 90:14 100:20 101:1,4
 102:2,5,17 105:20
 106:12
McNair's 101:9
MDW 91:2,4
Mead 89:12
mean 11:15 37:1 42:21
 50:11,14 99:6,17
 100:19 102:7 105:7,9
 107:17 109:12
meaningful 30:21 43:4
means 31:21 32:8
meant 11:6 99:2
medium 63:14
meet 37:9 39:22 53:14
meeting 1:3,9 3:5,10,12
 7:2,8 45:20 75:1
 112:13
meetings 6:14,18 44:4
 45:9,14 81:2
meets 42:2
melding 68:11
MEMBER 4:17 10:3,10
 10:15,16,18 11:19
 12:1,6 19:3,5,22 20:5

20:7 47:14 50:10,14
 51:8,11 52:19,20
 53:20 55:9 56:21 57:1
 77:1 98:8,18 99:13,17
 99:22 100:3,4,6,7,9
 101:17 105:7 106:11
 106:21 107:2,7,9,14
 108:1,4,8,14,17 109:8
 109:11 110:2,6,10,14
 110:20 111:8,12,14
 111:18 112:1,4,6
members 1:12 5:13
 8:10 21:10 47:13
 54:11 57:15 60:5 81:4
memoranda 36:3
memorial 8:9,16 9:6
 11:3 39:4,8
mention 33:18
mentioned 10:10 68:1
 70:15 71:1 72:6,16
 74:2 106:16
mentioning 32:3
merits 19:7
met 25:14
metrics 106:1
Metro 17:7 104:4
Metropolitan 17:8
Metrorail 2:12 17:3,11
 67:14
Meyer 6:8
MICHAEL 1:14
middle 78:7 81:19
 101:8
mile 67:14
milestones 62:13
military 91:2,5 96:2
million 64:1 75:18 76:5
MINA 1:18
mind 98:10 106:4
minimal 80:21
minimum 48:22
minimums 100:22
Minnesota 18:5
minor 40:18
missed 50:13
mix 64:4
mixed 63:15 69:1
moderated 6:5
modernism 66:4
modernist 6:1,2
modernization 90:16
modernize 47:4
modifications 2:10
 13:2,4,7
moment 84:10
Monday 5:21 6:20
money 84:10 94:3
months 8:22 10:11

47:18 49:1
morphology 88:4
motion 20:4
MOUs 36:8
move 48:13 66:11
 77:16 78:13 84:8
 91:16
moved 20:5 56:21,22
movements 103:13
moving 20:12 29:14
 39:19
multi-modal 69:16
 102:22
multi-use 83:10
multiple 29:3 62:15
 78:20
museum 5:22 8:21 9:13
 9:16 10:5 12:2,7
museums 9:11,12
 11:14
Myer 85:2
Myer-Henderson 57:18
 58:11 85:1

N

N-2 92:18
N.W 1:10
narrow 99:1
narrower 99:5
nation's 62:1,11 90:22
 90:22
national 1:1,12 3:4 5:22
 9:12,16 24:21 25:18
 25:21 57:17 58:7,7
 59:15 61:3 68:1 71:3
 87:19 91:21
Nats 67:9 104:11
natural 9:9 53:15,16
 81:14
naturalizing 80:20
nature 51:13 69:3 71:1
navigate 28:11
Navy 14:7 15:5 16:6
 98:20 110:22 111:3,4
NCBC 56:1
NCPC 1:19 4:4 5:16,22
 7:1,10 22:20 24:20
 32:4,6,8,10 34:10,18
 34:22,22 35:15,16,21
 36:16,20 37:8 40:4,22
 44:10 45:12 49:19
 54:15,16 60:6 61:20
 85:17 92:2
NCPC's 4:5 6:19 20:16
 25:3 34:7 49:4 91:20
NCPC.gov 3:11
near 54:12 64:7 65:11
 81:22

nearby 80:12
nearly 56:9
necessarily 19:13
 102:12
necessary 26:16 30:14
 37:12 108:7
necessitate 52:13
necessity 87:17
need 11:8 41:21 42:5
 50:12 77:17 79:21
 105:13
needed 49:3 86:21
needs 28:1,10 69:7
 94:4
negotiate 50:4
neighbor 91:12
neighborhood 59:8
 61:9 62:20 65:12,18
 66:9 68:22 69:2,7,10
 69:10,21 70:12,19
 71:5,10,20 73:17
 74:15,16 75:2,13
 95:16 103:19 105:2
 106:4
neighborhoods 57:20
 58:16 72:15 74:20
neighbors 95:13
NEPA 7:1 24:22 25:3
 27:6,16 28:3 29:19
 30:3,5,10,12,19 31:3
 31:5,11,13,14,21
 32:15,19 33:10 34:15
 35:1,21 36:5,9,12,16
 37:4,17 38:19 39:1,15
 43:3,14 44:5 48:17
 53:11
network 71:13,19 72:3
 72:4
networked 108:22
never 51:9
new 2:11,13 5:3,3 11:14
 16:2,4 18:4 31:3,16
 32:1,3,14 35:13,17
 40:15 41:13 44:11,18
 50:15 52:11,12 61:4
 61:14,15 95:12 96:8
 101:14
nice 19:15 106:22
 111:15
night 107:7,8
nine 49:6
Node 92:18
nodes 94:13,13 107:15
non- 35:16 40:2 42:9
non-consent 54:13
non-event 71:8
non-federal 33:13 34:1
 34:5,21 35:2,11

Normally 85:22
north 65:19 70:12 89:15
 93:3,12 95:5 101:7
 103:19
northeast 65:15
northern 101:4
notable 6:7
note 4:2 5:20 6:22 19:9
 45:20 49:14 50:5 51:2
 77:3
notice 111:19
noticed 3:14 45:11
notices 45:8
notion 102:22
notional 87:12,13
notwithstanding
 112:11
NPS 58:8
number 3:15 4:8 5:7 8:2
 12:10 44:20 76:11
 82:15

O

O-F 2:1
objection 3:13
objective 28:7 29:14
 39:20
objectives 27:20 73:21
obligated 34:10 35:1,8
obligations 35:6
observation 105:8
obstructs 83:18
obviously 70:3 109:21
occur 39:15
occurred 39:3 47:20
occurring 30:17
occurs 103:10
office 1:15 57:17 58:3
 60:13,16 61:19 64:12
 76:3 77:15 85:17
 86:18 92:8
offices 6:19
officials 110:5
old 87:16
OMB 56:13
once 51:18 76:14
ones 11:14 91:18
ongoing 75:16
online 81:3
open 1:5 19:12 71:19
 82:17 86:13 110:17
operate 25:18
operating 42:13
operation 8:11,12
 78:13
opportunities 22:21
 26:9 27:17 44:5 61:14
 81:17,18 88:7 92:11

92:14 93:4 95:22
 110:9
opportunity 26:21 27:9
 35:21 38:13,16 48:10
 68:6 71:7 72:11 73:2
 75:10 77:2 81:5 86:17
 91:16 94:18 96:10
opposed 20:11 57:5
opposite 68:4
options 36:10
order 3:12 23:10 50:4
 64:14 72:2
Orders 22:18
organization 21:2
 27:14 28:16 53:2
organized 28:9
organizing 103:13
orientation 57:22 77:18
 89:16 98:13
originality 74:12
Orr 2:13 18:4,8 54:4
ought 53:7,8
outcomes 22:14
outdated 32:1
outdoor 69:12 73:17
outer 98:19
outline 58:8
outlined 67:4 77:19
outlines 80:15
outreach 45:12 47:19
outside 19:7 54:6 110:3
Oval 67:17 69:15 70:3,7
 70:10 74:19 75:9
 76:15 92:16 96:9
 103:11
overall 48:13 102:21
overarching 68:20
 71:14
overlay 63:12
oversights 86:6
overview 22:7 40:15
 57:19 60:1
owner 35:4
owners 61:2 73:10
 84:15 105:3,18

P

P 93:13 102:1,4
P-R-O-C-E-E-D-I-N-G-S
 3:1
p.m 1:10 3:2 5:22 6:16
 7:1,7 112:17
Pacific 9:13
pages 45:1
pallet 74:4,10
panel 32:2
panels 73:11
paper 26:1 84:6

parallel 39:16 44:7
parcel 77:19,20 108:19
park 25:21 48:1 57:17
 58:7,9 59:15,17 61:3
 67:17 68:1,1 69:8
 70:21 71:3,19 74:19
 75:9 79:11 80:18
 91:21 92:16 96:9 99:4
 99:19 109:3 111:20
parking 100:22 109:6
 111:19
parks 69:5,6 70:20 83:5
part 10:11 27:5 42:14
 62:21 70:16 71:19
 72:4 74:13 76:12 79:3
 87:10 90:2 94:6,16
 96:12,22 99:6,6 102:9
 103:10 108:18
participation 44:5
 60:22
particular 29:8 36:4
 45:2 50:17 53:1 64:4
 72:21 73:12 77:22
particularly 33:12,14
 73:16 74:9
partners 82:12
partnerships 71:2,3,4
party 35:7
pass 10:5 19:22 60:1
passed 8:13 11:6,12
Pat 85:16 92:15 93:20
path 36:9
paths 92:13,13 93:2,7
 93:10 94:14 95:9
Patricia 2:19 58:2 60:2
Patricia's 79:4 80:1
paving 83:22
peaks 106:2
ped 103:1
pedestrian 69:18 90:17
 92:14 95:2,3 107:17
 108:21
pedestrians 82:20
peninsula 62:17 66:13
 67:2,3,6,8 104:16,17
people 55:11,22 80:11
 80:13 81:14,21
 101:12,13,18 110:21
Pepco 61:3
perform 35:8
perimeter 93:21 94:8
period 6:20 22:6 45:7
 46:11 56:18
permitted 10:22
Pershing's 91:3
perspective 55:10 99:9
perspectives 102:4
Peter 1:17 2:19 58:5
 91:13 98:2
phase 76:11
phone 37:14
physically 102:15
piggyback 54:3
pivotal 65:11
place 6:18 52:12 53:3
 68:13 73:4 75:1 80:9
 80:10 98:6 99:12
placed 22:18
placement 8:16
places 61:14 68:4 72:9
 72:13,13 79:1 81:5,21
plain 48:14
plan 2:9 6:14 12:14,16
 12:20 19:16 21:12
 22:1 23:22 46:5 55:19
 59:9,16,19 60:15
 61:18 64:7,11,18 66:9
 66:9,16 68:9,16,22
 69:6 72:7,19,22 73:4
 77:3,9,22 78:14 80:4
 80:16 84:5 85:6,10
 87:1,10,12 88:3 89:4
 89:13 90:9,13 94:17
 96:13 100:21 104:8
 105:19
planned 59:1
planner 58:10 77:5,14
 84:18
planning 1:1,12 2:18
 3:4 4:10 22:13 23:14
 25:15 26:3 28:4 40:12
 57:8,13,17,20 58:3,6
 60:13,14,16,19 61:4
 61:19,21 64:12,21
 76:14 77:6,7,12 80:3
 81:1 82:4,6 85:13,17
 86:19 91:14,14,20
 92:8 95:17,18 96:17
 99:8 100:15 102:4,16
 105:12
plans 4:9 17:5 18:4
 19:10 20:19 24:15,15
 28:19 45:3 58:4,8,12
 59:21 66:7,11 100:16
plant 74:10
play 69:11 82:16 84:4
plaza 69:8,11 71:8
please 3:6 106:13
pleased 110:12
Pledge 3:6,8
Pods 82:17
point 2:18 22:8 55:9
 57:9,13,21 58:9,18
 59:10,17 60:3,7,15
 61:1,5 62:17,21 63:15
 64:9,13 65:3,5,10,16

66:5,13 67:2,21,22
 68:3,8 69:8,22 72:3
 72:22 74:1,6,15,21
 77:3,20 78:4,10,16
 80:8,14 92:22 94:22
 95:5 96:15 97:11
 99:20 100:11 101:5
 101:14 105:4,5,17
 106:4 109:2 111:14
Point's 63:6
pointed 93:20
points 78:15,20 79:3
 93:16,17 107:16
policies 2:15 6:13
 20:17 21:7,21 22:5,10
 23:18 24:18 25:10
 26:13,17 27:13 29:10
 33:19 34:13 36:10,15
 37:20 44:9 45:16,21
 46:4,10,15 52:12 54:1
policy 24:21 50:15 59:6
 64:9,14,17
Poplar 65:15 68:3 74:21
population 109:19
porta 11:7
portion 64:2 78:16
 100:14
position 32:11
positive 51:12
positively 73:15
possibility 109:5
possible 22:13 32:15
potential 9:15 33:3
 37:10 61:10 63:9,19
 65:13 72:9 74:19
 78:21 79:3 95:10
potentially 101:15,20
 102:19
Potomac 59:20
potties 11:7
practices 26:3
pre- 37:7
pre-submission 40:5
preceded 56:10
predicting 54:17
predominant 22:2
predominantly 76:7
preface 86:22
preferred 38:7,10
preliminary 17:5 27:4
 30:6,13 31:5 38:5,11
 38:18 39:11 92:3,3
 104:7
premier 90:22
preparation 32:22
prepared 31:5 60:21
 73:20 85:21
preparing 32:11 44:20

prescriptive 74:11
present 1:12,19 60:7
 88:5,9
presentation 2:17
 20:14 21:19 45:15
 46:12 57:8,12 58:1,14
 60:1,11 68:10 76:16
 79:4 80:1 84:16 91:19
 98:10
presented 16:5
preservation 25:6,7
 33:15 94:5
preserve 90:14 94:4
President 8:14
Presidential 1:14,16,18
presiding 1:11
Preston 1:10,13 2:3,8
pretty 71:15 78:16,17
 79:14 102:15 106:21
previous 89:11
Previously 39:3
primarily 20:18
primary 96:16
prime 78:17
principle 50:3 77:5
principles 73:7
printing 80:17
prior 4:6
prioritized 94:7
priority 107:11
private 63:7 68:18
 69:12
proactively 22:20
probably 69:9 104:2
 106:15 107:4 110:13
problems 51:4 102:18
procedural 20:18
procedures 2:15 6:13
 20:18 21:8,21 22:21
 23:6 24:19 25:3 30:3
 42:14 45:17 46:11,15
 54:1
proceed 3:13 24:5
process 9:18 10:12
 21:13 22:1,11 24:1
 25:11 26:14 27:11,16
 27:18 28:4,12 29:18
 30:22 31:9,14 32:15
 32:19 33:4,7,20 34:16
 35:22 36:8 37:2 38:14
 39:1,5,10,15 42:16
 43:5,11,15,16 44:22
 46:6 48:10 52:16
 53:11,12,13 56:5
 64:10 71:22 73:22
 76:2 80:3,15 81:1
 85:9 96:21
processes 25:15 26:11

30:2 31:9 48:1 49:4
produced 12:3
program 71:7
programmatic 36:4,11
 71:11
programming 65:22
 71:2,6
project 4:11 7:3 14:7
 21:12 22:1 23:19,22
 28:18,22 29:3,8,21
 30:14 31:15 32:4
 33:14 34:9 35:4,19
 36:3 37:9,15,18 38:4
 38:6 40:5 41:7,9,14
 42:2,7 43:13 52:11,13
 52:15 53:2 63:5 67:18
 67:19 68:2 74:5 98:3
 98:15,19 99:3 103:11
projects 4:8,12 17:6
 19:7 20:19 23:16
 24:14 28:5 31:1 32:2
 34:10 36:13 37:6 38:2
 39:21 40:3,11,16,21
 41:11,18 42:10 43:6
 48:6 52:6 54:6 55:17
 56:3 57:19 58:22 59:2
 62:16 67:1,16 73:12
 75:20 76:2,8 102:11
prominent 89:8
property 61:1 73:10
 84:15 105:2,18
 111:20
proposal 102:9
proposals 24:3
propose 8:15 36:2
proposed 22:9 28:17
 29:22 30:2 31:12 35:5
 37:9 39:8,21 40:15
 46:3 49:15 54:12 55:3
 70:3,9 75:9 92:17
prospect 49:20
protected 103:16
protecting 61:22
provide 22:7 24:8 25:12
 30:21 33:20 36:8
 37:17 38:14 43:4
 45:14 52:8 57:19,22
 61:6,11 74:14 80:5
 96:1
provided 21:18 30:18
 95:8
provides 43:21 68:17
 72:18
providing 63:7 73:5
 93:1
provision 41:6
proximity 67:8
prudent 76:20

public 6:4,10,12,15,19
 7:1,4 8:14 9:9 22:5,15
 24:9 26:17 44:1,5,14
 45:9 46:11 54:11,18
 56:4,18 66:17 68:18
 69:9 73:15 75:7 80:18
 81:4 107:18 108:2,9
 108:10
publicly 3:14
PUD 73:22
purpose 26:7 86:8,9
purposes 58:15 86:9
push 84:12
pushback 52:1
put 47:16 55:22 78:22
 83:15 88:15
puts 83:10

Q

qualities 66:2
quality 25:1 68:17
 73:14
question 51:19 54:8
 56:17 98:9 106:13
 107:15
questions 8:2 10:1 19:1
 26:15 46:13 51:15
 56:15 58:12 60:9
 76:18,21
quick 10:3 98:8
quickly 49:1
quorum 3:11

R

rainwater 66:15
ran 86:4
range 7:4 37:18
rate 66:20
rationalization 103:9
rationalizing 69:16
reach 25:12
reaction 95:22
read 90:11
Ready 66:12
real 78:17
realign 22:22 38:22
realigned 30:18
realigning 43:2
realignment 30:1,11
realities 70:1
realize 91:8
reason 108:5
reasons 54:14 55:19
 83:12
rebuild 73:2
rebuilding 71:15
rebuilt 61:12
rec 82:16

recall 54:10
receive 76:17
receiving 43:10
recognize 109:1
recommendation 46:8
 64:20
recommendations 23:2
 37:3 39:13 42:20
 43:19 60:22 64:15
 66:7 68:21 69:20
recommended 38:2
recommending 64:13
recommends 66:16
record 36:18 54:19 56:1
 104:10 112:17
recreation 92:6
red 37:22 58:17 70:7
 77:19 92:19 93:2
redesign 2:10 14:2,5,8
redundant 49:10
Reed 54:13
refer 29:7 40:16
references 29:12
referred 9:8 64:11
refers 58:17
reflected 92:5
reflective 28:9
regarding 26:12 27:21
 28:7
Reginald 4:4
region 25:18 58:7 61:7
 91:1
regional 58:6 61:15
 67:11,16 72:10 77:9
Register 45:8,11 87:19
regular 77:14
regulations 25:6 33:22
 35:5,12,18 52:11
regulatory 56:11
reinforce 92:21
reinforced 70:15
related 23:10 26:15
 27:6 40:13 44:21
relates 32:19 70:1
relationship 65:6,18
 66:19 69:8 75:4,5,11
 98:15
relationships 65:21
relative 104:10
relatively 65:13
release 6:12 22:4 46:9
 59:10
releasing 26:16
relevant 41:11 42:16
 44:3
relocation 2:11 15:2,4,6
 18:2
remain 41:7,11

remaining 32:16
remains 78:9
remarkable 49:7
remnants 78:8
renders 32:14
renovation 7:3
reopen 102:9
repair 94:3
report 2:2,4 3:15 4:1
 5:7,9,21 7:11 8:7 12:3
Representatives 57:16
represented 85:17
representing 85:1
request 19:9 22:3 26:8
require 32:21 39:22
 82:11
required 23:19 30:13
 31:22 37:7 38:3 87:2
requirements 24:4,21
 27:2 29:19 31:13 36:5
 41:4,8,14 50:21 53:14
 85:8
requires 8:22 25:2
requiring 30:12 33:10
 36:21
researched 25:15
residential 64:2,19 70:8
 75:19 76:5,8,10
residents 62:2 107:20
resilient 66:17 69:1
 73:14
Resolution 8:8
resolved 33:7 42:11
resource 33:3 44:20
resources 9:9 21:4 28:3
 33:8
respect 56:14
respective 31:12
respond 6:3 27:22
responded 38:19
responding 60:9
responsibilities 23:12
 33:22 36:6 91:11
responsive 23:2
restrained 94:1
restriction 87:17
restrictions 87:20
restroom 11:1
restrooms 11:9
restructured 29:11
result 27:19 29:20
 31:18 43:19 107:19
resulted 30:16 32:12
retain 41:8
return 45:18,22
review 19:8 20:19 21:12
 22:1 23:22 24:7 25:10
 25:15 26:11 27:3,11

27:15 28:2,5 29:16,22
 30:6,8,13,19 31:5,10
 31:15 34:11 36:12
 37:2,16,21 38:1,5,7
 38:11,12,15,18 39:2
 39:11,14,16,20 40:1,5
 40:20,22 41:19 42:16
 43:2,10,15,17 44:3
 45:22 46:5 48:5,9,11
 53:11 55:8 58:3 59:11
 59:22 60:8 63:16
 70:17 73:3,11 102:12
reviewed 30:17 39:6
 59:3
reviewing 54:21
reviews 23:15 27:5 29:1
 40:10 44:2
revised 26:7 28:14 29:6
 29:21 37:3 39:5 40:9
 41:17 43:8
revising 22:9 85:5
revision 49:3 85:10
revisions 30:2 44:10
revisited 41:14
revitalization 94:12
revitalizes 95:4
revitalizing 95:15,20
RHODES 1:14
ride 79:18
Ridge 9:5 10:21
rig 53:13
rings 98:19
rise 66:16
river 59:18 65:13,15
 68:4 78:15,18 79:15
 82:18 83:11,17 84:2
 98:12 99:10,12 100:2
 111:2,15
riverfront 61:1 62:20
 65:20 68:6 71:4 79:9
riverine 66:15
Rivers 59:20
riverwalk 61:13 70:14
 74:7 79:17 82:18 83:6
 92:10 93:11 96:8
 99:10 109:14 111:4,6
 111:16
roadmap 24:8 68:18
 87:11 88:19
Rock 76:12
role 34:17 35:9 45:3
 90:21,21
roles 33:21 35:10,16
room 1:9 87:21
roughly 75:19
rounds 26:5
routes 107:17
Rowley 2:9 12:14,16,19

rules 23:9,10

S

sadness 4:3
sake 55:16
sampling 64:17
save 28:3
saw 27:9,17 86:1
saying 77:3
says 98:20
scale 58:22 73:17
scenario 69:2 70:4
scenarios 72:2
schedule 46:1
scheduled 6:20
School 2:13 18:5,8
Schuyler 1:22 2:6 8:4,6
 10:2,6,13 11:18,22
 12:5
scoping 7:2
score 56:14
screen 31:7 34:12
 40:14 44:15
SE 67:13
sea 66:15
search 108:7
searching 53:4
seawall 110:1
second 8:17 9:14 11:20
 20:6,7 28:2 29:14
 57:1 76:13 83:9
 108:20 109:8 111:18
seconded 57:2
Secret 12:18
Secretary 1:21 9:3
section 7:8 26:15 27:7
 33:4,6,11 37:4 38:20
 43:14 45:4 54:5 69:5
 69:21 70:20 82:13
 83:6,14
sections 82:14,14
sector 63:8 68:18
security 108:16
security-wise 109:21
seeing 81:11
seeks 65:17 66:1
seen 24:12 49:5 58:20
 92:7,15
sees 91:15
segregate 82:19 83:22
selected 38:9
selecting 38:10
selection 8:22 39:7
semi- 69:11
Senate 8:8
sense 53:12
sensitive 56:3
sent 8:19

separate 42:17
separates 111:4
September 45:20 56:20
series 39:20
serve 72:13,15
served 4:5,6 8:11
serves 34:19,22 35:2
 62:1
service 12:18 25:22
 57:18 58:8 59:15 61:3
 68:2 69:17 71:3 91:21
 103:2 111:20
serviceable 71:21
services 1:18 9:4 10:20
 18:7 19:16 25:20 48:1
 49:2 65:22
session 1:5 6:10
set 19:11 59:6 93:8
sets 68:16 88:21
setting 80:19 81:15
seven 12:11 76:9
shabby 106:22
shape 73:15 78:1
share 61:8 86:18 93:3
 95:14
shared 61:21 62:3
 65:22 68:16
shattering 52:2
Shaw 20:1
Shield 8:12
shift 49:21
shifting 44:2
shore 83:18
shoreline 70:22 81:13
 81:13 92:9 109:22
shorelines 89:14
short 20:14 88:15
 112:12
show 96:14
showed 92:16
showing 88:9 107:16
shown 34:11,20 76:9
 78:20
shows 31:8,9,12 37:2
 74:19 88:4 89:13
side 68:4 79:15 85:3,4
 86:16 90:2,3 109:15
sided 68:6
sights 88:21 93:8
signalization 106:3,6
signature 4:12
signed 8:13
significance 63:17
significant 22:18 30:16
 31:18 32:13 36:17
 58:20 64:2 76:10
 90:21
significantly 71:15

similar 27:13 98:17
Similarly 29:10
Simon 5:15
simpler 37:14
simply 23:22 26:19
 48:14 52:16
simultaneous 61:4
sincere 4:14
sir 10:6 19:4 106:18
sit 81:22
site 8:22 11:3 17:5 18:4
 19:10,17 24:15 39:3,7
 39:10,12 40:18 41:13
 76:12 78:6 80:20
 87:15 89:4 90:6
sites 39:8 63:16 87:13
 89:18,22 90:4
six 8:22 10:10 76:8
size 76:15
sketch 75:3
sketches 74:18
slide 75:15 88:10 89:11
 100:9 108:20
slides 85:22,22 86:4
slightly 35:3 67:14
small 42:9 58:22 66:9
 78:16
smaller 37:15 40:2
Smithsonian 2:12 8:18
 8:20 10:4 17:3,7,11
snapshot 44:16
so-called 82:16
soccer 59:4 61:4 69:8
 71:8 73:21,22 103:3
 104:2,15
social 69:7 95:22 96:11
solar 32:2
solid 67:5
soon 79:8 104:9
sorry 57:10 101:17
 112:5
sort 5:2,2 11:16 50:7
 78:6,9 81:12,19 83:7
 83:19,22 84:7
soul 85:9 90:9,12 96:19
sounds 86:11
south 63:4,19 64:8
 67:12,17 69:14 70:13
 79:18 90:1,3 93:3
 95:5,6 101:7 103:11
southeast 14:6 18:6
 74:21
southwest 2:18 13:5
 57:9,13,20 58:16 59:5
 59:8,13 60:3 61:2,16
 62:22 64:8 65:7,12
 66:8 75:17 88:1 97:11
 98:5,5 105:2

space 6:4 69:10 71:19
 73:15 86:13 102:15
spaces 66:17 69:7,11
 69:12 71:6 73:18
span 99:2,2,5
spatial 65:9,21
special 4:20 85:16
species 74:10
specific 22:9 36:4
 68:17 99:20
specifically 41:19
specifics 96:14
spend 94:3
spent 21:3 99:18
spirit 32:16
square 64:1 75:18 76:5
stadium 59:4 61:5 67:9
 71:8 73:21,22 96:9
 101:20 103:3 104:11
staff 1:19 5:11,13 21:3
 21:11 22:3,14,20 24:8
 25:11,14 26:13 27:16
 27:19 28:13 29:16
 30:11 36:7 37:8 39:20
 40:4 42:1,5,6,16
 43:17,21 44:6,19 45:9
 45:14 46:2 47:5 49:19
 49:22 54:17
staffer 5:16
stage 12:3 30:6,15,20
 31:4 37:6,13,21 38:5
 38:12,16,21 50:10
 80:17
stages 24:7 27:3,14,16
 28:2 29:16,22 30:19
 31:10,11,12 37:3 39:2
 39:16 43:2,10,18 44:3
stakeholder 21:4
stakeholders 42:22
 73:10 85:15,18
stand 3:6 112:14
standard 28:16 50:8
standing 23:9
start 19:18 61:15
starting 65:5
stated 65:10
statement 90:20
States 91:3
Station 75:21,22
stations 2:12 17:3,7,11
status 34:15 35:4
statute 34:9
stay 111:15
step 11:16 12:7 49:11
stepped 78:9
steps 21:14 22:11 24:5
 45:6
Stern 60:12

stewardship 61:21 62:3
Stidham 77:6
stops 67:14 99:12
 104:4
store 7:4
Storm 8:12
stormwater 71:21
story 62:13
straightforward 49:9
strange 78:1
strategy 62:10 65:2
streamline 22:21 27:17
 32:15
streamlined 22:12
street 1:10 59:5 63:5,19
 64:9 67:12,13,13,17
 69:15 70:13 72:2 74:4
 75:6 79:5,19 92:17,18
 93:12,13 94:19 95:1,3
 98:14,18,21 99:3,4,19
 100:10 101:3,6,6,8,10
 102:2,4,10 103:11,15
 103:16 108:3,6 109:3
 109:15
streets 14:6 71:18,20
 75:12 78:3 84:6
 101:19
streetscape 74:1
strengthen 75:11 92:21
strengthening 94:13
string 77:4
strong 65:18
strongly 79:16
structure 9:4 10:20
 35:14
structures 84:4
struggled 110:22
studies 11:20
study 9:15 11:17 12:3
 67:4 72:1
studying 104:20
stuff 88:13 102:16
 106:17
subcommittee 9:9
subcommittees 10:9
subject 34:7
submerged 78:2
submission 2:15 6:12
 20:17 21:7,20 22:4
 23:16,21 24:13,19
 25:9 28:11 29:21 37:3
 37:8,13 42:12 44:8,21
 45:15 46:3,9
submit 23:17 24:3,7
submitted 12:18 15:5
 40:22
subsequently 62:12
substantial 36:21 41:20

42:3 79:8
substantive 30:21 38:6
 41:5 43:4 112:13
successfully 42:11
suggest 110:15
Suite 1:9
sum 46:2
summarize 42:20
summarized 26:1
support 8:11 39:1
surrounding 72:15 75:1
 102:13
survey 81:2
suspect 89:2 108:11
sustainability 85:8 87:6
sustainable 66:11 69:2
 87:3,3
SW 67:13,13 103:17
Sweigart 77:11
sync 100:16
synchronize 47:22
synergy 100:1
systems 86:10 91:17

T

T-A-B-L-E 2:1
taken 58:13 76:4
takes 90:9
talk 27:7 30:9 42:5 60:2
 77:2 100:21 102:1
 111:21 112:8
talking 100:14
Tammy 77:6
Tanya 60:12 85:16
tap 92:10
tasks 35:8
Teague 79:10
tell 24:6 81:6
template 68:11
tentatively 6:20
tenure 4:9
term 69:17
terms 24:9 45:6 49:4
 65:7 73:6 81:11
 103:13,22
terrific 80:9,10
text 28:15
thank 5:5,6,10 8:1,6
 9:18 10:15 20:11 21:9
 46:13 47:1,11,14
 51:10 52:19 53:8,17
 53:21 57:6 60:4 76:19
 77:1 84:17,21 96:20
 96:21,22 98:1 107:12
 112:9,10,13
thanks 85:16 100:7
theirs 103:20
theme 81:12

themes 103:21
thereabout 56:20
thereabouts 88:5
things 5:1 10:19 26:19
 29:15 48:13,22 49:8
 50:1,9 51:22 52:5
 53:1,2 69:22 72:19
 75:21,22 80:22 81:5
 81:10,20 82:1 83:19
 94:8 99:9 100:13,19
 101:2 102:3 103:4
 104:18 105:15 109:11
third 9:2 39:19 71:13
 76:13 77:4
THOMAS 1:16
thought 54:11
thoughtful 4:21
thoughtfulness 51:12
thread 74:14
three 8:3 27:20 45:1
 68:20 71:14 73:20
 76:21
thriving 65:11
throes 85:5
throw 19:19
Thursday 1:7 6:16,21
tie 74:15 91:19 93:11,14
 93:18 95:19 96:7,16
 96:17 99:10
tiered 36:12
tight 102:15
timeframes 52:6
times 52:22 111:9
timing 37:5
tip 90:3
today 5:19 6:13 7:11
 8:7 20:15 22:3 42:15
 57:19 77:6 86:8 87:5
 112:13
today's 3:10
tonight 77:9
Tony 5:14,15
tool 24:1
tools 72:20
top 31:9 96:4
topic 33:17 45:2 109:9
topics 44:21
Totally 111:17
totals 75:17
touch 102:17
track 104:10
Tract 9:5
tradition 91:6
traditional 21:2
traffic 101:21 102:6
 103:14,17,18
trail 79:17 80:19 82:18
 83:10,15 99:11

109:14
Trails 77:9
Training 2:9 12:14,17
 12:19
transcript 56:1
Transit 17:8
transition 70:10
transitions 73:16
transparency 55:10
transparency's 55:16
transportation 45:3
 60:19 62:15 65:20
 67:10,11 69:13,15,19
 71:12,13 72:4 102:21
 103:6,22 104:3,6
tree 74:4
Triangle 2:12 17:2,6,10
Tricky 107:9
tried 82:8
true 32:16 110:4,4
truly 49:16
try 49:19 53:13 80:4
 94:9
trying 80:9 84:8 86:7
 110:15
Tuesday 6:15,22
turn 58:1 95:3
two 5:7 6:14 9:11,11,12
 9:12 11:14,16,20
 19:19 26:5 31:8 44:22
 45:9 53:1 56:9 62:18
 67:14 68:6 98:19 99:9
 101:6 103:15 104:3
 107:5
tying 99:9
type 34:14 53:2 74:4
types 23:15 28:19,22
 29:3,9 69:6 70:21
typically 33:15 72:18
 112:7

U

U.S 25:19 67:9
ugly 54:12
ultimately 22:13 82:11
Unanimous 57:6
understand 23:5 26:9
 26:10 38:18 49:16
 83:13 110:6
understandable 22:12
understandings 36:3
understands 35:7
Understood 19:21
undertaken 62:9 63:11
undertaking 34:8 44:7
underway 62:7,18 63:5
 64:12 76:7
United 59:4 91:3 104:12

units 75:20 76:6 101:13
 101:13
unnecessarily 30:13
unnecessary 29:12
unrelated 54:20 55:19
unusual 78:6
update 2:5 8:3,5 9:19
 20:16 21:20 22:8
 29:20 61:17 105:18
updated 21:1,15 25:4
 26:20 38:22 41:22
 44:8 48:17
updating 42:7
uphold 91:7
upriver 79:12
urban 68:10 70:5 72:7
 74:18 81:13 90:18
 91:14
urbanism 73:14
usability 90:5
use 29:5 34:13 36:2,11
 43:10 62:16 63:15
 64:19 69:1 70:1 73:8
 74:5,8 84:21 111:19
user 27:1 53:6
users 44:13
uses 64:4 68:12
usually 11:16 32:12
utility 72:1

V

vacant 65:14
vacuum 87:7 105:13
value 55:21 94:2
various 73:11
varying 29:2 42:21
vehicle 108:6
vehicles 95:2
vehicular 95:2
vent 54:18 55:11
venue 61:5
vetted 92:2
view 63:20 83:18 86:6
 98:12
views 75:12 88:8
Virginia 85:3
vision 59:10 60:3,7,21
 64:15,22 65:17 66:6
 67:3 68:8 88:21,22
 90:10,10 109:2
visions 92:7
visitor 9:4 10:20
visual 81:2
vulnerable 66:14

W

waiting 71:9 106:12
walk 30:4 92:12 93:1,10

94:14
walkability 95:8
walkers 84:1
walking 93:21
walkpaths 93:15
walks 93:7
walkway 95:4
wall 86:15,16 93:22
 94:1,4,9 111:7
Walter 54:12
wanted 19:19 73:1
 81:14 88:16 105:5
wants 50:19
war 95:6
Washington 1:10 13:5
 14:5 17:8 57:9,21
 61:10 62:13 63:1 88:1
 91:3 93:4 98:20
wasn't 51:7
water 66:19 69:18 72:5
 74:22 76:8 80:19,20
 81:18,22 82:21
water's 70:9
waterfront 59:18 61:12
 61:16 62:8,11,22
 63:10,18 64:7 69:4,5
 69:11,12 70:18 72:14
 75:21,22 99:7
way 9:17 50:17 52:9
 53:8 59:1 68:12 69:22
 71:18 77:18 78:18
 79:19 87:6 89:13
 91:10 92:19 95:6,9
 101:6,10 103:15
 108:22 109:14,19
 111:2
ways 36:1 87:3 95:15
weary 49:22
website 3:11 44:10,16
 45:5,12
week 104:19 105:17
weigh 56:4
Weil 57:10,10
welcome 3:4 49:13
 84:19
went 12:2 89:19 112:17
weren't 86:1
west 63:1 65:14 77:21
 89:15 90:2 92:20
 93:13
wharf 62:22 75:20 76:1
white 1:18 31:11 51:11
 52:19 56:10,13 78:20
 89:12 98:7
wider 82:14
willy-nilly 103:19
wind 51:6
wise 89:16

WMATA 103:5 104:20
women's 8:18,21 10:4
 12:1
wonder 54:16
wondering 10:20 24:11
 99:13
wordy 49:8
work 5:18 21:19 22:2
 23:7 24:2 26:22 32:9
 42:1 44:6,17 47:11
 50:20 51:6,13 52:3,21
 53:18,21 56:8,12 57:7
 61:14 65:5 80:13 84:6
 84:10 92:4 94:11
 95:18 98:4 103:4
 104:7 110:9
worked 4:16,19 5:14
 25:11,17 26:13 48:2
workers 107:20
working 5:17 9:17
 43:22 59:9,14,19 80:2
 84:14 87:7,8 91:7
 105:3
workings 47:4
works 23:14 28:20 38:3
 39:2,6 48:9 53:22
world 62:10
worry 50:12
worth 32:3
wouldn't 89:21 98:9
 105:13
WRIGHT 1:18 20:7
 50:10 57:1 98:8 99:13
 99:22 100:4,7
write 50:17
writing 50:20
written 28:8

X

Y

Yard 98:20 111:1,3,4
Yards 79:11
year 10:7 19:12 21:11
 48:21 51:19 54:10
 56:8 61:19 62:9 78:12
 80:3 87:12
years 11:4 20:21,21,22
 41:12,15 47:18 49:7
 52:10,15 56:9 58:21
 88:4,20 98:4 107:5
yellow 58:19 67:5
yield 63:22 64:3
Young 5:14

Z

Zingsheim 2:19 58:2
 60:2,4 76:20 98:2

101:15 102:20 105:16
zoning 63:11,13 64:5
 70:16 73:4 79:6 102:8
zoomed 100:11 101:3

0

1

1:00 1:10
1:05 3:2
10 62:9 75:18 76:5
106 7:8 26:15 27:7 33:5
 33:6,11 37:4 38:20
 43:14 44:5 45:4
1073 9:2
108 67:6
11 64:1
11:00 6:17
112 2:22
115-118 8:15
11st 98:18
11th 98:14,21 99:3,3,19
12 2:8,9
13 2:10
14 2:10
15 2:11
15th 5:21
16 2:11
17 2:12
17th 7:7
18 2:13
19 8:17
1900 79:5
1979 4:6
1999 4:6
19th 66:3
1st 102:9

2

2 92:18 97:11
2:50 112:17
20 87:12 88:19 104:2
200 88:4
20004 1:10
2002 62:10 63:11,13
2004 25:4
2005 85:2
2013 87:1
2017 1:7 3:5
20th 6:2 66:3
21 2:16
21st 4:11
2200 18:5
22nd 6:21
23rd 6:15 45:10
24/7 111:10
25 20:22
25th 6:16 45:10

2nd 59:5 62:6 92:17
 93:12 101:7 103:15
 108:3,6

3

3,000 75:19 76:5
30 62:9
30th 8:19 10:7
395 67:12

4

4 1:7 2:3 3:5
4:00 7:1,7
401 1:10
45 22:5 45:7 46:11
 56:18
4A 12:15
4B 13:3
4C 14:3
4D 15:3
4E 16:3
4F 17:4
4G 18:3 19:6
4th 67:12 103:17
 109:15

5

5 2:4
500 1:10
5115 1:9
57 2:18
58 2:10 13:2,4,7
5A 20:16

6

6,000 101:16,17
6:00 6:16
6:30 5:22
60 2:19
60,000 101:12
680,000 62:2
695 67:12

7

7:30 6:16
77 2:19
7th 85:12

8

8 2:6
84 2:20
8th 6:21 14:6

9

9 75:18 76:4
9:30 6:17
9th 1:10 7:1

C E R T I F I C A T E

This is to certify that the foregoing transcript

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Date: 05-04-17

Place: Washington, DC

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