

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning
Board of Zoning Adjustment

PUBLIC MEETING
9:30 a.m. to 1:43 p.m.
Wednesday, March 1st, 2017

441 4th Street Northwest
Jerrily R. Kress Memorial Room
Second Floor Hearing Room, Suite 220 South
Washington, D.C. 20001

2	<p>1 Board Members:</p> <p>2 FREDERICK L. HILL, Chairperson</p> <p>3 CARLTON HART, Board Member</p> <p>4 LESYLEE WHITE, Board Member</p> <p>5 ROBERT MILLER, Zoning Representative</p> <p>6 CLIFFORD MOY, Secretary</p> <p>7 SARA BARDIN, director</p> <p>8 JOHN NYARKU, Staff</p> <p>9</p> <p>10 Office of Attorney General:</p> <p>11 MARY NAGELHOUT, Esquire</p> <p>12</p> <p>13 Office of Planning:</p> <p>14 EVELYN ISRAEL</p> <p>15 JOEL LAWSON</p> <p>16 MAXINE BROWN-ROBERTS</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	4
3	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	5

P R O C E E D I N G S

CHAIRPERSON HILL: All right, good morning everyone. The hearing will please come to order. We're located in the Jerrily R. Kress Memorial Hearing Room at 4414th Street Northwest. This is the March 1st public hearing of the Board of Zoning Adjustment for the District of Columbia. My name is Fred Hill, Chairperson. Joining me today is Carlton Hart to my right, Chair Lesylee White, board member, and representing the Zoning Commission is Rob Miller. Copies of today's hearing and agenda are located in the wall by any of the doors. Please be advised this proceedings is being recorded by a court reporter and is also webcast live. Accordingly, we must refrain you from making any disruptive noises or actions in the hearing room. Before presenting to the Board, please turn on and speak into the microphone, first stating your name and home address. When you're finished speaking, turn off your microphone so that your microphone is no longer picking up sound or background noise. All persons planning to testify either in favor or in opposition must have raised their hand and have been sworn in by the secretary. Also, each witness must fill out two witness cards; these cards are located on the table near the door and near the witness table.

C O N T E N T S

PAGE

Introductory Remarks 4

A.M. SESSION

19450

Upon coming forward to speak to the Board, please give both cards to the reporter sitting at the table to my right. If you wish to file written testimony or additional supporting documents today, please submit one original and 12 copies to the secretary for distribution. If you do not have the requisite number of copies, you can reproduce copies on an office printer in the Office of Zoning located across the hall.

The order to proceed for special variances and also appeals is also listed in the bin to my left there by the door. The record shall be closed at the conclusion of each case except for any material specifically requested by the Board. The more that is testified in the hearing is exactly as is expected the date the person is to submit the evidence to the Office of Zoning. After the record is closed no other information shall be accepted by the Board.

The District of Columbia Administrative Proceedings Act requires a public Hearing on each case be held pursuant to Section 405(b) and 406 of that act. The Board may consistent with its rules and procedures of the act as to a closed meeting on a case for the purposes of seeking legal case on a case pursuant to D.C. official code 2-575(b)(4) and/or deliberating on a case pursuant to D.C. official code 2-475(b)(13). But

6

1 only after filing the necessary public notice and in the
 2 case of an emergency closed meeting after taking a role
 3 call vote. The decision of the Board in cases must be
 4 based exclusively on the public record. To avoid any
 5 appearance to the contrary, the Board requests the
 6 persons present not engage the members of the Board in
 7 conversation. Please turn off all beepers and
 8 cellphones at this time so as not to disrupt the
 9 proceedings.

10 Preliminary matters are those which relate
 11 to whether a case will or should be heard today, such as
 12 request for a postponement, continuance, or a
 13 withdrawal, or whether proper and adequate notice of the
 14 hearing has been given. If you're not prepared to
 15 go forward with the case today or if you believe that
 16 the Board should not proceed, now is the time to raise
 17 such a matter.

18 Mr. Secretary, do we have any preliminary
 19 matters?

20 SECRETARY MOY: Good morning, Mr. Chairman,
 21 Members of the Board.

22 The only matters I have before the Board
 23 relate to the docket for today. And for the record, the
 24 appeal in the application to Shahid Qureshi, there is a
 25 consent motion to continue and reschedule. This is

7

1 application No. 19385, and the appeal of 19334. So
 2 that's being reset, rescheduled to April 5th, 2017.

3 Finally, we do have one case application
 4 which is scheduled for March the 8th, 2017, and I want
 5 to announce for the record that that's being postponed
 6 and rescheduled to April the 5th, also 2017.

7 That's it, Mr. Chairman.

8 CHAIRMAN HILL: Okay, great.

9 With that, if anyone is here to present
 10 testimony either in favor or opposition, if you wouldn't
 11 mind please standing and taking the oath as administered
 12 by the secretary.

13 (Whereupon the participants are sworn in)

14 CHAIRMAN HILL: All right. Mr. Moy, just
 15 for everyone here that's in the audience, we're going to
 16 go kind of a little bit out of order as to what we
 17 normally do. We're going to go ahead and do our meeting
 18 cases after we've done our hearing cases. And also, as
 19 far as the order with which the hearing cases are going
 20 to be heard, they are in the order with which they are
 21 on the agenda as you come in through the door. However,
 22 as we go through this, there is the possibility that
 23 we're going to move up 19410 of ANC 6A and 19412 of ANC
 24 -- misprint there -- 1941 we're and 19412, we might move
 25 those up right after our first three hearing cases. So

8

1 I'm kind of letting those people know that if you're
 2 here for those cases, I think it will be a few hours
 3 before we get to you, so you might want to plan
 4 accordingly.

5 That being the case, Mr. Moy, I think we're
 6 ready to call our first case.

7 SECRETARY MOY: All right, Mr. Chairman, I
 8 believe that would be application No. 19450 of D.C.
 9 Department of General Services, amended caption and
 10 advertised for special exception relief under the
 11 department requirements of subtitle C, section 703.1,
 12 and the R80 mutual requirements and subtitle
 13 requirements section 420.1(f), and variances from a
 14 number of primary structure requirements section 03.2,
 15 the living requirements of subtitle C section 901.1,
 16 height and number of stories requirements subtitle F of
 17 3.0.1, which would allow the construction of the
 18 six-story short-term family housing facility RA10 3320
 19 Idaho Avenue Northwest, square 1818 lot 49. We ask,
 20 Mr. Chair, that the applicant clarify their revised
 21 relief to add temporary relocation of accessory parking
 22 under which I believe is section U202.1(j). Although
 23 under Exhibit 108 there's a revised self cert which
 24 denotes a different section, but I just need clarity for
 25 the record.

9

1 CHAIRMAN HILL: Would the applicant like to
 2 come forward? If you could just go ahead and introduce
 3 yourself from my right to left. And just push the
 4 microphone button there until the green glowing light
 5 comes on.

6 MR. BROWN: David Brown, counsel for
 7 neighbors responsive to the Government.

8 CHAIRMAN HILL: Introduce yourself please.

9 MS. WHITE: Nicole White, Symmetra Design,
 10 transportation consultant.

11 MS. GILLIS: Greer Gillis, director of the
 12 Department of General Services.

13 MS. ZEILINGER: Good morning. Laura
 14 Zeilinger, director of Department of Human Services.

15 MS. MOLDENHAUER: Good morning. Meredith
 16 Moldenhauer, counsel from the Law Firm of Griffin Murphy
 17 Moldenhauer and Wiggins on behalf of the Applicant.

18 MR. YOUNG: Rashad Young, the administrator
 19 of the District of Columbia.

20 MR. McNAMARA: John McNamara, ATERS Saint
 21 Gross.

22 CHAIRMAN HILL: Okay. All right. Thank
 23 you. Before we start, actually, since I know probably a
 24 lot of people are here for the next three cases, I just
 25 thought I'd kind of go over the order so that it's a

10

1 little helpful possibly for everyone here in the
 2 audience and also just to clarify for myself to be quite
 3 honest. So we're going to go ahead and have the
 4 applicants speak first and then the testimony of any
 5 witnesses. At that time also the board is able to ask
 6 any questions at any point, but however you can ask
 7 questions at that time. Then there'll be an opportunity
 8 for the parties status to cross-examine the witnesses.
 9 Then we're going to go ahead and turn to mic to the
 10 Office of Planning. Also, then, there'll be
 11 cross-examination of the applicant, party in opposition,
 12 and the ANC, if the ANC is here. Then we're going go
 13 ahead and hear from any other government agencies:
 14 DDOT, MTD, et cetera. Also have an opportunity for more
 15 questions and then cross-exam by applicants right after
 16 the ANC. Then we'll go ahead and turn to the ANC
 17 themselves and see what they would like to present and
 18 also have an opportunity for cross-examine. Then we're
 19 going to after that ask individuals that are here in the
 20 audience that would like to speak in support of the
 21 application, and also have an opportunity to cross-exam.
 22 Afterwards, then, there would be the parties in
 23 opposition applications, that's when you'll get a chance
 24 to present, Mr. Brown. And then afterwards we'll,
 25 again, here from anyone that's in the audience wishing

11

1 to speak in support of the opposition, and then,
 2 actually, I guess there's time for anyone who's
 3 undeclared. If you haven't decided, you'll be able to
 4 come up and speak at that time as well. And then there
 5 will be rebuttal by the applicant, we're going to have
 6 rebuttal by the party status, and then we're going to
 7 have closing statements -- I'm sorry, rebuttal by the
 8 applicant, cross-exam by the parties in opposition,
 9 closing statement by the party in opposition, and then
 10 closing statement by the applicant. So I'm going to
 11 have to refer back to my sheet every now and again, but
 12 that's basically my overall thoughts. So everyone can
 13 know what you're going to be up for here when you're
 14 time is coming.
 15 So that being the case, Ms. Moldenhauer, how
 16 much time would you like me to put on the clock?
 17 MS. MOLDENHAUER: We will need the full 60
 18 minutes allotted under the regulations. First, though,
 19 before we start our I would like to go through
 20 preliminary matters on all expertise of the witnesses.
 21 We had submitted in the record resumes for our architect
 22 Joe McNamara from Ayers Saint Gross, qualify him as an
 23 expert in architecture. I don't know you want to go one
 24 by one. We also, then, have Director Zeilinger
 25 qualifying as an expert based on her experience with

12

1 homelessness and managing and operating those types of
 2 facilities. And then we have Nicole White as our
 3 traffic consultant being qualified as an expert in that
 4 field. We have submitted all of these as part of the
 5 record. We'd like to get that resolved before we jump
 6 into that.
 7 CHAIRMAN HILL: Sure. So I've reviewed all
 8 of your submittals for the expert testimony, and I don't
 9 have particularly any questions. Does the board have
 10 any questions?
 11 (No response.)
 12 I'm fine with allowing them in as experts.
 13 MS. MOLDENHAUER: Does opposition have any
 14 opposition?
 15 CHAIRMAN HILL: Mr. Brown, do have any
 16 opposition to those experts being submitted?
 17 MR. BROWN: I would just like clarification
 18 on what Ms. Zeilinger's expertise is.
 19 MS. MOLDENHAUER: Sure. Ms. Zeilinger, can
 20 you just provide a brief description of your personal
 21 background and your expertise?
 22 MS. ZEILINGER: Sure.
 23 MR. BROWN: My question is not about her
 24 background. My question is: What expert area is being
 25 claimed for her --

13

1 MS. ZEILINGER: I think the expertise that's
 2 being claimed is on homeless services and more than ten
 3 years experiences working on the issue of ending
 4 homelessness with the district Government, with the
 5 Department of Human Services as a deputy director, and
 6 then with the Obama administration at the United States
 7 Interagency Council on homelessness where I served as
 8 the President's lead official on preventing and ending
 9 homelessness before, then, joining Bowser's
 10 administration to direct the Department of Human
 11 Services.
 12 MR. BROWN: Do I understand that you claim
 13 expertise in the size and configuration of homeless
 14 shelters as well?
 15 MS. ZEILINGER: I claim expertise in best
 16 practices related to delivering crisis services for
 17 families, including the way that shelters are set up and
 18 operated too.
 19 CHAIRMAN HILL: And Mr. Brown, I think she's
 20 answering your question as to what she's an expert in.
 21 I mean, we're not in any kind of area right now where
 22 we're asking cross-examination questions. We haven't
 23 even got into the case.
 24 MR. BROWN: That's true.
 25 CHAIRMAN HILL: Thank you.

14

1 All right. Does the board have any other
 2 questions? (No, response.)
 3 Ms. Moldenhauer, so you need an hour.
 4 Correct?
 5 MS. MOLDENHAUER: Yes. We need an hour but
 6 I actually see that Councilman Mendelson is present. I
 7 believe that he may wish to testify in general on the
 8 case.
 9 CHAIRMAN HILL: Sure.
 10 MS. MOLDENHAUER: So I would concede the
 11 floor to his testimony, allow for questions from the
 12 board and by cross, And then we would then start our
 13 presentation.
 14 CHAIRMAN HILL: That's fine with us.
 15 Chairman Mendelson, welcome. Chairman Mendelson, if you
 16 just have a seat there over there on the left. And
 17 Mr. Chairman, I apologize, this is new for me. I don't
 18 know if you have to be sworn in or not.
 19 Mr. Secretary?
 20 SECRETARY MOY: Would you do me the honor of
 21 swearing you in today?
 22 (Whereupon the witness is sworn in.)
 23 CHAIRMAN HILL: Thank you so much,
 24 Mr. Chairman.
 25 Mr. Chairman, I was told that attorneys

15

1 don't have to swear in.
 2 CHAIRMAN MENDELSON: And I'm not an
 3 attorney. I don't know if that's good or bad, but I'm
 4 not an attorney.
 5 CHAIRMAN HILL: So Ms. Moldenhauer, as has
 6 been the custom, the board has done its best to
 7 accommodate elected officials. So we're very pleased to
 8 have the time to go ahead and take your testimony from
 9 your witness.
 10 MS. MOLDENHAUER: Chairman Mendelson is not
 11 part of our case-in-chief, but he will testify as part
 12 of the process. I believe it'll be helpful in
 13 discussing some issues that the board may have questions
 14 on.
 15 CHAIRMAN HILL: Thank you.
 16 Mr. Mendelson, whenever you'd like speak.
 17 CHAIRMAN MENDELSON: Thank you, Mr.
 18 Chairman, and good morning. I'm Phil Mendelson,
 19 chairman of the Council of the District of Columbia. My
 20 purpose in testifying is simple: To explain the
 21 council's support for the location of a new emergency
 22 shelters -- for the location of new emergency shelters
 23 for homeless families pursuant to D.C. law 21-141, which
 24 is titled the Homeless Shelter Replacement Act 2016.
 25 Early last year Mayor Muriel Bowser announced a bold

16

1 plan to replace the use of the former D.C. General
 2 Hospital as an emergency shelter for homeless families.
 3 Her plan called for replacing the 270 units of D.C.
 4 General with six smaller shelters scattered throughout
 5 the City with up to 50 units in each.
 6 At the time, there was considerable anxiety
 7 that any proposal for new neighborhood shelters would
 8 meet stiff opposition. But council members endorsed the
 9 mayor's approach, and I'm going to read an excerpt from
 10 the Council of Legislative Report: "The council, the
 11 current and previous mayors, advocates, stakeholders,
 12 and district residents from across the city have, since
 13 it first opened as a shelter, sought to have D.C.
 14 general closed and a more humane shelter or system of
 15 shelters established for district families experiencing
 16 homelessness. Though in the past some residents and
 17 council members have voiced opposition to the prospect
 18 of having shelter facilities in their neighborhoods due
 19 to unfounded concerns, consensus has developed within
 20 the council and across the City that sheltering families
 21 experiencing homelessness in small service-enriched
 22 facilities in each of the wards is the best approach.
 23 Spreading shelters throughout the City also
 24 helps to discourage the creation of large concentration
 25 of poverty in just a few wards. And although residents

17

1 and council members have raised important concerns about
 2 various aspects of the plan as proposed in the
 3 introduced version of the bill, the committee as a whole
 4 agrees that developing smaller, better run shelters
 5 throughout the City is the right approach." And again,
 6 that's a from the Committee report.
 7 However, the council disagreed with three of
 8 the seven sites proposed by the mayor and disagreed with
 9 the economics of the mayor's plan, namely that five of
 10 the seven sites would be leased and the construction of
 11 the five leased shelters would be paid for by the
 12 district, and that after 15 to 30 years, each lease
 13 being different, the leases would end and the assets
 14 would revert to the lessors. Further, appraisals
 15 obtained by the council determined that four of the five
 16 pieces ranged from slightly above market to
 17 extraordinarily above market.
 18 The council held a public hearing lasting
 19 almost 12 hours on March 16th, 2016 and over 80 citizens
 20 registered to testify. At the hearing and subsequently
 21 council members received suggestions for alternative
 22 sites. Approximately, a dozen alternative sites were
 23 placed on the record for ward 5. At least three
 24 alternative sites were proposed for ward 3, and there
 25 were several alternatives for ward 6 as well.

18

1 On May 17th, the Council voted unanimously
 2 to direct the major to change three of the sites in
 3 wards 3, 5, and 6, and to change the economic structure
 4 of the plan so that all of the sites would be owned, not
 5 leased, by the City. At the same time, the council
 6 appropriated a 125 million dollar capital budget for the
 7 plan.
 8 With regard to ward 3, the council
 9 considered a number of suggested locations. These
 10 included: The mayor's proposed site at 2619 Wisconsin
 11 Avenue, a former diplomatic residence at 3101 Albemarle
 12 Street, a vacant church at 4100 River Road, Fort Reno,
 13 and 3320 Idaho Avenue. Idaho Avenue was considered the
 14 best for various reasons: Most important, site
 15 acquisition would be the easiest since 3320 Idaho is
 16 already city owned. And this, in turn, meant site
 17 acquisition would be least expensive. There were other
 18 factors as well: Except for the Telly Town properties,
 19 Idaho Avenue has the best access to public
 20 transportation, grocery, and other stores. And 3320
 21 Idaho Avenue is the largest of the various sites except
 22 fort Reno, but Fort Reno was believed to be unavailable.
 23 Further, although most of the sites are approximate to
 24 single family homes, the Idaho Avenue site involves
 25 fewer such homes than the Wisconsin Avenue or Albemarle

19

1 sites. When all of the factors, including the ones just
 2 enumerated, are taken together, all of the suggested
 3 locations, including the mayor's proposal, were less
 4 reasonable than 3320 Idaho Avenue.
 5 My purpose in testifying today is not to get
 6 into the intricacies of the zoning relief being sought,
 7 but rather to prevent the public policy underlying the
 8 City's request before you, to explain the process behind
 9 our decision, and to state the council's support for
 10 these sites for emergency shelters. I'm happy to answer
 11 any questions. Let me just note that the statement that
 12 I submitted speaks to all three wards: Wards 3, 5 and
 13 6, which I believe are before you today. And so I
 14 intend, before I leave the building, to be sure that
 15 this statement is included in the record for each of the
 16 cases. And if I can, I will come back for the ward 5
 17 case so that I can be cross-examined. I'm happy to
 18 answer questions now.
 19 CHAIRMAN HILL: Thank you, Mr. Chairman.
 20 Does the board have any questions? (No
 21 response.)
 22 Well, Chairman Mendelson, thank you very
 23 much for your testimony.
 24 As is the protocol and procedure now, the
 25 party's status in opposition has an opportunity to ask

20

1 questions. And since that was mentioned before you know
 2 that. So Mr. Brown, do you have any questions for
 3 Chairman Mendelson?
 4 MR. BROWN: Just a few.
 5 Good morning, Mr. Chairman.
 6 CHAIRMAN MENDELSON: Good morning.
 7 MR. BROWN: I'm looking at your testimony
 8 regarding other suggested locations for ward 3. Were
 9 these suggestions discussed on the public record by the
 10 council?
 11 CHAIRMAN MENDELSON: Some of them were
 12 discussed at the public hearing. They were all included
 13 in the general public discussion that goes on whenever
 14 the council's considering legislation.
 15 MR. BROWN: Do you happen to know what
 16 particular dates the alternative locations were
 17 considered other than May 17 and March 17?
 18 CHAIRMAN MENDELSON: As I said, there was
 19 considerable public discussion about different sites.
 20 As I'm sitting here, I could not tell you specific dates
 21 or specific meetings. I know that that was discussed in
 22 the litigation with regard to -- it was recently
 23 dismissed with regard to whether notice was adequate or
 24 in accordance with the law. I know the council member
 25 chairs, the ward council member was talking with members

21

1 of the community throughout the ward with regard to the
 2 mayor's proposal and possible sites.
 3 MR. BROWN: My question is: Whether or not
 4 there was a public meeting of the council at which the
 5 River Road site, the Fort Reno site, and the Albemarle
 6 site were discussed on public record?
 7 CHAIRMAN MENDELSON: I could not tell you
 8 specifically what was said or which sites would have
 9 been mentioned at the March 17th hearing. Otherwise,
 10 no, the council did not have a public meeting other than
 11 May 17th when it voted and on March 17th when it had the
 12 public hearing. So there would not have been other
 13 public meetings, I think that was your question, of the
 14 council.
 15 MR. BROWN: Do you know whether or not any
 16 requests for proposals for alternative sites was sent
 17 out?
 18 CHAIRMAN MENDELSON: You'd have to ask the
 19 executor.
 20 MR. BROWN: And that would also be true for
 21 any solicitations of offers regarding acquisition of
 22 private property as well. Is that right?
 23 CHAIRMAN MENDELSON: If you're speaking of
 24 solicitations, yes, you would have to ask the executor.
 25 MR. BROWN: All right. Thank you. I have

22

1 nothing further.

2 CHAIRMAN HILL: Thank you, Mr. Brown.

3 Again, as is in the regulation, the ANC

4 would have an opportunity to cross with anyone who is

5 providing testimony. Is the ANC here?

6 (Motion.)

7 Would you like to come forward, please?

8 Could you please introduce yourself for the record?

9 MS. LAKE: I'm Nancy Lakewood, chair of ANC

10 3C.

11 CHAIRMAN HILL: Hello, commissioner, how you

12 doing? Nice to see you here. Good morning. Do you

13 have any questions for the chairman?

14 MS. LAKE: No, we have no questions for

15 Chairman Mendelson.

16 CHAIRMAN HILL: Well, thank you so much. I

17 think Ms. Moldenhauer has a question.

18 MS. MOLDENHAUER: Just one question.

19 Chairman Mendelson, the council endorsed 3320 Idaho

20 Avenue and found that there were no other reasonable

21 sites in ward 3. Is that correct?

22 COUNCILMAN MENDELSON: Correct.

23 MS. MOLDENHAUER: Thank you.

24 CHAIRMAN HILL: Does the board have any more

25 questions?

23

1 (No response.)

2 Chairman Mendelson, thank you very much for

3 coming down.

4 CHAIRMAN MENDELSON: Thank you and thank you

5 for accommodating my schedule. As I indicated, I will

6 try to come back for the ward 5 site.

7 CHAIRMAN HILL: All right, sir, thank you.

8 CHAIRMAN MENDELSON: Thank you.

9 CHAIRMAN HILL: All right. Ms. Moldenhauer.

10 MR. BROWN: Chair?

11 CHAIRMAN HILL: Yes.

12 MR. BROWN: How much time is that again?

13 CHAIRMAN HILL: Ms. Moldenhauer asked for an

14 hour, so we're going to go ahead and give her an hour,

15 which we are also going to give to party status, an

16 individual Mr. Brown, who earlier when we went through

17 this, I didn't think he was going to get an hour. But

18 Mr. Brown's here. Appellant has an hour and you have an

19 hour.

20 MR. BROWN: I'm going to try to stay under

21 an hour. Thank you.

22 CHAIRMAN HILL: Oh, that's great. Thank

23 you.

24 MS. MOLDENHAUER: We will turn to City

25 Administrator Young to provide his testimony.

24

1 MR. YOUNG: Good morning, Chairperson Hill,

2 members of the Board of Zoning Adjustment. I am Rashad

3 Young, city administrator for the District of Columbia.

4 I'm pleased to be here today to request special

5 exception and variance relief from the board for

6 development and operation of an emergency shelter in

7 ward 3 located at 3320 Idaho Avenue Northwest, which

8 will help advance the sheriff agenda of Mayor Bowser,

9 the Council of the District of Columbia, and many

10 district residents, advocates, and stakeholders closing

11 D.C. General, the largest family shelter in the

12 district. I am joined today by a team of subject matter

13 experts who will each speak to their skill area:

14 Director of the Human Resources Laura Zeilinger and

15 Director of the Department of General Services Grier

16 Gillis. The principal architect and traffic engineer

17 for this site will also provide testimony.

18 One of the highest priorities of the Bowser

19 administration is to make homelessness rare, brief, and

20 nonrecurring. More than 7,000 men, women, and children

21 experience homelessness on any given night. On the

22 campaign trail and throughout her transition, Mayor

23 Bowser promised district residents that she would

24 develop smaller shelter alternatives and ultimately

25 close D.C. General.

25

1 We know what it takes to end homelessness in

2 the district, and we have a roadmap to get us there.

3 The Inner Agency Council on Homelessness for which I

4 serve as chair is charged with informing and guiding

5 district strategies and policies for meeting the needs

6 of individuals and families who are homeless or at

7 imminent risk of becoming homeless.

8 In March of 2015, ICH along with

9 administration officials and community members developed

10 Homeward D.C., the district's strategic plan to end

11 homelessness. In both the fiscal year of 2016 and 2017

12 budgets, the Bowser administration with support from the

13 Council has made historic and unprecedented investments

14 in proven solutions to end homelessness and provide a

15 robust services, investment, and permanent support of

16 housing in our rapid rehousing program. Over that past

17 two years, the Department of Human Services has

18 undergone major system reform in alignment with the

19 strategic plan.

20 We are starting to see the results of both

21 the system reforms and the investments. In 2015, we

22 assisted 1,075 families exit from shelter, which is a 29

23 percent increase from the prior year. In 2016, there

24 were 1,259 exits resulting in a 49 percent increase from

25 the prior year. We also reduced the number of families

26

1 in our emergency family shelters by 17 percent from
 2 January 2016 to January 2017.

3 Homeward D.C. also calls for the development
 4 of smaller scale service enriched community-based
 5 shelters in the closure of D.C. General Family Shelter.
 6 In the district and across the country, best practices
 7 show that families can be more successful when shelter
 8 is provided in smaller neighborhood-based settings where
 9 programming can be tailored to meet the needs of clients
 10 and where the clients can more readily access services
 11 and support networks in the community. In a city as
 12 prosperous ours, we can and must do better by children
 13 and families experiencing homelessness. It is the right
 14 thing to do.

15 D.C. General is not a place for families.
 16 Continuing to house families at this facility does not
 17 reflect the values that we share or how to serve and
 18 support our most vulnerable resident, especially
 19 families with children many of whom are under the age of
 20 four.

21 When Mayor Bowser was elected, she heard
 22 loud and clear from the community that closing D.C.
 23 General was a priority. We wanted the entire community
 24 to be part of the solution so we searched for one site
 25 in every single ward. In order to close D.C. General,

27

1 we needed a minimum of 280 units across all eight wards
 2 that are economically feasible and able to be developed
 3 within a 24- to 30-month timeline. The sites needed to
 4 be close to Metro Bus transportation and other services
 5 and amenities. We started by looking at district-owned
 6 properties in the city's inventory. Once we had
 7 exhausted that inventory based upon our criteria, we
 8 looked for properties to purchase or lease.

9 On June 13th, 2016, the Council of the
 10 District of Columbia amended the law and changed three
 11 of the selected sites in wards 3, 5, and 6 to
 12 district-owned property. Prior to action by the
 13 council, the proposed ward 3 site was located at 2619
 14 Wisconsin Avenue Northwest. The site before you today,
 15 which is located at 3320 Idaho Avenue Northwest, was
 16 selected after a rigorous process to identify a site
 17 that met all of the criteria I mentioned. The proposed
 18 ward 3 emergency shelter is on the site of the MPD
 19 Second District Police Station and will include 50
 20 residential units based on on-site wraparound services,
 21 administrative offices, and appropriate recreational
 22 space for the residents.

23 In response to community concerns for
 24 providing parking, the district has proposed to
 25 construct three levels of parking located at the rear of

28

1 the existing MPD station. This is a change from the
 2 original proposal to build two levels of parking that
 3 would have simply replaced in kind any MPD parking lost
 4 to the site development. The revised proposal for a
 5 parking deck will alleviate existing on-street parking
 6 conditions and restore any on-street parking currently
 7 used by police staff to the community. Importantly, the
 8 parking deck will also create enough parking spaces for
 9 shelter employees to satisfy the minimum parking
 10 requirements. During construction of the parking deck,
 11 a portion of MPD parking will be temporarily displaced.
 12 We will continue to work with the community to minimize
 13 any effect of the temporary parking arrangement.

14 This proposal to construct a six-story
 15 emergency shelter at this site is a critical element of
 16 the district's eight-ward initiative to developing a
 17 more effective crisis response system. On February 9,
 18 2016, Mayor Bowser shared her plan with the council and
 19 the public. Two days later, the Bowser administration
 20 fanned out across the district, holding community
 21 meetings at all eight wards to share some site plans
 22 with residents and respond to questions and concerns.
 23 This was the first step in a multiyear community
 24 engagement process.

25 As I mentioned earlier in my testimony, the

29

1 wards 3 emergency shelter site as well as the site for
 2 ward and 5 and 6 were changed as a result of the
 3 council's legislation last June 13th requiring new site
 4 plans and designs. Since the time that the three new
 5 sites were selected, members of the administration had
 6 met with neighborhood leaders, conducted neighborhood
 7 safety walks, participated in subsequent community
 8 meetings, shared designs, and responded to hundreds of
 9 e-mails and phone calls to answer questions, discuss
 10 concerns, and resolve issues. At these sites, we also
 11 had the opportunity to form community advisory teams,
 12 which have coordinated community feedback and input, and
 13 shared information on issues and concerns related to the
 14 development of the program and weighed in on building
 15 design to help ensure that they reflected the character
 16 of each neighborhood. On our website,
 17 mayor.dc.gov/homewarddc, we have included information
 18 about our plan to close D.C. General, as well as
 19 responses to council and written responses to
 20 neighborhood concerns.

21 The work of our community advisory teams
 22 will not dim after today's BZA hearing. There are
 23 ongoing discussions about specific concerns in each
 24 community that will continue, and they will also provide
 25 feedback on concerns related to resident quality of life

30

1 during construction and help develop good neighborhood
 2 agreements for each program. The good neighbor
 3 agreements will address maintenance of property,
 4 community safety, neighborhood codes of conduct, and
 5 communication and mutual respect.

6 The council held a public hearing on the
 7 mayor's legislation on March 17th, 2016, and on May
 8 15th, 2016, announced and voted on several revisions to
 9 the original plan, including changing three of the eight
 10 sites. The council finalized the plan, which included
 11 their revisions, by unanimous vote on May 31st, 2016.
 12 The plan was then submitted to the mayor on June 6th,
 13 2016, and was returned to the council to be enacted on
 14 June 13th, 2016.

15 Recognizing their critical role in site
 16 selection ward representation, we have invited council
 17 members to participate in the advisory team and all have
 18 hopes that their own community conversations about the
 19 program.

20 We came to you over the summer to seek
 21 relief for the sites in wards 4, 7, and 8. Because you
 22 granted us this relief, I'm excited to share that we're
 23 on track to begin construction on these sites this
 24 summer. The site before you today is the site we have
 25 selected in ward 3. The relief requested for this site

31

1 is very similar to that requested for wards 4, 7, and 8.
 2 For ward 3, we requested the board grant us variance
 3 relief for building height greater than 40 feet and
 4 three stories, loading, and number of primary structures
 5 on one lot, as well as special exception relief to allow
 6 construction of emergency shelter in the RA-1 zone
 7 district.

8 Additionally, we request special exemption
 9 relief for the temporary parking use during construction
 10 of the parking deck. The architect traffic engineer and
 11 zoning department for the ward site will delve into the
 12 specifics on the details of the special exceptions and
 13 variance request for this emergency shelter. As a
 14 collective, we have worked to achieve minimum if any
 15 substantial detriment to the public good or zone plan,
 16 while working to meet the administration's, council's,
 17 and district resident's goal of creating an achievable
 18 and tangible plan to close D.C. General in the
 19 foreseeable future and replace it with smaller, safe,
 20 and dignified short-term family housing access across
 21 all eight wards.

22 I want to take a moment to address from a
 23 high level neighborhood impact: Research suggests that
 24 adding a facility of this type to a neighborhood rarely
 25 impacts property values or crime. Furthermore, we have

32

1 spent significant time making sure that this housing
 2 will be great for the families living there but also
 3 making sure it will fit into each neighborhood. We have
 4 hired architects who have developed high quality designs
 5 and will ensure that the construction is also high
 6 quality.

7 The district has set this precedent. Many
 8 of you are probably familiar with La Casa, a permanent
 9 support housing site in Columbia Heights for formerly
 10 homeless men. La Casa is sandwiched in between upscale
 11 condos and apartments and has won several architectural
 12 awards in the past several years; it is an asset in the
 13 community. We hope to achieve the same since these new
 14 sites, our good neighbor agreements with the residents
 15 that live nearby will help us to ensure that we're
 16 living up to our collective expectations.

17 This is an exciting time. All of the pieces
 18 are in place. We have a clear plan, we have committed
 19 the funds, we have worked with the community, and we
 20 have a political will to make this happen. We have
 21 begun efforts to continue in extensive community
 22 engagement process. It is critical that the BZA approve
 23 the relief we seek today so that we can move this plan
 24 forward to close D.C. General because our residents
 25 deserve better.

33

1 Importantly, the specific relief we are
 2 seeking for the ward 3 shelter is a vital aspect to the
 3 goal of closing D.C. General. In particular, relief
 4 from the height and stories requirements is needed to
 5 create the 50-unit capacity into ward 3 shelter.
 6 Without BZA's approval, we will not be able to achieve
 7 the goal of closing D.C. General by winter of 2018.
 8 Thank you the opportunity to speak today. I will now
 9 turn to Director Zeilinger to talk about the
 10 programmatic aspects of the facilities. I'm also happy
 11 to take any questions.

12 CHAIRMAN HILL: Great. Thank you,
 13 Mr. Young.

14 Just before I move over there, does the
 15 board have any questions for the city administrator?
 16 (No response) No, okay.

17 Do you have a question? You're concerned
 18 about your car?

19 SPEAKER: Yes.

20 CHAIRMAN HILL: Okay. Thanks. I'll keep an
 21 eye on it too, but thanks.

22 Please go ahead, Ms. Moldenhauer.

23 MS. MOLDENHAUER: I just want to make sure
 24 that the board confirmed that Ms. Zeilinger --

25 CHAIRMAN HILL: So you're saying you're

34

1 going to need all 60 minutes. Is that what you're
 2 saying here?
 3 MS. MOLDENHAUER: We want to make sure that
 4 the record is full.
 5 CHAIRMAN HILL: I'm sure it's going to be
 6 full, it is full. But thank you. Please go ahead.
 7 MS. MOLDENHAUER: We just want to make sure
 8 that the board confirmed on the record that Ms.
 9 Zeilinger was qualified as an expert.
 10 CHAIRMAN HILL: Yeah, I believe we did state
 11 that even after the questions that Mr. Brown had but
 12 thank you, thank you.
 13 MS. ZEILINGER: Good morning Chairperson
 14 Hill and members of the Board of Zoning Adjustment. I'm
 15 Laurie Zeilinger, director of the District Department of
 16 Human Services. I'm pleased to be here this morning to
 17 request relief from the board for the Short-term Family
 18 Housing Program at 3220 Idaho Avenue Northwest, which
 19 will help advance the shared agenda of Mayor Bowser, the
 20 Council of the District of Columbia, and many, many
 21 district residents, advocates, and stakeholders closing
 22 D.C. General. I'm here to testify on behalf of my
 23 agency but also to provide my expert opinion on issues
 24 of homelessness and emergency shelter programming for
 25 families with minor children.

35

1 One of Homeward D.C., the district's
 2 strategic plan to prevent and end homelessness, many
 3 important strategies is to close D.C. General and
 4 replace it with smaller more dignified emergency
 5 shelters where families can reside safely and securely
 6 and be better supported to move into permanent housing
 7 quickly. We need approximately 280 family units to
 8 accomplish this goal. The city's goal is to close D.C.
 9 General by the 2018 hypothermia season, 2019/2020 at the
 10 latest, and we have a plan to achieve that goal. The
 11 temporal aspect of this goal is critical in implementing
 12 for plan from a cost perspective, as well as the
 13 immediate need to provide daily for the children who are
 14 experiencing the crisis of homelessness with suitable
 15 shelter.
 16 The district is only one of a handful of
 17 jurisdictions in the United States that has as a legal
 18 requirement and policy that ensures access to emergency
 19 shelter for families who become homeless. This means
 20 that if a family no longer has a safe place to live they
 21 can come to the district Virginia Williams Family
 22 Resource Center, and after completing the eligibility
 23 process, the district will provide safe shelter to them
 24 on an emergency basis right then and there. Residents
 25 found to be eligible are able to bring personal

36

1 belongings, but any large furniture must be placed in
 2 storage or with another person.
 3 Closing and replacing D.C. General is one
 4 critical component of a larger reform effort that has
 5 included creating a robust homelessness prevention
 6 program, enhanced standards for case management and
 7 service delivery across program times, and an expansion
 8 of programs that support families to exit homelessness
 9 to permanent housing. Through these initiatives in just
 10 the last two years, we have prevented more than 2700
 11 households from entering shelters and increased the
 12 number of families who are exiting homelessness to
 13 permanent housing by 50 percent. The need for these
 14 services supports in shelters, however, is only growing
 15 and the only way we will be successful in creating a
 16 system that works is if we are able to see the reform
 17 all the way through.
 18 In D.C. the families who experience
 19 homelessness are overwhelmingly young mothers with
 20 infant children. Close to 50 percent of the families we
 21 serve in emergency shelters are headed by a parent 24
 22 years of age or younger. Often a pregnancy or birth of
 23 a child is the event that precipitates homelessness
 24 because what was likely a precarious living situation to
 25 begin with now becomes untenable with a small child or

37

1 multiple children to care for.
 2 We have seen time and time again first with
 3 D.C. Village and now with D.C. General that large
 4 facilities or campuses congregated hundreds of our
 5 families simply do not work. Generally, these types of
 6 facilities are inefficient, chaotic, and often do little
 7 to alleviate the trauma that families experience upon
 8 becoming homeless. More specifically, D.C. General is
 9 an aging hospital building that is not an appropriate
 10 place to have a family. The unpredictability that comes
 11 with sharing space with so many people can exacerbate
 12 trauma and necessitates exceedingly strict control to
 13 maintain safety. These factors produce an environment
 14 that can lead to toxic stress and have lasting negative
 15 impacts on the healthy development of children and the
 16 well-being of the family as a whole.
 17 We know that while people across the
 18 community have differences of opinion on a great many
 19 things, there is an overwhelming sense of shared
 20 responsibility to right this wrong and serve families
 21 experiencing homelessness in an environment that
 22 supports them to thrive.
 23 The plan to close D.C. General and replace
 24 it with smaller service-enriched emergency family
 25 shelters in every part of the city is born from best

38

1 practices that have been incorporated into D.C. laws.
 2 As experts in this field, we know from research and
 3 experience that families do better when they can now
 4 receive the crisis of homelessness in places that are
 5 purposefully designed to feel dignified, predictable,
 6 and safe. Instead of being isolated, programs should be
 7 incorporated into the surrounding community and
 8 reinforce the hope and aspirations parents have for
 9 themselves and their children. Each project presented
 10 here today helps us achieve these goals, spreading the
 11 program across all eight wards will demonstrate the
 12 city-wide sense of solidarity with these families and
 13 permits families to more actively participate in
 14 community life.

15 The opposition council's filing has
 16 attempted to blur the definition of this program, the
 17 zoning regulations, and the Homeless Services Reform Act
 18 to assert a faulty argument. The project before you
 19 fits clearly into the zoning definition of emergency
 20 shelter. As the director of DHS, all the social service
 21 programs that I administer are governed not under zoning
 22 regulations but under the Homeless Services Reform Act
 23 or HSRA. The HSRA is the district legislation that
 24 establishes the requirements for the delivery of
 25 publicly funded homeless services. Although the

39

1 services we're providing fit the legal and technical
 2 definitions of emergency shelter for zoning purposes and
 3 temporary housing under HSRA, we have publicized these
 4 facilities and the program as "Short-term family
 5 housing." We do this for two reasons: First, to reduce
 6 the stigma that families, especially children, can
 7 experience when living in a shelter, and to convey that
 8 we are offering a supportive program for residents that
 9 is respectful and harmonious with a variety of housing
 10 types in the surrounding community.

11 The district's continuous care for people
 12 experiencing homelessness is funded and governed by
 13 local and federal authorities. THS's short-term family
 14 housing programs are subject to had HSRA requirement
 15 related to temporary shelter for families. In the HSRA
 16 the district establishes a heightened standards for the
 17 provision of shelter services for families. The term
 18 "Temporary shelter" is intended to establish standards
 19 that are different from what the district low barrier
 20 shelter programs offer. Both the temporary shelter and
 21 low barrier shelter fall within the umbrellas of the
 22 federal law under U.S. Department of Housing and Urban
 23 Development, HUD's definition of emergency shelter,
 24 which includes any facility the primary purpose of which
 25 is to provide temporary shelter for the homeless in

40

1 general or for specific populations of the homeless in
 2 which does not require occupants to sign leases or
 3 occupancy agreements. The zoning regulations's
 4 definition of emergency shelter similarly includes a
 5 facility providing temporary housing designed by the
 6 HSRA. The proposed use of the project before Idaho
 7 Avenue is a facility providing temporary housing under
 8 HSRA and fits only into the zoning definition despite
 9 the publicized name of short-term family housing.

10 The purpose of an emergency shelter is to
 11 provide immediate safety and to quickly support families
 12 to end an episode of homelessness by accessing stable
 13 housing. We also know that families have better
 14 outcomes when they are able to access permanent housing
 15 more quickly when services and supports are colocated in
 16 emergency shelter buildings. To provide on-site
 17 services, we need space. The Short-Term Family Housing
 18 Programs will included dedicated spaces for private
 19 meetings for onsite wraparound services that provide
 20 connections to permanent housing program, housing
 21 searches assistance, credit counseling, and budgeting.
 22 Each program will employ social work staff who will also
 23 help parents navigate a range of needs such as
 24 childcare, healthcare, training, and employment
 25 services. Programs seeks a multigenerational approach

41

1 bringing in services that provide early childhood
 2 screenings and supports administered by the Office of
 3 State Superintendent for Education School Liaison, as
 4 well as support that strengthen parenting and help
 5 families to overcome trauma.

6 To adequately meet the day-to-day needs of
 7 program participants there will be space for computer
 8 labs, laundry, common living room, and microwave. Means
 9 are delivered in vans twice daily. The program
 10 facilities are necessarily designed to provide much more
 11 than just simple sleeping and living accommodations.
 12 The prior approved projects in wards 4, 7, and 8 have
 13 located these service areas on the ground floor, which
 14 provides natural light through windows, which is
 15 conducive to creating and maintaining a warm and
 16 welcoming environment in which to engage families.

17 In order to accomplish the city's goal of
 18 providing quality emergency shelter programs, the
 19 proposed smaller scale is a critical factor so that
 20 services and supports can be delivered more effectively
 21 and with each unique family and family member. The
 22 scale of the proposed site between 46 and 50 families
 23 offer the right balance between effective and efficient
 24 service delivery in creating a quiet, familial setting
 25 where families can thrive. Also the size of the

42

1 proposed site is necessary chief of legislative goal of
 2 replacing D.C. General with a sufficient number of
 3 units. We have found that emergency shelters of this
 4 size harmonize and integrate with the community.
 5 In D.C., we have other smaller scale family
 6 programs roughly the size and scale of the application
 7 that you see before you today that integrates seamlessly
 8 into the surrounding community. Many neighbors have
 9 instant pride for the program in their community and
 10 play a part in their success. And in total, there's
 11 many people who don't even realize that a homeless
 12 program is operating just down the street or right
 13 around the corner from their homes or offices.
 14 We are excited by this opportunity to
 15 develop a project before you today because programs will
 16 allow us to structure design details with our families's
 17 needs in mind. Each design element in this concept is a
 18 critical piece of the array of services needed to
 19 empower our families and assist them in locating and
 20 moving to permanent housing.
 21 I'd like to briefly mention some of the key
 22 design guidelines that we use in planning this program:
 23 Limiting the number of families per floor to ten or
 24 fewer allows families to have more privacy, less noise,
 25 less turbulence in the hallways, and a more predictable

43

1 environment and an opportunity for an appropriate
 2 community feel. Also, a maximum ten units per floor is
 3 ideal to allow families to provide the proper amount of
 4 attention to young children, who now have a great deal
 5 of energy. This scale also permits the common rooms on
 6 each floor to feel more like community living than
 7 anonymous cafeterias or auditoriums. Further, our
 8 families come into emergency shelter and exit emergency
 9 shelter with very few belongings so sleeping units and
 10 common spaces are fully furnished. Each floor will
 11 ideally be designed to have a direct line of sight
 12 between the floor's single central hallway. The choice
 13 is intentional and keep personal safety at the forefront
 14 of the building plan by removing corner hiding places.
 15 This allows the program operator to ensure safety while
 16 also mitigating the need for other more intrusive
 17 feeling security measures. In addition, building
 18 residents will have limited access to other floors.
 19 They will only be issued keys for their particular
 20 floor. Again, this reinforces the goal of security and
 21 predictability of environment for the families by
 22 ensuring only persons residing on the floor may access
 23 the floor.
 24 In an effort to balance both cost and
 25 personal and personal safety, we opted against

44

1 congregate dormitory-style bathroom and instead planned
 2 for locking hallway bathrooms that only accommodate one
 3 person or family at time. This is at least one private
 4 full bathroom for every two family units with some rooms
 5 including in suite private bathrooms to accommodate
 6 families with special needs. For families that do not
 7 have an in-room bathroom, that bathroom access is
 8 available through the hallway in immediate proximity and
 9 within sight lines of family's room. This allows for
 10 more flexibility, meaning that families are not tied to
 11 specific restrooms so then open restroom will be
 12 available when it's needed, while also allowing parents
 13 to keep a watchful eye on their children.
 14 With a security desk on each floor 24 hours
 15 per day, staff will be present to monitor activities and
 16 common areas in the hallway and ensure that only persons
 17 who are living on a floor are actually on the floor.
 18 The families have access to common areas as they need
 19 and are able to maintain an overall peaceful
 20 environment.
 21 No I'm going to shift to the community
 22 engagement. Following D.C. Council legislation
 23 determining procedure on replacement sites, DHS working
 24 partnership with council members and ANC's to establish
 25 membership information that represented community

45

1 stakeholder bodies community advisory teams. Ward 3's
 2 community advisory team began meeting in September 2016
 3 to ensure the community's voice was represented
 4 beginning with the design phase of the emergency
 5 shelter. Each advisory team is coshared by the ANC
 6 chair or his or her designee along with a senior
 7 representative from the administration.
 8 Ward 3 has served as the administration
 9 cochair with many stakeholders from around the country.
 10 Since the city administrator also spoke about the
 11 advisory teams, I'll just add that in addition to the
 12 advisory team meetings, we've cochaired and participated
 13 in more than a dozen meetings in Ward 3 to share
 14 information or respond to community concerns, including
 15 but not limited to six well-attended public meeting and
 16 orientation for new ANC commissioners, multiple visits
 17 to the program sites, and a site visit to another
 18 program in our continuum of care. We're pleased through
 19 this outreach a majority of the ANC members were able to
 20 support the shelter use on the proposed site. When
 21 residents raised concern about the siting of short-term
 22 family housing programs and any potential negative
 23 impact of the district's ability to respond quickly in
 24 emergency, then Interim Metropolitan Chief Peter Newsham
 25 and Homeland Security and Emergency Management Agency

46

1 Director Chris Geldart joined public advisory team
 2 meetings to address these issues. When residents raised
 3 concerns about the personal vehicles of MP officers
 4 being parked in the neighborhood, DGS responded to those
 5 concerns by providing an additional level of parking to
 6 be added to the parking deck, eliminating the district's
 7 need to parking relief and adding a benefit to the
 8 community by reducing a long standish community concern
 9 about parking in the neighborhood.

10 In response to community concerns about the
 11 location of the shelter's onsite playground, the
 12 architect has also revised designs to move the
 13 playground and trash away from the adjacent
 14 single-family homes. We have heard the concerns
 15 regarding the height of the project and the project
 16 architect was able to reduce the size from 72 feet down
 17 to 69 feet. While we have been able to compromise on
 18 many elements, the six stories and size of the project
 19 before you is critical to meeting the city's goals,
 20 complying with the programmatic needs of DHS, and
 21 accomplishing the objective to making homelessness rare,
 22 brief, and nonrecurring in the district.

23 The relief we seek today is one of multiple
 24 steps in the phase process to complete these facilities.
 25 Next week the advisory team will meet with the District

47

1 of Columbia Public Schools Chief Operating Officer Carla
 2 Watson and the principal of the in-boundary elementally
 3 school Eaton. DCPS has expressed its confidence in the
 4 ability of each of its schools to serve every child no
 5 matter their circumstance. As referenced by the city
 6 administrator, we will be developing good neighbor
 7 agreements very shortly with community.

8 As you can see the community engagement
 9 process in Ward 3 was robust. The ANC and advisory team
 10 was thoughtful and the district was responsive to
 11 concerns raised by the community. We have also
 12 submitted a schedule of community engagement for the
 13 record. We are excited by this opportunity to transfer
 14 industry standards and human empowerment into practice
 15 by proposing building designs that will enable D.C. to
 16 support our families to accomplish the city's goals and
 17 objectives.

18 Thank you for this opportunity to present
 19 the project and ask this board to grant the relief,
 20 because without the requested relief we cannot fulfill
 21 our goals and families will unfairly have to endure at
 22 D.C. General longer than anticipated.

23 CHAIRMAN HILL: Thank you.
 24 Just before we move on, I just want to let
 25 the board know we'll hear testimony from everyone and

48

1 then we can have questions. And then also, Mr. Brown,
 2 you'll have an opportunity to cross, and then also the
 3 ANC will have an opportunity as well. Thank you.

4 Good morning, Chairperson Hill and members
 5 and staff of the Board of Zoning Adjustment. I am Greer
 6 Gillis, director of the department of general services
 7 for DGS. Thank you for the opportunity to testify today
 8 about our efforts to support Mayor Bowser's goal to
 9 close the family shelter at D.C. General by 2018. We
 10 are here today before the BZA seeking zoning relief for
 11 approval of 3320 Idaho Avenue Northwest as an emergency
 12 shelter for more than 25 persons.

13 Section U-420.1 F identifies conditions for
 14 approving an emergency shelter use. The BZA may approve
 15 more than 25 persons if there is no other reasonable
 16 alternative to meet the program needs of that area of
 17 the district. As director of DGS, I can state that no
 18 other reasonable alternative is practical to meet the
 19 needs of the district.

20 The Department of General Services start a
 21 property search by looking at district owned properties
 22 in the city's inventory nearly two years ago. We looked
 23 for properties to purchase or lease only after we had
 24 exhausted our inventory. We worked in partnership with
 25 the Department of Human Services to develop relevant

49

1 criteria and release the solicitation for offers based
 2 on those metrics in late 2014 to get viable proposals
 3 from the community. In December of 2015, we hired a
 4 broker to help us identify sites and wards where we had
 5 not yet identified feasible sites such as ward 3. We
 6 executed the SFO process as an open solicitation. Those
 7 sites were evaluated when they were brought forward.
 8 All responses to the solicitations were directed to DGS.
 9 Upon receipt of the developer's submission proposals
 10 potential sites were forwarded to DHS for evaluation.

11 In order to close D.C. General, it is
 12 necessary to secure a total of 280 total units. The
 13 district sought roughly 12,000 to 30,000 square feet per
 14 site, preferably close to public transportation and
 15 other services and amenities, and sites that are
 16 economically feasible and able to be developed within a
 17 24 to 30 month timeline.

18 In ward 3, we received six proposals with
 19 one site. 2619 Wisconsin Avenue Northwest identified to
 20 be of adequate size and within close proximity to public
 21 transportation and having the capacity to satisfy the
 22 program requirements. However the D.C. Council voted to
 23 locate these shelters on district-owned properties. The
 24 D.C. Council conducted their own search of D.C.-owned
 25 properties and the Homeless Shelter Replacement Act of

50

1 2016 designated 3320 Idaho Avenue Northwest, a
 2 district-owned site as the ward 3 shelter location. In
 3 October 2016, Ayers Saint Gross was awarded a contract
 4 for architectural and engineering services leading the
 5 efforts for the ward 3 site.
 6 Over the next several months both DGS and
 7 DHS held weekly design meetings with the architects in
 8 order to move the concept design phase forward. We
 9 required the new team to conduct the number of design
 10 charrettes to ensure the proper project design for the
 11 existing structures and the surrounding community. We
 12 notified the team of our expectation to design
 13 distinguished facilities in which families experiencing
 14 homelessness will feel safe and maintain a sense of
 15 pride. As the team reached significant mile stones, we
 16 integrated them within the advisory team and design
 17 overview meetings with the ward 3 residents. This
 18 allowed us to gather immediate feedback and to
 19 incorporate suggestions made by the community. The
 20 district has and will continue to meet with the members
 21 of the community through the design and construction
 22 process that will provide monthly updates. To date we
 23 have held over a dozen meetings, which include the ANC,
 24 council members, district leaders, as well as several
 25 stakeholders and advocacy groups.

51

1 Shortly after the start of 2017, we held a
 2 special meeting to present the proposed design to the
 3 newly elected ANC members. Continuous dialogue between
 4 the district and the ANC allowed for us to propose
 5 various parking solutions that would meet the needs of
 6 the emergency shelter site, the adjacent police station,
 7 as well as the immediate community. While the end vote
 8 of the ANC was a split vote, all Commissioners supported
 9 the emergency shelter use and necessary special
 10 exception relief at this location.
 11 DDS remains steadfast in its commitment to
 12 engage the community and stakeholders in the multiphase
 13 elements of this project. Based on community comments,
 14 we request flexibility to work with the communities to
 15 refine exterior designs and non-programmatic elements.
 16 Such features include but are not limited to landscaping
 17 and exteriors and other elements that will be
 18 immediately impactful to the neighborhood. Our design
 19 teams have engaged the district fire and emergency
 20 medical services as well as the Metropolitan Police
 21 Department as consultants during the concept development
 22 to ensure safety and security is adequately incorporated
 23 in the early stages of the design process. Based on
 24 conversations with MPD, we are confident that
 25 collocating the emergency shelters and the two DMPD

52

1 facilities will be secure and sustainable for both uses.
 2 As the city administrator indicted, D.C.
 3 General is not a place for families. Continuing to
 4 house families at this location does not reflect the
 5 values that we share for how to serve and support our
 6 most vulnerable residents, especially families with
 7 children. As the implementing agency, DGS leads the
 8 effort to design, entitle, construction, deliver, and
 9 manage the emergency shelter facilities. Each day that
 10 passes equates to families unfairly being subjected to
 11 D.C. General's shelter system.
 12 The council's legislation last June required
 13 DGS to have teams develop preliminary designs, cost
 14 estimates, and delivery schedules sufficiently. Though
 15 every effort has been made to maintain the initial 2018
 16 delivery, after careful evaluation the team has
 17 committed to delivering the ward 3 site in the summer of
 18 2019. The following is the timeline of the anticipated
 19 delivery schedule: Design start, October 2016; DCRA
 20 submission, June 2017; construction start, November
 21 2017; construction delivery, summer 2019. Any
 22 alternatives that delays entitlement, construction, and
 23 opening the new emergency shelters extends our use of
 24 D.C. General, an old, poorly adapted hospital building
 25 beyond its useful life.

53

1 We understand that the opposition party and
 2 some members of the ANC believe a shorter, fewer unit
 3 shelter is feasible. As director of DGS and reliance
 4 upon our team of experienced professionals, the city's
 5 goals and objectives cannot be achieved by a facility of
 6 fewer, which will require that the need be met by more
 7 facilities. And a shorter facility would create a
 8 practical difficulty for accomplishing this great public
 9 need for the city.
 10 In conclusion, on behalf of the mayor, I
 11 thank you for the opportunity to testify today. We are
 12 ready, willing, and eager to close D.C. General and
 13 deliver smaller, dignified, and safe community-based
 14 shelters for the city's most vulnerable population. We
 15 appreciate your time and your consideration and I am now
 16 available to answer any questions at the end of our
 17 presentation.
 18 CHAIRMAN HILL: Thank you.
 19 MR. MCNAMARA: Thank you, Director Gillis.
 20 Again, my name's Joe McNamara. I'm with Ayers Saint
 21 Gross, Architects and Planners and I'll talk a little
 22 bit about the project now. The property at 3320 Idaho
 23 Avenue is a fairly large property. It's located in an
 24 RA-1 zone near three large PD's across the street and in
 25 close proximity to a higher density NC-1 zone at

54

1 Wisconsin Avenue.
 2 So we're showing here a site plan with the
 3 existing conditions for a large site approximately
 4 200,000 square feet. It's bifurcated by this
 5 L-shaped --
 6 CHAIRMAN HILL: Mr. McNamara, if you could
 7 just try to speak clearly into the microphone. That
 8 might be helpful. You're doing fine, I'm just saying
 9 try to speak more clearly into the microphone. Thank
 10 you.
 11 MR. MCNAMARA: The site is bifurcated by
 12 this -- let me try this one. Good to know it's not me.
 13 So it's are large site approximately 200,000 square feet
 14 bifurcating by an L-shaped retaining wall you can see on
 15 this slide here. There are two access points on the
 16 east side of the site to the north and the south. The
 17 north access is for MPD access to their parking lots, as
 18 well as two other missed vehicles, two other refuelling
 19 stations on the north portion the site, as well as the
 20 prisoner transport sally port on the north edge of the
 21 MPD building you see in the middle of the slide there.
 22 There's approximately 18 feet slope difference from the
 23 north end of the site to the south from top to bottom
 24 from Newark Street down to the south end of our site.
 25 And the current south end of the site is the parking

55

1 area but it ends in currently the temporary impound lot
 2 used by MPD, which is essentially a temporary junkyard
 3 of vehicles. And there's also a trash area pick up
 4 adjacent to that.
 5 There's a few photos from around the site.
 6 The first shot here, shot No. 1 in the top left, this is
 7 from the garden area to the west of the retaining wall,
 8 and this is the view you see at that point: It's a
 9 brick wall that extends up above the site there. And
 10 then the remaining shots are from Idaho Avenue looking
 11 across the street. You can see it's fairly well treed
 12 area. Photograph No. 3 is looking at the modernist MPD
 13 building that's currently on the site.
 14 This slide is just showing the topography of
 15 the site. You can see there's a two-foot interval, so a
 16 contour line so that's 18 feet from York Street at 362
 17 feet down to 344 feet elevation at the south end of the
 18 site. Although it's somewhat level on the east side of
 19 the wall -- this plan is rotated to the left so north is
 20 left on this shot. Although it's somewhat level on the
 21 south end of our site, on the west side of the wall the
 22 slope does drop off considerably at the south end of the
 23 site.
 24 So this is a side-by-side site plan to show
 25 you and how we're developing this area. The left side

56

1 images is the existing conditions and the right side
 2 being the proposed. The red line that's overlaid on
 3 both images is that existing retaining wall, which is
 4 remaining in place throughout the construction. And so
 5 we wanted to give that as a touchstone so you can see
 6 where our work is taking place completely to the east of
 7 that retaining wall.
 8 The site constraints, again, the refueling
 9 station on the north end of the site and the prisoner
 10 transfer sally port on the north edge of the MPD
 11 headquarters building, and then the gardens to the west
 12 side of the wall. These factors -- you know, we needed
 13 to maintain the north end of the site so MPD operations
 14 can remain in full effect as well as municipal vehicle
 15 refueling. And then on the left side of the wall
 16 there's, obviously, the community garden lots which are
 17 adjacent to Newark Street. So that left the south
 18 portion of the site as the most reasonable location for
 19 the short-term family housing. You can see on the right
 20 we have the parking deck proposed directly west of the
 21 MPD building between the MPD headquarters building and
 22 the retaining wall, and the emergency shelter site to
 23 the south of the MPD building.
 24 So this is a site plan of our original site
 25 plan that we brought to the community and we received

57

1 feedback from the community about concerns for the
 2 playground being to the south of the building and noise
 3 concerns with the adjacent neighbors. We took that back
 4 and made some changes to our site plan. You can see now
 5 our play area is located to the west of the emergency
 6 shelter, and we've moved the trash pickup and delivery
 7 area to the north side of the building as well. And so
 8 now we have a fairly significant side yard to the south
 9 of the building between the emergency shelter and the
 10 adjacent neighbors. It's approximately 63 feet from our
 11 building to the property line, which results in a nearly
 12 one-to-one ratio of horizontal to vertical with our
 13 sixth-nine foot tall building.
 14 Let me give you some of the floor plans.
 15 The basement level is primarily utility space, but it's
 16 also some storage space for materials of the DHS as well
 17 permanent bike storage. The entry level includes the
 18 administrative wing on the lower right of this floor
 19 plan, that's intended to be near the lobby to foster
 20 relationship building between the case workers and the
 21 residents. We've also got all of the service components
 22 on this level. The bottom left area is the dining area
 23 with a warming kitchen adjacent to a multipurpose room
 24 and an indoor play area. And the north wing includes
 25 staff lounges and maintenance areas, as well as a

58

1 service, which is computer room and the medical clinic.
 2 This is our typical residential floor. The
 3 building is set up based upon this layout, which allows
 4 for line of sight from the monitor at the east end of
 5 the hall on the right where our community spaces are
 6 located, which are the most public portions of the
 7 building along Idaho Avenue, the study space to the
 8 south and the community space to the north. And then
 9 the residential units are set up as Director Zeilinger
 10 mentioned, four bathrooms shared by eight units, and
 11 then there are two more units with private baths. And
 12 two of the units have adjoining doors to accommodate
 13 larger families when needed.
 14 And our roof plan's here just to show you
 15 that this is not intended for resident access. It's
 16 just roof top equipment with a screen for that equipment
 17 to hide it from view.
 18 Looking at our building elevations, you can
 19 see the two-bar scheme we have organized about that
 20 central corridor. We have on the north side, the right
 21 side of this image, a terra cotta cladding with a brick
 22 masonry cladding on the south bar divided by a vertical
 23 glass element on both this facade and the back of the
 24 facade, which will light the corridor with natural
 25 light. The single-story admin wing, which is on the

59

1 lower left portion of this, reaches out from the
 2 six-story element building towards the street to
 3 humanize the entry sequence.
 4 We mentioned earlier about the height of the
 5 building. The originally submitted 72-foot height was
 6 based upon a corridor ceiling height of 8 foot 6, and
 7 then going through the organization of the systems above
 8 the ceiling result in an 11 foot 4-inch floor-to-floor
 9 height. We've since gone back and reorganized the
 10 systems to minimize and eliminate all crossings, and so
 11 we were able to lower our floor-to-floor height to 10
 12 foot 8. And that 8-inch interval is purposeful in that
 13 we have a brick masonry building so we need to maintain
 14 that 8-inch module to support the brick at every level.
 15 So that moved to bring it down to 10 foot 8 allowed us
 16 to lower our building height to 69 feet. If we were to
 17 try to lower it any further, we would need to do it in
 18 another 8-inch increment. Our current ceiling height of
 19 8 foot 4 would have to be lowered to 7 foot 8. Now,
 20 although that's technically legal, that is not a height
 21 that's more recommended for a public space, it's something
 22 that's more typical for a utility closet or a storage
 23 room.
 24 I just walked around the building, this is
 25 the south side is primarily brook masonry with some of

60

1 the terra cotta you see on the right side of the image
 2 and wrapping around the base. We're also looking a
 3 using a softer underskin type of material like a wood
 4 HPL panel along the base that we'll try to introduce
 5 into the interior of the building as well.
 6 And, again, this is the west facade, nearly
 7 a mirror image of the front facade, although this
 8 doesn't have as many public spaces here. But again, the
 9 terra cotta and the brick cladding. And then the north
 10 facade, which will face towards the MPD building, is
 11 primarily the terra cotta cladding.
 12 This next image is a site section through
 13 Idaho Avenue facing west looking at the site. The
 14 purpose here is to show the surrounding context and fit.
 15 As previously mentioned, the 18 feet from Newark Street
 16 down to the bottom of our site, this topographical
 17 variance virtually aligns the emergency shelter with the
 18 WTOP building just to the north of Newark Street. This
 19 helps to support the degree of relief we're seeking for
 20 height and stories and minimizes the impact on the
 21 adjacent properties. And as you can see in these photos
 22 of these building just to the north on Idaho Avenue the
 23 six-story emergency shelter is not out of character with
 24 this area.
 25 Our sun studies show the shading impact of

61

1 the emergency shelter and parking have on the
 2 surrounding area. These views are during the spring and
 3 fall equinox along the top images and the summer
 4 solstice along the bottom. As you can see there's zero
 5 impacts upon nearby residences with shadow remaining
 6 within the confines of our property boundary. The shade
 7 present at the gardens is during the morning hours only,
 8 and the garden area is already designated in these areas
 9 for shade planting due to nearby tree cover. And
 10 lastly, we have a few bird's eye renderings with the
 11 emergency shelter setting and the garage setting to the
 12 view. These provide the best view of the context we are
 13 building within and show how the building's architecture
 14 is congruent with the surrounding area. The view is
 15 from the east-southeast with gardens visible to the west
 16 of the emergency shelter. And this view from the
 17 northeast looks down Idaho Avenue with lawn placed in
 18 the foreground of the emergency shelter located in the
 19 center of this image. And this last view is over the
 20 gardens with the cathedral in the background provides
 21 the best view of the treatment of the west facing garage
 22 facade that will overlook the gardens. The intent here
 23 is to plant the base of this facade with vines, which
 24 will carry a very soft green wall edge. Essentially,
 25 obscuring the concrete structure behind it.

62

1 Thank you very much and I'll have Nicole
 2 White to talk about the transportation issues.
 3 MS. WHITE: Good morning Chairman Hill and
 4 members and staff of the BZA. My name is Nicole White.
 5 I'm a principal with Symmetra Design. Our firm prepared
 6 the transportation assessment for the project. Our
 7 study was coordinated with District Department of
 8 Transportation and received no objection from DDOT.
 9 I'll skip past the -- I know you wanted me to go fast.
 10 The project is less than a mile from two Metro rail
 11 station and within closer proximity there are a number
 12 of bus lines on Wisconsin Avenue and Wisconsin Avenue is
 13 a high priority bus corridor.
 14 You've already heard about the existing
 15 points of access to the site. I will reiterate that the
 16 southern most access point will shift to the north, and
 17 that will be a shared point of access for the project
 18 and for MPD in the future.
 19 In terms of traffic generation -- in terms
 20 of traffic generation, just to talk about the
 21 characteristics of the residents and the staff,
 22 residents are projected to have very low vehicle
 23 ownership, and so they wouldn't generate traffic trips.
 24 And in terms of staff, more staff are expected to drive,
 25 however, given the shift times their arrival would be

63

1 early in the morning and later in the evening as the
 2 peak times, and that would not coincide with the peak
 3 times of traffic for the adjacent street.
 4 In terms of parking, you've already heard
 5 about the parking garage. I'll just reiterate that the
 6 project will meet the zoning requirements and provide 23
 7 spaces. In addition, the project will provide an
 8 opportunity to increase parking for MPD. Although the
 9 project will meet requirements, zoning requirements for
 10 parking, we also did a parking survey in the area and
 11 found between 89 and 125 vacant spaces available. There
 12 are certainly some streets that are at about 90 percent
 13 or higher in terms of occupancy, but in the broader
 14 study area there were available on-street spaces. But
 15 again, the project will meet parking requirements
 16 onsite. The Cathedral Commons parking garage is also
 17 located a block away from the site and there's ample
 18 parking there.
 19 The project will meet requirements for
 20 bicycle parking and will provide bicycle storage on the
 21 ground floor, which will be used by staff and can also
 22 be used by residents. And there will also be a bicycle
 23 rack near the front door for short-term bicycle parking.
 24 In terms of loading, the project will
 25 require a variance from the loading requirements. The

64

1 project will provide a service and delivery space, and
 2 we believe that will be adequate to serve the needs, the
 3 loading needs, of the project. Given the nature of the
 4 proc, residents will not require moving truck's for
 5 moves in, and daily food delivery, as you've already
 6 heard, will be accommodated in vans. So we believe the
 7 service delivery space will be adequate to accommodate
 8 the needs of the project.
 9 Also, I'll talk about the temporary parking:
 10 There's a special exception before you that was not
 11 initially included in our transportation study because
 12 that was brought about as a result of being responsive
 13 to some community concerns. So we have taken a look at
 14 that special exception in terms of the access point, and
 15 we have no objection to the temporary use of the tennis
 16 courts and the access point for the project. I will
 17 note that it will have to go through public space
 18 process so there will be further review and coordination
 19 with DDOT that's required as part of that process. And
 20 that concludes my presentation.
 21 MS. MOLDENHAUER: Thank you very much.
 22 Despite I will provide a brief and a legal
 23 summary of the relief that we are seeking, we are
 24 seeking a variance under three areas: One for the
 25 height and story requirements, one for the number of

65

1 primary structures for a single lot, and loading. Under
 2 these variances, Office of Planning has supported all
 3 three of the variances. The ANC has supported the
 4 number of structures of a single lot and the loading
 5 relief.
 6 We are also seeking special exception relief
 7 to construct an emergency shelter in the RA-1 zone with
 8 Office of Planning and ANC support on that element of
 9 relief. And we are seeking temporary parking use for
 10 the use of the tennis courts during construction. We
 11 can elaborate a little bit more on that; that relief is
 12 only being sought as an alternative option. We have
 13 been pursuing diligence work and Director Phillips can
 14 elaborate on that report's questions in regards to
 15 providing additional alternatives. So that would be
 16 only required or needed if these other alternatives are
 17 not finalized, but we believe we are very excited that
 18 they will. So I will walk through.
 19 Then just confirm, as specifically stated in
 20 our briefing, that the board will be reviewing these
 21 cases under a more flexible standard that is articulated
 22 under Monaco, that has then been confirmed with the
 23 National Black Children's Development Institute cases
 24 and has also been confirmed in board cases both in area
 25 variances and in use variance cases. The Court of

66

1 Appeals confirmed that for a nonprofit, as occurred with
 2 the NRC in Monaco, that they differentiated a commercial
 3 developer, a market rig developer, from that a nonprofit
 4 organization or the needs of the City, and indicated
 5 that the board may apply a more flexible assessment and
 6 that the public need is an important factor in granting
 7 or denying a variance.

8 The characterization of a use of a public
 9 service and its need for expanding facility is a
 10 significant factor. As you heard testimony, the goals
 11 and the needs of the city that have both been elaborated
 12 in the ICH and in legislation are critical in order to
 13 accomplish those goals. This is really a numbers game:
 14 There is an obligation to provide 280 units, and in
 15 order to do that, the facilities need to have 50 units
 16 per project in order to accomplish those throughout the
 17 entire city. So in order to do that, this site requires
 18 50 units and 10 units per floor.

19 The variance standard is indicated there
 20 must be an exceptional condition that must impact a
 21 practical difficulty and show that there is no
 22 substantial detriment to the public good. We have
 23 shown, as has been testified to, that there is
 24 exceptional condition on the site, both the existing
 25 location of the MPD station, the refueling station, the

67

1 additional services on the facility, as well as the
 2 existing community gardens and the topography in
 3 conjunction with the programmatic needs. One designates
 4 where the site would most likely be located on a
 5 reasonable level, and then two, indicates that the need
 6 for ten units per floor plus a floor of wraparound
 7 services determines the six story requirements at the
 8 site.

9 As indicated, just going through this, we
 10 also have the fact that there is a refueling station in
 11 the parking lot. We have no substantial detriment to
 12 the public all good. The project aligns with the
 13 building's plan and the surrounding area, which includes
 14 a mix of buildings and types, as Mr. McNamara went
 15 through, this is built into the context of the community
 16 that does have single family homes but also has five
 17 story and nine story and other buildings around the
 18 community, and we believe that the architecture has
 19 taken into effect that requirement, as well as the
 20 unique condition of the foliage and the trees that are
 21 around the community that provide some shade and some
 22 privacy in that regard. We do not believe this will
 23 infringe on the capacity of MPD, rely upon the evidence
 24 in the record in regards to the documentation from
 25 letters from MPD, letters from FEMS, and also letters

68

1 from the D.C. Public School Systems.

2 The zoning will have a substantial setback
 3 from nearby single family homes. The board has to
 4 consider, obviously, impacts on community light and air,
 5 however, we deem that the zoning regulations dictate
 6 certain requirements. Here, as indicated, we are
 7 actually providing nearly a one-to-one setback providing
 8 more than enough distance between single family homes
 9 and this proposed site, even given the variance relief
 10 that we are seeking on height and stories.

11 The play area was moved and the trash area
 12 was moved based on community dialogue and request, that
 13 was moved now to be more insular into the site, taking
 14 that away from some of the abutting single-family home
 15 properties, the one single-family home property and also
 16 relocating the trash, that is an improvement as in the
 17 case kind of on the existing condition of the site. The
 18 existing condition has a junkyard or the impound lot
 19 butting the single-family home currently, as well as
 20 trash currently abutting that property. And so the
 21 improvement of this design is actually moving that and
 22 moving that away onto the other side of an attractive
 23 building, maintaining the existing retaining wall.

24 We are seeking special exception relief as
 25 indicated first for the emergency shelter use and then

69

1 for the temporary parking use as Director Zeilinger went
 2 through. The emergency shelter use is the appropriate
 3 use, this is not a use variance, this is not a variance
 4 at all for the special exception use here for the
 5 emergency shelter use. And in that regard, we also have
 6 in the record a letter from the zoning administrator
 7 confirming that the emergency use is the appropriate use
 8 for the site, and also confirming that the relief from
 9 the two primary structures on a single lot is also an
 10 area variance, not a use variance.

11 We believe that the project has been
 12 designed with high quality considerations from Ayer
 13 Saint Gross and is in harmony with the general purpose
 14 and intent of the zone plan and the community and will
 15 not have a adverse effect on the community. As I
 16 indicated, we believe that the colocation of the
 17 facility, as well as the surrounding neighborhood, does
 18 lead this project to comply with all of the zoning
 19 standards. We will open ourselves up for questioning
 20 and would request that the board review the application
 21 and support the relief for questions.

22 CHAIRMAN HILL: Thank you, Ms. Moldenhauer.
 23 So Mr. Brown, what I'd like to do now is
 24 give you an opportunity to cross, and then also ask the
 25 ANC if the ANC commissioner has any questions.

70

1 Commissioner? If the ANC commissioner has
 2 any questions also that they'd like to ask at this time
 3 in terms of cross for the Applicant. And then the board
 4 will also have some questions and then also afterwards
 5 we're going to hear from the different various
 6 departments here, and then also the ANC will have a
 7 chance to present, so this is just kind of any questions
 8 that you have in terms of cross.
 9 And Mr. Brown, again, this is just for cross
 10 in terms of you also have an opportunity to present. I
 11 am going to start with you, Mr. Brown.
 12 MR. BROWN: Yes, chairman, certainly.
 13 MR. MILLER: The board will have an
 14 opportunity to ask questions of the Applicant after the
 15 cross examination?
 16 CHAIRMAN HILL: Yes. I'm sorry I'm kind of
 17 going a little out of order as I originally mentioned.
 18 Yeah, we're going go ahead and do the cross first and
 19 then if anyone has questions.
 20 MR. BROWN: Thank you. I'd like to start
 21 with Mr. McNamara. I hope there's no particular order
 22 here.
 23 CHAIRMAN HILL: No, go ahead.
 24 MR. BROWN: Mr. McNamara, basically, you
 25 have to work what you described as the southeastern

71

1 portion of this site because there's also existing
 2 facilities on the other part of the site. Right?
 3 MR. MCNAMARA: That's correct.
 4 MR. BROWN: Can you give me an approximate
 5 size of the area that you have to work with? In terms
 6 of square feet?
 7 MR. MCNAMARA: For the site development?
 8 MR. BROWN: Basically, you have the fifth
 9 and sixth-story building into an area of how many square
 10 feet?
 11 MR. MCNAMARA: Well, originally, we had
 12 parking included in that site development. And I
 13 believe the site area -- I'd have to be taking a guess
 14 at the site area, and I'd rather have to look that up
 15 for you rather than --
 16 MR. BROWN: Well, it's a small fraction of
 17 the 200,000 square feet of the overall property.
 18 Correct?
 19 MR. MCNAMARA: Yes.
 20 MR. BROWN: Just give me a ballpark estimate
 21 of the fraction of that overall property. Can you do it
 22 by eyeball from your diagrams?
 23 CHAIRMAN HILL: It's all right. You can
 24 just take a guess.
 25 MR. MCNAMARA: 20 percent.

72

1 MR. BROWN: So it's no more than 40,000
 2 square feet?
 3 MR. MCNAMARA: It's somewhere in that
 4 neighborhood, correct.
 5 MR. BROWN: And was your judgment
 6 architecturally that in order to accomplish the
 7 programmatic needs of getting 50 homeless shelter units
 8 in this project, you had to design the building that
 9 went up six stories?
 10 MR. MCNAMARA: Yes, to me the programmatic
 11 needs stated by DHS not to exceed ten units per floor,
 12 yes, it required a six-story building.
 13 MR. BROWN: Given the size of the area that
 14 you had to work with?
 15 MR. MCNAMARA: Given the size of the -- I'm
 16 not sure I understand your question.
 17 MR. BROWN: Well, if you had the entire
 18 200,000 square foot area to work with, to design the
 19 building, perhaps you might have come up with a design
 20 that didn't go up to six stories.
 21 MR. MCNAMARA: That used more than ten units
 22 per floor? Is that what you're asking?
 23 MR. BROWN: Well, let me ask you this
 24 question: Have you had a chance to read the Commission
 25 on Fine Art's review of this project?

73

1 MR. MCNAMARA: Yes.
 2 MR. BROWN: All right. I am going to read
 3 you a statement from that letter. This is Exhibit 206
 4 in the record: "The commission suggested more
 5 flexibility in the programmatic guidelines for the
 6 building itself commenting that other configuration,
 7 such as a two-wing floor plate with clusters of seven to
 8 ten units separated by common spaces could allow for a
 9 lower building with a larger footprint. As the
 10 architectural character of the project is developed,
 11 they cautioned against creating the appearance that is
 12 more institutional than residential. So if you had the
 13 200,000 square foot area to work with, could you not
 14 have created a homeless shelter design that meets the
 15 programmatic needs with two wings on three floors, and
 16 perhaps a more residential appearance?
 17 MR. MCNAMARA: We discussed those types of
 18 options with DHS at the outset of the project, and their
 19 feeling was the programmatic needs of the project
 20 limited the number of units to ten units per floor, even
 21 creating separated wings because that starts to, you
 22 know, feeling more like a sprawling facility like D.C.
 23 General and what they wanted to do was to maintain a
 24 complex floor plate and foster a sense of community
 25 among each floor of residents, and not have large wings

74

1 expanding out on a shorter building.
 2 MR. BROWN: So I take it, then, you regard
 3 the concerns of the Commission of Fine Arts as misguided
 4 with regard to this project?
 5 MR. MCNAMARA: I view -- their feelings are
 6 entirely their own and valid on their own, but they
 7 don't understand the needs that DHS has for these
 8 emergency shelters.
 9 MR. BROWN: I'd like to ask Mr. Young a
 10 couple of questions.
 11 Mr. Young, in your testimony you indicated
 12 that the council held a public hearing on the mayor's
 13 plans for all of the wards on March 17, 2016, and then
 14 on May 16th announced and voted on revisions to the plan
 15 including changing three of the eight cites. That
 16 included ward 3. Right?
 17 MR. YOUNG: That's correct.
 18 MR. BROWN: During the period between March
 19 17th and May 16th, do you know whether or not the city
 20 as opposed to the council was looking at alternative
 21 sites?
 22 MR. YOUNG: When you say "The city," you
 23 mean who exactly?
 24 MR. BROWN: The executive branch rather than
 25 the county's fault.

75

1 MR. YOUNG: We had looked at alternative
 2 sites at the conception of this initiative quite
 3 extensively. We looked at those again in response to
 4 the public hearing that was held on the matter and
 5 talked to council about what those sites were. In their
 6 intervening time, we continued to look through that
 7 which we had already reviewed and talked internally:
 8 Were there any other sites that the council might have
 9 under their own consideration?
 10 MR. BROWN: When you looked at sites prior
 11 to the selection of the Wisconsin Avenue site, were you
 12 looking to lease property or to acquire properties or
 13 both?
 14 MR. YOUNG: We looked at both alternatives.
 15 MR. BROWN: And for Ms. Zeilinger, you heard
 16 my questions to Mr. McNamara. Do you agree with his
 17 assessment that the programmatic needs of ten units per
 18 floor would override the possibility of having two
 19 different wings of ten units per floor?
 20 MS. ZEILINGER: No, I don't -- well, the CFA
 21 has a particular role that they play related to the
 22 appearance of the building. My job is to look at,
 23 programmatically, what we need to do to serve families.
 24 We went through a very robust process with a committee
 25 of Interagency Council on Homelessness and DGS with

76

1 experts on child development, on homeless services. We
 2 consulted with families in our program, national
 3 experts, and local experts. And that committee
 4 recommended those guidelines that then DGS and the
 5 department used as we moved forward to the development.
 6 I think there is a great deal of thought and expertise,
 7 and we also did have our architectural expertise on our
 8 panel or on our committee that came up with those
 9 recommendations and I absolutely stand by them one
 10 hundred percent.
 11 MR. BROWN: If I understand your testimony
 12 then, the programmatic needs of putting a certain number
 13 of people together in a homeless shelter in the range of
 14 46 to 50 is an essential part of your program?
 15 MS. ZEILINGER: So there a number of
 16 things/interests that we need to balance in the homeless
 17 system: Our need to provide those emergency services to
 18 families at the time that they need them, as well as our
 19 ability to make sure we're able to resource the programs
 20 that help families exit homelessness to permanent
 21 housing. So in order to do that, we have to establish
 22 the right balance to operate a system that functions.
 23 So we determined that the right number of units for the
 24 emergency shelter part of our program is up to 50, that
 25 we wouldn't want to exceed that. But that within 50

77

1 units, we could create the right type of programmatic
 2 design and environment for families to improve that
 3 portion of the system.
 4 MR. BROWN: I'm trying to understand whether
 5 or not this means, essentially, that all of these
 6 facilities essentially must be six-floor facilities,
 7 five- or six-floor facilities, in order to have ten
 8 units per floor and achieve the right economies of scale
 9 with all of these support services.
 10 MS. ZEILINGER: Yes. And that's consistent
 11 with our design across the wards.
 12 MR. BROWN: Can you say based on you
 13 experience that this is the solution all across the
 14 country for such homeless shelters?
 15 MS. ZEILINGER: So, of course, different
 16 communities take different approaches to the issue;
 17 there is not a federal standard. But we've took into
 18 account what we've learned from the efforts across the
 19 country to prevent and end homelessness, to serve
 20 families experiencing homelessness, as well as the
 21 values of our community, which have very specific
 22 standards around how we provide services to families
 23 that go well above and beyond in districts law what is
 24 the case in most jurisdictions in our country, as I
 25 noted in my testimony. So the design requirements are

78

1 informed by knowledge of what works from across the
 2 country id the expertise we have locally, and the
 3 requirements we have in law.
 4 MR. BROWN: One more question relating to
 5 your advisory teams that have been put together and be
 6 charged with coordinating community feedback and input
 7 into the program and relating issues and concerns: If I
 8 understand correctly, that community advisory team in
 9 ward 3 was formed after the decision was made that the
 10 ward 3 shelter would be on the police station site. Is
 11 that correct?
 12 MS. ZEILINGER: Right because it needed to
 13 be comprised of members of the immediate neighborhood
 14 where the program would operate.
 15 MR. BROWN: And so concerns that community
 16 may have had about whether or not this was an
 17 appropriate location for the facility, those concerns
 18 were not within the purview of this advisory community,
 19 were they?
 20 MS. ZEILINGER: No, absolutely not, that's
 21 not the purpose of the advisory team. The advisory team
 22 is, once the site has been selected, to make sure that
 23 were able to operate it in a way that's informed by
 24 interests and concerns of the community, and operate and
 25 develop a program that is respectful of neighbors and

79

1 informed by all the different stakeholders.
 2 MR. BROWN: Are you aware of any similar
 3 community advisory input program with regard to the
 4 decision to chose this particular site?
 5 MS. ZEILINGER: Still I think that was
 6 answered by both the Chairman, who made the selection of
 7 the site, as well as the city administrator and Director
 8 Gillis in their testimony.
 9 MR. BROWN: I am asking you if you are
 10 personally aware of any community involvement in site
 11 selection prior to the time that the police station site
 12 was selected?
 13 MS. ZEILINGER: So when there was opposition
 14 to the Wisconsin avenue selection, I personally met with
 15 several of the people that were ANC Commissioners at the
 16 time. They brought three properties they wanted the
 17 district to look at, and one of which included the Idaho
 18 Avenue site for our consideration. As you are likely
 19 aware, they also submitted those recommendations to the
 20 council member. So those were additional sites that
 21 were taken into consideration and they had some -- they
 22 came from the ANC representatives, they had some input
 23 from the people that they represented.
 24 MR. BROWN: If I understand your testimony,
 25 you're saying that certain interested members of the

80

1 community made suggestions about alternative sites.
 2 MS. MOLDENHAUER: I believe her testimony
 3 speaks for itself and you trying to state what she
 4 said -- if you have another question, I don't -- I
 5 object to counsel restating and trying to put his own
 6 words into what she just stated.
 7 CHAIRMAN HILL: I appreciate your comment,
 8 Ms. Moldenhauer.
 9 Mr. Brown, go ahead and finish asking your
 10 questions. Again, as I understand it, the answer that I
 11 think Director Zeilinger is giving is that it was at the
 12 council level that there was public participation. But
 13 please go ahead and ask your question again more
 14 concisely.
 15 MR. BROWN: I think I've covered the point
 16 adequately. Let me just turn now to Director Gillis.
 17 In your testimony, Director Gillis, you say
 18 that "To date we have held over a dozen meetings, which
 19 include the ANC council members, district leaders, as
 20 well as several stakeholders and advocacy groups."
 21 Correct?
 22 MS. GILLIS: That is correct.
 23 MR. BROWN: My question to you is: With
 24 regard to community feedback, either from the individual
 25 level or at the ANC level, are you aware of any feedback

81

1 or input process with regard to -- a formal process with
 2 regard to obtaining advice about site selection in this
 3 particular case?
 4 MS. GILLIS: Could you expound on your
 5 question, please? I'm not understanding. Are you
 6 asking more so just community feedback, but then you
 7 asked about a formal process. I just need further
 8 explanation.
 9 MR. BROWN: All right. I'll go back over it
 10 again.
 11 MS. GILLIS: Thank you.
 12 MR. BROWN: There is now a -- in the
 13 development process a formal process for community
 14 input. Correct?
 15 MS. GILLIS: Yes, through the advisory team
 16 process.
 17 MR. BROWN: Are you aware of any similar
 18 formal process for community input, including ANC input,
 19 with regard to the decision to choose the police station
 20 site?
 21 MS. GILLIS: What I can comment on, sir,
 22 with regard to the decision to choose the police station
 23 site, that was a site that was chosen by the council.
 24 And once that site was chosen why the council, we moved
 25 forward with the AT meetings and then the discussions

82

1 with the community wrapped around that other site.
 2 MR. BROWN: You talked extensively about --
 3 in your testimony about the search for sites for this
 4 property, for this project. My question is: Whether or
 5 not in the evaluation of other sites there was any
 6 evaluation of the amount of zoning relief that would be
 7 necessitated in order to put up a six-story building and
 8 meet the programmatic needs of the Government?
 9 MS. GILLIS: So when we evaluated for
 10 available sites and other sites in this particular ward
 11 in the early stages, there was a preliminary assessment,
 12 because any site that we would come to we would have to
 13 look at whatever zoning relief that would be needed in
 14 order to build an emergency shelter. So there was a
 15 preliminary assessment.
 16 MR. BROWN: Are there records of that
 17 preliminary assessment -- public records of that
 18 preliminary assessment?
 19 MS. GILLIS: Yes, as part of the package to
 20 the council hearings, yes. They would be part of the
 21 council hearings and information that would be submitted
 22 as part of the council hearing, sir.
 23 MR. BROWN: So that information about look
 24 at alternative sites and whether or not they would meet
 25 the zoning requirements, your testimony is that that

83

1 would be found in the council hearing records?
 2 MS. MOLDENHAUER: Can I -- I would object
 3 again: Best evidence. If it's publicly available then
 4 it would be identified as publicly available. This is
 5 not a process to determine what's publicly available or
 6 not. We're here on a zoning issue and zoning relief.
 7 CHAIRMAN HILL: So Mr. Brown, as far as, I
 8 guess, what Ms. Gillis -- I'm sorry, Gillis?
 9 MS. GILLIS: Gillis.
 10 CHAIRMAN HILL: -- is saying is that it
 11 was -- there is public information on that. It was on
 12 the website there, I guess, you just said before the
 13 council -- I forget what your answer just was now as far
 14 as where it was. Correct?
 15 And, again, Mr. Brown, I mean, I'm not
 16 trying to dissuade you from asking the questions that
 17 you're asking. As far as site selection and how it got
 18 to site selection, that's not really what we're here
 19 for. I mean, we're here really for just the zoning
 20 relief that has been asked of the board. And this is
 21 actually for anyone who's going to testify as well,
 22 we're limited to just basically what is before us in
 23 terms of the zoning requirements for this relief and how
 24 it's been granted, not how site selection came about.
 25 And as you did hear from the chairman who first came in,

84

1 that process was already before us, it had nothing to do
 2 with what's coming before us right now. But you can
 3 please go ahead and ask your question.
 4 MR. BROWN: You're entitled to that view. I
 5 respectfully disagree with it. As I will explain in our
 6 presentation: We believe the thoroughness of an
 7 alternative site selection process is critical to the
 8 proper zoning decision to be made in this case. But
 9 I'll get to that when it's my turn.
 10 CHAIRMAN HILL: Okay.
 11 MR. BROWN: But I have no further questions.
 12 CHAIRMAN HILL: Okay. Commissioner -- and I
 13 sorry, could you state your name again for me?
 14 MS. MACWOOD: Certainly. Nancy Macwood.
 15 CHAIRMAN HILL: Commissioner Macwood, you
 16 know that in a little while you also have an opportunity
 17 to present some testimony, so this is just basically any
 18 kind of cross you might have for the Applicant.
 19 MS. MACWOOD: Thank you very much. I only
 20 have one question and it's for Director Gillis.
 21 Good morning, Director Gillis. Did DGS and
 22 the architect meet with ANC commissioners on the design
 23 the shelter per their request?
 24 MS. GILLIS: Good morning, Commissioner Wood
 25 [sic]. We met with the ANC commissioners, we held

85

1 several meetings to talk about the concept, we held
 2 several meetings, I think we had one meeting where we
 3 shared the design in a community meeting of the ward 3
 4 site. I know that you have requested a meeting to
 5 personally go through and walk through the design to be
 6 able to talk about different aspects of the design. We
 7 are still -- we'll work with you considering the
 8 designs. We also, if you recall, held a meeting with
 9 you with our entire team, actually, talked specifically
 10 about some of the concerns that you addressed when we
 11 were able to come back to you and actually make some
 12 concessions on some of the requests that you provided to
 13 us.
 14 MS. ZEILINGER: And I'd also like to just
 15 add that we consulted with the ANC at the outset on a
 16 membership and the advisor and neighborhood committees,
 17 and when we -- advisory neighborhood communities and the
 18 first question that we -- and there were several ANC
 19 commissioners who participate and cochaired the
 20 community advisory team. As soon as the architects were
 21 hired and on board on their very first day, we held a
 22 meeting of that team where we asked for input before the
 23 architects even put pencil to paper on what they would
 24 like to see in the design, how best could the architects
 25 do their work in order to make the program blend well

86

1 with the community, what were the design attributes. We
 2 then brought those draft plans back to the advisory team
 3 before we brought them to the community to make sure
 4 that we were sharing with them and having an iterative
 5 process before we went out for additional public input.
 6 So there was a very clear outreach to ANC to be part of
 7 our process and we did include the ANC's in that.
 8 MS. MACWOOD: I can't testify at this time,
 9 so that concludes my questions.
 10 CHAIRMAN HILL: All right. Commissioner,
 11 thank you.
 12 So the board has questions for the
 13 Applicant?
 14 Please go ahead.
 15 MS. WHITE: Good morning. For Mr. Young,
 16 you mentioned during your testimony that through your
 17 review process that there would be no adverse impacts to
 18 the community based upon the design of this particular
 19 project. I'd wonder if you could provide a little bit
 20 more detail regarding that opinion.
 21 MR. YOUNG: Sure. What my intent was to
 22 convey is that we would work hard to minimize any
 23 impact, if any impact at all would occur. And so that's
 24 really why we spent the time in each of these ward
 25 locations with the community advisory teams talking

87

1 extensively about the design elements, the siting of the
 2 facilities, explaining the rationale for how the
 3 programmatic needs translated to the building footprint,
 4 if you'll will, and doing that which we can to minimize
 5 the issues that are raised in this particular case, for
 6 example, as has been testified to, moving the location
 7 of the playground, the trash, working very hard on
 8 having parking solutions that the community will support
 9 and can support have been part of that process to
 10 minimize any impacts that they perceive to occur.
 11 MS WHITE: Thank you.
 12 MR. YOUNG: Yes, ma'am.
 13 SPEAKER: Who should I ask this question to?
 14 Maybe Director Zeilinger, can you talk a little bit
 15 about -- the opposition has asked a couple of questions
 16 about the possibility of multiple buildings. And the
 17 question is really -- and I think there was -- and I not
 18 sure if you actually gave this or Mr. McNamara did, but
 19 the question on how does multiple buildings -- how does
 20 that kind of work? If there are lower buildings you
 21 kind of spread that out. You talked about some of the
 22 operational and kind of maintenance issues that we're
 23 talking -- how many people do you need for a facility
 24 that -- how many staff do you need for a facility if
 25 it's spread over multiple buildings, and how do you

88

1 break down the -- how would you break down the family
 2 kind of allocation? You have 50 families, if there are
 3 10 per floor, then you're calling, you know, a certain
 4 number of buildings that you have to actually construct
 5 to deal with that so.
 6 MS. ZEILINGER: That's correct. So we
 7 determined that we need approximately 280 units to
 8 replace D.C. General and to make up the balance of what
 9 is needed to operate an emergency system for families.
 10 And so as I mentioned before there's a balance between
 11 making sure that we're creating -- we're --
 12 efficiencies, as well as that we can operate efficient
 13 and effective programs in order to do that. And so to
 14 do that, we have determined that not more than 50 units
 15 per building and have worked in a strategy to spread out
 16 those programs throughout the entire District of
 17 Columbia. When we operate, we have to have a full
 18 compliment of staff at each program. So the question
 19 had come up during the council process or why wouldn't
 20 the district just have a smaller building that maybe is
 21 -- and have more of them? And that would practically
 22 double our operations' costs that would require we have
 23 on-site facility maintenance at every program onsite
 24 24-hour security, and security on each floor of the
 25 building, as well as for the building as a whole. We

89

1 have program staff at each site and we also -- social
 2 workers, people who do housing assessments and a range
 3 of other services and supports that address the needs of
 4 all members of the family. So that would cause us --
 5 not only would we have to cite and construct an entire
 6 additional building, but we would also have increased
 7 operating costs to operate more sites. And if we were
 8 going to operate more sites in one particular ward, why
 9 would we do that there and not in the rest of the
 10 District of Columbia? So we've been consistent in our
 11 standards across the city as we have in ward 3. Did I
 12 answer your question?
 13 CHAIRMAN HILL: It's quite helpful because
 14 it's kind of not clear to me how that would work out,
 15 you know, would work if you have 30-unit, you know,
 16 building and then a another 20-unit building, you know,
 17 how would you actually do that? And it seems that you
 18 would -- I would think you would see the cost would
 19 increase just to maintain them and to operate them.
 20 MS. ZEILINGER: We would have a whole
 21 additional separate contract for each site, so the
 22 Department of Human Services will issue solicitations to
 23 select a service provider to operate each of our
 24 programs in each the wards. And we would have to have
 25 an additional service provider, additional contract for

90

1 any operations there that would encompass those
 2 supportive services that I just described to you. We
 3 would also do additional meal delivery at each and every
 4 location, you know, all the operations' costs. And so
 5 the right economy of scale we believe to achieve is up
 6 to 50.
 7 SPEAKER: Thank you.
 8 MR. MILLER: Thank you, Mr. Chairman. Thank
 9 you all for your presentation. I just want to thank the
 10 mayor and the council and the city administrator and
 11 Director Zeilinger for all of your efforts to try to
 12 prevent the crisis of homelessness in our city and the
 13 work you do every day to try to get positive outcomes.
 14 The -- and the Homeless DC initiative, in particular --
 15 the Homeward D.C. initiative; is that referring to the
 16 280 families currently at the D.C. General?
 17 MS. ZEILINGER: No. Homeward D.C. is the
 18 strategic plan, it was adopted by the District
 19 Interagency Council on Homelessness, which is chaired by
 20 our city administrator made up of government agencies,
 21 advocates, service providers, people who have
 22 experienced homelessness. It is a citywide plan that
 23 addresses homelessness among all populations with
 24 specific strategies for families that include repairing
 25 our crisis response system, a key action and component

91

1 of that is closing and replacing D.C. General along with
 2 the prevention and rehousing of persons that I
 3 referenced in my testimony. So yes, sir.
 4 MR. MILLER: I just had a couple questions
 5 that might go a little beyond what our scope is, but
 6 just to understand the context, and it may be in the
 7 record: What is the current homeless population in the
 8 district and how many of that population are in shelter
 9 hotel facilities and how many are on the street?
 10 MS. ZEILINGER: So I will need to look up
 11 our last plane and town numbers, but I can tell you --
 12 MR. MILLER: Can you provide that for the
 13 record?
 14 MS. ZEILINGER: Yes. And I can get -- I
 15 think is was referenced, actually, in the city
 16 administrator's -- or referenced in the city
 17 administrator's testimony. We currently have 941
 18 families in emergency shelter in the District of
 19 Columbia. Approximately, 600 of those families are
 20 staying in overflow hotels. There were over 7,000
 21 overall men, women, and children experiencing
 22 homelessness in our last report after our last point in
 23 time. Our most recent point in time was January of this
 24 year, and we are still duplicating and working with
 25 our continuum of care to finish reconciling that data.

92

1 And we'll soon publish our numbers from January of this
 2 year. But as of the last report, that was the number --
 3 unsheltered homelessness in the district is -- while our
 4 rates of homelessness are higher than every other
 5 jurisdiction in the country, meaning the number of
 6 people per capita who experience homelessness is high
 7 here in D.C., our unsheltered homelessness is one of the
 8 lowest in the districts because of our laws that provide
 9 that access to shelter.
 10 MR. MILLER: And you mentioned that this
 11 type of facility, these types of facilities in each ward
 12 that have been proposed including ward 1 and ward 3,
 13 this represents best practices, the ten units per floor
 14 no more than 50, approximately? Do we have -- if you
 15 could provide for the record maybe what the models are,
 16 if there are models, within the city for this type of
 17 facility and around the country? I don't think I need
 18 to hear on the record, but I'd appreciate having that.
 19 But related to that is, again, might be beyond the scope
 20 except for that standard of no reasonable alternative to
 21 meet the programmatic needs, why aren't we just building
 22 permanent supportive housing with wraparound services
 23 for these 50 --
 24 MS. ZEILINGER: So we absolutely are
 25 building housing. The mayor not only put -- has put

93

1 \$100 million every year in the Housing Production Trust
 2 Fund to create and preserve affordable housing. And
 3 just for the specific strategies in Homeward D.C., we've
 4 allocated more than \$34 million in the first two budgets
 5 alone, that's on top of what we're already spending in
 6 homeless services. But when somebody gets kicked out,
 7 evicted, has an incident of domestic violence that
 8 they're fleeing, or the variety of things that happen
 9 that cause somebody to present to us to say, "I have no
 10 place to be and lay my children tonight to sleep," we
 11 can't wait to look for a lease and sign an agreement in
 12 order to -- we can't access permanent housing in that
 13 moment. We have to have a crisis response system that
 14 provides that access to safety immediately for people in
 15 those situations, and then that quickly supports them
 16 to -- if they need permanent supportive housing to
 17 access that; if they need affordable housing, to access
 18 affordable housing, but to make that appropriate match
 19 to the housing that that need. So we will always need,
 20 even when we reach our goal of ending homelessness, that
 21 means homelessness is rare, brief, and nonrecurring, but
 22 not that nobody ever experiences the crisis of "I don't
 23 have a place to stay tonight."
 24 MR. MILLER: And then the goal is that this
 25 is the short-term crisis response?

94

1 MS. ZEILINGER: Exactly, short-term crisis.
 2 MR. MILLER: And the time period is
 3 approximately 90 days?
 4 MS. ZEILINGER: That is the goal in our
 5 strategic plan. It's a five-year plan, and we're
 6 working hard at that. As I noted in my testimony, our
 7 exits to permanent housing in the last two years have
 8 increased by 50 percent, that we have launched a very
 9 robust prevention initiative where more than 2,700
 10 families who came in seeking homeless services, we are
 11 able to help them remedy their crisis without a shelter
 12 stay, which are all important components of creating a
 13 system that works. But making sure that when families
 14 are in that crisis, that they have access to safety and
 15 in an environment that's really equipped to support them
 16 at that time of crisis, acknowledging that families are
 17 coming to us often who've experienced trauma and a whole
 18 host of challenges, that that matters a lot in being
 19 able to support them effectively to exit homelessness
 20 into permanent housing. And so it is that part of our
 21 strategic plan and our reform efforts that we're here
 22 about today: We are working in every single area of the
 23 plan, but this is also that critical component related
 24 to the crisis.
 25 MR. MILLER: I assume we are not meeting the

95

1 90-day drawl at D.C. General. I assume that average
 2 length of time is much longer.
 3 MS. ZEILINGER: No. For families who exited
 4 D.C. General in fiscal year '16, their average length of
 5 time was 142 days in shelter. For families that have
 6 not exited yet, who are still there, the average length
 7 of time is 171 days. So we're absolutely making
 8 progress in the right direction with all of the reforms
 9 that we're doing. But I think, you know, there's been a
 10 lot of questioning of the ten units per floor, and I
 11 think this is where really understanding that when
 12 families are coming to us and it's the predictability of
 13 the environment in which they're living, a sense of
 14 safety in where they are, is really important for their
 15 ability to engage in the services and supports that help
 16 them exit the crisis of homelessness. At D.C. General,
 17 for comparison, we have on one floor, and even on some
 18 hallways, more than 70 families in one space. So you
 19 can imagine -- and they're coming in and out because we
 20 have shared congregate bathroom facilities way down the
 21 hall. That is a very difficult environment in which to
 22 support families through that time of instability.
 23 MR. MILLER: I want to applaud the efforts
 24 to find a replacement facility that's much more
 25 dignified and hopefully successful. The warming kitchen

96

1 concept, there's a warming kitchen per floor or it's
 2 just one -- why isn't there a communal cooking kitchen
 3 so that people who can walk to Giant aren't going to
 4 maybe get something else?
 5 MS. ZEILINGER: So each family will have
 6 their own small refrigerator in their room for snacks,
 7 medications, things that they might need. There will be
 8 a microwave on each of the floors, and then we'll bring
 9 in hot meals and serve them from the warming kitchen.
 10 It's at temporary sites, but if we were to get into
 11 providing kitchens in each of the rooms, there's both an
 12 added cost, as well as just sort of efficiency that
 13 doesn't happen while navigating shared cooking
 14 facilities for a short-term stay is also difficult. It
 15 also then adds additional requirements in terms of the
 16 building, that my colleagues who specialize in that can
 17 speak to, in terms of it being a commercial kitchen in
 18 the standards based on the number of people there. So
 19 we're trying to acknowledge that this is a temporary but
 20 also meet the needs of families. We did extensive
 21 conversations was part of our design about what those
 22 requirements are, what families really need, and we
 23 think we able to achieve that with the refrigerators in
 24 every room, the microwaves on every floor, and the
 25 warming kitchen that serves the hot meals.

97

1 MS. GILLIS: Just to add onto that if I
 2 could, Mr. Miller. Director Zeilinger is correct. That
 3 would require more from the design and construction
 4 standpoint to provide a kitchen, because it would be a
 5 commercial-sized kitchen given the number of people that
 6 would be housed in the site. So with the
 7 commercial-size kitchen comes certain things that we
 8 would need to make sure gets built: Utility
 9 connections, what have you, into the kitchen. Also,
 10 certain certifications that we would go through, not
 11 only with D.C. but also with Department of Health. So
 12 that would expand what we would be doing, that would
 13 also expand a lot of the footprint that Mr. McNamara
 14 talked about within the building, and then additional
 15 sources from the district government agencies to support
 16 that effort of which, of course, would add to the cost.
 17 MR. MILLER: Thank you, Director Gillis. I
 18 appreciate that height of the facility has been lowered
 19 three feet from the original, or to 69 feet. Is that
 20 correct? Is that correct?
 21 (Responds.)
 22 And I think I saw some reference in the
 23 ANC's resolution, and get more into discussion with the
 24 board about that later, but some reference to -- I don't
 25 think they voted on it, but putting one for

98

1 underground -- the administrative ground floor function
 2 so that residents -- so you can lower the height of the
 3 building by one floor to five, and, I guess, to 60 feet
 4 or something like that. But I assume there's extensive
 5 costs with that as well. What is that approximate cost?
 6 Sure. Actually, one of the things we have
 7 actually spoke with the ANC about, if we were able to
 8 move any of the units to that basement floor, we would
 9 have to excavate even further. There's some site
 10 constraints which expands to underground utilities and
 11 underground water, storm water. And so to be able to
 12 excavate that, we were concerned about doing that. So
 13 the current design right now, we're looking at only
 14 excavating a portion of the basement, not the full
 15 basement.
 16 With regards to additional costs, we opine
 17 that my team looked at and said, "We could be looking at
 18 several million dollars to actually excavate further or
 19 even expand the footprint to allow for removal of the
 20 units from above floors down to the basement or even an
 21 extension of the current foot print to handle the
 22 additional floors.
 23 MR. MILLER: And just a couple more
 24 questions, Mr. Chairman.
 25 CHAIRMAN HILL: Sure.

99

1 MR. MILLER: The height of the -- Mr.
 2 McNamara -- height of the parking deck is -- what's that
 3 height?
 4 MR. MCNAMARA: So it's an a three-level
 5 garage. And since the site slopes from north to south,
 6 on the north end it's approximately 18 feet to the top
 7 of the barrier guard wall, and on the southern end of
 8 the site it would be approximately 26 feet.
 9 MR. MILLER: Do we have in our record any
 10 renderings of that? Can you provide that for the
 11 record? And on that, the PowerPoint was helpful, but
 12 can we get a copy or has that already been sent to us?
 13 MS. MOLDENHAUER: The PowerPoint is part of
 14 the record. It is at Exhibit 202.
 15 MR. MILLER: Okay.
 16 MS. MOLDENHAUER: And there are images of
 17 the garage in the -- I'll point to that.
 18 MR. MILLER: Right. I know I just saw it
 19 when you did the PowerPoint today. I guess, I missed
 20 the PowerPoint in the record, so I'll look for that.
 21 MS. MOLDENHAUER: Mr. McNamara, can you
 22 elaborate on, I guess, the green wall and the images and
 23 how that's shown in the PowerPoint?
 24 MR. MCNAMARA: The intent for that garage
 25 will rise up above the current level of the retaining

100

1 wall, which is onsite. And so one of the concerns of
 2 the neighborhood was how that looks from the garden
 3 side. And so our approach to mitigate that was to plant
 4 vines along that base of that wall, allow that to grow
 5 up and create a green screen wall along that parking
 6 garage and essentially, hide that concrete structure.
 7 MR. MILLER: And are there any opportunities
 8 for green on the roof of that deck, of that garage or
 9 partnering with nonprofits who do it more community
 10 gardens occasion to the community?
 11 MR. MCNAMARA: We need to beef up the
 12 structure to handle that load and also increase the
 13 depth to get sufficient soil depth to grow anything on
 14 the roof. Currently, it's just a flat deck for parking
 15 only.
 16 MR. MILLER: Well, there are some mid-rise,
 17 as you pointed out, and higher-rise buildings around the
 18 community, and mid-rise building this will be looking on
 19 that windows and seeing that deck. If there's a
 20 cost-effective way to green that up, I think that would
 21 be a benefit for the neighborhood.
 22 MR. MCNAMARA: Sir, we can look for that.
 23 MR. MILLER: And do we have renderings or
 24 any renderings of the design of the playground?
 25 MR. MCNAMARA: No. We haven't gotten into

101

1 the details of the playground. There's a requirement
 2 that we create different zones of playground for
 3 different ages, so we plan to engage specialists that
 4 design playground equipment once we get to that stage to
 5 be able to appropriately design that playground for the
 6 different groups.
 7 MR. MILLER: To the extent you can have any
 8 prototypes of what can fit into that space. What is the
 9 square footage of that playground?
 10 MR. MCNAMARA: I want to say it's
 11 approximately 3,000 square feet. And that can be broken
 12 down into either two or three zones depending on the age
 13 requirements we need to meet, but -- and essentially
 14 approximately 1,000 square foot zones for each group.
 15 MR. MILLER: It sounds like based on the
 16 testimony of Director Zeilinger, it's a very young age
 17 or a younger age?
 18 MR. MCNAMARA: That would be our primary
 19 group. And perhaps maybe that playground might be a
 20 little larger than the others. It's something we need
 21 to look at in detail with the DHS.
 22 MR. MILLER: My last question, Mr. Chairman,
 23 Ms. White, Ms. Moldenhauer referenced that the temporary
 24 use of the tennis courts during construction on the road
 25 there would have to be built to be built to get to the

102

1 tennis courts. You are looking at alternatives. And I
 2 think the ANC actually supported even in their -- by
 3 vote -- I don't know if the vote is specifically on this
 4 element -- but they supported the alternative of during
 5 the construction period reserving certain number of
 6 on-street parking spaces for the police and, I guess, I
 7 don't know, construction vehicles but at least for the
 8 police?
 9 MS. WHITE: I'll ask Director Gillis to
 10 answer that question.
 11 MS. GILLIS: Yes. We are looking at
 12 temporary use for the tennis courts for a possible
 13 option. And yes, the ANC has definitely opined the use
 14 of on-street parking, for the use of temporary space.
 15 We're also looking at other options as well. Just to
 16 make sure that we find something that's amenable to the
 17 community, as well as amenable to our client MPD.
 18 Because first and foremost we need to make sure they
 19 have spots for their uses. So we're looking at some
 20 available sites around the area within a quarter mile
 21 radius. I can't comment on what actually those are, but
 22 we'll continue to work with the ANC on those sites
 23 amenable to looking at, cordoning off what roadways with
 24 on-street parking would be available for them for use
 25 during this temporary time. And what I do mean about

103

1 temporary, we're look at a no more than eight months.
 2 That will allow us to be able to construct a parking
 3 garage first, get the parking garage settled, and then
 4 once the parking garage is settled, have all of the MPD
 5 back to use the parking garage. I will also add that
 6 we're looking to maintain approximately 50 to 60 parking
 7 sites onsite. By doing the parking garage first that
 8 will allow us to keep some of the parking onsite for MPD
 9 as well. So we're doing as much as we can to minimize
 10 the impact during the construction period.
 11 MR. MILLER: Thank you very much. Thank you
 12 all for your testimony.
 13 CHAIRMAN HILL: Okay, so Mr. McNamara, so
 14 you mentioned the heights of the ceilings. So if you
 15 went from eight-four to seven-eight, just out of
 16 curiosity, do you know how much you're saving on the
 17 height of the building?
 18 MR. MCNAMARA: Eight inches for five floors
 19 is 40 inches, 3 foot 4.
 20 CHAIRMAN HILL: So another 3 foot 4 is what
 21 you're saying?
 22 MR. MCNAMARA: Yes.
 23 CHAIRMAN HILL: Okay. So part of the work
 24 that you-all have done with the community there is,
 25 again, you moved the playground and the trash. Correct?

104

1 MR. MCNAMARA: Yes.
 2 CHAIRMAN HILL: And then you got it down
 3 another 3 feet from the original design?
 4 MR. MCNAMARA: Correct.
 5 CHAIRMAN HILL: Mr. Young, so the advisory
 6 teams -- and I understand from the testimony now how
 7 those advisory teams get set up after the site has been
 8 selected and kind of working with them. Can you tell me
 9 a little bit how the temporary parking issue was -- you
 10 spoke about temporary parking and how kind of that was
 11 addressed and how you went through with the community
 12 about that?
 13 MR. YOUNG: Sure. On the temporary parking
 14 it is to say we continue to hear from -- continue to
 15 work the issue of temporary parking with the community.
 16 We understand the relief that we're seeking is not the
 17 most desired option for temporary parking, that being
 18 the use of the tennis courts. There is still the option
 19 of reserving on-street parking. But in addition to
 20 that, we're continuing to look for other parking options
 21 that would take us away from having to use the temporary
 22 parking that we're seeking in our application the relief
 23 for.
 24 CHAIRMAN HILL: When do you think you might
 25 know that? Like Director Gillis, you spoke about how

105

1 you're not exactly sure yet, but that you're looking at
 2 things and it seems to be -- you seem to be indicating
 3 that you are going to find an alternative use, which
 4 means that the tennis courts wouldn't be removed
 5 temporarily?
 6 MS. GILLIS: We're looking to see about
 7 those other options. We can definitely get back to the
 8 board within the next hopefully couple of days, if no
 9 more than a week, to be able to go in that direction.
 10 We wanted to make sure that the temporary use of the
 11 tennis courts would still be available if nothing came
 12 to fruition. However, we're pretty optimistic at this
 13 point that there's additional alternatives that we can
 14 do that will remove the tennis courts.
 15 CHAIRMAN HILL: And you mentioned the SFO
 16 process. I'm sorry, I don't know what the acronym is.
 17 MS. GILLIS: I'm sorry. The Solicitation
 18 for Offers. So originally, when we started the process,
 19 as the city administrator discussed, we looked at not
 20 only acquisition of property but also leasing of
 21 property. But we did it through a Solicitation of
 22 Offers, almost like an RFP process that have interested
 23 parties, owners, developers come to us with an offer.
 24 CHAIRMAN HILL: And that started two years
 25 ago?

106

1 MS. GILLIS: 2014.
 2 (Speaks off microphone.)
 3 MR. YOUNG: It actually -- the Solicitation
 4 for Offers was in early 2015. And then subsequent to
 5 that, we hired a broker to go try to find options for us
 6 to either lease or acquire.
 7 CHAIRMAN HILL: And then, Director Gills,
 8 you mentioned after that, and I got a little lost, you
 9 said something about another kind of search that
 10 happened with the council?
 11 MS. GILLIS: There was testimony here that
 12 talked about what we did as far as --
 13 CHAIRMAN HILL: There was the SFO process,
 14 then there was another process it seemed like I thought
 15 you mentioned.
 16 MS. GILLIS: No, just the SFO process.
 17 CHAIRMAN HILL: And please continue. What
 18 were you thinking, your line of thought there when I
 19 mentioned with the council?
 20 MS. GILLIS: I was going with the
 21 discussion, sir, about: We did our assessment in
 22 determining the sites and presented the sites. And then
 23 after we presented the sites, the council decided upon
 24 three different sites on their own; so that was the
 25 separate -- that's the separate one I thought you were

107

1 referencing.
 2 CHAIRMAN HILL: I see. Okay. That's what I
 3 was -- okay. Okay.
 4 And director Zeilinger -- Zeilinger?
 5 MS. ZEILINGER: You got it.
 6 CHAIRMAN HILL: Again programmatically there
 7 was, again, the discussion about the ten units per
 8 floor, that that is something that is what has been --
 9 is what is going to work best for the program goals, and
 10 also that that is consistent with the other sites around
 11 the cit. Correct?
 12 MS. ZEILINGER: Correct.
 13 CHAIRMAN HILL: And then also you mentioned
 14 kind of like sight lines and this is something that I
 15 had a question about architecturally, actually Mr.
 16 McNamara as well. I was just curious again, like the
 17 bathrooms kind of look on to each other. Was there a
 18 reason for that?
 19 MR. MCNAMARA: Primarily, we wanted to
 20 create zones respite where you could change the
 21 materials in the ceiling and the floor so then you don't
 22 just have a long, straight, long corridor. It kind of
 23 breaks up the length of the corridor into different
 24 zones, neighborhoods almost. So that was the reasoning
 25 for clustering them across from each other.

108

1 CHAIRMAN HILL: I mean, as far as like
 2 there's not a programmatic -- there's not a programmatic
 3 need that Director Zeilinger or architecturally for the
 4 door -- again, I was just curious -- the bathroom
 5 opens -- if you're looking in the bathroom, the other
 6 bathroom door you look right into the other bathroom.
 7 That's what I was kind of curious about.
 8 MS. ZEILINGER: What our goal was, hearing
 9 from families about -- and sort of will be learned from
 10 having to operate D.C. General, we can't have parents
 11 leave children unattended of certain ages in their
 12 rooms. So when parents are trying to keep track of
 13 multiple children, we want them to be able to open their
 14 door, let their child use the restroom in close
 15 proximity where they can see where they're going in, see
 16 them coming out without having wake up other sleeping
 17 children.
 18 CHAIRMAN HILL: So it was a programmatic
 19 need. That's what I'm trying to understand.
 20 MS. ZEILINGER: It was a programmatic need
 21 and sort of we wouldn't -- to not have them all the way
 22 down at the end of the hall. So if they don't have
 23 their in-suite bathroom, they're able to just
 24 operationally manage with some small amount of sharing.
 25 I just wanted to clarify because there's a

109

1 question about the units and the floor and the overall
 2 need: We need 280 units to be able to accomplish our
 3 goal. So if we were to -- I think there was a question
 4 about 30 -- about how that fits into the programmatic
 5 requirements that if we were to reduce the number --
 6 it's still ten per floor but reduce the height, we
 7 wouldn't have enough units across our system to
 8 accomplish the goal.
 9 CHAIRMAN HILL: Okay. I don't have anymore
 10 questions at this point. Although I'm sure probably
 11 others will come up.
 12 Does the board have any more questions at
 13 this point?
 14 (No response.)
 15 And just to let everyone know what I'm going
 16 to try to do is get through the Office of Planning and I
 17 say "Get through the office of planning" because this
 18 has now gone on for two-and-a-half hours and we still
 19 haven't even gotten to the testimony of the party in
 20 opposition. So what I'd like to do is, again, go
 21 through the Office of Planning, any other government
 22 agencies that we might have, have an opportunity for
 23 cross or questions, and then we're going to take a
 24 break, just so everybody knows. So may I turn it over
 25 here to the Office of Planning?

110

1 MS. BROWN-ROBERTS: Good morning, Mr.
 2 Chairman and the members of the BZA. Hello, I'm Maxine
 3 Brown-Roberts, Office of Planning. I'm going to be very
 4 short, since you have our report in front of you. The
 5 Office of Planning strongly recommends approval and
 6 we're in support of the special exception for the
 7 emergency shelter. And also as demonstrated in our
 8 report, that they meet the variance requirements for the
 9 more than one principal building on a lot, the height
 10 and loading. In addition to that, which is not
 11 addressed in our -- which was not fully addressed in our
 12 report, regarding the temporary location of the parking
 13 lot -- but we did note that the Applicant was going to
 14 be submitting additional information on that. And so we
 15 are in support; we do think they do need the standards
 16 applied in subtitle view in section 203J. And with
 17 that, if you have any questions, I'm available.
 18 CHAIRMAN HILL: Thank you, Ms.
 19 Brown-Roberts, obviously, the report is in the record
 20 and it has been pretty extensive, and I am going to turn
 21 it over to the board. But, I guess, I'm going to work
 22 my way down the table here.
 23 And DDOT is here as well. Is that correct?
 24 So DDOT, if you'd like to please give your
 25 report for us.

111

1 MS. ISRAEL: Good morning or almost
 2 afternoon. My name is Evelyn Israel for DDOT, District
 3 Department of Transportation. Our record pretty much
 4 stands on its own, however, I do want to address the
 5 nature of the temporary parking use special exception,
 6 which was not evaluated during the study process. But
 7 DDOT is happy to work with the Applicant on the request.
 8 Medications [sic] may be required, and that can be dealt
 9 with at a later point, particularly during the permanent
 10 public space permitting process.
 11 With regards to the temporary on-street
 12 parking, DDOT does not object. We will designate a
 13 length of curb for the MPD authorized vehicles only
 14 rather than having them park in a wider zone within the
 15 entire neighborhood. This is similar to what we've
 16 done/permitted for D.C. Public Schools during
 17 construction phases. Do you have any questions.
 18 CHAIRMAN HILL: Director Gillis, is that new
 19 information or is that.
 20 MS. GILLIS: That's the similar information
 21 as I was stating as far as allowances for MPD during the
 22 temporary period of time to be able to park on the
 23 street.
 24 CHAIRMAN HILL: Okay. Great. Thank you.
 25 Does the board have any questions for the

112

1 Office of Planning or DDOT?
 2 (No response.)
 3 Okay, does the Applicant have any questions
 4 for the Department of Transportation or the Office of
 5 Planning.
 6 MS. MOLDENHAUER: From the Office of
 7 Planning, the opposition has focused on Section 6 of the
 8 special exception relief for the emergency shelter use.
 9 One, I just want to confirm that Office of Planning
 10 agrees that emergency shelter special exception is the
 11 appropriate use for this facility.
 12 MS. BROWN-ROBERTS: As stated by the ANC
 13 administrator who is the person who determines what the
 14 uses are and what category and that was his
 15 determination, and that was part of the application, so
 16 therefore that is what we're assessing.
 17 MS. MOLDENHAUER: And under Section 6 where
 18 it indicates: "The board may approve a facility for
 19 more than 25 persons, not including residential
 20 supervisors or staff and their families only if the
 21 Board of Zoning defines the program goals and objectives
 22 of the District of Columbia cannot be achieved by a
 23 facility of smaller size at the subject property, and if
 24 no other reasonable alternative to meet the program
 25 needs of the area." Nowhere in that section does it

113

1 require a specific search, does it? It just simply
 2 requires that the board find that there's no other
 3 reasonable alternatives.
 4 MS. BROWN-ROBERTS: I think the
 5 determination for that search has already been made by
 6 the council. And so I don't think there was anything
 7 else because that need has already been taken care of
 8 through the council.
 9 MS. MOLDENHAUER: There's nothing in the
 10 zoning regulations that require this board to evaluate a
 11 search because the word "Search" is nowhere in that
 12 section, is that correct?
 13 MS BROWN-ROBERTS: No, you're correct.
 14 MS. MOLDENHAUER: And in OP, obviously, your
 15 indication is -- you indicate that if we satisfied both
 16 of those elements for the board to be able to approve
 17 more than 25 persons?
 18 MS. BROWN-ROBERTS: Yes, in our report we
 19 did state that.
 20 MS. MOLDENHAUER: Thank you. No other
 21 questions.
 22 CHAIRMAN HILL: Mr. Brown, do you have any
 23 questions for the office of Planning or the Department
 24 of Transportation?
 25 MR. BROWN: Just one for Ms. Brown-Roberts.

114

1 Ms. Brown-Roberts, you are also relying on
 2 the zoning administrators decision that the variance
 3 required for putting two primary structures on the same
 4 lot is an area variance. Correct?
 5 MS. BROWN-ROBERTS: Yes.
 6 MR. BROWN: Thank you.
 7 CHAIRMAN HILL: Does the ANC have any
 8 questions? For the record, if it's okay if we just say
 9 the ANC is nodding, no.
 10 All right. So one last time: Does the
 11 board have any questions for the Office of Planning or
 12 DDOT?
 13 (No response.)
 14 CHAIRMAN HILL: What I'd like to do is take
 15 a five-minute break, and then we're going to come back
 16 with the ANC. I'm pretty sure if you want to come
 17 forward or after the break and give your presentation,
 18 as well, and then we'll turn to the party in opposition.
 19 Thank you.
 20 (A short recess is taken.)
 21 CHAIRMAN HILL: So next on the -- next
 22 procedurally is going to be the ANC. And they'll have
 23 an opportunity to provide testimony, and then cross
 24 examination by the Applicant. Our attorney seems to
 25 have changed.

115

1 MS. MAZO: I'm just sitting in until
 2 Meredith comes back.
 3 CHAIRMAN HILL: And what's your name, I'm
 4 sorry?
 5 MS. MAZO: Samantha Mazo.
 6 CHAIRMAN HILL: Okay. Great. Thank you.
 7 Just so everyone knows: A very important
 8 question was asked, and we're going to have a lunch
 9 break. And we're going to take a lunch break after this
 10 case. So if you're here for the whole day or for the
 11 other two cases, we're going to take a lunch break after
 12 this case.
 13 So Commissioner, I'm going to go ahead and
 14 if you wouldn't mind just again -- I guess, you don't
 15 have to state your name for the record, but you can't be
 16 like --and then go ahead and please provide some
 17 testimony as to the opinions of the ANC, and then we
 18 will move on. And just out of the curiosity, are you
 19 the SMD for this particular property or no?
 20 MS. MACWOOD: No. The SMD commissioner is
 21 here and I do believe she's intending to testify later.
 22 CHAIRMAN HILL: All right. Great.
 23 MS. MACWOOD: Do you want to --
 24 CHAIRMAN HILL: Sure, go ahead, sure. Do
 25 you have any idea how much time you might like?

116

1 MS. MACWOOD: Five -- I got like three
 2 pages.
 3 CHAIRMAN HILL: We'll put five minutes on
 4 there just so you kind of know. If Mr. Moy hears me,
 5 putting five minutes on the clock. Go ahead. That's
 6 all right.
 7 MS. MACWOOD: Hopefully, it's a slow clock,
 8 Mr. Moy.
 9 Good afternoon, I am Nancy Macwood, chair of
 10 advisory neighborhood commission 3C. On February 21st
 11 2017, at a notice public meeting with the quorum, the
 12 ANC considered the multiple variance and special
 13 exception request filed by the D.C. Department of
 14 General Services that is the subject of this hearing.
 15 Since the January 3rd filing, the ANC held two public
 16 planning and zoning committee meetings with DGS and the
 17 Department of Human Resources and scheduled a special
 18 community meeting on January 31st at which the interim
 19 chief of police also participated. They was standing
 20 room only attendance at all of these meetings. The ANC
 21 voted five to four on a resolution that presents the
 22 following lists of issues, concerns, and
 23 recommendations.
 24 ANC 3C has stated repeatedly since the mayor
 25 chose 2619 Wisconsin Avenue for the ward 3 emergency

117

1 family shelter over a year ago, that we support closing
 2 D.C. General and replacing with shelters in each ward.
 3 The decision of the D.C. Council to move the ward 3
 4 location to its current public property site still
 5 within ANC 3C was unusual, because it was the only
 6 shelter site with an existing public use: The Second
 7 District Police Station.
 8 Since the January DCA filing, the issues
 9 related to this site have been emerging. When the ANC
 10 received plans from DGS after the filing and began
 11 meeting with the community with her concerns about the
 12 relationship of the two structures and the two
 13 functions. Over the next few weeks, MPD and the
 14 Department of Homeland Security leadership stated
 15 publically that public safety would not be jeopardized.
 16 At the same time, concern about the DGS
 17 proposal to replace the existing onsite 157 MPD parking
 18 spaces emerged. Residents questioned the entire parking
 19 plan with included waiving half the required parking for
 20 the shelter. The police use street spaces daily when
 21 the 2D parking area is full and during twelve-hour
 22 shifts 2D is overflowing with cars, many of them parking
 23 on the lawn. In response, DGS proposed a three-level
 24 above ground garage.
 25 We appreciate the acknowledgement that there

118

1 are serious parking needs at this site, but the
 2 solution, a larger parking structure, raises other
 3 issues. There are no similar garages in the entire ANC
 4 area. The aerial images project a building as large or
 5 larger than the police station. DGS has not presented
 6 plans for giving the ANC and the community reliable
 7 dimensions of the parking structure.

8 Council wanted to reduce costs by locating
 9 the ward 3 shelter on public land, but this site has a
 10 vital use. Come now in order to address the unmet
 11 parking needs proposals are offered that reveal the lack
 12 of a master plan to show how two critical public uses
 13 can use this site over the long-term. The ANC supports
 14 locating the shelter at this site, but we strongly
 15 recommend the creation of a master plan and urge that
 16 any improvements made to the police station be completed
 17 at the time the shelter's built so that the community
 18 future shelter residents and the police don't experience
 19 major disruptions again.

20 The community and ANC also raise concern
 21 about the height of the proposed structure, which is
 22 consistent with a high density zone whereas this site is
 23 low to moderate density. The Applicant's submission
 24 describes the area as "Very built up," but in actuality,
 25 there are one houses immediately to the south of the

119

1 proposed location of the shelter: McLean Gardens,
 2 low-rise, RA-1 condominiums to the north; three-story
 3 townhouses fronting on the two-story Cathedral Commons
 4 PUD to the east, and a large open space developed with
 5 community gardens, playgrounds, and tennis courts to the
 6 west. The Cathedral Commons PUD to the northeast of the
 7 site is zoned commercial and fronts on Wisconsin Avenue,
 8 and its five stories intentionally took height queues
 9 from the PUD on Idaho Avenue, that is also five stories
 10 at its closest point to the two-story police station.

11 The community is very concerned that a
 12 72-foot building, perhaps now 69 feet, plus a penthouse
 13 will negatively affect light and air, privacy, and the
 14 enjoyment of home. The ANC finds that the extreme
 15 height proposal would substantially impair the intent,
 16 purpose, and integrity of the zoning plan. There are
 17 options that would meet development standards and
 18 reasonably accommodate the program goals, but DGS has
 19 been unwilling to talk to the ANC about options. The
 20 ANC believes the issues and concerns raised by the
 21 community are significant: We do not support a variance
 22 for height and number of stories. The ANC does support
 23 the loading variance because we do not find that the
 24 intent, purpose, and integrity of the zoning plan would
 25 be harmed in this instance. The twice a day meal

120

1 deliveries by van could be accommodated at the northern
 2 end of the shelter building and other types of
 3 deliveries should not require the use of a 30-foot truck
 4 and the need for a dock. We note that if use were to
 5 change to residential use/normal intense use, the lack
 6 of a loading dock could force loading to the street,
 7 which would negatively affect the community.

8 The ANC is concerned about the location of
 9 the playground and the trash adjacent to the single
 10 family homes. We suggested to DGS that the playground
 11 move to the rear of the shelter and avoid the need for a
 12 very tall buffer wall approximate to the existing homes,
 13 and similarly that the trash be located to the north
 14 side of the building and avoid the twice a week noise
 15 that accompanies trash pickups. DGS showed a sketch at
 16 the ANC showing these changes. When important issues
 17 are handled in this way, it is difficult for the ANC to
 18 know what we can rely on. We wanted to highlight the
 19 seriousness of the community's concerns by emphasizing
 20 these two issues in resolution.

21 Another constant issue raised at our public
 22 meetings on the shelter zoning proposal is the lack of
 23 planning for how John Eaton Elementary School will
 24 accommodate children living temporarily at the shelter.
 25 There are projected to be 185 people of which about --

121

1 CHAIRMAN HILL: Commissioner, can I just
 2 interrupt for one second?
 3 Mr. Moy, can you just turn off that clock
 4 there.
 5 Commissioner, take as much time as you like.
 6 It's just blinking. I just wanted to know if -- I
 7 didn't want you to be concerned about the time.
 8 MS. MACWOOD: I was ignoring it, but thank
 9 you.
 10 CHAIRMAN HILL: Thanks for letting everyone
 11 know.
 12 MS. MACWOOD: There are projected to be 185
 13 people of which about 60 percent, we are told, will be
 14 children. At D.C. General about half of the children
 15 are at elementary school age. No administration
 16 official presented to the community and ANC any plan for
 17 how John Eaton will budget and plan to add children
 18 throughout the school year in numbers that could be
 19 significant or might be low. The education component of
 20 the shelter is deflected by DHS statements that most
 21 families will chose to stay in current schools no matter
 22 where they are located. While this may be true, the
 23 converse could also be true, and the community is very
 24 concerned that there is no plan to provide the schools
 25 the tools and information it needs to plan for program

122

1 needs, classroom size, or additional resource assistance
 2 prior to the beginning of the school year. It would be
 3 very unfortunately if the public good of offering
 4 emergency temporary shelter resulted in unanticipated
 5 challenges and adverse effects at another public
 6 institution providing a public good.
 7 The construction of the shelter requires a
 8 contingency plan for lost MPD parking spaces. DGS told
 9 the ANC and the community that they now know that there
 10 are no acceptable options for the police during the
 11 projected 18 months of shelter construction if the
 12 proposed garage is built at the same time. DGS has thus
 13 determined that the garage will be built first so as to
 14 maintain some on-site parking, but that it will be
 15 necessary to locate approximately 30 spaces at the
 16 Cathedral Commons garage with a balance of about 70
 17 spaces created on the McLean Gardens' tennis court. DGS
 18 did not present any reliable plan to the ANC and
 19 community for this proposal and we agree with the
 20 community that it is a drastic, unnecessary, and
 21 unplanned reaction to the realization that no one
 22 considered where the police would park during
 23 construction.
 24 The possible access routes presented to the
 25 community include a route near the McLean Gardens'

123

1 playground and dog park, both of which are heavily used.
 2 Police drive with urgency to and from the station, and
 3 they should not intentionally be put in a situation
 4 where their normal practice will endanger people.
 5 Additionally, the use of the tennis courts
 6 mean some community gardens will be destroyed and the
 7 community fears others will be harmed by redirected
 8 storm water run off and ground water pollution. While
 9 it would be a significant disruption to the community --
 10 and I want to emphasize significant, the better option
 11 in our view is to relax parking regulations near the
 12 station and create new parking spaces wherever possible
 13 for reserved temporary police parking on the street.
 14 Finally we want the BZA to know that ANC3C
 15 felt hampered throughout our consideration of the zoning
 16 proposal. We often didn't have information, or it was
 17 slow in coming, and even now there is much of
 18 significance that we do not know. We can't say that DGS
 19 didn't exhaustive search and thus this is the only site
 20 in ward 3 that meets DHS's program goals. But rather
 21 than complain about the process, ANC 3C strove to
 22 represent the legitimate concerns of the community and
 23 relate them to the best interests of the city.
 24 As I hope I have explained, the ANC supports
 25 the shelter, but we cannot overlook the flaws in this

124

1 proposal and the opportunity with more planning to
 2 better align community interest zoning and the separate
 3 needs of MPD and the emergency shelter program. Thank
 4 you very much.
 5 CHAIRMAN HILL: Thank you, Commissioner.
 6 Does the board have any questions for the
 7 commissioner?
 8 MR HART: Yes. There was one point that you
 9 spoke about alternatives for the design. Can you
 10 elaborate on that a little bit more.
 11 MS. MACWOOD: Be happy to. If you look at
 12 some of the other designs for the shelters around the
 13 city, it's very interesting when you compare it to this
 14 particular design. This design, DGS is proposing to
 15 only excavate about a third of the basement level
 16 whereas many of the other shelters, the entire basement
 17 is excavated. And when we suggested to DGS that: Why
 18 not excavate the entire basement, which would allow them
 19 to move some of the service, particularly the admin
 20 services, to the basement level, which is what they
 21 feature in some of the other shelters? The only
 22 response we got -- well, we got two responses: (1)
 23 cost; and the other is the issue of water. The entire
 24 neighborhood has used ground water; we have ground water
 25 in the neighborhood. Everybody builds knowing that

125

1 there is groundwater, so that didn't seem to us to be a
 2 particular impediment to doing that.
 3 Additionally, one of the reasons we wanted
 4 the playground moved was to both remove it from the
 5 single-family homes and avoid the necessity of a very
 6 tall buffer wall, but also you now have a very wide side
 7 yard, as I think the Applicant has mentioned this
 8 morning. There could be -- you could even do a
 9 one-story build out of a footprint and include some
 10 residence rooms on that level, which again is a feature
 11 that you see in some of the other wards' shelters where
 12 there are residential rooms on the ground floor, along
 13 with some admin and common rooms. And that could --
 14 without adding rooms to floors -- you could again bring
 15 down the height. If DGS and DHS were willing to add
 16 even one room per floor, so you'd have 11 rather than
 17 ten, you could possibly take off another level.
 18 The issue for the ANC was that we wanted to
 19 explore these options. The reason I asked the question
 20 of DGS this morning about meeting with us is because we
 21 asked repeatedly to meet with the architect and DGS to
 22 talk about some of these things, without success. So
 23 while DGS knows we have some of these concerns, they
 24 haven't been willing to talk to us in a meaningful way
 25 about them. So those are some of the ideas that we

126

1 wanted to present.

2 MR. HART: Thank you. Just one other

3 question: At the very last part of your statement, you

4 talked about DGS doing an exhaustive search, or you were

5 trying to determine whether or not DGS did an exhaustive

6 search. I'm just trying to figure out what is

7 exhaustive? That is one thing you can kind of continue

8 to do, and I'm just not sure what the difference is

9 between a thorough and an exhaustive search. I was just

10 trying to -- because it seems as though there was a

11 thorough, you know, search that had been done, and so

12 that's what I'm trying to kind of, you know -- what

13 other things are you looking for them to do?

14 MS. MACWOOD: That comment was almost

15 verbatim in our resolution. And it refers back to the

16 applicant's submission where they stated that they did

17 an exhaustive search for other sites as part of their

18 commentary on meeting the three-prong area test. The

19 ANC -- this was a and has been a very significant issue

20 in the community, as I'm sure you'll hear of later --

21 that: Is this the only site? Were there other sites?

22 The ANC chose not to get into that discussion. We don't

23 have the ability to determine whether there was an

24 exhaustive search or not. But because it is such a

25 significant issue in the community and because the

127

1 Applicant is relying on it and has included in their

2 submission, we felt that we should at least make the

3 comment/the statement that we don't know if there was an

4 exhaustive search or not.

5 MR. HART: Thank you.

6 CHAIRMAN HILL: Board have any other

7 questions?

8 Please go ahead, Commissioner Miller.

9 MR. MILLER: Thank you, Mr. Chairman. Thank

10 you commissioner Macwood for all of your work on behalf

11 of our neighborhood.

12 I guess, we'll hear from the SND

13 commissioner later, but when you mentioned that they're

14 here, I hadn't seen until just now their submission in

15 the record, which described the five to four vote, which

16 the ANC had and characterized the four members who were

17 opposed to the resolution as opposing it because of the

18 opposition to the height variance request. Is that an

19 accurate description in your viewpoint?

20 MR. MACWOOD: I can't say for sure every

21 single one of those four Commissioners opposed that

22 variance, because there were several amendments that

23 were offered, and one of the amendments that was offered

24 that didn't pass was to support the area variance if the

25 height was reduced to 52 feet. And some of those

128

1 Commissioners who voted against the ultimate resolution

2 voted for that amendment. So I can't say with any

3 certainty. I do think it is fair to say that all four

4 commissioners who voted against it -- and if this is

5 just my opinion -- support the shelter at this location.

6 MR. MILLER: And you mentioned in your

7 testimony that the surrounding area, the low-rise family

8 homes and the low-rise other building, and you mentioned

9 at least one of the five-story buildings, although I

10 think there's more than one. But you did mention the

11 nine-story Vaughan Place apartment building across

12 Newark Street. You do acknowledge that there is a range

13 in the vicinity?

14 MS. MACWOOD: That PUD has three different

15 zoning classifications and the tallest portion of it

16 fronts on Wisconsin Avenue. The portion that I

17 mentioned is the five-story portion, which is part of

18 that PUD that Cathedral Commons took its height queues

19 from, that portion, which is the portion that is right

20 across the street from the Second District Police

21 Station, is five stories.

22 MR. MILLER: Is that the portion that has

23 the WTOP?

24 MS. MACWOOD: Yes.

25 MR. MILLER: And because of that topography

129

1 right there it actually -- that five stories is higher.

2 If this site had five stories, it would be

3 considerably lower. Is that correct?

4 MS. MACWOOD: I can't say that. Idaho does

5 have a slope to it. I think the Applicant presented a

6 slide to that effect, but I don't know that.

7 MR. MILLER: And I appreciate your work that

8 you did come up with an alternative at ANC suggested an

9 alternative to the temporary parking construction. And

10 it looks like that is being explored. And I'll be

11 asking DGS if they don't provide it in any way, the

12 Applicant, as part of the rebuttal to address some of

13 the points you did make today.

14 MS. MACWOOD: Thank you.

15 MS. MOLDENHAUER: Hi, Ms. Macwood, how are

16 you?

17 MS. MACWOOD: Fine, thanks.

18 MS. MOLDENHAUER: Good. I just wanted you

19 to kind of expand on a couple of things that I heard you

20 say: One, about public safety not being jeopardized. I

21 think some comments that you had gotten from some of the

22 people from NPD, I wanted to get a sense of the detail

23 regarding that statement. And two, from what I

24 understand they're community engagement meetings

25 happening on a regular basis, maybe a monthly base, I

130

1 don't know how frequent they are. But are some of these
 2 issues currently being discussed during those meetings
 3 as well? Thank you.
 4 MS. MACWOOD: Thank you for the questions.
 5 With reference to the first question, I think you're
 6 referring to the comment that I made at the beginning of
 7 my testimony that the community was initially very
 8 concerned about whether collocating the shelter use with
 9 the police station would hamper or interfere in some way
 10 with police functions. And some of the things the
 11 community members mentioned were things like: Shift
 12 changes or whether the police would feel necessary to
 13 secure the shelter. There were a lot of questions about
 14 just how would this work. So one of the representatives
 15 from homeland security spoke at a community meeting and
 16 then also came to an ANC meeting, as well as the Interim
 17 Chief of Police Peter Newsham came to our ANC-sponsored
 18 community meeting. And both of them dispelled any
 19 concerns, and Chief Newsham stayed for the entire
 20 meeting, which went on for hours and hours, and
 21 responded to questions. They both dispelled concerns
 22 that the police would not be able to perform their
 23 duties or that their duties might in some way be
 24 diminished. One of the other issues that came out was
 25 whether 2D is used for staging for Homeland Security

131

1 events. And both of them said that it is not used for
 2 that purpose, that they have other sites around the
 3 city. So it is used for some special events, like the
 4 inauguration and things like that, which is why we have
 5 parking all over the lawn, because they move to 12-hour
 6 shifts. And there isn't adequate parking for them. So
 7 those were some of the concerns that the community
 8 expressed about the functioning of the police.
 9 The other question -- and I think I've
 10 already forgotten -- the other question you asked, can
 11 you trigger my memory?
 12 MS. WHITE: The other question related to
 13 the community engagement meeting, the advisory meetings
 14 that are going on. Some of these issues that are being
 15 communicated to us today are some of those fleshed out
 16 and they're resolved.
 17 MS. MACWOOD: Sure. I have only
 18 participated in the most recent one of those meetings.
 19 As the new ANC chair, I'm automatically a member of that
 20 advisory team. But I did work with our chair at the
 21 time in determining who we would recommend for some of
 22 the members of that team. We had the opportunity to
 23 have not only the ANC chair but another ANC
 24 commissioner, a representative from John Eaton school,
 25 and two community representatives. We were asked to

132

1 suggest those five slots, which we did. But in the
 2 course of deciding who we would recommend, our
 3 understanding was that the function of that group was
 4 going to be primarily to determine good neighbor
 5 agreements. And I've since mentioned to DGS and also to
 6 Director Zeilinger, that had we known the things that
 7 they were going to be asked about architecture, for
 8 example, that we would recommend a very different
 9 people; that we thought the primarily function of that
 10 group was going to be good neighbor agreements. So I
 11 hope you will ask the same question of Commissioner
 12 Bradbury who will testify on behalf her SMD because she
 13 has participated in those advisory team meetings and
 14 been a member of that group since it was created back in
 15 September.
 16 MS. WHITE: Thank you.
 17 CHAIRMAN HILL: I have a question really
 18 quick for the architect. So Mr. McNamara, just
 19 according -- I'm, again, curious about this 52 feet that
 20 was mentioned earlier by the commissioner. So if you
 21 guys went down into -- you dug, so how high would the
 22 building be, if you went down a story?
 23 MR. MCNAMARA: Well, a floor height is 10
 24 foot 8, and so to take a floor off would come down to
 25 approximately 58 feet, if that's your question.

133

1 CHAIRMAN HILL: Yeah, that's my question.
 2 MR. MCNAMARA: So about digging more and
 3 creating a bigger basement, the issue there really is
 4 that the lack of appropriate program to put it in the
 5 basement. It was suggested that the administration
 6 offices could go down there. They could, but the
 7 administrative offices first, they are not even within
 8 the footprint of the residential wing. So if we were to
 9 push down ten units onto the first floor, it wouldn't
 10 even hit where the administrative offices are located.
 11 They're also located on that first floor for the
 12 purposes of creating a familiar relationship between the
 13 residents and the caseworkers so there's an everyday
 14 interaction between them, and sort of burying them in
 15 the basement would ruin that. And then, you know,
 16 things like dining, sure you could put them in the
 17 basement, but, you know, to look out and have natural
 18 light in the communal space and so we just didn't view
 19 much of the program to be valid for the basement.
 20 Perhaps for the computer room or the medical exam room,
 21 but not much else than that.
 22 CHAIRMAN HILL: And maybe I missed that, the
 23 commissioner mentioned a "penthouse." Was there a
 24 penthouse in the plan?
 25 MR. MCNAMARA: There isn't a penthouse.

134

1 There's a mechanical screen. The height of the screen
 2 would be six feet higher than the parapet, and that's
 3 just intended to block the view of the outdoor rooftop.
 4 CHAIRMAN HILL: Does the Applicant have any
 5 question for the commissioner?
 6 MS. MOLDENHAUER: Yes, thank. Since we're
 7 on the question of outreach to the architect, I have an
 8 e-mail here from R.J. Hargrove who works with DGS that
 9 was dated February 9th two you, Ms. Macwood indicating
 10 you never responded to a request for a meeting with the
 11 architect providing his e-mail and his cellphone number.
 12 Is that accurate? Did you receive that e-mail at
 13 nmacwood@gmail.com?
 14 MS. MACWOOD: Thank you for sharing my
 15 e-mail.
 16 MS. MOLDENHAUER: It's part of the record.
 17 MS. MACWOOD: Yes, thank you.
 18 Yes, I did get that e-mail. We reached out
 19 for about ten days to schedule a meeting. There were
 20 several commissioners who were interested in meeting.
 21 And I was trying to work it out with the two closest SMD
 22 commissioners. And we hadn't heard from him, and I
 23 think I intervened with either Director Zeilinger or
 24 Director Gillis, I can't remember which, and he did
 25 respond with two dates, on a Thursday and Friday. I

135

1 remember it was that week. And that e-mail was in
 2 response to whether we were going to be able to meet on
 3 that Thursday or Friday. The two SMD commissioners who
 4 have full-time jobs told me that they tried to get off
 5 work but they were unable to, so I got back to them and
 6 I said "Can we schedule another meeting next week?" In
 7 the interim, I talked to the two commissioners, I said,
 8 "This is going to be hard to the get you both at that
 9 meeting because we have to meet during the day. Would
 10 you allow me to meet with them, DGS and the architect,
 11 and confer with you?" And they said, "Yes." And then I
 12 then responded to him and said that I would meet any
 13 time and repeated that over several weeks and never got
 14 a response to that.
 15 MS. MOLDENHAUER: You did, though, meet with
 16 the design team on multiple occasions, and actually one
 17 of the questions is: We actually presented a design
 18 before the application was filed. Is that correct?
 19 There was a community design discussion on December
 20 13th. It was presented to the community before the
 21 application was filed.
 22 MS. MACWOOD: Yes, that was the building was
 23 designed and what was presented to the community were I
 24 believe three exterior options: Whether you wanted
 25 terra cotta or brick. It was not an open discussion

136

1 about design; it was about the exterior finishes. And
 2 as I recall, that meeting quickly moved to discussion of
 3 issues and program and away from design because that's
 4 what the community wanted to discuss.
 5 MS. MOLDENHAUER: The community decided to
 6 change the focus, but there was no restrictions; they
 7 allowed any comment on any issue? Is was an open forum?
 8 No one said you can't talk about something? It was open
 9 forum for any comments would have been welcome.
 10 MS. MACWOOD: I think that's probably fair
 11 to say.
 12 MS. MOLDENHAUER: The first advisory team
 13 meeting was held on September 20th, now we're talking
 14 about many months before an application was filed. I'm
 15 holding in my hand what is the community advisory team
 16 for short-term family housing, and I can provide this
 17 for the record, I only have one copy. But this
 18 describes the meeting and the milestones that was
 19 provided to the ANC on February 27th, 2017, and on item
 20 2, it describes that the advisory team meeting was going
 21 to discuss "Design presentation and input." You had
 22 indicated that you were not aware that the advisory team
 23 was going to discuss design and if you had been aware
 24 you would have put your people on the advisory team.
 25 I'm just asking -- I mean, this document was provided

137

1 substantially in advance of any of these meetings and it
 2 specifically identified meetings and milestones No. 2 is
 3 "Design, presentation, and input."
 4 MS. MACWOOD: Is that the most recent
 5 advisory team meeting you're referring to? February --
 6 MS. MOLDENHAUER: This is the -- this is
 7 intended to provide the overall role and purpose. This
 8 was provided to the community in the ANC's before the
 9 advisory team meetings were even coordinated to try to
 10 allow the community to determine who would be most
 11 appropriate to be a part of them. And it goes through a
 12 list of things, I'll provide a copy. But in it's
 13 Meetings and milestones: "Advisory team formation," and
 14 then "Design presentation" and --
 15 CHAIRMAN HILL: Ms. Moldenhauer, I mean, the
 16 board doesn't have that, so if you could provide copies
 17 to us. But just to be clear: Who is that had gone out
 18 to?
 19 MS. MACWOOD: I never saw the document until
 20 today.
 21 MS. MOLDENHAUER: Director Zeilinger was the
 22 one who distributed it so I believe she would be the
 23 better one to answer that.
 24 MS. ZEILINGER: The administration
 25 distributed to ANC's to the council board members and

138

1 others who were involved in the decision to create
 2 community advisory teams. And spelled it input into
 3 that. We also shared it at our first advisory team
 4 meeting to remind people of the purpose and the scope,
 5 so drafts that were circulated beginning very early in
 6 the process after the selection of the initial sites,
 7 and it was finalized and shared fairly widely as we were
 8 working on them. I don't know whether -- I would need
 9 to go back to our records to show the date in which --
 10 and if it was sent personally to Ms. Macwood, but it was
 11 shared widely and certainly with the council members and
 12 with the entire advisory team, that included my cochair
 13 who is an ANC commissioner of the community advisory
 14 team in advance of and during our first meeting.
 15 CHAIRMAN HILL: Okay.
 16 MS. MOLDENHAUER: Let me go on to my next
 17 question: You had indicated in your testimony --
 18 CHAIRMAN HILL: Ms. Moldenhauer, how many
 19 questionings do you have?
 20 MS. MOLDENHAUER: Six.
 21 CHAIRMAN HILL: All just for the ANC?
 22 MS. MOLDENHAUER: (Nods head.) You had
 23 indicated that there is --
 24 CHAIRMAN HILL: You know we're going to go
 25 to lunch one day?

139

1 MS. MOLDENHAUER: I'm hoping as well.
 2 You had indicated that the community was
 3 concerned about questions about safety with the
 4 colocation. Is it correct that the Applicant and DGS
 5 made Chief Geldart available, who is a member of the
 6 HSEMA on the December 13th ANC community meeting prior
 7 to the BZA application being filed?
 8 MS. MACWOOD: Yes.
 9 MS. MOLDENHAUER: You had indicated in your
 10 testimony concerns about public schools. Is it your
 11 understanding that the advisory team is meeting on March
 12 7th just next week to meet with Ms. Carla Watson from
 13 DCPS to have an open discussion, review and discuss any
 14 questions they may have about Eaton Elementally or other
 15 DCPS schools in ward 3?
 16 MS. MACWOOD: Yes, but I think that is
 17 something that needs to be brought to the entire
 18 community and also to the full ANC. That is the
 19 critical issue for the community. And we have been
 20 asking -- we actually back in the previous site was
 21 proposed, we asked to meet with DCPL and we renewed that
 22 request more recently -- I can't give you the date --
 23 because we do feel that what happens at John Eaton is
 24 really critical and we know the school will be very
 25 welcoming and will do the best that it can. But we

140

1 really think there needs to be a plan in place. But
 2 we've never had an opportunity to meet with DCPL, so I
 3 do look forward to meeting with them at the advisory
 4 team meeting.
 5 MS. MOLDENHAUER: And you aware that in
 6 Exhibit 189, DCPS has entered a letter into the record
 7 that indicates that they have reviewed the project, they
 8 reviewed the location, and that they have no objection
 9 to being able to work with and accommodate any children
 10 from the shelter that may matriculate or may go into
 11 D.C. public schools in this area?
 12 MS. MACWOOD: Yes.
 13 MS. MOLDENHAUER: And you had described in
 14 regards to the temporary parking, cars zooming in and
 15 out possibly of this temporary facility. You are aware
 16 that this is police officers in their private vehicles
 17 driving to the parking, temporary parking possibly, and
 18 then walking to work before their shift changes; this is
 19 not the use of emergency vehicles and that's supposed to
 20 be responded by individuals in the field, not coming in
 21 and out of this parking lot?
 22 MS. MACWOOD: My understanding was that
 23 there would be police cars as well using the temporary
 24 parking structure. Police cars go in and out of 2D,
 25 along with police officers' personal vehicles. And if

141

1 you've ever watched how those police vehicles are driven
 2 into and out of 2D, you would understand our concern.
 3 MS. MOLDENHAUER: There would also be during
 4 this period about 57 spaces onsite for additional police
 5 vehicles and police cars while construction occurs, not
 6 part of the temporary parking. Is that right?
 7 MS. MACWOOD: We know that their will be
 8 some remaining service parking spaces at 2D.
 9 MS. MOLDENHAUER: No other questions.
 10 CHAIRMAN HILL: Does the party in opposition
 11 have any questions or comments for the ANC?
 12 MR. BROWN: No.
 13 CHAIRMAN HILL: Commissioner Macwood --
 14 well, first of all: Does the board have any other
 15 questions? (No response.)
 16 I appreciate you coming down, I'm sure it's
 17 been a long, long process for the neighborhood, for
 18 yourself, and you seem to be doing a very, in my
 19 opinion, whatever it's worth, a good job of representing
 20 your community. So thanks for coming down.
 21 Now, we're going to go ahead and move on to
 22 -- and I'll let, obviously, the Office of Attorney
 23 General -- help me if I'm not mistaken. Now, I'm going
 24 to move to the audience for individuals who would like
 25 to provide testimony in support. Correct? I think

142

1 that's okay. So all those here in support of the
 2 application -- actually, now that I say it -- is any
 3 here, by a show of hands, is anyone here in support of
 4 the application?
 5 (Show of hands.)
 6 So what we're going to try to do here is do
 7 this as efficiently as possible. Maybe if you all
 8 wouldn't mind giving up your seats.
 9 Maybe Ms. Moldenhauer, you can stay if
 10 there's questions you have of any of you witnesses.
 11 And Mr. Brown, if you could do the same.
 12 Maybe -- let' see, how can I do this? Move
 13 over to the end there, that'd be great.
 14 Ms. Moldenhauer, actually, you can just stay
 15 there. That's fine. You have a lot of stuff that you
 16 have to move.
 17 And then please if anyone wants to come up
 18 and fill a seat here, take a seat in support of the
 19 application, please. Just come on up and fill in a seat
 20 and we'll just see. When there's no seats there, go on
 21 back and we'll keep rotating through. I have one, two,
 22 three, four, five, six currently.
 23 Good morning, everyone, or good afternoon.
 24 So what I'd like to do is go from my right to left here,
 25 and if you could just introduce yourself and give me

143

1 your home address for the record. And if you go ahead,
 2 everyone's going to get two minutes. So we're kind of
 3 just going to go through there and hear the testimony.
 4 You have up to two minutes.
 5 So Mr. Moy, if you could get me on the clock
 6 there. And, again, if you just push the button there on
 7 the microphone and get a green glowing dot. And, again,
 8 what we are most interested in hearing is kind of for
 9 zoning issues pertaining to this case. And if you hear
 10 things -- and you're the first person so you're not
 11 going to hear things getting repeated, but if you do
 12 hear things getting repeated, if you could just kind of
 13 like, you can just mention that has been spoken before
 14 and you also were in agreement with those issues and
 15 concerns. So please go ahead.
 16 MS. COLLIN: My name is Anne Collin. I
 17 live as 4405 38th Street Northwest. That's 20016, and
 18 that's in ward 3. And basically, I just wanted to say
 19 I'm in sport of this project, I think it's very
 20 important that we have it.
 21 CHAIRMAN HILL: All right. Thank you Mrs.
 22 Collin.
 23 RABI ALEXANDER: My name is Rabi Aaron
 24 Alexander. I live on 2829 28th Quarter Street
 25 Northwest. I'm the rabbi of Adas Israel congregation, a

144

1 ward 3 synagogue. We represent over 1,600 families and
 2 almost 5,000 individuals. Many of them residents of
 3 ward 3 and upwards of 150 congregants live ANC3. We are
 4 members of the Washington Interfaith Network, also well
 5 represented in ward 3 as the faith-based representative
 6 on the ward 3 advisory committee under the leadership of
 7 Director Zeilinger and the ANC.
 8 I want to thank the city of its openness to
 9 questions and concerns throughout the process. They
 10 have adapted when necessary, doing their best to
 11 accommodate the diverse needs of both current and future
 12 residents of the particular block in question. We
 13 strongly support this project fully, including the
 14 variances and exception the city is requesting. We urge
 15 the BZA to vote in favor of it.
 16 I'd also like to say a quick about values as
 17 a rabbi and how they interact with compromise and
 18 complexity: In the five books of Moses, no less than 36
 19 times how we treat the stranger, those among us with
 20 little or no shelter, the most vulnerable, is mentioned.
 21 It creates a clear and unequivocal moral imperative to
 22 go to the margins, lift people up, and bring them back
 23 to the center with us, living side by side. And I get
 24 as a student of ethics that moral imperatives in the
 25 public square, even when unclear, should be weighed

145

1 thoughtfully against competing priorities. So what does
 2 it say about the prioritization of values when we focus
 3 so much on the height of the structure more so that the
 4 lengths we are willing to go to to ensure access to
 5 structured assistance? What does it say about our
 6 prioritization of values when we voice more anxiety for
 7 where we park our cars than we voice for where a mother
 8 who seeks safe and warm shelter baby can park her baby
 9 for the night? What does it say about our
 10 prioritization of values when perfection of process gets
 11 more attention than pain of people? What message do we
 12 send when our sight lines become more important than
 13 another's life line.
 14 As a John Eaton parent, I have one
 15 kindergartner there now. Within four years, I will have
 16 three children there. I know that our school is past
 17 capacity. My son's class is big, and I often wonder
 18 whether he's getting the attention he needs. A few more
 19 students that enter this school from this facility could
 20 further impact his education. And nevertheless, I'm
 21 willing to sacrifice a sliver his excellent and
 22 privileged education so that a child with far less can
 23 have just a little bit more. But it's also not a real
 24 sacrifice. Additional classmates from more diverse
 25 backgrounds will enhance his well-rounded education as a

146

1 citizen of Washington, this country, and humanity.
 2 We live in an incredible community. Ward 3
 3 has many blesses and a tremendous about of material
 4 success. Our compromises on behalf of our brothers and
 5 sisters who suffer are what define us also as a good
 6 community. Thank you for this time.
 7 CHAIRMAN HILL: Thank you, Rabbi.
 8 MS. BARNETT: Hi, I'm Latia Barnett and I am
 9 a resident from D.C. General. And I would briefly just
 10 like to explain my experiences being there. I lived in
 11 D.C. General with my husband and my two sons, and I also
 12 have a daughter and their ages is two, six, and one. I
 13 am here to request that you will approve the special
 14 exception and variances needed to build short-term
 15 family housing facilities for wards 3, 5, and 6.
 16 I was born in D.C. General, but my family
 17 and I have been experiencing homelessness for three
 18 years now. Both me and my husband, we lost our
 19 apartment that we lived in for several years. And it
 20 was due to losing our jobs. It's been a long three
 21 years. I'm here to advocate so that I can speak for
 22 future homeless families to land better facilities than
 23 my family has experienced.
 24 When we became homeless, we stayed in a
 25 Quality Inn hotel on New York Avenue. And one of the

147

1 difficulties about living there was that me and my kids
 2 were always sick: I remember a time when I woke up and
 3 my whole face was swollen. When it rained, there were
 4 wet spots on the ceilings probably leading to mold, and
 5 also being there, there was no place for the kids to
 6 play, no play rooms, no anything. We were confined to
 7 our room. Even when we went outside, there was just a
 8 big parking lot which was no place for the kids to be
 9 playing safely. To get food we had to go to the lobby,
 10 get trays, then we take it back to our rooms. Breakfast
 11 never consisted of hot food at all, it was always
 12 cereal, tea, coffee. Also, when we had to meet with our
 13 counselors and case managers, half the time they were
 14 probably not there. We had to walk down the street to a
 15 different hotel, which was the Day's Inn on New York
 16 Avenue.
 17 Our hotel where we moved -- after we got
 18 from the hotel we were transferred to D.C. General.
 19 D.C. General an old building, it's not fit for living at
 20 all. The room are, like, literally like hospitals.
 21 They have no real beds. Instead there were carts. It
 22 took me weeks to adjusting me and my kids to that
 23 facility. I showered at my mom's house; I would never
 24 go shower there because I was just like "I'm not having
 25 this." Like, "Are you serious?" It feels like jail and

148

1 I've never been to jail so, never been in jail, but I've
 2 heard the stories.
 3 We had to use public showers, so you had to
 4 share with other women and their kids, and everybody's
 5 cleaning habits ain't that great so. Also for the women
 6 there: Most of them didn't have bathrooms in their
 7 rooms so they will have to literally walk down the halls
 8 to go use the bathroom or whatever the case may be.
 9 And they would always do room checks. I'm
 10 talking about like loud knocking, like "Room check,"
 11 like that. So it's, like, terrible because you could be
 12 in there asleep, the kids could be asleep and you hear
 13 somebody knocking and they're counting for kids, like,
 14 constantly.
 15 Thankfully, there are more activities there
 16 at D.C. General, like Project Playtime. I'm very
 17 thankful for them because they give our kids an outlet
 18 to not be so smothered and get a chance to mingle with
 19 other children and to also not think about what they're
 20 going through at that particular time.
 21 We also live, like, right across from the
 22 jail and the methadone clinic is right like there, so of
 23 course, that's no place for any kids to have to see so
 24 much traffic and so much interaction that may be going
 25 on when they step outside those doors.

149

1 There are thousands of families like mine
 2 experiencing homelessness in D.C. because of the high
 3 cost of living. The district desperately needs better
 4 quality family shelters where families can live in a
 5 decent manner and get case management so they can get
 6 back on their feet into permanent housing. If you were
 7 to approve it today, future families would have a better
 8 experience, including, like, providing facilities for
 9 the families and children, so there are activity room,
 10 play spaces for the development of our children, which
 11 would be a top priority for everyone.
 12 Case management, especially, and not just
 13 case management that is just like "Hi" and "Bye." I
 14 mean, seriously in depth to help these families with
 15 their barriers. Also, where the families can feel like
 16 families, where they can sit down, you know, and eat and
 17 things like that, which the hotels really don't really
 18 offer that. Also, a smaller number of families living
 19 on a site, so that we don't get treated like numbers. I
 20 don't believe these facilities will negatively impact
 21 the surrounding communities, but the public needs to
 22 ensure dignified housing for homeless families like
 23 mine, for it outweighs inconvenience, traffic
 24 construction, parking, building. The mayor and council
 25 have done their part to help our children; now it's your

150

1 turn. Children will stay in these unacceptable
 2 facilities unless you vote to approve these special
 3 exceptions and variances. Thank you.
 4 CHAIRMAN HILL: Thank you, Ms. Baker.
 5 And so just a -- rabbit and Ms. Baker,
 6 you-all kind of -- we want to hear from everyone. As we
 7 kind of move forward, if we just kind of -- I didn't
 8 want to interrupt anyone during their testimony. If you
 9 can take a look at the clock there, we have another huge
 10 group of people as well. However, it is important that
 11 the board hears the things that you have come to speak
 12 about, in particular, issues of zoning and the merits of
 13 the case. However, thank you very much, Rabbi and Ms.
 14 Barker. Baker?
 15 MS. BARNETTE: Barnette.
 16 CHAIRMAN HILL: Barnette. Sorry. Ms.
 17 Barnette, thank you.
 18 Your name, please.
 19 MS. COVINGTREE: My name is Kate Covingtree.
 20 I am testifying because I was part of the design
 21 principle committee that the city convened. I live in
 22 ward 5.
 23 Chairperson Hill, other members of the Board
 24 of Zoning Adjustment. Thank you for the opportunity to
 25 testify. I'm here to discuss why D.C. General needs to

151

1 be replaced, the recommendations of the design principle
 2 committee, and urge the BZA to approve design in the
 3 District of Columbia. D.C. General was never intended
 4 to be a family shelter. The former hospital became a
 5 shelter after deplorable conditions and abusive staff
 6 behavior led to the abrupt closure of the D.C. Village
 7 family shelter. D.C. needed a place to shelter homeless
 8 families until families could secure permanent housing.
 9 The ANC is placing families in D.C. General in a
 10 building that had been unused since the hospital's
 11 closure in 2001. The builder's age and years of disuse
 12 result in frequent elevator and heat outages, regular
 13 pest infestations, poor air quality, and other bad
 14 conditions. The building is too big to manage
 15 effectively with as many as 260 families sheltered
 16 there. Staff are unable to know all the residents and
 17 all of them, including children, have to go through
 18 metal detectors to enter the building. The building
 19 also lacks sufficient space for services. The homeless
 20 shelter faculty regularly have to turn kids away for
 21 lack of space.
 22 DCICH convened a design principle committee
 23 to provide recommendations on replacement shelters. We
 24 considered costs, the needs of families and research on
 25 trauma and poor building design. We could not find much

152

1 research on shelters, specifically, as most
 2 jurisdictions do not have a right to shelter law and
 3 most shelters provided by nonprofit organizations who
 4 have limited budgets and often are limited to whatever
 5 building they can afford.
 6 Providing family shelters is incredibly
 7 expensive. They need private space to maintain family
 8 routines. Family shelters also require a good number of
 9 24-hour security guards given the transience of
 10 families. Shelters are only a temporary stop for
 11 families while they are looking for permanent housing,
 12 so there's a good amount of turnover requiring extra
 13 security if families can't know their neighbors as they
 14 would in an apartment building.
 15 Additionally, in 2016 nearly 20 percent of
 16 homeless parents in shelters reported they have
 17 experienced domestic violence, and this is likely a
 18 gross underreporting. The National Coalition Against
 19 Domestic Violence reports that DV is one of the most
 20 chronically underreported crimes. And also families
 21 require more intensive case management.
 22 CHAIRMAN HILL: Thank you. That's pretty
 23 good.
 24 MS. COVINGTREE: I'm a professional and I do
 25 this all the time.

153

1 CHAIRMAN HILL: You an switch with me if you
 2 want.
 3 Please if we could have your name and home
 4 address?
 5 MS. CASARELLA: Maria Casarella, 3526 Quebec
 6 Street, which is three blocks form the proposed shelter.
 7 I live in the ANC 3C.
 8 And I'm here to lend my support and speak to
 9 the zoning issues that arise, in particular the height.
 10 I'm also a practicing architect in the district and I
 11 served on Reach Charity for seven years, so I appreciate
 12 what you're doing. Certainly, this is all to let you
 13 know that I understand all the documents that I've
 14 reviewed regarding this; I attended many of the public
 15 meetings. And I believe it's well within your purview
 16 and certainly something that can be accommodated through
 17 good architectural design that the height can be
 18 addressed here. What they're asking for is not a
 19 particularly exotic request, it's something you
 20 frequently review. The topography of the site will
 21 allow for your perception of the building not to be
 22 bigger than five stories. I think certainly in the
 23 further development of the architectural design there
 24 are elements, there are queues the building can take to
 25 be more compatible with the context. And it's a varied

154

1 context, as you've heard in other testimony, it's not
 2 particularly one zone or another, but it's accommodating
 3 a vary large scale on Wisconsin Avenue and scaling back
 4 to single-family residential zone. So, again, I just
 5 want to place my support with the height issue and the
 6 other variances.
 7 I've attended a lot of the meetings, and I
 8 understand the sensitivity that neighbors have toward
 9 being inconvenienced of the wonderful amenities that our
 10 neighborhood has, and certainly we want to share those
 11 amenities. But similar to what Rabbi Aaron said, the
 12 burden of homelessness and the type of facilities that
 13 we are obligated to provide are far greater and of
 14 importance to me than the inconvenience of the resources
 15 that we enjoy. That's all.
 16 CHAIRMAN HILL: Thank you.
 17 MR. DAVIS: My name is Jeffrey Davis. I
 18 live at 3409 Newark Street Northwest, which is about
 19 four blocks from the proposed site. I live in ANC 3C,
 20 Commissioner Macwood is my SMD representative. I also
 21 sit on the Board of Temple Micah, which is located at
 22 2829 Wisconsin Avenue, right down the street from the
 23 proposed facility. And we plan to organize volunteers
 24 for the facility once it's completed. And finally, I
 25 sit on the ward 3 advisory committee that was created to

155

1 allow residents to express their views about the
 2 proposed facility.
 3 I support the relief the city has requested,
 4 including the height variance, because I feel it is
 5 critical to meet the program needs of the short-term
 6 family housing. In following up on Director Miller's
 7 questions earlier, I will say that there actually were
 8 five ANC 3C commissioners who voted in favor of a taller
 9 building. There were three choices at the ANC meeting:
 10 52, 55, and 72 feet in height. And I think because of
 11 the Arrow's paradox of how those choices were presented,
 12 they got five votes in favor of the taller building, but
 13 they could not reach a consensus on what that height
 14 was. My sense also was that the four members opposed
 15 the final resolution were all about the height and they
 16 supported the higher building.
 17 I would also say that I asked Commissioner
 18 Macwood at the ANC meeting to correct the record about
 19 Vaughan Place to reflect in the resolution that Vaughan
 20 Place is right up the block from the proposed facility.
 21 It is nine stories high, it is over 15 feet taller than
 22 what was requested in this variance, and she declined to
 23 add it to the resolution. I followed up by e-mail and
 24 asked her to correct the record on that and I feel it is
 25 very important that the record reflect that here.

156

1 Finally, I guess cutting it short, I would
 2 say I think for many, many people in the community --
 3 and I will say I have some experience at this, I spoke
 4 in this room nine years ago in favor of the giant PUD
 5 where many of the same people in the community, which is
 6 a very vocal minority of the community, came out, used
 7 delayed tactics, used, you know, fear and speculation to
 8 try and defeat an amenity that the community favored.
 9 Many of them are here today making the same arguments,
 10 and they should -- I would say thanks to this body the
 11 PUD was build, it was deliverer on the promises of the
 12 amenities, and it has served the community well. And I
 13 hope for the same.
 14 CHAIRMAN HILL: Okay. Thank you, Mr. Davis.
 15 All right. Thank you all very much. If I
 16 could get the next group coming to the table, please.
 17 Oh, sorry, sorry. If you-all could just stay for one
 18 moment, please, again.
 19 Mr. Brown, do you have some questions for
 20 any of these witnesses?
 21 MR. BROWN: I only have one question.
 22 I would like anyone who is a resident of
 23 ward 3 and lives within 200 feet of this project to
 24 identify themselves?
 25 CHAIRMAN HILL: There is no one from this

157

1 table. I guess there's someone back in the back. You
 2 can do that then as you come on up, but thank you.
 3 Thank you very much.
 4 Sorry, Ms. Moldenhauer. No, that's all
 5 right. I'm not trying to take any less time, even
 6 though it sounds like it, I'm really not.
 7 MS. MOLDENHAUER: Ms. Barnett, thank you so
 8 much for your testimony. I don't know if you were in
 9 the audience earlier, I'm sure you heard maybe that the
 10 ANC is proposing that maybe some of the important
 11 services that you described about case management being
 12 put into the basement. What are your feelings about
 13 that? And right now they're located on the first floor
 14 with windows based on a design. What is your feeling
 15 about the recommendation that they be put in the
 16 basement, so if you have to go and talk with someone
 17 about a case management, you would have to meet with
 18 them in the basement?
 19 MS. BARLETT: Maybe I came in at the end of
 20 this conversation, so I really don't know.
 21 MS. MOLDENHAUER: If you didn't hear, that's
 22 fine.
 23 MS. BARLETT: I don't recall hearing that.
 24 MS. MOLDENHAUER: Then just a quick question
 25 for Ms. Maria Casarella. As an architect, you heard

158

1 testimony that if the project needed to be lowered, that
 2 you would end up potentially -- Mr. McNamara indicated
 3 that to lower the structure you would lower it down to
 4 possibly a floor to ceiling height of 7 feet 8 inches or
 5 for habitable space. As an architect and individual in
 6 the community, do you believe that that would be an
 7 appropriate height for habitable space?
 8 MS. CASARELLA: No, not at all. I also work
 9 on market rate and affordable housing. So the standard
 10 is really 9 feet. I'd say anything less than eight feet
 11 would not be comparable to what people's expectations
 12 are for housing. I express my opinion, I believe we
 13 have a responsibility to deliver exceptional housing for
 14 this important project.
 15 CHAIRMAN HILL: Okay, great. If I could I
 16 get the next six people up, please, that are here in
 17 support. Is there anyone else here in support? Is
 18 there anyone else here in support?
 19 All right. Mr. Brown, it's been quite a
 20 long time since we started here, but you are now up.
 21 And I would just also like to point out the members of
 22 the audience here again. I know it's a very
 23 controversial subject, and I know it's one that everyone
 24 has pretty strong opinions on either sides. I just want
 25 to, again, just point out we're trying to do our best to

159

1 civilly, to calmly hear everyone's perspective, as well
 2 as one's opinion towards zoning. And just as best as
 3 one can, try to keep their emotions intact when
 4 providing testimony. As well if the attorneys could
 5 help me out when they're asking questions back and
 6 forth, that'd be great.
 7 Mr. Brown, whenever you like. I guess I'm
 8 going to put 60 minutes on the clock as well for you.
 9 All right?
 10 MR. BROWN: Mr. Chairman and members of the
 11 board, I welcome the opportunity to represent many
 12 citizens in the neighborhood of this project who are
 13 opposed to this selection of this particular cite. I
 14 want to begin by associating on behalf of my clients
 15 with the remarks by ANC Commissioner Macwood where she
 16 said that the ANC 3C supports the closing of D.C.
 17 General and replacing it with shelters in each ward. My
 18 clients are very much in favor of seeing ward 3 do its
 19 fair share of sharing the goal of the diaspora of
 20 homeless into smaller shelters around the city. What
 21 they object to primarily is the selection of this
 22 particular site for the ward 3 homeless shelter. We
 23 presented a 24-page hearing statement with even more
 24 pages of exhibits. I have reduced that statement to a
 25 single page of bullet points, which I've distributed to

160

1 you and I'll provide a copy to my colleague Ms.
 2 Moldenhauer.
 3 CHAIRMAN HILL: Mr. Brown, just give us a
 4 second to get them distributed. Thank you.
 5 MR. BROWN: I want to take a few minutes to
 6 run through each of these bullet points for you, and
 7 then I would like to turn it over to up to seven
 8 witnesses from the community to testify regarding the
 9 more particulars of their community and familiarity with
 10 this project and their concerns about it.
 11 First of all, our first point is that the
 12 record should stay due to the late filing of project
 13 amendments. The 21-day deadline for DGS filing of
 14 supplemental information in this case was February 8th.
 15 By that time there was no parking plan or even a scaled
 16 drawing of the three-deck parking facility. More than a
 17 week later on the 17th, DGS made application for an
 18 additional special exception to allow parking during
 19 construction on the community gardens and tennis courts.
 20 The board would have been completely justified in
 21 delaying the hearing due to these late changes. And we
 22 made arguments along that line in our prehearing
 23 statement, but we are not insisting on a delay here.
 24 Rather we ask that DGS be held to its representations to
 25 ANC 3C that it would ask that the record be held open

161

1 long enough for the ANC and others, such as us, to have
 2 adequate time to evaluate these changes given all the
 3 questions and issued raised about parking in our
 4 prehearing statement and at the ANC meeting on the 21st.
 5 Second point: The board has full power to
 6 say "No" to the selection on the police station site.
 7 The NRG filed a lawsuit challenging council and the
 8 mayor for failing to obtain the advice of the ANC before
 9 identifying the police station site as to the location
 10 of the ward 3 homeless shelter and the shelter act back
 11 in May. We wanted a do-over on-site selection where the
 12 issues and concerns of the ANC, which were articulated
 13 in June after that process, would be given great weight
 14 in the site selection process just as this board gives
 15 great weight to ANC issues and concerns.
 16 In the NRG prehearing statement, we have
 17 documented for you our failure to get the mayor and
 18 council to reconsider their relevant language in the
 19 Shelter Act dealing with the ward 3. We have also
 20 documented that the mayor and the council both argued in
 21 Superior Court that this board was fully empowered to
 22 remedy our concerns about site selection by turning down
 23 the choice made if it does not warrant approval under
 24 the zoning regulations. Now, however, DGS makes a
 25 flatly contradictory argument that you must regard this

162

1 site as statutorily-mandated location for the ward 3
 2 homeless shelter by the council. The government simply
 3 cannot have it both ways. In one form or another
 4 citizens have a right to voice their concerns about
 5 whether this site, out of all possibilities for
 6 government owned or acquired land in ward 3, is
 7 appropriate for a homeless shelter. In this forum,
 8 citizens are constrained to couch their concerns in the
 9 language of compliance with the zoning regulations, but
 10 DGS is now trying to deprive the adjacent neighbors of
 11 even those compliance concerns by arguing in essence
 12 that this board has no choice but to except the city's
 13 choice of this site and provide whatever number of
 14 approvals of zoning relief are necessary to legitimate
 15 the use. The board should reject this claim and fully
 16 embrace its power to say "No" to this site, if
 17 warranted, just as it would for dealing with any other
 18 Applicant.

19 Third point: Putting two different use
 20 primary structures on one site is a use variance or a
 21 hybrid use area variance that should be denied as a self
 22 imposed hardship. Our prehearing statement explains in
 23 detail, pages 12 to 13, why the variance to place two
 24 primary structures with distinctly different uses on the
 25 same lot is either a use variance or a hybrid use area

163

1 variance under D.C. law. That explanation is grounded
 2 in the definition of what constitutes a use variance in
 3 the zoning regulations. A variance for a use that is
 4 not permitted as a right or as a special exception in
 5 the zone, that section X104.1A, or it's for use
 6 expressly prohibited in the zone, subparagraph D. Here
 7 a second primary structure on the same lot is not
 8 permitted as a right and DGS has not claimed it would be
 9 permitted as a special exception. So the request must
 10 meet the definition of a use variance. Now, DGS's
 11 response to this in the past few days is -- our argument
 12 is contrary to the definition of "Use" in the zoning
 13 regulations. That is a diversion. The relevant
 14 definition is not "Use," it is "Use variance." In any
 15 case there is no contradiction here because the use of
 16 the first primary structure is distinctly different from
 17 the use of the second primary structure: Police station
 18 and homeless shelter.

19 It is also nonsensical to argue that a
 20 restriction on two different uses on the same lot is an
 21 area variance because it is a numeric restriction.
 22 That's another of their arguments. An area variance is
 23 a request to vary how many area requirements. That's
 24 the definition in section X1001.2. Placing two uses on
 25 the same lot is not varying from an area or a numeric

164

1 requirement. It is varying from a use constraint. DGS
 2 points to a conclusory statement by the zoning
 3 administrator. It's a letter of February 13th, but that
 4 letter does not analyze this issue. The board should
 5 not defer to the zoning administrator under such
 6 circumstances.

7 Now the significance of this issue is
 8 manifest. If this variance is a use or hybrid use area
 9 variance, it must be denied preemptorily as a self
 10 imposed hardship. The district selected this site
 11 knowing full well that if this variance was needed, they
 12 wouldn't be able to obtain it. Our prehearing statement
 13 cites the case law establishing that a use variance
 14 cannot be granted under these circumstances, and
 15 explains why even as an area variance it should be
 16 denied.

17 There's also a claim of consistency with
 18 comprehensive plan policy CSF1.18. That claim is ironic
 19 at best. It's about colocation. Colocation requires
 20 compatibility with surrounding properties, a quality
 21 that's simply absent here for all the reasons that will
 22 be stated by my clients and other neighbors. The policy
 23 also envisions joint planning and collaboration among
 24 effected agencies whereas the rushed process leading to
 25 selection of this site in a narrow window of two months

165

1 last spring reflects no such collaborative effort. More
 2 to the point are the comprehensive plan policies cited
 3 by my client Pat Witty in her testimony, namely land use
 4 policy 3.41, which states that "Accommodations for group
 5 homes should not diminish the character or fundamental
 6 quality of their residential neighborhoods." And also
 7 policy RCW 1.2.10, which encourages small scale
 8 community based residential facilities in the Rock Creek
 9 West planning area provided that such facilities are
 10 consistent with the low density character of that area.
 11 And this particular project is not low density by any
 12 way, shape, or form.

13 Point No. 4: The height variance should be
 14 denied as just too much for this zone and neighborhood.
 15 A multitude of neighbors, letters, and amplified by
 16 testimony today, will detail how the 69 foot 6 story
 17 height of this proposed shelter will tower over the
 18 adjacent 40 foot single-family homes, as detailed in
 19 Exhibit 5 to our prehearing statement, which is a
 20 two-scale drawing, which we think correctly shows the
 21 juxtaposition of those families against the sides of the
 22 shelter. Such a height is extremely harmful to the
 23 intent, purpose, and integrity of the zone plan that
 24 limits height in the RA-1 zone to 40 feet and three
 25 stories. ANC 3C expressly agrees with this conclusion,

166

1 and the CFA finding also finds the building too tall --
 2 this is a quote from the CFA letter, Exhibit 206: "To
 3 tall for its immediate context of single-family homes
 4 and a low-rise police station."
 5 While NRG does not dispute that DGS is
 6 entitled to a little more leeway than the private sector
 7 in seeking variance relief for this public service
 8 project, flexibility does not mean bending a rule beyond
 9 the breaking point. Otherwise, there'd be no point in
 10 applying zoning standards to public entities. Here,
 11 double the height and stories of what is allowed in the
 12 zone is simply a bridge too far, and none of the cases
 13 cited by DGS, including prior board decisions, comes
 14 close to the sort of extravagant relief proposed in the
 15 requested height variance.
 16 In addition, any relaxation of variance
 17 requirements for the district government ought to have
 18 as a precondition to relief a detailed demonstration,
 19 quite absent here, that the district is in this
 20 particular instance limited and constrained by a
 21 selection of property so as to necessitate the relief
 22 requested. The district is quite unlike other nonprofit
 23 entities who have been afforded limited variance
 24 flexibility in the accommodation of their institutional
 25 needs to the single property they own, and where there

167

1 was no issue of achieving institutional needs at another
 2 location.
 3 Point 5: All the variance requests arise
 4 from the presence of other uses on the property, which
 5 is not an exceptional condition or situation. In each
 6 case the variance requested can be traced to the
 7 existence other uses on the property, a condition known
 8 at the time the colocation decision was made. The
 9 property is more than amply sized, but for the police
 10 station, to build a three-story homeless shelter for 50
 11 families with two wings and a common area on each floor,
 12 as suggested by CFA. There would also be plenty of room
 13 for the loading dock and the modest number of parking
 14 spots required. What makes this much more problematic
 15 than that is the existing police station and community
 16 gardens on the property greatly complicating the
 17 picture. And it is only if one begins with the false
 18 premise that these existing conditions are unavoidable
 19 that one can comprehend DGS's claim that four factors
 20 constitute an exceptional situation or condition of the
 21 property.
 22 Factors 1 and 2, which you saw on the
 23 overhead, are simply the existence of these two
 24 preexisting conditions. But both are completely
 25 avoidable by selecting a site that contains no community

168

1 gardens and no structure or a vacant structure.
 2 Factor No. 3 is the property's alleged
 3 topographical changes. But you heard Mr. McNamara say
 4 essentially that the area of the property where they are
 5 going to be doing the construction is essentially level,
 6 and the topography on the diagram confirms that. So in
 7 the area where they need the variance, there isn't any
 8 topographical challenge.
 9 Factor 4 is the project's programmatic
 10 needs. Those needs are the same wherever the homeless
 11 shelter is located. It is not something unique to this
 12 property. In acting on all of the variance requests,
 13 the board will be well within its right to take into
 14 account that the district brought these difficulties on
 15 all by itself by selecting a site it was fully aware had
 16 all of these preexisting conditions. Under the
 17 Gilmartin case, which is cited in our papers, this is a
 18 quote from Gilmartin: "Prior knowledge of the
 19 difficulty is one of many factors that the BZA might
 20 consider in reaching its area variance decision."
 21 Also, I would point to De Azcarate 388 A
 22 Section 1233 from 1978, which distinguishes between
 23 hardship arising exclusively from an applicant's sole
 24 and affirmative acts and hardship caused in significant
 25 part by third parties. There are no third parties here

169

1 causing any part of the hardship that is being
 2 experienced.
 3 Point number 6: In the RA-1 zone, a 185
 4 person emergency shelter is simply beyond any plausible
 5 limit. DGS argues that the special exception use
 6 emergency shelter fits its proposed 185 facility because
 7 there's no limit on size in the definition of emergency
 8 shelter in the zoning regulations, so no use variance is
 9 needed. But DGS cannot dispute that the emergency
 10 shelter proposed is over seven times the size in terms
 11 of number of occupants as the maximum normal range for
 12 the special exception use in the RA-1 zone. The board
 13 should find this size in this zone to be over the
 14 unstated line in the regulation, just as it would a
 15 shelter for a thousand occupants.
 16 The absence of an express limit does not
 17 mean the board cannot impose a reasonable limit.
 18 Alternatively, the board can reach the same result by
 19 simply ruling under section X901.2, that a settler of
 20 this size in this zone is not in harmony with the
 21 general purpose and intent of the RA-1 zone. The
 22 general conclusion that the specific facts of record in
 23 this case will more than adequately confirm is correct
 24 here.
 25 Point 7: The overly large emergency shelter

170

1 of special exception should be denied due to adverse
 2 impacts in the neighborhood. Under U420.1F4, DGS must
 3 prove that the shelter will not have adverse impact on
 4 the neighborhood because of traffic, noise, or
 5 operations. Compliance with this requirement is, we
 6 submit, asserted rather than demonstrated.

7 The claim of compliance is also contradicted
 8 in myriad ways by the testimony and letters of abutting
 9 and nearby neighbors, which I simply -- I'm not going to
 10 summarize, but I'll have witnesses to testify on.

11 Last and not least, the overly large
 12 emergency shelter special exception should be denied
 13 given the absence of evidence of a reasonable search for
 14 alternative sites. The record contains no documentation
 15 of the existence of a reasonable search for alternative
 16 sites to the police station site, especially given the
 17 enormous size of this facility in relation to the
 18 standard range of special exception approval of the RA-1
 19 zone of five to 25 individual occupants. A critical
 20 requirement under 420.1F6 is a showing that the program
 21 goals cannot be achieved by a facility of smaller size
 22 at the subject location, and that there is no other
 23 reasonable alternative to meet the program needs of the
 24 district. We're not questioning the program needs, but
 25 we are saying that there is only conclusory evidence of

171

1 any in the record. My clients have submitted testimony
 2 that any such effort was essentially still born in the
 3 two months after the Wisconsin Avenue sites was
 4 rejected. There was no request for proposals, and
 5 shelters in wards 1 on 4 are on city acquired land. We
 6 do not know if any suitable ward 3 site needing less or
 7 no zoning relief could have been acquired as there's no
 8 evidence of a systematic effort, and this assumes no
 9 other city-owned land in ward 3 filled the bill, and
 10 that also is unsubstantiated.

11 The absence of this evidence is heightened
 12 by the history of the Shelter Act and reason events.
 13 Initially, the Shelter Act when introduced proposed
 14 leasing private property valued at 2.5 million in ward 3
 15 along Wisconsin Avenue. When this idea was scrapped by
 16 council due to cost considerations, the police station
 17 site was its replacement, where the costs appeared now
 18 to have ballooned something in the neighborhood of \$20
 19 to \$30 million given the need to construct a parking
 20 structure that would not have been a part of the program
 21 but for the colocation of the shelter and the police
 22 station. The prospect of great unanticipated cost bears
 23 directly on the statutory criteria of examined
 24 reasonable alternatives to the chosen site. Even though
 25 the board might otherwise choose to make a comparative

172

1 judgement solely on compliance with known criteria.
 2 So in conclusion, I refer the board to our
 3 much more detailed prehearing statement, the letters and
 4 written testimony of all of our witnesses, some of whom
 5 are here today to emphasize in person their most
 6 significant concerns about the project. If the board
 7 would find it helpful, NRG would welcome the opportunity
 8 to file a response to a submission of proposed findings
 9 of fact and conclusions of law from the Applicant. And
 10 I'd like to turn it over to my witnesses now.

11 (Whereupon a short recess is taken.)

12 CHAIRMAN HILL: Okay. All right. So the
 13 transcriber is ready. All right, Mr. Brown. We
 14 are back, if you want to go ahead and call your
 15 first witness. You have to push the button. I'm
 16 sorry.

17 MR. BROWN: My first witness is Brian
 18 Powers.

19 CHAIRMAN HILL: All right. And I don't know
 20 who that is. There you go. Mr. Powers, if you
 21 could --

22 MR. POWERS: Mr. Chairman, Members of the
 23 Board, my name is Brian Powers. I have lived on
 24 38th Street Northwest -- 3212 38th Street, about a
 25 block-and-a-half from the shelter for the past 30

173

1 years. I am president of the Neighbors for
 2 Responsive Government -- we call it NRG -- an
 3 advocacy group formed to give the neighborhood a
 4 voice concerning the proposed shelter.

5 I want to reiterate what our counsel said at
 6 the outset. NRG has never opposed a Ward 3
 7 shelter. It supports the closure of DC General.
 8 However, we have vigorously opposed the requested
 9 variances and special exceptions for this
 10 particular shelter because we think this it's out
 11 of step with the neighborhood and with RA-1-1
 12 Zoning for Lot 849 on Idaho Street.

13 I'd like to confine my testimony to a
 14 discussion of whether the City conducted a search
 15 for reasonable alternative sites. A consideration
 16 of alternatives is not just a matter of good
 17 governance and common sense; it's also a
 18 requirement to qualify for the issuance of the
 19 special exception to place 185 occupants on this
 20 proposed site on Idaho Avenue in areas zoned
 21 RA-1-1. Reasonable alternatives for site
 22 selection is a win-win all the way around for the
 23 City, for the taxpayer, for the affected
 24 neighborhood, and for the homeless families that
 25 we seek to protect.

174

1 Now, you will recall that the mayor's
 2 initial plan for the City called for the City to
 3 lease sites where the shelters would be built by
 4 private developers to the exacting standards
 5 imposed by DGS for long-term leases of 15 years
 6 that could extend to 30. At the end of the
 7 leasing period, the property would revert back to
 8 the developer. The mayor touted this approach as
 9 one which would allow for the closure of DC
 10 General in the quickest period of time.

11 Now we know that on September -- it's a
 12 matter of record, and we've presented an exhibit
 13 in our pre-hearing statement that in September of
 14 2014, an RFP was issued by DGS calling for
 15 solicitations for anyone who could lease this
 16 property under the specifications set forth by the
 17 City. We've seen no other solicitations after
 18 that September 2014 public solicitations for
 19 sites.

20 Now, the mayor initially selected the site on
 21 Wisconsin Avenue across from the Russian Embassy
 22 as a site for Ward 3 for the leased shelter.
 23 Objections were raised, and the council voted down
 24 the mayor's plan on May 17, and adopted a plan of
 25 their own that same day for a first reading. But

175

1 that plan called for sites that would be owned or
 2 acquired by the City. Or acquired. So it didn't
 3 just have to be on City inventory. It could be
 4 acquired. And we know that two of the sites were
 5 later purchased by the City. So they're acquired.

6 On May 31st the council passed a bill, and
 7 later it was signed in early June by the mayor.
 8 Keep in mind, during that short period of time in
 9 which the switch from leasing to owner acquired
 10 that the criteria significantly changed, because
 11 now they could reach out to the universe of
 12 properties that were owned or acquired; whereas,
 13 in the past, they had an RFP for those developers
 14 who had; A, the property; and B, the capacity to
 15 build that shelter their own and take the
 16 entrepreneurial risk of leasing it to the City on
 17 a long-term basis. Now the ground rules changed,
 18 and the City adopted a mechanism where it could be
 19 city-owned land, or city-acquired land. It's a
 20 totally different universe.

21 Now, the City has made conclusory statements
 22 about We made a study; We had a real estate
 23 broker; We looked for alternative sites. But, the
 24 only piece of evidence on the record for an open
 25 solicitation is the one we submitted, which was

176

1 for a lease site in 2014, not one for the widened
 2 criteria.

3 Now, that interested me, and so on --
 4 because there is, as Chairman Mendelson pointed
 5 out, Council Member Cheh wrote a letter on April
 6 6th that's part of the record to the head of DGS
 7 saying, "I'd like you to look at three sites."
 8 One was Idaho Avenue; one was 3101 Albemarle,
 9 which was the former Polish Ambassador's
 10 residence; and one was on 4100 River Road, which
 11 is an abandoned church.

12 Now, the City -- the head of DGS responded on
 13 a letter of April 29th, and it said, "I have
 14 considered all three sites that you proposed in
 15 your April 6th letter; and none of them are
 16 appropriate." And that's part of the record
 17 that's in this case.

18 Now, I was very interested about that whole
 19 process. So on December 13th when there was a
 20 community meeting and, in fact, when the first
 21 plans, the first concrete plans for the shelter
 22 were produced, Mary Cheh was in attendance at that
 23 meeting, Member Cheh, who wrote the letter on
 24 April 6th and got the response that all three
 25 sites, including Idaho, were inappropriate from

177

1 DGS. So I approached Member Cheh at the
 2 conclusion of that meeting. She was standing on
 3 the side. And I said, "Mary, I'm very interested
 4 in how you came across these three sites to
 5 propose to DGS. How did you come up with that?"
 6 And she said well the --

7 MS. MOLDENHAUER: I'm going to the object to
 8 hearsay. I know -- I want to put it on the record
 9 formally. Objection to hearsay.

10 CHAIRMAN HILL: Okay.

11 MR. POWERS: That's a direct conversation
 12 with the --

13 CHAIRMAN HILL: Yeah, Mr. Powers. Powers,
 14 correct?

15 MR. POWERS: Yes.

16 CHAIRMAN HILL: Yeah. I am going to have to
 17 agree with Ms. Moldenhauer in terms of that, you
 18 know, that is -- again, it is hearsay, and there's
 19 nothing there that I can necessarily, or the board
 20 can necessarily talk to or speak to. And so, you
 21 know, I would just again advise you to go ahead
 22 and stick to the cases, or the items concerning
 23 the zoning that we're kind of looking at. And
 24 everyone seems to continue to want to talk about
 25 the site selection process, and I understand how

178

1 that's the connection of your argument for one
 2 area of the discussion and the argument.
 3 The height and the other variances that
 4 are -- have been brought before us, I haven't
 5 heard anyone speak to those as of yet really. And
 6 so we get to -- we keep -- and, again, we've been
 7 here many, many hours, and I've heard from the
 8 City how the site selection process went on.
 9 However, if you want to use your time to continue
 10 to go down this road, you are welcome to, but I'm
 11 just letting you know
 12 MR. POWERS: Chairman Hill, if I could just
 13 finish, because it's going to be a --
 14 CHAIRMAN HILL: Oh, please, go ahead.
 15 That's all right.
 16 MR. POWERS: She said that the sites
 17 percolated up --
 18 CHAIRMAN HILL: I guess -- no. Actually,
 19 I've go to just -- I have to interrupt you,
 20 because, again, what I've just agreed to, and I do
 21 agree to it, is how can I -- how can you tell me
 22 that -- you know, it's hearsay testimony that you
 23 had a conversation with someone to the side of --
 24 MR. POWERS: Who was a representative of the
 25 Council.

179

1 MS. MOLDENHAUER: And I also believe that
 2 not just hearsay, we also have a document in the
 3 record from Council Member Cheh. That document
 4 speaks for itself. It's the best evidence in
 5 regards to her opinion as it currently stands on
 6 this site. And so I would --
 7 CHAIRMAN HILL: Mr. Powers, I would just
 8 stick with your own particular testimony.
 9 MR. POWERS: Very well, Mr. Chairman. I
 10 would -- I would point out that the -- in the
 11 search for a reasonable alternative, that now that
 12 the representatives from DGS at the last ANC
 13 meeting told us that the site would cost in the
 14 neighborhood of \$30 million, that the range of
 15 alternative -- reasonable alternative sites is
 16 much wider than they may have contemplated in the
 17 beginning, because this site, as we will
 18 further -- our side will further testify to, is
 19 extraordinarily inappropriate for this area. Even
 20 though it's a large area -- they go to the
 21 southeast corner of the site because they're
 22 restricted by preexisting uses by the fuel depot,
 23 by the Second District Police Station, and by the
 24 Community Gardens. But now we have a very, very
 25 expensive site.

180

1 And, by contrast, the site on Wisconsin
 2 Avenue that they -- that was going to be leased
 3 was valued at two and a half million so that the
 4 workaround that they're doing on the garage itself
 5 is three times the value of that original
 6 Wisconsin site.
 7 Now, it is our position that the special
 8 exception can not and should not be granted,
 9 unless the City can show that it made a bona fide
 10 search for alternative sites.
 11 Now, I'd just like to just mention one other
 12 thing, and that is that there's been some
 13 discussion about Vaughan place -- a different
 14 topic, Mr. Hill -- and the fact that Vaughan Place
 15 has a certain height around the block and
 16 Wisconsin Avenue. And we've pointed out that
 17 actually the -- Vaughan Place, as it comes in --
 18 Vaughan Place is a product of a planned unit
 19 development that arose 20 years ago. And the
 20 planned unit development, as you know, is a
 21 process of intense scrutiny by the zoning
 22 commission, multiple hearings, and as a
 23 compromise. And there's also been cites about the
 24 Cathedral Commons development, and that was also a
 25 PUD development. Now, I would maintain that these

181

1 PUD developments are exceptions; and those
 2 exceptions should not be allowed to swallow the
 3 rule for RA-1-1 zoning. And the RA-1-1 zoning
 4 clearly does not permit a building this number of
 5 stories, or this height. Thank you.
 6 MR. BROWN: Our next witness is Pat Wittie.
 7 MS. WITTIE: Good after -- I should say good
 8 long afternoon --
 9 CHAIRMAN HILL: Good afternoon.
 10 MS. WITTIE: -- at this point. Thank you
 11 very much. My name is Pat Wittie. I live at 3847
 12 Macomb Street. My husband and my property abut
 13 both lot 849, which is the police station lot, and
 14 lot 848, which is the Park Service property where
 15 the tennis courts are located.
 16 I want to start by saying and emphasizing
 17 again we're not here because we object to the
 18 concept of having a homeless shelter in our
 19 neighborhood. And I think that sometimes those of
 20 us who are in the position in front of you today
 21 opposing the granting of these variances and the
 22 special exception feel as though the members of
 23 the faith community, who are most sincere and with
 24 whom we largely agree, look at us as though we are
 25 pretty selfish and unthinking. I don't think

182

1 that's true. I live in the neighborhood of
 2 wonderful people who are generous and thoughtful.
 3 I personally volunteer at N Street Village, which
 4 is a shelter for women. There is another woman in
 5 our group who was a longtime volunteer at DC
 6 General. There's a woman in the audience back
 7 here, the mother of one my daughter's grade school
 8 classmates, who volunteers at another shelter in
 9 town. I think that it's important to understand
 10 that this is a many-sided question.
 11 I'd like to address first a point, the
 12 height. You've heard a lot about height. My
 13 property does abut the property where this shelter
 14 is proposed to be built. Because of the
 15 topography from my back windows, from my deck,
 16 from my backyard, I will look at a structure that
 17 appears not six stories tall, but seven, or eight,
 18 or nine stories tall because my property is
 19 further downhill. So, when I look up it's not
 20 going to rise just six stories; it's going to rise
 21 seven, eight, nine stories from the vantage point
 22 of my property, and those of all the neighbors on
 23 the south side of the property.
 24 The photographs and the sketches that the
 25 applicant has put in are all coming from a

183

1 different direction and a different vantage point,
 2 and they do not give the board the advantage of
 3 being able to see what it really will look like
 4 from our vantage point. It will be a huge
 5 monolith from my backyard. It will stick out like
 6 the proverbial sore thumb. From my property, you
 7 can not see any tall buildings. You can't see
 8 Vaughan Place. You can't see Cathedral Commons.
 9 The only thing I can see, and this is only in the
 10 winter when the leaves are off the tree, is a
 11 little piece of the top corner of that WTOP
 12 building. That's the only thing I can see from my
 13 building. The vantage point is just very
 14 different. And it's all single-family houses on
 15 the south side of the property.
 16 The Council quoted from the comprehensive
 17 plan, which instructs us and you, I believe, that
 18 the identity and character of each neighborhood is
 19 to be preserved and enhanced. To me, the identity
 20 and character of my neighborhood will not be
 21 preserved or enhanced with a six-story building.
 22 Next point, the use of the tennis courts. I
 23 understand -- we don't have any details on this,
 24 but there is this proposal floating around that
 25 perhaps the tennis courts would be turned into a

184

1 temporary parking lot. Those tennis courts, if
 2 you look out my bedroom windows, they're almost at
 3 eye level, and they're less than a hundred feet
 4 away. There are no lights on the tennis courts
 5 right now. You can only play in the daytime. And
 6 I assume that there was a reason why no lights
 7 were installed on them, perhaps having to do with
 8 the neighboring buildings. That's a real
 9 advantage for us, because that means that there
 10 are no lights from the tennis courts shining into
 11 our windows at night. But it also means, if
 12 there's a parking lot, we're going to have
 13 headlights shining into our windows at night from
 14 the -- from the police coming in and out of the
 15 parking lot. We're also going to have drainage.
 16 Cars leak fuel. They leak oil. There are always
 17 things on the ground. And the rainwater runoff is
 18 going to come directly down the hill from that
 19 tennis court onto my property. We have old growth
 20 trees that are fragile to begin with. We have a
 21 yard. We have a lawn. We have plantings. And I
 22 think there will be an adverse impact from that.
 23 I would like to address one issue that came
 24 up earlier that involves the driveway and whether
 25 or not -- I think MS. Moldenhauer said it's only

185

1 the police's personal cars that are coming in and
 2 out of the parking garage that's to be built, and
 3 they're not roaring in and out. I've lived there
 4 for -- since 1982, and I can assure the board that
 5 police vehicles regularly go roaring out of their
 6 parking lot tires screeching and sirens wailing
 7 when they get an emergency call. This happens not
 8 every minute of every day, but with great
 9 regularity. So it's not a matter of there's just
 10 the police personal vehicles being parked there.
 11 It is police cars as well. And there are safety
 12 issues that I think others are going to testify
 13 about.
 14 A final point I'd like to make relates to
 15 cost. I know you're tired of hearing about this,
 16 but the DGS estimate from February 21 --
 17 Mr. Campbell, he was here earlier today. I don't
 18 know whether he's still here -- stated that we're
 19 now at \$30 million for this property, of which 10
 20 million is the parking issue. That breaks down to
 21 \$600,000 per unit. Fifty units, \$30 million,
 22 \$600,000 per bedroom. These are not even
 23 apartments. Each bedroom \$600,000, of which
 24 one-third, \$200,000, is attributable to the
 25 parking issue. Mr. Campbell told us on February

186

1 21st that it was eighteen and a half million
 2 dollars to build the shelter itself. The balance
 3 of the \$30 million is the parking. That goes, to
 4 me, directly to the question of whether or not the
 5 Council, the City, or DGS have made a reasonable
 6 evaluation of alternatives. I am a taxpayer, and
 7 I do care about the amount of money that is being
 8 poured into this.
 9 Thank you.
 10 MR. BROWN: Our next witness is Chris
 11 Sweeney.
 12 CHAIRMAN HILL: Okay. Yeah. Just before
 13 you start I do want to point out that I do not
 14 think that -- and I'm sure that the Board would
 15 agree with this -- that people are not here
 16 because they oppose shelters, or what is trying to
 17 be done, or what the mayor is trying to do with
 18 the City. What our -- what we're charged with,
 19 again, is to look at the criteria concerning,
 20 again, the zoning with this particular site, and
 21 whether or not the tests are met in order to
 22 achieve those areas of relief. I guess what I'm
 23 just trying to point out is I know -- again, as I
 24 mentioned before, that it is particularly within
 25 communities -- I mean, I live -- we all live in a

187

1 city. We are all taxpayers. Okay? And so we all
 2 have to go to our ANC meetings, and there's, you
 3 know, opposition and people and support. I guess
 4 what I'm trying to get at is I know that this is a
 5 tough place for everyone to be in. No one thinks
 6 that you're here, you know, because you -- or at
 7 least, I would imagine, most of people here is
 8 because they're opposed to try to do something
 9 that will be helpful for people. So I just wanted
 10 to kind of point that out. So please, if you
 11 could, go ahead.
 12 MR. SWEENEY: Hey, you stole my thunder.
 13 Good afternoon. My name is Christopher J.
 14 Sweeney. I'm a U.S. Navy Captain. My wife Dee
 15 Dee and two young sons, ages seven and nine, and I
 16 live at 3304 Idaho Avenue Northwest, which is the
 17 third house down from the proposed shelter. We
 18 have owned the property for 12 years. I'm still
 19 on active duty stationed at the Pentagon.
 20 Before leaving Washington, DC for a Navy
 21 assignment in 2014, we had been actively
 22 protesting the zoning variance for construction of
 23 the proposed Giant loading dock just 200 feet from
 24 our home. With young children who ride bikes up
 25 and down the street, we were concerned with the

188

1 safety, traffic, and noise with large food trucks
 2 to burst in our residential street. We are also
 3 not pleased with the hundred-year-old trees that
 4 line the street across from the police station,
 5 which were removed for the building of the
 6 townhouses. Both the loading dock and tree
 7 removal significantly altered the residential
 8 park-like feel of our street, and we have been
 9 left with increased traffic, noise, and congestion
 10 at the expense of our children's safety.
 11 We should not be subjected to the domino
 12 effect of yet another major zoning exception of
 13 building a six-story building on a street zoned
 14 for three stories. We would not have bought a
 15 house on a street with six-story buildings. A
 16 building of this size does not fit on our street.
 17 The street is already at capacity.
 18 Let me lay this out for you. It's not just
 19 about parking. The police do roar up and down
 20 Idaho Avenue every hour up and down. There's a
 21 fuel station there. All the trucks -- not all,
 22 but the majority of the trucks from Ward Three are
 23 operating Northwest DC come to get fuel there,
 24 whether they're picking up leaves, the trash
 25 trucks, etcetera, the fire trucks. All of the

189

1 commercial zoning trucks now for the Giant
 2 complex, they all come down that street, right
 3 down that street, right in front of the proposed
 4 shelter. That's where they're going to come down
 5 to enter the loading dock. And, for the record, a
 6 pedestrian was just hit in front of my house. I
 7 encourage you all to drive down my street.
 8 As a Navy Captain whose been responsible for
 9 leading naval operations all over the world,
 10 including the professional and personal care of
 11 tens of thousands of sailors and their families, I
 12 still do not understand the rationale of putting
 13 noncombatants, homeless, on top of first
 14 responders who are supposed to protect our
 15 community. Even if the homeless are in a separate
 16 structure, they're still next to the police
 17 station and sharing a driveway for entry and exit.
 18 This puts an undue burden on the police and first
 19 responders who now must constantly be concerned
 20 with families with young children living so close.
 21 I also do not understand the logic of
 22 building a playground for little children right
 23 across from a truck loading dock in a shared
 24 police driveway. In my experience, it's a recipe
 25 for disaster.

190

1 To conclude, since moving back to our home
 2 in October 2016, my wife and I have been
 3 distressed not only by the increased daily truck
 4 traffic of the Giant, but also the number of
 5 police cars stacked on the grass in front of the
 6 police station. During special events, the
 7 parking situation's even worse. The traffic
 8 situation and congestion, which already makes it
 9 difficult to park and drive on our street -- it's
 10 almost impossible to back in and out of our
 11 driveway safely -- is only going to get worse with
 12 the addition of 200 people less than half a block
 13 from us. My children's ability to safely move
 14 around the neighborhood both on foot and on their
 15 bikes will become even more limited. This will
 16 further adversely impact the character of our
 17 neighborhood.

18 You do not need to be an expert in urban
 19 planning to drive down our street on any given day
 20 to come to the conclusion this is the wrong street
 21 for more of anything. Please consider the
 22 interest of tax-paying homeowners who did not
 23 invest years in the street to have to suffer
 24 multiple zoning exceptions, increased noise,
 25 traffic, and parking problems at the expense of

191

1 the safety of our children, and a compromised
 2 police station.

3 The City should conduct due diligence on
 4 multiple potential sites, and work with the entire
 5 community in Ward Three to produced numerous
 6 courses of action to take care of the homeless.

7 Thank you.

8 MR. BROWN: Our next witness is Yvonne
 9 Thayer.

10 CHAIRMAN HILL: Thank you, Mr. Brown. How
 11 many witnesses do you have left so --

12 MR. BROWN: We have three. Possibly four.

13 CHAIRMAN HILL: Okay. I just want to remind
 14 you you have 18 minutes currently.

15 MR. BROWN: I've got my eye on --

16 CHAIRMAN HILL: Just letting you know.

17 MR. BROWN: -- the watch. If we run out, we
 18 run out.

19 MS. THAYER: Good afternoon. I am Yvonne
 20 Thayer. I live at 3308 Idaho Avenue. I'm one
 21 house from the proposed shelter. I've been there
 22 for 33 years. I raised my children there. They
 23 went to John Eaton School. It's probably good to
 24 know that I have been working for the last 15
 25 years on refugee resettlement, both abroad in

192

1 Jordan and Iraq, and in Lebanon, where I just left
 2 a year ago, and I've spent 15 years of my life
 3 working on refugee resettlement, and looked into
 4 refugee resettlement in 40 US cities. I just came
 5 from Nashville. I'm leaving for San Antonio
 6 Friday. So I actually do have some -- I have some
 7 background in resettlement of vulnerable
 8 populations.

9 This is about -- this is a zoning hearing,
 10 and so I would like to focus again on the effect
 11 on my neighborhood. And the requirement, as I
 12 understand it, that variances and special
 13 exceptions must be shown that they do not
 14 substantially impair the intent, the purpose, the
 15 integrity of the zone plan. I live a few meters
 16 from where this 72-foot or 69-foot building with,
 17 I guess, eight or more feet of generators. I
 18 would like to share this very, very nice picture
 19 here. I really hope that we can see -- actually
 20 so you can see once again what that actually looks
 21 like, because the picture really tells the whole
 22 story. I don't want to insult your intelligence,
 23 or insult mine. But, if you look at that block
 24 and you look at my houses, my house, my neighbor's
 25 house, the houses across the street in the low

193

1 zone, you see that that is a residentially-zoned
 2 street, and you see that a six-story, 72-plus
 3 canopy area is completely inharmonious and not
 4 compatible with that site.

5 To be talking about what happens on Vaughan
 6 Place, or over up the street, and across the
 7 street on Wisconsin Avenue, I don't think you are
 8 being asked to look at a variance on Wisconsin
 9 Avenue. You're looking at a variance on a
 10 residential street, which is mine. Having a
 11 72-foot six-story building right next to me means
 12 that that building will be overlooking my deck, my
 13 bedroom windows, my yard. And that would be
 14 irrevocable and forever.

15 The little picture -- it's interesting,
 16 again, the unsuitability. The DGS Director,
 17 Christopher Weaver, wrote a letter saying that the
 18 site at Idaho Avenue was unsuitable. And
 19 listening here for the last five hours, all I can
 20 say is it sounds even more unsuitable than I
 21 thought it was when I walked in here this morning.
 22 A building of that height is going to have an
 23 irrevocable impact on my family, and my privacy,
 24 and my well-being in my own neighborhood. Just to
 25 look at all the changes, all these discussions,

194

1 and all this juggling of discussion about Everest
 2 impact, and how we're going to move the playground
 3 a few feet away, we're going to add some wonderful
 4 trees. Take a look at the trees. Take a look at
 5 this picture that's going out of what this place
 6 will look like. You see my house? My house is
 7 the one that's airbrushed out of this picture.
 8 Look at the -- look at the ninety-foot trees or
 9 eighty or hundred-foot trees that are simply not
 10 going to exist. So, once again, I hope you can
 11 just look at this picture and see exactly what
 12 kind of impact this will have on us. We're
 13 talking about lights, security lights. We're
 14 talking about 100, 200 people. We're talking
 15 about a hundred children. We hope that they'll be
 16 outside and having a good time, and playing, and
 17 making noise. That's their right. But it's also
 18 not an appropriate place to be in a residential
 19 neighborhood. Unsuitability is also the -- as
 20 they say, it's light pollution. It's the
 21 security. It's the -- it's the -- it's the 200
 22 meals coming in and out several times a day. It's
 23 the trash. It's the rats. And we have them from
 24 the -- the -- the building from the Giant
 25 construction. We still have them. And this would

195

1 be just another round of this kind of impact on
 2 our neighborhood.
 3 I wasn't even thinking about the
 4 unsuitability. But I think here we need to talk
 5 about the unsuitability for homeless families. We
 6 just heard from a woman a very, very moving talk
 7 about how when she was in a homeless emergency
 8 shelter for over three years her children could
 9 only play in a parking lot. They had their meals
 10 delivered. They had -- they had no place to play.
 11 Somehow we're talking about putting in some \$30
 12 million into something that is what? People
 13 living in a temporary shelter -- obviously it
 14 won't be temporary -- in a parking lot with three
 15 stories of a parking garage right next to them.
 16 All the fumes and all the toxic waste coming from
 17 that parking lot, would anybody want to put
 18 families with young children in a place right
 19 exactly next door to a parking ramp like that?
 20 The other inconceivable thing is that we've
 21 spent so much time talking about the gardeners.
 22 We can not inconvenience the gardeners, or the
 23 tennis courts. But you are being asked if you can
 24 make an irrevocable change to change and do
 25 exceptions and variances that will irrevocably

196

1 affect our families who live on Idaho Avenue, and
 2 the nature and tenor of this street.
 3 So I am asking you now to please, please
 4 honor the DC law, and DC zoning regulations to
 5 show that this will substantially impair the
 6 intent, the purpose, and integrity of the zoning
 7 plan, and please deny this variance.
 8 Thank you.
 9 CHAIRMAN HILL: Thank you.
 10 MR. BROWN: Our next witness is Tara
 11 Stanton.
 12 MS. STANTON: Good afternoon.
 13 CHAIRMAN HILL: Good afternoon. You might
 14 need to press that button there so that --
 15 MS. STANTON: Thank you. Thank you. My
 16 name is Tara Stanton. My address is 3821 Macomb
 17 Street. I'm a single woman who currently owns a
 18 condominium in McLean Gardens, which is about five
 19 blocks from the shelter. I also own the
 20 single-family home at 3821 Macomb Street that is
 21 actually at the corner of Idaho and Macomb. I
 22 actually spent three years trying to find this
 23 particular single-family home, a very difficult
 24 search. That search that I took on, I was very
 25 deliberate. I didn't want to live next to very

197

1 large buildings, buildings that were seven, six,
 2 eight stories high. That is about what is going
 3 to happen to me if the shelter is built. I
 4 specifically avoided looking for anything near a
 5 playground, and anything near a church, or a
 6 school. So to come across this situation right
 7 now after three years is actually very
 8 disconcerting. One of the reasons I love McLean
 9 Gardens was the fact that it's so tranquil. It is
 10 a beautiful environment. It has low-rise
 11 buildings, not high-rise buildings.
 12 In December of 2016 I first learned the
 13 details of the plans for the proposed homeless
 14 shelter. I was appalled at the proposed height of
 15 the building, which will loom over the block at
 16 twice the number of stories permitted by these
 17 zoning laws that I thought protected me. I will
 18 be facing this massive shelter situated
 19 caddy-corner from me, barely half a block from my
 20 house. I don't know what it's going to be like to
 21 sleep with lights streaming into my window, or
 22 people who potentially could be peering into those
 23 same windows as well.
 24 I attended public meetings when neighbors
 25 repeatedly objected to the height is a major

198

1 problem. In response to these objections, we've
 2 heard today that there's a mere three feet that
 3 have been shaved off of the original proposal.
 4 This is completely unacceptable in my opinion.
 5 And I applaud the ANC's objection to the variance
 6 requested in terms of height and the number of
 7 stories. Please give great weight to the ANC.
 8 It's not just height. As I told you, I have
 9 lived in McLean Gardens, and there will be 185
 10 people in this proposed shelter, As well as twelve
 11 to 25 additional staff members at any given time.
 12 McLean Gardens, what are they? Low-rise
 13 buildings. Each entrance serves only six units,
 14 two units per floor. That is a very dense -- this
 15 will be a shelter with 50 units, a very
 16 densely-populated space made possible by the size
 17 of the structure, which is massive compared to the
 18 entities that you must compare it to. It is
 19 reasonable to expect, given 325 square feet, that
 20 all of these shelter residents will spend as much
 21 time outside, which would greatly increase the
 22 pedestrian traffic, and potentially the
 23 opportunity for another pedestrian to be hit.
 24 I am very concerned about the increased
 25 traffic flow that will occur because of the

199

1 shelter. I can barely back out of my driveway on
 2 Idaho Avenue. It's a real serious problem. This
 3 increased traffic is going to be only made worse.
 4 Already we have 157 police cars coming to the site
 5 every day, and this is going to increase to over
 6 200 when the garage is completed. We have
 7 delivery trucks, as you have heard, are constantly
 8 barreling down the street to get to the Giant
 9 loading dock. And now we're going to have the
 10 staff, the services, and everything else that goes
 11 along with making sure the shelter is operated
 12 properly.
 13 Finally, I object to the placement of this
 14 shelter on a site already occupied by a busy
 15 police station. On April 29, 2016, as you've
 16 already heard, the head of DGS at the time wrote a
 17 letter stating that it would be inappropriate to
 18 locate the shelter on a site already occupied by
 19 an active police station. It is unimaginable that
 20 now this police station will be sharing a common
 21 driveway, and a parking garage with the shelter,
 22 and that their Second District operation could
 23 potentially be limited. I have spoken with
 24 several Second District officers. They can't
 25 speak on the record. They have voiced to me --

200

1 MS. MOLDENHAUER: Again hearsay objection.
 2 CHAIRMAN HILL: I am sorry. I must agree.
 3 Thanks.
 4 MS. THAYER: Okay. Fair enough.
 5 Let me conclude by saying the BZA should not
 6 grant any of these variances that have been
 7 requested today.
 8 Thank you for your time.
 9 CHAIRMAN HILL: Thank you.
 10 MR. BROWN: Arnie Lutzker.
 11 MR. LUTZKER: Thank you, Commissioners.
 12 Again, my name is Arnie Lutzker. I live at 3215
 13 Idaho. My wife and I have lived there for nearly
 14 40 years, and we've obviously seen many changes in
 15 the neighborhood.
 16 MR. BROWN: Four minutes, please, Arnie, so
 17 I can give four to her.
 18 MR. LUTZKER: I'm going to endorse many of
 19 the things that have been said by my neighbors. I
 20 want to focus on things that I normally don't talk
 21 about; one, garbage; two, loading; and three, one
 22 thing I do talk about, legal issues.
 23 As Tara has explained, a dense
 24 highly-populated homeless shelter with 185 family
 25 members, plus staff, for almost 200 is going to

201

1 generate a lot of garbage. The plans that I have
 2 seen initially put a dumpster, a small dumpster in
 3 the back. They've relocated it now adjacent to a
 4 playground. This past weekend Vaughan Place
 5 circulated a notice to the neighborhood about rats
 6 and other infestation. How garbage will be
 7 controlled and collected for 200 people is not
 8 identified in the plans. It is a great concern to
 9 the neighborhood how rats, rodents, vermin, deer,
 10 other animals will deal with this. And it's
 11 adjacent to a playground where rats can jump over
 12 into the playground and affect children. What is
 13 the planning? Commissioner MacWood indicated a
 14 lack of a master plan. That is a very serious
 15 concern, because the responses of the City have
 16 been ad hoc throughout this entire process.
 17 There is no loading zone. And it is
 18 inconceivable to me that a shelter providing home
 19 and resources for 200 people is not going to have
 20 trucks coming in and out. And where are these
 21 vehicles going to unload whatever materials they
 22 have to deliver to this property? They're saying
 23 the residents are not going to have furniture.
 24 Well, they also said residents are not going to
 25 have cars. You can just Google -- homeless living

202

1 in cars, homeless without furniture just doesn't
 2 make any sense. There will be needs for loading
 3 and unloading. There will be problems due to the
 4 absence of a loading dock. It's just a variance
 5 that they request without any substantial
 6 justification for the absence of it.

7 I attended the court hearing on the NRG
 8 motion, at which the city attorneys presented a
 9 legal argument that the decision of the City
 10 Council was preliminary. You can read the judge's
 11 decision on that case, and she cites to the
 12 argument that it was a preliminary decision with
 13 authority left to you, the zoning board to make a
 14 final decision. The arguments that I've heard
 15 today suggests that it wasn't preliminary; it is
 16 now mandated legislatively. And, as our
 17 counsel has suggested, you have the authority to
 18 reject this proposal, And I suggest that you do.

19 Thank you.

20 MR. BROWN: My last witness is Nora
 21 Stavropoulos.

22 MS. STAVROPOULOS: Yes. Good afternoon. My
 23 name is Nora Stavropoulos, and I live at 3124 38th
 24 Street Northwest. And I appreciate the
 25 opportunity to testify on this subject. I wish to

203

1 speak as a neighbor and community member of Ward
 2 Three and the immediate area of Idaho Avenue. My
 3 husband and I have lived on 38th Street between
 4 Woodland and Massachusetts for the last 11 years.
 5 In 2014 we purchased the house directly next to
 6 the police station, And, in fact, directly next to
 7 where the proposed building of the shelter will
 8 be. The address is 3310 Idaho Avenue. We bought
 9 the home because, even though it is next to the
 10 police station, there was enough of a gap to allow
 11 for privacy. So we made the purchase with the
 12 goal of renovating, expanding, and adding an
 13 elevator to assist us in our senior years. I also
 14 care for my 90-year-old mother who has mobility
 15 problems. Thus, an elevator is imperative. The
 16 plan was to sell our current home, and with the
 17 proceeds be able to enjoy retirement. My husband
 18 is a registered architect and, at 79 years of age,
 19 spent countless hours drawing up the plans for the
 20 proposed new home.

21 Within days of finishing the plans, we heard
 22 from our neighbor on Idaho of a meeting to take
 23 place that evening regarding the potential
 24 temporary homeless shelter and the plan for the
 25 building right next to our property. We had heard

204

1 nothing until that moment. You can say we may
 2 live in a bubble, but this was literally the first
 3 we have heard of the mayor's plan. We were
 4 shocked and outraged when we saw the speed with
 5 which this plan was put into action to be voted on
 6 and passed.

7 I have written to our council members, and
 8 to the mayor's office, but no one seems the
 9 slightest interested in our opinions as neighbors,
 10 community members, and taxpayers. Please let us
 11 not forget the enormous property taxes we are
 12 paying, and we will doubtlessly continue to have
 13 to pay, even though we will be penalized in so
 14 many ways with the enormous prison-like structure
 15 which the City is planning to build next to homes.

16 This building will loom over our home, and
 17 we will, without a doubt, be unable to use our
 18 home to our fullest enjoyment, especially when you
 19 consider the lights from the building, the noise
 20 from the playground, the outdoor smoking for those
 21 who can not smoke indoors, the possible violence,
 22 and or outside shouting, the enormous amount of
 23 trash which will accumulate, and which will lead
 24 to rodents, and vermin, and filth. Even with the
 25 trash containers at the police station, rodents

205

1 are sometimes evident, and I can not imagine what
 2 will happen when this building, housing so many
 3 families and staff, begins construction and upon
 4 completion offers the food service, etcetera.

5 I know you have heard from many Ward Three
 6 residents who support the shelter, but who live
 7 some distance from Idaho Avenue. And may I say
 8 that we too have no problem with having a shelter
 9 in our Ward, however, not such a very large
 10 structure which will dwarf our homes, and, more
 11 than likely, allow those residents to look into
 12 our properties and cause us a lack of privacy.

13 We know for a fact that there are other
 14 sites which have been proposed, and are in a more
 15 reasonable location. We are concerned for all the
 16 aforementioned, and we hope you will be as
 17 diligent and thorough in your decision-making as I
 18 know you have been in the past.

19 Thank you.

20 CHAIRMAN HILL: Thank you.

21 MR. BROWN: Mr. Chairman, that concludes our
 22 presentation.

23 CHAIRMAN HILL: Okay. Mr. Brown, do you
 24 have anything in summary or --

25 MR. BROWN: No. I made my summary in

206

1 advance.

2 CHAIRMAN HILL: Okay. All right. I'm going

3 to go ahead then and turn to cross. And so if the

4 applicant would like to ask questions of the party

5 in opposition and also the witnesses, and then I'm

6 going to turn to the board for questions. I was

7 hoping that after the cross we could all take a

8 break, and then we'll come back again for our

9 testimony from the audience. Just again kind of

10 pointing out to the applicant, I guess, during the

11 questions that keeping them as we can, obviously,

12 to zoning and knowing that it is very much a

13 personal issue and a lot regards just kind of

14 keeping that in mind as we're asking our

15 questions.

16 Thank you.

17 MS. MOLDENHAUER: I'm just going to --

18 CHAIRMAN HILL: No. That's great. Go

19 ahead, and thanks, Mr. Powers, for coming up. I

20 guess what I meant by all that is let's try and

21 have cooler heads during this. Okay. Thank you.

22 MS. MOLDENHAUER: You indicated, Mr. Powers,

23 that you are the president of the NRG. When was

24 that association organized?

25 MR. POWERS: June. As best I can recall, it

207

1 was -- it was June of 2016.

2 MS. MOLDENHAUER: So that was substantially

3 prior to the BZA application being filed?

4 MR. POWERS: It was after the legislation was

5 passed and the site selection was made.

6 MS. MOLDENHAUER: So is it fair to say then

7 the purpose of the NRG was the focussed on the

8 site selection, and was not specifically organized

9 for purposes of opposing the zoning?

10 MR. POWERS: No, that's not fair. The purpose

11 was to have community input and a voice as this

12 developed and evolved.

13 MS. MOLDENHAUER: Your property is located

14 on 38th Street. So you are approximately over 600

15 feet from the site?

16 MR. POWERS: I haven't measured it, but I

17 won't dispute it.

18 MS. MOLDENHAUER: You had commented about the

19 garage structure --

20 MR. POWERS: I will also say, if you're going

21 to have site, that my daughter and my

22 grandchildren live on 39th Street so -- I see them

23 frequently, and so I go past the station just

24 about every single day.

25 MS. MOLDENHAUER: You had indicated that --

208

1 you were talking about the garage, and you

2 understand that the garage structure was proposed

3 in response to community comments and community

4 concerns?

5 MR. POWERS: Well, I understand that the

6 garage was an attempt by the City to address

7 concerns. Yeah.

8 MS. MOLDENHAUER: You had questions about

9 the September 2014 RFP. The City would not

10 require -- be required to do an RFP of its own

11 City inventory; would it?

12 MR. POWERS: Well, I am not -- I think they

13 have to examine their own inventory, but that the

14 statue says land owned or acquired. And two of

15 the sites were acquired -- they were purchased by

16 the City after the legislation was passed so that

17 there was -- it wasn't just City inventory at all.

18 MS. MOLDENHAUER: But I'm just saying. There

19 have been questions about, well, solicitation

20 hasn't occurred, RFP's haven't occurred. DGS, as

21 the City, would not have to do RFP of their own

22 inventory? That wouldn't be --

23 MR. POWERS: No, but we've never seen a study,

24 or an analysis, or evaluation of what other

25 City-owned sites were available, or how they

209

1 compared. And in the ANC in June of 2016

2 specifically said in a resolution to the council

3 in response to the legislation that they urged the

4 City to give us information and comparative data

5 on how that site was selected; and they've never

6 responded.

7 MS. MOLDENHAUER: You indicated that the

8 City could acquire other land, but I -- it's my

9 understanding that the other site that had been

10 acquired was a site that had been previously

11 approved by this board; is that a correct?

12 MR. POWERS: I can't answer that. I can

13 answer that, according to the Homeward Bound

14 website, two of the sites were negotiated and

15 purchase later, and one of the sites was purchased

16 in 2016, December of 2016.

17 MS. MOLDENHAUER: Mr. White. I'm sorry.

18 Patricia White. Ms. Wittie. Sorry. Ms. Wittie.

19 You testified about the topo of your home.

20 Did you hire an architect to confirm or evaluate,

21 or a civil engineer to evaluate the top?

22 MS. WITTIE: I'm sorry. I'm not familiar

23 with what topo means.

24 MS. MOLDENHAUER: Typograpy. You referenced

25 the typograpy. I'm asking if you've hired an

210

1 architect or civil engineer to evaluate the
 2 topography.
 3 MS. WITTIE: No, but I look out my back
 4 window, and I see a hill that goes up to the side
 5 of the shelter. That's my reference to
 6 topography.
 7 MS. MOLDENHAUER: But you're not an architect,
 8 so you have not conducted or asked for an
 9 architect to conduct a line of sight?
 10 MS. WITTIE: No. I'm not an architect. I can
 11 see the hill.
 12 CHAIRMAN HILL: That's okay. And, by the
 13 way, we're just asking questions. That's all
 14 right. Go ahead, Ms. Moldenhauer.
 15 MS. MOLDENHAUER: There are a large number
 16 of trees behind your house; is that correct?
 17 MS. WITTIE: There are.
 18 MS. MOLDENHAUER: Those trees you said
 19 currently kind of block a lot of the visibility,
 20 and you can only see the top portion of some
 21 buildings?
 22 MS. WITTIE: The trees -- in the winter when
 23 the leaves are off the trees, I can see all of my
 24 neighbors. I can see a little bit of the top of
 25 the police station. And, as I testified earlier,

211

1 I can see in the far distance, probably three or
 2 four football fields away, a little piece of the
 3 top of that WTOP building.
 4 In the summer, when the leaves are on the
 5 tree, there's much less visibility.
 6 MS. MOLDENHAUER: Your property has a
 7 private garage and a private driveway?
 8 MS. WITTIE: It does.
 9 MS. MOLDENHAUER: You reference that the
 10 zoning regulations should preserve the character.
 11 Do you know where -- could you point to the zoning
 12 regulations where the variances requires
 13 preservation of an existing conditions?
 14 MS. WITTIE: I believe what I was referring
 15 to -- and maybe at misspoke, but I believe I was
 16 referring to the comprehensive plan.
 17 MS. MOLDENHAUER: Do you know if the
 18 variance standard requires the preservation of a
 19 character?
 20 MS. WITTIE: I have no idea. I'm not a
 21 zoning lawyer.
 22 MS. MOLDENHAUER: You asked questions, or
 23 you indicated concerns about police cars, or the
 24 police officers' private cars headlights being
 25 visible from the tennis courts. You understand

212

1 that that would only be potentially visible if, in
 2 fact, they are visible for only eight months for a
 3 temporary period?
 4 MS. WITTIE: My understanding is that to the
 5 extent that this is a possibility that the City is
 6 considering that the use of the tennis courts
 7 would be temporary during the construction of the
 8 garage. I have no idea how long the construction
 9 would take.
 10 MS. MOLDENHAUER: Have you attended ANC
 11 meetings where the DGS has stated it would be
 12 eight months?
 13 MS. WITTE: Well, I understand that. But
 14 I'm also familiar with the way construction goes;
 15 and in my experience it never just takes the
 16 amount of time that you start out with.
 17 MS. MOLDENHAUER: Are you an expert in
 18 construction, or have any background in
 19 construction?
 20 MS. WITTIE: Ha. No. I really just --
 21 CHAIRMAN HILL: Let's all just relax.
 22 MS. WITTIE: I just -- I've just lived my
 23 life.
 24 CHAIRMAN HILL: She's just asking questions.
 25 Just answer the questions.

213

1 MS. MOLDENHAUER: You also talked about --
 2 same sort of question so -- you indicated concerns
 3 about water runoff. Are you an expert in water
 4 runoff, or environmental aspects?
 5 MS. WITTIE: No.
 6 MS. MOLDENHAUER: Thank you.
 7 MS. WITTIE: I am not an expert.
 8 MS. MOLDENHAUER: And you indicated that the
 9 current condition of your home is -- I think you
 10 referenced something about sirens from the police
 11 station?
 12 MS. WITTIE: Yes.
 13 MS. MOLDENHAUER: So you currently can hear
 14 those, and that's a current condition of the --
 15 MS. WITTIE: That's a current condition. In
 16 fact, when the police are in their parking lot,
 17 there's kind of an echo effect behind my house so
 18 that -- I don't know -- again it has to do with
 19 the topo, I think. There's a little bit of a
 20 ravine, and noise that -- conversations from the
 21 police parking lot, I can hear voices, and I
 22 frequently hear laughter. It comes -- it comes
 23 across the area between my house and that parking
 24 lot and kind of bounces and gets magnified. Same
 25 happens when my Idaho Street neighbors are out in

214

1 their backyard. It's amazing at how much of their
 2 voices I can hear, including your son's.
 3 MS. MOLDENHAUER: So can you currently hear
 4 then, I guess, noises from the newer playground?
 5 MS. WITTIE: Actually, no. From that
 6 direction I don't. I do hear the dog park, but
 7 the playground is actually -- there's a hill
 8 between us. And whether it's because the hill
 9 goes up and then it goes down to the playground, I
 10 don't know. But I don't hear from that direction.
 11 It's primarily from the Idaho Avenue side.
 12 MS. MOLDENHAUER: Okay. Captain Sweeney, I
 13 have just some questions for you. You had
 14 testified that there were some concerns about the
 15 more -- about the shelter in general and the
 16 families that would be coming in that would not
 17 be -- that would create an adverse impact on
 18 noise. Do you see that it might be a benefit?
 19 That you expressed concerns about cars going too
 20 fast, issues with, you know, trucks, but rather
 21 more families, more kids, more eyes on the street,
 22 that it might actually be a benefit to the
 23 community to have people that would be invested in
 24 ensuring that the neighborhood is improved, and
 25 that also you have the City's involvement to

215

1 encourage and support safety?
 2 MR. SWEENEY: No, I think the exact
 3 opposite. My point was you're going to put those
 4 children at risk to put them in that situation.
 5 MS. MOLDENHAUER: So do you believe that
 6 your personal children are at risk in your own
 7 home?
 8 MR. SWEENEY: Absolutely. The way they're
 9 running up and down the street right now on any
 10 given day, if I don't watch them, yes.
 11 MS. MOLDENHAUER: Your last name?
 12 MS. THAYER: Thayer.
 13 MS. MOLDENHAUER: Thayer. Thank you.
 14 Ms. Thayer, you indicated concerns of light,
 15 trash, rats. Don't you think that all of those,
 16 if you wanted to acknowledge through your
 17 statement that you're for the emergency shelter,
 18 that all those could be addressed in a
 19 good-neighbor agreement during a conversation to
 20 ensure that the operation is, and any management
 21 of the facility as appropriately and adequately
 22 maintained and operated?
 23 MS. THAYER: My experience is that the
 24 Bozzuto, which we had all these agreements with,
 25 was supposed to keep a landscaping cover across

216

1 the street to screen the loading dock. Those
 2 trees, most -- many of them are dead or stumps.
 3 That was not done. The rats are everywhere. That
 4 was not done. The noise is there. That was not
 5 done. I can not project on what kinds of
 6 agreements might happen with the shelter of 200
 7 people coming in and out, but I would certainly
 8 like to see that the city actually hold Bozzuto
 9 responsible for what it told us it would do in the
 10 neighborhood to keep it sane and functioning.
 11 MS. MOLDENHAUER: You expressed some
 12 concerns about fumes and toxins from automobiles.
 13 Again, is that your -- are you a professional in
 14 that capacity, or is that just your individual
 15 opinion?
 16 MS. THAYER: No. I was commenting about the
 17 woman who spoke about how difficult it was to have
 18 children who were being raised around a parking
 19 lot, and noting that it's not only a parking lot,
 20 but also going to be a parking ramp, a three-story
 21 parking ramp.
 22 MS. MOLDENHAUER: Just so I can get my
 23 question answered -- I'm sorry -- are you an
 24 expert in that area of fumes and toxins?
 25 MS. THAYER: No.

217

1 MS. MOLDENHAUER: Ms. Stanton, you testified
 2 about concerns about lights streaming into your
 3 window. Where would those lights be coming from?
 4 MS. STANTON: The building.
 5 MS. MOLDENHAUER: At what point in time
 6 would they be streaming into your window? The --
 7 everyone would be going to bed at a certain point.
 8 This is a family shelter with children that
 9 obviously have to go to bed at a certain time. So
 10 I'm just curious at a certain time of the evening
 11 the lights are going to stream in.
 12 MS. STANTON: Well, it would make sense to
 13 me that you're not going to have a lights-out
 14 policy at a certain time where people are required
 15 to turn off all their lights. I would also be
 16 under the assumption that for a security
 17 perspective this would be a well-lit facility and
 18 that there would be very large lights surrounding
 19 that facility, but perhaps those lights haven't
 20 been put into the plan yet.
 21 MS. MOLDENHAUER: Did you ask that question
 22 about trying to identify a good-neighbor agreement
 23 that talks about lighting, or engaged in that
 24 conversation at all at many of the meetings that
 25 you've attended?

218

1 MS. STANTON: I actually have not been
 2 allowed to go to any of the advisory committee
 3 meetings, because I was told they're not open to
 4 the public.
 5 MS. MOLDENHAUER: But you personally
 6 attended every single public meeting; is that
 7 correct?
 8 MS. STANTON: Yes, I did.
 9 MS. MOLDENHAUER: And did you ask --
 10 MS. STANTON: Well, that's not true. I
 11 didn't attend every public meeting.
 12 MS. MOLDENHAUER: Every public meeting since
 13 the zoning application has been filed?
 14 MS. STANTON: Actually, I've missed some.
 15 MS. MOLDENHAUER: So have you asked about
 16 the opportunity to address some of these concerns
 17 in a good-neighbor agreement?
 18 MS. STANTON: I haven't been able to
 19 participate in the good-neighbor agreement
 20 discussions.
 21 MS. MOLDENHAUER: Mr. Lutzker, I'll ask the
 22 same question. You addressed concerns about rats,
 23 garbage. Your property is quite far away. It's
 24 like 180 feet away from a shelter; is that
 25 approximately right?

219

1 MR. LUTZKER: I don't consider that far
 2 away. We're about a block from -- we're in the
 3 middle of the 3200 block, and the shelter is in
 4 the middle of 3300 block.
 5 MS. MOLDENHAUER: So can you current -- in
 6 regards to the rats and garbage, have you had any
 7 discussions about having any elements of that
 8 being mitigated through a good-neighbor agreement,
 9 or during operations?
 10 MR. LUTZKER: The issue has not really been
 11 addressed. When the plans were initially
 12 proposed, I -- and with the density of a
 13 population of 200 families, 200 people and 50
 14 families, when you anticipate the amount of refuse
 15 with young children, and all the things that young
 16 children have, I began focusing on the initial
 17 plans, which were first released with the filing
 18 of the application. They've since been changed.
 19 Because I was concerned about whether a garbage
 20 truck where it was originally located could even
 21 navigate in the -- in the rear space of the
 22 building. I'm not sure that the garbage truck can
 23 quite easily navigate where it's currently located
 24 adjacent to the playground. But the sense that I
 25 have, and information that I've received from the

220

1 neighborhood, obviously Yvonne's testimony about
 2 rats in the neighborhood -- as I said, I received
 3 a copy of an email from Vaughan Place several
 4 blocks away where that complex is overrun with
 5 rats and rodents. And they were directing in a
 6 multi-page report to the tenants what they need to
 7 do to prevent rats and rodents. They also
 8 proposed cautions as to where to place garbage
 9 bins in relation to walls, because rats can scale
 10 the walls. And I saw in the plans just released a
 11 couple days ago -- this was the first time I had
 12 an opportunity to look at it -- that the garbage
 13 bins are adjacent to the playground. And these
 14 are big concerns not for my personal family, but
 15 certainly for the children. But if rats and
 16 rodents are running around the neighborhood, it's
 17 going to affect everybody within a one-block area,
 18 or more.
 19 MS. MOLDENHAUER: Are you -- you're an
 20 attorney, correct?
 21 MR. LUTZKER: Correct.
 22 MS. MOLDENHAUER: You're not a traffic
 23 consultant expert?
 24 MR. LUTZKER: No. I'm a person.
 25 MS. MOLDENHAUER: Are you a traffic

221

1 consultant expert in regards to loading --
 2 MR. LUTZKER: I have never -- I have
 3 qualified myself as an expert in traffic loading.
 4 MS. MOLDENHAUER: One final question. You
 5 did mention at the end of your testimony talking
 6 about the legal issues, and you said that there
 7 was an issue where we have been arguing that it is
 8 mandated and legislated. Did you hear that we
 9 were indicating that there was legislation and DC
 10 code references on the design requirements and the
 11 number of units not specifically regarding this
 12 site, that there are other elements of this
 13 application that have been legislated and put into
 14 DC code?
 15 MR. LUTZKER: The issue of legislation and
 16 whether the City Council has, in fact, legislated
 17 this site, or whether it was a preliminary
 18 suggestion and left to the city departments to
 19 administer, that has been my understanding, that
 20 it was a pulmonary decision, not a mandated
 21 decision that this site had to be used. There
 22 were alternative sites that could have been
 23 considered, and the zoning board is within its
 24 authority to reject this particular site.
 25 As to the size of the property, I'm not

222

1 aware of a particular mandate in law, although
 2 Ms. Zeilinger has sort of said it has to be 50
 3 units. However, my understanding was that the
 4 site on Wisconsin Avenue was billed as 38 units.
 5 So when the site was transferred from Wisconsin
 6 Avenue to Idaho, somehow it increased over thirty
 7 percent in a blink of an eye, without explanation,
 8 without any support as to why the 38-unit site on
 9 Wisconsin Avenue would have sufficiently addressed
 10 the City's mandated needs, as opposed to putting
 11 50 units. And that -- and that's really critical,
 12 because the problem with this site, and this
 13 property, and this location is height and density.
 14 The neighborhood, as we've said, would welcome a
 15 smaller site, a less dense environment. You're
 16 taking an area zoned for seven to 25 --
 17 MS. MOLDENHAUER: -- this isn't --
 18 CHAIRMAN HILL: Hold on. Hold on. Just --
 19 MS. MOLDENHAUER: I did not need an answer
 20 in regards to the site selection. I was asking if
 21 you knew about the --
 22 CHAIRMAN HILL: Just let Ms. Moldenhauer ask
 23 her question, and then please answer the question.
 24 MR. LUTZKER: Well, she asked --
 25 CHAIRMAN HILL: We can try it again. Go

223

1 ahead, Ms Moldenhauer.
 2 MS. MOLDENHAUER: My question is, Are you
 3 aware that there is DC code sections and
 4 legislation that talks about the design
 5 requirements and the number of units?
 6 MR. LUTZKER: No.
 7 MS. MOLDENHAUER: Thank you. No other
 8 questions.
 9 CHAIRMAN HILL: Okay. So what I'd like to
 10 do is, if everyone could come back, I'd like to
 11 take a quick break. And, before the board has an
 12 opportunity to ask questions of the party in
 13 opposition, as well as witnesses. So let's just
 14 take a five-minute break.
 15 (Thereupon, a recess was taken.)
 16 CHAIRMAN HILL: All right. So where we left
 17 the -- long story -- where we are is we're asking
 18 questions of witnesses and party in opposition.
 19 So would the board like to ask some questions, or
 20 have some questions for any of the witnesses or
 21 party in opposition?
 22 Mr. Brown, I do have a little bit of
 23 questions. The NRG, how many members do you guys
 24 have? Whoever wants to answer is fine.
 25 MS. WITTIE: Probably I'm better equipped to

224

1 answer that. I would say somewhere between 40 and
 2 60. I haven't counted them up but --
 3 CHAIRMAN HILL: Okay. And the 40 and 60
 4 members, they're all pretty much in the vicinity
 5 of the project? Is that how it kind of came
 6 about?
 7 MS. WITTIE: Yeah, yeah. They're generally
 8 in Cathedral Heights.
 9 CHAIRMAN HILL: Okay. All right.
 10 MR. HART: I'm not really sure which person
 11 to ask the question. Maybe it's Mr. Brown. In
 12 your own discussion points that you provided for
 13 your testimony, you talked about -- in number four
 14 you talked about that the height variance should
 15 be divided as being too much for this zone and
 16 neighborhood, and you did kind of discuss that.
 17 You did say that there were, of course, the
 18 single-family houses that were there. But this is
 19 somewhat of a transition area. I mean, this is --
 20 there are -- across the street there are higher
 21 buildings. There are some higher buildings in the
 22 area. We saw that the aerial that had the single
 23 family as part of the development of the area, but
 24 there's also -- McLean Gardens has the -- what do
 25 you call those -- garden Apartments, I guess, but

225

1 they're more condos. And so there are different
 2 types of housing units that are -- or residential
 3 units that are in the area. Would you -- would
 4 you characterize it that way, that there are --
 5 that it's not just single-family houses?
 6 MR. BROWN: I would say certainly it is
 7 single-family houses predominately to the south of
 8 the project and south of Macomb Street. Yes,
 9 there are -- there are larger-scale residential
 10 and other-type units to the north and east.
 11 But I can't get past the fact that this
 12 particular property is zoned RA-1-1. And one has
 13 to look at the significance of the departure from
 14 the zoning standards that are requested by this
 15 height variance. It's essentially a doubling of
 16 the allowed number of stores and an increase from
 17 40 to 69 feet. I haven't done the math, but
 18 that's well more than 50percent.
 19 And it just seems to me that it's difficult
 20 to imagine a private developer getting more than a
 21 50 percent height increase over what is allowed in
 22 the zone.
 23 CHAIRMAN HILL: It's okay, Mr. Brown. He
 24 was just asking about the properties and the
 25 transition. You've answered the question. Thank

226

1 you.

2 So I do have a question again, and it can

3 be -- I don't know who to answer to. Mr. Powers

4 perhaps. But there's been a lot of discussion

5 about, like, the height and how it's not

6 actually -- the issue is not necessarily the fact

7 that -- the use that's being asked for, meaning a

8 shelter use. It's that the height -- the height

9 seems to be brought up again and again. Do you

10 know -- since you're the president of this NRG, do

11 you know kind of what the height is that they,

12 your association would deem appropriate?

13 MR. POWERS: We would deem it appropriate to

14 be within the RA-1-1 zoning. If you follow the

15 zoning, that would be appropriate.

16 CHAIRMAN HILL: Okay. All right.

17 MR. HART: Kind of going along with that,

18 several of you have -- several of the witnesses

19 have actually described that the issue is not

20 necessarily with the use, but with the actual

21 height of the building, which I understand. But

22 then there were some issues that were not really

23 height-related like the garbage, and the rats, and

24 other things. I'm not -- I don't know how that --

25 how this use, how really any use would be able to

227

1 kind of exist here if -- if -- I think any use

2 that would be located here would have those same

3 issues. And so I'm trying to understand how

4 that -- how those things are kind of divorced from

5 each other.

6 MR. POWERS: Well, what I would emphasize is

7 that, consistent with the RA-1-1 zoning, to the

8 south is predominately single-family homes; to the

9 north is McLean Gardens; there's 31 three-story

10 garden apartments; and there are some townhouses

11 such as across the street. Those are all

12 consistent with RA-1-1 zoning. But that now

13 they're proposing to have a building which is

14 double the size, almost double the height, and

15 which is very densely populated because they have

16 very small units. And so the addition to the

17 neighborhood, in addition to clashing with the

18 height of the RA1 zoned area, but also with the

19 density of this use that not every -- we don't

20 have any buildings within RA-1 that are anything

21 like this. None.

22 MR. HART: I guess the question that I have

23 is really the City has given testimony that they

24 really need to have the 50 units located here. So

25 if it is in three stories or in six stories, you

228

1 still have the same number of people that are

2 coming -- that would be coming to this site.

3 MR. POWERS: Well, I would disagree

4 respectfully because, in order for the RA-1 to

5 have the number of occupants for the emergency

6 housing to exceed 25, you have to show that there

7 are no reasonable alternatives, and, as you know,

8 that's a big issue in this case.

9 CHAIRMAN HILL: So again, just to follow on

10 Mr. Hart's question because I'm trying to

11 understand, so, again, if it were 50 units and it

12 were at a lower height, it would still be

13 objectionable because of the density?

14 MR. POWERS: Yes.

15 CHAIRMAN HILL: All right. Mr. Hart, do you

16 have another question?

17 Okay. Does anybody have another question?

18 All right. So I'm going to turn to the audience

19 and ask if there any -- actually, just a show of

20 hands -- and I do appreciate that everybody's been

21 waiting here a long time, and I appreciate the

22 people that are here for cases even beyond that,

23 and we are going to get to everybody's case -- who

24 is here to speak into opposition to this case?

25 All right. Great. If you could, please

229

1 come forward. And if you can, please just give up

2 your chairs here. It looks like there's two of

3 you. Okay. If you could, just state your name

4 and address, and I'm going to go ahead and put --

5 since there's only two of you, I'm going to give

6 you three minutes each. Okay? And just push the

7 button there.

8 COMMISSIONER BRADBERRY: Great, okay. My

9 name's Angela Bradbery. I live at 3700 39th

10 Street Northwest. I am Commissioner for AMC3C06,

11 which includes this site. So I just want to say

12 that --

13 CHAIRMAN HILL: Just to be clear,

14 Commissioner, I'm just trying to understand. Are

15 you speaking for the ANC, or are you here speaking

16 for yourself?

17 COMMISSIONER BRADBERRY: I'm speaking for the

18 District. So I'm representing the people who are

19 within the single-member District where this site

20 is located.

21 CHAIRMAN HILL: Okay. So you're speaking

22 for your SMD?

23 COMMISSIONER BRADBERRY: Correct.

24 CHAIRMAN HILL: Okay. All right. So you

25 technically get five minutes.

230

1 COMMISSIONER BRADBERRY: Oh, okay. I
 2 actually cut it down to three because I was told
 3 three.
 4 CHAIRMAN HILL: You can do either way. I'm
 5 sure everybody will be very happy.
 6 COMMISSIONER BRADBERRY: I'm sure. All
 7 right. I do want to say that just because people
 8 have concerns about a site, the neighborhood is
 9 not hard-hearted and totally supports of the
 10 City's goal of closing DC General and putting
 11 shelters in every ward. People really recognize
 12 that, and understand that, and want to help, and
 13 want to support the shelter. But they do have
 14 concerns. And it's not a vocal minority. I think
 15 last night you got a petition from, I think,
 16 upwards of 70 people who signed that had
 17 objections and concerns.
 18 So the concerns -- height, I won't go into
 19 that all again, but it's -- it is one of the key
 20 concerns. And if you look at the contextual
 21 drawings of this building, it does appear that the
 22 shelter would really kind of tower over the
 23 single-family homes. It's also obviously much
 24 higher than the townhomes across the street and
 25 the garden condominiums on the other side of

231

1 Newark Street. Regarding Vaughan Place, yes that
 2 is taller, but that is on Wisconsin Avenue which
 3 is a commercial corridor. And my understanding is
 4 that that is not supposed to be a precedent for
 5 future zoning relief. And, you know, residents
 6 have come to me and said, "Look, zoning's
 7 important and exists for a reason," and they
 8 really believe that the height of this building is
 9 fundamentally incompatible with the neighborhood,
 10 and the intent, and integrity of the zoning plan.
 11 And so we would ask that you would oppose the
 12 request for a height variance.
 13 Density is also a concern. The RA-1 zoning
 14 permits up to 25 people in an emergency shelter,
 15 and this is slated to have 185 people. So that's
 16 a concern. And, again, people have come and
 17 they've said, you know, "We're really wrestling
 18 with this, because we want to support something.
 19 Could the City possibly just do something smaller
 20 on that site? You know, we would be fine with
 21 that." So -- just for the record. And, of
 22 course, we have talked to the City about doing a
 23 smaller shelter there and another shelter
 24 elsewhere, and the City has, as you've heard, for
 25 efficiency and economic reasons that that wouldn't

232

1 work for them.
 2 The cost of this project, though, does seem
 3 to continue to mount. So it would seem that at
 4 some point the City might want to just step back
 5 and reconsider the decision not to do two smaller
 6 shelters.
 7 John Eaton Elementary School is another
 8 concern, and I know that we're going to be
 9 talking -- I'm on the advisory team. We're going
 10 to be talking to representatives next week, which
 11 is great. But residents are concerned that the
 12 City is forging ahead without a plan. They've
 13 been asking do we know how many students would be
 14 going there, and exactly how John Eaton would
 15 handle that. And I think they're just concerned
 16 about the lack of a plan at this point.
 17 Regarding the tennis courts, we greatly
 18 appreciate the fact that the City, after delving
 19 into the parking situation, proposed a third level
 20 to the parking garage. But creating the temporary
 21 parking issue and coming up with the solution of
 22 the tennis courts is a huge problem for the
 23 neighborhood. There would be two -- there are
 24 proposed routes to the tennis courts, and one of
 25 them would go right by a children's playground,

233

1 would by necessity, I believe because I've kind of
 2 walked out there and taken a look, take out at
 3 least an undetermined number of community garden
 4 plots, possibly some trees as well. And that's
 5 concerning. And the second route also could have
 6 an effect on community garden plots.
 7 So the storm water runoff, as you've heard,
 8 is also a concern into gardens where people are
 9 growing food.
 10 We do urge that you oppose this variance.
 11 We believe alternatives do exist, and we're happy
 12 that the City is exploring those.
 13 Additional concerns, last week we did
 14 finally get a drawing of the -- a sketch of the
 15 three-deck parking garage, which is in the Power
 16 Point here, which appears to be bigger than the
 17 police station. The ANC has not seen plans, or
 18 dimensions, or an explanation about how it would
 19 comply with zoning. I'm wondering is it an
 20 accessory structure, is it limited to 20 feet in
 21 height in that case; and, if so, kind of what
 22 approval process might that require. So those are
 23 some of the main concerns of the neighborhood.
 24 And I appreciate your consideration.
 25 CHAIRMAN HILL: Thank you.

234

1 MS. SULLIVAN: Hi. My name is Nancy
 2 Sullivan. I live at 3831 Newark Street, so I'm
 3 directly across from the police station.
 4 CHAIRMAN HILL: Nancy, you're just a normal
 5 person. You get three minutes.
 6 MS. SULLIVAN: Okay. That's fine. I won't
 7 even take that. Angela said almost everything
 8 that's on my mind. But I just wanted to say one
 9 thing about zoning, and I really respect the work
 10 you do. I'm actually quite fascinated by it,
 11 because I think that it's what makes a city
 12 livable for all the people involved and it takes
 13 into account all of the different constituents.
 14 But I lived in Houston for a year -- Houston,
 15 Texas -- where there's no zoning, or there was no
 16 zoning, and it's just unbelievably horrible in
 17 terms of the hodgepodge that you get in any area.
 18 I lived in a very nice residential area. You can
 19 have houses, and a tattoo parlor, and a
 20 restaurant, and then some houses, and a church.
 21 It's just ridiculous. There's just no zoning. In
 22 fact, I think someone said that to me before I
 23 even got off the plane the first time I was going
 24 there.
 25 I'm concerned not that there's going to be a

235

1 shelter in my neighborhood, but that there's going
 2 to be this square peg that's being forced into
 3 this round hole from the beginning as far as I can
 4 see with costs escalating to almost \$30 million.
 5 I've lived in the District for 40 years, in McLean
 6 Gardens for 30, and I -- I just think that there
 7 must be a better solution that would require fewer
 8 accommodations from the zoning variances. I can
 9 not believe that there's not a better way. I
 10 think maybe there's maybe some creative thinking
 11 that is needed. But I would just really like to
 12 feel at the end of this that that question, or
 13 that concern of mine was satisfied, that this is
 14 the best place for these people, because we're
 15 going to be having a lot of children and a lot of
 16 people who've already been dealt a rather
 17 difficult hand, and we are going to put them into
 18 a situation where there -- that there'll be
 19 challenges. I mean there'll be challenges. Even
 20 when we talk about public transportation, still
 21 there's a challenge in terms of getting their
 22 children to school and all the rest. But my main
 23 concern is that -- at the end of the day, that we
 24 can be made to feel or understand that this is the
 25 best solution.

236

1 Then just two other quick things. If this
 2 does happen, and if there's this parking garage
 3 built that I think is an overcorrection.
 4 Personally, I think a two-story parking garage
 5 would probably be fine, because it would give the
 6 place so much more parking, and it would still
 7 free up parking spaces on the street. But a third
 8 story at \$5 million more just doesn't make sense
 9 to me.
 10 But I have two concerns, and they're not
 11 things -- and I have addressed them actually to
 12 the architect at previous meetings. Light
 13 pollution, which some other people have mentioned,
 14 the latest thing in lighting is, you know, with
 15 the coverage shade at the top so it's all downward
 16 lighting. So light pollution that doesn't go up
 17 to the trees and the birds in the area around so
 18 it doesn't impact the neighborhood. And also
 19 noise pollution from the generators and the
 20 cooling equipment that will be at the top of this
 21 tall building.
 22 CHAIRMAN HILL: Okay.
 23 MS. SULLIVAN: Is my time up?
 24 CHAIRMAN HILL: Yeah. That's that beeper
 25 sound.

237

1 MS. SULLIVAN: Okay. Well, thank you very
 2 much.
 3 CHAIRMAN HILL: It's surprising how fast
 4 three minutes goes by.
 5 MS. SULLIVAN: I know. Thank you.
 6 MR. HART: And, by the way, that's dark sky.
 7 MS. SULLIVAN: Dark?
 8 MR. HART: Dark sky.
 9 MS. SULLIVAN: Dark sky? Oh, I'm all for
 10 it. We have one. We pretty much have one now.
 11 CHAIRMAN HILL: Okay. All right. Thank you
 12 guys very much. Does the applicant have any
 13 cross? I'm going to give you a little time here,
 14 actually. So how much time do you think you need
 15 for cross?
 16 MS. MOLDENHAUER: I'm only going to cross
 17 Ms. Bradbery, and I would say I need five minutes.
 18 CHAIRMAN HILL: Okay. Let's go five minutes
 19 on the clock.
 20 MR. MILLER: And I have a question.
 21 CHAIRMAN HILL: Sure.
 22 MR. MILLER: I have a question for
 23 Commissioner Bradbery at the appropriate time.
 24 CHAIRMAN HILL: Thank you, Commissioner
 25 Miller.

238

1 MS. MOLDENHAUER: You indicated that the RA
 2 zone was just not appropriate and should be
 3 provided for a smaller shelter. I know I've
 4 talked with you about this. I'm assuming you are
 5 aware that Ward Eight is in the RA zone and has a
 6 40-foot limit and a three-story limit, and they
 7 went before the Board in the summer and had a
 8 six-story structure proposed based on the
 9 programmatic requirements?
 10 COMMISSIONER BRADBERRY: What does that have
 11 to do with this case?
 12 MS. MOLDENHAUER: I'm wondering if you're
 13 aware of that, because you indicated that the RA
 14 zone was not appropriate for that type of zoning
 15 relief, and that type of zoning relief has already
 16 been supported in an RA zone.
 17 COMMISSIONER BRADBERRY: I was representing
 18 what the people in my district have said to me,
 19 which they believe that the way this property is
 20 zoned is not appropriate for a six-story building.
 21 MS. MOLDENHAUER: So the zoning and Ward
 22 Three is different than in the zoning in Ward
 23 Eight?
 24 COMMISSIONER BRADBERRY: We're talking about
 25 Ward Three.

239

1 MS. MOLDENHAUER: So the question about cost
 2 increase has been identified. Is it true that the
 3 cost increase is due to the change in the parking
 4 garage, which is a direct response to try to
 5 mitigate community concerns?
 6 COMMISSIONER BRADBERRY: It's part of it. I
 7 think the other part of it is the tennis court
 8 plan. My understanding is that if that were to go
 9 through, that would cost \$2.5 million.
 10 MS. MOLDENHAUER: But then that also goes to
 11 an attempt by the applicant to try to mitigate
 12 concerns that the community identified, and that
 13 being the relationship to the increased cost?
 14 COMMISSIONER BRADBERRY: True.
 15 MS. MOLDENHAUER: Can you -- I think it's
 16 something that may not have been clearly
 17 communicated. But what is your understanding, if
 18 the tennis courts temporary use is not approved,
 19 what is the alternative option currently on the
 20 table for the applicant?
 21 COMMISSIONER BRADBERRY: One alternative that
 22 we suggested to the City is 39th Street between
 23 Macomb and Massachusetts is not -- a large stretch
 24 of that is not residential, and it is quite long.
 25 And a lot of taxis and out-of-state cars park

240

1 there during the day. That could be designated
 2 for police parking, and I believe that is within
 3 the quarter-mile radius. Also, perhaps the other
 4 side of 39th Street might be an alternative. And
 5 I think --
 6 MS. MOLDENHAUER: So the alternative is
 7 placing the hundred parking spaces that the police
 8 currently need on the street and closing that
 9 space off 24 hours a day, seven days a week for
 10 eight months?
 11 COMMISSIONER BRADBERRY: Well, not just on
 12 any Street. On a street that currently is not
 13 being used much, from what we can tell, by the
 14 neighborhood. It's not zoned at all for -- it's
 15 not an RPP.
 16 MS. MOLDENHAUER: The garage structure, you
 17 asked -- I believe the applicant in conjunction
 18 with the zoning --
 19 COMMISSIONER BRADBERRY: I'm sorry. Can I
 20 just add to that?
 21 CHAIRMAN HILL: Sure. Go ahead. Add to it,
 22 please.
 23 COMMISSIONER BRADBERRY: So another
 24 suggestion that Commissioner Wood, I think,
 25 mentioned was during the eight months relaxing

241

1 parking restrictions in the neighborhoods so that
 2 you could create a few more spaces just, you know,
 3 when you get closer to the stop sign and that sort
 4 of thing.
 5 MS. MOLDENHAUER: Sorry. So going back to
 6 the questions of the parking structure, I believe
 7 that during an ANC meeting or discussion it was
 8 confirmed that the parking garage would be part of
 9 the meaningful connection to the police building,
 10 and would be done as a matter of right?
 11 COMMISSIONER BRADBERRY: Was that something
 12 that you asserted?
 13 MS. MOLDENHAUER: I believe it was stated by
 14 the architect, and by myself maybe in connection.
 15 But you had indicated that you didn't know what
 16 the plan was. So were you aware that that had
 17 been stated previously?
 18 COMMISSIONER BRADBERRY: I can not recall
 19 that, but it might have been.
 20 CHAIRMAN HILL: You have one more minute,
 21 Ms. Moldenhauer.
 22 MS. MOLDENHAUER: I am done.
 23 CHAIRMAN HILL: Okay. Thank you.
 24 So thank you all very much.
 25 Oh, sorry, Commissioner Miller.

242

1 Commissioner Miller, please. Would the Board like
 2 to ask some questions?
 3 MR. MILLER: Just one. Thank you both for
 4 your testimony, and thank all of the previous
 5 witnesses that were part of the party status.
 6 Commissioner Bradbery, you're part of the
 7 community advisory team that's working with the
 8 City --
 9 COMMISSIONER BRADBERRY: Yes, I am.
 10 MR. MILLER: Has a good-neighbor agreement
 11 been drafted yet, or are you just in discussion
 12 phase?
 13 COMMISSIONER BRADBERRY: We haven't started
 14 drafting that yet.
 15 MR. MILLER: And so have some of these --
 16 there have been discussions with the City in the
 17 context of that?
 18 COMMISSIONER BRADBERRY: Actually, we haven't
 19 gotten to the good-neighbor agreement yet.
 20 MR. MILLER: But do you anticipate that some
 21 of the issues that have been raised about, you
 22 know, the location of the trash dumpsters, and the
 23 health and safety, and the lighting, that some of
 24 that could become part of that good-neighbor
 25 agreement.

243

1 COMMISSIONER BRADBERRY: Yes. I would
 2 certainly hope so. I think the relevance of those
 3 issues goes to the question of whether there would
 4 be any negative public impact from -- and that's
 5 part of the zoning application, if I'm not
 6 mistaken. So I think that goes to that.
 7 COMMISSIONER MILLER: And have you been told
 8 a timetable on when that kind of agreement will
 9 be --
 10 COMMISSIONER BRADBERRY: Probably I think
 11 we'll start within the next few months. The next
 12 meeting is with the John Eaton folks. And I think
 13 after that, hopefully we'll be getting into the
 14 good-neighbor agreement.
 15 COMMISSIONER MILLER: All right. Thank you
 16 for all of your work.
 17 COMMISSIONER BRADBERRY: Thanks.
 18 CHAIRMAN HILL: Thank you.
 19 Anything else from the Board?
 20 All right. Mr. Brown, do you have anything
 21 that you'd like to ask of your own -- of the
 22 people that have testified?
 23 MR. BROWN: I have no questions.
 24 CHAIRMAN HILL: All right. Okay. Thank
 25 you. Commissioner, also thanks for coming down,

244

1 and staying here, and providing your testimony.
 2 It really is appreciated.
 3 I'm sorry. Board Member White.
 4 MS. WHITE: I'm looking at a community
 5 engagement schedule, and I wanted to ask you --
 6 there's a -- on Tuesday, March 7th, there's a
 7 advisory team meeting with DCPS.
 8 COMMISSIONER BRADBERRY: Correct.
 9 MS. WHITE: I just wanted to get your
 10 thoughts on what level of participation will you
 11 be involved in, and what do you -- what do you
 12 think will be discussed during that meeting.
 13 COMMISSIONER BRADBERRY: Well, I haven't seen
 14 the agenda. I imagine it will go around and have
 15 a chance for people to express concerns and issues
 16 that are associated with the shelter, and see kind
 17 of what schools are thinking as far as how to
 18 handle those. We haven't heard yet from the
 19 schools so -- you know, especially from John Eaton
 20 I know it's a concern as to how to handle
 21 additional children.
 22 MS. WHITE: Okay. I just wanted to note
 23 that I had a schedule. So the next meeting
 24 appears to be on March 7th.
 25 COMMISSIONER BRADBERRY: It was done --

245

1 MS. WHITE: Quick.
 2 COMMISSIONER BRADBERRY: Yes.
 3 MS. WHITE: Thank you.
 4 CHAIRMAN HILL: Okay. So I thank you so
 5 much.
 6 So what I'd like to do is provide the
 7 applicant an opportunity for rebuttal. However --
 8 well, first of all what I'd kind of like to do is
 9 provide the opportunity to the applicant for
 10 rebuttal, and then the party of opposition will
 11 have a chance to cross. And then I'm going to ask
 12 for closing statements to be submitted written
 13 from both the applicant, as well the party of
 14 opposition. Afterwards, unless the Board has any
 15 other thoughts, because we really have to -- we
 16 have, shockingly, a completely full docket still,
 17 I would like to ask for findings of fact and
 18 conclusions of law. So just to let you all know
 19 that's where we're kind of going at.
 20 So that being the case, in terms of
 21 rebuttal -- and at this -- I feel really the
 22 record is substantial, and so I was going to hope
 23 that the rebuttal would not particularly take very
 24 long. Ms. Moldenhauer, I somehow think I got a
 25 request for a time that seemed a little bit --

246

1 that I was not going to be able to live with, to
 2 be quite honest. So I'm going to say 15 minutes.
 3 Okay? How long do you think you possibly could go
 4 for rebuttal?
 5 MS. MOLDENHAUER: Respectfully, rebuttals
 6 are question and answer of each individual person,
 7 and it does take longer than an initial
 8 presentation. We've just been here since 9:30
 9 listening to an exceptional amount of information,
 10 which we would like to respond to. And so I would
 11 think that we would need at a minimum of 45
 12 minutes.
 13 CHAIRMAN HILL: Okay. Office of the
 14 Attorney General, do you have any suggestions for
 15 me? Is there any way to -- there's no way to do
 16 rebuttals in written form? No, right? Okay.
 17 Let's try for 25 minutes. Okay? Let's try
 18 for 25 minutes. All right? Let's try for the
 19 most efficiency as possibly, because we have
 20 another -- oh my gosh, everybody from this
 21 morning. I'm like having déjà vu.
 22 MS. MOLDENHAUER: This is the rebuttal team.
 23 That's why.
 24 CHAIRMAN HILL: That's great. That's good.
 25 I'm sorry. I'm just trying to, like, make it a

247

1 little light so I just don't die up here. Right?
 2 None of us have had anything to eat, right? And
 3 so let's see. So, again, if you want to take a
 4 couple minutes to like focus hard so then you can
 5 come back and do the 25 minutes, and then
 6 Mr. Brown. We're going to try to get you as
 7 quickly as possible through any kind of cross you
 8 may have. And then we're going to go to closing.
 9 And I think you're with me again for the next one,
 10 correct? Okay. Great. So we're all trying to do
 11 the same thing here. I'm going to let everybody
 12 stand and -- are we ready? Are we good? We need
 13 another couple of minutes? Take a minute.
 14 So, Mr. Moore, if you could, just kind of
 15 keep track of some of the things that the Board
 16 has asked for of the applicant at the end. There
 17 are some different things. And also the Board can
 18 remember what they had asked for.
 19 And then as far as the applicant, again, if
 20 we get to the end and you haven't had an
 21 opportunity or you feel as though there are more
 22 things that you need to add to the record, then
 23 perhaps you can add them in written form, and then
 24 the party in opposition could also submit
 25 something to that effect, and then we can also get

248

1 written closing statements. But we'll see how we
 2 go. Okay?
 3 MS. MOLDENHAUER: Thank you very much,
 4 Chairman Hill. I will first start off by asking
 5 Director Gillis to respond to some of the comments
 6 earlier about CFA recommendations.
 7 DIRECTOR GILLIS: Yes. Actually, with
 8 regards to the CFA recommendations, quoting from
 9 CFA, it says that, "The mayor receives
 10 recommendations from the Commission of Fine Arts
 11 or referrals for review of proposed demolition,
 12 alteration, or new construction pursuant the
 13 Historic Protection Act." Under 45 CFR 2101.1,
 14 "For public buildings to be erected in the
 15 District of Columbia by the federal government and
 16 for other structures to be so erected which affect
 17 the appearance of the City, the Commission
 18 comments and advises on the plans and on the
 19 merits of the designs before final approval or
 20 action or action." Under 45 CFR 2103.1, it
 21 states, "The Commission functions relate to the
 22 appearance of proposed projects within its purview
 23 as specified herein. These functions are to serve
 24 the purpose of conserving and enhancing the visual
 25 assets, which contribute significantly to the

249

1 character and quality of Washington as the
 2 nation's capital."
 3 Further, I would also like to add DCRA.
 4 DCRA, the permitting arm for us uses their
 5 discretion in considering the recommendations and
 6 comments of the Commission of Fine Arts before
 7 issuing permits, and it is not necessarily
 8 obligated to require an applicant to fulfill those
 9 recommendations prior to issuing of a permit.
 10 Furthermore, it's my understanding that
 11 there's certain instances where DCRA discerns that
 12 CFA recommendations are unnecessary, or
 13 inappropriate, in which case they may issue the
 14 permit in light of outstanding CFA
 15 recommendations.
 16 MS. MOLDENHAUER: So to break that down,
 17 that means that the Board of Zoning Adjustment has
 18 to evaluate the height; and that, based on that
 19 decision, it will be able to go forward with
 20 permitting?
 21 DIRECTOR GILLIS: That is correct.
 22 MS. MOLDENHAUER: I now turn to Mr. Young to
 23 address and just to maybe provide a very brief
 24 statement about additional public discussion, or
 25 the way in which the site selection process

250

1 obtained information.
 2 MR. YOUNG: Sure. So certainly after we
 3 initially proposed sites, as my testimony
 4 indicated, we talked with the neighborhood
 5 extensively. When counsel made the determination
 6 to change locations and the site on Idaho Avenue
 7 was selected, certainly the community was advised
 8 at that point and AMC's were notified. And so
 9 there was a period of really up to this point
 10 extensive conversation and discussion with the
 11 affected communities, this affected community
 12 about that location change and impacts of the
 13 location change. The point being that there has
 14 all along been extensive conversation and input
 15 provided for, and will continue in this process
 16 for this particular ward, both from the original
 17 site and the subsequent site. In fact, one can
 18 argue that this particular ward has had even more
 19 of that and more accommodations made to the
 20 location based upon the issues that they have
 21 raised throughout this process.
 22 MS. MOLDENHAUER: Thank you.
 23 Mr. McNamara, we have comments indicating
 24 that the building could be designed as a winged
 25 design where maybe you have multiple wings in a

251

1 shorter structure. Can you address that?
 2 MR. MCNAMARA: I'm sorry?
 3 MS. MOLDENHAUER: Three stories, two wings,
 4 can you explain as to what potentially the
 5 challenges would be in that design and how that
 6 might not meet the programmatic requirement?
 7 MR. MCNAMARA: Sure. Sure. To begin, a
 8 larger footprint would probably exceed the limits
 9 of the south portion of the site and need to
 10 extend into the garden area. The circulation
 11 becomes a challenge. In a larger footprint
 12 building, you end up doubling the amount of
 13 vertical circulation you need. You end up needing
 14 to create two stacks of utilities coming down
 15 through the building. It becomes that much more
 16 costly from an envelope cost perspective for the
 17 amount of building we have to build around. Those
 18 are just a few of the items that are challenging.
 19 MS. MOLDENHAUER: I'm going to just tag on
 20 that and then I'm going to come back to you.
 21 Director Gilles, if the architect's team had
 22 to redesign the building to change the design to
 23 that level, would that allow you to accomplish the
 24 goals and the timing set out by legislation that
 25 closed DC General?

252

1 DIRECTOR GILLIS: No, it would not.
 2 Actually, I would need to have them redesign
 3 everything they have at the start of the design,
 4 add to that, go back through the permitting
 5 process back through CFA. At the end of this, we
 6 would be pushed and 2020 to deliver the site, and
 7 would miss the 2019 timeframe.
 8 MS. MOLDENHAUER: And that would actually
 9 have to go back through this board, is that
 10 correct, because that would actually be a
 11 redesigned project, which this project obviously
 12 has to go through special exception relief, so
 13 there's additional delay which would not be within
 14 the goals and the needs of the programmatic
 15 requirements of the City; is that correct?
 16 DIRECTOR GILLIS: That is correct.
 17 MS. MOLDENHAUER: You mentioned that the
 18 challenge also is not just with the programmatic,
 19 but you would also have to then push the structure
 20 into the gardens. Can you talk about the
 21 practical difficulty of that as it relates to the
 22 unique elements of the site?
 23 MR. MCNAMARA: The garden area to the west
 24 of the retaining wall -- first, there's quite a
 25 number of plots that are to the west of that wall

253

1 that will be effected. But then there's also a
 2 significant grade drop-off on the south portion of
 3 the site, which is currently fairly overgrown. If
 4 we were to try to build in that area, it would
 5 take some fairly significant foundation challenges
 6 and excavation challenges even accessing that part
 7 of the site. And so there'd be a significant cost
 8 impact of trying to build on that part of the
 9 property.
 10 MS. MOLDENHAUER: There was testimony about
 11 the possibility or options of further excavating
 12 the basement and putting the case management work
 13 into the lower level. As an architect and as an
 14 expert qualified by this Board, what is your
 15 opinion of that and how would that possibly meet
 16 or not meet the different programmatic
 17 requirements of the City?
 18 MR. MCNAMARA: As I mentioned in my
 19 testimony, I think it's important to have those
 20 administrative offices directly adjacent to the
 21 lobby where they can start to foster relationships
 22 with the residents, because they deal with very
 23 weighty issues and they want to foster this
 24 relationship where the residents feel comfortable
 25 and can open up to the case workers. And so

254

1 creating a separate area that, you know, is almost
 2 often a dungeon area would have the exact opposite
 3 effect.
 4 MS. MOLDENHAUER: Thank you.
 5 Ms. Zeilinger, do you have anything to add
 6 to that in regards to the options that we heard in
 7 testimony regarding being able to maybe redesign,
 8 or put some administrative offices or uses in the
 9 basement?
 10 DIRECTOR ZEILINGER: Sure. So we know when
 11 we are sort of forced into trying to provide
 12 important supportive services for people who are
 13 experiencing homelessness based on the constraints
 14 of a building it is compromising to our ability to
 15 support families. It's what we have at DC
 16 General. So no, I would absolutely not design
 17 case management services and the supportive
 18 service things that we have to be set up in a
 19 basement. Part of the opportunity we have is
 20 actually to set it up then the right way.
 21 MS. MOLDENHAUER: I am now going to
 22 address -- under the special exception standard
 23 for 25 units, it indicates -- or the special
 24 exception standard in general for an emergency
 25 shelter, it says, "The facility shall not have

255

1 adverse impact on the neighborhood because of
 2 traffic noise, operation, or similar facilities."
 3 We've heard a lot of testimony in opposition about
 4 that. So I just want to touch on some of those
 5 specific issues. Ms. Zeilinger, can you please
 6 provide testimony as to why, in your opinion, a
 7 facility of this type would not have an adverse
 8 effect on the neighborhood based on noise?
 9 DIRECTOR ZEILINGER: Sure. So we will have
 10 24-hour staffing on site so there -- we don't have
 11 people who are coming and going all at the same
 12 time. They generally are coming and going at
 13 times when other residents are coming and going,
 14 because they have similar rhythms to their day as
 15 to their surrounding neighbors. We do have the
 16 opportunity to offer to the community that in the
 17 good-neighbor agreement we can vary much stricter
 18 guidelines around how we operate and practices and
 19 policies that we can put in place and enforce
 20 related to any concerns related to noise. Just
 21 also in terms of the way that staff come and go,
 22 also very easy to plan and negotiate around in
 23 order to have no impact on the community in that
 24 way.
 25 MS. MOLDENHAUER: Director Gillis, I'm going

256

1 to ask you the same question. Based on your
 2 understanding as DGS who owns the current site in
 3 its existing use, do you believe that this
 4 facility at the site would have any adverse impact
 5 to the neighborhood, or change the existing
 6 neighborhood conditions as to noise?
 7 DIRECTOR GILLIS: No, I do not. And the
 8 reason why I make that statement is something that
 9 was brought up earlier in testimony by the party
 10 in opposition. It's an active police station as
 11 it is. There's noise from the police station as
 12 it is. Beyond the officers in the parking lot,
 13 the surface parking lot as it is with regards to
 14 sirens and movement, there's also an impound lot
 15 that is there that tow trucks actually come in and
 16 they're actually unloading cars that the police
 17 officers have taken into custody. So that noise
 18 is already there in that surface lot.
 19 Two, there is also a trash dumpster that is
 20 there. So there's trash service and garbage
 21 removal right there currently existing on the
 22 surface lot. In fact, one of the things we're
 23 doing with regards to this site, we're moving that
 24 trash dumpster from that south wall, which is
 25 adjacent to that single-family home, and moving it

257

1 back to the west wall, the wall that's adjacent to
 2 the McLean Gardens. That's going to be right next
 3 to the proposed parking structure. So we're
 4 moving the dumpster away from that south wall to
 5 help in that instance. But I don't see an adverse
 6 impact in regards to noise as a result of this
 7 particular site location.
 8 MS. MOLDENHAUER: Mr. McNamara, as an
 9 architect, can you walk through some of the
 10 modifications that have been done to reduce any
 11 potential adverse impact on the community.
 12 MR. MCNAMARA: Sure. We initially looked at
 13 the site plan, the south of the building being an
 14 opportunity to create the play area to create a
 15 greater buffer zone between the building and the
 16 adjacent homes. The pushback on that was the
 17 noise concern. And to address that, we moved the
 18 playground to the west side of the site further
 19 away from the neighbors to the south, and
 20 maintained that area without moving the building
 21 any closer to the side lot.
 22 In addition, as Director Gillis just
 23 mentioned, the trash and deliveries have now moved
 24 onto the north side of the building, whereas
 25 before they had come around the west side, the

258

1 back side of the building closer to the homes to
 2 the south. And so that should be no noise impact
 3 to the neighbors to the south there.
 4 And then the traffic, we don't expect this
 5 project to generate traffic issues beyond what we
 6 have today from the MPD.
 7 MS. MOLDENHAUER: Thank you.
 8 Director Zeilinger, if you could, now
 9 address whether or not in your expert opinion the
 10 type of facility that is being proposed here would
 11 have any adverse impact on the neighborhood based
 12 on operation.
 13 DIRECTOR ZEILINGER: No, I do not believe
 14 there would be an adverse impact based on the
 15 program operations. Again, any concerns that have
 16 been talked about today have been things that we
 17 can easily solve, and communicate about, and
 18 document, and enforce through a good-neighbor
 19 agreement. So there's absolutely nothing in the
 20 operation of our programs that should impede the
 21 quiet enjoyment of the neighbors.
 22 MS. MOLDENHAUER: Ms. White, can you address
 23 the same aspect, the same question in regards to
 24 traffic?
 25 MS. WHITE: Yes. As stated in our

259

1 transportation assessment, we concluded that the
 2 project will not adversely impact traffic
 3 conditions, in particular for a couple of reasons.
 4 One, the residents wouldn't own vehicles, and so
 5 there wouldn't be an impact associated with the
 6 residents driving. I think we understood less
 7 than one percent of residents would own vehicles.
 8 Staff, obviously there would be a higher
 9 percentage of staff that would drive; but just the
 10 way that shifts work out, staff would arrive very
 11 early between -- there's a shift that starts at
 12 seven a.m. So that peak doesn't coincide with the
 13 peak period of adjacent street traffic. And then
 14 there's the later shift sort of when the peak
 15 afternoon would happen is like 11 p.m. at night.
 16 So in addition to these time periods, also just
 17 having the limited level of staff, you know, we're
 18 talking about a minimal trip generation for the
 19 project.
 20 MS. MOLDENHAUER: Thank you.
 21 Then, jumping down a section that I know the
 22 Board has been hearing a lot of testimony about,
 23 section six where the Board of Zoning Adjustment
 24 may approve an emergency shelter for more than 25
 25 people based on kind of a two-different-prong

260

1 test. One, the board has to find that the program
 2 goals and objectives the District can not be
 3 achieved by a facility of a smaller size at the
 4 same subject location, and if there is no other
 5 reasonable alternative to meet the program needs.
 6 So first, Laura, there was questions about whether
 7 two physical structures, or two smaller structures
 8 could be built and possibly, you know, what would
 9 be the programmatic challenges there. Can you
 10 address that?
 11 DIRECTOR ZEILINGER: Sure. So with two
 12 structures, we would have to operate two programs.
 13 That would double our operating costs practically
 14 on a year, not just in the development capital of
 15 the project, but every year in the way that we
 16 would operate that would leave us less money in
 17 our budget to pay for the services and supports
 18 that families need to actually end their
 19 homelessness. So it creates issues in terms of
 20 having a system that works in that is balanced.
 21 It also, in terms of our goal of getting
 22 through what we need to do to close a replace DC
 23 General, it extends our timeline years and years
 24 out, which is -- and there is a serious impact of
 25 doing that that is negative, as what we heard from

261

1 what it is like to live and have to receive
 2 services at DC General, or in a motel because the
 3 City just doesn't have viable alternatives to
 4 offer today. So the longer we sort of drag things
 5 out to try to do something different, we have to
 6 remember that people are hurt by that.
 7 MS. MOLDENHAUER: You heard conversations
 8 and discussions on the previous portions of this
 9 testimony about how we have been referencing that
 10 some portions of our obligations and programmatic
 11 needs have been legislated, or have been
 12 identified by code. Can you clarify that point,
 13 and that we're not talking about the site
 14 selection, but that we're talking about the other
 15 elements of -- you know, whether it's design
 16 requirements or timeframes that you just touched
 17 on?
 18 DIRECTOR ZEILINGER: Sure. So several years
 19 back when DC ran out of room and ran out of money
 20 to pay for hotels during the Gray administration,
 21 they were putting families in congregate settings
 22 and rec centers. As a result, the City Council
 23 legislated the Shelter With Dignity Act that
 24 required that the District shelter families in
 25 private rooms when we're in overflow and that we

262

1 use apartment-style shelters. As we did the
 2 committee on program design with our own agency
 3 counsel on homelessness got the recommendations
 4 and brought that report forward, and asked to be
 5 able to provide and develop those DC placement
 6 sites with private rooms, as opposed to
 7 apartment-style shelter. The requirements around
 8 that were legislated so that up to 50 units per
 9 site were put into legislation by the Council
 10 requirements on minimum number and type of
 11 bathroom facilities so that we're able to meet our
 12 obligations, reasonable accommodation request also
 13 put into law. So they went into the legislative
 14 record and there was a lot of emphasis on making
 15 sure that, if the District was going to lower its
 16 standards from providing apartment-style shelter
 17 to accept being able to provide a single room with
 18 shared facilities, that we adhere to certain
 19 design guidelines; and we have been true to that
 20 in our process.

21 MS. MOLDENHAUER: Thank you very much,
 22 Director Zeilinger.

23 CA Young, can you just -- the next prong of
 24 this is that there are no other reasonable
 25 alternatives. Can you provide a little bit of

263

1 background about your role in the City, and your
 2 experience in going through other processes on
 3 whether or not you believe this process has been
 4 appropriate and reasonable in conjunction with the
 5 zoning standard before us?

6 MR. YOUNG: Sure. In my role as a city
 7 administrator, my job is to really run the
 8 day-to-day operations of the entire District
 9 government. And often when we make policy
 10 decisions, we do that not having a perfect
 11 solution at our disposal. It is usually and in
 12 most instances where we make major policy
 13 decisions of which I have been a part, not only in
 14 DC, but the other four cities which I have run
 15 across the country, that you have to make
 16 tradeoffs and balance a lot of competing interests
 17 to get to a policy solution that is workable.

18 In this instance the factors that we
 19 consider are numerous. It is both what is
 20 necessary and we know to work from a programmatic
 21 standpoint and from our ability to deliver
 22 services to meet our ultimate objective and goal,
 23 which is to make homelessness for families brief,
 24 rare, and non-recurring, it is also what financial
 25 resources we have to bear to make a solution

264

1 workable and what then the timing is to achieve
 2 the policy goals that we have.

3 In this instance we have looked at all
 4 possibilities at the front end of this process
 5 from owning property, to leasing property, to
 6 siting facilities or our own property for each and
 7 every ward that we've pursued. We've looked at
 8 the cost of -- the balancing test around costs,
 9 whether it's more advantageous to lease versus
 10 buy. All in consideration of the context of the
 11 timing to do this particular work.

12 When the Council, which is within their
 13 purview, says that their policy determination is
 14 that we have to have these sites located on
 15 properties that we own, as opposed to some other
 16 alternative, it does create a constraint for us.
 17 And in looking at this particular site and
 18 location, given all of the things that we have to
 19 consider, and all of the things that we have to
 20 balance, this absolutely, we think, is a
 21 reasonable alternative, and there isn't another
 22 alternative for us to move to in Ward Three that
 23 achieves the policy direction, or achieves the
 24 policy outcomes that we've adopted both by plan,
 25 by legislation, by mayoral directive, and within

265

1 the resource constraints that we have, and that
 2 can best serve the families that we're trying to
 3 serve for the overarching policy we're trying to
 4 achieve.

5 MS. MOLDENHAUER: Thank you very much
 6 Mr. Young.

7 Turning to Director Gillis, you had
 8 testified at the beginning and then there was,
 9 again, a lot of questions about the request for
 10 proposals, inventory review. Can you just
 11 briefly -- I don't need you to repeat what you
 12 said earlier, but I think there are some issues
 13 that were stated that were incorrect and just some
 14 brief clarification.

15 DIRECTOR GILLIS: Okay. If you're referring
 16 to the work that we did and the assessments that
 17 we did, then yes, I can comment on that. The
 18 District did look at and assess what would be
 19 available properties within the wards for these
 20 locations, and we did it in all wards. But for
 21 Ward Three we looked at our inventory first and
 22 foremost. Our procedure, if we were looking for
 23 inventory for any use, for any District government
 24 use, for an agency, for any use, we would look at
 25 our inventory first. That is not a public

266

1 process. That is a process that we would go into
 2 our database of properties, and look to see what
 3 would be available. We would check the inventory
 4 to see what would match against the criteria as
 5 given to us by the Department of Human Services,
 6 as well as the design criteria, what would be a
 7 right footprint, the right square footage of the
 8 property that could site a location such as this.
 9 What would be the amenities close to public
 10 transportation, that was also one of the criteria.
 11 We would check all of that, and we did. The site
 12 also needed to be available for use. If there was
 13 no available site within our inventory that could
 14 actually house this purpose and meet the criteria,
 15 then we went to a solicitation for offer. The
 16 city administrator talked about that, how we
 17 actually went out to look at any lease
 18 opportunities. So that helps to clarify what was
 19 done.
 20 MS. MOLDENHAUER: Thank you very much.
 21 I'm going to jump back over to Mr. McNamara
 22 on some of the architectural elements. We heard
 23 concerns about light pollution. The building is
 24 going to be Lead certified, and that is part of
 25 the record. Can you clarify how that possibly

267

1 addresses that issue?
 2 MR. MCNAMARA: Yes. The building would be
 3 Lead Gold certified, and we would utilize night
 4 sky fixtures with cut off so that there is no
 5 light leaving the confines of the site. Was there
 6 a followup to that? Okay.
 7 MS. MOLDENHAUER: Thank you. That answered
 8 that question. Then there were comments about the
 9 fact -- I think the opposition, the NRG indicated
 10 that they were opposed and they believe that the
 11 relief requesting for two structures, two primary
 12 structures on a single lot is a use variance. But
 13 I want to be clear, it has to do with the actual
 14 physical structures, is that correct, not the
 15 uses?
 16 Let me rephrase that. I'm sorry. If these
 17 two structures were connected by a meaningful
 18 connection, under the zoning regulation, would
 19 that be -- would that remove that area of relief?
 20 MR. MCNAMARA: If the emergency shelter were
 21 connected to the MPD station?
 22 MS. MOLDENHAUER: Yes, correct.
 23 MR. MCNAMARA: Would that remove the --
 24 MS. MOLDENHAUER: Two primary structures on
 25 a single lot.

268

1 MR. MCNAMARA: Yes, yes.
 2 MS. MOLDENHAUER: And is there a physical or
 3 is there a practical difficulty --
 4 MR. MCNAMARA: Yes.
 5 MS. MOLDENHAUER: -- With connecting the
 6 two, the emergency shelter and the MPD structure,
 7 by a meaningful connection?
 8 MR. MCNAMARA: Yes. They operate separately
 9 for obvious reasons. They don't want to be
 10 crossing paths.
 11 MS. MOLDENHAUER: And that's the rationale
 12 for seeking the two separate structures?
 13 MR. MCNAMARA: Yes, it is.
 14 CHAIRMAN HILL: Mr. Moy, could you put five
 15 minutes on the clock, please? We've gone into
 16 overtime. Thank you.
 17 MS. MOLDENHAUER: Director Gillis, there has
 18 been comments about the RA zone in other zones,
 19 and how the overall degree of relief being sought
 20 here is overly large, beyond the scope of this
 21 board. Can you please just briefly talk about the
 22 other three shelters that are moving forward and
 23 how those compare in regards to relief and
 24 process?
 25 DIRECTOR GILLIS: Sure, I can do that.

269

1 Starting with Ward Four, Ward Four was one that
 2 also was approved by the Board. We've requested a
 3 variance on height. 50 feet was allowed. 59
 4 feet, two inches was requested. Floor area ratio,
 5 2.5 was allowed. 3.0 was requested and approved.
 6 We also looked at construction of an
 7 emergency shelter in the MU-4 Zone, which was
 8 approved.
 9 For Ward Seven height also 49.5 feet was
 10 requested. 40 is allowed. It's also a RA-1 Zone.
 11 In our Ward Seven site FAR 2.38 was
 12 requested. 0.9 is allowed. Lot occupancy was
 13 also -- was a variance. 64 percent was requested.
 14 40 percent is currently allowed. Rear yard, 14.25
 15 feet requested. 20 feet allowed. Side yard, five
 16 feet requested. 12.38 allowed. And with the
 17 parking, because we felt that there would be no
 18 parking needs required for residents of this
 19 particular facility, we requested zero parking,
 20 and that was approved.
 21 For Ward Eight, it's a very similar -- it's
 22 also an RA-1 Zone. Height, 40 feet allowed. We
 23 requested 67 feet. Parking, we requested 11 as
 24 part of the variance. The loading requested, no
 25 platform or berth. We received 30 feet of berth

270

1 and 100 square feet of platform.
 2 MS. MOLDENHAUER: Thank you.
 3 Mr. McNamara, I'm just going back through
 4 questions of the height and story relief. The --
 5 is it your opinion that this site is exceptional
 6 or unique in regards to the topography and the
 7 challenge in regards to where you have limitations
 8 on locating a building, given the existing police
 9 location and other physical condition -- physical
 10 structures on the site?
 11 MR. MCNAMARA: It is exceptional in that
 12 it's not typical to have a site with a drop of 18
 13 feet from one onto the other. So in looking at
 14 the siting, especially when you're talking about
 15 trying to build a tall building, you want to look
 16 to the place where it's going to have the least
 17 impact.
 18 MS. MOLDENHAUER: And will there also be
 19 challenges with possibly using other areas of the
 20 site, which have to do with the gardens or other
 21 portions of the site that are on Newark?
 22 MR. MCNAMARA: Are there possibilities?
 23 MS. MOLDENHAUER: Practical difficulties
 24 associated with that.
 25 MR. MCNAMARA: Yes, there are practical

271

1 difficulties in that -- well, Newark Street for
 2 one is a much smaller street than Idaho Avenue.
 3 The gardens are pretty much along that entire
 4 street, and so we would take out -- to put a
 5 shelter there would pretty much wipe out all those
 6 gardens. The services or Newark are not as large
 7 as they are on Idaho Avenue. And then moving back
 8 away from Newark Street --
 9 MS. MOLDENHAUER: By Services you mean
 10 utilities?
 11 MR. MCNAMARA: Yes. And then to look for
 12 space within the site that doesn't have gardens
 13 are just too far away from either street, so you'd
 14 need to do extensive work to extend the utilities
 15 to the site.
 16 MS. MOLDENHAUER: And, given all those
 17 factors, from a design perspective, it would be
 18 practically difficult then to build something that
 19 is within the programmatic requirements that would
 20 not obviously be you located where it currently is
 21 and be lower than six stories?
 22 MR. MCNAMARA: Correct.
 23 MS. MOLDENHAUER: And in your professional
 24 opinion, the design is in harmony with the
 25 property surrounding it?

272

1 MR. MCNAMARA: It is. We worked hard to
 2 develop a building that was -- that utilized
 3 architecture that was in keeping with the area.
 4 We didn't want something that was going to stand
 5 out and make a statement. This is something
 6 that's going to need to live with these neighbors,
 7 so that was the driving force behind the form and
 8 the materials that were chosen.
 9 MS. MOLDENHAUER: Last I just turn to
 10 Ms. Zeilinger. There were some comments at the
 11 end of the discussion about DCPS, and that the SMD
 12 would be looking for some sort of plan. Can you
 13 address the legal parameters under which DCPS is
 14 working with and then also your expert opinion on
 15 how homeless families work within the DC public
 16 school system.
 17 DIRECTOR ZEILINGER: Sure. So there is
 18 legislation in the federal law that governs -- in
 19 the McKinney-Vento Act that governs the rights of
 20 children who experience homelessness as it relates
 21 to their education and schooling. It protects
 22 their ability when they experience an episode of
 23 homelessness to maintain enrollment in their
 24 school of origin, or to enroll in a school where
 25 they are in the zoning in which they are staying

273

1 during the time that they are experiencing
 2 homelessness in their temporary setting. They
 3 then are able to stay there through the conclusion
 4 of that school year. And if they then move to
 5 permanent housing destination in a different place
 6 in the City, they would then enroll their children
 7 in their new home school.
 8 Our experience here, which is very much like
 9 it is throughout the country, is that parents most
 10 often choose to keep their children in their
 11 school of origin. Now, I know parents of children
 12 in Eaton are very proud of their home school, and
 13 that is true of many parents throughout the
 14 District of Columbia. And that educational
 15 continuity is something that parents care a lot
 16 about. Pulling kids out of the school where they
 17 have friends and relationships with teachers is
 18 something that many parents find is disruptive.
 19 Now, it would absolutely be within their right to
 20 enroll at Eaton; and should they choose, DCPS has
 21 communicated to us that they are very comfortable
 22 with their ability to accommodate that.
 23 I think it is a little-known fact that in
 24 virtually every school in the DC public school
 25 children there are children who are experiencing

274

1 homelessness. It is not unusual for them that
 2 they are serving children who are experiencing
 3 homelessness. Now, an education definition of
 4 homelessness is broader to ensure those rights,
 5 and includes all children who are in doubled-up
 6 capacity. So if someone, instead of coming into
 7 shelter has someone they can temporarily stay
 8 with, it still evokes the same rights. But
 9 it's -- it is not unusual for them. So they are
 10 very confident in their ability to accommodate
 11 children who might matriculate from this program.
 12 The funding formula for schools is based --
 13 it goes up based on children, serving children who
 14 are at risk. And children experiencing
 15 homelessness meet that at-risk definition. So the
 16 school will do projections based on the expected
 17 enrollment. It will impact their formula. And we
 18 will work closely with Eaton. We have parents of
 19 Eaton, representatives from Eaton and the area
 20 schools on our community advisory team. And we
 21 have had conversations with the principal of
 22 Eaton, and we look forward to having a focussed
 23 conversation on all concerns related to DCPS with
 24 the community in our next advisory team meeting as
 25 well.

275

1 But there is -- I guess to answer your
 2 question about a plan, there would not be one
 3 separate discreet plan that says here is our start
 4 and stop plan as it relates to Eaton that I'm
 5 aware of. It would be -- certainly they would
 6 make plans related to expected enrollment, which
 7 is consistent with a process that DCPS does as
 8 part of -- from my -- from what they've conveyed,
 9 is part of their normal operations. And that's
 10 something that, again, that this city
 11 administrator, since he oversees all of government
 12 operations, could speak to perhaps with more
 13 fluency.
 14 MS. MOLDENHAUER: Thank you.
 15 CHAIRMAN HILL: Okay. Great. Thank you.
 16 Well, thank you all very much. That was extremely
 17 efficient. And --
 18 MS. MOLDENHAUER: Sorry. There's just one
 19 procedural issue. Our expert, Ms. White, has to
 20 run out in 25 minutes. So if we could redirect
 21 questions to her first, if that is possible.
 22 CHAIRMAN HILL: Sure. That's fine.
 23 Mr. Brown, if you wouldn't mind, during your
 24 cross here -- and I was going to go ahead and put,
 25 if it's all right, 15 minutes on the clock for now

276

1 and see how that goes. Okay? If Mr. Moy is still
 2 there. He is. Ms. White -- if you could direct
 3 any questions you might have to Ms. White first,
 4 and then we can get to kind of the end of this
 5 case.
 6 MR. BROWN: Ms. White, you said that part of
 7 your traffic assessment was based on --
 8 CHAIRMAN HILL: You might want to speak
 9 closer to that microphone, Mr. Brown. Sorry.
 10 MR. BROWN: Ms. White, you said that part of
 11 your traffic assessment was based on the notion
 12 that residents wouldn't own vehicles, right?
 13 MS. WHITE: Yes.
 14 MR. BROWN: Where did you get that
 15 information?
 16 MS. WHITE: It was given to us as part of
 17 programming early on from DHS and DGS.
 18 MR. BROWN: So that's their perspective on
 19 the rate of vehicle ownership by homeless people,
 20 not yours?
 21 MS. WHITE: That is correct.
 22 MR. BROWN: All right. I don't have any
 23 other questions for Ms. White.
 24 CHAIRMAN HILL: Okay. Does the ANC have any
 25 questions for Ms. White?

277

1 All right. Just for the record, the ANC is
 2 shaking their head no. Okay.
 3 Thank you, Ms. White. Ms. White, do you get
 4 to leave?
 5 MS. WHITE: I do. Sorry.
 6 CHAIRMAN HILL: Okay. Good. All right.
 7 The clock's not moving.
 8 Mr. Brown, please continue.
 9 MR. BROWN: Director Gillis, you talked
 10 about the various zoning relief obtained in the
 11 Ward Four, Five, and Seven homeless shelter cases.
 12 Those cases were all decided on one day last June;
 13 weren't they?
 14 DIRECTOR GILLIS: Yes, they were.
 15 MR. BROWN: Were you here?
 16 DIRECTOR GILLIS: I was not.
 17 MR. BROWN: Oh, all right. Those cases were
 18 all uncontested in the sense that there weren't
 19 any parties like my client sitting in opposition
 20 and asking questions; isn't that right?
 21 DIRECTOR GILLIS: That is correct.
 22 MR. BROWN: Did you see the summary orders
 23 issued in those cases?
 24 DIRECTOR GILLIS: I did not.
 25 MR. BROWN: Did you know that those summary

278

1 orders, by virtue of the fact that there was no
 2 party in opposition, had no findings of fact and
 3 conclusions of law?
 4 DIRECTOR GILLIS: I did not.
 5 MR. BROWN: You said that you looked at the
 6 available opportunities for other sites, and your
 7 first and foremost look was inventory of DC
 8 properties, right?
 9 DIRECTOR GILLIS: Correct.
 10 MR. BROWN: And that you checked them for
 11 the availability and suitability for use?
 12 DIRECTOR GILLIS: Right.
 13 MR. BROWN: You also said that you looked at
 14 lease opportunities, right?
 15 DIRECTOR GILLIS: Correct.
 16 MR. BROWN: What did you do in particular
 17 with regard to canvassing private property owners
 18 who might be interested in selling their property
 19 to the District for use as the Ward Three homeless
 20 shelter?
 21 DIRECTOR GILLIS: That was a part of the
 22 solicitation opportunity that we placed the
 23 solicitation for offers would actually bring those
 24 developers who would be interested in bringing in
 25 any opportunities as well. So that would be a

279

1 part of that entire solicitation process.
 2 MR. BROWN: Was there such a solicitation
 3 for Ward Three, and when was it?
 4 DIRECTOR GILLIS: There wasn't a
 5 solicitation for Ward Three, because it was a
 6 solicitation SFO for all wards, for all sites that
 7 we did. And we talked about that earlier. It was
 8 in 2015, early in 2015.
 9 MR. BROWN: That was before a decision was
 10 made that there would be no leasing of
 11 privately-owned properties?
 12 DIRECTOR GILLIS: Correct, correct.
 13 MR. BROWN: Did you hear Mr. Powers'
 14 testimony about solicitations for leasing
 15 privately-owned properties?
 16 DIRECTOR GILLIS: Mr. Powers that was here
 17 as part of the NRG, correct.
 18 MR. BROWN: Was he mistaken in some fashion?
 19 DIRECTOR GILLIS: He talked about the
 20 solicitation for offers for leasing. That is
 21 correct. And I said as part of that process
 22 that's where also anyone that would be interested
 23 in providing their properties for acquisition
 24 would also come forward as well.
 25 And then also we had a broker we used. As I

280

1 opined in my testimony, we had a broker that also
 2 looked in our behalf and the District's behalf on
 3 properties and developers who would also be
 4 interested in providing that -- providing their
 5 sites to us for an acquisition and purchase.
 6 MR. YOUNG: And to be clear and to follow
 7 onto that, we never started with the intention of
 8 solely leasing. Our intention at the beginning in
 9 looking for property was never focused only on
 10 leasing properties. We looked for every method of
 11 acquisition or use that we could, properties we
 12 owned, properties we could lease, or properties we
 13 could buy.
 14 MR. BROWN: Who was the broker?
 15 MR. YOUNG: Stuvley (phonetic)?
 16 DIRECTOR GILLIS: Savas Dudley (phonetic).
 17 MR. BROWN: Mr. Young, you stated in your
 18 testimony that in addition to looking at sites
 19 that you own, you looked at cost as well.
 20 MR. YOUNG: I did.
 21 MR. BROWN: My question is, You weren't
 22 anticipating the rather sudden increase in costs
 23 that this project has experience at that time when
 24 you were looking at costs; did you?
 25 MR. YOUNG: No, we were not. But I will say

281

1 that as we looked at this overall project we
 2 really thought about -- we did -- we -- we --
 3 developed a budget based on a very preliminary
 4 assessment of what it would cost to implement this
 5 program with the full knowledge that the actual
 6 cost to implement this program would be dictated
 7 by a number of things, including where the site
 8 was, the method of acquisition or use, whether it
 9 was lease versus purchase versus something that we
 10 owned, and what the ultimate design would be. So
 11 we anticipated all along that our preliminary
 12 budget was, in fact, preliminary.
 13 MR. BROWN: Do you happen to remember what
 14 the projected lease cost per unit was when the
 15 Ward Three shelter was originally proposed for
 16 Wisconsin Avenue?
 17 MR. YOUNG: I do not know off the top of my
 18 head that.
 19 MR. BROWN: Do you disagree with the
 20 testimony you heard today about the ultimate cost
 21 of -- per unit cost of the Ward Three shelter
 22 would be something on the order of \$600,000?
 23 MR. YOUNG: I would disagree with the method
 24 of calculating that cost as it relates to the per
 25 unit cost for this project. This is not a site or

282

1 a project for which we are developing sort of
 2 housing in the sense that that example was given.
 3 There is a service component to this. There is a
 4 case management component to this as well that's
 5 factored into the overall cost to deliver the
 6 program. So this isn't the same as saying we're
 7 doing affordable housing at X dollars per unit,
 8 because that's not really what this is.
 9 MR. BROWN: Mr. McNamara, you said that a
 10 larger footprint such as would be involved in a
 11 three-story, two-wing structure would be more
 12 costly than a six-story, single-wing structure,
 13 correct?
 14 MR. MCNAMARA: Correct.
 15 MR. BROWN: Can you give me a ballpark
 16 judgment of the difference in cost between those
 17 two options?
 18 MR. MCNAMARA: I really can't. I mean, I
 19 can take a guess at it and say a 25- to 35-percent
 20 increase, something along those lines. But it's
 21 really just a wag. I, you know --
 22 MR. BROWN: All right. Well, let's go with
 23 the -- let's go with the 30-percent increase.
 24 What is the projected construction cost of this
 25 facility?

283

1 MR. MCNAMARA: I'm sorry. Could you repeat
 2 the question?
 3 MR. BROWN: Let's just -- I want to ask you
 4 a question based on a 30-percent increase. The
 5 preliminary question is, What is the -- what is
 6 the cost that you would project to construct the
 7 facility that you have in mind now for the Ward
 8 Three shelter?
 9 MR. MCNAMARA: I believe that the cost
 10 stated was 18 million.
 11 MR. BROWN: Okay. So --
 12 MR. MCNAMARA: 18.9.
 13 MR. BROWN: We'll add another five or \$6
 14 million to that. It would be something like 24
 15 million to do a two-wing structure?
 16 MR. MCNAMARA: That sounds like a fair
 17 enough guess.
 18 MR. BROWN: Okay.
 19 Ms. Zeilinger, you said that the design
 20 requirements were in part significantly controlled
 21 by the Shelter With Dignity Act, correct?
 22 DIRECTOR ZEILINGER: That was certainly one
 23 factor which was our starting point as we begun
 24 this process where we needed to understand what
 25 was required of us in law and ask for a change

284

1 from DC Council as it related to that.
 2 MR. BROWN: Were there other additional
 3 requirements that were legislated at a later time
 4 as into law?
 5 DIRECTOR ZEILINGER: Yes. So the Council in
 6 December did two things at the administration's
 7 request and legislation. One had to do with our
 8 policies and practices around eligibility,
 9 allowing us the 30 to establish an interim
 10 eligibility process to provide access to safe
 11 shelter for families while we're still completing
 12 eligibility and trying to remedy a situation, a
 13 housing situation. The second was to revisit the
 14 requirement for an apartment-style shelter, and to
 15 allow us to create in -- not just for hypothermia
 16 overflow, but in our year-round permanent
 17 inventory shelter that included single rooms with
 18 shared bathroom -- with shared bathroom
 19 facilities.
 20 MR. BROWN: Okay. So we have a requirement
 21 to provide single rooms and shared bathroom
 22 facilities. Is there also a requirement that
 23 there should be precisely ten units per floor?
 24 DIRECTOR ZEILINGER: Not in statue.
 25 Certainly in the report that informed our work

285

1 from the ICH, and in the legislative record
 2 related to the law that the Council eventually
 3 passed. There are requirements around the number
 4 of units in the building overall, as well as the
 5 numbers and types of bathrooms, and some of the
 6 other amenities, but it did -- I don't think -- I
 7 don't think the 10 units per floor was in the
 8 legislation. There's a clear -- it was a clear
 9 guideline provided by the Interagency Council on
 10 Homelessness.
 11 MR. BROWN: Yes, that was the term I was
 12 going to suggest to you, guideline. The -- is it
 13 also a guideline that it is preferable to have
 14 only 10 units per single floor, rather than to
 15 have two units of 10 -- two wings of 10 units per
 16 floor?
 17 DIRECTOR ZEILINGER: I'm sorry. I don't
 18 understand your question.
 19 MR. BROWN: I just want to understand
 20 whether it's regulatory or a guideline your
 21 decision that you have a -- you obviously have a
 22 strong preference for 10 units per floor, and not
 23 a situation where you have two different wings on
 24 the same floor --
 25 DIRECTOR ZEILINGER: Right.

286

1 MR. BROWN: -- of 10 units each.
 2 MS. MOLDENHAUER: I will just object to the
 3 terminology. I don't believe my clients have ever
 4 said that it's a preference to have that.
 5 MR. BROWN: Well, I'm happy to have her
 6 explain.
 7 DIRECTOR ZEILINGER: Okay. So in the
 8 Interagency Council on Homelessness' report that
 9 created the design requirements -- and this
 10 report, again, is not -- I was one member on a
 11 much larger committee that created these
 12 guidelines. There's a very specific
 13 recommendations that then informed the entire
 14 process going forward. This was a critical step
 15 in being able to build support in the community to
 16 do something other than apartment-style shelter.
 17 So these were -- we took these as requirements as
 18 we moved forward, as was intended by the process.
 19 If we were going to do something fundamentally
 20 different than was set forth in the ICH report,
 21 then I -- then there would have likely been a lot
 22 of questions and not the same ability to build
 23 support for the legislative relief and that we
 24 needed to move forward.
 25 But also just from a -- you have to take it

287

1 into a program in upper -- it's not arbitrary into
 2 the context of what it means to operate a program.
 3 So if we have two separate distinct wings, then we
 4 now have to have this -- remember what we talked
 5 about in terms of sight lines, children, the
 6 ability to maintain and control a predictable
 7 space that you -- while you want to have the right
 8 ratio of private family bathrooms per family, you
 9 also want to -- if someone's in there, you want
 10 the ability to be able to use a different
 11 facility. All of these work together with 10
 12 units per floor. When you then create separate
 13 wings with separate access, it -- it does change
 14 very much, and so does the nature of the design
 15 operations.
 16 And I will also just let you know that
 17 there -- it was a lot -- the -- some of the most
 18 vehement opposition that came our way was even at
 19 the notion of temporarily doing anything on the
 20 other side of the wall related to the garden. So
 21 suggesting that somehow a footprint that would
 22 necessarily go into the community gardens somehow
 23 provides relief that's being sought I don't quite
 24 understand.
 25 And I want to note that your person who

288

1 heads the Neighbors for Responsible Government
 2 said under no circumstances do they think it's
 3 actually just an issue of height, but they were
 4 opposed to it being the density of 50 families.
 5 So I'm not quite -- just also important for the
 6 record.
 7 CHAIRMAN HILL: Just to let you know,
 8 Mr. Brown, we went 15. I'm going to put another
 9 five on the --
 10 MR. BROWN: That's not necessary. I'm don.
 11 CHAIRMAN HILL: Oh, okay. Are you sure?
 12 MR. BROWN: Yeah.
 13 CHAIRMAN HILL: Okay. All right. So what I
 14 was going to request now -- and I think I lost
 15 Mr. Moy. I saw him. He's trying to probably run
 16 away. But I wanted to ask again the Secretary,
 17 Mr. Moy, to kind of go over the things that we had
 18 asked for, and perhaps maybe the Board can also
 19 help clarify from the applicant and the party in
 20 opposition.
 21 But to begin with, again finding of fact and
 22 conclusions of law would then give you the
 23 opportunity also, Mr. Brown, to respond to your
 24 first point, I think, in terms of the record
 25 staying open due to the late filings.

289

1 Then also -- that's really all I have. I
 2 mean, I don't know what other things, Mr. Moy,
 3 perhaps there was that the Board had requested, or
 4 if the applicant or the party in opposition could
 5 remind us at this point. I know that -- I thought
 6 you had something, Commissioner Miller. I think
 7 it was just findings in fact and conclusions of
 8 law.
 9 Oh, yeah. And then, of course -- thank you.
 10 And then closing statement, please, for the
 11 record. If you could, just submit those in
 12 writing.
 13 MR. MILLER: Mr. Chairman?
 14 CHAIRMAN HILL: Yes.
 15 MR. MILLER: There was -- you know, there
 16 was a lot of testimony about the height, and the
 17 effect on the single-family adjacent homes. If
 18 the applicant maybe in some kind of post-hearing
 19 submission could address the height variance test
 20 and the problem about the integrity of the zone
 21 and no substantial impact on the public good. If
 22 it could show a rendering from the south that
 23 shows the height of the building, and maybe
 24 provide information on -- which they provided
 25 today on the -- there's the 60-foot side yard I

290

1 think you mentioned -- what mitigations there are
 2 in the design that would -- or what elements there
 3 are in the design and the materials that would
 4 mitigate against the impact on those single-family
 5 homes that are adjacent or nearby to the south. I
 6 don't know if that's something you can provide, or
 7 direct into the new record. I think it would be
 8 useful to have that supplemented in the record
 9 since that seems to be a lot of the focus of the
 10 adjacent neighbors at least, or the nearby
 11 neighbors.

12 CHAIRMAN HILL: Ms. Moldenhauer, do you
 13 understand?
 14 Okay.

15 MR. BROWN: Mr. Chairman?
 16 CHAIRMAN HILL: Yes, sir.

17 MR. BROWN: May briefly add for Mr. Miller's
 18 benefit Exhibit 5 to our prehearing statement is
 19 an architectural rendering, orthographic
 20 projection of a comparison of the elevations of
 21 the houses to the south of the project with the
 22 project done by DC-certified architect.

23 MR. MILLER: I appreciate you directing me
 24 to that, and I will look more carefully at that.
 25 I had seen that briefly. So if the applicant can

291

1 respond directly to that submission as part of
 2 your submission on this point.

3 MR. MOY: Mr. Chair?
 4 CHAIRMAN HILL: Yes.

5 MR. MOY: Other than what's already been
 6 mentioned, I have on the staff notes two other
 7 items which may or may not, depending on how the
 8 discussion had moved forward, but there was talk
 9 earlier about -- I'm not sure these are the right
 10 words, but just to paraphrase -- some questions or
 11 issues revolving on whether there are other model
 12 types for this type of facility around the
 13 country. I don't know whether that's something
 14 that's already been resolved by the Board, or you
 15 moved forward and don't need that information any
 16 longer.

17 The other is -- I guess this was in
 18 reference to Ms. Zeilinger about numbers, point in
 19 time about numbers regarding the number of people
 20 in shelters and on the street. Does that ring a
 21 bell? If not, then we're good to go.

22 CHAIRMAN HILL: Okay. I don't have anything
 23 further. I mean, I think that the -- the items
 24 that have thus far been requested is fine for me,
 25 unless, you know, anyone has anything else. And

292

1 again we go with findings of fact, the conclusions
 2 of law, the diagrams Mr. Miller is speaking of in
 3 terms of the properties to the south.

4 I guess I would also be interested in
 5 hearing a little bit more about the community
 6 outreach in terms of the advisory teams. Like, I
 7 guess, you know, there's been a lot of discussion
 8 about how there has been a lot of community
 9 outreach. There was a timeline in your
 10 presentation in terms of the type of community
 11 outreach. But really, you know, you -- one can
 12 see that there still needs to be a lot of
 13 community outreach. And I would like to know, and
 14 perhaps other board members as well, just what is
 15 the plan moving forward in terms of what types of
 16 community outreach is supposed to be happening,
 17 who is invited, you know, how -- who are composed
 18 of those teams, and how they kind of came about.
 19 I mean, that perhaps is something in your
 20 submission that I would be kind of interested in
 21 knowing. You know, there was testimony given in
 22 terms of some people didn't get to participate, or
 23 didn't participate. And I was kind of curious as
 24 to how those teams were kind of brought together.
 25 And also, actually, Ms. Zeilinger, Director

293

1 Zeilinger, you're welcome to testify right now. I
 2 am a little curious as to how those teams kind of
 3 came together. I hate to ask questions but --

4 DIRECTOR ZEILINGER: No. That's easy, and
 5 I'm happy to just -- to address it for you. So we
 6 created for -- that we would use in each and every
 7 ward a general sense of representative membership
 8 of stakeholder groups, community associations,
 9 immediate neighbors, ANC business groups nearby,
 10 and faith groups, and then worked with a council
 11 member and then made -- there are guidelines in
 12 the document that we have to you, and we can
 13 also -- we will also submit it for the record
 14 about who is able -- and then people are able to
 15 appoint additional representatives. So on our
 16 community advisory team, while we don't -- we have
 17 representatives, for example, in Ward Three from
 18 McLean Gardens Community Association, from the
 19 feeder -- Eaton and the DCPS elementary school's,
 20 the parent groups there. We have Adas Isreal as a
 21 faith representative. I cochair it with the ANC.
 22 We have communications that we'll share with you
 23 where we reached out first to the ANC asking to
 24 cochair, and then to help us name the
 25 representatives on the community advisory team

294

1 with the description of the milestones and the
 2 work that we would be doing together and a clear
 3 articulation of purpose.
 4 CHAIRMAN HILL: From the ANC?
 5 DIRECTOR ZEILINGER: From the ANC. So
 6 the -- I co-facilitate with the ANC rep -- the
 7 former -- my former cochair moved. And when he
 8 moved, then Nancy MacWood became the cochair with
 9 me most recently. But before that Carl Roller was
 10 cochair but --
 11 CHAIRMAN HILL: Okay. I was just -- okay.
 12 Thank you. Thank you. I was just curious again
 13 as to how those names were submitted so --
 14 DIRECTOR ZEILINGER: So there were
 15 certain -- the council member made certain
 16 selections; the ANC made certain selections; but
 17 they were also made in terms of the representative
 18 groups who are on -- the idea was that all of the
 19 different stakeholders in the immediate area would
 20 have representative on the advisory team to share
 21 information back and forth.
 22 CHAIRMAN HILL: Ok.
 23 DIRECTOR ZEILINGER: And we also then -- and
 24 I offered to all of them to ask them to bridge
 25 information as much as possible, but I would go

295

1 out to their individual groups as well to do
 2 meetings. And I did that with McLean Gardens as
 3 well. So in addition to all of our regular public
 4 meetings, we did a special meeting hosted by
 5 McLean Gardens, as one example.
 6 CHAIRMAN HILL: Okay. Okay. So still in
 7 the record, though, if you could just kind of
 8 outline again how you went about finding people.
 9 I'm curious in general, okay, because it's going
 10 to be on all the different facilities. And then
 11 again, how this moving forward -- like which group
 12 meets when, and how, and transportation, the
 13 education, the schools, those type of things.
 14 Does the Board have any other things they'd
 15 like to ask of the applicant?
 16 Okay.
 17 MS. MOLDENHAUER: Could I just ask a
 18 procedural timing question?
 19 CHAIRMAN HILL: Sure. Of course.
 20 MS. MOLDENHAUER: Is there any other
 21 comments that we need to submit?
 22 CHAIRMAN HILL: I, actually, before you -- I
 23 did want to just mention for the record that we
 24 did have a letter that was submitted by the
 25 council member for Ward Three in support of the

296

1 application. But, again, I just needed to put
 2 that in for the record there.
 3 Let's see. In terms of the timing, is that
 4 what you're kind of looking at?
 5 So Mr. Moy, I guess we'd try to do this when
 6 Mr. Miller is back again?
 7 MR. MILLER: I can come back whenever it's
 8 convenient for --
 9 CHAIRMAN HILL: So then how early can we get
 10 back here?
 11 MR. MOY: If I'm concluding that the Board
 12 is looking at a decision meeting, as opposed to a
 13 continued hearing?
 14 CHAIRMAN HILL: A decision meeting.
 15 MR. MOY: Okay. Perfect. So we could do
 16 that much sooner. Assuming that it's only a
 17 one-time filing from all of the parties with no
 18 responses, then we can do it as early as -- and I
 19 think it may be healthy to have time to have the
 20 transcripts available in the record.
 21 CHAIRMAN HILL: That's true.
 22 MR. MOY: It was a long hearing. So I think
 23 March 22nd probably would be the appropriate time
 24 for a decision meeting, and to have filings a week
 25 beforehand. Well, you know what, let's make it

297

1 that Friday before. So if the Board schedules a
 2 decision meeting on Wednesday March 22nd, then if
 3 all the parties can make their filings by Friday,
 4 March 17.
 5 MS. MOLDENHAUER: And I understood Chairman
 6 Hill to indicate that you were going to leave the
 7 record open for additional, some of these
 8 additional documents and facts. I would think
 9 that both opposing counsel and myself would need
 10 to have a record closed, and understand what the
 11 closed record was before drafting filings of facts
 12 and conclusions of law. It may get a little dicey
 13 if we're trying to draft that and things are still
 14 coming into the record.
 15 CHAIRMAN HILL: That's fine. So I was going
 16 to get there next, but thanks. That's all right.
 17 So we are going to close the record, except for
 18 findings of fact and conclusions of law from both
 19 parties, as well as your conclusions -- sorry.
 20 MS. MOLDENHAUER: Closing statement.
 21 CHAIRMAN HILL: Your closing statements.
 22 And so was that --
 23 Mr. Brown, did you have a question or
 24 comment?
 25 MR. BROWN: Yes. One of the reasons that we

298

1 decided not to protest the start of this hearing
 2 today was that we actually anticipated that the
 3 applicant would be filing more detailed
 4 information about the parking plan and a scale
 5 drawing of the three-deck parking facility, as
 6 well as more detail on the operation of parking,
 7 temporary parking on the tennis courts and
 8 community gardens during the construction period.
 9 If they are not intending on filing any additional
 10 information, I just want to reserve the right to
 11 object that the information is not adequate for
 12 the Board to make a decision on some of those
 13 matters. But if they are planning on filing
 14 additional information along those lines, which is
 15 what I think the ANC was looking for, then that
 16 should be factored into this process, those
 17 submissions should be factored into the process.
 18 CHAIRMAN HILL: Does the Board have any -- I
 19 don't -- I didn't need anything concerning the
 20 parking garage or anything further. Did the
 21 Board?
 22 So I think then what I'm going to do is
 23 continue along with my thoughts, which are that
 24 the findings of fact, conclusions of law -- we've
 25 heard a lot of testimony. There's been a lot in

299

1 the record. I mean, there's just already so much
 2 in the record. If you would like to address
 3 something concerning parking in your closing
 4 statements, you are more than welcome to. Ok?
 5 MS. MOLDENHAUER: Can I -- we had -- we had
 6 agreed with the ANC that we would, only for the
 7 sole purpose of the temporary use, leave the
 8 record open. So we would just respectfully ask
 9 that the ANC have an opportunity, if they want to
 10 file anything about the temporary parking use,
 11 that they would have until the 10th to file any
 12 additional documentation, since that was a verbal
 13 discussion that we had with them, with the ANC.
 14 CHAIRMAN HILL: Would that timing work for
 15 the ANC?
 16 DIRECTOR ZEILINGER: Mr. Chairman, we did
 17 request that at the last ANC meeting of the
 18 applicant if they did agree to request to leave
 19 the record open because we didn't have any
 20 exhibits to rely on. The problem with March 10th
 21 is that our next ANC meeting is not until March
 22 20th. So the ANC would not have an opportunity to
 23 actually review it formally at a public noticed
 24 meeting.
 25 CHAIRMAN HILL: I don't think there's

300

1 anything you're reviewing. I don't understand.
 2 What is it that --
 3 MS. MOLDENHAUER: I don't think we would
 4 have to review it. I think we would feel fine --
 5 I mean, or the Board could move our deadline from
 6 March 17th to March 21st, and that would make it
 7 all work.
 8 CHAIRMAN HILL: Would that work for the
 9 Commissioner?
 10 DIRECTOR ZEILINGER: Yes.
 11 CHAIRMAN HILL: Okay. Mr. Moy, are you
 12 following along a little bit? I'm mostly -- I'm
 13 trying to accommodate everyone's information so
 14 that the record can be whole before the Board has
 15 an opportunity to deliberate.
 16 MR. MOY: Yes. I -- as with you, I believe
 17 in efficiency. But I'm guessing the Board would
 18 want a little bit more time to review the
 19 materials.
 20 CHAIRMAN HILL: You mean the 21st and the
 21 26th?
 22 MR. MOY: Yeah.
 23 CHAIRMAN HILL: I think we're okay for the
 24 21st or the 26th, yeah.
 25 MR. MOY: The 22nd, instead of the 29th?

301

1 MS. MOLDENHAUER: March 22nd?
 2 CHAIRMAN HILL: Sorry. So the 21st is the
 3 submission and then the 22nd --
 4 MR. MOY: Yeah.
 5 CHAIRMAN HILL: So when's the next date?
 6 MR. MOY: The 29th.
 7 CHAIRMAN HILL: The 29th. Let's say the
 8 29th.
 9 MS. MOLDENHAUER: I mean, is there any way
 10 we can keep it on the 22nd and we could file
 11 our -- we would be more than willing then to file
 12 our findings of facts and conclusions of law
 13 without being aware of what the ANC says and the
 14 chips can fall where they may. We would be fine
 15 with filing it on the 17th.
 16 CHAIRMAN HILL: So you're going to file on
 17 the 17th. The ANC would get in till the 21st.
 18 MS. MOLDENHAUER: Yes.
 19 MR. BROWN: Can I ask a question just on the
 20 temporary use of -- does the applicant -- does DGS
 21 expect to have a more definitive alternative by
 22 that point that you might be able to, whatever
 23 you're going to share maybe with the ANC you could
 24 share with us, or share in your closing statement
 25 so that that would be part of it? That would be

302

1 useful.

2 DIRECTOR GILLIS: Yes, we will have a more

3 definitive answer by that time.

4 MR. BROWN: That's good.

5 DIRECTOR GILLIS: That's correct.

6 CHAIRMAN HILL: And then you would be

7 meeting with the ANC that day, or --

8 MS. MOLDENHAUER: We will be constantly in

9 contact with the ANC about any --

10 CHAIRMAN HILL: Okay.

11 MS. MOLDENHAUER: -- development --

12 CHAIRMAN HILL: So the 21st. And I'm sorry

13 to throw you all under the bus so you get one day.

14 So then the 21st you can submit. Okay. So we're

15 back to the applicant on the 17th.

16 MR. MOY: So we're back to all parties

17 filing on the 17th, decision on the 22nd.

18 CHAIRMAN HILL: Except for the ANC. The ANC

19 is going to have until the 21st for their

20 submittal.

21 MR. MOY: So the ANC will file all their

22 materials by the 21st, correct?

23 CHAIRMAN HILL: Yes.

24 MR. MOY: Okay. Wonderful.

25 CHAIRMAN HILL: All their materials

303

1 concerning the parking, correct.

2 MS. MOLDENHAUER: And the applicant will

3 answer questions that the Board asks for

4 supplemental information by the 10th so that

5 opposing counsel can review that before he is to

6 file his simultaneous closing and findings of fact

7 and conclusions of law. Is that -- is that

8 correct? I just want to --

9 CHAIRMAN HILL: That works for me. If you

10 want to help us out here, that's great,

11 Ms. Moldenhauer. No. That's fine. Mr. Moy?

12 I'm sorry. Could you repeat that,

13 Ms. Moldenhauer, your suggestion?

14 MS. MOLDENHAUER: My suggestion was that the

15 Board had respectfully requested additional

16 documents. We would like to put those into the

17 record by the 10th. That way there would be

18 sufficient time for opposing counsel to review

19 them, and then for closing remarks to be due on

20 the 17th, and findings of facts and conclusions of

21 law simultaneously by both opposing counsel and by

22 the applicant, I'm assuming, and then decision on

23 the 22nd.

24 CHAIRMAN HILL: That's fine with the Board.

25 It's all right with me, if it's all right with

304

1 Mr. Brown.

2 MR. BROWN: I'm not trying to delay this

3 process, so let's move forward.

4 CHAIRMAN HILL: Okay. Thank you, Mr. Brown.

5 We have another case with you right in about 10

6 minutes so --

7 MR. BROWN: Are you breaking for lunch?

8 CHAIRMAN HILL: Lunch? Yeah, we're breaking

9 for lunch. I don't know if count it lunch at 4:30

10 but -- all right.

11 MS. MOLDENHAUER: Thank you very much for

12 your time.

13 CHAIRMAN HILL: So are we all good with the

14 dates and everything?

15 All right. So just again thank you,

16 everyone. We're going to be back here, say, in

17 15. Okay. Let's try 20 minutes. Okay. All

18 right? Because you've all got to go out and get

19 something. Okay. Whatever you all did, then go

20 do it. So we'll be back here in 15 to 20 minutes.

21 (Thereupon, the public hearing concluded at

22 4:31 p.m.)

23

24

25

<p style="text-align: center;">A</p> <p>a.m 1:8 3:4 259:12</p> <p>Aaron 143:23 154:11</p> <p>abandoned 176:11</p> <p>ability 45:23 47:4 76:19 95:15 126:23 190:13 254:14 263:21 272:22 273:22 274:10 286:22 287:6 287:10</p> <p>able 10:5 11:3 27:2 33:6 35:25 36:16 40:14 44:19 45:19 46:16,17 49:16 59:11 76:19 78:23 85:6,11 94:11 94:19 96:23 98:7,11 101:5 103:2 105:9 108:13,23 109:2 111:22 113:16 130:22 135:2 140:9 164:12 183:3 203:17 218:18 226:25 246:1 249:19 254:7 262:5,11,17 273:3 286:15 287:10 293:14 293:14 301:22</p> <p>abroad 191:25</p> <p>abrupt 151:6</p> <p>absence 169:16 170:13 171:11 202:4,6</p> <p>absent 164:21 166:19</p>	<p>absolutely 76:9 78:20 92:24 95:7 215:8 254:16 258:19 264:20 273:19</p> <p>abusive 151:5</p> <p>abut 181:12 182:13</p> <p>abutting 68:14 68:20 170:8</p> <p>accept 262:17</p> <p>acceptable 122:10</p> <p>accepted 5:17</p> <p>access 18:19 26:10 31:20 35:18 40:14 43:18,22 44:7 44:18 54:15,17 54:17 58:15 62:15,16,17 64:14,16 92:9 93:12,14,17,17 94:14 122:24 145:4 284:10 287:13</p> <p>accessing 40:12 253:6</p> <p>accessory 8:21 233:20</p> <p>accommodate 15:7 44:2,5 58:12 64:7 119:18 120:24 140:9 144:11 273:22 274:10 300:13</p> <p>accommodated 64:6 120:1 153:16</p> <p>accommodating 23:5 154:2</p> <p>accommodation 166:24 262:12</p> <p>accommodati...</p>	<p>41:11 165:4 235:8 250:19</p> <p>accompanies 120:15</p> <p>accomplish 35:8 41:17 47:16 66:13,16 72:6 109:2,8 251:23</p> <p>accomplishing 46:21 53:8</p> <p>account 77:18 168:14 234:13</p> <p>accumulate 204:23</p> <p>accurate 127:19 134:12</p> <p>achievable 31:17</p> <p>achieve 31:14 32:13 33:6 35:10 38:10 77:8 90:5 96:23 186:22 264:1 265:4</p> <p>achieved 53:5 112:22 170:21 260:3</p> <p>achieves 264:23 264:23</p> <p>achieving 167:1</p> <p>acknowledge 96:19 128:12 215:16</p> <p>acknowledge... 117:25</p> <p>acknowledging 94:16</p> <p>acquire 75:12 106:6 209:8</p> <p>acquired 162:6 171:5,7 175:2 175:2,4,5,9,12 208:14,15 209:10</p> <p>acquisition</p>	<p>18:15,17 21:21 105:20 279:23 280:5,11 281:8</p> <p>acronym 105:16</p> <p>act 5:19,20,22 15:24 38:17,22 49:25 161:10 161:19 171:12 171:13 248:13 261:23 272:19 283:21</p> <p>acting 168:12</p> <p>action 27:12 90:25 191:6 204:5 248:20 248:20</p> <p>actions 4:15</p> <p>active 187:19 199:19 256:10</p> <p>actively 38:13 187:21</p> <p>activities 44:15 148:15</p> <p>activity 149:9</p> <p>acts 168:24</p> <p>actual 226:20 267:13 281:5</p> <p>actuality 118:24</p> <p>ad 201:16</p> <p>adapted 52:24 144:10</p> <p>Adas 143:25 293:20</p> <p>add 8:21 45:11 85:15 97:1,16 103:5 121:17 125:15 155:23 194:3 240:20 240:21 247:22 247:23 249:3 252:4 254:5 283:13 290:17</p> <p>added 46:6 96:12</p> <p>adding 31:24</p>	<p>46:7 125:14 203:12</p> <p>addition 43:17 45:11 63:7 104:19 110:10 166:16 190:12 227:16,17 257:22 259:16 280:18 295:3</p> <p>additional 5:4 46:5 65:15 67:1 79:20 86:5 89:6,21 89:25,25 90:3 96:15 97:14 98:16,22 105:13 110:14 122:1 141:4 145:24 160:18 198:11 233:13 244:21 249:24 252:13 284:2 293:15 297:7,8 298:9,14 299:12 303:15</p> <p>Additionally 31:8 123:5 125:3 152:15</p> <p>address 4:18 30:3 31:22 46:2 89:3 111:4 118:10 129:12 143:1 153:4 182:11 184:23 196:16 203:8 208:6 218:16 229:4 249:23 251:1 254:22 257:17 258:9,22 260:10 272:13 289:19 293:5 299:2</p> <p>addressed 85:10 104:11 110:11</p>
---	--	--	--	--

110:11 153:18 215:18 218:22 219:11 222:9 236:11 addresses 90:23 267:1 adds 96:15 adequate 6:13 20:23 49:20 64:2,7 131:6 161:2 298:11 adequately 41:6 51:22 80:16 169:23 215:21 adhere 262:18 adjacent 46:13 51:6 55:4 56:17 57:3,10 57:23 60:21 63:3 120:9 162:10 165:18 201:3,11 219:24 220:13 253:20 256:25 257:1,16 259:13 289:17 290:5,10 adjoining 58:12 adjusting 147:22 Adjustment 1:3 4:6 24:2 34:14 48:5 150:24 249:17 259:23 admin 58:25 124:19 125:13 administer 38:21 221:19 administered 7:11 41:2 administration 13:6,10 24:19 25:9,12 28:19 29:5 45:7,8 121:15 133:5	137:24 261:20 administratio... 31:16 284:6 administrative 5:18 27:21 57:18 98:1 133:7,10 253:20 254:8 administrator 9:18 23:25 24:3 33:15 45:10 47:6 52:2 69:6 79:7 90:10,20 105:19 112:13 164:3,5 263:7 266:16 275:11 administrator's 91:16,17 administrators 114:2 adopted 90:18 174:24 175:18 264:24 advance 24:8 34:19 137:1 138:14 206:1 advantage 183:2 184:9 advantageous 264:9 adverse 69:15 86:17 122:5 170:1,3 184:22 214:17 255:1,7 256:4 257:5,11 258:11,14 adversely 190:16 259:2 advertised 8:10 advice 81:2 161:8 advise 177:21 advised 4:12 250:7	advises 248:18 advisor 85:16 advisory 29:11 29:21 30:17 45:1,2,5,11,12 46:1,25 47:9 50:16 78:5,8 78:18,21,21 79:3 81:15 85:17,20 86:2 86:25 104:5,7 116:10 131:13 131:20 132:13 136:12,15,20 136:22,24 137:5,9,13 138:2,3,12,13 139:11 140:3 144:6 154:25 218:2 232:9 242:7 244:7 274:20,24 292:6 293:16 293:25 294:20 advocacy 50:25 80:20 173:3 advocate 146:21 advocates 16:11 24:10 34:21 90:21 aerial 118:4 224:22 affect 119:13 120:7 196:1 201:12 220:17 248:16 affirmative 168:24 afford 152:5 affordable 93:2 93:17,18 158:9 282:7 afforded 166:23 aforementioned 205:16	afternoon 111:2 116:9 142:23 181:8,9 187:13 191:19 196:12 196:13 202:22 259:15 age 26:19 36:22 101:12,16,17 121:15 151:11 203:18 agencies 10:13 90:20 97:15 109:22 164:24 agency 25:3 34:23 45:25 52:7 262:2 265:24 agenda 4:11 7:21 24:8 34:19 244:14 ages 101:3 108:11 146:12 187:15 aging 37:9 ago 48:22 105:25 117:1 156:4 180:19 192:2 220:11 agree 75:16 122:19 177:17 178:21 181:24 186:15 200:2 299:18 agreed 178:20 299:6 agreement 93:11 143:14 215:19 217:22 218:17,19 219:8 242:10 242:19,25 243:8,14 255:17 258:19 agreements 30:2,3 32:14	40:3 47:7 132:5,10 215:24 216:6 agrees 17:4 112:10 165:25 ahead 7:17 9:2 10:3,9,13,16 15:8 23:14 33:22 34:6 70:18,23 80:9 80:13 84:3 86:14 115:13 115:16,24 116:5 127:8 141:21 143:1 143:15 172:14 177:21 178:14 187:11 206:3 206:19 210:14 223:1 229:4 232:12 240:21 275:24 ain't 148:5 air 68:4 119:13 151:13 airbrushed 194:7 Albemarle 18:11,25 21:5 176:8 Alexander 143:23,24 align 124:2 alignment 25:18 aligns 60:17 67:12 alleged 168:2 alleviate 28:5 37:7 allocated 93:4 allocation 88:2 allotted 11:18 allow 8:17 14:11 31:5 42:16 43:3 73:8
--	--	--	---	---

98:19 100:4	17:25 24:24	48:3 50:23	301:13,17,23	280:22
103:2,8 124:18	52:22 65:15,16	51:3,4,8 53:2	302:7,9,18,18	Antonio 192:5
135:10 137:10	75:14 102:1	65:3,8 69:25	302:21	anxiety 16:6
153:21 155:1	105:13 113:3	69:25 70:1,6	ANC's 44:24	145:6
160:18 174:9	124:9 171:24	79:15,22 80:19	86:7 97:23	anybody 195:17
203:10 205:11	173:16,21	80:25 81:18	137:8,25 198:5	228:17
251:23 284:15	186:6 228:7	84:22,25 85:15	ANC-sponsored	anymore 109:9
allowances	233:11 261:3	85:18 86:6	130:17	apartment
111:21	262:25	98:7 102:2,13	ANC3 144:3	128:11 146:19
allowed 50:18	amazing 214:1	102:22 112:12	ANC3C 123:14	152:14
51:4 59:15	Ambassador's	114:7,9,16,22	and/or 5:24	apartment-style
136:7 166:11	176:9	115:17 116:12	Angela 229:9	262:1,7,16
181:2 218:2	AMC's 250:8	116:15,20,24	234:7	284:14 286:16
225:16,21	AMC3CO6	117:5,9 118:3	animals 201:10	apartments
269:3,5,10,12	229:10	118:6,13,20	Anne 143:16	32:11 185:23
269:14,15,16	amenable	119:14,19,20	announce 7:5	224:25 227:10
269:22	102:16,17,23	119:22 120:8	announced	apologize 14:17
allowing 12:12	amended 8:9	120:16,17	15:25 30:8	appalled 197:14
44:12 284:9	27:10	121:16 122:9	74:14	appeal 6:24 7:1
allows 42:24	amendment	122:18 123:21	anonymous	appeals 5:10
43:15 44:9	128:2	123:24 125:18	43:7	66:1
58:3	amendments	126:19,22	another's	appear 230:21
alteration	127:22,23	127:16 129:8	145:13	appearance 6:5
248:12	160:13	130:16 131:19	answer 19:10,18	73:11,16 75:22
altered 188:7	amenities 27:5	131:23,23	29:9 53:16	248:17,22
alternative	49:15 154:9,11	136:19 138:13	80:10 83:13	appeared
17:21,22,24	156:12 266:9	138:21 139:6	89:12 102:10	171:17
20:16 21:16	285:6	139:18 141:11	137:23 209:12	appears 182:17
48:16,18 65:12	amenity 156:8	144:7 151:9	209:13 212:25	233:16 244:24
74:20 75:1	amount 43:3	153:7 154:19	222:19,23	Appellant 23:18
80:1 82:24	82:6 108:24	155:8,9,18	223:24 224:1	applaud 95:23
84:7 92:20	152:12 186:7	157:10 159:15	226:3 246:6	198:5
102:4 105:3	204:22 212:16	159:16 160:25	275:1 302:3	applicant 8:20
112:24 129:8,9	219:14 246:9	161:1,4,8,12	303:3	9:1,17 10:11
170:14,15,23	251:12,17	161:15 165:25	answered 79:6	11:5,8,10 70:3
173:15 175:23	ample 63:17	179:12 187:2	216:23 225:25	70:14 84:18
179:11,15,15	amplified	198:7 209:1	267:7	86:13 110:13
180:10 221:22	165:15	212:10 229:15	answering	111:7 112:3
239:19,21	amply 167:9	233:17 241:7	13:20	114:24 125:7
240:4,6 260:5	analysis 208:24	276:24 277:1	anticipate	127:1 129:5,12
264:16,21,22	analyze 164:4	293:9,21,23	219:14 242:20	134:4 139:4
301:21	ANC 7:23,23	294:4,5,6,16	anticipated	162:18 172:9
Alternatively	10:12,12,16,16	298:15 299:6,9	47:22 52:18	182:25 206:4
169:18	22:3,5,9 45:5	299:13,15,17	281:11 298:2	206:10 237:12
alternatives	45:16,19 47:9	299:21,22	anticipating	239:11,20

<p>240:17 245:7,9 245:13 247:16 247:19 249:8 288:19 289:4 289:18 290:25 295:15 298:3 299:18 301:20 302:15 303:2 303:22 applicant's 118:23 126:16 168:23 applicants 10:4 10:15 application 6:24 7:1,3 8:8 10:21 42:6 69:20 104:22 112:15 135:18 135:21 136:14 139:7 142:2,4 142:19 160:17 207:3 218:13 219:18 221:13 243:5 296:1 applications 10:23 applied 110:16 apply 66:5 applying 166:10 appoint 293:15 appraisals 17:14 appreciate 53:15 80:7 92:18 97:18 117:25 129:7 141:16 153:11 202:24 228:20 228:21 232:18 233:24 290:23 appreciated 244:2 approach 16:9 16:22 17:5</p>	<p>40:25 100:3 174:8 approached 177:1 approaches 77:16 appropriate 27:21 37:9 43:1 69:2,7 78:17 93:18 112:11 133:4 137:11 158:7 162:7 176:16 194:18 226:12 226:13,15 237:23 238:2 238:14,20 263:4 296:23 appropriated 18:6 appropriately 101:5 215:21 approval 33:6 48:11 110:5 161:23 170:18 233:22 248:19 approvals 162:14 approve 32:22 48:14 112:18 113:16 146:13 149:7 150:2 151:2 259:24 approved 41:12 209:11 239:18 269:2,5,8,20 approving 48:14 approximate 18:23 71:4 98:5 120:12 approximately 17:22 35:7 54:3,13,22 57:10 88:7</p>	<p>91:19 92:14 94:3 99:6,8 101:11,14 103:6 122:15 132:25 207:14 218:25 April 7:2,6 176:5,13,15,24 199:15 arbitrary 287:1 architect 11:21 24:16 31:10 46:12,16 84:22 125:21 132:18 134:7,11 135:10 153:10 157:25 158:5 203:18 209:20 210:1,7,9,10 236:12 241:14 253:13 257:9 290:22 architect's 251:21 architects 32:4 50:7 53:21 85:20,23,24 architectural 32:11 50:4 73:10 76:7 153:17,23 266:22 290:19 architecturally 72:6 107:15 108:3 architecture 11:23 61:13 67:18 132:7 272:3 area 12:24 13:21 24:13 48:16 55:1,3,7 55:12,25 57:5 57:7,22,22,24 60:24 61:2,8</p>	<p>61:14 63:10,14 65:24 67:13 68:11,11 69:10 71:5,9,13,14 72:13,18 73:13 94:22 102:20 112:25 114:4 117:21 118:4 118:24 126:18 127:24 128:7 140:11 162:21 162:25 163:21 163:22,23,25 164:8,15 165:9 165:10 167:11 168:4,7,20 178:2 179:19 179:20 193:3 203:2 213:23 216:24 220:17 222:16 224:19 224:22,23 225:3 227:18 234:17,18 236:17 251:10 252:23 253:4 254:1,2 257:14 257:20 267:19 269:4 272:3 274:19 294:19 areas 41:13 44:16,18 57:25 61:8 64:24 173:20 186:22 270:19 argue 163:19 250:18 argued 161:20 argues 169:5 arguing 162:11 221:7 argument 38:18 161:25 163:11 178:1,2 202:9 202:12</p>	<p>arguments 156:9 160:22 163:22 202:14 arising 168:23 arm 249:4 Arnie 200:10,12 200:16 arose 180:19 arrangement 28:13 array 42:18 arrival 62:25 arrive 259:10 Arrow's 155:11 Art's 72:25 articulated 65:21 161:12 articulation 294:3 Arts 74:3 248:10 249:6 asked 23:13 81:7 83:20 85:22 87:15 115:8 125:19 125:21 131:10 131:25 132:7 139:21 155:17 155:24 193:8 195:23 210:8 211:22 218:15 222:24 226:7 240:17 247:16 247:18 262:4 288:18 asking 13:22 72:22 79:9 80:9 81:6 83:16,17 129:11 136:25 139:20 153:18 159:5 196:3 206:14 209:25 210:13 212:24 222:20 223:17</p>
--	--	---	--	---

225:24 232:13 248:4 277:20 293:23 asks 303:3 asleep 148:12,12 aspect 33:2 35:11 258:23 aspects 17:2 33:10 85:6 213:4 aspirations 38:8 assert 38:18 asserted 170:6 241:12 assess 265:18 assessing 112:16 assessment 62:6 66:5 75:17 82:11,15,17,18 106:21 259:1 276:7,11 281:4 assessments 89:2 265:16 asset 32:12 assets 17:13 248:25 assignment 187:21 assist 42:19 203:13 assistance 40:21 122:1 145:5 assisted 25:22 associated 244:16 259:5 270:24 associating 159:14 association 206:24 226:12 293:18 associations 293:8 assume 94:25 95:1 98:4	184:6 assumes 171:8 assuming 238:4 296:16 303:22 assumption 217:16 assure 185:4 at-risk 274:15 Aters 9:20 attempt 208:6 239:11 attempted 38:16 attend 218:11 attendance 116:20 176:22 attended 153:14 154:7 197:24 202:7 212:10 217:25 218:6 attention 43:4 145:11,18 attorney 2:10 15:3,4 114:24 141:22 220:20 246:14 attorneys 14:25 159:4 202:8 attractive 68:22 attributable 185:24 attributes 86:1 audience 7:15 10:2,20,25 141:24 157:9 158:22 182:6 206:9 228:18 auditoriums 43:7 authorities 39:13 authority 202:13,17 221:24 authorized 111:13	automatically 131:19 automobiles 216:12 availability 278:11 available 44:8 44:12 53:16 63:11,14 82:10 83:3,4,5 102:20,24 105:11 110:17 139:5 208:25 265:19 266:3 266:12,13 278:6 296:20 avenue 8:19 18:11,13,13,19 18:21,24,25 19:4 22:20 24:7 27:14,15 34:18 40:7 48:11 49:19 50:1 53:23 54:1 55:10 58:7 60:13,22 61:17 62:12,12 75:11 79:14,18 116:25 119:7,9 128:16 146:25 147:16 154:3 154:22 171:3 171:15 173:20 174:21 176:8 180:2,16 187:16 188:20 191:20 193:7,9 193:18 196:1 199:2 203:2,8 205:7 214:11 222:4,6,9 231:2 250:6 271:2,7 281:16 average 95:1,4,6 avoid 6:4 120:11	120:14 125:5 avoidable 167:25 avoided 197:4 awarded 50:3 awards 32:12 aware 79:2,10 79:19 80:25 81:17 136:22 136:23 140:5 140:15 168:15 222:1 223:3 238:5,13 241:16 275:5 301:13 Ayer 69:12 Ayers 11:22 50:3 53:20 Azcarate 168:21 <hr/> B <hr/> B 175:14 baby 145:8,8 back 11:11 19:16 23:6 57:3 58:23 59:9 81:9 85:11 86:2 103:5 105:7 114:15 115:2 126:15 132:14 135:5 138:9 139:20 142:21 144:22 147:10 149:6 154:3 157:1,1 159:5 161:10 172:14 174:7 182:6,15 190:1,10 199:1 201:3 206:8 210:3 223:10 232:4 241:5 247:5 251:20 252:4,5,9 257:1 258:1	261:19 266:21 270:3 271:7 294:21 296:6,7 296:10 302:15 302:16 304:16 304:20 background 4:20 12:21,24 61:20 192:7 212:18 263:1 backgrounds 145:25 backyard 182:16 183:5 214:1 bad 15:3 151:13 Baker 150:4,5 150:14 balance 41:23 43:24 76:16,22 88:8,10 122:16 186:2 263:16 264:20 balanced 260:20 balancing 264:8 ballooned 171:18 ballpark 71:20 282:15 bar 58:22 BARDIN 2:7 barely 197:19 199:1 Barker 150:14 BARLETT 157:19,23 Barnett 146:8,8 157:7 Barnette 150:15 150:15,16,17 barreling 199:8 barrier 39:19,21 99:7 barriers 149:15 base 60:2,4
--	---	--	---	---

61:23 100:4 129:25 based 6:4 11:25 27:7,20 49:1 51:13,23 58:3 59:6 68:12 77:12 86:18 96:18 101:15 157:14 165:8 238:8 249:18 250:20 254:13 255:8 256:1 258:11,14 259:25 274:12 274:13,16 276:7,11 281:3 283:4 basement 57:15 98:8,14,15,20 124:15,16,18 124:20 133:3,5 133:15,17,19 157:12,16,18 253:12 254:9 254:19 basically 11:12 70:24 71:8 83:22 84:17 143:18 basis 35:24 129:25 175:17 bathroom 44:1 44:4,7,7 95:20 108:4,5,6,6,23 148:8 262:11 284:18,18,21 bathrooms 44:2 44:5 58:10 107:17 148:6 285:5 287:8 baths 58:11 bear 263:25 bears 171:22 beautiful 197:10 becoming 25:7	37:8 bed 217:7,9 bedroom 184:2 185:22,23 193:13 beds 147:21 beef 100:11 beeper 236:24 beepers 6:7 began 45:2 117:10 219:16 beginning 45:4 122:2 130:6 138:5 179:17 235:3 265:8 280:8 begins 167:17 205:3 begun 32:21 283:23 behalf 9:17 34:22 53:10 127:10 132:12 146:4 159:14 280:2,2 behavior 151:6 believe 6:15 8:8 8:22 14:7 15:12 19:13 34:10 53:2 64:2,6 65:17 67:18,22 69:11 69:16 71:13 80:2 84:6 90:5 115:21 135:24 137:22 149:20 153:15 158:6 158:12 179:1 183:17 211:14 211:15 215:5 231:8 233:1,11 235:9 238:19 240:2,17 241:6 241:13 256:3 258:13 263:3	267:10 283:9 286:3 300:16 believed 18:22 believes 119:20 bell 291:21 belongings 36:1 43:9 bending 166:8 benefit 46:7 100:21 214:18 214:22 290:18 berth 269:25,25 best 13:15 15:6 16:22 18:14,19 26:6 37:25 61:12,21 83:3 85:24 92:13 107:9 123:23 139:25 144:10 158:25 159:2 164:19 179:4 206:25 235:14 235:25 265:2 better 17:4 26:12 32:25 35:6 38:3 40:13 123:10 124:2 137:23 146:22 149:3,7 223:25 235:7,9 beyond 52:25 77:23 91:5 92:19 166:8 169:4 228:22 256:12 258:5 268:20 bicycle 63:20,20 63:22,23 bifurcated 54:4 54:11 bifurcating 54:14 big 145:17 147:8 151:14 220:14 228:8	bigger 133:3 153:22 233:16 bike 57:17 bikes 187:24 190:15 bill 17:3 171:9 175:6 billed 222:4 bin 5:10 bins 220:9,13 bird's 61:10 birds 236:17 birth 36:22 bit 7:16 53:22 65:11 86:19 87:14 104:9 124:10 145:23 210:24 213:19 223:22 245:25 262:25 292:5 300:12,18 Black 65:23 blend 85:25 blesses 146:3 blink 222:7 blinking 121:6 block 63:17 134:3 144:12 155:20 180:15 190:12 192:23 197:15,19 210:19 219:2,3 219:4 block-and-a-h... 172:25 blocks 153:6 154:19 196:19 220:4 blur 38:16 board 1:3 2:1,3 2:4 4:6,9,16 5:1,13,17,21 6:3,5,6,16,21 6:22 10:5 12:9 14:1,12 15:6	15:13 19:20 22:24 24:2,5 31:2 33:15,24 34:8,14,17 47:19,25 48:5 65:20,24 66:5 68:3 69:20 70:3,13 83:20 85:21 86:12 97:24 105:8 109:12 110:21 111:25 112:18 112:21 113:2 113:10,16 114:11 124:6 127:6 137:16 137:25 141:14 150:11,23 154:21 159:11 160:20 161:5 161:14,21 162:12,15 164:4 166:13 168:13 169:12 169:17,18 171:25 172:2,6 172:23 177:19 183:2 185:4 186:14 202:13 206:6 209:11 221:23 223:11 223:19 238:7 242:1 243:19 244:3 245:14 247:15,17 249:17 252:9 253:14 259:22 259:23 260:1 268:21 269:2 288:18 289:3 291:14 292:14 295:14 296:11 297:1 298:12 298:18,21 300:5,14,17
---	---	--	---	---

303:3,15,24	Breakfast	10:24 12:15,17	282:9,15,22	61:13 68:23
bodies 45:1	147:10	12:23 13:12,19	283:3,11,13,18	71:9 72:8,12
body 156:10	breaking 166:9	13:24 20:2,4,7	284:2,20	72:19 73:6,9
bold 15:25	304:7,8	20:15 21:3,15	285:11,19	74:1 75:22
bona 180:9	breaks 107:23	21:20,25 22:2	286:1,5 288:8	82:7 87:3
books 144:18	185:20	23:10,12,16,20	288:10,12,23	88:15,20,25,25
born 37:25	Brian 172:17,23	34:11 48:1	290:15,17	89:6,16,16
146:16 171:2	brick 55:9 58:21	69:23 70:9,11	297:23,25	92:21,25 96:16
bottom 54:23	59:13,14 60:9	70:12,20,24	301:19 302:4	97:14 98:3
57:22 60:16	135:25	71:4,8,16,20	304:1,2,4,7	100:18 103:17
61:4	bridge 166:12	72:1,5,13,17	Brown's 23:18	110:9 118:4
bought 188:14	294:24	72:23 73:2	Brown-Roberts	119:12 120:2
203:8	brief 12:20	74:2,9,18,24	2:16 110:1,3	120:14 128:8
bounces 213:24	24:19 46:22	75:10,15 76:11	110:19 112:12	128:11 132:22
Bound 209:13	64:22 93:21	77:4,12 78:4	113:4,13,18,25	135:22 147:19
boundary 61:6	249:23 263:23	78:15 79:2,9	114:1,5	149:24 151:10
Bowser 15:25	265:14	79:24 80:9,15	bubble 204:2	151:14,18,18
24:8,18,23	briefing 65:20	80:23 81:9,12	budget 18:6	151:25 152:5
25:12 26:21	briefly 42:21	81:17 82:2,16	121:17 260:17	152:14 153:21
28:18,19 34:19	146:9 265:11	82:23 83:7,15	281:3,12	153:24 155:9
Bowser's 13:9	268:21 290:17	84:4,11 113:22	budgeting 40:21	155:12,16
48:8	290:25	113:25 114:6	budgets 25:12	166:1 181:4
Bozzuto 215:24	bring 35:25	141:12 142:11	93:4 152:4	183:12,13,21
216:8	59:15 96:8	156:19,21	buffer 120:12	188:5,13,13,16
Bradbery 229:8	125:14 144:22	158:19 159:7	125:6 257:15	189:22 192:16
229:9,17,23	278:23	159:10 160:3,5	build 28:2 82:14	193:11,12,22
230:1,6 237:17	bringing 41:1	172:13,17	125:9 146:14	194:24 197:15
237:23 238:10	278:24	181:6 186:10	156:11 167:10	203:7,25
238:17,24	broader 63:13	191:8,10,12,15	175:15 186:2	204:16,19
239:6,14,21	274:4	191:17 196:10	204:15 251:17	205:2 211:3
240:11,19,23	broken 101:11	200:10,16	253:4,8 270:15	217:4 219:22
241:11,18	broker 49:4	202:20 205:21	271:18 286:15	226:21 227:13
242:6,9,13,18	106:5 175:23	205:23,25	286:22	230:21 231:8
243:1,10,17	279:25 280:1	223:22 224:11	builder's 151:11	236:21 238:20
244:8,13,25	280:14	225:6,23	building 19:14	241:9 250:24
245:2	brook 59:25	243:20,23	29:14 31:3	251:12,15,17
Bradbury	brothers 146:4	247:6 275:23	37:9 43:14,17	251:22 254:14
132:12	brought 49:7	276:6,9,10,14	47:15 52:24	257:13,15,20
branch 74:24	56:25 64:12	276:18,22	54:21 55:13	257:24 258:1
break 88:1,1	79:16 86:2,3	277:8,9,15,17	56:11,21,21,23	266:23 267:2
109:24 114:15	139:17 168:14	277:22,25	57:2,7,9,11,13	270:8,15 272:2
114:17 115:9,9	178:4 226:9	278:5,10,13,16	57:20 58:3,7	285:4 289:23
115:11 206:8	256:9 262:4	279:2,9,13,18	58:18 59:2,5	building's 61:13
223:11,14	292:24	280:14,17,21	59:13,16,24	67:13
249:16	Brown 9:6,6	281:13,19	60:5,10,18,22	buildings 40:16

67:14,17 87:16 87:19,20,25 88:4 100:17 128:9 183:7 184:8 188:15 197:1,1,11,11 198:13 210:21 224:21,21 227:20 248:14 builds 124:25 built 67:15 97:8 101:25,25 118:17,24 122:12,13 174:3 182:14 185:2 197:3 236:3 260:8 bullet 159:25 160:6 burden 154:12 189:18 burst 188:2 burying 133:14 bus 27:4 62:12 62:13 302:13 business 293:9 busy 199:14 butting 68:19 button 9:4 143:6 172:15 196:14 229:7 buy 264:10 280:13 Bye 149:13 BZA 29:22 32:22 48:10,14 62:4 110:2 123:14 139:7 144:15 151:2 168:19 200:5 207:3 BZA's 33:6	8:15 CA 262:23 caddy-corner 197:19 cafeterias 43:7 calculating 281:24 call 6:3 8:6 172:14 173:2 185:7 224:25 called 16:3 174:2 175:1 calling 88:3 174:14 calls 26:3 29:9 calmly 159:1 campaign 24:22 Campbell 185:17,25 campuses 37:4 canopy 193:3 canvassing 278:17 capacity 33:5 49:21 67:23 145:17 175:14 188:17 216:14 274:6 capita 92:6 capital 18:6 249:2 260:14 Captain 187:14 189:8 214:12 caption 8:9 car 33:18 cards 4:24,24 5:2 care 37:1 39:11 45:18 91:25 113:7 186:7 189:10 191:6 203:14 273:15 careful 52:16 carefully 290:24 Carl 294:9	Carla 47:1 139:12 Carlton 2:3 4:8 carry 61:24 cars 117:22 140:14,23,24 141:5 145:7 184:16 185:1 185:11 190:5 199:4 201:25 202:1 211:23 211:24 214:19 239:25 256:16 carts 147:21 Casa 32:8,10 Casarella 153:5 153:5 157:25 158:8 case 5:12,19,22 5:23,23,25 6:2 6:11,15 7:3 8:5,6 11:15 13:23 14:8 19:17 36:6 57:20 68:17 77:24 81:3 84:8 87:5 115:10,12 143:9 147:13 148:8 149:5,12 149:13 150:13 152:21 157:11 157:17 160:14 163:15 164:13 167:6 168:17 169:23 176:17 202:11 228:8 228:23,24 233:21 238:11 245:20 249:13 253:12,25 254:17 276:5 282:4 304:5 case-in-chief 15:11	cases 6:3 7:18 7:18,19,25 8:2 9:24 19:16 65:21,23,24,25 115:11 166:12 177:22 228:22 277:11,12,17 277:23 caseworkers 133:13 category 112:14 cathedral 61:20 63:16 119:3,6 122:16 128:18 180:24 183:8 224:8 cause 89:4 93:9 205:12 caused 168:24 causing 169:1 cautioned 73:11 cautions 220:8 ceiling 59:6,8,18 107:21 158:4 ceilings 103:14 147:4 cellphone 134:11 cellphones 6:8 center 35:22 61:19 144:23 centers 261:22 central 43:12 58:20 cereal 147:12 cert 8:23 certain 68:6 76:12 79:25 88:3 97:7,10 102:5 108:11 180:15 217:7,9 217:10,14 249:11 262:18 294:15,15,16 certainly 63:12	70:12 84:14 138:11 153:12 153:16,22 154:10 216:7 220:15 225:6 243:2 250:2,7 275:5 283:22 284:25 certainty 128:3 certifications 97:10 certified 266:24 267:3 cetera 10:14 CFA 75:20 166:1,2 167:12 248:6,8,9 249:12,14 252:5 CFR 248:13,20 chair 4:9 8:20 22:9 23:10 25:4 45:6 116:9 131:19 131:20,23 291:3 chaired 90:19 chairman 6:20 7:7,8,14 8:7 9:1,8,22 12:7 12:15 13:19,25 14:9,14,15,15 14:17,23,24,25 15:2,5,10,15 15:17,18,19 19:19,19,22 20:3,5,6,11,18 21:7,18,23 22:2,11,13,15 22:16,19,24 23:2,4,7,8,9,11 23:13,22 33:12 33:20,25 34:5 34:10 47:23 53:18 54:6
<hr/> C <hr/> C 3:1 4:1 8:11				

62:3 69:22 70:12,16,23 71:23 79:6 80:7 83:7,10 83:25 84:10,12 84:15 86:10 89:13 90:8 98:24,25 101:22 103:13 103:20,23 104:2,5,24 105:15,24 106:7,13,17 107:2,6,13 108:1,18 109:9 110:2,18 111:18,24 113:22 114:7 114:14,21 115:3,6,22,24 116:3 121:1,10 124:5 127:6,9 132:17 133:1 133:22 134:4 137:15 138:15 138:18,21,24 141:10,13 143:21 146:7 150:4,16 152:22 153:1 154:16 156:14 156:25 158:15 159:10 160:3 172:12,19,22 176:4 177:10 177:13,16 178:12,14,18 179:7,9 181:9 186:12 191:10 191:13,16 196:9,13 200:2 200:9 205:20 205:21,23 206:2,18 210:12 212:21	212:24 222:18 222:22,25 223:9,16 224:3 224:9 225:23 226:16 228:9 228:15 229:13 229:21,24 230:4 233:25 234:4 236:22 236:24 237:3 237:11,18,21 237:24 240:21 241:20,23 243:18,24 245:4 246:13 246:24 248:4 268:14 275:15 275:22 276:8 276:24 277:6 288:7,11,13 289:13,14 290:12,15,16 291:4,22 294:4 294:11,22 295:6,19,22 296:9,14,21 297:5,15,21 298:18 299:14 299:16,25 300:8,11,20,23 301:2,5,7,16 302:6,10,12,18 302:23,25 303:9,24 304:4 304:8,13 Chairperson 2:2 4:2,8 24:1 34:13 48:4 150:23 chairs 20:25 229:2 challenge 168:8 235:21 251:11 252:18 270:7 challenges	94:18 122:5 235:19,19 251:5 253:5,6 260:9 270:19 challenging 161:7 251:18 chance 10:23 70:7 72:24 148:18 244:15 245:11 change 18:2,3 28:1 107:20 120:5 136:6 195:24,24 239:3 250:6,12 250:13 251:22 256:5 283:25 287:13 changed 27:10 29:2 114:25 175:10,17 219:18 changes 57:4 120:16 130:12 140:18 160:21 161:2 168:3 193:25 200:14 changing 30:9 74:15 chaotic 37:6 character 29:15 60:23 73:10 165:5,10 183:18,20 190:16 211:10 211:19 249:1 characteristics 62:21 characterizati... 66:8 characterize 225:4 characterized 127:16 charged 25:4	78:6 186:18 Charity 153:11 charrettes 50:10 check 148:10 266:3,11 checked 278:10 checks 148:9 Ceh 176:5,22 176:23 177:1 179:3 chief 42:1 45:24 47:1 116:19 130:17,19 139:5 child 36:23,25 47:4 76:1 108:14 145:22 childcare 40:24 childhood 41:1 children 24:20 26:12,19 34:25 35:13 36:20 37:1,15 38:9 39:6 43:4 44:13 52:7 91:21 93:10 108:11,13,17 120:24 121:14 121:14,17 140:9 145:16 148:19 149:9 149:10,25 150:1 151:17 187:24 189:20 189:22 191:1 191:22 194:15 195:8,18 201:12 215:4,6 216:18 217:8 219:15,16 220:15 235:15 235:22 244:21 272:20 273:6 273:10,11,25 273:25 274:2,5	274:11,13,13 274:14 287:5 children's 65:23 188:10 190:13 232:25 chips 301:14 choice 43:12 161:23 162:12 162:13 choices 155:9,11 choose 81:19,22 171:25 273:10 273:20 chose 79:4 116:25 121:21 126:22 chosen 81:23,24 171:24 272:8 Chris 46:1 186:10 Christopher 187:13 193:17 chronically 152:20 church 18:12 176:11 197:5 234:20 circulated 138:5 201:5 circulation 251:10,13 circumstance 47:5 circumstances 164:6,14 288:2 cit 107:11 cite 89:5 159:13 cited 165:2 166:13 168:17 cites 74:15 106:24 164:13 180:23 202:11 cities 192:4 263:14 citizen 146:1
--	---	---	--	--

<p>citizens 17:19 159:12 162:4,8 city 16:5,12,20 16:23 17:5 18:5,16 23:24 24:3 26:11 33:15 37:25 45:10 47:5 52:2 53:9 66:4 66:11,17 74:19 74:22 79:7 89:11 90:10,12 90:20 91:15,16 92:16 105:19 123:23 124:13 131:3 144:8,14 150:21 155:3 159:20 171:5 173:14,23 174:2,2,17 175:2,3,5,16 175:18,21 176:12 178:8 180:9 186:5,18 187:1 191:3 201:15 202:8,9 204:15 208:6,9 208:11,16,17 208:21 209:4,8 212:5 216:8 221:16,18 227:23 231:19 231:22,24 232:4,12,18 233:12 234:11 239:22 242:8 242:16 248:17 252:15 253:17 261:3,22 263:1 263:6 266:16 273:6 275:10 city's 19:8 27:6 35:8 41:17 46:19 47:16 48:22 53:4,14</p>	<p>162:12 214:25 222:10 230:10 city-acquired 175:19 city-owned 171:9 175:19 208:25 city-wide 38:12 citywide 90:22 civil 209:21 210:1 civilly 159:1 cladding 58:21 58:22 60:9,11 claim 13:12,15 162:15 164:17 164:18 167:19 170:7 claimed 12:25 13:2 163:8 clarification 12:17 265:14 clarify 8:20 10:2 108:25 261:12 266:18,25 288:19 clarity 8:24 clashing 227:17 class 145:17 classifications 128:15 classmates 145:24 182:8 classroom 122:1 cleaning 148:5 clear 26:22 32:18 86:6 89:14 137:17 144:21 229:13 267:13 280:6 285:8,8 294:2 clearly 38:19 54:7,9 181:4 239:16 client 102:17</p>	<p>165:3 277:19 clients 26:9,10 159:14,18 164:22 171:1 286:3 CLIFFORD 2:6 clinic 58:1 148:22 clock 11:16 116:5,7 121:3 143:5 150:9 159:8 237:19 268:15 275:25 clock's 277:7 close 24:25 26:25 27:4 29:18 31:18 32:24 35:3,8 36:20 37:23 48:9 49:11,14 49:20 53:12,25 108:14 166:14 189:20 260:22 266:9 297:17 closed 5:11,16 5:22 6:2 16:14 251:25 297:10 297:11 closely 274:18 closer 62:11 241:3 257:21 258:1 276:9 closest 119:10 134:21 closet 59:22 closing 11:7,9 11:10 24:10 26:22 33:3,7 34:21 36:3 91:1 117:1 159:16 230:10 240:8 245:12 247:8 248:1 289:10 297:20 297:21 299:3</p>	<p>301:24 303:6 303:19 closure 26:5 151:6,11 173:7 174:9 clustering 107:25 clusters 73:7 co-facilitate 294:6 Coalition 152:18 cochair 45:9 138:12 293:21 293:24 294:7,8 294:10 cochaired 45:12 85:19 code 5:24,25 221:10,14 223:3 261:12 codes 30:4 coffee 147:12 coincide 63:2 259:12 collaboration 164:23 collaborative 165:1 colleague 160:1 colleagues 96:16 collected 201:7 collective 31:14 32:16 Collin 143:16,16 143:22 collocating 51:25 130:8 colocated 40:15 colocation 69:16 139:4 164:19 164:19 167:8 171:21 Columbia 1:1 4:7 5:18 9:19</p>	<p>15:19 24:3,9 27:10 32:9 34:20 47:1 88:17 89:10 91:19 112:22 151:3 248:15 273:14 come 4:3 7:21 9:2 11:4 19:16 22:7 23:6 35:21 43:8 72:19 82:12 85:11 88:19 105:23 109:11 114:15,16 118:10 129:8 132:24 142:17 142:19 150:11 157:2 177:5 184:18 188:23 189:2,4 190:20 197:6 206:8 223:10 229:1 231:6,16 247:5 251:20 255:21 256:15 257:25 279:24 296:7 comes 9:5 37:10 97:7 115:2 166:13 180:17 213:22,22 comfortable 253:24 273:21 coming 5:1 11:14 23:3 84:2 94:17 95:12,19 108:16 123:17 140:20 141:16 141:20 156:16 182:25 184:14 185:1 194:22 195:16 199:4 201:20 206:19 214:16 216:7</p>
---	---	--	--	---

217:3 228:2,2 232:21 243:25 251:14 255:11 255:12,13 274:6 297:14 Comission 72:24 comment 80:7 81:21 102:21 126:14 130:6 136:7 265:17 297:24 comment/the 127:3 commentary 126:18 commented 207:18 commenting 73:6 216:16 comments 51:13 129:21 136:9 141:11 208:3 248:5,18 249:6 250:23 267:8 268:18 272:10 295:21 commercial 66:2 96:17 119:7 189:1 231:3 commercial-si... 97:7 commercial-si... 97:5 commission 4:10 73:4 74:3 116:10 180:22 248:10,17,21 249:6 commissioner 22:11 69:25 70:1,1 84:12 84:15,24 86:10 115:13,20	121:1,5 124:5 124:7 127:8,10 127:13 131:24 132:11,20 133:23 134:5 138:13 141:13 154:20 155:17 159:15 201:13 229:8,10,14,17 229:23 230:1,6 237:23,24 238:10,17,24 239:6,14,21 240:11,19,23 240:24 241:11 241:18,25 242:1,6,9,13 242:18 243:1,7 243:10,15,17 243:25 244:8 244:13,25 245:2 289:6 300:9 commissioners 45:16 51:8 79:15 84:22,25 85:19 127:21 128:1,4 134:20 134:22 135:3,7 155:8 200:11 commitment 51:11 committed 32:18 52:17 committee 17:3 17:6 75:24 76:3,8 116:16 144:6 150:21 151:2,22 154:25 218:2 262:2 286:11 committees 85:16 common 41:8 43:5,10 44:16	44:18 73:8 125:13 167:11 173:17 199:20 Commons 63:16 119:3,6 122:16 128:18 180:24 183:8 communal 96:2 133:18 communicate 258:17 communicated 131:15 239:17 273:21 communication 30:5 communicatio... 293:22 communities 51:14 77:16 85:17 149:21 186:25 250:11 community 21:1 25:9 26:11,22 26:23 27:23 28:7,12,20,23 29:7,11,12,21 29:24 30:4,18 32:13,19,21 37:18 38:7,14 39:10 42:4,8,9 43:2,6 44:21 44:25 45:1,2 45:14 46:8,8 46:10 47:7,8 47:11,12 49:3 50:11,19,21 51:7,12,13 56:16,25 57:1 58:5,8 64:13 67:2,15,18,21 68:4,12 69:14 69:15 73:24 77:21 78:6,8 78:15,18,24	79:3,10 80:1 80:24 81:6,13 81:18 82:1 85:3,20 86:1,3 86:18,25 87:8 100:9,10,18 102:17 103:24 104:11,15 116:18 117:11 118:6,17,20 119:5,11,21 120:7 121:16 121:23 122:9 122:19,20,25 123:6,7,9,22 124:2 126:20 126:25 129:24 130:7,11,15,18 131:7,13,25 135:19,20,23 136:4,5,15 137:8,10 138:2 138:13 139:2,6 139:18,19 141:20 146:2,6 156:2,5,6,8,12 158:6 160:8,9 160:19 165:8 167:15,25 176:20 179:24 181:23 189:15 191:5 203:1 204:10 207:11 208:3,3 214:23 233:3,6 239:5 239:12 242:7 244:4 250:7,11 255:16,23 257:11 274:20 274:24 286:15 287:22 292:5,8 292:10,13,16 293:8,16,18,25 298:8 community's	45:3 120:19 community-b... 26:4 53:13 comparable 158:11 comparative 171:25 209:4 compare 124:13 198:18 268:23 compared 198:17 209:1 comparison 95:17 290:20 compatibility 164:20 compatible 153:25 193:4 competing 145:1 263:16 complain 123:21 complete 46:24 completed 118:16 154:24 199:6 completely 56:6 160:20 167:24 193:3 198:4 245:16 completing 35:22 284:11 completion 205:4 complex 73:24 189:2 220:4 complexity 144:18 compliance 162:9,11 170:5 170:7 172:1 complicating 167:16 compliment 88:18 comply 69:18
---	---	---	--	---

233:19 complying 46:20 component 36:4 90:25 94:23 121:19 282:3,4 components 57:21 94:12 composed 292:17 comprehend 167:19 comprehensive 164:18 165:2 183:16 211:16 comprised 78:13 compromise 46:17 144:17 180:23 compromised 191:1 compromises 146:4 compromising 254:14 computer 41:7 58:1 133:20 concede 14:10 concentration 16:24 concept 42:17 50:8 51:21 85:1 96:1 181:18 conception 75:2 concern 45:21 46:8 117:16 118:20 141:2 201:8,15 231:13,16 232:8 233:8 235:13,23 244:20 257:17 concerned	33:17 98:12 119:11 120:8 121:7,24 130:8 130:19 139:3 187:25 189:19 198:24 205:15 219:19 232:11 232:15 234:25 concerning 173:4 177:22 186:19 233:5 298:19 299:3 303:1 concerns 16:19 17:1 27:23 28:22 29:10,13 29:20,23,25 45:14 46:3,5 46:10,14 47:11 57:1,3 64:13 74:3 78:7,15 78:17,24 85:10 100:1 116:22 117:11 119:20 120:19 123:22 125:23 130:21 131:7 139:10 143:15 144:9 160:10 161:12 161:15,22 162:4,8,11 172:6 208:4,7 211:23 213:2 214:14,19 215:14 216:12 217:2 218:16 218:22 220:14 230:8,14,17,18 230:20 233:13 233:23 236:10 239:5,12 244:15 255:20 258:15 266:23 274:23 concessions	85:12 concisely 80:14 conclude 190:1 200:5 concluded 259:1 304:21 concludes 64:20 86:9 205:21 concluding 296:11 conclusion 5:12 53:10 165:25 169:22 172:2 177:2 190:20 273:3 conclusions 172:9 245:18 278:3 288:22 289:7 292:1 297:12,18,19 298:24 301:12 303:7,20 conclusory 164:2 170:25 175:21 concrete 61:25 100:6 176:21 condition 66:20 66:24 67:20 68:17,18 167:5 167:7,20 213:9 213:14,15 270:9 conditions 28:6 48:13 54:3 56:1 151:5,14 167:18,24 168:16 211:13 256:6 259:3 condominium 196:18 condominiums 119:2 230:25 condos 32:11 225:1	conductive 41:15 conduct 30:4 50:9 191:3 210:9 conducted 29:6 49:24 173:14 210:8 confer 135:11 confidence 47:3 confident 51:24 274:10 configuration 13:13 73:6 confine 173:13 confined 147:6 confines 61:6 267:5 confirm 65:19 112:9 169:23 209:20 confirmed 33:24 34:8 65:22,24 66:1 241:8 confirming 69:7 69:8 confirms 168:6 congestion 188:9 190:8 congregants 144:3 congregate 44:1 95:20 261:21 congregated 37:4 congregation 143:25 congruent 61:14 conjunction 67:3 240:17 263:4 connected 267:17,21 connecting 268:5	connection 178:1 241:9,14 267:18 268:7 connections 40:20 97:9 consensus 16:19 155:13 consent 6:25 conserving 248:24 consider 68:4 168:20 190:21 204:19 219:1 263:19 264:19 considerable 16:6 20:19 considerably 55:22 129:3 consideration 53:15 75:9 79:18,21 123:15 173:15 233:24 264:10 considerations 69:12 171:16 considered 18:9 18:13 20:17 116:12 122:22 151:24 176:14 221:23 considering 20:14 85:7 212:6 249:5 consisted 147:11 consistency 164:17 consistent 5:21 77:10 89:10 107:10 118:22 165:10 227:7 227:12 275:7 constant 120:21 constantly 148:14 189:19
---	--	--	--	---

199:7 302:8 constituents 234:13 constitute 167:20 constitutes 163:2 constrained 162:8 166:20 constraint 164:1 264:16 constraints 56:8 98:10 254:13 265:1 construct 27:25 28:14 65:7 88:4 89:5 103:2 171:19 283:6 construction 8:17 17:10 28:10 30:1,23 31:6,9 32:5 50:21 52:8,20 52:21,22 56:4 65:10 97:3 101:24 102:5,7 103:10 111:17 122:7,11,23 129:9 141:5 149:24 160:19 168:5 187:22 194:25 205:3 212:7,8,14,18 212:19 248:12 269:6 282:24 298:8 consultant 9:10 12:3 220:23 221:1 consultants 51:21 consulted 76:2 85:15 contact 302:9	containers 204:25 contains 167:25 170:14 contemplated 179:16 context 60:14 61:12 67:15 91:6 153:25 154:1 166:3 242:17 264:10 287:2 contextual 230:20 contingency 122:8 continuance 6:12 continue 6:25 28:12 29:24 32:21 50:20 102:22 104:14 104:14 106:17 126:7 177:24 178:9 204:12 232:3 250:15 277:8 298:23 continued 75:6 296:13 continuing 26:16 52:3 104:20 continuity 273:15 continuous 39:11 51:3 continuum 45:18 91:25 contour 55:16 contract 50:3 89:21,25 contradicted 170:7 contradiction 163:15	contradictory 161:25 contrary 6:5 163:12 contrast 180:1 contribute 248:25 control 37:12 287:6 controlled 201:7 283:20 controversial 158:23 convened 150:21 151:22 convenient 296:8 conversation 6:7 157:20 177:11 178:23 215:19 217:24 250:10,14 274:23 conversations 30:18 51:24 96:21 213:20 261:7 274:21 converse 121:23 convey 39:7 86:22 conveyed 275:8 cooking 96:2,13 cooler 206:21 cooling 236:20 coordinated 29:12 62:7 137:9 coordinating 78:6 coordination 64:18 copies 4:11 5:5 5:7,7 137:16 copy 99:12 136:17 137:12	160:1 220:3 cordoning 102:23 corner 42:13 43:14 179:21 183:11 196:21 correct 14:4 22:21,22 71:3 71:18 72:4 74:17 78:11 80:21,22 81:14 83:14 88:6 97:2,20,20 103:25 104:4 107:11,12 110:23 113:12 113:13 114:4 129:3 135:18 139:4 141:25 155:18,24 169:23 177:14 209:11 210:16 218:7 220:20 220:21 229:23 244:8 247:10 249:21 252:10 252:15,16 267:14,22 271:22 276:21 277:21 278:9 278:15 279:12 279:12,17,21 282:13,14 283:21 302:5 302:22 303:1,8 correctly 78:8 165:20 corridor 58:20 58:24 59:6 62:13 107:22 107:23 231:3 coshared 45:5 cost 35:12 43:24 52:13 89:18 96:12 97:16	98:5 124:23 149:3 171:16 171:22 179:13 185:15 232:2 239:1,3,9,13 251:16 253:7 264:8 280:19 281:4,6,14,20 281:21,24,25 282:5,16,24 283:6,9 cost-effective 100:20 costly 251:16 282:12 costs 88:22 89:7 90:4 98:5,16 118:8 151:24 171:17 235:4 260:13 264:8 280:22,24 cotta 58:21 60:1 60:9,11 135:25 couch 162:8 council 13:7 15:19 16:8,10 16:10,17,20 17:1,7,15,18 17:21 18:1,5,8 20:10,24,25 21:4,10,14 22:19 24:9 25:3,13 27:9 27:13 28:18 29:19 30:6,10 30:13,16 34:20 44:22,24 49:22 49:24 50:24 74:12,20 75:5 75:8,25 79:20 80:12,19 81:23 81:24 82:20,21 82:22 83:1,13 88:19 90:10,19 106:10,19,23
--	--	---	---	---

<p>113:6,8 117:3 118:8 137:25 138:11 149:24 161:7,18,20 162:2 171:16 174:23 175:6 176:5 178:25 179:3 183:16 186:5 202:10 204:7 209:2 221:16 261:22 262:9 264:12 284:1,5 285:2 285:9 286:8 293:10 294:15 295:25 council's 15:21 19:9 20:14 29:3 31:16 38:15 52:12 Councilman 14:6 22:22 counsel 9:6,16 80:5 173:5 202:17 250:5 262:3 297:9 303:5,18,21 counseling 40:21 counselors 147:13 count 304:9 counted 224:2 counting 148:13 countless 203:19 country 26:6 45:9 77:14,19 77:24 78:2 92:5,17 146:1 263:15 273:9 291:13 county's 74:25 couple 74:10 87:15 91:4</p>	<p>98:23 105:8 129:19 220:11 247:4,13 259:3 course 77:15 97:16 132:2 148:23 224:17 231:22 289:9 295:19 courses 191:6 court 4:13 65:25 122:17 161:21 184:19 202:7 239:7 courts 64:16 65:10 101:24 102:1,12 104:18 105:4 105:11,14 119:5 123:5 160:19 181:15 183:22,25 184:1,4,10 195:23 211:25 212:6 232:17 232:22,24 239:18 298:7 cover 61:9 215:25 coverage 236:15 covered 80:15 Covingtree 150:19,19 152:24 create 28:8 33:5 53:7 77:1 93:2 100:5 101:2 107:20 123:12 138:1 214:17 241:2 251:14 257:14,14 264:16 284:15 287:12 created 73:14 122:17 132:14 154:25 286:9</p>	<p>286:11 293:6 creates 144:21 260:19 creating 31:17 36:5,15 41:15 41:24 73:11,21 88:11 94:12 133:3,12 232:20 254:1 creation 16:24 118:15 creative 235:10 credit 40:21 Creek 165:8 crime 31:25 crimes 152:20 crisis 13:16 28:17 35:14 38:4 90:12,25 93:13,22,25 94:1,11,14,16 94:24 95:16 criteria 27:7,17 49:1 171:23 172:1 175:10 176:2 186:19 266:4,6,10,14 critical 28:15 30:15 32:22 35:11 36:4 41:19 42:18 46:19 66:12 84:7 94:23 118:12 139:19 139:24 155:5 170:19 222:11 286:14 cross 14:12 22:4 48:2 69:24 70:3,8,9,15,18 84:18 109:23 114:23 206:3,7 237:13,15,16 245:11 247:7 275:24</p>	<p>cross-exam 10:15,21 11:8 cross-examin... 10:11 13:22 cross-examine 10:8,18 cross-examined 19:17 crossing 268:10 crossings 59:10 CSF1.18 164:18 curb 111:13 curiosity 103:16 115:18 curious 107:16 108:4,7 132:19 217:10 292:23 293:2 294:12 295:9 current 16:11 54:25 59:18 91:7 98:13,21 99:25 117:4 121:21 144:11 203:16 213:9 213:14,15 219:5 256:2 currently 28:6 55:1,13 68:19 68:20 90:16 91:17 100:14 130:2 142:22 179:5 191:14 196:17 210:19 213:13 214:3 219:23 239:19 240:8,12 253:3 256:21 269:14 271:20 custody 256:17 custom 15:6 cut 230:2 267:4 cutting 156:1</p>	<p>D 4:1 91:24 163:6 D.C 1:25 5:24 5:25 8:8 15:23 16:1,3,13 24:11,25 25:10 26:3,5,15,22 26:25 29:18 31:18 32:24 33:3,7 34:22 35:1,3,8 36:3 36:18 37:3,3,8 37:23 38:1 42:2,5 44:22 47:15,22 48:9 49:11,22,24 52:2,11,24 53:12 68:1 73:22 88:8 90:15,16,17 91:1 92:7 93:3 95:1,4,16 97:11 108:10 111:16 116:13 117:2,3 121:14 140:11 146:9 146:11,16 147:18,19 148:16 149:2 150:25 151:3,6 151:7,9 159:16 163:1 D.C.-owned 49:24 da-to-day 41:6 daily 35:13 41:9 64:5 117:20 190:3 dark 237:6,7,8,9 data 91:25 209:4 database 266:2 date 5:15 50:22 80:18 138:9 139:22 301:5</p>
--	---	---	---	---

dated 134:9	DCPL 139:21	279:9 285:21	deliberating	denying 66:7
dates 20:16,20	140:2	296:12,14,24	5:24	department 8:9
134:25 304:14	DCPS 47:3	297:2 298:12	deliver 52:8	8:11 9:12,14
daughter	139:13,15	302:17 303:22	53:13 158:13	13:5,10 24:15
146:12 207:21	140:6 244:7	decision-maki...	201:22 252:6	25:17 31:11
daughter's	272:11,13	205:17	263:21 282:5	34:15 39:22
182:7	273:20 274:23	decisions 166:13	delivered 41:9	48:6,20,25
David 9:6	275:7 293:19	263:10,13	41:20 195:10	51:21 62:7
Davis 154:17,17	DCRA 52:19	deck 28:5,8,10	deliverer 156:11	76:5 89:22
156:14	249:3,4,11	31:10 46:6	deliveries 120:1	97:11 111:3
day 44:15 52:9	DDOT 10:14	56:20 99:2	120:3 257:23	112:4 113:23
85:21 90:13	62:8 64:19	100:8,14,19	delivering 13:16	116:13,17
115:10 119:25	110:23,24	182:15 193:12	52:17	117:14 266:5
135:9 138:25	111:2,7,12	declined 155:22	delivery 36:7	departments
174:25 185:8	112:1 114:12	dedicated 40:18	38:24 41:24	70:6 221:18
190:19 194:22	DDS 51:11	Dee 187:14,15	52:14,16,19,21	departure
199:5 207:24	De 168:21	deem 68:5	57:6 64:1,5,7	225:13
215:10 235:23	dead 216:2	226:12,13	90:3 199:7	depending
240:1,9 255:14	deadline 160:13	deer 201:9	delve 31:11	101:12 291:7
277:12 302:7	300:5	defeat 156:8	delving 232:18	deplorable
302:13	deal 43:4 76:6	defer 164:5	demolition	151:5
Day's 147:15	88:5 201:10	define 146:5	248:11	depot 179:22
day-to-day	253:22	defines 112:21	demonstrate	deprive 162:10
263:8	dealing 161:19	definitely	38:11	depth 100:13,13
days 28:19 94:3	162:17	102:13 105:7	demonstrated	149:14
95:5,7 105:8	dealt 111:8	definition 38:16	110:7 170:6	deputy 13:5
134:19 163:11	235:16	38:19 39:23	demonstration	described 70:25
203:21 220:11	December 49:3	40:4,8 163:2	166:18	90:2 127:15
240:9	135:19 139:6	163:10,12,14	denied 162:21	140:13 157:11
daytime 184:5	176:19 197:12	163:24 169:7	164:9,16	226:19
DC 90:14 173:7	209:16 284:6	274:3,15	165:14 170:1	describes
174:9 182:5	decent 149:5	definitions 39:2	170:12	118:24 136:18
187:20 188:23	decided 11:3	definitive	denotes 8:24	136:20
196:4,4 221:9	106:23 136:5	301:21 302:3	dense 198:14	description
221:14 223:3	277:12 298:1	deflected 121:20	200:23 222:15	12:20 127:19
230:10 251:25	deciding 132:2	degree 60:19	densely 227:15	294:1
254:15 260:22	decision 6:3	268:19	densely-popul...	deserve 32:25
261:2,19 262:5	19:9 78:9 79:4	déjà 246:21	198:16	design 9:9 29:15
263:14 272:15	81:19,22 84:8	delay 160:23	density 53:25	42:16,17,22
273:24 278:7	114:2 117:3	252:13 304:2	118:22,23	45:4 50:7,8,9
284:1	138:1 167:8	delayed 156:7	165:10,11	50:10,12,16,21
DC-certified	168:20 202:9	delaying 160:21	219:12 222:13	51:2,18,23
290:22	202:11,12,14	delays 52:22	227:19 228:13	52:8,19 62:5
DCA 117:8	221:20,21	deliberate	231:13 288:4	68:21 72:8,18
DCICH 151:22	232:5 249:19	196:25 300:15	deny 196:7	72:19 73:14

77:2,11,25 84:22 85:3,5,6 85:24 86:1,18 87:1 96:21 97:3 98:13 100:24 101:4,5 104:3 124:9,14 124:14 135:16 135:17,19 136:1,3,21,23 137:3,14 150:20 151:1,2 151:22,25 153:17,23 157:14 221:10 223:4 250:25 251:5,22 252:3 254:16 261:15 262:2,19 266:6 271:17,24 281:10 283:19 286:9 287:14 290:2,3 designate 111:12 designated 50:1 61:8 240:1 designates 67:3 designed 38:5 40:5 41:10 43:11 69:12 135:23 250:24 designee 45:6 designs 29:4,8 32:4 46:12 47:15 51:15 52:13 85:8 124:12 248:19 desired 104:17 desk 44:14 desperately 149:3 despite 40:8 64:22 destination	273:5 destroyed 123:6 detail 86:20 101:21 129:22 162:23 165:16 298:6 detailed 165:18 166:18 172:3 298:3 details 31:12 42:16 101:1 183:23 197:13 detectors 151:18 determination 112:15 113:5 250:5 264:13 determine 83:5 126:5,23 132:4 137:10 determined 17:15 76:23 88:7,14 122:13 determines 67:7 112:13 determining 44:23 106:22 131:21 detriment 31:15 66:22 67:11 develop 24:24 30:1 42:15 48:25 52:13 78:25 262:5 272:2 developed 16:19 25:9 27:2 32:4 49:16 73:10 119:4 207:12 281:3 developer 66:3 66:3 174:8 225:20 developer's 49:9 developers 105:23 174:4	175:13 278:24 280:3 developing 17:4 28:16 47:6 55:25 282:1 development 24:6 26:3 28:4 29:14 37:15 39:23 51:21 65:23 71:7,12 76:1,5 81:13 119:17 149:10 153:23 180:19 180:20,24,25 224:23 260:14 302:11 developments 181:1 DGS 46:4 48:7 48:17 49:8 50:6 52:7,13 53:3 75:25 76:4 84:21 116:16 117:10 117:16,23 118:5 119:18 120:10,15 122:8,12,17 123:18 124:14 124:17 125:15 125:20,21,23 126:4,5 129:11 132:5 134:8 135:10 139:4 160:13,17,24 161:24 162:10 163:8 164:1 166:5,13 169:5 169:9 170:2 174:5,14 176:6 176:12 177:1,5 179:12 185:16 186:5 193:16 199:16 208:20 212:11 256:2	276:17 301:20 DGS's 163:10 167:19 DHS 38:20 44:23 46:20 49:10 50:7 57:16 72:11 73:18 74:7 101:21 121:20 125:15 276:17 DHS's 123:20 diagram 168:6 diagrams 71:22 292:2 dialogue 51:3 68:12 diaspora 159:19 dicey 297:12 dictate 68:5 dictated 281:6 die 247:1 difference 54:22 126:8 282:16 differences 37:18 different 8:24 17:13 20:19 39:19 70:5 75:19 77:15,16 79:1 85:6 101:2,3,6 106:24 107:23 128:14 132:8 147:15 162:19 162:24 163:16 163:20 175:20 180:13 183:1,1 183:14 225:1 234:13 238:22 247:17 253:16 261:5 273:5 285:23 286:20 287:10 294:19 295:10 differentiated	66:2 difficult 95:21 96:14 120:17 190:9 196:23 216:17 225:19 235:17 271:18 difficulties 147:1 168:14 270:23 271:1 difficulty 53:8 66:21 168:19 252:21 268:3 digging 133:2 dignified 31:20 35:4 38:5 53:13 95:25 149:22 Dignity 261:23 283:21 diligence 65:13 191:3 diligent 205:17 dim 29:22 dimensions 118:7 233:18 diminish 165:5 diminished 130:24 dining 57:22 133:16 diplomatic 18:11 direct 13:10 18:2 43:11 177:11 239:4 276:2 290:7 directed 49:8 directing 220:5 290:23 direction 95:8 105:9 183:1 214:6,10 264:23 directive 264:25 directly 56:20
---	---	---	---	---

171:23 184:18 186:4 203:5,6 234:3 253:20 291:1 director 2:7 9:11,14 11:24 13:5 24:14,15 33:9 34:15 38:20 46:1 48:6,17 53:3 53:19 58:9 65:13 69:1 79:7 80:11,16 80:17 84:20,21 87:14 90:11 97:2,17 101:16 102:9 104:25 106:7 107:4 108:3 111:18 132:6 134:23 134:24 137:21 144:7 155:6 193:16 248:5,7 249:21 251:21 252:1,16 254:10 255:9 255:25 256:7 257:22 258:8 258:13 260:11 261:18 262:22 265:7,15 268:17,25 272:17 277:9 277:14,16,21 277:24 278:4,9 278:12,15,21 279:4,12,16,19 280:16 283:22 284:5,24 285:17,25 286:7 292:25 293:4 294:5,14 294:23 299:16 300:10 302:2,5 disagree 84:5	228:3 281:19 281:23 disagreed 17:7,8 disaster 189:25 discerns 249:11 disconcerting 197:8 discourage 16:24 discreet 275:3 discretion 249:5 discuss 29:9 136:4,21,23 139:13 150:25 224:16 discussed 20:9 20:12,21 21:6 73:17 105:19 130:2 244:12 discussing 15:13 discussion 20:13 20:19 97:23 106:21 107:7 126:22 135:19 135:25 136:2 139:13 173:14 178:2 180:13 194:1 224:12 226:4 241:7 242:11 249:24 250:10 272:11 291:8 292:7 299:13 discussions 29:23 81:25 193:25 218:20 219:7 242:16 261:8 dismissed 20:23 dispelled 130:18 130:21 displaced 28:11 disposal 263:11 dispute 166:5 169:9 207:17	disrupt 6:8 disruption 123:9 disruptions 118:19 disruptive 4:15 273:18 dissuade 83:16 distance 68:8 205:7 211:1 distinct 287:3 distinctly 162:24 163:16 distinguished 50:13 distinguishes 168:22 distressed 190:3 distributed 137:22,25 159:25 160:4 distribution 5:6 district 1:1 4:7 5:18 9:19 13:4 15:19 16:12,15 17:12 24:3,9 24:10,12,23 25:2,5 26:6 27:10,19,24 28:20 31:7,17 32:7 34:15,20 34:21 35:16,21 35:23 38:23 39:16,19 46:22 46:25 47:10 48:17,19,21 49:13 50:20,24 51:4,19 62:7 79:17 80:19 88:16,20 89:10 90:18 91:8,18 92:3 97:15 111:2 112:22 117:7 128:20 149:3 151:3	153:10 164:10 166:17,19,22 168:14 170:24 179:23 199:22 199:24 229:18 229:19 235:5 238:18 248:15 260:2 261:24 262:15 263:8 265:18,23 273:14 278:19 district's 25:10 28:16 35:1 39:11 45:23 46:6 280:2 district-owned 27:5,12 49:23 50:2 districts 77:23 92:8 disuse 151:11 diverse 144:11 145:24 diversion 163:13 divided 58:22 224:15 divorced 227:4 DMPD 51:25 do-over 161:11 dock 120:4,6 167:13 187:23 188:6 189:5,23 199:9 202:4 216:1 docket 6:23 245:16 document 136:25 137:19 179:2,3 258:18 293:12 documentation 67:24 170:14 299:12 documented	161:17,20 documents 5:4 153:13 297:8 303:16 dog 123:1 214:6 doing 22:12 54:8 87:4 95:9 97:12 98:12 103:7,9 125:2 126:4 141:18 144:10 153:12 168:5 180:4 231:22 256:23 260:25 282:7 287:19 294:2 dollar 18:6 dollars 98:18 186:2 282:7 domestic 93:7 152:17,19 domino 188:11 don 288:10 done/permitted 111:16 door 4:25 5:11 7:21 63:23 108:4,6,14 195:19 doors 4:12 58:12 148:25 dormitory-style 44:1 dot 143:7 double 88:22 166:11 227:14 227:14 260:13 doubled-up 274:5 doubling 225:15 251:12 doubt 204:17 doubtlessly 204:12 downhill 182:19 downward
--	--	---	--	---

236:15	dungeon 254:2	232:14 243:12	43:24 52:8,15	51:13,15,17
dozen 17:22	duplicating	244:19 273:12	97:16 165:1	87:1 113:16
45:13 50:23	91:24	273:20 274:18	171:2,8	153:24 219:7
80:18	duties 130:23,23	274:19,19,22	efforts 32:21	221:12 252:22
draft 86:2	duty 187:19	275:4 293:19	48:8 50:5	261:15 266:22
297:13	DV 152:19	echo 213:17	77:18 90:11	290:2
drafted 242:11	dwarf 205:10	economic 18:3	94:21 95:23	elevation 55:17
drafting 242:14		231:25	eight 27:1 28:21	elevations 58:18
297:11	E	economically	30:9 31:21	290:20
drafts 138:5	E 3:1 4:1,1	27:2 49:16	38:11 58:10	elevator 151:12
drag 261:4	e-mail 134:8,11	economics 17:9	74:15 103:1,18	203:13,15
drainage 184:15	134:12,15,18	economies 77:8	158:10 182:17	eligibility 35:22
drastic 122:20	135:1 155:23	economy 90:5	182:21 192:17	284:8,10,12
drawing 160:16	e-mails 29:9	edge 54:20	197:2 212:2,12	eligible 35:25
165:20 203:19	eager 53:12	56:10 61:24	238:5,23	eliminate 59:10
233:14 298:5	earlier 23:16	education 41:3	240:10,25	eliminating 46:6
drawings	28:25 59:4	121:19 145:20	269:21	email 220:3
230:21	132:20 155:7	145:22,25	eight-four	Embassy 174:21
drawl 95:1	157:9 184:24	272:21 274:3	103:15	embrace 162:16
drive 62:24	185:17 210:25	295:13	eight-ward	emerged 117:18
123:2 189:7	248:6 256:9	educational	28:16	emergency 6:2
190:9,19 259:9	265:12 279:7	273:14	eighteen 186:1	15:21,22 16:2
driven 141:1	291:9	effect 28:13	eighty 194:9	19:10 24:6
driveway	early 15:25 41:1	56:14 67:19	either 4:21 7:10	26:1 27:18
184:24 189:17	51:23 63:1	69:15 129:6	80:24 101:12	28:15 29:1
189:24 190:11	82:11 106:4	188:12 192:10	106:6 134:23	31:6,13 34:24
199:1,21 211:7	138:5 175:7	213:17 233:6	158:24 162:25	35:4,18,24
driving 140:17	259:11 276:17	247:25 254:3	230:4 271:13	36:21 37:24
259:6 272:7	279:8 296:9,18	255:8 289:17	elaborate 65:11	38:19 39:2,23
drop 55:22	easiest 18:15	effected 164:24	65:14 99:22	40:4,10,16
270:12	easily 219:23	253:1	124:10	41:18 42:3
drop-off 253:2	258:17	effective 28:17	elaborated	43:8,8 45:4,24
Dudley 280:16	east 54:16 55:18	41:23 88:13	66:11	45:25 48:11,14
due 16:18 61:9	56:6 58:4	effectively 41:20	elected 15:7	51:6,9,19,25
146:20 160:12	119:4 225:10	94:19 151:15	26:21 51:3	52:9,23 56:22
160:21 170:1	east-southeast	effects 122:5	element 28:15	57:5,9 60:17
171:16 191:3	61:15	efficiencies	42:17 58:23	60:23 61:1,11
202:3 239:3	easy 255:22	88:12	59:2 65:8	61:16,18 65:7
288:25 303:19	293:4	efficiency 96:12	102:4	68:25 69:2,5,7
dug 132:21	eat 149:16 247:2	231:25 246:19	elementally	74:8 76:17,24
dumpster 201:2	Eaton 47:3	300:17	47:2 139:14	82:14 88:9
201:2 256:19	120:23 121:17	efficient 41:23	elementary	91:18 110:7
256:24 257:4	131:24 139:14	88:12 275:17	120:23 121:15	112:8,10
dumpsters	139:23 145:14	efficiently 142:7	232:7 293:19	116:25 122:4
242:22	191:23 232:7	effort 36:4	elements 46:18	124:3 140:19

170:12 185:7 195:7 215:17 228:5 231:14 254:24 259:24 267:20 268:6 269:7 emerging 117:9 emotions 159:3 emphasis 262:14 emphasize 123:10 172:5 227:6 emphasizing 120:19 181:16 employ 40:22 employees 28:9 employment 40:24 empower 42:19 empowered 161:21 empowerment 47:14 enable 47:15 enacted 30:13 encompass 90:1 encourage 189:7 215:1 encourages 165:7 endanger 123:4 endorse 200:18 endorsed 16:8 22:19 ends 55:1 endure 47:21 energy 43:5 enforce 255:19 258:18 engage 6:6 41:16 51:12 95:15 101:3 engaged 51:19 217:23	engagement 28:24 32:22 44:22 47:8,12 129:24 131:13 244:5 engineer 24:16 31:10 209:21 210:1 engineering 50:4 enhance 145:25 enhanced 36:6 183:19,21 enhancing 248:24 enjoy 154:15 203:17 enjoyment 119:14 204:18 258:21 enormous 170:17 204:11 204:14,22 enriched 26:4 enroll 272:24 273:6,20 enrollment 272:23 274:17 275:6 ensure 29:15 32:5,15 43:15 44:16 45:3 50:10 51:22 145:4 149:22 215:20 274:4 ensures 35:18 ensuring 43:22 214:24 enter 145:19 151:18 189:5 entered 140:6 entering 36:11 entire 26:23 66:17 72:17 85:9 88:16	89:5 111:15 117:18 118:3 124:16,18,23 130:19 138:12 139:17 191:4 201:16 263:8 271:3 279:1 286:13 entirely 74:6 entities 166:10 166:23 198:18 entitle 52:8 entitled 84:4 166:6 entitlement 52:22 entrance 198:13 entrepreneurial 175:16 entry 57:17 59:3 189:17 enumerated 19:2 envelope 251:16 environment 37:13,21 41:16 43:1,21 44:20 77:2 94:15 95:13,21 197:10 222:15 environmental 213:4 envisions 164:23 episode 40:12 272:22 equates 52:10 equinox 61:3 equipment 58:16,16 101:4 236:20 equipped 94:15 223:25 erected 248:14 248:16	escalating 235:4 especially 26:18 39:6 52:6 149:12 170:16 204:18 244:19 270:14 Esquire 2:11 essence 162:11 essential 76:14 essentially 55:2 61:24 77:5,6 100:6 101:13 168:4,5 171:2 225:15 establish 39:18 44:24 76:21 284:9 established 16:15 establishes 38:24 39:16 establishing 164:13 estate 175:22 estimate 71:20 185:16 estimates 52:14 et 10:14 etcetera 188:25 205:4 ethics 144:24 evaluate 113:10 161:2 209:20 209:21 210:1 249:18 evaluated 49:7 82:9 111:6 evaluation 49:10 52:16 82:5,6 186:6 208:24 Evelyn 2:14 111:2 evening 63:1 203:23 217:10	event 36:23 events 131:1,3 171:12 190:6 eventually 285:2 Everest 194:1 everybody 109:24 124:25 220:17 230:5 246:20 247:11 everybody's 148:4 228:20 228:23 everyday 133:13 everyone's 143:2 159:1 300:13 evicted 93:7 evidence 5:15 67:23 83:3 170:13,25 171:8,11 175:24 179:4 evident 205:1 evokes 274:8 evolved 207:12 exacerbate 37:11 exact 215:2 254:2 exacting 174:4 exactly 5:14 74:23 94:1 105:1 194:11 195:19 232:14 exam 133:20 examination 70:15 114:24 examine 208:13 examined 171:23 example 87:6 132:8 282:2 293:17 295:5
---	---	---	---	--

255:2 262:11 262:18 264:6 284:19,22 295:10 facility 8:18 26:16 31:24 39:24 40:5,7 53:5,7 66:9 67:1 69:17 73:22 78:17 87:23,24 88:23 92:11,17 95:24 97:18 112:11 112:18,23 140:15 145:19 147:23 154:23 154:24 155:2 155:20 160:16 169:6 170:17 170:21 215:21 217:17,19 254:25 255:7 256:4 258:10 260:3 269:19 282:25 283:7 287:11 291:12 298:5 facing 60:13 61:21 197:18 fact 67:10 172:9 176:20 180:14 197:9 203:6 205:13 212:2 213:16 221:16 225:11 226:6 232:18 234:22 245:17 250:17 256:22 267:9 273:23 278:1,2 281:12 288:21 289:7 292:1 297:18 298:24 303:6 factor 41:19 66:6,10 168:2	168:9 283:23 factored 282:5 298:16,17 factors 18:18 19:1 37:13 56:12 167:19 167:22 168:19 263:18 271:17 facts 169:22 297:8,11 301:12 303:20 faculty 151:20 failing 161:8 failure 161:17 fair 128:3 136:10 159:19 200:4 207:6,10 283:16 fairly 53:23 55:11 57:8 138:7 253:3,5 faith 181:23 293:10,21 faith-based 144:5 fall 39:21 61:3 301:14 false 167:17 familial 41:24 familiar 32:8 133:12 209:22 212:14 familiarity 160:9 families 13:17 15:23 16:2,15 16:20 25:6,22 25:25 26:7,13 26:15,16,19 32:2 34:25 35:5,19 36:8 36:12,18,20 37:5,7,20 38:3 38:12,13 39:6 39:15,17 40:11	40:13 41:5,16 41:22,25 42:19 42:23,24 43:3 43:8,21 44:6,6 44:10,18 47:16 47:21 50:13 52:3,4,6,10 58:13 75:23 76:2,18,20 77:2,20,22 88:2,9 90:16 90:24 91:18,19 94:10,13,16 95:3,5,12,18 95:22 96:20,22 108:9 112:20 121:21 144:1 146:22 149:1,4 149:7,9,14,15 149:16,18,22 151:8,8,9,15 151:24 152:10 152:11,13,20 165:21 167:11 173:24 189:11 189:20 195:5 195:18 196:1 205:3 214:16 214:21 219:13 219:14 254:15 260:18 261:21 261:24 263:23 265:2 272:15 284:11 288:4 families's 42:16 family 8:18 18:24 24:11 26:1,5 31:20 34:17 35:7,20 35:21 37:10,16 37:24 39:4,13 40:9,17 41:21 41:21 42:5 44:3,4 45:22 48:9 56:19	67:16 68:3,8 88:1 89:4 96:5 117:1 120:10 128:7 136:16 146:15,16,23 149:4 151:4,7 152:6,7,8 155:6 193:23 200:24 217:8 220:14 224:23 287:8,8 family's 44:9 fanned 28:20 far 7:19 83:7,13 83:17 106:12 108:1 111:21 145:22 154:13 166:12 211:1 218:23 219:1 235:3 244:17 247:19 269:11 271:13 291:24 fascinated 234:10 fashion 279:18 fast 62:9 214:20 237:3 fault 74:25 faulty 38:18 favor 4:21 7:10 144:15 155:8 155:12 156:4 159:18 avored 156:8 fear 156:7 fears 123:7 feasible 27:2 49:5,16 53:3 feature 124:21 125:10 features 51:16 February 28:17 116:10 134:9 136:19 137:5 160:14 164:3	185:16,25 federal 39:13,22 77:17 248:15 272:18 feedback 29:12 29:25 50:18 57:1 78:6 80:24,25 81:6 feeder 293:19 feel 38:5 43:2,6 50:14 130:12 139:23 149:15 155:4,24 181:22 188:8 235:12,24 245:21 247:21 253:24 300:4 feeling 43:17 73:19,22 157:14 feelings 74:5 157:12 feels 147:25 feet 31:3 46:16 46:17 49:13 54:4,13,22 55:16,17,17 57:10 59:16 60:15 71:6,10 71:17 72:2 97:19,19 98:3 99:6,8 101:11 104:3 119:12 127:25 132:19 132:25 134:2 149:6 155:10 155:21 156:23 158:4,10,10 165:24 184:3 187:23 192:17 194:3 198:2,19 207:15 218:24 225:17 233:20 269:3,4,9,15 269:15,16,22
---	--	---	---	---

269:23,25	156:1 199:13	93:4 102:18	128:17	flow 198:25
270:1,13	233:14	103:3,7 122:13	five-year 94:5	fluency 275:13
felt 123:15	financial 263:24	130:5 133:7,9	fixtures 267:4	focus 136:6
127:2 269:17	find 95:24	133:11 136:12	flat 100:14	145:2 192:10
FEMS 67:25	102:16 105:3	138:3,14	flatly 161:25	200:20 247:4
fewer 18:25	106:5 113:2	141:14 143:10	flaws 123:25	290:9
42:24 53:2,6	119:23 151:25	157:13 160:11	fleeing 93:8	focused 112:7
235:7	169:13 172:7	160:11 163:16	fleshed 131:15	280:9
fide 180:9	196:22 260:1	172:15,17	flexibility 44:10	focusing 219:16
field 12:4 38:2	273:18	174:25 176:20	51:14 73:5	focussed 207:7
140:20	finding 166:1	176:21 182:11	166:8,24	274:22
fields 211:2	288:21 295:8	189:13,18	flexible 65:21	foliage 67:20
fifth 71:8	findings 172:8	197:12 204:2	66:5	folks 243:12
Fifty 185:21	245:17 278:2	219:17 220:11	floating 183:24	follow 226:14
figure 126:6	289:7 292:1	234:23 245:8	floor 1:24 14:11	228:9 280:6
file 5:3 172:8	297:18 298:24	248:4 252:24	41:13 42:23	followed 155:23
299:10,11	301:12 303:6	260:6 265:21	43:2,6,10,20	following 44:22
301:10,11,16	303:20	265:25 275:21	43:22,23 44:14	52:18 116:22
302:21 303:6	finds 119:14	276:3 278:7	44:17,17 57:14	155:6 300:12
filed 116:13	166:1	288:24 293:23	57:18 58:2	followup 267:6
135:18,21	fine 12:12 14:14	fiscal 25:11 95:4	63:21 66:18	food 64:5 147:9
136:14 139:7	54:8 72:25	fit 32:3 39:1	67:6,6 72:11	147:11 188:1
161:7 207:3	74:3 129:17	60:14 101:8	72:22 73:7,20	205:4 233:9
218:13	142:15 157:22	147:19 188:16	73:24,25 75:18	foot 57:13 59:6
filing 6:1 38:15	223:24 231:20	fits 38:19 40:8	75:19 77:8	59:8,12,15,19
116:15 117:8	234:6 236:5	109:4 169:6	88:3,24 92:13	59:19 72:18
117:10 160:12	248:10 249:6	five 17:9,11,15	95:10,17 96:1	73:13 98:21
160:13 219:17	275:22 291:24	67:16 98:3	96:24 98:1,3,8	101:14 103:19
296:17 298:3,9	297:15 300:4	103:18 116:1,3	107:8,21 109:1	103:20 132:24
298:13 301:15	301:14 303:11	116:5,21 119:8	109:6 125:12	165:16,18
302:17	303:24	119:9 127:15	125:16 132:23	190:14
filings 288:25	finish 80:9	128:21 129:1,2	132:24 133:9	footage 101:9
296:24 297:3	91:25 178:13	132:1 142:22	133:11 157:13	266:7
297:11	finished 4:18	144:18 153:22	158:4 167:11	football 211:2
fill 4:24 142:18	finishes 136:1	155:8,12	198:14 269:4	footprint 73:9
142:19	finishing 203:21	170:19 193:19	284:23 285:7	87:3 97:13
filled 171:9	fire 51:19	196:18 229:25	285:14,16,22	98:19 125:9
filth 204:24	188:25	237:17,18	285:24 287:12	133:8 251:8,11
final 155:15	firm 9:16 62:5	268:14 269:15	floor's 43:12	266:7 282:10
185:14 202:14	first 4:17 7:25	277:11 283:13	floor-to-floor	287:21
221:4 248:19	8:6 10:4 11:18	288:9	59:8,11	force 120:6
finalized 30:10	16:13 28:23	five- 77:7	floors 43:18	272:7
65:17 138:7	37:2 39:5 55:6	five-minute	73:15 96:8	forced 235:2
finally 7:3	68:25 70:18	114:15 223:14	98:20,22	254:11
123:14 154:24	83:25 85:18,21	five-story 128:9	103:18 125:14	forefront 43:13

<p>foreground 274:22 279:24 61:18 286:14,18,24 foremost 102:18 291:8,15 265:22 278:7 292:15 295:11 foreseeable 304:3 31:19 forever 193:14 forget 83:13 204:11 forging 232:12 forgotten 131:10 form 29:11 153:6 162:3 165:12 246:16 247:23 272:7 formal 81:1,7 81:13,18 formally 177:9 299:23 formation 137:13 formed 78:9 173:3 former 16:1 18:11 151:4 176:9 294:7,7 formerly 32:9 formula 274:12 274:17 fort 18:12,22,22 21:5 forth 159:6 174:16 286:20 294:21 forum 136:7,9 162:7 forward 5:1 6:15 9:2 22:7 32:24 49:7 50:8 76:5 81:25 114:17 140:3 150:7 229:1 249:19 262:4 268:22</p>	<p>274:22 279:24 286:14,18,24 291:8,15 292:15 295:11 304:3 forwarded 49:10 foster 57:19 73:24 253:21 253:23 found 22:20 35:25 42:3 63:11 83:1 foundation 253:5 four 17:15 26:20 58:10 116:21 127:15,16,21 128:3 142:22 145:15 154:19 155:14 167:19 191:12 200:16 200:17 211:2 224:13 263:14 269:1,1 277:11 fraction 71:16 71:21 fragile 184:20 Fred 4:7 FREDERICK 2:2 free 236:7 frequent 130:1 151:12 frequently 153:20 207:23 213:22 Friday 134:25 135:3 192:6 297:1,3 friends 273:17 front 60:7 63:23 110:4 181:20 189:3,6 190:5 264:4</p>	<p>fronting 119:3 fronts 119:7 128:16 fruition 105:12 fuel 179:22 184:16 188:21 188:23 fulfill 47:20 249:8 full 11:17 34:4,6 34:6 44:4 56:14 88:17 98:14 117:21 139:18 161:5 164:11 245:16 281:5 full-time 135:4 fullest 204:18 fully 43:10 110:11 144:13 161:21 162:15 168:15 fumes 195:16 216:12,24 function 98:1 132:3,9 functioning 131:8 216:10 functions 76:22 117:13 130:10 248:21,23 Fund 93:2 fundamental 165:5 fundamentally 231:9 286:19 funded 38:25 39:12 funding 274:12 funds 32:19 furnished 43:10 furniture 36:1 201:23 202:1 further 17:14 18:23 22:1</p>	<p>43:7 59:17 64:18 81:7 84:11 98:9,18 145:20 153:23 179:18,18 182:19 190:16 249:3 253:11 257:18 291:23 298:20 Furthermore 31:25 249:10 future 31:19 62:18 118:18 144:11 146:22 149:7 231:5</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>G 4:1 game 66:13 gap 203:10 garage 61:11,21 63:5,16 99:5 99:17,24 100:6 100:8 103:3,3 103:4,5,7 117:24 122:12 122:13,16 180:4 185:2 195:15 199:6 199:21 207:19 208:1,2,6 211:7 212:8 232:20 233:15 236:2,4 239:4 240:16 241:8 298:20 garages 118:3 garbage 200:21 201:1,6 218:23 219:6,19,22 220:8,12 226:23 256:20 garden 55:7 56:16 61:8 100:2 224:25</p>	<p>227:10 230:25 233:3,6 251:10 252:23 287:20 gardeners 195:21,22 gardens 56:11 61:7,15,20,22 67:2 100:10 119:1,5 123:6 160:19 167:16 168:1 179:24 196:18 197:9 198:9,12 224:24 227:9 233:8 235:6 252:20 257:2 270:20 271:3,6 271:12 287:22 293:18 295:2,5 298:8 Gardens' 122:17,25 gather 50:18 Geldart 46:1 139:5 general 2:10 8:9 9:12 14:7 16:1 16:4,14 20:13 24:11,15,25 26:5,15,23,25 29:18 31:18 32:24 33:3,7 34:22 35:3,9 36:3 37:3,8,23 40:1 42:2 47:22 48:6,9 48:20 49:11 52:3,24 53:12 69:13 73:23 88:8 90:16 91:1 95:1,4,16 108:10 116:14 117:2 121:14 141:23 146:9 146:11,16</p>
---	--	--	---	---

147:18,19	134:24 248:5,7	go 6:15 7:16,17	33:7 35:8,8,10	148:20,24
148:16 150:25	249:21 252:1	7:22 9:2,25	35:11 41:17	159:8 168:5
151:3,9 159:17	252:16 255:25	10:3,9,12,16	42:1 43:20	170:9 177:7,16
169:21,22	256:7 257:22	11:19,23 15:8	48:8 93:20,24	178:13 180:2
173:7 174:10	265:7,15	23:14 33:22	94:4 108:8	182:20,20
182:6 214:15	268:17,25	34:6 62:9	109:3,8 159:19	184:12,15,18
230:10 246:14	277:9,14,16,21	64:17 70:18,23	203:12 230:10	185:12 189:4
251:25 254:16	277:24 278:4,9	72:20 77:23	260:21 263:22	190:11 193:22
254:24 260:23	278:12,15,21	80:9,13 81:9	goals 38:10	194:2,3,5,10
261:2 293:7	279:4,12,16,19	84:3 85:5	46:19 47:16,21	197:2,20 199:3
295:9	280:16 302:2,5	86:14 91:5	53:5 66:10,13	199:5,9 200:18
General's 52:11	Gills 106:7	97:10 105:9	107:9 112:21	200:25 201:19
generally 37:5	Gilmartin	106:5 109:20	119:18 123:20	201:21,23,24
224:7 255:12	168:17,18	115:13,16,24	170:21 251:24	206:2,6,17
generate 62:23	give 5:1 23:14	116:5 127:8	252:14 260:2	207:20 214:19
201:1 258:5	23:15 56:5	133:6 138:9,16	264:2	215:3 216:20
generation	57:14 69:24	138:24 140:10	goes 20:13	217:7,11,13
62:19,20	71:4,20 110:24	140:24 141:21	137:11 186:3	220:17 226:17
259:18	114:17 139:22	142:20,24	199:10 210:4	228:18,23
generators	142:25 148:17	143:1,3,15	212:14 214:9,9	229:4,5 232:8
192:17 236:19	160:3 173:3	144:22 145:4	237:4 239:10	232:9,14
generous 182:2	183:2 198:7	147:9,24 148:8	243:3,6 274:13	234:23,25
getting 72:7	200:17 209:4	151:17 157:16	276:1	235:1,15,17
143:11,12	229:1,5 236:5	172:14,20	going 7:15,17,19	237:13,16
145:18 225:20	237:13 282:15	177:21 178:10	7:23 10:3,9,12	241:5 245:11
235:21 243:13	288:22	178:14,19	10:19 11:5,6	245:19,22
260:21	given 6:14 24:21	179:20 185:5	11:10,13 16:9	246:1,2 247:6
giant 96:3 156:4	62:25 64:3	187:2,11 206:3	23:14,15,17,20	247:8,11
187:23 189:1	68:9 72:13,15	206:18 207:23	34:1,5 44:21	251:19,20
190:4 194:24	97:5 152:9	210:14 217:9	59:7 67:9 70:5	254:21 255:11
199:8	161:2,13	218:2 222:25	70:11,17,18	255:12,13,25
Gilles 251:21	170:13,16	229:4 230:18	73:2 83:21	257:2 262:15
Gillis 9:11,11	171:19 190:19	232:25 236:16	89:8 96:3	263:2 266:21
24:16 48:6	198:11,19	237:18 239:8	105:3 106:20	266:24 270:3
53:19 79:8	215:10 227:23	240:21 244:14	107:9 108:15	270:16 272:4,6
80:16,17,22	264:18 266:5	246:3 247:8	109:15,23	275:24 285:12
81:4,11,15,21	270:8 271:16	248:2 249:19	110:3,13,20,21	286:14,19
82:9,19 83:8,8	276:16 282:2	252:4,9,12	114:15,22	288:8,14 295:9
83:9,9 84:20	292:21	255:21 266:1	115:8,9,11,13	297:6,15,17
84:21,24 97:1	gives 161:14	275:24 282:22	131:14 132:4,7	298:22 301:16
97:17 102:9,11	giving 80:11	282:23 287:22	132:10 135:2,8	301:23 302:19
104:25 105:6	118:6 142:8	288:17 291:21	136:20,23	304:16
105:17 106:1	glass 58:23	292:1 294:25	138:24 141:21	Gold 267:3
106:11,16,20	glowing 9:4	304:18,19	141:23 142:6	good 4:2 6:20
111:18,20	143:7	goal 31:17 33:3	143:2,3,11	9:13,15 15:3

15:18 20:5,6 22:12 24:1 30:1,2 31:15 32:14 34:13 47:6 48:4 54:12 62:3 66:22 67:12 84:21,24 86:15 110:1 111:1 116:9 122:3,6 129:18 132:4 132:10 141:19 142:23,23 146:5 152:8,12 152:23 153:17 173:16 181:7,7 181:9 187:13 191:19,23 194:16 196:12 196:13 202:22 246:24 247:12 277:6 289:21 291:21 302:4 304:13 good-neighbor 215:19 217:22 218:17,19 219:8 242:10 242:19,24 243:14 255:17 258:18 Google 201:25 gosh 246:20 gotten 100:25 109:19 129:21 242:19 governance 173:17 governed 38:21 39:12 government 1:1 9:7 10:13 13:4 82:8 90:20 97:15 109:21 162:2,6 166:17	173:2 248:15 263:9 265:23 275:11 288:1 governs 272:18 272:19 grade 182:7 253:2 grandchildren 207:22 grant 31:2 47:19 200:6 granted 30:22 83:24 164:14 180:8 granting 66:6 181:21 grass 190:5 Gray 261:20 great 7:8 23:22 32:2 33:12 37:18 43:4 53:8 76:6 111:24 115:6 115:22 142:13 148:5 158:15 159:6 161:13 161:15 171:22 185:8 198:7 201:8 206:18 228:25 229:8 232:11 246:24 247:10 275:15 303:10 greater 31:3 154:13 257:15 greatly 167:16 198:21 232:17 green 9:4 61:24 99:22 100:5,8 100:20 143:7 Greer 9:11 48:5 Grier 24:15 Griffin 9:16 grocery 18:20 gross 9:21 11:22	50:3 53:21 69:13 152:18 ground 41:13 63:21 98:1 117:24 123:8 124:24,24 125:12 175:17 184:17 grounded 163:1 groundwater 125:1 group 101:14,19 132:3,10,14 150:10 156:16 165:4 173:3 182:5 295:11 groups 50:25 80:20 101:6 293:8,9,10,20 294:18 295:1 grow 100:4,13 growing 36:14 233:9 growth 184:19 guard 99:7 guards 152:9 guess 11:2 71:13 71:24 83:8,12 98:3 99:19,22 102:6 110:21 115:14 127:12 156:1 157:1 159:7 178:18 186:22 187:3 192:17 206:10 206:20 214:4 224:25 227:22 275:1 282:19 283:17 291:17 292:4,7 296:5 guessing 300:17 guideline 285:9 285:12,13,20 guidelines 42:22 73:5 76:4	255:18 262:19 286:12 293:11 guiding 25:4 guys 132:21 223:23 237:12 <hr/> H <hr/> Ha 212:20 habitable 158:5 158:7 habits 148:5 half 117:19 121:14 147:13 180:3 186:1 190:12 197:19 hall 5:8 58:5 95:21 108:22 halls 148:7 hallway 43:12 44:2,8,16 hallways 42:25 95:18 hamper 130:9 hampered 123:15 hand 4:22 136:15 235:17 handful 35:16 handle 98:21 100:12 232:15 244:18,20 handled 120:17 hands 142:3,5 228:20 happen 20:15 32:20 93:8 96:13 197:3 205:2 216:6 236:2 259:15 281:13 happened 106:10 happening 129:25 292:16 happens 139:23	185:7 193:5 213:25 happy 19:10,17 33:10 111:7 124:11 230:5 233:11 286:5 293:5 hard 86:22 87:7 94:6 135:8 247:4 272:1 hard-hearted 230:9 hardship 162:22 164:10 168:23 168:24 169:1 Hargrove 134:8 harmed 119:25 123:7 harmful 165:22 harmonious 39:9 harmonize 42:4 harmony 69:13 169:20 271:24 Hart 2:3 4:8 124:8 126:2 127:5 224:10 226:17 227:22 228:15 237:6,8 Hart's 228:10 hate 293:3 head 138:22 176:6,12 199:16 277:2 281:18 headed 36:21 headlights 184:13 211:24 headquarters 56:11,21 heads 206:21 288:1 health 97:11 242:23 healthcare
---	--	---	--	--

40:24	259:22 292:5	289:16,19,23	high-rise 197:11	137:15 138:15
healthy 37:15	296:13,22	height-related	higher 53:25	138:18,21,24
296:19	298:1 304:21	226:23	63:13 92:4	141:10,13
hear 6:11 10:13	hearings 82:20	heightened	129:1 134:2	143:21 146:7
47:25 70:5	82:21 180:22	39:16 171:11	155:16 224:20	150:4,16,23
83:25 92:18	hears 116:4	heights 32:9	224:21 230:24	152:22 153:1
104:14 126:20	150:11	103:14 224:8	259:8	154:16 156:14
127:12 143:3,9	hearsay 177:8,9	held 5:20 17:18	higher-rise	156:25 158:15
143:11,12	177:18 178:22	30:6 50:7,23	100:17	160:3 172:12
148:12 150:6	179:2 200:1	51:1 74:12	highest 24:18	172:19 177:10
157:21 159:1	heat 151:12	75:4 80:18	highlight 120:18	177:13,16
213:13,21,22	heavily 123:1	84:25 85:1,8	highly-popula...	178:12,14,18
214:2,3,6,10	height 8:16 31:3	85:21 116:15	200:24	179:7 180:14
221:8 279:13	33:4 46:15	136:13 160:24	hill 2:2 4:2,7 7:8	181:9 184:18
heard 7:20	59:4,5,6,9,11	160:25	7:14 9:1,8,22	186:12 191:10
26:21 46:14	59:16,18,20	Hello 22:11	12:7,15 13:19	191:13,16
62:14 63:4	60:20 64:25	110:2	13:25 14:9,14	196:9,13 200:2
64:6 66:10	68:10 97:18	help 24:8 29:15	14:23 15:5,15	200:9 205:20
75:15 129:19	98:2 99:1,2,3	30:1 32:15	19:19 22:2,11	205:23 206:2
134:22 148:2	103:17 109:6	34:19 40:23	22:16,24 23:7	206:18 210:4
154:1 157:9,25	110:9 118:21	41:4 49:4	23:9,11,13,22	210:11,12
168:3 178:5,7	119:8,15,22	76:20 94:11	24:1 33:12,20	212:21,24
182:12 195:6	125:15 127:18	95:15 141:23	33:25 34:5,10	214:7,8 222:18
198:2 199:7,16	127:25 128:18	149:14,25	34:14 47:23	222:22,25
202:14 203:21	132:23 134:1	159:5 230:12	48:4 53:18	223:9,16 224:3
203:25 204:3	145:3 153:9,17	257:5 288:19	54:6 62:3	224:9 225:23
205:5 231:24	154:5 155:4,10	293:24 303:10	69:22 70:16,23	226:16 228:9
233:7 244:18	155:13,15	helpful 10:1	71:23 80:7	228:15 229:13
254:6 255:3	158:4,7 165:13	15:12 54:8	83:7,10 84:10	229:21,24
260:25 261:7	165:17,22,24	89:13 99:11	84:12,15 86:10	230:4 233:25
266:22 281:20	166:11,15	172:7 187:9	89:13 98:25	234:4 236:22
298:25	178:3 180:15	helps 16:24	103:13,20,23	236:24 237:3
hearing 1:24 4:3	181:5 182:12	38:10 60:19	104:2,5,24	237:11,18,21
4:4,6,11,16	182:12 193:22	266:18	105:15,24	237:24 240:21
5:14,19 6:14	197:14,25	Hey 187:12	106:7,13,17	241:20,23
7:18,19,25	198:6,8 222:13	Hi 129:15 146:8	107:2,6,13	243:18,24
17:18,20 20:12	224:14 225:15	149:13 234:1	108:1,18 109:9	245:4 246:13
21:9,12 29:22	225:21 226:5,8	hide 58:17 100:6	110:18 111:18	246:24 248:4
30:6 74:12	226:8,11,21	hiding 43:14	111:24 113:22	268:14 275:15
75:4 82:22	227:14,18	high 31:23 32:4	114:7,14,21	275:22 276:8
83:1 108:8	228:12 230:18	32:5 62:13	115:3,6,22,24	276:24 277:6
116:14 143:8	231:8,12	69:12 92:6	116:3 121:1,10	288:7,11,13
157:23 159:23	233:21 249:18	118:22 132:21	124:5 127:6	289:14 290:12
160:21 185:15	269:3,9,22	149:2 155:21	132:17 133:1	290:16 291:4
192:9 202:7	270:4 288:3	197:2	133:22 134:4	291:22 294:4

295:6,19,22	32:10 35:19	285:10	hosted 295:4	93:1,2,12,16
296:9,14,21	37:8 38:17,22	Homelessness'	hot 96:9,25	93:17,18,19
297:6,15,21	38:25 39:25	286:8	147:11	94:7,20 136:16
298:18 299:14	40:1 42:11	homeowners	hotel 91:9	146:15 149:6
299:25 300:8	49:25 72:7	190:22	146:25 147:15	149:22 151:8
300:11,20,23	73:14 76:1,13	homes 18:24,25	147:17,18	152:11 155:6
301:2,5,7,16	76:16 77:14	42:13 46:14	hotels 91:20	158:9,12,13
302:6,10,12,18	90:14 91:7	67:16 68:3,8	149:17 261:20	205:2 225:2
302:23,25	93:6 94:10	120:10,12	hour 14:3,5	228:6 273:5
303:9,24 304:4	146:22,24	125:5 128:8	23:14,14,17,18	282:2,7 284:13
304:8,13	149:22 151:7	165:5,18 166:3	23:19,21	Houston 234:14
hire 209:20	151:19 152:16	204:15 205:10	188:20	234:14
hired 32:4 49:3	159:20,22	227:8 230:23	hours 8:2 17:19	HPL 60:4
85:21 106:5	161:10 162:2,7	257:16 258:1	44:14 61:7	HSEMA 139:6
209:25	163:18 167:10	289:17 290:5	109:18 130:20	HSRA 38:23,23
historic 25:13	168:10 173:24	Homeward	130:20 178:7	39:3,14,15
248:13	181:18 189:13	25:10 26:3	193:19 203:19	40:6,8
history 171:12	189:15 191:6	35:1 90:15,17	240:9	HUD's 39:23
hit 133:10 189:6	195:5,7 197:13	93:3 209:13	house 26:16	huge 150:9
198:23	200:24 201:25	honest 10:3	52:4 147:23	183:4 232:22
hoc 201:16	202:1 203:24	246:2	187:17 188:15	human 9:14
hodgepodge	272:15 276:19	honor 14:20	189:6 191:21	13:5,10 24:14
234:17	277:11 278:19	196:4	192:24,25	25:17 34:16
hold 216:8	homelessness	hope 32:13 38:8	194:6,6 197:20	47:14 48:25
222:18,18	12:1 13:4,7,9	70:21 123:24	203:5 210:16	89:22 116:17
holding 28:20	16:16,21 24:19	132:11 156:13	213:17,23	266:5
136:15	24:21 25:1,3	192:19 194:10	266:14	humane 16:14
hole 235:3	25:11,14 26:13	194:15 205:16	housed 97:6	humanity 146:1
home 4:18 68:14	34:24 35:2,14	243:2 245:22	households	humanize 59:3
68:15,19	36:5,8,12,19	hopefully 95:25	36:11	hundred 76:10
119:14 143:1	36:23 37:21	105:8 116:7	houses 118:25	184:3 194:15
153:3 187:24	38:4 39:12	243:13	183:14 192:24	240:7
190:1 196:20	40:12 46:21	hopes 30:18	192:25 224:18	hundred-foot
196:23 201:18	50:14 75:25	hoping 139:1	225:5,7 234:19	194:9
203:9,16,20	76:20 77:19,20	206:7	234:20 290:21	hundred-year...
204:16,18	90:12,19,22,23	horizontal	housing 8:18	188:3
209:19 213:9	91:22 92:3,4,6	57:12	25:16 31:20	hundreds 29:8
215:7 256:25	92:7 93:20,21	horrible 234:16	32:1,9 34:18	37:4
273:7,12	94:19 95:16	hospital 16:2	35:6 36:9,13	hurt 261:6
homeland 45:25	146:17 149:2	37:9 52:24	39:3,5,9,14,22	husband 146:11
117:14 130:15	154:12 254:13	151:4	40:5,7,9,13,14	146:18 181:12
130:25	260:19 262:3	hospital's	40:17,20,20	203:3,17
homeless 13:2	263:23 272:20	151:10	42:20 45:22	hybrid 162:21
13:13 15:23,24	272:23 273:2	hospitals 147:20	56:19 76:21	162:25 164:8
16:2 25:6,7	274:1,3,4,15	host 94:18	89:2 92:22,25	hypothermia

35:9 284:15	183:19	impede 258:20	199:17 249:13	incorporated
I	ignoring 121:8	impediment	inauguration	38:1,7 51:22
ICH 25:8 66:12	image 58:21	125:2	131:4	incorrect
285:1 286:20	60:1,7,12	imperative	inches 103:18	265:13
id 78:2	61:19	144:21 203:15	103:19 158:4	increase 25:23
Idaho 8:19	images 56:1,3	imperatives	269:4	25:24 63:8
18:13,13,15,19	61:3 99:16,22	144:24	incident 93:7	89:19 100:12
18:21,24 19:4	118:4	implement	include 27:19	198:21 199:5
22:19 24:7	imagine 95:19	281:4,6	50:23 51:16	225:16,21
27:15 34:18	187:7 205:1	implementing	80:19 86:7	239:2,3 280:22
40:6 48:11	225:20 244:14	35:11 52:7	90:24 122:25	282:20,23
50:1 53:22	immediate	importance	125:9	283:4
55:10 58:7	35:13 40:11	154:14	included 18:10	increased 36:11
60:13,22 61:17	44:8 50:18	important 17:1	19:15 20:12	89:6 94:8
79:17 119:9	51:7 78:13	18:14 35:3	29:17 30:10	188:9 190:3,24
129:4 173:12	166:3 203:2	66:6 94:12	36:5 40:18	198:24 199:3
173:20 176:8	293:9 294:19	95:14 115:7	64:11 71:12	222:6 239:13
176:25 187:16	immediately	120:16 143:20	74:16 79:17	incredible 146:2
188:20 191:20	51:18 93:14	145:12 150:10	117:19 127:1	incredibly 152:6
193:18 196:1	118:25	155:25 157:10	138:12 284:17	increment 59:18
196:21 199:2	imminent 25:7	158:14 182:9	includes 39:24	indicate 113:15
200:13 203:2,8	impact 31:23	231:7 253:19	40:4 57:17,24	297:6
203:22 205:7	45:23 60:20,25	254:12 288:5	67:13 229:11	indicated 23:5
213:25 214:11	66:20 86:23,23	Importantly	274:5	66:4,19 67:9
222:6 250:6	103:10 145:20	28:7 33:1	including 13:17	68:6,25 69:16
271:2,7	149:20 170:3	impose 169:17	19:1,3 30:9	74:11 136:22
idea 115:25	184:22 190:16	imposed 162:22	44:5 45:14	138:17,23
171:15 211:20	193:23 194:2	164:10 174:5	74:15 81:18	139:2,9 158:2
212:8 294:18	194:12 195:1	impossible	92:12 112:19	201:13 206:22
ideal 43:3	214:17 236:18	190:10	144:13 149:8	207:25 209:7
ideally 43:11	243:4 253:8	impound 55:1	151:17 155:4	211:23 213:2,8
ideas 125:25	255:1,23 256:4	68:18 256:14	166:13 176:25	215:14 238:1
identified 49:5	257:6,11 258:2	improve 77:2	189:10 214:2	238:13 241:15
49:19 83:4	258:11,14	improved	281:7	250:4 267:9
137:2 201:8	259:2,5 260:24	214:24	incompatible	indicates 67:5
239:2,12	270:17 274:17	improvement	231:9	112:18 140:7
261:12	289:21 290:4	68:16,21	inconceivable	254:23
identifies 48:13	impactful 51:18	improvements	195:20 201:18	indicating 105:2
identify 27:16	impacts 31:25	118:16	inconvenience	134:9 221:9
49:4 156:24	37:15 61:5	in-boundary	149:23 154:14	250:23
217:22	68:4 86:17	47:2	195:22	indication
identifying	87:10 170:2	in-room 44:7	inconvenienced	113:15
161:9	250:12	in-suite 108:23	154:9	indicted 52:2
identity 183:18	impair 119:15	inappropriate	incorporate	individual 23:16
	192:14 196:5	176:25 179:19	50:19	80:24 158:5

170:19 216:14 246:6 295:1 individuals 10:19 25:6 140:20 141:24 144:2 indoor 57:24 indoors 204:21 industry 47:14 inefficient 37:6 infant 36:20 infestation 201:6 infestations 151:13 information 5:17 29:13,17 44:25 45:14 82:21,23 83:11 110:14 111:19 111:20 121:25 123:16 160:14 209:4 219:25 246:9 250:1 276:15 289:24 291:15 294:21 294:25 298:4 298:10,11,14 300:13 303:4 informed 78:1 78:23 79:1 284:25 286:13 informing 25:4 infringe 67:23 inharmonious 193:3 initial 52:15 138:6 174:2 219:16 246:7 initially 64:11 130:7 171:13 174:20 201:2 219:11 250:3 257:12 initiative 28:16	75:2 90:14,15 94:9 initiatives 36:9 Inn 146:25 147:15 Inner 25:3 input 29:12 78:6 79:3,22 81:1 81:14,18,18 85:22 86:5 136:21 137:3 138:2 207:11 250:14 insisting 160:23 instability 95:22 installed 184:7 instance 119:25 166:20 257:5 263:18 264:3 instances 249:11 263:12 instant 42:9 Institute 65:23 institution 122:6 institutional 73:12 166:24 167:1 instructs 183:17 insular 68:13 insult 192:22,23 intact 159:3 integrate 42:4 integrated 50:16 integrates 42:7 integrity 119:16 119:24 165:23 192:15 196:6 231:10 289:20 intelligence 192:22 intend 19:14 intended 39:18 57:19 58:15	134:3 137:7 151:3 286:18 intending 115:21 298:9 intense 120:5 180:21 intensive 152:21 intent 61:22 69:14 86:21 99:24 119:15 119:24 165:23 169:21 192:14 196:6 231:10 intention 280:7 280:8 intentional 43:13 intentionally 119:8 123:3 interact 144:17 interaction 133:14 148:24 Interagency 13:7 75:25 90:19 285:9 286:8 interest 124:2 190:22 interested 79:25 105:22 134:20 143:8 176:3,18 177:3 204:9 278:18,24 279:22 280:4 292:4,20 interesting 124:13 193:15 interests 78:24 123:23 263:16 Interfaith 144:4 interfere 130:9 interim 45:24 116:18 130:16 135:7 284:9 interior 60:5	internally 75:7 interrupt 121:2 150:8 178:19 interval 55:15 59:12 intervened 134:23 intervening 75:6 intricacies 19:6 introduce 9:2,8 22:8 60:4 142:25 introduced 17:3 171:13 Introductory 3:3 intrusive 43:16 inventory 27:6,7 48:22,24 175:3 208:11,13,17 208:22 265:10 265:21,23,25 266:3,13 278:7 284:17 invest 190:23 invested 214:23 investment 25:15 investments 25:13,21 invited 30:16 292:17 involved 138:1 234:12 244:11 282:10 involvement 79:10 214:25 involves 18:24 184:24 Iraq 192:1 ironic 164:18 irrevocable 193:14,23 195:24	irrevocably 195:25 isolated 38:6 Israel 2:14 111:1,2 143:25 Isreal 293:20 issuance 173:18 issue 13:3 77:16 83:6 89:22 104:9,15 120:21 124:23 125:18 126:19 126:25 133:3 136:7 139:19 154:5 164:4,7 167:1 184:23 185:20,25 206:13 219:10 221:7,15 226:6 226:19 228:8 232:21 249:13 267:1 275:19 288:3 issued 43:19 161:3 174:14 277:23 issues 15:13 29:10,13 34:23 46:2 62:2 78:7 87:5,22 116:22 117:8 118:3 119:20 120:16 120:20 130:2 130:24 131:14 136:3 143:9,14 150:12 153:9 161:12,15 185:12 200:22 214:20 221:6 226:22 227:3 242:21 243:3 244:15 250:20 253:23 255:5 258:5 260:19 265:12 291:11
--	--	--	--	---

<p>issuing 249:7,9 it'll 15:12 item 136:19 items 177:22 251:18 291:7 291:23 iterative 86:4</p> <hr/> <p style="text-align: center;">J</p> <p>J 187:13 jail 147:25 148:1,1,22 January 26:2,2 91:23 92:1 116:15,18 117:8 Jeffrey 154:17 jeopardized 117:15 129:20 Jerrily 1:23 4:4 job 75:22 141:19 263:7 jobs 135:4 146:20 Joe 11:22 53:20 JOEL 2:15 John 2:8 9:20 120:23 121:17 131:24 139:23 145:14 191:23 232:7,14 243:12 244:19 joined 24:12 46:1 joining 4:8 13:9 joint 164:23 Jordan 192:1 judge's 202:10 judgement 172:1 judgment 72:5 282:16 juggling 194:1 jump 12:5 201:11 266:21</p>	<p>jumping 259:21 June 27:9 29:3 30:12,14 52:12 52:20 161:13 175:7 206:25 207:1 209:1 277:12 junkyard 55:2 68:18 jurisdiction 92:5 jurisdictions 35:17 77:24 152:2 justification 202:6 justified 160:20 juxtaposition 165:21</p> <hr/> <p style="text-align: center;">K</p> <p>Kate 150:19 keep 33:20 43:13 44:13 103:8 108:12 142:21 159:3 175:8 178:6 215:25 216:10 247:15 273:10 301:10 keeping 206:11 206:14 272:3 key 42:21 90:25 230:19 keys 43:19 kicked 93:6 kids 147:1,5,8 147:22 148:4 148:12,13,17 148:23 151:20 214:21 273:16 kind 7:16 8:1 9:25 13:21 28:3 68:17 70:7,16 84:18</p>	<p>87:20,21,22 88:2 89:14 104:8,10 106:9 107:14,17,22 108:7 116:4 126:7,12 129:19 143:2,8 143:12 150:6,7 150:7 177:23 187:10 194:12 195:1 206:9,13 210:19 213:17 213:24 224:5 224:16 226:11 226:17 227:1,4 230:22 233:1 233:21 243:8 244:16 245:8 245:19 247:7 247:14 259:25 276:4 288:17 289:18 292:18 292:20,23,24 293:2 295:7 296:4 kindergartner 145:15 kinds 216:5 kitchen 57:23 95:25 96:1,2,9 96:17,25 97:4 97:5,7,9 kitchens 96:11 knew 222:21 knocking 148:10,13 know 8:1 9:23 11:13,23 14:18 15:3 20:1,15 20:21,24 21:15 25:1 37:17 38:2 40:13 47:25 54:12 56:12 62:9 73:22 74:19</p>	<p>84:16 85:4 88:3 89:15,15 89:16 90:4 95:9 99:18 102:3,7 103:16 104:25 105:16 109:15 116:4 120:18 121:6 121:11 122:9 123:14,18 126:11,12 127:3 129:6 130:1 133:15 133:17 138:8 138:24 139:24 141:7 145:16 149:16 151:16 152:13 153:13 156:7 157:8,20 158:22,23 171:6 172:19 174:11 175:4 177:8,18,21 178:11,22 180:20 185:15 185:18 186:23 187:3,4,6 191:16,24 197:20 205:5 205:13,18 211:11,17 213:18 214:10 214:20 226:3 226:10,11,24 228:7 231:5,17 231:20 232:8 232:13 236:14 237:5 238:3 241:2,15 242:22 244:19 244:20 245:18 254:1,10 259:17,21 260:8 261:15 263:20 273:11</p>	<p>277:25 281:17 282:21 287:16 288:7 289:2,5 289:15 290:6 291:13,25 292:7,11,13,17 292:21 296:25 304:9 knowing 124:25 164:11 206:12 292:21 knowledge 78:1 168:18 281:5 known 132:6 167:7 172:1 knows 109:24 115:7 125:23 Kress 1:23 4:4</p> <hr/> <p style="text-align: center;">L</p> <p>L 2:2 L-shaped 54:5 54:14 La 32:8,10 labs 41:8 lack 118:11 120:5,22 133:4 151:21 201:14 205:12 232:16 lacks 151:19 LAKE 22:9,14 Lakewood 22:9 land 118:9 146:22 162:6 165:3 171:5,9 175:19,19 208:14 209:8 landscaping 51:16 215:25 language 161:18 162:9 large 16:24 36:1 37:3 53:23,24 54:3,13 73:25 118:4 119:4</p>
---	---	--	---	---

154:3 169:25 170:11 179:20 188:1 197:1 205:9 210:15 217:18 239:23 268:20 271:6 largely 181:24 larger 36:4 58:13 73:9 101:20 118:2,5 251:8,11 282:10 286:11 larger-scale 225:9 largest 18:21 24:11 lasting 17:18 37:14 lastly 61:10 late 49:2 160:12 160:21 288:25 latest 35:10 236:14 Latia 146:8 laughter 213:22 launched 94:8 laundry 41:8 Laura 9:13 24:14 260:6 Laurie 34:15 law 9:16 15:23 20:24 27:10 39:22 77:23 78:3 152:2 163:1 164:13 172:9 196:4 222:1 245:18 262:13 272:18 278:3 283:25 284:4 285:2 288:22 289:8 292:2 297:12 297:18 298:24 301:12 303:7 303:21	lawn 61:17 117:23 131:5 184:21 laws 38:1 92:8 197:17 LAWSON 2:15 lawsuit 161:7 lawyer 211:21 lay 93:10 188:18 layout 58:3 lead 13:8 37:14 69:18 204:23 266:24 267:3 leaders 29:6 50:24 80:19 leadership 117:14 144:6 leading 50:4 147:4 164:24 189:9 leads 52:7 leak 184:16,16 learned 77:18 108:9 197:12 lease 17:12 27:8 48:23 75:12 93:11 106:6 174:3,15 176:1 264:9 266:17 278:14 280:12 281:9,14 leased 17:10,11 18:5 174:22 180:2 leases 17:13 40:2 174:5 leasing 105:20 171:14 174:7 175:9,16 264:5 279:10,14,20 280:8,10 leave 19:14 108:11 260:16 277:4 297:6 299:7,18	leaves 183:10 188:24 210:23 211:4 leaving 187:20 192:5 267:5 Lebanon 192:1 led 151:6 leeway 166:6 left 5:10 9:3 14:16 55:6,19 55:20,25 56:15 56:17 57:22 59:1 142:24 188:9 191:11 192:1 202:13 221:18 223:16 legal 5:23 35:17 39:1 59:20 64:22 200:22 202:9 221:6 272:13 legislated 221:8 221:13,16 261:11,23 262:8 284:3 legislation 20:14 29:3 30:7 38:23 44:22 52:12 66:12 207:4 208:16 209:3 221:9,15 223:4 251:24 262:9 264:25 272:18 284:7 285:8 legislative 16:10 42:1 262:13 285:1 286:23 legislatively 202:16 legitimate 123:22 162:14 lend 153:8 length 95:2,4,6 107:23 111:13	lengths 145:4 lessors 17:14 Leslyee 2:4 4:9 let' 142:12 let's 206:20 212:21 223:13 237:18 246:17 246:17,18 247:3 282:22 282:23 283:3 296:3,25 301:7 304:3,17 letter 69:6 73:3 140:6 164:3,4 166:2 176:5,13 176:15,23 193:17 199:17 295:24 letters 67:25,25 67:25 165:15 170:8 172:3 letting 8:1 121:10 178:11 191:16 level 31:23 46:5 55:18,20 57:15 57:17,22 59:14 67:5 80:12,25 80:25 99:25 124:15,20 125:10,17 168:5 184:3 232:19 244:10 251:23 253:13 259:17 levels 27:25 28:2 Liaison 41:3 life 29:25 38:14 52:25 145:13 192:2 212:23 lift 144:22 light 9:4 41:14 58:24,25 68:4 119:13 133:18 194:20 215:14	236:12,16 247:1 249:14 266:23 267:5 lighting 217:23 236:14,16 242:23 lights 184:4,6,10 194:13,13 197:21 204:19 217:2,3,11,15 217:18,19 lights-out 217:13 limit 169:5,7,16 169:17 238:6,6 limitations 270:7 limited 43:18 45:15 51:16 73:20 83:22 152:4,4 166:20 166:23 190:15 199:23 233:20 259:17 Limiting 42:23 limits 165:24 251:8 line 43:11 55:16 56:2 57:11 58:4 106:18 145:13 160:22 169:14 188:4 210:9 lines 44:9 62:12 107:14 145:12 282:20 287:5 298:14 list 137:12 listed 5:10 listening 193:19 246:9 lists 116:22 literally 147:20 148:7 204:2 litigation 20:22
--	--	--	--	---

<p>little 7:16 10:1 37:6 53:21 65:11 70:17 84:16 86:19 87:14 91:5 101:20 104:9 106:8 124:10 144:20 145:23 166:6 183:11 189:22 193:15 210:24 211:2 213:19 223:22 237:13 245:25 247:1 262:25 292:5 293:2 297:12 300:12 300:18 little-known 273:23 livable 234:12 live 4:14 32:15 35:20 143:17 143:24 144:3 146:2 148:21 149:4 150:21 153:7 154:18 154:19 181:11 182:1 186:25 186:25 187:16 191:20 192:15 196:1,25 200:12 202:23 204:2 205:6 207:22 229:9 234:2 246:1 261:1 272:6 lived 146:10,19 172:23 185:3 198:9 200:13 203:3 212:22 234:14,18 235:5 lives 156:23 living 8:15 32:2 32:16 36:24</p>	<p>39:7 41:8,11 43:6 44:17 95:13 120:24 144:23 147:1 147:19 149:3 149:18 189:20 195:13 201:25 load 100:12 loading 31:4 63:24,25 64:3 65:1,4 110:10 119:23 120:6,6 167:13 187:23 188:6 189:5,23 199:9 200:21 201:17 202:2,4 216:1 221:1,3 269:24 lobby 57:19 147:9 253:21 local 39:13 76:3 locally 78:2 locate 49:23 122:15 199:18 located 4:4,11 4:24 5:8 24:7 27:13,15,25 41:13 53:23 57:5 58:6 61:18 63:17 67:4 120:13 121:22 133:10 133:11 154:21 157:13 168:11 181:15 207:13 219:20,23 227:2,24 229:20 264:14 271:20 locating 42:19 118:8,14 270:8 location 15:21 15:22 46:11 50:2 51:10 56:18 66:25</p>	<p>78:17 87:6 90:4 110:12 117:4 119:1 120:8 128:5 140:8 161:9 162:1 167:2 170:22 205:15 222:13 242:22 250:12,13,20 257:7 260:4 264:18 266:8 270:9 locations 18:9 19:3 20:8,16 86:25 250:6 265:20 locking 44:2 logic 189:21 long 46:8 107:22 107:22 141:17 141:17 146:20 158:20 161:1 181:8 212:8 223:17 228:21 239:24 245:24 246:3 296:22 long-term 118:13 174:5 175:17 longer 4:20 35:20 47:22 95:2 246:7 261:4 291:16 longtime 182:5 look 64:13 71:14 75:6,22 79:17 82:13,23 91:10 93:11 99:20 100:22 101:21 103:1 104:20 107:17 108:6 124:11 133:17 140:3 150:9 176:7 181:24 182:16,19</p>	<p>183:3 184:2 186:19 192:23 192:24 193:8 193:25 194:4,4 194:6,8,8,11 205:11 210:3 220:12 225:13 230:20 231:6 233:2 265:18 265:24 266:2 266:17 270:15 271:11 274:22 278:7 290:24 looked 27:8 48:22 75:1,3 75:10,14 98:17 105:19 175:23 192:3 257:12 264:3,7 265:21 269:6 278:5,13 280:2,10,19 281:1 looking 20:7 27:5 48:21 55:10,12 58:18 60:2,13 74:20 75:12 98:13,17 100:18 102:1 102:11,15,19 102:23 103:6 105:1,6 108:5 126:13 152:11 177:23 193:9 197:4 244:4 264:17 265:22 270:13 272:12 280:9,18,24 296:4,12 298:15 looks 61:17 100:2 129:10 192:20 229:2 loom 197:15 204:16 losing 146:20</p>	<p>lost 28:3 106:8 122:8 146:18 288:14 lot 8:19 9:24 31:5 55:1 65:1 65:4 67:11 68:18 69:9 94:18 95:10 97:13 110:9,13 114:4 130:13 140:21 142:15 147:8 154:7 162:25 163:7 163:20,25 173:12 181:13 181:13,14 182:12 184:1 184:12,15 185:6 195:9,14 195:17 201:1 206:13 210:19 213:16,21,24 216:19,19 226:4 235:15 235:15 239:25 255:3 256:12 256:13,14,18 256:22 257:21 259:22 262:14 263:16 265:9 267:12,25 269:12 273:15 286:21 287:17 289:16 290:9 292:7,8,12 298:25,25 lotion 52:4 lots 54:17 56:16 loud 26:22 148:10 lounges 57:25 love 197:8 low 39:19,21 62:22 118:23 121:19 165:10</p>
--	---	---	---	--

165:11 192:25 low-rise 119:2 128:7,8 166:4 197:10 198:12 lower 57:18 59:1,11,16,17 73:9 87:20 98:2 129:3 158:3,3 228:12 253:13 262:15 271:21 lowered 59:19 97:18 158:1 lowest 92:8 lunch 115:8,9 115:11 138:25 304:7,8,9,9 Lutzker 200:10 200:11,12,18 218:21 219:1 219:10 220:21 220:24 221:2 221:15 222:24 223:6	140:22 141:7 141:13 154:20 155:18 159:15 201:13 294:8 magnified 213:24 main 233:23 235:22 maintain 37:13 44:19 50:14 52:15 56:13 59:13 73:23 89:19 103:6 122:14 152:7 180:25 272:23 287:6 maintained 215:22 257:20 maintaining 41:15 68:23 maintenance 30:3 57:25 87:22 88:23 major 18:2 25:18 118:19 188:12 197:25 263:12 majority 45:19 188:22 making 4:15 32:1,3 46:21 88:11 94:13 95:7 156:9 194:17 199:11 262:14 manage 52:9 108:24 151:14 management 36:6 45:25 149:5,12,13 152:21 157:11 157:17 215:20 253:12 254:17 282:4 managers	147:13 managing 12:1 mandate 222:1 mandated 202:16 221:8 221:20 222:10 manifest 164:8 manner 149:5 many-sided 182:10 March 1:9 4:5 7:4 17:19 20:17 21:9,11 25:8 30:7 74:13,18 139:11 244:6 244:24 296:23 297:2,4 299:20 299:21 300:6,6 301:1 margins 144:22 Maria 153:5 157:25 market 17:16,17 66:3 158:9 Mary 2:11 176:22 177:3 masonry 58:22 59:13,25 Massachusetts 203:4 239:23 massive 197:18 198:17 master 118:12 118:15 201:14 match 93:18 266:4 material 5:12 60:3 146:3 materials 57:16 107:21 201:21 272:8 290:3 300:19 302:22 302:25 math 225:17	matriculate 140:10 274:11 matter 6:17 24:12 47:5 75:4 121:21 173:16 174:12 185:9 241:10 matters 6:10,19 6:22 11:20 94:18 298:13 maximum 43:2 169:11 Maxine 2:16 110:2 mayor 15:25 17:8 24:8,22 26:21 28:18 30:12 34:19 48:8 53:10 90:10 92:25 116:24 149:24 161:8,17,20 174:8,20 175:7 186:17 248:9 mayor's 16:9 17:9 18:10 19:3 21:2 30:7 74:12 174:1,24 204:3,8 mayor.dc.gov/... 29:17 mayoral 264:25 mayors 16:11 Mazo 115:1,5,5 McKinney-Ve... 272:19 McLean 119:1 122:17,25 196:18 197:8 198:9,12 224:24 227:9 235:5 257:2 293:18 295:2,5 McNAMARA 9:20,20 11:22	53:19,20 54:6 54:11 67:14 70:21,24 71:3 71:7,11,19,25 72:3,10,15,21 73:1,17 74:5 75:16 87:18 97:13 99:2,4 99:21,24 100:11,22,25 101:10,18 103:13,18,22 104:1,4 107:16 107:19 132:18 132:23 133:2 133:25 158:2 168:3 250:23 251:2,7 252:23 253:18 257:8 257:12 266:21 267:2,20,23 268:1,4,8,13 270:3,11,22,25 271:11,22 272:1 282:9,14 282:18 283:1,9 283:12,16 meal 90:3 119:25 meals 96:9,25 194:22 195:9 mean 13:21 74:23 83:15,19 102:25 108:1 123:6 136:25 137:15 149:14 166:8 169:17 186:25 224:19 235:19 271:9 282:18 289:2 291:23 292:19 299:1 300:5,20 301:9 meaning 44:10 92:5 226:7
<hr/> M <hr/>				
ma'am 87:12 Macomb 181:12 196:16,20,21 225:8 239:23 Macwood 84:14 84:14,15,19 86:8 115:20,23 116:1,7,9 121:8,12 124:11 126:14 127:10,20 128:14,24 129:4,14,15,17 130:4 131:17 134:9,14,17 135:22 136:10 137:4,19 138:10 139:8 139:16 140:12				

meaningful 125:24 241:9 267:17 268:7	51:2 85:2,3,4,8 85:22 94:25 116:11,18 117:11 125:20 126:18 130:15 130:16,18,20 131:13 134:10 134:19,20 135:6,9 136:2 136:13,18,20 137:5 138:4,14 139:6,11 140:3 140:4 155:9,18 161:4 176:20 176:23 177:2 179:13 203:22 218:6,11,12 241:7 243:12 244:7,12,23 274:24 295:4 296:12,14,24 297:2 299:17 299:21,24 302:7	41:21 79:20 131:19 132:14 139:5 176:5,23 177:1 179:3 203:1 244:3 286:10 293:11 294:15 295:25	180:11 221:5 295:23	mentioned 20:1 21:9 27:17 28:25 58:10 59:4 60:15 70:17 86:16 88:10 92:10 103:14 105:15 106:8,15,19 107:13 125:7 127:13 128:6,8 128:17 130:11 132:5,20 133:23 144:20 186:24 236:13 240:25 252:17 253:18 257:23 290:1 291:6	microwave 41:8 96:8 microwaves 96:24 mid-rise 100:16 100:18 middle 54:21 219:3,4 mile 50:15 62:10 102:20 milestones 136:18 137:2 137:13 294:1 Miller 2:5 4:10 70:13 90:8 91:4,12 92:10 93:24 94:2,25 95:23 97:2,17 98:23 99:1,9 99:15,18 100:7 100:16,23 101:7,15,22 103:11 127:8,9 128:6,22,25 129:7 237:20 237:22,25 241:25 242:1,3 242:10,15,20 243:7,15 289:6 289:13,15 290:23 292:2 296:6,7 Miller's 155:6 290:17 million 18:6 93:1,4 98:18 171:14,19 179:14 180:3 185:19,20,21 186:1,3 195:12 235:4 236:8 239:9 283:10 283:14,15 mind 7:11 42:17 115:14 142:8
means 35:19 41:8 77:5 93:21 105:4 184:9,11 193:11 209:23 249:17 287:2		members 2:1 6:6,21 16:8,17 17:1,21 20:25 24:2 25:9 29:5 30:17 34:14 44:24 45:19 48:4 50:20,24 51:3 53:2 62:4 78:13 79:25 80:19 89:4 110:2 127:16 130:11 131:22 137:25 138:11 144:4 150:23 155:14 158:21 159:10 172:22 181:22 198:11 200:25 204:7 204:10 223:23 224:4 292:14	mere 198:2 Meredith 9:15 115:2	merits 150:12 248:19	message 145:11
meant 18:16 206:20		membership 44:25 85:16 293:7	Meredith 9:15 115:2	merits 150:12 248:19	met 27:17 29:6 53:6 79:14 84:25 186:21
measured 207:16		Memorial 1:23 4:4	Meredith 9:15 115:2	methadone 148:22	metal 151:18
measures 43:17		memory 131:11	merits 150:12 248:19	method 280:10 281:8,23	meters 192:15
mechanical 134:1	meetings 20:21 21:13 28:21 29:8 40:19 45:12,13 46:2 50:7,17,23 80:18 81:25 85:1,2 116:16 116:20 120:22 129:24 130:2 131:13,18 132:13 137:1,2 137:9,13 153:15 154:7 187:2 197:24 212:11 217:24 218:3 236:12 295:2,4	men 24:20 32:10 91:21	method 280:10 281:8,23	metrics 49:2	methadone 148:22
mechanism 175:18		Mendelson 14:6 14:15,15 15:2 15:10,16,17,18 19:22 20:3,6 20:11,18 21:7 21:18,23 22:15 22:19,22 23:2 23:4,8 176:4	Merith 9:15 115:2	Metro 27:4 62:10	method 280:10 281:8,23
medical 51:20 58:1 133:20		member 2:3,4 4:9 20:24,25	merits 150:12 248:19	Metropolitan 45:24 51:20	mic 10:9
medications 96:7 111:8			merits 150:12 248:19	Micah 154:21	microphone 4:17,19,20 9:4 54:7,9 106:2 143:7 276:9
meet 16:8 26:9 31:16 41:6 46:25 48:16,18 50:20 51:5 63:6,9,15,19 82:8,24 84:22 92:21 96:20 101:13 110:8 112:24 119:17 125:21 135:2,9 135:10,12,15 139:12,21 140:2 147:12 155:5 157:17 163:10 170:23 251:6 253:15 253:16 260:5 262:11 263:22 266:14 274:15	meets 73:14 123:20 295:12		merits 150:12 248:19	mic 10:9	microwave 41:8 96:8
meeting 1:7 5:22 6:2 7:17 21:4,10 25:5 45:2,15 46:19			merits 150:12 248:19	met 27:17 29:6 53:6 79:14 84:25 186:21	microwaves 96:24

175:8 206:14 234:8 275:23 283:7 mine 149:1,23 192:23 193:10 235:13 mingle 148:18 minimal 259:18 minimize 28:12 59:10 86:22 87:4,10 103:9 minimizes 60:20 minimum 27:1 28:9 31:14 246:11 262:10 minor 34:25 minority 156:6 230:14 minute 185:8 241:20 247:13 minutes 11:18 34:1 116:3,5 143:2,4 159:8 160:5 191:14 200:16 229:6 229:25 234:5 237:4,17,18 246:2,12,17,18 247:4,5,13 268:15 275:20 275:25 304:6 304:17,20 mirror 60:7 misguided 74:3 misprint 7:24 missed 54:18 99:19 133:22 218:14 misspoke 211:15 mistaken 141:23 243:6 279:18 mitigate 100:3 239:5,11 290:4	mitigated 219:8 mitigating 43:16 mitigations 290:1 mix 67:14 mobility 203:14 model 291:11 models 92:15,16 moderate 118:23 modernist 55:12 modest 167:13 modifications 257:10 module 59:14 mold 147:4 Moldenhauer 9:15,16,17 11:15,17 12:13 12:19 14:3,5 14:10 15:5,10 22:17,18,23 23:9,13,24 33:22,23 34:3 34:7 64:21 69:22 80:2,8 83:2 99:13,16 99:21 101:23 112:6,17 113:9 113:14,20 129:15,18 134:6,16 135:15 136:5 136:12 137:6 137:15,21 138:16,18,20 138:22 139:1,9 140:5,13 141:3 141:9 142:9,14 157:4,7,21,24 160:2 177:7,17 179:1 184:25 200:1 206:17 206:22 207:2,6	207:13,18,25 208:8,18 209:7 209:17,24 210:7,14,15,18 211:6,9,17,22 212:10,17 213:1,6,8,13 214:3,12 215:5 215:11,13 216:11,22 217:1,5,21 218:5,9,12,15 218:21 219:5 220:19,22,25 221:4 222:17 222:19,22 223:1,2,7 237:16 238:1 238:12,21 239:1,10,15 240:6,16 241:5 241:13,21,22 245:24 246:5 246:22 248:3 249:16,22 250:22 251:3 251:19 252:8 252:17 253:10 254:4,21 255:25 257:8 258:7,22 259:20 261:7 262:21 265:5 266:20 267:7 267:22,24 268:2,5,11,17 270:2,18,23 271:9,16,23 272:9 275:14 275:18 286:2 290:12 295:17 295:20 297:5 297:20 299:5 300:3 301:1,9 301:18 302:8	302:11 303:2 303:11,13,14 304:11 mom's 147:23 moment 31:22 93:13 156:18 204:1 Monaco 65:22 66:2 money 186:7 260:16 261:19 monitor 44:15 58:4 monolith 183:5 month 49:17 monthly 50:22 129:25 months 50:6 103:1 122:11 136:14 164:25 171:3 212:2,12 240:10,25 243:11 Moore 247:14 moral 144:21,24 morning 4:2 6:20 9:13,15 15:18 20:5,6 22:12 24:1 34:13,16 48:4 61:7 62:3 63:1 84:21,24 86:15 110:1 111:1 125:8,20 142:23 193:21 246:21 Moses 144:18 motel 261:2 mother 145:7 182:7 203:14 mothers 36:19 motion 6:25 22:6 202:8 mount 232:3 move 7:23,24	32:23 33:14 35:6 46:12 47:24 50:8 98:8 115:18 117:3 120:11 124:19 131:5 141:21,24 142:12,16 150:7 190:13 194:2 264:22 273:4 286:24 300:5 304:3 moved 57:6 59:15 68:11,12 68:13 76:5 81:24 103:25 125:4 136:2 147:17 257:17 257:23 286:18 291:8,15 294:7 294:8 movement 256:14 moves 64:5 moving 42:20 64:4 68:21,22 87:6 190:1 195:6 256:23 256:25 257:4 257:20 268:22 271:7 277:7 292:15 295:11 Moy 2:6 6:20 7:14 8:5,7 14:20 116:4,8 121:3 143:5 268:14 276:1 288:15,17 289:2 291:3,5 296:5,11,15,22 300:11,16,22 300:25 301:4,6 302:16,21,24 303:11 MP 46:3
--	---	--	---	--

MPD 27:18 28:1 28:3,11 51:24 54:17,21 55:2 55:12 56:10,13 56:21,21,23 60:10 62:18 63:8 66:25 67:23,25 102:17 103:4,8 111:13,21 117:13,17 122:8 124:3 258:6 267:21 268:6	2:11 name 4:7,18 40:9 62:4 84:13 111:2 115:3,15 143:16,23 150:18,19 153:3 154:17 172:23 181:11 187:13 196:16 200:12 202:23 215:11 229:3 234:1 293:24 name's 53:20 229:9 names 294:13 Nancy 22:9 84:14 116:9 234:1,4 294:8 narrow 164:25 Nashville 192:5 nation's 249:2 national 65:23 76:2 152:18 natural 41:14 58:24 133:17 nature 64:3 111:5 196:2 287:14 naval 189:9 navigate 40:23 219:21,23 navigating 96:13 Navy 187:14,20 189:8 NC-1 53:25 near 4:25,25 53:24 57:19 63:23 122:25 123:11 197:4,5 nearby 32:15 61:5,9 68:3 170:9 290:5,10 293:9	nearly 48:22 57:11 60:6 68:7 152:15 200:13 necessarily 41:10 177:19 177:20 226:6 226:20 249:7 287:22 necessary 6:1 42:1 49:12 51:9 122:15 130:12 144:10 162:14 263:20 288:10 necessitate 166:21 necessitated 82:7 necessitates 37:12 necessity 125:5 233:1 need 8:24 11:17 14:3,5 34:1 35:7,13 36:13 40:17 43:16 44:18 46:7 53:6,9 59:13 59:17 66:6,9 66:15 67:5 75:23 76:16,17 76:18 81:7 87:23,24 88:7 91:10 92:17 93:16,17,19,19 96:7,22 97:8 100:11 101:13 101:20 102:18 108:3,19,20 109:2,2 110:15 113:7 120:4,11 138:8 152:7 168:7 171:19 190:18 195:4	196:14 220:6 222:19 227:24 237:14,17 240:8 246:11 247:12,22 251:9,13 252:2 260:18,22 265:11 271:14 272:6 291:15 295:21 297:9 298:19 needed 27:1,3 33:4 42:18 44:12 56:12 58:13 65:16 78:12 82:13 88:9 146:14 151:7 158:1 164:11 169:9 235:11 266:12 283:24 286:24 296:1 needing 171:6 251:13 needs 25:5 26:9 40:23 41:6 42:17 44:6 46:20 48:16,19 51:5 64:2,3,8 66:4,11 67:3 72:7,11 73:15 73:19 74:7 75:17 76:12 82:8 87:3 89:3 92:21 96:20 112:25 118:1 118:11 121:25 122:1 124:3 139:17 140:1 144:11 145:18 149:3,21 150:25 151:24 155:5 166:25 167:1 168:10 168:10 170:23	170:24 202:2 222:10 252:14 260:5 261:11 269:18 292:12 negative 37:14 45:22 243:4 260:25 negatively 119:13 120:7 149:20 negotiate 255:22 negotiated 209:14 neighbor 30:2 32:14 47:6 132:4,10 203:1 203:22 neighbor's 192:24 neighborhood 16:7 29:6,6,16 29:20 30:1,4 31:23,24 32:3 46:4,9 51:18 69:17 72:4 78:13 85:16,17 100:2,21 111:15 116:10 124:24,25 127:11 141:17 154:10 159:12 165:14 170:2,4 171:18 173:3 173:11,24 179:14 181:19 182:1 183:18 183:20 190:14 190:17 192:11 193:24 194:19 195:2 200:15 201:5,9 214:24 216:10 220:1,2 220:16 222:14 224:16 227:17
MTD 10:14 MU-4 269:7 multi-page 220:6 multigenerati... 40:25 multiphase 51:12 multiple 37:1 45:16 46:23 87:16,19,25 108:13 116:12 135:16 180:22 190:24 191:4 250:25 multipurpose 57:23 multitude 165:15 multiyear 28:23 municipal 56:14 Muriel 15:25 Murphy 9:16 mutual 8:12 30:5 myriad 170:8	N	N 3:1,1 4:1 182:3 NAGELHOUT		

230:8 231:9	203:20 248:12	51:15	notes 291:6	121:18 149:19
232:23 233:23	273:7 290:7	non-recurring	notice 6:1,13	285:5 291:18
235:1 236:18	Newark 54:24	263:24	20:23 116:11	291:19
240:14 250:4	56:17 60:15,18	noncombatants	201:5	numeric 163:21
255:1,8 256:5	128:12 154:18	189:13	noticed 299:23	163:25
256:6 258:11	231:1 234:2	nonprofit 66:1,3	notified 50:12	numerous 191:5
neighborhood...	270:21 271:1,6	152:3 166:22	250:8	263:19
26:8	271:8	nonprofits	noting 216:19	NYARKU 2:8
neighborhoods	newer 214:4	100:9	notion 276:11	
16:18 107:24	newly 51:3	nonrecurring	287:19	O
165:6 241:1	Newsham 45:24	24:20 46:22	November	o 3:1 4:1 125:11
neighboring	130:17,19	93:21	52:20	oath 7:11
184:8	nice 22:12	nonsensical	NPD 129:22	Obama 13:6
neighbors 9:7	192:18 234:18	163:19	NRC 66:2	object 80:5 83:2
42:8 57:3,10	Nicole 9:9 12:2	Nora 202:20,23	NRG 161:7,16	111:12 159:21
78:25 152:13	62:1,4	normal 123:4	166:5 172:7	177:7 181:17
154:8 162:10	night 24:21	169:11 234:4	173:2,6 202:7	199:13 286:2
164:22 165:15	145:9 184:11	275:9	206:23 207:7	298:11
170:9 173:1	184:13 230:15	normally 7:17	223:23 226:10	objected 197:25
182:22 197:24	259:15 267:3	200:20	267:9 279:17	objection 62:8
200:19 204:9	nine 67:17	north 54:16,17	number 5:6	64:15 140:8
210:24 213:25	155:21 156:4	54:19,20,23	8:14,16 18:9	177:9 198:5
255:15 257:19	182:18,21	55:19 56:9,10	25:25 31:4	200:1
258:3,21 272:6	187:15	56:13 57:7,24	36:12 42:2,23	objectionable
288:1 290:10	nine-story	58:8,20 60:9	50:9 62:11	228:13
290:11 293:9	128:11	60:18,22 62:16	64:25 65:4	objections
Network 144:4	ninety-foot	99:5,6 119:2	73:20 76:12,15	174:23 198:1
networks 26:11	194:8	120:13 225:10	76:23 88:4	230:17
never 134:10	nmacwood@g...	227:9 257:24	92:2,5 96:18	objective 46:21
135:13 137:19	134:13	northeast 61:17	97:5 102:5	263:22
140:2 147:11	nodding 114:9	119:6	109:5 119:22	objectives 47:17
147:23 148:1,1	Nods 138:22	northern 120:1	134:11 149:18	53:5 112:21
151:3 173:6	noise 4:21 42:24	Northwest 1:22	152:8 162:13	260:2
208:23 209:5	57:2 120:14	4:5 8:19 24:7	167:13 169:3	obligated
212:15 221:2	170:4 188:1,9	27:14,15 34:18	169:11 181:4	154:13 249:8
280:7,9	190:24 194:17	48:11 49:19	190:4 197:16	obligation 66:14
nevertheless	204:19 213:20	50:1 143:17,25	198:6 210:15	obligations
145:20	214:18 216:4	154:18 172:24	221:11 223:5	261:10 262:12
new 14:17 15:21	236:19 255:2,8	187:16 188:23	224:13 225:16	obscuring 61:25
15:22 16:7	255:20 256:6	202:24 229:10	228:1,5 233:3	obtain 161:8
29:3,4 32:13	256:11,17	note 19:11 64:17	252:25 262:10	164:12
45:16 50:9	257:6,17 258:2	110:13 120:4	281:7 285:3	obtained 17:15
52:23 111:18	noises 4:15	244:22 287:25	291:19	250:1 277:10
123:12 131:19	214:4	noted 77:25	numbers 66:13	obtaining 81:2
146:25 147:15	non-program...	94:6	91:11 92:1	obvious 268:9

obviously 56:16 68:4 110:19 113:14 141:22 195:13 200:14 206:11 217:9 220:1 230:23 252:11 259:8 271:20 285:21	112:4,6,9 113:23 114:11 141:22 204:8 246:13 Officer 47:1 officers 46:3 140:16 199:24 256:12,17 officers' 140:25 211:24 offices 27:21 42:13 133:6,7 133:10 253:20 254:8 official 5:24,25 13:8 121:16 officials 15:7 25:9 oh 23:22 156:17 178:14 230:1 237:9 241:25 246:20 277:17 288:11 289:9 oil 184:16 Ok 294:22 299:4 okay 7:8 9:22 33:16,20 84:10 84:12 99:15 103:13,23 107:2,3,3 109:9 111:24 112:3 114:8 115:6 138:15 142:1 156:14 158:15 172:12 177:10 186:12 187:1 191:13 200:4 205:23 206:2,21 210:12 214:12 223:9 224:3,9 225:23 226:16 228:17 229:3,6 229:8,21,24 230:1 234:6	236:22 237:1 237:11,18 241:23 243:24 244:22 245:4 246:3,13,16,17 247:10 248:2 265:15 267:6 275:15 276:1 276:24 277:2,6 283:11,18 284:20 286:7 288:11,13 290:14 291:22 294:11,11 295:6,6,9,16 296:15 300:11 300:23 302:10 302:14,24 304:4,17,17,19 old 52:24 147:19 184:19 on-site 27:20 40:16 88:23 122:14 161:11 on-street 28:5,6 63:14 102:6,14 102:24 104:19 111:11 once 27:6 78:22 81:24 101:4 103:4 154:24 192:20 194:10 one's 159:2 one-block 220:17 one-story 125:9 one-third 185:24 one-time 296:17 one-to-one 57:12 68:7 ones 19:1 ongoing 29:23 onsite 40:19 46:11 63:16	88:23 100:1 103:7,8 117:17 141:4 OP 113:14 open 44:11 49:6 69:19 108:13 119:4 135:25 136:7,8 139:13 160:25 175:24 218:3 253:25 288:25 297:7 299:8,19 opened 16:13 opening 52:23 openness 144:8 opens 108:5 operate 76:22 78:14,23,24 88:9,12,17 89:7,8,19,23 108:10 255:18 260:12,16 268:8 287:2 operated 13:18 199:11 215:22 operating 12:1 42:12 47:1 89:7 188:23 260:13 operation 24:6 199:22 215:20 255:2 258:12 258:20 298:6 operational 87:22 operationally 108:24 operations 56:13 90:1 170:5 189:9 219:9 258:15 263:8 275:9,12 287:15 operations' 88:22 90:4	operator 43:15 opine 98:16 opined 102:13 280:1 opinion 34:23 37:18 86:20 128:5 141:19 158:12 159:2 179:5 198:4 216:15 253:15 255:6 258:9 270:5 271:24 272:14 opinions 115:17 158:24 204:9 opportunities 100:7 266:18 278:6,14,25 opportunity 10:7,14,18,21 19:25 22:4 29:11 33:8 42:14 43:1 47:13,18 48:2 48:3,7 53:11 63:8 69:24 70:10,14 84:16 109:22 114:23 124:1 131:22 140:2 150:24 159:11 172:7 198:23 202:25 218:16 220:12 223:12 245:7,9 247:21 254:19 255:16 257:14 278:22 288:23 299:9,22 300:15 oppose 186:16 231:11 233:10 opposed 74:20 127:17,21 155:14 159:13 173:6,8 187:8
--	---	---	--	---

<p>222:10 262:6 264:15 267:10 288:4 296:12 opposing 127:17 181:21 207:9 297:9 303:5,18 303:21 opposite 215:3 254:2 opposition 4:22 7:10 10:11,23 11:1,8,9 12:13 12:14,16 16:8 16:17 19:25 38:15 53:1 79:13 87:15 109:20 112:7 114:18 127:18 141:10 187:3 206:5 223:13 223:18,21 228:24 245:10 245:14 247:24 255:3 256:10 267:9 277:19 278:2 287:18 288:20 289:4 opted 43:25 optimistic 105:12 option 65:12 102:13 104:17 104:18 123:10 239:19 options 73:18 102:15 104:20 105:7 106:5 119:17,19 122:10 125:19 135:24 253:11 254:6 282:17 order 4:3 5:9 7:16,19,20 9:25 26:25 41:17 49:11</p>	<p>50:8 66:12,15 66:16,17 70:17 70:21 72:6 76:21 77:7 82:7,14 85:25 88:13 93:12 118:10 186:21 228:4 255:23 281:22 orders 277:22 278:1 organization 59:7 66:4 organizations 152:3 organize 154:23 organized 58:19 206:24 207:8 orientation 45:16 origin 272:24 273:11 original 5:5 28:2 30:9 56:24 97:19 104:3 180:5 198:3 250:16 originally 59:5 70:17 71:11 105:18 219:20 281:15 orthographic 290:19 other-type 225:10 ought 166:17 out-of-state 239:25 outages 151:12 outcomes 40:14 90:13 264:24 outdoor 134:3 204:20 outlet 148:17 outline 295:8</p>	<p>outraged 204:4 outreach 45:19 86:6 134:7 292:6,9,11,13 292:16 outset 73:18 85:15 173:6 outside 147:7 148:25 194:16 198:21 204:22 outstanding 249:14 outweighs 149:23 overall 11:12 44:19 71:17,21 91:21 109:1 137:7 268:19 281:1 282:5 285:4 overarching 265:3 overcome 41:5 overcorrection 236:3 overflow 91:20 261:25 284:16 overflowing 117:22 overgrown 253:3 overhead 167:23 overlaid 56:2 overlook 61:22 123:25 overlooking 193:12 overly 169:25 170:11 268:20 override 75:18 overrun 220:4 oversees 275:11 overtime 268:16 overview 50:17</p>	<p>overwhelming 37:19 overwhelmingly 36:19 owned 18:4,16 48:21 162:6 175:1,12 187:18 208:14 280:12 281:10 owner 175:9 owners 105:23 278:17 ownership 62:23 276:19 owning 264:5 owns 196:17 256:2</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>P 4:1 p.m 1:8 259:15 304:22 package 82:19 page 3:2 159:25 pages 116:2 159:24 162:23 paid 17:11 pain 145:11 panel 60:4 76:8 paper 85:23 papers 168:17 paradox 155:11 parameters 272:13 parapet 134:2 paraphrase 291:10 parent 36:21 145:14 293:20 parenting 41:4 parents 38:8 40:23 44:12 108:10,12 152:16 273:9 273:11,13,15</p>	<p>273:18 274:18 park 111:14,22 122:22 123:1 145:7,8 181:14 190:9 214:6 239:25 park-like 188:8 parked 46:4 185:10 parking 8:21 27:24,25 28:2 28:3,5,5,6,8,8 28:9,10,11,13 31:9,10 46:5,6 46:7,9 51:5 54:17,25 56:20 61:1 63:4,5,8 63:10,10,15,16 63:18,20,23 64:9 65:9 67:11 69:1 71:12 87:8 99:2 100:5,14 102:6,14,24 103:2,3,4,5,6,7 103:8 104:9,10 104:13,15,17 104:19,20,22 110:12 111:5 111:12 117:17 117:18,19,21 117:22 118:1,2 118:7,11 122:8 122:14 123:11 123:12,13 129:9 131:5,6 140:14,17,17 140:21,24 141:6,8 147:8 149:24 160:15 160:16,18 161:3 167:13 171:19 184:1 184:12,15 185:2,6,20,25</p>
--	--	--	--	--

186:3 188:19 190:7,25 195:9 195:14,15,17 195:19 199:21 213:16,21,23 216:18,19,20 216:21 232:19 232:20,21 233:15 236:2,4 236:6,7 239:3 240:2,7 241:1 241:6,8 256:12 256:13 257:3 269:17,18,19 269:23 298:4,5 298:6,7,20 299:3,10 303:1 parlor 234:19 part 12:4 15:11 15:11 26:24 37:25 42:10 64:19 71:2 76:14,24 82:19 82:20,22 86:6 87:9 94:20 96:21 99:13 103:23 112:15 126:3,17 128:17 129:12 134:16 137:11 141:6 149:25 150:20 168:25 169:1 171:20 176:6,16 224:23 239:6,7 241:8 242:5,6 242:24 243:5 253:6,8 254:19 263:13 266:24 269:24 275:8,9 276:6,10,16 278:21 279:1 279:17,21 283:20 291:1 301:25	participants 7:13 41:7 participate 30:17 38:13 85:19 218:19 292:22,23 participated 29:7 45:12 116:19 131:18 132:13 participation 80:12 244:10 particular 20:16 33:3 43:19 70:21 75:21 79:4 81:3 82:10 86:18 87:5 89:8 90:14 115:19 124:14 125:2 144:12 148:20 150:12 153:9 159:13,22 165:11 166:20 173:10 179:8 186:20 196:23 221:24 222:1 225:12 250:16 250:18 257:7 259:3 264:11 264:17 269:19 278:16 particularly 12:9 111:9 124:19 153:19 154:2 186:24 245:23 particulars 160:9 parties 10:8,22 11:8 105:23 168:25,25 277:19 296:17 297:3,19 302:16	partnering 100:9 partnership 44:24 48:24 party 10:11 11:6 11:9 23:15 53:1 109:19 114:18 141:10 206:4 223:12 223:18,21 242:5 245:10 245:13 247:24 256:9 278:2 288:19 289:4 party's 19:25 pass 127:24 passed 175:6 204:6 207:5 208:16 285:3 passes 52:10 Pat 165:3 181:6 181:11 paths 268:10 Patricia 209:18 pay 204:13 260:17 261:20 paying 204:12 PD's 53:24 peaceful 44:19 peak 63:2,2 259:12,13,14 pedestrian 189:6 198:22 198:23 peering 197:22 peg 235:2 penalized 204:13 pencil 85:23 Pentagon 187:19 penthouse 119:12 133:23 133:24,25 people 8:1 9:24	37:11,17 39:11 42:11 76:13 79:15,23 87:23 89:2 90:21 92:6 93:14 96:3,18 97:5 120:25 121:13 123:4 129:22 132:9 136:24 138:4 144:22 145:11 150:10 156:2,5 158:16 182:2 186:15 187:3,7,9 190:12 194:14 195:12 197:22 198:10 201:7 201:19 214:23 216:7 217:14 219:13 228:1 228:22 229:18 230:7,11,16 231:14,15,16 233:8 234:12 235:14,16 236:13 238:18 243:22 244:15 254:12 255:11 259:25 261:6 276:19 291:19 292:22 293:14 295:8 people's 158:11 perceive 87:10 percent 25:23 25:24 26:1 36:13,20 63:12 71:25 76:10 94:8 121:13 152:15 222:7 225:21 259:7 269:13,14 percentage 259:9 perception	153:21 percolated 178:17 peremptorily 164:9 perfect 263:10 296:15 perfection 145:10 perform 130:22 period 74:18 94:2 102:5 103:10 111:22 141:4 174:7,10 175:8 212:3 250:9 259:13 298:8 periods 259:16 permanent 25:15 32:8 35:6 36:9,13 40:14,20 42:20 57:17 76:20 92:22 93:12,16 94:7,20 111:9 149:6 151:8 152:11 273:5 284:16 permit 181:4 249:9,14 permits 38:13 43:5 231:14 249:7 permitted 163:4 163:8,9 197:16 permitting 111:10 249:4 249:20 252:4 person 5:15 36:2 44:3 112:13 143:10 169:4 172:5 220:24 224:10 234:5 246:6 287:25
---	---	---	---	---

personal 12:20 35:25 43:13,25 43:25 46:3 140:25 185:1 185:10 189:10 206:13 215:6 220:14	188:24 pickup 57:6 pickups 120:15 picture 167:17 192:18,21 193:15 194:5,7 194:11	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
personally 79:10,14 85:5 138:10 182:3 218:5 236:4	piece 42:18 175:24 183:11 211:2 pieces 17:16 32:17	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
persons 4:21 6:6 43:22 44:16 48:12,15 91:2 112:19 113:17	place 26:15 32:18 35:20 37:10 52:3 56:4,6 93:10 93:23 128:11 140:1 147:5,8 148:23 151:7 154:5 155:19 155:20 162:23 173:19 180:13 180:14,17,18 183:8 187:5 193:6 194:5,18 195:10,18 201:4 203:23 220:3,8 231:1 235:14 236:6 255:19 270:16 273:5	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
perspective 35:12 159:1 217:17 271:17 276:18	placed 17:23 36:1 61:17 278:22	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
pertaining 143:9	placement 199:13 262:5	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
pest 151:13	places 38:4 43:14	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10 109:13 111:9 119:10 124:8 158:21,25 160:11 161:5 162:19 165:2 165:13 166:9,9 167:3 168:21 169:3,25 179:10 181:10 182:11,21
Peter 45:24 130:17	placing 151:9 163:24 240:7	32:18,23 35:2 35:10,12 37:23 43:14 54:2 55:19,24 56:24 56:25 57:4,19 67:13 69:14 74:14 90:18,22 94:5,5,21,23 101:3 117:19 118:12,15 119:16,24 121:16,17,24 121:25 122:8 122:18 133:24 140:1 154:23 160:15 164:18 165:2,23 174:2 174:24,24 175:1 183:17 192:15 196:7 201:14 203:16 203:24 204:3,5 211:16 217:20 231:10 232:12 232:16 239:8 241:16 255:22 257:13 264:24 272:12 275:2,3 275:4 292:15 298:4	165:9 190:19 201:13 204:15 298:13 plans 28:21 29:4 57:14 74:13 86:2 117:10 118:6 176:21 176:21 197:13 201:1,8 203:19 203:21 219:11 219:17 220:10 233:17 248:18 275:6 plant 61:23 100:3 planting 61:9 plantings 184:21 plate 73:7,24 platform 269:25 270:1 plausible 169:4 play 42:10 57:5 57:24 68:11 75:21 147:6,6 149:10 184:5 195:9,10 257:14 playground 46:11,13 57:2 87:7 100:24 101:1,2,4,5,9 101:19 103:25 120:9,10 123:1 125:4 189:22 194:2 197:5 201:4,11,12 204:20 214:4,7 214:9 219:24 220:13 232:25 257:18 playgrounds 119:5 playing 147:9 194:16	Playtime 148:16 please 4:3,12,16 5:1,4 6:7 7:11 9:8 22:7,8 33:22 34:6 80:13 81:5 84:3 86:14 106:17 110:24 115:16 127:8 142:17,19 143:15 150:18 153:3 156:16 156:18 158:16 178:14 187:10 190:21 196:3,3 196:7 198:7 200:16 204:10 222:23 228:25 229:1 240:22 242:1 255:5 268:15,21 277:8 289:10 pleased 15:7 24:4 34:16 45:18 188:3 plenty 167:12 plots 233:4,6 252:25 plus 67:6 119:12 200:25 point 10:6 55:8 62:16,17 64:14 64:16 80:15 91:22,23 99:17 105:13 109:10

183:1,4,13,22 185:14 186:13 186:23 187:10 211:11 215:3 217:5,7 232:4 232:16 233:16 250:8,9,13 261:12 283:23 288:24 289:5 291:2,18 301:22 pointed 100:17 176:4 180:16 pointing 206:10 points 54:15 62:15 129:13 159:25 160:6 164:2 224:12 police 27:19 28:7 51:6,20 78:10 79:11 81:19,22 102:6 102:8 116:19 117:7,20 118:5 118:16,18 119:10 122:10 122:22 123:2 123:13 128:20 130:9,10,12,17 130:22 131:8 140:16,23,24 140:25 141:1,4 141:5 161:6,9 163:17 166:4 167:9,15 170:16 171:16 171:21 179:23 181:13 184:14 185:5,10,11 188:4,19 189:16,18,24 190:5,6 191:2 199:4,15,19,20 203:6,10 204:25 210:25	211:23,24 213:10,16,21 233:17 234:3 240:2,7 241:9 256:10,11,16 270:8 police's 185:1 policies 25:5 165:2 255:19 284:8 policy 19:7 35:18 164:18 164:22 165:4,7 217:14 263:9 263:12,17 264:2,13,23,24 265:3 Polish 176:9 political 32:20 pollution 123:8 194:20 236:13 236:16,19 266:23 poor 151:13,25 poorly 52:24 populated 227:15 population 53:14 91:7,8 219:13 populations 40:1 90:23 192:8 port 54:20 56:10 portion 28:11 54:19 56:18 59:1 71:1 77:3 98:14 128:15 128:16,17,19 128:19,22 210:20 251:9 253:2 portions 58:6 261:8,10 270:21	position 180:7 181:20 positive 90:13 possibilities 162:5 264:4 270:22 possibility 7:22 75:18 87:16 212:5 253:11 possible 21:2 102:12 122:24 123:12 142:7 198:16 204:21 247:7 275:21 294:25 possibly 10:1 125:17 140:15 140:17 158:4 191:12 231:19 233:4 246:3,19 253:15 260:8 266:25 270:19 post-hearing 289:18 postponed 7:5 postponement 6:12 potential 45:22 49:10 191:4 203:23 257:11 potentially 158:2 197:22 198:22 199:23 212:1 251:4 poured 186:8 poverty 16:25 power 161:5 162:16 233:15 PowerPoint 99:11,13,19,20 99:23 Powers 172:18 172:20,22,23 177:11,13,13 177:15 178:12	178:16,24 179:7,9 206:19 206:22,25 207:4,10,16,20 208:5,12,23 209:12 226:3 226:13 227:6 228:3,14 279:16 Powers' 279:13 practical 48:18 53:8 66:21 252:21 268:3 270:23,25 practically 88:21 260:13 271:18 practice 47:14 123:4 practices 13:16 26:6 38:1 92:13 255:18 284:8 practicing 153:10 pre-hearing 174:13 precarious 36:24 precedent 32:7 231:4 precipitates 36:23 precisely 284:23 precondition 166:18 predictability 43:21 95:12 predictable 38:5 42:25 287:6 predominately 225:7 227:8 preexisting 167:24 168:16 179:22	preferable 285:13 preferably 49:14 preference 285:22 286:4 pregnancy 36:22 prehearing 160:22 161:4 161:16 162:22 164:12 165:19 172:3 290:18 preliminary 6:10,18 11:20 52:13 82:11,15 82:17,18 202:10,12,15 221:17 281:3 281:11,12 283:5 premise 167:18 prepared 6:14 62:5 presence 167:4 present 6:6 7:9 10:17,24 14:6 44:15 47:18 51:2 61:7 70:7 70:10 84:17 93:9 122:18 126:1 presentation 14:13 53:17 64:20 84:6 90:9 114:17 136:21 137:3 137:14 205:22 246:8 292:10 presented 38:9 106:22,23 118:5 121:16 122:24 129:5 135:17,20,23 155:11 159:23
--	--	---	--	---

174:12 202:8 presenting 4:16 presents 116:21 preservation 211:13,18 preserve 93:2 211:10 preserved 183:19,21 president 173:1 206:23 226:10 President's 13:8 press 196:14 pretty 105:12 110:20 111:3 114:16 152:22 158:24 181:25 224:4 237:10 271:3,5 prevent 19:7 35:2 77:19 90:12 220:7 prevented 36:10 preventing 13:8 prevention 36:5 91:2 94:9 previous 16:11 139:20 236:12 242:4 261:8 previously 60:15 209:10 241:17 pride 42:9 50:15 primarily 57:15 59:25 60:11 107:19 132:4,9 159:21 214:11 primary 8:14 31:4 39:24 65:1 69:9 101:18 114:3 162:20,24 163:7,16,17 267:11,24 principal 24:16	47:2 62:5 110:9 274:21 principle 150:21 151:1,22 print 98:21 printer 5:7 prior 25:23,25 27:12 41:12 75:10 79:11 122:2 139:6 166:13 168:18 207:3 249:9 priorities 24:18 145:1 prioritization 145:2,6,10 priority 26:23 62:13 149:11 prison-like 204:14 prisoner 54:20 56:9 privacy 42:24 67:22 119:13 193:23 203:11 205:12 private 21:22 40:18 44:3,5 58:11 140:16 152:7 166:6 171:14 174:4 211:7,7,24 225:20 261:25 262:6 278:17 287:8 privately-own... 279:11,15 privileged 145:22 probably 9:23 32:8 109:10 136:10 147:4 147:14 191:23 211:1 223:25 236:5 243:10	251:8 288:15 296:23 problem 198:1 199:2 205:8 222:12 232:22 289:20 299:20 problematic 167:14 problems 190:25 202:3 203:15 proc 64:4 procedural 275:19 295:18 procedurally 114:22 procedure 19:24 44:23 265:22 procedures 5:21 proceed 5:9 6:16 proceedings 4:13 5:19 6:9 proceeds 203:17 process 15:12 19:8 27:16 28:24 32:22 35:23 46:24 47:9 49:6 50:22 51:23 64:18,19 75:24 81:1,1,7,13,13 81:16,18 83:5 84:1,7 86:5,7 86:17 87:9 88:19 105:16 105:18,22 106:13,14,16 111:6,10 123:21 138:6 141:17 144:9 145:10 161:13 161:14 164:24 176:19 177:25	178:8 180:21 201:16 233:22 249:25 250:15 250:21 252:5 262:20 263:3 264:4 266:1,1 268:24 275:7 279:1,21 283:24 284:10 286:14,18 298:16,17 304:3 processes 263:2 produce 37:13 produced 176:22 191:5 product 180:18 Production 93:1 professional 152:24 189:10 216:13 271:23 professionals 53:4 program 25:16 29:14 30:2,19 34:18 36:6,7 38:11,16 39:4 39:8 40:20,22 41:7,9 42:9,12 42:22 43:15 45:17,18 48:16 49:22 76:2,14 76:24 78:7,14 78:25 79:3 85:25 88:18,23 89:1 107:9 112:21,24 119:18 121:25 123:20 124:3 133:4,19 136:3 155:5 170:20 170:23,24 171:20 258:15 260:1,5 262:2 274:11 281:5,6	282:6 287:1,2 programmatic 33:10 46:20 67:3 72:7,10 73:5,15,19 75:17 76:12 77:1 82:8 87:3 92:21 108:2,2 108:18,20 109:4 168:9 238:9 251:6 252:14,18 253:16 260:9 261:10 263:20 271:19 programmati... 75:23 107:6 programming 26:9 34:24 276:17 programs 36:8 38:6,21 39:14 39:20 40:18,25 41:18 42:6,15 45:22 76:19 88:13,16 89:24 258:20 260:12 progress 95:8 prohibited 163:6 project 38:9,18 40:6 42:15 46:15,15,18 47:19 50:10 51:13 53:22 62:6,10,17 63:6,7,9,15,19 63:24 64:1,3,8 64:16 66:16 67:12 69:11,18 72:8,25 73:10 73:18,19 74:4 82:4 86:19 118:4 140:7 143:19 144:13
--	--	---	---	--

148:16 156:23 158:1,14 159:12 160:10 160:12 165:11 166:8 172:6 216:5 224:5 225:8 232:2 252:11,11 258:5 259:2,19 260:15 280:23 281:1,25 282:1 283:6 290:21 290:22 project's 168:9 projected 62:22 120:25 121:12 122:11 281:14 282:24 projection 290:20 projections 274:16 projects 41:12 248:22 promised 24:23 promises 156:11 prong 262:23 proper 6:13 43:3 50:10 84:8 properly 199:12 properties 18:18 27:6,8 48:21,23 49:23 49:25 60:21 68:15 75:12 79:16 164:20 175:12 205:12 225:24 264:15 265:19 266:2 278:8 279:11 279:15,23 280:3,10,11,12 280:12 292:3 property 21:22	27:12 30:3 31:25 48:21 53:22,23 57:11 61:6 68:15,20 71:17,21 75:12 82:4 105:20,21 112:23 115:19 117:4 166:21 166:25 167:4,7 167:9,16,21 168:4,12 171:14 174:7 174:16 175:14 181:12,14 182:13,13,18 182:22,23 183:6,15 184:19 185:19 187:18 201:22 203:25 204:11 207:13 211:6 218:23 221:25 222:13 225:12 238:19 253:9 264:5,5,6 266:8 271:25 278:17,18 280:9 property's 168:2 proposal 16:7 19:3 21:2 28:2 28:4,14 117:17 119:15 120:22 122:19 123:16 124:1 183:24 198:3 202:18 proposals 21:16 49:2,9,18 118:11 171:4 265:10 propose 51:4 177:5 proposed 17:2,8 17:24 18:10	27:13,17,24 40:6 41:19,22 42:1 45:20 51:2 56:2,20 68:9 92:12 117:23 118:21 119:1 122:12 139:21 153:6 154:19,23 155:2,20 165:17 166:14 169:6,10 171:13 172:8 173:4,20 176:14 182:14 187:17,23 189:3 191:21 197:13,14 198:10 203:7 203:20 205:14 208:2 219:12 220:8 232:19 232:24 238:8 248:11,22 250:3 257:3 258:10 281:15 proposing 47:15 124:14 157:10 227:13 prospect 16:17 171:22 prospective 251:16 prosperous 26:12 protect 173:25 189:14 protected 197:17 Protection 248:13 protects 272:21 protest 298:1 protesting 187:22	protocol 19:24 prototypes 101:8 proud 273:12 prove 170:3 proven 25:14 proverbial 183:6 provide 12:20 23:25 24:17 25:14 29:24 34:23 35:13,23 39:25 40:11,16 40:19 41:1,10 43:3 50:22 61:12 63:6,7 63:20 64:1,22 66:14 67:21 76:17 77:22 86:19 91:12 92:8,15 97:4 99:10 114:23 115:16 121:24 129:11 136:16 137:7,12,16 141:25 151:23 154:13 160:1 162:13 245:6,9 249:23 254:11 255:6 262:5,17 262:25 284:10 284:21 289:24 290:6 provided 26:8 85:12 136:19 136:25 137:8 152:3 165:9 224:12 238:3 250:15 285:9 289:24 provider 89:23 89:25 providers 90:21 provides 41:14 61:20 93:14	287:23 providing 22:5 27:24 39:1 40:5,7 41:18 46:5 65:15 68:7,7 96:11 122:6 134:11 149:8 152:6 159:4 201:18 244:1 262:16 279:23 280:4,4 provision 39:17 proximity 44:8 49:20 53:25 62:11 108:15 pubic 67:12 public 1:7 4:5 5:19 6:1,4 17:18 18:19 19:7 20:9,12 20:13,19 21:4 21:6,10,12,13 28:19 30:6 31:15 45:15 46:1 47:1 49:14,20 53:8 58:6 59:21 60:8 64:17 66:6,8,22 68:1 74:12 75:4 80:12 82:17 83:11 86:5 111:10,16 116:11,15 117:4,6,15 118:9,12 120:21 122:3,5 122:6 129:20 139:10 140:11 144:25 148:3 149:21 153:14 166:7,10 174:18 197:24 218:4,6,11,12 235:20 243:4
---	---	---	---	--

248:14 249:24 265:25 266:9 272:15 273:24 289:21 295:3 299:23 304:21 publically 117:15 publicized 39:3 40:9 publicly 38:25 83:3,4,5 publish 92:1 PUD 119:4,6,9 128:14,18 156:4,11 180:25 181:1 Pulling 273:16 pulmonary 221:20 purchase 27:8 48:23 203:11 209:15 280:5 281:9 purchased 175:5 203:5 208:15 209:15 purpose 15:20 19:5 39:24 40:10 60:14 69:13 78:21 119:16,24 131:2 137:7 138:4 165:23 169:21 192:14 196:6 207:7,10 248:24 266:14 294:3 299:7 purposeful 59:12 purposefully 38:5 purposes 5:23 39:2 133:12 207:9 pursuant 5:20	5:23,25 15:23 248:12 pursued 264:7 pursuing 65:13 purview 78:18 153:15 248:22 264:13 push 9:3 133:9 143:6 172:15 229:6 252:19 pushback 257:16 pushed 252:6 put 11:16 78:5 80:5 82:7 85:23 92:25,25 116:3 123:3 133:4,16 136:24 157:12 157:15 159:8 177:8 182:25 195:17 201:2 204:5 215:3,4 217:20 221:13 229:4 235:17 254:8 255:19 262:9,13 268:14 271:4 275:24 288:8 296:1 303:16 puts 189:18 putting 76:12 97:25 114:3 116:5 162:19 189:12 195:11 222:10 230:10 253:12 261:21	quality 29:25 32:4,6 41:18 69:12 146:25 149:4 151:13 164:20 165:6 249:1 quarter 102:20 143:24 quarter-mile 240:3 Quebec 153:5 question 12:23 12:24 13:20 21:3,13 22:17 22:18 33:17 72:16,24 78:4 80:4,13,23 81:5 82:4 84:3 84:20 85:18 87:13,17,19 88:18 89:12 101:22 102:10 107:15 109:1,3 115:8 125:19 126:3 130:5 131:9,10,12 132:11,17,25 133:1 134:5,7 138:17 144:12 156:21 157:24 182:10 186:4 213:2 216:23 217:21 218:22 221:4 222:23 222:23 223:2 224:11 225:25 226:2 227:22 228:10,16,17 235:12 237:20 237:22 239:1 243:3 246:6 256:1 258:23 267:8 275:2 280:21 283:2,4 283:5 285:18	295:18 297:23 301:19 questioned 117:18 questioning 69:19 95:10 170:24 questionings 138:19 questions 10:6,7 10:15 12:9,10 13:22 14:2,11 15:13 19:11,18 19:20 20:1,2 22:13,14,25 28:22 29:9 33:11,15 34:11 48:1 53:16 65:14 69:21,25 70:2,4,7,14,19 74:10 75:16 80:10 83:16 84:11 86:9,12 87:15 91:4 98:24 109:10 109:12,23 110:17 111:17 111:25 112:3 113:21,23 114:8,11 124:6 127:7 130:4,13 130:21 135:17 139:3,14 141:9 141:11,15 142:10 144:9 155:7 156:19 159:5 161:3 206:4,6,11,15 208:8,19 210:13 211:22 212:24,25 214:13 223:8 223:12,18,19 223:20,23 241:6 242:2	243:23 260:6 265:9 270:4 275:21 276:3 276:23,25 277:20 286:22 291:10 293:3 303:3 queues 119:8 128:18 153:24 quick 132:18 144:16 157:24 223:11 236:1 245:1 quickest 174:10 quickly 35:7 40:11,15 45:23 93:15 136:2 247:7 quiet 41:24 258:21 quite 10:2 75:2 89:13 158:19 166:19,22 218:23 219:23 234:10 239:24 246:2 252:24 287:23 288:5 quorum 116:11 quote 166:2 168:18 quoted 183:16 quoting 248:8 Qureshi 6:24
Q				
	qualified 12:3 34:9 221:3 253:14 qualify 11:22 173:18 qualifying 11:25			
R				
				R 1:23 4:1,4 R.J 134:8 R80 8:12 RA 238:1,5,13 238:16 268:18 RA-1 31:6 53:24 65:7 119:2 165:24 169:3 169:12,21 170:18 227:20

228:4 231:13 269:10,22 RA-1-1 173:11 173:21 181:3,3 225:12 226:14 227:7,12 RA1 227:18 RA10 8:18 rabbi 143:25 144:17 146:7 150:13 154:11 rabbit 150:5 Rabi 143:23,23 rack 63:23 radius 102:21 240:3 rail 62:10 rained 147:3 rainwater 184:17 raise 6:16 118:20 raised 4:22 17:1 45:21 46:2 47:11 87:5 119:20 120:21 161:3 174:23 191:22 216:18 242:21 250:21 raises 118:2 ramp 195:19 216:20,21 ran 261:19,19 range 40:23 76:13 89:2 128:12 169:11 170:18 179:14 ranged 17:16 rapid 25:16 rare 24:19 46:21 93:21 263:24 rarely 31:24 Rashad 9:18 24:2 rate 158:9	276:19 rates 92:4 ratio 57:12 269:4 287:8 rational 87:2 189:12 268:11 rats 194:23 201:5,9,11 215:15 216:3 218:22 219:6 220:2,5,7,9,15 226:23 ravine 213:20 RCW 165:7 reach 93:20 153:11 155:13 169:18 175:11 reached 50:15 134:18 293:23 reaches 59:1 reaching 168:20 reaction 122:21 read 16:9 72:24 73:2 202:10 readily 26:10 reading 174:25 ready 8:6 53:12 172:13 247:12 real 145:23 147:21 175:22 184:8 199:2 realization 122:21 realize 42:11 really 66:13 83:18,19 86:24 87:17 94:15 95:11,14 96:22 132:17 133:3 139:24 140:1 149:17,17 157:6,20 158:10 178:5 183:3 192:19 192:21 212:20	219:10 222:11 224:10 226:22 226:25 227:23 227:24 230:11 230:22 231:8 231:17 234:9 235:11 244:2 245:15,21 250:9 263:7 281:2 282:8,18 282:21 289:1 292:11 rear 27:25 120:11 219:21 269:14 reason 107:18 125:19 171:12 184:6 231:7 256:8 reasonable 19:4 22:20 48:15,18 56:18 67:5 92:20 112:24 113:3 169:17 170:13,15,23 171:24 173:15 173:21 179:11 179:15 186:5 198:19 205:15 228:7 260:5 262:12,24 263:4 264:21 reasonably 119:18 reasoning 107:24 reasons 18:14 39:5 125:3 164:21 197:8 231:25 259:3 268:9 297:25 rebuttal 11:5,6 11:7 129:12 245:7,10,21,23 246:4,22	rebuttals 246:5 246:16 rec 261:22 recall 85:8 136:2 157:23 174:1 206:25 241:18 receipt 49:9 receive 38:4 134:12 261:1 received 17:21 49:18 56:25 62:8 117:10 219:25 220:2 269:25 receives 248:9 recess 114:20 172:11 223:15 recipe 189:24 recognize 230:11 Recognizing 30:15 recommend 118:15 131:21 132:2,8 recommendat... 157:15 recommendat... 76:9 79:19 116:23 151:1 151:23 248:6,8 248:10 249:5,9 249:12,15 262:3 286:13 recommended 59:21 76:4 recommends 110:5 reconciling 91:25 reconsider 161:18 232:5 record 5:11,16 6:4,23 7:5	8:25 11:21 12:5 17:23 19:15 20:9 21:6 22:8 34:4 34:8 47:13 67:24 69:6 73:4 91:7,13 92:15,18 99:9 99:11,14,20 110:19 111:3 114:8 115:15 127:15 134:16 136:17 140:6 143:1 155:18 155:24,25 160:12,25 169:22 170:14 171:1 174:12 175:24 176:6 176:16 177:8 179:3 189:5 199:25 231:21 245:22 247:22 262:14 266:25 277:1 285:1 288:6,24 289:11 290:7,8 293:13 295:7 295:23 296:2 296:20 297:7 297:10,11,14 297:17 299:1,2 299:8,19 300:14 303:17 recorded 4:13 records 82:16 82:17 83:1 138:9 recreational 27:21 red 56:2 redesign 251:22 252:2 254:7 redesigned 252:11
--	--	--	---	--

redirect 275:20	56:15 66:25	169:8 196:4	relevance 243:2	remember
redirected	67:10	211:10,12	relevant 48:25	134:24 135:1
123:7	refuelling 54:18	regulations's	161:18 163:13	147:2 247:18
reduce 39:5	refugee 191:25	40:3	reliable 118:6	261:6 281:13
46:16 109:5,6	192:3,4	regulatory	122:18	287:4
118:8 257:10	refuse 219:14	285:20	reliance 53:3	remind 138:4
reduced 25:25	regard 18:8	rehousing 25:16	relief 8:10,21	191:13 289:5
127:25 159:24	20:22,23 21:1	91:2	19:6 24:5	removal 98:19
reducing 46:8	67:22 69:5	reinforce 38:8	30:21,22,25	188:7 256:21
refer 11:11	74:2,4 79:3	reinforces 43:20	31:3,5,9 32:23	remove 105:14
172:2	80:24 81:1,2	reiterate 62:15	33:1,3 34:17	125:4 267:19
reference 97:22	81:19,22	63:5 173:5	46:7,23 47:19	267:23
97:24 130:5	161:25 278:17	reject 162:15	47:20 48:10	removed 105:4
210:5 211:9	regarding 20:8	202:18 221:24	51:10 60:19	188:5
291:18	21:21 46:15	rejected 171:4	64:23 65:5,6,9	removing 43:14
referenced 47:5	86:20 110:12	relate 6:10,23	65:11 68:9,24	rendering
91:3,15,16	129:23 153:14	123:23 248:21	69:8,21 82:6	289:22 290:19
101:23 209:24	160:8 203:23	related 13:16	82:13 83:6,20	renderings
213:10	221:11 231:1	29:13,25 39:15	83:23 104:16	61:10 99:10
references	232:17 254:7	75:21 92:19	104:22 112:8	100:23,24
221:10	291:19	94:23 117:9	155:3 162:14	renewed 139:21
referencing	regards 65:14	131:12 255:20	166:7,14,18,21	Reno 18:12,22
107:1 261:9	67:24 98:16	255:20 274:23	171:7 186:22	18:22 21:5
referrals 248:11	111:11 140:14	275:6 284:1	231:5 238:15	renovating
referring 90:15	179:5 206:13	285:2 287:20	238:15 252:12	203:12
130:6 137:5	219:6 221:1	relates 185:14	267:11,19	reorganized
211:14,16	222:20 248:8	252:21 272:20	268:19,23	59:9
265:15	254:6 256:13	275:4 281:24	270:4 277:10	rep 294:6
refers 126:15	256:23 257:6	relating 78:4,7	286:23 287:23	repairing 90:24
refine 51:15	258:23 268:23	relation 170:17	relocated 201:3	repeat 265:11
reflect 26:17	270:6,7	220:9	relocating 68:16	283:1 303:12
52:4 155:19,25	registered 17:20	relationship	relocation 8:21	repeated 135:13
reflected 29:15	203:18	57:20 117:12	rely 67:23	143:11,12
reflects 165:1	regular 129:25	133:12 239:13	120:18 299:20	repeatedly
reform 25:18	151:12 295:3	253:24	relying 114:1	116:24 125:21
36:4,16 38:17	regularity 185:9	relationships	127:1	197:25
38:22 94:21	regularly	253:21 273:17	remain 56:14	rephrase 267:16
reforms 25:21	151:20 185:5	relax 123:11	remaining	replace 16:1
95:8	regulation 22:3	212:21	55:10 56:4	31:19 35:4
refrain 4:14	169:14 267:18	relaxation	61:5 141:8	37:23 88:8
refrigerator	regulations	166:16	remains 51:11	117:17 260:22
96:6	11:18 38:17,22	relaxing 240:25	remarks 3:3	replaced 28:3
refrigerators	68:5 113:10	release 49:1	159:15 303:19	151:1
96:23	123:11 161:24	released 219:17	remedy 94:11	replacement
refueling 56:8	162:9 163:3,13	220:10	161:22 284:12	15:24 44:23

49:25 95:24 151:23 171:17 replacing 16:3 36:3 42:2 91:1 117:2 159:17 report 16:10 17:6 91:22 92:2 110:4,8 110:12,19,25 113:18 220:6 262:4 284:25 286:8,10,20 report's 65:14 reported 152:16 reporter 4:13 5:2 reports 152:19 represent 123:22 144:1 159:11 representation 30:16 representations 160:24 representative 2:5 45:7 131:24 144:5 154:20 178:24 293:7,21 294:17,20 representatives 79:22 130:14 131:25 179:12 232:10 274:19 293:15,17,25 represented 44:25 45:3 79:23 144:5 representing 4:10 141:19 229:18 238:17 represents 92:13 reproduce 5:7 request 6:12	19:8 24:4 31:8 31:13 34:17 51:14 68:12 69:20 84:23 111:7 116:13 127:18 134:10 139:22 146:13 153:19 163:9 163:23 171:4 202:5 231:12 245:25 262:12 265:9 284:7 288:14 299:17 299:18 requested 5:13 30:25 31:1,2 47:20 85:4 155:3,22 166:15,22 167:6 173:8 198:6 200:7 225:14 269:2,4 269:5,10,12,13 269:15,16,19 269:23,23,24 289:3 291:24 303:15 requesting 144:14 267:11 requests 6:5 21:16 85:12 167:3 168:12 require 40:2 53:6 63:25 64:4 88:22 97:3 113:1,10 120:3 152:8,21 208:10 233:22 235:7 249:8 required 50:9 52:12 64:19 65:16 72:12 111:8 114:3 117:19 167:14 208:10 217:14	261:24 269:18 283:25 requirement 35:18 39:14 67:19 101:1 164:1 170:5,20 173:18 192:11 251:6 284:14 284:20,22 requirements 8:11,12,13,14 8:15,16 28:10 33:4 38:24 49:22 63:6,9,9 63:15,19,25 64:25 67:7 68:6 77:25 78:3 82:25 83:23 96:15,22 101:13 109:5 110:8 163:23 166:17 221:10 223:5 238:9 252:15 253:17 261:16 262:7 262:10 271:19 283:20 284:3 285:3 286:9,17 requires 5:19 66:17 113:2 122:7 164:19 211:12,18 requiring 29:3 152:12 requisite 5:6 reschedule 6:25 rescheduled 7:2 7:6 research 31:23 38:2 151:24 152:1 reserve 298:10 reserved 123:13 reserving 102:5 104:19	reset 7:2 resettlement 191:25 192:3,4 192:7 reside 35:5 residence 18:11 125:10 176:10 residences 61:5 resident 26:18 29:25 58:15 146:9 156:22 resident's 31:17 residential 27:20 58:2,9 73:12,16 112:19 120:5 125:12 133:8 154:4 165:6,8 188:2,7 193:10 194:18 225:2,9 234:18 239:24 residentially-z... 193:1 residents 16:12 16:16,25 24:10 24:23 27:22 28:22 32:14,24 34:21 35:24 39:8 43:18 45:21 46:2 50:17 52:6 57:21 62:21,22 63:22 64:4 73:25 98:2 117:18 118:18 133:13 144:2 144:12 151:16 155:1 198:20 201:23,24 205:6,11 231:5 232:11 253:22 253:24 255:13 259:4,6,7 269:18 276:12 residing 43:22	resolution 97:23 116:21 120:20 126:15 127:17 128:1 155:15 155:19,23 209:2 resolve 29:10 resolved 12:5 131:16 291:14 resource 35:22 76:19 122:1 265:1 resources 24:14 116:17 154:14 201:19 263:25 respect 30:5 234:9 respectful 39:9 78:25 respectfully 84:5 228:4 246:5 299:8 303:15 respite 107:20 respond 28:22 45:14,23 134:25 246:10 248:5 288:23 291:1 responded 29:8 46:4 130:21 134:10 135:12 140:20 176:12 209:6 responders 189:14,19 Responds 97:21 response 12:11 14:2 19:21 23:1 27:23 28:17 33:16 46:10 75:3 90:25 93:13,25 109:14 112:2 114:13 117:23
--	---	---	--	--

124:22 135:2 135:14 141:15 163:11 172:8 176:24 198:1 208:3 209:3 239:4 responses 29:19 29:19 49:8 124:22 201:15 296:18 responsibility 37:20 158:13 responsible 189:8 216:9 288:1 responsive 9:7 47:10 64:12 173:2 rest 89:9 235:22 restating 80:5 restaurant 234:20 restore 28:6 restricted 179:22 restriction 163:20,21 restrictions 136:6 241:1 restroom 44:11 108:14 restrooms 44:11 result 29:2 59:8 64:12 151:12 169:18 257:6 261:22 resulted 122:4 resulting 25:24 results 25:20 57:11 resumes 11:21 retaining 54:14 55:7 56:3,7,22 68:23 99:25 252:24	retirement 203:17 returned 30:13 reveal 118:11 revert 17:14 174:7 review 64:18 69:20 72:25 86:17 139:13 153:20 248:11 265:10 299:23 300:4,18 303:5 303:18 reviewed 12:7 75:7 140:7,8 153:14 reviewing 65:20 300:1 revised 8:20,23 28:4 46:12 revisions 30:8 30:11 74:14 revisit 284:13 revolving 291:11 RFP 105:22 174:14 175:13 208:9,10,21 RFP's 208:20 rhythms 255:14 ride 187:24 ridiculous 234:21 rig 66:3 right 4:2,9 5:3 7:14,25 8:7 9:3,22 10:15 13:21 14:1 17:5 21:22,25 23:7,9 26:13 35:24 37:20 41:23 42:12 56:1,19 57:18 58:5,20 60:1 71:2,23 73:2	74:16 76:22,23 77:1,8 78:12 81:9 84:2 86:10 90:5 95:8 98:13 99:18 108:6 114:10 115:22 116:6 128:19 129:1 141:6 142:24 143:21 148:21,22 152:2 154:22 155:20 156:15 157:5,13 158:19 159:9 162:4 163:4,8 168:13 172:12 172:13,19 178:15 184:5 189:2,3,22 193:11 194:17 195:15,18 197:6 203:25 206:2 210:14 215:9 218:25 223:16 224:9 226:16 228:15 228:18,25 229:24 230:7 232:25 237:11 241:10 243:15 243:20,24 246:16,18 247:1,2 254:20 256:21 257:2 266:7,7 273:19 275:25 276:12 276:22 277:1,6 277:17,20 278:8,12,14 282:22 285:25 287:7 288:13 291:9 293:1 297:16 298:10 303:25,25	304:5,10,15,18 rights 272:19 274:4,8 rigorous 27:16 ring 291:20 rise 99:25 182:20,20 risk 25:7 175:16 215:4,6 274:14 River 18:12 21:5 176:10 road 18:12 21:5 101:24 176:10 178:10 roadmap 25:2 roadways 102:23 roar 188:19 roaring 185:3,5 Rob 4:10 ROBERT 2:5 robust 25:15 36:5 47:9 75:24 94:9 Rock 165:8 rodents 201:9 204:24,25 220:5,7,16 role 6:2 30:15 75:21 137:7 263:1,6 Roller 294:9 roof 58:14,16 100:8,14 rooftop 134:3 room 1:23,24 4:4,16 41:8 44:9 57:23 58:1 59:23 96:6,24 116:20 125:16 133:20 133:20 147:7 147:20 148:9 148:10 149:9 156:4 167:12	261:19 262:17 rooms 43:5 44:4 96:11 108:12 125:10,12,13 125:14 147:6 147:10 148:7 261:25 262:6 284:17,21 rotated 55:19 rotating 142:21 roughly 42:6 49:13 round 195:1 235:3 route 122:25 233:5 routes 122:24 232:24 routines 152:8 RPP 240:15 ruin 133:15 rule 166:8 181:3 rules 5:21 175:17 ruling 169:19 run 17:4 123:8 160:6 191:17 191:18 263:7 263:14 275:20 288:15 running 215:9 220:16 runoff 184:17 213:3,4 233:7 rushed 164:24 Russian 174:21
<hr/> S <hr/>				
<p>S 3:1 4:1 sacrifice 145:21 145:24 safe 31:19 35:20 35:23 38:6 50:14 53:13 145:8 284:10</p>				

<p>safely 35:5 147:9 190:11 190:13 safety 29:7 30:4 37:13 40:11 43:13,15,25 51:22 93:14 94:14 95:14 117:15 129:20 139:3 185:11 188:1,10 191:1 215:1 242:23 sailors 189:11 Saint 9:20 11:22 50:3 53:20 69:13 sally 54:20 56:10 Samantha 115:5 San 192:5 sandwiched 32:10 sane 216:10 SARA 2:7 satisfied 113:15 235:13 satisfy 28:9 49:21 Savas 280:16 saving 103:16 saw 97:22 99:18 137:19 167:22 204:4 220:10 224:22 288:15 saying 33:25 34:2 54:8 79:25 83:10 103:21 170:25 176:7 181:16 193:17 200:5 201:22 208:18 282:6 says 208:14 248:9 254:25 264:13 275:3</p>	<p>301:13 scale 26:4 41:19 41:22 42:5,6 43:5 77:8 90:5 154:3 165:7 220:9 298:4 scaled 160:15 scaling 154:3 scattered 16:4 schedule 23:5 47:12 52:19 134:19 135:6 244:5,23 scheduled 7:4 116:17 schedules 52:14 297:1 scheme 58:19 school 41:3 47:3 68:1 120:23 121:15,18 122:2 131:24 139:24 145:16 145:19 182:7 191:23 197:6 232:7 235:22 272:16,24,24 273:4,7,11,12 273:16,24,24 274:16 school's 293:19 schooling 272:21 schools 47:1,4 111:16 121:21 121:24 139:10 139:15 140:11 244:17,19 274:12,20 295:13 scope 91:5 92:19 138:4 268:20 scrapped 171:15 screeching</p>	<p>185:6 screen 58:16 100:5 134:1,1 216:1 screenings 41:2 scrutiny 180:21 seamlessly 42:7 search 48:21 49:24 82:3 106:9 113:1,5 113:11,11 123:19 126:4,6 126:9,11,17,24 127:4 170:13 170:15 173:14 179:11 180:10 196:24,24 searched 26:24 searches 40:21 season 35:9 seat 14:16 142:18,18,19 seats 142:8,20 second 1:24 27:19 117:6 121:2 128:20 160:4 161:5 163:7,17 179:23 199:22 199:24 233:5 284:13 secretary 2:6 4:23 5:5 6:18 6:20 7:12 8:7 14:19,20 288:16 section 5:20 8:11,13,14,15 8:22,24 48:13 60:12 110:16 112:7,17,25 113:12 163:5 163:24 168:22 169:19 259:21 259:23</p>	<p>sections 223:3 sector 166:6 secure 49:12 52:1 130:13 151:8 securely 35:5 security 43:17 43:20 44:14 45:25 51:22 88:24,24 117:14 130:15 130:25 152:9 152:13 194:13 194:21 217:16 see 10:17 14:6 22:12 25:20 36:16 42:7 47:8 54:14,21 55:8,11,15 56:5,19 57:4 58:19 60:1,21 61:4 85:24 89:18 105:6 107:2 108:15 108:15 125:11 142:12,20 148:23 183:3,7 183:7,8,9,12 192:19,20 193:1,2 194:6 194:11 207:22 210:4,11,20,23 210:24 211:1 214:18 216:8 235:4 244:16 247:3 248:1 257:5 266:2,4 276:1 277:22 292:12 296:3 seeing 100:19 159:18 seek 30:20 32:23 46:23 173:25 seeking 5:23 33:2 48:10</p>	<p>60:19 64:23,24 65:6,9 68:10 68:24 94:10 104:16,22 166:7 268:12 seeks 40:25 145:8 seen 37:2 127:14 174:17 200:14 201:2 208:23 233:17 244:13 290:25 select 89:23 selected 27:11 27:16 29:5 30:25 78:22 79:12 104:8 164:10 174:20 209:5 250:7 selecting 167:25 168:15 selection 30:16 75:11 79:6,11 79:14 81:2 83:17,18,24 84:7 138:6 159:13,21 161:6,11,14,22 164:25 166:21 173:22 177:25 178:8 207:5,8 222:20 249:25 261:14 selections 294:16,16 self 8:23 162:21 164:9 selfish 181:25 sell 203:16 selling 278:18 send 145:12 senior 45:6 203:13 sense 37:19 38:12 50:14</p>
---	--	--	--	--

73:24 95:13 129:22 155:14 173:17 202:2 217:12 219:24 236:8 277:18 282:2 293:7 sensitivity 154:8 sent 21:16 99:12 138:10 separate 89:21 106:25,25 124:2 189:15 254:1 268:12 275:3 287:3,12 287:13 separated 73:8 73:21 separately 268:8 September 45:2 132:15 136:13 174:11,13,18 208:9 sequence 59:3 serious 118:1 147:25 199:2 201:14 260:24 seriously 149:14 seriousness 120:19 serve 25:4 26:17 36:21 37:20 47:4 52:5 64:2 75:23 77:19 96:9 248:23 265:2,3 served 13:7 45:8 153:11 156:12 serves 96:25 198:13 service 26:4 36:7 38:20 41:13,24 57:21 58:1 64:1,7 66:9 89:23,25	90:21 124:19 141:8 166:7 181:14 205:4 254:18 256:20 282:3 service-enrich... 16:21 37:24 services 8:9 9:12 9:14 13:2,5,11 13:16 24:15 25:15,17 26:10 27:4,20 34:16 36:14 38:17,22 38:25 39:1,17 40:15,17,19,25 41:1,20 42:18 48:6,20,25 49:15 50:4 51:20 67:1,7 76:1,17 77:9 77:22 89:3,22 90:2 92:22 93:6 94:10 95:15 116:14 124:20 151:19 157:11 199:10 254:12,17 260:17 261:2 263:22 266:5 271:6,9 serving 274:2,13 SESSION 3:4 set 13:17 32:7 58:3,9 104:7 174:16 251:24 254:18,20 286:20 setback 68:2,7 setting 41:24 61:11,11 273:2 settings 26:8 261:21 settled 103:3,4 settler 169:19 seven 17:8,10	73:7 153:11 160:7 169:10 182:17,21 187:15 197:1 222:16 240:9 259:12 269:9 269:11 277:11 seven-eight 103:15 SFO 49:6 105:15 106:13 106:16 279:6 shade 61:6,9 67:21 236:15 shading 60:25 shadow 61:5 Shahid 6:24 shaking 277:2 shape 165:12 share 26:17 28:21 30:22 45:13 52:5 148:4 154:10 159:19 192:18 293:22 294:20 301:23,24,24 shared 28:18 29:8,13 34:19 37:19 58:10 62:17 85:3 95:20 96:13 138:3,7,11 189:23 262:18 284:18,18,21 sharing 37:11 86:4 108:24 134:14 159:19 189:17 199:20 shaved 198:3 sheet 11:11 shelter 15:24 16:2,13,14,18 24:6,11,24 25:22 26:5,7 27:18 28:9,15	29:1 31:6,13 33:2,5 34:24 35:15,19,23 38:20 39:2,7 39:15,17,18,20 39:20,21,23,25 40:4,10,16 41:18 43:8,9 45:5,20 48:9 48:12,14 49:25 50:2 51:6,9 52:9,11 53:3 56:22 57:6,9 60:17,23 61:1 61:11,16,18 65:7 68:25 69:2,5 72:7 73:14 76:13,24 78:10 82:14 84:23 91:8,18 92:9 94:11 95:5 110:7 112:8,10 117:1 117:6,20 118:9 118:14,18 119:1 120:2,11 120:22,24 121:20 122:4,7 122:11 123:25 124:3 128:5 130:8,13 140:10 144:20 145:8 151:4,5 151:7,7,20 152:2 153:6 159:22 161:10 161:10,19 162:2,7 163:18 165:17,22 167:10 168:11 169:4,6,8,10 169:15,25 170:3,12 171:12,13,21 172:25 173:4,7	173:10 174:22 175:15 176:21 181:18 182:4,8 182:13 186:2 187:17 189:4 191:21 195:8 195:13 196:19 197:3,14,18 198:10,15,20 199:1,11,14,18 199:21 200:24 201:18 203:7 203:24 205:6,8 210:5 214:15 215:17 216:6 217:8 218:24 219:3 226:8 230:13,22 231:14,23,23 235:1 238:3 244:16 254:25 259:24 261:23 261:24 262:7 262:16 267:20 268:6 269:7 271:5 274:7 277:11 278:20 281:15,21 283:8,21 284:11,14,17 286:16 shelter's 46:11 118:17 sheltered 151:15 sheltering 16:20 shelters 13:14 13:17 15:22,22 16:4,7,15,23 17:4,11 19:10 26:1,5 35:5 36:11,14,21 37:25 42:3 49:23 51:25 52:23 53:14
---	---	---	---	--

74:8 77:14 117:2 124:12 124:16,21 125:11 149:4 151:23 152:1,3 152:6,8,10,16 159:17,20 171:5 174:3 186:16 230:11 232:6 262:1 268:22 291:20 sheriff 24:8 shift 44:21 62:16,25 130:11 140:18 259:11,14 shifts 117:22 131:6 259:10 shining 184:10 184:13 shocked 204:4 shockingly 245:16 short 110:4 114:20 156:1 172:11 175:8 short-term 8:18 31:20 34:17 39:4,13 40:9 40:17 45:21 56:19 63:23 93:25 94:1 96:14 136:16 146:14 155:5 shorter 53:2,7 74:1 251:1 shortly 47:7 51:1 shot 55:6,6,20 shots 55:10 shouting 204:22 show 26:7 55:24 58:14 60:14,25 61:13 66:21 118:12 138:9	142:3,5 180:9 196:5 228:6,19 289:22 showed 120:15 shower 147:24 showered 147:23 showers 148:3 showing 54:2 55:14 120:16 170:20 shown 66:23 99:23 192:13 shows 165:20 289:23 sic 84:25 111:8 sick 147:2 side 54:16 55:18 55:21,25 56:1 56:12,15 57:7 57:8 58:20,21 59:25 60:1 68:22 100:3 120:14 125:6 144:23,23 177:3 178:23 179:18 182:23 183:15 210:4 214:11 230:25 240:4 257:18 257:21,24,25 258:1 269:15 287:20 289:25 side-by-side 55:24 sides 158:24 165:21 sight 43:11 44:9 58:4 107:14 145:12 210:9 287:5 sign 40:2 93:11 241:3 signed 175:7 230:16	significance 123:18 164:7 225:13 significant 32:1 50:15 57:8 66:10 119:21 121:19 123:9 123:10 126:19 126:25 168:24 172:6 253:2,5 253:7 significantly 175:10 188:7 248:25 283:20 similar 31:1 79:2 81:17 111:15,20 118:3 154:11 255:2,14 269:21 similarly 40:4 120:13 simple 15:20 41:11 simply 28:3 37:5 113:1 162:2 164:21 166:12 167:23 169:4 169:19 170:9 194:9 simultaneous 303:6 simultaneously 303:21 sincere 181:23 single 18:24 26:25 43:12 65:1,4 67:16 68:3,8 69:9 94:22 120:9 127:21 159:25 166:25 196:17 207:24 218:6 224:22 262:17 267:12,25	284:17,21 285:14 single-family 46:14 68:14,15 68:19 125:5 154:4 165:18 166:3 183:14 196:20,23 224:18 225:5,7 227:8 230:23 256:25 289:17 290:4 single-member 229:19 single-story 58:25 single-wing 282:12 sir 23:7 81:21 82:22 91:3 100:22 106:21 290:16 sirens 185:6 213:10 256:14 sisters 146:5 sit 149:16 154:21,25 site 18:10,14,16 18:24 21:5,5,6 23:6 24:17 26:24 27:13,14 27:16,18 28:4 28:15,21 29:1 29:1,3 30:15 30:24,24,25 31:11 32:9 41:22 42:1 45:17,20 49:14 49:19 50:2,5 51:6 52:17 54:2,3,11,13 54:16,19,23,24 54:25 55:5,9 55:13,15,18,21 55:23,24 56:8	56:9,13,18,22 56:24,24 57:4 60:12,13,16 62:15 63:17 66:17,24 67:4 67:8 68:9,13 68:17 69:8 71:1,2,7,12,13 71:14 75:11 78:10,22 79:4 79:7,10,11,18 81:2,20,23,23 81:24 82:1,12 83:17,18,24 84:7 85:4 89:1 89:21 97:6 98:9 99:5,8 104:7 117:4,6 117:9 118:1,9 118:13,14,22 119:7 123:19 126:21 129:2 139:20 149:19 153:20 154:19 159:22 161:6,9 161:14,22 162:1,5,13,16 162:20 164:10 164:25 167:25 168:15 170:16 171:6,17,24 173:20,21 174:20,22 176:1 177:25 178:8 179:6,13 179:17,21,25 180:1,6 186:20 193:4,18 199:4 199:14,18 207:5,8,15,21 209:5,9,10 221:12,17,21 221:24 222:4,5 222:8,12,15,20 228:2 229:11
---	--	--	--	--

229:19 230:8 231:20 249:25 250:6,17,17 251:9 252:6,22 253:3,7 255:10 256:2,4,23 257:7,13,18 261:13 262:9 264:17 266:8 266:11,13 267:5 269:11 270:5,10,12,20 270:21 271:12 271:15 281:7 281:25 sites 17:8,10,22 17:22,24 18:2 18:4,21,23 19:1,10 20:19 21:2,8,16 22:21 27:3,11 29:5,10 30:10 30:21,23 32:14 44:23 45:17 49:4,5,7,10,15 74:21 75:2,5,8 75:10 79:20 80:1 82:3,5,10 82:10,24 89:7 89:8 96:10 102:20,22 103:7 106:22 106:22,23 107:10 126:17 126:21 131:2 138:6 170:14 170:16 171:3 173:15 174:3 174:19 175:1,4 175:23 176:7 176:14,25 177:4 178:16 179:15 180:10 191:4 205:14 208:15,25	209:14,15 221:22 250:3 262:6 264:14 278:6 279:6 280:5,18 siting 45:21 87:1 264:6 270:14 sitting 5:2 20:20 115:1 277:19 situated 197:18 situation 36:24 123:3 167:5,20 190:8 197:6 215:4 232:19 235:18 284:12 284:13 285:23 situation's 190:7 situations 93:15 six 16:4 45:15 46:18 49:18 67:7 72:9,20 134:2 138:20 142:22 146:12 158:16 182:17 182:20 197:1 198:13 227:25 259:23 271:21 six-floor 77:6,7 six-story 8:18 28:14 59:2 60:23 72:12 82:7 183:21 188:13,15 193:2,11 238:8 238:20 282:12 sixth-nine 57:13 sixth-story 71:9 size 13:13 41:25 42:4,6 46:16 46:18 49:20 71:5 72:13,15 112:23 122:1 169:7,10,13,20 170:17,21	188:16 198:16 221:25 227:14 260:3 sized 167:9 sketch 120:15 233:14 sketches 182:24 skill 24:13 skip 62:9 sky 237:6,8,9 267:4 slated 231:15 sleep 93:10 197:21 sleeping 41:11 43:9 108:16 slide 54:15,21 55:14 129:6 slightest 204:9 slightly 17:16 sliver 145:21 slope 54:22 55:22 129:5 slopes 99:5 slots 132:1 slow 116:7 123:17 small 16:21 36:25 71:16 96:6 108:24 165:7 201:2 227:16 smaller 16:4 17:4 24:24 26:4,8 31:19 35:4 37:24 41:19 42:5 53:13 88:20 112:23 149:18 159:20 170:21 222:15 231:19 231:23 232:5 238:3 260:3,7 271:2 SMD 115:19,20	132:12 134:21 135:3 154:20 229:22 272:11 smoke 204:21 smoking 204:20 smothered 148:18 snacks 96:6 SND 127:12 social 38:20 40:22 89:1 soft 61:24 softer 60:3 soil 100:13 sole 168:23 299:7 solely 172:1 280:8 solicitation 49:1 49:6 105:17,21 106:3 175:25 208:19 266:15 278:22,23 279:1,2,5,6,20 solicitations 21:21,24 49:8 89:22 174:15 174:17,18 279:14 solidarity 38:12 solstice 61:4 solution 26:24 77:13 118:2 232:21 235:7 235:25 263:11 263:17,25 solutions 25:14 51:5 87:8 solve 258:17 somebody 93:6 93:9 148:13 someone's 287:9 somewhat 55:18 55:20 224:19 son's 145:17	214:2 sons 146:11 187:15 soon 85:20 92:1 sooner 296:16 sore 183:6 sorry 11:7 70:16 83:8 84:13 105:16,17 115:4 150:16 156:17,17 157:4 172:16 200:2 209:17 209:18,22 216:23 240:19 241:5,25 244:3 246:25 251:2 267:16 275:18 276:9 277:5 283:1 285:17 297:19 301:2 302:12 303:12 sort 96:12 108:9 108:21 133:14 166:14 213:2 222:2 241:3 254:11 259:14 261:4 272:12 282:1 sought 16:13 19:6 49:13 65:12 268:19 287:23 sound 4:20 236:25 sounds 101:15 157:6 193:20 283:16 sources 97:15 south 1:24 54:16 54:23,24,25 55:17,21,22 56:17,23 57:2 57:8 58:8,22 59:25 99:5
--	---	---	--	---

118:25 182:23 183:15 225:7,8 227:8 251:9 253:2 256:24 257:4,13,19 258:2,3 289:22 290:5,21 292:3 southeast 179:21 southeastern 70:25 southern 62:16 99:7 space 27:22 37:11 40:17 41:7 57:15,16 58:7,8 59:21 64:1,7,17 95:18 101:8 102:14 111:10 119:4 133:18 151:19,21 152:7 158:5,7 198:16 219:21 240:9 271:12 287:7 spaces 28:8 40:18 43:10 58:5 60:8 63:7 63:11,14 73:8 102:6 117:18 117:20 122:8 122:15,17 123:12 141:4,8 149:10 236:7 240:7 241:2 spats 167:14 speak 4:17 5:1 10:4,20 11:1,4 15:16 24:13 33:8 54:7,9 96:17 146:21 150:11 153:8 177:20 178:5 199:25 203:1	228:24 275:12 276:8 SPEAKER 33:19 87:13 90:7 speaking 4:19 21:23 229:15 229:15,17,21 292:2 speaks 19:12 80:3 106:2 179:4 special 5:9 8:10 24:4 31:5,8,12 44:6 51:2,9 64:10,14 65:6 68:24 69:4 110:6 111:5 112:8,10 116:12,17 131:3 146:13 150:2 160:18 163:4,9 169:5 169:12 170:1 170:12,18 173:9,19 180:7 181:22 190:6 192:12 252:12 254:22,23 295:4 specialists 101:3 specialize 96:16 specific 20:20 20:21 29:23 33:1 40:1 44:11 77:21 90:24 93:3 113:1 169:22 255:5 286:12 specifically 5:13 21:8 37:8 65:19 85:9 102:3 137:2 152:1 197:4 207:8 209:2	221:11 specifications 174:16 specifics 31:12 specified 248:23 speculation 156:7 speed 204:4 spelled 138:2 spend 198:20 spending 93:5 spent 32:1 86:24 192:2 195:21 196:22 203:19 split 51:8 spoke 45:10 98:7 104:10,25 124:9 130:15 156:3 216:17 spoken 143:13 199:23 sport 143:19 spots 102:19 147:4 sprawling 73:22 spread 87:21,25 88:15 spreading 16:23 38:10 spring 61:2 165:1 square 8:19 49:13 54:4,13 71:6,9,17 72:2 72:18 73:13 101:9,11,14 144:25 198:19 235:2 266:7 270:1 stable 40:12 stacked 190:5 stacks 251:14 staff 2:8 28:7 40:22 44:15 48:5 57:25	62:4,21,24,24 63:21 87:24 88:18 89:1 112:20 151:5 151:16 198:11 199:10 200:25 205:3 255:21 259:8,9,10,17 291:6 staffing 255:10 stage 101:4 stages 51:23 82:11 staging 130:25 stakeholder 45:1 293:8 stakeholders 16:11 24:10 34:21 45:9 50:25 51:12 79:1 80:20 294:19 stand 76:9 247:12 272:4 standard 65:21 66:19 77:17 92:20 158:9 170:18 211:18 254:22,24 263:5 standards 36:6 39:16,18 47:14 69:19 77:22 89:11 96:18 110:15 119:17 166:10 174:4 225:14 262:16 standing 7:11 116:19 177:2 standish 46:8 standpoint 97:4 263:21 stands 111:4 179:5 Stanton 196:11	196:12,15,16 217:1,4,12 218:1,8,10,14 218:18 start 9:23 11:19 14:12 48:20 51:1 52:19,20 70:11,20 181:16 186:13 212:16 243:11 248:4 252:3 253:21 275:3 298:1 started 27:5 105:18,24 158:20 242:13 280:7 starting 25:20 269:1 283:23 starts 73:21 259:11 state 19:9 34:10 41:3 48:17 80:3 84:13 113:19 115:15 229:3 stated 65:19 72:11 80:6 112:12 116:24 117:14 126:16 164:22 185:18 212:11 241:13 241:17 258:25 265:13 280:17 283:10 statement 11:9 11:10 19:11,15 73:3 126:3 127:3 129:23 159:23,24 160:23 161:4 161:16 162:22 164:2,12 165:19 172:3 174:13 215:17
---	---	--	---	--

249:24 256:8 272:5 289:10 290:18 297:20 301:24 statements 11:7 121:20 175:21 245:12 248:1 297:21 299:4 states 13:6 35:17 165:4 248:21 stating 4:17 111:21 199:17 station 27:19 28:1 51:6 56:9 62:11 66:25,25 67:10 78:10 79:11 81:19,22 117:7 118:5,16 119:10 123:2 123:12 128:21 130:9 161:6,9 163:17 166:4 167:10,15 170:16 171:16 171:22 179:23 181:13 188:4 188:21 189:17 190:6 191:2 199:15,19,20 203:6,10 204:25 207:23 210:25 213:11 233:17 234:3 256:10,11 267:21 stationed 187:19 stations 54:19 statue 208:14 284:24 status 10:8 11:6 19:25 23:15 242:5 statutorily-m...	162:1 statutory 171:23 Stavropoulos 202:21,22,23 stay 23:20 93:23 94:12 96:14 121:21 142:9 142:14 145:5 150:1 156:17 160:12 273:3 274:7 stayed 130:19 146:24 staying 91:20 244:1 272:25 288:25 steadfast 51:11 step 28:23 148:25 173:11 232:4 286:14 steps 46:24 stick 177:22 179:8 183:5 stiff 16:8 stigma 39:6 stole 187:12 stones 50:15 stop 152:10 241:3 275:4 storage 36:2 57:16,17 59:22 63:20 stores 18:20 225:16 stories 8:16 31:4 33:4 46:18 60:20 68:10 72:9,20 119:8 119:9,22 128:21 129:1,2 148:2 153:22 155:21 165:25 166:11 181:5 182:17,18,20	182:21 188:14 195:15 197:2 197:16 198:7 227:25,25 251:3 271:21 storm 98:11 123:8 233:7 story 64:25 67:7 67:17,17 132:22 165:16 192:22 223:17 236:8 270:4 straight 107:22 stranger 144:19 strategic 25:10 25:19 35:2 90:18 94:5,21 strategies 25:5 35:3 90:24 93:3 strategy 88:15 stream 217:11 streaming 197:21 217:2,6 street 1:22 4:5 18:12 42:12 53:24 54:24 55:11,16 56:17 59:2 60:15,18 63:3 91:9 111:23 117:20 120:6 123:13 128:12,20 143:17,24 147:14 153:6 154:18,22 172:24,24 173:12 181:12 182:3 187:25 188:2,4,8,13 188:15,16,17 189:2,3,7 190:9,19,20,23 192:25 193:2,6 193:7,10 196:2	196:17,20 199:8 202:24 203:3 207:14 207:22 213:25 214:21 215:9 216:1 224:20 225:8 227:11 229:10 230:24 231:1 234:2 236:7 239:22 240:4,8,12,12 259:13 271:1,2 271:4,8,13 291:20 streets 63:12 strengthen 41:4 stress 37:14 stretch 239:23 strict 37:12 stricter 255:17 strong 158:24 285:22 strongly 110:5 118:14 144:13 strove 123:21 structure 8:14 18:3 42:16 61:25 100:6,12 118:2,7,21 140:24 145:3 158:3 163:7,16 163:17 168:1,1 171:20 182:16 189:16 198:17 204:14 205:10 207:19 208:2 233:20 238:8 240:16 241:6 251:1 252:19 257:3 268:6 282:11,12 283:15 structured 145:5 structures 31:4	50:11 65:1,4 69:9 114:3 117:12 162:20 162:24 248:16 260:7,7,12 267:11,12,14 267:17,24 268:12 270:10 student 144:24 students 145:19 232:13 studies 60:25 study 58:7 62:7 63:14 64:11 111:6 175:22 208:23 stuff 142:15 stumps 216:2 Stuvley 280:15 subject 24:12 39:14 112:23 116:14 158:23 170:22 202:25 260:4 subjected 52:10 188:11 submission 49:9 52:20 118:23 126:16 127:2 127:14 172:8 289:19 291:1,2 292:20 301:3 submissions 298:17 submit 5:4,15 170:6 247:24 289:11 293:13 295:21 302:14 submittal 302:20 submittals 12:8 submitted 11:21 12:4,16 19:12 30:12 47:12 59:5 79:19
---	---	--	--	--

82:21 171:1 175:25 245:12 294:13 295:24 submitting 110:14 subparagraph 163:6 subsequent 29:7 106:4 250:17 subsequently 17:20 substantial 31:15 66:22 67:11 68:2 202:5 245:22 289:21 substantially 119:15 137:1 192:14 196:5 207:2 subtitle 8:11,12 8:15,16 110:16 success 42:10 125:22 146:4 successful 26:7 36:15 95:25 sudden 280:22 suffer 146:5 190:23 sufficient 42:2 100:13 151:19 303:18 sufficiently 52:14 222:9 suggest 132:1 202:18 285:12 suggested 18:9 19:2 20:8 73:4 120:10 124:17 129:8 133:5 167:12 202:17 239:22 suggesting 287:21 suggestion	221:18 240:24 303:13,14 suggestions 17:21 20:9 50:19 80:1 246:14 suggests 31:23 202:15 suitability 278:11 suitable 35:14 171:6 suite 1:24 44:5 Sullivan 234:1,2 234:6 236:23 237:1,5,7,9 summarize 170:10 summary 64:23 205:24,25 277:22,25 summer 30:20 30:24 52:17,21 61:3 211:4 238:7 sun 60:25 Superintendent 41:3 Superior 161:21 supervisors 112:20 supplemental 160:14 303:4 supplemented 290:8 support 10:20 11:1 15:21 19:9 25:12,15 26:11,18 32:9 36:8 40:11 41:4 45:20 47:16 48:8 52:5 59:14 60:19 65:8 69:21 77:9	87:8,9 94:15 94:19 95:22 97:15 110:6,15 117:1 119:21 119:22 127:24 128:5 141:25 142:1,3,18 144:13 153:8 154:5 155:3 158:17,17,18 187:3 205:6 215:1 222:8 230:13 231:18 254:15 286:15 286:23 295:25 supported 35:6 51:8 65:2,3 102:2,4 155:16 238:16 supporting 5:4 supportive 39:8 90:2 92:22 93:16 254:12 254:17 supports 36:14 37:22 40:15 41:2,20 89:3 93:15 95:15 118:13 123:24 159:16 173:7 230:9 260:17 supposed 140:19 189:14 215:25 231:4 292:16 sure 12:7,19,22 14:9 19:14 32:1,3 33:23 34:3,5,7 72:16 76:19 78:22 86:3,21 87:18 88:11 94:13 97:8 98:6,25 102:16,18 104:13 105:1	105:10 109:10 114:16 115:24 115:24 126:8 126:20 127:20 131:17 133:16 141:16 157:9 186:14 199:11 219:22 224:10 230:5,6 237:21 240:21 250:2 251:7,7 254:10 255:9 257:12 260:11 261:18 262:15 263:6 268:25 272:17 275:22 288:11 291:9 295:19 surface 256:13 256:18,22 surprising 237:3 surrounding 38:7 39:10 42:8 50:11 60:14 61:2,14 67:13 69:17 128:7 149:21 164:20 217:18 255:15 271:25 survey 63:10 sustainable 52:1 swallow 181:2 swear 15:1 swearing 14:21 Sweeney 186:11 187:12,14 214:12 215:2,8 switch 153:1 175:9 swollen 147:3 sworn 4:23 7:13 14:18,22 Symmetra 9:9 62:5 synagogue	144:1 system 16:14 25:18,21 28:17 36:16 52:11 76:17,22 77:3 88:9 90:25 93:13 94:13 109:7 260:20 272:16 systematic 171:8 systems 59:7,10 68:1 <hr/> T T 3:1,1 table 4:25,25 5:2 110:22 156:16 157:1 239:20 tactics 156:7 tag 251:19 tailored 26:9 take 15:8 31:22 33:11 71:24 74:2 77:16 104:21 109:23 114:14 115:9 115:11 121:5 125:17 132:24 142:18 147:10 150:9 153:24 157:5 160:5 168:13 175:15 191:6 194:4,4 203:22 206:7 212:9 223:11 223:14 233:2 234:7 245:23 246:7 247:3,13 253:5 271:4 282:19 286:25 taken 19:2 64:13 67:19 79:21 113:7
---	---	---	--	--

114:20 172:11 223:15 233:2 256:17 takes 25:1 212:15 234:12 talk 33:9 53:21 62:2,20 64:9 85:1,6 87:14 119:19 125:22 125:24 136:8 157:16 177:20 177:24 195:4,6 200:20,22 235:20 252:20 268:21 291:8 talked 75:5,7 82:2 85:9 87:21 97:14 106:12 126:4 135:7 213:1 224:13,14 231:22 238:4 250:4 258:16 266:16 277:9 279:7,19 287:4 talking 20:25 86:25 87:23 136:13 148:10 193:5 194:13 194:14,14 195:11,21 208:1 221:5 232:9,10 238:24 259:18 261:13,14 270:14 talks 217:23 223:4 tall 57:13 120:12 125:6 166:1,3 182:17 182:18 183:7 236:21 270:15 taller 155:8,12 155:21 231:2	tallest 128:15 tangible 31:18 Tara 196:10,16 200:23 tattoo 234:19 tax-paying 190:22 taxes 204:11 taxis 239:25 taxpayer 173:23 186:6 taxpayers 187:1 204:10 tea 147:12 teachers 273:17 team 24:12 30:17 45:2,5 45:12 46:1,25 47:9 50:9,12 50:15,16 52:16 53:4 78:8,21 78:21 81:15 85:9,20,22 86:2 98:17 131:20,22 132:13 135:16 136:12,15,20 136:22,24 137:5,9,13 138:3,12,14 139:11 140:4 232:9 242:7 244:7 246:22 251:21 274:20 274:24 293:16 293:25 294:20 teams 29:11,21 45:1,11 51:19 52:13 78:5 86:25 104:6,7 138:2 292:6,18 292:24 293:2 technical 39:1 technically 59:20 229:25	tell 20:20 21:7 91:11 104:8 178:21 240:13 tells 192:21 Telly 18:18 Temple 154:21 temporal 35:11 temporarily 28:11 105:5 120:24 274:7 287:19 temporary 8:21 28:13 31:9 39:3,15,18,20 39:25 40:5,7 55:1,2 64:9,15 65:9 69:1 96:10,19 101:23 102:12 102:14,25 103:1 104:9,10 104:13,15,17 104:21 105:10 110:12 111:5 111:11,22 122:4 123:13 129:9 140:14 140:15,17,23 141:6 152:10 184:1 195:13 195:14 203:24 212:3,7 232:20 239:18 273:2 298:7 299:7,10 301:20 ten 13:2 42:23 43:2 67:6 72:11,21 73:8 73:20 75:17,19 77:7 92:13 95:10 107:7 109:6 125:17 133:9 134:19 284:23 tenants 220:6	tennis 64:15 65:10 101:24 102:1,12 104:18 105:4 105:11,14 119:5 122:17 123:5 160:19 181:15 183:22 183:25 184:1,4 184:10,19 195:23 211:25 212:6 232:17 232:22,24 239:7,18 298:7 tenor 196:2 tens 189:11 term 39:17 285:11 terminology 286:3 terms 62:19,19 62:24 63:4,13 63:24 64:14 70:3,8,10 71:5 83:23 96:15,17 169:10 177:17 198:6 234:17 235:21 245:20 255:21 260:19 260:21 287:5 288:24 292:3,6 292:10,15,22 294:17 296:3 terra 58:21 60:1 60:9,11 135:25 terrible 148:11 test 126:18 260:1 264:8 289:19 testified 5:14 66:23 87:6 209:19 210:25 214:14 217:1 243:22 265:8 testify 4:21 14:7	15:11 17:20 34:22 48:7 53:11 83:21 86:8 115:21 132:12 150:25 160:8 170:10 179:18 185:12 202:25 293:1 testifying 15:20 19:5 150:20 testimony 5:3 7:10 10:4 12:8 14:11 15:8 19:23 20:7 22:5 23:25 24:17 28:25 47:25 66:10 74:11 76:11 77:25 79:8,24 80:2,17 82:3 82:25 84:17 86:16 91:3,17 94:6 101:16 103:12 104:6 106:11 109:19 114:23 115:17 128:7 130:7 138:17 139:10 141:25 143:3 150:8 154:1 157:8 158:1 159:4 165:3,16 170:8 171:1 172:4 173:13 178:22 179:8 206:9 220:1 221:5 224:13 227:23 242:4 244:1 250:3 253:10,19 254:7 255:3,6 256:9 259:22 261:9 279:14 280:1,18 281:20 289:16
--	---	---	--	--

292:21 298:25 tests 186:21 Texas 234:15 thank 9:22 13:25 14:23 15:15,17 19:19 19:22 21:25 22:2,16,23 23:2,4,4,7,8,21 23:22 33:8,12 34:6,12,12 47:18,23 48:3 48:7 53:11,18 53:19 54:9 62:1 64:21 69:22 70:20 81:11 84:19 86:11 87:11 90:7,8,8,9 97:17 103:11 103:11 110:18 111:24 113:20 114:6,19 115:6 121:8 124:3,5 126:2 127:5,9 127:9 129:14 130:3,4 132:16 134:6,14,17 143:21 144:8 146:6,7 150:3 150:4,13,17,24 152:22 154:16 156:14,15 157:2,3,7 160:4 181:5,10 186:9 191:7,10 196:8,9,15,15 200:8,9,11 202:19 205:19 205:20 206:16 206:21 213:6 215:13 223:7 225:25 233:25 237:1,5,11,24 241:23,24	242:3,4 243:15 243:18,24 245:3,4 248:3 250:22 254:4 258:7 259:20 262:21 265:5 266:20 267:7 268:16 270:2 275:14,15,16 277:3 289:9 294:12,12 304:4,11,15 thankful 148:17 Thankfully 148:15 thanks 33:20,21 121:10 129:17 141:20 156:10 200:3 206:19 243:17,25 297:16 that'd 142:13 159:6 Thayer 191:9,19 191:20 200:4 215:12,12,13 215:14,23 216:16,25 they'd 70:2 295:14 thing 26:14 126:7 180:12 183:9,12 195:20 200:22 234:9 236:14 241:4 247:11 things 37:19 93:8 96:7 97:7 98:6 105:2 125:22 126:13 129:19 130:10 130:11 131:4 132:6 133:16 137:12 143:10 143:11,12	149:17 150:11 184:17 200:19 200:20 219:15 226:24 227:4 236:1,11 247:15,17,22 254:18 256:22 258:16 261:4 264:18,19 281:7 284:6 288:17 289:2 295:13,14 297:13 things/interests 76:16 think 8:2,5 13:1 13:19 21:13 22:17 23:17 76:6 79:5 80:11,15 85:2 87:17 89:18 91:15 92:17 95:9,11 96:23 97:22,25 100:20 102:2 104:24 109:3 110:15 113:4,6 125:7 128:3,10 129:5,21 130:5 131:9 134:23 136:10 139:16 140:1 141:25 143:19 148:19 153:22 155:10 156:2 165:20 173:10 181:19 181:25 182:9 184:22,25 185:12 186:14 193:7 195:4 208:12 213:9 213:19 215:2 215:15 227:1 230:14,15 232:15 234:11	234:22 235:6 235:10 236:3,4 237:14 239:7 239:15 240:5 240:24 243:2,6 243:10,12 244:12 245:24 246:3,11 247:9 253:19 259:6 264:20 265:12 267:9 273:23 285:6,7 288:2 288:14,24 289:6 290:1,7 291:23 296:19 296:22 297:8 298:15,22 299:25 300:3,4 300:23 thinking 106:18 195:3 235:10 244:17 thinks 187:5 third 124:15 162:19 168:25 168:25 187:17 232:19 236:7 thirty 222:6 thorough 126:9 126:11 205:17 thoroughness 84:6 thought 9:25 76:6 106:14,18 106:25 132:9 193:21 197:17 281:2 289:5 thoughtful 47:10 182:2 thoughtfully 145:1 thoughts 11:12 244:10 245:15 298:23 thousand	169:15 thousands 149:1 189:11 three 7:25 9:24 17:7,23 18:2 19:12 27:10,25 29:4 30:9 31:4 53:24 64:24 65:3 73:15 74:15 79:16 97:19 101:12 106:24 116:1 128:14 135:24 142:22 145:16 146:17,20 153:6 155:9 165:24 176:7 176:14,24 177:4 180:5 188:14,22 191:5,12 195:8 195:14 196:22 197:7 198:2 200:21 203:2 205:5 211:1 227:25 229:6 230:2,3 234:5 237:4 238:22 238:25 251:3 264:22 265:21 268:22 278:19 279:3,5 281:15 281:21 283:8 293:17 295:25 three-deck 160:16 233:15 298:5 three-level 99:4 117:23 three-prong 126:18 three-story 119:2 167:10 216:20 227:9 238:6 282:11
--	--	--	--	--

<p>thrive 37:22 41:25 throw 302:13 THS's 39:13 thumb 183:6 thunder 187:12 Thursday 134:25 135:3 tied 44:10 till 301:17 time 6:8,16 10:5 10:7 11:2,4,14 11:16 15:8 16:6 18:5 23:12 29:4 32:1,17 37:2,2 44:3 53:15 70:2 75:6 76:18 79:11,16 86:8,24 91:23 91:23 94:2,16 95:2,5,7,22 102:25 111:22 114:10 115:25 117:16 118:17 121:5,7 122:12 131:21 135:13 146:6 147:2,13 148:20 152:25 157:5 158:20 160:15 161:2 167:8 174:10 175:8 178:9 194:16 195:21 198:11,21 199:16 200:8 212:16 217:5,9 217:10,14 220:11 228:21 234:23 236:23 237:13,14,23 245:25 255:12 259:16 273:1 280:23 284:3 291:19 296:19</p>	<p>296:23 300:18 302:3 303:18 304:12 timeframe 252:7 timeframes 261:16 timeline 27:3 49:17 52:18 260:23 292:9 times 36:7 62:25 63:2,3 144:19 169:10 180:5 194:22 255:13 timetable 243:8 timing 251:24 264:1,11 295:18 296:3 299:14 tired 185:15 tires 185:6 titled 15:24 today 4:8 5:4 6:11,15,23 14:21 19:5,13 24:4,12 27:14 30:24 32:23 33:8 38:10 42:7,15 46:23 48:7,10 53:11 94:22 99:19 129:13 131:15 137:20 149:7 156:9 165:16 172:5 181:20 185:17 198:2 200:7 202:15 258:6,16 261:4 281:20 289:25 298:2 today's 4:11 29:22 told 14:25 121:13 122:8 135:4 179:13</p>	<p>185:25 198:8 216:9 218:3 230:2 243:7 tonight 93:10,23 tools 121:25 top 54:23 55:6 58:16 61:3 93:5 99:6 149:11 183:11 189:13 209:21 210:20,24 211:3 236:15 236:20 281:17 topic 180:14 topo 209:19,23 213:19 topographical 60:16 168:3,8 topography 55:14 67:2 128:25 153:20 168:6 182:15 210:2,6 270:6 total 42:10 49:12,12 totally 175:20 230:9 touch 255:4 touched 261:16 touchstone 56:5 tough 187:5 touted 174:8 tow 256:15 tower 165:17 230:22 town 18:18 91:11 182:9 townhomes 230:24 townhouses 119:3 188:6 227:10 toxic 37:14 195:16 toxins 216:12,24</p>	<p>traced 167:6 track 30:23 108:12 247:15 tradeoffs 263:16 traffic 12:3 24:16 31:10 62:19,20,23 63:3 148:24 149:23 170:4 188:1,9 190:4 190:7,25 198:22,25 199:3 220:22 220:25 221:3 255:2 258:4,5 258:24 259:2 259:13 276:7 276:11 trail 24:22 training 40:24 tranquil 197:9 transcriber 172:13 transcripts 296:20 transfer 47:13 56:10 transferred 147:18 222:5 transience 152:9 transition 24:22 224:19 225:25 translated 87:3 transport 54:20 transportation 9:10 18:20 27:4 49:14,21 62:2,6,8 64:11 111:3 112:4 113:24 235:20 259:1 266:10 295:12 trash 46:13 55:3 57:6 68:11,16</p>	<p>68:20 87:7 103:25 120:9 120:13,15 188:24 194:23 204:23,25 215:15 242:22 256:19,20,24 257:23 trauma 37:7,12 41:5 94:17 151:25 trays 147:10 treat 144:19 treated 149:19 treatment 61:21 tree 61:9 183:10 188:6 211:5 treed 55:11 trees 67:20 184:20 188:3 194:4,4,8,9 210:16,18,22 210:23 216:2 233:4 236:17 tremendous 146:3 tried 135:4 trigger 131:11 trip 259:18 trips 62:23 truck 120:3 189:23 190:3 219:20,22 truck's 64:4 trucks 188:1,21 188:22,25,25 189:1 199:7 201:20 214:20 256:15 true 13:24 21:20 121:22,23 182:1 218:10 239:2,14 262:19 273:13 296:21</p>
--	--	--	---	--

<p>Trust 93:1 try 23:6,20 54:7 54:9,12 59:17 60:4 90:11,13 106:5 109:16 137:9 142:6 156:8 159:3 187:8 206:20 222:25 239:4 239:11 246:17 246:17,18 247:6 253:4 261:5 296:5 304:17 trying 77:4 80:3 80:5 83:16 96:19 108:12 108:19 126:5,6 126:10,12 134:21 157:5 158:25 162:10 186:16,17,23 187:4 196:22 217:22 227:3 228:10 229:14 246:25 247:10 253:8 254:11 265:2,3 270:15 284:12 288:15 297:13 300:13 304:2 Tuesday 244:6 turbulence 42:25 turn 4:17,19 6:7 10:9,16 18:16 23:24 33:9 80:16 84:9 109:24 110:20 114:18 121:3 150:1 151:20 160:7 172:10 206:3,6 217:15 228:18 249:22 272:9</p>	<p>turned 183:25 turning 161:22 265:7 turnover 152:12 twelve 198:10 twelve-hour 117:21 twice 41:9 119:25 120:14 197:16 two 4:24 25:17 28:2,19 36:10 39:5 44:4 48:22 51:25 54:15,18,18 58:11,12 62:10 67:5 69:9 73:15 75:18 93:4 94:7 101:12 105:24 114:3 115:11 116:15 117:12 117:12 118:12 120:20 124:22 129:23 131:25 134:9,21,25 135:3,7 142:21 143:2,4 146:11 146:12 162:19 162:23 163:20 163:24 164:25 167:11,23 171:3 175:4 180:3 187:15 198:14 200:21 208:14 209:14 229:2,5 232:5 232:23 236:1 236:10 251:3 251:14 256:19 260:7,7,11,12 267:11,11,17 267:24 268:6 268:12 269:4 282:17 284:6</p>	<p>285:15,15,23 287:3 291:6 two-and-a-half 109:18 two-bar 58:19 two-different-... 259:25 two-foot 55:15 two-scale 165:20 two-story 119:3 119:10 236:4 two-wing 73:7 282:11 283:15 type 31:24 60:3 77:1 92:11,16 154:12 238:14 238:15 255:7 258:10 262:10 291:12 292:10 295:13 types 12:1 37:5 39:10 67:14 73:17 92:11 120:2 225:2 285:5 291:12 292:15 typical 58:2 59:22 270:12 typography 209:24,25</p>	<p>unacceptable 150:1 198:4 unanimous 30:11 unanimously 18:1 unanticipated 122:4 171:22 unattended 108:11 unavailable 18:22 unavoidable 167:18 unbelievably 234:16 unclear 144:25 uncontested 277:18 undeclared 11:3 undergone 25:18 underground 98:1,10,11 underlying 19:7 underreported 152:20 underreporting 152:18 underskin 60:3 understand 13:12 53:1 72:16 74:7 76:11 77:4 78:8 79:24 80:10 91:6 104:6,16 108:19 129:24 141:2 153:13 154:8 177:25 182:9 183:23 189:12,21 192:12 208:2,5 211:25 212:13 226:21 227:3</p>	<p>228:11 229:14 230:12 235:24 283:24 285:18 285:19 287:24 290:13 297:10 300:1 understanding 81:5 95:11 132:3 139:11 140:22 209:9 212:4 221:19 222:3 231:3 239:8,17 249:10 256:2 understood 259:6 297:5 undetermined 233:3 undue 189:18 unequivocal 144:21 unfairly 47:21 52:10 unfortunately 122:3 unfounded 16:19 unimaginable 199:19 unique 41:21 67:20 168:11 252:22 270:6 unit 53:2 180:18 180:20 185:21 281:14,21,25 282:7 United 13:6 35:17 units 16:3,5 27:1,20 35:7 42:3 43:2,9 44:4 49:12 58:9,10,11,12 66:14,15,18,18 67:6 72:7,11</p>
U				
		<p>U-420.1 48:13 U.S 39:22 187:14 U202.1(j) 8:22 U420.1F4 170:2 ultimate 128:1 263:22 281:10 281:20 ultimately 24:24 umbrellas 39:21 unable 135:5 151:16 204:17</p>		

72:21 73:8,20 73:20 75:17,19 76:23 77:1,8 88:7,14 92:13 95:10 98:8,20 107:7 109:1,2 109:7 133:9 185:21 198:13 198:14,15 221:11 222:3,4 222:11 223:5 225:2,3,10 227:16,24 228:11 254:23 262:8 284:23 285:4,7,14,15 285:15,22 286:1 287:12 universe 175:11 175:20 unload 201:21 unloading 202:3 256:16 unmet 118:10 unnecessary 122:20 249:12 unplanned 122:21 unprecedented 25:13 unpredictabili... 37:10 unsheltered 92:3,7 unstated 169:14 unsubstantiat... 171:10 unsuitability 193:16 194:19 195:4,5 unsuitable 193:18,20 untenable 36:25 unthinking 181:25	unused 151:10 unusual 117:5 274:1,9 unwilling 119:19 updates 50:22 upper 287:1 upscale 32:10 upwards 144:3 230:16 urban 39:22 190:18 urge 118:15 144:14 151:2 233:10 urged 209:3 urgency 123:2 use 16:1 31:9 40:6 42:22 45:20 48:14 51:9 52:23 64:15 65:9,10 65:25 66:8 68:25 69:1,2,3 69:3,4,5,7,7,10 101:24 102:12 102:13,14,24 103:5 104:18 104:21 105:3 105:10 108:14 111:5 112:8,11 117:6,20 118:10,13 120:3,4,5 123:5 130:8 140:19 148:3,8 162:15,19,20 162:21,25,25 163:2,3,5,10 163:12,14,14 163:15,17 164:1,8,8,13 165:3 169:5,8 169:12 178:9 183:22 204:17	212:6 226:7,8 226:20,25,25 227:1,19 239:18 256:3 262:1 265:23 265:24,24 266:12 267:12 278:11,19 280:11 281:8 287:10 293:6 299:7,10 301:20 use/normal 120:5 useful 52:25 290:8 302:1 uses 52:1 102:19 112:14 118:12 162:24 163:20 163:24 167:4,7 179:22 249:4 254:8 267:15 usually 263:11 utilities 98:10 251:14 271:10 271:14 utility 57:15 59:22 97:8 utilize 267:3 utilized 272:2 <hr/> V <hr/> vacant 18:12 63:11 168:1 valid 74:6 133:19 value 180:5 valued 171:14 180:3 values 26:17 31:25 52:5 77:21 144:16 145:2,6,10 van 120:1 vans 41:9 64:6	vantage 182:21 183:1,4,13 variance 24:5 31:2,13 60:17 63:25 64:24 65:25 66:7,19 68:9 69:3,3,10 69:10 110:8 114:2,4 116:12 119:21,23 127:18,22,24 155:4,22 162:20,21,23 162:25 163:1,2 163:3,10,14,21 163:22 164:8,9 164:11,13,15 165:13 166:7 166:15,16,23 167:3,6 168:7 168:12,20 169:8 187:22 193:8,9 196:7 198:5 202:4 211:18 224:14 225:15 231:12 233:10 267:12 269:3,13,24 289:19 variances 5:9 8:13 65:2,3,25 144:14 146:14 150:3 154:6 173:9 178:3 181:21 192:12 195:25 200:6 211:12 235:8 varied 153:25 variety 39:9 93:8 various 17:2 18:14,21 51:5 70:5 277:10 vary 154:3 163:23 255:17	varying 163:25 164:1 Vaughan 128:11 155:19 155:19 180:13 180:14,17,18 183:8 193:5 201:4 220:3 231:1 vehement 287:18 vehicle 56:14 62:22 276:19 vehicles 46:3 54:18 55:3 102:7 111:13 140:16,19,25 141:1,5 185:5 185:10 201:21 259:4,7 276:12 verbal 299:12 verbatim 126:15 vermin 201:9 204:24 version 17:3 versus 264:9 281:9,9 vertical 57:12 58:22 251:13 viable 49:2 261:3 vicinity 128:13 224:4 view 55:8 58:17 61:12,12,14,16 61:19,21 74:5 84:4 110:16 123:11 133:18 134:3 viewpoint 127:19 views 61:2 155:1 vigorously 173:8
---	--	---	--	---

Village 37:3 151:6 182:3	vulnerable 26:18 52:6 53:14 144:20 192:7	178:9 181:16 186:13 191:13 192:22 195:17 196:25 200:20 229:11 230:7 230:12,13 231:18 232:4 247:3 253:23 255:4 267:13 268:9 270:15 272:4 276:8 283:3 285:19 287:7,9,9,25 295:23 298:10 299:9 300:18 303:8,10	92:11,12,12 116:25 117:2,3 118:9 123:20 139:15 143:18 144:1,3,5,6 146:2 150:22 154:25 156:23 159:17,18,22 161:10,19 162:1,6 171:6 171:9,14 173:6 174:22 188:22 191:5 203:1 205:5,9 230:11 238:5,21,22,25 250:16,18 264:7,22 265:21 269:1,1 269:9,11,21 277:11 278:19 279:3,5 281:15 281:21 283:7 293:7,17 295:25	146:1 187:20 249:1 wasn't 195:3 202:15 208:17 279:4 waste 195:16 watch 191:17 215:10 watched 141:1 watchful 44:13 water 98:11,11 123:8,8 124:23 124:24,24 213:3,3 233:7 Watson 47:2 139:12 way 13:17 36:15 36:17 78:23 95:20 100:20 108:21 110:22 120:17 125:24 129:11 130:9 130:23 165:12 173:22 210:13 212:14 215:8 225:4 230:4 235:9 237:6 238:19 246:15 246:15 249:25 254:20 255:21 255:24 259:10 260:15 287:18 301:9 303:17 ways 162:3 170:8 204:14 we'll 10:16,24 47:25 60:4 85:7 92:1 96:8 102:22 114:18 116:3 127:12 142:20,21 206:8 243:11 243:13 248:1 283:13 293:22 304:20
violence 93:7 152:17,19 204:21	<hr/> W <hr/> wag 282:21 wailing 185:6 wait 93:11 waiting 228:21 waiving 117:19 wake 108:16 walk 65:18 85:5 96:3 147:14 148:7 257:9 walked 59:24 193:21 233:2 walking 140:18 walks 29:7 wall 4:12 54:14 55:7,9,19,21 56:3,7,12,15 56:22 61:24 68:23 99:7,22 100:1,4,5 120:12 125:6 252:24,25 256:24 257:1,1 257:4 287:20 walls 220:9,10 want 7:4 8:3 11:23 31:22 33:23 34:3,7 47:24 76:25 90:9 95:23 101:10 108:13 111:4 112:9 114:16 115:23 121:7 123:10 123:14 144:8 150:6,8 153:2 154:5,10 158:24 159:14 160:5 172:14 173:5 177:8,24	272:4 276:8 283:3 285:19 287:7,9,9,25 295:23 298:10 299:9 300:18 303:8,10 wanted 26:23 56:5 62:9 73:23 79:16 105:10 107:19 108:25 118:8 120:18 121:6 125:3,18 126:1 129:18,22 135:24 136:4 143:18 161:11 187:9 215:16 234:8 244:5,9 244:22 288:16 wants 142:17 223:24 ward 17:23,24 17:25 18:8 19:16 20:8,25 21:1 22:21 23:6 24:7 26:25 27:13,18 29:2 30:16,25 31:2,11 33:2,5 45:1,8,13 47:9 49:5,18 50:2,5 50:17 52:17 74:16 78:9,10 82:10 85:3 86:24 89:8,11	269:15 143:18 144:1,3,5,6 146:2 150:22 154:25 156:23 159:17,18,22 161:10,19 162:1,6 171:6 171:9,14 173:6 174:22 188:22 191:5 203:1 205:5,9 230:11 238:5,21,22,25 250:16,18 264:7,22 265:21 269:1,1 269:9,11,21 277:11 278:19 279:3,5 281:15 281:21 283:7 293:7,17 295:25 wards 16:22,25 18:3 19:12,12 27:1,11 28:21 29:1 30:21 31:1,21 38:11 41:12 49:4 74:13 77:11 89:24 146:15 171:5 265:19 265:20 279:6 wards' 125:11 warm 41:15 145:8 warming 57:23 95:25 96:1,9 96:25 warrant 161:23 warranted 162:17 Washington 1:25 144:4	

we're 4:3 7:15 7:17,23,24 8:5 10:3,9,12,18 11:5,6 13:21 13:22 15:7 23:14 30:22 32:15 39:1 45:18 54:2 55:25 60:2,19 70:5,18 76:19 83:6,18,19,22 87:22 88:11,11 93:5 94:5,21 95:7,9 96:19 98:13 102:15 102:19 103:1,6 103:9 104:16 104:20,22 105:6,12 109:23 110:6 112:16 114:15 115:8,9,11 134:6 136:13 138:24 141:21 142:6 143:2 158:25 170:24 177:23 181:17 184:12,15 185:18 186:18 194:2,3,12,13 194:14 195:11 199:9 206:14 210:13 219:2,2 223:17 231:17 232:8,9 233:11 235:14 238:24 245:19 247:6,8 247:10 256:22 256:23 257:3 259:17 261:13 261:14,25 262:11 265:2,3 282:6 284:11 291:21 297:13 300:23 302:14	302:16 304:8 304:16 we've 7:18 45:12 57:6,21 59:9 77:17,18 89:10 93:3 111:15 140:2 174:12,17 178:6 180:16 195:20 198:1 200:14 208:23 222:14 246:8 255:3 264:7,7 264:24 268:15 269:2 298:24 Weaver 193:17 webcast 4:14 website 29:16 83:12 209:14 Wednesday 1:9 297:2 week 46:25 105:9 120:14 135:1,6 139:12 160:17 232:10 233:13 240:9 296:24 weekend 201:4 weekly 50:7 weeks 117:13 135:13 147:22 weighed 29:14 144:25 weight 161:13 161:15 198:7 weighty 253:23 welcome 14:15 136:9 159:11 172:7 178:10 222:14 293:1 299:4 welcoming 41:16 139:25 well-attended 45:15	well-being 37:16 193:24 well-lit 217:17 well-rounded 145:25 went 23:16 67:14 69:1 72:9 75:24 86:5 103:15 104:11 130:20 132:21,22 147:7 178:8 191:23 238:7 262:13 266:15 266:17 288:8 295:8 weren't 277:13 277:18 280:21 west 55:7,21 56:11,20 57:5 60:6,13 61:15 61:21 119:6 165:9 252:23 252:25 257:1 257:18,25 wet 147:4 when's 301:5 White 2:4 4:9 9:9,9 12:2 62:2,3,4 86:15 87:11 101:23 102:9 131:12 132:16 209:17 209:18 244:3,4 244:9,22 245:1 245:3 258:22 258:25 275:19 276:2,3,6,10 276:13,16,21 276:23,25 277:3,3,5 who've 94:17 235:16 wide 125:6 widely 138:7,11	widened 176:1 wider 111:14 179:16 wife 187:14 190:2 200:13 Wiggins 9:17 Williams 35:21 willing 53:12 125:15,24 145:4,21 301:11 win-win 173:22 window 164:25 197:21 210:4 217:3,6 windows 41:14 100:19 157:14 182:15 184:2 184:11,13 193:13 197:23 wing 57:18,24 58:25 133:8 winged 250:24 wings 73:15,21 73:25 75:19 167:11 250:25 251:3 285:15 285:23 287:3 287:13 winter 33:7 183:10 210:22 wipe 271:5 Wisconsin 18:10,25 27:14 49:19 54:1 62:12,12 75:11 79:14 116:25 119:7 128:16 154:3,22 171:3 171:15 174:21 180:1,6,16 193:7,8 222:4 222:5,9 231:2 281:16 wish 5:3 14:7	202:25 wishing 10:25 withdrawal 6:13 witness 4:23,24 4:25 14:22 15:9 172:15,17 181:6 186:10 191:8 196:10 202:20 witnesses 10:5,8 11:20 142:10 156:20 160:8 170:10 172:4 172:10 191:11 206:5 223:13 223:18,20 226:18 242:5 WITTE 212:13 Wittie 181:6,7 181:10,11 209:18,18,22 210:3,10,17,22 211:8,14,20 212:4,20,22 213:5,7,12,15 214:5 223:25 224:7 Witty 165:3 woke 147:2 woman 182:4,6 195:6 196:17 216:17 women 24:20 91:21 148:4,5 182:4 won 32:11 wonder 86:19 145:17 wonderful 154:9 182:2 194:3 302:24 wondering 233:19 238:12 wood 60:3 84:24
--	--	---	--	---

240:24 Woodland 203:4 word 113:11 words 80:6 291:10 work 28:12 29:21 37:5 40:22 51:14 56:6 65:13 70:25 71:5 72:14,18 73:13 85:7,25 86:22 87:20 89:14,15 90:13 102:22 103:23 104:15 107:9 110:21 111:7 127:10 129:7 130:14 131:20 134:21 135:5 140:9,18 158:8 191:4 232:1 234:9 243:16 253:12 259:10 263:20 264:11 265:16 271:14 272:15 274:18 284:25 287:11 294:2 299:14 300:7,8 workable 263:17 264:1 workaround 180:4 worked 31:14 32:19 48:24 88:15 272:1 293:10 workers 57:20 89:2 253:25 working 13:3 31:16 44:23 87:7 91:24 94:6,22 104:8 138:8 191:24	192:3 242:7 272:14 works 36:16 78:1 94:13 134:8 260:20 303:9 world 189:9 worse 190:7,11 199:3 worth 141:19 wouldn't 7:10 62:23 76:25 88:19 105:4 108:21 109:7 115:14 133:9 142:8 164:12 208:22 231:25 259:4,5 275:23 276:12 wraparound 27:20 40:19 67:6 92:22 wrapped 82:1 wrapping 60:2 wrestling 231:17 writing 289:12 written 5:3 29:19 172:4 204:7 245:12 246:16 247:23 248:1 wrong 37:20 190:20 wrote 176:5,23 193:17 199:16 WTOP 60:18 128:23 183:11 211:3	<hr/> Y <hr/>	yard 57:8 125:7 184:21 193:13 269:14,15 289:25 yeah 34:10 70:18 133:1 177:13,16 186:12 208:7 224:7,7 236:24 288:12 289:9 300:22,24 301:4 304:8 year 15:25 25:11,23,25 91:24 92:2 93:1 95:4 117:1 121:18 122:2 192:2 234:14 260:14 260:15 273:4 year-round 284:16 years 13:3 17:12 25:17 32:12 36:10,22 48:22 94:7 105:24 145:15 146:18 146:19,21 151:11 153:11 156:4 173:1 174:5 180:19 187:18 190:23 191:22,25 192:2 195:8 196:22 197:7 200:14 203:4 203:13,18 235:5 260:23 260:23 261:18 York 55:16 146:25 147:15 you-all 103:24 150:6 156:17 young 9:18,18	23:25 24:1,3 33:13 36:19 43:4 74:9,11 74:17,22 75:1 75:14 86:15,21 87:12 101:16 104:5,13 106:3 187:15,24 189:20 195:18 219:15,15 249:22 250:2 262:23 263:6 265:6 280:6,15 280:17,20,25 281:17,23 younger 36:22 101:17 Yvonne 191:8 191:19 Yvonne's 220:1	258:13 260:11 261:18 262:22 272:10,17 283:19,22 284:5,24 285:17,25 286:7 291:18 292:25 293:1,4 294:5,14,23 299:16 300:10 Zeilinger's 12:18 zero 61:4 269:19 zone 31:6,15 53:24,25 65:7 69:14 111:14 118:22 154:2,4 163:5,6 165:14 165:23,24 166:12 169:3 169:12,13,20 169:21 170:19 192:15 193:1 201:17 224:15 225:22 238:2,5 238:14,16 257:15 268:18 269:7,10,22 289:20 zoned 119:7 173:20 188:13 222:16 225:12 227:18 238:20 240:14 zones 101:2,12 101:14 107:20 107:24 268:18 zoning 1:2,3 2:5 4:6,10 5:8,16 19:6 24:2 31:11 34:14 38:17,19,21 39:2 40:3,8 48:5,10 63:6,9 68:2,5 69:6,18	<hr/> Z <hr/>
	<hr/> X <hr/>					

82:6,13,25	124:22 167:22	16 95:4	20 71:25 152:15	2020 252:6
83:6,6,19,23	171:5	16th 17:19	171:18 180:19	203J 110:16
84:8 112:21	1,000 101:14	74:14,19	233:20 269:15	206 73:3 166:2
113:10 114:2	1,075 25:22	17 20:17,17 26:1	304:17,20	20th 136:13
116:16 119:16	1,259 25:24	74:13 174:24	20-unit 89:16	299:22
119:24 120:22	1,600 144:1	297:4	200 156:23	21 185:16
123:15 124:2	1.2.10 165:7	171 95:7	187:23 190:12	21-141 15:23
128:15 143:9	1:43 1:8	17th 18:1 21:9	194:14,21	21-day 160:13
150:12,24	10 59:11,15	21:11,11 30:7	199:6 200:25	2101.1 248:13
153:9 159:2	66:18 88:3	74:19 160:17	201:7,19 216:6	2103.1 248:20
161:24 162:9	132:23 185:19	300:6 301:15	219:13,13	21st 116:10
162:14 163:3	285:7,14,15,15	301:17 302:15	200,000 54:4,13	161:4 186:1
163:12 164:2,5	285:22 286:1	302:17 303:20	71:17 72:18	300:6,20,24
166:10 169:8	287:11 304:5	18 54:22 55:16	73:13 185:24	301:2,17
171:7 173:12	100 93:1 194:14	60:15 99:6	20001 1:25	302:12,14,19
177:23 180:21	270:1	122:11 191:14	2001 151:11	302:22
181:3,3 186:20	108 8:23	270:12 283:10	20016 143:17	220 1:24
187:22 188:12	10th 299:11,20	18.9 283:12	2014 49:2 106:1	22nd 296:23
189:1 190:24	303:4,17	180 218:24	174:14,18	297:2 300:25
192:9 196:4,6	11 59:8 125:16	1818 8:19	176:1 187:21	301:1,3,10
197:17 202:13	203:4 259:15	185 120:25	203:5 208:9	302:17 303:23
206:12 207:9	269:23	121:12 169:3,6	2015 25:8,21	23 63:6
211:10,11,21	12 5:5 17:19	173:19 198:9	49:3 106:4	24 36:21 44:14
218:13 221:23	162:23 187:18	200:24 231:15	279:8,8	49:17 240:9
225:14 226:14	12-hour 131:5	189 140:6	2016 15:24	283:14
226:15 227:7	12,000 49:13	19334 7:1	17:19 25:11,23	24- 27:3
227:12 231:5	12.38 269:16	19385 7:1	26:2 27:9	24-hour 88:24
231:10,13	1233 168:22	1941 7:24	28:18 30:7,8	152:9 255:10
233:19 234:9	125 18:6 63:11	19410 7:23	30:11,13,14	24-page 159:23
234:15,16,21	13 162:23	19412 7:23,24	45:2 50:1,3	25 48:12,15
235:8 238:14	13th 27:9 29:3	19450 3:5 8:8	52:19 74:13	112:19 113:17
238:15,21,22	30:14 135:20	1978 168:22	152:15 190:2	170:19 198:11
240:18 243:5	139:6 164:3	1982 185:4	197:12 199:15	222:16 228:6
249:17 259:23	176:19	1st 1:9 4:5	207:1 209:1,16	231:14 246:17
263:5 267:18	14.25 269:14		209:16	246:18 247:5
272:25 277:10	142 95:5		2017 1:9 7:2,4,6	254:23 259:24
zoning's 231:6	15 17:12 155:21		25:11 26:2	275:20
zooming 140:14	174:5 191:24		51:1 52:20,21	25- 282:19
	192:2 246:2		116:11 136:19	26 99:8
	275:25 288:8		2018 33:7 35:9	260 151:15
0	304:17,20		48:9 52:15	2619 18:10
0.9 269:12	150 144:3		2019 52:18,21	27:13 49:19
03.2 8:14	157 117:17		252:7	116:25
	199:4		2019/2020 35:9	26th 300:21,24
1	15th 30:8		202 99:14	270 16:3
1 55:6 92:12				

<p>2700 36:10 27th 136:19 280 27:1 35:7 49:12 66:14 88:7 90:16 109:2 2829 143:24 154:22 28th 143:24 29 25:22 199:15 29th 176:13 300:25 301:6,7 301:8 2D 117:21,22 130:25 140:24 141:2,8</p> <hr/> <p style="text-align: center;">3</p> <hr/> <p>3 17:24 18:3,8 19:12 20:8 22:21 24:7 27:11,13,18 29:1 30:25 31:2 33:2,5 45:8,13 47:9 49:5,18 50:2,5 50:17 52:17 55:12 74:16 78:9,10 85:3 89:11 92:12 103:19,20 104:3 116:25 117:3 118:9 123:20 139:15 143:18 144:1,3 144:5,6 146:2 146:15 154:25 156:23 159:18 159:22 161:10 161:19 162:1,6 168:2 171:6,9 171:14 173:6 174:22 3's 45:1 3,000 101:11</p>	<p>3.0 269:5 3.0.1 8:17 3.41 165:4 30 17:12 49:17 109:4 122:15 171:19 172:25 174:6 179:14 185:19,21 186:3 195:11 235:4,6 269:25 284:9 30-foot 120:3 30-month 27:3 30-percent 282:23 283:4 30-unit 89:15 30,000 49:13 31 227:9 3101 18:11 176:8 3124 202:23 31st 30:11 116:18 175:6 3200 219:3 3212 172:24 3215 200:12 3220 34:18 325 198:19 33 191:22 3300 219:4 3304 187:16 3308 191:20 3310 203:8 3320 8:18 18:13 18:15,20 19:4 22:19 24:7 27:15 48:11 50:1 53:22 34 93:4 3409 154:18 344 55:17 35-percent 282:19 3526 153:5 36 144:18</p>	<p>362 55:16 3700 229:9 38 222:4 38-unit 222:8 3821 196:16,20 3831 234:2 3847 181:11 388 168:21 38th 143:17 172:24,24 202:23 203:3 207:14 39th 207:22 229:9 239:22 240:4 3C 22:10 116:10 116:24 117:5 123:21 153:7 154:19 155:8 159:16 160:25 165:25 3rd 116:15</p> <hr/> <p style="text-align: center;">4</p> <hr/> <p>4 3:3 30:21 31:1 41:12 59:19 103:19,20 165:13 168:9 171:5 4-inch 59:8 4:30 304:9 4:31 304:22 40 31:3 103:19 165:18,24 192:4 200:14 224:1,3 225:17 235:5 269:10 269:14,22 40-foot 238:6 40,000 72:1 405(b) 5:20 406 5:20 4100 18:12 176:10 420.1(f) 8:13</p>	<p>420.1F6 170:20 4405 143:17 441 1:22 4414th 4:5 45 246:11 248:13,20 46 41:22 76:14 49 8:19 25:24 49.5 269:9 4th 1:22</p> <hr/> <p style="text-align: center;">5</p> <hr/> <p>5 17:23 18:3 19:12,16 23:6 27:11 29:2 146:15 150:22 165:19 167:3 236:8 290:18 5,000 144:2 50 16:5 27:19 36:13,20 41:22 66:15,18 72:7 76:14,24,25 88:2,14 90:6 92:14,23 94:8 103:6 167:10 198:15 219:13 222:2,11 225:21 227:24 228:11 262:8 269:3 288:4 50-unit 33:5 50percent 225:18 52 127:25 132:19 155:10 55 155:10 57 141:4 58 132:25 59 269:3 5th 7:2,6</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p>6 17:25 18:3 19:13 27:11</p>	<p>29:2 59:6 112:7,17 146:15 165:16 169:3 283:13 60 11:17 34:1 98:3 103:6 121:13 159:8 224:2,3 60-foot 289:25 600 91:19 207:14 600,000 185:21 185:22,23 281:22 63 57:10 64 269:13 67 269:23 69 46:17 59:16 97:19 119:12 165:16 225:17 69-foot 192:16 6A 7:23 6th 30:12 176:6 176:15,24</p> <hr/> <p style="text-align: center;">7</p> <hr/> <p>7 30:21 31:1 41:12 59:19 158:4 169:25 7,000 24:20 91:20 70 95:18 122:16 230:16 703.1 8:11 72 46:16 155:10 72-foot 59:5 119:12 192:16 193:11 72-plus 193:2 79 203:18 7th 139:12 244:6,24</p> <hr/> <p style="text-align: center;">8</p> <hr/> <p>8 30:21 31:1</p>
--	--	--	---	--

41:12 59:6,12 59:15,19,19 132:24 158:4 8-inch 59:12,14 59:18 80 17:19 848 181:14 849 173:12 181:13 89 63:11 8th 7:4 160:14				
<hr/> 9 <hr/>				
9 28:17 158:10 9:30 1:8 246:8 90 63:12 94:3 90-day 95:1 90-year-old 203:14 901.1 8:15 941 91:17 9th 134:9				