

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

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PUBLIC HEARING

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IN THE MATTER OF: :

:

Airdome, LLC - Map Amendment : Case No.

@ Square 982 (Lots 57, 65, : 19-25

68, 70 & 823 [1101-1125 H :

Street, N.E.]) :

:

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Thursday,

February 20, 2020

Hearing Room 220 South

441 4th Street, N.W.

Washington, D.C.

The Public Hearing of Case No. 19-25 by the

District of Columbia Zoning Commission convened at 6:30

p.m., in the Jerrily R. Kress Memorial Hearing Room at 441

4th Street, N.W., Washington, D.C., 20001, Anthony J.

Hood, Chairman, presiding.

ZONING COMMISSION MEMBERS PRESENT:

- ANTHONY J. HOOD, Chairperson
- ROBERT MILLER, Vice Chairperson
- MICHAEL G. TURNBULL, FAIA, Commissioner (AOC)
- PETER G. MAY, Commissioner (NPS)
- PETER SHAPIRO, Commissioner

OFFICE OF ZONING STAFF PRESENT:

- SHARON S. SCHELLIN, Secretary
- PAUL YOUNG, Zoning Data Specialist

OFFICE OF PLANNING STAFF PRESENT:

JENNIFER STEINGASSER, Deputy Director, Development
Review & Historic Preservation
KAREN THOMAS

D.C. OFFICE OF THE ATTORNEY GENERAL PRESENT:

DANIEL BASSETT, ESQ.

The transcript constitutes the minutes from
the Public Hearing held on February 20, 2020.

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

6:30 p.m.

1
2
3 CHAIRMAN HOOD: Good evening, ladies and gentlemen.
4 This is a public hearing of the Zoning Commission for the
5 District of Columbia.

6 My name is Anthony Hood. Joining me are Vice
7 Chair Miller, Commissioner Shapiro, Commissioner May, and
8 Commissioner Turnbull.

9 We are also joined by the Office of Zoning Staff,
10 Ms. Sharon Schellin, as well as Mr. Paul Young, who is our
11 doing our technical equipment and streaming.

12 I would ask that the Office of Attorney general
13 introduce themselves.

14 MR. BASSETT: Daniel Bassett, Office of Attorney
15 General.

16 CHAIRMAN HOOD: And, the Office of Planning,
17 please.

18 MS. THOMAS: Karen Thomas, Office of Planning.

19 CHAIRMAN HOOD: Thank you both.

20 Notice of this hearing was published in the D.C.
21 Register, and copies of that announcement are available in
22 the bin near the door.

23 The hearing will be conducted in accordance with
24 the provisions of 11ZDCMR, Chapter 4 as follows, preliminary
25 matters, applicant's case. The applicant has up to 60

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1 minutes if needed. I don't believe we need that this
2 evening. A report of other, the Office of Planning and
3 Department of Transportation, Report of Any Other Government
4 agencies, Report of the ANC, and then we'll have testimony
5 of organizations and individuals. Each will have five
6 minutes and three minutes, respectively. And, we'll hear in
7 the order for those that support, opposition, and undeclared.
8 And then, we'll have rebuttal and closing by the applicant.

9 While the Commission reserves the right to change
10 the time limits for presentations if necessary, it intends
11 to adhere to the time limits as strictly as possible, and no
12 time shall be ceded.

13 A couple of housekeeping items as follows. Please
14 turn off all electronic devices so not to disrupt these
15 proceedings.

16 Anyone who would like to testify, we ask that you
17 register at our witness kiosk to the left. If you need
18 assistance, you can see Ms. Schellin.

19 When you come to present your testimony, turn on
20 and speak into the microphone. First state your name and
21 home address. When you are finished speaking, turn off your
22 microphone, please.

23 So, with that, the staff will be available
24 throughout the hearing to discuss procedural questions.
25 Also, we have been joined by Ms. Steingasser from the Office

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1 of Planning.

2 Would all the individuals wishing to testify
3 please rise and take the oath.

4 Ms. Schellin, would you please administer the
5 oath.

6 MS. SCHELLIN: Please raise your right hand. Do
7 you solemnly swear or affirm the testimony you will give this
8 evening will be the truth, the whole truth, and nothing but
9 the truth?

10 (Witnesses sworn.)

11 MS. SCHELLIN: Thank you.

12 CHAIRMAN HOOD: Okay. So, I have a preliminary
13 matter, a little concern. I always like to know why the
14 young folks are here. Could somebody come up and tell me why
15 you are here, or somebody with you. Just come up and tell
16 me why you are here. Somebody just come -- come to the mic
17 so you tell all your friends at school that you were here.
18 Yes, just turn the mic on, I'd like to know why you are.

19 PARTICIPANT: We're from Gonzaga Social Justice
20 and Action class, and we're just here to learn about what's
21 happening in the community, see if we can do anything about
22 it.

23 CHAIRMAN HOOD: Oh, okay, okay.

24 PARTICIPANT: Yes, sorry, this is part of a class
25 we are taking. We do like one activism per quarter as a part

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1 of our grade, this counts. So, we learned about it today in
2 class. They told us we could come over and our school is
3 funding it, so we thought we might as well.

4 CHAIRMAN HOOD: So, you want a real good -- I mean,
5 I don't know -- I shouldn't say this because I don't know how
6 this is going to go over, but I would ask that you come back
7 and see us one night when we are probably here for three or
8 four hours. You can really see us really get into working.

9 I don't expect it to be three or four hours
10 tonight, but I never know. But, when the room is full you've
11 got to think it's going to be three or four hours.

12 What's the name of the class Social --

13 PARTICIPANT: Social Justice and Action.

14 CHAIRMAN HOOD: What kind of grades y'all making?

15 PARTICIPANT: Good ones. Good.

16 CHAIRMAN HOOD: What kind of teams does Gonzaga
17 have this year?

18 PARTICIPANT: Team for?

19 CHAIRMAN HOOD: Football, basketball.

20 PARTICIPANT: We have good football and basketball
21 every year. We have our playoffs in basketball this weekend.

22 CHAIRMAN HOOD: Oh, this coming weekend.

23 PARTICIPANT: Yes, yes, Saturday, Sunday, and then
24 Monday are the games.

25 CHAIRMAN HOOD: What sport do you play, do you play

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1 sports or you got a job?

2 PARTICIPANT: I did cross country.

3 CHAIRMAN HOOD: Cross country.

4 PARTICIPANT: He did cross country with me as
5 well.

6 CHAIRMAN HOOD: And, what about in the middle, what
7 did you do?

8 PARTICIPANT: I do stage group.

9 PARTICIPANT: No sport there.

10 CHAIRMAN HOOD: Oh okay. Stage group, what is
11 that, tell them what that is.

12 PARTICIPANT: So, for the Gonzaga Dramatic
13 Association, our feeder, we make all the sets and run all the
14 tech stuff.

15 CHAIRMAN HOOD: Okay. So, all three of you are all
16 in the same class?

17 PARTICIPANT: Yes.

18 CHAIRMAN HOOD: Go, go on our stream, let your
19 teacher see it, and ask your teacher to give you an A for
20 showing up. We really appreciate you coming down here.

21 PARTICIPANT: Thank you.

22 CHAIRMAN HOOD: Hope you enjoy yourselves, and come
23 back and see us.

24 All right, Ms. Schellin, do we have any
25 preliminary matters.

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1 MS. SCHELLIN: They have two proffered experts.
2 Both have been approved previously, Erwin Andres,
3 Transportation Planning, and Mr. Shane Dettman, in Zoning and
4 Land Use, just ask the Commission to accept them in this case
5 this evening.

6 CHAIRMAN HOOD: Okay, and any objections?

7 Not hearing any, okay.

8 Anything else, Ms. Schellin.

9 MS. SCHELLIN: Nothing else. Oh, I'm sorry,
10 Exhibit 3G, the Notice of Intent, just to let the Commission
11 know, it was properly served on the ANC in 200 footers.

12 We do have a report from the ANC at Exhibit 4, the
13 OP at Exhibit 22, and DDOT at Exhibit 21. No other
14 Government agencies.

15 CHAIRMAN HOOD: Okay, thank you, Ms. Schellin.

16 Ms. Bloomfield, I want to now turn it over to you.
17 Introductions, and we can go from there.

18 MS. BLOOMFELD: Good evening, Jessica Bloomfield,
19 with the law firm of Holland & Knight.

20 MR. HOLLADAY: Good evening, my name is Addison
21 Holladay, with the Holladay Corporation.

22 MS. BLOOMFELD: We'll keep this brief. We are
23 here tonight requesting a zoning map amendment from the NC-16
24 and MU-4 zones to the NC-17 zone, for property located at the
25 1100 block of H Street, NE.

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1 The property includes the five lots outlined on
2 the screen on the south side of H Street between 11th and
3 12th Streets.

4 The two lots in the middle, so these two right
5 here, have recently been developed as small condo buildings.
6 The two lots right here on the western-most portion of the
7 property are presented improved with a one and two-story
8 commercial building, and the eastern lot here right here is
9 also improved with a two-story commercial building.

10 As is already set forth in the record, the
11 proposed map amendment is not inconsistent with the
12 Comprehensive Plan, future lands including the Future Land
13 Use Map and Generalized Policy Map.

14 In fact, the map amendment would bring the
15 properties into greater conformance with the Future Land Use
16 Map designation of meeting density residential and medium
17 density commercial, given that the proposed NC-17 zone is,
18 specifically, identified as being a moderate to medium
19 density zone.

20 The NC-17 Zone also permits less height and
21 density than other zones that are, specifically, identified
22 in the framework element as being consistent with the medium
23 density commercial designation.

24 It's clear that the proposed map amendment is not
25 inconsistent with the comprehensive plan, future land use

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1 map, and that the additional height and density afforded by
2 the map amendment would allow for future development at the
3 properties that would advance the District's goals of
4 providing higher density along major mixed-use corridors and
5 surrounding public transportation options.

6 We have worked with Office of Planning and DDOT,
7 and we have support from both of those agencies with no
8 conditions in the record. We also have support from the ANC,
9 which is 6A, and they voted unanimously to support the
10 application. Their letter is also in the record.

11 Based on this, I will turn it over to Addison to
12 give a couple of brief comments as well, and we have our team
13 here to address any questions if needed.

14 MR. HOLLADAY: Good evening, Commissioner, thank
15 you so much for your time tonight.

16 My name is Addison Holladay. I'm here as an
17 owner's rep, on behalf of the Holladay Corporation. We are
18 a real estate development company in the D.C. area, with over
19 70 years of experience.

20 We have developed and operated across all asset
21 classes, but over the last number of years we've focused on
22 urban in-fill residential projects. And, we have recently
23 completed projects in Logan Circle, Shaw, Georgetown,
24 Parkview, and we are here tonight to discuss our properties
25 on the H Street Corridor, as Ms. Bloomfeld indicated, Lots

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1 70 and 65, which are currently improved by one and two-story
2 structures.

3 We have gained support from the adjacent property
4 owners. They've joined our petition to increase the density
5 on the block. And, we envision developing a mixed-use
6 project with ground floor retail and residential above.

7 Ms. Bloomfeld also indicated that we've worked
8 with the ANC and gained their support. The Vice Chair, Phil
9 Tamooshan, has spotted this corridor as an area for
10 redevelopment that he is really pushing to redevelop.

11 And, you know, we seek your approval tonight. We
12 appreciate it, and we are here, you know, to answer any
13 questions you may have.

14 Thank you.

15 MS. BLOOMFELD: That concludes our direct
16 presentation.

17 CHAIRMAN HOOD: Okay. I want to thank you both.

18 Let me find out first, is there anyone here who
19 is in opposition of what's being proposed to the Commission
20 tonight? Anyone in opposition?

21 Is there anyone who is going to be testifying
22 tonight on this particular proposal?

23 Okay, I'm just trying to see where we are.

24 Okay, Commissioners, any questions or comments?

25 Okay, Vice Chair Miller?

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1 VICE CHAIR MILLER: Thank you, Mr. Chairman.
2 Thank you for your application and presentation.
3 I realize this is a map amendment zoning consistency case.
4 And, it does conform with the -- the request of the zoning
5 map amendment does conform with the Comprehensive Plan
6 mandates map density and generalized policy map.

7 But, I still am a little curious just to know a
8 little bit about what's being planned, even though that
9 doesn't really go into our consideration of the map
10 amendment, it's not a project specific case.

11 So, it was recently developed with some housing.
12 Is it 22 units? How many units were recently developed on
13 this site, and then they are going to be redeveloped into --

14 MR. HOLLADAY: The two sites that we own, there
15 are no housing units currently developed. Right now, it's
16 a vacant one-story former convenience store on Lot 65, and
17 a vacant two-story former retail clothing store, I believe,
18 on Lot 70.

19 VICE CHAIR MILLER: But, there are three other
20 lots that are associated with this.

21 MR. HOLLADAY: Correct, Lots 57 and 68 were
22 recently developed with housing units.

23 VICE CHAIR MILLER: With housing.

24 MR. HOLLADAY: Yes, sir.

25 VICE CHAIR MILLER: And, they are going to be part

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1 of the redevelopment.

2 MR. HOLLADAY: Excuse me, I'm sorry, no, they are
3 not going to be part of the redevelopment.

4 VICE CHAIR MILLER: They are not going to be part
5 of the redevelopment. Okay.

6 So --

7 MS. BLOOMFELD: They were just redeveloped in 2016
8 and 2019, approximately.

9 VICE CHAIR MILLER: Okay.

10 MS. BLOOMFELD: So, we have sign offs on the
11 owners of those lots for the map amendment we have to file
12 the application. But, the proposed development that the
13 Holladay Corporation is planning to develop is only on 65 and
14 70.

15 VICE CHAIR MILLER: I see, okay. That's what was
16 confusing, I thought maybe the whole five lots were being
17 redeveloped into a new thing, which -- okay.

18 And, how many units do you anticipate might be on
19 65 and 70, the two that you own?

20 MR. HOLLADAY: The preliminary concept show up to
21 50, but we are still working on that detail.

22 VICE CHAIR MILLER: Right. And, you expect to
23 develop them as a matter of right development?

24 MR. HOLLADAY: Should we receive the NC-17, yes.

25 MS. BLOOMFELD: Except for the fact that there's

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1 a provision for all NC zones that if property is more than
2 6,000 square feet it has to go to the BZA for a design
3 review, essentially, for the H Street Corridor. So, this,
4 when 65 and 70 are combined, it's greater than 6,000 square
5 feet. So, even if everything else about the project is a
6 matter of right, it will have to go to BZA anyway.

7 VICE CHAIR MILLER: So, about 50, did you say, or
8 60?

9 MR. HOLLADAY: 50.

10 VICE CHAIR MILLER: So, and that will be subject
11 to inclusionary zoning.

12 MR. HOLLADAY: Yes.

13 VICE CHAIR MILLER: -- for about four or five
14 units?

15 MR. HOLLADAY: I believe it's about five, but we
16 have not --

17 VICE CHAIR MILLER: At the 60 percent median
18 family income level, if these are apartments that are being
19 projected?

20 MR. HOLLADAY: These are -- yes, correct.

21 VICE CHAIR MILLER: Resident rental.

22 MR. HOLLADAY: No, no, no, these will be for sale
23 type units.

24 VICE CHAIR MILLER: For sale.

25 MR. HOLLADAY: Yes, sir.

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1 VICE CHAIR MILLER: So, that would be the 80
2 percent.

3 MS. BLOOMFELD: Yes, the project would comply with
4 the IZ requirements.

5 VICE CHAIR MILLER: Okay.

6 MS. BLOOMFELD: So, if it's for sale the 80
7 percent --

8 VICE CHAIR MILLER: I'm sorry, I've got all these
9 projects, when it's a map amendment.

10 MS. BLOOMFELD: That's okay.

11 VICE CHAIR MILLER: But, I -- you know, we like
12 to know what's the consequences of the action.

13 MS. BLOOMFELD: For what it's worth, we have been
14 working with the ANC for a while now, have been showing them
15 preliminary plans. They are up to speed on more than just
16 the fact that we are proposing a map amendment for the block.

17 So, yes, and there is another opportunity for
18 review of the development of the actual project, as I said,
19 since it has to go to BZA even if it's a matter of right.

20 VICE CHAIR MILLER: Okay, so you'll get to see one
21 of us there probably. Lucky you.

22 Okay, thank you.

23 CHAIRMAN HOOD: Any other questions or comments up
24 here? Commissioner May?

25 COMMISSIONER MAY: Yes. So, the ANC letter was

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1 a little odd, because they said they voted to preliminarily
2 support this. What did that mean, because they didn't file
3 anything subsequently.

4 MS. BLOOMFELD: No, that, in their mind, because
5 they are so anticipating the BZA case, this is --

6 COMMISSIONER MAY: So, they support the map
7 amendment, but not, necessarily, the development until they
8 see it.

9 MS. BLOOMFELD: Exactly.

10 COMMISSIONER MAY: Okay, thank you.

11 CHAIRMAN HOOD: Anything else up here?

12 Okay. Mr. Turnbull?

13 COMMISSIONER TURNBULL: No, I'm good, thank you.

14 CHAIRMAN HOOD: Okay. Is there anyone here from
15 ANC, what ANC was it, 6?

16 COMMISSIONER MAY: 6A.

17 CHAIRMAN HOOD: Oh, 6A, yes, 6A. Anyone here from
18 ANC-6A? Okay.

19 Well, let's go to the Office of Planning, Ms.
20 Thomas.

21 MS. THOMAS: Yes, good evening, Mr. Chairman,
22 members of the Commission.

23 OP stands in approval of this application, and we
24 would be happy to take any questions.

25 Thank you.

1 CHAIRMAN HOOD: Okay, thank you, Ms. Thomas.

2 And, the DDOT report, I'm just going to do the
3 DDOT report, so if you have any questions -- well, let's see
4 if we have any questions of Ms. Thomas. I'm not going to
5 answer any questions on the DDOT report.

6 Any questions of Ms. Thomas?

7 Okay. The DDOT report says that, hold on a
8 second, I read it earlier, it said that they supported it,
9 and they will continue to work with the Applicant, I believe.
10 I wanted to use their exact statements. Give me one second,
11 please. Yes.

12 It says, "DDOT has reviewed the Applicant's
13 request, and determined that based on this information
14 provided the proposed rezoning would likely not lead to
15 significant increases in the number of peak hour vehicle
16 trips."

17 Then it goes on to say, "Therefore, DDOT has no
18 objection to the approval of the requested map amendment."

19 All right. Let's go to the ANC report. Is there
20 anyone here from the ANC? I think they did say that they
21 were -- so, I think Commissioner May has already had a
22 discussion about the report. We got clarification on it, and
23 I think that can stand for itself, and that's Exhibit 4, I
24 believe. Yes, it's Exhibit 4.

25 All right. Let's go to -- did we have any other

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1 Government reports? I didn't see any, unless someone else
2 will help me. I didn't see any others.

3 All right. Do we have anyone who would like to
4 testify in support of this application?

5 Anyone who would like to testify in opposition?

6 And, anyone who is undeclared.

7 Not seeing anyone, Ms. Bloomfeld, do you have any
8 rebuttal or do you have any closing, actually?

9 MS. BLOOMFELD: I would just say, thank you for
10 giving us an opportunity to present this evening. This is
11 a case that requires two votes, because it's map amendment,
12 so it has to go to NCPC, so if the Commission is ready, we
13 would request that you take a vote, the preliminary action
14 this evening.

15 CHAIRMAN HOOD: Okay.

16 MS. BLOOMFELD: Thank you.

17 CHAIRMAN HOOD: All right, thank you.

18 Okay, Commissioners, you've heard the request.
19 What is your pleasure? I'll take a motion or conversation,
20 whichever one comes first.

21 COMMISSIONER MAY: Mr. Chairman, I would move
22 approval -- sorry, that we take proposed action to approve
23 Zoning Commission Case 19-25 Airdome, LLC, map amendment at
24 Square 982.

25 VICE CHAIR MILLER: Second.

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1 CHAIRMAN HOOD: Okay. It's been moved and properly
2 seconded. Any further discussion?

3 All in favor, aye?

4 (Chorus of aye.)

5 CHAIRMAN HOOD: Any opposition?

6 Not hearing any, Ms. Schellin, would you please
7 record the vote?

8 MS. SCHELLIN: The staff records the vote 5-0-0
9 to approve proposed action in Zoning Commission Case No. 19-
10 25, Commissioner May moving, Commissioner Shapiro seconding.
11 Commissioners Hood, Miller and Turnbull in support.

12 If we could get a draft order in a week? Can we
13 get it in a week, or do you want two weeks?

14 MS. BLOOMFELD: One is fine.

15 MS. SCHELLIN: Okay. So, if we could get the
16 draft order. Other than that, the record is closed. So, if
17 you could provide that draft by 3:00 p.m., on the 27th, and
18 I will -- let me see if I need to stay and refer this to
19 NCPC.

20 Let's see, 30 days will put us to March -- I do
21 not, we will probably be able to take final action at the
22 March 30th meeting.

23 Other than that, the record is closed.

24 CHAIRMAN HOOD: All right. I just wanted the young
25 folks that came up earlier to know that, believe me, it's not

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1 that easy down here. So, I don't want you to go back to
2 school and say, oh, they just, no problem. Trust me, come
3 back and see us some time.

4 But anyway, glad to have everyone, glad to have
5 you.

6 So, anything else, Ms. Schellin?

7 MS. SCHELLIN: No.

8 CHAIRMAN HOOD: All right. So, with that I want
9 to thank everyone for their participation tonight, and this
10 hearing is adjourned.

11 (Whereupon, the above-entitled matter was
12 concluded at 6:48 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Hearing

Before: DCZC

Date: 02-24-19

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.



Court Reporter

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