

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,  
MARCH 7, 2024

+ + + + +

The meeting convened via Video  
Teleconference, at 1:00 p.m. EST, Teri Hawks  
Goodmann, Chair, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS  
PRESENT:

TERI HAWKS GOODMAN, Chair  
    Presidential Appointee (At-Large)  
ELIZABETH HEWLETT, Vice Chair  
    Presidential Appointee  
LINDA ARGO, Mayoral Appointee  
ANITA COZART, Office of the Mayor of the  
    District of Columbia  
CHELSEA DAVIS, U.S. Senate Committee on  
Homeland  
    Security and Governmental Affairs  
ARRINGTON DIXON, Mayoral Appointee  
BRYAN CLARK GREEN, Presidential Appointee  
PAUL McMAHON, Department of Defense  
TAMMY STIDHAM, Department of the Interior  
PETER WARREN, U.S. House of Representatives  
    Committee on Oversight and Government  
    Reform  
MINA WRIGHT, General Services Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director

JULIA KOSTER, Secretary to the Commission

ANNE SCHUYLER, General Counsel

DIANE SULLIVAN, Urban Design and Plan Review  
Division

## A-G-E-N-D-A

Commission Roll Call .....	5
Report of the Chair .....	7
Report of the Executive Director .....	9
Legislative Update .....	10
Consent Calendar Item - No Presentation .....	12
Action Items	
Texas Legation Memorial .....	15
Pentagon Metro Entrance Pedestrian Access Control Point .....	38
Joint Base Andrews Administrative and Support District Plan .....	78
Immigration and Customs Enforcement Agency Building and Site Development .....	98
Joint Base Myer-Henderson Hall personnel barracks .....	116
Constitution Gardens .....	147
Adjourn	

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

2 1:01 p.m.

3 CHAIR GOODMAN: Good afternoon and  
4 welcome to the March 7th, 2024, open session of  
5 the National Capital Planning Commission's  
6 meeting.

7 It's a beautiful day in the capital,  
8 and we're happy to be meeting again.

9 COMMISSION ROLL CALL

10 CHAIR GOODMAN: Agenda Item No. 1.

11 Ms. Koster, can you please take the  
12 roll call?

13 MS. KOSTER: Certainly.

14 Commissioner Cozart?

15 COMMISSIONER COZART: Here.

16 MS. KOSTER: Commissioner McMahon?

17 COMMISSIONER McMAHON: I'm here.

18 MS. KOSTER: Thank you.

19 Commissioner Stidham?

20 COMMISSIONER STIDHAM: Here.

21 MS. KOSTER: Commissioner Argo?

22 COMMISSIONER ARGO: I'm here.

1 MS. KOSTER: And, Commissioner Argo,  
2 we're very glad that you're here and will  
3 continue to -- our IT people will continue to  
4 work with you on that.

5 COMMISSIONER ARGO: I'm happy to be  
6 here.

7 MS. KOSTER: Chair Hewlett?

8 VICE CHAIR HEWLETT: Vice Chair  
9 Hewlett, I'm here. Present.

10 MS. KOSTER: Chair Goodman?

11 CHAIR GOODMAN: I'm present as well.

12 MS. KOSTER: Thank you.

13 Commissioner Green?

14 COMMISSIONER GREEN: Here.

15 MS. KOSTER: Commissioner Wright?

16 COMMISSIONER WRIGHT: Here.

17 MS. KOSTER: Commissioner Cash? Or

18 excuse me. Commissioner Dixon?

19 COMMISSIONER DIXON: Here.

20 MS. KOSTER: Thank you.

21 Commissioner Cash told me he would not  
22 be present.

1 Commissioner Davis?

2 COMMISSIONER DAVIS: Here.

3 MS. KOSTER: And, Commissioner  
4 Giachetti?

5 (No response.)

6 Marcel Acosta, the Executive Director;  
7 Anne Schuyler, General Counsel, and Diane  
8 Sullivan, with the Urban Design and Plan Review  
9 Division, are also in the meeting.

10 We do have a quorum.

11 CHAIR GOODMAN: Thank you very much.

12 Thank you, Ms. Koster.

13 With the presence of a quorum, I'm  
14 calling the meeting to order.

15 And just a reminder, today's meeting  
16 is livestreamed and it's going to be available in  
17 a few days as a video on the NCPC website.

18 Can we now have someone please play  
19 the short video of the Pledge of Allegiance?

20 (Pledge of Allegiance.)

21 CHAIR GOODMAN: Thank you.

22 NCPC will continue to conduct these

1 meetings online until the renovations on the  
2 Commission chambers are complete.

3 I want to share how we will be  
4 conducting the Commission business today, as we  
5 have in past meetings.

6 Following our staff presentations and  
7 any other testimony, I will ask for a motion and  
8 a second, as appropriate.

9 During the Commission deliberations, I  
10 will use the round robin format to ask each of  
11 the Commissioners if they have any comments. At  
12 other times when Commissioners wish to be  
13 recognized, I would ask that you unmute and ask  
14 to be recognized.

15 REPORT OF THE CHAIR

16 CHAIR GOODMAN: And Item 2 is Report  
17 of the Chair.

18 And I want to say that I had a busy  
19 month last month and it was very productive, I  
20 think.

21 I had the opportunity to meet with two  
22 of the federal agency leaders that are our

1 partners.

2 On February 2nd, I met with the  
3 National Park Service Director, Charles Sams, to  
4 discuss our shared interests in initiatives such  
5 as the Beyond Granite Program that was  
6 inaugurated this past year in the fall, in  
7 August. We also discussed flooding and, also,  
8 our stewardship of the National Mall.

9 In a meeting yesterday on March 6th, I  
10 met with the Smithsonian Secretary, Lonnie Bunch,  
11 and that, too, was a very productive meeting. We  
12 discussed our shared visions and interests,  
13 particularly around, again, flooding that's  
14 threatened properties and the historic treasures  
15 that we value here in the Smithsonian.

16 But we also talked about how we can  
17 continue to interpret our Nation's history  
18 through the spaces that we share and, also,  
19 through the passion we share with the Smithsonian  
20 to preserve the history of the country.

21 I attended the February 26th  
22 reconvening of the Future of Federal Workplace

1 Roundtable Discussion, which NCPC cosponsored  
2 with the Council of Governments. And following  
3 the release of the recent study on the federal  
4 workplace, we asked the federal agency leadership  
5 and regional leaders to come back together again  
6 to discuss additional actions and collaborations.

7 It was a productive conversation.

8 And with all of this business that  
9 we've been conducting in between the Commission  
10 meetings, I just want to say that I'm continually  
11 impressed by the leadership and the quality of  
12 the staff of NCPC. I'm very grateful for their  
13 work. So, thank you to all of you.

14 REPORT OF THE EXECUTIVE DIRECTOR

15 CHAIR GOODMAN: Agenda Item No. 3 is  
16 the Report of the Executive Director, Mr. Acosta.

17 MR. ACOSTA: Thank you, Chair  
18 Goodmann, and good afternoon.

19 On February 29th, NCPC initiated the  
20 30-day public comment period for the Little Falls  
21 Parkway Improvement Project in Montgomery County,  
22 Maryland. The scope identifies topics and areas

1 of analysis for the environmental assessment.

2 An online public meeting to discuss  
3 the scope is scheduled for Tuesday, March 12th,  
4 at 7:00 p.m. Further information is available  
5 online at our website. We expect this project to  
6 come before the Commission in the late spring or  
7 early summer.

8 I will also note that the public  
9 comment period for the proposed Comprehensive  
10 Plan Federal Element Introduction Chapter and  
11 submission guidelines update will close on  
12 Tuesday, March 12th. And those comments can be  
13 submitted via our website.

14 This concludes my report. You do have  
15 my written report in your packet. I'd be happy  
16 to answer any questions that you might have.

17 CHAIR GOODMAN: Thank you, Mr.  
18 Acosta.

19 Does the Commission have any  
20 questions?

21 (No response.)

22 LEGISLATIVE UPDATE

1 CHAIR GOODMAN: Hearing none, we'll  
2 move on to Agenda Item No. 4.

3 Is there a legislative update today,  
4 Ms. Schuyler?

5 MS. SCHUYLER: Yes, there is, Madam  
6 Chair.

7 I'd like to report on House of  
8 Representatives bill 4984, which is entitled,  
9 "The D.C. Robert F. Kennedy Memorial Stadium  
10 Campus Revitalization Act."

11 This bill passed the House on February  
12 27th of this year, and it was referred to the  
13 Senate two days later. I'm going to be brief  
14 because I know we have a long agenda.

15 So, basically, the bill requires the  
16 Department of Interior to transfer jurisdiction  
17 of the Robert F. Kennedy Memorial Stadium to the  
18 District of Columbia. And it allows the District  
19 to use the campus for stadium purposes,  
20 commercial/residential development, facilities,  
21 open space, public outdoor opportunities, and  
22 such other purposes for which the campus was used

1 or approved prior to June 1st of 1985.

2 More importantly, it also allows  
3 demolition, so that they can facilitate  
4 development and use of the campus.

5 That's it. That's my legislative  
6 report.

7 CHAIR GOODMAN: Okay. Well, thank  
8 you. Thank you very much, Ms. Schuyler.

9 I'm getting some reverberation there  
10 (referring to the audio interference).

11 Do any of the Commissioners have a  
12 question for Ms. Schuyler regarding this report?

13 (No response.)

14 No questions?

15 CONSENT CALENDAR - NO PRESENTATIONS

16 CHAIR GOODMAN: Hearing none, Agenda  
17 Item No. 5 is the Consent Calendar.

18 THEODORE ROOSEVELT BRIDGE REHABILITATION  
19 PROJECT

20 CHAIR GOODMAN: The Consent Calendar  
21 has one item this month, and that is the Theodore  
22 Roosevelt Bridge Rehabilitation Project,

1 submitted by the National Park Service, to  
2 approve the final site development plans with  
3 comments.

4 Are there any questions or discussion  
5 on this consent item?

6 VICE CHAIR HEWLETT: Madam Chair, I  
7 move approval of the consent item.

8 CHAIR GOODMAN: Thank you very much.  
9 There's been a motion to approve. Is  
10 there a second?

11 COMMISSIONER McMAHON: I will second,  
12 Madam Chair.

13 CHAIR GOODMAN: Thank you,  
14 Commissioner McMahon and Vice Chair Hewlett.

15 Ms. Koster, can you please confirm the  
16 motion and the second and take the vote?

17 MS. KOSTER: Vice Chair Hewlett made a  
18 motion to approve the Consent Calendar.  
19 Commissioner McMahon seconded.

20 Commissioner Cozart?

21 COMMISSIONER COZART: Yes.

22 MS. KOSTER: Commissioner McMahon?

1 COMMISSIONER McMAHON: Yes.

2 MS. KOSTER: Commissioner Stidham?

3 COMMISSIONER STIDHAM: Yes.

4 MS. KOSTER: Commissioner Argo?

5 (No response.)

6 I'll return to Commissioner Argo in a

7 moment.

8 Vice Chair Hewlett?

9 VICE CHAIR HEWLETT: Yes.

10 MS. KOSTER: Thank you.

11 Chair Goodman?

12 CHAIR GOODMAN: Yes.

13 MS. KOSTER: Commissioner Green?

14 COMMISSIONER GREEN: Yes.

15 MS. KOSTER: Commissioner Wright?

16 COMMISSIONER WRIGHT: Grudgingly, yes.

17 CHAIR GOODMAN: Okay.

18 Commissioner Dixon?

19 COMMISSIONER DIXON: Yes.

20 MS. KOSTER: And, Commissioner Davis?

21 COMMISSIONER DAVIS: Yes.

22 MS. KOSTER: All right. And I'll just

1 circle back to Commissioner Argo.

2 I don't -- if you want to just provide  
3 a thumbs-up on the Consent Calendar, we'll take  
4 that as a yes. I can see you.

5 (Commissioner Argo gives a thumbs-up.)

6 All right. We'll keep working on it  
7 then. Thank you.

8 That motion has carried, Chair  
9 Goodmann.

10 CHAIR GOODMAN: Thank you. Thank you  
11 very much.

12 The motion has carried.

13 ACTION ITEMS - WITH PRESENTATION

14 TEXAS LEGATION MEMORIAL

15 CHAIR GOODMAN: Agenda Item 6A is a  
16 request to approve the preliminary site  
17 development for the Texas Legation Memorial. Ms.  
18 Herr is making a report today and the  
19 presentation.

20 MS. HERR: Yes. Can you hear me?

21 CHAIR GOODMAN: Yes.

22 MS. HERR: Great.

1                   Good afternoon, Madam Chair and  
2 members of the Commission.

3                   The National Park Service, in  
4 collaboration with the Daughters of the Republic  
5 of Texas, has submitted preliminary development  
6 plans for Commission review and approval for the  
7 Texas Legation Memorial on Indiana Avenue,  
8 Northwest.

9                   Just a couple of quick reminders of  
10 the memorial commemorative process.

11                   We are at the preliminary review for  
12 this memorial, as noted here. The National  
13 Capital Memorial Advisory Commission and the U.S.  
14 Commission of Fine Arts also review the  
15 preliminary design for comment and approval.

16                   While the National Capital Memorial  
17 Advisory Commission has an advisory role over the  
18 commemorative works, the Commission of Fine Arts  
19 and NCPC have approval authority on site and  
20 design.

21                   The Commission previously reviewed  
22 site selection in December 2021. The review

1 criteria outlined in the Commemorative Works Act  
2 for site and design approval, noted here,  
3 includes locating the work and surroundings that  
4 are relevant to the subject in a location that  
5 does not interfere with an existing work. The  
6 location should also protect open space and  
7 existing public use, as well as cultural and  
8 natural resources.

9 In 2020, under Public Law 116-248,  
10 Congress authorized the Daughters of the Republic  
11 of Texas to build a commemorative work in  
12 Washington, D.C., to commemorate and honor those  
13 who, as representatives of the Republic of Texas,  
14 served in the District of Columbia as diplomats  
15 to the United States and made possible the  
16 annexation of Texas as the 28th state.

17 The proposed memorial is located at  
18 Indiana Avenue, Northwest, which was site F,  
19 option 1, during site selection. During the  
20 Commission's review of site selection, the  
21 Commission provided favorable comments on this  
22 site. As a reminder, this location was selected

1 due to its proximity to locations important to  
2 the Texas Legation, as noted here.

3 The memorial site is an existing  
4 planter surrounded by a low stone-clad wall. The  
5 site is located between the Argentine Naval  
6 Attache Building and a public sidewalk on the  
7 south side of Indiana Avenue, Northwest.

8 The existing site, pictured here, is  
9 approximately 20 feet by 27 feet. It's a planter  
10 containing small trees and two small light  
11 fixtures, and surrounded by a low-wall cladding  
12 granite. The existing trees and lights will be  
13 removed to accommodate the memorial.

14 As part of the memorial design  
15 process, the Applicant studied existing memorials  
16 in the area for context.

17 The proposed memorial space includes  
18 two main elements: the stone memorial and the  
19 landscaping.

20 The design for the stone memorial  
21 element includes a star-shaped stone base, topped  
22 with a pentagon-shaped memorial plinth.

1           The Applicant is proposing the star  
2 base and plinth constructed out of white Mt. Airy  
3 granite, and topped with an 11-inch diameter  
4 Daughters of the Republic of Texas Historic Sites  
5 Medallion.

6           On the three sides of the plinth  
7 closest to the sidewalk, the Applicant is  
8 proposing three memorial engravings telling the  
9 story of the Texas Legation, a map of the  
10 Republic of Texas, and the Republic of Texas  
11 diplomats sent to Washington, D.C.

12           Here are the plinth panel details:

13           The proposed text size for the left  
14 and right engraving face is proposed in one-half  
15 inch. And the Applicant has shifted the memorial  
16 6 inches closer to the edge of the planter bed,  
17 based on staff feedback.

18           This section shows the proximity of  
19 visitors to the memorial and the text panels.  
20 And staff requests the Commission recommend the  
21 Applicant continue to evaluate the size and  
22 treatment of the proposed memorial text to ensure

1 it is easily legible for all visitors.

2 The second part of the overall  
3 memorial design is the landscaping. The proposed  
4 memorial landscape is organized by two plant  
5 palettes oriented to the northwest corner, where  
6 the memorial is located.

7 A field of low-growing, native  
8 evergreen sedge makes up the foreground,  
9 maintaining visual access to the plinth. Beyond  
10 this sedge is an interplanted field of native  
11 meadow plants, to create a taller backdrop. The  
12 organic shape relates to the Brazos River Basin  
13 that defines the two distinct landscapes of  
14 Texas.

15 Soil bermed at the rear, southeast  
16 corner of the planter creates a subtle high  
17 point, where a sweetbay magnolia tree is located  
18 on a visual axis with the memorial.

19 The solitary tree with the singular,  
20 pronounced white blossoms represents the Lone  
21 Star State and Texas' time period as a republic.

22 The two juxtaposed native planting

1 zones recall the diversity, orientation, and  
2 unique breadth of Texas' ecological regions  
3 across the State.

4 The selection of plants that comprise  
5 the memorial are both native to Texas and native  
6 to the Mid-Atlantic of Washington, D.C.

7 The Commission has received public  
8 comment indicating concern about the lack of  
9 pollinator species and the use of non-native  
10 species in the planting palette.

11 Staff notes that the memorial is  
12 modest in size, has a very clear theme, and finds  
13 that this is appropriate for such a small area,  
14 and supported by our recent guidance for both  
15 native and cultural landscapes.

16 The Applicant has addressed the  
17 comments from staff and the Commission thus far,  
18 and staff recommends the Commission approve the  
19 preliminary site development plans for the  
20 proposed Texas Legation Memorial located at  
21 Indiana Avenue, Northwest.

22 This concludes my presentation. I've

1 incorporated recommendations from the EDR into  
2 the presentation. So, I will not read them.  
3 They are included here for your reference.

4 Thank you, and I'm available to answer  
5 any questions you may have.

6 Sophie Kelly from the National Park  
7 Service has prepared some remarks, and  
8 representatives of the project team and the  
9 Daughters of the Republic of Texas are available  
10 for questions as well.

11 Thank you.

12 MS. KELLY: Thank you, Jamie.

13 Good afternoon, Commissioners.

14 The National Park Service is happy to  
15 be before you today as the coordinating federal  
16 agency in the development of the Texas Legation  
17 Memorial.

18 I'm Sophie Kelly and I am Chief of  
19 Staff of the National Mall and Memorial Parks.

20 As you have heard, in 2020, the  
21 Congress authorized the Daughters of the Republic  
22 of Texas to establish a commemorative work to

1 honor those who, as representatives of the  
2 Republic of Texas, served in the District of  
3 Columbia as diplomats to the United States and  
4 made possible the annexation of Texas as the 28th  
5 state of the United States.

6 The Park Service is pleased to work  
7 with the memorial sponsor on their site selection  
8 analysis that has brought us now to the design  
9 phase for the project.

10 The National Mall and Memorial Parks  
11 administers the areas along Pennsylvania Avenue,  
12 including the approved location for the Texas  
13 Legation Memorial on the 600 block of Indiana  
14 Avenue off of Pennsylvania Avenue.

15 The memorial will be under the  
16 stewardship of the National Park Service once  
17 completed.

18 The memorial design team, in  
19 collaboration with the Park Service, has  
20 developed the concept for a modest memorial  
21 plinth and planted area.

22 We appreciate the collaboration and

1 guidance of NCPC and look forward to hearing your  
2 comments today.

3 Thank you.

4 CHAIR GOODMAN: Thank you very much,  
5 Ms. Herr and Ms. Kelly. We appreciate the work  
6 that you've done.

7 Do Commissioners have any questions  
8 for the presenters before we entertain a motion?

9 (No response.)

10 Hearing no questions, I want to --

11 MS. KOSTER: Oh, I think we --

12 CHAIR GOODMAN: -- make note of the  
13 fact that we do have Mr. Berne, who will be  
14 providing testimony, in addition to our  
15 presentation.

16 And, Mr. Berne, when you're ready,  
17 please let me know.

18 MR. BERNE: Yes, I'm here.

19 CHAIR GOODMAN: Great.

20 MR. BERNE: Are you ready?

21 CHAIR GOODMAN: Yes. We can hear  
22 you.

1 Welcome.

2 MR. BERNE: Thank you.

3 CHAIR GOODMAN: I wasn't trying to  
4 overlook you. I just wasn't paying attention to  
5 my notes.

6 Thank you, Mr. Berne. Go ahead.

7 MR. BERNE: Thank you.

8 My testimony relates to the plant  
9 palettes, as it will for two other projects up  
10 for consideration today.

11 Several entries and omissions in these  
12 palettes are not consistent with the NCPC's new  
13 Best Practices Resource Guide. The guide  
14 highlights the need to plant common milkweed,  
15 *Asclepias syriaca*, to support monarch butterfly  
16 populations, but the palettes do not contain any  
17 common milkweed. Please ask the Applicant to  
18 plant the common milkweed plants in the project's  
19 sunny areas.

20 The guide states that a Department of  
21 Agriculture publication recommends the following  
22 when selecting plant species: 100 percent native

1 species. Focused plant selection are native  
2 perennials that provide pollen and nectar-rich  
3 foliage for pollinators and other beneficial  
4 insects, and wild food plants for butterflies and  
5 moths. These are essential components of habitat  
6 needed to support a wide variety of wildlife.

7 Now, the plant palettes for this  
8 project contain 11 shrubs or trees, grasses, and  
9 bulbs that are not native to the National Capital  
10 Region. I've identified these and I've actually  
11 already sent them to the NCPC.

12 The worst of those that are native to  
13 Texas, but are not native to this region, such as  
14 a redbud, that Texas redbud. It's kind of nice  
15 in Texas, but it can become invasive.

16 Some may become invasive or are  
17 invasive within the region. Some may not feed  
18 native pollinators.

19 However, there's an exception. Few,  
20 if any, bulbs are native to the region. The  
21 plant palettes can, therefore, contain bulbs if  
22 they are not already identified as invasive.

1           Please, therefore, ask the Applicant  
2 to replace all non-native plants, including the  
3 Texas redbud and other Texas plants, except for  
4 non-invasive bulbs, with species that are native  
5 to the National Capital Region.

6           The plant palettes contain seven  
7 cultivars. However, the NCPC Guide states, "Take  
8 care when selecting when selecting plant  
9 cultivars." Some are selected for traits that  
10 are attractive to humans, but not to the  
11 pollinators. Sometimes these selections of  
12 cultivars lose their traits and indicators on  
13 which pollinators rely. In other words, they  
14 won't support pollinators. Further, the leaves  
15 and stems of some cultivars are toxic to insects.

16           Please, therefore, ask the Applicant  
17 to remove all seven cultivars from the  
18 landscaping. The Applicant should replace these  
19 with cultivars native here, if there are any.

20           The staff has reviewed this. They  
21 tell you it's okay to put these Texas natives  
22 that are not native into the planting, but this

1 is really wrong and it's dangerous.

2 Thank you.

3 CHAIR GOODMAN: Thank you.

4 Are there any questions for Mr. Berne?

5 Any questions?

6 (No response.)

7 Hearing none, that concludes the  
8 public testimony.

9 And I'll start with a motion to  
10 approve the preliminary site development plans  
11 for the Texas Legation Memorial. Is there a  
12 motion?

13 VICE CHAIR HEWLETT: I so move, Madam  
14 Chair, including the recommendation as enunciated  
15 by staff, by Ms. Herr, and also in the staff  
16 report.

17 CHAIR GOODMAN: Thank you. Thank  
18 you, Commissioner. I'm sorry. Thank you, Vice  
19 Chair Hewlett.

20 And is there a second?

21 COMMISSIONER STIDHAM: Second.

22 CHAIR GOODMAN: Thank you,

1 Commissioner Stidham.

2 And so, we have a motion here.

3 MS. KOSTER: Yes. So, Vice Chair

4 Hewlett made the motion, and there's a second.

5 I also wanted to note that  
6 Commissioner Peter Warren has joined the meeting.

7 Thank you.

8 CHAIR GOODMAN: Thank you.

9 Welcome, Peter.

10 All right. So, the motion has  
11 carried.

12 Now, we would open up for discussion  
13 with the Commission. Can everyone please turn on  
14 your cameras and your mics, and we'll begin with  
15 Commissioner Argo.

16 Are you prepared, Mr. Argo?

17 (No response.)

18 I'm going to move on to Vice Chair  
19 Hewlett. Could you begin, please?

20 VICE CHAIR HEWLETT: I don't have any  
21 additional comments, other than maybe, since  
22 we've now heard from Mr. Berne, if we could have

1 some feedback on his comments?

2 CHAIR GOODMAN: Okay. Thank you.

3 COMMISSIONER GREEN: Thank you. No  
4 additional comments. Thank you.

5 CHAIR GOODMAN: Okay. Thank you.

6 Commissioner Wright?

7 COMMISSIONER WRIGHT: I don't have any  
8 comments, either. I wish every memorial were  
9 this easy to do.

10 CHAIR GOODMAN: Okay. Thank you,  
11 Commissioner Wright.

12 Commissioner Dixon? Commissioner  
13 Dixon?

14 COMMISSIONER DIXON: Yes, I'm okay.  
15 And I'm okay with it. It's fine. Thank you.

16 CHAIR GOODMAN: Thank you.

17 COMMISSIONER DIXON: No comment.

18 CHAIR GOODMAN: Thank you,  
19 Commissioner Dixon.

20 Commissioner Davis?

21 COMMISSIONER DAVIS: Sorry, I had some  
22 trouble with the unmute button there.

1                   No additional comments from me.  
2           Thanks.

3                   CHAIR    GOODMANN:           Thank    you,  
4           Commissioner Davis.

5                   Commissioner Giachetti?  
6                   (No response.)

7                   Or, Commissioner Warren?

8                   COMMISSIONER WARREN:  No comments.  
9           Thanks.

10                  CHAIR    GOODMANN:           Thank    you,  
11           Commissioner Warren.

12                  Commissioner Cozart?

13                  COMMISSIONER COZART:  No comments from  
14           me.

15                  Thanks to the staff for their work on  
16           this and their report.

17                  CHAIR GOODMANN:  Very good.

18                  Commissioner McMahon?

19                  COMMISSIONER McMAHON:  Yes.  No.  A  
20           fine, subtle, understated monument to the  
21           purpose.  I kind of like that part.

22                  I'm hoping to see if there is a

1 response from the Applicant concerning our  
2 comments about the palette of plants being  
3 selected before we vote. But other than that, no  
4 comments.

5 CHAIR GOODMAN: Thank you,  
6 Commissioner McMahon.

7 Commissioner Stidham?

8 COMMISSIONER STIDHAM: No comments.  
9 Thank you for the report. We really  
10 appreciate it.

11 CHAIR GOODMAN: Thank you.

12 And, Commissioner Argo, I'm going to  
13 circle back, but I presume there might still be  
14 some hiccups there, Ms. Koster.

15 So, I will ask staff if they could  
16 respond to the Commissioners' request for some  
17 input on Mr. Berne's testimony.

18 MS. KOSTER: Certainly, and perhaps we  
19 can start with Jamie Herr to provide that, and  
20 then, to the Park Service, as needed.

21 MS. HERR: Yes. So, the Park Service  
22 actually did provide a response. And I don't

1 know if I want to read it for them or allow Ms.  
2 Kelly to read it. I can do either.

3 MS. KELLY: Feel free to read it. It  
4 will be fine.

5 MS. HERR: All right. Okay.

6 So, in regards to the comment about  
7 milkweed, it says, "Given the limited memorial  
8 area, a 500-square-foot planter, we could  
9 accommodate only a correspondingly minimal plant  
10 palette and do not believe that *Asclepia syriaca*  
11 -- sorry, I don't know a bunch of these words --  
12 meets the project's design goals."

13 Regarding the native species, "At the  
14 request of the client, and in order to best  
15 support the narrative regarding the Texas  
16 Legation, we selected plant species that were  
17 native to either the Mid-Atlantic Region,  
18 portions of Texas, or both. The proposed concept  
19 includes magnolia" -- and several plants I cannot  
20 pronounce. "For some of the alternatives  
21 presented, an adaptive plant species was selected  
22 to support the identity of Texas' heritage,

1 including autumn moor grass and Mexican feather  
2 grass. The bulb alternatives shown are  
3 representative only and can be amended, though  
4 native bulb species are limited."

5 Regarding cultivars, "Native cultivars  
6 often allow us to achieve greater ornamental  
7 appearance, more predictable height, and in some  
8 cases greater resilience than straight species.  
9 This facilitates our design response in urban  
10 public spaces like this one, where siteline  
11 safety, aesthetics, and maintenance are  
12 significant concerns."

13 Staff did review this response and  
14 believes that the proposed memorial is in keeping  
15 with our guidance, as it is small, in an urban  
16 setting, and we are okay with the plants  
17 proposed.

18 Thank you.

19 CHAIR GOODMAN: Thank you, Ms. Herr.  
20 Ms. Kelly, did you have any other  
21 further comment?

22 MS. KELLY: I don't. I believe that

1 response reflects the analysis that we undertook  
2 in terms of the landscape development.

3 We acknowledge that this is, as a  
4 commemorative works project, a reviewed project  
5 and that we are, thus, meeting the subject matter  
6 for which the Congress authorized the memorial.  
7 So, the landscape palette, it's respecting the  
8 subject matter, while also looking towards  
9 species that will be durable and maintainable and  
10 persist and be beautiful for many years.

11 So, thank you.

12 CHAIR GOODMAN: Okay. Thank you.

13 Well, I just wanted to make my final  
14 comments.

15 I want to thank Mr. Berne because I  
16 think he has given us a good compass, as we look  
17 at climate and climate change, and the impacts of  
18 what we are stewarding in our Nation's Capital  
19 for plantings. Whether they are trees or shrubs  
20 or flowers, it's important to keep in mind these  
21 pollinator issues. So, I do appreciate Mr.  
22 Berne's comments.

1                   And overall, I do find that the  
2 National Park Service and partners have developed  
3 a modest memorial and a landscape plan that is  
4 focused with a clear theme, and I support that.

5                   At the same time, I do want to just  
6 continue to call to mind the policies we've  
7 created around these plantings, so that we can be  
8 sensitive to the needs of the local pollinators.

9                   So, are there any further questions or  
10 comments?

11                   (No response.)

12                   Ms. Koster, would you like to confirm  
13 the motion and the second, and then, take the  
14 roll call, please?

15                   MS. KOSTER: Certainly.

16                   Vice Chair Hewlett made the motion.  
17 Commissioner Stidham seconded.

18                   And with that, Commissioner Cozart?

19                   COMMISSIONER COZART: Yes.

20                   MS. KOSTER: Thank you.

21                   Commissioner McMahon?

22                   COMMISSIONER McMAHON: Yes.

1 MS. KOSTER: Commissioner Stidham?

2 COMMISSIONER STIDHAM: Yes.

3 MS. KOSTER: I'll note that  
4 Commissioner Argo is still having some tech  
5 difficulties. We hope she'll be able to rejoin  
6 the meeting.

7 Vice Chair Hewlett?

8 VICE CHAIR HEWLETT: Yes.

9 MS. KOSTER: Chair Goodman?

10 CHAIR GOODMAN: Yes.

11 MS. KOSTER: Commissioner Green?

12 COMMISSIONER GREEN: Yes.

13 MS. KOSTER: Commissioner Wright?

14 COMMISSIONER WRIGHT: Yes.

15 MS. KOSTER: Commissioner Dixon?

16 COMMISSIONER DIXON: Yes.

17 MS. KOSTER: Commissioner Davis?

18 COMMISSIONER DAVIS: Abstain.

19 MS. KOSTER: Commissioner Warren?

20 COMMISSIONER WARREN: Abstain.

21 MS. KOSTER: Thank you.

22 The motion has carried.

1 CHAIR GOODMAN: Thank you very much,  
2 Ms. Koster.

3 PENTAGON METRO ENTRANCE PEDESTRIAN ACCESS

4 CONTROL POINT

5 CHAIR GOODMAN: Agenda Item 6B is a  
6 request to approve comments on concept plans for  
7 the Pentagon Metro Entrance Pedestrian Access  
8 Control Point.

9 And Ms. Free is going to be making a  
10 presentation.

11 Ms. Free?

12 MS. FREE: Yes. Can you hear me and  
13 see my screen? Yes? Okay. Thank you.

14 Good afternoon, Chair Goodman and  
15 Commissioners.

16 The Department of Defense, Washington  
17 Headquarters Services, has submitted concept  
18 plans for a proposed pedestrian access control  
19 point, or PACP, located near the Pentagon  
20 Metrorail Station entrance.

21 The PACP is the proposed addition to  
22 the Pentagon building and will provide the

1 Pentagon Force Protection Agency with increased  
2 capacity and capability to screen employees for  
3 potentially hazardous devices prior to entering  
4 the Pentagon.

5 As this is a concept review, the focus  
6 of today's presentation and analysis is to  
7 receive Commission comments and feedback prior to  
8 preparation of a more detailed preliminary  
9 submission.

10 In this case, the focus of the review  
11 is understanding the appropriateness of the  
12 project for the site and the context,  
13 understanding the appropriateness of the project  
14 for the site and context, and identifying any  
15 stakeholders that may need to be further  
16 involved.

17 I will provide an overview of the  
18 proposed PACP today, which includes two building  
19 design alternatives for consideration. Staff is  
20 recommending that the Commission approves the  
21 comments on the concept plan to be used as  
22 guidance in developing a preferred alternative in

1 the next submission.

2 Before I review the proposal, I'll  
3 briefly cover the existing site conditions and  
4 context.

5 The PACP will be located on the  
6 southeast side of the Pentagon directly across  
7 from the Pentagon Transit Center, which is a  
8 major intermodal transit node that receives  
9 several regional bus services and the Blue and  
10 Yellow Metrorail Lines. As such, staff finds  
11 that the new PACP is an important addition to the  
12 Pentagon building as a highly visible, public  
13 threshold frequented daily by employees and  
14 visitors arriving by Metrorail or bus.

15 The proposed PACP, as an addition to  
16 the existing Metro Entrance Facility, or MEF,  
17 which is identified here on this slide as No. 2.

18 The MEF is a limestone addition to the Pentagon  
19 building located directly across from the WMATA  
20 bus terminal, which is shown here as No. 1.

21 A Visitor Center, shown here as No. 5,  
22 is attached to the MEF, and a series of covered

1 walkways, shown here as No. 4, connect these  
2 structures with the two Metro escalators, which  
3 are shown here as No. 3.

4 Here we have a look around the project  
5 site. In images 1 and 3, you can see the  
6 existing Metro escalator canopies and covered  
7 walkways, which frame the MEF where the employees  
8 currently enter the Pentagon building.

9 The existing MEF, as seen here in  
10 image No. 2, is a symmetrical building with a  
11 double-height entrance volume with seven punched  
12 openings at the lower level and a glass canopy  
13 above. The existing MEF facade transitions to  
14 solid limestone above the canopy and terminates  
15 at the parapet.

16 Here, in section, we can see the  
17 below-grade conditions. The Metro tunnel is  
18 directly below the site, with the bus terminal on  
19 the left and the existing MEF on the right, which  
20 are built up to the Metro tunnel boundaries,  
21 shown here in black. The red line indicates the  
22 limits of the proposed PACP addition.

1           The Applicant is actively coordinating  
2 with WMATA regarding the proposed development.  
3 Additional discussions will be necessary  
4 regarding construction and phasing to avoid  
5 impacts to transit users. And therefore, staff  
6 requests the Applicant continue to coordinate  
7 with WMATA to address any concerns related to the  
8 design and impacts to operations during  
9 construction.

10           Here, we have a look at how people  
11 currently circulate around the site. Most  
12 employees are entering the existing MEF from the  
13 Metro escalators, with others arriving at the bus  
14 terminal. Covered walkways connect these  
15 pedestrian routes with the MEF.

16           Non-employee visitors access the  
17 Pentagon through the Visitor Center before  
18 entering the MEF, and then, ultimately, the  
19 Pentagon building.

20           I will now discuss the proposed site  
21 plan and landscape plan for the PACP, the  
22 building massing and height, and the two building

1 design options.

2 I'd like to first note that the  
3 concept plans presented today are a complete  
4 redesign of the former PACP preliminary plans  
5 reviewed by the Commission in 2017, images of  
6 which are shown here.

7 The former design included a canopy  
8 with skylights that covered the entire open space  
9 located between the bus terminal and the PACP.  
10 The Commission's comments on the previous design  
11 focused on simplifying the design in context of  
12 the existing Metro canopies, improving  
13 wayfinding, enhancing pedestrian circulation, and  
14 coordinating further with WMATA. And staff finds  
15 that these comments have been addressed in the  
16 current application.

17 Here, we have the proposed site plan  
18 with the new 18,000-square-foot PACP addition. I  
19 will note that the site plan is the same in both  
20 design options, with the differences occurring in  
21 the building itself, which I will cover in a few  
22 moments.

1           The existing covered walkways will be  
2 removed and an open plaza that separates the PACP  
3 and the bus bays will allow pedestrians to  
4 circulate freely.

5           The proposed PACP is on an axis with  
6 the Pentagon building and the existing MEF,  
7 located directly across from the bus terminal.  
8 The facility will include an entry vestibule,  
9 enhanced screening area, police stations, and  
10 related support spaces.

11           And overall, staff supports the  
12 general location and footprint of the proposed  
13 PACP, as it allows clear pedestrian access and  
14 circulation, while accommodating program  
15 requirements.

16           The proposed landscape plan includes  
17 raised plant beds to the south of each Metro  
18 escalator and adjacent to the east and west sides  
19 of the bus terminal.

20           Staff requests that all proposed plant  
21 material be native to the region, with  
22 consideration for pollinator-friendly plant

1 species, including common milkweed, and native  
2 ground covers or sedges are used in lieu of turf  
3 grass.

4 In addition, staff recommends the  
5 Applicant consider incorporating sustainable  
6 stormwater management strategies, such as a green  
7 roof on the proposed addition and the MEF, and  
8 permeable pavers in the plaza.

9 The Applicant conducted several  
10 massing studies to evaluate the form and the  
11 scale of the PACP addition, with the goal of  
12 simplifying the overall assemblage of the  
13 architectural elements. These studies also  
14 helped to inform the addition's overall  
15 impression as the public thresholds to the  
16 Pentagon.

17 Here, you can get a sense for the  
18 different options considered by the Applicant  
19 with a horizontal form consistent throughout.

20 The massing studies consider the  
21 horizontality of other architectural elements on  
22 the Pentagon building, as well as other entrances

1 around the building and the historical  
2 references.

3 Here, we can see the horizontality  
4 created by the form of the existing Pentagon  
5 facade, the MEF wings, and the Visitor Center.

6 As a result, the new PACP addition  
7 will meet the height of the existing MEF wings at  
8 19 feet 6 inches tall. And staff supports the  
9 height of the new PACP addition respecting these  
10 datum lines to create consistency and a  
11 simplified form.

12 The design approach for the PACP  
13 addition considered the existing stripped  
14 classical architectural style of the Pentagon  
15 building. Staff notes the Pentagon building is a  
16 National Historic Landmark, and therefore, the  
17 new PACP must create a distinct sense of arrival  
18 for pedestrians with a design approach that  
19 differentiates the facility as an addition to the  
20 Pentagon and is also compatible with the historic  
21 building.

22 As a National Historic Landmark, the

1 Pentagon building is one of the Nation's most  
2 iconic government buildings. In accordance with  
3 the Secretary of the Interior's standards for the  
4 treatment of historic properties, new additions  
5 should be contemporary, but also compatible with  
6 the historic building to protect the integrity of  
7 the historic property and its environment.

8 The Applicant included several  
9 precedent images in the concept submission of  
10 modern additions to historic structures and  
11 inspired the design options for the PACP. These  
12 include the Washington Monument Visitors Center,  
13 the Harry Truman Building, the U.S. Diplomacy  
14 Center, and the Federal Reserve Marriner S.  
15 Eccles Building -- all of which were reviewed by  
16 NCPC.

17 As I've noted before, the concept  
18 plans include two design options. Both options  
19 have the same building footprint and general  
20 massing with variations in the treatment of the  
21 existing MEF and the proposed PACP building  
22 materials.

1           Option 1, here on the left, includes  
2 extending the top volume of the existing MEF,  
3 skylights in the double-height area, and a  
4 decorative bulkhead above the PACP lobby that is  
5 wrapped with channel glass.

6           Option 2, here on the right, includes  
7 the existing top volume of the MEF remaining  
8 unchanged, skylights where the addition meets the  
9 MEF, and a decorative bulkhead above the PACP  
10 lobby wrapped with metal mesh.

11           I'd also like to note that in both  
12 options the project is also aiming to achieve  
13 LEED Silver certification.

14           Staff recommends that the Applicant  
15 evaluate if it is feasible to achieve LEED Gold  
16 certification, given the limited project size.  
17 And at a minimum, the project should achieve LEED  
18 Silver with a priority for renewable energy and  
19 energy-efficient credit points.

20           Here, we have a closer look at Option  
21 1. You can see the horizontal form of the PACP  
22 addition that meets the height of the existing

1 MEF wings, with the glass lobby, and the  
2 decorative bulkhead above that is clad with  
3 channel glass.

4 In this option, the MEF is extended to  
5 about 15 feet from the south face of the PACP  
6 addition. The extension includes skylights and  
7 punched openings on the southern facade.

8 Building elevations demonstrate an  
9 emphasis on symmetry and simplicity with the form  
10 and materials, and the PACP building reading as  
11 distinct horizontal layers. We can see how the  
12 facade engages with the existing Metro elevators,  
13 here on the right side of the south elevation.  
14 On the left side, a solid panel is proposed to  
15 reinforce that symmetry.

16 This is a bird's eye view of Option 1,  
17 with the south facade beyond the bus bays and  
18 towards the Pentagon.

19 This here is an eye-level view looking  
20 towards the PACP and the Pentagon from the  
21 southeast. I'll point out that you can see here  
22 the MEF extension and how the PACP facade engages

1 with the existing Metro elevators, which will  
2 open onto the plaza.

3 And another view from the southwest  
4 looking towards the Pentagon. You can see the  
5 decorative bulkhead wrapped with channel glass  
6 above the glass lobby and how the addition  
7 transitions back to the MEF with solid panel  
8 walls.

9 On the interior of the PACP, the  
10 entrance vestibule transitions to a grand, 26-  
11 foot 10-inch height entrance lobby created by the  
12 extension of the MEF.

13 This is a view looking toward the  
14 existing MEF entrance after one enters the PACP.

15 We can see the existing punched openings and  
16 limestone columns with wood doors on the MEF  
17 facade. Onyx panels are proposed above the  
18 doors.

19 I will review Option 2. Option 2 does  
20 not include the double-height space at the center  
21 of the new addition, as the existing MEF volume  
22 would remain unchanged. Also, a skylight is

1 proposed where the PACP addition meets the MEF to  
2 bring natural light into the lobby.

3 The building elevations are similar to  
4 Option 1, but the main differences being the  
5 metal mesh on the decorative bulkhead and the  
6 treatment of the existing MEF.

7 The horizontality of the PACP addition  
8 is accentuated in Option 2, as the extended MEF  
9 volume is less pronounced on the extruded version  
10 in Option 1. And staff finds the existing MEF in  
11 Option 2 is more proportional to the PACP  
12 addition and the Pentagon building.

13 Here, an eye-level view of Option 2,  
14 looking at the PACP addition towards the  
15 Pentagon, about 15 feet in height of the existing  
16 MEF volume, as visible above the PACP roofline.

17 And another eye-level view from the  
18 southwest looking towards the Pentagon.

19 A look at the interior entry  
20 experience in Option 2 shows that it is not as  
21 grand as Option 1. We have here the same view  
22 looking toward the existing MEF, once one enters

1 the new PACP addition. The ceiling height in  
2 Option 2 is lower at 14 feet and natural light is  
3 limited without the MEF extension.

4 As discussed, there are pros and cons  
5 to both options presented. In summary, the sense  
6 of arrival and interior entrance experience  
7 created by Option 1 is preferred. However,  
8 together, the scale and design of the MEF  
9 extension in this option overwhelms the Pentagon  
10 building facade.

11 In Option 2, the top volume of the  
12 existing MEF is more proportional to the Pentagon  
13 building and to the new addition, but the  
14 entrance lacks prominence and the interior  
15 experience is less desirable, due to lower  
16 ceiling height and limited natural light.

17 And therefore, staff requests the  
18 Applicant further explore how to improve natural  
19 light and openness at the interior entry of the  
20 PACP addition, while either reducing the scale of  
21 the MEF extension and/or simplifying its facade  
22 design.

1           The next few slides demonstrate views  
2 of the two options side by side for comparison.  
3 In both options, you can see how the rectangular  
4 form of the PACP is divided into two distinct  
5 horizontal layers, a glass base, and a decorative  
6 bulkhead which sits atop the base.

7           Staff finds that in both options the  
8 nearly equal proportions of the decorative  
9 bulkhead and the glass base of the addition  
10 appear top-heavy and diminish the visibility of  
11 the PACP addition, lobby, and entrances.

12           For the next submission, staff  
13 recommends the Applicant evaluate a design  
14 approach that unifies the entire primary facade  
15 into one composition that avoids the clear  
16 division of materials, as currently proposed, and  
17 distinguished the south facade of the PACP  
18 addition as the main entrance.

19           In addition, staff finds that, while  
20 the overall architectural design of both Options  
21 1 and 2 is differentiated from the historic  
22 Pentagon building, the proposed channel glass and

1 metal mesh materials could appear dated. Channel  
2 glass and metal mesh are materials that are more  
3 commonly used on commercial-type buildings as  
4 opposed to institutional buildings of this  
5 stature.

6 Therefore, staff recommends exploring  
7 additional building materials for the PACP  
8 addition and MEF facades that are differentiated,  
9 but also compatibility with the historic Pentagon  
10 building, such as stone, opaque glass, or copper.

11 And this concludes my presentation.  
12 The Executive Director's recommendations are  
13 listed here, which have been incorporated into my  
14 presentation.

15 Myself and several representatives  
16 from WHS and the Applicant's design team are on  
17 the line to answer your questions.

18 Thank you.

19 CHAIR GOODMAN: Thank you very much,  
20 Ms. Free. We appreciate that. That was very  
21 thorough.

22 And do Commissioners have any

1 questions before we have a motion to approve  
2 comments? Any questions?

3 Yes, I see Commissioner Bryan Green.

4 COMMISSIONER GREEN: Thank you.

5 I had just two questions, just to help  
6 me identify a couple of things in the slides.

7 First, with the wooden doors, could  
8 you explain to me what those are? Are they  
9 historic wooden doors? Are they new wooden  
10 doors? Where do they come from?

11 MS. FREE: Sure. Those are existing.

12 I think the Applicant would have more background  
13 on that topic. I'm not sure if they could join  
14 the conversation at this point or you would  
15 prefer to wait until the session --

16 COMMISSIONER GREEN: Well, that's  
17 fine. I was just curious.

18 I have a followup. I have a second  
19 question that's unrelated.

20 COMMISSIONER McMAHON: Sure, Bryan.

21 Is there anybody online for WHS who  
22 wants a swing at that? Or do you want me to

1 answer that question?

2 MR. AALI: Mr. McMahon, this is Hamed  
3 Aali from HDR on the call. If you want, I can  
4 answer that question.

5 COMMISSIONER McMAHON: Yes, Hamed, go  
6 ahead, please.

7 MR. AALI: Thank you.

8 Mr. Commissioner, those doors are  
9 existing doors from MEF, and those doors are  
10 going to be renovated as a part of the new  
11 project that's happening on the Pentagon area.

12 But, as part of this project, those  
13 are going to be open all the time and controlled,  
14 controlled open all the time. So, we are not  
15 going to see those wooden doors closed during the  
16 operation of the building.

17 COMMISSIONER GREEN: Okay. I'm so  
18 sorry, I had a little hard time hearing the very  
19 beginning of your answer.

20 MR. AALI: Sorry.

21 COMMISSIONER GREEN: But I caught the  
22 operational part at the end.

1 MR. AALI: So, the doors are existing  
2 wooden doors from MEF. As part of another  
3 project, they're going to be renovated. But, for  
4 this project, they're going to be on hold,  
5 controlled for the whole time, and they're just  
6 going to be closed, based on operation of the  
7 building. So, during the operation hours, doors  
8 are going to be open with individual access back  
9 to the MEF.

10 COMMISSIONER GREEN: Thank you.

11 COMMISSIONER McMAHON: Yes, Bryan, I  
12 think the answer to your question is those doors,  
13 those wooden doors, that style and the fact that  
14 they're wooden I think are part of the existing  
15 exterior perimeter of the Pentagon.

16 It's my understanding, historically,  
17 since 1942, those have been the types of doors  
18 used in those locations. And, in fact, the ones  
19 you see there today were replaced in kind back  
20 about 2012, I think, the same style.

21 So, they'll remain there. As Hamed  
22 said, they'll remain open during operations after

1 the PACP is completed.

2 COMMISSIONER GREEN: Wonderful. Thank  
3 you.

4 COMMISSIONER McMAHON: Sure.

5 COMMISSIONER GREEN: I think, Ms.  
6 Free, I had a question. I'm not sure if we need  
7 the slide up or not.

8 I was just trying to understand, in  
9 the interior lobby, there's a substantial  
10 bulkhead that drops.

11 MS. FREE: Uh-hum.

12 COMMISSIONER GREEN: And I was  
13 interested in what the operational purpose of  
14 that bulkhead, and maybe I'm just  
15 misunderstanding orientation in the lobby.

16 MS. FREE: Sure. Yes, I know exactly  
17 what you're referring to.

18 I did follow up with the Applicant on  
19 that question. And that space is going to be for  
20 mechanical equipment.

21 COMMISSIONER GREEN: Okay. Thank you.

22 CHAIR GOODMAN: Thank you,

1 Commissioner Green.

2 Are there any other questions from the  
3 Commission?

4 (No response.)

5 Hearing no questions, is there a  
6 motion to approve comments on the concept plan  
7 for the Pentagon Metro Entrance Pedestrian Access  
8 Control Point?

9 VICE CHAIR HEWLETT: So moved, Madam  
10 Chair.

11 CHAIR GOODMAN: Thank you.

12 Vice Chair Hewlett just made a motion.  
13 Is there a second?

14 COMMISSIONER WRIGHT: Second.

15 CHAIR GOODMAN: Second by  
16 Commissioner Wright. Thank you.

17 Now, we'll open up for discussion.  
18 And if you can turn on your cameras and unmute,  
19 I'll start the deliberations with Commissioner  
20 McMahan, please.

21 COMMISSIONER McMAHON: Thanks, Madam  
22 Chair.

1                   Great presentation.     I appreciate  
2     that,     the     staff's     presentation     and     the  
3     discussion.     I have a couple of comments, and  
4     we'll have my staff, I guess, answer any  
5     questions if I stumble.

6                   A     very     accurate     presentation.  
7     Obviously, this is, for us, one of the last  
8     pieces of a needed secure perimeter for the  
9     Pentagon.     We've been working at it since 9/11.  
10    And this takes care of a key entry area for us  
11    and expands on what we have there today.

12                   So, it's important to move forward and  
13    get this thing executed, solving construction  
14    problems in a very challenging area, as you can  
15    imagine, being, basically, on top of a Metro  
16    station.

17                   My key comments -- and we'll see what  
18    other questions we have going around -- I think,  
19    from a personal review of it and where we are, I  
20    think Option 1 is where I really think we need to  
21    head.

22                   I really had a problem with staff's

1 use of the word "overwhelming" in the  
2 presentation -- I don't think it was in the slide  
3 deck -- for the impression of Option 1 on the  
4 building facade. In fact, I think there are some  
5 improvements, I think, either on the outside with  
6 the architectural details for that addition in  
7 Option 1.

8 And secondly, I think there is some  
9 merit to consideration of trying to create a  
10 grand entrance into the Pentagon. You know, most  
11 people come into the building, most of the  
12 employees and all the visitors will be coming  
13 through that space. And I think it's a very good  
14 treatment that's been proposed by our architect  
15 for that area.

16 So, I don't see that that is  
17 overwhelming. I've looked at both the  
18 presentation that went out and I've looked at the  
19 attachments, the annex, with the pictures from  
20 the various viewsheds around -- the Pentagon  
21 site, 395, and over on 110. Nothing is zero, but  
22 I think it's impact on that facade is fairly

1 minimal.

2 Obviously, some good comments to  
3 address about some of the other recommendations  
4 from staff, which I'm sure that our team will  
5 take on after this is approved, as we move  
6 forward to preliminary and final.

7 But my key comment is I think Option 1  
8 is really preferable from my perspective.

9 Thank you.

10 CHAIR GOODMAN: Thank you,  
11 Commissioner McMahon. Thank you very much.

12 Commissioner Stidham?

13 COMMISSIONER STIDHAM: Sorry, I had  
14 trouble getting off of mute today.

15 Thank you for the presentation.

16 And I tend to agree that it does need  
17 a grand entrance for pedestrians.

18 And I agree with the staff's comments  
19 in terms of some hodgepodge of Option 1 and 2, so  
20 that you get the light that you need that Option  
21 1 is providing, but that the prominence of it is  
22 to a lesser degree. So, sort of marrying the

1 pros of both of those options.

2 Otherwise, I think it's in the right  
3 direction.

4 CHAIR GOODMAN: Thank you,  
5 Commissioner Stidham.

6 Commissioner Argo?

7 COMMISSIONER ARGO: Can you hear me?

8 CHAIR GOODMAN: Yes, we can.

9 COMMISSIONER ARGO: Okay.

10 CHAIR GOODMAN: And welcome.

11 COMMISSIONER ARGO: Yes, I've been  
12 hearing everything. I just haven't been able to  
13 participate. I'm still having issues.

14 So, I don't have any comments at this  
15 time, but appreciate it, and I'll catch up here  
16 in a minute or two. Thanks.

17 CHAIR GOODMAN: Wonderful. Thank  
18 you, Commissioner Argo.

19 Vice Chair Hewlett?

20 VICE CHAIR HEWLETT: Hi. I, too, see  
21 the value in marrying different components of  
22 Option 1 and Option 2. I like the extra lighting

1 in Option 1. I like the higher ceilings in  
2 Option 1 as well.

3 And I didn't find that terribly  
4 overwhelming, you know, maybe because we're  
5 looking at it on a screen.

6 But I don't know about whether some of  
7 those materials will seem dated or not. Because,  
8 you know, as a dated person myself, sometimes  
9 it's hard to figure out what's dated.

10 (Laughter.)

11 The other thing is, I know that you're  
12 aiming for LEED Silver right now, but aiming for  
13 LEED Silver, I mean, I think we need a firm  
14 commitment for LEED Silver and should be aiming  
15 for LEED Gold, as was indicated.

16 So, I thank Ms. Free and the team for  
17 their presentation and their efforts.

18 CHAIR GOODMAN: Thank you, Vice Chair  
19 Hewlett.

20 Commissioner Green?

21 COMMISSIONER GREEN: Thank you very  
22 much. Thank you.

1                   You know, looking at the massing, the  
2 more I think about it, I mean, I'm not sure that  
3 the massing -- I think the massing in Option 1  
4 could be fine.

5                   I think one of the things that would  
6 improve the massing is if that second-story  
7 projection received more glazing, especially on  
8 the sides. I think it would be a lot lighter and  
9 feel less heavy.

10                  My main design concern has to do with  
11 either the metal or the channel glass. There are  
12 no major horizontal divisions in the design of  
13 the Pentagon. And it's really kind of  
14 introducing a slightly discordant note by  
15 dropping that.

16                  And I think the elevation would be  
17 greatly improved if it were simply fritted glass  
18 on two stories to really make it light and  
19 elegant. The same thing with adding additional  
20 glazing in that Option 1 projection would really  
21 help to lighten up the appearance of that.

22                  And I think, also, doing that would

1 help it unify in a design sense better with the  
2 two Metro canopies on the end. And I think that  
3 whole assembly would start to read as one  
4 consistent piece of design. It feels like three  
5 different ideas sort of walking side by side at  
6 the moment. And I think that would simplify it.

7 And I think the same thing you see in  
8 some of the examples, especially the U.S.  
9 Diplomacy Center, you know, kind of shows that.  
10 And I think the way they used channel glass was  
11 very different in using it to frame a two-story  
12 opening to sort of draw attention to it. And I  
13 think it's iconic; one of the few things that  
14 makes channel glass look heavy is fritted glass.

15 But I would encourage a revision  
16 that's simpler, more consistent glazing through  
17 it. And I think, with that, and with additional  
18 glazing on the second story, I think the massing  
19 of Option 1 would be just fine. And it does have  
20 the added advantage of really creating an elegant  
21 entry sequence. And if there's a way to bring in  
22 additional skylights, really, you know, that

1 could be a really beautiful, well-lit elegant  
2 space.

3 So, thank you.

4 CHAIR GOODMAN: Thank you,  
5 Commissioner Green.

6 Commissioner Wright?

7 COMMISSIONER WRIGHT: Great comments,  
8 Mr. Green. I agree with you in large part.

9 First of all, anybody who was around  
10 for 2017, my hats off to the WHS. God, this is  
11 so much better. It was that last one was a hot  
12 mess, as I recall. And it was a festival of  
13 ideas, none of which came together.

14 This one I think I also disagree with  
15 the term "overwhelming." If you look at the  
16 elevation of the Pentagon, it is really  
17 relentless. You would have to pull off a real  
18 hat trick to overwhelm the Pentagon.

19 So, I think the other thing that I  
20 don't agree with is the idea of the mesh. And I  
21 want to make sure that this is not received as a  
22 diss.

1           The precedent slides you shows, most  
2 of them are by Byer Blinder Belle. And I had the  
3 privilege of working on a couple of them with  
4 Hany Hassan. But I don't think you want to go  
5 and replicate his work all over Washington, lest  
6 it become formulaic.

7           And I also think that, while it's kind  
8 of a throwaway comment to say that the mesh would  
9 be dated, I would challenge you to think about  
10 incorporating a little bit of it for texture and  
11 the introduction of something a little bit shiny  
12 and new -- transom panels maybe. I don't know.

13           We played with this a lot, and it was  
14 my great sorrow that it was never built, because  
15 the fish moved to Baltimore. But we designed and  
16 got the approval for a beautiful entrance to what  
17 was the National Aquarium on the south end of the  
18 Commerce Department. And it would have been  
19 something. So, I disagree that it doesn't have a  
20 place at the Pentagon.

21           I think, generally speaking, Option 1  
22 is better. I'm not sure that the taller ceilings

1 -- yes, there is a little bit of, like, a mix and  
2 match proposition before you. And I would  
3 explore it.

4 But that sort of interstitial space  
5 that you showed the slide of the very tall  
6 doorways, I'm not sure that the proportions are  
7 better there than the lower ceiling, but I'll  
8 leave that to you to figure out, because you've  
9 got a long way to go in design development.

10 But that's it. I think Mr. Green made  
11 some good suggestions, too. I would play with  
12 some fritted glass and just don't throw out the  
13 mesh idea. I think it has a place here to avoid  
14 a formulaic response.

15 That's it.

16 CHAIR GOODMAN: Thank you,  
17 Commissioner Wright.

18 Commissioner Davis?

19 COMMISSIONER DAVIS: No comments from  
20 me. Thank you.

21 CHAIR GOODMAN: Okay. And I believe  
22 Commissioner Warren is still with us.

1 COMMISSIONER WARREN: I am still with  
2 you --

3 CHAIR GOODMAN: Okay.

4 COMMISSIONER WARREN: -- but I don't  
5 have any comments.

6 CHAIR GOODMAN: Okay. Thank you very  
7 much.

8 Commissioner Cozart?

9 COMMISSIONER COZART: I don't have any  
10 comments and thank the staff for their  
11 presentation.

12 CHAIR GOODMAN: Thank you very much.  
13 I just want to make a few comments.

14 This is just such an important project  
15 and it's seen and used by people from all over.  
16 It's a public threshold as well as a threshold  
17 for the many people who have dedicated their  
18 lives to serving our country and its defense, so  
19 I think as an iconic building in this country,  
20 but frankly internationally, it's an iconic  
21 building. Our discussions and all the work  
22 that's going into this is very important.

1           So I think the applicants made a very  
2 good effort here. I happen to agree with those  
3 who are suggesting that we're not quite there yet  
4 because I preferred the first option and only  
5 because those doors -- I've passed through those  
6 incredible doors inside and I do like the first  
7 option that gives it more prominence and sort of  
8 -- it's more reverential. I hate -- I don't hate  
9 -- I hate the term, but the doors are fantastic  
10 in there. And I think more light would also be  
11 helpful in that first version, but I defer to  
12 those who make their living and their -- have  
13 studied and have been planners and designers all  
14 their lives.

15           But I just wanted to comment that I  
16 kind of like the first two comments by  
17 Commissioner McMahon and Commissioner Stidham. I  
18 do think that those comments reflect my own  
19 feelings and I think that we've got an excellent  
20 start here and these two options are wonderful,  
21 that will both respect the iconic architecture in  
22 this place, but also will provide for a much more

1 comfortable entrance and a more suitable  
2 entrance.

3 I see that Commissioner McMahon has  
4 his hand up.

5 COMMISSIONER McMAHON: Yes, ma'am.  
6 Sure, thanks. I have a couple more comments  
7 before we vote, but first are we forgetting  
8 Commissioner Dixon? I haven't heard from him  
9 yet.

10 VICE CHAIR HEWLETT: I didn't hear  
11 that --

12 CHAIR GOODMAN: I do apologize. I  
13 did. Oh, dear. Commissioner Dixon?

14 COMMISSIONER DIXON: Yes.

15 CHAIR GOODMAN: I apologize. Are you  
16 here? Okay. Very good.

17 COMMISSIONER DIXON: I am very much  
18 here.

19 CHAIR GOODMAN: Very much here. I  
20 see you.

21 COMMISSIONER DIXON: And I just want  
22 to say I'm okay. I didn't mind being passed. I

1 don't have anything to add, but I'm fine. Thank  
2 you.

3 CHAIR GOODMAN: Thank you so much.

4 COMMISSIONER McMAHON: Yes, ma'am. A  
5 couple of comments here. First, we'll talk about  
6 LEED first, and while I think that what came in  
7 here was we're going to attempt to meet LEED  
8 Silver and we certainly strive for LEED Gold.  
9 Obviously our program and policy in DoD is to  
10 design to LEED Silver for a couple reasons, which  
11 I think the staff can discuss afterwards as we  
12 continue on from concept to preliminary.

13 LEED Silver I think is achievable, but  
14 will be difficult. LEED Gold for some  
15 engineering and design issues is probably out of  
16 the realm, but certainly as a small structure may  
17 be okay, but certainly they will continue on to  
18 work on that. So I want to set the expectation  
19 that we are working for LEED Silver.

20 Second, in light of the conversation  
21 we've had today I'm -- and before we vote are we  
22 going to make -- recommend some changes to the

1 EDR to be incorporated in the record and what  
2 goes forward so that it would -- put a picture  
3 for both NCPC staff and the WHS staff on what  
4 they're going to be doing? I'm specifically  
5 talking to the comments about building massing  
6 and height that talk about the impression of  
7 Option 1 and how it relates to Option 2.

8 CHAIR GOODMAN: I think I'll defer --  
9 oh, I'm sorry. I was going to ask staff to  
10 respond to that, perhaps the Executive Director  
11 or Ms. Acosta. But first we have another hand up  
12 here from Commissioner Wright.

13 Uh, oh.  
14 Commissioner Wright, you've  
disappeared. Are you there?

15 COMMISSIONER WRIGHT: Sorry. Sorry.  
16 Oop.

17 CHAIR GOODMAN: That's okay.

18 COMMISSIONER WRIGHT: I would not  
19 handcuff the design team like that at this stage.

20 I mean, because the two options are close enough  
21 in massing. Let them figure it out because we've  
22 got -- you're -- it's early -- you're early in

1 the game. There's miles to go. And there's  
2 probably not language that we would all agree on  
3 in terms of what stays and what goes and the mix  
4 and match or animal of Option 1 and Option 2. I  
5 think you need to trust your design team and let  
6 them get the general gist of the comments along  
7 with those from CFA and see what they come back  
8 with. That's what I would suggest.

9 CHAIR GOODMAN: Thank you,  
10 Commissioner Wright.

11 Are there any additional comments?

12 Commissioner Dixon, I'm going to give  
13 you another chance because I'm sorry that I  
14 missed you before.

15 COMMISSIONER DIXON: You're so kind.  
16 I have nothing else to add. I'm okay.

17 CHAIR GOODMAN: Okay. Very good.

18 All right. Hearing no further --

19 MS. SULLIVAN: Chair, I'll just add,  
20 yes, that this -- these are comments on concept.  
21 We're not putting one option over the other at  
22 this point and we'll certainly listen back to the

1 testimony here today as we look at the next  
2 submission for preliminary review. So hopefully  
3 that makes Commissioner McMahon feel a little bit  
4 better.

5 CHAIR GOODMAN: Okay. Very good.  
6 Yes, I think the fact that we're approving these  
7 comments we can understand that they're going to  
8 be reviewed by staff and incorporated into the  
9 next phase.

10 So does that satisfy you, Commissioner  
11 McMahon?

12 COMMISSIONER McMAHON: Yes, I think  
13 I'm okay with that now we have it all on the  
14 record.

15 CHAIR GOODMAN: If I was playing  
16 cards I'd call that table talk, so I appreciated  
17 your emphasizing your comments. Appreciated  
18 that, Commissioner McMahon. And I think staff  
19 heard it. I hope so. And we can move on then  
20 unless there is any other comment.

21 COMMISSIONER McMAHON: I will say,  
22 Madam Chair, that both our staffs are in

1 Washington, so over the last 10 years have worked  
2 very closely and worked cooperatively, so I have  
3 no concern about that part.

4 CHAIR GOODMAN: Great. Okay. Super.  
5 Thanks for that endorsement.

6 Hearing no further comments, and I  
7 don't see any hands up, Ms. Koster, could you  
8 please confirm the motion and --

9 MS. KOSTER: Certainly. There was a  
10 motion to approve comments on the concept plans  
11 for the Pentagon Metro entrance pedestrian access  
12 control point by Vice Chair Hewlett.  
13 Commissioner Wright seconded.

14 With that, Commissioner Cozart?

15 COMMISSIONER COZART: Yes.

16 MS. KOSTER: Commissioner McMahon?

17 COMMISSIONER McMAHON: Yes.

18 MS. KOSTER: Commissioner Stidham?

19 COMMISSIONER STIDHAM: Yes.

20 MS. KOSTER: Thank you. Commissioner  
21 Argo?

22 COMMISSIONER ARGO: Yes.

1 MS. KOSTER: Great. Lovely to hear  
2 your voice. Thank you.

3 Vice Chair Hewlett?

4 VICE CHAIR HEWLETT: Yes.

5 MS. KOSTER: Chair Goodman?

6 CHAIR GOODMAN: Yes.

7 MS. KOSTER: Commissioner Green?

8 COMMISSIONER GREEN: Yes.

9 MS. KOSTER: Commissioner Wright?

10 COMMISSIONER WRIGHT: Yes.

11 MS. KOSTER: Commissioner Dixon?

12 COMMISSIONER DIXON: Yes.

13 MS. KOSTER: Commissioner Davis?

14 COMMISSIONER DAVIS: Abstain.

15 MS. KOSTER: And, Commissioner Warren?

16 COMMISSIONER WARREN: Abstain.

17 CHAIR GOODMAN: Thank you.

18 MS. KOSTER: The motion has been

19 approved.

20 CHAIR GOODMAN: Thank you. Thank

21 you, Ms. Koster. Yes, the motion has passed.

22 And so we'll move onto the next agenda

1 item, which is 6C, and a request for comments on  
2 the draft Joint Base Andrews Administrative and  
3 Support District Plan. And we have Mr. Weil  
4 making the presentation today.

5 Mr. Weil?

6 MR. WEIL: Thank you very much. I  
7 will share my screen. Okay. Can you see and  
8 hear me?

9 CHAIR GOODMAN: Yes, we can.

10 MR. WEIL: Okay. Great. Thank you.

11 Good afternoon, Chair Goodman and  
12 members of the Commission. The United States Air  
13 Force has submitted an Area Development Plan for  
14 their administrative and support district which  
15 is located at Joint Base Andrews in Camp Springs,  
16 Maryland.

17 The plan is for draft review by the  
18 Commission. The intent of the district plan is  
19 to build upon the vision and planning goals and  
20 objectives outlined in the 2016 Installation  
21 Development Framework Plan with both funded and  
22 un-funded projects over the next 20 to 25 years.

1           As a draft review we are considering  
2           and commenting on issues like transportation and  
3           linkages, planning objectives, sustainability  
4           strategies, proposed development, and the plan's  
5           consistency with our Commission's comprehensive  
6           planning policies.

7           For context, Joint Base Andrews  
8           encompasses over 4,400 acres in central Prince  
9           George's County, Maryland, and the installation  
10          is bordered by Allentown Road on the west,  
11          Pennsylvania Avenue on the east, and Suitland  
12          Parkway to the north. The base has a total  
13          assigned worker population of over 21,000  
14          personnel with a residential population of  
15          approximately 2,600, and the installation hosts  
16          multiple commands from the Department of Defense  
17          and tenants that include the Maryland National  
18          Guard, Maryland State Police, and District  
19          National Guard. Known as America's Airfield,  
20          Joint Base Andrews serves as the secure aerial  
21          gateway for worldwide senior leadership movement  
22          in joint force mission execution.

1           The Installation Development Plan,  
2           which NCPC reviewed previously back in 2018,  
3           separates the base into nine smaller planning  
4           districts.     The administrative and support  
5           district is situated in the northwestern part of  
6           the installation adjacent to the main gate.   The  
7           area functions as the base's primary commercial  
8           and administrative hub with a diverse mix of uses  
9           that include the Jones Headquarters Building,  
10          dormitories, a dining hall, single-family  
11          detached housing, a fitness center,  
12          communications buildings, a security forces  
13          complex, and a commissary and base exchange.

14                 The plan identifies existing district  
15          assets or favorable features that benefits the  
16          area's character which should be preserved such  
17          as recreational areas, walking paths, newer  
18          development, and an interpretive garden.

19                 Existing planning liabilities or features  
20          that currently detract from the visual quality of  
21          the district include under-utilized surface  
22          parking, dated buildings, and unscreened service

1 areas.

2 The district plan assesses the area's  
3 internal street network, looking at pavement  
4 conditions, street functions, and nothing which  
5 streets currently have sidewalks and other  
6 pedestrian-oriented infrastructure.

7 These graphics, which are included in  
8 the district plan, depict a variety of planning  
9 considerations such as the presence of lower  
10 lying flood plain areas, streams, forested areas  
11 that should be preserved, and a range of existing  
12 building conditions and their current usage.

13 And these factors were used to  
14 identify future development potential throughout  
15 the district as shown here. Open spaces  
16 represented in green. Easily redeveloped areas  
17 requiring minimal demolition are shaded in gray.

18 Locations that would be costlier to redevelop  
19 are reflected in brown. And yellow areas  
20 represent development that can be repurposed  
21 through renovation.

22 The district plan is founded on a

1 vision to create walkable nodes with modern  
2 buildings connected by grade streets. You will  
3 see this vision integrated throughout the plan  
4 from its future land use patterns, more  
5 pedestrian-friendly streetscapes, and building  
6 and landscape design guidelines. The plan builds  
7 upon the vision by identifying four sub-areas or  
8 nodes based on walking distances and these areas  
9 would encompass compatible uses and possess their  
10 own distinct character.

11 In the short term five year time frame  
12 there are 16 total projects, some of which are  
13 funded and others that are un-funded. Notable  
14 projects include a new multilevel 20,000 square  
15 foot Space Force facility and a main gate upgrade  
16 to comply with current Department of Defense  
17 security standards.

18 The Air Force also proposes multiple  
19 new shuttle stops, EV charging stations, solar  
20 panel arrays, and eBike and scooter stations to  
21 transform the base into a more environmentally-  
22 sustainable and energy independent installation,

1 and we note these short-term and sustainability  
2 focused-projects as part of the Executive  
3 Director's recommendation.

4 Most of the plan's new development is  
5 un-funded with no prospective tenants, some of  
6 which includes notional capacity development.

7 And if you recall, our Commission has previously  
8 reviewed capacity development as part of other  
9 recent plans such as the Fort Belvoir North  
10 Master Plan, which showed how the installation  
11 could accommodate new development should they  
12 receive new tenants. And this plan's capacity  
13 development is similarly demonstrating how the  
14 Air Force could accommodate future unforeseen  
15 development within the district.

16 The plan shows three main focus areas  
17 for future development, one in the downtown node,  
18 one in the south end node, and a campus area  
19 adjacent to the Jones Headquarters Building.

20 The future downtown node would consist  
21 of multiple new higher density buildings that are  
22 aligned along a grid pattern of streets and the

1 Air Force would construct these new buildings  
2 over existing surface parking to reduce capacity  
3 and to transform the area into a more walkable  
4 place.

5 The south end node would encompass a  
6 new commissary, base exchange, multilevel  
7 residential buildings, and new surface parking  
8 lots.

9 And the plan highlights a new open  
10 campus area adjacent to the Jones building, which  
11 would be defined by a series of new multilevel  
12 office buildings and new -- two new parking  
13 garages.

14 We express our support for this future  
15 clustered development as part of our Executive  
16 Director's recommendations and comments, however  
17 we recommend the Air Force continue to evaluate  
18 the design of the Jones Campus to assess its need  
19 for the future garages and their location as it  
20 would be preferable to site new buildings and  
21 people adjacent to the future campus instead.

22 The Air Force should also evaluate the

1 layout of the future new commissary, base  
2 exchange, and housing to see if those pieces can  
3 be better integrated into a more walkable town  
4 center-like development, and we expressed these  
5 points as part of our Executive Director's  
6 comments.

7 Based on the Department of Defense's  
8 unified facilities planning criteria the district  
9 plan includes a regulated plan that sets out  
10 development parameters for each of the sites with  
11 building height ranges, maximum build-to lines,  
12 and parcel access locations.

13 A key part of the district vision is  
14 to establish a network of complete streets or  
15 streets that are designed to facilitate all modes  
16 of travel, walking, biking, and transit, and  
17 characterized by robust landscaping and strategic  
18 place making and people-scale amenities. The  
19 plan calls for new shuttle stops, eBike and  
20 scooter stations, food truck hookups, and a new  
21 autonomous shuttle service with the intent of  
22 providing alternatives to driving while on base.

1           The plan would redevelop multiple  
2 surface lots and consolidate parking into  
3 garages, and the plan shows a slight decrease in  
4 parking over time, however additional information  
5 is still needed to understand whether the  
6 district and larger installation would meet  
7 NCPC's applicable one to two parking ratio goal.  
8 And we include these point as part of the  
9 Executive Director's recommendation as well as  
10 the Air Force's intent to develop a new  
11 transportation management plan over the next  
12 year. And we note the plan should reflect your  
13 Transportation Element policies and be designed  
14 to attain a one to two parking ratio goal.

15           The district plan references the  
16 installation's new building and landscape design  
17 guidelines which are detailed in a separate  
18 design known as the Installation Facility  
19 Standards, and these were recently finalized in  
20 2022 as an update to the base's previous  
21 Architecture Compatibility Plan. We note these  
22 new standards in the Executive Director's

1 recommendation as well as their intent, which is  
2 to ensure high quality sustainable development  
3 and to encourage the use of native naturally-  
4 occurring indigenous plants that are appropriate  
5 for our local climate and environment.

6 And finally, the Prince George's  
7 County Planning Department has provided several  
8 comments related to future coordination, signage,  
9 landscaping, and streetscape design standards,  
10 and we are requesting responses to each of their  
11 comments from the applicant as part of their  
12 final plan submission to NCPC. We also note the  
13 Air Force will develop area development plans for  
14 each of their other planning districts over the  
15 next few years and we note our Commission's  
16 review authority over those plans as part of our  
17 comments as well.

18 So with that, here's the Executive  
19 Director's recommendation, however I will not go  
20 through each point as I have already summarized  
21 these comments as part of my presentation. But  
22 before I conclude I would like to note that we

1 have two representatives here from Joint Base  
2 Andrews: David Jordan and Ahmed Abdula, who are  
3 community planners at Joint Base Andrews, and  
4 they are here on behalf of the plan and are  
5 available for questions by the Commission. Thank  
6 you.

7 CHAIR GOODMAN: Thank you very much,  
8 Mr. Weil. We appreciate that very good  
9 presentation, and thank you for noting that there  
10 are consultants here.

11 Do any Commissioners have any  
12 questions?

13 (No audible response.)

14 CHAIR GOODMAN: No Commissioners have  
15 questions. Hearing none, then there is a motion  
16 to approve the --

17 PARTICIPANT: (Audio interference).

18 CHAIR GOODMAN: I'm sorry?

19 VICE CHAIR HEWLETT: I'll make a  
20 motion if you're ready.

21 CHAIR GOODMAN: Oh, okay. I couldn't  
22 hear you. You were breaking up.

1 VICE CHAIR HEWLETT: Okay. No.

2 CHAIR GOODMAN: But, yes, if you'd  
3 like to make a motion, go --

4 VICE CHAIR HEWLETT: No, that wasn't  
5 me. I was -- that was --

6 CHAIR GOODMAN: That's okay.

7 VICE CHAIR HEWLETT: Okay. So I do  
8 move approval of the recommendation and the  
9 comments on the draft master plan. And I'm very  
10 thankful for it because Joint Base Andrews could  
11 use a lot of work right now. And I'm really  
12 happy to see this. I only wish the funding that  
13 we hope to get in the future was available right  
14 now.

15 I also support the Planning  
16 Department's comments particularly with -- on  
17 everything, but especially signage, because  
18 sometimes you get in there and you're really  
19 trying to figure out what's what and where to go.

20 So --

21 CHAIR GOODMAN: Thank you.

22 VICE CHAIR HEWLETT: Yes, so I really

1 appreciate that. And it's (audio interference)  
2 more walkable. Those buildings would be  
3 fabulous. I am really excited about this. So  
4 that's it.

5 CHAIR GOODMAN: Thank you. Thank  
6 you, Vice Chair Hewlett, for that motion.

7 Is there a second?

8 COMMISSIONER DIXON: Second.

9 CHAIR GOODMAN: There is a second.  
10 Commissioner --

11 COMMISSIONER DIXON: With comments.

12 CHAIR GOODMAN: A second. And, yes,  
13 now we begin comments. I'm going to begin with  
14 you, Commissioner Dixon, please.

15 COMMISSIONER DIXON: I just hope they  
16 don't forget the improvement of the golf course  
17 that they have there that they have altered a  
18 bit. So I hope it comes back to where it was.  
19 And I think we lost one, but at any rate, don't  
20 forget the golf courses.

21 CHAIR GOODMAN: Very good. Thank you  
22 for your comment.

1           It's been moved and seconded. Are  
2 there other comments from Commissioners? I  
3 recognized Commissioner Dixon.

4           Commissioner Hewlett, did you have any  
5 additional comments, or Vice Chair Hewlett?

6           VICE CHAIR HEWLETT: Not really. I  
7 could comment on all of this, but I'm -- I said  
8 what I needed to say right now. Thank you.

9           CHAIR GOODMAN: Okay. All right.  
10 Thank you.

11           Commissioner Green?

12           COMMISSIONER GREEN: Thank you.  
13 Appreciate the staff presentation and the work  
14 that went into developing this plan. And with  
15 the comments provided I look forward to hearing  
16 any other comments, but I have nothing to add.  
17 Thank you.

18           CHAIR GOODMAN: Thank you.

19           Commissioner Wright?

20           COMMISSIONER WRIGHT: I don't either.  
21 We've seen pieces and parts of this plan for  
22 years and I've commented plenty, so I'll --

1 CHAIR GOODMAN: Okay. Thank you,  
2 Commissioner Wright.

3 Commissioner Davis?

4 COMMISSIONER DAVIS: Yes, thanks for  
5 the presentation. No comments from me.

6 CHAIR GOODMAN: Thank you.

7 Commissioner Warren?

8 COMMISSIONER WARREN: No comments here  
9 either. Thanks.

10 CHAIR GOODMAN: Thank you,  
11 Commissioner Warren.

12 Commissioner McMahon?

13 COMMISSIONER McMAHON: Yes, Madam  
14 Chair. Thanks to the Air Force staff for great  
15 development of a start on their ADP for these  
16 areas. It looks very good what they're doing.

17 Thanks to the Commission staff for  
18 their report on it. I have no significant  
19 comments. I will say it's -- although, as talked  
20 about that are currently in the program, I'm sure  
21 Air Force will take back the comments about the  
22 siting and placement of those parking garages

1 that at point may be built. I think it's not  
2 standard practice how they're sited, so hopefully  
3 that will get looked at. I'm not sure it needs  
4 to be done as part of the ADP, but certainly as  
5 they get 10 years from now maybe into  
6 development.

7 And then just from a personal note  
8 here, speaking for bicyclists worldwide I would  
9 just note in their cutaways they show a bicycle  
10 lane in between a travel lane and a parking lane  
11 for vehicles, and I just personally don't like  
12 that. I don't like getting towards the -- so I  
13 think if they think about that, that would be  
14 great. But it's not a showstopper. Thank you.

15 CHAIR GOODMAN: Thank you very much,  
16 Commissioner McMahon.

17 Commissioner Stidham?

18 COMMISSIONER STIDHAM: Thank you very  
19 much for the staff's work on the presentation  
20 that we appreciated. I have no further comments.

21 CHAIR GOODMAN: Thank you,  
22 Commissioner Stidham.

1 Commissioner Argo?

2 COMMISSIONER ARGO: Can you hear me?

3 CHAIR GOODMAN: Yes, ma'am, we can.

4 COMMISSIONER ARGO: I don't know that  
5 you can see me, but at least you can hear me.

6 CHAIR GOODMAN: Yes.

7 COMMISSIONER ARGO: I appreciate the -  
8 - I think the terms -- the town center concept  
9 and the walkability that's promoted in this plan  
10 and would encourage that, yes, the continued look  
11 at how the -- at way-finding. That's going to be  
12 very important in a plan like that. Other than  
13 that just those few brief comments and appreciate  
14 the work that's been done on this. Thank you.

15 CHAIR GOODMAN: Thank you. Thank  
16 you, Commissioner Stidham.

17 And, Commissioner Argo.

18 COMMISSIONER ARGO: That was me. That  
19 was Argo.

20 CHAIR GOODMAN: Oh, I am sorry. I  
21 apologize.

22 Okay. We're about half way through

1 the meeting. It's going to be a long one today.

2 Thank you for your patience.

3 And I just want to say that the plan  
4 appears to be well thought out and it's an  
5 example of how to position future development in  
6 a sustainable fashion for a military  
7 installation. And I look forward to reviewing  
8 the next iterations and including the future  
9 transportation management plan when those become  
10 available.

11 So are there any further comments? I  
12 hope I didn't leave anyone out.

13 VICE CHAIR HEWLETT: I would just like  
14 to say thank you again to our team, Mr. Weil and  
15 the team, for doing such a great job, and the  
16 team from Andrews as well.

17 CHAIR GOODMAN: Thank you. Thank  
18 you, Vice Chair Hewlett.

19 Are there any other comments or  
20 questions?

21 (No audible response.)

22 CHAIR GOODMAN: Hearing none, Ms.

1 Koster, could you please confirm the motion and  
2 the second and take the vote?

3 MS. KOSTER: So the motion was made by  
4 Vice Chair Hewlett and seconded by Commissioner  
5 Dixon.

6 And with that, Commissioner Cozart?

7 COMMISSIONER COZART: Yes.

8 MS. KOSTER: Commissioner McMahon?

9 COMMISSIONER McMAHON: Yes.

10 MS. KOSTER: Commissioner Stidham?

11 COMMISSIONER STIDHAM: Yes.

12 MS. KOSTER: Commissioner Argo?

13 COMMISSIONER ARGO: Yes.

14 MS. KOSTER: Vice Chair Hewlett?

15 VICE CHAIR HEWLETT: Yes.

16 MS. KOSTER: Chair Goodman?

17 CHAIR GOODMAN: Yes.

18 MS. KOSTER: Commissioner Green?

19 COMMISSIONER GREEN: Yes.

20 MS. KOSTER: Commissioner Wright?

21 COMMISSIONER WRIGHT: Yes.

22 MS. KOSTER: Commissioner Dixon?

1 COMMISSIONER DIXON: Yes.

2 MS. KOSTER: Commissioner Davis?

3 COMMISSIONER DAVIS: Abstain.

4 MS. KOSTER: And, Commissioner Warren?

5 COMMISSIONER WARREN: Abstain.

6 CHAIR GOODMAN: Thank you. The  
7 motion has carried.

8 Thank you, Ms. Koster.

9 The next agenda item is a request for  
10 comments on concept plans for the Immigration and  
11 Customs Enforcement Agency Building and site  
12 development at St. Elizabeth's campus.

13 We're going to hear a presentation by  
14 Ms. Shipman.

15 And we can see your presentation.

16 MS. SHIPMAN: Right.

17 CHAIR GOODMAN: Okay. And we can  
18 hear you, so thank you.

19 MS. SHIPMAN: Thank you. Good  
20 morning, Chair Goodmann -- or, I'm sorry. Good  
21 afternoon, Chair Goodmann and Commissioners. The  
22 U.S. General Services Administration has

1 submitted concept plans for the Immigration and  
2 Customs Enforcement Agency Building and site  
3 development at the St. Elizabeth's West Campus,  
4 Department of Homeland Security Headquarters.

5 As a reminder, the St. Elizabeth's  
6 West Campus is a 176-acre site located in  
7 Southeast Washington, D.C. The entire St.  
8 Elizabeth's Hospital Campus is listed as a  
9 National Historic Landmark.

10 This is an aerial view of the West  
11 Campus. North is to the left. The project is  
12 sited at the south end of the campus on what is  
13 known as the plateau. As noted in a 2020  
14 Memorandum of Agreement, the construction of this  
15 development will require demolition of historic  
16 and contributing buildings on the plateau site.

17 For those who have not yet visited the  
18 campus, following are a few photos to give you a  
19 sense of the existing conditions including  
20 historic and recently constructed buildings. On  
21 the top left is the historic Center Building that  
22 has been fully rehabilitated and serves as the

1 offices for the Secretary of DHS. And on the top  
2 right is the historic Administration Row that  
3 frames the south lawn. Buildings 68 and 69 below  
4 are two of the historic buildings planned for  
5 demolition on the plateau.

6 These are additional views that give a  
7 sense of the campus landscape and site  
8 characteristics. Also as context, other new  
9 construction projects on the campus include the  
10 Coast Guard Headquarters completed in 2013, the  
11 Center Building west addition completed in 2019,  
12 and the adjacent Cybersecurity and Infrastructure  
13 Security Agency, or CISA Building, which is in  
14 progress.

15 The proposed ICE Headquarters project,  
16 shown as B2 and circled in red on this slide, was  
17 included in the master plan amendment for the St.  
18 Elizabeth's West Campus, which was approved by  
19 NCPC in 2020. The master plan goals aim to  
20 balance the need to maintain the historic  
21 character of the site while achieving the maximum  
22 feasible build-out for federal use and a secure

1 campus.

2 The proposed ICE Headquarters gross  
3 building area and maximum height are consistent  
4 with the approved master plan, however as shown  
5 in the right the concept design has been modified  
6 to increase the setback from historic buildings,  
7 create a stronger axial connection to the  
8 historic Hitchcock Hall, and enhance building  
9 performance through solar orientation.

10 This is the proposed site plan showing  
11 the courtyard building and surrounding landscape  
12 design. The project proposes a network of  
13 additional pedestrian paths, and while most  
14 occupants of the building will arrive as  
15 pedestrians, vehicular access is provided for  
16 dignitary vehicle drop-off at the front of the  
17 building and service access at the rear loading  
18 dock.

19 GSA reconvened federal agencies and  
20 consulting parties for Section 106 consultation  
21 in October 2023 to discuss the proposed ICE  
22 Building design development and recommendations

1 to minimize the impacts to the historic campus.  
2 The consulting parties process is ongoing, but  
3 this slide shows the progression of the building  
4 design over the four meetings thus far as the  
5 design team begins to break down the scale of the  
6 upper bars and articulate the facades to improve  
7 the relationship to adjacent historic buildings.

8 This is an axonometric view over the  
9 south lawn looking towards the current proposed  
10 building concept with the Admin Row historic  
11 buildings to the left and CISA Building to the  
12 right.

13 Staff supports the responsiveness of  
14 the design team to feedback throughout the  
15 consulting parties process and recommends the  
16 applicant continue to develop the architecture  
17 and massing to increase compatibility with the  
18 historic campus, particularly the facades  
19 confronting the adjacent Admin Row buildings and  
20 south lawn.

21 The proposed building height increases  
22 from north to south with the top of the five-

1 floor north tower bar at the same elevation as  
2 the adjacent CISA Building and the height of the  
3 south bar at one floor above.

4 The design sets back the building 150  
5 feet from the historic Admin Row Building 72, and  
6 this diagram helps to illustrate the scale  
7 relationship between the proposed building and  
8 the historic Admin Row buildings.

9 The terra cotta panel facade color for  
10 the proposed building is a shade between the  
11 darker Admin Row brick color and the CISA facade,  
12 and the patterning of the Admin Row buildings'  
13 pointing also serves as inspiration for the  
14 proposed facade. The material palette includes  
15 terra cotta, as I mentioned previously, precast  
16 concrete, glass curtain walls, and metal panels  
17 and vertical fins.

18 Here are views of each of the building  
19 elevations.

20 The project's landscape design goals  
21 include drawing upon the character and language  
22 of the campus landscape, connecting to the south

1 woodland, and increasing biodiversity, habitat,  
2 shade, and seasonal interest. The proposed  
3 planting zones primarily consist of woodland  
4 plantings with a lawn area at the building entry  
5 and green roofs on the building podium.

6           These are views of the proposed  
7 courtyard design and the section and views of the  
8 proposed south woodland along the north side of  
9 the building. As the design is developed staff  
10 recommends the landscape and any vegetative storm  
11 water management areas closest to the Admin Row  
12 be carefully aligned with the historic features  
13 documented in the cultural landscape report.

14           The applicant noted that the plant  
15 palette will follow NCPC's Pollinator Best  
16 Practices Resource Guide recommendations with  
17 regard to encouraging and supporting pollinators  
18 in wooded and storm water management areas. And  
19 in response to public comment the applicant  
20 provided a revised conceptual plant palette  
21 removing non-native species and including  
22 additional pollinator supporting planting such as

1 milkweeds. The exact species are yet to be  
2 developed at later phases of the project.

3 This is a view of the west campus from  
4 the Potomac River. The proposed ICE Headquarters  
5 Building is on the right. To inform further  
6 evaluation of the impacts of the project on the  
7 surrounding historic and neighborhood views and  
8 vistas staff recommends the applicant provide  
9 additional views of the proposed development from  
10 the surrounding area including a wider regional  
11 view than shown on this slide towards the west  
12 campus showing the relationship of the proposal  
13 to the topographic bowl and a neighborhood view  
14 from 5th Street, SE looking towards the proposed  
15 building's south facade, similar to this provided  
16 view from MLK Avenue shown on this slide.

17 The proposal indicates the landscape  
18 design creates a friendly planted edge to the  
19 south for the adjacent neighbors and the  
20 requested view should assist with evaluating the  
21 transition from new campus development to the  
22 surrounding community.

1           It is also important to note that, as  
2 was mentioned with the garage project last month,  
3 the project team is continuing the community  
4 outreach and engagement efforts begun with  
5 previous campus master plans to address any  
6 concerns and questions. Engagement for the ICE  
7 development project is managed through the St.  
8 Elizabeth's West Campus Opportunity Center, GSA's  
9 outreach and engagement arm, and includes  
10 regularly scheduled meetings and activities,  
11 representation at local community meetings, and  
12 information about employment and business  
13 opportunities.

14           With that, staff recommends the  
15 Commission approve the comments on the concept  
16 plans for the St. Elizabeth's West Campus ICE  
17 Building and site development highlighted  
18 throughout the presentation and listed here.  
19 Staff recommends the Commission comment favorably  
20 on the overall design approach and requests the  
21 applicant provide further information with the  
22 next submission related to the status of historic

1 preservation and environmental mitigation  
2 measures as well as consistency with NCPC tree  
3 replacement policies.

4 That concludes my presentation.  
5 Members of the applicant team from the General  
6 Services Administration, ZGF, and Olin, are also  
7 available to answer any questions from the  
8 Commission. Thank you.

9 CHAIR GOODMAN: Thank you, Ms.  
10 Shipman. We appreciate that very fine  
11 presentation and appreciate your informing of the  
12 consultants who are present.

13 Do any Commissioners have questions  
14 before we move to entertain the motion? Any  
15 questions about the presentation?

16 (No audible response.)

17 CHAIR GOODMAN: Hearing none, is  
18 there a motion to approve the comments on concept  
19 plans for the Immigration and Customs Enforcement  
20 Agency Building and the site development at St.  
21 Elizabeth's Campus?

22 COMMISSIONER WRIGHT: So moved.

1 VICE CHAIR HEWLETT: Seconded.

2 CHAIR GOODMAN: Thank you,  
3 Commissioner Wright and Vice Chair Hewlett.

4 Now we're open for Commission  
5 discussion. Just make sure your cameras and your  
6 microphones are on. And we'll begin. We're  
7 beginning with Commissioner Wright this time.

8 COMMISSIONER WRIGHT: I thought you  
9 might do that. This time I was ready.

10 CHAIR GOODMAN: Okay.

11 COMMISSIONER WRIGHT: This is going to  
12 probably be -- not probably -- this will be the  
13 last building that we're seeking concept approval  
14 from the Commissions in my tenure, and I would --  
15 as far as I'm concerned I'm going out with a  
16 bang.

17 This has been a really tough project  
18 because we set some precedents with the CISA  
19 Building. It is a 550,000 square foot building  
20 that we're trying to -- what's the word I'm  
21 looking for? We don't want it to go away, but we  
22 want it to make itself small because it faces the

1 Admin Row buildings, which are arguably -- I  
2 think the Kirkbride Center Building is probably  
3 the nearest and dearest to architectural  
4 historians, but in pop culture the Admin Row is  
5 the -- those are the most famous buildings from  
6 the Tom Cruise movie.

7           Anyway, I think the design team in --  
8 both architecturally and from a landscape  
9 architecture perspective has done a really good  
10 job making a pretty large building seem as small  
11 and diminutive as it can and respect its  
12 neighbors. This is a very difficult campus to  
13 work on.

14           So, and there are miles to go.  
15 Remember, this is just concept. But I don't mind  
16 this being my last project. And with that I'll  
17 hand it over to you.

18           CHAIR GOODMAN: Thank you very much,  
19 Commissioner Wright.

20           And, Commissioner Dixon?

21           COMMISSIONER DIXON: I have nothing to  
22 say except hearing Mina's comments makes me say

1 it, that that's the way it goes.

2 CHAIR GOODMAN: Yes. Thank you,  
3 Commissioner Dixon.

4 And, Commissioner Davis?

5 COMMISSIONER DAVIS: No comments from  
6 me. Thank you.

7 CHAIR GOODMAN: Thank you.

8 Commissioner Warren?

9 COMMISSIONER WARREN: No, no comments  
10 here either. Thanks.

11 CHAIR GOODMAN: Okay. Thank you,  
12 Commissioner Warren.

13 Commissioner Cozart?

14 COMMISSIONER COZART: I don't have any  
15 comments. Appreciate the staff for their work  
16 and the GSA team and others for their work on  
17 this.

18 CHAIR GOODMAN: Excellent. Thank  
19 you.

20 Commissioner McMahon?

21 COMMISSIONER McMAHON: No. It's  
22 strange that we're having such a short review of

1 a project up there at St. Elizabeth's after the  
2 ones I've attended in the past that Commissioner  
3 Wright has talked a little bit about, but it's  
4 great to see that progress. I have no comments.

5 CHAIR GOODMAN: Thank you,  
6 Commissioner McMahon.

7 Commissioner Stidham?

8 COMMISSIONER STIDHAM: I agree that  
9 this has been a big project for GSA and for Mina.

10 And the Park Service had great concern when --  
11 with this particular building when we first  
12 started talking about it, but I have to say that  
13 the design complements the rest of the landscape.

14 I think it's done a good job. We had concerns  
15 about the removal of the previous building, which  
16 was a lot of the 106 conversation, but I think  
17 what is proposed is along the right lines and  
18 will fit nicely onto the campus. So great job  
19 there.

20 CHAIR GOODMAN: Thank you so much,  
21 Commissioner Stidham.

22 Commissioner Argo?

1                   COMMISSIONER ARGO: I would echo a lot  
2 of the previous comments. I think that the note  
3 about this being a complementary -- this has  
4 evolved into a very complementary design as well,  
5 which I think is appreciated by all of us. Look  
6 forward to the continued development. It's been  
7 interesting and kind of exciting. Thank you.

8                   CHAIR GOODMAN: Thank you very much,  
9 Commissioner Argo.

10                   Vice Chair Hewlett?

11                   VICE CHAIR HEWLETT: Yes, I'd like to  
12 thank Ms. Shipman and others from GSA. And I  
13 would just echo the comments of others. No  
14 additional comments.

15                   CHAIR GOODMAN: Thank you, Vice Chair  
16 Hewlett.

17                   And, Commissioner Green?

18                   COMMISSIONER GREEN: Thank you very  
19 much. Yes, I appreciate the contextual efforts  
20 on the design and I just -- one suggestion is  
21 most of the views emphasize the connections from  
22 an aerial perspective and the connection between

1 the terra cotta colors and the brick. I would  
2 recommend looking a little -- perhaps more  
3 strongly at the pedestrian experience and how  
4 that connects across.

5 And I think some of that -- my  
6 concerns are the cladding and -- the color and  
7 the texture of the stone cladding at the ground  
8 level, which is very light, white, very different  
9 from other materials that one would experience as  
10 a pedestrian moving through the campus. And I  
11 would just suggest kind of looking at that and  
12 how the users would experience those colors and  
13 what might help to draw that building into a  
14 better context at the ground floor, at the best  
15 walking experience. Thank you.

16 CHAIR GOODMAN: Very interesting.  
17 Thank you for that, Commissioner Green.

18 And I then will just say that along  
19 with the garage project that came to us last  
20 month this project is an important next step in  
21 realizing that the master plan that will  
22 accommodate the space needs of the Department of

1 Homeland Security. The work to date appears to  
2 have been very thoughtfully considered. It  
3 considers its surroundings, both as a historic  
4 site, but also as a tremendous natural setting.

5 And so I look forward to future  
6 developments on this project and I look forward  
7 to ensuring that this development is very  
8 compatible with all of the factors in its  
9 setting, both natural and historic. And I do  
10 want to thank the staff for this.

11 Was there another comment? I thought  
12 I heard someone try to say something.

13 (No audible response.)

14 CHAIR GOODMAN: No? Well, if there  
15 are no further comments or questions, Ms. Koster,  
16 could you confirm the motion and the second and  
17 call for the vote, please?

18 MS. KOSTER: Certainly. The motion to  
19 approve comments on concept plans was by  
20 Commissioner Wright with the second by Vice Chair  
21 Hewlett.

22 And with that, Commissioner Cozart?

1 COMMISSIONER COZART: Yes.

2 MS. KOSTER: Commissioner McMahon?

3 COMMISSIONER McMAHON: Yes.

4 MS. KOSTER: Commissioner Stidham?

5 COMMISSIONER STIDHAM: Yes.

6 MS. KOSTER: Thank you. Commissioner

7 Argo?

8 COMMISSIONER ARGO: Yes.

9 MS. KOSTER: Vice Chair Hewlett?

10 VICE CHAIR HEWLETT: Yes.

11 MS. KOSTER: Chair Goodman?

12 CHAIR GOODMAN: Yes.

13 MS. KOSTER: Commissioner Green?

14 COMMISSIONER GREEN: Yes.

15 MS. KOSTER: Commissioner Wright?

16 COMMISSIONER WRIGHT: Yes.

17 MS. KOSTER: Commissioner Dixon?

18 COMMISSIONER DIXON: Yes.

19 MS. KOSTER: Thank you.

20 Commissioner Davis?

21 COMMISSIONER DAVIS: Abstain.

22 MS. KOSTER: And, Commissioner Warren?

1 COMMISSIONER WARREN: Abstain.

2 CHAIR GOODMAN: Thank you. That  
3 motion has carried.

4 Agenda Item 6E is a request to approve  
5 preliminary site and building plans for Joint  
6 Base Myer-Henderson Hall personnel barracks in  
7 Fort Myer, Virginia. The presentation will be  
8 made by Ms. Herr.

9 And we can see your presentation. Do  
10 you want to say something, Ms. Herr, and we  
11 can --

12 MS. HERR: Yes, can you hear me?

13 CHAIR GOODMAN: There. We can hear  
14 you, yes. Thank you very much and please  
15 proceed.

16 MS. HERR: Wonderful. Thank you.

17 Good afternoon, Chair Goodman and  
18 members of the Commission. The U.S. Army Corps  
19 of Engineers on behalf of the U.S. Army has  
20 submitted plans for the unaccompanied enlisted  
21 personnel housing barracks project at Joint Base  
22 Myer-Henderson Hall for Commission comment.

1                   Joint Base Myer-Henderson Hall is  
2 located in Fort Myer, Virginia. The site is  
3 located in the center of Joint Base Myer-  
4 Henderson Hall on Sheridan Avenue as noted here.

5                   The Commission's preliminary review of  
6 projects focuses on whether the applicant  
7 addressed the comments and recommendations made  
8 during concept review and topics such as  
9 architecture, landscape design, sustainability,  
10 programming, and consistency with the  
11 comprehensive plan. In the following slides I'll  
12 provide an overview of the site history, existing  
13 conditions, and the proposed project.

14                   Joint Base Myer-Henderson Hall  
15 includes two locations: Myer-Henderson Hall  
16 located in Fort Myer, Virginia and Fort McNair in  
17 Southwest Washington, D.C. Myer-Henderson Hall  
18 is located immediately west of Arlington National  
19 Cemetery and the Pentagon. Fort McNair is  
20 located at the confluence of the Washington  
21 Channel and the Anacostia River across from Joint  
22 Base Myer Anacostia-Bolling.

1           The Commission reviewed the Army's  
2 draft master plan for the joint base at the  
3 February 2023 Commission meeting. The draft  
4 master plan included an addendum for the proposed  
5 unaccompanied enlisted personnel housing barracks  
6 project and it was then reviewed separately by  
7 the Commission in April of 2023.

8           Myer-Henderson Hall is a 278-acre base  
9 that is home to several Army and U.S. Marine  
10 units including the headquarters for the Joint  
11 Base Command Battalion and U.S. Marine Corps, as  
12 well as the U.S. Army Band, the Old Guard, the  
13 Raider U.S. Army Clinic, and A Company, or the  
14 Commander in Chief's Guard. The northern portion  
15 of the base is primarily Army-focused missions  
16 and the southern portion is Marine Corps  
17 missions.

18           The proposed project is in the center  
19 of the base along Sheridan Avenue. The applicant  
20 is also proposing a site for habitat restoration  
21 as part of the tree replacement requirements  
22 northeast of the project site.

1           The project site is approximately  
2 eight acres with existing buildings, pavement,  
3 and trees along Sheridan Avenue. There are seven  
4 two-story residences and behind the residences to  
5 the east there is an access road with resident  
6 parking, two garages, and two storage sheds.  
7 Further east is a pool complex that is no longer  
8 in use which includes in-ground pools and several  
9 pool support facilities. North of the pool  
10 complex is a lawn area currently being used as  
11 renovation swing space for Building 416.

12           This is a reminder that the project  
13 will require the demolition of several existing  
14 buildings on the site. The project will comply  
15 with the program comment for the Department of  
16 the Army interwar era historic housing,  
17 associated buildings and structures, and  
18 landscape features from 1919 to 1940, as enacted  
19 by the Advisory Council and Historic Preservation  
20 on September 4th, 2020.

21           The program comment sets forth the way  
22 in which the Army complies with Section 106 of

1 the National Historic Preservation Act for its  
2 inventory of interwar era historic housing  
3 including maintenance, repair, renovation  
4 abatement, mothballing, demolition, and new  
5 construction. The structures to be removed  
6 include the seven duplexes, garages, storage  
7 sheds, and pool facilities.

8 In the original concept plan reviewed  
9 by the Commission in April the two barracks  
10 buildings were sited to align with the front  
11 facades of existing barracks buildings along  
12 Sheridan Avenue. On the east side of the new  
13 buildings the pedestrian corridor that originates  
14 at Summerall Field to the north and runs along  
15 the east side of the barracks will be continued  
16 south to terminate at Schoolhouse Road.

17 The original submission proposed a 62-  
18 space parking lot between the new barracks  
19 buildings and Schoolhouse Road. The Commission  
20 recommended reducing the size of the parking,  
21 pushing it back from Sheridan and adding  
22 landscaping. Additionally the Commission had

1 significant concerns about the buildings' scale  
2 and architecture.

3 The new barracks buildings are still  
4 proposed to align with the front facades of  
5 existing barracks buildings 419 and 421 along  
6 Sheridan Avenue, however the buildings have been  
7 relocated approximately 20 feet and 10 feet to  
8 the south to retain additional heritage trees  
9 along Sheridan Avenue.

10 The parking has been reduced from 62  
11 spaces to 21 and moved further back from Sheridan  
12 Avenue to preserve the landscape viewshed. The  
13 21 spaces include two accessible spaces and 4  
14 motorcycle spaces. Schoolhouse Road will not be  
15 realigned, but will be resurfaced in its present  
16 position to allow preservation of the existing  
17 heritage tree at the corner of Schoolhouse and  
18 Sheridan.

19 The dashed red line on this plan  
20 illustrates the clear zone required by the  
21 Department of Defense Unified Facilities  
22 criteria. This area may have trees and turf, but

1 needs to be free of shrubs.

2 Based on the comments received by the  
3 Commission the applicant evaluated the existing  
4 buildings for design inspiration. The site is  
5 located at the center of the campus just south of  
6 the Fort Myer National Historic Landmark  
7 District. Sheridan Avenue's character is largely  
8 established by mature lines of trees and historic  
9 barracks with a clear pedestrian identity.

10 The images of the historic structures  
11 provide precedent for scale, proportion,  
12 materials, and detail, all of which have  
13 influenced the revised design. The applicant  
14 revised the submission including reducing the  
15 height and scale significantly from the original.

16 In addition, the materials, proportions,  
17 massing, and details have been adjusted to relate  
18 better to the pedestrian scale of Sheridan  
19 Avenue.

20 This is a comparison of the concept  
21 submission and the updated preliminary  
22 submission. As you can see here, the applicant

1 reduced the overall height from the concept plan  
2 by 14 feet to match the scale of existing  
3 historic buildings. The applicant also re-  
4 proportioned windows, added brick arches,  
5 modified the dormer color and scale, reduced  
6 gable sizes, re-proportioned the porches, and  
7 changed the materials.

8 As you can see in this side-by-side  
9 comparison, the design is much improved with a  
10 better scale, fenestration, and overall design.  
11 As such, staff recommends the Commission commends  
12 the applicant for revising the design to respect  
13 the historic integrity of the site.

14 Specifically, the applicant has updated the  
15 overall scale, materials, fenestration, and  
16 design of the architecture to be more compatible  
17 with the Fort Myer National Historic District,  
18 significantly reduced the size of the proposed  
19 parking lot and pulled it back from the sidewalk,  
20 ensured that the security standoff requirements  
21 are met without sacrificing design quality,  
22 preserved existing street trees by providing a

1 greater setback, and added landscaping to create  
2 a campus environment that blends with the  
3 existing context.

4 Here is an additional comparison view  
5 of the west side. You can see the improvements  
6 to the scale, front entry, and materials. The  
7 configuration of the east side of the buildings  
8 has changed significantly since the concept plan.

9 The porches have moved to the courtyards and the  
10 shape of the buildings has improved as well. The  
11 design changes seen here on the east side are  
12 intended to activate the building courtyards to  
13 encourage residents to engage and spend time  
14 outside.

15 The revised design maximizes the  
16 preservation of street trees along Sheridan  
17 Avenue to maintain existing character of the  
18 street frontage. Only a single existing basswood  
19 identified to be in very poor condition is  
20 proposed to be removed along the street frontage  
21 as part of this development, however a total of  
22 88 trees will be removed within the limits of

1 disturbance including 13 specimen trees, which  
2 are trees having a diameter or breast height of  
3 24 inches or greater. To mitigate this over 90  
4 large canopy trees are proposed in and around the  
5 barracks landscape. The applicant has indicated  
6 that NCPC's Tree Preservation and Replacement  
7 Guide will be utilized to calculate the total  
8 tree replacement required.

9           Given the constraints of the project  
10 site an existing lawn hillside with scattered  
11 trees approximately one-third of a mile northeast  
12 of the barracks site along McNair Road is  
13 available for habitat restoration. It is  
14 estimated that approximately two acres of the  
15 four-acre area will be needed to satisfy the tree  
16 replacement requirements.

17           The habitat restoration area will be  
18 forested with a minimum of five tree species  
19 including major and minor deciduous trees and two  
20 shrub species including flowering shrubs for  
21 native pollinators. Low-maintenance hardy  
22 plantings will be selected to ensure the

1 longevity of the habitat restoration area with  
2 minimal human intervention.

3 A 10-foot-wide porous asphalt  
4 pedestrian trail connecting to the existing trail  
5 along the west side of McNair Road may be  
6 incorporated within the habitat restoration area.  
7 The main landscape feature of the site will be  
8 the continuation of the pedestrian walk that runs  
9 north to south with its terminus at Summerall  
10 Field north of the project through the site to  
11 the realigned Schoolhouse Road.

12 Each barracks will have a unique  
13 terraced courtyard that accentuates the attached  
14 indoor community recreation rooms and encourages  
15 seeking activities outdoors. Walkways around the  
16 site perimeter and multiple connections  
17 contribute to a walkable urban environment.

18 Anti-terrorism enforced protection  
19 design regulations require landscape devoid of  
20 potential conflicts within 33 feet of the  
21 barracks buildings. The applicant is proposing a  
22 plan with multi-seasonal interests in the

1 planting selections that also complies with this  
2 requirement.

3 Storm water management regulations  
4 require the use of best management practices  
5 including rain gardens that will parallel the  
6 main pedestrian walk behind the barracks and will  
7 be planted with native trees, flowering shrubs,  
8 grasses and plants that are capable of  
9 withstanding the challenges and variability of  
10 climate change.

11 The Commission has received public  
12 comment indicating concern about the lack of  
13 native pollinator species and the use of non-  
14 native species in the planting palette. The  
15 applicant has responded that some of the  
16 suggested changes could be appropriate for the  
17 design or the off-site habitat restoration area  
18 including the use of milkweed, button bush, and  
19 black cherry. The applicant has also indicated  
20 however that some of the suggestions are not  
21 appropriate for the designed landscape or  
22 location.

1           Staff notes that as this is a  
2 preliminary review the design and palette will be  
3 further refined prior to the next submission.

4           Staff is confident the applicant can revise the  
5 landscape plans appropriately and comply with the  
6 intent of the Pollinator Guide and the Tree  
7 Preservation and Replacement Policy as part of  
8 the final review by the Commission.

9           The design team evaluated multiple  
10 brick samples from different manufacturers to  
11 find one compatible with the existing historic  
12 buildings. The historic buildings also typically  
13 have a base of dark granite and a water table  
14 that's typically of a lighter limestone or warm  
15 sandstone. The applicant is proposing cast stone  
16 for the base and water table.

17           The upper roof areas are proposed to  
18 be faux slate. The porch roofs are proposed to  
19 be standing seam copper or standing seam metal  
20 painted to simulate the brown patina that copper  
21 develops over time. The path from Summerall  
22 Field is concrete pavers with concrete edge

1 banding. The paving for the continuation from  
2 the circle to Schoolhouse Road will be the same  
3 material and color.

4 The applicant has worked closely with  
5 staff and diligently addressed staff and  
6 Commission comments on the project that have  
7 resulted in a positive design outcome. As such,  
8 staff recommends the Commission approves the  
9 preliminary site and building plans for the  
10 proposed unaccompanied enlisted personnel housing  
11 barracks at Joint Base Myer-Henderson Hall in  
12 Fort Myer, Virginia.

13 This concludes my presentation. I  
14 have included recommendations here for your  
15 reference. Lieutenant Colonel Dexter, Deputy  
16 Joint Base Commander, is here to give a few  
17 remarks and the design team is also here to  
18 answer any questions that you may have. Thank  
19 you.

20 CHAIR GOODMAN: Thank you very much,  
21 Ms. Herr. That was just really remarkable.  
22 Thank you. That was a great presentation.

1                   And are we going to hear from  
2 Lieutenant Colonel Dexter now or --

3                   Colonel Dexter, would you like to make  
4 some remarks or would you like us to proceed.

5                   LTC. DEXTER: Ma'am, if I could just  
6 very quickly. First of all, Commissioners, good  
7 afternoon. Lieutenant Colonel John Dexter, the  
8 Deputy Joint Base Commander here.

9                   So first of all, I would like to thank  
10 you for your time for hearing this brief and  
11 whatever comments you can provide as we try to  
12 balance the -- maintain the historic nature of  
13 this installation with the mission requirements  
14 for what we do here in the National Capital  
15 Region.

16                   We've made good progress since we met  
17 last year in April and continue to work with the  
18 respective teams to get this project across the  
19 line. I'll be happy to answer any questions you  
20 might have.

21                   CHAIR GOODMAN: Very good. Thank you  
22 so much, Lieutenant Colonel Dexter.

1                   And now do any of the Commissioners  
2 have questions for Lieutenant Colonel Dexter or  
3 for Ms. Herr? Any questions for them at this  
4 time?

5                   COMMISSIONER WRIGHT: I do, yes. I'm  
6 curious because I've never even run across it.  
7 What is faux slate made of? That's a new one for  
8 me.

9                   COMMISSIONER ARGO: Made of something  
10 faux.

11                   (Laughter.)

12                   COMMISSIONER WRIGHT: I'm assuming  
13 it's some kind of composite, but I just -- I'm  
14 just checking.

15                   CHAIR GOODMAN: Ms. Herr, do you have  
16 an answer for us?

17                   MS. HERR: I actually will defer to  
18 the design team on that one.

19                   CHAIR GOODMAN: Okay.

20                   MR. HUBBARD: Hello. My name is Kevin  
21 Hubbard. I'm the project manager for the design  
22 team. I would like to call on Mary Kay

1 Lanzillotta to respond to that.

2 CHAIR GOODMAN: Thank you.

3 MS. LANZILLOTTA: Good afternoon,  
4 Commissioners. Thank you very much for your --  
5 Ms. Herr, for your thoughtful presentation and we  
6 look forward to your comments. I'm Mary Kay  
7 Lanzillotta with Hartman-Cox Architects for the  
8 record.

9 Faux slate, faux being false, it is a  
10 composite, Commissioner. It's sometimes composed  
11 of post-consumer rubbers.

12 COMMISSIONER WRIGHT: Okay.

13 MS. LANZILLOTTA: Sometimes it is a  
14 composite with plastics as well.

15 COMMISSIONER WRIGHT: That's what I  
16 figured. That's a first for me. Never heard of  
17 it. And I'm assuming that it's a big cost saver.

18 Have you used it before and how do -- I mean,  
19 I'm assuming that it's rather ageless then, if  
20 it's a composite.

21 MS. LANZILLOTTA: I will say it is not  
22 -- like any material not totally ageless, but we

1 have used it before successfully in Washington,  
2 D.C. and in other locations. It does have a  
3 life-span, but so does slate.

4 COMMISSIONER WRIGHT: Yes.

5 MS. LANZILLOTTA: And in keeping with  
6 the Army requirements we are charged with where  
7 appropriate to use manmade materials. And this  
8 is one where I think you can't really touch it.  
9 I think it's more important to use real materials  
10 where we can touch and see them up close --

11 COMMISSIONER WRIGHT: Yes. Yes.

12 MS. LANZILLOTTA: -- and personal.  
13 And so we think the -- while we would love to use  
14 slate, we think this is a good compromise that is  
15 consistent with the goals and objectives of the  
16 Army.

17 COMMISSIONER WRIGHT: Okay. Thank  
18 you.

19 CHAIR GOODMAN: Thank you,  
20 Commissioner Wright and team.

21 Are there any other questions from  
22 Commissioners?

1 (No audible response.)

2 CHAIR GOODMAN: Hearing no further  
3 questions from the Commissioners, we do have a  
4 person signed up to provide testimony.

5 Mr. Berne, welcome back. You have  
6 three minutes to provide testimony, and please  
7 let us know when you're ready.

8 MR. BERNE: Thank you. As I did  
9 previously, my testimony on this project relates  
10 to landscaping. Several entries and admissions  
11 in the public landscaping plantings are not  
12 consistent with NCPC's new best practice research  
13 guide. The NCPC guide highlights a need to plant  
14 common milkweed, *Asclepias syriaca*, to support  
15 monarch butterfly populations. However, as in  
16 the previous project the landscaping for this  
17 project does not contain any common milkweed.  
18 Please therefore advise to plant or ask the  
19 applicant to plant common milkweed within the  
20 park's sunny areas.

21 The landscape will contain swamp  
22 milkweed. However, swamp milkweed is not a good

1 vegetation, a competitor. It tends to disappear  
2 as vegetative density increases and habitats dry  
3 out. Most plants will live for only two to five  
4 years in gardens. Swamp milkweed therefore  
5 cannot replace common milkweed in this spot,  
6 although it is a desirable plant, but just may  
7 not last.

8           The landscaping contains a tree, Ginko  
9 Biloba, and a shrub, Cherry Laurel, that are not  
10 native to the United States. Everyone knows  
11 Ginko isn't. In contrast, the NCPC recommends  
12 that landscapes attain 100 percent native species  
13 when referencing a U.S. Department of  
14 Agriculture's publication.

15           Native species provide pollen and  
16 nectar-rich helpful fall foliage for native  
17 pollinators and insects and collateral food  
18 plants for butterflies and moths. Non-native  
19 species may not do this. More importantly,  
20 perhaps non-native species can become invasive as  
21 time passes. Please, therefore, ask the  
22 applicant to replace the Ginko and the Cherry

1 Laurel with native trees and shrubs that support  
2 many pollinators. As has been noted, the  
3 applicant can replace these with black cherry and  
4 button bush, that which is the best of trees and  
5 shrubs for pollinators.

6 The landscape contains two  
7 pollinators, two cultivars. However, the NCPC  
8 guide says take care when selecting plant  
9 cultivators. Some are selected for traits,  
10 attractive to humans but not to pollinators, et  
11 cetera.

12 Further, lamina and stems, the leaves  
13 and stems of some cultivators are toxic to  
14 insects. Please ask the applicant to remove  
15 these cultivars from the landscaping. Now these  
16 are simple requests and we don't have something  
17 like the Texas memorial which has a reason for  
18 something. So please, let's see if we can get  
19 the common milkweed here. The swamp milkweed is  
20 good, but it's probably just not going to last.  
21 I've seen it several times where planted in like  
22 Arlington County's parks. Thank you.

1 CHAIR GOODMAN: Thank you very Mr.  
2 Berne, again, for your testimony. And does  
3 anyone have any questions for Mr. Berne?

4 Mr. Berne, I'm just going to ask a  
5 question and it doesn't have to be answered  
6 today, but I believe Ginko Biloba was first  
7 introduced in the United States in the 1950s or  
8 '60s. When do we ever consider them --  
9 obviously, they're not indigenous, but they are  
10 used and they're a hardy tree in planting. But  
11 don't answer now, but I'm just curious. It's  
12 just a thought I'm going to throw out there. But  
13 thank you again for your testimony.

14 Is there a motion to --

15 MR. BERNE: I just have a comment on  
16 that. Ginko, I thought was much earlier than the  
17 '50s and '60s. I seem to remember it when I was  
18 growing up as a child. But anyway, regardless of  
19 it, one of the reasons Ginko is not that invasive  
20 is because they only plant male trees. As you  
21 may know, the female trees produces a fruit that  
22 stinks.

1 CHAIR GOODMAN: Yes.

2 MR. BERNE: That may be the reason it  
3 hasn't become invasive. The fact is there's no  
4 particular reason to plant it because you plant  
5 native trees instead that are pollinators. There  
6 are plenty of them. So really, there's no good  
7 reason. It may not become invasive simply  
8 because you don't plant the female trees, but  
9 nevertheless, it just doesn't help the  
10 pollinators like the others.

11 CHAIR GOODMAN: Thank you.

12 MR. BERNE: And Cherry Laurel, there's  
13 no reason for that to be there.

14 CHAIR GOODMAN: Thank you very much.

15 So thank you for your testimony -- oh, did  
16 someone have something else?

17 VICE CHAIR HEWLETT: No, I was ready  
18 to make a motion. I thought that's what you  
19 asked.

20 CHAIR GOODMAN: Thank you, yes. I  
21 was going to ask for the motion.

22 VICE CHAIR HEWLETT: Okay, so Madam

1 Chair, I move approval of the preliminary site  
2 and and building plans.

3 CHAIR GOODMAN: Thank you very much.

4 It's been moved. Is there a second that we  
5 approve the preliminary site and building plans  
6 for Joint Base Myers-Henderson Personnel  
7 Barracks. Second?

8 COMMISSIONER STIDHAM: Second.

9 CHAIR GOODMAN: Seconded by  
10 Commissioner Stidham. So now we are going to  
11 open up the Commission for discussion. And we'll  
12 start with Commissioner Green. Would you like to  
13 begin Commissioner Green, please?

14 COMMISSIONER GREEN: Thank you very  
15 much. Now as one of the commissioners who was  
16 quite critical of the previous design, I just  
17 really want to compliment the design team. It's  
18 traveled many happy miles from its origins and  
19 it's really terrific and I really appreciate the  
20 design. It's a very good contextual design. It  
21 works on the site. It works as a building. I  
22 really appreciate both the sponsor and the

1 architect for taking it from where it started to  
2 where it is now.

3 And just the smallest of things, just  
4 because -- I'm almost embarrassed to bring it up,  
5 but not embarrassed enough to not bring it up.

6 My only minor -- I love the way on the front  
7 elevation -- it was one of the suggestions to use  
8 paired windows instead of just the march of  
9 singles across the block, and it really -- that  
10 has really improved the rhythm across the facade.

11 And my only suggestion might be at that very  
12 center bay is if you added a third window to  
13 triple it over the center door, it would really  
14 bring subtle attention to that center doorway and  
15 just let it pop. I hope there's not a partition  
16 in the way. But this is really -- I just really  
17 want to compliment everyone involved on taking  
18 the comments and suggestions that we made and  
19 really turning it into something very, very good.

20 So thank you very much.

21 CHAIR GOODMAN: Thank you,  
22 Commissioner Green. Commissioner Wright.

1                   COMMISSIONER WRIGHT: Gosh, DoD is  
2                   killing it today and I have a long history of  
3                   beating up on Commissioner McMahon, so please pay  
4                   attention.

5                   This is also really -- I don't want to  
6                   comment either because it's so much better. But  
7                   I would like to say one thing. It speaks to the  
8                   value of going outside of our organizations and  
9                   hiring talent from outside. Lots of times, not  
10                  on projects like this, but on small projects, one  
11                  of the founding principles of my office at GSA  
12                  was every once in a while when we've got a small  
13                  project, let the people who review design all the  
14                  time do some pencils-down work to use a dated  
15                  expression. I mean who uses pencils any more?  
16                  And I still believe that because if you spend  
17                  your entire career reviewing other people's work,  
18                  it makes you grouchy and you end up playing a  
19                  game of gotcha where you just want to find  
20                  something wrong. But this is not a small  
21                  project, this is a big one. And it warranted  
22                  going outside and getting some really impressive

1 talent and I would like to compliment our  
2 department COPs because it's really a world of  
3 difference. And I will stop there.

4 CHAIR GOODMAN: Wow. I endorse those  
5 comments. Thank you, Commissioner Wright.  
6 Commissioner Dixon.

7 COMMISSIONER DIXON: Endorse comments  
8 and thank you very much.

9 CHAIR GOODMAN: Thank you,  
10 Commissioner Dixon. Commissioner Davis.

11 COMMISSIONER DAVIS: No comments from  
12 me. Thanks so much.

13 CHAIR GOODMAN: Thank you.  
14 Commissioner Warren.

15 COMMISSIONER WARREN: Sorry about  
16 that.

17 CHAIR GOODMAN: That's okay.

18 COMMISSIONER WARREN: I don't have any  
19 comments.

20 CHAIR GOODMAN: Okay. Thank you,  
21 Commissioner Warren. Commissioner Cozart.

22 COMMISSIONER COZART: Yes. No

1 comments. Thanks for the presentation.

2 CHAIR GOODMAN: Thank you.  
3 Commissioner McMahon.

4 COMMISSIONER McMAHON: I want this man  
5 to keep going on after what Commissioner Wright  
6 said.

7 (Laughter.)

8 COMMISSIONER McMAHON: And we surely  
9 appreciate the comments on behalf of the design  
10 team and the Army team who took, I think a year  
11 ago, all of your comments to heart about this new  
12 project and its location and they came back with  
13 -- I think someone said they hit a home run in  
14 terms of responding to that, and providing a  
15 critically-needed facility that's sensitive to  
16 the nature of the historical district it's  
17 within. So I think I will stop there before  
18 someone changes their mind. I have no more  
19 comments.

20 CHAIR GOODMAN: Thank you,  
21 Commissioner McMahon. Commissioner Stidham.

22 COMMISSIONER STIDHAM: I have to

1 agree. This looks great and it will sit very  
2 well in the setting. So thank you for listening  
3 to the comments that you received earlier and  
4 really taking appropriate actions to improve it.

5 CHAIR GOODMAN: Thank you,  
6 Commissioner Stidham. Commissioner Argo.

7 COMMISSIONER ARGO: Yes, I thank  
8 first, echo what others have said, but it has  
9 been my time on the Commission this is one of the  
10 -- what do I want to say -- sort of stellar  
11 projects in the sense that it's -- the work that  
12 was done to hear and incorporate the comments  
13 from the Commission and the revised design, you  
14 know, leaves us all with these glowing -- these  
15 glowing responses which is, you know -- which  
16 highlights our work here on the Commission when  
17 we see this. I really appreciate the work and  
18 especially as we've said, and I'll say it again,  
19 the listening and responding in the way that  
20 makes everybody's work easier as we move on. So  
21 thank you to that to the folks who have done that  
22 work.

1                   CHAIR    GOODMANN:        Thank    you,  
2   Commissioner Argo.   And Vice Chair Hewlett.

3                   VICE CHAIR HEWLETT:   Yes, I would just  
4   say well said and ditto to the comments of  
5   Commissioners Wright, Stidham, McMahon, and all  
6   the others and thank to our staff, too.   So  
7   that's it.

8                   CHAIR GOODMANN:   Thank you, Vice Chair  
9   Hewlett.   And I will only say, I mean it's  
10   impressive.   It's just dramatic.   I think what it  
11   does is not only reflect the fact that our  
12   comments were heard, but it almost sets a new  
13   standard for some of this work where we're  
14   working in an historical environment, but also in  
15   a very beautiful natural environment.   I have to  
16   congratulate the design team on preserving the  
17   natural trees, the native trees that were there,  
18   the pedestrian connections, and providing  
19   something that is just so attractive for our  
20   service people to live in.

21                   And I think I can just imagine going  
22   there if I were living there, if I were housed

1       there and it's just really, it's an outstanding  
2       example and it sets a new standard, I think, for  
3       some of the work that we have to review. So I  
4       just want to echo everyone's comments and just  
5       congratulate the team and again thanks, staff,  
6       for that excellent presentation.

7               Are there any other comments or  
8       questions? Hearing none, then Ms. Koster could  
9       you please confirm the motion and the second and  
10      take the roll call vote?

11             MS. KOSTER: Sure. Vice Chair Hewlett  
12      made the motion to approve preliminary site and  
13      building plans for the personnel barracks. And  
14      Commissioner Stidham seconded. And with that,  
15      Commissioner Cozart?

16             COMMISSIONER COZART: Yes.

17             MS. KOSTER: Commissioner McMahon?

18             COMMISSIONER McMAHON: Yes.

19             MS. KOSTER: Commissioner Stidham?

20             COMMISSIONER STIDHAM: Yes.

21             MS. KOSTER: Commissioner Argo?

22             COMMISSIONER ARGO: Yes.

1 MS. KOSTER: Vice Chair Hewlett?

2 VICE CHAIR HEWLETT: Yes.

3 MS. KOSTER: Chair Goodman?

4 CHAIR GOODMAN: Yes.

5 MS. KOSTER: Commissioner Green?

6 COMMISSIONER GREEN: Yes.

7 MS. KOSTER: Commissioner Wright?

8 COMMISSIONER WRIGHT: Yes.

9 MS. KOSTER: Commissioner Dixon?

10 COMMISSIONER DIXON: Yes.

11 MS. KOSTER: Commissioner Davis?

12 COMMISSIONER DAVIS: Abstain.

13 MS. KOSTER: And Commissioner Warren?

14 COMMISSIONER WARREN: Abstain.

15 CHAIR GOODMAN: Wonderful. Thank you  
16 very much. The motion has carried.

17 And now we're moving on to the last  
18 agenda item, 6f is a request to approve the final  
19 site development plans for Phase 2 of  
20 Constitution Gardens Rehabilitation.

21 6F FINAL SITE DEVELOPMENT PLANS FOR PHASE 2 OF

22 CONSTITUTION GARDENS REHABILITATION

1                   Our presentation is by Ms. Shipman.  
2                   Ms. Shipman, are you ready? We can see your  
3                   PowerPoint.

4                   MS. SHIPMAN: Great.

5                   CHAIR GOODMAN: Can you say something  
6                   please?

7                   MS. SHIPMAN: Hello.

8                   CHAIR GOODMAN: Yes. We can hear  
9                   you.

10                  MS. SHIPMAN: Okay, great. Thank you.

11                  Good afternoon, Chair Goodmann and  
12                  Commissioners. The National Park Service in  
13                  partnership with the Trust for the National Mall  
14                  submitted final development plans for Phase 2 of  
15                  the rehabilitation of Constitution Gardens. This  
16                  second phase of rehabilitation focuses on a lake  
17                  area and received NCPC preliminary approval in  
18                  September of last year. The National Park  
19                  Service plans to develop a visitor pavilion, as  
20                  well as the remainder of the surrounding  
21                  landscape at a later date to achieve the complete  
22                  vision of Constitution Gardens.

1           As a reminder, the Commission's  
2 preliminary review comments were strongly  
3 supportive of the design approach, but  
4 recommended the applicant further activate the  
5 space for children and families in this phase or  
6 at a future phase of rehabilitation, refine the  
7 design to improve the visitor experience, and  
8 incorporate additional plantings to support  
9 pollinators. Overall, the final site development  
10 plans are consistent with the previous approval  
11 and generally responsive to the Commission's  
12 comments.

13           Here is the illustrative site plan  
14 that was submitted at preliminary review and this  
15 is the updated plan. A few of the changes  
16 include adjustments to the limit of work,  
17 accessibility improvements, increased shade trees  
18 in seating and activity areas, and updates to the  
19 plants and materials palettes and lighting  
20 design.

21           NPS is planning to replace the  
22 existing comfort station and to construct an

1 additional comfort station as a separate project  
2 that will serve visitors in this area.

3 In response to Commission comments at  
4 the previous review, the applicant has designated  
5 zones for future nature play areas shown in  
6 green. These play areas will not be developed at  
7 this phase of rehabilitation, but will be part of  
8 a later funding raising and artist selection  
9 effort in partnership with the Trust for the  
10 National Mall.

11 As the plans are developed, staff  
12 recommends that the play areas closest to the  
13 events and gathering spaces be prioritized for  
14 construction to provide increased visibility to  
15 families visiting the National Mall and  
16 participating in Parks programming.

17 These are some examples of the type of  
18 nature play areas envisioned by the applicant  
19 team. And this is a zoom in of the event plaza  
20 terraces at the lake ring plaza area at the east  
21 end of the lake. The updated design of this area  
22 includes new accessible pathways flanking the

1 terrace at the north and south and an additional  
2 row of shade trees at the event plaza and a  
3 change in materials for the lake ring plaza from  
4 wood decking to stone.

5 Here you can see one of the proposed  
6 accessible pathways surrounded by woodland  
7 planting and trees. These pathways connect the  
8 event plaza to the lake path below. And a view  
9 of the shaded flexible seating areas at the edge  
10 of the event plaza and terraces with the  
11 additional row of trees.

12 These are diagrams of the diversity of  
13 tree planting proposed, as well as the zones for  
14 understory planting including woodland, meadow,  
15 wetland, color garden, and lawn areas. As a  
16 highly visible cultural landscape, the applicant  
17 has developed a plant palette to achieve the  
18 historic aesthetic and ecological goals of the  
19 project while aiming to ensure that the site is  
20 maintainable and resilient over time.

21 In response to the Commission  
22 recommendations and public comment, the applicant

1 updated the plant palette to include several  
2 species to support pollinators including several  
3 milkweeds. In some cases, non-native species  
4 have been included in the proposed rehabilitation  
5 that were part of the original design and noted  
6 as significant in the cultural landscape  
7 inventory. Overall, the proposed plant palette  
8 meets the intent of NCPC's pollinator best  
9 practices resource guide.

10 The lighting plan has been updated to  
11 remove the low bollards along the lake path and  
12 replace them with historic Washington Globe poles  
13 at the outside edge of the path. This is a view  
14 from Signers Island where bollard lighting will  
15 be installed around the island perimeter. You  
16 can also see the Washington Globe lighting along  
17 the lake path beyond.

18 A few of the services have updated  
19 materials including asphalt rather than cobbled  
20 paving around the lake path. And this shows the  
21 selected wood decking with wood curves along the  
22 lake ring, a lighter material than the previously

1 proposed cobble paving. This is a view of the  
2 lake ring with this updated wood material.

3 Finally, this is a view of the updated  
4 lake path design with asphalt paving and a raised  
5 stone curb along the lake. Staff recommends the  
6 Commission approve the final site development  
7 plans for the Phase 2 rehabilitation of  
8 Constitution Gardens with the comments  
9 highlighted throughout the presentation and  
10 listed here.

11 I would like to introduce the National  
12 Park Service Superintendent, Jeff Reinbold, who  
13 is present to make a few remarks about the  
14 project and I'll also note that members of the  
15 applicant team from PWP Landscape Architecture  
16 and Hensel Phelps are available to answer any  
17 questions from the Commission. Thank you.

18 MR. REINBOLD: Thanks, Laura. Thank  
19 you, Chair Goodman, to the Commissioners, this  
20 remains one of our top priorities. I've had the  
21 chance to be in front of you a number of times to  
22 talk about how important this is to us. That has

1 not changed at all. We're very eager to not only  
2 enliven this part of the Mall but make sure the  
3 Mall is looking its best for all the attention  
4 we're going to receive in 2026 for the 250th.

5 I do want to thank the Commissioners  
6 for your review and comments and appreciate the  
7 collaboration with the staff. I think you'll  
8 agree this has gotten better with each iteration.

9 I thought the first version was pretty good, but  
10 we're really excited about the final version  
11 here.

12 And I also want to acknowledge the  
13 design team who we think have hit a home run with  
14 this and particularly the Trust for the National  
15 Mall. Without their support and leadership and  
16 fundraising, this would have remained just a  
17 great idea. So thank you again for your support  
18 on this. It is a top priority for us and we're  
19 eager to do the construction soon. Thanks.

20 CHAIR GOODMAN: Thank you so much.  
21 Thank you, Ms. Shipman, but also thank you,  
22 Superintendent Reinbold. We are very grateful

1 for our partnership with you on this project. We  
2 have one person signed up to provide testimony  
3 and -- I take this back. Are there questions for  
4 Superintendent Reinbold or Ms. Shipman at this  
5 point? Any questions from the Commissioners?  
6 Hearing none, then we do have one person signed  
7 up to provide testimony.

8 Mr. Berne, you have three minutes to  
9 provide testimony. Please let us know when  
10 you're ready.

11 MR. BERNE: Yes, I'm ready. Again, my  
12 testimony relates to the plant palette for this  
13 project. The NPS has responded satisfactorily to  
14 many of my initial concerns about the palette.  
15 However, the palette still does not conform to  
16 all of the recommendations of the NCP's guide,  
17 the pollinator guide. The guide highlights the  
18 need to plant common milkweed, and I've said  
19 numerous times. This is really the only one that  
20 really supports monarch butterfly populations  
21 that's commonly planted.

22 However, the NPS has not agreed to add

1 this highly valuable plant to its plant palette  
2 after giving it due consideration. The NPS,  
3 National Park Service, claims that the plant will  
4 volunteer naturally and will mostly likely  
5 spontaneous appear at the Constitution Gardens.  
6 This is very unlikely. And really, the National  
7 Park Service really doesn't know too much about  
8 what's in the area.

9           There's only about two or three sites  
10 within a mile of this Constitution Gardens that  
11 has any milkweed. One is the Natural History  
12 Museum and the other is the American Indian, and  
13 the other one is the Department of Agriculture.  
14 The seeds can't -- won't have anywhere to come  
15 from. Very few seeds will reach the gardens and  
16 even less will germinate there.

17           Further, if the NPS does not plant  
18 common milkweed, park maintenance personnel will  
19 undoubtedly believe that it is a weed and will  
20 quickly remove it. The NPS won't be able to  
21 control this because they won't know it is  
22 happening.

1           Please, therefore, ask the NPS to add  
2 common milkweed to its plant palette. There's  
3 really no good reason not to do it. It does  
4 spread, but it's easily controlled. The NPS  
5 states that it will reinstalled some native  
6 plants if they are not invasive. This is  
7 dangerous as I've often said. It usually takes  
8 many years for people to recognize that native  
9 plants are invasive and to add them to the  
10 invasive plant list. By that time, it is often  
11 too late to stop a plant's spread. For example,  
12 it took 100 years to recognize a Japanese  
13 honeysuckle as invasive after it was first  
14 introduced to the United States. As we all know,  
15 the plant is now very difficult to control.  
16 Please therefore, ask the NPS to plant only  
17 species that are native to the National Capital  
18 Region.

19           It's very interesting to see that they  
20 are planting weeping willow because it already  
21 exists there. Unfortunately, weeping willow is  
22 on Arlington County's list of invasive plants. I

1 mean they just say it's used for a cultural  
2 landscape or something, but it is invasive. You  
3 just don't plant things like this. I mention  
4 this in my letter.

5 The NPC, the National Park Service has  
6 modified meadow design to be 56 grasses, 56 forbs  
7 which forbs are flowering plants. However,  
8 grasses are wind pollinated and don't produce  
9 nectar for butterflies and moths and other adult  
10 pollinators need to survive.

11 The NCP guide therefore recommends  
12 that meadow plantings contain a high percentage  
13 of forbs. To conform this and other federal  
14 gardens, please ask the NPS to ensure that at  
15 least 75 percent of its meadow plantings will be  
16 forbs. Again, it's a question of doing things  
17 right, rather than just getting some idea that  
18 50-50 is better because -- they said that it may  
19 provide a better space structural or something  
20 for forbs -- for the forbs.

21 UNIDENTIFIED SPEAKER: Three minutes.

22 MR. BERNE: It really won't. Okay,

1 thank you.

2 CHAIR GOODMAN: Thank you. Here we  
3 go. Thank you very much, Mr. Berne, for your  
4 comments.

5 Do Commissioners have any questions  
6 for Mr. Berne? Hearing none. Is there a motion  
7 to approve the final site development plans with  
8 comments for Phase 2 of the Constitution Gardens  
9 rehabilitation?

10 VICE CHAIR HEWLETT: So moved, Madam  
11 Chair.

12 CHAIR GOODMAN: Thank you. There's  
13 been a motion by Vice Chair Hewlett. is there a  
14 second?

15 COMMISSIONER McMAHON: I'll second.

16 CHAIR GOODMAN: Seconded by  
17 Commissioner McMahon.

18 We are now open for discussions and  
19 comments on this project. Can everyone please  
20 turn on your cameras. We'll start the  
21 deliberations with Commissioner Stidham.

22 COMMISSIONER STIDHAM: Thank you,

1 Madam Chair. As most of you know, this was a  
2 bicentennial project that was done very quickly  
3 and turned out to be not so easy to keep  
4 maintained. This new design, with everyone's  
5 help, I think it will be a vast improvement and  
6 will be able to sustain the test of time. So we  
7 appreciate the review and comments from staff as  
8 well as Commissioners.

9 CHAIR GOODMAN: Thank you,  
10 Commissioner Stidham. Commissioner Argo?

11 COMMISSIONER ARGO: I appreciate the  
12 responsiveness that we heard to the comments and  
13 I am in full support of this revised plan.  
14 Really appreciate the work on it.

15 CHAIR GOODMAN: Thank you very much,  
16 Commissioner Argo. Commissioner -- Vice Chair  
17 Hewlett?

18 VICE CHAIR HEWLETT: I just think it's  
19 beautiful and I thank everyone for listening to  
20 us and no other comments. Thank you.

21 CHAIR GOODMAN: Thank you, Vice Chair  
22 Hewlett. Commissioner Green?

1                   COMMISSIONER GREEN: Thank you. I  
2 appreciate the revisions made by the project  
3 applicant in response to the comments made  
4 previously and I thank you very much.

5                   CHAIR GOODMAN: Thank you,  
6 Commissioner Green. Commissioner Wright?

7                   COMMISSIONER WRIGHT: You know, I'm  
8 surprised. I had forgotten that this was a  
9 bicentennial project, because by the time I was a  
10 freshman in college it was -- which I won't name  
11 the date, it was already sort of falling apart.  
12 I think the lake ring has been somewhat  
13 controversial and I don't know why. I think it's  
14 one of the loveliest features of the entire  
15 design and I really like the wood. I think  
16 that's a great selection of materials and with  
17 all due respect to Mr. Berne, I think we have --  
18 we're very much in danger of going overboard on  
19 milkweed and having a monoculture landscape. You  
20 just can't -- I appreciate his enthusiasm and I  
21 understand the science, but I also think there  
22 are other considerations when it comes to a plant

1 palette and I will leave it at that.

2 CHAIR GOODMAN: Thank you,  
3 Commissioner Wright. Commissioner Dixon?

4 COMMISSIONER DIXON: Yeah, I'm very  
5 pleased with it. Thank you for the presentation  
6 and can't wait to get my fishing rod out because  
7 they're supposed to seed that with fish I think.  
8 That's what I've been promised.

9 CHAIR GOODMAN: I've heard that as  
10 well. Thank you, Commissioner Dixon.  
11 Commissioner Davis?

12 COMMISSIONER DAVIS: No comments from  
13 me. Thank you.

14 CHAIR GOODMAN: Thank you,  
15 Commissioner Davis. Commissioner Warren?

16 COMMISSIONER WARREN: No comment.  
17 Thank you.

18 CHAIR GOODMAN: Thank you,  
19 Commissioner Warren. Commissioner Cozart?

20 COMMISSIONER COZART: Excellent  
21 presentation. Thanks to the staff for their work  
22 and excited about the play areas that are part of

1 that, certainly one thing we learned from Beyond  
2 Granite is how interested people are in play  
3 areas and other areas when they're at the Mall.  
4 So this is great.

5 CHAIR GOODMAN: Thank you,  
6 Commissioner Cozart. Commissioner McMahon?

7 COMMISSIONER McMAHON: Thanks, Madame  
8 Chair. Thanks to the staff for their  
9 presentation and this -- I harken back to --  
10 always I think of a hot fall Friday. We actually  
11 walked this along with the rest of Beyond  
12 Granite, and had a history lesson on how quickly  
13 this thing was first built back for the  
14 bicentennial. So it's great that the efforts  
15 that the National Park Service has taken to take  
16 this thing to the next step and make it a more  
17 enduring area for both tourists and citizens in  
18 the area who will visit. Maybe we'll all join out  
19 there with fishing poles when it's done. Thanks.

20 CHAIR GOODMAN: Thank you,  
21 Commissioner McMahon and I just want to echo what  
22 my fellow commissioners have said and I think

1 it's awesome. It shows real great development  
2 and I was there on that walk in August and it was  
3 really hot and I'm excited that these  
4 improvements are going to be made for the 250th  
5 anniversary and I love the children's play area  
6 introduced. I think that is something we learned  
7 from the Beyond Granite experience as well, is  
8 that engaging citizens of all ages in these  
9 places, these special places, is really  
10 critically important and you can't start too  
11 soon. So happy to see that.

12 Are there any further comments or  
13 questions?

14 Any further comments or questions?  
15 Hearing none, Ms. Koster, could you confirm the  
16 motion and second and call the roll please?

17 MS. KOSTER: Certainly. Vice Chair  
18 Hewlett made the motion to approve the final site  
19 development plans for Phase 2 of the Constitution  
20 Gardens rehab. And Commissioner McMahon  
21 seconded.

22 Commissioner Cozart?

1 COMMISSIONER COZART: Yes.

2 MS. KOSTER: Commissioner McMahon?

3 COMMISSIONER McMAHON: Yes.

4 MS. KOSTER: Commissioner Stidham?

5 COMMISSIONER STIDHAM: Yes.

6 MS. KOSTER: Commissioner Argo?

7 COMMISSIONER ARGO: Yes.

8 MS. KOSTER: Vice Chair Hewlett?

9 VICE CHAIR HEWLETT: Yes.

10 MS. KOSTER: Chair Goodman?

11 CHAIR GOODMAN: Yes.

12 MS. KOSTER: Commissioner Green?

13 COMMISSIONER GREEN: Yes.

14 MS. KOSTER: Commissioner Wright?

15 COMMISSIONER WRIGHT: Yes.

16 MS. KOSTER: Commissioner Dixon?

17 COMMISSIONER DIXON: Yes.

18 MS. KOSTER: Commissioner Davis?

19 COMMISSIONER DAVIS: Abstain.

20 MS. KOSTER: And Commissioner Warren?

21 COMMISSIONER WARREN: Abstain.

22 CHAIR GOODMAN: Thank you, the motion

1 clearly passes. This concludes our open session  
2 agenda and our next regular Commission meeting  
3 will be held on Thursday, April 4th at 1 p.m.  
4 Eastern Time and if there's no further business,  
5 this session now stands adjourned. Thank you,  
6 all.

7 (Whereupon, the above-entitled matter  
8 went off the record at 3:30 p.m.)  
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15  
16  
17  
18  
19  
20  
21  
22

## A

**A-G-E-N-D-A** 3:1

**Aali** 56:2,3,7,20 57:1  
**abatement** 120:4  
**Abdula** 89:2  
**able** 37:5 63:12 156:20  
 160:6  
**above-entitled** 166:7  
**Abstain** 37:18,20 78:14  
 78:16 98:3,5 115:21  
 116:1 147:12,14  
 165:19,21  
**accentuated** 51:8  
**accentuates** 126:13  
**access** 3:12 20:9 38:3,7  
 38:18 42:16 44:13  
 57:8 59:7 77:11 86:12  
 101:15,17 119:5  
**accessibility** 149:17  
**accessible** 121:13  
 150:22 151:6  
**accommodate** 18:13  
 33:9 84:11,14 113:22  
**accommodating** 44:14  
**accurate** 60:6  
**achievable** 73:13  
**achieve** 34:6 48:12,15  
 48:17 148:21 151:17  
**achieving** 100:21  
**acknowledge** 35:3  
 154:12  
**Acosta** 2:2 6:6 9:16,17  
 10:18 74:11  
**acres** 80:8 119:2  
 125:14  
**Act** 11:10 17:1 120:1  
**Action** 3:10 15:13  
**actions** 9:6 144:4  
**activate** 124:12 149:4  
**actively** 42:1  
**activities** 106:10  
 126:15  
**activity** 149:18  
**adaptive** 33:21  
**add** 73:1 75:16,19  
 92:16 155:22 157:1,9  
**added** 66:20 123:4  
 124:1 140:12  
**addendum** 118:4  
**adding** 65:19 120:21  
**addition** 24:14 38:21  
 40:11,15,18 41:22  
 43:18 45:4,7,11 46:6  
 46:9,13,19 48:8,22  
 49:6 50:6,21 51:1,7  
 51:12,14 52:1,13,20  
 53:9,11,18,19 54:8  
 61:6 100:11 122:16

**addition's** 45:14  
**additional** 9:6 29:21  
 30:4 31:1 42:3 54:7  
 65:19 66:17,22 75:11  
 87:4 92:5 100:6  
 101:13 104:22 105:9  
 112:14 121:8 124:4  
 149:8 150:1 151:1,11  
**Additionally** 120:22  
**additions** 47:4,10  
**address** 42:7 62:3  
 106:5  
**addressed** 21:16 43:15  
 117:7 129:5  
**adjacent** 44:18 81:6  
 84:19 85:10,21  
 100:12 102:7,19  
 103:2 105:19  
**Adjourn** 3:21  
**adjourned** 166:5  
**adjusted** 122:17  
**adjustments** 149:16  
**Admin** 102:10,19 103:5  
 103:8,11,12 104:11  
 109:1,4  
**administers** 23:11  
**Administration** 1:21  
 98:22 100:2 107:6  
**administrative** 3:14  
 79:2,14 81:4,8  
**admissions** 134:10  
**ADP** 93:15 94:4  
**adult** 158:9  
**advantage** 66:20  
**advise** 134:18  
**advisory** 16:13,17,17  
 119:19  
**aerial** 80:20 99:10  
 112:22  
**aesthetic** 151:18  
**aesthetics** 34:11  
**Affairs** 1:17  
**afternoon** 4:3 9:18 16:1  
 22:13 38:14 79:11  
 98:21 116:17 130:7  
 132:3 148:11  
**ageless** 132:19,22  
**agencies** 101:19  
**agency** 3:16 7:22 9:4  
 22:16 39:1 98:11 99:2  
 100:13 107:20  
**agenda** 4:10 9:15 11:2  
 11:14 12:16 15:15  
 38:5 78:22 98:9 116:4  
 147:18 166:2  
**ages** 164:8  
**ago** 143:11  
**agree** 62:16,18 67:8,20

71:2 75:2 111:8 144:1  
 154:8  
**agreed** 155:22  
**Agreement** 99:14  
**Agriculture** 25:21  
 156:13  
**Agriculture's** 135:14  
**ahead** 25:6 56:6  
**Ahmed** 89:2  
**aim** 100:19  
**aiming** 48:12 64:12,12  
 64:14 151:19  
**Air** 79:12 83:18 84:14  
 85:1,17,22 87:10  
 88:13 93:14,21  
**Airfield** 80:19  
**Airy** 19:2  
**align** 120:10 121:4  
**aligned** 84:22 104:12  
**Allegiance** 6:19,20  
**Allentown** 80:10  
**allow** 33:1 34:6 44:3  
 121:16  
**allows** 11:18 12:2 44:13  
**altered** 91:17  
**alternative** 39:22  
**alternatives** 33:20 34:2  
 39:19 86:22  
**amended** 34:3  
**amendment** 100:17  
**amenities** 86:18  
**America's** 80:19  
**American** 156:12  
**Anacostia** 117:21  
**Anacostia-Bolling**  
 117:22  
**analysis** 10:1 23:8 35:1  
 39:6  
**and/or** 52:21  
**Andrews** 3:14 79:2,15  
 80:7,20 89:2,3 90:10  
 96:16  
**animal** 75:4  
**ANITA** 1:15  
**Anne** 2:3 6:7  
**annex** 61:19  
**annexation** 17:16 23:4  
**anniversary** 164:5  
**answer** 10:16 22:4  
 54:17 56:1,4,19 57:12  
 60:4 107:7 129:18  
 130:19 131:16 137:11  
 153:16  
**answered** 137:5  
**Anti-terrorism** 126:18  
**anybody** 55:21 67:9  
**anyway** 109:7 137:18  
**apart** 161:11

**apologize** 72:12,15  
 95:21  
**appear** 53:10 54:1  
 156:5  
**appearance** 34:7 65:21  
**appears** 96:4 114:1  
**applicable** 87:7  
**applicant** 18:15 19:1,7  
 19:15,21 21:16 25:17  
 27:1,16,18 32:1 42:1  
 42:6 45:5,9,18 47:8  
 48:14 52:18 53:13  
 55:12 58:18 88:11  
 102:16 104:14,19  
 105:8 106:21 107:5  
 117:6 118:19 122:3  
 122:13,22 123:3,12  
 123:14 125:5 126:21  
 127:15,19 128:4,15  
 129:4 134:19 135:22  
 136:3,14 149:4 150:4  
 150:18 151:16,22  
 153:15 161:3  
**Applicant's** 54:16  
**applicants** 71:1  
**application** 43:16  
**Appointee** 1:13,14,15  
 1:18,18  
**appreciate** 23:22 24:5  
 32:10 35:21 54:20  
 60:1 63:15 89:8 91:1  
 92:13 95:7,13 107:10  
 107:11 110:15 112:19  
 139:19,22 143:9  
 144:17 154:6 160:7  
 160:11,14 161:2,20  
**appreciated** 76:16,17  
 94:20 112:5  
**approach** 46:12,18  
 53:14 106:20 149:3  
**appropriate** 7:8 21:13  
 88:4 127:16,21 133:7  
 144:4  
**appropriately** 128:5  
**appropriateness** 39:11  
 39:13  
**approval** 13:7 16:6,15  
 16:19 17:2 68:16 90:8  
 108:13 139:1 148:17  
 149:10  
**approve** 13:2,9,18  
 15:16 21:18 28:10  
 38:6 55:1 59:6 77:10  
 89:16 106:15 107:18  
 114:19 116:4 139:5  
 146:12 147:18 153:6  
 159:7 164:18  
**approved** 12:1 23:12

62:5 78:19 100:18  
101:4  
**approves** 39:20 129:8  
**approving** 76:6  
**approximately** 18:9  
80:15 119:1 121:7  
125:11,14  
**April** 118:7 120:9  
130:17 166:3  
**Aquarium** 68:17  
**arches** 123:4  
**architect** 61:14 140:1  
**Architects** 132:7  
**architectural** 45:13,21  
46:14 53:20 61:6  
109:3  
**architecturally** 109:8  
**architecture** 71:21  
87:21 102:16 109:9  
117:9 121:2 123:16  
153:15  
**area** 18:16 21:13 23:21  
33:8 44:9 48:3 56:11  
60:10,14 61:15 79:13  
81:7 84:18 85:3,10  
88:13 101:3 104:4  
105:10 119:10 121:22  
125:15,17 126:1,6  
127:17 148:17 150:2  
150:20,21 156:8  
163:17,18 164:5  
**area's** 81:16 82:2  
**areas** 9:22 23:11 25:19  
81:17 82:1,10,10,16  
82:19 83:8 84:16  
93:16 104:11,18  
128:17 134:20 149:18  
150:5,6,12,18 151:9  
151:15 162:22 163:3  
163:3  
**Argentine** 18:5  
**Argo** 1:15 4:21,22 5:1,5  
14:4,6 15:1,5 29:15  
29:16 32:12 37:4 63:6  
63:7,9,11,18 77:21,22  
95:1,2,4,7,17,18,19  
97:12,13 111:22  
112:1,9 115:7,8 131:9  
144:6,7 145:2 146:21  
146:22 160:10,11,16  
165:6,7  
**arguably** 109:1  
**Arlington** 117:18  
136:22 157:22  
**arm** 106:9  
**Army** 116:18,19 118:9  
118:12,13 119:16,22  
133:6,16 143:10

**Army's** 118:1  
**Army-focused** 118:15  
**arrays** 83:20  
**ARRINGTON** 1:18  
**arrival** 46:17 52:6  
**arrive** 101:14  
**arriving** 40:14 42:13  
**articulate** 102:6  
**artist** 150:8  
**Arts** 16:14,18  
**Asclepia** 33:10  
**Asclepias** 25:15 134:14  
**asked** 9:4 138:19  
**asphalt** 126:3 152:19  
153:4  
**assemblage** 45:12  
**assembly** 66:3  
**assess** 85:18  
**assesses** 82:2  
**assessment** 10:1  
**assets** 81:15  
**assigned** 80:13  
**assist** 105:20  
**associated** 119:17  
**assuming** 131:12  
132:17,19  
**At-Large** 1:13  
**atop** 53:6  
**Attache** 18:6  
**attached** 40:22 126:13  
**attachments** 61:19  
**attain** 87:14 135:12  
**attempt** 73:7  
**attended** 8:21 111:2  
**attention** 25:4 66:12  
140:14 141:4 154:3  
**attractive** 27:10 136:10  
145:19  
**audible** 89:13 96:21  
107:16 114:13 134:1  
**audio** 12:10 89:17 91:1  
**August** 8:7 164:2  
**authority** 16:19 88:16  
**authorized** 17:10 22:21  
35:6  
**autonomous** 86:21  
**autumn** 34:1  
**available** 6:16 10:4 22:4  
22:9 89:5 90:13 96:10  
107:7 125:13 153:16  
**Avenue** 16:7 17:18 18:7  
21:21 23:11,14,14  
80:11 105:16 117:4  
118:19 119:3 120:12  
121:6,9,12 122:19  
124:17  
**Avenue's** 122:7  
**avoid** 42:4 69:13

**avoids** 53:15  
**awesome** 164:1  
**axial** 101:7  
**axis** 20:18 44:5  
**axonometric** 102:8

---

**B**

---

**B2** 100:16  
**back** 9:5 15:1 32:13  
50:7 57:8,19 75:7,22  
81:2 91:18 93:21  
103:4 120:21 121:11  
123:19 134:5 143:12  
155:3 163:9,13  
**backdrop** 20:11  
**background** 55:12  
**balance** 100:20 130:12  
**Baltimore** 68:15  
**Band** 118:12  
**banding** 129:1  
**bang** 108:16  
**bar** 103:1,3  
**barracks** 3:18 116:6,21  
118:5 120:9,11,15,18  
121:3,5 122:9 125:5  
125:12 126:12,21  
127:6 129:11 139:7  
146:13  
**bars** 102:6  
**base** 3:14,18 18:21 19:2  
53:5,6,9 79:2,15 80:7  
80:12,20 81:3,13  
83:21 85:6 86:1,22  
89:1,3 90:10 116:6,21  
117:1,3,14,22 118:2,8  
118:11,15,19 128:13  
128:16 129:11,16  
130:8 139:6  
**base's** 81:7 87:20  
**based** 19:17 57:6 83:8  
86:7 122:2  
**basically** 11:15 60:15  
**Basin** 20:12  
**basswood** 124:18  
**Battalion** 118:11  
**bay** 140:12  
**bays** 44:3 49:17  
**beating** 141:3  
**beautiful** 4:7 35:10 67:1  
68:16 145:15 160:19  
**bed** 19:16  
**beds** 44:17  
**beginning** 56:19 108:7  
**begins** 102:5  
**begun** 106:4  
**behalf** 89:4 116:19  
143:9  
**believe** 33:10 34:22

69:21 137:6 141:16  
156:19  
**believes** 34:14  
**Belle** 68:2  
**below-grade** 41:17  
**Belvoir** 84:9  
**beneficial** 26:3  
**benefits** 81:15  
**bermed** 20:15  
**Berne** 24:13,16,18,20  
25:2,6,7 28:4 29:22  
35:15 134:5,8 137:2,3  
137:4,15 138:2,12  
155:8,11 158:22  
159:3,6 161:17  
**Berne's** 32:17 35:22  
**best** 25:13 33:14  
104:15 113:14 127:4  
134:12 136:4 152:8  
154:3  
**better** 66:1 67:11 68:22  
69:7 76:4 86:3 113:14  
122:18 123:10 141:6  
154:8 158:18,19  
**beyond** 8:5 20:9 49:17  
152:17 163:1,11  
164:7  
**bicentennial** 160:2  
161:9 163:14  
**bicycle** 94:9  
**bicyclists** 94:8  
**big** 111:9 132:17  
141:21  
**biking** 86:16  
**bill** 11:8,11,15  
**Biloba** 135:9 137:6  
**biodiversity** 104:1  
**bird's** 49:16  
**bit** 68:10,11 69:1 76:3  
91:18 111:3  
**black** 41:21 127:19  
136:3  
**blends** 124:2  
**Blinder** 68:2  
**block** 23:13 140:9  
**blossoms** 20:20  
**Blue** 40:9  
**bollard** 152:14  
**bollards** 152:11  
**bordered** 80:10  
**boundaries** 41:20  
**bowl** 105:13  
**Brazos** 20:12  
**breadth** 21:2  
**break** 102:5  
**breaking** 89:22  
**breast** 125:2  
**brick** 103:11 113:1

123:4 128:10  
**Bridge** 12:18,22  
**brief** 11:13 95:13  
 130:10  
**briefly** 40:3  
**bring** 51:2 66:21 140:4  
 140:5,14  
**brought** 23:8  
**brown** 82:19 128:20  
**Bryan** 1:18 55:3,20  
 57:11  
**build** 17:11 79:19  
**build-out** 100:22  
**build-to** 86:11  
**building** 3:16 18:6  
 38:22 39:18 40:12,19  
 41:8,10 42:19,22,22  
 43:21 44:6 45:22 46:1  
 46:15,15,21 47:1,6,13  
 47:15,19,21 49:8,10  
 51:3,12 52:10,13  
 53:22 54:7,10 56:16  
 57:7 61:4,11 70:19,21  
 74:5 81:9 82:12 83:5  
 84:19 85:10 86:11  
 87:16 98:11 99:2,21  
 100:11,13 101:3,8,11  
 101:14,17,22 102:3  
 102:10,11,21 103:2,4  
 103:5,7,10,18 104:4,5  
 104:9 105:5 106:17  
 107:20 108:13,19,19  
 109:2,10 111:11,15  
 113:13 116:5 119:11  
 124:12 129:9 139:2,5  
 139:21 146:13  
**building's** 105:15  
**buildings** 47:2 54:3,4  
 81:12,22 83:2 84:21  
 85:1,7,12,20 91:2  
 99:16,20 100:3,4  
 101:6 102:7,11,19  
 103:8 109:1,5 119:2  
 119:14,17 120:10,11  
 120:13,19 121:3,5,6  
 122:4 123:3 124:7,10  
 126:21 128:12,12  
**buildings'** 103:12 121:1  
**builds** 83:6  
**built** 41:20 68:14 94:1  
 163:13  
**bulb** 34:2,4  
**bulbs** 26:9,20,21 27:4  
**bulkhead** 48:4,9 49:2  
 50:5 51:5 53:6,9  
 58:10,14  
**bunch** 8:10 33:11  
**bus** 40:9,14,20 41:18

42:13 43:9 44:3,7,19  
 49:17  
**bush** 127:18 136:4  
**business** 7:4 9:8  
 106:12 166:4  
**busy** 7:18  
**butterflies** 26:4 135:18  
 158:9  
**butterfly** 25:15 134:15  
 155:20  
**button** 30:22 127:18  
 136:4  
**Byer** 68:2

---

**C**


---

**C** 2:2  
**calculate** 125:7  
**Calendar** 3:8 12:15,17  
 12:20 13:18 15:3  
**call** 3:2 4:9,12 36:6,14  
 56:3 76:16 114:17  
 131:22 146:10 164:16  
**calling** 6:14  
**calls** 86:19  
**cameras** 29:14 59:18  
 108:5 159:20  
**Camp** 79:15  
**campus** 11:10,19,22  
 12:4 84:18 85:10,18  
 85:21 98:12 99:3,6,8  
 99:11,12,18 100:7,9  
 100:18 101:1 102:1  
 102:18 103:22 105:3  
 105:12,21 106:5,8,16  
 107:21 109:12 111:18  
 113:10 122:5 124:2  
**canopies** 41:6 43:12  
 66:2  
**canopy** 41:12,14 43:7  
 125:4  
**capability** 39:2  
**capable** 127:8  
**capacity** 39:2 84:6,8,12  
 85:2  
**capital** 1:1,11 4:5,7  
 16:13,16 26:9 27:5  
 35:18 130:14 157:17  
**cards** 76:16  
**care** 27:8 60:10 136:8  
**career** 141:17  
**carefully** 104:12  
**carried** 15:8,12 29:11  
 37:22 98:7 116:3  
 147:16  
**case** 39:10  
**cases** 34:8 152:3  
**Cash** 5:17,21  
**cast** 128:15

**catch** 63:15  
**caught** 56:21  
**ceiling** 52:1,16 69:7  
**ceilings** 64:1 68:22  
**Cemetery** 117:19  
**center** 40:7,21 42:17  
 46:5 47:12,14 50:20  
 66:9 81:11 95:8 99:21  
 100:11 106:8 109:2  
 117:3 118:18 122:5  
 140:12,13,14  
**center-like** 86:4  
**central** 80:8  
**certainly** 4:13 32:18  
 36:15 73:8,16,17  
 75:22 77:9 94:4  
 114:18 163:1 164:17  
**certification** 48:13,16  
**cetera** 136:11  
**CFA** 75:7  
**Chair** 1:10,13,14 3:4 4:3  
 4:10 5:7,8,8,10,11  
 6:11,21 7:15,16,17  
 9:15,17 10:17 11:1,6  
 12:7,16,20 13:6,6,8  
 13:12,13,14,17 14:8,9  
 14:11,12,17 15:8,10  
 15:15,21 16:1 24:4,12  
 24:19,21 25:3 28:3,13  
 28:14,17,19,22 29:3,8  
 29:18,20 30:2,5,10,16  
 30:18 31:3,10,17 32:5  
 32:11 34:19 35:12  
 36:16 37:7,8,9,10  
 38:1,5,14 54:19 58:22  
 59:9,10,11,12,15,22  
 62:10 63:4,8,10,17,19  
 63:20 64:18,18 67:4  
 69:16,21 70:3,6,12  
 72:10,12,15,19 73:3  
 74:8,17 75:9,17,19  
 76:5,15,22 77:4,12  
 78:3,4,5,6,17,20 79:9  
 79:11 89:7,14,18,19  
 89:21 90:1,2,4,6,7,21  
 90:22 91:5,6,9,12,21  
 92:5,6,9,18 93:1,6,10  
 93:14 94:15,21 95:3,6  
 95:15,20 96:13,17,18  
 96:22 97:4,14,15,16  
 97:17 98:6,17,20,21  
 107:9,17 108:1,2,3,10  
 109:18 110:2,7,11,18  
 111:5,20 112:8,10,11  
 112:15,15 113:16  
 114:14,20 115:9,10  
 115:11,12 116:2,13  
 116:17 129:20 130:21

131:15,19 132:2  
 133:19 134:2 137:1  
 138:1,11,14,17,20,22  
 139:1,3,9 140:21  
 142:4,9,13,17,20  
 143:2,20 144:5 145:1  
 145:2,3,8,8 146:11  
 147:1,2,3,4,15 148:5  
 148:8,11 153:19  
 154:20 159:2,10,11  
 159:12,13,16 160:1,9  
 160:15,16,18,21,21  
 161:5 162:2,9,14,18  
 163:5,8,20 164:17  
 165:8,9,10,11,22  
**challenge** 68:9  
**challenges** 127:9  
**challenging** 60:14  
**chambers** 7:2  
**chance** 75:13 153:21  
**change** 35:17 127:10  
 151:3  
**changed** 123:7 124:8  
 154:1  
**changes** 73:22 124:11  
 127:16 143:18 149:15  
**channel** 48:5 49:3 50:5  
 53:22 54:1 65:11  
 66:10,14 117:21  
**Chapter** 10:10  
**character** 81:16 83:10  
 100:21 103:21 122:7  
 124:17  
**characteristics** 100:8  
**characterized** 86:17  
**charged** 133:6  
**charging** 83:19  
**Charles** 8:3  
**checking** 131:14  
**CHELSEA** 1:16  
**cherry** 127:19 135:9,22  
 136:3 138:12  
**Chief** 22:18  
**Chief's** 118:14  
**child** 137:18  
**children** 149:5  
**children's** 164:5  
**circle** 15:1 32:13 129:2  
**circled** 100:16  
**circulate** 42:11 44:4  
**circulation** 43:13 44:14  
**CISA** 100:13 102:11  
 103:2,11 108:18  
**citizens** 163:17 164:8  
**clad** 49:2  
**cladding** 18:11 113:6,7  
**claims** 156:3  
**CLARK** 1:18

**classical** 46:14  
**clear** 21:12 36:4 44:13  
 53:15 121:20 122:9  
**clearly** 166:1  
**client** 33:14  
**climate** 35:17,17 88:5  
 127:10  
**Clinic** 118:13  
**close** 10:11 74:20  
 133:10  
**closed** 56:15 57:6  
**closely** 77:2 129:4  
**closer** 19:16 48:20  
**closest** 19:7 104:11  
 150:12  
**clustered** 85:15  
**Coast** 100:10  
**cobble** 153:1  
**cobbled** 152:19  
**collaboration** 16:4  
 23:19,22 154:7  
**collaborations** 9:6  
**collateral** 135:17  
**college** 161:10  
**Colonel** 129:15 130:2,3  
 130:7,22 131:2  
**color** 103:9,11 113:6  
 123:5 129:3 151:15  
**colors** 113:1,12  
**Columbia** 1:16 11:18  
 17:14 23:3  
**columns** 50:16  
**come** 9:5 10:6 55:10  
 61:11 75:7 156:14  
**comes** 91:18 161:22  
**comfort** 149:22 150:1  
**comfortable** 72:1  
**coming** 61:12  
**Command** 118:11  
**Commander** 118:14  
 129:16 130:8  
**commands** 80:16  
**commemorate** 17:12  
**commemorative** 16:10  
 16:18 17:1,11 22:22  
 35:4  
**commends** 123:11  
**comment** 9:20 10:9  
 16:15 21:8 30:17 33:6  
 34:21 62:7 68:8 71:15  
 76:20 91:22 92:7  
 104:19 106:19 114:11  
 116:22 119:15,21  
 127:12 137:15 141:6  
 151:22 162:16  
**commented** 92:22  
**commenting** 80:2  
**comments** 7:11 10:12

13:3 17:21 21:17 24:2  
 29:21 30:1,4,8 31:1,8  
 31:13 32:2,4,8 35:14  
 35:22 36:10 38:6 39:7  
 39:21 43:10,15 55:2  
 59:6 60:3,17 62:2,18  
 63:14 67:7 69:19 70:5  
 70:10,13 71:16,18  
 72:6 73:5 74:5 75:6  
 75:11,20 76:7,17 77:6  
 77:10 79:1 85:16 86:6  
 88:8,11,17,21 90:9,16  
 91:11,13 92:2,5,15,16  
 93:5,8,19,21 94:20  
 95:13 96:11,19 98:10  
 106:15 107:18 109:22  
 110:5,9,15 111:4  
 112:2,13,14 114:15  
 114:19 117:7 122:2  
 129:6 130:11 132:6  
 140:18 142:5,7,11,19  
 143:1,9,11,19 144:3  
 144:12 145:4,12  
 146:4,7 149:2,12  
 150:3 153:8 154:6  
 159:4,8,19 160:7,12  
 160:20 161:3 162:12  
 164:12,14  
**Commerce** 68:18  
**commercial** 81:7  
**commercial-type** 54:3  
**commercial/residential**  
 11:20  
**commissary** 81:13 85:6  
 86:1  
**Commission** 1:1,3,11  
 2:2 3:2 4:9 7:2,4,9 9:9  
 10:6,19 16:2,6,13,14  
 16:17,18,21 17:21  
 19:20 21:7,17,18  
 29:13 39:7,20 43:5  
 59:3 79:12,18 84:7  
 89:5 93:17 106:15,19  
 107:8 108:4 116:18  
 116:22 118:1,3,7  
 120:9,19,22 122:3  
 123:11 127:11 128:8  
 129:6,8 139:11 144:9  
 144:13,16 150:3  
 151:21 153:6,17  
 166:2  
**Commission's** 4:5  
 17:20 43:10 80:5  
 88:15 117:5 149:1,11  
**Commissioner** 4:14,15  
 4:16,17,19,20,21,22  
 5:1,5,13,14,15,16,17  
 5:18,19,21 6:1,2,3

13:11,14,19,20,21,22  
 14:1,2,3,4,6,13,14,15  
 14:16,18,19,20,21  
 15:1,5 28:18,21 29:1  
 29:6,15 30:3,6,7,11  
 30:12,12,14,17,19,20  
 30:21 31:4,5,7,8,11  
 31:12,13,18,19 32:6,7  
 32:8,12 36:17,18,19  
 36:21,22 37:1,2,4,11  
 37:12,13,14,15,16,17  
 37:18,19,20 55:3,4,16  
 55:20 56:5,8,17,21  
 57:10,11 58:2,4,5,12  
 58:21 59:1,14,16,19  
 59:21 62:11,12,13  
 63:5,6,7,9,11,18  
 64:20,21 67:5,6,7  
 69:17,18,19,22 70:1,4  
 70:8,9 71:17,17 72:3  
 72:5,8,13,14,17,21  
 73:4 74:12,13,15,18  
 75:10,12,15 76:3,10  
 76:12,18,21 77:13,14  
 77:15,16,17,18,19,20  
 77:22 78:7,8,9,10,11  
 78:12,13,14,15,16  
 91:8,10,11,14,15 92:3  
 92:4,11,12,19,20 93:2  
 93:3,4,7,8,11,12,13  
 94:16,17,18,22 95:1,2  
 95:4,7,16,17,18 97:4  
 97:6,7,8,9,10,11,12  
 97:13,18,19,20,21,22  
 98:1,2,3,4,5 107:22  
 108:3,7,8,11 109:19  
 109:20,21 110:3,4,5,8  
 110:9,12,13,14,20,21  
 111:2,6,7,8,21,22  
 112:1,9,17,18 113:17  
 114:20,22 115:1,2,3,4  
 115:5,6,8,13,14,15,16  
 115:17,18,20,21,22  
 116:1 131:5,9,12  
 132:10,12,15 133:4  
 133:11,17,20 139:8  
 139:10,12,13,14  
 140:22,22 141:1,3  
 142:5,6,7,10,10,11,14  
 142:15,18,21,21,22  
 143:3,4,5,8,21,21,22  
 144:6,6,7 145:2  
 146:14,15,16,17,18  
 146:19,20,21,22  
 147:5,6,7,8,9,10,11  
 147:12,13,14 159:15  
 159:17,21,22 160:10  
 160:10,11,16,16,22

161:1,6,6,7 162:3,3,4  
 162:10,11,12,15,15  
 162:16,19,19,20  
 163:6,6,7,21 164:20  
 164:22 165:1,2,3,4,5  
 165:6,7,12,13,14,15  
 165:16,17,18,19,20  
 165:21  
**commissioners** 7:11  
 7:12 12:11 22:13 24:7  
 38:15 54:22 89:11,14  
 92:2 98:21 107:13  
 130:6 131:1 132:4  
 133:22 134:3 139:15  
 145:5 148:12 153:19  
 154:5 155:5 159:5  
 160:8 163:22  
**Commissioners'** 32:16  
**Commissions** 108:14  
**commitment** 64:14  
**Committee** 1:16,20  
**common** 25:14,17,18  
 45:1 134:14,17,19  
 135:5 136:19 155:18  
 156:18 157:2  
**commonly** 54:3 155:21  
**communications** 81:12  
**community** 89:3 105:22  
 106:3,11 126:14  
**Company** 118:13  
**comparison** 53:2  
 122:20 123:9 124:4  
**compass** 35:16  
**compatibility** 54:9  
 87:21 102:17  
**compatible** 46:20 47:5  
 83:9 114:8 123:16  
 128:11  
**competitor** 135:1  
**complementary** 112:3  
 112:4  
**complements** 111:13  
**complete** 7:2 43:3  
 86:14 148:21  
**completed** 23:17 58:1  
 100:10,11  
**complex** 81:13 119:7  
 119:10  
**complies** 119:22 127:1  
**compliment** 139:17  
 140:17 142:1  
**comply** 83:16 119:14  
 128:5  
**components** 26:5  
 63:21  
**composed** 132:10  
**composite** 131:13  
 132:10,14,20

**composition** 53:15  
**comprehensive** 10:9  
 80:5 117:11  
**comprise** 21:4  
**compromise** 133:14  
**concept** 23:20 33:18  
 38:6,17 39:5,21 43:3  
 47:9,17 59:6 73:12  
 75:20 77:10 95:8  
 98:10 99:1 101:5  
 102:10 106:15 107:18  
 108:13 109:15 114:19  
 117:8 120:8 122:20  
 123:1 124:8  
**conceptual** 104:20  
**concern** 21:8 65:10  
 77:3 111:10 127:12  
**concerned** 108:15  
**concerning** 32:1  
**concerns** 34:12 42:7  
 106:6 111:14 113:6  
 121:1 155:14  
**conclude** 88:22  
**concludes** 10:14 21:22  
 28:7 54:11 107:4  
 129:13 166:1  
**concrete** 103:16 128:22  
 128:22  
**condition** 124:19  
**conditions** 40:3 41:17  
 82:4,12 99:19 117:13  
**conduct** 6:22  
**conducted** 45:9  
**conducting** 7:4 9:9  
**confident** 128:4  
**configuration** 124:7  
**confirm** 13:15 36:12  
 77:8 97:1 114:16  
 146:9 164:15  
**conflicts** 126:20  
**confluence** 117:20  
**conform** 155:15 158:13  
**confronting** 102:19  
**congratulate** 145:16  
 146:5  
**Congress** 17:10 22:21  
 35:6  
**connect** 41:1 42:14  
 151:7  
**connected** 83:2  
**connecting** 103:22  
 126:4  
**connection** 101:7  
 112:22  
**connections** 112:21  
 126:16 145:18  
**connects** 113:4  
**cons** 52:4

**consent** 3:8 12:15,17  
 12:20 13:5,7,18 15:3  
**consider** 45:5,20 137:8  
**consideration** 25:10  
 39:19 44:22 61:9  
 156:2  
**considerations** 82:9  
 161:22  
**considered** 45:18 46:13  
 114:2  
**considering** 80:1  
**considers** 114:3  
**consist** 84:20 104:3  
**consistency** 46:10 80:5  
 107:2 117:10  
**consistent** 25:12 45:19  
 66:4,16 101:3 133:15  
 134:12 149:10  
**consolidate** 87:2  
**Constitution** 3:20  
 147:20,22 148:15,22  
 153:8 156:5,10 159:8  
 164:19  
**constraints** 125:9  
**construct** 85:1 149:22  
**constructed** 19:2 99:20  
**construction** 42:4,9  
 60:13 99:14 100:9  
 120:5 150:14 154:19  
**consultants** 89:10  
 107:12  
**consultation** 101:20  
**consulting** 101:20  
 102:2,15  
**contain** 25:16 26:8,21  
 27:6 134:17,21  
 158:12  
**containing** 18:10  
**contains** 135:8 136:6  
**contemporary** 47:5  
**context** 18:16 39:12,14  
 40:4 43:11 80:7 100:8  
 113:14 124:3  
**contextual** 112:19  
 139:20  
**continually** 9:10  
**continuation** 126:8  
 129:1  
**continue** 5:3,3 6:22  
 8:17 19:21 36:6 42:6  
 73:12,17 85:17  
 102:16 130:17  
**continued** 95:10 112:6  
 120:15  
**continuing** 106:3  
**contrast** 135:11  
**contribute** 126:17  
**contributing** 99:16

**control** 3:12 38:4,8,18  
 59:8 77:12 156:21  
 157:15  
**controlled** 56:13,14  
 57:5 157:4  
**controversial** 161:13  
**convened** 1:9  
**conversation** 9:7 55:14  
 73:20 111:16  
**cooperatively** 77:2  
**coordinate** 42:6  
**coordinating** 22:15  
 42:1 43:14  
**coordination** 88:8  
**copper** 54:10 128:19,20  
**COPs** 142:2  
**corner** 20:5,16 121:17  
**Corps** 116:18 118:11  
 118:16  
**correspondingly** 33:9  
**corridor** 120:13  
**cosponsored** 9:1  
**cost** 132:17  
**costlier** 82:18  
**cotta** 103:9,15 113:1  
**Council** 9:2 119:19  
**Counsel** 2:3 6:7  
**country** 8:20 70:18,19  
**County** 9:21 80:9 88:7  
**County's** 136:22 157:22  
**couple** 16:9 55:6 60:3  
 68:3 72:6 73:5,10  
**course** 91:16  
**courses** 91:20  
**courtyard** 101:11 104:7  
 126:13  
**courtyards** 124:9,12  
**cover** 40:3 43:21  
**covered** 40:22 41:6  
 42:14 43:8 44:1  
**covers** 45:2  
**Cozart** 1:15 4:14,15  
 13:20,21 31:12,13  
 36:18,19 70:8,9 77:14  
 77:15 97:6,7 110:13  
 110:14 114:22 115:1  
 142:21,22 146:15,16  
 162:19,20 163:6  
 164:22 165:1  
**create** 20:11 46:10,17  
 61:9 83:1 101:7 124:1  
**created** 36:7 46:4 50:11  
 52:7  
**creates** 20:16 105:18  
**creating** 66:20  
**credit** 48:19  
**criteria** 17:1 86:8  
 121:22

**critical** 139:16  
**critically** 164:10  
**critically-needed**  
 143:15  
**Cruise** 109:6  
**cultivars** 27:7,9,12,15  
 27:17,19 34:5,5 136:7  
 136:15  
**cultivators** 136:9,13  
**cultural** 17:7 21:15  
 104:13 151:16 152:6  
 158:1  
**culture** 109:4  
**curb** 153:5  
**curious** 55:17 131:6  
 137:11  
**current** 43:16 82:12  
 83:16 102:9  
**currently** 41:8 42:11  
 53:16 81:20 82:5  
 93:20 119:10  
**curtain** 103:16  
**curves** 152:21  
**Customs** 3:16 98:11  
 99:2 107:19  
**cutaways** 94:9  
**Cybersecurity** 100:12

---

**D**


---

**D.C** 11:9 17:12 19:11  
 21:6 99:7 117:17  
 133:2  
**daily** 40:13  
**danger** 161:18  
**dangerous** 28:1 157:7  
**dark** 128:13  
**darker** 103:11  
**dashed** 121:19  
**date** 114:1 148:21  
 161:11  
**dated** 54:1 64:7,8,9  
 68:9 81:22 141:14  
**datum** 46:10  
**Daughters** 16:4 17:10  
 19:4 22:9,21  
**David** 89:2  
**Davis** 1:16 6:1,2 14:20  
 14:21 30:20,21 31:4  
 37:17,18 69:18,19  
 78:13,14 93:3,4 98:2  
 98:3 110:4,5 115:20  
 115:21 142:10,11  
 147:11,12 162:11,12  
 162:15 165:18,19  
**day** 4:7  
**days** 6:17 11:13  
**dear** 72:13  
**dearest** 109:3

**December** 16:22  
**deciduous** 125:19  
**deck** 61:3  
**decking** 151:4 152:21  
**decorative** 48:4,9 49:2  
 50:5 51:5 53:5,8  
**decrease** 87:3  
**dedicated** 70:17  
**defense** 1:19 38:16  
 70:18 80:16 83:16  
 121:21  
**Defense's** 86:7  
**defer** 71:11 74:8 131:17  
**defined** 85:11  
**defines** 20:13  
**degree** 62:22  
**deliberations** 7:9 59:19  
 159:21  
**demolition** 12:3 82:17  
 99:15 100:5 119:13  
 120:4  
**demonstrate** 49:8 53:1  
**demonstrating** 84:13  
**density** 84:21 135:2  
**department** 1:19,19  
 11:16 25:20 38:16  
 68:18 80:16 83:16  
 86:7 88:7 99:4 113:22  
 119:15 121:21 135:13  
 142:2 156:13  
**Department's** 90:16  
**depict** 82:8  
**Deputy** 129:15 130:8  
**design** 2:3 6:8 16:15,20  
 17:2 18:14,20 20:3  
 23:8,18 33:12 34:9  
 39:19 42:8 43:1,7,10  
 43:11,20 46:12,18  
 47:11,18 52:8,22  
 53:13,20 54:16 65:10  
 65:12 66:1,4 69:9  
 73:10,15 74:19 75:5  
 83:6 85:18 87:16,18  
 88:9 101:5,12,22  
 102:4,5,14 103:4,20  
 104:7,9 105:18  
 106:20 109:7 111:13  
 112:4,20 117:9 122:4  
 122:13 123:9,10,12  
 123:16,21 124:11,15  
 126:19 127:17 128:2  
 128:9 129:7,17  
 131:18,21 139:16,17  
 139:20,20 141:13  
 143:9 144:13 145:16  
 149:3,7,20 150:21  
 152:5 153:4 154:13  
 158:6 160:4 161:15

**designated** 150:4  
**designed** 68:15 86:15  
 87:13 127:21  
**designers** 71:13  
**desirable** 52:15 135:6  
**detached** 81:11  
**detail** 122:12  
**detailed** 39:8 87:17  
**details** 19:12 61:6  
 122:17  
**detract** 81:20  
**develop** 87:10 88:13  
 102:16 148:19  
**developed** 23:20 36:2  
 104:9 105:2 150:6,11  
 151:17  
**developing** 39:22 92:14  
**development** 3:16  
 11:20 12:4 13:2 15:17  
 16:5 21:19 22:16  
 28:10 35:2 42:2 69:9  
 79:13,21 80:4 81:1,18  
 82:14,20 84:4,6,8,11  
 84:13,15,17 85:15  
 86:4,10 88:2,13 93:15  
 94:6 96:5 98:12 99:3  
 99:15 101:22 105:9  
 105:21 106:7,17  
 107:20 112:6 114:7  
 124:21 147:19,21  
 148:14 149:9 153:6  
 159:7 164:1,19  
**developments** 114:6  
**develops** 128:21  
**devices** 39:3  
**devoid** 126:19  
**Dexter** 129:15 130:2,3,5  
 130:7,22 131:2  
**DHS** 100:1  
**diagram** 103:6  
**diagrams** 151:12  
**diameter** 19:3 125:2  
**Diane** 2:3 6:7  
**difference** 142:3  
**differences** 43:20 51:4  
**different** 45:18 63:21  
 66:5,11 113:8 128:10  
**differentiated** 53:21  
 54:8  
**differentiates** 46:19  
**difficult** 73:14 109:12  
 157:15  
**difficulties** 37:5  
**dignitary** 101:16  
**diligently** 129:5  
**diminish** 53:10  
**diminutive** 109:11  
**dining** 81:10

**Diplomacy** 47:13 66:9  
**diplomats** 17:14 19:11  
 23:3  
**direction** 63:3  
**directly** 40:6,19 41:18  
 44:7  
**Director** 2:2 3:5 6:6 8:3  
 9:14,16 74:10  
**Director's** 54:12 84:3  
 85:16 86:5 87:9,22  
 88:19  
**disagree** 67:14 68:19  
**disappear** 135:1  
**disappeared** 74:14  
**discordant** 65:14  
**discuss** 8:4 9:6 10:2  
 42:20 73:11 101:21  
**discussed** 8:7,12 52:4  
**discussion** 9:1 13:4  
 29:12 59:17 60:3  
 108:5 139:11  
**discussions** 42:3 70:21  
 159:18  
**diss** 67:22  
**distances** 83:8  
**distinct** 20:13 46:17  
 49:11 53:4 83:10  
**distinguished** 53:17  
**district** 1:16 3:14 11:18  
 11:18 17:14 23:2 79:3  
 79:14,18 80:18 81:5  
 81:14,21 82:2,8,15,22  
 84:15 86:8,13 87:6,15  
 122:7 123:17 143:16  
**districts** 81:4 88:14  
**disturbance** 125:1  
**ditto** 145:4  
**diverse** 81:8  
**diversity** 21:1 151:12  
**divided** 53:4  
**division** 2:4 6:9 53:16  
**divisions** 65:12  
**Dixon** 1:18 5:18,19  
 14:18,19 30:12,13,14  
 30:17,19 37:15,16  
 72:8,13,14,17,21  
 75:12,15 78:11,12  
 91:8,11,14,15 92:3  
 97:5,22 98:1 109:20  
 109:21 110:3 115:17  
 115:18 142:6,7,10  
 147:9,10 162:3,4,10  
 165:16,17  
**dock** 101:18  
**documented** 104:13  
**DoD** 73:9 141:1  
**doing** 65:22 74:4 93:16  
 96:15 158:16

**door** 140:13  
**doors** 50:16,18 55:7,9  
 55:10 56:8,9,9,15  
 57:1,2,7,12,13,17  
 71:5,6,9  
**doorway** 140:14  
**doorways** 69:6  
**dormer** 123:5  
**dormitories** 81:10  
**double-height** 41:11  
 48:3 50:20  
**downtown** 84:17,20  
**draft** 79:2,17 80:1 90:9  
 118:2,3  
**dramatic** 145:10  
**draw** 66:12 113:13  
**drawing** 103:21  
**driving** 86:22  
**drop-off** 101:16  
**dropping** 65:15  
**drops** 58:10  
**dry** 135:2  
**due** 18:1 52:15 156:2  
 161:17  
**duplexes** 120:6  
**durable** 35:9

---

**E**


---

**eager** 154:1,19  
**earlier** 137:16 144:3  
**early** 10:7 74:22,22  
**easier** 144:20  
**easily** 20:1 82:16 157:4  
**east** 44:18 80:11 119:5  
 119:7 120:12,15  
 124:7,11 150:20  
**Eastern** 166:4  
**easy** 30:9 160:3  
**eBike** 83:20 86:19  
**Eccles** 47:15  
**echo** 112:1,13 144:8  
 146:4 163:21  
**ecological** 21:2 151:18  
**edge** 19:16 105:18  
 128:22 151:9 152:13  
**EDR** 22:1 74:1  
**effort** 71:2 150:9  
**efforts** 64:17 106:4  
 112:19 163:14  
**eight** 119:2  
**either** 30:8 33:2,17  
 52:20 61:5 65:11  
 92:20 93:9 110:10  
 141:6  
**elegant** 65:19 66:20  
 67:1  
**element** 10:10 18:21  
 87:13

**elements** 18:18 45:13  
 45:21  
**elevation** 49:13 65:16  
 67:16 103:1 140:7  
**elevations** 49:8 51:3  
 103:19  
**elevators** 49:12 50:1  
**ELIZABETH** 1:14  
**Elizabeth's** 98:12 99:3  
 99:5,8 100:18 106:8  
 106:16 107:21 111:1  
**embarrassed** 140:4,5  
**emphasis** 49:9  
**emphasizing** 112:21  
**emphasizing** 76:17  
**employees** 39:2 40:13  
 41:7 42:12 61:12  
**employment** 106:12  
**enacted** 119:18  
**encompass** 83:9 85:5  
**encompasses** 80:8  
**encourage** 66:15 88:3  
 95:10 124:13  
**encourages** 126:14  
**encouraging** 104:17  
**endorse** 142:4,7  
**endorsement** 77:5  
**enduring** 163:17  
**energy** 48:18 83:22  
**energy-efficient** 48:19  
**enforced** 126:18  
**Enforcement** 3:16  
 98:11 99:2 107:19  
**engage** 124:13  
**engagement** 106:4,6,9  
**engages** 49:12,22  
**engaging** 164:8  
**engineering** 73:15  
**Engineers** 116:19  
**engraving** 19:14  
**engravings** 19:8  
**enhance** 101:8  
**enhanced** 44:9  
**enhancing** 43:13  
**enlisted** 116:20 118:5  
 129:10  
**enliven** 154:2  
**ensure** 19:22 88:2  
 125:22 151:19 158:14  
**ensured** 123:20  
**ensuring** 114:7  
**enter** 41:8  
**entering** 39:3 42:12,18  
**enters** 50:14 51:22  
**entertain** 24:8 107:14  
**enthusiasm** 161:20  
**entire** 43:8 53:14 99:7  
 141:17 161:14

**entitled** 11:8  
**entrance** 3:12 38:3,7,20  
 40:16 41:11 50:10,11  
 50:14 52:6,14 53:18  
 59:7 61:10 62:17  
 68:16 72:1,2 77:11  
**entrances** 45:22 53:11  
**entries** 25:11 134:10  
**entry** 44:8 51:19 52:19  
 60:10 66:21 104:4  
 124:6  
**enunciated** 28:14  
**environment** 47:7 88:5  
 124:2 126:17 145:14  
 145:15  
**environmental** 10:1  
 107:1  
**environmentally-** 83:21  
**envisioned** 150:18  
**equal** 53:8  
**equipment** 58:20  
**era** 119:16 120:2  
**escalator** 41:6 44:18  
**escalators** 41:2 42:13  
**especially** 65:7 66:8  
 90:17 144:18  
**essential** 26:5  
**EST** 1:10  
**establish** 22:22 86:14  
**established** 122:8  
**estimated** 125:14  
**et** 136:10  
**EV** 83:19  
**evaluate** 19:21 45:10  
 48:15 53:13 85:17,22  
**evaluated** 122:3 128:9  
**evaluating** 105:20  
**evaluation** 105:6  
**event** 150:19 151:2,8  
 151:10  
**events** 150:13  
**evergreen** 20:8  
**everybody's** 144:20  
**everyone's** 146:4 160:4  
**evolved** 112:4  
**exact** 105:1  
**exactly** 58:16  
**example** 96:5 146:2  
 157:11  
**examples** 66:8 150:17  
**excellent** 71:19 110:18  
 146:6 162:20  
**exception** 26:19  
**exchange** 81:13 85:6  
 86:2  
**excited** 91:3 154:10  
 162:22 164:3  
**exciting** 112:7

**excuse** 5:18  
**executed** 60:13  
**execution** 80:22  
**Executive** 2:2 3:5 6:6  
 9:14,16 54:12 74:10  
 84:2 85:15 86:5 87:9  
 87:22 88:18  
**existing** 17:5,7 18:3,8  
 18:12,15 40:3,16 41:6  
 41:9,13,19 42:12  
 43:12 44:1,6 46:4,7  
 46:13 47:21 48:2,7,22  
 49:12 50:1,14,15,21  
 51:6,10,15,22 52:12  
 55:11 56:9 57:1,14  
 81:14,19 82:11 85:2  
 99:19 117:12 119:2  
 119:13 120:11 121:5  
 121:16 122:3 123:2  
 123:22 124:3,17,18  
 125:10 126:4 128:11  
 149:22  
**exists** 157:21  
**expands** 60:11  
**expect** 10:5  
**expectation** 73:18  
**experience** 51:20 52:6  
 52:15 113:3,9,12,15  
 149:7 164:7  
**explain** 55:8  
**explore** 52:18 69:3  
**exploring** 54:6  
**express** 85:14  
**expressed** 86:4  
**expression** 141:15  
**extended** 49:4 51:8  
**extending** 48:2  
**extension** 49:6,22  
 50:12 52:3,9,21  
**exterior** 57:15  
**extra** 63:22  
**extruded** 51:9  
**eye** 49:16  
**eye-level** 49:19 51:13  
 51:17

---

**F**


---

**F** 11:9,17 17:18  
**fabulous** 91:3  
**facade** 41:13 46:5 49:7  
 49:12,17,22 50:17  
 52:10,21 53:14,17  
 61:4,22 103:9,11,14  
 105:15 140:10  
**facades** 54:8 102:6,18  
 120:11 121:4  
**face** 19:14 49:5  
**faces** 108:22  
**facilitate** 12:3 86:15  
**facilitates** 34:9  
**facilities** 11:20 86:8  
 119:9 120:7 121:21  
**facility** 40:16 44:8  
 46:19 83:15 87:18  
 143:15  
**fact** 24:13 57:13,18  
 61:4 76:6 138:3  
 145:11  
**factors** 82:13 114:8  
**fairly** 61:22  
**fall** 8:6 135:16 163:10  
**falling** 161:11  
**Falls** 9:20  
**false** 132:9  
**families** 149:5 150:15  
**famous** 109:5  
**fantastic** 71:9  
**far** 21:17 102:4 108:15  
**fashion** 96:6  
**faux** 128:18 131:7,10  
 132:9,9  
**favorable** 17:21 81:15  
**favorably** 106:19  
**feasible** 48:15 100:22  
**feather** 34:1  
**feature** 126:7  
**features** 81:15,19  
 104:12 119:18 161:14  
**February** 8:2,21 9:19  
 11:11 118:3  
**federal** 7:22 8:22 9:3,4  
 10:10 22:15 47:14  
 100:22 101:19 158:13  
**feed** 26:17  
**feedback** 19:17 30:1  
 39:7 102:14  
**feel** 33:3 65:9 76:3  
**feelings** 71:19  
**feels** 66:4  
**feet** 18:9,9 46:8 49:5  
 51:15 52:2 103:5  
 121:7,7 123:2 126:20  
**fellow** 163:22  
**female** 137:21 138:8  
**fenestration** 123:10,15  
**festival** 67:12  
**field** 20:7,10 120:14  
 126:10 128:22  
**figure** 64:9 69:8 74:21  
 90:19  
**figured** 132:16  
**final** 13:2 35:13 62:6  
 88:12 128:8 147:18  
 147:21 148:14 149:9  
 153:6 154:10 159:7  
 164:18

**finalized** 87:19  
**finally** 88:6 153:3  
**find** 36:1 64:3 128:11  
 141:19  
**finds** 21:12 40:10 43:14  
 51:10 53:7,19  
**fine** 16:14,18 30:15  
 31:20 33:4 55:17 65:4  
 66:19 73:1 107:10  
**fin** 103:17  
**firm** 64:13  
**first** 43:2 55:7 67:9 71:4  
 71:6,11,16 72:7 73:5  
 73:6 74:11 111:11  
 130:6,9 132:16 137:6  
 144:8 154:9 157:13  
 163:13  
**fish** 68:15 162:7  
**fishing** 162:6 163:19  
**fit** 111:18  
**fitness** 81:11  
**five** 83:11 125:18 135:3  
**five-** 102:22  
**fixtures** 18:11  
**flanking** 150:22  
**flexible** 151:9  
**flood** 82:10  
**flooding** 8:7,13  
**floor** 103:1,3 113:14  
**flowering** 125:20 127:7  
 158:7  
**flowers** 35:20  
**focus** 39:5,10 84:16  
**focused** 26:1 36:4  
 43:11  
**focused-projects** 84:2  
**focuses** 117:6 148:16  
**foliage** 26:3 135:16  
**folks** 144:21  
**follow** 58:18 104:15  
**following** 7:6 9:2 25:21  
 99:18 117:11  
**followup** 55:18  
**food** 26:4 86:20 135:17  
**foot** 50:11 83:15 108:19  
**footprint** 44:12 47:19  
**forbs** 158:6,7,13,16,20  
 158:20  
**force** 39:1 79:13 80:22  
 83:15,18 84:14 85:1  
 85:17,22 88:13 93:14  
 93:21  
**Force's** 87:10  
**forces** 81:12  
**foreground** 20:8  
**forested** 82:10 125:18  
**forget** 91:16,20  
**forgetting** 72:7

**forgotten** 161:8  
**form** 45:10,19 46:4,11  
 48:21 49:9 53:4  
**format** 7:10  
**former** 43:4,7  
**formulaic** 68:6 69:14  
**Fort** 84:9 116:7 117:2  
 117:16,16,19 122:6  
 123:17 129:12  
**forth** 119:21  
**forward** 24:1 60:12 62:6  
 74:2 92:15 96:7 112:6  
 114:5,6 132:6  
**founded** 82:22  
**founding** 141:11  
**four** 83:7 102:4  
**four-acre** 125:15  
**frame** 41:7 66:11 83:11  
**frames** 100:3  
**Framework** 79:21  
**frankly** 70:20  
**free** 33:3 38:9,11,12  
 54:20 55:11 58:6,11  
 58:16 64:16 122:1  
**freely** 44:4  
**frequented** 40:13  
**freshman** 161:10  
**Friday** 163:10  
**friendly** 105:18  
**frittled** 65:17 66:14  
 69:12  
**front** 101:16 120:10  
 121:4 124:6 140:6  
 153:21  
**frontage** 124:18,20  
**fruit** 137:21  
**full** 160:13  
**fully** 99:22  
**functions** 81:7 82:4  
**funded** 79:21 83:13  
**funding** 90:12 150:8  
**fundraising** 154:16  
**further** 10:4 27:14  
 34:21 36:9 39:15  
 43:14 52:18 75:18  
 77:6 94:20 96:11  
 105:5 106:21 114:15  
 119:7 121:11 128:3  
 134:2 136:12 149:4  
 156:17 164:12,14  
 166:4  
**future** 8:22 82:14 83:4  
 84:14,17,20 85:14,19  
 85:21 86:1 88:8 90:13  
 96:5,8 114:5 149:6  
 150:5

---

**G**


---

**gable** 123:6  
**game** 75:1 141:19  
**garage** 106:2 113:19  
**garages** 85:13,19 87:3  
 93:22 119:6 120:6  
**garden** 81:18 151:15  
**gardens** 3:20 127:5  
 135:4 147:20,22  
 148:15,22 153:8  
 156:5,10,15 158:14  
 159:8 164:20  
**gate** 81:6 83:15  
**gating** 80:21  
**gathering** 150:13  
**general** 1:21 2:3 6:7  
 44:12 47:19 75:6  
 98:22 107:5  
**generally** 68:21 149:11  
**George's** 80:9 88:6  
**germinate** 156:16  
**getting** 12:9 62:14  
 94:12 141:22 158:17  
**Giachetti** 6:4 31:5  
**Ginko** 135:8,11,22  
 137:6,16,19  
**gist** 75:6  
**give** 75:12 99:18 100:6  
 129:16  
**given** 33:7 35:16 48:16  
 125:9  
**gives** 15:5 71:7  
**giving** 156:2  
**glad** 5:2  
**glass** 41:12 48:5 49:1,3  
 50:5,6 53:5,9,22 54:2  
 54:10 65:11,17 66:10  
 66:14,14 69:12  
 103:16  
**glazing** 65:7,20 66:16  
 66:18  
**Globe** 152:12,16  
**glowing** 144:14,15  
**go** 25:6 56:5 68:4 69:9  
 75:1 88:19 90:3,19  
 108:21 109:14 159:3  
**goal** 45:11 87:7,14  
**goals** 33:12 79:19  
 100:19 103:20 133:15  
 151:18  
**God** 67:10  
**goes** 74:2 75:3 110:1  
**going** 6:16 11:13 29:18  
 32:12 38:9 56:10,13  
 56:15 57:3,4,6,8  
 58:19 60:18 70:22  
 73:7,22 74:4,9 75:12  
 76:7 91:13 95:11 96:1  
 98:13 108:11,15  
 130:1 136:20 137:4  
 137:12 138:21 139:10  
 141:8,22 143:5  
 145:21 154:4 161:18  
 164:4  
**Gold** 48:15 64:15 73:8  
 73:14  
**golf** 91:16,20  
**good** 4:3 9:18 16:1  
 22:13 31:17 35:16  
 38:14 61:13 62:2  
 69:11 71:2 72:16  
 75:17 76:5 79:11 89:8  
 91:21 93:16 98:19,20  
 109:9 111:14 116:17  
 130:6,16,21 132:3  
 133:14 134:22 136:20  
 138:6 139:20 140:19  
 148:11 154:9 157:3  
**GOODMAN** 165:22  
**Goodmann** 1:10,13 4:3  
 4:10 5:10,11 6:11,21  
 7:16 9:15,18 10:17  
 11:1 12:7,16,20 13:8  
 13:13 14:11,12,17  
 15:9,10,15,21 24:4,12  
 24:19,21 25:3 28:3,17  
 28:22 29:8 30:2,5,10  
 30:16,18 31:3,10,17  
 32:5,11 34:19 35:12  
 37:9,10 38:1,5,14  
 54:19 58:22 59:11,15  
 62:10 63:4,8,10,17  
 64:18 67:4 69:16,21  
 70:3,6,12 72:12,15,19  
 73:3 74:8,17 75:9,17  
 76:5,15 77:4 78:5,6  
 78:17,20 79:9,11 89:7  
 89:14,18,21 90:2,6,21  
 91:5,9,12,21 92:9,18  
 93:1,6,10 94:15,21  
 95:3,6,15,20 96:17,22  
 97:16,17 98:6,17,20  
 98:21 107:9,17 108:2  
 108:10 109:18 110:2  
 110:7,11,18 111:5,20  
 112:8,15 113:16  
 114:14 115:11,12  
 116:2,13,17 129:20  
 130:21 131:15,19  
 132:2 133:19 134:2  
 137:1 138:1,11,14,20  
 139:3,9 140:21 142:4  
 142:9,13,17,20 143:2  
 143:20 144:5 145:1,8  
 147:3,4,15 148:5,8,11  
 153:19 154:20 159:2  
 159:12,16 160:9,15

160:21 161:5 162:2,9  
 162:14,18 163:5,20  
 165:10,11  
**Gosh** 141:1  
**gotcha** 141:19  
**gotten** 154:8  
**government** 1:20 47:2  
**Governmental** 1:17  
**Governments** 9:2  
**grade** 83:2  
**grand** 50:10 51:21  
 61:10 62:17  
**granite** 8:5 18:12 19:3  
 128:13 163:2,12  
 164:7  
**graphics** 82:7  
**grass** 34:1,2 45:3  
**grasses** 26:8 127:8  
 158:6,8  
**grateful** 9:12 154:22  
**gray** 82:17  
**great** 15:22 24:19 60:1  
 67:7 68:14 77:4 78:1  
 79:10 93:14 94:14  
 96:15 111:4,10,18  
 129:22 144:1 148:4  
 148:10 154:17 161:16  
 163:4,14 164:1  
**greater** 34:6,8 124:1  
 125:3  
**greatly** 65:17  
**green** 1:18 5:13,14  
 14:13,14 30:3 37:11  
 37:12 45:6 55:3,4,16  
 56:17,21 57:10 58:2,5  
 58:12,21 59:1 64:20  
 64:21 67:5,8 69:10  
 78:7,8 82:16 92:11,12  
 97:18,19 104:5  
 112:17,18 113:17  
 115:13,14 139:12,13  
 139:14 140:22 147:5  
 147:6 150:6 160:22  
 161:1,6 165:12,13  
**grid** 84:22  
**gross** 101:2  
**grouchy** 141:18  
**ground** 45:2 113:7,14  
**growing** 137:18  
**Grudgingly** 14:16  
**GSA** 101:19 110:16  
 111:9 112:12 141:11  
**GSA's** 106:8  
**Guard** 80:18,19 100:10  
 118:12,14  
**guess** 60:4  
**guidance** 21:14 24:1  
 34:15 39:22

**guide** 25:13,13,20 27:7  
 104:16 125:7 128:6  
 134:13,13 136:8  
 152:9 155:16,17,17  
 158:11  
**guidelines** 10:11 83:6  
 87:17

---

**H**


---

**habitat** 26:5 104:1  
 118:20 125:13,17  
 126:1,6 127:17  
**habitats** 135:2  
**half** 95:22  
**hall** 3:18 81:10 101:8  
 116:6,22 117:1,4,14  
 117:15,17 118:8  
 129:11  
**Hamed** 56:2,5 57:21  
**hand** 72:4 74:11 109:17  
**handcuff** 74:19  
**hands** 77:7  
**Hany** 68:4  
**happen** 71:2  
**happening** 56:11  
 156:22  
**happy** 4:8 5:5 10:15  
 22:14 90:12 130:19  
 139:18 164:11  
**hard** 56:18 64:9  
**hardy** 125:21 137:10  
**harken** 163:9  
**Harry** 47:13  
**Hartman-Cox** 132:7  
**Hassan** 68:4  
**hat** 67:18  
**hate** 71:8,8,9  
**hats** 67:10  
**Hawks** 1:10,13  
**hazardous** 39:3  
**HDR** 56:3  
**head** 60:21  
**headquarters** 38:17  
 81:9 84:19 99:4  
 100:10,15 101:2  
 105:4 118:10  
**hear** 15:20 24:21 38:12  
 63:7 72:10 78:1 79:8  
 89:22 95:2,5 98:13,18  
 116:12,13 130:1  
 144:12 148:8  
**heard** 22:20 29:22 72:8  
 76:19 114:12 132:16  
 145:12 160:12 162:9  
**hearing** 11:1 12:16 24:1  
 24:10 28:7 56:18 59:5  
 63:12 75:18 77:6  
 89:15 92:15 96:22

107:17 109:22 130:10  
 134:2 146:8 155:6  
 159:6 164:15  
**heart** 143:11  
**heavy** 65:9 66:14  
**height** 34:7 42:22 46:7  
 46:9 48:22 50:11  
 51:15 52:1,16 74:6  
 86:11 101:3 102:21  
 103:2 122:15 123:1  
 125:2  
**held** 166:3  
**Hello** 131:20 148:7  
**help** 55:5 65:21 66:1  
 113:13 138:9 160:5  
**helped** 45:14  
**helpful** 71:11 135:16  
**helps** 103:6  
**Henderson** 117:4  
**Hensel** 153:16  
**heritage** 33:22 121:8,17  
**Herr** 15:18,20,22 24:5  
 28:15 32:19,21 33:5  
 34:19 116:8,10,12,16  
 129:21 131:3,15,17  
 132:5  
**Hewlett** 1:14 5:7,8,9  
 13:6,14,17 14:8,9  
 28:13,19 29:4,19,20  
 36:16 37:7,8 59:9,12  
 63:19,20 64:19 72:10  
 77:12 78:3,4 89:19  
 90:1,4,7,22 91:6 92:4  
 92:5,6 96:13,18 97:4  
 97:14,15 108:1,3  
 112:10,11,16 114:21  
 115:9,10 138:17,22  
 145:2,3,9 146:11  
 147:1,2 159:10,13  
 160:17,18,22 164:18  
 165:8,9  
**Hi** 63:20  
**hiccups** 32:14  
**high** 20:16 88:2 158:12  
**higher** 64:1 84:21  
**highlighted** 106:17  
 153:9  
**highlights** 25:14 85:9  
 134:13 144:16 155:17  
**highly** 40:12 151:16  
 156:1  
**hillside** 125:10  
**hiring** 141:9  
**historians** 109:4  
**historic** 8:14 19:4 46:16  
 46:20,22 47:4,6,7,10  
 53:21 54:9 55:9 99:9  
 99:15,20,21 100:2,4

100:20 101:6,8 102:1  
 102:7,10,18 103:5,8  
 104:12 105:7 106:22  
 114:3,9 119:16,19  
 120:1,2 122:6,8,10  
 123:3,13,17 128:11  
 128:12 130:12 151:18  
 152:12  
**historical** 46:1 143:16  
 145:14  
**historically** 57:16  
**history** 8:17,20 117:12  
 141:2 156:11 163:12  
**hit** 143:13 154:13  
**Hitchcock** 101:8  
**hodgepodge** 62:19  
**hold** 57:4  
**home** 118:9 143:13  
 154:13  
**Homeland** 1:17 99:4  
 114:1  
**honeysuckle** 157:13  
**honor** 17:12 23:1  
**hookups** 86:20  
**hope** 37:5 76:19 90:13  
 91:15,18 96:12  
 140:15  
**hopefully** 76:2 94:2  
**hoping** 31:22  
**horizontal** 45:19 48:21  
 49:11 53:5 65:12  
**horizontality** 45:21  
 46:3 51:7  
**Hospital** 99:8  
**hosts** 80:15  
**hot** 67:11 163:10 164:3  
**hours** 57:7  
**House** 1:20 11:7,11  
**housed** 145:22  
**housing** 81:11 86:2  
 116:21 118:5 119:16  
 120:2 129:10  
**hub** 81:8  
**Hubbard** 131:20,21  
**human** 126:2  
**humans** 27:10 136:10

---

**I**


---

**ICE** 100:15 101:2,21  
 105:4 106:6,16  
**iconic** 47:2 66:13 70:19  
 70:20 71:21  
**idea** 67:20 69:13 154:17  
 158:17  
**ideas** 66:5 67:13  
**identified** 26:10,22  
 40:17 124:19  
**identifies** 9:22 81:14

**identify** 55:6 82:14  
**identifying** 39:14 83:7  
**identity** 33:22 122:9  
**illustrate** 103:6  
**illustrates** 121:20  
**illustrative** 149:13  
**image** 41:10  
**images** 41:5 43:5 47:9  
 122:10  
**imagine** 60:15 145:21  
**immediately** 117:18  
**Immigration** 3:16 98:10  
 99:1 107:19  
**impact** 61:22  
**impacts** 35:17 42:5,8  
 102:1 105:6  
**important** 18:1 35:20  
 40:11 60:12 70:14,22  
 95:12 106:1 113:20  
 133:9 153:22 164:10  
**importantly** 12:2  
 135:19  
**impressed** 9:11  
**impression** 45:15 61:3  
 74:6  
**impressive** 141:22  
 145:10  
**improve** 52:18 65:6  
 102:6 144:4 149:7  
**improved** 65:17 123:9  
 124:10 140:10  
**improvement** 9:21  
 91:16 160:5  
**improvements** 61:5  
 124:5 149:17 164:4  
**improving** 43:12  
**in-ground** 119:8  
**inaugurated** 8:6  
**inch** 19:15  
**inches** 19:16 46:8  
 125:3  
**include** 44:8 47:12,18  
 50:20 80:17 81:9,21  
 83:14 87:8 100:9  
 103:21 120:6 121:13  
 149:16 152:1  
**included** 22:3 43:7 47:8  
 82:7 100:17 118:4  
 129:14 152:4  
**includes** 17:3 18:17,21  
 33:19 39:18 44:16  
 48:1,6 49:6 84:6 86:9  
 103:14 106:9 117:15  
 119:8 150:22  
**including** 23:12 27:2  
 28:14 34:1 45:1 96:8  
 99:19 104:21 105:10  
 118:10 120:3 122:14

125:1,19,20 127:5,18  
 151:14 152:2,19  
**incorporate** 144:12  
 149:8  
**incorporated** 22:1  
 54:13 74:1 76:8 126:6  
**incorporating** 45:5  
 68:10  
**increase** 101:6 102:17  
**increased** 39:1 149:17  
 150:14  
**increases** 102:21 135:2  
**increasing** 104:1  
**incredible** 71:6  
**independent** 83:22  
**Indian** 156:12  
**Indiana** 16:7 17:18 18:7  
 21:21 23:13  
**indicated** 64:15 125:5  
 127:19  
**indicates** 41:21 105:17  
**indicating** 21:8 127:12  
**indicators** 27:12  
**indigenous** 88:4 137:9  
**individual** 57:8  
**indoor** 126:14  
**influenced** 122:13  
**inform** 45:14 105:5  
**information** 10:4 87:4  
 106:12,21  
**informing** 107:11  
**infrastructure** 82:6  
 100:12  
**initial** 155:14  
**initiated** 9:19  
**initiatives** 8:4  
**input** 32:17  
**insects** 26:4 27:15  
 135:17 136:14  
**inside** 71:6  
**inspiration** 103:13  
 122:4  
**inspired** 47:11  
**installation** 79:20 80:9  
 80:15 81:1,6 83:22  
 84:10 87:6,18 96:7  
 130:13  
**installation's** 87:16  
**installed** 152:15  
**institutional** 54:4  
**integrated** 83:3 86:3  
**integrity** 47:6 123:13  
**intended** 124:12  
**intent** 79:18 86:21  
 87:10 88:1 128:6  
 152:8  
**interest** 104:2  
**interested** 58:13 163:2

**interesting** 112:7  
 113:16 157:19  
**interests** 8:4,12 126:22  
**interfere** 17:5  
**interference** 12:10  
 89:17 91:1  
**interior** 1:19 11:16 50:9  
 51:19 52:6,14,19 58:9  
**Interior's** 47:3  
**intermodal** 40:8  
**internal** 82:3  
**internationally** 70:20  
**interplanted** 20:10  
**interpret** 8:17  
**interpretive** 81:18  
**interstitial** 69:4  
**intervention** 126:2  
**interwar** 119:16 120:2  
**introduce** 153:11  
**introduced** 137:7  
 157:14 164:6  
**introducing** 65:14  
**introduction** 10:10  
 68:11  
**invasive** 26:15,16,17,22  
 135:20 137:19 138:3  
 138:7 157:6,9,10,13  
 157:22 158:2  
**inventory** 120:2 152:7  
**involved** 39:16 140:17  
**island** 152:14,15  
**issues** 35:21 63:13  
 73:15 80:2  
**It's** 132:10  
**item** 3:8 4:10 7:16 9:15  
 11:2 12:17,21 13:5,7  
 15:15 38:5 79:1 98:9  
 116:4 147:18  
**Items** 3:10 15:13  
**iteration** 154:8  
**iterations** 96:8

---

**J**


---

**Jamie** 22:12 32:19  
**Japanese** 157:12  
**Jeff** 153:12  
**job** 96:15 109:10  
 111:14,18  
**John** 130:7  
**join** 55:13 163:18  
**joined** 29:6  
**joint** 3:14,18 79:2,15  
 80:7,20,22 89:1,3  
 90:10 116:5,21 117:1  
 117:3,14,21 118:2,10  
 129:11,16 130:8  
 139:6  
**Jones** 81:9 84:19 85:10

85:18  
**Jordan** 89:2  
**JULIA** 2:2  
**June** 12:1  
**jurisdiction** 11:16  
**juxtaposed** 20:22

---

**K**


---

**Kay** 131:22 132:6  
**keep** 15:6 35:20 143:5  
 160:3  
**keeping** 34:14 133:5  
**Kelly** 22:6,12,18 24:5  
 33:2,3 34:20,22  
**Kennedy** 11:9,17  
**Kevin** 131:20  
**key** 60:10,17 62:7 86:13  
**killing** 141:2  
**kind** 26:14 31:21 57:19  
 65:13 66:9 68:7 71:16  
 75:15 112:7 113:11  
 131:13  
**Kirkbride** 109:2  
**know** 11:14 24:17 33:1  
 33:11 58:16 61:10  
 64:4,6,8,11 65:1 66:9  
 66:22 68:12 95:4  
 134:7 137:21 144:14  
 144:15 155:9 156:7  
 156:21 157:14 160:1  
 161:7,13  
**known** 80:19 87:18  
 99:13  
**knows** 135:10  
**Koster** 2:2 4:11,13,16  
 4:18,21 5:1,7,10,12  
 5:15,17,20 6:3,12  
 13:15,17,22 14:2,4,10  
 14:13,15,20,22 24:11  
 29:3 32:14,18 36:12  
 36:15,20 37:1,3,9,11  
 37:13,15,17,19,21  
 38:2 77:7,9,16,18,20  
 78:1,5,7,9,11,13,15  
 78:18,21 97:1,3,8,10  
 97:12,14,16,18,20,22  
 98:2,4,8 114:15,18  
 115:2,4,6,9,11,13,15  
 115:17,19,22 146:8  
 146:11,17,19,21  
 147:1,3,5,7,9,11,13  
 164:15,17 165:2,4,6,8  
 165:10,12,14,16,18  
 165:20

---

**L**


---

**lack** 21:8 127:12  
**lacks** 52:14

**lake** 148:16 150:20,21  
 151:3,8 152:11,17,20  
 152:22 153:2,4,5  
 161:12  
**lamina** 136:12  
**land** 83:4  
**Landmark** 46:16,22  
 99:9 122:6  
**landscape** 20:4 35:2,7  
 36:3 42:21 44:16 83:6  
 87:16 100:7 101:11  
 103:20,22 104:10,13  
 105:17 109:8 111:13  
 117:9 119:18 121:12  
 125:5 126:7,19  
 127:21 128:5 134:21  
 136:6 148:21 151:16  
 152:6 153:15 158:2  
 161:19  
**landscapes** 20:13  
 21:15 135:12  
**landscaping** 18:19 20:3  
 27:18 86:17 88:9  
 120:22 124:1 134:10  
 134:11,16 135:8  
 136:15  
**lane** 94:10,10,10  
**language** 75:2 103:21  
**Lanzillotta** 132:1,3,7,13  
 132:21 133:5,12  
**large** 67:8 109:10 125:4  
**largely** 122:7  
**larger** 87:6  
**late** 10:6 157:11  
**Laughter** 64:10 131:11  
 143:7  
**Laura** 153:18  
**Laurel** 135:9 136:1  
 138:12  
**Law** 17:9  
**lawn** 100:3 102:9,20  
 104:4 119:10 125:10  
 151:15  
**layers** 49:11 53:5  
**layout** 86:1  
**leaders** 7:22 9:5  
**leadership** 9:4,11 80:21  
 154:15  
**learned** 163:1 164:6  
**leave** 69:8 96:12 162:1  
**leaves** 27:14 136:12  
 144:14  
**LEED** 48:13,15,17  
 64:12,13,14,15 73:6,7  
 73:8,10,13,14,19  
**left** 19:13 41:19 48:1  
 49:14 99:11,21  
 102:11

**Legation** 3:10 15:14,17  
 16:7 18:2 19:9 21:20  
 22:16 23:13 28:11  
 33:16  
**legible** 20:1  
**legislative** 3:7 10:22  
 11:3 12:5  
**lesser** 62:22  
**lesson** 163:12  
**lest** 68:5  
**let's** 136:18  
**letter** 158:4  
**level** 41:12 113:8  
**liabilities** 81:19  
**lieu** 45:2  
**Lieutenant** 129:15  
 130:2,7,22 131:2  
**life-span** 133:3  
**light** 18:10 51:2 52:2,16  
 52:19 62:20 65:18  
 71:10 73:20 113:8  
**lighten** 65:21  
**lighter** 65:8 128:14  
 152:22  
**lighting** 63:22 149:19  
 152:10,14,16  
**lights** 18:12  
**limestone** 40:18 41:14  
 50:16 128:14  
**limit** 149:16  
**limited** 33:7 34:4 48:16  
 52:3,16  
**limits** 41:22 124:22  
**LINDA** 1:15  
**line** 41:21 54:17 121:19  
 130:19  
**lines** 40:10 46:10 86:11  
 111:17 122:8  
**linkages** 80:3  
**list** 157:10,22  
**listed** 54:13 99:8  
 106:18 153:10  
**listen** 75:22  
**listening** 144:2,19  
 160:19  
**little** 9:20 56:18 68:10  
 68:11 69:1 76:3 111:3  
 113:2  
**live** 135:3 145:20  
**lives** 70:18 71:14  
**livestreamed** 6:16  
**living** 71:12 145:22  
**loading** 101:17  
**lobby** 48:4,10 49:1 50:6  
 50:11 51:2 53:11 58:9  
 58:15  
**local** 36:8 88:5 106:11  
**located** 17:17 18:5 20:6

20:17 21:20 38:19  
 40:5,19 43:9 44:7  
 79:15 99:6 117:2,3,16  
 117:18,20 122:5  
**locating** 17:3  
**location** 17:4,6,22  
 23:12 44:12 85:19  
 127:22 143:12  
**locations** 18:1 57:18  
 82:18 86:12 117:15  
 133:2  
**Lone** 20:20  
**long** 11:14 69:9 96:1  
 141:2  
**longer** 119:7  
**longevity** 126:1  
**Lonnie** 8:10  
**look** 24:1 35:16 41:4  
 42:10 48:20 51:19  
 66:14 67:15 76:1  
 92:15 95:10 96:7  
 112:5 114:5,6 132:6  
**looked** 61:17,18 94:3  
**looking** 35:8 49:19 50:4  
 50:13 51:14,18,22  
 64:5 65:1 82:3 102:9  
 105:14 108:21 113:2  
 113:11 154:3  
**looks** 93:16 144:1  
**lose** 27:12  
**lost** 91:19  
**lot** 65:8 68:13 90:11  
 111:16 112:1 120:18  
 123:19  
**lots** 85:8 87:2 141:9  
**love** 133:13 140:6 164:5  
**loveliest** 161:14  
**Lovely** 78:1  
**low** 18:4 152:11  
**low-growing** 20:7  
**Low-maintenance**  
 125:21  
**low-wall** 18:11  
**lower** 41:12 52:2,15  
 69:7 82:9  
**LTC** 130:5  
**lying** 82:10

---

**M**


---

**ma'am** 72:5 73:4 95:3  
 130:5  
**Madam** 11:5 13:6,12  
 16:1 28:13 59:9,21  
 76:22 93:13 138:22  
 159:10 160:1  
**Madame** 163:7  
**magnolia** 20:17 33:19  
**main** 18:18 51:4 53:18

65:10 81:6 83:15  
 84:16 126:7 127:6  
**maintain** 100:20 124:17  
 130:12  
**maintainable** 35:9  
 151:20  
**maintained** 160:4  
**maintaining** 20:9  
**maintenance** 34:11  
 120:3 156:18  
**major** 40:8 65:12  
 125:19  
**making** 15:18 38:9 79:4  
 86:18 109:10  
**male** 137:20  
**Mall** 8:8 22:19 23:10  
 148:13 150:10,15  
 154:2,3,15 163:3  
**man** 143:4  
**managed** 106:7  
**management** 45:6  
 87:11 96:9 104:11,18  
 127:3,4  
**manager** 131:21  
**manmade** 133:7  
**manufacturers** 128:10  
**map** 19:9  
**Marcel** 2:2 6:6  
**march** 1:7 4:4 8:9 10:3  
 10:12 140:8  
**Marine** 118:9,11,16  
**Marriner** 47:14  
**marrying** 62:22 63:21  
**Mary** 131:22 132:6  
**Maryland** 9:22 79:16  
 80:9,17,18  
**massing** 42:22 45:10  
 45:20 47:20 65:1,3,3  
 65:6 66:18 74:5,21  
 102:17 122:17  
**master** 84:10 90:9  
 100:17,19 101:4  
 106:5 113:21 118:2,4  
**match** 69:2 75:4 123:2  
**material** 44:21 103:14  
 129:3 132:22 152:22  
 153:2  
**materials** 47:22 49:10  
 53:16 54:1,2,7 64:7  
 113:9 122:12,16  
 123:7,15 124:6 133:7  
 133:9 149:19 151:3  
 152:19 161:16  
**matter** 35:5,8 166:7  
**mature** 122:8  
**maximizes** 124:15  
**maximum** 86:11 100:21  
 101:3

**Mayor** 1:15  
**Mayoral** 1:15,18  
**McMAHON** 1:19 4:16  
 4:17 13:11,14,19,22  
 14:1 31:18,19 32:6  
 36:21,22 55:20 56:2,5  
 57:11 58:4 59:20,21  
 62:11 71:17 72:3,5  
 73:4 76:3,11,12,18,21  
 77:16,17 93:12,13  
 94:16 97:8,9 110:20  
 110:21 111:6 115:2,3  
 141:3 143:3,4,8,21  
 145:5 146:17,18  
 159:15,17 163:6,7,21  
 164:20 165:2,3  
**McNair** 117:16,19  
 125:12 126:5  
**meadow** 20:11 151:14  
 158:6,12,15  
**mean** 64:13 65:2 74:20  
 132:18 141:15 145:9  
 158:1  
**measures** 107:2  
**mechanical** 58:20  
**Medallion** 19:5  
**meet** 7:21 46:7 73:7  
 87:6  
**meeting** 1:3,9 4:6,8 6:9  
 6:14,15 8:9,11 10:2  
 29:6 35:5 37:6 96:1  
 118:3 166:2  
**meetings** 7:1,5 9:10  
 102:4 106:10,11  
**meets** 33:12 48:8,22  
 51:1 152:8  
**MEF** 40:16,18,22 41:7,9  
 41:13,19 42:12,15,18  
 44:6 45:7 46:5,7  
 47:21 48:2,7,9 49:1,4  
 49:22 50:7,12,14,16  
 50:21 51:1,6,8,10,16  
 51:22 52:3,8,12,21  
 54:8 56:9 57:2,9  
**members** 1:11 16:2  
 79:12 107:5 116:18  
 153:14  
**Memorandum** 99:14  
**memorial** 3:10 11:9,17  
 15:14,17 16:7,10,12  
 16:13,16 17:17 18:3  
 18:13,14,17,18,20,22  
 19:8,15,19,22 20:3,4  
 20:6,18 21:5,11,20  
 22:17,19 23:7,10,13  
 23:15,18,20 28:11  
 30:8 33:7 34:14 35:6  
 36:3 136:17

**memorials** 18:15  
**mention** 158:3  
**mentioned** 103:15  
 106:2  
**merit** 61:9  
**mesh** 48:10 51:5 54:1,2  
 67:20 68:8 69:13  
**mess** 67:12  
**met** 8:2,10 123:21  
 130:16  
**metal** 48:10 51:5 54:1,2  
 65:11 103:16 128:19  
**Metro** 3:12 38:3,7 40:16  
 41:2,6,17,20 42:13  
 43:12 44:17 49:12  
 50:1 59:7 60:15 66:2  
 77:11  
**Metrorail** 38:20 40:10  
 40:14  
**Mexican** 34:1  
**microphones** 108:6  
**mics** 29:14  
**Mid-Atlantic** 21:6 33:17  
**mile** 125:11 156:10  
**miles** 75:1 109:14  
 139:18  
**military** 96:6  
**milkweed** 25:14,17,18  
 33:7 45:1 127:18  
 134:14,17,19,22,22  
 135:4,5 136:19,19  
 155:18 156:11,18  
 157:2 161:19  
**milkweeds** 105:1 152:3  
**Mina** 1:21 111:9  
**Mina's** 109:22  
**mind** 35:20 36:6 72:22  
 109:15 143:18  
**minimal** 33:9 62:1  
 82:17 126:2  
**minimize** 102:1  
**minimum** 48:17 125:18  
**minor** 125:19 140:6  
**minute** 63:16  
**minutes** 134:6 155:8  
 158:21  
**missed** 75:14  
**mission** 80:22 130:13  
**missions** 118:15,17  
**misunderstanding**  
 58:15  
**mitigate** 125:3  
**mitigation** 107:1  
**mix** 69:1 75:3 81:8  
**MLK** 105:16  
**modern** 47:10 83:1  
**modes** 86:15  
**modest** 21:12 23:20

36:3  
**modified** 101:5 123:5  
 158:6  
**moment** 14:7 66:6  
**moments** 43:22  
**monarch** 25:15 134:15  
 155:20  
**monoculture** 161:19  
**Montgomery** 9:21  
**month** 7:19,19 12:21  
 106:2 113:20  
**monument** 31:20 47:12  
**moor** 34:1  
**morning** 98:20  
**mothballing** 120:4  
**moths** 26:5 135:18  
 158:9  
**motion** 7:7 13:9,16,18  
 15:8,12 24:8 28:9,12  
 29:2,4,10 36:13,16  
 37:22 55:1 59:6,12  
 77:8,10 78:18,21  
 89:15,20 90:3 91:6  
 97:1,3 98:7 107:14,18  
 114:16,18 116:3  
 137:14 138:18,21  
 146:9,12 147:16  
 159:6,13 164:16,18  
 165:22  
**motorcycle** 121:14  
**move** 11:2 13:7 28:13  
 29:18 60:12 62:5  
 76:19 78:22 90:8  
 107:14 139:1 144:20  
**moved** 59:9 68:15 92:1  
 107:22 121:11 124:9  
 139:4 159:10  
**movement** 80:21  
**movie** 109:6  
**moving** 113:10 147:17  
**Mt** 19:2  
**multi-seasonal** 126:22  
**multilevel** 83:14 85:6  
 85:11  
**multiple** 80:16 83:18  
 84:21 87:1 126:16  
 128:9  
**Museum** 156:12  
**mute** 62:14  
**Myer** 116:7 117:2,16,22  
 122:6 123:17 129:12  
**Myer-** 117:3  
**Myer-Henderson** 3:18  
 116:6,22 117:1,14,15  
 117:17 118:8 129:11  
**Myers-Henderson**  
 139:6

**N**  
**name** 131:20 161:10  
**narrative** 33:15  
**Nation's** 8:17 35:18  
 47:1  
**National** 1:1,11 4:5 8:3  
 8:8 13:1 16:3,12,16  
 22:6,14,19 23:10,16  
 26:9 27:5 36:2 46:16  
 46:22 68:17 80:17,19  
 99:9 117:18 120:1  
 122:6 123:17 130:14  
 148:12,13,18 150:10  
 150:15 153:11 154:14  
 156:3,6 157:17 158:5  
 163:15  
**native** 20:7,10,22 21:5  
 21:5,15 25:22 26:1,9  
 26:12,13,18,20 27:4  
 27:19,22 33:13,17  
 34:4,5 44:21 45:1  
 88:3 125:21 127:7,13  
 127:14 135:10,12,15  
 135:16 136:1 138:5  
 145:17 157:5,8,17  
**natives** 27:21  
**natural** 17:8 51:2 52:2  
 52:16,18 114:4,9  
 145:15,17 156:11  
**naturally** 156:4  
**naturally-** 88:3  
**nature** 130:12 143:16  
 150:5,18  
**Naval** 18:5  
**NCP** 158:11  
**NCP's** 155:16  
**NCPC** 2:1 6:17,22 9:1  
 9:12,19 16:19 24:1  
 26:11 27:7 47:16 74:3  
 81:2 88:12 100:19  
 107:2 134:13 135:11  
 136:7 148:17  
**NCPC's** 25:12 87:7  
 104:15 125:6 134:12  
 152:8  
**near** 38:19  
**nearest** 109:3  
**nearly** 53:8  
**necessary** 42:3  
**nectar** 158:9  
**nectar-rich** 26:2 135:16  
**need** 25:14 39:15 58:6  
 60:20 62:16,20 64:13  
 75:5 85:18 100:20  
 134:13 155:18 158:10  
**needed** 26:6 32:20 60:8  
 87:5 92:8 125:15  
**needs** 36:8 94:3 113:22

122:1  
**neighborhood** 105:7,13  
**neighbors** 105:19  
 109:12  
**network** 82:3 86:14  
 101:12  
**never** 68:14 131:6  
 132:16  
**nevertheless** 138:9  
**new** 25:12 40:11 43:18  
 46:6,9,17 47:4 50:21  
 52:1,13 55:9 56:10  
 68:12 83:14,19 84:4  
 84:11,12,21 85:1,6,7  
 85:9,11,12,12,20 86:1  
 86:19,20 87:10,16,22  
 100:8 105:21 120:4  
 120:12,18 121:3  
 131:7 134:12 143:11  
 145:12 146:2 150:22  
 160:4  
**newer** 81:17  
**nice** 26:14  
**nicely** 111:18  
**nine** 81:3  
**node** 40:8 84:17,18,20  
 85:5  
**nodes** 83:1,8  
**non-** 127:13  
**Non-employee** 42:16  
**non-invasive** 27:4  
**non-native** 21:9 27:2  
 104:21 135:18,20  
 152:3  
**north** 80:12 84:9 99:11  
 102:22 103:1 104:8  
 119:9 120:14 126:9  
 126:10 151:1  
**northeast** 118:22  
 125:11  
**northern** 118:14  
**northwest** 16:8 17:18  
 18:7 20:5 21:21  
**northwestern** 81:5  
**Notable** 83:13  
**note** 10:8 24:12 29:5  
 37:3 43:2,19 48:11  
 65:14 84:1 87:12,21  
 88:12,15,22 94:7,9  
 106:1 112:2 153:14  
**noted** 16:12 17:2 18:2  
 47:17 99:13 104:14  
 117:4 136:2 152:5  
**notes** 21:11 25:5 46:15  
 128:1  
**noting** 89:9  
**notional** 84:6  
**NPC** 158:5

**NPS** 149:21 155:13,22  
 156:2,17,20 157:1,4  
 157:16 158:14  
**number** 153:21  
**numerous** 155:19

---

**O**

---

**objectives** 79:20 80:3  
 133:15  
**obviously** 60:7 62:2  
 73:9 137:9  
**occupants** 101:14  
**occurring** 43:20 88:4  
**October** 101:21  
**off-site** 127:17  
**office** 1:15 85:12  
 141:11  
**offices** 100:1  
**oh** 24:11 72:13 74:9,13  
 89:21 95:20 138:15  
**okay** 12:7 14:17 27:21  
 30:2,5,10,14,15 33:5  
 34:16 35:12 38:13  
 56:17 58:21 63:9  
 69:21 70:3,6 72:16,22  
 73:17 74:17 75:16,17  
 76:5,13 77:4 79:7,10  
 89:21 90:1,6,7 92:9  
 93:1 95:22 98:17  
 108:10 110:11 131:19  
 132:12 133:17 138:22  
 142:17,20 148:10  
 158:22  
**Old** 118:12  
**Olin** 107:6  
**omissions** 25:11  
**once** 23:16 51:22  
 141:12  
**one-half** 19:14  
**one-third** 125:11  
**ones** 57:18 111:2  
**ongoing** 102:2  
**online** 7:1 10:2,5 55:21  
**Onyx** 50:17  
**Oop** 74:16  
**opaque** 54:10  
**open** 1:5 4:4 11:21 17:6  
 29:12 43:8 44:2 50:2  
 56:13,14 57:8,22  
 59:17 82:15 85:9  
 108:4 139:11 159:18  
 166:1  
**opening** 66:12  
**openings** 41:12 49:7  
 50:15  
**openness** 52:19  
**operation** 56:16 57:6,7  
**operational** 56:22

58:13  
**operations** 42:8 57:22  
**opportunities** 11:21  
 106:13  
**opportunity** 7:21 106:8  
**opposed** 54:4  
**option** 17:19 48:1,6,20  
 49:4,16 50:19,19 51:4  
 51:8,10,11,13,20,21  
 52:2,7,9,11 60:20  
 61:3,7 62:7,19,20  
 63:22,22 64:1,2 65:3  
 65:20 66:19 68:21  
 71:4,7 74:7,7 75:4,4  
 75:21  
**options** 43:1,20 45:18  
 47:11,18,18 48:12  
 52:5 53:2,3,7,20 63:1  
 71:20 74:20  
**order** 6:14 33:14  
**organic** 20:12  
**organizations** 141:8  
**organized** 20:4  
**orientation** 21:1 58:15  
 101:9  
**oriented** 20:5  
**original** 120:8,17  
 122:15 152:5  
**originates** 120:13  
**origins** 139:18  
**ornamental** 34:6  
**outcome** 129:7  
**outdoor** 11:21  
**outdoors** 126:15  
**outlined** 17:1 79:20  
**outreach** 106:4,9  
**outside** 61:5 124:14  
 141:8,9,22 152:13  
**outstanding** 146:1  
**overall** 20:2 36:1 44:11  
 45:12,14 53:20  
 106:20 123:1,10,15  
 149:9 152:7  
**overboard** 161:18  
**overlook** 25:4  
**Oversight** 1:20  
**overview** 39:17 117:12  
**overwhelm** 67:18  
**overwhelming** 61:1,17  
 64:4 67:15  
**overwhelms** 52:9

---

**P**

---

**P-R-O-C-E-E-D-I-N-G-S**  
 4:1  
**p.m** 1:10 4:2 10:4 166:3  
 166:8  
**packet** 10:15

**PACP** 38:19,21 39:18  
 40:5,11,15 41:22  
 42:21 43:4,9,18 44:2  
 44:5,13 45:11 46:6,9  
 46:12,17 47:11,21  
 48:4,9,21 49:5,10,20  
 49:22 50:9,14 51:1,7  
 51:11,14,16 52:1,20  
 53:4,11,17 54:7 58:1  
**painted** 128:20  
**paired** 140:8  
**palette** 21:10 32:2  
 33:10 35:7 103:14  
 104:15,20 127:14  
 128:2 151:17 152:1,7  
 155:12,14,15 156:1  
 157:2 162:1  
**palettes** 20:5 25:9,12  
 25:16 26:7,21 27:6  
 149:19  
**panel** 19:12 49:14 50:7  
 83:20 103:9  
**panels** 19:19 50:17  
 68:12 103:16  
**parallel** 127:5  
**parameters** 86:10  
**parapet** 41:15  
**parcel** 86:12  
**park** 8:3 13:1 16:3 22:6  
 22:14 23:6,16,19  
 32:20,21 36:2 111:10  
 148:12,18 153:12  
 156:3,7,18 158:5  
 163:15  
**park's** 134:20  
**parking** 81:22 85:2,7,12  
 87:2,4,7,14 93:22  
 94:10 119:6 120:18  
 120:20 121:10 123:19  
**parks** 22:19 23:10  
 136:22 150:16  
**Parkway** 9:21 80:12  
**part** 18:14 20:2 31:21  
 56:10,12,22 57:2,14  
 67:8 77:3 81:5 84:2,8  
 85:15 86:5,13 87:8  
 88:11,16,21 94:4  
 118:21 124:21 128:7  
 150:7 152:5 154:2  
 162:22  
**PARTICIPANT** 89:17  
**participate** 63:13  
**participating** 150:16  
**particular** 111:11 138:4  
**particularly** 8:13 90:16  
 102:18 154:14  
**parties** 101:20 102:2,15  
**partition** 140:15

**partners** 8:1 36:2  
**partnership** 148:13  
 150:9 155:1  
**parts** 92:21  
**passed** 11:11 71:5  
 72:22 78:21  
**passes** 135:21 166:1  
**passion** 8:19  
**path** 128:21 151:8  
 152:11,13,17,20  
 153:4  
**paths** 81:17 101:13  
**pathways** 150:22 151:6  
 151:7  
**patience** 96:2  
**patina** 128:20  
**pattern** 84:22  
**patterning** 103:12  
**patterns** 83:4  
**PAUL** 1:19  
**pavement** 82:3 119:2  
**pavers** 45:8 128:22  
**pavilion** 148:19  
**paving** 129:1 152:20  
 153:1,4  
**pay** 141:3  
**paying** 25:4  
**pedestrian** 3:12 38:3,7  
 38:18 42:15 43:13  
 44:13 59:7 77:11  
 101:13 113:3,10  
 120:13 122:9,18  
 126:4,8 127:6 145:18  
**pedestrian-friendly**  
 83:5  
**pedestrian-oriented**  
 82:6  
**pedestrians** 44:3 46:18  
 62:17 101:15  
**pencils** 141:15  
**pencils-down** 141:14  
**Pennsylvania** 23:11,14  
 80:11  
**Pentagon** 3:12 38:3,7  
 38:19,22 39:1,4 40:6  
 40:7,12,18 41:8 42:17  
 42:19 44:6 45:16,22  
 46:4,14,15,20 47:1  
 49:18,20 50:4 51:12  
 51:15,18 52:9,12  
 53:22 54:9 56:11  
 57:15 59:7 60:9 61:10  
 61:20 65:13 67:16,18  
 68:20 77:11 117:19  
**pentagon-shaped**  
 18:22  
**people** 5:3 42:10 61:11  
 70:15,17 85:21

141:13 145:20 157:8  
 163:2  
**people's** 141:17  
**people-scale** 86:18  
**percent** 25:22 135:12  
 158:15  
**percentage** 158:12  
**perennials** 26:2  
**performance** 101:9  
**perimeter** 57:15 60:8  
 126:16 152:15  
**period** 9:20 10:9 20:21  
**permeable** 45:8  
**persist** 35:10  
**person** 64:8 134:4  
 155:2,6  
**personal** 60:19 94:7  
 133:12  
**personally** 94:11  
**personnel** 3:18 80:14  
 116:6,21 118:5  
 129:10 139:6 146:13  
 156:18  
**perspective** 62:8 109:9  
 112:22  
**Peter** 1:20 29:6,9  
**phase** 23:9 76:9 147:19  
 147:21 148:14,16  
 149:5,6 150:7 153:7  
 159:8 164:19  
**phases** 105:2  
**phasing** 42:4  
**Phelps** 153:16  
**photos** 99:18  
**picture** 74:2  
**pictured** 18:8  
**pictures** 61:19  
**piece** 66:4  
**pieces** 60:8 86:2 92:21  
**place** 68:20 69:13 71:22  
 85:4 86:18  
**placement** 93:22  
**places** 164:9,9  
**plain** 82:10  
**plan** 2:3 3:14 6:8 10:10  
 36:3 39:21 42:21,21  
 43:17,19 44:16 59:6  
 79:3,13,17,18,21 81:1  
 81:14 82:2,8,22 83:3  
 83:6 84:10,16 85:9  
 86:9,9,19 87:1,3,11  
 87:12,15,21 88:12  
 89:4 90:9 92:14,21  
 95:9,12 96:3,9 100:17  
 100:19 101:4,10  
 113:21 117:11 118:2  
 118:4 120:8 121:19  
 123:1 124:8 126:22

149:13,15 152:10  
 160:13  
**plan's** 80:4 84:4,12  
**planned** 100:4  
**planners** 71:13 89:3  
**planning** 1:1,11 4:5  
 79:19 80:3,6 81:3,19  
 82:8 86:8 88:7,14  
 90:15 149:21  
**plans** 13:2 16:6 21:19  
 28:10 38:6,18 43:3,4  
 47:18 77:10 84:9  
 88:13,16 98:10 99:1  
 106:5,16 107:19  
 114:19 116:5,20  
 128:5 129:9 139:2,5  
 146:13 147:19,21  
 148:14,19 149:10  
 150:11 153:7 159:7  
 164:19  
**plant** 20:4 25:8,14,18  
 25:22 26:1,7,21 27:6  
 27:8 33:9,16,21 44:17  
 44:20,22 104:14,20  
 134:13,18,19 135:6  
 136:8 137:20 138:4,4  
 138:8 151:17 152:1,7  
 155:12,18 156:1,1,3  
 156:17 157:2,10,15  
 157:16 158:3 161:22  
**plant's** 157:11  
**planted** 23:21 105:18  
 127:7 136:21 155:21  
**planter** 18:4,9 19:16  
 20:16 33:8  
**planting** 20:22 21:10  
 27:22 104:3,22 127:1  
 127:14 137:10 151:7  
 151:13,14 157:20  
**plantings** 35:19 36:7  
 104:4 125:22 134:11  
 149:8 158:12,15  
**plants** 20:11 21:4 25:18  
 26:4 27:2,3 32:2  
 33:19 34:16 88:4  
 127:8 135:3,18  
 149:19 157:6,9,22  
 158:7  
**plastics** 132:14  
**plateau** 99:13,16 100:5  
**play** 6:18 69:11 150:5,6  
 150:12,18 162:22  
 163:2 164:5  
**played** 68:13  
**playing** 76:15 141:18  
**plaza** 44:2 45:8 50:2  
 150:19,20 151:2,3,8  
 151:10

**please** 4:11 6:18 13:15  
 24:17 25:17 27:1,16  
 29:13,19 36:14 56:6  
 59:20 77:8 91:14 97:1  
 114:17 116:14 134:6  
 134:18 135:21 136:14  
 136:18 139:13 141:3  
 146:9 148:6 155:9  
 157:1,16 158:14  
 159:19 164:16  
**pleased** 23:6 162:5  
**Pledge** 6:19,20  
**plenty** 92:22 138:6  
**plinth** 18:22 19:2,6,12  
 20:9 23:21  
**podium** 104:5  
**point** 3:12 20:17 38:4,8  
 38:19 49:21 55:14  
 59:8 75:22 77:12 87:8  
 88:20 94:1 155:5  
**pointing** 103:13  
**points** 48:19 86:5  
**poles** 152:12 163:19  
**police** 44:9 80:18  
**policies** 36:6 80:6  
 87:13 107:3  
**policy** 73:9 128:7  
**pollen** 26:2 135:15  
**pollinated** 158:8  
**pollinator** 21:9 35:21  
 104:15,22 127:13  
 128:6 152:8 155:17  
**pollinator-friendly**  
 44:22  
**pollinators** 26:3,18  
 27:11,13,14 36:8  
 104:17 125:21 135:17  
 136:2,5,7,10 138:5,10  
 149:9 152:2 158:10  
**pool** 119:7,9,9 120:7  
**pools** 119:8  
**poor** 124:19  
**pop** 109:4 140:15  
**population** 80:13,14  
**populations** 25:16  
 134:15 155:20  
**porch** 128:18  
**porches** 123:6 124:9  
**porous** 126:3  
**portion** 118:14,16  
**portions** 33:18  
**position** 96:5 121:16  
**positive** 129:7  
**possess** 83:9  
**possible** 17:15 23:4  
**post-consumer** 132:11  
**potential** 82:14 126:20  
**potentially** 39:3

**Potomac** 105:4  
**PowerPoint** 148:3  
**practice** 94:2 134:12  
**practices** 25:13 104:16  
 127:4 152:9  
**precast** 103:15  
**precedent** 47:9 68:1  
 122:11  
**precedents** 108:18  
**predictable** 34:7  
**prefer** 55:15  
**preferable** 62:8 85:20  
**preferred** 39:22 52:7  
 71:4  
**preliminary** 15:16 16:5  
 16:11,15 21:19 28:10  
 39:8 43:4 62:6 73:12  
 76:2 116:5 117:5  
 122:21 128:2 129:9  
 139:1,5 146:12  
 148:17 149:2,14  
**preparation** 39:8  
**prepared** 22:7 29:16  
**presence** 6:13 82:9  
**present** 1:12 2:1 5:9,11  
 5:22 107:12 121:15  
 153:13  
**presentation** 3:8 15:13  
 15:19 21:22 22:2  
 24:15 38:10 39:6  
 54:11,14 60:1,2,6  
 61:2,18 62:15 64:17  
 70:11 79:4 88:21 89:9  
 92:13 93:5 94:19  
 98:13,15 106:18  
 107:4,11,15 116:7,9  
 129:13,22 132:5  
 143:1 146:6 148:1  
 153:9 162:5,21 163:9  
**presentations** 7:6  
 12:15  
**presented** 33:21 43:3  
 52:5  
**presenters** 24:8  
**preservation** 107:1  
 119:19 120:1 121:16  
 124:16 125:6 128:7  
**preserve** 8:20 121:12  
**preserved** 81:16 82:11  
 123:22  
**preserving** 145:16  
**Presidential** 1:13,14,18  
**presiding** 1:10  
**presume** 32:13  
**pretty** 109:10 154:9  
**previous** 43:10 87:20  
 106:5 111:15 112:2  
 134:16 139:16 149:10

150:4  
**previously** 16:21 81:2  
 84:7 103:15 134:9  
 152:22 161:4  
**primarily** 104:3 118:15  
**primary** 53:14 81:7  
**Prince** 80:8 88:6  
**principles** 141:11  
**prior** 12:1 39:3,7 128:3  
**priorities** 153:20  
**prioritized** 150:13  
**priority** 48:18 154:18  
**privilege** 68:3  
**probably** 73:15 75:2  
 108:12,12 109:2  
 136:20  
**problem** 60:22  
**problems** 60:14  
**proceed** 116:15 130:4  
**process** 16:10 18:15  
 102:2,15  
**produce** 158:8  
**produces** 137:21  
**productive** 7:19 8:11  
 9:7  
**program** 8:5 44:14 73:9  
 93:20 119:15,21  
**programming** 117:10  
 150:16  
**progress** 100:14 111:4  
 130:16  
**progression** 102:3  
**project** 9:21 10:5 12:19  
 12:22 22:8 23:9 26:8  
 35:4,4 39:12,13 41:4  
 48:12,16,17 56:11,12  
 57:3,4 70:14 99:11  
 100:15 101:12 105:2  
 105:6 106:2,3,7  
 108:17 109:16 111:1  
 111:9 113:19,20  
 114:6 116:21 117:13  
 118:6,18,22 119:1,12  
 119:14 125:9 126:10  
 129:6 130:18 131:21  
 134:9,16,17 141:13  
 141:21 143:12 150:1  
 151:19 153:14 155:1  
 155:13 159:19 160:2  
 161:2,9  
**project's** 25:18 33:12  
**project's** 103:20  
**projection** 65:7,20  
**projects** 25:9 79:22  
 83:12,14 100:9 117:6  
 141:10,10 144:11  
**prominence** 52:14  
 62:21 71:7

**promised** 162:8  
**promoted** 95:9  
**pronounce** 33:20  
**pronounced** 20:20 51:9  
**properties** 8:14 47:4  
**property** 47:7  
**proportion** 122:11  
**proportional** 51:11  
 52:12  
**proportioned** 123:4  
**proportions** 53:8 69:6  
 122:16  
**proposal** 40:2 105:12  
 105:17  
**proposed** 10:9 17:17  
 18:17 19:13,14,22  
 20:3 21:20 33:18  
 34:14,17 38:18,21  
 39:18 40:15 41:22  
 42:2,20 43:17 44:5,12  
 44:16,20 45:7 47:21  
 49:14 50:17 51:1  
 53:16,22 61:14 80:4  
 100:15 101:2,10,21  
 102:9,21 103:7,10,14  
 104:2,6,8 105:4,9,14  
 111:17 117:13 118:4  
 118:18 120:17 121:4  
 123:18 124:20 125:4  
 128:17,18 129:10  
 151:5,13 152:4,7  
 153:1  
**proposes** 83:18 101:12  
**proposing** 19:1,8  
 118:20 126:21 128:15  
**proposition** 69:2  
**pros** 52:4 63:1  
**prospective** 84:5  
**protect** 17:6 47:6  
**protection** 39:1 126:18  
**provide** 15:2 26:2 32:19  
 32:22 38:22 39:17  
 71:22 105:8 106:21  
 117:12 122:11 130:11  
 134:4,6 135:15  
 150:14 155:2,7,9  
 158:19  
**provided** 17:21 88:7  
 92:15 101:15 104:20  
 105:15  
**providing** 24:14 62:21  
 86:22 123:22 143:14  
 145:18  
**proximity** 18:1 19:18  
**public** 9:20 10:2,8  
 11:21 17:7,9 18:6  
 21:7 28:8 34:10 40:12  
 45:15 70:16 104:19

127:11 134:11 151:22  
**publication** 25:21  
 135:14  
**pull** 67:17  
**pulled** 123:19  
**punched** 41:11 49:7  
 50:15  
**purpose** 31:21 58:13  
**purposes** 11:19,22  
**pushing** 120:21  
**put** 27:21 74:2  
**putting** 75:21  
**PWP** 153:15

---

**Q**


---

**quality** 9:11 81:20 88:2  
 123:21  
**question** 12:12 55:19  
 56:1,4 57:12 58:6,19  
 137:5 158:16  
**questions** 10:16,20  
 12:14 13:4 22:5,10  
 24:7,10 28:4,5 36:9  
 54:17 55:1,2,5 59:2,5  
 60:5,18 89:5,12,15  
 96:20 106:6 107:7,13  
 107:15 114:15 129:18  
 130:19 131:2,3  
 133:21 134:3 137:3  
 146:8 153:17 155:3,5  
 159:5 164:13,14  
**quick** 16:9  
**quickly** 130:6 156:20  
 160:2 163:12  
**quite** 71:3 139:16  
**quorum** 6:10,13

---

**R**


---

**Raider** 118:13  
**rain** 127:5  
**raised** 44:17 153:4  
**raising** 150:8  
**range** 82:11  
**ranges** 86:11  
**rate** 91:19  
**ratio** 87:7,14  
**re-** 123:3  
**re-proportioned** 123:6  
**reach** 156:15  
**read** 22:2 33:1,2,3 66:3  
**reading** 49:10  
**ready** 24:16,20 89:20  
 108:9 134:7 138:17  
 148:2 155:10,11  
**real** 67:17 133:9 164:1  
**realigned** 121:15  
 126:11  
**realizing** 113:21

- really** 28:1 32:9 60:20  
60:22 62:8 65:13,18  
65:20 66:20,22 67:1  
67:16 90:11,18,22  
91:3 92:6 108:17  
109:9 129:21 133:8  
138:6 139:17,19,19  
139:22 140:9,10,13  
140:16,16,19 141:5  
141:22 142:2 144:4  
144:17 146:1 154:10  
155:19,20 156:6,7  
157:3 158:22 160:14  
161:15 164:3,9
- realm** 73:16
- rear** 20:15 101:17
- reason** 136:17 138:2,4  
138:7,13 157:3
- reasons** 73:10 137:19
- recall** 21:1 67:12 84:7
- receive** 39:7 84:12  
154:4
- received** 21:7 65:7  
67:21 122:2 127:11  
144:3 148:17
- receives** 40:8
- recognize** 157:8,12
- recognized** 7:13,14  
92:3
- recommend** 19:20  
73:22 85:17 113:2
- recommendation** 28:14  
84:3 87:9 88:1,19  
90:8
- recommendations** 22:1  
54:12 62:3 85:16  
101:22 104:16 117:7  
129:14 151:22 155:16
- recommended** 120:20  
149:4
- recommending** 39:20
- recommends** 21:18  
25:21 45:4 48:14  
53:13 54:6 102:15  
104:10 105:8 106:14  
106:19 123:11 129:8  
135:11 150:12 153:5  
158:11
- reconvened** 101:19
- reconvening** 8:22
- record** 74:1 76:14 132:8  
166:8
- recreation** 126:14
- recreational** 81:17
- rectangular** 53:3
- red** 41:21 100:16  
121:19
- redbud** 26:14,14 27:3
- redesign** 43:4
- redevelop** 82:18 87:1
- redeveloped** 82:16
- reduce** 85:2
- reduced** 121:10 123:1,5  
123:18
- reducing** 52:20 120:20  
122:14
- reference** 22:3 129:15
- references** 46:2 87:15
- referencing** 135:13
- referred** 11:12
- referring** 12:10 58:17
- refine** 149:6
- refined** 128:3
- reflect** 71:18 87:12  
145:11
- reflected** 82:19
- reflects** 35:1
- Reform** 1:21
- regard** 104:17
- regarding** 12:12 33:13  
33:15 34:5 42:2,4
- regardless** 137:18
- regards** 33:6
- region** 26:10,13,17,20  
27:5 33:17 44:21  
130:15 157:18
- regional** 9:5 40:9  
105:10
- regions** 21:2
- regular** 166:2
- regularly** 106:10
- regulated** 86:9
- regulations** 126:19  
127:3
- rehab** 164:20
- rehabilitated** 99:22
- rehabilitation** 12:18,22  
147:20,22 148:15,16  
149:6 150:7 152:4  
153:7 159:9
- Reinbold** 153:12,18  
154:22 155:4
- reinforce** 49:15
- reinstalled** 157:5
- rejoin** 37:5
- relate** 122:17
- related** 42:7 44:10 88:8  
106:22
- relates** 20:12 25:8 74:7  
134:9 155:12
- relationship** 102:7  
103:7 105:12
- release** 9:3
- relentless** 67:17
- relevant** 17:4
- relocated** 121:7
- rely** 27:13
- remain** 50:22 57:21,22
- remainder** 148:20
- remained** 154:16
- remaining** 48:7
- remains** 153:20
- remarkable** 129:21
- remarks** 22:7 129:17  
130:4 153:13
- remember** 109:15  
137:17
- reminder** 6:15 17:22  
99:5 119:12 149:1
- reminders** 16:9
- removal** 111:15
- remove** 27:17 136:14  
152:11 156:20
- removed** 18:13 44:2  
120:5 124:20,22
- removing** 104:21
- renewable** 48:18
- renovated** 56:10 57:3
- renovation** 82:21  
119:11 120:3
- renovations** 7:1
- repair** 120:3
- replace** 27:2,18 135:5  
135:22 136:3 149:21  
152:12
- replaced** 57:19
- replacement** 107:3  
118:21 125:6,8,16  
128:7
- replicate** 68:5
- report** 3:4,5 7:15,16  
9:14,16 10:14,15 11:7  
12:6,12 15:18 28:16  
31:16 32:9 93:18  
104:13
- represent** 82:20
- representation** 106:11
- representative** 34:3
- representatives** 1:20  
11:8 17:13 22:8 23:1  
54:15 89:1
- represented** 82:16
- represents** 20:20
- republic** 16:4 17:10,13  
19:4,10,10 20:21 22:9  
22:21 23:2
- repurposed** 82:20
- request** 15:16 32:16  
33:14 38:6 79:1 98:9  
116:4 147:18
- requested** 105:20
- requesting** 88:10
- requests** 19:20 42:6  
44:20 52:17 106:20
- 136:16
- require** 99:15 119:13  
126:19 127:4
- required** 121:20 125:8
- requirement** 127:2
- requirements** 44:15  
118:21 123:20 125:16  
130:13 133:6
- requires** 11:15
- requiring** 82:17
- research** 134:12
- Reserve** 47:14
- residences** 119:4,4
- resident** 119:5
- residential** 80:14 85:7
- residents** 124:13
- resilience** 34:8
- resilient** 151:20
- resource** 25:13 104:16  
152:9
- resources** 17:8
- respect** 71:21 109:11  
123:12 161:17
- respecting** 35:7 46:9
- respective** 130:18
- respond** 32:16 74:10  
132:1
- responded** 127:15  
155:13
- responding** 143:14  
144:19
- response** 6:5 10:21  
12:13 14:5 24:9 28:6  
29:17 31:6 32:1,22  
34:9,13 35:1 36:11  
59:4 69:14 89:13  
96:21 104:19 107:16  
114:13 134:1 150:3  
151:21 161:3
- responses** 88:10  
144:15
- responsive** 149:11
- responsiveness** 102:13  
160:12
- rest** 111:13 163:11
- restoration** 118:20  
125:13,17 126:1,6  
127:17
- result** 46:6
- resulted** 129:7
- resurfaced** 121:15
- retain** 121:8
- return** 14:6
- reverberation** 12:9
- reverential** 71:8
- review** 2:3 6:8 16:6,11  
16:14,22 17:20 34:13  
39:5,10 40:2 50:19

60:19 76:2 79:17 80:1  
88:16 110:22 117:5,8  
128:2,8 141:13 146:3  
149:2,14 150:4 154:6  
160:7  
**reviewed** 16:21 27:20  
35:4 43:5 47:15 76:8  
81:2 84:8 118:1,6  
120:8  
**reviewing** 96:7 141:17  
**revise** 128:4  
**revised** 104:20 122:13  
122:14 124:15 144:13  
160:13  
**revising** 123:12  
**revision** 66:15  
**revisions** 161:2  
**Revitalization** 11:10  
**rhythm** 140:10  
**right** 14:22 15:6 19:14  
29:10 33:5 41:19 48:6  
49:13 63:2 64:12  
75:18 90:11,13 92:8,9  
98:16 100:2 101:5  
102:12 105:5 111:17  
158:17  
**ring** 150:20 151:3  
152:22 153:2 161:12  
**River** 20:12 105:4  
117:21  
**road** 80:10 119:5  
120:16,19 121:14  
125:12 126:5,11  
129:2  
**Robert** 11:9,17  
**robin** 7:10  
**robust** 86:17  
**rod** 162:6  
**role** 16:17  
**roll** 3:2 4:9,12 36:14  
146:10 164:16  
**roof** 45:7 128:17  
**roofline** 51:16  
**roofs** 104:5 128:18  
**rooms** 126:14  
**Roosevelt** 12:18,22  
**round** 7:10  
**Roundtable** 9:1  
**routes** 42:15  
**row** 100:2 102:10,19  
103:5,8,11,12 104:11  
109:1,4 151:2,11  
**rubbers** 132:11  
**run** 131:6 143:13  
154:13  
**runs** 120:14 126:8

## S

**S** 47:14  
**sacrificing** 123:21  
**safety** 34:11  
**samples** 128:10  
**Sams** 8:3  
**sandstone** 128:15  
**satisfactorily** 155:13  
**satisfy** 76:10 125:15  
**saver** 132:17  
**says** 33:7 136:8  
**scale** 45:11 52:8,20  
102:5 103:6 121:1  
122:11,15,18 123:2,5  
123:10,15 124:6  
**scattered** 125:10  
**scheduled** 10:3 106:10  
**Schoolhouse** 120:16  
120:19 121:14,17  
126:11 129:2  
**Schuyler** 2:3 6:7 11:4,5  
12:8,12  
**science** 161:21  
**scooter** 83:20 86:20  
**scope** 9:22 10:3  
**screen** 38:13 39:2 64:5  
79:7  
**screening** 44:9  
**SE** 105:14  
**seam** 128:19,19  
**seasonal** 104:2  
**seating** 149:18 151:9  
**second** 7:8 13:10,11,16  
20:2 28:20,21 29:4  
36:13 55:18 59:13,14  
59:15 66:18 73:20  
91:7,8,9,12 97:2  
114:16,20 139:4,7,8  
146:9 148:16 159:14  
159:15 164:16  
**second-story** 65:6  
**seconded** 13:19 36:17  
77:13 92:1 97:4 108:1  
139:9 146:14 159:16  
164:21  
**secondly** 61:8  
**Secretary** 2:2 8:10 47:3  
100:1  
**section** 19:18 41:16  
101:20 104:7 119:22  
**secure** 60:8 80:20  
100:22  
**security** 1:17 81:12  
83:17 99:4 100:13  
114:1 123:20  
**sedge** 20:8,10  
**sedges** 45:2  
**see** 15:4 31:22 38:13  
41:5,16 46:3 48:21

49:11,21 50:4,15 53:3  
55:3 56:15 57:19  
60:17 61:16 63:20  
66:7 72:3,20 75:7  
77:7 79:7 83:3 86:2  
90:12 95:5 98:15  
111:4 116:9 122:22  
123:8 124:5 133:10  
136:18 144:17 148:2  
151:5 152:16 157:19  
164:11  
**seed** 162:7  
**seeds** 156:14,15  
**seeking** 108:13 126:15  
**seen** 41:9 70:15 92:21  
124:11 136:21  
**selected** 17:22 27:9  
32:3 33:16,21 125:22  
136:9 152:21  
**selecting** 25:22 27:8,8  
136:8  
**selection** 16:22 17:19  
17:20 21:4 23:7 26:1  
150:8 161:16  
**selections** 27:11 127:1  
**Senate** 1:16 11:13  
**senior** 80:21  
**sense** 45:17 46:17 52:5  
66:1 99:19 100:7  
144:11  
**sensitive** 36:8 143:15  
**sent** 19:11 26:11  
**separate** 87:17 150:1  
**separately** 118:6  
**separates** 44:2 81:3  
**September** 119:20  
148:18  
**sequence** 66:21  
**series** 40:22 85:11  
**serve** 150:2  
**served** 17:14 23:2  
**serves** 80:20 99:22  
103:13  
**service** 8:3 13:1 16:3  
22:7,14 23:6,16,19  
32:20,21 36:2 81:22  
86:21 101:17 111:10  
145:20 148:12,19  
153:12 156:3,7 158:5  
163:15  
**services** 1:21 38:17  
40:9 98:22 107:6  
152:18  
**serving** 70:18  
**session** 1:5 4:4 55:15  
166:1,5  
**set** 73:18 108:18  
**setback** 101:6 124:1

**sets** 86:9 103:4 119:21  
145:12 146:2  
**setting** 34:16 114:4,9  
144:2  
**seven** 27:6,17 41:11  
119:3 120:6  
**shade** 103:10 104:2  
149:17 151:2  
**shaded** 82:17 151:9  
**shape** 20:12 124:10  
**share** 7:3 8:18,19 79:7  
**shared** 8:4,12  
**she'll** 37:5  
**sheds** 119:6 120:7  
**Sheridan** 117:4 118:19  
119:3 120:12,21  
121:6,9,11,18 122:7  
122:18 124:16  
**shifted** 19:15  
**shiny** 68:11  
**Shipman** 98:14,16,19  
107:10 112:12 148:1  
148:2,4,7,10 154:21  
155:4  
**short** 6:19 83:11 110:22  
**short-term** 84:1  
**show** 94:9  
**showed** 69:5 84:10  
**showing** 101:10 105:12  
**shown** 34:2 40:20,21  
41:1,3,21 43:6 82:15  
100:16 101:4 105:11  
105:16 150:5  
**shows** 19:18 51:20 66:9  
68:1 84:16 87:3 102:3  
152:20 164:1  
**showstopper** 94:14  
**shrub** 125:20 135:9  
**shrubs** 26:8 35:19  
122:1 125:20 127:7  
136:1,5  
**shuttle** 83:19 86:19,21  
**side** 18:7 40:6 49:13,14  
53:2,2 66:5,5 104:8  
120:12,15 124:5,7,11  
126:5  
**side-by-side** 123:8  
**sides** 19:6 44:18 65:8  
**sidewalk** 18:6 19:7  
123:19  
**sidewalks** 82:5  
**signage** 88:8 90:17  
**signed** 134:4 155:2,6  
**Signers** 152:14  
**significant** 34:12 93:18  
121:1 152:6  
**significantly** 122:15  
123:18 124:8

**Silver** 48:13,18 64:12  
64:13,14 73:8,10,13  
73:19  
**similar** 51:3 105:15  
**similarly** 84:13  
**simple** 136:16  
**simpler** 66:16  
**simplicity** 49:9  
**simplified** 46:11  
**simplify** 66:6  
**simplifying** 43:11 45:12  
52:21  
**simply** 65:17 138:7  
**simulate** 128:20  
**single** 124:18  
**single-family** 81:10  
**singles** 140:9  
**singular** 20:19  
**sit** 144:1  
**site** 3:16 13:2 15:16  
16:19,22 17:2,18,19  
17:20,22 18:3,5,8  
21:19 23:7 28:10  
39:12,14 40:3 41:5,18  
42:11,20 43:17,19  
61:21 85:20 98:11  
99:2,6,16 100:7,21  
101:10 106:17 107:20  
114:4 116:5 117:2,12  
118:20,22 119:1,14  
122:4 123:13 125:10  
125:12 126:7,10,16  
129:9 139:1,5,21  
146:12 147:19,21  
149:9,13 151:19  
153:6 159:7 164:18  
**sited** 94:2 99:12 120:10  
**siteline** 34:10  
**sites** 19:4 86:10 156:9  
**siting** 93:22  
**sits** 53:6  
**situated** 81:5  
**size** 19:13,21 21:12  
48:16 120:20 123:18  
**sizes** 123:6  
**skylight** 50:22  
**skylights** 43:8 48:3,8  
49:6 66:22  
**slate** 128:18 131:7  
132:9 133:3,14  
**slide** 40:17 58:7 61:2  
69:5 100:16 102:3  
105:11,16  
**slides** 53:1 55:6 68:1  
117:11  
**slight** 87:3  
**slightly** 65:14  
**small** 18:10,10 21:13

34:15 73:16 108:22  
109:10 141:10,12,20  
**smaller** 81:3  
**smallest** 140:3  
**Smithsonian** 8:10,15  
8:19  
**Soil** 20:15  
**solar** 83:19 101:9  
**solid** 41:14 49:14 50:7  
**solitary** 20:19  
**solving** 60:13  
**somewhat** 161:12  
**soon** 154:19 164:11  
**Sophie** 22:6,18  
**sorrow** 68:14  
**sorry** 28:18 30:21 33:11  
56:18,20 62:13 74:9  
74:15,15 75:13 89:18  
95:20 98:20 142:15  
**sort** 62:22 66:5,12 69:4  
71:7 144:10 161:11  
**south** 18:7 44:17 49:5  
49:13,17 53:17 68:17  
84:18 85:5 99:12  
100:3 102:9,20,22  
103:3,22 104:8  
105:15,19 120:16  
121:8 122:5 126:9  
151:1  
**southeast** 20:15 40:6  
49:21 99:7  
**southern** 49:7 118:16  
**southwest** 50:3 51:18  
117:17  
**space** 11:21 17:6 18:17  
43:8 50:20 58:19  
61:13 67:2 69:4 83:15  
113:22 119:11 120:18  
149:5 158:19  
**spaces** 8:18 34:10  
44:10 82:15 121:11  
121:13,13,14 150:13  
**SPEAKER** 158:21  
**speaking** 68:21 94:8  
**speaks** 141:7  
**special** 164:9  
**species** 21:9,10 25:22  
26:1 27:4 33:13,16,21  
34:4,8 35:9 45:1  
104:21 105:1 125:18  
125:20 127:13,14  
135:12,15,19,20  
152:2,3 157:17  
**specifically** 74:4  
123:14  
**specimen** 125:1  
**spend** 124:13 141:16  
**sponsor** 23:7 139:22

**spontaneous** 156:5  
**spot** 135:5  
**spread** 157:4,11  
**spring** 10:6  
**Springs** 79:15  
**square** 83:14 108:19  
**St** 98:12 99:3,5,7  
100:17 106:7,16  
107:20 111:1  
**stadium** 11:9,17,19  
**staff** 2:1 7:6 9:12 19:17  
19:20 21:11,17,18  
22:19 27:20 28:15,15  
31:15 32:15 34:13  
39:19 40:10 42:5  
43:14 44:11,20 45:4  
46:8,15 48:14 51:10  
52:17 53:7,12,19 54:6  
60:4 62:4 70:10 73:11  
74:3,3,9 76:8,18  
92:13 93:14,17  
102:13 104:9 105:8  
106:14,19 110:15  
114:10 123:11 128:1  
128:4 129:5,5,8 145:6  
146:5 150:11 153:5  
154:7 160:7 162:21  
163:8  
**staff's** 60:2,22 62:18  
94:19  
**staffs** 76:22  
**stage** 74:19  
**stakeholders** 39:15  
**standard** 94:2 145:13  
146:2  
**standards** 47:3 83:17  
87:19,22 88:9  
**standing** 128:19,19  
**standoff** 123:20  
**stands** 166:5  
**star** 19:1 20:21  
**star-shaped** 18:21  
**start** 28:9 32:19 59:19  
66:3 71:20 93:15  
139:12 159:20 164:10  
**started** 111:12 140:1  
**state** 17:16 20:21 21:3  
23:5 80:18  
**states** 17:15 23:3,5  
25:20 27:7 79:12  
135:10 137:7 157:5  
157:14  
**station** 38:20 60:16  
149:22 150:1  
**stations** 44:9 83:19,20  
86:20  
**stature** 54:5  
**status** 106:22

**stays** 75:3  
**stellar** 144:10  
**stems** 27:15 136:12,13  
**step** 113:20 163:16  
**stewarding** 35:18  
**stewardship** 8:8 23:16  
**Stidham** 1:19 4:19,20  
14:2,3 28:21 29:1  
32:7,8 36:17 37:1,2  
62:12,13 63:5 71:17  
77:18,19 94:17,18,22  
95:16 97:10,11 111:7  
111:8,21 115:4,5  
139:8,10 143:21,22  
144:6 145:5 146:14  
146:19,20 159:21,22  
160:10 165:4,5  
**stinks** 137:22  
**stone** 18:18,20,21  
54:10 113:7 128:15  
151:4 153:5  
**stone-clad** 18:4  
**stop** 142:3 143:17  
157:11  
**stops** 83:19 86:19  
**storage** 119:6 120:6  
**stories** 65:18  
**storm** 104:10,18 127:3  
**stormwater** 45:6  
**story** 19:9 66:18  
**straight** 34:8  
**strange** 110:22  
**strategic** 86:17  
**strategies** 45:6 80:4  
**streams** 82:10  
**street** 82:3,4 105:14  
123:22 124:16,18,20  
**streets** 82:5 83:2 84:22  
86:14,15  
**streetscape** 88:9  
**streetscapes** 83:5  
**stripped** 46:13  
**strive** 73:8  
**stronger** 101:7  
**strongly** 113:3 149:2  
**structural** 158:19  
**structure** 73:16  
**structures** 41:2 47:10  
119:17 120:5 122:10  
**studied** 18:15 71:13  
**studies** 45:10,13,20  
**study** 9:3  
**stumble** 60:5  
**style** 46:14 57:13,20  
**sub-areas** 83:7  
**subject** 17:4 35:5,8  
**submission** 10:11 39:9  
40:1 47:9 53:12 76:2

88:12 106:22 120:17  
122:14,21,22 128:3  
**submitted** 10:13 13:1  
16:5 38:17 79:13 99:1  
116:20 148:14 149:14  
**substantial** 58:9  
**subtle** 20:16 31:20  
140:14  
**successfully** 133:1  
**suggest** 75:8 113:11  
**suggested** 127:16  
**suggesting** 71:3  
**suggestion** 112:20  
140:11  
**suggestions** 69:11  
127:20 140:7,18  
**suitable** 72:1  
**Suitland** 80:11  
**Sullivan** 2:3 6:8 75:19  
**summarized** 88:20  
**summary** 52:5  
**summer** 10:7  
**Summerall** 120:14  
126:9 128:21  
**sunny** 25:19 134:20  
**Super** 77:4  
**Superintendent** 153:12  
154:22 155:4  
**support** 3:14 25:15  
26:6 27:14 33:15,22  
36:4 44:10 79:3,14  
81:4 85:14 90:15  
119:9 134:14 136:1  
149:8 152:2 154:15  
154:17 160:13  
**supported** 21:14  
**supporting** 104:17,22  
**supportive** 149:3  
**supports** 44:11 46:8  
102:13 155:20  
**supposed** 162:7  
**sure** 55:11,13,20 58:4,6  
58:16 62:4 65:2 67:21  
68:22 69:6 72:6 93:20  
94:3 108:5 146:11  
154:2  
**surely** 143:8  
**surface** 81:21 85:2,7  
87:2  
**surprised** 161:8  
**surrounded** 18:4,11  
151:6  
**surrounding** 101:11  
105:7,10,22 148:20  
**surroundings** 17:3  
114:3  
**survive** 158:10  
**sustain** 160:6

**sustainability** 80:3 84:1  
117:9  
**sustainable** 45:5 83:22  
88:2 96:6  
**swamp** 134:21,22 135:4  
136:19  
**sweetbay** 20:17  
**swing** 55:22 119:11  
**symmetrical** 41:10  
**symmetry** 49:9,15  
**syriaca** 25:15 33:10  
134:14

---

**T**

---

**table** 76:16 128:13,16  
**take** 4:11 13:16 15:3  
27:7 36:13 62:5 93:21  
97:2 136:8 146:10  
155:3 163:15  
**taken** 163:15  
**takes** 60:10 157:7  
**talent** 141:9 142:1  
**talk** 73:5 74:6 76:16  
153:22  
**talked** 8:16 93:19 111:3  
**talking** 74:5 111:12  
**tall** 46:8 69:5  
**taller** 20:11 68:22  
**TAMMY** 1:19  
**team** 22:8 23:18 54:16  
62:4 64:16 74:19 75:5  
96:14,15,16 102:5,14  
106:3 107:5 109:7  
110:16 128:9 129:17  
131:18,22 133:20  
139:17 143:10,10  
145:16 146:5 150:19  
153:15 154:13  
**teams** 130:18  
**tech** 37:4  
**Teleconference** 1:10  
**tell** 27:21  
**telling** 19:8  
**tenants** 80:17 84:5,12  
**tend** 62:16  
**tends** 135:1  
**tenure** 108:14  
**Teri** 1:10,13  
**term** 67:15 71:9 83:11  
**terminal** 40:20 41:18  
42:14 43:9 44:7,19  
**terminate** 120:16  
**terminates** 41:14  
**terminus** 126:9  
**terms** 35:2 62:19 75:3  
95:8 143:14  
**terra** 103:9,15 113:1  
**terrace** 151:1

**terraced** 126:13  
**terraces** 150:20 151:10  
**terribly** 64:3  
**terrific** 139:19  
**test** 160:6  
**testimony** 7:7 24:14  
25:8 28:8 32:17 76:1  
134:4,6,9 137:2,13  
138:15 155:2,7,9,12  
**Texas** 3:10 15:14,17  
16:5,7 17:11,13,16  
18:2 19:4,9,10,10  
20:14 21:5,20 22:9,16  
22:22 23:2,4,12 26:13  
26:14,15 27:3,3,21  
28:11 33:15,18  
136:17  
**Texas'** 20:21 21:2 33:22  
**text** 19:13,19,22  
**texture** 68:10 113:7  
**thank** 4:18 5:12,20 6:11  
6:12,21 9:13,17 10:17  
12:7,8 13:8,13 14:10  
15:7,10,10 22:4,11,12  
24:3,4 25:2,6,7 28:2,3  
28:17,17,18,22 29:7,8  
30:2,3,4,5,10,15,16  
30:18 31:3,10 32:5,9  
32:11 34:18,19 35:11  
35:12,15 36:20 37:21  
38:1,13 54:18,19 55:4  
56:7 57:10 58:2,21,22  
59:11,16 62:9,10,11  
62:15 63:4,17 64:16  
64:18,21,22 67:3,4  
69:16,20 70:6,10,12  
73:1,3 75:9 77:20  
78:2,17,20,20 79:6,10  
89:5,7,9 90:21 91:5,5  
91:21 92:8,10,12,17  
92:18 93:1,6,10 94:14  
94:15,18,21 95:14,15  
95:15 96:2,14,17,17  
98:6,8,18,19 107:8,9  
108:2 109:18 110:2,6  
110:7,11,18 111:5,20  
112:7,8,12,15,18  
113:15,17 114:10  
115:6,19 116:2,14,16  
129:18,20,22 130:9  
130:21 132:2,4  
133:17,19 134:8  
136:22 137:1,13  
138:11,14,15,20  
139:3,14 140:20,21  
142:5,8,9,13,20 143:2  
143:20 144:2,5,7,21  
145:1,6,8 147:15

148:10 153:17,18  
154:5,17,20,21,21  
159:1,2,3,12,22 160:9  
160:15,19,20,21  
161:1,4,5 162:2,5,10  
162:13,14,17,18  
163:5,20 165:22  
166:5  
**thankful** 90:10  
**thanks** 31:2,9,15 59:21  
63:16 72:6 77:5 93:4  
93:9,14,17 110:10  
142:12 143:1 146:5  
153:18 154:19 162:21  
163:7,8,19  
**theme** 21:12 36:4  
**Theodore** 12:18,21  
**thing** 60:13 64:11 65:19  
66:7 67:19 141:7  
163:1,13,16  
**things** 55:6 65:5 66:13  
140:3 158:3,16  
**think** 7:20 24:11 35:16  
55:12 57:12,14,20  
58:5 60:18,20,20 61:2  
61:4,5,8,13,22 62:7  
63:2 64:13 65:2,3,5,8  
65:16,22 66:2,6,7,10  
66:13,17,18 67:14,19  
68:4,7,9,21 69:10,13  
70:19 71:1,10,18,19  
73:6,11,13 74:8 75:5  
76:6,12,18 91:19 94:1  
94:13,13 95:8 109:2,7  
111:14,16 112:2,5  
113:5 133:8,9,13,14  
143:10,13,17 145:10  
145:21 146:2 154:7  
154:13 160:5,18  
161:12,13,15,17,21  
162:7 163:10,22  
164:6  
**third** 140:12  
**thorough** 54:21  
**thought** 96:4 108:8  
114:11 137:12,16  
138:18 154:9  
**thoughtful** 132:5  
**thoughtfully** 114:2  
**threatened** 8:14  
**three** 19:6,8 66:4 84:16  
134:6 155:8 156:9  
158:21  
**threshold** 40:13 70:16  
70:16  
**thresholds** 45:15  
**throw** 69:12 137:12  
**throwaway** 68:8

**thumbs-up** 15:3,5  
**Thursday** 1:7 166:3  
**time** 20:21 36:5 56:13  
 56:14,18 57:5 63:15  
 83:11 87:4 108:7,9  
 124:13 128:21 130:10  
 131:4 135:21 141:14  
 144:9 151:20 157:10  
 160:6 161:9 166:4  
**times** 7:12 136:21  
 141:9 153:21 155:19  
**today** 7:4 11:3 15:18  
 22:15 24:2 25:10  
 39:18 43:3 57:19  
 60:11 62:14 73:21  
 76:1 79:4 96:1 137:6  
 141:2  
**today's** 6:15 39:6  
**told** 5:21  
**Tom** 109:6  
**top** 48:2,7 52:11 60:15  
 99:21 100:1 102:22  
 153:20 154:18  
**top-heavy** 53:10  
**topic** 55:13  
**topics** 9:22 117:8  
**topographic** 105:13  
**topped** 18:21 19:3  
**total** 80:12 83:12  
 124:21 125:7  
**totally** 132:22  
**touch** 133:8,10  
**tough** 108:17  
**tourists** 163:17  
**tower** 103:1  
**town** 86:3 95:8  
**toxic** 27:15 136:13  
**trail** 126:4,4  
**traits** 27:9,12 136:9  
**transfer** 11:16  
**transform** 83:21 85:3  
**transit** 40:7,8 42:5  
 86:16  
**transition** 105:21  
**transitions** 41:13 50:7  
 50:10  
**transom** 68:12  
**transportation** 80:2  
 87:11,13 96:9  
**travel** 86:16 94:10  
**traveled** 139:18  
**treasures** 8:14  
**treatment** 19:22 47:4  
 47:20 51:6 61:14  
**tree** 20:17,19 107:2  
 118:21 121:17 125:6  
 125:8,15,18 128:6  
 135:8 137:10 151:13

**trees** 18:10,12 26:8  
 35:19 119:3 121:8,22  
 122:8 123:22 124:16  
 124:22 125:1,2,4,11  
 125:19 127:7 136:1,4  
 137:20,21 138:5,8  
 145:17,17 149:17  
 151:2,7,11  
**tremendous** 114:4  
**trick** 67:18  
**triple** 140:13  
**trouble** 30:22 62:14  
**truck** 86:20  
**Truman** 47:13  
**trust** 75:5 148:13 150:9  
 154:14  
**try** 114:12 130:11  
**trying** 25:3 58:8 61:9  
 90:19 108:20  
**Tuesday** 10:3,12  
**tunnel** 41:17,20  
**turf** 45:2 121:22  
**turn** 29:13 59:18 159:20  
**turned** 160:3  
**turning** 140:19  
**two** 7:21 11:13 18:10,18  
 20:4,13,22 25:9 39:18  
 41:2 42:22 47:18 53:2  
 53:4 55:5 63:16 65:18  
 66:2 71:16,20 74:20  
 85:12 87:7,14 89:1  
 100:4 117:15 119:6,6  
 120:9 121:13 125:14  
 125:19 135:3 136:6,7  
 156:9  
**two-story** 66:11 119:4  
**type** 150:17  
**types** 57:17  
**typically** 128:12,14

---

**U**


---

**U.S** 1:16,20 16:13 47:13  
 66:8 98:22 116:18,19  
 118:9,11,12,13  
 135:13  
**Uh** 74:13  
**Uh-hum** 58:11  
**ultimately** 42:18  
**un-funded** 79:22 83:13  
 84:5  
**unaccompanied**  
 116:20 118:5 129:10  
**unchanged** 48:8 50:22  
**under-utilized** 81:21  
**understand** 58:8 76:7  
 87:5 161:21  
**understanding** 39:11  
 39:13 57:16

**understated** 31:20  
**understory** 151:14  
**undertook** 35:1  
**undoubtedly** 156:19  
**unforeseen** 84:14  
**Unfortunately** 157:21  
**UNIDENTIFIED** 158:21  
**unified** 86:8 121:21  
**unifies** 53:14  
**unify** 66:1  
**unique** 21:2 126:12  
**United** 17:15 23:3,5  
 79:12 135:10 137:7  
 157:14  
**units** 118:10  
**unmute** 7:13 30:22  
 59:18  
**unrelated** 55:19  
**unscreened** 81:22  
**update** 3:7 10:11,22  
 11:3 87:20  
**updated** 122:21 123:14  
 149:15 150:21 152:1  
 152:10,18 153:2,3  
**updates** 149:18  
**upgrade** 83:15  
**upper** 102:6 128:17  
**urban** 2:3 6:8 34:9,15  
 126:17  
**usage** 82:12  
**use** 7:10 11:19 12:4  
 17:7 21:9 61:1 83:4  
 88:3 90:11 100:22  
 119:8 127:4,13,18  
 133:7,9,13 140:7  
 141:14  
**users** 42:5 113:12  
**uses** 81:8 83:9 141:15  
**usually** 157:7  
**utilized** 125:7

---

**V**


---

**valuable** 156:1  
**value** 8:15 63:21 141:8  
**variability** 127:9  
**variations** 47:20  
**variety** 26:6 82:8  
**various** 61:20  
**vast** 160:5  
**vegetation** 135:1  
**vegetative** 104:10  
 135:2  
**vehicle** 101:16  
**vehicles** 94:11  
**vehicular** 101:15  
**version** 51:9 71:11  
 154:9,10  
**vertical** 103:17

**vestibule** 44:8 50:10  
**Vice** 1:14 5:8,8 13:6,14  
 13:17 14:8,9 28:13,18  
 29:3,18,20 36:16 37:7  
 37:8 59:9,12 63:19,20  
 64:18 72:10 77:12  
 78:3,4 89:19 90:1,4,7  
 90:22 91:6 92:5,6  
 96:13,18 97:4,14,15  
 108:1,3 112:10,11,15  
 114:20 115:9,10  
 138:17,22 145:2,3,8  
 146:11 147:1,2  
 159:10,13 160:16,18  
 160:21 164:17 165:8  
 165:9  
**video** 1:9 6:17,19  
**view** 49:16,19 50:3,13  
 51:13,17,21 99:10  
 102:8 105:3,11,13,16  
 105:20 124:4 151:8  
 152:13 153:1,3  
**views** 53:1 100:6  
 103:18 104:6,7 105:7  
 105:9 112:21  
**viewshed** 121:12  
**viewsheds** 61:20  
**Virginia** 116:7 117:2,16  
 129:12  
**visibility** 53:10 150:14  
**visible** 40:12 51:16  
 151:16  
**vision** 79:19 83:1,3,7  
 86:13 148:22  
**visions** 8:12  
**visit** 163:18  
**visited** 99:17  
**visiting** 150:15  
**visitor** 40:21 42:17 46:5  
 148:19 149:7  
**visitors** 19:19 20:1  
 40:14 42:16 47:12  
 61:12 150:2  
**vistas** 105:8  
**visual** 20:9,18 81:20  
**voice** 78:2  
**volume** 41:11 48:2,7  
 50:21 51:9,16 52:11  
**volunteer** 156:4  
**vote** 13:16 32:3 72:7  
 73:21 97:2 114:17  
 146:10

---

**W**


---

**wait** 55:15 162:6  
**walk** 126:8 127:6 164:2  
**walkability** 95:9  
**walkable** 83:1 85:3 86:3

91:2 126:17  
**walked** 163:11  
**walking** 66:5 81:17 83:8  
 86:16 113:15  
**walkways** 41:1,7 42:14  
 44:1 126:15  
**wall** 18:4  
**walls** 50:8 103:16  
**want** 7:3,18 9:10 15:2  
 24:10 33:1 35:15 36:5  
 55:22 56:3 67:21 68:4  
 70:13 72:21 73:18  
 96:3 108:21,22  
 114:10 116:10 139:17  
 140:17 141:5,19  
 143:4 144:10 146:4  
 154:5,12 163:21  
**wanted** 29:5 35:13  
 71:15  
**wants** 55:22  
**warn** 128:14  
**warranted** 141:21  
**Warren** 1:20 29:6 31:7  
 31:8,11 37:19,20  
 69:22 70:1,4 78:15,16  
 93:7,8,11 98:4,5  
 110:8,9,12 115:22  
 116:1 142:14,15,18  
 142:21 147:13,14  
 162:15,16,19 165:20  
 165:21  
**Washington** 17:12  
 19:11 21:6 38:16  
 47:12 68:5 77:1 99:7  
 117:17,20 133:1  
 152:12,16  
**wasn't** 25:3,4 90:4  
**water** 104:11,18 127:3  
 128:13,16  
**way** 66:10,21 69:9  
 95:22 110:1 119:21  
 140:6,16 144:19  
**way-finding** 95:11  
**wayfinding** 43:13  
**we'll** 11:1 15:3,6 29:14  
 59:17 60:4,17 73:5  
 75:22 78:22 108:6  
 139:11 159:20 163:18  
**we're** 4:8 5:2 64:4 71:3  
 73:7 75:21 76:6 95:22  
 98:13 108:4,6,13,20  
 110:22 145:13 147:17  
 154:1,4,10,18 161:18  
**we've** 9:9 29:22 36:6  
 60:9 71:19 73:21  
 74:21 92:21 130:16  
 141:12 144:18  
**website** 6:17 10:5,13

**weed** 156:19  
**weeping** 157:20,21  
**Weil** 79:3,5,6,10 89:8  
 96:14  
**welcome** 4:4 25:1 29:9  
 63:10 134:5  
**well-lit** 67:1  
**went** 61:18 92:14 166:8  
**west** 44:18 80:10 99:3,6  
 99:10 100:11,18  
 105:3,11 106:8,16  
 117:18 124:5 126:5  
**wetland** 151:15  
**white** 19:2 20:20 113:8  
**WHS** 54:16 55:21 67:10  
 74:3  
**wide** 26:6  
**wider** 105:10  
**wild** 26:4  
**wildlife** 26:6  
**willow** 157:20,21  
**wind** 158:8  
**window** 140:12  
**windows** 123:4 140:8  
**wings** 46:5,7 49:1  
**wish** 7:12 30:8 90:12  
**withstanding** 127:9  
**WMATA** 40:19 42:2,7  
 43:14  
**wonderful** 58:2 63:17  
 71:20 116:16 147:15  
**wood** 50:16 151:4  
 152:21,21 153:2  
 161:15  
**wooded** 104:18  
**wooden** 55:7,9,9 56:15  
 57:2,13,14  
**woodland** 104:1,3,8  
 151:6,14  
**word** 61:1 108:20  
**words** 27:13 33:11  
**work** 5:4 9:13 17:3,5,11  
 22:22 23:6 24:5 31:15  
 68:5 70:21 73:18  
 90:11 92:13 94:19  
 95:14 109:13 110:15  
 110:16 114:1 130:17  
 141:14,17 144:11,16  
 144:17,20,22 145:13  
 146:3 149:16 160:14  
 162:21  
**worked** 77:1,2 129:4  
**worker** 80:13  
**working** 15:6 60:9 68:3  
 73:19 145:14  
**workplace** 8:22 9:4  
**works** 16:18 17:1 35:4  
 139:21,21

**world** 142:2  
**worldwide** 80:21 94:8  
**worst** 26:12  
**Wow** 142:4  
**wrapped** 48:5,10 50:5  
**Wright** 1:21 5:15,16  
 14:15,16 30:6,7,11  
 37:13,14 59:14,16  
 67:6,7 69:17 74:12,13  
 74:15,18 75:10 77:13  
 78:9,10 92:19,20 93:2  
 97:20,21 107:22  
 108:3,7,8,11 109:19  
 111:3 114:20 115:15  
 115:16 131:5,12  
 132:12,15 133:4,11  
 133:17,20 140:22  
 141:1 142:5 143:5  
 145:5 147:7,8 161:6,7  
 162:3 165:14,15  
**written** 10:15  
**wrong** 28:1 141:20

---

**X**


---



---

**Y**


---

**Yeah** 162:4  
**year** 8:6 11:12 83:11  
 87:12 130:17 143:10  
 148:18  
**years** 35:10 77:1 79:22  
 88:15 92:22 94:5  
 135:4 157:8,12  
**yellow** 40:10 82:19  
**yesterday** 8:9

---

**Z**


---

**zero** 61:21  
**ZGF** 107:6  
**zone** 121:20  
**zones** 21:1 104:3 150:5  
 151:13  
**zoom** 150:19

---

**0**


---



---

**1**


---

**1** 4:10 17:19 40:20 41:5  
 48:1,21 49:16 51:4,10  
 51:21 52:7 53:21  
 60:20 61:3,7 62:7,19  
 62:21 63:22 64:1,2  
 65:3,20 66:19 68:21  
 74:7 75:4 166:3  
**1:00** 1:10  
**1:01** 4:2  
**10** 3:7 77:1 94:5 121:7  
**10-foot-wide** 126:3

**10-inch** 50:11  
**100** 25:22 135:12  
 157:12  
**106** 101:20 111:16  
 119:22  
**11** 26:8  
**11-inch** 19:3  
**110** 61:21  
**116** 3:19  
**116-248** 17:9  
**12** 3:9  
**12th** 10:3,12  
**13** 125:1  
**14** 52:2 123:2  
**147** 3:20  
**15** 3:11 49:5 51:15  
**150** 103:4  
**16** 83:12  
**176-acre** 99:6  
**18,000-square-foot**  
 43:18  
**19** 46:8  
**1919** 119:18  
**1940** 119:18  
**1942** 57:17  
**1950s** 137:7  
**1985** 12:1  
**1st** 12:1

---

**2**


---

**2** 7:16 40:17 41:10 48:6  
 50:19,19 51:8,11,13  
 51:20 52:2,11 53:21  
 62:19 63:22 74:7 75:4  
 147:19,21 148:14  
 153:7 159:8 164:19  
**2,600** 80:15  
**20** 18:9 79:22 121:7  
**20,000** 83:14  
**2012** 57:20  
**2013** 100:10  
**2016** 79:20  
**2017** 43:5 67:10  
**2018** 81:2  
**2019** 100:11  
**2020** 17:9 22:20 99:13  
 100:19 119:20  
**2021** 16:22  
**2022** 87:20  
**2023** 101:21 118:3,7  
**2024** 1:7 4:4  
**2026** 154:4  
**21** 121:11,13  
**21,000** 80:13  
**24** 125:3  
**25** 79:22  
**250th** 154:4 164:4  
**26-** 50:10

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In the matter of: Commission Meeting

Before: NCPC

Date: 03-07-24

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