GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

+ + + + +

BOARD OF ZONING ADJUSTMENT

+ + + + +

REGULAR PUBLIC HEARING

+ + + + +

WEDNESDAY

NOVEMBER 4, 2026

+ + + + +

The Regular Public Hearing of the District of Columbia Board of Zoning Adjustment convened via Videoconference, pursuant to notice at 10:23 a.m. EST, Michelle Pourciau, Chairperson, presiding.

Board OF ZONING ADJUSTMENT MEMBERS PRESENT:

MICHELLE POURCIAU, Chairperson
PAUL GOLDSTEIN, Vice-Chairperson
MELISSA LINDSJO, NCPC Designee

ZONING COMMISSION MEMBER PRESENT:

JOSEPH S. IMAMURA, PhD, AOC Designee

OFFICE OF ZONING STAFF PRESENT:

KEARA MEHLERT, Secretary
PAUL YOUNG, A/V Program Manager

OFFICE OF PLANNING DEVELOPMENT REVIEW STAFF PRESENT:

MATTHEW JESICK
CRYSTAL MYERS
KAREN THOMAS

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

SARAH BAJAJ, ESQ.
CARISSA DEMARE, ESQ.

The transcript constitutes the minutes from the Regular Public Hearing held on November 4, 2026.

CONTENTS

Application No. 21349-A of Ed Fendley	4
Application No. 21510 of Rock Creek Club	15
Application No. 21402 of 1724 H ST NE, LLC	273
Application No. 21511 of Thomas and Emily Beline	280
Application No. 21514 of William Schultheiss	289

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

10:23 a.m.

CHAIRPERSON POURCIAU: And our first case is 21349-A of Ed Fendley.

Ms. Mehlert, would you please read it into the record?

MS. MEHLERT: Yes. This is Application 21349-A of Ed Fendley, as amended. This is a self-certified request pursuant to Subtitle Y, Section 704, for a modification with hearing of the order issued in Application Number 21349, pursuant to Subtitle X, Section 90.2, special exception under Subtitle U, Section 301.1(c)(5), of the requirements of Subtitle U, Section 301.1(c)(2)(B), to allow flexible dwelling and a new accessory structure without permanent access on an approved alley at least 15 feet in width.

The proposal is for a new two-story accessory building for use as a principal dwelling in the rear yard of an existing two-story row dwelling. It's located in the RF-1 zone at 628 15th Street, Northeast, Square 1051, Lot 13.

This was last heard on July 17th and September 2nd. Participating in those hearings were Chair Pourciau, Vice Chair Goldstein, Board Member Lindsjo, and Ms. Sarah Bajaj.

CHAIRPERSON POURCIAU: Thank you. I see we're joined by Ms. Schinder, thank you for being here today. Are there others with your party that will be testifying today?

MS. SCHINDER: No, we have signed up my assistant, Adesh Pooler in case I was having technical problems since I'm not at my office at the moment.

But so far, everything seems to be working fine. She's available if the call drops for any reason.

CHAIRPERSON POURCIAU: Okay. We hear you very clearly now, so --

MS. SCHINDER: Thank you.

CHAIRPERSON POURCIAU: -- I'm glad you came up with that. All right, we're ready for your presentation. Please proceed.

MS. SCHINDER: Well, we are back with the same project. I have no new materials to show. We survived the change of the Board. We survived the change of the Zoning Code. So, we're still battling over the access to the rear of our ADU.

The requirement used to be a variance for 15 feet wide alley, the existing alley is 10 feet. The zoning change implied that now, instead of a variance, it is an exemption. So, there's been no change in the design or the setback or the opinion of other agencies.

So, the paperwork shows just a change in the code of the application, but that has not changed.

In the previous meetings, the Board was satisfied with the design, satisfied with the ANC opinion, with the opinion of the OP. We pretty much had broad support, we just need to fine-tune the application.

So, that is all the new information I have to share, but I'm open to questions and comments and share material that may answer some of your questions.

CHAIRPERSON POURCIAU: Thank you so much for that overview. I'd like to take questions from the Board. I'll start with Vice Chair Goldstein.

VICE CHAIR GOLDSTEIN: Sure, welcome back, glad to see the project return. The special exception's an easier -- a lower burden standard than the variance, so I'm glad that we're here discussing that today. Could you just, the very briefest of summary, just tell us how there's no -- how it meets the special acceptance standards, just for the record?

MS. SCHINDER: So, the zoning requirement addresses the width of an alley to provide safety and access to traffic. Right now, there's only service traffic, it's a very, very tight alley. It's 10 feet, ideally they want a 15-foot alley.

So, in order to satisfy that need, we are providing a three-foot setback from a rear lot line. So, we are satisfying the requirement by not interfering with the goal of the requirement, even if those three feet are still ours.

It's not an easement, but in the spirit of contributing to the public access to the alley, we are allowing -- we're creating a 15-foot alley with our project.

VICE CHAIR GOLDSTEIN: Okay. So, then, it's -- you're saying that it should not unduly affect any neighboring properties because one thing you're doing is that you're actually creating a wider alley that's helpful for general circulation?

MS. SCHINDER: Correct.

VICE CHAIR GOLDSTEIN: Is that what you're saying?

MS. SCHINDER: Correct.

VICE CHAIR GOLDSTEIN: Okay.

MS. SCHINDER: In fact, there are a lot of historic structures right now, they're probably going to fall down in the next ten years or so. They are all on their property lines, so in a way, we are sort of hopefully inspiring the neighbors to mirror our setback and create a wider alley when their option comes.

I know that, you know, this such an exemption is not a requirement like the variance would trigger but, in a way, this project is contributed to the public access to the alley.

VICE CHAIR GOLDSTEIN: Okay. I just want to clarify a little bit of the relief, I know we've -- it's been quite a journey on the relief, and you have navigated not easy waters. And not only was there the omnibus change over the summer, but then there was also a recent errata to the omnibus that changed a little bit as well.

MS. SCHINDER: I saw that.

VICE CHAIR GOLDSTEIN: So, lucky you. I mean, it's -- you've endured quite a bit here. I just want to, for the record, make sure we've got everything you need, which is you're asking for relief from U301.1(c)(2)(B) from the alley width requirement.

You're doing that under U301.1(c)(5), which states that you can get relief by special exception under Subtitle X 901. And then, additionally, you can stop me if you hear anything that's wrong.

MS. SCHINDER: Oh, no, carry on, I never --

(SIMULTANEOUS SPEAKING)

MS. SCHINDER: -- with you as much as today, Mr. Goldstein.

VICE CHAIR GOLDSTEIN: Okay, okay. I'm going to ask the Office of Planning to also help keep me honest on this. But you're also requesting to modify your approved plans under Subtitle Y Section 704 for the purpose of setting your accessory building back three feet from the rear lot line.

So, that's different than what your original approved plans are. This is a change to the plans that should be reflected in the record of this case, I think, even as recently as perhaps Exhibit 61.

So, you no longer need any setback relief based on -- from the alley center line based on that change to the plans. Is that correct?

MS. SCHINDER: Correct.

VICE CHAIR GOLDSTEIN: Okay, okay. I think I'm good. Chair Pourciau, if anyone else would like to ask questions. Thank you very much.

CHAIRPERSON POURCIAU: Excellent. Any other questions from the Board? Ms. Lindsjo, any questions?

MEMBER LINDSJO: Not at this time. Thank you, Vice Chair Goldstein, for walking through that with her -- with the applicant. Thank you.

CHAIRPERSON POURCIAU: Thank you. Yes, thank you, Vice Chair.

Mr. Imamura?

COMMISSIONER IMAMURA: Thank you, Madam Chair, no additional questions. I agree with the Board Member Lindsjo, thank you, Vice Chair Goldstein for the thorough walkthrough, very helpful.

CHAIRPERSON POURCIAU: I didn't confirm with Board Member Wells, but I believe she's not voting on this case, she wasn't in on the original case.

All right, with that, I think we're ready to go to the next point on the agenda to see if there's any update from the Office of Planning.

We have Karen Thomas with us.

Do you have anything to add, Ms. Thomas?

MS. THOMAS: Good morning, Madam Chair, Karen Thomas with the Office of Planning.

I do not have anything further to add except to state that we are in support -- we continue to be in support of the application.

And as the Board may recall, the original order approved the accessory structure and park with parking relief.

And then, during permit review TOB determined that additional relief was needed from the access requirements based on the 10-foot wide public alley, where 15 feet is required.

Since the Board's previous hearings, we had

the Zoning Commission Order 2512 being issued which allowed relief from the access requirements through special exception process, through this process.

And we find that the request meets those standards, the alley is an existing condition and permanent access is provided in this case, no parking is proposed, and the project would not create any additional vehicular demands or adverse impacts on neighboring properties.

So, with that, the proposal would remain consistent with the intent of the RF-1 Zone and the Board's previous approval.

We also note that DDOT previously indicated that vehicle access would not be constrained by the alley width.

And so, the ANC also voted to support the application.

And we had no community opposition at the time of OP's report.

So, we are recommending that the special exception be approved with the relief requested and the requested modification to the order to include this requested relief.

Thank you.

CHAIRPERSON POURCIAU: Thank you so much, Ms.

Thomas.

Any Board members have questions for Office of Planning?

(NO AUDIBLE RESPONSE)

CHAIRPERSON POURCIAU: No? Okay, very good.

We'll go on.

There's no other district agencies here to report. The ANC is not present, they did support in the record.

There are no parties and there are no individuals either in support or opposition.

Are there any closing remarks you'd like to make, Ms. Schinder?

MS. SCHINDER: No, no, I appreciate the effort that everybody has put and they're patient as they help us navigate all the changes that coincided with this project.

So, just that the staff of OP has been amazing and the BZA, learning the ropes and also helping us navigate the new Board.

So, just thank you.

CHAIRPERSON POURCIAU: Thank you. Thank you for that, Ms. Schinder.

And thank you, Mr. Goldstein, and Ms. Thomas for helping us through this.

And I think now we're ready to close and deliberate on this.

Again, thank you again for coming, Ms. Schinder, but you and others can be excused so that the Board might deliberate and vote on the application.

Have a great day.

MS. THOMAS: Thank you.

CHAIRPERSON POURCIAU: Is there any further deliberation?

I think during the hearing, Mr. Goldstein and the Office of Planning summarized pretty well.

But Mr. Goldstein, is there -- would you like to sum it up for us and is there a motion that you would like to make?

VICE CHAIR GOLDSTEIN: Oh, sure.

Thank you so much.

I think the record is very full in this case and I thought Ms. Thomas did a terrific job walking through the standards of relief.

I think the applicant has met their -- I believe the applicant has met their burden and really, in my mind, it was just some of these technical issues since it's a modification under new -- changing rules.

I do want to just reiterate, you know, the original relief granted in the underlying order remains.

So, this is just kind of new relief for the alley width and the modification of the plans from the original order.

The modification of the plan shouldn't affect any of the original relief that was received.

So, I would be happy to go ahead and make a motion at this point, unless any of my colleagues have something they'd like to add.

COMMISSIONER IMAMURA: I would only add that the record is more than complete, it is overflowing.

But I do -- I'm supportive of Vice Chair Goldstein.

VICE CHAIR GOLDSTEIN: Terrific, thank you.

I move to approve Application Number 21349 from Ed Fendley at 628 15th Street, Northeast as captioned and read by the Secretary.

COMMISSIONER IMAMURA: Second.

CHAIRPERSON POURCIAU: Madam Secretary, would you please call the vote?

MS. MEHLERT: Please respond to the Vice Chair's motion to approve the application.

Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: And Dr. Imamura?

COMMISSIONER IMAMURA: Yes.

MS. MEHLERT: Staff would record the vote as four to zero to one to approve Application Number 21349-A on the motion made by Vice Chair Goldstein and seconded by Dr. Imamura.

CHAIRPERSON POURCIAU: Thank you very much.

We're ready to move to the next case, Application Number 21510 of Rock Creek Club.

Madam Secretary, would you please read it into the record?

MS. MEHLERT: Next is Application Number 21510 of Rock Creek Club.

This is a self-certified application pursuant to Subtitle X, Section 901.2 for a special exception under Subtitle U, Section 203.1(d) to allow a community center building with swimming bowl and tennis courts, operated by a local community organization or association.

The project is located in the R-1A Zone at 2325 Porter Street, Northwest, Square 2224, Lots 4, 823, and 826.

The Board previously granted party status in

opposition to Joseph Sellers and Lori Davis on October 21st.

There are now -- there are a couple -- a few preliminary matters for the Board.

First, there is another request for party status in opposition from Julia Schiller and Lowell Schiller.

Then, there are also expert witnesses, two proffer by the applicant, Shane Dettman and Jami Milanovich, who have been previously recognized.

And then, two proffered by the party in opposition, Emily Hotaling in historic preservation has not been recognized, and Nicole White in transportation has been recognized.

That's before the Board first.

CHAIRPERSON POURCIAU: Thank you.

I'd like to take up the first item, which is party status.

I believe the party has met the provisions for being established as a party, including proximity to the applicant use.

Is there any other thoughts on the request for party status from the Board?

(NO AUDIBLE RESPONSE)

CHAIRPERSON POURCIAU: No? Seeing none,

that is approved.

And then, the approval of expert witness, I believe Mr. Imamura has reviewed the application and finds it acceptable.

Is there anything you want to add, Mr. Imamura?

COMMISSIONER IMAMURA: Nothing further to add, Madam Chair.

CHAIRPERSON POURCIAU: Excellent, thank you.

And also, I'd like to disclose I've worked closely with some of the members on both sides of this case, just want to disclose that.

As you might imagine, in my career, I've worked with many of the individuals that come before the Board.

I do, in no way, feel that that would prejudice my movement on this application.

And so, having covered those items, I'd like to --

MS. MEHLERT: Madam Chair?

CHAIRPERSON POURCIAU: Yes?

MS. MEHLERT: Yes, typically the Board takes a vote on party status if you wanted to.

CHAIRPERSON POURCIAU: Okay, thank you.

So, I'd like to make a motion that we approve party status for Julia and Lowell Schiller on Application 21510.

Is there a second?

MEMBER LINDSJO: Second.

CHAIRPERSON POURCIAU: Madam Chair, would you call the vote?

MS. MEHLERT: Please respond to the Chair's motion to grant party status in opposition to Julia and Lowell Schiller.

Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yes.

MS. MEHLERT: Member Well?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: Dr. Imamura?

COMMISSIONER IMAMURA: Yes.

MS. MEHLERT: Motion passes five, zero, zero.

CHAIRPERSON POURCIAU: Thank you for that, Ms. Mehlert.

And so, I would like to welcome Mr. Avitabile, is that correct?

MR. AVITABILE: Yes, thank you very much.

CHAIRPERSON POURCIAU: And ask that, before we start, I do want to say this is a pretty complex and

a pretty big case, right, lots of documents in the record.

We will be monitoring the time closely.

We have received the request to allow the full hour of presentation, that would include all members of the Applicant's party and there will be a full hour also allotted to the opposition.

That hour then, would be divided -- the opposition parties, that hour then would be allotted between the two parties.

So, I'll be monitoring the time with 30 minutes per party, unless the parties indicate otherwise before their time that they would like that time distributed differently.

So, with that, let's get going.

Would you please introduce those who are with you, Mr. Avitabile, and we'd like to hear your presentation?

MR. AVITABILE: Certainly.

CHAIRPERSON POURCIAU: Let me say one thing, I'm so sorry, could we -- yes, thank you, the clock has been changed, perfect.

All right, please proceed.

MS. MOLDENHAUER: Oh, Madam Chair?

CHAIRPERSON POURCIAU: Yes.

MS. MOLDENHAUER: Good morning, Madam Chair, Meredith Moldenhauer on behalf of the parties in opposition.

We had -- first, we sent a request to potentially resubmit our request to postpone, given the late filings.

I don't think there's some late filings in the record that the Board has not agreed to accept into the record.

CHAIRPERSON POURCIAU: I think everything is in the record.

Madam Secretary, are there any items that are not in that record?

MS. MEHLERT: No, everything's been added to the record.

I don't know. Do you want to -- can you clarify which -- what documents?

MS. MOLDENHAUER: Madam Chair, there was filings that were filed yesterday that were substantive.

And then, there's also filings that were filed on Friday evening that were substantive.

And so, we would, obviously, just resubmit our request to postpone in order for us to have adequate time to review, given that we did not have the requisite time period under the regulations.

MR. AVITABILE: So, just to respond to that for the record, since I imagine the court will review this at some point, there's been no modification of the requested relief or the scope of use that's been requested.

What was filed on Friday was in response to information that was put into the record on Monday.

And they were all in the nature of clarifications or details that were actually requested in some cases by the parties in opposition, including changes to conditions that were requested by them and obviously also responsive to the reports from the agencies.

And then, that's all with respect to everything on Friday.

The written rebuttal that was filed yesterday is actually part of our presentation today, and we filed that in lieu of actually doing a detailed narrative rebuttal, which I think would save everyone some time having to listen to me pontificate on the esoteric legal standards at issue here.

So, I don't think there's any issue, this is the way the Board regularly operates.

This is all trying to narrow the issues so that when we're here today, we're focusing on what is

undisputed, and so, I submit that it's fully within the expectations of the regulations.

Thank you.

CHAIRPERSON POURCIAU: Thank you.

Thank you, Ms. Moldenhauer, for bringing that to our attention.

And I would compel you to, as we move through the agenda and at the points where you will be presenting, please outline if there are items that you are maybe not in agreement with or that we need to further consider.

So, with that, I will turn it over to the applicant.

Thank you.

MR. AVITABILE: Thank you so much.

Good morning, Chairperson Pourciau, and members of the Board. I'm David Avitabile with Goulston and Storrs, Counsel for the applicant.

I'm joined today by my colleagues Lee Templin and Shane Dettman.

We're here today to present an application for approval of a private community center, which is permitted by special exception in the residential zones.

The regulations define a private community center as a community center building, park, playground,

swimming pool or athletic field, and the special exception anticipates that the proposed structure is operated by a local community association for the benefit of their neighborhood.

As you will hear this morning from our team, the applicant meets this task because it is a neighborhood scaled use created by an association, comprised of residents of its neighborhood, and operated by that resident association for the benefit of that neighborhood.

We'll begin with testimony from Adam Vitarello, president of the applicant, who will provide more detail on the proposed use and the many steps that have been taken to solicit feedback and manage the potential adverse impacts.

Our transportation expert, Jami Milanovich, of Wells and Associates, will then walk through her evaluation of the traffic and parking impacts.

And our planning expert, Shane Dettman, will then walk through the special exception test and how we satisfy each problem.

So, with that, I'll turn it over to Mr. Vitarello.

Thank you.

Adam, I think you're on mute.

MR. VITARELLO: Thank you very much.

Can everyone hear me okay?

(NO AUDIBLE RESPONSE)

MR. VITARELLO: Great, thank you.

Well, first, thank you, Chairwoman Pourciau and members of the Board. I can -- this is my first rodeo here, so I can share here.

Oh, content sharing is unavailable.

Dave, are you going to share that or should I share?

MR. AVITABILE: Mr. Young, might you be able to bring up our presentation, please?

Thank you.

Wonderful, thank you so much, Mr. Young.

MR. VITARELLO: Okay, great.

Well, I'll get going in the interest of time.

So, thank you so much for the time and consideration.

This is a complicated case, we think it's actually can be distilled down quite simply.

But just to give a bit of a background of myself, I'm Adam Vitarello, I'm the president of the Rock Creek Club.

I'm a lifelong D.C. resident, I was born and raised in Adams Morgan.

My father worked in affordable housing his whole life.

My mother worked as a women's empowerment nonprofit growing up.

And we love D.C.

And I live in Mount Pleasant currently with my wife and my two young sons.

We have a fantastic community in Mount Pleasant, part of the Bancroft community.

We're very, very happy with our situation and plan to be residents of the city forever, if we can.

Next slide, please. So, we really appreciate the Board's time, and, you know, I think you're going to hear a lot of details about the special exception and the mitigation efforts we've gone to and all of that.

But I think the big message that I just want to make sure that the Board hears is that I'm here on behalf of dozens of local families.

Hopefully, you've read that in the letters that were submitted to the Board, I think of which were over 70, who were all genuine letters that folks wanted to reach out to the Board to say how special they think this use is.

And why they think it's so special is because we have a very unique opportunity to take a beautiful

Rock Creek Park manor house, it's called Greystone at 2325 Porter Street, and turn it into a community asset that can be used by the neighborhood for hopefully generations to come.

And we're incredibly excited about that.

This is what otherwise potentially would be a very wealthy individual's third or fourth or fifth home that they use part time.

And we can take this three-plus acre property mostly as is and turn it into use for the neighborhood.

And so, we're incredibly excited about this.

We think the -- we're very confident that the code allows for this.

This is a use that I think you guys see very commonly in the suburbs at local neighborhood pool and tennis clubs.

They don't exist as much in the city, but having something like this in our backyard, you know, a short walk or bike away is transformative.

And it's transformative to the dozens of folks that have signed up.

And as we're kind of going through this, I think just to think about the families and the memories that are going to be created by this amazing community.

I think one of the ANC 3C members, Adam Prinzo,

Commissioner Prinzo, said it quite well, he actually grew up next to one of these facilities.

And he mentioned how transformative it was for his childhood and the memories and the friendships.

At the end of the day, we think this is community and how we build a community and really add to the community in DC.

So, we appreciate everyone's time and consideration, and we'll get into many more details.

And of course, please feel free to jump in, I'm not sure that kind of etiquette all of it, but I'm here to answer your questions. This entire presentation is for your benefit, so please jump in as you need to clarify anything.

So next slide, please. So, what is the Rock Creek Club and why did we create it? So, I think at the most basic core, we are local families that live in DC that want to be -- have more space to be active and social.

If you know these neighborhoods, Mount Pleasant, you know, Adams Morgan, where I grew up, by the way, my father is still there, he's lived there for over 55 years in the same house in Adam's Morgan, and he's kind of within this realm.

It's an urban lifestyle, urban neighborhood,

Cleveland Park, Woodley Park, Crestwood. It, by the way, spans three wards, which we're proud of. You know, this is Ward 1, where we live. This is Ward 3, where the club is located. This is Ward 4, where Crestwood is located.

All of those folks are -- live where they are because they like to live in the city and they love Rock Creek Park. And that's a unifying factor of the folks that live around here.

And so, I think as we kind of go through how this works, I think there's really kind of three big themes.

One is this is a neighborhood use through and through. It was started by neighbors. Everyone, you know, that is starting this and thinking about this is a local D.C. resident who's thinking through how they can create a community space.

You have to be a resident of D.C. to join the club, 85 percent of members have to live within one mile, which we purposely chose, as our transportation consultant will go through, because it's a very quick walk or bike to the club.

And I think as you think about like, "hey, what is this thing?"

It's, again, akin to those neighborhood pool

and tennis clubs or that kind of local rec center, local community center.

And like those local rec and community centers, people generally walk or bike there.

We don’t drive to Rock Creek Park, we walk, we bike, we take the bus, that’s how folks are going to get to this club, it’s how folks get to many neighborhood recreation centers and community centers.

Anyone can join, there’s no exclusivity, there’s no criteria, there’s no who do you know, write a reference letter.

If you want to sign up, you say, "hey, I’m interested," and by the way, over 130 folks have done that, they’ve reached out to me and said, "hey, I heard about you guys, this is going to be transformative for my family, I want to sign up."

And I just say, here’s the link and sign up, and that’s it.

It’s purposely very inclusive, I think you’ll hear that from some of our witnesses today about how inclusivity is incredibly important.

And this is something that is strongly supported by the neighborhood.

And I think, hopefully, you’ll hear from the ANC as well that heard our case and strongly supported

our case because they think it'll have such a positive impact on the community.

The second piece related to that is that this is really going to be mostly a non-car operation.

You know, the folks that live in these neighborhoods purposely live in these neighborhoods because they don't want to drive.

You know, if you go to Bancroft drop-off in the morning, which I was just at with my son, it's all walking and biking. That's the lifestyle choice that we've signed up to.

And of course, there'll be rain and snow and other things where people do occasionally drive, but this is an outdoor venue that's very nearby, and because it's a neighborhood use, and because people live very close, people are not going to be driving here.

And so, I think you'll hear about the gravel road, which is a 110-year-old access road to the property that's been in use forever. It's by, you know, by the law, it's 25 feet wide roadway or highway.

But the point is it's going to be very limitedly used, we're not planning on doing a lot of driving.

And in fact, one of the reasons why we love this property is because it's right on Rock Creek Park

and has a very serene nature, and so, the last thing we want to do is clog it up with cars.

And if folks do want to drive to a club, then this is not the one for them, they can go elsewhere. This is a neighborhood club that is based on walking, biking, transit.

And the last thing I think that we just want you to hear is we've taken a lot of feedback from the neighbors.

We met them, actually the two neighbors that are here in opposition, I actually personally reached out to in early June of this year before we even purchased the property to meet with them, talk about our plan, hear their concerns.

I want to be and we pledge to be a very, very good neighbor, that's part of our ethos. We're a neighborhood organization, and so, we've met with folks 60 plus times.

We've adjusted our plan countless times, including, by the way, I had an immediate neighbor call me this morning and say that she generally really likes the club, but had a couple other concerns she wanted to talk through. And I jumped on the call with her and talked her through and she landed in a good spot.

But you'll see that we're making a lot of

concessions, and that overall, this is a very limited use. We have very reasonable hours, we close at 9:00 p.m. on weekdays, 10:00 p.m. on weekends, no amplified music, generally trying to keep this to a reasonable scale.

And lastly, to kind of mitigate those impacts on the neighbors, independent of them opposing or not, we said, hey, we think you guys should have a free lifetime membership and also you guys should have a seat on the Board so that we incorporate your feedback kind of in perpetuity.

So, those are the three big things. This is a real neighborhood use created by, thought through, operated by local neighbors, families.

This is going to be one that's mostly car free and one that we think we've really put a lot of thought into the mitigation efforts.

Next slide, please. So, if you look at -- this is just a little bit of a refresher for folks that know the area, it's kind of right at the nexus of three wards, Ward 1, Ward 3, and Ward 4, right on Rock Creek Park, right north of the zoo, right south of the Peirce-Klingle Estate of -- Linnaean Hill Estate where the National Park Headquarters is, very centrally located.

You can see, you know, from Rosemount, which, by the way, we're big supporters of and we're incredibly happy that the city helped support that early childhood education center and Mount Pleasant.

You can see this house from Rosemount, it's very close to Mount Pleasant and it's right on the Klingle Valley Trail, it's right on the Rock Creek multi-use trail.

You can literally cross the crosswalk from the Rock Creek multi-use trail and go to the property. It's half of a mile from the Metro. It's right on a major crosstown thoroughfare, Porter Street, which has many high frequency buses. So, it really is centrally located.

Next slide, please. So, just to give a little bit of an orientation to this type of property, which is incredibly unique, and we're very fortunate that we're able to acquire it.

This house is over three acres, almost three and a half acres, abuts, Rock Creek Park on many sides.

You can see the park headquarters at the north there, that's the Peirce-Klingle/Linnaean Hill estate there. This house was built in 1913, Greystone, very historic.

And just so you know, we care deeply about

that, we actually host the Mount Pleasant Historic Society at our house for the holiday party. We've renovated multiple historic properties. So, we care deeply about the historic character, and that's one of the reasons why we're attracted to it.

It currently has a tennis court that was actually built in 1913 that predates all the houses in the neighborhood besides the Linnaean Hill.

It has a colony that dates to 1913 where a pool -- so, there's already a kind of a quite large pool. There's a tennis court and there's three buildings, the main house, a garage, and an artist studio that was built in 1999.

And you can see that that's the kind of to the southeast of the house is where Rock Creek Park is, Rock Creek Trail, and how you can access the property.

So, if you -- so, that's just to show you the kind of the current size and scope and scale of the property, which is quite unique.

If you go to the next slide, please. This is our kind of proposed site plan, and I wanted to walk through a few highlights here. This is one that we've reviewed with neighbors dozens of times.

We've reviewed with the National Park Service as our kind of biggest neighbor. We've reviewed with

CFA, which we're subject to being abutting federal property, we're also subject to HPO. And historic, we've met with them.

And overall, which I get into later, there's no objections to this plan, they're on board with the major concepts of the plan, and I think that is because we're basically proposing no major exterior changes.

We have to do one new fire egress stair, which I'll get into, which was blessed by CFA and HPO, knowing we're still going to have to do all the design review, but conceptually blessed, I should say.

So, no new buildings, no major changes to buildings. We're going to keep the existing pool footprint, just slightly enlarge it to 25 yards from I think 21 yards now. And we're going to add a smaller children's pool kind of north of that.

We're going to keep the existing tennis court, we're slightly expanding it to add to two. We're putting into padel courts, which is a kind of alternative and less noisy version of pickleball to be kind of placed away -- as far away from kind of nearby neighbors, but also in a way that is very removable if need be. So, it's put on these actually these cool removable platforms that you can put up and take down within days.

And then, the main thing we're doing is putting

in a new entrance that's going to cater to the biking and walking of the nature of the property, and so that new entrance is off of Porter Street.

Again, this is something that conceptually has been blessed by HPO and CFA. And that's going to be the main way that people go, which is going to take a lot of traffic off of the historic gravel access road.

And overall, I would say it's really maintaining a lot of the existing character.

And one note I would say is historic actually was quite happy about this design because it actually leans into the original staircase. The original entrance of the house is actually where we're putting the new main entrance.

That -- and those -- that staircase, I think, dates back to the 1840s, and we're going to use that as a new main entrance.

Now it's a non-used staircase, so, I think they actually think that this new orientation actually could lean more into the historic versus being in contradiction to it.

Next slide, please. And again, please feel free to jump in if there's any questions.

So, we've had an extensive process of hearing feedback, incorporating feedback from National Park

Service, from CFA, from HPO, from neighbors, from lots of different folks that have come to the ANC, we met with onsite a bunch of times. And we've adjusted our plan considerably and we feel like we've landed in a really good spot.

So, first is this concern, which you'll hear about of too much traffic on the gravel road, this 110-year-old gravel road that varies in width from, you know, 14 and a half feet to 22 feet.

We built this new main entrance, and we basically made the club, made this local neighborhood asset mostly car- free so that folks aren't going to be going up and down the gravel road. And you'll hear that from our transportation consultant.

I believe, on average, we're going to be having two to three vehicles per hour go up the road, so, it's quite a light use, it will happen.

And one of the -- on the minor vehicular use, we did hear feedback from neighbors saying, well, hey, what if someone does come up there? What do they do?

And we said, hey, that's actually -- and hey, you know, Adam, you guys shouldn't brush these concerns under the carpet. And we actually -- we heard from that from the head of their Homeowners Association, we heard from it from DDOT, we heard it from a few others.

And so, we're actually committing to building a new traffic turnaround, that's number two on the map right in the middle there.

So, that -- for the occasional car that does come up, they can actually go and drop off and turn around and do it safely and come back. And there's going to be a gate there and we're going to make sure that that's very safe.

And I will just say, you know, this is a very family-oriented facility.

So, a lot of the concerns the neighbors have, we also share. We don't want a lot of cars, we're going to have a lot of small children running around.

And so, we are purposely, even selfishly, going to try to limit the number of vehicles and cars, and we would do that anyway to be a good neighbor.

But I think just remembering that we have our own incentives to make sure that there's not a lot of vehicles and cars for our own operation.

The third thing we did was, certainly, for the Schillers who live south, whose house, you know, they'll show you, it's in that kind of white area south of the property.

They just purchased their property, they have a fantastic view out into our property, into what I'll

call the meadow.

And to be a good neighbor, for no quid pro quo, we said, hey, we'll commit to not building in that viewshed so that you guys can retain this very nice view out into this kind of wooded area outside of your dining room.

So, that part of the plan remains, you know, which is a big part of the property, by the way, but we're committing to not building there.

Fourth, we're planning on -- they said, hey, we don't want garbage trucks going up and down this road, we don't want dumpsters.

And so, we've worked with a private known trash company that we can, basically, have somewhere between, you know, we're proposing eight 96-gallon toters. It was those big kind of, you know, rat-free storage.

And we're going to have those picked up twice a week and they're going to be stored over by number four there. And they're going to be rolled down to number one, the main entrance, during the day on off-peak hours, I think it's between 10:00 and 4:00, and our staff is going to be responsible for that.

So, there's no dumpsters, there's no trash trucks, there's no garbage trucks up the road, et cetera.

And we think this is a very good solution.

The trash company said that it's completely feasible, we'll store those containers on private property.

They'll pick them up and they'll put them back and we're going to make -- we'll do all that same day, we'll roll them down same day, and we'll roll them up same day.

The fifth piece is there was just a general like, hey, this -- some of the stuff is too close to our property.

And so, when we redesigned the facility, we moved the kids' pool farther away. We moved some of the wellness facilities farther away. The National Park Service reviewed and blessed this. The neighbors, you know, we think it's just going to mitigate some of the impacts.

And we can get into, but, you know, the scale of this property is large, so, you're talking about, for example, like the padel Court to the nearest residence is about 250 feet to the nearest building.

So, these are -- you're talking about hundreds of feet between things, not like dozens of feet.

And we're, lastly, going to make sure that we put up to number six, you know, as it relates to sight lines and vistas, we're going to make sure we have some

nice tasteful evergreen landscaping.

There's going to be a tasteful black metal fence that CFA and HPO and the Park Service have blessed, in fact, the Park Service requested it.

MS. MOLDENHAUER: Hi, Madam Chair, can I object?

I've heard Mr. Vitarello now mention on multiple occasions how --

CHAIRPERSON POURCIAU: Excuse me, Ms. Moldenhauer, your time will come to speak, we would like to have the presentation completed.

MS. MOLDENHAUER: I'm just objecting to hearsay on that.

CHAIRPERSON POURCIAU: Thank you, your time will come to speak, thank you.

MR. AVITABILE: Adam, I think here, given the time, let's pause your presentation and let's hand it over to Jami to go through traffic, Adam, so that we make --

MR. VITARELLO: Can I just finish for just a few minutes, Dave?

MR. AVITABILE: Adam, we need to get to Jami and --

MR. VITARELLO: Okay. I got you.

Let me just –- give me two minutes and then

I'll hand it over.

Can you just move forward?

So, just really quick, the scope of the plan is limited, it's a residential house, we have floor plans, we're not going to get into them, but just so you understand that this is a residential scope.

If you can just flip through the floor plans, we don't need to see them all.

And you can keep going there, but exercise room, yoga, gym, that type of thing.

This is just one example of how we are balancing historic and life safety. You know, and I think you'll hear from the opposition around, can you do both?

And this is an example of, hey, we are able to put in a fire egress stair that was blessed by CFA and HPO that meets the historic character, but also meets life safety.

If you could go forward?

On the proposed uses, we can get into this if you have questions, but think of it as a recreation and community center use. Pools, courts, play areas, gym, yoga, small-style dinners, et cetera.

And we're happy to get into, but if we're short on time, we can just kind of keep moving.

We've talked again with neighbors, we don't need to -- but lots of discussions around lighting, noise, trash, and we feel like we've landed -- I think our conditions document now is like 13 pages.

So, it's very comprehensive, blessed by Office of Planning and ANC, and we feel like we're in a good spot.

If you can keep going, please?

So, we have also met with a lot of agencies on this, the National Park Service, CFA, HPO.

You know, there was also a letter from FMES, and I would just say that we met with them, we actually jumped on the call that same day with fire marshal, and they basically said, hey, we we're just sharing some concerns, and we agreed that we would be able to design our project to meet all applicable codes.

And when they also talk about some of the historic nature of the property, we've met with HPO, they blessed it, they've said no objections. So, I think it's kind of as simple as that.

And the last thing I'll say before I just hand it over to Jami, our transportation consultant, is, you know, the last time that there was a major change in this little immediate neighborhood was actually when one of the opposition folks came, the Sellers and Davis

family was actually granted an approval to build their building -- their house.

There was some concerns of, is there going to be traffic down the gravel road? Is it going to meet the historic nature of the neighborhood? And it didn't, it was a great thing. They raised their family there, they've had a fantastic time, and they've been great neighbors.

What we're asking for, and I think, is a really important thing to realize is that, as part of that agreement when they were –- built their house, is that this property that we have, this three-and-a-half acre property cannot be used for future residences. There's a historic covenant on it.

So, if you're thinking, hey, can't we use this thing for residential use, for new housing? It cannot be done.

And so, what we're proposing here we think is the next best thing, turn this house that cannot be turned into more housing and turn it into a community asset that can be used for the benefit of the entire neighborhood.

The neighborhood has a history of change like this, just including the house that was built in 1999. The code allows for it.

And I can tell you that on behalf of the hundreds of future families that are going to be using this zone -- this use, that they would be incredibly grateful for the support of the Board, for you all to bless this use, and have this be a community use that hundreds of families and memories can be created for generations to come.

So, we really appreciate the time and the effort, and with that, I'll turn it over to Jami.

MS. MILANOVICH: Thanks, Adam.

Mr. Young, if you could go to the next slide, please? Advance again?

CHAIRPERSON POURCIAU: Ms. Milanovich, something is wrong with your volume, we can't -- I can't hear you.

Yes, I heard you when you asked to advance the slide and then it went out.

VICE CHAIR GOLDSTEIN: I share that as well.

MS. MILANOVICH: Is that better?

MR. VITARELLO: We just heard you.

VICE CHAIR GOLDSTEIN: We just heard you.

CHAIRPERSON POURCIAU: You might need to speak louder though.

MR. VITARELLO: I can't really hear you now, Jami.

CHAIRPERSON POURCIAU: Is there another part of your presentation you can proceed to and then --

MR. AVITABILE: Yes.

CHAIRPERSON POURCIAU: -- maybe she can log off and log back in or something?

MR. AVITABILE: That's a wonderful idea, thank you, Chair.

Why don't we skip ahead to Shane, to your presentation, and then we'll come back to Ms. Milanovich to be our third part.

So, Shane, are you ready?

MR. DETTMAN: I'm ready, yes, and can everyone hear me okay?

MR. AVITABILE: Yes.

MR. DETTMAN: Perfect.

Yes, Mr. Young, if you wouldn't mind, just keep moving ahead until you see kind of -- right there, here we go, thank you.

And good morning, Chairperson Pourciau, members of the Board, for the record, my name is Shane Dettman. I'm an urban planner with the firm Goulston and Storrs.

My testimony today will demonstrate how the proposed Rock Creek Club Community Center satisfies the special exception criteria applicable to the relief

being sought by the applicant with particular attention to neighborhood compatibility, social welfare, and the needing convenience of the proposed use.

Next slide, please. The applicant is seeking special exception approval under Subtitle U, Section 203.1(d) for a private community center located within the R-1A zone.

This particular use provision permits, by special exception, community center buildings, swimming pools, and athletic facilities operated by a local community organization or association, subject to the general special exception criteria under Subtitle X Section 901.2 and use specific conditions under Subtitle U, 201.3(d).

Next slide, please. The relevant standards of review that I'll address in my testimony are listed before you on this slide.

As you know, under the general special exception standard, the applicant must demonstrate that the proposed private community center will be in harmony with the general purposes and intent of the zoning regulations, will not tend to affect adversely neighboring property in accordance with the zoning regulations, and will meet certain use-specific conditions that inquire about whether the community

center is organized for profit or not, what its primary focus is, the scope of retail sales that may take place on the site, and then, finally, whether the use is reasonably necessary and convenient to the neighborhood within which it's located. And, as I'll demonstrate, the proposed community center is fully satisfied with these standards.

Next slide. Regarding harmony with the zoning regulations, as is set forth in Subtitle A, 101.1. Next slide, please, Mr. Young. The purposes and intent of the zoning regulations are to promote public safety, health, convenience, and the general welfare; provide adequate light and air; and prevent overcrowding of land; and provide for uses of land that will create conditions that are favorable to transportation, protection of property, recreation, education, and cultural opportunities.

The proposed community center is consistent with these stated purposes, and thus, will be in harmony with the zoning regulations and the map, as well as the purpose and intent of the zoning regulations.

It will offer passive and active recreation and athletic facilities such as pools, tennis, padel courts, and exercise gym that are typically -- that are typical of community centers found throughout low

density residential neighborhoods. It'll provide membership households opportunities for shared cultural enrichment and social gatherings and interactions in a safe and convenient location.

The applicant is proposing only modest physical improvements to the property that will not increase development on the site, will not result in overcrowding or have any impact on light and air.

To date, the applicant has met and communicated with HPO and CFA staffs multiple times on these proposed improvements, and they have not expressed any historic preservation concerns.

Indeed, similar to numerous other historic estates that have been adaptively reused for institutional purposes throughout the city, the proposed community center will activate and help preserve the historic property through appropriately scaled adaptive reuse.

I'll note that, while the Board is not bound by the comprehensive plan, it may consider its goals and policies in its review of requests for zoning relief where it's applicable.

To that end, as discussed in greater detail in our pre-hearing statement at Exhibit 21, the proposed community center aligns with several comp plan policies

related to the integration of institutional uses in low density residential neighborhoods while ensuring proper mitigation measures, provision of open space recreation and aquatic facilities, including private facilities that help relieve pressure from public facilities.

And the promotion of continued investment and maintenance of historic properties that allows for adaptive reuse that respect the scale, character, and design of historic structures.

Next slide. Turning to impacts on neighboring properties, the physical improvements are limited to renovations of existing buildings, a new pool, tennis court, a temporary padel courts, low retaining walls, and walking paths and other modest site improvements, and a 10-foot planted buffer, all of which will not have any impact on light and air.

Operationally, the impacts of the community center on adjacent properties will be effectively managed and mitigated through an appropriately sized membership cap and a full set of conditions.

Specifically, the community center will have a 270 household membership cap, all of which must be located in the District except for one founding member.

To limit impacts and ensure that the community center serves the surrounding neighborhood, a minimum

of 85 percent of membership households must be located within one mile of the site, and 20 memberships shall be reserved for households that are immediately approximate to the site.

Membership will be available to any household within the neighborhood, except as limited by the terms of the cap.

At over three acres, this is an appropriate membership cap that will not overburden the site and will be effectively managed through a set of conditions that are responsive to neighbor and review agency concerns.

In terms of traffic and parking, as Jami will present just right after me, the transportation analysis that's in the record shows that the proposal will not have undue impacts on traffic and parking.

The use will generate minimal peak hour trips on the most likely busiest of days, and overall, is estimated to have an average vehicle trip generation of only three vehicles per hour.

This is a very low trip generation and it's due to the site's proximity to multiple modes of transit, including capital bike share and several bike trails and lanes.

And as Jami will demonstrate, the parking

analysis shows that the onsite parking is adequate and that the operation of the community center will not overburden on street parking.

Finally, the applicant will adhere to a comprehensive set of TDM measures.

Next slide. Regarding noise, noise is addressed through both design and operations.

Acoustic barriers at the tennis courts, and potentially, the padel courts will be installed.

The padel courts and other potential noise generating elements will be located away from the neighbors, including any mechanical equipment which will be enclosed.

Pickleball will be prohibited and there will also be limits on hours, events, event attendance, and amplified music.

Outdoor lighting will be limited to safety and security with no permanent landscape up lighting.

Next slide. Privacy is addressed through the new pedestrian entrance on Porter Street, preservation of the meadow area, and installation of mature landscape screening, including a 10-foot landscape buffer around the perimeter of the site.

There’ll be additional mitigation measures that aim to further control noise, odor, and pest

management, such as no commercial kitchen, limits on mobile food vendors and catering operations, and specific trash storage and handling measures.

These are concrete measures that go directly to the potential sources of potential impacts, not simply an expectation that operations will be quiet.

The applicant's proposed conditions are concrete measures that go directly to the potential sources of the impact.

Additionally, the applicant has agreed to a five year term recommended by OP, which will allow the Board to evaluate actual operations and the effectiveness of these measures at the end of that term when they return.

Next slide. Turning to the specific use criteria under Subtitle U, as required, Rock Creek Club is organized as a nonprofit to promote the social --

MR. AVITABILE: Shane, you muted yourself accidentally.

MR. DETTMAN: It's worth noting that the zoning regulations merely are concerned with whether the organization is organized for profit or not.

They are agnostic, the zoning regulations are agnostic to an organization's specific IRS nonprofit classification.

They say nothing about organizations having to be a 501(c)(3), a 501(c)(7), or any other nonprofit classification that might be available.

The regulations merely require Rock Creek Club to not be organized for profit, which the record clearly reflects that it's not organized for profit.

It is organized as a nonprofit organization, as is defined by the zoning regulations.

In addition to requiring a nonprofit status, the zoning regulations require Rock Creek Club to be organized exclusively for the promotion of the social welfare of the neighborhood within which it is located, which the record demonstrates that it is.

First, it's important to point out that the requirement is the promotion of social welfare of the neighborhood, not of any one beneficiary group or class within a neighborhood, and not solely disadvantaged groups or classes, as the opposition has posited.

Indeed, contrary to the opposition's view of what it means to promote social welfare, the zoning regulations expressly draw a distinction between nonprofit organizations that exist to promote social welfare from a recreational perspective and those that exist to promote social welfare in other ways, including through helping disadvantaged groups.

This distinction is made through two separate and distinct uses that are first permitted in two separate and different zones.

A recreation focused community center, which is first permitted in R zones, and a community service center, which is first permitted in RF zones. And, as we'll see next, the Rock Creek Club is clearly a community center.

Next slide. This is demonstrated through the side by side comparison of the use provisions for a community center on the left and a community service center on the right.

While there are small -- while there are similarities in the criteria that govern these two uses, such as the requirement to be a nonprofit, to not be objectionable to neighboring properties, and to be reasonably necessary and convenient to the neighborhood within which it's located, there is a significant difference, in that a community center is focused on facilities that cater to recreational aspects of social welfare, such as community center buildings, parks, playgrounds, swimming pools.

While a community service center is focused on other aspects of social and economic welfare, such as, quote, as it says there in the highlight, job

training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purposes.

Next slide. Thus, by the clear definitions and descriptions of these two distinct uses, the Rock Creek Club is a community center and not a community service center.

It will exist to promote the social welfare of the neighborhood through opportunities for social interaction, engagement, gatherings, and activities that further the social wellbeing of the neighborhood.

Consistent with the use description of a community center, it will do this through activities and programs such as passive and active recreation and exercise spaces, swimming, art and other cultural activities, play spaces, gardens, and dinner gatherings.

These facilities and activities are consistent with other private community centers that offer pool, tennis, and other recreational activities that have been approved by the Board under the same community center provision we are applying today.

Next slide. The Rock Creek Club also satisfies the next two conditions. As the record makes clear, there’s no retail sales offered to the general

public. That is, nobody will be able to walk off of Porter Street to buy a soda or take a dip in the pool.

As permitted by the regulations, members will be charged fees or services, including operational, maintenance, and food and beverage services, all of which will be required to be placed on an established member account.

The unlikelihood of the proposed use becoming objectionable as to noise and traffic has largely already been covered in my testimony in addressing the general special exception criteria.

I'll simply reiterate that noise has been addressed through tangible site design and other physical improvements that will be implemented and through a range of operational restrictions and prohibitions.

And traffic has been addressed through a balance of adequate onsite parking, a full range of TDM measures, gravel access road restrictions and monitoring, and a tailored delivery schedule protocols and restrictions.

Next slide. This last series of slides speaks specifically to the requirement that the proposed community center be reasonably necessary or convenient to the neighborhood in which it's located. And while

the standard is reasonably necessary or convenient, one or the other, our analysis shows that it's both.

But before I walk the Board through our analysis of this requirement, I'd like to summarize the factors that inform the decision to use a one-mile radius as the neighborhood used in this case, which is depicted as the red circle on the slide before you.

Given the size of the site, the location of existing comparable public recreation centers and outdoor pools, and the characteristics of the surrounding context, we believe the neighborhood, within one mile of the proposed Rock Creek Club is the appropriate neighborhood to evaluate.

We believe it successfully balances being large enough to adequately reflect the community and social environment of a neighborhood, while at the same time not being so large that it loses the neighborhood-based focus that the zoning regulations require, and that could lead to adverse impacts.

I'll note that the zoning regulations do not define the term neighborhood, nor do they provide any guidance on what defines a neighborhood for purposes of this provision, and certainly do not require use of an area that is commonly or historically associated with a named neighborhood.

In fact, it's instructed that the Office of Planning's own mapping services website expressly states that D.C. does not have official neighborhood boundaries and we do not try to draw them, owing to the fact that boundaries and perceptions of where one neighborhood ends and the other begins can be fluid.

As you can see on this slide, this fluidity is reflected in Merriam-Webster's own definition of neighborhood using phrases such as a loosely cohesive community within a larger unit, indefinite boundaries and fairly common identifying features.

Next slide. The applicant's use of one mile also was grounded in sound urban planning. Specifically, the comprehensive plan and DPR use one mile as a general metric for recreation and community center coverage.

Additionally, prior BZA approvals discussed in the record, some of which are listed for you on this slide, also reflect a case by case approach to neighborhood definition that likely, at least in part, is responsive to the specific context and characteristics of the sites involved in those cases and the activities and programs that were being proposed.

Next slide. And so, with that background,

we conducted a data-driven analysis to determine whether the proposed community center is reasonably necessary or convenient in the surrounding one mile neighborhood.

I'll note that the approach taken in our analysis differs from the approach taken in the opponent's analysis of this provision in a couple of critical ways.

First, our analysis is fully to scale, which we think is important when looking at a distance based consideration set.

Secondly, the opposition's analysis appears to be based upon randomly placed neighborhood reference points and how they compare in proximity between the proposed Rock Creek Club and existing public recreation centers, some of which we believe are not even directly comparable.

In contrast, our analysis looks at whether Rock Creek Center is reasonably necessary or convenient to where people actually live relative to other existing comparable recreation centers and standalone outdoor pools.

As shown on this diagram, if we apply a one-mile buffer around comparable recreation centers and outdoor pools, we can clearly see that coverage gaps exist within the one-mile neighborhood around the

proposed Rock Creek Club.

These gaps include portions of Adams Morgan, Lanier Heights, Mount Pleasant, Woodley Park, and Forest Hills.

As it relates to this provision, we view these gaps as demonstrative of reasonable need.

Next slide. What's also observable on this diagram are areas that may be technically within one mile of an existing public rec center or outdoor pool, but they're on the outer edges of the one mile distance and would be more conveniently located to the Rock Creek Club should it be approved by the Board.

As it relates to this provision, we view these areas as demonstrative of reasonable convenience.

Next slide. Upon observing what we did with these simple buffers, we utilized a GIS-based tool to construct what is known as a Voronoi diagram, which essentially creates zones of influence around the public recreation centers and pools we looked at and the proposed Rock Creek Club, which are the yellow polygons in this diagram.

What these show is that each location, each household within a given yellow polygon, is closer to the facility within that polygon than any other surrounding facility.

For those households within the yellow polygon associated with the Rock Creek Club, right there in the middle of the diagram, those are households where the Rock Creek Club meets neighborhood need and is the most convenient.

For those households that may be outside the Rock Creek Club polygon, but still within the surrounding one mile neighborhood, while there may be a closer public recreation center or pool, this does not negate the reasonable convenience of a private alternative that would be available to those households.

Next slide. And so, to round out this analysis, we plotted the 125 households that have already signed up to join the proposed community center should it be approved by the Board.

This is a list that’s in -- this is a diagram that’s in the record.

What this clearly shows is that the proposed community centers necessity and convenience within the surrounding one mile neighborhood that’s being proposed.

That necessity and convenience is real as demonstrated by the points on this diagram.

Next slide. And so, to conclude, the proposed private recreation center is a neighborhood focused

member run community center, not a regional recreation destination.

It would reuse a historic property at a modest scale, provide social and recreational opportunities, and address a demonstrated neighborhood need.

With the proposed conditions and mitigation measures, it's my professional opinion that the use will be in harmony with the zoning regulations and maps, will not adversely affect neighborhood, property, and will satisfy the specific community center criteria under Subtitle U, and thus, qualifies for approval.

Thank you, Chairperson Pourciau, that concludes my presentation, I'm happy to answer any questions when the Board is ready.

MR. AVITABILE: All right, Jami, are we able to hear you now?

MS. MILANOVICH: Yeah, I hope so, I switched microphones, is that better?

MR. AVITABILE: Perfect, thank you.

MS. MILANOVICH: Excellent.

Mr. Young, if you could go backwards to the beginning of the transportation section?

Thank you.

And apologies to the Board for the technical difficulties.

Perfect.

Good morning, Chair Pourciau, members of the Board, for the record, my name is Jami Milanovich, I am a principal with Wells and Associates, and we are the transportation consultants for the Rock Creek Club.

My testimony this morning covers five topics, the site's transportation context, trip generation for the Rock Creek Club, parking, the gravel road access, and the club's proposed mitigation, including the transportation demand management plan.

Next slide, please. I'll start with how people can reach the site without a car.

Next slide, please. The site is situated between the Cleveland Park and Mount Pleasant neighborhoods.

The Cleveland Park Metro Station, which provides access to Metro's Red Line, is located within a half mile of the site.

Bus stops along Porter Street within a quarter mile of the site serve three Metro bus routes, including Route C61, which is a high frequency route.

Next slide, please. At least 85 percent of the members will live within a one-mile radius of the site.

As you can see here, virtually all of the

one-mile radius is located within an approximate ten minute bike ride.

The ten minute bike shed, shown in red, touches all of the surrounding neighborhoods, including Forest Hills, Cleveland Park, Woodley Park, Crestwood, Mount Pleasant, and Lanier Heights.

The site is ideally situated to take advantage of the surrounding bicycling and regional trail networks, including bike lanes on Porter Street and Klingle Road, the Rock Creek Trail, Western Ridge Trail, Piney Branch Trail, and the Klingle Valley Trail.

As you heard Adam mention, the site is also being designed to facilitate pedestrians and bicycles with a new pedestrian and bike entrance constructed on Porter Street at the southern edge of the property, and we are also providing 40 bicycle spaces on site.

Next slide, please. Here you can see an approximate 15-minute walk shed, which extends roughly a half mile to the east and the west.

It reaches Cleveland Park, Mount Pleasant, and a portion of Woodley Park.

The club is a neighborhood serving facility, and this context that I've demonstrated here is why most members are expected to arrive on foot, by bike, or transit.

Next slide, please. Next, I will discuss how we determine the expected trip generation for the club.

Next slide, please. We looked at several sources, we consulted the Institute of Transportation Engineers Trip Generation Manual, but found that the uses and categories contained within there are not a good fit.

The characteristics of those uses do not match the characteristics of the proposed Rock Creek Club.

And the data in ITE's Trip Generation Manual comes from suburban sites across the United States and Canada, not locally, and some date as far back as the 1990s.

Where ITE data is limited or not a good match for proposed use, local data is always preferred.

We look to other D.C. community and recreation centers to see what information is available there.

Largely, those facilities do not require traffic studies.

Where traffic studies were available for other D.C. community and recreation centers, trip generation and mode split data assumptions were largely undocumented.

So, we went to a real local comparable example, the Cleveland Park Club.

It is located nearby, it's a neighborhood-based community club with a similar program to what we expect at the Rock Creek Club, including fitness classes, potluck dinners, swimming lessons, teen and adult social events, seasonal events, and a summer camp.

We counted it on a Friday and Saturday in July when the weather was sunny in the mid-80s, in other words, a perfect day for a trip to the local pool and recreation Center.

Our counts captured peak summer days and peak days of the week.

We converted the trips that we collected at the Cleveland Park Club to a rate based on the number of household members, and then, applied that rate to the Rock Creek Club's proposed 270 member households.

Next slide, please. Here you can see the number of people that entered the Cleveland Park Club on the left.

So, these are the results of our counts inbound and outbound.

And on the right in blue, you can see those numbers extrapolated to the Cleveland -- I'm sorry, to the Rock Creek Club to account for the 270 member households.

We looked at four peak hours.

So, on Friday, we looked at the peak at what we call the peak hour of the adjacent street, which is the hour that generally coincides with the commuter peak hour.

So, in the morning from between 7:00 and 10:00 a.m., in the afternoon between 4:00 and 7:00 p.m.

We also looked at the peak hour of the club on Friday, and we looked at the peak hour of the club on Saturday.

So, four peak hours were analyzed.

Next slide, please. We then split those person trips that you saw on the previous slide by travel mode.

In estimating mode splits, we started with census data, which is normally where we start since census data provides local information.

However, the census data provides information on commutes to work, not travel for recreational purposes.

That led us to the National Recreation and Park Association.

The NRPA conducts surveys every year or two that include how people travel to their local parks and recreation areas.

Because the surveys conducted by NRPA are nationwide, we had to apply engineering judgment in developing the mode splits for this site given its urban location, proximity to transit, proximity to sidewalks and trails, and limited onsite parking.

Next slide, please. Based on the body of data we reviewed, we estimated that 50 percent of the trips will be made by active modes of transportation, walking, biking, or scooter, 15 percent transit, 35 percent car. We believe these estimates are conservative for two reasons.

One, the former director of the Cleveland Park Club indicated that 80 percent of members arrive by non-auto modes of transportation.

Here we've estimated that 65 percent will come by non-auto modes.

And two, the census data showed us that 33 percent of people who live in this area commute to work by auto.

Workplaces tend to be further away from home than a neighborhood recreation center, and so you are more likely to travel to work by auto than you are to your local neighborhood recreation center.

Despite this, we have assumed a 35 percent auto mode split, which is higher than the auto mode split

of 33 percent for the commuters who live in this area.

On this slide, you can see how those mode splits were applied to the person trips and we were able to determine the number of people coming by the various modes, so by car, by transit, by bike, and by walking.

Not everybody who drives will drive alone.

In fact, this is a family-oriented facility, and so we expect that people will come in groups.

Next slide, please. And here you can see how those person trips translate to vehicle trips.

On the left in blue, for each of the peak hours that we analyzed, shows the vehicular trips that we expect to add to the gravel road.

As you can see there, at the peak hour, we're expecting 12 vehicle trips, or one vehicle trip every five minutes, on average, be added to the gravel roadway.

On the right in green, you can see the vehicle trips that we expect to utilize on-street parking for the club.

Next slide, please. Now, turning to parking, we evaluated both on-site and on-street parking.

Next slide, please. In terms of the on-site parking, the minimum number of required spaces for a private community center per the zoning regulations is three spaces.

That takes into account the 50 percent reduction because we are both within a half mile of a metro station and within a quarter mile of a high frequency bus stop.

You can see here DDOT's preferred maximum for this site and this use is five parking spaces.

Our projected peak on-site demand is seven spaces, and the club proposes 14, which is the existing number of parking spaces on site.

Next slide, please. For the on-street parking, we surveyed Porter Street between the site and Connecticut Avenue.

We counted on a weekday, September 1st, and we also counted on September 12th, which happened to be Rosh Hashanah when Adas Israel congregation held overlapping Rosh Hashanah services from 8:15 to 2:00 p.m.

This is a conservative high demand case.

We did know that it was Rosh Hashanah when we conducted the counts.

What we didn't realize was that the Rock Creek Club would be closed on Rosh Hashanah.

So, we repeated the Saturday count on October 24th to represent a more typical Saturday.

Next slide, please. Here you can see the

results of that parking evaluation for a weekday.

The line in green on the left shows the number of available spaces throughout the day within a third mile of the site.

It shows that there are 10 to 19 spaces available on Porter Street throughout the day.

The blue dashed line represents the club's demand, which shows no more than four vehicles in any hour.

If we extend the study area the length of Porter Street up to Connecticut Avenue, on the right you can see that there are 23 to 37 spaces available on Porter Street.

Next slide, please. This shows the results for Saturday.

Again, on the left, within a third of a mile, on the right, the length of Porter to Connecticut Avenue.

The blue line shows the projected demand for a Saturday.

And again, you can see that there is a wide margin here to accommodate the expected demand.

I would also note that the on-street parking is expected to accommodate the anticipated vehicle parking during special events as, well.

Next slide, please. Next, I'd like to take

you on a walk along the gravel road from Porter Street to the property.

Next slide, please. First, I want to provide you with an overview of the roadway width, followed by some photographs along each portion of the roadway.

Starting at the bottom of the screen, as you enter the gravel road from Porter Street, the curb-to-curb width here is 16.5 feet. The pillars at this location are located 17 feet nine inches apart.

For the first roughly 150 feet of the gravel road, it is 15 feet in width, with the exception of a small area that's roughly 15 to 20 feet long, where the width is 18 feet 5 inches. That takes us to the first bend in the roadway.

From there, for the next 150 feet approximately, the roadway varies in width from 21.5 feet to 19 feet in width. We then have a roughly 100-foot section that ranges in width from 12 feet to 16 feet.

That area is adjacent to the existing tennis court on the property that's shown on the plan. At that point where the road curves to the right, there is a 19-foot wide area at that bend. We then have a 100-foot section of road that varies from 13 to 14 feet, and that takes us to the property line.

Next slide, please.

CHAIRPERSON POURCIAU: Ms. Milanovich and Mr. Avitabile, there is less than four minutes left.

I'll give you a couple extra minutes due to technical difficulties, but I suggest you think about how you're going to wrap it up.

MS. MILANOVICH: Thank you very much, I will be quick.

CHAIRPERSON POURCIAU: Thank you.

MS. MILANOVICH: Here, you can see some photos at the opening at Porter Street. In the Photo Number 1, you can see the silver SUV waiting to enter the property while the black SUV exits. You have to make a right turn out of the gravel roadway. The silver SUV has allowed plenty of room for the vehicle to exit, as well as not blocking Porter Street.

Photo 2 is from the opposite angle. And then, in Photo 3, you can see that two SUVs can pass through the pillars along -- at the opening at Porter Street.

Next slide, please. Moving up Porter Street, this is where the roadway widens to 21 and a half feet, it's 21 feet, 5 inches. The black SUV is waiting in that widened portion as the silver SUV is continuing up the gravel roadway.

The SUV can sit there and wait for that

entering vehicle to pass or, as you see in Photo 4B, there is room for these two SUVs to pass side by side in that narrower portion of the roadway.

Photo 5 is simply looking north at that 21 feet, 5 inch section of roadway where you can see there is plenty of width for two cars to pass in that area.

Next slide, please. Moving further up, the black SUV in photo six is sitting in the 19-foot wide portion at that bend in the roadway. This is an area where two cars cannot pass simultaneously, so that black SUV is waiting for the silver SUV to traverse through that narrower portion.

Next slide, please. And here we are at the property. The two pillars denote the entrance to the Rock Creek Club property.

As you can see from Photo 8, there is a clear line of sight up to the parking lot. The SUV in the distance is in the parking lot.

In Photo 9, you can see there is an area that's wide enough for an inbound vehicle to wait while a vehicle exits.

And then, in Photo 10, you can see that the black SUV is passing the waiting entering vehicle. Once it passes, then the silver SUV can proceed into the property.

Next slide, please. For context, these are some examples of ordinary streets in the District with parking on both sides of the street. Each operates with effectively one travel lane. Drivers routinely pull over and yield to oncoming traffic, as you can see in the Rodman Street example.

D.C.'s vehicle code expressly permits this. The code states that on-street parking is allowed unless otherwise posted, as long as there is at least 10 feet of roadway that remains open. So, just 10 feet has to remain open.

In other words, the District accepts a single shared travel lane on its own public streets. The gravel road is wider than ten feet at all points. It has wider areas where a driver can wait.

With just 12 Rock Creek Club vehicle trips expected in the peak hour, or one vehicle every five minutes on average, two vehicles will rarely meet on the roadway simultaneously.

Next slide, please. The club has made a number of commitments to encourage non-auto travel, manage parking and events, monitor results so that potential impacts can be mitigated.

Next slide. We have, also --

CHAIRPERSON POURCIAU: The time has expired,

you have three minutes to wrap it up.

MS. MILANOVICH: We have also agreed to all of DDOT's conditions.

And finally, next slide, just to conclude, the Rock Creek Club is a neighboring -- a neighborhood facility in a walkable, bikable, and transit rich location.

As such, most members will use non-auto modes of travel to access the site. The gravel road is a very low-speed roadway. The club is expected to add 12 vehicles in the peak hour. On average, it would add roughly three vehicles per hour. Where the gravel road is too narrow to allow two vehicles to pass simultaneously, there are wider areas and clear lines of sight where vehicles can wait for approaching vehicles to pass. This situation is not unlike other streets in the city.

For members who do drive, the combination of onsite parking for authorized vehicles and on-street parking would accommodate the demand. The Applicant's proposed transportation management plan, including its commitment to adhere to a daily trip cap, and the pedestrian improvements requested by DDOT would offset any potential adverse impacts.

For these reasons, we find that the Rock Creek

Club would not have an adverse impact on the surrounding transportation network.

And with that, I think we're ready to take your questions.

MR. AVITABILE: Yes, thank you very much, Chair. Thank you for indulging us on a little time due to the technical difficulties.

I'll save my final thoughts for rebuttal and closing.

Thank you.

CHAIRPERSON POURCIAU: Thank you. I'd like to begin by taking questions from the Board.

I'll start with Vice Chair Goldstein, please?

VICE CHAIR GOLDSTEIN: Thank you very much.

There's a lot to talk about, but that was a terrific presentation, very informative.

Mr. Avitabile, could you just begin, help me with a couple of the assumptions here. 270 families, how do we reach that number?

MR. AVITABILE: So, maybe, Adam, you're the best one to speak to sort of where we came up with the number, but it's essentially the 250 households we originally envisioned as the membership of the club, based on sort of our best guess of -- based on the number of people that typically use a club, based on the

membership of what would feel right for the facility and then, the 20 additional households for the immediate neighbors.

And it's interesting when you actually take that and you do the sort of math to sort of translate that based on anticipated use, it lines up quite well with Ms. Milanovich's study of the Park Club in terms of anticipated use.

But Adam, I don't know if you want to speak more the --

MR. VITARELLO: Yes, if I could just add to that, it's -- you're solving for a few things, and appreciate it, it's a very thoughtful question.

I think one of the big things, having talked to dozens of folks that run organizations like this, is understanding what peak utilization is.

It's way less than you would imagine.

And the Cleveland Park Club counts we did match that, which basically says that, on any given day, like the best pool day of the year, maybe you'll get -- 20, 30 percent of the members will show up.

And then, imagine of those members, those household members, not everyone's going to show up.

Your wife is busy, your son has a tournament.

And so, you're talking about a percentage of

those household members show up.

And then, because people are out of town, they have other events.

And so, if it's 20 or 30 percent over the course of the day, then, at any given point in time, you're talking about maybe 10, 15 percent onsite.

And so, that's one of the ways we did it was, okay, well, what's the use of the site and we don't want to overwhelm it.

On the other side, we wanted to make sure we weren't exclusionary and we didn't say, hey, we're only going to have 100 people and so no one in the neighborhood can join.

This is a community asset, this is a community use.

If you look at other nearby suburban pool and tennis clubs on similar three, two, three, four-acre sites, they're almost all 300 to 500 members.

So, we erred, actually, on the side of the lower end to just make sure we weren't overwhelming it.

And then, when we went through the model and said, how many people are going to be on site? What's the traffic?

We felt like it was a reasonable amount.

And the last thing I would say is, this is

a nonprofit, I'm not taking any salary, there's no financial benefit.

We do want to make sure that this club sustains, and a lot of these places don't.

And so, you know, just the amount of money and funds coming in sustains this nonprofit operation.

We felt like 250 was the right number.

And then, to Dave's point, we then added the 20 immediate neighbors when they said, hey, this would help mitigate the impact of this on immediate neighbors.

And so, we added the 20 for the immediate folks, which won't really impact the site too much because they'll be walking over.

And that's how we got to the 270.

VICE CHAIR GOLDSTEIN: And can you just translate that to an estimate of how many people you think that translates to?

MR. VITARELLO: Like currently on site at the -- or how many --

VICE CHAIR GOLDSTEIN: So, 270, I'm guessing households are what, between three to three and a half?

MR. VITARELLO: Yes, I think it's something like --

VICE CHAIR GOLDSTEIN: Is that the estimate you've used?

MR. AVITABILE: Yeah, so let me -- Adam, let me sort of run through that because we anticipated that question.

I'm thinking back, Mr. Goldstein, to about 15, 16 years ago on the Mount Vernon campus, and you and I had similar conversations about number of people at one time.

So, 270 members, if you take the high end of Adam's assumption of the percentage of households that might be there, that's 30 percent. So, that's 81 households over the course of a given day.

Again, if you take -- so Jami's study used an estimate of three people per household, as Adam said, it could very well be less than that, but if you say three, 81 times three, you're getting to about 243 people over the course of a given day, and that's sort of the high end, peak of peak, great summer day.

And what's sort of amazing is, when you look at the counts from the Cleveland Park Club that Jami collected, what -- and you sort of look at those and you true them up to sort of the scale of our operation, you get 287 people on a Friday, more or less, 203 on a Saturday.

So, this sort of hot top of top estimate of 240 on a given day is right where you'd expect it to

be, based on Cleveland Park Club.

And essentially, what we're getting at is, the -- put it another way, this -- it sort of corroborates the idea that, on a given day, you're talking to 25 to 30 percent of the households are actually going to be coming by to use the facility.

And then again, it's spread out over the course of the day, you're not having one -- everyone come all at once.

VICE CHAIR GOLDSTEIN: Okay.

So, 85 percent have to be within a mile.

I saw earlier the ANC 3C was going to be in the catchment area and that got removed.

So, we're just a true one mile and maybe you can comment on that in a moment.

Fifteen percent outside of a mile, I saw something related to that being in case members move further away, I wasn't quite sure about the thought process there.

But what -- 15 percent, about 40 families can be outside it.

Could you just -- again, I'm just trying to understand. Could you just explain to me how you reach this?

MR. AVITABILE: Sure.

So, ANC 3C, we originally included the entire ANC as part of sort of the catchment area, just because that's the ANC which we were located in.

But based on sort of further conversations and sort of evaluating, wanting to make sure this really was serving the neighborhood that was around it, we confined it to the one mile. I think that's that piece.

In terms of the 15 percent, again, a better way to think about it is, at least 85 percent of households must be within the one mile, could very well be more than that.

The maximum of 15 percent for outside of it is to account for situations like, you know, household is -- member of it, in five years they decide to move to another part of the District that's sort of outside of that one mile area, but this is still the community that they have their affinity with and they want to sort of remain, you know, tied to those neighbors.

So, that's a piece of it.

Adam, I don't know if you want to add to that?

MR. VITARELLO: Yeah, I'll add just to say this is quite common.

You know, Carter Rock, which is a pool and tennis club up in Maryland, the PG pool, like almost all of them have some level of exception.

By the way, the Lenore Pool and Tennis Club, which is a special exception D.C. approved, allows up to 24 percent of folks to live outside that 1,000-foot radius that they have defined.

And again, it's because, imagine you're there, this is your community, you've built kind of your family around it, and then you move slightly outside.

Are we going to tell you have to quit?

Or, hey, we allow for some level of exception.

And then, hey, your brother or sister or cousin lives 1.2 miles away and their kids and cousins, you know, want to recreate together.

Are we saying it's impossible versus some level of exception?

So, we feel like it's a reasonable -- it was 20 percent and we did have a broader radius, and we purposely pulled that in based on both neighbor demand and to limit the number of outsiders.

VICE CHAIR GOLDSTEIN: Okay.

And I guess, as people are applying, there's some -- going to be some administrative method to understand their distance or proximity and kind of keep track of these totals?

On day one, just help me out, what -- will all these facilities be there on day one?

And I'm thinking about the facilities, I'm thinking about the entry, the new entry from -- and when I hear Porter Street, I have a little bit of trouble because Porter Street's very different, depending where on Porter Street we're talking.

You've got paved Porter Street, you've got gravel Porter Street, so, the new Porter Street entrance and walkway, is that a day one thing?

MR. AVITABILE: Yes.

So, in the proposed conditions, we outlined a number of conditions where they're all things that have to be done prior to us getting a certificate of occupancy.

One of them is constructing that new pedestrian entrance that's down -- that connects to the public street portion of Porter Street.

Other items that are priority to our C of O are things like constructing the onsite turnaround.

So, we specifically tried to sort of identify that -- the mitigation measures that we're calling for and relying upon are all things that will be there before we open for operation.

MR. VITARELLO: And can I just clarify one thing you mentioned? Is the Porter Street -- and again, let's just maybe refer to the gravel road as the non-kind

of Porter Street part.

The Porter Street main entrance is right on the Rock Creek Park main trail, it's on a wide sidewalk, it's right next to a crosswalk.

A lot of people run and bike and walk by there all the time.

So, it's by far, the easiest way to access the club.

And if you do so, you're not going by any of the neighbors, you're just going directly from Porter Street up to the house.

VICE CHAIR GOLDSTEIN: Actually, I'm kind of curious about the -- I would have loved to see a few pictures of that in particular, and maybe it's in your presentation somewhere.

Is there a grade change with that Porter -- the new Porter Street getting to the property?

And I'm thinking about it really in context of bikes arriving and trash being pulled out, and I'm curious how that is incorporated into the design?

MR. VITARELLO: Do you want me to speak to that, Dave?

MR. AVITABILE: Yeah, so there is a grade, it's about from -- it's 69 feet of elevation at the sidewalk and it goes up to about 91 feet at the kind

of top, so, it's a 22 foot inclination.

We're going to build it -- so, we've already talked to a civil engineer and a landscape architect, so, all of that's going to be built at a 1-to-12 slope ratio, which is one that easily can be navigated by bikes and by pedestrians and strollers.

And so, we purposely have scoped that out, you can kind of do one turn left, one turn right, and then land up there, that's the plan we landed on.

And if you do that, you then have your bike parking -- the covered bike parking as required by DDOT, which we want as well, because bikes are going to be the -- is going to be up at the top of that landing.

And you'll be able to navigate that, I think, very easily. It's not a huge -- and by the way, that's where the original entrance of the house is, and that's why HPO was also kind of excited about it, because as soon as you get to that top landing, that's where the stairs are.

VICE CHAIR GOLDSTEIN: Are there any other approvals needed for taking down trees there? Is there mitigation, landscaping, anything that's really an obstacle to creating that new entry and path? Or is it because it, historically, was an entrance, it's already kind of there for you to take advantage of?

MR. VITARELLO: So, we'll need to go through the usual permitting reviews, and that will include not only sort of building permit reviews, but, also, because we're an historic landmark, review by HPO and/or HPRB; because we're within Shipstead-Luce, review by the Commission of Fine Arts.

But what we've done is, as I think Adam noted in his presentation, we've met with staff at CFA and at HPO multiple times. They've come out to the site to talk through what we're proposing, where we're proposing it, to make sure that we're getting a comfort level from them that what we're proposing is something that is approvable, which is pretty standard for how we manage these situations.

And, of course, if, for some reason, they said "you can't do this," we'll have to rethink it and come back to you all, because this is a key piece that we've committed to do. But we don't anticipate that will be the case.

VICE CHAIR GOLDSTEIN: So, that entryway, at one point, I think there might have been some discussion of it being a drop-off area. And then I think that has not been the approach, based on probably a number of reasons, and maybe agency reaction. How do you anticipate -- do you anticipate anyone informally trying

to use that as a vehicular pick-up or drop-off area, and how would that be managed?

MR. AVITABILE: Jami, do you want to speak to that?

(Pause.)

MS. MILANOVICH: Sorry, can you guys hear me?

MR. AVITABILE: Yes.

MS. MILANOVICH: Great. I apologize, I'm trying to fix my technical issues.

Mr. Goldstein, can you repeat that question? I'm sorry.

VICE CHAIR GOLDSTEIN: Oh, sure. At the new Porter Street entrance that's being created, what would -- could it, in reality, be operating as an informal pick-up/drop-off area? What would be your reaction to that, or strategy as related to that?

MS. MILANOVICH: Yes, so, we would not direct any of our traffic to drop off or pick up there. I mean, we've created the circular turnaround on private property to accommodate traffic that may need to drop off or pick up a person. That said, there is nothing legally that stops a vehicle from stopping at that location. And, in fact, during our observations, we did see people stopping there once or twice at that location.

I would say, at that location, the width of the travel lane is more than 32 feet, so there is room for a car to pass a vehicle that's stopped at the curb to board or alight an individual. And the D.C. motor vehicle code does not prohibit anybody from stopping to drop off, to pick up -- to stop to drop off or pick up a passenger at a curb unless it's specifically signed in that way.

So, while we are not proposing to utilize that or to encourage or direct our people to that location, there would be nothing legally stopping a car from doing so there.

MR. VITARELLO: And I'll just add that, given that we've created the onsite drop=off, to the extent that someone is getting dropped off, it would certainly be more convenient to them to come up there. And so, for the limited number of people that do that, why wouldn't you sort of get dropped off up there rather than head up the hill?

VICE CHAIR GOLDSTEIN: Okay. I do want to ask Ms. Milanovich a couple more questions about -- so, I saw the bike-shed and the walk-shed, and, you know, I think about this site and just the topography is so extreme, at least coming from the west, maybe even some coming from the east to get there, and I'm just kind

of thinking about, more generally, how the topography impacted your analysis?

MS. MILANOVICH: Sure. So, the bike-sheds and walk-sheds, as I said, are approximations. They are based on where there are biking facilities. So, it takes into account trails, it takes into account sidewalks. It does not explicitly take into account the topography, but it does use -- for example, for biking, it uses a relatively low average biking speed, which we think takes into account the topography there. It uses an average biking speed of just nine miles per hour.

You know, the other factor here is that, you know, there is a wide prevalence of electric bikes nowadays, which makes navigating the grades fairly easy. But we think that, given the low average travel speed that it used, that it does, in a sense, take into effect that grade in that area.

MR. VITARELLO: Can I just add two things to that, if I may? If you look at the west side of Mount Pleasant, walking that distance is super-easy. I mean, you're talking about less than, like, a quarter of a mile walking down Porter Street. The grade is not that severe. You're walking down, you know, maybe five minutes, and then you turn right and you walk up the

entrance.

So, but that's a lot of people. I think there's like 50 members that are in that just -- you know, maybe a quarter of the members.

And then, honestly, just to reiterate, if you go to Bancroft, it's all e-bikes, it's these e-cargo bikes with kids on the back, even older kids. They may say, oh, once they age out, they won't do it; older kids have e-bikes. There's dedicated bike lanes the entire way down there. It's, by far, the easiest way to get there.

And I can tell you, as a father of a six-year-old and a four-year-old, getting them in a car is a disaster. An Uber -- getting them on a bike, getting them in a bus, is awesome. It's the favorite time of the day. And so, we're going to have our own selfish reasons to want to walk and bike there that don't involve getting in a car.

VICE CHAIR GOLDSTEIN: Okay. Yeah, the west side in particular is a little bit more steep. And, you know, I'm just trying to think about comparing it to the Cleveland Park Club. And I think the grade is not quite as steep, headed sort of west up from Connecticut. I'm just trying to think of the applicability of this comparison and the grade

differences.

And I don't know, Ms. Milanovich, you know, in using the Cleveland Park Club to create sort of the observations and mode split --

MS. MILANOVICH: Sure.

VICE CHAIR GOLDSTEIN: Again, topography, there's also, you know, population density, I mean, there are other things that are different. But I don't think the grade is quite as severe as you find, at least on the west side. I hear you on the east side; maybe it's not quite as severe.

MS. MILANOVICH: Yes, so, I mean, remember, we used the Cleveland Park Club to estimate the total number of trips. And so -- and then we extrapolated those based on the higher membership proposed for the Rock Creek Club.

We did not use the same mode splits that you see at the Cleveland Park Club. You know, as I said, the information that we got from the former -- who's now former executive director of the club, is that, you know, about 80 percent of their members come by non-auto means.

What we've assumed is 65 percent. So, we've assumed a lower non-auto mode share than what they experience at the Cleveland Park Club, which I think

accounts for some of that disparity.

MR. VITARELLO: And can I just add, just to be clear, is the Cleveland Park Club is almost 80 percent walking. We're assuming, like, 15 percent walking, and that's the immediate neighbors, the 20 folks right here who will walk. And then the folks really on the -- all you have to believe is that the immediate neighbors and the folks on the west side of Mount Pleasant will walk and you get to that number.

The other folks will mostly bike, but biking up and down the Klingle Valley Trail or up and down Porter Street or from Lanier Heights on an e-bike is a very common use.

VICE CHAIR GOLDSTEIN: Yeah. And I suspect -- and I think you may have said this -- that this membership is going -- this is what they will understand the membership in this club to be, is that correct? I mean, this is part of the bargain of being --

MR. VITARELLO: 100 percent.

VICE CHAIR GOLDSTEIN: -- a member?

MR. VITARELLO: Yeah, when I mentioned it, actually, just -- I was a little bit trepidatious of that. I said, hey, just so you know, when you sign up, we're not parking here. And I'd say 95 percent of the folks said, that's a feature, not a bug; we don't want

cars here; we have kids. This is Rock Creek Park and we wanted to keep the serenity.

So, everyone knows what they're signing up for. And that's why, hopefully you all saw it in the letters, that people volunteered how they were going to get there. And I think the overwhelming majority of the letters said they would walk or bike.

VICE CHAIR GOLDSTEIN: Madam Chair, I have a few more -- I have some more questions, but I can certainly pause and let some other Board members follow up on anything they heard, or if they're itching to get some questions in.

CHAIRPERSON POURCIAU: Okay. I think we'll take a pause and we'll go to Board Member Wells.

Thank you for that, Mr. Goldstein.

MEMBER WELLS: It takes me a minute to come off mute. Thank you, everybody, for that presentation. It was very thorough. I do have a couple of questions to follow up on.

One is regarding, what I was sort struggling to understand, is this reasonably necessary? I heard a lot of discussion about it being convenient. I think I understood that. But if you can walk back through the presentation, I think, Mr. Dettman, yeah, Dettman, you were speaking more to the reasonable and convenience

of it. But, you know, why is it reasonably necessary?

MR. AVITABILE: Shane, you need to take yourself off mute.

MR. DETTMAN: Thanks, Dave. My first point when addressing that provision is, if you look at the language, it says reasonably necessary or convenient. I think those words really matter. We don't necessarily have to prove that it's an absolute necessity; it's a necessity or a convenience.

And so I sort of broke that language down into two pieces in sort of walking the Board through that series of GIS-based diagrams that we prepared. Looking at necessity, we approached it sort of looking at applying the one-mile radius for recreation center coverage that's applied by the District, by DPR, we applied those one-mile buffers around what we consider to be comparable public recreation centers and outdoor pools. And you see those on the dots on the map, right?

And so, when we apply those one-mile buffers, within our own one-mile buffer, there are areas where the one-mile buffers of the public facilities just don't get there, right? And so we see that, within those particular areas that are not covered, that's an area that's not serviced by a comparable public recreation center with an outdoor pool or a standalone outdoor pool.

And so we think those would be the areas that we would consider to have a need for a type of facility that's like what's being proposed, a community center that has an outdoor pool, it has indoor recreation, passive and active recreation, you know, a kid pool, gardens, playgrounds, tennis. And so we looked at those gaps as sort of showing need.

On the other side of the equation, on the convenience, we looked at sort of those areas that were technically within a mile of a public recreation, but they're sort of on the outer edges of that one mile. And so, if the Board was to approve this location, what our analysis shows is, those areas just sort of on the outer edges of a public recreation center one-mile buffer, we would be more convenient to those.

And so, not to say that they would -- they would choose against going to the public recreation, but what our location would provide is a private alternative to having to go, you know, a mile away to go to that public recreation. So, that's how we sort of broke down that provision to show that there's both reasonable need as well as reasonable convenience to this location.

MEMBER WELLS: Okay, and I thank you for that.

MR. AVITABILE: The one other thing I'd add

to that -- sorry -- is that, of course, Shane's analysis looks at it compared to public recreation centers, but I think it's important to consider that it's reasonably necessary and convenient to the neighborhood it serves. And that means, as a general purpose, just as we have public and private schools and other sorts of public and private institutions, I think it's appropriate to also consider alternative private facilities as well, of which there's a real lack throughout the District of those sorts of options.

And so that -- you know, I think, to the extent you're looking at reasonable and necessary or convenient to what, I think that's another factor as well.

MEMBER WELLS: Okay, thank you for that. And I think you're pointing out the operative word "or" as well in that one, so (audio interference) for that clarification.

I have a couple questions also regarding the number of members and how it relates to your traffic study. So, I think one of the -- so, there's a couple things I heard during this testimony. So, you're going to make accommodations for 270 families, right? And roughly 85 percent. And so the leftover number -- that membership number, that 15 percent or so, is coming from where? What is that?

Right? I think it was roughly 85 percent of those are members and then there's 15 percent that are just exempt from membership. Those are the immediate households that are on the Board or is that something different?

MR. AVITABILE: Right. So, the up-to-15 percent that would not be within the neighborhood would be coming from elsewhere within the District. And they could very well be people that are just on the outside of that one-mile radius. They could be further away. So, they could be walking or biking or taking transit or some other mode as well. They're not necessarily all going to drive just because they happen to be a little bit further away.

MEMBER WELLS: Okay. I think that's -- that was where my thinking was sort of leading to for this 15 percent that will come from other places. Some of that discussion is related to families that move outside of that one-mile radius? And also it sounded like, if there were other -- I guess, are there guest members? Or if there's a household that's a member, are there guests that will be -- that could visit this club as well?

MR. AVITABILE: Yeah, Adam, do you want to speak to the guests?

MR. VITARELLO: Yes. So, like a typical community kind of pool and tennis racket club, there will be guests. There's a limit on guests. So, there's -- and we have that in the conditions. There's various limits in terms of how many guests can come and go.

The counts we did, by the way, and the utilization we talked about, to Mr. Goldstein's comment before, that accounts for guests. So, when you think about, you know, hey, your mom or your sister is in town, and you want them to come.

And I also think there was a question from Office of Planning around, is it extended family members or guests? Just to be clear, those would be guests. The only exception to that is if there's, like, a live-in family member that's like an official caretaker. Those people would be more of a member. But, for the vast majority of extended family, those are guests. And they are allowed, to limited capacity, which is typical of kind of a neighborhood kind of club like this.

MEMBER WELLS: So, in your assumptions, or maybe when we talk to the Cleveland Community Center as well, for those that move away but are still members, is there a certain percentage -- do they roll off at a certain time to allow new households that moved in? How would that work?

MR. VITARELLO: Yeah, so, the most typical for these pool and tennis clubs, again, is to reserve some percentage outside to allow for that scenario of, hey, I've been part of this thing for ten years, we moved slightly outside the radius, and is the club basically forcing them to resign versus staying in this community. And so that's why we want to reserve those spots for those types of people.

The Lenore Pool and Tennis Club has 24 percent of their folks can live outside -- and they can actually live anywhere. They can live in Virginia, Maryland, New York. We're saying that, if you live outside of that one mile, they have to live in the District. We're not requiring those folks to resign at any given point in time, it's just a way -- it's a first in, first out wait list.

So, if you move and you want to stay and you're one of those 15 percent, then you get to stay on there. And then, at some point, you may find it's no longer convenient because, you know, you don't want to be part of the community anymore. But we don't think it's good practice, and it's certainly not standard practice, for any of these types of facilities to kind of force people to leave at some point.

MEMBER WELLS: Okay. Was there an estimate

of that one-mile radius of how many households are within that one-mile radius?

MR. AVITABILE: Shane, do you want to speak to that?

MR. DETTMAN: I know we pulled that number using the census data. I don't have it -- it'll just take me a second to get it, unless you have it. But I'm happy to just pull it up real quick and you can move on to the next question and come back to it.

MEMBER WELLS: Oh, okay. Yes.

MR. AVITABILE: Yeah, I think that's fine. I mean, I think, roughly, you know -- and I think, frankly, the opponents cited a number in their pre-hearing submission, it was somewhere in the neighborhood of 25,000 households, which is about the right number.

I think the distinction, of course, is that not every household is going to need or want to participate in this. Many of them may live in apartment buildings or other sort of areas where they already have a pool or other facilities. Many of them may, you know, otherwise choose to stay at the -- and use the public recreation center. And, finally, I think, you know, we're really -- you know, the target goal for this are families, and families are a fraction of the percentage

of those overall households.

So, I think when you're looking at sort of the number of potential member households compared to number of households in the neighborhood, that sort of -- it's not a simple math relationship.

MEMBER WELLS: Okay.

MR. VITARELLO: And for what it's worth, and it's very typical, that ratio of one or two percent members relative to the households around it is a very typical ratio.

We just -- I think what we're trying to balance is we want to be inclusive, and if you live in the neighborhood and you want to join, we want to let you in, but we also don't want to overwhelm the neighborhood, right, the immediate kind of vicinity. And so I think that's where we feel like the 250 plus the 20 immediate households is a good number.

It allows for people to join who want to join, but not too many. It's not a formulaic thing, but you're balancing the inclusivity of it versus the impact.

MEMBER WELLS: Okay. And I guess you would have also looked at the capacity of the facility as well to determine how many folks can actually fit there safely, how many of the fire marshal will allow.

Okay, let's see. Okay, so for -- so, I think

that you confirmed this for me, but the trip gen numbers, that accounted for guests and people outside of the one-mile radius, right? Right? You did confirm that. Okay.

And then I think there was some discussion or some argument about using the Cleveland Park Community Center as a comparable facility to this, and you did have a rebuttal to this. Can you discuss that a little bit more as why you justified using Cleveland Park Community Center as a -- the Cleveland Community Center as a comparable facility?

MS. MILANOVICH: Yes. So, you know, when we looked at what facility would be most appropriate, the Cleveland Park Club rose to the top because it is located roughly in the same neighborhood. You know, it's not in Maryland, so it's got the same transit access. The grades that Mr. Goldstein raised notwithstanding, you know, it's a walkable, bikable area, and it has similar programming to what we're proposing at Rock Creek Club.

You know, this is not, you know, a competitive athletic club that you see at some other types of clubs where you have tennis tournaments, swim meets, and those types of things. This is a community recreation space. So, you know, potluck dinners, events for adults and teens, swimming lessons, fitness classes, yoga classes,

those are the types of events that we -- or activities we expect at the Rock Creek Club, and it closely mirrored what's offered at the Cleveland Park Club. And so we felt like it was a very good comparable for all of those reasons.

MR. VITARELLO: And just to be clear, and correct if I'm wrong, Jami, the only thing we said the Cleveland Park Club was comparable for was the usage. How many people are going to come on a given day and how many people are going to come on a given peak hour.

Our mode splits as to how people will get there are completely different than Cleveland Park Club. The Cleveland Park Club is 80 percent walking, most of the balance some other non-auto way; there's no parking at the Cleveland Park Club. We did not assume that, just to be clear. Like, the grade and the location and the facilities have a different mode split that we worked with DDOT on and Jami and her team came to.

But the only thing we used it for was, how many people are going to be there at a given time and how many people use the club, in general. On that factor, it matches every other club in the world. And so it was very confirmatory. It said about 30 percent on the peak of peak days, and, at any given time, it's 10 or 15 percent, and that's what any club operator will

tell you.

So, just to be clear, we're not trying to say we will be the Cleveland Park Club in all means, but, from a utilization standpoint, because of the pool and the peak summer day, that's why we think we're similar.

MEMBER WELLS: Okay. Is this -- so, for your peak number -- your peak days are Friday and Saturday. Will this facility be open on Sundays as well? And do you expect that to not be as peak of a time as Saturday? Or is it similar?

MS. MILANOVICH: Yes. So, the reason we included Friday was because we wanted to see how it overlaps with what the traditional commuter peak hours are. And so, if we only looked at Saturday and Sunday, we wouldn't be capturing sort of the busiest times on the surrounding roadway network, people coming to and from work.

And so we selected Friday because we assumed -- and, you know, based on Adam's conversation with the folks at the Rock Creek Club, they confirmed -- that Friday is the busiest weekday in the summer. And then, you know, picked the busiest weekend day as our second day for data collection.

MEMBER WELLS: So, the hours for Friday were -- what were the hours for Friday that you observed or

that you used for the trip gen?

MS. MILANOVICH: So, we collected data for the entire length that the club was open. So, from the time they opened in the morning until the time they closed. And then, from that data, we chose the four peak hours as the peak hour of the trips we counted that lied between 7:00 and 10:00 a.m. Friday morning, because that would coincide with the general commuting peak hour; the peak hour between 4:00 and 7:00 on Friday, again, because that would lie within the general p.m. commuter peak hour; and then we looked at what hour on Friday does the club generate the most traffic and what hour on Saturday does the club generate the most traffic?

And so, those are the four hours that we selected. But, again, you know, we have counts from the entire day. And if you'd like, I can give you the exact hours that the club peaked on Friday and Saturday, if that's helpful.

MEMBER WELLS: Yeah, the exact hours, especially on Friday, the exact hours for the club peak.

MS. MILANOVICH: Yes, so on --

MS. WELL: I'm assuming, based on this, it overlaps with the peak hour of traffic in the surrounding area?

MS. MILANOVICH: So, on Friday, the peak hour

of the club was 2:45 to 3:45 p.m. And, on Saturday, the peak hour of the club was 4:00 to 5:00 p.m.

MEMBER WELLS: Why -- I guess the assumption for the club -- so, you're using Rock Creek Club peak hours for 2:45 to 3:45, or is the assumption of your peak hours for -- yeah, you're using the assumptions for 2:45. Why is -- why are you assuming it in that timeframe? What's the -- yeah, what are the assumptions for 2:45 to 3:45 being the peak?

MS. MILANOVICH: That's when the most number of people entered and exited the Cleveland Park Club. That was the peak hour for the Cleveland Park Club. So, then we extrapolated that data using the rate we developed, the per member trips per member rate, and applied that to the 270 member households for Rock Creek Club.

MR. VITARELLO: And I think, as one clarifying point, the peak time -- the peak uses of the club, by far, is going to be summer pool season. And so it's 2:45 because school's out and it's Friday and maybe mom or dad can get off after a half-day and then they come to the pool afterwards.

That's, by far, the most peak. When it's not nice weather, when it's cold, you're going to have far less utilization, just like the Cleveland Park Club

does. It'll be 20 percent, maybe, utilization.

So, when modeling the peak-peak, as the Cleveland Park Club did, you want to do it on a summer day when school's out. That's when most people will be using it.

MEMBER WELLS: Okay, I understand that. But getting off the work at 2:45 -- but I understand that on a nice -- on a very nice day.

The other question I have is for special events and whether or not consideration was given into, you know, this -- you know, the mode split or like the trip gens for special events, if you're going to have special events -- I'm thinking like, you know, weddings or whatever, you know, you're not anticipating having those types of special events or anything of that sort?

MS. MILANOVICH: Yes, so --

(Simultaneous speaking.)

MR. AVITABILE: So, Jami, one second.

First, to qualify, special events are very limited. It's up to six per year, and they're really -- they are events for the club's membership. They are things like a 4th of July event or a Labor Day barbecue, that sort of thing. Large, private events like weddings --

MS. WELL: So you're not renting it out?

MR. AVITABILE: Weddings are not allowed.

MEMBER WELLS: Okay.

MR. AVITABILE: I'm sorry, Jami.

MEMBER WELLS: So, even if your members have, like, those types of special -- it's not allowed, it's just for --

MR. AVITABILE: Correct.

(Simultaneous speaking.)

MR. VITARELLO: Yeah, there's no exterior rentals at all. You can't rent out the club.

MEMBER WELLS: Okay.

MR. AVITABILE: Go ahead, Jami.

MS. MILANOVICH: No, I -- Dave, I was going to say the same thing. The family-oriented events, Halloween parties, those types of things, 4th of July party, that's all I was going to say. So, we think our mode splits hold for the special events as well.

MEMBER WELLS: Okay. And then I think one last -- well, actually, I have two more questions, but one of the questions is regarding one of the polygons for, I think it was the Mount Pleasant neighborhood, for the 15-minute walk -- 15-minute walk trip, and the ones that are outside of that polygon to the south. Were there considerations given to how they may travel during those peak times, if you know?

MS. MILANOVICH: We showed the 15-minute walk-shed as sort of a point of reference. Does that mean no one's going to walk if it's a 18- or 20-minute walk? No. Like, we really were just trying to show that as a point of reference.

And so, you know, again, this is a community that does a lot of biking because of the proximity to, you know, all of the trails in Rock Creek Park. You know, and Adam's spoken about it before about, like, this is why you choose to live there, right, because you are an active person. You enjoy, you know, the availability of the bike trails.

So, you know, to the extent that people live outside of that 15-minute walk-shed, I think, sure, some people are going to walk, you know, maybe it's a 17-, 18-minute walk, a 20-minute walk, but other people will also bike from those distances.

MEMBER WELLS: Okay. And then in one of your exhibits for the gravel road, I think it was 1, it looks like it shows a median. Is that from -- there's a -- the Photo 1 showing the widths on the cars, was that a -- is that a median?

MS. MILANOVICH: It is. So, Porter Street -- mainline Porter Street is separated from the gravel road access by, essentially, a frontage road. So, the

gravel road does not exit directly onto Porter Street. It exits onto a frontage road, or in other jurisdictions they call them service roads. And so that's what that median is. That's the median that separates that frontage road from mainline Porter Street.

MEMBER WELLS: So, would people be able to make a left onto that gravel road? No.

MS. MILANOVICH: Well, you can make a left in, you cannot make a left out.

MEMBER WELLS: You can't make a left out? Okay.

MS. MILANOVICH: So, you can come in from further to the west on Porter Street. At Williamsburg Lane, you can enter that service road heading in the eastbound direction and make a left into the gravel road.

MEMBER WELLS: Okay, into the gravel road. And then, sort of related to that, I think Vice Chair also mentioned this, as far as, like, the construction of that new entrance. And my concern was, I guess, trees that would be impacted. And I heard you say, you have to go through regular permitting. You mentioned CFA and some other historic societies that may have to review that. I think -- I believe DDOT also reviews for special trees in that area. Have they provided a comment on whether or not anything will be impacted?

MR. AVITABILE: I don't believe we've reviewed that in detail with them yet, but -- and, Adam, you can correct me if I'm wrong -- but we've assessed it, and our landscape architects specifically looked at designing it in a way to minimize the impact on trees.

Certainly, we couldn't remove any heritage trees, but no heritage trees are impacted. But it's been designed in a way to fit in, and we'll have to comply with whatever requirements DDOT would require of us, to the extent we are impacting special trees. But that would be part of the permitting process.

MEMBER WELLS: Okay. So, as far as you know, like, heritage trees are not impacted?

MR. AVITABILE: No heritage trees are impacted.

MEMBER WELLS: Okay.

MR. VITARELLO: We have a full site survey that lists the heritage trees and special trees. For sure, no heritage trees. Our plan is to remove no special trees. There might be a handful that we have to, but our plan is to remove none. And, certainly, the pedestrian entrance does not require us to remove any.

MEMBER WELLS: Okay. And then, with that new entrance, because you said your grade ratios were

1-to-12, right, at the slope?

MR. VITARELLO: Yes.

MEMBER WELLS: ADA requirements and meeting that, are they expected to use that trail or use the gravel road?

MR. VITARELLO: That's a great question. I mean, I think, in general, we expect to meet ADA requirements for the whole facility. And we're going to put in an elevator, for example. That is on the site plan. And we don't expect -- we expect that the ADA parking spaces and the access to the building will be via the gravel road.

And so that's going to be -- we are going to design the ramp as if it were at a 1-to-12, which mimics kind of what the ADA -- we don't anticipate that that's going to be the official ADA entrance, but it will be accessible, is the current scope and plan.

MEMBER WELLS: Okay.

MR. VITARELLO: We'll, of course, meet with, and you know, work with Department of Buildings on making sure we kind of work through all that.

MEMBER WELLS: All right. That's the end of my questions. Thank you for indulging me.

CHAIRPERSON POURCIAU: Thank you. I'd like for us to take a three-minute break. And when we return

we'll continue with Board member questions. So we'll return at 12:36. Thank you.

(Whereupon, the above-entitled matter went off the record at 12:33 p.m. and resumed at 12:41 p.m.)

CHAIRPERSON POURCIAU: Let's get going again, thank you all. Next we have Board Member Lindsjo. Do you have any questions for the Applicant?

MEMBER LINDSJO: Not at this time. Thank you for answering all the other questions so far.

CHAIRPERSON POURCIAU: Thank you.

Commissioner Imamura, do you have questions for the Applicant?

COMMISSIONER IMAMURA: Only a few, thank you, Madam Chair, because Board Member Wells and Vice Chair Goldstein stole a few of my questions. But thank you both for a thorough discussion. Board Member Wells had asked a couple of questions that I was curious about. One was just sort of the catchment area in terms of how many households are within that one-mile radius.

I certainly appreciate the thoughtful questions about heritage trees, ADA, and other transportation issues. This is a really exciting case. And I want to thank the team here for the time they put into their preparation and their presentation. I'm equally interested in hearing the opposition. I think

Ms. Templin, Mr. Avitabile, Mr. Dettman, Ms. Milanovich, and Ms. Moldenhauer can probably all agree here that, in general, I have never been more excited to talk about transportation on the BZA.

And so that is not something that I often really dig into, which is why I made the comment about the time and preparation that you all had put into this focusing a lot on the design elements. And Mr. Vitarello's passion for this project is clear in his explanation of the program. It did not go unnoticed when Mr. Avitabile suggested that we move on to transportation, that he wanted to finish up his portion of the presentation to talk a little bit more about programming.

I'm always interested in seeing a good site plan and a good set of architectural drawings, but what's interesting to me is that all the questions so far have really focused on use intensity, right? That's really the focus here, is on use intensity. So I think Ms. Milanovich had maybe a couple slides that addressed that, but most of the conversation this morning, and now in the afternoon, has been around this, and not as many slides have been dedicated to that. So that probably would have helped.

We've gone over a few of these already about

the 270 household memberships, the 85 within a mile, you already have. So of the 230 households, 125 have already expressed interest, apparently. That still leaves about 40 households outside the one-mile which apparently, if I understand, or if I misunderstood this, Mr. Vitarello please correct me, but you're holding that amount in reserve for some members in case they move out. So by the shake of the head, that's a no, so the max membership is 270 households.

I appreciate the flexibility that I assume the Steering Committee or Board is willing to give for households that move in or out, outside the one-mile. So potentially it could grow, that membership could grow larger over time, but probably not significantly. I imagine there will probably be some level of a waitlist for membership too, I'm sure.

We talked a little bit about peak, I guess, peak hours for the most number of people there, maybe 240 people or 287 people per day. That's throughout the day, but generally you could probably assume, between 10:00 a.m. and then 4:00 p.m., that that would be the height of activity, right, between tennis courts, the pool, and not the pickle ball court, but the padel court.

I'm curious, Mr. Vitarello, you had mentioned

that FEMS, I did see in the record that they've reviewed this. I'm curious, what is the capacity for the residents that FEMS had described, if it were to be sprinkled, with the sprinkler system?

MR. VITARELLO: Do you want me to jump in on that Dave?

MR. AVITABILE: Yes.

MR. VITARELLO: I mean, I would say that, for one, we haven't gone through the building permit process. I mean, that's going to dictate the exact capacity as we then submit our floor plans, and talk through the use, and all that. There is going to be a capacity of the building. It's probably going to fall somewhere in the 200-something range, based on just kind of uses of the various floors and all that.

Without getting ahead of ourselves, we're going to have to, again, talk to -- I would say when we met with FEMS, because we asked them about things like sprinklers. And we have a fire code consultant that we've worked with, and why it's this and that. And the said we're not building code people. Save that for the building code process.

So I think they were very clear, they weren't trying to opine that we need to do this or that. I think they were just bringing up various potential things we

would have to think about which, of course, we will.

COMMISSIONER IMAMURA: How large is the residence, or the main house?

MR. VITARELLO: Depending on your definition, I think by gross floor area, I think it's like 7700 -- we can give you the exact numbers, I think if you look at all the usable space, it's a little bit under 10,000.

COMMISSIONER IMAMURA: Thank you. I'm curious, and I guess I may have another question for you, Mr. Vitarello. A couple, actually.

So talking about sort of peak use, talking summer time, special events, right, Fourth of July I imagine would probably be a high use, right, Labor Day, Memorial Day, that kind of thing, not outside the ordinary. We talked about, I think Ms. Milanovich has mentioned, and maybe you've mentioned, you estimated about 65 percent non-auto. Most people will arrive by other means.

And what I'm getting at here is seasonal use. That wasn't really touched on. So I'm wondering in the wintertime what that might look like. Will people really be walking and biking in the wintertime, right? But then you could also -- I'm curious about that, what is the level of use during the winter and early spring, right? That'll impact transportation to and from.

The other part of this, and I'll throw one more question in there, and you can respond. I see the trash storage is by the artist studio which will, I guess, be the fitness area. You had mentioned that trash pickup would be taken down what I would call the switchback over the 20 feet grade there, right, which thankfully that's down hill. And you're doing this twice a week, and that's quite some distance. And what does that look like in the winter, in extreme conditions, right, rain and snow, right, wind?

So that's really more of a management and logistics, facilities management. But while it seems good in theory and on paper, I would say in practice it might be a little different, especially given the seasons, right? So I'll stop there and allow you to answer some of those questions, and then I've got a few more.

MR. AVITABILE: Great, Jami, do you want to speak to the question about sort of seasonal use in the winter in terms of mode split and level of use?

MS. MILANOVICH: Yes. So, you know, we approached this as let's analyze sort of the peak condition in the summertime when the pool and the outdoor courts would be open. In the wintertime, particularly, the attendance at the club will be much lower because

the pool will be closed, they won't be using the outdoor events.

So, you know, to the extent would a few more people perhaps drive than walk or bike in the inclement weather, sure. But also there will be a lot fewer people coming to the club, because those outdoor amenities will not be available to use and enjoy.

COMMISSIONER IMAMURA: That makes a lot of sense. I didn't want to put that out there, but that's seems like common sense there, so thank you for that.

I am curious of the 65 percent mode split. I guess did you look at other -- this is very creative because, as you said, Cleveland Park Club is really the only other model. I'm curious if that's the one model that you all had kind of based some of your numbers on. But what was another club perhaps? So we're basing all of our numbers on one club, basically just -- not for their programming, that was made very clear, but just for their attendance. So why only one club, why not others?

MS. MILANOVICH: I mean, it was really difficult to find clubs that we felt like matched this particular facility. So for example, there are other clubs. I think you'll see, in the opposition's case coming up, they have a couple that they've identified

in Maryland.

But our understanding of those, the one is not anywhere close to, you know, sort of the urban activity that we have here in terms of walking, biking, transit. And I believe they are both more what we would call athletic clubs, where they host competitive tournaments and swim meets, tennis tournaments, those types of things. That's not what the Rock Creek Club is. And so, you know, finding those types of facilities that closely match what we intend here at the Rock Creek Club is a little challenging.

As I said, we did also look at, you know, some of the other studies that were done for other community centers in the city, for example, to see if there was data there that we could use. And I'll just give you one example. We looked at the Hearst Recreation Center where a few years ago, probably more than a few now, they were doing an expansion and adding a swimming pool and a couple of tennis courts. And we thought, well, is there information that we could utilize?

But what we found there was they just based their trip generation on, you know, one person per so many square feet of pool area as their trip generation. There was, you know, no other documentation, or research, or data that went into support that. And so

we didn't want to use that as any kind of a basis for our work, because we didn't know where that information came from.

So, you know, the Cleveland Park Club really rose to the top in terms of A, we can go out there and do our own counts, we can do our own research on mode splits and, B, its programming was very similar to what Adam is envisioning for the Rock Creek Club.

COMMISSIONER IMAMURA: All right, great. Back to my question about the main residence and its capacity, and I think somebody had mentioned, maybe Mr. Vitarello might have mentioned dinner gatherings, pot lucks, we're not talking fine dining here, right. So there's no expectation that people will be walking down in their Sunday best or in a black tie from a mile away, right? They're taking Ubers there or carrying their crock pots or whatever, for pot lucks, right.

So I wanted to clarify that. For those evening events, it could -- attendance and participation could be quite high, I would imagine, for those, but maybe not so often, given the programming that you've described.

The only other comment that I have at this moment, and again, I'm very interested to hear the opposition, design, I don't have any comments, because

that's already covered by HPO, HPRB, CFA. And clearly, you've been in conversation with them and the Park Service. Again, their focus is probably very different than the conversation today focused on use intensity, right.

So the only other comment is just, and this isn't a question for Mr. Dettman but just something out there, he had a comparison chart of a community center versus a community service center and made the comment not to be objectionable to the surrounding or adjacent properties. So that kind of perked and piqued my interest a little bit there. We do have people who feel that this is objectionable.

There was a part too about -- I think that was highlighted obviously, that this doesn't impact, you know, light, air, offers favorable conditions for the surrounding area, social welfare and well-being, and the protection of property. And so those are a couple of things that I just kind of keyed into a little bit that I will be thinking about as we hear others share their points of view about this particular case.

Again, I think this is really interesting, complex. Again, I appreciate the passion that Mr. Vitarello is bringing to this. Obviously, there's a lot behind that, but I'm again interested to hear the

opposition and their points of view so that we can make, as a board, an informed decision here.

So again, thank you, Madam Chair. I don't have any further questions. I hope to reserve the right to ask more at another time. But for now, I will yield back.

CHAIRPERSON POURCIAU: Thank you. I had a couple follow-up questions. I want to thank the board for your thoughtful questions and not repeating. That's a great thing as well.

I thought I saw a couple of bike share stations on the diagram that showed bicycle access. Were those red dots on that diagram the Capital Bikeshare stations?

MS. MILANOVICH: Yes, I believe so. I just want to confirm what diagram you were -- are you looking at the --

CHAIRPERSON POURCIAU: It was the time it takes to bike to the facility.

MS. MILANOVICH: Yes. So those are -- the red circles are the Capital Bikeshare stations.

CHAIRPERSON POURCIAU: And the closest station was near the Metro stop?

MS. MILANOVICH: Correct, on Connecticut Avenue at the Metro Station would be the closest one to our site.

CHAIRPERSON POURCIAU: And there were a lot of questions about grade and accessibility, that uphill climb to Connecticut. Luckily it's leaving the facility, but I have some concerns about that, but not a question.

Is Porter Street the gravel Porter Street? Is that a public street, an unimproved public street?

MS. MILANOVICH: It is not public, no.

CHAIRPERSON POURCIAU: It's a private street?

MS. MILANOVICH: It's a private street, correct.

CHAIRPERSON POURCIAU: Thank you.

Mr. Goldstein, did you have any additional questions right now?

VICE CHAIR GOLDSTEIN: Maybe just a couple, if you can indulge me.

I am a little bit curious about the private street nature. I think I saw some information in the filings about a commitment to maintain and also subject -- first of all, could you just tell me what exactly is this private street?

And then how is it going to maintained in the future, and what kind of consensus needs to be reached on how it's maintained?

MR. AVITABILE: Certainly, so it exists

thanks to a 25-foot wide easement that was created as part of the original subdivision of Coleman Park back over 100 years ago. The actual improved area that the gravel road, as you've heard, is not consistently 25 feet. And some of that is a function of where the gravel is. Some of it's a function of landscaping that's overgrown over decades.

But the private roadway itself is a function of that. And it's actually a series of roadways that were mapped out as a part of that subdivision, some of which actually are not improved, though they are required to be maintained as opened because this was created by easement, and it's for the benefit of the neighborhood as a whole.

What we have offered to do is maintain the roadway. I think there's still, you know, that would be subject to, obviously all of the people that are part and parcel of that easement, agreeing to it. Otherwise, it'll just be maintained as it is now.

But the point we were making in that offer is, you know, essentially, to the extent that our use increased the impact on the roadway, we're going to bear the burden of that impact is, I think, the point there. I mean, we've proposed it. You know, that would obviously be something the parties would have work

through. But that's, I think, the starting point of the answer to your question.

(Simultaneous speaking.)

MR. VITARELLO: And just to add, sorry.

CHAIRPERSON POURCIAU: No, go ahead.

MR. VITARELLO: I was going to say that just currently, just so you know how it works, is the owners of that gravel road chip in every two years to basically re-grade it, re-gravel it. That's how it is currently. And we said, well, hey, we're going to increase the use, so we'll pay for that entirely. That's kind of what is kind of subject, it's been the right of way to Greystone since it was built.

So there's no doubt to whether it exists and whether it's the way to access the property, you know. And we plan to use it in its current form without widening. And we feel like that will satisfy the regulations.

VICE CHAIR GOLDSTEIN: Okay. And I'm sure the other party may want to discuss maintenance. I mean, it sounds like, you know, it would be an issue, I'm sure, even the greater intensity of the use compared to its past. In some way, you know, it's unfortunate here in that the interest is, it's kind of a donut, it seems. The opposition is the nearby, and the interest

is a little bit further.

Let's start with the gravel roadway. You know, what have the discussions -- and we'll hear from others, I'm just curious from your point of view. What can be done to accommodate the neighbors' need for the road in the best way that you all know how to solve and have offered?

Now I think that may be the intensity, and you're kind of talking about caps, blocking of driveways, you know, driving out of the cartway to get out of the way. I mean, what can be done to satisfy a number of these concerns?

MR. AVITABILE: So, you know, I think the history here is instructive. We originally started with, I think, the idea that we would have only the people who are parking on site and maintaining the existing amount of parking no more, so very limited parking so that you don't have a lot of people driving up to the site to come to the club. And that was sort of a starting point.

When we investigated whether we could create an area for pickup and drop off to be further down on Porter Street proper, that seemed to be not as affective or reliable. So that's why we moved the turn-around up there which obviously increased, to some degree, the

amount of use of that access road.

But that's where we then focused to, let's look at what our actual use of that road would be and understand and agree to we're going to limit the amount of trips that would use that road to what would be a reasonable amount that wouldn't have an objectionable impact, because it would only amount to, on average, a couple of cars per hour. And I think that was sort of the primary focus on the gravel road.

We remain willing to consider taking steps to improve its functionality through widening and other means, but we've heard the neighbors, sort of, emphatically say don't do that. And so we've respected that, but our belief is that the analysis shows that, with the road as it is now, it can and will function in a way that isn't objectionable.

Beyond that, I think we certainly heard concerns about safety along the road for people who do choose to walk up and down the road, you know, or otherwise get up and down of it. And I think, Jami, if you want to speak to that a little bit, and maybe a little bit more about some of the other measures we've looked at to sort of mitigate our use of the roadway.

MS. MILANOVICH: Sure. So, you know, as we started looking at this and hearing the concerns about

the two-way traffic, we thought about, well, does it make sense? You know, we have some room on our side of the roadway where we potentially could widen a little bit more to allow a more comfortable width.

A couple of things we heard from neighbors, they don't want the roadway widened. We also heard that HPO does not want the roadway widened. And then the other thing is, is you know, the wider the road the faster the speeds, right? And as we looked at this, this functions as what is typically referred to as a yield street in some locations.

And those streets are very low volume, which we have, even with the Rock Creek Club added here, it would be considered a very low volume roadway. Very low speeds, you know, the gravel nature of the roadway, and the width of the roadway, lend it to be a very low speed roadway. And I would say, you know, we conservatively looked at, you know, if it was a ten-mile per hour travel speed, to make sure the site distance and all of those things were adequate.

Ten miles per hour feels rather fast, frankly, on that roadway. So it's a very low speed roadway. And so ultimately we decided, you know, given the opposition to widening the roadway, that's not the right course. Keeping it the width that it is actually

facilitates or keeps those speeds lower which is important when you have a shared roadway.

And we all know the concept of shared roadways, you know, people actively design to share roadways now. And they do things like narrow the width of the roadway, provide textured paving to keep those speeds low so that vehicles, bikes, pets can share the same roadway. So we took all of those things into consideration.

And again, the agreement to the trip cap is really, I think, what gives everybody some assurance, like, we're not just saying this. This is what we will adhere to and the club is required to monitor that and ensure that they stay below that daily trip cap that we've committed to.

MR. VITARELLO: And I think to add to that, some other things that we have agreed to do over the course of this, and they're reflected in the conditions, prohibit any parking on that gravel roadway by any of the members or the users of the club.

Design wise, when we were thinking about putting a gate in, rather than put the gate at sort of the first set of stone pillars that lead in, we've put it further back so that, to the extent that -- and Jami's study shows there won't be any queuing, but if there were to be a moment of queuing, it's happening fully

on a property, not occluding the road.

One of the more recent comments that was raised by our neighbors was concern about cars using their driveways for turnaround activity. And so that's another thing we've added to the conditions is look, we'll make it really clear to members, don't do that. You know, we're building this turn-around up at our site. I don't know why one would want to do that, given that there is a place to turn around at the top. But, you know, I think we've tried to respond to those things.

And then, I think, the last was when it came to those handful of special events a year, further restricting the use of the roadway to basically make sure that there's no activity coming up that roadway during the special events, other than sort of a much more limited universe than even the amount we normally have. So you wouldn't have pickup and drop-off activity coming up the roadway. So I think all of those things together are sort of a number of the things that we've

MR. VITARELLO: Can I just add one thing? Because there's a big thing, which I think you talked about up front, which is people are signing up knowing they're not driving up the gravel road. And that's how people live in Mount Pleasant. I feel like a little

bit, it's like if you were to do a traffic study of the Bancroft drop-off, you had all this discussion of cars, and then you looked at how it works, no one drives.

And if you go to Oyster-Adams, people are dropping off on their E-bikes, people are walking there. This a neighborhood community center, and people are going to walk and bike. It's the most convenient way to get there. And so I do think we are very serious about that. I know some people, it's a little bit like is that going to happen? That's why we put the trip cap. It's honestly going to be way less than the trip cap, because people don't want to do that.

And we're making it purposely easy to get there via biking, walking, transit. And we're going to tell members that unless you have a grandparent or a young kid, don't go up and down the gravel driveway, walk, bike, park on Porter Street. That's just not -- we're not trying to clog that up. And we have our own selfish reasons for that. We have kids that might be walking up and down there. And it's not meant to be kind of a car-centric environment.

VICE CHAIR GOLDSTEIN: And just to check, the trip count includes deliveries, staff parking, staff getting there as well.

MS. MILANOVICH: Correct.

VICE CHAIR GOLDSTEIN: This includes -- okay.

MS. MILANOVICH: Yes.

VICE CHAIR GOLDSTEIN: Madam Chair, I just have one more line of questioning if that's all right.

CHAIRPERSON POURCIAU: Thank you.

VICE CHAIR GOLDSTEIN: Okay.

CHAIRPERSON POURCIAU: I just would like to, before, I just would like to emphasize when answering the question, please try not to repeat too much. Referencing back something you may have said earlier, but I'm going to try to hold us to not repeating too much. All right, thank you.

VICE CHAIR GOLDSTEIN: Thank you. My last bit of questioning is more about facilities, noise, and the like. And I'm sure some of that, I believe you've testified -- I don't mean to be repeating, the locations have been selected in response to discussions with the nearby neighbors. Is that correct? Are there additional points?

We'll hear from the neighbors as well, but it sounds like tennis courts, maybe noise, the padel noise, pool noise, are these some of the outstanding, with some of the immediate neighbors or maybe just the party, and we'll hear more about it. Are those the type of things that are still under discussion with

neighbors? Or are the location of facilities pretty fixed at this point?

MR. AVITABILE: So let me start on that one. So, yes, that certainly has been part of what's informed it. And things have been relocated based on those conversations. The main pool is fixed. There's an existing pool right there now. And so we're taking that existing pool, and we're slightly increasing it to make sure it's four lanes, but that's the extent of it.

The original plans we filed at the end of June showed sort of all of the other aquatic things, the hot tub and the cold plunge, sort of north of the pool. One of the changes we made was to take some of that stuff and move it further east away from neighbors and behind the main house. So that was one of the moves to keep a little bit more of a buffer. The kids' pool is still over there, but it's further to the east so -- to move away. So there's one example.

Same thing with the tennis court. The existing tennis court is where it is. It's been there since 1913. We originally contemplated putting tennis and/or padel courts in sort of the open space southeast of that. And one of the things we heard really loud and clear from the Schillers was that open space is sort of, like, it's on your land, but it's what we look out

onto. We'd really love for that not to be developed in any way.

And so we pivoted, we moved the padel courts further up closer to the house. And then focused the second tennis court next to the existing one which is a more efficient way of doing it as well. So that was also part of moving it.

With the tennis courts and with the padel courts, we've continued to hear concern about noise. So one of the things we added, this was actually a recommendation of the ANC, was hey, when you install those padel courts, after you install them, before you start using them, can you test them, make sure that the noise isn't impactful. And if it is, add additional buffering. And that's something we've agreed to do, and we've put it in as a condition that, prior to starting to use it, we're going to do that testing and make additions as necessary to make sure we've gotten the noise below that level.

Certainly continue to -- and the one thing I didn't get to say, because I truncated my closure, we always will continue to make changes and refinements. In fact, a number of the conditions that we added in the last round of conditions we submitted last week were based on a sort of red line of conditions offered by

one of the parties in opposition that a number of their comments were absolutely things, we should do this.

So we added them in, and some of them were tough, and some of them required us to think. And they went right to these questions about noise and other impacts. But we've added them, and so we would certainly continue to do that well after this hearing. This hearing's a capture of a moment in time.

VICE CHAIR GOLDSTEIN: Thank you very much.

CHAIRPERSON POURCIAU: Okay, thank you. We will move on to questions from parties.

(Simultaneous speaking.)

COMMISSIONER IMAMURA: Madam Chair, I'm sorry. I just want one more thing on the record, if you'll indulge me.

CHAIRPERSON POURCIAU: Yes.

COMMISSIONER IMAMURA: It's not been spoken about. Mr. Avitabile, if you could please share -- this is sort of a two-part question. First, I'm curious to know if you could comment on when you all met with the Park Service, who you met with, what was, in general, the thrust of the conversation or any of their concerns? So that's the first part, so if you could address that.

And the second part of the question addresses something that I meant to ask earlier to Mr. Vitarello

about his comment that CFA and HPO staff had been out there and that there have been significant changes. So, one of the things that you all know that I ask frequently is for the general public to understand that this isn't -- you know, you all don't necessarily design it sort of iterative here. So, it goes through a process.

So, I'm curious to know what those conversations were like with CFA and the HPO staff and what changes were made such that this is what we're seeing before us now. So, sort of two-parts. Park Service is a separate one, and then CFA and HPO.

MR. AVITABILE: Certainly. So, from the Park Service, we met with Cortney -- I'm not going to get her last name correct -- Gjesfjeld, Shayna Scott, and, I think, Joseph Kish. And I was there along with Adam. We did a visit of the site. And our landscape architect was there as well. Adam, jump in and fill in the gaps. A lot of focus on sort of the edge of the property and how we're going to treat the buffer, certainly discussion about the location of the new main pedestrian entrance and how that related to their property, and making sure that the distinction remained.

At that point, I don't think we had resolved to move the pick-up/drop-off on-site, so we talked about

that. That was part of the thing that drove us to pull that onto the property, rather than keep it down on Porter Street. And then some discussion about where the facilities were located. We made refinements to the plan. We shared them with them. So, we discussed putting a fence around the property that was mutually acceptable to them and to us. We talked about planting along the buffer and the edge as well.

And we also originally had the two padel courts on the eastern side of the building closer to Rock Creek Park. They asked us to relocate one of the padel courts. And so that's what led us to have them in sort of that parallel design on either side of the building. So, that was part of it.

And I think those are the items. We shared the updated plan. They responded with simply sort of a question clarifying exactly what the buffer was going to look on the edges and wanting to confirm that everything complied with the zoning requirements in terms of rear yard, side yard. And we confirmed that. But that was the extent of the dialogue with the Park Service. It was sort of, again, an iterative back and forth, as you're identifying.

MR. VITARELLO: Hey, can I jump in just one second? Just two things really quick on that, Dave.

Specifically, I asked them on the fence question, because some of the opposition said we can't have a fence. We showed them a plan without a fence, and we said would you guys prefer a fence, not prefer a fence, indifferent? And they said we strongly prefer a fence. We don't want people to leave the club and create what's called social trails into the park. And we think you should use this type of fence.

We followed up with CFA and HPO, and we said, hey, what do you guys think? And they said we agree. They even said you should use a chain-link fence. So that topic was specifically requested. We made a bunch of changes. The direct quote from NPS, just so you asked, after review of the attached site plan, NPS has no objections to any of the major conceptual elements on the plan.

So, that's when we shared the updated plan to them that they basically shared back to us, with Shayna, who's the deputy director, and Cortney and Joe on the chain.

MR. AVITABILE: And then with respect to Commission of Fine Arts and HPO staff, again, there was iteration on that. Adam, I wasn't in those meetings, so could you speak to sort of the --

MR. VITARELLO: Yes, I mean, I'd say I put

those into two camps. There's, like, the site plan changes. So they gave us a bunch of feedback, hey, on the tennis court expansion, do the wall like this. And so we took a bunch of notes and said we're going to follow-up at the conceptual review stage later once we go through that.

There was a lot of back and forth on the egress stair. I think we did seven revisions of that, based on how you center it, what material you should use, which design and which orientation. They actually came onsite and they basically said, this is the one we like.

So, very meticulous, knowing again that we still have to go through the full design process. We were just trying to bless the concept of having a fire stair on the kind of real corner of the property, because we need it for fire code. And they said we can.

So that's how those conversations went. I don't want to put words in anyone's mouth, but they basically said we also have no objections to the major elements of the site plan.

COMMISSIONER IMAMURA: Yeah, I appreciate that. And I think we all know how those meetings generally go. And so I think your caveat about just conceptually, in general, agreement or alignment with what you're proposing makes sense. So I just wanted

to capture all that for the record.

Thank you, Madam Chair. Appreciate your indulgence. I yield back.

CHAIRPERSON POURCIAU: Thank you. Thank you for asking those additional questions.

So, before I go to the parties, I'd like to understand a little more about the party compositions. I have that there are three ANCs present. Are all those ANCs present? Does one person speak for you, or do you expect to speak individually?

It is Ms. Beard, Mr. Miles, and Mr. Pagats. Are you all here? Do you have questions? Will you be speaking? Will one person represent you or are you each individual?

I see Ms. Pagats. Do you want to answer that question?

MS. PAGATS: Sure. So, I'm Janell Pagats. I'm the chair of ANC 3C. I can give the ANC 3C report. Also authorized to represent 3C on this case is Commissioner Peter Miles. He can speak more to any detailed questions that you guys have about the negotiations with the nearby neighbors and the applicant.

Unfortunately, he had the single member district seat. He had to resign in mid-July, but he

was involved early on when the applicant purchased the property and involved with the neighbors. And he is in the record there. He is Exhibit 124. So, Commissioner Miles helped with stepping up and dealing with this case. So, does that answer your question?

CHAIRPERSON POURCIAU: It does, and some. So, for the purpose of cross-examination, will you be the party speaking on behalf of the ANC? Or do both you and Mr. Miles both want to ask questions in cross-examination?

MS. PAGATS: It would be helpful if both myself and Commissioner Miles could be allowed to do that, since this is lengthy and we might have to switch in and out.

CHAIRPERSON POURCIAU: Okay. And then, second --

MS. PAGAT: Thank you.

CHAIRPERSON POURCIAU: Okay, then, second, I want to ask a similar question of the parties. And so the are parties -- there's an agent for one or both of the parties.

Ms. Moldenhauer, you are the agent for which party?

MS. MOLDENHAUER: Good afternoon, Chair. I am the legal counsel for both parties. So, I'm legal

counsel for Laurie Davis and Joe Sellers as well as Lowell Schiller and Julia Schiller. And I'll be consolidating all of our presentations in cross-examination.

CHAIRPERSON POURCIAU: Very good, all right. That was exactly what I wanted to hear. So, the cross-examinations, there is not a specific time limit. But, prior practice, from what I see -- I haven't done this very long, but, from what I see, limits cross-examination to a three- or four-minute period. So, there'll be multiple times to cross-examine. I'd like for you to think about that and perhaps stay within that timeframe.

I also would really appreciate it if -- you heard the extensive questions asked by the Board, and I hope that was clarifying for you and hope that you'll be able to address those items in your presentations. But I really hope we don't repeat.

And I ask that we allow others to respond. And so we don't typically go back and forth in discussions here. I will, as you've seen, try to help keep responses to a limit as well.

So, having said all that, I'd like to start by asking ANC Commissioner Pagats if you have any questions for the Applicant?

MS. PAGATS: I do not, unless Commissioner Miles does. Is this where we get --

(Simultaneous speaking.)

CHAIRPERSON POURCIAU: That's fine. I'll call him. This is just cross-examination. So, no questions is a great answer. Okay. I'll ask Commissioner Miles, then. Do you have any questions for the applicant?

MR. MILES: I have no questions.

CHAIRPERSON POURCIAU: All right, thank you so much. And now I'll go on to -- I can't find her -- Ms. Moldenhauer, yes, right next to me on the screen. Do you have any questions for the Applicant?

MS. MOLDENHAUER: Thank you, Chair. Yes, I have a few, as you can imagine. There was a lot of questions from Board members, and I will not repeat any of those, but I do have questions that follow up from some of those lines of questioning.

CHAIRPERSON POURCIAU: I appreciate that, thank you.

MS. MOLDENHAUER: I'll focus first on Ms. Milanovich. Ms. Milanovich, we've heard a lot of testimony about the biking and biking access. Have you evaluated biking that would occur to Mount Pleasant? I'm assuming all of that biking access requires you

to cross Rock Creek Park. Is that correct?

MS. MILANOVICH: I'm not sure what you mean by cross Rock Creek Park.

MS. MOLDENHAUER: You have to use Rock Creek Park Trail, or you have to utilize another trail that goes through that area, Piney Branch Trail. If you're going from the site to either Lanier Heights or Mount Pleasant, how would you bike to that area from the property?

MS. MILANOVICH: I mean, I don't think you have -- I mean, that's certainly the quickest way. I'm not sure you have to bike on the trails if you chose not to.

MS. MOLDENHAUER: So when you calculated the 10-minute bike-shed, were you using the quickest trails or were you using another route?

MS. MILANOVICH: So, the 10-minute bike-shed is based on available trails and bike lanes and roadways that you can reach within ten minutes at an average speed of -- it ends up being 9.3 miles per hour.

MS. MOLDENHAUER: And what about for Crestwood, how do you access that?

MS. MILANOVICH: So, Crestwood, give me one second. I don't want to mis-speak. Sorry, I was not expecting you to start with this.

So, Crestwood, you would take -- I think the most likely route is to take Porter Street to Beach Drive, then up to Piney Branch Trail, or you could cross Porter Street and take the Rock Creek Trail up to -- it depends on where you're going in Crestwood, but you could take the Rock Creek Trail and then connect up to Crestwood that way if you're going to sort of the northern portion of Crestwood.

MS. MOLDENHAUER: And is it accurate to say that on the National Park Service website Rock Creek Trail and the other trails, that they're only open from sunrise to sunset, and that they discourage cycling at night?

MS. MILANOVICH: I think that's fair.

MS. MOLDENHAUER: And so if the club has hours that operate until 9:00 p.m. and 10:00 p.m. from the months of March -- I mean November through March, you're talking about potentially from 5:00 to 7:00 it gets dark, and it's then after sunset. Is that correct?

MS. MILANOVICH: Yes.

MS. MOLDENHAUER: And so that would then be four to five hours after dark that people would most likely not be able to commute with that more convenient route, via bike?

MS. MILANOVICH: Well, again, I mean, I think

it depends on where you're going as to whether that's the more convenient route. If you're going to southern portions of Crestwood, you wouldn't necessarily need to take the trails through the park.

MS. MOLDENHAUER: Have you analyzed in your analysis post-closing of bike trails and the hours of operation of the site?

MS. MILANOVICH: We did not adjust the bike-shed for after sunset, no.

MS. MOLDENHAUER: Thank you. Going to your -- you testified that 33 percent of people typically drive to work. Is that correct?

MS. MILANOVICH: Based on census data, correct. That's people that actually commute to work, so we've taken out the work-from-home from the equation.

MS. MOLDENHAUER: And did you analyze in all in your analysis people that maybe utilizing the fitness, the gym, or the yoga fitness classes, or going and having a tennis lesson or playing tennis before work and then going to work from this club?

MS. MILANOVICH: We did not take into account pass-by trips. You know, this is not your typical fitness center with a lot of athletic equipment where we would expect a large number of people to utilize it in that manner. And Adam can probably speak more to

that.

MS. MOLDENHAUER: Did you analyze the square footage of the proposed fitness center and the square footage of the yoga center in analyzing that?

MS. MILANOVICH: No.

MS. MOLDENHAUER: You also testified that your average did not account for reduced speeds based on the topography. Is that correct?

MS. MILANOVICH: No, I don't think that's correct. I said the average speed that is factored into our bike-shed is 9.3, which, I think, is a pretty low speed. So, while we do acknowledge that going uphill might have slightly lower speeds, going downhill would certainly have higher speeds. And, again, a 9.3 mile per hour average bike speed is quite low.

MS. MOLDENHAUER: And is that accounting for cargo bikes and carrying two children, potentially, on a bike?

MS. MILANOVICH: Yes. I mean, because we also have a mix of electric bikes coming to the site, which would increase the speed. So, again, we're talking about average speeds. Some people will go less, some people will go more.

MS. MOLDENHAUER: You have talked a lot about the Cleveland Park Club, right, because that's the one

point of methodology, right? So, when you compared it, you said that it was only for the number of people coming to the site. Is that correct?

MS. MILANOVICH: I don't think so. I'm not sure what you mean --

MS. MOLDENHAUER: I was confused, because it was a question of how do you use the Cleveland Park Club. Because you didn't use it for its modality, right? And you didn't use it for the split. But you used if for the number of people, I thought. Is that correct --

(Simultaneous speaking.)

MS. MILANOVICH: We counted the number of people coming in and out of the Cleveland Park Club all day long, from the time it opened until the time it closed, so that we knew the total number of people generated by the facility, not only for the day, but also for each hour throughout the day.

MS. MOLDENHAUER: And so then my question is if that was the reason for your assumption, did you consider the fact that the Cleveland Park facility is only a 2,700 square-foot facility compared to the 10,000 square foot facility proposed here?

MS. MILANOVICH: So, that's taken into account in the rates that we developed, because the

Cleveland Park Club only has 160 member households. The member households at Cleveland Park Club are, by its very nature, limited by the size of the size of the facility. If the Cleveland Park Club was larger, they would be able to have more members.

So we chose to do a trip generation rate based on the number of members because we felt like that was a more accurate predictor. And so the rate was then used and applied to the 270 member households for the Rock Creek Club.

MS. MILANOVICH: But you only based it, then, off of the comparison between the number of members, not the overall square footage of the size of the lot or the size of the building. You're saying you only based it on the number of member difference.

MS. MOLDENHAUER: But, again, they're directly comparable. The limiting factor to the number of members at the Cleveland Park Club is the size of the Cleveland Park Club. If the Cleveland Park Club had more area or larger facilities, they would have more members.

MS. MILANOVICH: But if you only base it on the number of members, you're not then able to compare it to the fact that Cleveland Park Club doesn't have a yoga center, or a spa, or a cold plunge, or a sauna,

all these additional amenities that are provided by just the gross square footage and the acreage that the Rock Creek Park Club is proposing.

MS. MOLDENHAUER: I don't know how else to answer this. I disagree with your assertion. Because, again, the Cleveland Park Club is limited to 270 members. I'm sorry, the Rock Creek Club is limited to 270 members. Cleveland Park Club is limited to 160 members. If the Cleveland Park Club had a larger area and other facilities, their membership would be higher. So, even though the Cleveland Park Club would generate more trips with a larger area, they would have more members, and so the trip rate would not necessarily be higher.

MS. MILANOVICH: Okay, so you're saying it's just the number of members, but you didn't account for a winter season and compare the difference between the Cleveland Park Club and the potential uses for seasonality?

MS. MOLDENHAUER: No. We did a worst case scenario. Peak days are summertime. The outdoor uses are the larger generators. And so our analysis is based on sort of the worst case scenario in terms of summer usage.

In the winter, when the pool is closed and the outdoor courts are not available, the trips would

be much lower than what we've shown in our traffic study.

MS. MILANOVICH: But you say it would be much lower than what you planned from your traffic study, but you didn't actually study a fitness center or a coworking use or a, you know, art studio use. You didn't study those uses. You just studied the recreational use?

MS. MOLDENHAUER: I didn't -- no, that's not what I said. We did not base our trip generation on an athletic club or a fitness center, because that's not what the Rock Creek Club is.

MS. MILANOVICH: But it has those uses that would be available in the wintertime, yes?

MS. MOLDENHAUER: Sure. But the number of people coming to the site in the winter would be significantly lower than the number of people coming in the summertime, which is what we did model.

CHAIRPERSON POURCIAU: I think we're at a stalemate here. But I think the --

(Simultaneous speaking.)

MS. MOLDENHAUER: I'm going to go on.

CHAIRPERSON POURCIAU: Thank you, because I think we'll be able to clarify this more as we continue. Thank you.

MS. MOLDENHAUER: So, talking about summer,

on Page 3 of your Exhibit 135C, which is your October 30th memo, on Page 3 you say racket courts are low-intensity use. Each court holds only two to four players at a time, so the number of people using the courts during any given hour is small compared to the pool.

However, this does not account for the condition that the applicant has at Condition 9A, B, and C, which allows for 25 activity groups at one period of time. So they're saying that they could have 25 people in a tennis clinic lesson or in a padel lesson. You're not accounting for them in your response, are you?

MS. MILANOVICH: I would not say that. So, when we collected counts at the Cleveland Park Club, there were activities happening there. For example, there was a summer camp with up to 40 students there. There were swimming lessons. So those activities are inherently built into our trip generation model.

MS. MOLDENHAUER: But you say that you only expect two to four people playing at a time, when the club allows for 25 people to be playing at one time on a tennis court.

MS. MILANOVICH: I mean, think you're misunderstanding our argument there. Because you had

questioned whether or not outdoor tennis courts were specifically accounted for, and so, you know, what we're saying is that tennis courts -- you know, I think your specific comment was that tennis courts are not located at the Cleveland Park Club; therefore, we shouldn't have used Cleveland Park Club.

What we're saying is that, if the Cleveland Park Club had tennis courts, it could have generated some modest increase in traffic, in trips, but it also would allow Cleveland Park Club to have more members, which means that the rates would have been -- the numerator increased but the denominator also increased, just in terms of the mathematical equation.

MS. MOLDENHAUER: I guess, well, maybe I'm then not getting it. Does the condition -- and maybe you're not the one to answer this, but does Condition 9 allow for 25 people to be in a clinic at one time?

MS. MILANOVICH: I believe that's correct, yes.

MS. MOLDENHAUER: Okay. And you have four -- you have two tennis courts. Is that correct?

MS. MILANOVICH: Yes.

MS. MOLDENHAUER: So that's 24 per court. And then you have two padel courts. So if you're teaching padel -- and not everyone knows how to play

padel. That's what the condition allows right now. Is that right?

MS. MILANOVICH: Twenty-five people at one time, I believe, is the case.

MS. MOLDENHAUER: Yes. And then up to three activities happening at one period of time?

MS. MILANOVICH: Correct.

MS. MOLDENHAUER: That's 75, when the Cleveland Park Club, you just testified, only had 40 at max the day that you tested it.

MS. MILANOVICH: The summer camp has up to 40 people. There were people there for other reasons as well.

MS. MOLDENHAUER: So, I'm going to just ask one more question, and then I think I'm -- I appreciate your time answering my questions.

The day that you took the July Friday and Saturday, when you took your count, you note in your report that the Cleveland Club hosts potluck dinners. Did you note whether they were having a potluck dinner that night, or either night?

MS. MILANOVICH: I don't believe they were, but I'm not 100 percent sure of that. I don't think they had any scheduled for either of those nights.

MS. MOLDENHAUER: Sorry. I said I was almost

done with you. I have about two more questions. I apologize. And then I'll be completed with this witness.

In your initial CTR scoping reference, I went back and I looked at it last night and I didn't see any reference to the 299-person events in that CTR reference. Did I miss something or did you reference the 299 special event number?

MS. MILANOVICH: No, I think the special events were something that were developed later on. And we submitted an event management plan to cover those types of events, which are six times per year.

MS. MOLDENHAUER: So it was not, though, covered in the initial scoping form?

MS. MILANOVICH: Correct.

MS. MOLDENHAUER: And then my other -- like I said, I have just two other questions. You were testifying about Rodman Street and how there are other narrow public streets. Those streets are -- most of them have lighting in that image you showed. There's a public street light on that street. Is that correct?

MS. MILANOVICH: I assume there's public street lights on those streets.

MS. MOLDENHAUER: And then there's sidewalks on those streets?

MS. MILANOVICH: Correct.

MS. MOLDENHAUER: And neither of those two conditions exist on these gravel road, is that correct?

MS. MILANOVICH: Correct. The speed is always higher on those streets.

MS. MOLDENHAUER: So you had testified about having a person at the end of the gravel road during the special events. Is that right?

MS. MILANOVICH: Correct.

MS. MOLDENHAUER: And if somebody is coming from Cleveland Park down Porter Street towards Rock Creek Park, and they're pulling in and they're being told that they can't go up the gravel road, how are they supposed to do a U-turn, given the fact that that is a side, as you called it -- you called it a shoulder street or something. Is there enough room there to do a turn, to turn around there? Because the corridor street coming from Rock Creek Park is one-way. And so they would have to do a U-turn. Is that correct?

MS. MILANOVICH: They would. But I would note that, like, these special events are for members only. And so these are not new people to the club. And so the club, you know, will alert members ahead of time that they will not be allowed up the gravel road unless they have, you know, an ADA tag that allows them

to park in an ADA space. Or there could be some, you know, very rare circumstances, for example, a child has a broken leg and was walking with crutches. They would get pre-authorized to be allowed to drive up the gravel road.

So, yes, to your point, if they came in from the left, they would have to pull into the driveway to turnaround. But, given that these are limited to members only, we would not expect that to happen. Because they will be notified in advance that they will not be allowed to come up the gravel Road way.

CHAIRPERSON POURCIAU: Ms. Moldenhauer --

(Simultaneous speaking.)

MS. MOLDENHAUER: I'm done now with -- sorry, and I'm going to turn it over to Mr. Vitarello.

Mr. Vitarello, you mentioned in your testimony that if people were interested that made up this 150 individuals that were interested, that they would email you, and then you would send them a link. What did you mean by a link?

MR. VITARELLO: I didn't say that. I said that people have reached out to me after hearing about the club. And if they wanted to apply, I sent them an application, is what I said.

MS. MOLDENHAUER: Okay, I must have written

it down wrong. An application. So, is there another way for people to find out about becoming a member?

MR. VITARELLO: Yes, of course. I think, to date, I haven't publicized it because we don't have the zoning. So, as people have reached out to me, I've said, sure.

There's been no publicity of the club, no outreach, no marketing of it. If we go through with zoning, then I'm going to make sure that the word is properly spread so that anyone who wants to can sign up.

MS. MOLDENHAUER: I'm just confused. So if it's not publicly available to anybody, but you already have 150 people signed up?

MR. VITARELLO: That's not what I said. I said I haven't been publicly marketing the club to folks. People have reached out on their own accord because they've read it about it through press, and BZA applications, and others. And if people do that, then they're able to sign up, and they're coming on a first come, first serve. There's plenty of spots available. And I've actually paused taking membership purposely, to make sure that we have enough spots available for the general public once, and if, we get through zoning.

MS. MOLDENHAUER: On Exhibit 5, you signed

on behalf of Greystone Holdings, LLC, is that correct?

MR. VITARELLO: As the owner of the property, yes.

MS. MOLDENHAUER: So, you're then a member of the LLC that owns 2325 Porter Street?

MR. VITARELLO: Correct.

MS. MOLDENHAUER: And you also represent today the Rock Creek Club nonprofit corporation?

MR. VITARELLO: It's a nonprofit, yes, a 501(c)(7).

MS. MOLDENHAUER: And so then you're both the landlord -- on the landlord and the tenant side in this relationship?

MR. VITARELLO: There's no lease just yet because we're waiting to get through zoning, but, yes, I'm part of both organizations.

MS. MOLDENHAUER: I thought that your most recent filing said that there is an arm's-length lease.

MR. VITARELLO: We will finalize a arm's-length lease once we get through zoning, which is typical.

MS. MOLDENHAUER: And how many people are part of the Greystone Holdings, LLC?

MR. VITARELLO: There's 21 total.

MS. MOLDENHAUER: 21 total? And could you

list those individuals for us?

MR. VITARELLO: I prefer not to.

MR. AVITABILE: I'm going to object to that. I don't know -- I don't see what the relevance is to an application for --

(Simultaneous speaking.)

MS. MOLDENHAUER: I just would like to know, when we get into the public testimony, if someone is then in the future testifying as a member of either Greystone LLC versus a member of the public.

How else would I know whether somebody --

(Simultaneous speaking.)

MR. AVITABILE: You could ask them on cross.

(Simultaneous speaking.)

CHAIRPERSON POURCIAU: I don't know -- excuse me. I don't know the answer to that question, on behalf of the Board, how we should proceed. So, let's table it for this moment and we'll come back to it.

MS. MOLDENHAUER: Sounds good. I will wait to hear back.

On Slide 6 of your presentation, you say that there are no new buildings?

MR. VITARELLO: Correct.

MS. MOLDENHAUER: But you are proposing a brand new tennis court structure, is that right?

MR. VITARELLO: I don't know what you mean by structure. We're putting in -- we're expanding the existing tennis court.

MS. MOLDENHAUER: You're adding a second, a brand new second tennis court, right? That doesn't exist today.

MR. VITARELLO: Yes, we're expanding the existing tennis court by 40 feet.

MS. MOLDENHAUER: You either have one tennis court or you have two tennis courts today. Do you have one tennis court today?

MR. VITARELLO: Yes, we have -- like I said, we have one tennis court --

(Simultaneous speaking.)

MS. MOLDENHAUER: So you're adding a second tennis court, is that right?

MR. VITARELLO: That's correct.

MS. MOLDENHAUER: Okay. And those tennis courts typically have, what, 10-to-12-foot tall fences around them?

MR. VITARELLO: I think typically. I mean the current one has a 10-foot fence, I guess is the way to frame it.

MS. MOLDENHAUER: And you're proposing to add two new padel courts?

MR. VITARELLO: That's correct.

MS. MOLDENHAUER: And of those who don't know what padel, so there's nothing in the -- there's nothing in your record that shows what a padel court looks like, is there?

MR. VITARELLO: There is. It's in the landscape plan. There's a photo of it.

MS. MOLDENHAUER: Is it dimensioned?

MR. VITARELLO: I think. We can certainly supply that. It's a common -- it's a standard dimension. It's 10 meters by 20 meters.

MS. MOLDENHAUER: And is the glass on all sides?

MR. VITARELLO: No, it's on the back and then the side is like a mesh.

MS. MOLDENHAUER: And how tall is the glass on the back?

MR. VITARELLO: I believe it's, like, eight feet, but I have to double-check.

MS. MOLDENHAUER: And then is the mesh is on top of the eight feet?

MR. VITARELLO: No.

MS. MOLDENHAUER: Maybe it would be helpful I think for the Board, or especially for the neighbors, to actually have dimensioned plans for the proposed

facilities that you're planning to build in the record. Would that be something that you could do?

MR. VITARELLO: Sure, it's a standard -- it's a standard layout.

MS. MOLDENHAUER: The plans that you showed, you have to really zoom in. I don't know if Mr. Young wanted to pull up the applicant's presentation.

CHAIRPERSON POURCIAU: Ms. Moldenhauer?

MS. MOLDENHAUER: Oh.

CHAIRPERSON POURCIAU: Ms. Moldenhauer?

MS. MOLDENHAUER: Yes?

CHAIRPERSON POURCIAU: I have asked a few times, and you say it's your last, but you keep going. Can you tell me how many more questions you have at this time?

MS. MOLDENHAUER: I probably have another five questions for Mr. Vitarello, and then probably another five questions for Mr. Dettman as a separate witness. Given the fact that they had three different witnesses that covered different topics, Chair.

CHAIRPERSON POURCIAU: I need for you to wrap it up, please. I'll give you five more minutes.

MS. MOLDENHAUER: Are there any dimensions on either the spa, the plunge pool, or the sauna that are shown on your PowerPoint slide?

MR. VITARELLO: No. I think it was a use slide so we were just talking about what the use would be, where.

MS. MOLDENHAUER: And then you propose in your conditions for acoustical baffling. Are there any specifications or details in the plans?

MR. VITARELLO: Yes, the details are that we're going to hit the appropriate noise ordinances, and we're going to test that with a professional acoustical engineer before we go live.

MS. MOLDENHAUER: That wasn't my question, sorry, And my question was are there specifications to what it would look like, or what you would be proposing for the tennis courts, on the acoustical baffling?

MR. VITARELLO: No, you can't do that because you need to -- there's multiple ways you can do it and it depends on what the sound is.

MS. MOLDENHAUER: On one of your slides, your overview of proposed uses, you have the on Section 3 you say jungle gym. That's not shown anywhere on the plans, is it?

MR. VITARELLO: Yes, I think from a use, we've been told, talking to HPO and CFA and others, that things that can kind of come and go that don't have any foundation; you don't need to put on the plan.

MS. MOLDENHAUER: You also mentioned smoothies as something that would be made at the facility. Are you proposing a grease trap or something to deal with the waste of the oil and remnants from a smoothie operation?

MR. VITARELLO: Smoothie operation does not require a grease trap by D.C. health code.

MS. MOLDENHAUER: It actually does, because you have oils and fats and grease that come from the smoothies. Usually, avocado oil or peanut oil. And so you have to have a grease inceptor.

MR. VITARELLO: We have talked to multiple folks. We'll adhere to all codes. We're not using a commercial kitchen; we're not having a grease trap. Anything we prepare, anything we kind of finish onsite, will be up to D.C. health codes.

MS. MOLDENHAUER: You have not filed any application with CFA or HPO, is that correct?

MR. VITARELLO: Correct, as I believe it is standard to wait until you're through zoning.

MS. MOLDENHAUER: Okay, I now have questions for Mr. Dettman.

Mr. Dettman, under the community center use, does the word say building, or buildings with an S, or group of buildings, or facilities?

MR. DETTMAN: It says community center building, park, playground, swimming pool. Is that the provision you're referring to?

MS. MOLDENHAUER: Yes.

MR. DETTMAN: It says building.

MS. MOLDENHAUER: Building, single building, is that correct?

MR. DETTMAN: Yes.

MS. MOLDENHAUER: We both kind of know, obviously, BZA is very unique in regard to how they focus orders on plans. So is it important to have dimensions and specifications and uses shown on those plans when you're talking about a BZA order?

MR. DETTMAN: Certainly, the BZA approves plans that are dimensioned. I would say, in this situation, since there is no new buildings being proposed, there's not a need for any kind of dimensioned plan for buildings.

You've asked for dimensions for the padel courts and whatnot, I think, which is a fair request. But, honestly, I've seen it go ways where the Board approves a use in the situation that is not tied to a set of specific dimensioned plans.

MS. MOLDENHAUER: But you would agree that if it's not part of the plan, then, obviously, the Zoning

Administrator would have a hard time understanding what's been approved, correct?

MR. DETTMAN: Yes, I mean, I think the plan that's in the record now clearly shows where structures will be located relative to the existing buildings and structures that are already on the site. I think that, yes, the Zoning Administrator could have a question on, as to whether or not a padel court that's -- that might require a building permit, and whether or not its dimensions match the undimensioned site plan that's in the record.

So, there could be a question. You've asked for it to be added to the record, and that would resolve that question.

MS. MOLDENHAUER: And you mentioned that the Zoning Regulations are agnostic as to the Internal Revenue Service. Would it surprise you that, if you searched the Zoning Regulations, that there's actually two sections in the Zoning Regulations that specifically reference the Internal Revenue Service?

MR. DETTMAN: It does, but it's not the provision that we're looking at today.

MS. MOLDENHAUER: But, so, the Zoning Regulations do reference the Internal Revenue Service in other sections?

MR. DETTMAN: I think I would -- so, the answer is yes, and I would say that when it's important to the Zoning Regulations to refer to an IRS classification. It does. But, again, it doesn't do that in 203.1(d).

MS. MOLDENHAUER: When you analyzed your polygon, I think it was called, and then your circles, did you account for any of the private uses similar to what Mr. Avitabile talked about, where private schools can supplement the need for public recreations? Did you account for the private yoga studios, the private gyms, all of those types of uses that were then potentially added to your circles or your spheres? I didn't see any of those marked.

MR. DETTMAN: I didn't. I only looked at public, comparable public recreation centers, which would be recreation centers that have an outdoor pool. And then a couple -- Hearst and the Francis outdoor pool facility. So, that's where the analysis was focused.

And I would say that the reason why we did not include any kind of private recreation centers, I don't know, I'm thinking of the St. Alban's pool or Beauvoir Pool, or something like that as that, that those are facilities that a household does not have any immediate right to use. They'd have to join those

facilities.

And so, we were looking at how the proposed recreation center relates to public recreation centers, that are freely available to households within a mile.

MS. MOLDENHAUER: But this is not going to be freely available. You're going to have to pay $500 a month for this facility, like you'd have to pay for a gym.

MR. DETTMAN: And that would be a household's choice to do so. That certainly doesn't obviate the analysis related to need, and convenience.

MS. MOLDENHAUER: Thank you. No other questions.

CHAIRPERSON POURCIAU: Thank you. I just want to say I've been advised that the names of the other members of the LLC, do not have to be disclosed as part of this process.

Okay, so it is two o'clock. Next up to testify, give their report, would be Office of Planning, government agencies, and then the ANC, not necessarily in that order.

I'd like to ask Board members if you would like to continue with one of those, or is now a good time for a lunch break? So --

COMMISSIONER IMAMURA: I recommend a lunch

break.

CHAIRPERSON POURCIAU: Okay, let's do a lunch break.

COMMISSIONER IMAMURA: Just a brief one.

CHAIRPERSON POURCIAU: A brief one. Let's take is 20 minutes too brief, or do we need 30?

COMMISSIONER IMAMURA: I think that's perfect. Twenty minutes.

CHAIRPERSON POURCIAU: Twenty, let's try 20. Twenty0minute lunch break.

(Whereupon, the above-entitled matter went off the record at 2:01 p.m. and resumed at 2:25 p.m.)

CHAIRPERSON POURCIAU: Hopefully everyone got to benefit from that quick break. We will now go to the next report, which will be the Office of Planning.

And, Ms. Myers, you're here, very good. Thank you, good seeing you.

MS. MYERS: Good afternoon, good seeing everyone. Hello. Crystal Myers, with the Office of Planning. The Office of Planning recommends approval of the requested special exception relief, with the inclusion of the appropriate conditions from the applicant, ANC, and DDOT, with a time limit as well.

In our report, we said a three-to five-year time limit would be appropriate to allow for further

discussions with -- but after further discussions with the applicant, we are in support of the five-year term limit that the applicant submitted in their draft conditions.

The proposed use would introduce a substantial level of new activity to the subject property, and the area.

The facility would be accessed by a narrow, unimproved private driveway and this proposal is expected to generate additional vehicular, pedestrian, and bicycle traffic. Although the applicant states that most trips would be bicycle, there seems to be several events where members will use rideshare or street parking.

The conditions from the applicant, DDOT, and the ANC, should help prevent the facility from having an adverse impact on the adjacent neighbors.

A time limited approval would allow the applicant to begin operations, identify and address any unforeseen operational issues, and provide the Board with an opportunity to evaluate the facility's performance and neighborhood impacts, before considering a long-term approval.

OP finds that the requested use complies with the criteria of U203.1, and I'll just go through that.

In our report, we note that the U203.1 is for community center building, park, playgrounds, swimming pool, et cetera.

This use is for the proposed community center. It would be operated by Rock Creek Club, which is a newly formed local community organization created to manage the use of the property. So we think it is appropriate under the beginning of that, or for this section.

The first criteria is that the use shall not be organized for profit, but shall be organized exclusively for the promotion of the social welfare of the neighborhood in which it is proposed to be located.

Rock Creek Club would be operated as a non-profit. Its membership fees would be to support the maintenance and operations of the facility. Membership restrictions would be to manage facility capacity, and ensure amenities within it remain available.

The Zoning Regulations do not define the term "neighborhood." So, the scope is subject to interpretation.

OP considers it reasonable to define the neighborhood as the area within one mile radius of the property. Eighty-five percent of the members would be within this

area. In our report, we questioned if visiting family from the outside area would be available, or would be allowed to use the property on their own. We now understand that they would be considered guests, and would not be allowed on the property without a member with them.

As for promoting the social welfare of the neighborhood, OP understood this to mean that the proposed use would provide more social and recreational opportunities to the neighborhood.

According to the applicant, the existing recreational facilities do not adequately serve the neighborhood, and generally do not offer the same range of recreational and social amenities proposed by the club.

The second criteria. The use shall not include retail sales to the general public, but may charge a fee to members for services, which may include refreshments. So, in this case, the use complies with this.

The applicant states that there would be no retail sales to the general public. A cafe or bar is expected, and would sell pre-packed refreshments, but to members only. Members would also be invited to buffet-style family dinners for a fee, and has been,

and has been mentioned before, there is a membership fee to support the membership and operations of the facility.

The third criterion. The use shall not likely become objectionable in an R zone because of noise, or traffic. The proposed community center would become, could become objectionable because of the noise and traffic, especially with the increased outdoor activities and vehicular trips to and from the site.

However, OP believes the proposed hours of operation, location of activities, and restrictions on operations and events, would sufficiently mitigate noise impacts.

With respect to traffic, OP primary concern was how on-street parking would accommodate during larger events. And as a result, OP requested additional information from the applicant on this. The applicant did provide additional information.

They provided, they did an updated on street parking analysis, which OP found satisfactory. Also, OP defers to DDOT when it comes to transportation concerns. And DDOT reports that they do not object.

In the last criterion, the use shall not be reasonably necessary, or use shall be reasonably necessary or convenient to the neighborhood in which

it is proposed to be located.

This use would be reasonably necessary and convenient for the neighborhood. The proposed community center would be centrally located within the area, and well connected by Metrobus. It's also within about .6 miles from the Metro station, Cleveland Park Metro.

As for the general criteria, it will be in harmony with the general purpose and intent of the zoning regulations. A community center is considered a compatible use for residential uses when it complies with the U203.1 section, and as I just went through, we do feel that it did meet U203.1. And the proposal would enhance the character of the neighborhood by adaptably reusing a large, historic property, and providing additional recreational opportunities for residents.

And the last one. It will not tend to affect adversely the use of neighboring property. OP found that it complies with this. With the implementation of the conditions and restrictions proposed by the applicant, ANC, and DDOT relating to parking, traffic, noise, lighting, et cetera, we feel that it does meet this criteria.

And with that, of course I'm here for questions

but otherwise, we are in support. Thank you.

CHAIRPERSON POURCIAU: Thank you. We'll start with questions from the Board. Vice Chair Goldstein, are you ready for any questions you may have of Ms. Myers?

VICE CHAIR GOLDSTEIN: Sure. Thank you, Ms. Myers, appreciate your report and your testimony today. Just I think two questions. I usually, I'll limit myself here.

You mentioned you recommended three to five years and then picked five years. Can you just explain why?

MS. MYERS: Yes, we talked with the applicant --

(Simultaneous speaking.)

VICE CHAIR GOLDSTEIN: That's highlighted, I'm sorry. I apologize. Go ahead.

MS. MYERS: Yes, we talked with the applicant after the report, and the applicant explained to us that they would need sometimes to be able to do their operations and to actually have time to see how things are going. And three years would be a little too short. However, we were not comfortable with particularly like potentially like a 10-year timing. So, we were all comfortable with the five-year. We thought that was

appropriate, and that was something in our report we said three to five years. So, after understanding their operational needs, we thought the five-year was appropriate.

VICE CHAIR GOLDSTEIN: One more thing you said is one mile sounded reasonable for defining their catchment area. I'm just curious what was it about that that seemed reasonable to you?

MS. MYERS: The fact that this is I guess not heavily, but significant that it's going to be a pedestrian and bikeable location. So, the one-mile radius sort of allows for, for that type of commuter. People coming to and from the property. It made sense. We also note that there is no definition for neighborhood. So, we thought the applicant's rationale for essentially the closest area around it, to be appropriate.

And as the applicant also discussed in theirs, there is examples of a one mile radius in other situations. So, we thought it was a reasonable definition for a neighborhood for them.

VICE CHAIR GOLDSTEIN: Okay, thank you.

CHAIRPERSON POURCIAU: Thank you, Vice Chair. Ms. Wells, do you have any questions for OP?

MEMBER WELLS: Not at this time, thank you.

CHAIRPERSON POURCIAU: Thank you. Ms. Lindsjo, do you have any questions for Office of Planning?

MEMBER LINDSJO: Not at this time. Thank you for your report.

CHAIRPERSON POURCIAU: Thank you. Mr. Imamura, do you have any questions for Ms. Myers?

COMMISSIONER IMAMURA: Yes, Madam Chair. Just one, and it's piggybacking off of Mr. Goldstein's question because that was again, a question that I was interested in.

But it seemed rather vague in terms of just if you can specify a bit more Ms. Myers, what is it about their operations where that would be significantly different from 3 years to 5 years, as they described?

MS. MYERS: They would need time to actually see how things are going. We want to see what are the impacts, and so we wanted to give them sufficient time to have events and activities on the property.

And to kind of see are there, are the different conditions that they are committing to, are they working when it comes to mitigating noise, and potential traffic impacts. We want to give them a sufficient time to see if those things are actually working. And giving them five years will allow them to have a longer period to

really operate.

We were concerned that too short of a period, it wouldn't be a fair amount of time to really allow them enough activities to really see if they're working or not.

I believe they also mentioned to us that when it comes to just growing membership and just seeing regular attendance, that would take a little bit of time as well.

COMMISSIONER IMAMURA: Okay.

MS. MYERS: And I'm also sure they could elaborate further about it, if you wanted to go into more on that.

COMMISSIONER IMAMURA: Sure, I appreciate your response. I was just curious from your perspective and workings with them. I'm not convinced that -- maybe 1,000 days seems like a sufficient amount of time especially as a checkpoint, right, just to either pivot or make adjustments as needed after, rather than five years to make those adjustments. But it may be rather subjective here, but I appreciate your earnest response. Thank you.

No further questions, Madam Chair.

CHAIRPERSON POURCIAU: Thank you. I'd like to ask the applicant if they have any questions for the

Office of Planning, Mr. Avitabile?

MR. AVITABILE: No questions, thank you.

CHAIRPERSON POURCIAU: Thank you. I'd like to now go to the parties. First, I will ask ANC Chair, Ms. Pagats. I don't see her name here. Mr. -- oh, I do see.

PARTICIPANT: She is here.

CHAIRPERSON POURCIAU: Yes, do you have any questions for Ms. Myers?

MS. PAGATS: No questions.

CHAIRPERSON POURCIAU: Thank you.

MS. PAGATS: Thank you.

CHAIRPERSON POURCIAU: Thank you. Mr. Miles, do you have any questions for Ms. Myers?

MR. MILES: No questions, thank you.

CHAIRPERSON POURCIAU: Okay, thank you so much. I'll now go to the party in opposition. Ms. Moldenhauer, do you have any questions for Ms. Myers from the Office of Planning?

MS. MOLDENHAUER: Yes, I do, thank you so much. Mr. Imamura asked you a question that I was obviously very interested in regarding the agreement from your three-to-five- year term.

Did you review some of the cases, or the other cases that either I referenced in my filing, or the

applicant referenced in their filing, that were examples of prior community centers?

MS. MYERS: A little bit, but Office of Planning always goes by we look at each individual case, and what the situation is for that case. We don't rely so much on re-analyzing or reconsidering other cases.

So, we looked at it but we did want to look at this one more independently. And I also think that some of the other cases were quite a bit of a different time period. And also, a different version of the regulations as well. So, they're sometimes a little bit difficult to do the comparison.

MS. MOLDENHAUER: But it -- and I mean just in looking at them for whatever credit we want to give, those, a lot of those included three-year and two-year terms, is that correct?

MS. MYERS: I don't disagree with that. I don't recall that, but I don't disagree with it. Like I said, I only focused on this one and did not focus as much on the other cases.

MS. MOLDENHAUER: So, the Office of Planning typically does recommend terms when we don't know what type of impact will occur. So, having a term where we can then analyze the actual operation as soon as we get a sense of how it's going to be operating, is important?

MS. MYERS: Agreed, that is why we are recommending a term on this one.

MS. MOLDENHAUER: Okay, and the fact that they're going to have six events in a year, and potentially two events every week for, well, does that give them enough operational understanding of what's happening in, in possibly 3 years?

MS. MYERS: That's why we -- that's one of the reasons why we have the term lines because we do want to see how that goes. We said three to five years. We, like I said, are comfortable with the five years. We thought that more than that would be unnecessary. We thought that five years was sufficient timing to be able to really operate, see how things are, the impacts, and we were satisfied five years.

MS. MOLDENHAUER: And so, let's just look at some of your report for a quick second. In your report when you list the different activities on page 3. You don't list the 299-person event because that was not part of the record at the time, is that correct?

MS. MYERS: Are you talking about the six times a year part of events?

MS. MOLDENHAUER: I think as of the time of your report, there was the special events but no one knew how many people. So your report didn't actually

account for how many people were going to be at those events. Is that correct?

MS. MYERS: We had conversations with the applicant while, before we completed the report. We also took, kept aware of additional information provided in the record.

I don't think we had the actual number of people, but I think we had a rough idea or a general idea of it. Hence, again, why we decided a time limit was appropriate. And we do acknowledge that this is a significant change in intensity on the property, and we wanted to make sure there were proper mitigating conditions.

So, these were considerations when we did the report.

MS. MOLDENHAUER: And,= what's your understanding of their condition about having these activities, I think activities are defined as classes and clinics.

What's your understanding of how many people can be at those, and how frequently those can occur?

MS. MYERS: We rely on what's in the conditions. So when it comes to -- I guess, we know, for example, that there is a maximum of 270 memberships. And we know, from the traffic study, a rough idea of

what that equates to when it comes to the number of people.

We also rely on the fact that they do have appropriate, they're meeting their parking needs, and they're meeting their zoning requirements when it comes to the level of intensity.

So, when it comes to the actual number of individual people for each event, we did not ask for that beyond understanding better what the households were. But we are relying more on the conditions in order to make sure that the impacts are minimized as much as possible.

And again, I'll just double back down on knowing what the membership number was, was kind of helpful in understanding generally, the number of people when kind of concluding what would be an appropriate level of, of use on the property. We had a general sense of it by knowing how many households would be in the membership.

MS. MOLDENHAUER: That actually, that leads into my, one of my, the second to last question. Did the number of households or members ever go down, when the applicant first filed its application?

MS. MYERS: Not that I'm aware of. I believe it was 250 and then the additional 20. That was my

understanding.

(Simultaneous speaking.)

MS. MOLDENHAUER: But actually it went up.

MS. MYERS: Yes, it went up. I don't recall it going down.

MS. MOLDENHAUER: And the member number going down could be a way to mitigate adverse impacts?

MS. MYERS: That would be another way to do it, yes. We didn't ask for that, but that would be another way to if there was a desire to do that, that would be something else that could be done.

MS. MOLDENHAUER: And then, your report on page 3 references the 25-foot wide gravel road. But you understand that that's not, that's a private easement area, is that correct?

MS. MYERS: Yes, I use the word private road. I think another term, it's more just a term I used. It's not public, so driveway would be another way to maybe refer to it.

And, obviously, it's allowed by an easement. But private road was just terminology I used just to, for, to simplify the writing on that one. But easement area would be like more the legal way of describing it.

MS. MOLDENHAUER: Thank you, no other questions.

CHAIRPERSON POURCIAU: Thank you. I think there may be other government agencies but at this point, I'd like to go to the ANC for your report. Ms. Pagats, will you and Mr. Miles be speaking?

MS. PAGATS: Yes, I will start. So good afternoon, members of the Board. My name is Janelle Pagats, the chairperson of ANC 3C. I'm pleased to present ANC 3C's report regarding BZA application 21510, for Rock Creek Club at a duly noticed public meeting on October 19, 2026, with a quorum present.

ANC 3C voted 5-1-1 to support this application, and to recommend approval of this special exception. We will stand by our report that's in the record at Exhibit 122, which was pretty extensive. And hopefully, y'all had time to review it.

So, throughout three public meetings and site visits, the applicant demonstrated a strong commitment to addressing abutting neighbors' concerns, and translated those conversations into meaningful, enforceable, updated conditions of approval, revised multiple times, including many of our recommendations.

Most of the recreational infrastructure already exists on the property. The sound of children at play, and neighborly gathering in an R1A zone, is consistent with the character of our community.

ANC 3C finds that the proposed uses meet the special exceptions standards, and we urge the Board to grant the special exception and incorporate the applicant's updated conditions of approval in the final order.

I will note that that 5-1-1 vote, the five commissioners who voted to support the application, all visited the site. The one in opposition that voted no, I am not aware that he went to visit the site.

We walked the site. I know I was there for about an hour and a half with the site plan in hand, as well as the conditions as they were printed out and proposed at that time and had a very thorough discussion while present at the site. So just wanted to note that for the Board's information.

Happy to take any questions you have. And Commissioner Miles, as I mentioned earlier, did take a lot of the lead on negotiating things with the applicant and the neighbors, so that's what he would like to speak to I'm assuming. Thank you.

CHAIRPERSON POURCIAU: Thank you. I would like to hear from Commissioner Miles before we go to questions for both of you. Thank you.

MR. MILES: Yes, thank you, Chair. So I am Peter Miles, Commissioner for 3C-05. And as

Commissioner Pagats mentioned, I kind of took the lead.

So, I met with in person, email, phone calls with people opposed to the project, the applicant multiple times. I've been to the site multiple times. I would just like to note that I have found that there have been concerns that we've heard that are very legitimate. I think the applicant has been very responsive in trying to address those concerns. They've always been very responsive to us.

We had, as Commissioner Pagette mentioned, three public meetings where we had extensive discussion in a public meeting about this project.

So, I think it's important to note that when we talk about the record has changed, it's because the applicant has been continuously responding to concerns from people involved in this project. There's also been a lot of discussion about neighborhood. I live on Porter Street on the west side of Connecticut.

I heard discussion about the hill. I am an avid user of Rock Creek Park. I go up and down that hill three or four times a week. I cross directly in front of where this pedestrian entrance would be. I bike up the hill; I walk up the hill; I run up the hill.

It is part of the neighborhood. I meet a friend who lives in Mount Pleasant at basically this

location just on the other side of the street, in Rock Creek Park to go run multiple times a week.

So, the way I would define neighborhood is where are your people? Do you meet people to recreate, to play, to hang out, and to get together? And the answer is yes. And it just so happens that I think I'm roughly within the one mile radius, probably 3/4 of a mile away from the site.

So, I think that as far as definition of neighborhood, the idea that it's only adjacent houses doesn't make much sense to me.

And, of course, I can note that I've seen neighbors who live adjacent to the property, at places up in Cleveland Park, which means they are in the neighborhood, right? So, to me, that defines neighborhood. We see each other around all the time near the site, up on Connecticut Avenue.

So, to me, neighborhood is not very complicated here. And I think the ANC has taken that seriously, and has considered that. It's a very bikeable site. There are, Porter Street has bike lanes on both sides and they go all the way across to Mount Pleasant.

I have biked from Cleveland Park to Columbia Heights yesterday. And I crossed through Rock Creek

Park on a bike lane, on a public road, without going in Rock Creek Park.

So, I don't think that those concerns really carry much weight. And like I said, I think the applicant has been very, very responsive to the concerns from the neighbors. We actually imposed additional conditions after our public hearing, after we had the draft letter that the applicant agreed to.

And then, I saw even after we submitted the letter, there were additional conditions that the applicant agreed to, including the traffic management plan, the term from Office of Planning.

So, the applicant from our perspective as the Commission, has been very responsive. They have promised to be a good neighbor and I think they have proven that over what is now four and a half, five months of engagement with the community. Thank you.

CHAIRPERSON POURCIAU: Thank you. I'd like to now take questions from the Board for the ANC Commissioners. Vice Chair Goldstein, do you have any questions for the Commissioners?

VICE CHAIR GOLDSTEIN: I do, and I first want to just say I think the report was really helpful, in addition to your testimony today. The thoroughness of it was, was very useful, so thank you.

Really two questions for you. And, this might be more directed to you, Mr. Miles. But open to either of you.

It looks like the ANC is putting itself in a role of monitoring vehicle trips, and I'm just a little bit curious about what you see as the ongoing ANC role. It was one of the conditions, I think, in your report.

MR. MILES: Yes, I think that the intention there right, and as I understand it with the traffic management plan agreed to with DDOT, is really that the ANC is supposed to be copied on that report. And I understand that that's kind of a common condition for some of these other approvals where the ANC voted and agreed to certain conditions, then we should be provided with information to understand those conditions. And if the conditions aren't met right then, we could either follow up with DDOT or DDOT also has their report and would let us know.

VICE CHAIR GOLDSTEIN: Okay. It's really just a -- yes, I'm sorry, I was looking at now within 60 days after the end of the first full season, the club should report to ANC 3C.

So, it's really just that you are included in the report for you to be made aware of what it is?

MR. MILES: Right, that's the intention.

VICE CHAIR GOLDSTEIN: Okay. Yes, I think the idea of a term limit was something I think that really, it sounds like it was after the ANC's report. I'm curious if a term limit had been discussed by the ANC, and if it had, kind of what were those discussions?

MS. PAGATS: It was, but we kind of I think were aware that that was probably going to be in the OP ask. So, we didn't dwell on what that term should be. But, because it's not our expertise.

VICE CHAIR GOLDSTEIN: Okay. Okay, thank you all.

CHAIRPERSON POURCIAU: Thank you. Ms. Wells, do you have questions for the ANC?

MEMBER WELLS: I do not have questions for the ANC, and thank you for your report, the thoroughness of your report. Thank you.

CHAIRPERSON POURCIAU: Ms. Lindsjo, do you have questions for the commissioners?

MEMBER LINDSJO: Not at this time; thank you for your report and your service, and engaging on this project.

CHAIRPERSON POURCIAU: Mr. Imamura, do you have questions for Ms. Pagats or Mr. Miles?

COMMISSIONER IMAMURA: No questions. Thank you, Madam Chair. Thank you both for your service to

your community and constituents. Thank you.

CHAIRPERSON POURCIAU: I'd like to join in, in thanking you all for the work you've done on this. I didn't thank Ms. Myers when we completed the questions and answers earlier. So, my thanks are extended to her.

I would now like to take questions from the applicant. Do you all have any, Mr. Avitabile, any questions for the ANC commissioners?

MR. Avitabile: No questions, thank you.

CHAIRPERSON POURCIAU: Thank you. And now, from Ms. Moldenhauer, representing the party in opposition. Do you have questions for the ANC commissioners?

MS. MOLDENHAUER: Sorry, I was trying to find my mouse. No, I have no questions for the ANC.

CHAIRPERSON POURCIAU: Okay, thank you. Thank you all again for your participation. I see that DDOT has joined and so we'll go to the report from Mr. Ozberk, from the Department of Transportation.

Are you ready to report, Mr. Ozberk?

MR. OZBERK: Yes, good afternoon, can you hear me?

CHAIRPERSON POURCIAU: Yes, thank you.

MR. OZBERK: Great, thank you. Good afternoon, Chair Pourciau, and members of the Board.

For the record, my name is Erkin Ozberk, Development of New Program Manager with the District Department of Transportation.

DDOT is supportive of the applicant's special exception request to permit the community center use, at 2325 Porter Street NW.

In our October 23, 2026 report, which is in the record as Exhibit 127, DDOT recommends approval with three conditions that included requesting that the applicant complete minor revisions to the transportation management plan to include annual monitoring, and transportation educational events for members.

Work with CFA and HPO to provide a covered structure for all 40 proposed bike parking spaces on site; and, make public space improvements on surrounding rights of way that address ADA deficiencies, and provide parking space for at least six dockless micro mobility devices, which are electric scooters and bikes, in a corral or a similar facility.

The applicant uploaded a transportation response memo in the record as Exhibit 135C on October 30, that comprises the transportation demand management plan, event management plan, and monitoring plan that stated, and stated in their presentation earlier that

they agree to DDOT's conditions.

DDOT recommends approval on the conditions that the applicant implement the transportation management plan as described in their October 30 memo, updated to reflect conditions in DDOT's October 23 report.

We look forward to working with the applicant on their public space permitting, and also preservation and protection of special and heritage trees on site.

Thank you and happy to answer any questions. I do apologize, I was attending the hearing earlier this morning but had to take a break between about 1:00 and 2:45.

Thank you.

CHAIRPERSON POURCIAU: Thank you. I'd like to take questions for DDOT from the Board. I'll start with Vice Chief Goldstein.

VICE CHAIR GOLDSTEIN: Thank you so much. I apologize that this is probably in your report and so, it may be repetitive to what you just said.

What is the ongoing monitoring plan? I think you mentioned a monitoring plan, or did I mis-hear you?

MR. OZBERK: Yes, so there is in the applicant's submission, details on a monitoring plan. And, in DDOT's report, we had also asked for some survey

of their membership as well to contribute to that, to the monitoring plan that they had recommended for special events, and things like that.

VICE CHAIR GOLDSTEIN: And, I apologize the information I'm sure is all there. What is the regularity of that monitoring plan? Is it annual, is it further?

MR. OZBERK: We, DDOT had requested an annual survey for a period of 5 years following the opening of the facility.

The applicant's monitoring plan had a few additional and different series of regularity associated with monitoring. Affiliated with special events, and reports that would be sent to the ANC as well as DDOT.

VICE CHAIR GOLDSTEIN: Okay. And, so when they submit this to DDOT, what's the regular practice of how the follow up of that monitoring goes?

Every case may have its own sort of requirements, I understand, but what would be the expectation of how this would play out over time?

MR. OZBERK: Yes, that's a good question. So typically, the monitoring plans that we receive are for educational uses like university campuses, or private schools.

And, they often, the private schools, they often relate to things like pick up and drop off activity, and flex students in the morning.

And, meeting certain thresholds or goals that were put in place affiliated with the BZA order. So that might be like a maximum number of students that are dropped off in the morning, or things like that.

And so, the monitoring plan typically involves some kind of count or other assessment, that happens once or twice a year.

Or it's based on survey information from students or staff affiliated with the institution. And, that is compiled into a report and shared with typically DDOT, an ANC, and possibly also the zoning administrator, typically on an annual basis.

And, sometimes --

(Simultaneous speaking.)

VICE CHAIR GOLDSTEIN: Oh, I'm sorry, go ahead.

MR. OZBERK: Oh, well I was going to say sometimes there are stipulations in the order such that if certain thresholds aren't being met, or if they are being met within 2 years, then the monitoring doesn't have to continue after that.

VICE CHAIR GOLDSTEIN: Okay, and more

specifically here. When they submit their monitoring plan to you all, what is your expectation of what happens at that point?

MR. OZBERK: Yes, so I think in this case and forgive me if maybe some of this came up earlier when I wasn't in attendance.

But as this use is somewhat unique in the District, and the assumptions that went into the mode splits and trip generation were I think the word I heard Mr. Imamura use was creative.

We are looking to see if those are sort of validated, based on their activities that occur on the site. So, if those mode splits and travel behaviors are being met based on their user behavior.

VICE CHAIR GOLDSTEIN: Okay, and if they aren't, what would then be DDOT's approach?

MR. OZBERK: The applicant had indicated a series of potential mitigations in their report. Let me see if I can pull that up.

(Pause.)

Yes, they had listed them as remedial strategies and there was four sub-bullets, which included for example, lower attendance limits for family dinners, increasing attendance through members, and employees to walk by previous transit, adjusting vendor

or delivery activity, and requiring reservations for more onsite activities.

So, I think these are all depending on what their reporting indicated, if they were the kind of behavior that was, travel behavior that was occurring onsite, if it, if one or more of these remedial actions made sense to address the, well, the observations would be supportive of those.

VICE CHAIR GOLDSTEIN: Okay, so you would work with the applicant to come up with a solution that would improve the observed condition, is that pretty much on an ongoing basis?

MR. OZBERK: Yes, and then in the following year, there would maybe be some, in their reporting the following year, like an assessment of how maybe those remedial strategies were or were not effective.

VICE CHAIR GOLDSTEIN: Okay. I also wanted to ask, and thank you so much and one of the other issues that's come up is this gravel, the gravel road, and sort of the use of it.

And, it's a little bit of an unusual type of road to access the club. What is DDOT's view on the use of the road, its ability to handle what is being proffered as no more than 68 trips in/out? But I'm just kind of curious how DDOT viewed it.

MR. OZBERK: Sure. So that yes, the gravel road DDOT views as effectively a private driveway. So, it is private property and it is surveying the site.

We understand there is a 25-foot easement that the gravel road is situated on, which is intended to provide shared access to the various properties that it affects.

But as far as the analysis, and I think we made a reference to this in our report. The, typically we would not request an applicant to treat a private driveway like that, the same way we would ask them to treat a public street in terms of safety analysis, or traffic operations.

It's typically DDOT's preference that certain kinds of travel operations occur on site. So for example, we were supportive of the applicant relocating, or locating their pickup/drop off area to the circular drive on their property, to ensure that that occurs onsite.

And, that there would be an opportunity for vehicles to enter and exit the site. We call it head in/head out so there's no backing up of vehicles across a public sidewalk, or into a public street.

And so, those vehicular operations can occur on site.

If the applicant decided to make improvements to the gravel road, widening or other kinds of improvements, we would be supportive of that but that is not something that is required of the applicant in DDOT's analysis.

VICE CHAIR GOLDSTEIN: And it's your view that the gravel road can appropriately function in the way that's being proposed? Is that with the mitigation that's been discussed, is that correct?

I'm sorry, so kind of a general question.

MR. OZBERK: Yes --

(Simultaneous speaking.)

VICE CHAIR GOLDSTEIN: I think you can see where I'm going.

MR. OZBERK: -- no, yes, we have no reason to believe that it can't. Or couldn't function that way.

VICE CHAIR GOLDSTEIN: In a way that's not unsafe, or creating objections that are concerning? Okay. Well, thank you so much, appreciate it.

CHAIRPERSON POURCIAU: Board Member Wells, do you have questions for DDOT?

MEMBER WELLS: I do have a couple questions, and I'm also going to apologize if this is already in your report.

There was some discussion about the amount of visitors that may be, that may come for special events. I think the number is 299.

Did that go into consideration, did you guys consider that when reviewing the report from the applicant for any special events?

Another discussion point was about seasonal activities. Maybe generating more car trips than bike trips. Was any of that taken into consideration when reviewing their report?

MR. OZBERK: I'm not recalling the 299 number specifically, but that doesn't mean it might not have been in there.

So, our report reviewed the traffic analysis that the applicant provided. And, subsequent, we also reviewed the items in the record subsequently from the opposition, and I think the response from the applicant as well.

But the review of the traffic analysis submitted by the applicant looked at more of the sort of the average day, and not specifically a special event scenario.

I think, which was discussed earlier, the type of day they were looking at was a kind of a peak, a peak usage based on the activities and their analysis from

the Cleveland Park Club. And similar types of facilities.

So, that was the type of analysis that was reviewed by DDOT for the case.

MEMBER WELLS: Okay. In your opinion, would you, would that, do you think that's relevant to, or would that change like the outcome of your report if for seasonal considerations you feel as though there would be, that the impact has been mitigated through sort of its monitoring in the what do you call it, remedial actions?

MR. OZBERK: Yes, yes, I, in the applicant's submittal, they propose specifically for special events, specific kinds of management and monitoring, which was I think targeted to alleviate some of those potential impacts from those special events. I think that's six times a year, as well as the, I think some of those family dinners.

So, yes, I think the short answer is yes.

MEMBER WELLS: Okay. And some of those mitigations, I think it was two employees to help with traffic on that private road.

I understand it's not private, it's a private road but if it, I mean is it common practice to see that? I know we don't usually, or you don't usually see it

on the event to do that in public space.

But in the private road, to kind of mitigate some of the traffic impacts but on the special events, seems sufficient enough?

MR. OZBERK: Yes, I think the answer to your question is yes. There are sometimes certain like special event type uses that we've seen around the city where they have staff or others, affiliated with the use that would sort of provide additional guidance to visitors for special events.

And I'm thinking of yes, there are a few others with special event-type venues that operate under special exception where they might have onsite parking, or other things where there is different kinds of support that are affiliated with like special events, or large events being tolled.

MEMBER WELLS: Okay. I have another question I guess, regarding Porter Street and that gravel road. It looks like as mentioned it's sort of a frontage, that frontage road that leads to that gravel road through Porter Street.

Was there any consideration looking maybe at different operations here at this intersection? I guess one, will there be an increase of pedestrian or bicycle traffic in this area due to this facility?

And then, should there be considerations for additional mitigations within public space to accommodate those trips?

MR. OZBERK: Yes, in our report we had identified two locations where we have requested that the applicant make some public space improvements.

One is the driveway, in particular on the west side sidewalk. There is a missing ADA ramp along the sidewalk.

And so, there's a couple of different ways that could be addressed from a design perspective. So, our recommendation is for that driveway to be improved in a way that provides compliant, accessible pedestrian walkway along the full sidewalk across the driveway.

And, the other location that we identified is on Porter Street closer to the crosswalk on the, closer to the south frontage of the property where the new proposed pedestrian and bicycle entrance, main entrance will be.

So, just a little bit to the east of that, this sidewalk kind of tapers off where the road transitions from DDOT, to MPS jurisdiction.

And, we identified that as an area that might need to be improved for full accessible access as well. It is unclear if perhaps a sidewalk exists under the

brush that's there. There's quite a lot of sort of overgrowth along what appears to be a curb.

But that is, those are the two areas where given the amount of anticipated pedestrian and bicycle access to the site will be, we wanted to ensure that we have kind of a full accessible route along both of those areas.

MEMBER WELLS: Okay, yes, that was my observation as well. I guess question on whether or not the facilities are adequate in that area for pedestrian and bicycle traffic. But it sounds like you covered that in your analysis, and your recommendations.

The other question that I have, it's sort of in the remedial actions and that monitoring plan. Did you say 5-year or you said annual?

I might have missed that for that monitoring. Or usually you're filing it every 5 years, or is it annual?

MR. OZBERK: It was annual for 5 years. I --

(Simultaneous speaking.)

MEMBER WELLS: Annual for 5 years?

MR. OZBERK: -- is what we had put in our report, but I understand there was I think maybe some other time horizons that had been recommended.

MEMBER WELLS: Yes.

MR. OZBERK: For OP or the applicant and so, we're flexible to work with. However that is reconciled in the order or with the applicant, but, yes.

MEMBER WELLS: Okay. But for your benefit, annual reporting only is on the traffic management --

MR. OZBERK: Yes.

MEMBER WELLS: -- would be sufficient, or what's needed to sort of institute.

Are you expecting the applicant to have already I guess tried these remedial actions, or is it more in conference with DDOT that you figure out which one these you should enact, based on what's being observed?

MR. OZBERK: The latter, yes.

MEMBER WELLS: The latter, okay. And, is it common when you have these mitigation plans, that applicants turn in an annual report and they are monitored, and there's somebody assigned from DDOT to kind of oversee it, or offer these suggestions?

I know they're required often, but is like, does it actually work these mitigation, this monitoring?

MR. OZBERK: I think the short answer is yes. We've been, there have been instances where there have been based on the observations on the monitoring,

different actions taken by applicants to make changes, operational changes.

And again, this is mostly with I think schools where we see most of this activity. Just based on the concentrated sort of pick up/drop off activity that happens with certain private schools, and their sort of larger catchment area of students who are often coming from further away, and by car.

MEMBER WELLS: Uh huh.

MR. OZBERK: So, yes, there are, yes, so the answer is yes. And, I think we find that typically with schools or any other kind of more membership-based institution as opposed to like a general workplace, there is a greater ability to implement effectively, these kinds of mitigations.

MEMBER WELLS: Okay.

MR. OZBERK: Sort of based on the community that's involved.

MEMBER WELLS: And, two more questions came to mind while I was talking. The gravel road. And, I'm thinking about not everybody is going to use the pedestrian/bicycle entrance.

What happens to consideration to make sure there is accommodations for pedestrians and bicyclists on that road, or if there is, if that's a consideration.

And also, lighting as well for evening activities, or in the winter months?

MR. OZBERK: Yes, again typically we wouldn't, DDOT wouldn't comment on the lighting or ADA on private property.

It is our understanding based on the site plan that the applicant provided, and I think was discussed earlier in today's hearing, that they are seeking to build the pedestrian and bike access from the south frontage at a, like as close to ADA compliance as they can get, based on site limitations.

And so, that was something we observed in the site plan and we thought was good not only for accessibility, but also to encourage bicycle users to walk or bike up there as well, with relative ease.

MEMBER WELLS: Okay, all right, thank you. Thank you for --

MR. OZBERK: Sure.

MEMBER WELLS: Those are my questions.

CHAIRPERSON POURCIAU: Thank you. Board Member Lindsjo, do you have questions for Mr. Ozberk?

MEMBER LINDSJO: Not at this time. Thank you for your report.

CHAIRPERSON POURCIAU: Thank you. Commissioner Imamura, do you have questions for DDOT?

COMMISSIONER IMAMURA: Thank you, Madam Chair. No comments other than we've been at this for a little over four hours asking some various important, serious questions. Mr. Ozberk, thank you for your responses to my peers, so forgive me if I got distracted here by your library behind you, and anyway, just want to say you must be very well read, and --

MR. OZBERK: I'm visiting my parents in Ontario right now, I'm sorry, it's actually my mom's birthday today, so I was tuning in from a family thing, but that's my dad's library. He'll be happy to hear the compliments.

COMMISSIONER IMAMURA: Sure. Well, tell mom happy birthday for us, and thank you very much for the work that you do for DDOT, and the residents of D.C., so thank you.

CHAIRPERSON POURCIAU: I was counting up the libraries too, so yeah. Mr. Ozberk, I have one question, kind of a clarification, I think I kind of know the answer, but want to ask you for the record. In terms of the safe use of a private easement area, is that within the purview of DDOT?

MR. OZBERK: From my experience, not unless DDOT may have some interest or is party to the easement in some way.

CHAIRPERSON POURCIAU: So, given that, I appreciate the answers you gave about the easement, but just want to understand about any conditions, or any enforcement, or any follow up that might occur with DDOT, with concern to the easement area in particular. Not the trees, not the entrance areas, which connect with public space, but just about the easement area.

MR. OZBERK: I'm sorry, what was the --

CHAIRPERSON POURCIAU: Any conditions, any authority that DDOT might have in ensuring any conditions, or any requirements over that public easement area, would DDOT have any authority?

MR. OZBERK: I don't believe we do, or would. We did not make any conditions in our report. The one thing we noted in our report was that the -- from the various material in the case record, that the existing gravel paved area of the driveway did not always meet in the 18 foot, 2 way driving aisle standard that is in zoning, which is something we're aware of, and familiar with in other cases.

So, we would certainly be supportive if the driveway was widened to meet that standard, but this was also not something that we saw as any kind of relief that was being requested, so we didn't kind of go beyond that if that makes sense.

CHAIRPERSON POURCIAU: Thank you for that.

MR. OZBERK: Sure.

CHAIRPERSON POURCIAU: Are there questions from the applicant for DDOT?

MR. AVITABILE: No questions, thank you.

CHAIRPERSON POURCIAU: Thank you. Are there questions from the ANC for DDOT?

MS. PAGAT: No, thank you.

CHAIRPERSON POURCIAU: Thank you. Are there questions from the opposing party, Ms. Moldenhauer?

MS. MOLDENHAUER: Yes, there are. Good afternoon, Mr. Ozberk. I just want to, on page three of your report, because there's been some questions about the gravel drive, your report directly says DDOT did not request the applicant evaluate the design or operation of the shared gravel driveway, is that correct?

MR. OZBERK: Yes, that's correct.

MS. MOLDENHAUER: So, if no one evaluated it as of the date of your report, you then have no ability based on your expert opinion, or DDOT's expertise to opine on the safety that I think was asked earlier of the gravel driveway.

MR. OZBERK: So, yeah, the statement in our report around the gravel driveway related to the scoping

of the study that was completed by the applicant for this project. And Ms. Moldenhauer, we had our conversation on October 23rd, I believe it was a couple Fridays back with your clients, where I think you had asked this question of us, and had requested that we make clear in our report to the BZA sort of what was and was not in the scope of the study that was provided by the applicant for the case.

And I believe we tried to be clear in our report what was and wasn't within their study, and typically within our purview. That being said, based on the information in the record, which has been provided by I think your clients, and responded to the applicant, that is what informed my response earlier today in the hearing.

MS. MOLDENHAUER: And on page four of your loading reference, you referenced, I think we all are aware that DDOT does not support back up movements in the public realm, is that right?

MR. OZBERK: Correct.

MS. MOLDENHAUER: And that would then also be posed so that DDOT would not support, not believe it's safe to have back up movements on private easements?

MR. OZBERK: Sorry, we -- I don't know if --

MS. MOLDENHAUER: Now, are back up movements

safe? How about we'll start with that basic question?

MR. OZBERK: Yeah, so we typically don't like to see back up movements over where there may be an opportunity for conflicts between vehicles, and pedestrians, and cyclists. And so typically what we don't like to see is trucks backing up over sidewalks, because of sight lines, and visibility, and things like that. So, what we are always looking for in a design, and this isn't always achieved based on site constraints.

But our priority is for trucks to be able to have some kind of turning movement, and often times that turning movement happens on private property, it could be a multi point turn, it could be a backing movement on private property, that is something that we are supportive of. We are typically not supportive of vehicles, particularly trucks, larger trucks backing up over public sidewalks.

So, whether that occurs on an easement or on private property, that is not something that we would necessarily evaluate the safety of, or have a position on. We would typically just like to see those movements not happen on or across our public streets and public sidewalks.

MS. MOLDENHAUER: And when you're talking

about public sidewalks, you're talking about if there's an area where you have pedestrian access, or pedestrians walk, you wouldn't want to see back up movements that could potentially create a hazard for those pedestrians, is that right?

MR. OZBERK: I would say that's fair, yes, we want to avoid any kind of vehicular conflicts with people, bikes, other vehicles, yeah.

MS. MOLDENHAUER: Going to your report, your report was filed on October 23rd, is that correct?

MR. OZBERK: Yes, that was Friday, yeah.

MS. MOLDENHAUER: And the first time that we as the opposing party saw the number of 299 people at a special event was in the applicant's October 30th filing, was that the first time you had become aware of that number?

MR. OZBERK: Yeah, I don't recall seeing it in the October 30th, I only recall hearing it earlier today, so it wouldn't have been before that.

MS. MOLDENHAUER: So, it wouldn't have been part of your analysis on your report that was issued prior to that?

MR. OZBERK: I don't believe so.

MS. MOLDENHAUER: And also for the first time in that October 30th updated conditions, there were

references to activities that could have 25 people, and that 3 activities could occur at one time, meaning, doing the basic math, 25 times 3 is 75 people coming at one specific time for an event, similar to a school pick up and drop off. Did you analyze or talk to the client about queueing, or I'm blanking on the name, sorry, it's been a long day.

Queueing, or dwelling times, thank you, that was the word, dwelling times for those types of activities, given the fact that there is potentially going to be 75 people arriving for a specific start time, was that part of your analysis or discussion?

MR. OZBERK: Queueing was not something that was discussed, or part of the report the applicant submitted, or that we evaluated, and I think specifically you're talking about vehicle queueing at the driveway entrance, or something like that, no. Based on the anticipated low number of vehicles that would be arriving throughout the day, and particularly at consolidated times, that was not something that was part of the scoping, or discussion.

MS. MOLDENHAUER: And then going to the monitoring, I'm just following up on that one question, you're aware that even though you recommended it happening one time a year for five years, you're aware

the applicant has proposed to reduce that, so that if they were compliant in two years, they could then reduce it? Is that, for a brand new operation that's never existed before, was it your recommendation every year for five years in order to get an assessment of what's happening, and not to just stop after two years?

MR. OZBERK: Yes, our recommendation did not envision a stopping after two years, no, so the full five years was our recommendation.

MS. MOLDENHAUER: Thank you. And then my last question is the remedy strategies, there was no remedy to reduce the number of members, was there? That could be on the property at one given time.

MR. OZBERK: I'm looking at I think what was uploaded on the 20th, and I don't think it changed on the 30th, and no, the four bullets do not include a reduction of numbers.

MS. MOLDENHAUER: Would that be in DDOT's opinion, a good potential corrective action?

MR. OZBERK: I mean, we would consider it. I mean, I think again, as I mentioned before, it would depend on what the observations were revealing as far as travel behavior. If some of the issues were related to intensity of coming and going, that is something we could look at. Otherwise observations would be of sort

of other safety related issues, and we would look at potentially design opportunities to make safety improvements.

So, it's kind of hard to say what the problems might be that we might want to remediate for, but we would be open to that.

MS. MOLDENHAUER: And sorry, just one, it says lower attendance limits, would it be attendance, and potentially frequency, or number of limits in family dinners or social events, is that simply something that you look at kind of both at just the number, but also the frequency?

MR. OZBERK: We would look at that.

MS. MOLDENHAUER: No other questions, thank you so much, I appreciate your time. Happy birthday to your mom.

MR. OZBERK: Thank you.

CHAIRPERSON POURCIAU: Thank you, Mr. Ozberk, for being here, this was a very important case to have you present at, and if I was your mom I'd be very proud of you. All right, we'll go on --

MR. OZBERK: Thank you.

CHAIRPERSON POURCIAU: You're welcome. Our next item, what I'd like to do, there are a number of individual witnesses that have signed up to testify

either in support or opposition. I generally take the parties first, but I think it would be to everyone's benefit to hear from the individuals, I'd like to take them as a group, and then see if we could kind of -- they would speak for three minutes each.

I think there's 10 or 12, I don't know how many are still on. That would take us to about 30 or 40 minutes. I'd ask for them to stay on, and then if we could kind of compile our questions, if we have any, I'd like to proceed in that way. So, I don't see anybody shaking their head feverishly, no, don't do it. So, I'd like to start with those who have signed up in support.

I will call the names that I see on the sign in sheet, and I ask for support from staff if I miss anyone. So, the first person I have on the list is Onur Ozlu. Is Onur Ozlu available to testify? And we might need a minute for them -- yes, okay.

MR. VITARELLO: Chairwoman Pourciau, I know a few of these folks are doing -- we coincided with the pickup from public schools, so if we could maybe just call all of them, and I think some can talk, and some might be available in like ten minutes?

CHAIRPERSON POURCIAU: That would be perfect. So, I'll call all of those who have signed up in support

at this point. Do you want me to call the support and opposition all at one time?

MR. VITARELLO: From my vantage it's the support, but I don't know if that's a question for me.

CHAIRPERSON POURCIAU: All right, I'll do all the support, and then I'll do all the opposition. So, support is Onur Ozlu, Evan Goldman, William Vigen, Patricio Zambrano, Tristan Cutter, Mary Van Houten, and Alex Scheeler. If you can bring them all in, and I see we have Mr. Ozlu ready to proceed. I'd just like to say to all, you can give your name and address for the record, and you have three minutes to present your testimony.

Mr. Young, if you could set the clock to three minutes for me, I'd appreciate it. Not 30 minutes, thank you. All right, Mr. Ozlu, thank you.

MR. OZLU: Hi, good afternoon, my name is Onur Ozlu, and I live with my family at 1729 Lamont Street Northwest, Washington, D.C. I have attended this back in June for our house, and I appreciate being here, and seeing you all again. I've been connected since 10:00 a.m., I know you're tired, so I'll keep my observations very brief.

We, as I mentioned before, my family and I live up on Lamont Street, and we have two young kids,

and we have an elderly mom that we also take care of, who comes and visits us quite often, and the reason, I think I heard some of the technical discussions, and I want to bring this back to why we want to have a community center like this, is because we chose to live in Mount Pleasant because of the community, and the ability to get around without relying on a car.

We, like the gentleman from ANC, we bike everywhere, we're avid bikers, including our kids, including to school, and I work downtown, bike everywhere. And if the community center opens, then we intend very much to bike there. I'm here today, I wanted to testify because we do think that a community center like this is needed for us, and it would make a meaningful difference to families like ours.

Which the thing that I thought was missing from the conversation was why we want to belong here is because of our kids. So, the stuff that brought us all together, including Adam, and Sophia his wife, is our kids. They all go to Bancroft, or to the schools around us, Rosemont Center, and you would be surprised, unless you lived there, that there's very little physical space for our kids to play and thrive in.

And I'll give you some examples, one of the first times we moved to Mount Pleasant back in 2020,

and we had our first kid, when we went out to the playground on 16th and Lamont, I'm gay, and I have a husband, we were exposed to some gay slurs, and our child was kind of traumatized from there, and she just refuses to go back to that playground, and we now have to go to Kalorama which is really far in terms of the biking.

Another example I want to give is swimming. The closest pool that we have that's available to us is Hurst, and as I said, we're bikers. So, we have to bike up with all the pool gear of the kids that you can imagine, up Porter, and then up further from Connecticut to Porter, and besides it being a real hassle, it's just not really safe. So, in our minds we thought about somebody was mentioning 500 bucks per month.

We wanted to understand why we were doing this, and we thought on the kitchen table, we need a physical space where we're sure that our kids are going to be space, and they're going to be thriving, and they're going to be with other kids from the same community, and they'll learn from each other, and they'll be able to thrive. So, I wanted to bring that back to the conversation that I thought got very, for me at least, obviously this is you guys' job.

But it got so technical, I got lost on the gravel, and the biking, the averages, it got way beyond

what we thought we were kind of signing up for. And I have some separate observations as to how I think these meetings can be more efficiently managed, but I don't want to waste you guys' time. The last thing I want to add to that is I have an elderly mother who comes and visits us.

And I don't know if you guys have seen this blue documentary on Netflix where people's lives, longevity gets longer, if that's the right English, people live longer if they're surrounded by community. We just don't have that physical space in Mount Pleasant, and the surrounding communities. I wanted to --

CHAIRPERSON POURCIAU: Mr. Ozlu?

MR. OZLU: Yes?

CHAIRPERSON POURCIAU: I'm sorry, but the time has been up for a little bit.

MR. OZLU: Thank you, no problem.

CHAIRPERSON POURCIAU: So, I'm sorry to cut you off, but --

MR. OZLU: I've made my case, thank you.

CHAIRPERSON POURCIAU: Okay, I appreciate your comments though, and thank you for re-centering us. And if you would stay on in case people have questions, I will do all the questions for those signed

up in support. Mr. Goldman was next on the list that I have, but I don't see a Mr. Goldman here, so I guess I will assume that they weren't able to stay on. The next name I have on my list is Mr. Vigen, and I see Mr. Vigen here.

MR. VIGEN: Chair Pourciau, I thank you, and other members of the board, thank you very much for this opportunity to speak. My name is Bill Vigen, I guess for the record, William Vigen. I've been a resident of the district for nearly 15 years, I live at 3300 Cleveland Avenue with my wife and three children, ages eight, eight, which are twins, and six, and they all three go to John Eaton Elementary School, and have for the last three years.

And I'm just kind of in awe that I'm here right now, as it's not really where I expected to be, and I hope my testimony will make that clear. I think this is the first time I've ever testified, and I've appreciated, especially in light of the election yesterday, and how important it is for D.C. to have opportunities to meet like this as neighbors, and as government entities, and it's been really eye opening to see this process work, and how seriously it's taken, and I really appreciate that.

Briefly, because I've been on too, trying to

also do my job and pay attention, but I saw that there's some question about advertising, or what the status is on that. I'm here today, and sort of why I'm kind of amazed is that I just saw news articles in July, that I don't know how Washington Post or some local blogs got wind of it, and I just emailed, reached out to Adam, I hadn't met him in my life, have not met you.

I look forward to being on one end of this circle radius to the other, if we could join up for a third space that's shared, it would be an honor to have that with you. But I was just sort of interested because it seemed like a place for my family to be able to join, and form a community. I think not only with government, and local government, and doing this, but also our country being so divided, that and Onur mentioned about blue zones.

But it's also about sort of community, and people being together, and forming bonds of friendship, and just meeting together, and having that as a consistent space with people is really exciting to me. I also wanted to mention I have a new e-bike, cargo e-bike that I am thrilled to bring. We have one car, which we would have zero if my wife could help it, but we do live in this neighborhood for that exact reason.

And I know there's also been some question

about the neighborhood, and it brings me back to my college debate days, but neighborhood is a construct, right? A social construct, and we've used, I think too often to divide us, and it's nice to be able to bring both sides of that together for this, and so I commend Adam for what he's trying to do here, and really appreciate it. So, thank you very much for the opportunity to speak in strong favor of this.

CHAIRPERSON POURCIAU: Thank you, Mr. Vigen, appreciate you being here. Next I have on my list Patricio Zambrano, I don't see that person in the room.

MR. YOUNG: I think he may come back if you get to him at the end, Madam Chair.

CHAIRPERSON POURCIAU: Okay, the next person is Tristan Cutter, is Tristan Cutter in the room here? Don't see them either, sorry about the way the timing is working out. Next is Mary Van Houten.

MS. VAN HOUTEN: Hi there.

CHAIRPERSON POURCIAU: Hi.

MS. VAN HOUTEN: I apologize, I am with a little one, but thank you so much, chairwoman, and the board, for the opportunity to speak in favor of the Rock Creek Club. I'm a mother of three children, five, three, and three months old, and we live at 1825 Monroe Street in Mount Pleasant. And I echo the sentiment of

my neighbors, that the principle reason that we're living in Mount Pleasant is because of the community, being part of Bancroft School.

I'm an immigrant rights lawyer, I love that my kids are learning Spanish, I love that it is a neighborhood where we can -- where it's immersive in the Spanish language, and among our Latino neighbors. The singular problem I've had with Mount Pleasant, however, is that as the first friend has commented, there is just no green space. The Bancroft soccer field is turf, and also there are usually, almost always soccer teams playing there.

So, you really can't bring young children there to play, and it's often adult men playing on the field, and so it's just not safe for a baby, and a two year old to be. The only other space we have in Mount Pleasant is the park at 19th and Lamont, and it's been beautiful, and we've enjoyed it, but it's just simply not big enough for running, and playing sports, it's a very small space.

And so we, I have often tried to initiate a move out of the city because of the lack of green space for my kids. I find being in nature relaxes us, it restores us, we can't congregate with our friends in nature anywhere without traveling for 20, 30 minutes

by foot, so that can be really challenging. So, when I heard that Adam, who is tremendously respected, and loved in our neighborhood, and at the Bancroft school, had this idea, we were simply overjoyed.

I think the idea of not having to put three children into a car, which is a total nightmare to travel anywhere, to be able to go by stroller, by scooter, by bike, to a place where there could be outdoor recreation, to be with our friends, and the folks that we love in this neighborhood, and the neighborhoods just beyond, is truly, desperately needed.

And I really echo the thought that having community is the singular cure to a lonely life, and an unhappy life, and so I really commend what the Rock Creek Club is trying to do. I really support the work of building into our community, and neighbors for the years to come, and giving our children that sort of happy community space, and lifestyle.

So, thank you so much to the board, and to the chairwoman for your thoughtful consideration. I too have been blown away by how thoughtful this process is, thank you.

CHAIRPERSON POURCIAU: Thank you for your time, and I appreciate the comments from the little one there. Mr. Scheeler? Let me make sure I'm saying that

right, Mr. Scheeler, Alex Scheeler?

MS. SCHEELER: Yes, that's me.

CHAIRPERSON POURCIAU: Okay, good.

MS. SCHEELER: Thank you.

CHAIRPERSON POURCIAU: Thank you, sorry.

MS. SCHEELER: It's okay. Good afternoon, chair, and members of the board. My name is Alex Scheeler, I live at 3409 Newark Street in Cleveland Park, and I'm here to support the applicant's proposal. A little bit about my family, we have two kids, ages six and almost four, as she will remind you if you call her three. We also have two dogs, so our household survives by getting lots of outdoor time.

And before Cleveland Park, we lived in Mount Pleasant. I didn't grow up in the city, in any city, I grew up in the suburbs, where we drove everywhere. We've chosen to raise our kids in the city for many reasons, but a really important one is not needing a car for most things. I truly hate driving, I avoid it like the plague, I think as many parents have testified here today, wrestling my children into their car seats is just not a recipe for family harmony.

So, the places that become part of our family's lives are the ones that we can walk to, and the Rock Creek Club would be that. Our commute would be the

Klingle Valley Trail on foot or by bike. If this were a drive away, I wouldn't go. What has been missing for my kids though, is the thing I loved most about growing up, which is a place where the whole neighborhood shows up.

I had such a place growing up with a pool, and tennis courts, I loved it, it was a huge part of my childhood, the friendships I made there crossed generations, and they crossed school lines, public, private boundaries, and they've lasted. Just this summer my cousin married a man she sent her childhood summers with at our pool. So, Adam has talked about how spaces like this build community, and I can tell you from personal experiences, that they can literally build families.

Having lived on both sides of the park, I love that this site bridges Cleveland Park and Mount Pleasant. I'd finally be able to spend time with parents on both sides of the park I currently feel like I just have the opportunity to wave to. And meeting people through this club has already begun. I didn't know Adam before this, we had crossed paths, but I heard about the project through mutual friends, and reached out myself.

So, just to wrap up, the Rock Creek Club would

give my kids what I had, but better because they could walk there. So, I Respectfully ask the board to approve the special exception. Thank you.

CHAIRPERSON POURCIAU: Thank you, thank you all. So, we heard from four people in support, I think three are not online now. If they show back up before we end the public hearing, we'll try to find a way to bring them in. Do any board members have questions for the four that we just heard from? I'll just look at you, say yes. Commissioner Imamura, you have some questions?

COMMISSIONER IMAMURA: No questions, but just a comment, Madam Chair. I just want to thank all of you for first, participating in the public process, especially you, Mr. Vigen. It's important to hear your stories, and your experiences, and I want to thank you for inviting us into your home, it was very personal to see family pictures, a dog in the background, Ms. Scheeler, who is tucked behind a pillow there, my dog does the same thing.

And Ms. Van Houten, I think your child is probably the youngest to give testimony on the BZA ever. So, anyway, thank you all very much for participating today, and making time out of your day to be part of this process.

CHAIRPERSON POURCIAU: Thank you so much, Mr. Imamura. Other questions, comments from board members? I know we all share the words that you just spoke. I'm not seeing anyone else. I'd like to ask the applicant if you have any questions, comments for the individuals that have just testified?

MR. AVITABILE: No, no questions, thank you.

CHAIRPERSON POURCIAU: Thank you. And so I'll go to the ANC, do you have any questions for the individuals that have just presented?

MS. PAGAT: No questions, but also want to echo the thanks for folks participating in this process, and also want to note the number of letters that we got from people into the record. I mean, you guys saw them, the ANC saw them, read every single one, so appreciate it, your time, thank you.

CHAIRPERSON POURCIAU: Excellent, thank you. And I don't know why I keep losing you, Ms. Moldenhauer. For some reason your square keeps moving on me, and then I can't find you, and your name.

MS. MOLDENHAUER: I'm sorry, I have no control over where my square goes.

CHAIRPERSON POURCIAU: I know.

MS. MOLDENHAUER: I guess one question for everybody, and if your answer is yes, you can unmute

yourself and say yes, if your answer is no, I don't think we need to hear a verbal statement. But are you an ownership member of Greystone Holdings LLC?

MR. VIGEN: No.

MS. SCHEELER: No.

MS. VAN HOUTEN: No.

MR. VITARELLO: None of the witnesses are owners of Greystone, LLC.

MS. MOLDENHAUER: I don't know, I'm just asking the question. So, Ms. Scheeler, I'll ask you a question, just kind of picking on you, and I apologize. I don't want to ask everyone a million questions, just trying to be as efficient as possible.

MS. SCHEELER: Happy to answer them, Meridith.

MS. MOLDENHAUER: Great. So, what is your view, you're going to be paying 500 dollars a month, is that right?

MS. SCHEELER: Yes, ma'am.

MS. MOLDENHAUER: And so what's your view of how you're going to use the club in the winter when you're paying that 500 dollars a month in that winter season?

MS. SCHEELER: I'm actually excited to have the club available during the winter season, because being outdoors is more challenging in the winter, and

having it as a gathering spot that also has indoor space, I feel like is an opportunity to continue sort of the meaningful community building with neighbors that can happen a little bit more organically during the summer months. So, I guess pretty much the same way, with a little bit less swimming time.

MS. MOLDENHAUER: So, you think the amount of time you're going to be using the club would be the same in the winter as in the summer, or hopefully? You don't know obviously, but.

MS. SCHEELER: Yeah, I would say a little bit less because of the –- you know, there's fewer recreational opportunities, but I will seek to continue to use it for community building. But I can't give you a minute by minute seasonal breakout.

MS. MOLDENHAUER: I was just asking in general, thank you so much for your answer. No other questions.

CHAIRPERSON POURCIAU: Thank you. And so now I'll call in the individuals -- thank you all again for your participation. The individuals who signed up in opposition. I have Nicholas Auger, Vladimir Petrovic, Patricia Sweeney, Sophia McCrocklin, Richard Meyer, and Michael Marshall I see people are coming in. Is Mr. Auger on? I don't see that name, so I'll go to

Mr. Petrovic.

MR. PETROVIC: Hi, how are you? Thank you, Madam Chair.

CHAIRPERSON POURCIAU: Hi, how are you? I just want --

MR. PETROVIC: Members --

CHAIRPERSON POURCIAU: One second, please. I just want to say for everyone who is coming on to testify now, please give your name and address for the record, and you have three minutes to present your testimony. Thank you, go ahead, please.

MR. PETROVIC: I appreciate first -- well, if you don't mind, Madam Chair, and members of the Board, I live immediately in the neighborhood, I'm one of four houses that are on the gravel road, I'm right across the tennis court, and I would appreciate a little more time, because I've been on it all day, and I've been listening, and I'm sorry you have to go through all this, but I have went through it.

And I am getting affected personally, together with my kids, who I wanted to show here for the record, we have two pets as well --

CHAIRPERSON POURCIAU: A little bit more, but please, please try to be concise, and go quickly, please. Thank you.

MR. PETROVIC: Thank you so much, and I will explain why. This is a very special area of D.C., we talk about Porter Road, but this is not a road, we are off in the middle of Rock Creek Park, we live in a very special area that has been kind of frozen in time, it's a historic district, it's full of wildlife, it's non-fenced, we have raccoons, we have foxes, we have deer, and it's really almost like living in a countryside.

So, I understand why some of the people that are for it have recognized it as special. That said, we have, as I said, we have woken up one morning living in this very peaceful area with the gravel road, that's -- I'm 14 feet in front of my property, to the tennis court, where I heard from the applicant they're going to add a little bit, they're going to add an additional tennis court.

So, we are coming from a situation where we had private neighbors, that we're going to have a commercial entity having tennis played from 8:00 in the morning until 10:00 p.m. at night. We heard that it's going to be from two to eight people hitting the ball, it's where my kids do homework. We heard that the weekends are going to be especially heavy on Fridays and Saturdays when we and our kids are at home.

We're going to go from having a peaceful neighbor to having a commercial entity. Also I have to tell you I am a former diplomat, I had the ability, through being a diplomat, to be invited to private clubs, country clubs around the world and in D.C. What this is, I know there is talk about social welfare, and about community center, this is a private country club for people that have a lot of money. That are going to use it to entertain themselves, for tech bros.

We heard from some of these people, I googled them, they're all high end, very educated, Princeton, Harvard, everything. I don't see a community here. They have suggested 12000 dollars initiation fee, and anywhere from 500 to 800 dollars a month, this is not our community in D.C.

I cannot afford that amount of money. If I would have to join, I would love to be able to join some of the country clubs, I'm sure people meet each other, they get married, it happens at Chevy Chase Club all the time. I just don't think this is a community center. I think they're using this term community center so they can explain to us, and get that zoning.

But this sounds to me like a very exclusive, private club. As far as the private driveway, we hear about private driveway, gravel road, I ride a bicycle

daily. I have a cargo bike, you see my kids, I drive from our house, I drove for years to --

CHAIRPERSON POURCIAU: Mr. Petrovic, I just want you to know your time is up, and I'm going to give you one more minute, all right?

MR. PETROVIC: Yes. So, I've been driving them for years to go to school up the street, the gravel road, anybody who rides a bike knows that you cannot ride a bike on gravel, it's impossible, it's just impossible. So, to say that people are going to be riding on bikes to come to that club that's 800 feet from the asphalt is just not possible. Also the dinners, dinner scenario. We have had parties for years, we cannot accommodate more than 30 people.

And with ten cars there is no parking, there is no way, it's all going to be Uber, Uber cannot turn on Porter, there is no space. Even their consultant said that there is no space to turn around on Porter Street, on the access road. So, this is going to be all Uber drives, Google and Waze don't show right the directions on this access road, this is going to be a complete problem.

And I am now going to have my kids coming from school at night, walking on a very peaceful gravel road, that we have three cars a day travel there, to like 50

or 100 Uber cars, or private cars that are going to jeopardize their life, and that are going to completely destroy the way of our life in our little community. Thank you very much.

CHAIRPERSON POURCIAU: Thank you, Mr. Petrovic. We'll now take Ms. Sweeney, and hopefully you'll stay on for questions. Ms. Sweeney?

MS. SWEENEY: Hopefully my video feed -- can you hear me?

CHAIRPERSON POURCIAU: Yes, we can hear you.

MS. SWEENEY: I don't see lighting, let me try one more time to see, I'm not sure why the video's not working.

CHAIRPERSON POURCIAU: That's okay, we hear you well, it's okay.

MS. SWEENEY: So, my name is Patricia Sweeney, I live at 2700 Quebec Street, which is one of the three streets of the neighborhood association. I'm one of the officers of the Rock Creek Glen Community Association, which is comprised of the households on the gravel road, Williamsburg Lane, and on Quebec Street. I will start off, we have had many discussions with the members of the households, there are 20 households.

Of those households, 19 have expressed opposition, strong opposition to the private club going

in. There was one household that says that they are waiting for more information, and so they're not certain of that. Of our households, approximately 7 of the 20 households have children. People moved here because of the unique nature of this little enclave, which is why Greystone was designated as a historic landmark.

It was just Greystone and the surrounding areas, including the road. There are, we like the fact that our kids can be out, and play. I raised my son here, a number of people have raised their children here, and new people who have moved here to raise their children because the kids can go out, and play, and run in a more -- in a setting where it's safe if the kids are running out into the street to get the baseballs, and things like that.

There are three basic categories of reasons that we have heard from our members on why they are in opposition, and Vlad mentioned a number of those. One is just the intensive use of the property, this is something far beyond anything that has gone in in the neighborhood. It is a private club, there will be multiple -- the additional tennis courts will cause a great deal of noise, a great deal of traffic.

There are serious concerns about the safety on the gravel road, because that's the main, the only

access for folks to get to and from their houses there. The children are walking on the road there, and to have multiple cars coming in, particularly as events are letting out or starting, we're very concerned with what's going to happen after dark.

The club is going to be open until 9:00 o'clock at night during the week, 10:00 o'clock during the weekends, there are going to be multiple events with dinners of up to 100 people that will probably, presumably be leaving at the same time. So, there are great concerns among the neighbors. I understand that there has been efforts to add conditions that would mitigate those concerns.

But they don't fundamentally change the fact that what we will now have in the neighborhood is a private club with 250 members who will be coming and going, and creating a lot of noise, and traffic, and safety issues for the neighborhood.

CHAIRPERSON POURCIAU: Thank you, Ms. Sweeney. Next we have Ms. McCrocklin please.

MS. McCROCKLIN: Hi, thank you for the chance to talk. I hope I'm not on an echo that you can hear.

CHAIRPERSON POURCIAU: I didn't understand what you said. You hit your mute button.

MS. McCROCKLIN: Hi, this is Sophia

McCrocklin, thank you for the opportunity to talk today. I have lived in the neighborhood for almost 20 years, we have two sons that grew up here, they played in the park all the time, and loved it. They just ran down, went to the park, around the creek, hiked around, it was fabulous. We live three to four minutes through the park to Glenstone, and I wanted to talk about the park for three minutes.

Rock Creek Park is a rare place, there is no other place in the United States like it. It was founded within days of Yosemite National Park, and even though our park is different because it is now in a city, the mission has been unchanged. The mission is to protect the natural resource, and historic landscape of Rock Creek Valley, and serve as a public pleasure ground for the benefit and enjoyment of the people of the United States.

Rock Creek is a place for forest things and activities. It is a place to commune with nature, hear birds, the rustle of leaves, and the water in the creek. It gives us a place to kick a ball, and have a picnic in the park. It's also a place for wildlife: coyotes, deer, foxes, herons, and a lot more. It is a rare place for solitude in an extremely busy city.

I don't know how to emphasize how rare this

is, there is no other city in the United States that has a place like this, it is truly rare. A private club with 250 memberships of say four in each family is hundreds of people that will be attending this park. Two pools, hot tubs, a cold plunge, four racket sports with possibly 75 people on these courts.

Regular large dinners of 100 to 200 people twice a week. Six events a year with several hundred people at them. This will permanently disrupt the well being of the park, the people that go there, and the animals. It will destroy the ability of the park to serve as a place to benefit the enjoyment of the people to commune with nature. This is priceless, and it will be destroyed, this area of the park will be destroyed in this way.

Finally, the National Park Headquarters are directly adjacent to Glenstone. The noise from this will interrupt their work on a daily basis, it will interrupt the tranquility of the park, where their headquarters is located. And after all the National Park Service has endured over the past two years, this will be a huge blow to their morale. I just cannot say how difficult this is --

CHAIRPERSON POURCIAU: Thank you, Ms. McCrocklin.

MS. McCROCKLIN: Thank you so much for your time.

CHAIRPERSON POURCIAU: Thank you for your comments. Is Mr. Meyer here? I see a telephone number that I don't know who that is. Is the person that's joined by telephone ready to speak?

MR. MARSHALL: Yes, this is Michael Marshall. Hello to the commissioners, can you hear me okay?

CHAIRPERSON POURCIAU: Yes, thank you.

MR. MARSHALL: Okay, great. Yes, my name is Michael Marshall --

CHAIRPERSON POURCIAU: Please give your name and address for the record, and you have three minutes. Thank you so much.

MR. MARSHALL: Yes, my name is Michael Marshall, I live at 5333 Connecticut Avenue. I am a fellow in the American Institute of Architects, I am a licensed architect, and former owner of Pine Crest Manor, one of the historic homes that is comprised of the Greystone Rural Historic Designated Enclave of parcels and single family homes along Porter Street via a gravel driveway that is an easement, and not a public street.

I lived in Pine Crest Manor at 2323 Porter Street for 25 years after restoring it, and making it

a livable single family home after it was left in a derelict condition, perhaps ready for demolition by the previous owner to develop and subdivide into multiple parcels with multiple houses, deleting the rural nature of the property along Rock Creek Park.

While living in Pine Crest I was party to the request to designate Greystone Gearing Bungalow, Pine Crest Manor, and Klingle Mansion as a rural historic enclave as described in the mayor's agent's final order to protect and render this unusual property in our city as the Washington D.C. Government Office of Historic Preservation as a special and rare environment in the District of Columbia.

I want to express my personal and professional opinion that the proposed uses that are being considered for the redevelopment of Greystone is inconsistent with the historic designation, and I oppose the proposed community center usage that will propose to convert the single family Greystone zoning into a de facto multi-family use with 100 or more inhabitants in use on a possible daily usage.

Without all the necessary maintenance and infrastructure to support it as far as life safety, civil engineering aspects, or traffic access, changes in the property for the tennis courts, and other forms of paddle

play, and proposed attributes of what it takes to support a multi family or commercial use that will be forced upon the single family homes.

At present, the Rock Creek Tennis Center at 16th Street and Colorado Avenue in the Crestwood section of northwest sits east of Rock Creek Park. Well, extend its court facility, and be a viable alternative for tennis, pickle ball, et cetera in the near coming months, both for amateur and professional play to suffice the proponent's needs and desires for tennis and other panel games, as per last week's article in the Washington Post.

As someone who has lived in this enclave, and is an architect that has been involved with numerous multi family mixed use projects here in our city, again, I professionally and personally, I can't imagine how disruptive -- sorry, how the disruption of this quiet and calm what is a historically protected area, and environment can absorb the kind of activity, noise, and uses. It would do to support, and enhance this beautifully preserved ecosystem.

It is my belief that this use is truly inconsistent with the nature of a historic designation of the Greystone Rural Historic Enclave. Thank you very much for this moment to speak.

CHAIRPERSON POURCIAU: Thank you. Thank you

all for staying on the line, and for participating today. I'd like to ask board members if you have any questions for the group that has just testified. Yes, Commissioner Imamura?

MR. PETROVIC: Sorry, and I think we have a few more neighbors, I don't know if you see them, that have asked to testify. From the immediate --

CHAIRPERSON POURCIAU: I don't, I don't see -- excuse me, Mr. Petrovic, I do not see any other neighbors that are here now. Mr. Young, are there others that have signed up to testify?

MR. YOUNG: Yes, we just had one more brought in.

CHAIRPERSON POURCIAU: Okay. Roshanak is that person?

MS. AMELI-TEHRANI: Yes, can you hear me okay?

CHAIRPERSON POURCIAU: Yes, thank you.

MS. AMELI-TEHRANI: Okay, thank you for the opportunity to speak. My name is Roshanak Ameli-Tehrani, my husband and I and our twin eight-year-old children live at 2710 Quebec Street Northwest. We bought this home in September of 2016 specifically because of the uniqueness it has in being a piece of heaven and solitude in the middle of a bustling city. I took care of my mother, who was bed-bound from

the day we moved in, until she passed away two and a half years ago. And in the process, we gave birth to our children here.

Part of, again, why we love living here, is because there is solitude. It's next to the park. There are wild animals around. It's a very special place. And living on Quebec Street, I can tell you from my own experience that Quebec Street also has only one means of egress to it, with the Adas Israel that has fortunately been an incredibly successful place of worship for the city.

But the traffic there has caused my mother, rest her soul, for her ambulance to not be able to get to her, because of the traffic jam. I have had her doctors, I had her doctors, her care providers not be able to reach her. I even had an oxygen delivery at one time turn around and go back because the road was jammed. And the road here is a proper road with parking on both sides, and there is supposed to be traffic coordination with Adas.

So, we almost lost my mother because of the egress issues here. That private road is actually significantly narrower. There is no parking on the side. It cannot bear the weight of fire trucks. Fire trucks have actually gotten stuck here trying to turn

around, doing practice runs on Quebec Street, and have hit cars, and that's with their smaller truck coming down here.

There are plenty of amenities in D.C. that people can utilize around us. And as someone who has children herself, I take my kids to the library, I use the Metro, and sometimes I drive. But this is a precious place that should be preserved. I also want to comment on the issue about people driving, taking their kids to Bancroft, and to Oyster -Adams on bicycle.

The majority of people, or the numbers that were insinuated, my children are fortunate enough to be in second grade at Oyster-Adams, we have been there for three years. I would put the number of people that bring their kids on cargo bikes to the school, and on bikes, at probably one percent to maybe two percent of the total population of the people that ride their bikes.

There is an effort to ride bikes on Fridays, and that fluctuates greatly with the weather. So, people don't ride their bikes in the manner it was insinuated.

CHAIRPERSON POURCIAU: Ms. Roshanak, thank you so much for your testimony.

MS. AMELI-TEHRANI: Thank you.

CHAIRPERSON POURCIAU: Your time is up.

MS. AMELI-TEHRANI: Thank you.

CHAIRPERSON POURCIAU: I'd like to ask board members now if they have any questions for the group that's just presented, and I see Commissioner Imamura has some questions. Thank you.

COMMISSIONER IMAMURA: Thank you, Madam Chair. No questions, but I do want to just comment, and thank you all for sharing your stories, and experiences, and again, welcoming the Board into your home, which is very personal. So, thank you for participating in the public process and helping inform the decision.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells, you have something you'd like to add?

MEMBER WELLS: More of a comment. I also want to thank the witnesses that showed up in opposition here for giving us some additional points of consideration.

My comment, maybe it's more procedural, Madam Chair, whether or not -- are we still expecting to hear a presentation from parties in opposition or from Ms. Moldenhauer on that? Maybe that will also encompass some of the testimony we heard from the witnesses now.

CHAIRPERSON POURCIAU: Yes, we heard from individual witnesses, and then, last, we're going to parties. And we have a few parties in opposition, a

couple, but one representative, Ms. Moldenhauer. So, we'll hear from her last.

BOARD MEMBER WELLS: Thank you.

CHAIRPERSON POURCIAU: Anything else, Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yeah, thank you so much. I want to echo as well, we appreciate your testimony today. Mr. Petrovic, I just want to follow up with you briefly. I have seen certainly you have put some submissions into the record, and we appreciate that, and we'll review them further.

You are particularly affected by the use of the gravel road, and I'm just curious to hear a little bit about your conversations with the applicant about your individual concerns, and just if you can fill that in. And certainly we can ask the applicant directly about what their interactions with you and your concerns have been.

MR. PETROVIC: Yes. Well, the problem is -- from the beginning, he has been very active getting in touch with us and meeting with us. The problem is it feels like it's always changing. And some of these things, I don't feel the willingness to address. For example, when you talk about the tennis court that's immediately in front of my property, it's a tennis court

that's been a private residence tennis court, used maybe once a month, or once a week, it doesn't matter.

Now you're going to have commercial usage of two tennis courts every day in front of my house, in front of the porch where we sit, where we have dinners, it's going to be constant. So, how do you address that? They say they are going to put a fence. What is a fence going to do in a tennis court where you have a ball hitting constantly?

Second thing, whoever comes and sees that, I understand there are some witnesses that they claim they are experts, or they are experts, on the gravel road, and on driving. We have lived there since 2013. I am very socially active. We have had parties, other neighbors had parties. There is no good way to have a party there. And we're talking about private parties where we have 10 or 15 people. So, we tried, you know, having people Uber, it gets -- Ubers don't know where to turn, you cannot -- two cars cannot go on that road. You can have one car going one way, the other car going the other way. If you have Uber, it's a problem.

If you have people with cars, then we use Williamsburg Lane sometimes for parking, but what that creates, if there is parking on Williamsburg Lane, then people are going to walk, and they're going to walk

through my property, because my driveway is the only actual road there. So, when my neighbors have -- and I don't mind that, once a year when they have a party, the Sellers or somebody else -- their friends walk through my property.

And now I'm going to be in a situation, Fourth of July, we know how private country clubs work for Fourth of July, there is a thousand members plus 500 guests that are going to walk through my property. And from living in Rock Creek Park, a very special place in the country, I, all of a sudden, am living in Grand Central Station in New York. And this is the fact that's going to happen.

And I know that, you know, talking to the owner, that he wants to -- I want to deal with your issues. How are you going to deal with my issues if I have a thousand people in the middle of a property that I bought in the middle of the national park, one of the most beautiful parks in the country?

One other thing I'm going to mention that I don't think anybody has mentioned, the previous owner, Mr. Gibian, who has bought the property with the intention to develop it, to cut it in pieces and build houses, and didn't manage to do it, is now -- and who is a venture capital manager, now has an economic

interest still trying to recuperate his investment from decades ago, has an economic interest in this country club as well. So I just want to put that on the record.

But thank you for the question. I appreciate it, and I really appreciate the time to explain this. I might be showing a little emotional, but this -- our lives are going to completely change. I mean, from living in our private residence in the middle of the park, it's a completely new set of circumstances that we did nothing to be subject to, and we don't know how to deal with this.

I really want to be friendly and neighborly, I want to work with the applicants, but how do we overcome this? It's a private road. The DDOT comes out and says, well, we don't have an objection, but it's a private road. Well, then I'm a part-owner of that road that's going to be, you know, with a lot of cars, trust me. People driving on gravel road, on bicycles with babies in the back, that's a fairy tale.

(Simultaneous speaking.)

CHAIRPERSON POURCIAU: Mr. Goldstein, do you have any other questions?

MR. PETROVIC: Thank you.

CHAIRPERSON POURCIAU: Mr. Goldstein, do you have other questions?

VICE CHAIR GOLDSTEIN: Not for Mr. Petrovic. I hear your passion. Thank you very much for testifying. I'd love the applicant, when they have the opportunity, either now or later, to address some of these particular items that have been raised. If you don't mind, Madam Chair, I do have a question for Ms. Sweeney, if that's all right.

Ms. Sweeney, are you still?

MS. SWEENEY: I am.

VICE CHAIR GOLDSTEIN: Okay, thank you so much. I hadn't really heard much about neighbors on Quebec and Williamsburg. We heard a little bit about Quebec just now. But I'm just wondering what -- are there any particular issues for Williamsburg or Quebec neighbors that you'd like to highlight?

MS. SWEENEY: I think the specific issues are the noise and the traffic. Because it's kind of a unique area here, the noise really travels, you can hear -- there's things even going down in Rock Creek Park, or over on Tilly, the music and just general partying, it really travels. So, I think that's a big issue.

The issue that Vlad raised, that people are going to park on Williamsburg Lane and they're going to cut through over on through the Williamsburg properties to get over to the private club. So, you're

going to have just a constant level of movement, concerns on how it is going to affect backed up traffic potentially on Porter, when people are -- for the large events. So, there's just a concern that you are fundamentally changing the nature of what we consider the neighborhood.

VICE CHAIR GOLDSTEIN: Thank you very much. And, again, I would encourage the applicant to address those points when the opportunity arises. Thank you.

CHAIRPERSON POURCIAU: Thank you. Any other questions from the board? All right, next I'd like to ask the applicant if they have any questions for the panel of presenters that are here online.

MR. AVITABILE: No, thank you, we'll save our points for rebuttal. Thank you.

CHAIRPERSON POURCIAU: Thank you. And Ms. Moldenhauer, do you have any questions for the panel?

MS. MOLDENHAUER: I have a few, I'm sorry, I know it's a long program, but I have to do my job, and ask questions. I thank you for the time. Mr. Petrovic, I want to just kind of ask you a question that specifically goes to the special exception standard here. You have, it looks like from the picture, I have not met you, but two daughters, it looks like, and a son. Do you feel that it is a necessity to have a

community center in your area?

MR. PETROVIC: We are in the middle of Rock Creek Park, the whole park is a communal thing. It can be enjoyed daily, there are so many things that you can do in the park. I don't understand the need to have a community, quote unquote community center in --

MS. MOLDENHAUER: Sorry, I'm going to interrupt, so you don't think that it's necessary, you think that there's other programs and public services that park can provide for you, is that right?

MR. PETROVIC: So many, so many. And the applicant has mentioned that suburbs, he specifically at the beginning said suburbs, in the suburbs it's different, it's space, we're in an urban environment. To have a country club that we have in Chevy Chase, it's not in the urban setting, so I think there is so many things that you can do in D.C. --

MS. MOLDENHAUER: I think you answered my question, I'm just trying to make sure that I ask the question, then I go on. I saw that your son was holding a dog.

MR. PETROVIC: Two cats and a dog.

MS. MOLDENHAUER: Two cats, I don't think you have to walk the cats though, so I'm not as focused on the cats.

MR. PETROVIC: Yeah, the dog has to be.

MS. MOLDENHAUER: So, the dog, I'm sure you have to walk, right?

MR. PETROVIC: Yes, correct.

MS. MOLDENHAUER: And when you walk out of your house, what do you walk into, you walk onto the private drive, and is that the only pedestrian access out of your house?

MR. PETROVIC: Absolutely. You have to go through that drive, that's the -- we have two sides, but it's a private drive, we don't have a pedestrian walk.

MS. MOLDENHAUER: And is there a sidewalk there, or do your children obviously know that they have to walk with the cars, and they have to be careful?

MR. PETROVIC: Well, yes, but they have to walk with three cars, or four cars a day, and they know to be careful. But I don't know what's going to happen when it's dark, and it's 50 cars.

MS. MOLDENHAUER: And would you be worried about --

MR. PETROVIC: We don't have any other access except that access, gravel road.

MS. MOLDENHAUER: And would you be worried about trucks that are maybe delivering things, and are

going to have to use back up maneuvering in order to have them cross, and be able to get through, because of the narrow nature of the pedestrian gravel road?

MR. PETROVIC: 100 percent. And I don't even see how we can accommodate in that small again, I was googling myself, I'm not an expert, and it said the minimum you have to have is 18 feet for two very small cars to cross each other. Again, I'm not an expert, this is from googling, and doing ChatGPT. So, I don't understand how this is going to be with my kids walking, and trucks coming for deliveries, Ubers, people with cars.

Again, I encourage everybody to try riding a bike on the gravel road, I think that's just a utopian thing.

MS. MOLDENHAUER: Thank you, no other questions for you, Mr. Petrovic. Mr. Michael Marshall, how long have you -- you said you lived previously in this neighborhood near Greystone, how long did you live there for? Did we lose him?

MR. MARSHALL: Can you hear me now?

MS. MOLDENHAUER: Yes.

MR. MARSHALL: Yes, okay, I lived there for 25 years.

MS. MOLDENHAUER: And during that time --

MR. MARSHALL: At 2323 Porter, yes.

MS. MOLDENHAUER: And during that time someone lived at Greystone?

MR. MARSHALL: Yes, that's true, yes.

MS. MOLDENHAUER: And just trying to get a base line, because a lot of times these cases are based on kind of what is kind of a base line, versus what is the proposed use. What is your understanding of kind of the base line in your experience, having lived there for 25 years, of the number of parties, or events, and kind of whether those are parties of 100 people, or 299 people?

MR. MARSHALL: No, no, nowhere near those numbers. I think for instance probably anywhere from 10 to 20 people. There were never big parties there, and that was pretty much the same scale of party that we would have on the Fourth of July, and otherwise it was just friends who would come over, at the most five to ten people for dinner.

MS. MOLDENHAUER: And what's your recollection of the use of the tennis court, the one tennis court?

MR. MARSHALL: Yeah, the tennis court was rarely used. There was sort of a back board where I think it was Gibian's kids every now and then would go

and hit the tennis ball against it. But for the most part it was left derelict and unused for a very long time.

MS. MOLDENHAUER: No other questions. Thank you for the time, and thank you, chair, for giving me the time.

MR. MARSHALL: Thank you. At this point we're at 4:30, we have three more cases on our docket. Actually I didn't call on the ANC for rebuttal. Did the ANC have any questions for those who just testified? I don't think so, okay, good. The next thing on our agenda is to hear from the party in opposition, and go through the question and answer period, and then hear closing remarks.

And the party in opposition has an hour to present their case. I'm talking to board members now, I had hoped we could hear everything on the record today, but I do really want to -- so many people have been waiting for so long today, I do really want to hear the other cases on our agenda, and I'm feeling like there are going to be a number of things that the board is going to ask of the applicant, and the parties.

So, I'm wondering if we might want to stop and continue this hearing at this time so that we can hear from the party in opposition, and the closing

remarks of the applicant at the same time. Board members, what do you think about that?

VICE CHAIR GOLDSTEIN: I think it might make sense to take a pause, we've got three more cases, we've been at this for several hours. I think it's been productive, I mean I think we're moving through it. We've got the applicant's case, we've got rebuttals, we've got closings, I think there is still a fair amount to go. I could see a couple options. One is we see how long these other cases take.

They may not be long, I don't know, who knows, and then reconvene. I'm not sure what the appetite is for this route, to come back, kind of monitor and come back. Or we can pick a different day, and continue the hearing. I think it would make sense to try to finish the rest of the docket now. But I'm open to whatever suggestion.

CHAIRPERSON POURCIAU: Mr. Imamura, you've done this for quite awhile long than the others of us sitting here. What is your wisdom on previous instances?

COMMISSIONER IMAMURA: Well, thank you, Madam Chair, today certainly has felt like a Zoning Commission hearing, and I see Mr. Avitabile smiling there, though most of his are pretty short. And I think it would be

-- we owe the other cases, they need to be heard today. They have been waiting for quite some time, and I think my recommendation moving forward is that for these complex cases, we might want to move them around on the docket a bit.

But I think it would benefit everybody, both parties, including the board here, to take a pause, and table this, so that way we can all come back feeling fresh, and rested, to hear the party in opposition, to schedule for a continued hearing. And I think that would allow the board to process, and think about everything that we've heard today.

And so while this might not be the answer that some might want to hear, I think it is in the best interest of today, and the board, and the residents of the neighborhood to come back rested, and ready to pick it up again. So, regretfully we weren't able to finish today, but that's sometimes how things work. So, that's where I stand, so I guess I'll align myself with Vice Chair Goldstein and agree that we should finish of the rest of the docket, and schedule a date to pick this back up.

CHAIRPERSON POURCIAU: Thank you for that. Are there other thoughts? Okay, so we will continue this hearing. I am not inclined to come back this

evening, I'd like to ask Madam Secretary when is the next available slot to continue this hearing, what time availability do we have? I know we have several holidays coming up too.

MS. MEHLERT: Yeah, you could do either December 2nd or December 9th. I think either of those could work for the board.

CHAIRPERSON POURCIAU: Which agenda is lighter? Because I do expect that we still have some time we need to devote to this case, and trying to manage that in a way where we're completing our agenda.

MS. MEHLERT: Probably the 2nd, it's very close in the number of cases for each day.

VICE CHAIR GOLDSTEIN: I would also like to know could that date work for the parties? It's December 2nd.

MR. AVITABILE: Mr. Goldstein, I know it would work for us, and actually Ms. Milanovich is not available on the 9th, so that would be another reason. And I know I just withdrew a case that was on the docket for the 2nd in the last week, so that may have created at least a little bit of room. But anyway, the 2nd would work best, I think for our team, thank you.

MS. MOLDENHAUER: And on behalf of the opposition parties, I'm just being told that we have

a doctor's appointment that's already scheduled on the 2nd for one of my parties, so they were preferring the 9th.

MR. VITARELLO: For what it's worth, my wife is immanently pregnant, so the sooner the better for me, for our third child.

CHAIRPERSON POURCIAU: Well, and then there's the 16th, what's happening on the 16th?

MS. MEHLERT: The 16th will be busy, because --

CHAIRPERSON POURCIAU: Because that's our last meeting for awhile.

MS. MEHLERT: Right. I mean, is there a certain time on the 2nd that would work, in the morning, or afternoon if we could work around?

CHAIRPERSON POURCIAU: I mean, I have to take it early because I'm actually not going to be able to devote the whole day to the BZA on the 2nd. So, does 9:30 on the 2nd, I forgot who said what, but I would say it would be the first case on the 2nd, or the 9th, and I hate doing this calendar coordination, because it's never great for everybody. But 9:30?

MR. AVITABILE: I'm just checking with our team to see, I think Ms. Milanovich, is for better or worse, so important to this case, and I know we'll have

information she'll want to present on rebuttal. I imagine Ms. Moldenhauer will have questions she'll want to ask of her, so I do think the 2nd is important from our side.

CHAIRPERSON POURCIAU: Will 9:30 on the 2nd work, Ms. Moldenhauer?

MS. MOLDENHAUER: I'm trying to -- I'm reading multiple text messages, since I have multiple clients, and I'm just trying to see what is available. I'm waiting to hear back from one, because right now we're saying the 16th worked for everybody, the 9th after 10:30, but the 2nd I still believe that there was a doctor's appointment.

CHAIRPERSON POURCIAU: Okay, we'll do the 16th.

MS. MOLDENHAUER: I have the 16th marked.

CHAIRPERSON POURCIAU: I'll schedule this for the 16th. Oops, now the board can't do it.

COMMISSIONER IMAMURA: Yeah, I will not be here, but the board can continue without me so that's --

CHAIRPERSON POURCIAU: Board Member Wells, that's an issue for you as well?

MEMBER WELLS: No, it's not an issue for me, it sounds like we're trying to address this before the

end of the year, I'm not sure if January is any better, just a question.

MR. YOUNG: To put it out there, the 16th was a full docket, so that was not really an option, the secretary had mentioned.

MR. AVITABILE: So, I'll say this, as Mr. Vitarello mentioned, as time gets into the new year, he has a wife that's imminently expecting, and so January might impact his availability at all. Ms. Milanovich has indicated that if the only time that works for everyone is on the 9th, she's supposed to be in an all day meeting, but she'll find a way to break free for this.

CHAIRPERSON POURCIAU: Okay, the 9th it is.

MR. AVITABILE: If that's the only time that can work, she'll work around that, but I think if there was a way to find a time on the 2nd, the doctor's appointment is in the morning, we could go at the end of the day, or vice versa. I do think that the additional time will give us on our side a chance to be focused on rebuttal, and spend a little time thinking about what we've heard.

So, I do think that's going to be helpful in hopefully moving things along. I certainly don't expect I'm going to ask a lot of questions on cross

examination. So, I think what we're looking at is an hour of their presentation, your board questions, we'll have some rebuttal, I don't know how much it will be, depending on what else we hear. The only other thing I'd ask is, I think -- well, anyway, that's it, thank you.

CHAIRPERSON POURCIAU: Thank you for that.

MS. MOLDENHAUER: It sounds like the 9th, is that where I feel like I heard we're landing, or am I --

CHAIRPERSON POURCIAU: Yes, the 9th.

VICE CHAIR GOLDSTEIN: I think there was still an interest, if the 2nd, if there was a time on the 2nd that can work --

CHAIRPERSON POURCIAU: Vice Chair Goldstein --

VICE CHAIR GOLDSTEIN: With their client's doctor appointment.

CHAIRPERSON POURCIAU: Vice Chair Goldstein, we're on the 9th, I don't want to go around this barn again. Please, we're on the 9th. So, I'll work with the secretary to try to find what we believe to be the best time. Is that satisfactory for everyone? All right, thank you all so much. It's been a long day, but I think as Vice Chair Goldstein and others have

mentioned, it has been a really valuable discussion, and we look forward to seeing you in a couple weeks.

I'd like for the Board to take a five-minute break and when we come back we'll see if we can get through the last three cases.

(Whereupon, the above-entitled matter went off the record at 4:45 p.m. and resumed at 4:52 p.m.)

CHAIRPERSON POURCIAU: Our next case is Application No. 21402, Ms. Mehlert, can you read it into the record while we're waiting for Board Member Lindsjo to join us? Thank you.

MS. MEHLERT: Yes. The Board is returning to its hearing session, the next case is Application No,. 21402 of 1724 H Street Northeast, LLC., they self served the application pursuant to Subtitle X, Section 901.2 for a special exception under Subtitle C, Section 703.2 from the minimum vehicle parking requirements of Subtitle C, Section 701.5.

This is for a short term and slash lodging use of an existing building, where one existing parking space would be removed to provide space for an ADA lift. It is located in the MU-7B zone at 1724 H Street Northeast, Square 4494, Lot 140, and the applicant is on via phone, and did sign up to testify.

CHAIRPERSON POURCIAU: Thank you. The

applicant is -- is it Sibo Wang on the telephone, is that the agent, or the applicant?

MR. WANG: Yes, I am here.

CHAIRPERSON POURCIAU: Okay great. Do you have a presentation you would like to give today?

MR. WANG: I have a verbal one, but I believe the package was previously submitted, and if so, stands as it is.

CHAIRPERSON POURCIAU: Okay.

VICE CHAIR GOLDSTEIN: I think there may be some preliminary matters as well, my apologies for interrupting, Madam Chair.

CHAIRPERSON POURCIAU: No, please proceed. I thought there were preliminary matters, but then I think there is some question about the application. Ms. Mehlert, are there preliminary matters you can share with us?

MS. MEHLERT: Nothing that's been requested, no.

VICE CHAIR GOLDSTEIN: I think there was no affidavit of maintenance, or posting, was that right?

MS. MEHLERT: Yeah, those have not been filed yet, that was the only issue.

CHAIRPERSON POURCIAU: And I guess the Office of Planning had a question about if a variance was

needed. But I think at this point let's go ahead and hear the applicant, their oral testimony, and then we'll take it from there. Okay, please proceed, Mr. Wang. I do have one more question, I see here it says the applicant is not registered, has that been taken care of?

MS. MEHLERT: Yeah, they did register.

CHAIRPERSON POURCIAU: Okay, thank you. All right, I'm sorry, Mr. Wang, please proceed.

MR. WANG: So, we are applying for the ADA lift, and I believe it would take a space of the parking, and we're asking for the parking requirement to be essentially removed away.

CHAIRPERSON POURCIAU: Okay, so are there questions for the applicant? Vice Chair Goldstein, can we start with you?

VICE CHAIR GOLDSTEIN: Sure. One is, has the property been posted, that there's a hearing today?

MR. WANG: Was that a question for me?

VICE CHAIR GOLDSTEIN: Yes, that's a question for you.

MR. WANG: I believe Mr. Reid had been calling me to attend today, and he would keep me posted of the schedule. So, I'm not sure if that has been done yet. I know we were registered.

VICE CHAIR GOLDSTEIN: I think, and Ms. Mehlert might be able to describe it better, but generally it's putting up a placard on the property to alert passerbys and neighbors that a hearing was taking place today for your request.

MR. WANG: Oh I see, I do not believe that's been done.

VICE CHAIR GOLDSTEIN: I think the ANC put something in the record, so they're aware of it, do any of the neighbors know that the hearing is taking place?

MR. WANG: It's possible, if there was a posting done by the ANC. I am not exactly sure, but if it's in the record, I don't know what that says right now.

VICE CHAIR GOLDSTEIN: Okay, so Madam Chair, I can go on with other questions, I just want to make sure, are we comfortable with proceeding ahead?

CHAIRPERSON POURCIAU: Mr. Wang, would you like to defer this hearing? It seems that you are not totally familiar with this case, and if not, then the outcome may not be in your favor to proceed if you can't answer these questions with a level of certainty.

MR. WANG: I guess is there other questions that --

CHAIRPERSON POURCIAU: There will be some

detailed questions regarding your application.

MR. WANG: Okay, perhaps it would be good for us to know what these questions are.

CHAIRPERSON POURCIAU: The nature of the hearing, we don't advise you in advance. They're information that you're required to submit in the record in order for us to review, and to determine how we can proceed. But we don't give you questions in advance, I'm sorry. Ms. Mehlert, can you advise him on next steps that are options for him?

MS. MEHLERT: Well, the Board can also, on its own motion, postpone the hearing if you feel there's a reason to do that. We've been in touch many times with the applicant to explain this process, so we're happy to follow up again, yeah.

MEMBER WELLS: May I ask a question?

CHAIRPERSON POURCIAU: Yes, Ms. Wells.

MEMBER WELLS: And from the vice chair, if the posting of the application is a requirement for this, and the concern is about proceeding, if that has not been done, and the applicant cannot verify that that has been done. Because it sounds like they may know, can probably answer our questions in general about the application. But if this hasn't been done, then maybe we shouldn't proceed until it's been verified. It

sounds like that's the general concern.

CHAIRPERSON POURCIAU: Yes, that definitely is the starting point.

VICE CHAIR GOLDSTEIN: So, I would recommend that we pick another date, and I'd like to tell the applicant to work, it sounds like there's been communication with OZ, the Office of Zoning, to work to post the property, submit that it's been done, there's certain paperwork that needs to occur. That you -- when we reconvene, you can explain to us how the zoning requirements are met.

And also that there are certain questions that the Office of Planning raised in their report, and that DDOT raised in their report, and that you come prepared to address those questions. So, that would be my recommendation.

CHAIRPERSON POURCIAU: And because I know the action is about the change in the parking space, but it is a request to change kind of how the residential use, change it to a lodging use. So, that gives us more questions about the overall change, and what's happening on the site, all right? So, the Board -- I move that the Board postpone this hearing to a future date to be determined, and that the applicant ensure that the site has been properly posted, and that posting has been

maintained, and that on the date that we return, the applicant be prepared to address all items included in their application. Is there a second?

MEMBER WELLS: I second.

VICE CHAIR GOLDSTEIN: Second, do we need to vote, Ms. Mehlert, on this?

MS. MEHLERT: You don't.

VICE CHAIR GOLDSTEIN: Okay. What's a good date for us though, do you have something you can throw out there? We've heard some --

CHAIRPERSON POURCIAU: Well, I think because we want the applicant to work with OP, and Zoning, I'm thinking maybe we let the applicant work to come up with a date, and maybe not put a date on it at this time, which might be into January or February next year, Mr. Wang.

MR. WANG: Right, so it's not really possible to move forward, or move through some of it today?

CHAIRPERSON POURCIAU: We could, I just want to -- if the Board doesn't have everything it needs in order to make a full decision, just if you're not able to answer many of these questions that may come up, the decision might not be favorable, and it might not be because it's not all there somewhere, but it could be because you're not aware of all the details of the

application. So, it's up to you if you want us to proceed.

MR. WANG: I guess my first question is, is the posting something that would essentially close the file up front, or that needs to be something to be determined, or it could be retroactively determined? I guess that's the main question.

CHAIRPERSON POURCIAU: No, the posting doesn't guarantee you a -- the ability to move forward, it's a part of what's required in the file, because our responsibility is really to ensure that the neighborhood understands, the neighbors have been informed, and so I think the Board, we're just going to move ahead with postponing, and I'll ask that you coordinate with staff on the best way to move forward, okay? Thank you so much.

MR. WANG: Okay, all right.

CHAIRPERSON POURCIAU: Thank you. And we'll get that rescheduled. Ms. Mehlert, let me know if you need my assistance on that. We'll move on to Application No. 21511 of Thomas and Emily Beline. Madam Secretary, would you read it into the record?

MS. MEHLERT: The next is Application No. 21511 of Thomas and Emily Beline. This is a self-certified application pursuant to Subtitle X,

Section 901.2, for a special exception under Subtitle E, Section 5201, from the lot occupancy requirements of Subtitle E, Section 210.1. This is for a new two-story accessory structure with a first floor garage and second floor living space in the rear yard of an existing three-story attached building. This is a two-unit flat. It's located in the RF-1/CAP zone at 311 F Street Northeast, Square 779, Lot 73.

CHAIRPERSON POURCIAU: Thank you. I see we have the applicant agent onboard. Ms. Fowler, are you ready to present your case?

MS. FOWLER: Yes, hi. Good afternoon, everybody. Thank you for making sure to fit in my cases today. I really appreciate that. The homeowners were on earlier, but they had to leave, unfortunately. But hopefully this will be nice and easy and quick.

So, this is for 311 F Street Northeast. There’s an existing parking pad with a roll-up door at the back of the property, and they would like to replace it with a two-story garage. So, this is going to be a garage on the first floor and a living space on the second floor that's intended for the family, not a rental unit. And the garage is part width, there's a three-foot walkway along the side.

So, we're just asking for lot occupancy

relief, we're currently 52.5 percent, and we're requesting 69.9 percent. But, otherwise, we meet all the height limitation, we meet the square footage limitation for garage, and also the alley setback.

So, we have a lot of support from neighbors. I think there's 13 letters of support in the record. The homeowners did a really good job of neighbor outreach. We have the support of the ANC as well, and the CHRS and the Office of Planning.

So, with that, I'll just rest on the record, and be available for questions.

CHAIRPERSON POURCIAU: Thank you. All right, I'd like to first take questions form the Board. I'll start with Mr. Imamura. Do you have questions for the applicant? You're on mute, sorry.

COMMISSIONER IMAMURA: Thank you, Madam Chair. I think this case is actually pretty straightforward. In fact, I would call attention to Exhibit No. 32 for others, and I would give that exhibit great weight, if we could give it great weight. It's from the Architect of the Capitol. The only question that I have, Ms. Fowler: are you the architect?

MS. FOWLER: Yes, sir.

COMMISSIONER IMAMURA: Okay, great. Could you please explain, I see that the request here for lot

occupancy, as you stated, it's existing at 52.5 percent, permitted at 60; you're asking for 69.9. As the architect, if you could just quickly explain for the record what were the limitations, or what other iterations did you try to go through to at least achieve a closer lot occupancy as permitted by right down to 60 percent? I guess, what prevented you from being able to do that?

MS. FOWLER: Really, the limitation, or the requirement, was to be able to fit a car, which requires a minimum of 18 feet clearance on the inside. And so we basically even -- they would have preferred a two-car garage and a full width garage, but because we were limited to the 70 percent, and we opted not to pursue a variance to go above 70 percent, that was kind of what we had to do to be able to fit a vehicle in the parking spot. Because they do have a parking spot now, and they didn't want to lose it. While they are in the historic district, they don't technically need to keep a parking spot, that was definitely a requirement for their project.

COMMISSIONER IMAMURA: All right, thank you very much for that response. So, this was the absolute smallest sort of footprint that was possible?

MS. FOWLER: Yes. And you see there's a

walkway on the side. Basically, it's not full width. We kept a walkway, because, again, we weren't able to make it any wider, but we made sure we had enough space for the car to fit front to back.

COMMISSIONER IMAMURA: Okay, great, thank you. Given the program requirements and the limitations, I think it's a nice design solution. So, I'm prepared to vote in support, Madam Chair, and I yield back.

CHAIRPERSON POURCIAU: Thank you. Next I'd like to hear from Vice Chair Goldstein.

VICE CHAIR GOLDSTEIN: I don't have any questions, thank you. I think the record is very full, and nice project. Thank you.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells?

MEMBER WELLS: I also don't have any additional questions. I think the improvement is modest, and yeah, looks good. Thank you.

CHAIRPERSON POURCIAU: Thank you. And Board Member Lindsjo?

MEMBER LINDSJO: I have no questions. Thank you for a very full record. I am happy to support this project.

CHAIRPERSON POURCIAU: Thank you. Next, we'll hear from Office of Planning. Ms. Thomas?

MS. THOMAS: Yes, good afternoon, Madam Chair. Karen Thomas for the Office of Planning. We are in support of the proposed garage and accessory living space as it meets the applicable special exception criteria. We found that the structure wouldn't result in undue impacts to light and air and privacy, or the neighborhood character, and it is consistent with the established development pattern of the Capitol Hill neighborhood.

I'd just note that DDOT has no objection, and the Capitol Hill Restoration Society also supported the application, and the record contains multiple letters of support from nearby residents. And, for these reasons, we are recommending approval of the requested relief. Thank you.

CHAIRPERSON POURCIAU: Thank you. Are there any questions for Office of Planning?

VICE CHAIR GOLDSTEIN: Sorry, just one quick thing. And thank you, Ms. Thomas, for hanging in there to this late time in the day. The report is very strong. I just want to particularly note you did review it under the Capitol Interest Residential Flat Zone standards as well, and found that the application met those standards, too, under 403, is that correct?

MS. THOMAS: Yes, that's correct. Thank you

for recognizing that.

VICE CHAIR GOLDSTEIN: Okay, thank you very much.

CHAIRPERSON POURCIAU: Thank you. Any other questions for Office of Planning? No?

Seeing none, thank you again, Ms. Thomas. Sorry for the long day, but we keep going. There are no other district agencies present to report. The ANC is not here, but I believe they are on record. We don't have any parties for this application, nor any individuals that have signed up to testify. And so now I'd like to ask the applicant if you have any closing remarks.

MS. FOWLER: No, I just wanted to thank Ms. Thomas for her time and her report, and thank you all for hanging in today. Thanks.

CHAIRPERSON POURCIAU: You're welcome. Thank you. And so at this point we will close the hearing, and the Board will deliberate. Thank you again, Ms. Fowler.

I'd like to start again with Mr. Imamura. What are your thoughts on proceeding with this case?

COMMISSIONER IMAMURA: Thank you, Madam Chair. As stated in Exhibit No. 32, I think the applicant has met the special exception requirements

for lot occupancy relief from Subtitle E, Subsection 210.1, pursuant to Subtitle 5201, Subtitle X, 901.2. And the record is complete, as Vice Chair Goldstein stated, and I'm prepared to vote in support.

CHAIRPERSON POURCIAU: Thank you. Vice Chair Goldstein, do you have additional deliberative comments on this matter?

VICE CHAIR GOLDSTEIN: No, I think the record is full, lots of support from every direction. I think I'm good to go.

CHAIRPERSON POURCIAU: Board Member Wells, your thoughts on this one?

MEMBER WELLS: I also believe the record is full. I just want to just say for the record that, reviewing the special exception, the RF-1/CAP zone, and there's some additional requirements for our review for this, I think that's supported from the record, from Capitol Hill Restoration Society, Architect of the Capitol, the ANC, that it's within compliance of that special exception requirement. And I believe the record is full. Thank you.

CHAIRPERSON POURCIAU: Board Member Lindsjo?

MEMBER LINDSJO: No additional comments. I align myself with the comments of the rest of the Board. Thank you.

CHAIRPERSON POURCIAU: I was hoping you were going to align, because I wanted to align with your alignment. I align myself as well.

So, Mr. Imamura, since I've been calling on you, would you like to make a motion on this item?

COMMISSIONER IMAMURA: Sure, I'd be glad to, Madam Chair. I'd move that the Board of Zoning Adjustment approve Case No. 21511, Thomas and Emily Beline, 311 F Street Northeast, as captioned and read, and ask for a second.

CHAIRPERSON POURCIAU: I second. Madam Secretary, would you call a vote please?

MS. MEHLERT: Yes. Please respond to Dr. Imamura's motion to approve the application. Chair Pourciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: And Dr. Imamura?

COMMISSIONER IMAMURA: Yes.

MS. MEHLERT: Staff would record the vote as

five to zero to zero to approve Application No. 21511 on the motion made by Dr. Imamura and seconded by Chair Pourciau.

CHAIRPERSON POURCIAU: Thank you. And we'll move on to our last case, Application No. 21514. Ms. Mehlert, would you please read it into the record?

MS. MEHLERT: The last case is Application No. 21514 of William Schultheiss, it's a self certified application pursuant to Subtitle X, Section 901.2 for a special exception under Subtitle E, Section 5201 from the maximum building area requirements for an accessory building of Subtitle E, Section 5003.1. This is for a second story addition to an existing one story accessory building in the rear yard existing three story attachment to the dwelling.

Located in the RF-1 zone at 1225 F Street Northeast, Square 1007, Lot 65.

CHAIRPERSON POURCIAU: Thank you. I see we have Ms. Fowler again, and I'm glad we were able to review both of your cases. Ms. Fowler, do you have a presentation today?

MS. FOWLER: Yes, hi. Yes, so this is for an addition to an existing garage. The garage that's there now was built a few years ago as a matter of right construction, and this was built before 5003.1 was in

place, so we didn't have what was the 450 square foot limitation, which is now 550 square feet. So, that was a matter of right project. The lot is very large, so the percentage is very small on the lot occupancy.

So, the owner is hoping to build a second floor in the same footprint that they have now, to be able to create a workshop space, just for his own use as well. Currently the footprint of the garage is 661.5 square feet, and so we're asking for 111.5 additional square footage on the second floor. That really amounts to just under 6 feet, so 5.9 feet of length of garage.

We did look at doing a setback, and having a balcony or something, but it just didn't really give -- I mean they have a huge yard, they have so much green space that they didn't really need to have additional green space. And also, I think in terms of the privacy, having a balcony facing the rear yards of the neighbors would be really more impactful on the privacy than just to have a full second floor.

So again, it would have been about just under a six foot setback if we were going to stick to the 550 square feet. If you look at the site plan, there's a lot of garages on that alley, and in fact 1223, which is two doors down, is a pretty substantial two story carriage house that was also built in the last year,

I believe that one did require zoning a few years ago.

And on the alley, if you're looking at the alley across to the south, is lined with garages. And then the alley on the west side, that property has garages almost the full length of their property. So, that, as well as the fact that his garage is about a little over 75, 76 feet from the backs of the houses on F Street to the garage, it's a really substantial rear yard.

There will be really no impact to the neighbors, due to this proposed addition. We do have letters of support, including the abutting neighbor. We also have Capitol Restoration Society support, the ANC, and the Office of Planning. So, with that, I'll leave it open to questions, thank you.

CHAIRPERSON POURCIAU: Thank you, I'll take questions from the Board. Mr. Imamura, I'll start with you please.

COMMISSIONER IMAMURA: Thank you, Madam Chair, and again, Ms. Fowler, it's good to see you, it's been awhile. I don't think I have any questions or comments, this is pretty straight forward. I will remark that I prepare our own reports for ANC, and what I noticed, I scroll back and forth between the two, I usually have a quick snapshot of an elevation, and I

got this case confused with the previous case of 21511, only because Ms. Fowler, it has your signature on there a little bit, with the design and line weights of the elevations were very similar.

And so now it makes a lot of sense to me that you're the same architect for both. So, anyhow, that's just to say I don't have any comments or questions, I'm prepared to vote in support, and I yield back.

CHAIRPERSON POURCIAU: Thank you. And thank you for the levity at this late hour. Vice Chair Goldstein, do you have any questions?

VICE CHAIR GOLDSTEIN: No, I don't. The record looks full, it looks like a nice project, and terrific to again, see so much support in the record for your case. Thank you.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells?

MEMBER WELLS: I did have one question on the west elevation drawings, and just noticing there are no windows on that west elevation on the second level, is that correct? There's windows on the first level, they're set high, which I'm assuming is for privacy concerns, or reasons to kind of address that, maybe not, but also you're not including any on the second level as well.

MS. FOWLER: Yeah, well they mostly wanted to have views into the yard, because they do have a really beautiful backyard, but he actually does train sets, I don't know what you call it, but he wants all the wall space for his workshop trains, dioramas, so there was definitely a desire for wall space. In the end I don't know if we'll add windows or something, but that was kind of the plan currently.

But it is a little bit unusual, because we can have windows on the alley, so I understand your question.

MEMBER WELLS: Okay, and so that west elevation is facing the alley?

MS. FOWLER: Yes, it is, yeah. And so the other side is also on the east side, it's facing the fire wall, so we can't have windows on that side.

MEMBER WELLS: Okay, those are my questions, thank you.

CHAIRPERSON POURCIAU: Thank you. Ms. Lindsjo, any questions for the applicant?

MEMBER LINDSJO: Not at this time, thank you.

CHAIRPERSON POURCIAU: All right, I think we're ready to go to the Office of Planning report. Mr. Jesick, it's so good to end the day with you here today.

MR. JESICK: Thank you. Yes, Madam Chair,

good to see everyone. For the record, my name is Matt Jesick, presenting OP's testimony in this case. And the Office of Planning is happy to rest on the record in support of the application, but I'm available for any questions. Thank you.

CHAIRPERSON POURCIAU: Any questions for Mr. Jesick?

VICE CHAIR GOLDSTEIN: They haven't demoted your office, have they?

CHAIRPERSON POURCIAU: I was actually refreshed by seeing more interesting background.

MR. JESICK: Just our digital background does not stick with WebEx, unfortunately have to reload it every time, and I neglected to do that, and my home office quote unquote is just in the basement.

CHAIRPERSON POURCIAU: Thank you for welcoming us into your home.

VICE CHAIR GOLDSTEIN: And thank you for your report, helpful as usual.

CHAIRPERSON POURCIAU: Sorry, I'm getting silly at the end of the day. Board Member Wells, or Lindsjo, do you have any questions, or Mr. Imamura, any questions for OP? No? All right, thank you. There are no other district agencies present, the ANC isn't here, but lots of support from the ANC and adjacent

neighbors. Having said all that, no opposition, no parties, are there any closing remarks you'd like to make, Ms. Fowler?

MS. FOWLER: No, just again, thank you for your time, appreciate it.

CHAIRPERSON POURCIAU: Thank you. Sorry to keep you around so long today. So, with that, we will close the hearing part of this session, and move to deliberation on this case. And I'm going to call on Mr. Imamura first again for your thoughts on this case.

COMMISSIONER IMAMURA: Sure, thank you, Madam Chair, I don't think I have much more to add than what's already been stated, the record is full and complete. The applicant does meet the special exception criteria, and I'm prepared to vote in support.

CHAIRPERSON POURCIAU: Excellent, thank you. Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yeah, I think the record is full, there is great support in the record as well from all different sources, and I am prepared to vote in support of it.

CHAIRPERSON POURCIAU: Thank you. Board Member Wells?

MEMBER WELLS: I would align my comments with my colleagues here, thank you.

CHAIRPERSON POURCIAU: That's a beautiful statement. Ms. Lindsjo?

MEMBER LINDSJO: I would also align my comments with my fellow board members, thank you.

CHAIRPERSON POURCIAU: Excellent, I am also aligned. Mr. Imamura, would you -- I'll make a motion that we approve Application 21514 of William Schultheiss as read into the record by the secretary, is there a second?

COMMISSIONER IMAMURA: Second, and a thank you to the applicant for making these last two cases the easiest ones.

CHAIRPERSON POURCIAU: Yes, thank you. Madam Secretary?

MS. MEHLERT: Please respond to the chair's motion to approve the application. Chair Porciau?

CHAIRPERSON POURCIAU: Yes.

MS. MEHLERT: Vice Chair Goldstein?

VICE CHAIR GOLDSTEIN: Yes.

MS. MEHLERT: Board Member Wells?

MEMBER WELLS: Yes.

MS. MEHLERT: Board Member Lindsjo?

MEMBER LINDSJO: Yes.

MS. MEHLERT: And Dr. Imamura?

COMMISSIONER IMAMURA: Yes.

MS. MEHLERT: Staff would record the vote as five to zero to zero to approve Application No. 21514 on the motion made by Chair Porciau, and seconded by Dr. Imamura.

CHAIRPERSON POURCIAU: I want to say two quick things before I say goodbye. Number one, as I mentioned in our closed session, there is an open meeting kind of training review next week. Next Thursday, next Tuesday on November 10th at 5:00 p.m., Ms. Mehlert has sent us the information, I would encourage everybody to attend. And last but not least, this is Mr. Young's last meeting, and I think he showed us all his value today.

I want to thank him for the hard work he does, for being on board, for moving those slides in, and out, and around, and let him know that we'll miss him. Are you there, Mr. Young, have you signed off?

MEMBER WELLS: Also his birthday.

CHAIRPERSON POURCIAU: And happy birthday.

MR. YOUNG: Yes, I am here, thank you, I appreciate it.

CHAIRPERSON POURCIAU: All right, thank you. Thank you everyone, have a great evening.

(Whereupon, the above-entitled matter went off the record at 5:31 p.m.)

C E R T I F I C A T E

This is to certify that the foregoing transcript was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings; and that I am neither counsel for, related to, nor employed by any of the parties to this action in which this matter was taken; and further that I am not a relative nor an employee of any of the parties nor counsel employed by the parties, and I am not financially or otherwise interested in the outcome of the action.



Shakil Azizi

$

$500
173:6

-

-adams
253:10

1

1
28:3 32:21 74:12 112:19,21

1,000
183:17

1,000-foot
85:3

1-to-12
88:4 115:1,14

1.2
85:11

10
5:22 6:24 72:5 75:22 76:10 80:6 106:25 166:11 223:6 256:17 264:15

10,000
120:7 152:22

10-foot
10:23 50:15 52:22 165:22

10-minute
148:15,17

10-to-12-foot
165:19

10-year
180:24

100
80:12 95:19 128:3 158:23 243:1 245:9 247:7 249:20 263:4 264:11

100-foot
73:18,23

1007
289:17

101.1
48:9

10:00
32:3 39:21 68:6 108:7 118:21 149:16 224:21 240:21 245:7

10:30
270:12

10th
297:9

110-year-old
30:18 37:8

111.5
290:9

12
70:15 73:18 76:16 77:10 223:6

12000
241:13

122
190:14

1223
290:23

1225
289:16

124
145:3

125
62:13 118:2

127
198:8

12:33
116:4

12:36
116:2

12:41
116:4

12th
71:14

13
43:4 73:24 282:6

130
29:13

135C
156:1 198:22

14
37:9 71:8 73:24 240:14

140
273:23

15
5:21 10:24 69:9 73:11, 12 80:6 82:5 83:20 84:8,12 95:4 99:24 100:2,17 102:18 106:25 228:10 256:17

15-foot
6:25 7:8

15-minute
65:18 111:22 112:1,14

150
73:10,15 161:17 162:14

15th
14:15

16
73:19 82:5

16.5
73:8

160
153:1 154:8

16th
226:2 250:5 269:8,9 270:11,15,16,18 271:3

17
73:9

17-
112:15

1724
273:14,22

1729
224:18

18
73:13 215:18 263:7 283:11

18-
112:3

18-minute
112:16

1825
230:24

1840s
36:16

19
72:5 73:17 190:10 243:24

19-foot
73:23 75:8

1913
33:23 34:7,9 137:21

1990s
66:13

1999
34:13 44:24

19th
231:17

1:00
199:12

1st
71:13

2

2
74:17 201:23 215:18

2,700
152:22

20
51:2 73:12 79:2,20 80:4 81:9,11 85:16 95:5 104:16 110:1 121:6 166:11 174:6,9 188:25 231:25 243:23 244:3 246:2 264:15

20-minute
112:3,16

200
247:7

200-something
119:14

201.3(d)
47:14

2013
256:13

2016
251:22

2020

225:25

2026
190:10 198:7

203
82:22

203.1(d)
15:18 47:6 172:4

20th
221:15

21
35:15 49:24 74:21,22 75:4 163:24,25

21.5
73:16

210.1
281:3 287:2

21349
14:14

21349-A
15:6

21402
273:9,14

21510
15:11,15 17:25 190:8

21511
280:21,24 288:8 289:1 292:1

21514
289:5,8 296:7 297:2

21st
16:2

22
37:9 88:1

2224
15:23

23
72:12 198:7 199:5

230
118:2

2323
248:24 264:1

2325
15:23 26:2 163:5 198:6

23rd
217:3 219:10

24
85:3 102:9 157:23

240
82:25 118:19

243
82:15

24th
71:24

25
30:20 35:14 83:4 128:4 156:9,10,22 157:17 220:1,3 248:25 263:24 264:10

25,000
103:15

25-foot
128:1 189:13 204:4

250
40:20 78:22 81:7 104:16 188:25 245:16 247:3

2512
11:1

270
50:22 67:16,24 78:18 81:14,20 82:8 99:22 109:15 118:1,9 153:9 154:6,7 187:24

2700
243:17

2710
251:21

287
82:22 118:19

299
159:8 206:3,11 219:13 264:11

299-person
159:6 186:19

2:00
71:16

2:01
174:12

2:25
174:12

2:45
109:1,5,7,9,20 110:7 199:13

2nd
268:6,12,16,21,22 269:2,14,18,19,20 270:3,5,12 271:17 272:13

3

3
28:3 32:21 74:18 156:1,2 168:19 182:15 186:7,18 189:13 220:2,3

3/4
193:7

30
19:11 79:21 80:4 82:10 83:5 106:23 174:6 198:23 199:4 223:7 224:15 231:25 242:14

300
80:18

30th
156:2 219:14,18,25 221:16

311
281:8,17 288:9

32
91:2 282:19 286:24

33
69:17 70:1 150:11

3300
228:10

3409
233:8

35
69:9,24

37
72:12

3:45
109:1,5,9

3C
26:25 83:12 84:1 144:18,19 190:7,11 191:1 195:22

3c's
190:8

3C-05
191:25

4

4
15:23 28:4 32:21

40
65:16 83:20 118:4 156:17 158:9,12 165:8 198:15 223:8

403
285:24

4494
273:23

450
290:1

4:00
39:21 68:7 108:9 109:2 118:21

4:30
265:8

4:45
273:7

4:52
273:7

4B
75:1

4th
110:22 111:15

5

5
73:13 74:22 75:4,5 162:25 182:15 200:9 210:17,19,22

5-1-1
190:11 191:6

5-year
210:15

5.9
290:11

50
69:7 71:1 93:3 242:25 262:19

500
80:18 226:14 237:17,22 241:14 257:8

5003.1
289:12,25

501(c)(3)
54:2

501(c)(7)
54:2 163:10

52.5
282:1 283:1

5201
281:2 287:2 289:10

5333
248:16

55
27:23

550
290:2,21

5:00
109:2 149:18 297:9

5:31
297:25

6

6
164:21 179:6 290:11

60
31:18 195:21 283:2,7

61
9:10

628
14:15

65
69:15 94:23 120:17 122:11 289:17

661.5
290:8

68
203:24

69
87:24

69.9
282:2 283:2

7

7
244:3

70
25:21 283:14,15

701.5
273:18

703.2
273:17

704
9:4

73
281:8

75
158:8 220:3,11 247:6 291:7

76
291:7

7700
120:5

779
281:8

7:00
68:6,7 108:7,9 149:18

8

8
75:16

80
69:13 94:21 95:3 106:13

800
241:14 242:11

81
82:10,15

823
15:23

826
15:24

85
28:19 51:1 64:22 83:11 84:9 99:23 100:1 118:1

8:00
240:20

8:15
71:16

9

9
75:19 157:17

9.3
148:20 151:11,14

901
8:20

901.2
15:17 47:13 273:16 281:1 287:2 289:9

91
87:25

95
95:24

96-gallon
39:15

9:00
32:2 149:16 245:6

9:30
269:19,22 270:5

9A
156:8

9th
268:6,19 269:3,20 270:11 271:11,14 272:8,11,20,21

A

a.m.
68:7 108:7 118:21 224:22

ability
203:23 212:14 216:20 225:7 241:3 247:11 280:9

above-entitled
116:3 174:11 273:6 297:24

absolute
97:8 283:23

absolutely
139:2 262:9

absorb
250:18

abuts
33:20

abutting
35:1 190:18 291:12

accept
20:8

acceptable
17:4 141:7

acceptance
6:19

accepts
76:12

access
5:19 6:23 7:7 8:4 10:22 11:2,6,14 30:18 34:16 36:7 57:19 64:8,17 77:9 87:7 105:16 112:25 115:11 126:12 129:15 131:1 147:23,25 148:22 203:22 204:6 209:24 210:5 213:9 219:2 242:19,21 245:1 249:24 262:7,22,23

accessed
175:8

accessibility
127:2 213:14

accessible
115:17 209:13,24 210:6

accessory
9:5 10:19 281:4 285:3 289:11,14

accidentally
53:19

accommodate
72:21,23 77:20 90:20 130:5 178:15 209:3 242:14 263:5

accommodations
99:22 212:24

accord
162:17

accordance
47:23

account
57:7 67:24 71:1 84:13 92:6,7,10 150:21 151:7 152:25 154:15 156:7 172:7,10 187:1

accounted
105:2 157:2

accounting
151:16 156:12

accounts
95:1 101:8

accurate
149:9 153:8

achieve
283:5

achieved
218:9

acknowledge
151:12 187:10

Acoustic
52:8

acoustical
168:5,10,14

acquire
33:18

acre
26:9 44:12

acreage
154:2

acres
33:19,20 51:8

action
221:19 278:18

actions
203:6 207:11 210:14 211:11 212:1

activate
49:16

active
27:18 48:22 56:14 69:8 98:5 112:11 255:20 256:14

actively
133:4

activities
56:10,13,16,18,20 59:23 106:1 156:16,18 158:6 178:9,11 182:19 183:4 186:18 187:18 202:12 203:2 206:8,25 213:2 220:1,2,10 246:19

activity
118:22 123:4 134:4,14, 17 156:9 175:6 201:3 203:1 212:4,5 250:18

actual
53:12 128:3 131:3 185:24 187:7 188:7 257:2

ADA
115:3,7,10,15,16 116:21 160:25 161:1 198:17 209:8 213:4,10 273:21 275:10

Adam
23:11,25 24:22 26:25 37:22 41:16,18,22 45:10 65:12 78:20 79:9 82:1,13 84:20 89:7 100:24 114:2 124:8 140:16,18 142:23 150:25 225:19 229:6 230:6 232:2 234:12,22

Adams
24:25 27:21 61:2

Adam's
27:23 82:9 107:19 112:9

adaptably
179:15

adaptive
49:18 50:8

adaptively
49:14

Adas
71:15 252:9,20

add
10:12,15 14:8,9 17:5,7 27:6 35:15,18 70:13 77:10,11 79:11 84:20, 21 91:13 92:19 95:2 98:25 129:4 133:15 134:20 138:14 165:24 227:5 240:16 245:12 254:14 293:7 295:12

added
20:14 70:16 81:8,11 132:13 134:5 138:10,23 139:3,6 171:13 172:12

adding
123:18 165:4,15

addition
54:9 194:24 289:13,23 291:11

additional
10:2,22 11:8 52:24 79:2 127:13 136:19 138:14 144:5 154:1 175:10 178:16,18 179:16 187:5 188:25 194:6,10 200:12 208:9 209:2 240:16 244:22 254:17 271:19 284:17 287:6,16,23 290:9,15

additionally
8:20 53:10 59:17

additions
138:18

address
47:16 63:5 139:23 146:17 175:19 192:8 198:17 203:7 224:11 239:9 248:13 255:23 256:6 259:4 260:8 270:25 278:15 279:2 292:23

addressed
52:7,19 57:13,17 117:20 209:11

addresses
6:22 139:24

addressing
57:10 97:5 190:18

adequate
20:23 48:13 52:1 57:18 132:20 210:10

adequately
58:15 177:12

Adesh
5:6

adhere
52:4 77:22 133:12 169:13

adjacent
50:18 68:3 73:20 125:10 175:17 193:10, 13 247:17 294:25

adjust
150:8

adjusted
31:19 37:3

adjusting
202:25

Adjustment
288:8

adjustments
183:19,20

administrative
85:21

administrator
171:1,7 201:15

ADU
5:20

adult
67:5 231:14

adults
105:24

advance
45:12,16 161:10 277:5, 8

advantage
65:7 88:25

adverse
11:8 23:15 58:19 77:24 78:1 175:17 189:7

adversely
47:22 63:9 179:19

advertising
229:2

advise
277:5,9

advised
173:15

affect
7:11 14:4 47:22 63:9 179:18 260:2

affected
239:20 255:12

affective
130:23

affects
204:7

affidavit
274:21

affiliated
200:13 201:5,12 208:8, 15

affinity
84:17

afford
241:16

affordable
25:1

afternoon
68:7 117:22 145:24 174:18 190:6 197:21,25 216:12 224:17 233:6 269:15 281:12 285:1

age
93:8

agencies
5:25 12:7 21:13 43:9 173:20 190:2 286:8 294:24

agency
51:11 89:24

agenda
10:9 22:8 265:12,20 268:8,11

agent
145:20,22 274:2 281:10

agent's
249:9

ages
228:11 233:10

agnostic
53:23,24 171:16

agree
10:2 117:2 131:4 142:10 170:24 199:1 267:20

agreed
20:8 43:15 53:10 77:2 133:16 138:15 186:1 194:8,11 195:10,14

agreeing
128:18

agreement
22:10 44:11 133:9 143:24 184:22

ahead
14:6 46:8,17 111:12 119:16 129:5 160:23 180:17 201:19 239:11 275:1 276:17 280:13

aim
52:25

air
48:13 49:8 50:16 125:16 285:6

aisle
215:18

akin
28:25

Alban's
172:22

alert
160:23 276:4

Alex
224:9 233:1,7

alight
91:4

align
267:19 287:24 288:2,3 295:24 296:3

aligned
296:6

alignment
143:24 288:3

aligns
49:25

alleviate
207:15

alley
5:22 6:22,24,25 7:7,8, 13,25 8:4,17 9:12 10:23 11:5,14 14:2 282:4 290:23 291:2,3,4 293:10,13

allotted
19:7,9

allowed
11:2 74:15 76:8 101:18 111:1,5 145:12 160:24 161:4,11 177:3,5 189:20

allowing
7:8

alternative
35:19 62:11 98:19 99:8 250:7

amateur
250:9

amazed
229:4

amazing
12:18 26:24 82:18

ambulance
252:13

Ameli-tehrani
251:16,18,20 253:24 254:1

amenities
122:6 154:1 176:18 177:14 253:4

American
248:17

amount
80:24 81:5 118:7 130:17 131:1,4,6,7 134:16 183:3,17 206:1 210:4 238:7 241:16 266:8

amounts
290:10

amplified
32:3 52:16

analysis
51:14 52:1 58:2,4 60:1, 5,6,8,11,17 62:13 92:2 98:13 99:1 131:14 150:6,17 154:21 172:18 173:11 178:20 204:8,12 205:5 206:14,19,25 207:3 210:12 219:21 220:12

analyze
121:22 150:16 151:2 185:24 220:5

analyzed
68:11 70:12 150:5 172:5

analyzing
151:4

ANC
6:4 11:16 12:8 26:25 29:25 37:2 43:6 83:12 84:1,2,3 138:11 144:18 145:8 146:24 173:20 174:23 175:16 179:22 184:4 190:3,7,8,11 191:1 193:19 194:19 195:4,6,11,13,22 196:5, 13,15 197:8,12,15 200:14 201:14 216:7 225:8 236:9,15 265:9, 10 276:8,12 282:8 286:8 287:19 291:14,23 294:24,25

ANC's
196:3

ANCS
144:8,9

and/or
89:4 137:22

angle
74:17

animals
247:11 252:6

annual
198:11 200:6,8 201:15 210:15,18,19,22 211:6, 18

answering
116:9 136:8 158:16

answers
197:5 215:2

anticipate
89:18,25 115:15

anticipated
72:23 79:6,8 82:2 210:4 220:18

anticipates
23:2

anticipating

110:14

anymore
102:21

anyone's
143:18

apartment
103:19

apologies
63:24 274:11

apologize
90:8 159:2 180:17 199:11,19 200:4 205:24 230:20 237:11

apparently
118:3,5

appears
60:11 210:2

appetite
266:12

applicability
93:25

applicable
43:16 46:25 49:22 285:4

applicant
9:22 13:20,21 16:9,21 22:13,18 23:6,12 47:1, 4,19 49:5,9 52:4 53:10 116:7,12 144:23 145:1 146:25 147:8,13 156:8 174:23 175:2,3,11,15, 19 177:11,21 178:17 179:22 180:13,18,19 181:18 183:25 185:1 187:4 188:23 190:17 191:19 192:3,7,15 194:5,8,11,13 197:7 198:10,21 199:3,7 202:17 203:10 204:10, 16 205:1,4 206:6,15,17, 20 209:6 211:2,4,10 213:7 216:4,15 217:1,8, 13 220:14 221:1 236:4 240:15 255:14,16 259:3 260:8,12 261:12 265:22 266:1 273:23 274:1,2 275:2,5,15 277:14,21 278:6,24 279:2,12,13 281:10 282:15 286:12, 25 293:20 295:14 296:11

applicant's
167:7 181:15 191:4 198:4 199:24 200:11 207:12 219:14 233:9 266:7

applicants
211:18 212:1 258:13

applicant's
19:6 53:7 59:12 77:20

application
6:2,7 10:17 11:17 13:5 14:14,21 15:6,11,14,16 17:3,15,25 22:21 161:24 162:1 164:5 169:18 188:23 190:8,12 191:7 273:9,13,15 274:15 277:1,19,24 279:3 280:1,21,23,25 285:12,23 286:10 288:14 289:1,5,7,9 294:4 296:7,16 297:2

applications
162:19

applied
67:15 70:3 97:15,16 109:15 153:9

apply
60:22 69:2 97:19 161:23

applying
56:22 85:20 97:14 275:10

appointment
269:1 270:13 271:18 272:18

appreciated
228:19

approach
59:19 60:4,5 89:23 202:16

approached
97:13 121:22

approaching
77:15

appropriately
49:17 50:19 205:7

approvable
89:13

approval
11:12 17:2 22:22 44:1 47:5 63:11 174:20 175:18,23 190:12,20 191:4 198:8 199:2 285:14

approvals
59:17 88:21 195:13

approve
14:14,21 15:6 17:23 98:12 235:2 288:8,14 289:1 296:7,16 297:2

approved
9:4,8 10:19 11:21 17:1 56:21 61:12 62:15 85:2 171:2

approves
170:14,22

approximate
51:4 65:1,18

approximately
73:16 244:3

approximations
92:4

aquatic
50:4 137:11

architect
88:3 140:17 248:18 250:13 282:21,22 283:3 287:18 292:6

architects
114:4 248:17

architectural
117:16

area
32:20 38:22 39:5 52:21 58:24 69:18 70:1 72:10 73:12,20,23 75:6,9,19 83:13 84:2,16 89:22 90:1,15 92:18 97:23 105:18 108:24 113:24 116:18 120:5 121:4 123:23 125:17 128:3 130:22 148:6,8 153:20 154:9,12 175:7 176:24 177:1,2 179:5 181:7,16 189:15,23 204:17 208:25 209:23 210:10 212:7 214:21 215:5,7, 12,17 219:2 240:2,5,13 247:14 250:17 259:18 261:1 289:11

areas
42:22 61:8,14 68:25 76:15 77:14 97:20,23 98:1,9,13 103:20 210:3, 7 215:6 244:8

aren't
37:12

argument
105:6 156:25

arises
260:9

arm's-length
163:18,20

arrive
65:24 69:13 120:17

arriving
87:19 220:11,19

art
56:15 155:5

article
250:11

articles
229:4

artist
34:12 121:3

Arts
89:6 142:22

aspects
55:20,24 249:24

asphalt
242:12

assertion
154:5

assessed
114:3

assessment
201:9 203:15 221:5

asset
26:2 37:12 44:21 80:14

assigned
211:19

assistance
280:20

assistant
5:6

Associates
23:17 64:4

association
15:21 23:3,7,9 37:24 47:11 68:22 243:18,19

assume
106:15 118:10,20 159:22 228:3

assumed
69:24 94:23,24 107:18

assuming
95:4 108:22 109:7 147:25 191:20 292:22

assumption
82:9 109:3,5 152:20

assumptions
66:22 78:18 101:20 109:6,8 202:8

assurance
133:10

athletic
23:1 47:10 48:23 105:21 123:6 150:23 155:10

attached
142:14 281:6

attachment
289:15

attend
275:23 297:11

attendance
52:15 121:25 122:19 124:19 183:8 202:6,23, 24 222:8

attended
224:19

attending
199:11 247:4

attention
22:6 47:1 229:1 282:18

attracted
34:5

attributes
250:1

AUDIBLE
12:4 16:24 24:3

audio
99:16

Auger
238:22,25

authority
215:10,12

authorized
77:19 144:19

auto
69:19,22,25

availability
112:12 268:3 271:9

Avenue
71:12 72:11,17 126:24 193:17 228:11 248:16 250:5

average
37:15 51:19 70:16 76:18 77:11 92:9,11,16 131:7 148:19 151:7,10, 15,22 206:21

averages
226:25

avid
192:20 225:9

Avitabile
18:21,23 19:17,19 21:1 22:15,17 24:11 41:16, 22 46:3,6,14 53:18 63:15,19 74:3 78:5,17, 20 82:1 83:25 86:9 87:23 90:3,7 97:2 98:25 100:6,24 103:3,11 110:18 111:1,3,7,12 114:1,14 117:1,11 119:7 121:18 127:25 130:13 137:3 139:18 140:13 142:21 164:3,13 172:8 184:1,2 197:7,9 216:5 236:7 260:14 266:24 268:17 269:23 271:6,15

avocado
169:10

avoid
219:7 233:19

aware
187:5 188:24 191:9 195:24 196:7 215:19 217:18 219:15 220:24, 25 276:9 279:25

awe
228:15

awesome
93:15

awhile
266:19 269:12 291:21

B

babies
258:19

baby
231:15

back
5:16 6:14 9:5 36:16 38:6 40:4 46:5,9 66:12 82:4 89:17 93:7 96:23 103:9 124:10 126:6 128:2 133:23 136:10 141:22 142:18 143:7 144:3 146:20 159:5 164:18,20 166:14,17 188:13 217:4,18,23,25 218:3 219:3 224:19 225:4,25 226:5,21 230:1,12 235:6 252:17 258:19 263:1 264:24 266:13,14 267:8,16,22, 25 270:10 273:4 281:19 284:4,8 291:24 292:8

backed
260:2

background
24:21 59:25 235:18 294:11,12

backing
204:22 218:6,14,17

backs
291:7

backwards
63:21

backyard
26:18 293:3

baffling
168:5,14

balance
57:18 104:11 106:14

balances
58:14

balancing
42:12 104:20

balcony
290:13,17

ball
118:23 240:22 246:21 250:8 256:8 265:1

Bancroft
25:9 30:8 93:6 135:2 225:20 231:3,10 232:3 253:10

bar
177:22

barbecue
110:22

bargain
95:18

barn
272:20

barriers
52:8

base
153:22 155:9 264:6,7,9

baseballs
244:14

based
9:11,12 10:23 31:5 60:9,12 67:14 69:6 78:24,25 79:6 83:1 84:4 85:17 89:23 92:5 94:15 107:19 108:22 119:14 122:15 123:21 137:5 138:25 143:8 148:18 150:13 151:7 153:6,11, 15 154:21 201:11 202:12,14 206:25 211:13,25 212:4,17 213:6,11 216:21 217:11 218:9 220:18 264:6

basement

294:15

basic
27:17 218:1 220:3 244:16

basically
35:7 37:11 39:14 43:14 79:19 102:5 122:17 129:8 134:13 142:18 143:11,19 192:25 283:12 284:1

basing
122:16

basis
124:1 201:15 203:12 247:18

battling
5:19

Beach
149:2

bear
128:22 252:24

Beard
144:11

beautiful
25:25 231:18 257:19 293:3 296:1

beautifully
250:20

Beauvoir
172:23

bed-bound
251:25

begin
23:11 78:12,17 175:19

beginning
63:22 176:8 255:20 261:13

begins
59:6

begun
234:21

behalf
20:2 25:18 45:1 145:8 163:1 164:16 268:24

behavior
202:14 203:5 221:23

behaviors
202:13

belief
131:14 250:21

believes
178:10

Beline
280:21,24 288:9

belong
225:17

bend
73:14,23 75:9

beneficiary
54:16

benefit
23:4,9 27:13 44:21 81:2 128:13 174:14 211:5 223:3 246:16 247:12 267:6

beverage
57:5

bicycle
65:16 126:12 175:11,12 208:25 209:18 210:4,11 213:14 241:25 253:10

bicycles
65:13 258:18

bicycling
65:8

bicyclists
212:24

big
19:1 25:16 28:11 32:12 33:2 39:8,16 79:14 134:21 231:19 259:21 264:15

biggest
34:25

bikable
77:6 105:18

bike
26:19 28:22 29:4,6 51:23 65:2,3,9,14,24 70:5 87:5 88:10,11 93:9,14,17 95:10 96:7 112:12,17 122:4 126:11,18 135:7,17 148:8,12,18 149:24 150:6 151:15,18 192:23 193:21 194:1 198:15 206:8 213:9,15 225:8, 10,12 226:10 232:8 234:1 242:1,8,9 263:14

bike-shed
91:22 148:15,17 150:9 151:11

bike-sheds
92:3

bikeable
181:11 193:21

biked
193:24

bikers
225:9 226:9

bikes
87:19 88:5,12 92:14 93:7 133:7 151:17,20 198:19 219:8 242:11 253:15,16,17,18,20

Bikeshare
126:13,20

biking
30:10 31:6 36:1 69:9 92:5,9,11 95:10 100:11 112:7 120:22 123:4 135:14 147:23,24,25 226:6,25

Bill
228:8

birds
246:20

birth
252:2

birthday
214:10,14 222:15 297:18,19

bit
8:6,11,14 24:21 32:19 33:16 86:3 93:20 95:22 100:14 105:9 117:13 118:17 120:7 125:12,20 127:17 130:1 131:21,22 132:4 135:1,9 136:14 137:16 182:13 183:8 185:3,9,12 195:6 203:21 209:20 227:17 233:10 238:4,6,11 239:23 240:16 255:14 259:12 267:5 268:22 292:3 293:9

black
41:2 74:13,22 75:8,10, 23 124:15

blanking
220:6

bless
45:5 143:14

blessed
35:9,11 36:5 40:14 41:3 42:16 43:5,19

blocking
74:16 130:9

blogs
229:5

blow
247:22

blown
232:21

blue
67:22 70:11 72:7,18 227:8 229:16

board
5:18 6:3,13 9:19 10:2,6, 18 12:2,20 13:5 15:1,25 16:4,15,23 17:13,20 18:14 20:8 21:23 22:17 24:6 25:17,20,22 32:10 35:5 45:4 46:20 49:19 53:12 56:21 58:3 61:12 62:15 63:14,24 64:3 78:12 91:4 96:10,14 97:11 98:12 100:4 116:1,6,14,16 118:11 126:2,8 146:15 147:16 164:17 166:24 170:21 173:22 175:20 180:3 190:6 191:2 194:19 197:25 199:16 205:21 213:20 228:7 230:22 232:19 233:7 235:2,8 236:2 239:13 251:2 254:2,9,13 255:3 260:11 264:24 265:16, 21 266:1 267:7,11,15 268:7 270:18,20,22 272:2 273:3,10,12

277:11 278:22,23 279:20 280:13 282:13 284:14,19 286:19 287:11,22,24 288:7,19, 21 291:17 292:16 294:21 295:22 296:4, 20,22 297:15

Board's
191:15

Board's
10:25 11:12 25:13

body
69:6

bonds
229:18

born
24:24

bottom
73:6

bought
251:22 257:18,22

bound
49:19

boundaries
59:4,5,10 234:10

bowl
15:19

Branch
65:11 148:6 149:3

brand
164:25 165:5 221:3

break
115:25 173:24 174:1,3, 10,14 199:12 271:12 273:4

breakout
238:15

bridges
234:17

briefest
6:18

briefly
228:25 255:9

bring
24:12 224:9 225:4 226:21 229:22 230:4 231:13 235:8 253:15

bringing
22:5 119:25 125:24

brings
230:1

broad
6:6

broader
85:16

broke
97:10 98:21

broken
161:3

bros
241:9

brother
85:10

brought
225:18 251:12

brush
37:22 210:1

bucks
226:14

buffer
50:15 52:22 60:23 97:20 98:15 137:16 140:20 141:8,17

buffering
138:15

buffers
61:16 97:16,19,21

buffet-style
177:25

bug
95:25

build
27:6 44:1 88:2 167:1 213:9 234:13,15 257:23 290:5

building
9:5 15:19 22:25 38:1 39:3,9 40:20 44:2 89:3 115:11 119:9,13,21,22 134:7 141:10,13 153:14 169:24 170:2,5,6 171:9 176:2 232:16 238:3,14 273:20 281:6 289:11, 12,14

buildings
34:11 35:12,13 47:9 50:12 55:21 103:20 115:20 164:22 169:24, 25 170:16,18 171:5

built
33:23 34:7,13 37:10 44:11,24 85:6 88:4 129:13 156:19 289:24, 25 290:25

bullets
221:16

bunch
37:3 142:13 143:2,4

Bungalow
249:7

burden
6:16 13:21 128:23

bus
29:6 64:19,20 71:4 93:15

buses
33:13

busiest
51:18 107:15,21,22

bustling
251:24

busy
79:24 246:24 269:9

button
245:24

buy
57:2

BZA
12:19 59:17 117:4 162:18 170:10,13,14 190:8 201:5 217:6 235:22 269:18

C

C61
64:21

cafe
177:22

calculated
148:14

calendar
269:21

call
5:9 14:19 18:4 31:20,23 39:1 43:13 68:3 113:3 121:5 123:6 147:5 204:21 207:10 223:14, 22,25 224:1 233:11 238:20 265:9 282:18 288:12 293:4 295:9

called
26:1 142:7 160:15 172:6

calling
86:20 275:22 288:4

calls
192:2

calm
250:17

camp
67:6 156:17 158:11

camps
143:1

campus
82:5

campuses
200:24

Canada
66:12

can't
44:15 45:14,24 89:16 111:10 113:10

cap
50:20,22 51:7,9 77:22 133:9,13 135:11,12

capacity
101:18 104:22 119:2, 11,13 124:11 176:18

capital
51:23 126:13,20 257:25

Capitol
282:21 285:9,11,22 287:18,19 291:13

caps
130:9

captioned
14:16 288:9

capture
139:8 144:1

captured
67:11

capturing
107:15

car
32:15 38:4 64:12 69:9 70:5 91:3,11 93:13,18 206:8 212:8 225:7 229:22 232:6 233:19,21 256:20 283:10 284:4

car-
37:12

car-centric
135:21

care
33:25 34:3 225:1 251:25 252:15 275:5

career
17:12

careful
262:15,18

caretaker
101:15

cargo
151:17 229:21 242:1 253:15

carpet
37:23

carriage
290:25

carry
8:22 194:4

carrying
124:16 151:17

cars
31:2 38:12,15,19 75:6, 10 96:1 112:21 131:8 134:3 135:2 242:15,25 243:1 245:3 253:2 256:19,22 258:17 262:15,17,19 263:8,12

Carter
84:23

cartway
130:10

case
5:6 9:9 10:7 11:6 13:17 15:10 17:11 19:1 24:19 29:25 30:1 58:6 59:19 71:18 83:17 89:19 116:22 118:7 122:24 125:21 144:19 145:5 154:19,22 158:4 177:19 185:4,5 200:19 202:4 207:4 215:16 217:8 222:19 227:21,24 265:16 266:7 268:10,20 269:20,25 273:8,13 276:20 281:11 282:17 286:22 288:8 289:5,7 292:1,15 294:2 295:9, 10

cases
21:10 59:22 184:24,25 185:6,9,20 215:20 264:6 265:8,20 266:4, 10 267:1,4 268:13 273:5 281:13 289:20 296:11

catchment
83:13 84:2 116:18 181:7 212:7

categories
66:6 244:16

cater
36:1 55:20

catering
53:2

cats
261:22,23,24,25

caused
252:12

caveat
143:23

census
68:16,17,18 69:17 103:6 150:13

center
9:12 15:19 22:22,25 29:1,2 33:4 42:22 46:24 47:6,9,20 48:1,6,18 49:16,25 50:18,21,25 52:2 55:4,6,8,11,12,19, 21,23 56:6,7,13,22 57:24 59:16 60:2,18 61:9 62:9,14,25 63:1,10 67:10 69:21,23 70:24 97:14,25 98:3,14 101:21 103:23 105:7, 10,11 123:16 125:8,9 135:6 143:9 150:23 151:3,4 153:25 155:4, 10 169:23 170:1 173:3 176:2,4 178:6 179:4,10 198:5 225:5,11,14,21 241:7,20,21 249:18 250:4 261:1,6

centers
29:4,8 48:25 56:19 58:9 60:15,20,23 61:19 62:19 66:17,21 97:17 99:2 123:14 172:15,16, 21 173:3 185:2

Central
257:12

centrally
32:24 33:13 179:4

certainty
276:22

certificate
86:12

certified
289:8

cetera
39:24 42:23 176:3 179:23 250:8

CFA
35:1,9 36:5 37:1 41:3 42:16 43:10 49:10 89:8 113:21 125:1 140:1,9, 12 142:9 168:23 169:18 198:14

chain
142:20

chain-link
142:11

chair
6:13,14 7:10,16,19 8:5, 13 9:1,15,16,21,24 10:2,3,13 13:15 14:11, 13,22,24,25 15:7 17:7, 18 18:3,8,10,11 19:24 20:1,18 41:5 45:18,21 46:7 64:2 78:6,13,14 81:15,20,24 83:10 85:19 87:12 88:20 89:20 90:12 91:20 93:19 94:6 95:14,20 96:8 113:17 116:14 126:3 127:15 129:19 135:22 136:1,3,6,13 139:9,13 144:2,18 145:24 147:14 167:20 180:3,6,16 181:5,22,23 182:8 183:23 184:4 191:24 194:20,22 195:19 196:1,10,25 197:25 199:18 200:4,16 201:18,25 202:15 203:9,17 205:6,13,18 214:2 228:6 230:13 233:7 235:13 239:3,13 254:7,19 255:5,6 259:1, 6,10 260:7 265:5 266:3, 23 267:20 268:14 272:12,15,17,19,25 274:10,12,20 275:15, 17,20 276:1,8,15 277:18 278:4 279:5,8 282:17 284:8,10,11 285:2,18 286:2,24 287:3,6,8 288:7,14,17, 18 289:2 291:20 292:10,12 293:25 294:8,18 295:12,17,18 296:16,18,19 297:3

chair's
296:15

chairperson
5:1,10,13 6:11 9:18,23 10:5 11:25 12:5,22 13:8 14:18,23 15:9 16:16,25 17:8,19,22 18:3,9,19,24 19:20,25 20:10 22:4,16 41:9,14 45:13,22 46:1, 4,19 63:12 74:2,9 76:25 78:11 96:13 115:24 116:5,10 126:7,17,21 127:1,9,12 129:5 136:5, 7 139:10,16 144:4 145:6,15,18 146:5 147:4,10,19 155:18,22 161:12 164:15 167:8, 10,12,21 173:14 174:2, 5,9,13 180:2 181:23 182:1,6 183:24 184:3,8, 11,13,16 190:1,7 191:21 194:18 196:12,

17,22 197:2,10,16,23 199:15 205:21 213:20, 24 214:17 215:1,9 216:1,3,6,9 222:18,23 223:24 224:5 227:14, 16,19,22 230:9,14,19 232:23 233:3,5 235:4 236:1,8,17,23 238:19 239:4,7,23 242:3 243:5, 10,14 245:19,23 247:24 248:3,9,12 250:25 251:8,14,17 253:22,25 254:2,13,23 255:4 258:21,24 260:10,16 266:18 267:23 268:8 269:7,11,16 270:5,14, 17,22 271:14 272:7,11, 15,19 273:8,25 274:4,9, 13,24 275:8,14 276:18, 25 277:4,17 278:2,17 279:11,19 280:8,18 281:9 282:12 284:9,14, 19,24 285:16 286:4,17 287:5,11,22 288:1,11, 16 289:4,18 291:16 292:9,16 293:19,22 294:6,10,16,20 295:6, 16,22 296:1,5,13,17 297:5,19,22

chairwoman
24:5 223:19 230:21 232:20

Chair's
14:21 18:5

challenging
123:11 232:1 237:25

chance
245:21 271:20

change
5:18,23,24 6:1 8:9 9:8, 12 43:23 44:23 87:16 187:11 207:7 245:14 258:7 278:18,19,20,21

changed
6:2 8:10 19:22 192:14 221:15

changing
13:23 255:22 260:5

character
34:4 36:9 42:17 50:8 179:14 190:25 285:7

characteristics
58:10 59:22 66:8,9

charge
177:18

charged
57:4

chart
125:8

Chase
241:19 261:15

Chatgpt
263:9

check
135:22

checking
269:23

checkpoint
183:18

Chevy
241:19 261:15

Chief
199:17

child
161:2 226:3 235:21 269:6

childhood
27:4 33:3 234:8,11

children
38:13 151:17 190:23 228:11 230:23 231:13 232:6,17 233:21 244:4, 10,12 245:2 251:21 252:3 253:6,12 262:14

children's
35:16

chip
129:8

choice
30:10 173:10

choose
98:17 103:22 112:10 131:19

chose
28:20 108:5 148:12 153:6 225:5

chosen
233:17

CHRS
282:9

circle
58:7 229:9

circles
126:20 172:6,12

circular
90:19 204:17

circulation
7:14

circumstances
161:2 258:9

cited
103:13

city
25:11 26:17 28:7 33:3 49:15 77:17 123:14 208:7 231:22 233:15,17 246:12,24 247:1 249:10 250:14 251:25 252:11

civil
88:3 249:23

claim
256:11

clarification
99:17 214:19

clarifications
21:9

clarify
8:6 20:17 27:14 86:23 124:18 155:23

clarifying
109:17 141:17 146:16

class
54:16

classes
54:18 67:4 105:25 150:18 187:18

classification
53:25 54:3 172:3

clear
56:4,25 75:16 77:14 95:3 101:13 106:6,16 107:2 117:9 119:23 122:18 134:6 137:24 217:6,9 228:17

clearance
283:11

Cleveland
28:1 64:14,16 65:5,20 66:25 67:14,18,23 69:12 79:18 82:19 83:1 93:22 94:3,13,18,25 95:3 101:21 105:6,9,10, 14 106:3,8,12,13,15 107:3 109:11,12,25 110:3 122:13 124:4 151:25 152:7,14,21 153:1,2,4,18,19,24 154:6,8,9,11,17 156:15 157:5,6,7,10 158:9,19 160:11 179:6 193:14,24 207:1 228:11 233:8,14 234:17

client
220:5

client's
272:17

clients
217:4,13 270:8

climb
127:3

clinic
156:11 157:17

clinics
187:19

clock
19:21 224:14

clog
31:2 135:18

close
13:1 30:16 32:2 33:6 40:9 123:3 213:10 268:13 280:4 286:18 295:8

closed
71:22 108:5 122:1 152:16 154:24 297:7

closely
17:10 19:3 106:2 123:10

closer

61:23 62:9 138:4 141:10 209:16,17 283:6

closest
126:21,24 181:16 226:8

closing
12:12 78:9 265:14,25 286:12 295:2

closings
266:8

closure
138:21

club
15:11,15 24:23 27:16 28:4,19,22 29:7 31:3,5, 22 37:11 46:24 53:16 54:4,10 55:7 56:6,23 58:12 60:14 61:1,12,20 62:2,4,7 64:5,8 65:22 66:2,9,25 67:2,3,14,18, 24 68:8,9 69:13 70:19 71:8,22 75:15 76:16,20 77:5,10 78:1,23,25 79:7,18 81:3 82:19 83:1 84:24 85:1 87:8 93:22 94:3,13,16,18,20,25 95:3,17 100:22 101:2, 19 102:5,9 105:14,19, 21 106:2,3,8,12,13,15, 21,22,25 107:3,20 108:3,12,13,17,20 109:1,2,4,11,12,16,18, 25 110:3 111:10 121:25 122:6,13,16,17,19 123:8,11 124:4,8 130:19 132:13 133:12, 19 142:6 149:15 150:20 151:25 152:7,14 153:1, 2,4,10,18,19,24 154:3, 6,7,8,9,11,17 155:10,11 156:15,22 157:5,6,8,10 158:9,19 160:22,23 161:23 162:7,16 163:8 176:5,14 177:15 190:9 195:21 203:22 207:1 230:23 232:15 233:25 234:21,25 237:21,24 238:8 241:7,19,24 242:11 243:25 244:21 245:6,16 247:2 258:3 259:25 261:15

clubs
26:16 29:1 80:17 102:2 105:21 122:22,24 123:6 241:4,5,18 257:7

club's
64:9 67:16 72:7 110:21

code
5:19 6:1 26:13 44:25 76:7,8 91:5 119:19,21, 22 143:16 169:7

codes
43:16 169:13,16

cohesive
59:9

coincide
108:8

coincided
12:16 223:20

coincides
68:4

cold
109:24 137:12 153:25 247:5

Coleman
128:2

colleagues
14:7 22:19 295:25

collected
67:13 82:20 108:2 156:15

collection
107:23

college
230:2

colony
34:9

Colorado
250:5

Columbia
193:24 249:13

combination
77:18

comfort
89:11

comfortable
132:4 180:23,25 186:11 276:17

commend
230:5 232:14

comment
83:15 101:7 113:24 117:6 124:23 125:6,9 139:20 140:1 157:4 213:4 235:13 253:8 254:7,15,18

commented
231:9

comments
6:9 124:25 134:2 139:2 214:2 227:23 232:24 236:2,5 248:4 287:7,23, 24 291:22 292:7 295:24 296:4

commercial
53:1 169:14 240:20 241:2 250:2 256:3

Commission
11:1 89:6 142:22 194:14 266:23

Commissioner
10:1 14:9,17 15:4 17:6 18:17 27:1 116:11,13 120:2,8 122:8 124:9 139:13,17 143:21 144:20 145:4,12 146:24 147:1,7 173:25 174:4,7 182:8 183:10,14 191:17,22,25 192:1,10 196:24 213:25 214:1,13 235:10,12 251:4 254:4, 6 266:22 270:19 282:16,24 283:22 284:5 286:23 288:6,24 291:19 295:11 296:10,25

commissioners
191:7 194:20,21 196:18 197:8,13 248:8

commit
39:3

commitment
77:22 127:19 190:17

commitments
76:21

committed
89:18 133:14

Committee
118:11

committing
38:1 39:9 182:21

common
59:11 84:22 95:13 122:10 166:10 195:12 207:24 211:17

commonly
26:15 58:24

communal
261:3

commune
246:19 247:13

communicated
49:10

communication
278:7

communities
227:12

community
11:18 15:18,20 22:22, 24,25 23:3 25:8,9 26:2, 24 27:6,7 28:17 29:2,3, 8 30:2 42:22 44:20 45:5 46:24 47:6,9,11,20,25 48:6,17,25 49:16,25 50:17,21,24 52:2 55:4, 5,8,11,19,21,23 56:6, 13,19,22 57:24 58:15 59:10,15 60:2 62:14,19 63:1,10 66:16,21 67:2 70:24 80:14 84:16 85:6 98:3 101:2,21 102:6,21 105:7,10,23 112:6 123:13 125:8,9 135:6 169:23 170:1 176:1,4,6 178:6 179:4,10 185:2 190:25 194:17 197:1 198:5 212:17 225:5,6, 11,13 226:19 227:10 229:13,17 231:2 232:13,16,18 234:13 238:3,14 241:7,12,15, 20,21 243:3,19 249:18 261:1,6

commute
69:18 149:23 150:14 233:25

commuter
68:4 107:13 108:11 181:12

commuters
70:1

commutes
68:19

commuting
108:8

comp
49:25

company
39:14 40:1

comparable
58:9 60:16,20,23 66:24 97:17,24 105:7,11 106:4,8 153:17 172:15

compare
60:13 153:23 154:16

compared
99:2 104:3 129:22 152:1,22 156:5

comparing
93:21

comparison
55:10 93:25 125:8 153:12 185:12

compatibility
47:2

compatible
179:11

compel
22:7

competitive
105:20 123:6

compile
223:9

compiled
201:13

complete
14:10 198:10 242:22 287:3 295:13

completed
41:11 159:2 187:4 197:4 217:1

completely
40:1 106:12 243:2 258:7,9

completing
268:11

complex
18:25 125:23 267:4

compliance
213:10 287:19

compliant
209:13 221:2

complicated
24:19 193:19

complied
141:19

complies
175:24 177:19 179:11, 20

compliments
214:12

comply
114:8

compositions
144:7

comprehensive
43:5 49:20 52:5 59:14

comprised
23:8 243:20 248:19

comprises
198:23

concentrated
212:5

concept
133:3 143:14

concepts
35:6

conceptual
142:15 143:5

conceptually
35:11 36:4 143:24

concern
37:6 113:19 134:3 138:9 178:14 215:5 260:4 277:20 278:1

concerned
53:21 183:2 245:4

concerns
31:14,22 37:22 38:11 43:15 44:3 49:12 51:12 127:4 130:12 131:18,25 139:22 178:22 190:18 192:6,8,15 194:3,5 244:24 245:11,13 255:15,17 260:1 292:23

concessions
32:1

concise
239:24

conclude
62:24 77:4

concludes
63:13

concluding
188:16

concrete
53:4,8

condition
11:5 121:23 138:16 156:8 157:15,16 158:1 187:17 195:12 203:11 249:2

conditions
21:11 43:4 47:13,25 48:15 50:20 51:10 53:7 56:24 63:6 77:3 86:10, 11 101:4 121:9 125:16 133:17 134:5 138:23, 24,25 160:3 168:5 174:22 175:4,15 179:21 182:21 187:13,23 188:10 190:20 191:4,12 194:7,10 195:7,14,15, 16 198:9 199:1,2,5 215:3,9,11,14 219:25 245:12

conducted
60:1 69:1 71:20

conducts
68:23

conference
211:12

confident
26:12

confined
84:7

confirm
10:5 105:3 126:15 141:18

confirmatory
106:23

confirmed
105:1 107:20 141:20

conflicts
218:4 219:7

confused
152:6 162:12 292:1

congregate
231:24

congregation
71:15

connect
149:6 215:6

connected
179:5 224:21

Connecticut
71:12 72:11,17 93:24 126:23 127:3 192:18 193:17 226:11 248:16

connects
86:15

consensus
127:23

conservative
69:10 71:18

conservatively
132:18

considerably
37:4

consideration
24:18 27:9 60:10 110:10 133:8 206:4,9 208:22 212:23,25 232:20 254:17

considerations
111:24 187:14 207:8 209:1

considered
132:14 177:4 179:10 193:20 249:15

considers
176:23

consistent
11:11 48:18 56:12,19 190:25 229:20 285:8

consistently
128:4

consolidated
220:20

consolidating
146:3

constant
256:6 260:1

constantly
256:9

constituents
197:1

constrained
11:14

constraints
218:10

construct
61:17 230:2,3

constructed
65:14

constructing
86:14,18

construction
113:18 289:25

consultant
28:21 37:14 43:22 119:19 242:17

consultants
64:5

consulted
66:4

consumer
56:1

contained
66:6

containers
40:2

contemplated
137:21

content
24:8

context
58:11 59:21 64:7 65:23 76:1 87:18

continue
10:16 116:1 138:20,22 139:7 155:23 173:23 201:24 238:2,13 265:24 266:14 267:24 268:2 270:20

continued
50:6 138:9 267:10

continuing
74:23

continuously
192:15

contradiction
36:21

contrary
54:19

contrast
60:17

contribute
200:1

contributed
8:3

contributing
7:7

control
52:25 236:21

convenience
47:3 48:12 61:14 62:10, 19,22 96:25 97:9 98:9, 22 173:11

convenient
48:4 49:4 55:17 57:24 58:1 60:3,18 62:5 91:16 96:22 97:6 98:15 99:4, 12 102:20 135:7 149:23 150:2 178:25 179:3

conveniently
61:11

conversation
107:19 117:21 125:2,4 139:22 217:3 225:17 226:22

conversations
82:6 84:4 137:6 140:9 143:17 187:3 190:19 255:14

convert
249:18

converted
67:13

convinced
183:16

cool
35:23

cooperatives
56:1

coordinate
280:14

coordination
252:20 269:21

copied
195:11

core
27:17

corner
143:15

corporation
163:8

corral
198:20

correct
7:15,18 9:13,14 18:22 95:17 106:7 111:7 114:3 118:6 126:23 127:11 135:25 136:18 140:15 148:1 149:19 150:12,14 151:8,10 152:3,10 157:18,21 158:7 159:15,21 160:1, 3,4,9,19 163:1,6 164:23 165:17 166:1 169:18,19 170:7 171:2 185:16 186:20 187:2 189:15 205:9 216:17,18 217:20 219:10 262:4 285:24,25 292:21

corrective
221:19

corridor
160:17

corroborates
83:3

Cortney
140:14 142:19

couldn't
114:6

counsel
22:18 145:25 146:1

counseling
56:1

count
71:23 135:23 158:18 201:9

counted
67:7 71:13,14 108:6 152:13

counting
214:17

countless
31:19

country
229:15 241:5,7,18 257:7,11,19 258:2 261:15

countryside
240:9

counts
67:11,20 71:20 79:18 82:19 101:6 108:15 124:6 156:15

couple
16:3 31:22 60:6 74:4 78:18 91:21 96:18 99:18,20 116:17 117:20 120:10 122:25 123:19 125:19 126:8,11 127:15 131:8 132:5 172:17 205:23 209:10 217:3 255:1 266:9 273:2

court
21:2 34:6,11 35:17 40:19 50:13 73:21 118:23,24 137:19,20 138:5 143:3 156:3,23 157:23 164:25 165:3,5, 8,10,11,13,16 166:4 171:8 239:16 240:15,17 250:7 255:24,25 256:1, 8 264:21,22,23

courts
15:19 35:19 42:22 48:24 50:13 52:8,9,10 118:22 121:24 123:19 136:21 137:22 138:3,8, 9,12 141:9,11 154:25 156:2,5 157:1,3,4,8,21, 24 165:10,19,25 168:14 170:20 234:7 244:22 247:6 249:25 256:4

cousin
85:10 234:11

cousins
85:11

covenant
44:14

cover
159:11

coverage
59:16 60:24 97:15

covered
17:16 57:10 88:11 97:23 125:1 159:14 167:20 198:14 210:12

covers
64:6

coworking
155:5

coyotes
246:22

create
7:25 11:7 27:16 28:17 48:14 94:3 130:21 142:6 219:4 290:7

created
23:7 26:24 32:13 45:6 90:13,19 91:14 128:1, 13 176:6 268:21

creates
61:18 256:24

creating
7:8,13 88:23 205:19 245:17

creative
122:12 202:10

credit
185:14

creek
15:11,15 24:23 26:1 27:16 28:8 29:5 30:25 32:21 33:7,10,20 34:15, 16 46:24 53:16 54:4,10 55:7 56:6,23 58:12 60:14,18 61:1,11,20 62:2,4,7 64:5,8 65:10 66:9 67:3,16,24 71:21 75:15 76:16 77:5,25 87:3 94:16 96:1 105:19 106:2 107:20 109:4,15 112:8 123:8,10 124:8 132:13 141:10 148:1,3, 4 149:4,6,10 153:10 154:3,7 155:11 160:12, 18 163:8 176:5,14 190:9 192:20 193:2,25 194:2 230:23 232:15 233:25 234:25 240:4 243:19 246:5,9,15,18, 20 249:5 250:4,6 257:10 259:19 261:3

Crest
248:18,24 249:6,8

Crestwood
28:1,4 65:5 148:22,23 149:1,5,7,8 150:3 250:5

criteria
29:10 46:25 47:12 53:16 55:14 57:11 63:10 175:25 176:10 177:16 179:8,24 285:5 295:14

criterion
178:4,23

critical
60:7

crock
124:17

cross
33:9 148:1,3 149:3 164:13 192:21 263:2,8 271:25

cross-examination
145:7,10 146:4,10 147:5

cross-examinations
146:7

cross-examine
146:11

crossed
193:25 234:8,9,22

crosstown
33:12

crosswalk
33:9 87:4 209:16

crutches
161:3

Crystal
174:19

CTR
159:4,6

cultural
48:17 49:2 56:15

curb
91:3,7 210:2

curb-to-curb
73:8

cure
232:13

curious
87:13,20 116:17 118:25 119:2 120:9,23 122:11, 14 127:17 130:4 139:19 140:8 181:7 183:15 195:6 196:4 203:25 255:13

current
34:18 115:17 129:16 165:22

curves
73:22

cut
227:19 257:23 259:24

Cutter
224:8 230:15

cycling
149:12

cyclists
218:5

D

D.C.
24:24 25:5 28:16,18 59:3 66:16,21 85:2 91:4 169:7,16 214:15 224:19 228:20 240:2 241:5,15 249:11 253:4 261:17

D.c.'s
76:7

dad
109:21

dad's
214:11

daily
77:22 133:13 242:1 247:18 249:21 261:4

dark
149:18,22 245:5 262:19

dashed
72:7

data
66:10,14,15,22 68:16, 17,18 69:6,17 103:6 107:23 108:2,5 109:13 123:15,25 150:13

data-driven
60:1

date
49:9 66:12 162:4 216:20 267:21 268:15 278:5,23 279:1,9,14

dates
34:9 36:16

daughters
260:24

Dave
24:9 41:21 87:22 97:4 111:13 119:6 141:25

Dave's
81:8

David
22:17

Davis
16:1 43:25 146:1

day
13:6 27:5 39:20 40:5,6, 7 43:13 67:9 72:3,6 79:19,20 80:5 82:11,16, 17,25 83:4,8 85:24,25 86:8 93:16 106:9 107:5,

22,23 108:16 110:4,8, 22 118:19,20 120:13,14 152:15,17,18 158:10,17 206:21,24 220:7,19 235:24 239:17 242:25 252:1 256:4 262:17 266:14 268:13 269:18 271:12,19 272:24 285:20 286:7 293:24 294:21

days
35:24 51:18 67:11,12 106:24 107:7 154:20 183:17 195:21 230:2 246:11

DC
27:7,18

DDOT
11:13 37:25 77:23 88:11 106:18 113:23 114:9 174:23 175:15 178:21,22 179:22 195:10,17 197:18 198:4,8 199:2,16 200:8, 15,17 201:14 203:25 204:2 205:22 207:4 209:22 211:12,19 213:4,25 214:15,22,24 215:4,10,12 216:4,7,14 217:18,22 258:14 278:14 285:10

DDOT's
199:1,5,25 202:16 203:22 204:14 205:5 216:21 221:18

DDOT'S
71:5 77:3

de
249:19

deal
169:4 244:23 257:15,16 258:11

dealing
145:4

debate
230:2

decades
128:7 258:2

December
268:6,16

decide
84:14

decided
132:23 187:9 205:1

decision
58:5 126:2 254:12 279:21,23

dedicated
93:9 117:23

deeply
33:25 34:4

deer
240:8 246:23

defer
276:19

defers
178:21

deficiencies
198:17

define
22:24 58:21 176:20,23 193:3

defined
54:8 85:4 187:18

defines
58:22 193:15

defining
181:6

definition
59:8,20 120:4 181:14, 21 193:9

definitions
56:4

degree
130:25

deleting
249:4

deliberate
13:2,5 286:19

deliberation
13:9 295:9

deliberative
287:6

deliveries
135:23 263:11

delivering
262:25

delivery
57:20 203:1 252:16

demand
64:10 71:7,18 72:8,18, 21 77:20 85:17 198:23

demands
11:8

demolition
249:2

demonstrate
46:23 47:19 48:5 51:25

demonstrated
55:9 62:23 63:5 65:23 190:17

demonstrates
54:13

demonstrative
61:6,14

demoted
294:8

denominator
157:12

denote
75:14

density
49:1 50:2 94:7

Department
115:20 197:19 198:2

depend
221:22

depending
86:4 120:4 203:3 272:4

depends
149:5 150:1 168:17

depicted
58:6

deputy
142:19

derelict
249:2 265:2

describe
276:2

describing
189:23

description
56:12

descriptions
56:5

design
5:25 6:4 35:10 36:11 43:15 50:9 52:7 57:13 87:20 115:14 117:8 124:25 133:4,20 140:5 141:13 143:10,13 209:11 216:15 218:8 222:2 284:7 292:3

designate
249:7

designated
244:6 248:20

designation
249:17 250:22

designed
65:13 114:8

designing
114:5

desire
189:10 293:6

desires
250:10

desperately
232:11

destination
63:2

destroy
243:3 247:11

destroyed
247:14

detail
23:13 49:23 114:2

detailed
21:18 144:21 277:1

details
21:9 25:14 27:9 168:6,7 199:24 279:25

determine
60:1 66:2 70:4 104:23 277:7

determined
10:21 278:24 280:6

Dettman
16:9 22:20 23:19 46:12, 15,21 53:20 96:24 97:4 103:5 117:1 125:7 167:18 169:22,23 170:1,5,8,14 171:3,21 172:1,14 173:9

develop
249:3 257:23

developed
109:14 138:1 152:25 159:10

developing
69:3

development
49:7 198:1 285:8

devices
198:19

devote
268:10 269:18

diagram
60:22 61:8,17,21 62:3, 16,23 126:12,13,15

diagrams
97:12

dialogue
141:21

dictate
119:10

didn’t
10:5 44:5 71:21 80:11

difference
55:19 153:15 154:16 225:15

differences
94:1

differently
19:14

differs
60:5

difficult
122:22 185:12 247:23

difficulties
63:25 74:5 78:7

dig
117:6

digital
294:12

dimension
166:11

dimensioned
166:8,25 170:15,17,23

dimensions
167:23 170:11,19 171:10

dining
39:5 124:13

dinner
56:16 124:12 158:20 242:13 264:19

dinners
42:23 67:4 105:24 158:19 177:25 202:24 207:18 222:10 242:13 245:9 247:7 256:5

dioramas
293:5

dip
57:2

diplomat
241:3,4

direct
90:17 91:10 142:13

directed
195:2

direction
113:15 287:9

directions
242:21

directly
53:4,8 60:15 87:10 113:1 153:17 192:21 216:14 247:17 255:16

director
69:12 94:20 142:19

disadvantaged
54:17,25

disagree
154:5 185:17,18

disaster
93:14

disclose
17:9,11

disclosed
173:16

discourage
149:12

discuss
66:1 105:8 129:20

discussed
49:23 59:17 141:5 181:18 196:4 205:9 206:23 213:7 220:14

discussing
6:17

discussion
89:21 96:22 100:18 105:5 116:16 135:2 136:25 140:21 141:3 191:13 192:11,17,19 206:1,7 220:12,21 273:1

discussions
43:2 130:3 136:17 146:21 175:1 196:5 225:3 243:22

disparity
95:1

disrupt
247:9

disruption
250:16

disruptive
250:16

distance
60:9 61:10 75:18 85:22 92:21 121:8 132:19

distances
112:17

distilled
24:20

distinct
55:2 56:5

distinction
54:21 55:1 103:17 140:23

distracted
214:5

distributed
19:13

district
12:7 50:23 76:2,12 84:15 97:15 99:9 100:8 102:13 144:25 198:2 202:8 228:10 240:6 249:13 283:19 286:8 294:24

divide
230:4

divided
19:8 229:15

docket
265:8 266:16 267:5,21 268:20 271:4

dockless
198:18

doctor
272:18

doctor's
269:1 270:13 271:17

doctors
252:15

document
43:4

documentary
227:8

documentation
123:24

documents
19:1 20:17

dog
235:18,19 261:21,22 262:1,2

dogs
233:12

dollars
237:17,22 241:13,14

donut
129:24

don’t
20:7,16 21:22 26:17 29:5 30:7 38:12 39:11,

12 42:8 43:1 46:8 79:9 80:8 81:4 84:20 89:18 93:17 94:2,8 95:25 97:7,21 102:20,21 103:6 104:14 114:1 115:10,15

door
281:18

doors
290:24

dots
97:18 126:13

double
188:13

double-check
166:19

doubt
129:14

downhill
151:13

downtown
225:10

dozens
25:18 26:20 34:23 40:22 79:15

DPR
59:14 97:15

draft
175:3 194:8

draw
54:21 59:4

drawings
117:16 292:19

drive
29:5 30:7,13 31:3 70:6 77:18 100:13 122:4 149:3 150:12 161:4 204:18 216:14 234:2 242:1 253:7 262:7,10, 11

driver
76:15

Drivers
76:4

drives
70:6 135:3 242:20

driveway
135:16 161:7 175:9 189:18 204:2,11 209:7, 12,14 215:17,22 216:16,23,25 220:17 241:24,25 248:22 257:1

driveways
130:10 134:4

driving
30:16,23 130:10,18 134:23 215:18 233:19 242:6 253:9 256:13 258:18

drop
38:5 90:18,20 91:6 130:22 201:2 220:5

drop-off
30:8 89:22 90:1 134:17 135:2

drop=off
91:14

dropped
91:15,18 201:7

dropping
135:5

drops
5:9

drove
141:1 233:16 242:2

due
51:22 74:4 78:6 208:25 291:11

duly
190:9

dumpsters
39:12,23

dwell
196:8

dwelling
220:8,9 289:15

E

e-bike
95:12 229:21,22

e-bikes
93:6,9 135:5

e-cargo
93:6

earlier
83:12 136:10 139:25 191:17 197:5 198:25 199:11 202:5 206:23 213:8 216:22 217:14 219:18 281:15

early
31:12 33:3 120:24 145:1 269:17

earnest
183:21

ease
213:15

easement
7:6 128:1,13,18 189:15, 20,22 204:4 214:21,24 215:2,5,7,12 218:19 248:22

easements
217:23

easier
6:16

easiest
87:7 93:10 296:12

easily
88:5,15

east
65:19 91:25 94:10 137:14,17 209:20 250:6 293:15

eastbound
113:15

eastern
141:10

easy
8:8 92:15 135:13 281:16

Eaton
228:13

echo
230:25 232:12 236:12 245:22 255:7

economic
55:24 257:25 258:2

ecosystem
250:20

Ed
14:15

edge
65:15 140:19 141:8

edges
61:10 98:11,14 141:18

educated
241:11

education
33:4 48:16

educational
198:12 200:24

effect
92:17

effective
203:16

effectively
50:18 51:10 76:4 204:2 212:14

effectiveness
53:13

efficient
138:6 237:13

efficiently
227:3

effort
12:14 45:9 253:18

efforts
25:15 32:17 245:12

egress
35:8 42:16 143:7 252:9, 22

eight-year-old
251:21

Eighty-five
176:25

elaborate
183:12

elderly
225:1 227:5

election
228:19

electric
92:14 151:20 198:19

Elementary
228:13

elements
52:11 117:8 142:15 143:20

elevation
87:24 291:25 292:19,20 293:13

elevations
292:4

elevator
115:9

email
161:18 192:2

emailed
229:6

Emily
16:12 280:21,24 288:8

emotional
258:6

emphasize
136:8 246:25

emphatically
131:13

employees
202:25 207:21

empowerment
25:3

enact
211:13

enclave
244:5 248:20 249:9 250:12,23

enclosed
52:13

encompass
254:21

encourage
76:21 91:10 213:14 260:8 263:13 297:10

end
27:5 49:23 53:13 80:20 82:8,17 115:22 137:10 160:7 195:21 229:8 230:13 235:7 241:11 271:1,18 293:6,24 294:21

ends
59:6 148:20

endured
8:14 247:21

enforceable
190:20

enforcement
215:4

engagement
56:10 194:17

engaging
196:20

engineer
88:3 168:10

engineering
69:2 249:24

Engineers
66:5

English
227:9

enhance
179:14 250:19

enjoy
112:11 122:7

enjoyed
231:18 261:4

enjoyment
246:16 247:12

enlarge
35:14

enrichment
49:3

ensure
50:24 133:13 176:18 204:18 210:5 278:24 280:11

ensuring
50:2 215:10

enter
73:7 74:12 113:14 204:21

entered
67:18 109:11

entering
75:1,23

entertain
241:9

entire
27:12 44:21 84:1 93:9 108:3,16

entities
228:22

entity
240:20 241:2

entrance
36:1,3,13,14,17 37:10 39:20 52:20 65:14 75:14 86:7,15 87:2 88:16,24 90:13 93:1 113:19 114:22,25 115:16 140:22 192:22 209:18,19 212:22 215:6 220:17

entry
86:2 88:23

entryway
89:20

environment
58:16 135:21 249:12 250:18 261:14

envision
221:8

envisioned
78:23

envisioning
124:8

equally
116:25

equates
188:1

equation
98:8 150:15 157:13

equipment
52:12 150:23

Erkin
198:1

errata
8:10

erred
80:19

esoteric
21:20

essentially
61:18 78:22 83:2 112:25 128:21 181:16 275:13 280:4

established
16:20 57:6 285:8

estate
32:23 33:22

estates
49:14

estimate
81:16,24 82:13,24 94:13 102:25

estimated
51:19 69:7,15 120:16

estimates
69:10

estimating
68:15

ethos
31:16

etiquette
27:11

evaluate
53:12 58:13 175:21 216:15 218:21

evaluated
70:21 147:24 216:19 220:15

evaluating
84:5

evaluation
23:18 72:1

Evan
224:7

evening
20:21 124:19 213:1 268:1 297:23

event
52:15 110:22 159:8,11 186:19 188:8 198:24 206:21 208:1,7 219:14

220:4

event-type
208:12

events
52:15 67:5 72:24 76:22 80:3 105:24 106:1 110:9,12,13,15,19,21, 23 111:14,17 120:12 122:2 124:19 134:12,15 159:6,10,12 160:8,21 175:13 178:12,16 182:19 186:4,5,22,24 187:2 198:12 200:3,14 206:3,6 207:14,16 208:3,10,15,16 222:10 245:3,8 247:8 260:4 264:10

evergreen
41:1

everyone's
223:2

everyone's
27:8 79:23

everything's
20:14

exact
108:16,19,20 119:10 120:6 229:24

examination
272:1

examples
76:2 181:19 185:1 225:24

Excellent
9:18 17:8 63:20 236:17 295:16 296:5

exception
8:19 11:3,21 15:17 22:23 23:2,20 25:14 46:25 47:5,9,12,19 57:11 73:11 84:25 85:2, 9,14 101:14 174:21 190:13 191:3 198:5 208:13 235:3 260:22 273:16 281:1 285:5 286:25 287:15,20 289:10 295:14

exceptions
191:2

exception's
6:15

excited
26:5,11 88:17 117:3 237:23

exciting
116:22 229:20

exclusionary
80:11

exclusive
241:23

exclusively
54:11 176:12

exclusivity
29:9

excuse
41:9 164:15 251:9

excused
13:4

executive
94:20

exempt
100:3

exemption
5:24 8:1

exercise
42:9 48:24 56:15

exhibit
9:10 49:24 145:3 156:1 162:25 190:14 198:8,22 282:19 286:24

exhibits
112:19

exist
26:17 54:22,24 56:8 60:25 160:3 165:6

existed
221:4

existing
5:22 11:5 35:13,17 36:9 50:12 58:9 60:14,19 61:9 71:8 73:20 130:16 137:7,8,20 138:5 165:3, 8 171:5 177:11 215:16 273:20 281:6,18 283:1 289:13,14,23

exists
127:25 129:14 190:23 209:25

exit
74:15 113:1 204:21

exited
109:11

exits
74:13 75:21 113:2

expanding
35:18 165:2,7

expansion
123:18 143:3

expect
67:3 70:8,13,18 82:25 106:2 107:9 115:7,10 144:10 150:24 156:21 161:9 268:9 271:25

expectation
53:6 124:14 200:21 202:2

expectations
22:2

expected
65:24 66:2 72:21,23 76:17 77:10 115:4 175:10 177:23 228:16

expecting
70:15 148:25 211:10 254:19 271:8

experience
94:25 214:23 252:8 264:9

experiences
234:14 235:16 254:9

expert
16:8 17:2 23:16,19 216:21 263:6,8

expertise
196:9 216:21

experts
256:12

expired
76:25

explain
83:23 180:11 240:2 241:22 258:5 277:14 278:10 282:25 283:3

explained
180:19

explanation
117:10

explicitly
92:7

exposed
226:3

express
249:14

expressed
49:11 118:3 243:24

expressly
54:21 59:2 76:7

extend
72:10 250:6

extended
101:12,17 197:5

extends
65:18

extensive
36:24 146:15 190:14 192:11

extent
91:14 99:11 112:13 114:10 122:3 128:21 133:23 137:9 141:21

exterior
35:7 111:9

extra
74:4

extrapolated
67:23 94:14 109:13

extreme
91:24 121:9

extremely
246:24

eye
228:22

F

fabulous
246:6

facilitate
65:13

facilitates
133:1

facilities
27:2 40:13 47:10 48:23 50:4,5 55:20 56:2,18 66:18 85:25 86:1 92:5 97:21 99:8 102:23 103:21 106:17 121:12 123:9 136:14 137:1 141:4 153:20 154:10 167:1 169:25 172:24 173:1 177:12 207:2 210:10

facility
38:10 40:11 61:24,25 65:22 70:7 77:6 79:1 83:6 98:2 104:22 105:7, 11,13 107:8 115:8 122:23 126:18 127:4 152:17,21,22,23 153:4 169:3 172:18 173:7 175:8,16 176:16,17 178:3 198:20 200:10 208:25 250:7

facility's
175:21

facing
290:17 293:13,15

fact
7:20 30:24 41:4 59:1,5 70:7 90:23 138:23 152:21 153:24 160:14 167:19 181:9 186:3 188:3 220:10 244:8 245:14 257:12 282:18 290:23 291:6

facto
249:19

factor
28:8 92:13 99:13 106:22 153:17

factored
151:10

factors
58:5

fair
149:14 170:20 183:3 219:6 266:8

fairly
59:11 92:15

fairy
258:19

fall
7:22 119:13

familiar
215:20 276:20

families
25:18 26:23 27:17 32:14 45:2,6 78:18 83:20 99:22 100:18 103:25 225:15 234:15

family
29:16 44:1,6 56:1 85:6 101:12,15,17 177:1,25 202:23 207:18 214:10 222:9 224:18,24 229:12 233:10,22 235:18 247:3 248:21 249:1,19 250:2, 3,14 281:22

family's
233:23

family-oriented
38:10 70:7 111:14

fantastic
25:8 38:25 44:7

farther
40:12,13

fast
132:21

faster
132:8

father
25:1 27:22 93:12

fats
169:9

favor
230:8,22 276:21

favorable
48:15 125:16 279:23

favorite
93:15

feasible
40:2

feature
95:25

features
59:11

February
279:15

federal
35:1

fee
177:18,25 178:2 241:13

feed
243:8

feedback
23:14 31:8 32:10 36:25 37:19 143:2

feel
17:14 27:10 36:22 37:4 43:3,6 79:1 85:15 104:16 125:12 129:17 134:24 179:13,23 207:8 234:19 238:2 255:23 260:25 272:9 277:12

feeling
265:20 267:8

feels
132:21 255:22

fees
57:4 176:15

feet
5:22 6:24 7:5 9:6 10:24 30:20 37:9 40:20,22 73:8,9,10,11,12,13,15, 17,18,19,24 74:21,22 75:5 76:10,14 87:24,25 91:2 121:6 123:23 128:5 165:8 166:19,21 240:14 242:11 263:7 283:11 290:2,9,11,22 291:7

fellow
248:17 296:4

felt
80:24 81:7 106:4 122:22 153:7 266:23

FEMS
119:1,3,18

fence
41:3 141:6 142:1,3,4,5, 8,11 165:22 256:7

fences
165:19

Fendley
14:15

feverishly
223:11

fewer
122:5 238:12

field
23:1 231:10,15

Fifteen
83:16

figure
211:12

file
280:5,10

filed
20:19,20 21:6,16,17 137:10 169:17 188:23 219:10 274:22

filing
163:18 184:25 185:1 210:17 219:15

filings
20:6,7,19,20 127:19

fill
140:18 255:15

final
78:8 191:4 249:9

finalize
163:19

finally
48:3 52:4 77:4 103:23 234:18 247:16

financial
81:2

find
11:4 77:25 94:9 102:19 122:22 147:11 162:2 197:14 212:11 231:23 235:7 236:20 271:12,17 272:22

finding
123:9

finds
17:4 175:24 191:1

fine
5:9 89:6 103:11 124:13 142:22 147:4

fine-tune
6:6

finish
41:20 117:12 169:15 266:15 267:17,20

fire
35:8 42:16 43:13 104:24 119:19 143:14, 16 252:24 293:16

firm
46:21

fit
66:7 104:23 114:8 281:13 283:10,16 284:4

fitness
67:4 105:25 121:4 150:18,23 151:3 155:4, 10

five-minute
273:3

five-year
174:24 175:2 180:25 181:3

fix
90:9

fixed
137:2,6

flat
281:7 285:22

flex
201:3

flexibility
118:10

flexible
211:3

flip
42:7

floor
42:4,7 119:11 120:5 281:4,5,21,22 290:5,10, 19

floors
119:15

fluctuates
253:19

fluid
59:6

fluidity
59:7

FMES
43:11

focus
48:2 58:18 117:19 125:3 131:9 140:19 147:21 170:10 185:19

focused
55:4,19,23 62:25 117:18 125:4 131:2 138:4 172:19 185:19 261:24 271:20

focusing
21:25 117:8

folks
25:21 26:20 28:6,8 29:6,7,13 30:5 31:3,17 32:19 37:2,12 43:25 79:15 81:12 85:3 95:5, 6,8,10,25 102:10,14 104:23 107:20 162:16 169:13 223:20 232:9 236:12 245:1

follow
96:10,19 147:17 195:17 200:18 215:4 255:8 277:15

follow-up
126:8 143:5

food
53:2 57:5

foot
65:24 88:1 152:23 215:18 232:1 234:1 290:1,21

footage
151:3,4 153:13 154:2 282:3 290:10

footprint
35:14 283:24 290:6,8

force
102:23

forced
250:2

forcing
102:6

forest
61:3 65:4 246:18

forever
25:11 30:19

forgive
202:5 214:5

forgot
269:19

form
129:16 159:14 229:13 282:13

formed
176:6

forming
229:18

forms
249:25

formulaic
104:19

fortunate
33:17 253:12

fortunately
252:10

forward
42:2,19 199:7 229:8 267:3 273:2 279:18 280:9,15 291:22

found
48:25 66:5 123:21 178:20 179:19 192:5 285:5,23

foundation
168:25

founded
246:10

founding
50:23

four-acre
80:17

four-minute
146:10

four-year-old
93:13

fourth
26:7 39:10 120:12 257:6,8 264:17

Fowler
281:10,12 282:22,23 283:9,25 286:14,20 289:19,20,22 291:20 292:2 293:1,14 295:3,4

foxes
240:7 246:23

fraction
103:25

frame
165:23

Francis
172:17

frankly
103:13 132:21

free
27:10 32:8,15 36:23 37:12 271:12

freely
173:4,6

frequency
33:13 64:21 71:4 222:9, 12

frequently
140:4 187:21

fresh
267:9

Friday
20:21 21:6,15 67:7 68:2,9 82:22 107:7,12, 18,21,24,25 108:7,9,12, 17,20,25 109:20 158:17 219:11

Fridays
217:4 240:24 253:18

friend
192:25 231:9

friendly
258:12

friends
231:24 232:9 234:23 257:4 264:18

friendship
229:18

friendships
27:4 234:8

front
134:22 192:22 240:14 255:25 256:4,5 280:5 284:4

frontage
112:25 113:2,5 208:19, 20 209:17 213:10

frozen
240:5

full
13:17 19:4,6 50:20 57:18 114:17 143:13 195:21 209:14,24 210:6 221:8 240:6 271:4 279:21 283:13 284:1, 12,22 287:9,14,21 290:19 291:5 292:13 295:13,19

fully
22:1 48:6 60:8 133:25

function
128:5,6,8 131:15 205:7, 16

functionality
131:11

functions
132:10

fundamentally
245:14 260:5

funds
81:6

future
44:13 45:2 127:22 164:9 278:23

G

games
250:11

gaps
60:24 61:2,6 98:7 140:18

garage
34:12 281:4,20,21,23 282:4 283:13 285:3 289:23 290:8,11 291:6, 8

garages
290:23 291:3,5

garbage
39:11,24

gardens
56:16 98:6

gate
38:7 133:21

gathering
190:24 238:1

gatherings
49:3 56:10,17 124:12

gave
143:2 215:2 252:2

gay
226:2,3

gear
226:10

Gearing
249:7

gen
105:1 108:1

general
7:14 40:8 47:12,18,21 48:12 56:25 57:11 59:15 99:5 106:21 108:8,10 115:7 117:3 139:21 140:4 143:24 162:24 177:17,22 179:8,9 187:8 188:17 205:10 212:13 238:17 259:20 277:23 278:1

generally
29:4 31:21 32:4 68:4 92:1 118:20 143:23 177:13 188:15 223:1 276:3

generate
51:17 108:12,13 154:11 175:10

generated
152:17 157:8

generating
52:11 206:8

generation
51:19,21 64:7 66:2,5, 10,21 123:22,23 153:6 155:9 156:19 202:9

generations
26:4 45:7 234:9

generators
154:21

gens
110:12

gentleman
225:8

genuine
25:21

Gibian
257:22

Gibian's
264:25

GIS-BASED
61:16 97:12

give
24:21 33:15 41:25 74:4 108:16 118:11 120:6 123:15 144:18 148:23 167:22 173:19 182:18, 23 185:14 186:6 224:11 225:24 226:7 235:1,22 238:14 239:9 242:4 248:12 271:20 274:5 277:8 282:19,20 290:13

giving
182:24 232:17 254:17 265:5

Gjesfjeld
140:15

glad
5:13 6:15,17 288:6 289:19

glass
166:12,16

Glen
243:19

Glenstone
246:7 247:17

goal
7:4 103:24

goals
49:20 201:4

Goldman
224:7 228:1,2

Goldstein
6:13,14 7:10,16,19 8:5, 13,25 9:1,15,21 10:3 12:24 13:10,12,15 14:12,13,24,25 15:7 18:10,11 45:18,21 78:13,14 81:15,20,24 82:4 83:10 85:19 87:12 88:20 89:20 90:10,12 91:20 93:19 94:6 95:14, 20 96:8,15 105:17 116:15 127:13,15 129:19 135:22 136:1,3, 6,13 139:9 180:4,6,16 181:5,22 194:20,22 195:19 196:1,10 199:17,18 200:4,16 201:18,25 202:15 203:9,17 205:6,13,18 255:5,6 258:21,24 259:1,10 260:7 266:3 267:20 268:14,17 272:12,15,17,19,25 274:10,20 275:15,17,20 276:1,8,15 278:4 279:5, 8 284:10,11 285:18 286:2 287:3,6,8 288:17, 18 292:11,12 294:8,18 295:17,18 296:18,19

Goldstein's
182:9

Goldstein's
101:7

good
9:16 10:13 12:5 20:1 22:16 31:16,24 37:5 38:16 39:2,25 43:6 46:19 64:2 66:7,14 102:21 104:17 106:4 117:15,16 121:13 145:24 146:5 164:19 173:23 174:16,17,18 190:5 194:15 197:21,24 200:22 213:13 216:11 221:19 224:17 233:3,6 256:15 265:11 277:2 279:8 281:12 282:7 284:18 285:1 287:10 291:20 293:24 294:1

goodbye
297:6

Google
242:20

googled
241:10

googling
263:6,9

Goulston
22:17 46:21

govern
55:14

government
173:20 190:2 228:22 229:13,14 249:11

grade
87:16,23 92:18,23 93:22,25 94:9 106:16 114:25 121:6 127:2 253:13

grades
92:15 105:17

Grand
257:11

grandparent
135:15

grant
18:6 191:3

granted
13:25 15:25 44:1

grateful
45:4

gravel
30:17 36:7 37:7,8,13 44:4 57:19 64:8 70:13, 16 73:1,7,10 74:14,24 76:14 77:9,12 86:7,25 112:19,24 113:1,7,15, 16 115:5,12 127:6 128:4,5 129:8 130:2 131:9 132:15 133:18 134:23 135:16 160:3,7, 13,24 161:4,11 189:13 203:19 204:1,5 205:2,7 208:18,20 212:20 215:17 216:14,16,23,25 226:25 239:15 240:13 241:25 242:7,9,24 243:20 244:25 248:22 255:13 256:12 258:18 262:23 263:3,14

grease
169:3,7,9,11,14

great
13:6 24:4,15 44:6,7 82:17 90:8 115:6 121:18 124:9 126:10 147:6 197:24 237:16 244:23 245:11 248:10 269:22 274:4 282:20,24 284:5 295:19 297:23

greater
49:23 129:22 212:14

greatly
253:19

green
70:17 72:2 231:10,22 290:14,16

grew
27:2,21 233:16 246:3

Greystone
26:1 33:23 129:13 163:1,23 164:10 237:3, 8 244:6,7 248:20 249:7, 16,19 250:23 263:19 264:3

gross
120:5 154:2

ground
246:15

grounded
59:13

group
54:16 169:25 223:4 251:3 254:3

groups
54:18,25 70:8 156:9

grow
118:13,14 233:15

growing
25:4 183:7 234:3,6

guarantee
280:9

guess
78:24 85:20 100:20 104:21 109:3 113:19 118:17 120:9 121:4 122:12 157:14 165:22 181:9 187:23 208:18,24 210:9 211:11 228:2,8 236:24 238:5 267:19 274:24 276:23 280:3,7 283:7

guessing
81:20

guest
100:20

guests
100:22,25 101:3,5,8,13, 17 105:2 177:4 257:9

guidance
58:22 208:9

guys
26:14 29:15 32:8,9 37:22 39:4 90:6 142:4, 10 144:21 206:4 227:7 236:14

guys'
226:23 227:4

gym
42:10,23 48:24 150:18 168:20 173:8

gyms
172:11

H

half
33:11,20 37:9 64:18 65:19 71:2 74:21 81:21 191:11 194:16 252:2

half-day
109:21

Halloween
111:15

hand
41:17 42:1 43:21 191:11

handful
114:20 134:12

handle
203:23

handling
53:3

hang
193:5

hanging
285:19 286:16

happen
37:17 100:13 135:10 161:9 218:23 238:4 245:5 257:13 262:18

happened
71:14

happening
133:25 156:16 158:6 186:7 220:25 221:6 269:8 278:21

happy
14:6 25:10 33:3 36:11 42:24 63:13 103:8 191:16 199:10 214:11, 14 222:15 232:17 237:14 277:15 284:22 294:3 297:19

hard
171:1 222:4 297:14

harmony
47:20 48:8,19 63:8 179:9 233:22

Harvard
241:12

Hashanah
71:15,16,19,22

hassle
226:12

hate
233:19 269:21

hazard
219:4

He'll
214:11

head
37:24 91:19 118:8 204:21 223:11

headed
93:23

heading
113:14

headquarters
32:24 33:21 247:16,20

health
48:12 169:7,16

hear
5:10 8:21 19:17 23:5 24:2 25:14 29:20,24 30:17 31:8,14 37:6,13, 19 42:13 45:15,24 46:13 63:16 86:3 90:6 94:10 124:24 125:20,25 130:3 136:20,24 138:9 146:6 164:20 191:22 197:21 214:11 223:3 235:15 237:2 241:24 243:9,10,14 245:22 246:19 248:8 251:16 254:19 255:2,13 259:2, 18 263:21 265:12,13, 17,19,25 267:9,14 270:10 272:4 275:2 284:10,25

heard
29:14,25 37:23,24,25 41:7 45:16,20,21 65:12 96:11,21 99:21 113:20 128:4 131:12,17 132:5, 6 137:23 146:15 147:22 192:6,19 202:9 225:3 232:2 234:22 235:5,9 240:15,21,23 241:10 244:17 254:22,23 259:11,12 267:1,12 271:22 272:9 279:10

hearing
13:10 36:24 116:25 131:25 139:7 161:22 194:7 199:11 213:8 217:15 219:18 235:7 265:24 266:15,24 267:10,25 268:2 273:13 275:18 276:4,10,19 277:5,12 278:23 286:19 295:8

hearing's
139:8

hearings
10:25

hears
25:17

hearsay
41:13

Hearst
123:16 172:17

heaven
251:24

heavily
181:10

heavy
240:24

height
118:22 282:3

Heights
61:3 65:6 95:12 148:7 193:25

held
71:15

helped
33:3 117:24 145:4

helpful
7:14 10:4 108:18 145:11 166:23 188:15 194:23 271:23 294:19

helping
12:19,25 54:25 254:11

here's
29:17

heritage
114:6,7,13,14,18,19 116:21 199:9

herons
246:23

hey
28:23 29:12,14 32:8 37:19,21 39:3,10 40:9 42:15 43:14 44:15 80:11 81:9 85:9,10 95:23 101:9 102:4 129:10 138:11 141:24 142:10 143:2

he's
27:22,24

high
33:13 64:21 71:3,18 82:8,17 120:13 124:20 241:11 292:22

higher
69:25 94:15 151:14 154:10,13 160:5

highlight
55:25 259:15

highlighted
125:15 180:16

highlights
34:22

highway
30:20

hiked
246:5

hill
32:23 33:22 34:8 91:19 121:7 192:19,21,23 285:9,11 287:18

Hills
61:4 65:5

historic
7:21 16:12 33:24 34:1, 3,4 35:2 36:7,10,20 42:12,17 43:18 44:5,14 49:12,13,17 50:7,9 63:3 89:4 113:22 179:15 240:6 244:6 246:14 248:19,20 249:8,11,17 250:22,23 283:18

historically
58:24 88:24 250:17

history
44:23 130:14

hit
168:8 245:24 253:2 265:1

hitting
240:22 256:9

hold
111:17 136:11

holding
118:6 261:20

Holdings
163:1,23 237:3

holds
156:3

holiday
34:2

holidays
268:4

home
26:8 69:20 235:17 240:25 249:1 251:22 254:10 294:14,17

homeowners
37:24 281:14 282:7

homes
248:19,21 250:3

homework
240:23

honest
9:2

honestly
93:5 135:11 170:21

honor
229:10

hope
63:17 126:4 146:16,18 228:17 245:22

hoped
265:17

hoping
288:1 290:5

horizons
210:25

host
34:1 123:6

hosts
158:19

hot
82:24 137:11 247:5

Hotaling
16:12

hour
19:5,6,8,9 37:16 51:17, 20 68:3,4,5,8,9 70:14 72:9 76:17 77:11,12 92:12 106:10 108:6,9, 11,13,23,25 109:2,12 131:8 132:19,21 148:20 151:15 152:18 156:5 191:11 265:15 272:2 292:10

hours
32:2 39:21 52:15 68:1, 11 70:11 107:13,24,25

108:6,14,17,19,20 109:5,6 118:18 149:15, 22 150:6 178:10 214:3 266:5

house
26:1 27:23 33:5,19,23 34:2,12,15 36:13 38:21 42:4 44:2,11,19,24 87:11 88:16 120:3 137:15 138:4 224:20 242:2 256:4 262:6,8 290:25

household
50:22 51:5 61:23 67:15 79:23 80:1 82:13 84:13 100:21 103:18 118:1 172:24 233:12 244:1

household's
173:9

households
49:2 51:1,3 62:1,3,6,11, 13 67:16,25 78:22 79:2 81:21 82:9,11 83:5 84:10 100:4 101:24 103:1,15 104:1,3,4,9,17 109:15 116:19 118:2,4, 9,12 153:1,2,9 173:4 188:9,18,22 243:20,23, 24 244:3,4

houses
34:7 193:10 239:15 245:1 249:4 257:24 291:7

housing
25:1 44:16,20

Houten
224:8 230:17,18,20 235:21 237:6

HPO
35:2,9 36:5 37:1 41:3 42:17 43:10,18 49:10 88:17 89:4,9 125:1 132:7 140:1,9,12 142:9, 22 168:23 169:18 198:14

HPRB
89:4 125:1

huge
88:15 234:7 247:22 290:14

hundred
247:8

hundreds
40:21 45:2,6 247:4

Hurst
226:9

husband
226:3 251:20

I

idea
46:6 83:4 130:15 187:8, 9,25 193:10 196:2 232:4,5

ideally
6:25 65:7

identified
122:25 209:5,15,23

identify
86:19 175:19

identifying
59:11 141:23

image
159:20

imagine
17:12 21:2 79:17,22 85:5 118:15 120:13 124:20 147:15 226:11 250:15 270:2

Imamura
9:25 10:1 14:9,17 15:3, 4,8 17:3,5,6 18:16,17 116:11,13 120:2,8 122:8 124:9 139:13,17 143:21 173:25 174:4,7 182:7,8 183:10,14 184:21 196:22,24 202:10 213:25 214:1,13 235:10,12 236:2 251:4 254:4,6 266:18,22 270:19 282:14,16,24 283:22 284:5 286:21,23 288:4,6,23,24 289:2 291:17,19 294:22 295:10,11 296:6,10,24, 25 297:4

Imamura's
288:14

immanently
269:5

immediately
51:3 239:14 255:25

immersive
231:6

immigrant
231:4

imminently
271:8

impact
30:2 49:8 50:16 53:9 78:1 81:10,12 104:20 114:5 120:25 125:15 128:22,23 131:7 175:17 185:23 207:9 271:9 291:10

impacted
92:2 113:20,25 114:7, 13,15

impactful
138:14 290:18

impacting
114:10

impacts
11:8 23:15,18 32:6 40:16 50:10,17,24 51:16 53:5 58:19 76:23 77:24 139:6 175:22 178:13 182:18,23 186:15 188:11 189:7 207:16 208:3 285:6

implement
199:3 212:14

implementation
179:20

implemented
57:14

implied
5:23

important
29:21 44:10 54:14 60:9 99:3 133:2 170:11 172:2 185:25 192:13 214:3 222:19 228:20 233:18 235:15 269:25 270:3

imposed
194:6

impossible
85:13 242:9,10

improve
131:11 203:11

improved
128:3,11 209:12,24

improvement
284:17

improvements
49:6,11 50:11,15 57:14 77:23 198:16 205:1,3 209:6 222:3

in/head
204:22

in/out
203:24

inbound
67:20 75:20

incentives
38:18

inceptor
169:11

inch
75:5

inches
73:9,13 74:22

inclement
122:4

inclination
88:1

inclined
267:25

include
11:22 19:5 61:2 68:24 89:2 172:21 177:17,18 198:11 221:16

included
84:1 107:12 185:15 195:23 198:9 202:23 279:2

includes
135:23 136:1

including
16:20 21:10 31:20 44:24 50:4 51:23 52:12,

22 54:24 57:4 64:9,20 65:4,9 67:4 77:21 190:21 194:11 225:9, 10,19 244:8 267:7 291:12 292:24

inclusion
174:22

inclusive
29:19 104:12

inclusivity
29:21 104:20

inconsistent
249:16 250:22

incorporate
32:10 191:3

incorporated
87:20

incorporating
36:25

increase
49:7 129:10 151:21 157:9 208:24

increased
128:22 130:25 157:12 178:8

increasing
137:8 202:24

incredibly
26:5,11 29:21 33:2,17 45:3 252:10

indefinite
59:10

independent
32:7

independently
185:8

indifferent
142:5

individual
91:4 144:14 185:4 188:8 222:25 254:24 255:15

individually
144:10

individuals
12:11 17:13 161:18 164:1 223:3 236:5,10 238:20,21 286:11

individual's
26:7

indoor
98:4 238:1

indulge
127:16 139:15

indulgence
144:3

indulging
78:6 115:23

influence
61:18

inform
58:5 254:11

informal
90:14

informally
89:25

information
6:8 21:7 66:17 68:17,18 94:19 123:20 124:2 127:18 178:17,18 187:5 191:15 195:15 200:5 201:11 217:12 244:2 270:1 277:6 297:10

informative
78:16

informed
126:2 137:4 217:14 280:12

infrastructure
190:22 249:23

inhabitants
249:20

inherently
156:19

initial
159:4,14

initiate
231:21

initiation
241:13

inquire
47:25

inside
283:11

insinuated
253:12,21

inspiring
7:24

install
138:11,12

installation
52:21

installed
52:9

instance
264:14

instances
211:24 266:21

institute
66:4 211:9 248:17

institution
201:12 212:13

institutional
49:15 50:1

institutions
99:7

instructed
59:1

instructive
130:14

integration
50:1

intend
123:10 225:12

intended
204:5 281:22

intensity
117:18,19 125:4 129:22 130:8 187:11 188:6 221:24

intensive
244:19

intent
11:11 47:21 48:10,20 179:9

intention
195:8,25 257:23

interaction
56:10

interactions
49:3 255:17

interest
24:16 118:3 125:12 129:24,25 214:24 258:1,2 267:15 272:13 285:22

interested
29:13 116:25 117:15 124:24 125:25 161:17, 18 182:11 184:22 229:11

interesting
79:4 117:17 125:22 294:11

interference
99:16

interfering
7:4

Internal
171:16,20,24

interpretation
176:22

interrupt
247:18,19 261:8

interrupting
274:12

intersection
208:23

introduce
19:16 175:5

investigated
130:21

investment
50:6 258:1

invited
177:24 241:4

inviting
235:17

involve
93:18

involved
59:22 145:1,2 192:16 212:18 250:13

involves
201:8

IRS
53:24 172:3

Israel
71:15 252:9

issue
21:21,22 129:21 253:9 259:21,22 270:23,24 274:23

issued
11:1 219:21

issues
13:22 21:24 90:9 116:22 175:20 203:18 221:23 222:1 245:18 252:22 257:16 259:14, 16

itching
96:11

ITE
66:14

item
16:17 222:24 288:5

items
17:16 20:12 22:9 86:17 141:15 146:17 206:16 259:5 279:2

iteration
142:23

iterations
283:5

iterative
140:6 141:22

ITE'S
66:10

it'll
30:1 49:1 103:6 110:1

it's
6:24 7:6,10 8:6,14 13:23 22:1 24:19 25:24 26:1,20 27:25 28:21,25 29:7,19 30:9,15,19,20, 21,25 32:20 33:5,6,7,11 35:23 36:8,18 37:16 38:22 39:21 40:1,15 42:4 43:5,20 48:5 49:22 51:21 53:20 54:6,14 55:18 57:25 58:2 59:1 63:7 67:1 74:22 78:22 79:4,12,13,17 80:4 81:22 83:7 85:5,13,15 87:3,4,7,14,24 88:1,15, 24 91:7 93:6,10,15 94:11 97:8,9 99:3,7 102:15,19,21,22 104:5, 7,8,19 105:15,16,18 106:24 109:19,20,23,24 110:20 111:5 112:3,15 114:7

I'd
6:12 16:17 17:9,16,23 58:4 72:25 78:11 95:24 98:25 115:24

I'll
6:13 19:11 23:22 24:16 35:9 38:25 42:1 43:21 45:9 47:16 48:5 49:19 57:12 58:20 60:4 64:11 74:4 78:8,13 91:13

I'm
5:7,13 6:9,17 9:1,16 14:11 19:21 22:17,19 24:22,24 25:17 27:11 29:12 41:12 46:12,21 63:13 67:23 81:1,20 82:4 83:22 86:1 87:12, 18,19 90:8,11 91:25 93:21,24 103:8 106:7 108:22 110:13 111:3 114:3

I've
17:9,12 41:7 65:23 102:4

J

jam
252:14

Jami
16:9 23:16 41:18,22 43:22 45:9,25 51:13,25 63:15 64:3 82:19 90:3 106:7,18 110:18 111:3, 12 121:18 131:20

Jami's
133:23

Jami's
82:12

jammed
252:18

Janell
144:17

Janelle
190:6

January
271:1,8 279:15

jeopardize
243:2

Jesick
293:24,25 294:2,7,12

job
13:18 55:25 226:23 229:1 260:19 282:7

Joe
142:19 146:1

John
228:13

join
28:18 29:9 62:14 80:13 104:13,18 172:25 197:2 229:9,12 241:17 273:11

joined
5:2 22:19 197:18 248:6

Joseph
16:1 140:16

journey
8:7

judgment
69:2

Julia
16:6 17:24 18:6 146:2

July
67:7 110:22 111:15 120:12 158:17 229:4 257:7,8 264:17

jump
27:10,13 36:23 119:5 140:18 141:24

jumped
31:23 43:13

June
31:12 137:10 224:20

jungle
168:20

jurisdiction
209:22

jurisdictions
113:2

justified
105:9

K

Kalorama
226:6

Karen
10:11,13 285:2

Keeping
132:25

key
89:17

keyed
125:19

kick
246:21

kid
98:5 135:16 226:1

kids
40:12 85:11 93:7,8 96:1 135:19 224:25 225:9, 18,20,23 226:10,17,19 231:5,23 233:10,17 234:3 235:1 239:21 240:23,25 242:1,23 244:9,12,13 253:6,9,15 263:10 264:25

kids'
137:16

kind
14:1 26:22 27:11,24 28:10,11 29:1 32:6,10, 20 34:10,14,18,21,25 35:16,19,20,21 38:22 39:5,16 42:25 43:20 46:17 85:6,22 87:12,25 88:8,17,25 91:25 101:2, 19 102:23 104:15 115:15,21 119:14 120:14 122:15 124:1 125:11,19 127:23 129:11,12,24 130:9 135:20 143:15 168:24 169:15 170:9,17 172:21

182:20 188:14,16 192:1 195:12 196:5,6 201:9 203:4,25 205:10 206:24 208:2 209:21 210:6 211:20 212:12 214:19 215:23,24 218:12 219:7 222:4,11 223:4,9 226:4 227:1 228:15 229:3 237:11 240:5 250:18 259:17 260:21 264:7,8, 11 266:13 278:19 283:15 292:23 293:8 297:7

kinds
204:15 205:2 207:14 208:14 212:15

Kish
140:16

kitchen
53:1 169:14 226:16

Klingle
33:7 65:10,11 95:11 234:1 249:8

knew
152:16 186:25

knowing
35:9 134:22 143:12 188:14,18

L

Labor
110:22 120:13

lack
99:9 231:22

Lamont
224:18,25 226:2 231:17

land
48:14 88:9 137:25

landed
31:24 37:4 43:3 88:9

landing
88:13,18 272:9

landlord
163:12

landmark
89:4 244:6

landscape
52:18,21,22 88:3 114:4 140:17 166:7 246:14

landscaping
41:1 88:22 128:6

lane
76:4,13 91:2 113:14 194:1 243:21 256:23,24 259:23

lanes
51:24 65:9 93:9 137:9 148:18 193:21

language
97:6,10 231:7

Lanier
61:3 65:6 95:12 148:7

large
34:10 40:18 58:15,17 110:23 120:2 150:24 179:15 208:15 247:7 260:3 290:3

largely
57:9 66:18,22

larger
59:10 118:14 153:4,20 154:9,12,21 178:16 212:7 218:17

lasted
234:10

lastly
32:6 40:23

late
20:6,7 285:20 292:10

Latino
231:7

Laurie
146:1

law
30:20

lawyer
231:4

layout
167:4

lead
58:19 133:22 191:18 192:1

leading
100:16

leads
188:20 208:20

lean
36:20

leans
36:12

learn
226:20

learning
12:19 231:5

lease
163:14,18,20

leave
102:24 142:6 281:15 291:15

leaves
118:4 246:20

leaving
127:3 245:10

led
68:21 141:12

Lee
22:19

left
55:11 67:19 70:11 72:2, 16 74:3 88:8 113:7,8,9, 10,15 161:7 249:1 265:2

leftover
99:23

leg
161:3

legal
21:20 145:25 189:23

legally
90:22 91:11

legitimate
192:7

lend
132:16

length
72:10,17 108:3 290:11 291:5

lengthy
145:13

Lenore
85:1 102:9

lesson
150:19 156:11

lessons
67:5 105:25 156:18

letter
29:11 43:11 194:8,10

letters
25:19,21 96:5,7 236:13 282:6 285:12 291:12

letting
245:4

let's
19:15 41:17 86:25 104:25

level
84:25 85:9,14 89:12 118:15 120:24 121:20 138:19 175:6 188:6,17 260:1 276:22 292:20, 21,24

levity
292:10

libraries
214:18

library
214:6,11 253:6

licensed
248:18

lie
108:10

lied
108:7

lieu
21:18

life
25:2 42:12,18 229:7 232:13,14 243:2,3 249:23

lifelong
24:24

lifestyle
27:25 30:10 232:18

lifetime
32:9

lift
273:21 275:11

light
37:17 48:13 49:8 50:16 125:16 159:21 228:19 285:6

lighter
268:9

lighting
43:2 52:17,18 159:20 179:23 213:1,4 243:11

lights
159:23

likes
31:21

limit
38:15 50:24 85:18 101:3 131:4 146:7,22 174:23,25 175:3 180:8 187:9 196:2,4

limitation
282:3,4 283:9 290:2

limitations
213:11 283:4 284:6

limited
32:1 42:4 50:12 51:6 52:17 66:14 69:5 91:17 101:18 110:20 130:17 134:16 153:3 154:6,7,8 161:8 175:18 283:14

limitedly
30:22

limiting
153:17

limits
52:15 53:1 101:5 146:9 202:23 222:8,9

Lindsjo
9:19,20 10:3 15:1,2 18:2,14,15 116:6,8 182:2,4 196:17,19 213:21,22 273:10 284:20,21 287:22,23 288:21,22 293:20,21 294:22 296:2,3,22,23

lined
291:3

lines
7:23 40:25 77:14 79:6 147:18 186:9 218:7 234:9

link
29:17 161:19,20

Linnaean
32:23 34:8

list
62:16 102:16 164:1 186:18,19 223:16 228:1,4 230:10

listed
47:16 59:18 202:21

listen
21:20

listening
239:18

lists
114:18

literally
33:9 234:14

livable
249:1

live
25:6 27:17 28:3,6,7,9, 19 30:5,6,15 38:21 60:19 64:23 69:18 70:1 85:3 102:10,11,12,13 103:19 104:12 112:10, 13 134:24 168:10 192:17 193:13 224:18, 25 225:5 227:10 228:10 229:24 230:24 233:8 239:14 240:4 243:17 246:6 248:16 251:21 263:19

live-in
101:14

lived
27:22 225:22 233:14 234:16 246:2 248:24 250:12 256:13 263:18, 23 264:3,9

lives
85:11 192:25 227:8 233:24 258:7

living
231:2 240:8,12 249:6 252:4,7 257:10,11 258:8 281:5,21 285:4

LLC
163:1,5,23 164:10 173:16 237:3,8 273:14

loading
217:17

local
15:20 23:3 25:18 26:15 27:17 28:16 29:1,3 32:14 37:11 47:10 66:15,24 67:9 68:17,24 69:23 176:6 229:5,14

locally
66:12

located
15:22 28:4,5 32:25 33:14 47:6 48:5 50:23 51:1 52:11 54:12 55:18 57:25 61:11 64:17 65:1 67:1 73:9 84:3 105:14 141:4 157:4 171:5 176:13 179:1,4 247:20 273:22 281:7 289:16

locating
204:17

location
49:4 58:8 61:22 69:4 73:9 77:7 90:23,25 91:1,10 98:12,18,23 106:16 137:1 140:21 178:11 181:11 193:1 209:15

locations
132:11 136:16 209:5

lodging
273:19 278:20

log
46:4,5

logistics
121:12

lonely
232:13

long
73:12 76:9 146:9 152:15 220:7 260:19 263:18,19 265:2,19 266:10,11,19 272:24 286:7 295:7

long-term
175:23

longer
9:11 102:19 182:25 227:9,10

longevity
227:9

looked
61:19 66:3 68:1,2,8,9 98:6,9 104:22 105:13 107:14 108:11 114:4 123:16 131:23 132:9,18 135:3 159:5 172:14 185:7 206:20

loosely
59:9

Lori
16:1

lose
263:20 283:18

loses
58:17

losing
236:18

lost
226:24 252:21

lot
7:2,20 9:6 25:14 30:22 31:8,25 32:16 36:7,9 38:11,12,13,18 43:9 75:17,18 78:15 81:4 87:5 93:2 96:22 112:7 117:8 122:5,8 125:25 127:1 130:18 140:19 143:7 147:15,22 150:23 151:24 153:13 185:15 191:18 192:17 210:1 241:8 245:17 246:23 258:17 264:6 271:25 273:23 281:2,8,25 282:5,25 283:6 287:1 289:17 290:3,4,23 292:5

lots
15:23 19:1 37:1 43:2 233:13 287:9 294:25

loud

137:23

louder
45:23

love
25:5 28:7 30:24 138:1 231:4,5 232:9 234:16 241:17 252:4 259:3

loved
87:13 232:3 234:3,7 246:4

low
48:25 50:1,13 51:21 92:9,16 132:12,14,15, 16,22 133:6 151:11,15 220:18

low-intensity
156:3

low-speed
77:10

Lowell
16:6 17:24 18:7 146:2

lower
6:16 80:20 94:24 121:25 133:1 151:13 155:1,3,16 202:23 222:8

Luckily
127:3

lucks
124:13,17

lucky
8:13

lunch
173:24,25 174:2,10

M

Madam
10:1,13 14:18 15:12 17:7,18 18:3 19:24 20:1,12,18 41:5 96:8 116:14 126:3 136:3 139:13 144:2 182:8 183:23 196:25 214:1 230:13 235:13 239:3,13 254:6,18 259:6 266:22 268:1 274:12 276:15 280:21 282:16 284:8 285:1 286:23 288:7,11 291:19 293:25 295:11 296:14

made
15:7 37:11 55:1 69:8 76:20 117:6 122:18 125:9 137:13 140:10 141:4 142:12 161:17 169:2 181:13 195:24 203:7 204:9 227:21 234:8 284:3 289:2 297:3

main
34:12 35:25 36:6,14,17 37:10 39:20 87:2,3 120:3 124:10 137:6,15 140:21 209:18 244:25 280:7

mainline
112:24 113:5

maintain
127:19 128:15

maintained
127:22,24 128:12,19 279:1

maintaining
36:9 130:16

maintenance
50:7 57:5 129:20 176:16 249:22 274:21

major
33:12 35:6,7,12 43:23 142:15 143:19

majority
96:6 101:17 253:11

make
8:15 12:13 13:14 14:6 17:23 25:17 38:7,18 40:5,23,25 41:19 74:13 80:10,20 81:3 84:5 89:11 99:22 113:7,8,9, 10,15 126:1 132:2,19 134:6,13 137:8 138:13, 17,18,22 162:9,23 183:19,20 187:12 188:11 193:11 198:16 205:1 209:6 212:1,23 215:14 217:6 222:2 225:14 228:17 232:25 261:19 266:3,15 276:16 279:21 284:3 288:5 295:3 296:6

makes
56:24 92:15 122:8 143:25 215:25 292:5

making
31:25 115:20 128:20 135:13 140:23 235:24 248:25 281:13 296:11

man
234:11

manage
23:14 76:22 89:14 176:7,17 257:24 268:10

managed
50:19 51:10 90:2 227:3

management
53:1 64:10 77:21 121:11,12 159:11 194:11 195:10 198:11, 23,24 199:4 207:14 211:6

manager
198:2 257:25

maneuvering
263:1

manner
150:25 253:20

manor
26:1 248:19,24 249:8

Mansion
249:8

Manual
66:5,10

map
38:2 48:20 97:18

mapped
128:10

mapping
59:2

maps
63:8

March
149:17

margin
72:21

marked
172:13 270:16

marketing
162:8,16

married
234:11 241:19

marshal
43:13 104:24

Marshall
238:24 248:7,10,11,15, 16 263:17,21,23 264:1, 4,13,23 265:7

Mary
224:8 230:17

Maryland
84:24 102:11 105:16 123:1

match
66:8,14 79:18 123:10 171:10

matched
122:22

matches
106:22

material
6:10 143:9 215:16

materials
5:17

math
79:5 104:5 220:3

mathematical
157:13

Matt
294:1

matter
97:7 116:3 174:11 256:2 273:6 287:7 289:24 290:3 297:24

matters
16:4 274:11,14,16

mature
52:21

max
118:9 158:10

maximum
71:5 84:12 187:24

201:6 289:11

mayor's
249:9

Mccrocklin
238:23 245:20,21,25 246:1 247:25 248:1

meadow
39:1 52:21

meaning
220:2

meaningful
190:19 225:15 238:3

means
54:20 94:22 99:5 107:3 120:18 131:12 157:11 193:14 252:9

meant
135:20 139:25

measures
50:3 52:5,24 53:3,4,8, 13 57:19 63:7 86:20 131:22

mechanical
52:12

median
112:20,22 113:4

meet
31:13 44:4 47:24 76:18 115:7,19 179:13,23 191:1 192:24 193:4 215:17,22 228:21 241:18 282:3 295:14

meet all
43:16 282:2

meeting
115:3 188:4,5 190:9 192:12 201:4 229:19 234:20 255:21 269:12 271:12 297:7,12

meetings
6:3 142:23 143:22 190:16 192:11 227:3

meets
6:19 11:4 23:6 42:17 62:4 105:22 123:7 285:4

Mehlert
14:20,24 15:1,3,5,14 17:18,20 18:5,10,12,14, 16,18,20 20:14 268:5, 12 269:9,13 273:9,12 274:16,18,22 275:7 276:2 277:9,11 279:6,7 280:19,23 288:13,17, 19,21,23,25 289:6,7 296:15,18,20,22,24 297:1,9

member
9:20 10:3,6 15:1,2 18:2, 12,13,14,15 50:23 57:7 63:1 67:16,24 84:14 95:20 96:14,16 98:24 99:14 100:15,21 101:15,16,20 102:25 103:10 104:3,6,21 107:6,24 108:19 109:3, 14,15 110:6 111:2,4,11, 18 112:18 113:6,10,16 114:12,16,24 115:3,18, 22 116:1,6,8,14,16 144:24 153:1,2,9,15 162:2 163:4 164:9,10 177:5 181:25 182:4 189:6 196:14,19 205:21,23 207:5,20 208:17 210:8,22 211:1, 5,8,16 212:9,16,19 213:16,19,21,22 237:3 254:14,15 255:3 270:22,24 273:10 277:16,18 279:4 284:15,16,20,21 287:11,13,22,23 288:19,20,21,22 292:17,18 293:12,17,21 294:21 295:23,24 296:3,20,21,22,23 297:18

members
12:2 17:10 19:5 22:17 24:6 26:25 28:19 46:20 57:3 64:2,23 65:24 67:15 69:13 77:8,18 79:21,22,23 80:1,18 82:8 83:17 93:3,4 94:21 96:10 99:19 100:2,20 101:12,22 104:9 111:4 118:7 133:19 134:6 135:15 147:16 153:5,7, 12,18,21,23 154:6,8,12, 15 157:10 160:21,23 161:9 173:16,22 175:13 176:25 177:18,24 188:22 190:6 197:25 198:13 202:24 221:12 228:7 233:7 235:8 236:2 239:6,13 243:22 244:17 245:16 251:2 254:3 257:8 265:16 266:2 296:4

membership
32:9 49:2 50:20,22 51:1,5,9 78:23 79:1 94:15 95:16,17 99:24 100:3 110:21 118:9,13, 16 154:10 162:22 176:15,17 178:1,2 183:7 188:14,19 200:1

membership-based
212:12

memberships
51:2 118:1 187:24 247:3

memo
156:2 198:22 199:4

Memorial
120:14

memories
26:23 27:4 45:6

men
231:14

mention
41:7 65:12 229:21 257:20

mentioned
27:3 86:24 95:21 113:18,21 118:25 120:16 121:4 124:11,12 161:16 169:1 171:15 178:1 180:10 183:6 191:17 192:1,10 199:22 208:19 221:21 224:24 229:15 244:18 257:21 261:12 271:5,7 273:1 297:6

mentioning
226:14

Meredith
20:2

Meridith
237:15

Merriam-webster's
59:8

mesh
166:15,20

message
25:16

messages
270:8

met
13:20,21 16:19 31:10, 17 35:3 37:2 43:9,12,18 49:9 89:8 119:18 139:20,21 140:14 192:2 195:16 201:22,23 202:14 229:7 260:24 278:11 285:23 286:25

metal
41:2

meters
166:11

method
85:21

methodology
152:1

meticulous
143:12

metric
59:15

metro
33:11 64:16,20 71:3 126:22,24 179:6,7 253:7

Metrobus
179:5

Metro's
64:17

Meyer
238:24 248:4

Michael
238:24 248:7,11,15 263:17

micro
198:18

microphones
63:18

mid-80s

67:8

mid-july
144:25

middle
38:3 62:3 240:4 251:24 257:17,18 258:8 261:2

Milanovich
16:10 23:16 45:10,13, 19 46:9 63:17,20 64:3 74:2,7,10 77:2 90:6,8, 17 91:21 92:3 94:2,5,12 105:12 107:11 108:2, 21,25 109:10 110:16 111:13 112:1,23 113:8, 12 117:2,20 120:15 121:21 122:21 126:14, 19,23 127:8,10 131:24 135:25 136:2 147:22 148:2,10,17,23 149:14, 20,25 150:8,13,21 151:5,9,19 152:4,13,24 153:11,22 154:14 155:2,12 156:14,24 157:18,22 158:3,7,11, 22 159:9,15,22 160:1,4, 9,20 268:18 269:24 271:9

Milanovich's
79:7

mile
28:19 33:11 51:2 58:12 59:12,15 60:3 61:9,10 62:8,20 64:18,20 65:19 71:2,3 72:4,16 83:11, 14,16 84:7,10,16 92:23 98:10,11,19 102:13 118:1 124:15 151:14 173:4 176:24 181:6,19 193:7,8

miles
85:11 92:11 132:21 144:11,20 145:4,9,12 147:2,7,9 148:20 179:6 184:14,15 190:4 191:17,22,24,25 195:2, 8,25 196:23

million
237:12

mimics
115:14

mind
13:22 46:16 212:20 239:13 257:3 259:6

minds
226:13

minimal
51:17

minimize
114:5

minimized
188:11

minimum
50:25 70:23 263:7 273:17 283:11

minor
37:18 198:10

minute
65:2,3 96:16 223:18 238:15 242:5

minutes
19:11 41:21,25 70:16 74:3,4 76:18 77:1 92:25 148:19 167:22 174:6,8 223:5,8,23 224:12,15 231:25 239:10 246:6,8 248:13

mirror
7:24

mirrored
106:2

mis-hear
199:22

mis-speak
148:24

missed
210:16

missing
209:8 225:16 234:2

mission
246:13

misunderstanding
156:25

misunderstood
118:5

mitigate
32:6 40:15 81:10 131:23 178:12 189:7 208:2 245:13

mitigated
50:19 76:23 207:9

mitigating
182:22 187:12

mitigation
25:15 32:17 50:3 52:24 63:6 64:9 86:20 88:22 205:8 211:17,22

mitigations
202:18 207:21 209:2 212:15

mix
151:20

mixed
250:14

mobile
53:2

mobility
198:18

modality
152:8

mode
66:22 68:14,15 69:3,25 70:2 94:4,17,24 100:12 106:11,17 110:11 111:17 121:20 122:11 124:6 202:8,13

model
80:21 122:14 155:17 156:19

modeling
110:2

modes
51:22 69:8,14,16 70:5 77:8

modest
49:5 50:14 63:3 157:9 284:18

modification
11:22 13:23 14:2,4 21:3

modify
9:3

Moldenhauer
19:24 20:1,2,18 22:5 41:5,10,12 117:2 145:22,24 147:12,14,21 148:4,14,21 149:9,15, 21 150:5,10,16 151:2,6, 16,24 152:6,19 153:16 154:4,19 155:8,14,21, 25 156:20 157:14,20,23 158:5,8,14,25 159:13, 16,24 160:2,6,10 161:12,14,25 162:12,25 163:4,7,11,17,22,25 164:7,19,24 165:4,9,15, 18,24 166:2,8,12,16,20, 23 167:5,8,9,10,11,16, 23 168:4,11,18 169:1,8, 17,21 170:4,6,9,24 171:15,23 172:5 173:5, 12 184:18,20 185:13,21 186:3,16,23 187:16 188:20 189:3,6,12,24 197:11,14 216:10,11,19 217:2,16,21,25 218:25 219:9,12,20,24 220:22 221:10,18 222:7,14 236:18,21,24 237:9,16, 20 238:7,16 254:21 255:1 260:17,18 261:7, 18,23 262:2,5,13,20,24 263:16,22,25 264:2,5, 20 265:4 268:24 270:2, 6,7,16 272:8

mom
101:9 109:20 214:13 222:16,20 225:1

mom's
214:9

moment
5:7 83:15 124:24 133:25 139:8 164:18 250:24

Monday
21:7

money
81:5 241:8,16

monitor
76:22 133:12 266:13

monitored
211:19

monitoring
19:3,11 57:20 195:5 198:12,24 199:21,22,24 200:2,6,11,13,18,23 201:8,23 202:1 207:10,

14 210:14,16 211:22,25 220:23

Monroe
230:24

month
173:7 226:14 237:17,22 241:14 256:2

months
149:17 194:16 213:2 230:24 238:5 250:8

morale
247:22

Morgan
24:25 27:21,23 61:2

morning
10:13 20:1 22:16 23:5 30:9 31:21 46:19 64:2,6 68:6 108:4,7 117:21 199:12 201:3,7 240:12, 21 269:14 271:18

mother
25:3 227:5 230:23 251:25 252:12,21

motion
13:13 14:7,21 15:7 17:23 18:6,18 277:12 288:5,14 289:2 296:6, 16 297:3

motor
91:4

Mount
25:6,8 27:20 33:4,6 34:1 61:3 64:14 65:5,20 82:5 92:20 95:8 111:21 134:24 147:24 148:7 192:25 193:22 225:6,25 227:11 230:25 231:2,8, 16 233:14 234:17

mouse
197:15

mouth
143:18

move
14:14 15:10 22:7 42:2 83:17 84:14 85:7 100:18 101:22 102:17 103:8 117:11 118:7,12 137:14,17 139:11 140:25 231:22 267:4 278:22 279:18 280:9, 13,15,20 288:7 289:5 295:8

moved
40:12 101:24 102:4 130:24 138:3 225:25 244:4,11 252:1

movement
17:15 218:12,13,14 260:1

movements
217:18,23,25 218:3,22 219:3

moves
137:15

moving
42:25 46:17 74:20 75:7 138:7 236:19 266:6 267:3 271:24 297:15

MPS
209:22

MU-7B
273:22

multi
218:14 250:2,14

multi-family
249:20

multi-use
33:8,10

multiple
34:3 41:8 49:10 51:22 89:9 146:11 168:16 169:12 190:21 192:4 193:2 244:22 245:3,8 249:3,4 270:8 285:12

music
32:4 52:16 259:20

mute
23:25 96:17 97:3 245:24 282:15

muted
53:18

mutual
234:23

mutually
141:6

Myers
174:16,18,19 180:5,7, 13,18 181:9 182:7,13, 16 183:11 184:9,14,18 185:3,17 186:1,8,21 187:3,22 188:24 189:4, 8,16 197:4

N

named
58:25

names
173:15 223:14

narrative
21:18

narrow
21:24 77:13 133:5 159:19 175:8 263:3

narrower
75:3,12 252:23

national
32:24 34:24 36:25 40:13 43:10 68:21 149:10 246:11 247:16, 20 257:18

nationwide
69:2

natural
246:14

nature
21:8 31:1 36:2 43:18 44:5 56:2 127:18 132:15 153:3 231:23,25 244:5 246:19 247:13 249:4 250:22 260:5 263:3 277:4

navigate
12:16,20 88:14

navigated
8:8 88:5

navigating
92:15

nearby
30:14 35:21 67:1 80:16 129:25 136:18 144:22 285:13

nearest
40:19,20

necessarily
97:8 100:12 140:5 150:3 154:13 173:20 218:21

necessity
62:19,22 97:9,13 260:25

needed
10:22 88:21 183:19 211:9 225:14 232:11 275:1

needing
47:3 233:18

negate
62:10

neglected
294:14

negotiating
191:18

negotiations
144:22

neighbor
31:16,20 34:25 38:16 39:2 51:11 85:17 194:15 241:2 282:7 291:12

neighborhood
23:4,7,8,10 26:3,10,15 27:25 28:13,25 29:8,23 30:15 31:5,17 32:13 34:8 37:11 43:24 44:5, 22,23 47:2 48:4 50:25 51:6 54:12,16,17 55:17 56:9,11 57:25 58:6,11, 13,16,21,22,25 59:3,6, 9,20 60:3,12,25 62:4,8, 20,25 63:5,9 65:22 69:21,23 77:5 80:12 84:6 99:4 100:7 101:19 103:15 104:4,13,14 105:15 111:21 128:14 135:6 175:22 176:13, 21,23 177:8,10,13 178:25 179:3,14 181:15,21 192:17,24 193:3,10,15,16,18 229:24 230:1,2 231:6 232:3,10 234:4 239:14 243:18 244:21 245:15,

18 246:2 260:6 263:19 267:16 280:11 285:7,9

neighborhood-based 58:18 67:2

neighborhoods 27:20 30:6 49:1 50:2 64:15 65:4 232:10

neighboring 7:12 11:9 47:23 50:11 55:16 77:5 179:19

neighborly 190:24 258:12

neighbors 7:24 28:14 31:9,10 32:7,14 34:23 35:21 37:1,19 38:11 40:14 43:1 44:8 52:12 79:3 81:9,10 84:18 87:10 95:5,7 131:12 132:5 134:3 136:18,20,23 137:1,14 144:22 145:2 166:24 175:17 191:19 193:13 194:6 228:21 231:1,7 232:16 238:3 240:19 245:11 251:6,10 256:15 257:2 259:11,15 276:4,10 280:12 282:5 290:17 291:11 295:1

neighbors' 130:5 190:18

Netflix 227:8

network 78:2 107:16

networks 65:9

Newark 233:8

newly 176:6

news 229:4

nexus 32:20

nice 39:4 41:1 109:24 110:8 230:4 281:16 284:7,13 292:13

Nicholas 238:22

Nicole 16:13

night 149:13 158:21 159:5 240:21 242:24 245:7

nightmare 232:6

nights 158:24

noise 43:3 52:6,10,25 57:9,12 136:14,21,22 138:9,14, 19 139:5 168:8 178:5,7, 13 179:23 182:22 244:23 245:17 247:17 250:18 259:17,18

noisy 35:20

non-auto 69:14,16 76:21 77:8 94:21,24 106:14 120:17

non-car 30:4

non-fenced 240:7

non-kind 86:25

non-profit 176:15

non-used 36:18

nonprofit 25:4 53:17,24 54:2,7,9, 22 55:15 81:1,6 163:8,9

north 32:22 33:21 35:16 75:4 137:12

Northeast 14:15 273:14,23 281:8, 17 288:9 289:17

northern 149:8

northwest 15:23 224:19 250:6 251:22

note 11:13 36:10 49:19 58:20 60:4 72:22 158:18,20 160:21 176:1 181:14 191:6,14 192:5, 13 193:12 236:13 285:10,21

noted 89:7 215:15

notes 143:4

noticed 190:9 291:24

noticing 292:19

notified 161:10

noting 53:20

notwithstanding 105:17

November 149:17 297:9

nowadays 92:15

NPS 142:13,14

NRPA 68:23 69:1

number 14:14 15:6,11,14 38:2, 15 39:18,20 40:24 67:14,18 70:4,23 71:9 72:2 74:11 76:21 78:19, 22,24 81:7 82:6 85:18 86:11 89:23 91:17 94:14 95:9 99:19,23,24 103:5,13,16 104:3,4,17 107:7 109:10 118:18 130:12 134:19 138:23 139:1 150:24 152:2,10, 13,16 153:7,12,15,17, 23 154:15 155:14,16 156:4 159:8 187:7 188:1,7,14,15,22 189:6 201:6 206:3,11 219:13, 16 220:18 221:12 222:9,11,24 236:13 244:10,18 248:4 253:14 264:10 265:21 268:13 297:6

numbers 67:23 105:1 120:6 122:15,17 221:17 253:11 264:14

numerator 157:12

numerous 49:13 250:13

NW 198:6

O

object 41:6 164:3 178:22

objecting 41:12

objection 258:15 285:10

objectionable 55:16 57:9 125:10,13 131:6,16 178:5,7

objections 35:5 43:19 142:15 143:19 205:19

observable 61:7

observation 210:9

observations 90:23 94:4 203:7 211:25 221:22,25 224:22 227:2

observed 107:25 203:11 211:14 213:12

observing 61:15

obstacle 88:23

obviate 173:10

occasional 38:4

occasionally
30:13

occasions
41:8

occluding
134:1

occupancy
86:13 281:2,25 283:1,6 287:1 290:4

occur
147:24 185:23 187:21 202:12 204:15,24 215:4 220:2 278:9

occurring
203:5

occurs
204:18 218:19

October
16:1 71:23 156:1 190:10 198:7,22 199:4,5 217:3 219:10,14,18,25

odor
52:25

off-peak
39:20

offer
48:22 56:20 128:20 177:13 211:20

offered
56:25 106:3 128:15 130:7 138:25

offers
125:16

office
5:7 9:2 10:10,14 12:2 13:11 43:5 59:1 101:12 173:19 174:15,19,20 182:2 184:1,19 185:3,21 194:12 249:11 274:24 278:7,13 282:9 284:25 285:2,17 286:5 291:14 293:23 294:3,9,14

officers
243:19

official
59:3 101:15 115:16

offset
77:23

oil
169:4,10

oils
169:9

older
93:7,8

omnibus
8:9,10

on-site
70:21,22 71:7 140:25

on-street
70:18,21 71:10 72:22 76:8 77:19 178:15

onboard
281:10

oncoming
76:5

one-mile
58:5 60:23,25 64:23 65:1 97:14,16,19,20,21 98:14 100:10,19 103:1,2 105:3 116:19 118:4,12 181:11

one-way
160:18

one's
112:3

ongoing
195:6 199:21 203:12

online
235:6 260:13

onsite
37:3 52:1 57:18 69:5 77:19 80:6 86:18 91:14 143:11 169:15 203:2,6 204:19 208:13

Ontario
214:9

Onur
223:16,17 224:7,17 229:15

Oops
270:18

OP
6:5 12:18 53:11 175:24 176:23 177:8 178:10,14,16,20,21 179:19 181:24 196:8 211:2 279:12 294:23

OP's
294:2

open
6:9 50:3 76:10,11 86:22 107:8 108:3 121:24 137:22,24 149:11 195:2 222:6 245:6 266:16 291:15 297:7

opened
108:4 128:12 152:15

opening
74:11,19 200:9 228:22

opens
225:11

operate
149:16 183:1 186:14 208:12

operated
15:20 23:3,8 32:14 47:10 176:5,14

operates
21:23 76:3

operating
90:14 185:25

operation
30:4 38:19 52:2 81:6 82:21 86:22 150:7 169:5,6 178:11 185:24 216:16 221:3

operational
57:4,15 175:20 181:3 186:6 212:2

Operationally
50:17

operations
52:7 53:2,6,12 175:19 176:16 178:2,12 180:21 182:14 204:13,15,24 208:23

operative
99:15

operator
106:25

opine
119:24 216:22

opinion
5:25 6:5 63:7 207:5 216:21 221:19 249:15

opponents
103:13

opponent's
60:6

opportunities
48:17 49:2 56:9 63:4 177:10 179:16 222:2 228:21 238:13

opportunity
25:25 175:21 204:20 218:4 228:8 230:8,22 234:20 238:2 246:1 251:19 259:4 260:9

oppose
249:17

opposed
192:3 212:13

opposing
32:7 216:10 219:13

opposite
74:17

opposition
11:18 12:11 16:1,6,12 18:6 19:7,9 20:3 21:10 31:11 42:13 43:25 54:18 116:25 124:25 126:1 129:25 132:24 139:1 142:2 184:17 191:8 197:12 206:17 223:1 224:2,6 238:22 243:25 244:18 254:16,20,25 265:12,15,25 267:9 268:25 295:1

opposition's
122:24

opposition's
54:19 60:11

opted
283:14

option
7:25 271:4

options
99:10 266:9 277:10

OP'S
11:19

oral
275:2

order
7:1 10:18 11:1,22 13:25 14:3 20:23 170:13 173:21 188:10 191:5 201:5,21 211:4 221:5 249:9 263:1 277:7 279:21

orders
170:11

ordinances
168:8

ordinary
76:2 120:15

organically
238:4

organization
15:20 31:17 47:11 53:22 54:7 176:6

organizations
54:1,22 79:15 163:16

organization's
53:24

organized
48:1 53:17,22 54:5,6,7, 11 176:11

orientation
33:16 36:19 143:10

original
9:7 10:7,18 13:25 14:3, 5 36:12 88:16 128:2 137:10

originally
78:23 84:1 130:14 137:21 141:9

outbound
67:21

outcome
207:7 276:21

outdoor
30:14 52:17 58:10 60:20,24 61:9 97:17,25 98:4 121:23 122:1,6 154:20,25 157:1 172:16,17 178:8 232:8 233:13

outdoors
237:25

outer
61:10 98:11,14

outline
22:9

outlined
86:10

outreach
162:8 282:8

outsiders
85:18

outstanding
136:22

overburden
51:9 52:3

overcome
258:13

overcrowding
48:13 49:8

overflowing
14:10

overgrown
128:7

overgrowth
210:2

overjoyed
232:4

overlapping
71:16

overlaps
107:13 108:23

oversee
211:20

overview
6:12 73:4 168:19

overwhelm
80:9 104:14

overwhelming
80:20 96:6

owe
267:1

owing
59:4

owner
163:2 248:18 249:3 257:15,21 290:5

owners
129:7 237:8

ownership
237:3

owns
163:5

oxygen
252:16

Oyster
253:10

Oyster-adams
135:4 253:13

OZ
278:7

Ozberk
197:19,20,21,24 198:1 199:23 200:8,22 201:20 202:4,17 203:13 204:1 205:11,15 206:11 207:12 208:5 209:4 210:19,23 211:2,7,15, 23 212:10,17 213:3,18, 21 214:4,8,18,23 215:8, 13 216:2,12,18,24 217:20,24 218:2 219:6, 11,17,23 220:13 221:7, 14,20 222:13,17,18,22

Ozlu
223:17 224:7,10,16,17, 18 227:14,15,18,21

P

p.m.
32:3 68:7 71:17 108:10 109:1,2 116:4 118:21 149:16 174:12 240:21 273:7 297:9,25

package
274:7

pad
281:18

paddle
249:25

padel
35:19 40:19 48:23 50:13 52:9,10 118:23 136:21 137:22 138:3,8, 12 141:9,11 156:11 157:24,25 158:1 165:25 166:3,4 170:19 171:8

PAGAT
145:17 216:8 236:11

Pagats
144:11,15,17 145:11 146:24 147:1 184:5,10, 12 190:3,5,7 192:1 196:6,23

pages
43:4

Pagette
192:10

panel
250:10 260:13,17

paper
121:13

paperwork
6:1 278:9

parallel
141:13

parcel
128:18

parcels
248:21 249:4

parents
214:8 233:20 234:19

park
10:19 22:25 26:1 28:1,8 29:5 30:25 32:22,24 33:20,21 34:15,24 36:25 40:14 41:3,4 43:10 61:3 64:14,16 65:5,20,21 66:25 67:14, 18 68:22 69:12 79:7,18 82:19 83:1 87:3 93:22 94:3,13,18,25 95:3 96:1 105:6,10,14 106:3,8,12, 13,15 107:3 109:11,12, 25 110:3 112:8 122:13 124:4 125:2 128:2 135:17 139:21 140:11, 13 141:11,21 142:7

148:1,3,5 149:10 150:4 151:25 152:7,14,21 153:1,2,4,18,19,24 154:3,6,8,9,11,17 156:15 157:5,6,8,10 158:9 160:11,12,18 161:1 170:2 176:2 179:6 192:20 193:2,14, 24 194:1,2 207:1 231:17 233:8,14 234:16,17,19 240:4 246:4,5,7,8,9,11,12,22 247:4,10,11,14,16,19, 20 249:5 250:6 252:5 257:10,18 258:9 259:19,23 261:3,5,10

parking
10:19 11:6 23:18 51:13, 16,25 52:1,3 57:18 64:8 69:5 70:18,20,21,23 71:6,9,11 72:1,22,24 75:17,18 76:3,8,22 77:19,20 88:11 95:24 106:14 115:11 130:16, 17 133:18 135:23 175:14 178:15,20 179:22 188:4 198:15,18 208:13 242:15 252:18, 23 256:23,24 273:17,20 275:11,12 278:18 281:18 283:16,17,19

parks
55:21 68:24 257:19

part
21:17 25:9 26:8 31:16 39:7,8 44:10 46:1,10 59:20 84:2,15 87:1 95:18 102:4,20 114:11 121:1 125:14 128:2,10, 17 137:4 138:7 139:23, 24 141:1,14 163:16,22 170:25 173:16 186:20, 22 192:24 219:21 220:12,14,21 231:3 233:23 234:7 235:24 252:4 265:2 280:10 281:23 295:8

part-owner
258:16

PARTICIPANT
184:7

participate
103:19

participating
235:14,23 236:12 251:1 254:11

participation
124:19 197:17 238:21

parties
12:10 19:9,10,12 20:2 21:10 111:15 128:25 139:1,11 144:6 145:19, 20,21,25 184:4 223:2 242:13 254:20,25 256:14,15,16 264:10, 11,15 265:22 267:7 268:15,25 269:2 286:10 295:2

party
5:3 15:25 16:5,11,18, 19,20,23 17:21,24 18:6 19:6,12 34:2 111:16 129:20 136:24 144:7 145:8,23 184:17 197:11 214:24 216:10 219:13 249:6 256:16 257:3 264:16 265:12,15,25 267:9

partying
259:20

pass
74:18 75:1,2,6,10 77:13,16 91:3

pass-by
150:22

passed
252:1

passenger
91:7

passerbys
276:4

passes
18:18 75:24

passing
75:23

passion
117:9 125:23 259:2

passive
48:22 56:14 98:5

past
129:23 247:21

path
88:23

paths
50:14 234:22

patient
12:15

Patricia
238:23 243:16

Patricio
224:8 230:11

pattern
285:8

pause
41:17 90:5 96:10,14 202:20 266:4 267:7

paused
162:22

paved
86:6 215:17

paving
133:6

pay
129:11 173:6,7 229:1

paying
237:17,22

peaceful
240:13 241:1 242:24

peak
51:17 67:11 68:1,2,3,4, 8,9,11 70:11,14 71:7 76:17 77:11 79:16 82:17 106:10,24 107:5, 7,9,13 108:6,8,9,11,20, 23,25 109:2,4,6,9,12, 18,23 111:25 118:17,18 120:11 121:22 154:20 206:24

peak-peak
110:2

peaked
108:17

peanut
169:10

pedestrian
52:20 65:14 77:23 86:15 114:22 140:21 175:10 181:11 192:22 208:24 209:13,18 210:4,11 213:9 219:2 262:7,11 263:3

pedestrian/bicycle
212:22

pedestrians
65:13 88:6 212:24 218:5 219:2,4

peers
214:5

Peirce-klingle
32:23

Peirce-klingle/linnaean
33:22

people
29:4 30:13,15,16 36:6 60:19 64:12 67:18 68:24 69:18 70:4,8 78:25 80:2,12,22 81:16 82:6,13,15,22 85:20 87:5 90:24 91:10,17 93:2 96:5 100:9 101:16 102:8,23 104:18 105:2 106:9,10,11,20,21 107:16 109:11 110:4 112:13,15,16 113:6 118:18,19 119:21 120:17,21 122:4,5 124:14 125:12 128:17 130:15,18 131:18 133:4 134:22,24 135:4,5,6,9, 12 142:6 149:22 150:11,14,17,24 151:22,23 152:2,10,14, 16 155:15,16 156:4,11, 21,22 157:17 158:3,12 160:22 161:17,22 162:2,5,14,17,19 163:22 181:13 186:25 187:1,8,20 188:2,8,15 192:3,16 193:4 219:8, 13 220:1,3,11 227:10, 24 229:18,20 234:21 235:5 236:14 238:24 240:10,22 241:8,10,18 242:10,14 244:4,10,11 245:9 246:16 247:4,6,7, 9,10,12 253:5,9,11,14, 17,20 256:17,18,22,25 257:17 258:18 259:22 260:3 263:11 264:11, 12,15,19 265:18

people's
227:8

percent
28:19 51:1 64:22 69:7, 9,13,15,18,24 70:1 71:1 79:21 80:4,6 82:10 83:5,11,16,20 84:8,9,12 85:3,16 94:21,23 95:3, 4,19,24 99:23,24 100:1, 2,7,17 102:9,18 104:8 106:13,23,25 110:1 120:17 122:11 150:11 158:23 176:25 253:16 263:4 282:1,2 283:1,7, 14,15

percentage
79:25 82:9 101:23 102:3 103:25 290:4

perceptions
59:5

perfect
19:22 46:15 63:19 64:1 67:9 174:8 223:24

performance
175:22

perimeter
52:23

period
20:25 146:10 156:9 158:6 182:25 183:2 185:10 200:9 265:13

perked
125:11

permanent
11:6 52:18

permanently
247:9

permit
10:21 89:3 119:9 171:9 198:5

permits
47:8 76:7

permitted
22:23 55:2,5,6 57:3 283:2,6

permitting
89:2 113:21 114:11 199:8

perpetuity
32:11

person
68:13 70:3,10 90:21 112:11 123:22 144:9,13 160:7 192:2 223:16 230:11,14 248:5 251:15

personal
234:14 235:17 249:14 254:10

personally
31:11 239:20 250:15

perspective
54:23 183:15 194:13 209:11

pest
52:25

Peter
144:20 191:25

Petrovic
238:23 239:1,2,6,12 240:1 242:3,6 243:6 251:5,9 255:8,19 258:23 259:1 260:21 261:2,11,22 262:1,4,9, 16,22 263:4,17

pets
133:7 239:22

PG
84:24

phone
192:2 273:24

photo
74:11,17,18 75:1,4,8, 16,19,22 112:21 166:7

photographs
73:5

photos
74:10

phrases
59:9

physical
49:6 50:11 57:14 225:23 226:16 227:11

pick
40:4 90:18,21 91:6 201:2 212:5 220:4 266:14 267:16,21 278:5

pick-up
90:1

pick-up/drop-off
90:15 140:25

picked
39:17 107:22 180:11

picking
237:11

pickle
118:23 250:8

pickleball
35:20 52:14

pickup
121:5 130:22 134:17 223:21

pickup/drop
204:17

picnic
246:21

picture
260:23

pictures
87:14 235:18

piece
30:3 40:8 84:7,19 89:17 251:24

pieces
97:11 257:23

piggybacking
182:9

pillars
73:8 74:19 75:14 133:22

pillow
235:19

Pine
248:18,24 249:6,7

Piney
65:11 148:6 149:3

piqued
125:11

pivot
183:18

pivoted
138:3

placard
276:3

place
48:2 134:9 201:5 229:12 232:8 234:4,6 246:9,10,18,19,21,22, 23 247:2,12 252:7,10 253:8 257:10 276:5,10 290:1

places
81:4 100:17 193:13 233:23

plague
233:20

plan
14:4 25:11 31:13,19 34:21 35:5,6 37:4 39:7 42:3 49:20,25 59:14 64:10 73:21 77:21 88:9 114:19,21 115:10,17 117:16 129:16 141:5,16 142:3,14,16,17 143:1, 20 159:11 166:7 168:25 170:18,25 171:3,10 191:11 194:12 195:10 198:11,24 199:4,21,22, 24 200:2,6,11 201:8 202:2 210:14 213:6,13 290:22 293:8

planned
155:3

planner
46:21

planning
9:2 10:10,14 12:3 13:11 23:19 30:22 39:10 43:6 59:13 101:12 167:1 173:19 174:15,20 182:3 184:1,19 185:4,21 194:12 274:25 278:13 282:9 284:25 285:2,17 286:5 291:14 293:23 294:3

Planning's
59:2

plans
9:4,8,13 14:2 42:5,7 119:11 137:10 166:25

167:5 168:6,21 170:11, 12,15,23 200:23 211:17

planted
50:15

planting
141:7

platforms
35:24

play
42:22 56:16 157:25 190:24 193:5 200:21 225:23 231:14 244:9,12 250:1,9

played
240:20 246:3

players
156:4

playground
22:25 170:2 226:2,5

playgrounds
55:22 98:6 176:2

playing
150:19 156:21,22 231:12,14,19

Pleasant
25:6,9 27:21 33:4,6 34:1 61:3 64:14 65:6,20 92:21 95:8 111:21 134:24 147:24 148:8 192:25 193:23 225:6,25 227:12 230:25 231:2,8, 17 233:15 234:18

pleased
190:7

pleasure
246:15

pledge
31:15

plenty
74:15 75:6 162:21 253:4

plotted
62:13

plunge
137:12 153:25 167:24 247:5

point
10:9 14:7 21:3 30:21 54:14 73:22 80:5 81:8 89:21 97:4 102:14,19, 24 109:18 112:2,5 128:20,23 129:1 130:4, 20 137:2 140:24 152:1 161:6 190:2 202:3 206:7 218:14 224:1 265:7 275:1 278:3 286:18

pointing
99:15

points
22:8 60:13 62:23 76:14 125:21 126:1 136:19 254:17 260:9,15

policies
49:21,25

polygon
61:23,24 62:1,7 111:23 172:6

polygons
61:20 111:20

pontificate
21:20

pool
23:1 26:15 28:25 34:10 35:13,16 40:12 50:13 56:20 57:2 61:9 62:9 67:9 79:20 80:16 84:23, 24 85:1 97:25 98:4,5 101:2 102:2,9 103:21 107:4 109:19,22 118:23 121:23 122:1 123:18,23 136:22 137:6,7,8,12,16 154:24 156:6 167:24 170:2 172:16,18,22,23 176:2 226:8,10 234:6, 12

Pooler
5:6

pools
42:22 47:10 48:23 55:22 58:10 60:21,24 61:19 97:18 247:5

population
94:7 253:17

porch
256:5

Porciau
296:16 297:3

Porter
15:23 26:2 33:12 36:3 52:20 57:2 64:19 65:9, 15 71:11 72:6,11,13,17 73:1,7 74:11,16,19,20 86:3,4,5,6,7,16,24 87:1, 2,10,16,17 90:13 92:23 95:11 112:23,24 113:1, 5,13 127:6 130:23 135:17 141:3 149:2,4 160:11 163:5 192:18 193:21 198:6 208:18,21 209:16 226:11,12 240:3 242:17,18 248:21,24 260:3 264:1

portion
65:21 73:5 74:23 75:3, 9,12 86:16 117:12 149:8

portions
61:2 150:3

posed
217:22

posited
54:18

position
218:21

positive
30:1

possibly
186:7 201:14 247:6

post
229:5 250:11 278:8

post-closing
150:6

posted
76:9 275:18,23 278:25

posting
274:21 276:12 277:19 278:25 280:4,8

postpone
20:5,23 277:12 278:23

postponing
280:14

pot
124:12,17

potential
23:15 52:10 53:5,8 76:23 77:24 104:3 119:25 154:17 182:22 202:18 207:16 221:19

potentially
20:5 26:6 52:9 118:13 132:3 149:18 151:17 172:12 180:24 186:5 219:4 220:10 222:2,9 260:3

potluck
67:4 105:24 158:19,20

pots
124:17

Pourciau
5:1,10,13 6:11 9:16,18, 23 10:5 11:25 12:5,22 13:8 14:18,22,23 15:9 16:16,25 17:8,19,22 18:3,8,9,19,24 19:20,25 20:10 22:4,16 24:5 41:9,14 45:13,22 46:1, 4,19 63:12 64:2 74:2,9 76:25 78:11 96:13 115:24 116:5,10 126:7, 17,21 127:1,9,12 129:5 136:5,7 139:10,16 144:4 145:6,15,18 146:5 147:4,10,19 155:18,22 161:12 164:15 167:8,10,12,21 173:14 174:2,5,9,13 180:2 181:23 182:1,6 183:24 184:3,8,11,13, 16 190:1 191:21 194:18 196:12,17,22 197:2,10, 16,23,25 199:15 205:21 213:20,24 214:17 215:1,9 216:1,3,6,9 222:18,23 223:19,24 224:5 227:14,16,19,22 228:6 230:9,14,19 232:23 233:3,5 235:4 236:1,8,17,23 238:19 239:4,7,23 242:3 243:5, 10,14 245:19,23 247:24 248:3,9,12 250:25 251:8,14,17 253:22,25 254:2,13,23 255:4 258:21,24 260:10,16 266:18 267:23 268:8 269:7,11,16 270:5,14, 17,22 271:14 272:7,11,

15,19 273:8,25 274:4,9, 13,24 275:8,14 276:18, 25 277:4,17 278:2,17 279:11,19 280:8,18 281:9 282:12 284:9,14, 19,24 285:16 286:4,17 287:5,11,22 288:1,11, 15,16 289:3,4,18 291:16 292:9,16 293:19,22 294:6,10,16, 20 295:6,16,22 296:1,5, 13,17 297:5,19,22

Powerpoint
167:25

practice
102:22 121:13 146:8 200:17 207:24 253:1

pre-authorized
161:4

pre-hearing
49:24 103:14

pre-packed
177:23

precious
253:7

predates
34:7

predictor
153:8

prefer
142:4,5 164:2

preference
204:14

preferred
66:15 71:5 283:12

preferring
269:2

pregnant
269:5

prejudice
17:14

preliminary
16:4 274:11,14,16

preparation
116:24 117:7

prepare
169:15 291:23

prepared
97:12 278:14 279:2 284:7 287:4 292:8 295:15,20

present
12:8 22:21 51:14 144:8, 9 190:8,10 191:14 222:20 224:12 239:10 250:4 265:16 270:1 281:11 286:8 294:24

presentation
5:15 19:5,18 21:17 24:12 27:13 41:11,17 46:2,9 63:13 78:16 87:15 89:8 96:17,24 116:24 117:13 164:21 167:7 198:25 254:20 272:2 274:5 289:21

presentations
146:3,17

presented
236:10 254:4

presenters
260:13

presenting
22:9 294:2

preservation
16:12 49:12 52:20 199:8 249:12

preserve
49:17

preserved
250:20 253:8

president
23:12 24:22

press
162:18

pressure
50:5

pretty
6:5 13:11 18:25 19:1 89:13 137:1 151:11 190:14 203:11 238:5 264:16 266:25 282:17 290:24 291:22

prevalence
92:14

prevent
48:13 175:16

prevented
283:7

previous
6:3 10:25 11:12 68:13 202:25 249:3 257:21 266:20 292:1

previously
11:13 15:25 16:10 263:18 274:7

priceless
247:13

primary
48:1 131:9 178:14

Princeton
241:11

principal
64:4

principle
231:1

printed
191:12

Prinzo
26:25 27:1

prior
59:17 86:12 138:16 146:8 185:2 219:22

priority
86:17 218:11

privacy
52:19 285:7 290:16,18 292:22

private
22:22,24 39:13 40:2 47:6,20 50:4 56:19 62:10,25 70:24 90:19 98:18 99:6,7,8 110:23 127:9,10,17,21 128:8 172:7,8,10,21 175:9 189:14,16,21 200:25 201:1 204:2,3,10 207:22,23 208:2 212:6 213:5 214:21 217:23 218:13,15,20 234:10 240:19 241:4,7,24,25 243:1,25 244:21 245:16 247:2 252:22 256:1,16 257:7 258:8,14,16 259:25 262:7,11

pro
39:2

problem
23:21 227:18 231:8 242:22 255:19,21 256:21

problems
5:7 222:4

procedural
254:18

proceed
5:15 19:23 46:2 75:24 164:17 223:10 224:10 274:13 275:3,9 276:21 277:8,25 280:2

proceeding
276:17 277:20 286:22

process
11:3 36:24 83:19 114:11 119:10,22 140:7 143:13 173:17 228:23 232:21 235:14,25 236:12 252:2 254:11 267:11 277:14

productive
266:6

professional
63:7 168:9 249:14 250:9

professionally
250:15

proffer
16:9

proffered
16:11 203:24

profit
48:1 53:22 54:5,6 176:11

program
67:3 117:10 198:2 260:19 284:6

programming
105:19 117:14 122:18 124:7,21

programs
56:14 59:23 261:9

prohibit
91:5 133:18

prohibited
52:14

prohibitions
57:16

project
5:17 6:15 7:9 8:3 11:7 12:17 15:22 43:16 117:9 192:3,12,16 196:21 217:2 234:23 283:21 284:13,23 290:3 292:13

projected
71:7 72:18

projects
250:14

promised
194:15

promote
48:11 53:17 54:20,22, 24 56:8

promoting
177:7

promotion
50:6 54:11,15 176:12

proper
50:2 130:23 187:12 252:18

properly
162:10 278:25

properties
7:12 11:9 34:3 50:7,11, 18 55:16 125:11 204:6 259:25

property
7:23 26:9 30:18,25 31:13 33:10,16 34:16, 19 35:2 36:2 38:23,24, 25 39:8 40:3,10,18 43:18 44:12,13 47:23 48:16 49:6,17 63:3,9 65:15 73:2,21,25 74:13 75:14,15,25 87:17 90:20 125:18 129:15 134:1 140:19,22 141:2, 6 143:15 145:2 148:9 163:2 175:6 176:7,24 177:3,5 179:15,19 181:13 182:19 187:11 188:17 190:23 193:13 204:3,18 209:17 213:5 218:13,15,20 221:13 240:14 244:19 249:5, 10,25 255:25 257:1,5,9, 17,22 275:18 276:3 278:8 281:19 291:4,5

proponent's
250:10

proposal
11:10 51:15 175:9 179:13 233:9

propose
168:4 207:13 249:18

proposed
11:7 23:2,13 34:21 42:20 46:24 47:3,20 48:6,17 49:11,16,24 53:7 57:8,23 58:12 59:24 60:2,14 61:1,20 62:14,18,21,24 63:6 64:9 66:9,15 67:16 77:21 86:10 94:15 98:3 128:24 151:3 152:23 166:25 168:19 170:17 173:2 175:5 176:4,13 177:9,14 178:6,10 179:1,3,21 191:1,13 198:15 205:8 209:18 221:1 249:15,17 250:1 264:8 285:3 291:11

proposes
71:8

proposing
35:7 39:15 44:18 49:5 89:10,11,12 91:9 105:19 143:25 154:3 164:24 165:24 168:13 169:3

protect
246:13 249:10

protected
250:17

protection
48:16 125:18 199:9

protocols
57:20

proud
28:2 222:20

prove
97:8

proven
194:16

provide
6:22 23:12 48:12,14 49:1 58:21 63:4 73:3 98:18 133:6 175:20 177:9 178:18 198:14,17 204:6 208:9 261:10 273:21

provided
11:6 113:24 154:1 178:19 187:5 195:14 206:15 213:7 217:7,12

providers
252:15

providing
7:2 65:16 179:16

provision
47:8 50:3 56:22 58:23 60:6 61:5,13 97:5 98:21 170:3 171:22

provisions
16:19 55:10

proximity
16:20 51:22 60:13 69:4 85:22 112:7

public
7:7 8:3 10:23 48:11 50:5 57:1 58:9 60:14 61:9,18 62:9 76:13 86:16 97:17,21,24 98:10,14,17,20 99:2,6 103:22 127:7,8 140:4 159:19,21,22 162:24 164:8,10 172:9,15 173:3 177:17,22 189:18 190:9,16 192:11,12 194:1,7 198:16 199:8 204:12,23 208:1 209:2, 6 215:7,11 217:19 218:18,23 219:1 223:21 234:9 235:7,14 246:15 248:22 254:11 261:9

publicity
162:7

publicized
162:4

publicly
162:13,16

pull
76:4 103:8 141:1 161:7 167:7 202:19

pulled
85:17 87:19 103:5

pulling
160:12

purchased
31:12 38:24 145:1

purpose
9:5 48:20 99:5 145:7 179:9

purposely
28:20 29:19 30:6 38:14 85:17 88:7 135:13 162:22

purposes
47:21 48:10,18 49:15 56:3 58:22 68:20

pursuant
15:16 273:15 280:25 287:2 289:9

pursue
283:14

purview
214:22 217:11

put
12:15 21:7 32:16 35:23, 24 40:4,24 42:16 83:3 115:9 116:24 117:7 122:9 133:21,22 135:10 138:16 142:25 143:18 168:25 201:5 210:23 232:5 253:14 255:10 256:7 258:3 271:3 276:8 279:14

putting
35:19,25 36:13 133:21 137:21 141:6 165:2 195:4 276:3

Q

qualifies
63:11

qualify

110:19

quarter
64:19 71:3 92:22 93:4

Quebec
243:17,21 251:21 252:7,8 253:1 259:12, 13,14

question
79:13 82:3 90:10 101:11 103:9 110:9 115:6 120:9 121:2,19 124:10 125:7 127:5 129:2 136:9 139:19,24 141:17 142:1 144:16 145:5,19 152:7,19 158:15 164:16 168:11, 12 171:7,12,14 182:10 184:21 188:21 200:22 205:10 208:6,17 210:9, 13 214:19 217:5 218:1 220:23 221:11 224:4 229:2,25 236:24 237:10,11 258:4 259:6 260:21 261:19,20 265:13 271:2 274:15,25 275:4,19,20 277:16 280:3,7 282:21 292:18 293:11

questioned
157:1 177:1

questioning
136:4,14 147:18

questions
6:9,10,12 9:17,19 10:2 12:2 27:12 36:23 42:21 63:14 78:4,12 91:21 96:9,12,18 99:18 111:19,20 115:23 116:1,7,9,11,15,17,21 117:17 121:16 126:4,8, 9 127:2,14 139:5,11 144:5,12,21 145:9 146:15,25 147:6,7,9,13, 16,17 158:16 159:1,17 167:14,17,18 169:21 173:13 179:25 180:3,4, 8 181:24 182:2,7 183:23,25 184:2,9,10, 14,15,18 189:25 191:16,23 194:19,21 195:1 196:13,14,18,23, 24 197:4,6,8,9,12,15 199:10,16 205:22,23 212:19 213:19,21,25 214:4 216:3,5,7,10,13 222:14 223:9 227:25 235:8,11,12 236:2,5,7, 9,11 237:12 238:18 243:7 251:2 254:3,5,7 258:22,25 260:11,12, 17,20 263:17 265:4,10 270:2 271:25 272:2 275:15 276:16,22,23 277:1,3,8,23 278:12,15, 21 279:22 282:11,13,14 284:12,17,21 285:17 286:5 291:15,17,21 292:7,11 293:17,20 294:5,6,22,23

queueing
220:6,8,13,16

queuing
133:24,25

quick
28:21 42:3 74:8 103:8 141:25 174:14 186:17 281:16 285:18 291:25 297:5

quickest
148:11,15

quickly
239:24 283:3

quid
39:2

quiet
53:6 250:16

quit
85:8

quo
39:3

quorum
190:10

quote
55:25 142:13 261:6 294:15

R

R-1A
15:22 47:7

R1a
190:24

raccoons
240:7

racket
101:2 156:2 247:5

radius
58:5 64:23 65:1 85:4,16 97:14 100:10,19 102:5 103:1,2 105:3 116:19 176:24 181:12,19 193:7 229:9

rain
30:12 121:10

raise
233:17 244:11

raised
24:25 44:6 105:17 134:2 244:9,10 259:5, 22 278:13,14

ramp
115:14 209:8

ran
246:4

randomly
60:12

range
57:15,18 119:14 177:13

ranges
73:18

rare
161:2 246:9,23,25 247:2 249:12

rarely
76:18 264:24

rat-free
39:16

rate
67:14,15 109:13,14 153:6,8 154:13

rates
152:25 157:11

ratio
88:5 104:8,10

rationale
181:15

ratios
114:25

re-analyzing
185:6

re-centering
227:23

re-grade
129:9

re-gravel
129:9

reach
25:22 64:12 78:19 83:23 148:19 252:16

reached
29:14 31:11 127:23 161:22 162:5,17 229:6 234:23

reaches
65:20

reaction
89:24 90:15

read
14:16 15:12 25:19 162:18 214:7 236:15 273:9 280:22 288:9 289:6 296:8

reading
270:7

ready
5:14 10:8 13:1 15:10 46:11,12 63:14 78:3 180:4 197:20 224:10 248:6 249:2 267:16 281:11 293:23

real
32:13 62:22 66:24 99:9 103:8 143:15 226:12

reality
90:14

realize
44:10 71:21

realm
27:24 217:19

rear
5:20 7:2 9:6 141:20 281:5 289:14 290:17 291:9

reason
5:9 89:15 107:11

152:20 172:20 205:15 225:2 229:24 231:1 236:19 268:19 277:13

reasonable 32:2,4 61:6,14 62:10 80:24 85:15 96:25 98:22 99:12 131:6 176:23 181:6,8,20

reasons 30:24 34:5 69:11 77:25 89:24 93:17 106:5 135:19 158:12 186:9 233:18 244:16 285:14 292:23

rebuttal 21:16,19 78:8 105:8 260:15 265:9 270:1 271:21 272:3

rebuttals 266:7

rec 29:1,3 61:9

recall 10:18 185:18 189:4 219:17,18

recalling 206:11

receive 200:23

received 14:5 19:4

recent 8:10 134:2 163:18

recently 9:10

recipe 233:22

recognized 16:10,13,14 240:11

recognizing 286:1

recollection 264:21

recommend 173:25 185:22 190:12 278:4

recommendation 138:11 209:12 221:4,7,9 267:3 278:16

recommendations 190:21 210:12

recommended 53:11 180:10 200:2 210:25 220:24

recommending 11:20 186:2 285:14

recommends 174:20 198:8 199:2

reconciled 211:3

reconsidering 185:6

reconvene 266:12 278:10

record 6:20 8:15 9:9 12:9 13:17 14:10 15:5,13 19:2 20:8,9,11,13,15 21:2,7 46:20 51:15 54:5,13 56:24 59:18 62:17 64:3 116:4 119:1 139:14 144:1 145:3 166:4 167:1 171:4,11,13 174:12 186:20 187:6 190:14 192:14 198:1,8,22 206:16 214:20 215:16 217:12 224:12 228:9 236:14 239:10,21 248:13 255:10 258:3 265:17 273:7,10 276:9,13 277:6 280:22 282:6,10 283:4 284:12,22 285:12 286:9 287:3,8,13,14,17,21 288:25 289:6 292:13,14 294:1,3 295:13,19 296:8 297:1,25

recreate 85:12 193:4

recreation 29:8 42:21 48:16,22 50:3 55:4 56:14 58:9 59:15 60:14,20,23 61:19 62:9,25 63:1 66:16,21 67:10 68:21,25 69:21,23 97:14,17,24 98:4,5,10,14,17,20 99:2 103:23 105:23 123:16 172:15,16,21 173:3 232:8

recreational 54:23 55:20 56:20 63:4 68:19 155:6 177:9,12,14 179:16 190:22 238:13

recreations 172:9

recuperate 258:1

red 58:7 64:17 65:3 126:13,20 138:25

redesigned 40:11

redevelopment 249:16

reduce 221:1,2,12

reduced 151:7

reduction 71:2 221:17

refer 86:25 172:3 189:19

reference 29:11 60:12 112:2,5 159:4,6,7 171:20,24 204:9 217:17

referenced 184:25 185:1 217:17

references 189:13 220:1

Referencing 136:10

referred 132:10

referring 170:3

refinements 138:22 141:4

reflect 58:15 59:19 199:5

reflected 9:9 59:8 133:17

reflects 54:6

refreshed 294:11

refresher 32:19

refreshments 177:19,23

refuses 226:4

regard 170:10

regional 63:1 65:8

register 275:7

registered 275:5,25

regretfully 267:17

regular 113:21 183:8 200:17 247:7

regularity 200:6,12

regularly 21:23

regulations 20:25 22:2,24 47:22,24 48:9,11,19,21 53:21,23 54:4,8,10,21 57:3 58:18,20 63:8 70:24 129:18 171:16,18,19,24 172:3 176:20 179:10 185:11

Reid 275:22

reiterate 13:24 57:12 93:5

relate 201:2

related 30:3 50:1 83:17 90:16 100:18 113:17 140:22

173:11 216:25 221:23 222:1

relates
40:24 61:5,13 99:19 173:3

relating
179:22

relationship
104:5 163:13

relative
60:19 104:9 171:5 213:15

relaxes
231:23

relevance
164:4

relevant
47:15 207:6

reliable
130:24

relief
8:6,7,16,19 9:11 10:20, 22 11:2,21,23 13:19,25 14:1,5 21:4 46:25 49:21 174:21 215:23 282:1 285:15 287:1

relieve
50:5

reload
294:13

relocate
141:11

relocated
137:5

relocating
204:16

rely
185:5 187:22 188:3

relying
86:21 188:10 225:7

remain
11:10 76:11 84:18 131:10 176:18

remained
140:23

remains
13:25 39:7 76:10

remark
291:23

remarks
12:12 265:14 266:1 286:13 295:2

remedial
202:21 203:6,16 207:11 210:14 211:11

remediate
222:5

remedy
221:11,12

remember
94:12

remembering
38:17

remind
233:11

remnants
169:4

removable
35:22,23

remove
114:6,19,21,22

removed
83:13 273:21 275:13

render
249:10

renovated
34:3

renovations
50:12

rent
111:10

rental
281:22

rentals
111:10

renting
110:25

repeat
90:10 136:9 146:18 147:16

repeated
71:23

repeating
126:9 136:11,16

repetitive
199:20

replace
281:19

report
11:19 12:8 144:18 158:19 173:19 174:15, 24 176:1 177:1 180:7, 19 181:1 182:5 186:17, 24,25 187:4,15 189:12 190:3,8,13 194:23 195:7,11,17,22,24 196:3,15,16,20 197:18, 20 198:7 199:6,19,25 201:13 202:18 204:9 205:25 206:5,10,14 207:7 209:4 210:24 211:18 213:23 215:14, 15 216:13,14,20,25 217:6,9 219:9,10,21 220:14 278:13,14 285:20 286:8,15 293:23 294:19

reporting
203:4,14 211:6

reports
21:12 178:22 200:14 291:23

represent
71:24 144:13,19 163:7

representative
255:1

representing
197:11

represents
72:7

request
11:4 16:5,22 19:4 20:4, 5,23 170:20 198:5 204:10 216:15 249:7 276:5 278:19 282:25

requested
11:21,22,23 21:4,5,9,11 41:4 77:23 142:12 174:21 175:24 178:16 200:8 209:5 215:24 217:5 274:18 285:14

requesting
9:3 198:9 282:2

requests
49:21

require
54:4,10 58:19,23 66:18 114:9,22 169:7 171:9 291:1

required
10:24 53:16 57:6 70:23 88:11 128:12 133:12 139:4 205:4 211:21 277:6 280:10

requirement
5:21 6:21 7:3,4 8:2,17 54:15 55:15 57:23 58:4 275:12 277:19 283:10, 20 287:20

requirements
10:23 11:2 114:9 115:3, 8 141:19 188:5 200:20 215:11 273:17 278:11 281:2 284:6 286:25 287:16 289:11

requires
147:25 283:10

requiring
54:9 102:14 203:1

requisite
20:24

rescheduled
280:19

research
123:25 124:6

reservations
203:1

reserve
102:2,7 118:7 126:4

reserved
51:3

residence
40:20 120:3 124:10 256:1 258:8

residences
44:13

resident
23:9 24:24 28:16,18 228:9

residential
22:23 42:4,6 44:16 49:1 50:2 179:11 278:19 285:22

residents
23:8 25:11 119:3 179:17 214:15 267:15 285:13

resign
102:6,14 144:25

resolve
171:13

resolved
140:24

resource
246:14

respect
21:14 50:8 142:21 178:14

respected
131:13 232:2

Respectfully
235:2

respond
14:20 18:5 21:1 121:2 134:10 146:19 288:13 296:15

responded
141:16 217:13

responding
192:15

response
12:4 16:24 21:6 24:3 136:17 156:12 183:15, 21 198:22 206:17 217:14 283:23

responses
146:22 214:5

responsibility
280:11

responsible
39:22

responsive
21:12 51:11 59:21 192:8,9 194:5,14

rest
252:13 266:16 267:21 282:10 287:24 294:3

rested
267:9,16

Restoration
285:11 287:18 291:13

restores
231:24

restoring
248:25

restricting
134:13

restrictions
57:15,19,21 176:17 178:11 179:21

resubmit
20:5,22

result
49:7 178:16 285:6

results
67:20 72:1,14 76:22

resumed
116:4 174:12 273:7

retail
48:2 56:25 177:17,22

retain
39:4

retaining
50:14

rethink
89:16

retroactively
280:6

return
6:15 53:14 115:25 116:2 279:1

returning
273:12

reuse
49:18 50:8 63:3

reused
49:14

reusing
179:15

revealing
221:22

Revenue
171:17,20,24

review
10:21 20:24 21:2 35:10 47:16 49:21 51:11 89:4, 5 113:22 142:14 143:5 184:24 190:15 206:19 255:11 277:7 285:21 287:16 289:19 297:8

reviewed
17:3 34:23,24,25 40:14 69:7 114:2 119:1 206:14,16 207:4

reviewing
206:5,10 287:15

reviews
89:2,3 113:23

revised
190:20

revisions
143:8 198:10

RF
55:6

RF-1
11:11 289:16

RF-1/CAP
281:7 287:15

rich
77:6

Richard
238:23

ride
65:2 241:25 242:9 253:17,18,20

rides
242:8

rideshare
175:13

Ridge
65:10

riding
242:11 263:13

rights
198:17 231:4

road
30:18 36:7 37:7,8,13,16 39:11,24 44:4 57:19 64:8 65:10 70:13 73:1, 7,11,22,24 76:14 77:9, 12 86:25 112:19,25 113:1,2,5,7,14,15,16 115:5,12 128:4 129:8 130:6 131:1,3,5,9,15, 18,19 132:8 134:1,23 160:3,7,13,24 161:5,11 189:13,16,21 194:1 203:19,22,23 204:2,5 205:2,7 207:22,24 208:2,18,20 209:21 212:20,25 239:15 240:3,13 241:25 242:8, 19,21,24 243:20 244:8, 25 245:2 252:17,18,22 255:13 256:13,19 257:2 258:14,16,18 262:23 263:3,14

roads
113:3

roadway
30:20 70:16 73:4,5,14, 16 74:14,21,24 75:3,5,9 76:10,19 77:10 107:16 128:8,16,22 130:2 131:23 132:3,6,7,14,15, 16,17,22,24 133:2,5,7, 18 134:13,14,18

roadways
128:9 133:3,4 148:18

Rock
15:11,15 24:23 26:1 27:15 28:7 29:5 30:25 32:21 33:7,10,20 34:15, 16 46:24 53:16 54:4,10 55:7 56:5,23 58:12 60:14,18 61:1,11,20 62:2,4,7 64:5,8 65:10 66:9 67:3,16,24 71:21 75:15 76:16 77:5,25 84:23 87:3 94:16 96:1 105:19 106:2 107:20 109:4,15 112:8 123:8, 10 124:8 132:13 141:10 148:1,3,4 149:4,6,10 153:10 154:2,7 155:11 160:11,18 163:8 176:5,

14 190:9 192:20 193:1, 25 194:2 230:22 232:14 233:24 234:25 240:4 243:19 246:9,14,18 249:5 250:4,6 257:10 259:19 261:2

rodeo
24:7

Rodman
76:6 159:18

role
195:5,6

roll
40:6 101:23

roll-up
281:18

rolled
39:19

room
39:6 42:10 74:15 75:2 91:2 132:2 160:16 230:11,15 268:22

ropes
12:19

rose
105:14 124:5

Rosemont
225:21

Rosemount
33:1,5

Rosh
71:15,16,19,22

Roshanak
251:14,19 253:22

rough
187:8,25

roughly
65:18 73:10,12,17 77:12 99:23 100:1 103:12 105:15 193:7

round
62:12 138:24

route
64:21 148:16 149:2,24 150:2 210:6 266:13

routes
64:20

routinely
76:4

rules
13:23

run
63:1 79:15 82:2 87:5 192:23 193:2 244:12

running
38:13 231:19 244:14

runs
253:1

rural
248:20 249:4,8 250:23

rustle
246:20

S

safe
38:8 49:4 214:21 217:23 218:1 226:13 231:15 244:13

safely
38:6 104:24

safety
6:22 42:12,18 48:11 52:17 131:18 204:12 216:22 218:21 222:1,2 244:24 245:18 249:23

salary
81:1

sales
48:2 56:25 177:17,22

satisfactory
178:20 272:23

satisfied
6:4 48:6 186:15

satisfies
46:24 56:24

satisfy
7:1 23:21 63:10 129:17 130:11

satisfying
7:3

Saturday
67:7 68:10 71:23,24 72:15,19 82:23 107:7,9, 14 108:13,17 109:1 158:18

Saturdays
240:25

sauna
153:25 167:24

save
21:19 78:8 119:21 260:14

scale
32:5 34:18 40:17 50:8 60:8 63:4 82:21 264:16

scaled
23:7 49:18

scenario
102:3 154:20,22 206:22 242:13

schedule
57:20 267:10,21 270:17 275:24

scheduled
158:24 269:1

Scheeler
224:9 232:25 233:1,2,4, 6,8 235:19 237:5,10,14, 19,23 238:11

Schiller
16:6,7 17:24 18:7 146:2

Schillers
38:21 137:24

Schinder
5:2,5,12,16 6:21 7:15, 18,20 8:12,22,24 9:14 12:13,14,23 13:4

school
220:4 225:10 228:13 231:3 232:3 234:9 242:7,24 253:15

schools
99:6 172:8 200:25 201:1 212:3,6,12 223:21 225:20

school's
109:20 110:4

Schultheiss
289:8 296:7

scooter
69:9 232:7

scooters
198:19

scope
21:4 34:18 42:3,6 48:2 115:17 176:21 217:7

scoped
88:7

scoping
159:4,14 216:25 220:21

Scott
140:15

screen
73:6 147:12

screening
52:22

scroll
291:24

searched
171:18

season
109:19 154:16 195:21 237:22,24

seasonal
67:5 120:19 121:19 206:7 207:8 238:15

seasonality
154:18

seasons
121:15

seat
32:9 144:25

seats
233:21

seconded
15:7 289:2 297:3

secretary
14:16,18 15:12 20:12 268:1 271:5 272:22 280:22 288:12 296:8,14

section
9:4 15:17,18 47:5,13 63:22 73:18,24 75:5 168:19 176:9 179:12

250:5 273:15,16,18 281:1,2,3 289:9,10,12

sections
171:19,25

security
52:18

seek
238:13

seeking
47:4 213:8

sees
256:10

selected
107:18 108:15 136:17

self-certified
15:16 280:25

selfish
93:17 135:18

selfishly
38:14

sell
177:23

Sellers
16:1 43:25 146:1 257:4

send
161:19

sense
92:17 122:9,10 132:2 143:25 181:13 185:25 188:17 193:11 203:7 215:25 266:4,15 292:5

sentiment
230:25

separate
55:1,3 140:12 167:18 227:2

separated
112:24

separates
113:4

September
71:13,14 251:22

serene
31:1

serenity
96:2

series
57:22 97:12 128:9 200:12 202:18

serve
64:20 162:21 177:12 246:15 247:12

served
273:15

serves
50:25 99:4

service
6:23 34:24 37:1 40:14 41:3,4 43:10 55:5,11,23 56:7 113:3,14 125:3,9 139:21 140:12,14 141:22 149:10 171:17, 20,24 196:20,25 247:21

serviced
97:24

services
57:4,5 59:2 71:16 177:18 261:9

serving
65:22 84:6

session
273:13 295:8 297:7

set
48:9 50:20 51:10 52:5 60:10 117:16 133:22 170:23 224:14 258:9 292:22

setback
5:25 7:2,24 9:11 282:4 290:12,21

sets
293:3

setting
9:5 244:13 261:16

severe
92:24 94:9,11

shake
118:8

shaking
223:11

Shane
16:9 22:20 23:19 46:8, 11,20 53:18 97:2 103:3

Shane's
99:1

share
6:9,10 24:7,9,10 38:12 45:18 51:23 94:24 125:20 126:11 133:4,7 139:18 236:3 274:16

shared
49:2 76:13 133:2,3 141:5,15 142:17,18 201:13 204:6 216:16 229:10

sharing
24:8 43:14 254:8

Shayna
140:15 142:19

she'll
270:1,2 271:12,16

shed
65:3,18

sheet
223:15

she's
5:9 10:6

Shipstead-luce
89:5

short
26:19 42:24 180:22 183:2 207:19 211:23 266:25 273:19

shoulder
160:15

shouldn't
14:4 37:22

show
5:17 34:17 38:22 61:22 79:21,23 80:1 98:21 112:4 235:6 239:21 242:20

showed
69:17 112:1 126:12 137:11 142:3 159:20 167:5 254:16 297:12

showing
98:7 112:21 258:6

shown
60:22 65:3 73:21 155:1 167:25 168:20 170:12

shows
6:1 51:15 52:1 58:2 62:18 70:12 72:2,5,8, 14,18 98:13 112:20 131:14 133:24 166:4 171:4 234:4

Sibo
274:1

side
55:10 75:2 80:10,19 92:20 93:20 94:10 95:8 98:8 132:2 141:10,13, 20 160:15 163:12 166:15 192:18 193:1 209:8 252:24 270:4 271:20 281:24 284:1 291:4 293:15,16

sides
17:10 33:20 76:3 166:13 193:22 230:5 234:16,19 252:19 262:10

sidewalk
87:3,25 204:23 209:8,9, 14,21,25 262:13

sidewalks
69:4 92:7 159:24 218:6, 18,24 219:1

sight
40:24 75:17 77:15 218:7

sign
29:12,16,17 95:23 162:10,20 223:14 273:24

signature
292:2

signed
5:5 26:21 30:11 62:14 91:7 162:14,25 222:25 223:12,25 227:25 238:21 251:11 286:11 297:17

significant
55:18 140:2 181:10 187:11

significantly
118:14 155:16 182:14 252:23

signing
96:3 134:22 227:1

silly
294:21

silver
74:12,14,23 75:11,24

similar
49:13 56:2 67:2 80:17 82:6 105:18 107:5,10 124:7 145:19 172:7 198:20 207:1 220:4 292:4

similarities
55:14

simple
43:20 61:16 104:5

simplify
189:22

simply
24:20 53:6 57:12 75:4 141:16 222:10 231:18 232:4

simultaneous
8:23 110:17 111:8 129:3 139:12 147:3 152:12 155:20 161:13 164:6,12,14 165:14 180:15 189:2 201:17 205:12 210:21 258:20

simultaneously
75:10 76:19 77:14

single
76:12 144:24 170:6 236:15 248:21 249:1,19 250:3

singular
231:8 232:13

sir
282:23

sister
85:10 101:9

sit
74:25 256:5

site
34:21 48:3 49:7 50:14 51:2,4,9 52:23 57:13 58:8 64:12,13,18,20,24 65:7,12,16 69:3 71:6,9, 11 72:4 77:9 80:8,22 81:12,18 89:9 91:23 114:17 115:9 117:15 126:25 130:16,19 132:19 134:8 140:17 142:14 143:1,20 148:7 150:7 151:20 152:3 155:15 171:6,10 178:9 190:16 191:8,9,10,11, 14 192:4 193:8,17,21 198:16 199:9 202:13 204:3,15,21,25 210:5 213:6,11,13 218:9 234:17 278:22,24 290:22

sites
59:22 66:11 80:18

site's
51:22 64:7

sits
250:6

sitting
75:8 266:20

situated
64:13 65:7 204:5

situation
25:10 77:16 170:16,22 185:5 240:18 257:6

situations
84:13 89:14 181:20

six-year-old
93:13

size
34:18 58:8 153:3,13,14, 18

sized
50:19

skip
46:8

slash
273:19

slide
25:12 27:15 32:18 33:15 34:20 36:22 45:11,17 47:4,15,17 48:8,10 50:10 52:6,19 53:15 55:9 56:4,23 57:22 58:7 59:7,12,19, 25 61:7,15 62:12,24 64:11,13,22 65:17 66:1, 3 67:17 68:12,13 69:6 70:2,9,20,22 71:10,25 72:14,25 73:3 74:1,20 75:7,13 76:1,20,24 77:4 164:21 167:25 168:2

slides
57:22 117:20,23 168:18 297:15

slightly
35:14,18 85:7 102:5 137:8 151:13

slope
88:4 115:1

slot
268:2

slurs
226:3

small
38:13 55:13 73:12 156:5 231:20 263:5,7 290:4

small-style
42:23

smaller
35:15 253:2

smallest
283:24

smiling
266:24

smoothie
169:5,6

smoothies
169:2,10

snapshot
291:25

snow
30:12 121:10

soccer
231:10,11

social
27:19 47:2 49:3 53:17 54:11,15,20,22,24 55:20,24 56:8,9,11 58:16 63:4 67:5 125:17 142:7 176:12 177:7,9, 14 222:10 230:3 241:6

socially
256:14

societies
113:22

Society
34:2 285:11 287:18 291:13

soda
57:2

solely
54:17

solicit
23:14

solitude
246:24 251:24 252:5

solution
39:25 203:10 284:7

solve
130:6

solving
79:12

son
30:9 79:24 244:9 260:25 261:20

sons
25:7 246:3

sooner
269:5

Sophia
225:19 238:23 245:25

sort
7:23 78:21,24 79:5 82:2,16,18,20,21,24 83:3 84:2,4,5,15,17 86:19 89:3 91:18 93:23 94:3 96:20 97:10,11,13 98:7,9,11,13,20 100:16 103:20 104:2,4 107:15 110:15,23 112:2 113:17 116:18 120:11 121:19, 22 123:3 130:19 131:8, 12,23 133:21 134:15,19 137:11,12,22,24 138:25 139:19 140:6,11,19

141:12,16,22 142:24 149:7 154:22 181:12 200:19 202:11 203:19 206:20 207:10 208:9,19 210:1,13 211:9 212:5,6, 17 217:6 221:25 229:3, 11,17 232:17 238:2 264:24 283:24

sorts
99:6,10

sought
47:1

soul
252:13

sound
59:13 168:17 190:23

sounded
100:19 181:6

sounds
129:21 136:21 164:19 196:3 210:11 241:23 270:25 272:8 277:22 278:1,6

sources
53:5,9 66:4 295:20

south
32:22 38:21,22 111:23 209:17 213:9 291:3

southeast
34:15 137:22

southern
65:15 150:2

spa
153:25 167:24

space
27:18 28:17 50:3 105:23 120:7 137:22,24 161:1 198:16,18 199:8 208:1 209:2,6 215:7 225:23 226:17,18 227:11 229:10,20 231:10,16,20,22 232:18 238:1 242:17,18 261:14 273:21 275:11 278:18 281:5,21 284:3 285:4 290:7,15,16 293:5,6

spaces
56:15,16 65:16 70:23, 25 71:6,8,9 72:3,5,12 115:11 198:15 234:13

Spanish
231:5,7

spans
28:2

speak
41:10,15 45:23 78:21 79:9 87:21 90:3 100:25 103:3 121:19 131:21 142:24 144:9,10,20 150:25 191:20 223:5 228:8 230:8,22 248:6 250:24 251:19

speaking
8:23 96:25 110:17 111:8 129:3 139:12 144:13 145:8 147:3 152:12 155:20 161:13 164:6,12,14 165:14 180:15 189:2 190:4 201:17 205:12 210:21 258:20

speaks
57:22

special
6:15,19 8:19 11:3,20 15:17 22:23 23:1,20 25:14,22,24 46:25 47:5, 9,12,18 57:11 72:24 85:2 110:9,12,15,19 111:5,17 113:23 114:10,18,20 120:12 134:12,15 159:8,9 160:8,21 174:21 186:24 190:12 191:2,3 198:4 199:9 200:3,13 206:2,6, 21 207:13,16 208:3,7, 10,12,13,15 219:14 235:3 240:2,5,11 249:12 252:6 257:10 260:22 273:16 281:1 285:4 286:25 287:15,20 289:10 295:14

specific
47:13 53:3,15,24 59:21 63:10 146:7 157:4 170:23 207:14 220:4,11 259:16

specifically
50:21 57:23 59:14 86:19 91:7 114:4 142:1, 12 157:2 171:19 202:1 206:12,21 207:13 220:16 251:23 260:22 261:12

specifications
168:6,12 170:12

speed
92:9,11,16 132:17,19, 22 148:19 151:10,12, 15,21 160:4

speeds
132:9,15 133:1,6 151:7, 13,14,22

spend
234:18 271:21

spheres
172:12

spirit
7:6

split
66:22 68:12 69:25 94:4 106:17 110:11 121:20 122:11 152:9

splits
68:15 69:3 70:3 94:17 106:11 111:17 124:7 202:9,13

spoke
236:3

spoken
112:9 139:17

sports
231:19 247:5

spot
31:24 37:5 43:7 238:1 283:17,20

spots
102:7 162:21,23

spread
83:7 162:10

spring
120:24

sprinkled
119:4

sprinkler
119:4

sprinklers
119:19

square
15:23 123:23 151:2,3 152:23 153:13 154:2 236:19,22 273:23 281:8 282:3 289:17 290:1,2,8, 9,22

square-foot
152:22

St
172:22

staff
12:18 15:5 39:21 89:8 135:23 140:1,9 142:22 201:12 208:8 223:15 280:14 288:25 297:1

staffs
49:10

stage
143:5

stair
35:8 42:16 143:8,15

staircase
36:12,15,18

stairs
88:19

stalemate
155:19

stand
190:13 267:19

standalone
60:20 97:25

standard
6:16 47:19 58:1 89:13 102:22 166:10 167:3,4 169:20 215:18,22 260:22

standards
6:20 11:5 13:19 21:21 47:15 48:7 191:2 285:22,24

standpoint
107:4

stands
274:7

start
6:13 18:25 64:11 68:16 78:13 130:2 137:3 138:13 146:23 148:25 180:3 190:5 199:16 218:1 220:11 223:12 243:21 275:16 282:14 286:21 291:17

started
28:14 68:15 130:14 131:25

starting
28:15 73:6 129:1 130:19 138:16 245:4 278:3

state
10:16

stated
48:18 198:25 283:1 286:24 287:4 295:13

statement
49:24 216:24 237:2 296:2

states
8:19 59:3 66:11 76:8 175:11 177:21 246:10, 17 247:1

station
64:16 71:3 126:21,24 179:6 257:12

stations
126:11,13,20

status
15:25 16:6,18,23 17:21, 24 18:6 54:9 229:2

stay
102:17,18 103:22 133:13 146:12 223:8 227:24 228:3 243:7

staying
102:6 251:1

steep
93:20,23

Steering
118:11

stepping
145:4

steps
23:13 131:10 277:9

stick
290:21 294:13

stipulations
201:21

stole
116:15

stone
133:22

stop
8:20 71:4 91:6 121:15 126:22 221:6 265:23

stopped
91:3

stopping
90:22,24 91:5,11 221:8

stops
64:19 90:22

storage
39:16 53:3 121:3

store
40:2

stored
39:18

stories
235:16 254:8

Storrs
22:18 46:22

story
289:13,14 290:24

straight
291:22

straightforward
282:18

strategies
202:22 203:16 221:11

strategy
90:16

street
14:15 15:23 26:2 33:12 36:3 52:3,20 57:2 64:19 65:9,15 68:3 71:11 72:6,11,13 73:1,7 74:11,16,19,20 76:3,6 86:3,5,6,7,16,24 87:1,2, 11,17 90:13 92:23 95:12 112:23,24 113:1, 5,13 127:6,7,9,10,18,21 130:23 132:11 135:17 141:3 149:2,4 159:18, 21,23 160:11,16,18 163:5 175:14 178:19 192:18 193:1,21 198:6 204:12,23 208:18,21 209:16 224:18,25 230:25 233:8 242:7,19 243:17,21 244:14 248:21,23,25 250:5 251:21 252:7 253:1 273:14,22 281:8,17 288:9 289:16 291:8

Street also
252:8

streets
76:2,13 77:17 132:12 159:19,23,25 160:5 218:23 243:18

Street's
86:4

stroller
232:7

strollers
88:6

strong
190:17 230:8 243:25 285:20

strongly
29:22,25 142:5

structure
10:19 23:2 164:25 165:2 198:15 281:4 285:5

structures
7:21 50:9 171:4,6

struggling
96:20

stuck
252:25

students
156:17 201:3,6,12 212:7

studied
155:6

studies
66:19,20 123:13

studio
34:12 121:3 155:5

studios
172:10

study
72:10 79:7 82:12 99:20 133:24 135:1 155:1,3,4, 6 187:25 217:1,7,10

stuff
40:9 137:13 225:18

sub-bullets
202:22

subdivide
249:3

subdivision
128:2,10

subject
35:1,2 47:11 127:19 128:17 129:12 175:6 176:21 258:10

subjective
183:21

submission
103:14 199:24

submissions
255:10

submit
22:1 119:11 200:17 202:1 277:6 278:8

submittal
207:13

submitted
25:20 138:24 159:11 175:3 194:9 206:20 220:15 274:7

Subsection
287:1

subsequent
206:15

subsequently
206:16

substantial
175:5 290:24 291:8

substantive
20:19,21

Subtitle
8:20 9:4 15:17,18 47:5, 12,13 48:9 53:16 63:11 273:15,16,18 280:25 281:1,3 287:1,2 289:9, 10,12

suburban
66:11 80:16

suburbs
26:15 233:16 261:12,13

successful
252:10

successfully
58:14

sudden
257:11

suffice
250:9

sufficient
182:18,23 183:17 186:13 208:4 211:8

sufficiently
178:12

suggest
74:5

suggested
117:11 241:13

suggestion
266:17

suggestions
211:20

sum
13:13

summarize
58:4

summarized
13:11

summary
6:18

summer
8:9 67:6,11 82:17 107:5,21 109:19 110:3 120:12 154:22 155:25 156:17 158:11 234:11 238:4,9

summers
234:12

summertime
121:23 154:20 155:17

Sunday
107:14 124:15

Sundays
107:8

sunny
67:8

sunrise
149:12

sunset
149:12,19 150:9

super-easy
92:21

supplement
172:9

supply
166:10

support
6:6 10:16,17 11:16 12:8,11 33:3 45:4 123:25 175:2 176:15 178:2 180:1 190:11 191:7 208:14 217:18,22 223:1,13,15,25 224:1,4, 6,7 228:1 232:15 233:9 235:5 249:23 250:1,19 282:5,6,8 284:8,22 285:3,13 287:4,9 291:12,13 292:8,14 294:4,25 295:15,19,21

supported
29:23,25 285:11 287:17

supporters
33:2

supportive
14:11 198:4 203:8 204:16 205:3 215:21 218:16

supposed
160:14 195:11 252:19 271:11

surprise
171:17

surprised
225:21

surrounded
227:10

surrounding
50:25 58:11 60:3 61:25 62:8,20 65:4,8 78:1 107:16 108:23 125:10, 17 198:16 227:12 244:7

survey
114:17 199:25 200:9 201:11

surveyed
71:11

surveying
204:3

surveys
68:23 69:1

survived
5:17,18

survives
233:12

suspect
95:14

sustains
81:4,6

SUV
74:12,13,14,22,23,25 75:8,11,17,23,24

SUVS
74:18 75:2

Sweeney
238:23 243:6,7,8,11,16 245:20 259:7,8,9,16

swim
105:22 123:7

swimming
15:19 23:1 47:9 55:22 56:15 67:4 105:25 123:18 156:18 170:2 176:2 226:7 238:6

switch
145:13

switchback
121:6

switched
63:17

system
119:4

T

table
164:17 226:16 267:8

tag
160:25

tailored
57:20

takes
17:20 71:1 73:13,25 92:6,10 96:16 126:17 250:1

taking
78:12 81:1 88:21 100:11 124:16 131:10 137:7 162:22 253:9 276:4,10

tale
258:19

talk
31:13,23 43:17 78:15 89:10 101:21 117:4,13 119:11,17 192:14 220:5 223:22 240:3 241:6 245:22 246:1,7 255:24

talked
31:24 43:1 79:14 88:3 101:7 118:17 120:15 134:21 140:25 141:7 151:24 169:12 172:8 180:13,18 234:12

talking
40:18,21 79:25 80:6 83:4 86:5 92:22 120:11 124:13 130:9 149:18 151:22 155:25 168:2,23 170:13 186:21 212:20 218:25 219:1 220:16 256:16 257:14 265:16

tall
165:19 166:16

tangible
57:13

tapers
209:21

target
103:24

targeted
207:15

task
23:6

tasteful
41:1,2

TDM
52:5 57:18

teaching
157:25

team
23:5 106:18 116:23 268:23 269:24

teams
231:12

tech
241:9

technical
5:6 13:22 63:24 74:5 78:7 90:9 225:3 226:24

technically
61:8 98:10 283:19

teen
67:5

teens
105:25

telephone
248:4,6 274:1

Templin
22:19 117:1

temporary
50:13

ten
7:22 65:1,3 76:14 102:4 132:21 148:19 223:23 242:15 264:19

ten-mile
132:18

tenant
163:12

tend
47:22 69:20 179:18

tennis
15:19 26:16 29:1 34:6, 11 35:17 48:23 50:13 52:8 56:20 73:20 80:17 84:24 85:1 98:6 101:2 102:2,9 105:22 118:22 123:7,19 136:21 137:19,20,21 138:5,8 143:3 150:19 156:11,23 157:1,3,4,8,21 164:25 165:3,5,8,9,10,11,13, 16,18 168:14 234:7 239:16 240:14,17,20 244:22 249:25 250:4,8, 10 255:24,25 256:1,4,8 264:21,22,23 265:1

term
53:11,13 58:21 175:2 176:20 184:23 185:23 186:2,9 189:17 194:12 196:2,4,8 241:21 273:19

terminology
189:21

terms
51:6,13 70:22 79:7 84:8 101:5 116:18 121:20 123:4 124:5 141:20 154:22 157:13 182:12 185:16,22 204:12 214:21 226:6 290:16

terrific
13:18 14:13 78:16 292:14

test
23:20 138:13 168:9

tested
158:10

testified
136:16 150:11 151:6 158:9 160:6 228:18 233:20 236:6 251:3 265:10

testify
173:19 222:25 223:17 225:13 239:9 251:7,11 273:24 286:11

testifying
5:4 159:18 164:9 259:3

testimony
23:11 46:23 47:16 57:10 64:6 99:21 147:23 161:16 164:8 180:7 194:24 224:13 228:17 235:22 239:11 253:23 254:22 255:8 275:2 294:2

testing
138:17

text
270:8

textured
133:6

thankfully
121:7

thanking
197:3

That'll
120:25

that's
7:13 8:21 9:7 16:15 21:4,14 28:8 29:6,18 30:10,14,19 31:16 32:15 33:22 34:4,14,17 36:1,5 37:21 38:2,7 46:6 51:15 62:16,17,20 73:12,21 75:19 80:7 81:14 82:10,16 84:3,7, 15,19 86:15 88:4,9,15, 16,18,22 90:13 91:3 93:2 95:5,25 96:4 97:15,23,24 98:3,20 99:13 100:15,21 101:15 102:7 103:11 104:16 106:25 107:5 108:18 109:10,23 110:4 111:16 113:3,4 115:6,13,15,22

themes
28:12

theory
121:13

there'll
146:11

there'll
30:12 52:24

there's
5:24 6:19,23 10:9 12:7 20:7,20 21:3,22 28:11 29:9,10 34:10,11 35:4 36:23 38:6,18 39:23,24 41:2 44:13 56:25 78:15 81:1 85:20 93:3,9 94:7 98:21 99:9,20 100:2,21 101:3,4,14 106:14 111:9 112:20 281:18

they'd
14:8

they'll
38:22 40:4 81:13

they're
7:21 12:15 35:5 39:18, 19 61:10 80:18 86:11 96:3,11 98:11 100:12 110:20

they've
29:14 43:19 44:7 89:9

thing
7:12 19:20 28:24 31:1,7 35:25 38:20 42:10 43:21 44:6,10,16,19 80:25 86:8,24 98:25 102:4 104:19 106:7,19 110:23 111:14 120:14 126:10 132:8 134:5,20, 21 137:19 138:20 139:14 141:1 181:5 214:10 215:15 225:16 227:4 234:3 235:20 256:10 257:20 261:3 263:15 265:11 272:4 285:19

things
30:13 32:12 40:22 79:12,14 86:11,18,21 92:19 94:8 99:21 105:23 110:22 111:15 119:18,25 123:8 125:19 132:5,20 133:5,8,16 134:10,18,19 136:25 137:5,11,23 138:10 139:2 140:3 141:25 168:23 180:21 182:17, 24 186:14 191:18 200:3 201:2,7 208:14 218:7 233:19 244:15 246:18 255:23 259:19 261:4,17 262:25 265:21 267:18 271:24 297:6

thinking
28:15,16 44:15 82:4 86:1,2 87:18 92:1 100:16 110:13 125:20 133:20 172:22 208:11 212:21 271:21 279:13

Thomas
10:11,12,13,14 12:1,24 13:7,18 280:21,24 284:25 285:1,2,19,25 286:6,15 288:8

thoroughfare
33:12

thoroughness
194:24 196:15

thought
13:18 32:13,16 83:18 123:19 126:11 132:1 152:10 163:17 180:25 181:3,15,20 186:12,13 213:13 225:16 226:13, 16,22 227:1 232:12 274:14

thoughtful
79:13 116:20 126:9 232:20,21

thoughts
16:22 78:8 267:24 286:22 287:12 295:10

thousand
257:8,17

three-
146:10

three-and-a-half
44:12

three-foot
7:2 281:24

three-minute
115:25

three-plus
26:9

three-story
281:6

three-to
174:24

three-to-five-
184:23

three-year
185:15

thresholds
201:4,22

thrilled
229:22

thrive
225:23 226:21

thriving
226:18

throw
121:1 279:9

thrust
139:22

Thursday
297:8

tie
124:15

tied
84:18 170:22

tight
6:24

Tilly
259:20

time
9:20 11:18 19:3,11,13 20:24,25 21:19 24:16, 17 25:13 26:8 27:8 41:10,14,17 42:25 43:23 44:7 45:8 58:17 76:25 78:6 80:5 82:7 87:6 93:16 101:24 102:15 106:20,24 107:9 108:4 109:18 116:8,23 117:7 118:14 120:12 126:5,17 139:8 146:7 152:15 156:4,10,21,22 157:17 158:4,6,16 160:24 167:15 171:1 173:24 174:23,25 175:18 180:21 181:25 182:4,16,18,23 183:3,8, 17 185:10 186:20,23 187:9 190:15 191:13 193:16 196:19 200:21 210:25 213:22 219:12, 15,24 220:2,4,11,25 221:13 222:15 224:2 227:4,17 228:18 232:24 233:13 234:18 235:24 236:16 238:6,8 239:17 240:5 241:20 242:4 243:12 245:10 246:4 248:2 252:17 253:25 258:5 260:20 263:25 264:2 265:3,5,6,24 266:1 267:2 268:2,10 269:14 271:7,10,15,17, 20,21 272:13,23 279:14 285:20 286:15 293:21 294:14 295:5

timeframe
109:8 146:13

times
31:18,19 34:23 37:3 49:10 82:15 89:9 107:15 111:25 146:11 159:12 167:13 186:22 190:21 192:4,21 193:2 207:17 218:12 220:3,8, 9,20 225:25 264:6 277:13

timing
180:24 186:13 230:16

tired
224:22

TOB
10:21

today
5:3,4 6:17 8:24 21:17, 25 22:19,21 29:20 46:23 56:22 125:4 163:8 165:6,10,11 171:22 180:7 194:24 214:10 217:14 219:19 225:12 229:3 233:21 235:24 246:1 251:1 255:8 265:17,19 266:23 267:1,12,15,18 274:5 275:18,23 276:5 279:18 281:14 286:16 289:21 293:24 295:7 297:13

today's
213:8

told
160:13 168:23 268:25

tolled
208:16

tool
61:16

top
82:24 88:1,13,18 105:14 124:5 134:9 166:21

topic
142:12

topics
64:6 167:20

topography
91:23 92:1,8,10 94:6 151:8

total
94:13 152:16 163:24,25 232:6 253:17

totally
276:20

totals
85:23

toters
39:15

touch
255:21 277:13

touched
120:20

touches
65:3

tough
139:4

tournament
79:24

tournaments
105:22 123:7

town
80:2 101:9

track
85:23

traditional
107:13

traffic
6:23,24 23:18 36:7 37:7 38:2 41:18 44:4 51:13, 16 57:9,17 66:19,20 76:5 80:23 90:18,20 99:19 108:12,13,23 132:1 135:1 155:1,3 157:9 175:11 178:6,8, 14 179:22 182:22 187:25 194:11 195:9 204:13 206:14,19 207:22 208:3,25 210:11 211:6 244:23 245:17 249:24 252:12,14,19 259:17 260:2

trail
33:7,8,10 34:16 65:8, 10,11 87:3 95:11 115:4 148:5,6 149:3,4,6,11 234:1

trails
51:23 69:5 92:6 112:8, 12 142:7 148:12,15,18 149:11 150:4,6

train
293:3

training
56:1 297:8

trains
293:5

tranquility
247:19

transformative
26:19,20 27:3 29:15

transit
31:6 51:22 65:25 69:4,9 70:5 77:6 100:11 105:16 123:5 135:14 202:25

transitions
209:22

translate
70:10 79:5 81:16

translated
190:19

translates
81:17

transportation
16:13 23:16 28:20 37:14 43:22 48:15 51:14 63:22 64:5,7,10 66:4 69:8,14 77:21 78:2 116:22 117:4,12 120:25 178:21 197:19 198:3, 11,12,21,23 199:3

trap
169:3,7,14

trash
39:13,23 40:1 43:3 53:3 87:19 121:3,5

traumatized
226:4

travel
68:13,19,24 69:22 76:4, 13,21 77:9 91:2 92:16 111:24 132:19 202:13 203:5 204:15 221:23 232:6 242:25

traveling
231:25

travels
259:18,21

traverse
75:11

treat
140:20 204:10,12

trees
88:21 113:19,24 114:5, 7,10,13,14,18,19,20 116:21 199:9 215:6

tremendously
232:2

trepidatious
95:22

trigger
8:2

trip
51:19,21 64:7 66:2,5, 10,21 67:9 70:15 77:22 105:1 108:1 110:11 111:22 123:22,23 133:9,13 135:10,11,23 153:6 154:13 155:9 156:19 202:9

trips
51:17 67:13 68:13 69:7 70:3,10,12,15,18 76:16 94:14 108:6 109:14 131:5 150:22 154:11,25 157:9 175:12 178:9 195:5 203:24 206:8,9 209:3

Tristan
224:8 230:15

trouble
86:3

truck
253:2

trucks
39:11,24 218:6,11,17 252:24,25 262:25 263:11

true
82:21 83:14 264:4

truncated
138:21

trust
258:17

tub
137:12

tubs
247:5

tucked
235:19

Tuesday
297:9

tuning
214:10

turf
231:11

turn
22:12 23:22 26:2,10 38:5 44:19,20 45:9 74:14 88:8 92:25 134:9 160:17 161:15 211:18 218:14 242:16,18 252:17,25 256:19

turn-around
130:24 134:7

turnaround
38:2 86:18 90:19 134:4 161:8

turned
44:20

turning
50:10 53:15 70:20 218:12,13

Twenty
174:8,9

Twenty-five
158:3

Twenty0minute
174:10

twin
251:20

twins
228:12

two-car
283:12

two-part
139:19

two-parts
140:11

two-story
281:4,20

two-unit
281:7

two-way
132:1

two-year
185:15

type
33:16 42:10 98:2 136:24 142:8 181:12 185:23 203:21 206:23 207:3 208:7

types
102:8,23 105:21,23 106:1 110:15 111:5,15 123:8,9 159:12 172:11 207:1 220:9

typical
48:25 71:24 101:1,18 102:1 104:8,10 150:22 163:21

typically
17:20 48:24 78:25 132:10 146:20 150:11 165:19,21 185:22 200:23 201:8,14,15 204:9,14 212:11 213:3 217:10 218:2,5,16,22

U

U-TURN
160:14,19

U203.1
175:25 176:1 179:12

U203.1.
179:13

U301.1(c)(2)(b)
8:17

U301.1(c)(5)
8:18

Uber
93:14 242:16,20 243:1 256:18,21

Ubers
124:16 256:18 263:11

ultimately
132:23

unavailable
24:8

unchanged
246:13

unclear
209:25

underlying
13:25

understand
42:6 83:23 85:22 95:16 96:21 110:6,7 118:5 131:4 140:4 144:7 177:4 189:14 195:9,12, 15 200:20 204:4 207:23 210:24 215:3 226:15 240:10 245:11,23 256:11 261:5 263:10 293:10

understanding
79:16 123:2 171:1 181:2 186:6 187:17,20 188:9,15 189:1 213:6 264:8

understands
280:12

understood
96:23 177:8

undimensioned
171:10

undisputed
22:1

undocumented
66:23

undue
51:16 285:6

unduly
7:11

unforeseen
175:20

unfortunate
129:23

unhappy
232:14

unifying
28:8

unimproved
127:7 175:9

unique
25:25 33:17 34:19 170:10 202:7 244:5 259:17

uniqueness
251:23

unit
59:10 281:23

United
66:11 246:10,16 247:1

universe
134:16

university
200:24

unlike
77:16

unlikelihood
57:8

unmute
236:25

unnecessary
186:12

unnoticed
117:10

unquote
261:6 294:15

unsafe
205:19

unused
265:2

unusual
203:21 249:10 293:9

up-to-15
100:6

up/drop
212:5

update
10:10

updated
141:16 142:17 178:19 190:20 191:4 199:5 219:25

uphill
127:2 151:12

uploaded
198:21 221:15

urban
27:25 46:21 59:13 69:3 123:3 261:14,16

urge
191:2

usable
120:7

usage
106:8 154:23 206:25 249:18,21 256:3

use-specific
47:24

user
192:20 202:14

users
133:19 213:14

usual
89:2 294:19

utilization
79:16 101:7 107:4 109:25 110:1

utilize
70:18 91:9 123:20 148:5 150:24 253:5

utilized
61:16

utilizing
150:17

utopian
263:14

V

vague
182:12

validated
202:12

Valley
33:7 65:11 95:11 234:1 246:15

valuable
273:1

Van
224:8 230:17,18,20 235:21 237:6

vantage
224:3

variance
5:21,23 6:16 8:2 274:25 283:15

varies
37:8 73:16,24

vast
101:16

vehicle
11:14 51:19 70:10,15, 17 72:23 74:15 75:1,20, 21,23 76:7,16,17 90:22 91:3,5 195:5 220:16 273:17 283:16

vehicles
37:16 38:15,19 51:20 72:8 76:18 77:11,12,13, 15,16,19 133:7 204:21, 22 218:4,17 219:8 220:18

vehicular
11:8 37:18 70:12 90:1 175:10 178:9 204:24 219:7

vendor
202:25

vendors
53:2

venture
257:25

venue
30:14

venues
208:12

verbal
237:2 274:6

verified
277:25

verify
277:21

Vernon
82:5

versa
271:19

version
35:20 185:10

versus
36:20 85:13 102:6 104:20 125:9 164:10 264:7

viable
250:7

vice
6:13,14 7:10,16,19 8:5, 13 9:1,15,21,24 10:3 13:15 14:11,13,20,24, 25 15:7 18:10,11 45:18, 21 78:13,14 81:15,20, 24 83:10 85:19 87:12 88:20 89:20 90:12 91:20 93:19 94:6 95:14, 20 96:8 113:17 116:14 127:15 129:19 135:22 136:1,3,6,13 139:9 180:3,6,16 181:5,22,23 194:20,22 195:19 196:1,10 199:17,18 200:4,16 201:18,25 202:15 203:9,17 205:6, 13,18 255:4,6 259:1,10 260:7 266:3 267:19 268:14 271:19 272:12, 15,17,19,25 274:10,20 275:15,17,20 276:1,8, 15 277:18 278:4 279:5, 8 284:10,11 285:18 286:2 287:3,5,8 288:17, 18 292:10,12 294:8,18 295:17,18 296:18,19

vicinity
104:15

video
243:8

video's
243:12

view
38:25 39:4 54:19 61:5, 13 125:21 126:1 130:4 203:22 205:6 237:17,20

viewed
203:25

views
204:2 293:2

viewshed
39:4

Vigen
224:7 228:4,5,6,8,9 230:9 235:15 237:4

Virginia
102:11

virtually
64:25

visibility
218:7

visit
100:22 140:17 191:9

visited
191:8

visiting
177:1 214:8

visitors
206:2 208:10

visits
190:17 225:2 227:6

vistas
40:25

Vitarello
23:12,23 24:1,4,15,22 41:7,20,24 45:20,24 79:11 81:18,22 84:21 86:23 87:21 89:1 91:13 92:19 95:2,19,21 101:1 102:1 104:7 106:6 109:17 111:9 114:17 115:2,6,19 118:6,25 119:5,8 120:4,10 124:12 125:24 129:4,6 133:15 134:20 139:25 141:24 142:25 161:15, 16,21 162:3,15 163:2,6, 9,14,19,24 164:2,23 165:1,7,12,17,21 166:1, 6,9,14,18,22 167:3,17 168:1,7,15,22 169:6,12, 19 223:19 224:3 237:7 269:4 271:7

Vitarello's
117:9

Vlad
244:18 259:22

Vladimir
238:22

volume
45:14 132:12,14

volunteered
96:5

Voronoi
61:17

vote
13:5 14:19 15:5 17:21 18:4 191:6 279:6 284:8 287:4 288:12,25 292:8 295:15,21 297:1

voted
11:16 190:11 191:7,8 195:13

voting
10:6

W

wait
74:25 75:20 76:15 77:15 102:15 164:19 169:20

waiting
74:12,22 75:11,23 163:15 244:2 265:19 267:2 270:10 273:10

waitlist
118:16

walk
23:17,20 26:19 28:22 29:4,5 34:21 57:1 58:3 65:18 73:1 87:5 92:25 93:17 95:6,8 96:7,23 111:22 112:3,4,15,16 122:4 131:19 135:7,16 192:23 202:25 213:15 219:3 233:24 235:2 256:25 257:4,9 261:24 262:3,5,6,12,15,17

walk-shed
91:22 112:2,14

walk-sheds
92:4

walkable
77:6 105:18

walked
191:10

walking
9:21 13:18 30:10 31:5 36:2 50:14 69:8 70:5 81:13 92:21,23,24 95:4 97:11 100:11 106:13 120:22 123:4 124:14 135:5,14,19 161:3 242:24 245:2 263:10

walkthrough
10:4

walkway
86:8 209:14 281:24 284:1,2

wall
143:3 293:4,6,16

walls
50:14

Wang
274:1,3,6 275:3,9,10, 19,22 276:6,11,18,23 277:2 279:16,17 280:3, 17

wanted
17:21 25:21 31:22 34:21 80:10 96:2 107:12 117:12 124:18 143:25 146:6 161:23 167:7 182:18 183:12 187:12 191:14 203:17 210:5 225:13 226:15,21 227:12 229:21 239:21 246:7 286:14 288:2 293:1

wanting
84:5 141:18

Ward
28:3,4 32:21

wards
28:2 32:21

Washington
224:19 229:5 249:11 250:11

wasn't
10:7 83:18

waste
169:4 227:4

water
246:20

waters
8:8

wave
234:20

ways
54:24 60:7 80:7 168:16 170:21 209:10

Waze
242:20

wealthy
26:7

weather
67:8 109:24 122:5 253:19

Webex
294:13

website
59:2 149:10

weddings
110:13,23 111:1

week
39:18 67:12 121:8 138:24 186:5 192:21 193:2 245:7 247:8 256:2 268:21 297:8

week's
250:11

weekday
71:13 72:1 107:21

weekdays
32:3

weekend
107:22

weekends
32:3 240:24 245:8

weeks
273:2

weight
194:4 252:24 282:20

weights
292:3

welcoming
254:9 294:17

welfare
47:2 48:12 54:12,15,20, 23,24 55:21,24 56:8 125:17 176:12 177:7 241:6

well-being
125:17

wellbeing
56:11

wellness
40:13

Wells
10:6 18:13 23:17 64:4 96:14,16 98:24 99:14 100:15 101:20 102:25 103:10 104:6,21 107:6, 24 108:19 109:3 110:6 111:2,4,11,18 112:18 113:6,10,16 114:12,16, 24 115:3,18,22 116:14, 16 181:24,25 196:13,14 205:21,23 207:5,20 208:17 210:8,22 211:1, 5,8,16 212:9,16,19 213:16,19 254:14,15 255:3 270:22,24 277:16,17,18 279:4 284:15,16 287:11,13 288:19,20 292:17,18 293:12,17 294:21 295:23,24 296:20,21 297:18

weren't
80:11,20

west
65:19 91:24 92:20 93:19,23 94:10 95:8 113:13 192:18 209:7 291:4 292:19,20 293:12

Western
65:10

we'd
19:17

we'll
12:6 23:11 27:9 39:3 40:2,5,6 46:9 55:7 89:1, 16 96:13,14 114:8 115:19

we're
5:2,14,19 6:17 7:8 10:8 13:1 15:10 21:25 22:21 25:10 26:5,11,12,22 28:2 30:22 31:16,25 33:2,17,18 34:5 35:1,2, 7,10,13,15,17,18,25 36:13,16 37:15 38:1,7, 12 39:9,10,15,17 40:5, 23,25 42:5,24 43:6,14 44:9,18 70:14 78:3 80:11 83:2,14 86:5,20 88:2 89:4,5,10,11,12 93:16 95:4,24 102:12, 13 103:24 104:11 105:19 107:2,5 115:8

we've
8:6,15 25:15 30:11 31:8,17,19 32:16 34:2, 22,24,25 35:3 36:24 37:3,4 39:13 43:1,3,18 69:15 88:2 89:7,8,17 90:19 91:14 94:23 114:1,3

whatnot
170:20

what's
61:7 80:8,22 82:18 98:3 106:3 109:8

white
16:13 38:22

who's
28:16 94:19

wide
5:22 10:23 30:20 72:20 73:23 75:8,20 87:3 92:14 128:1 189:13

widen
132:3

widened
74:23 132:6,7 215:22

widening
129:17 131:11 132:24 205:2

widens
74:21

wider
7:13,25 76:14,15 77:14 132:8 284:3

width
6:22 8:17 11:15 14:2 37:8 73:4,8,11,13,16, 17,18 75:6 91:1 132:4, 16,25 133:5 281:23 283:13 284:1

widths
112:21

wife
25:7 79:24 225:19 228:11 229:23 269:4 271:8

wild
252:6

wildlife
240:6 246:22

William
224:7 228:9 289:8 296:7

Williamsburg
113:13 243:21 256:23, 24 259:12,14,23,24

willingness
255:23

wind
121:10 229:6

windows
292:20,21 293:7,10,16

winter
120:24 121:9,20 154:16,24 155:15 213:2 237:21,22,24,25 238:9

wintertime
120:21,22 121:24 155:13

wisdom
266:20

wise
133:20

withdrew
268:20

witnesses
16:8 29:20 167:20

222:25 237:7 254:16, 22,24 256:11

woken
240:12

women's
25:3

wonderful
24:14 46:6

wondering
120:20 259:13 265:23

won't
81:12 93:8

wooded
39:5

Woodley
28:1 61:3 65:5,21

word
99:15 162:9 169:24 189:16 202:9 220:9

words
67:9 76:12 97:7 143:18 236:3

work
68:19 69:18,22 101:25 107:17 110:7 115:20,21 124:2 128:25 150:12, 14,19,20 197:3 198:14 203:9 211:3,22 214:15 225:10 228:23 232:15 247:18 257:7 258:13 267:18 268:7,15,18,22 269:14,15 270:6 271:16 272:14,21 278:6,7 279:12,13 297:14

work-from-home
150:15

worked
17:9,12 25:1,3 39:13 106:17 119:20 270:11

working
5:8 182:21,24 183:4 199:7 230:17 243:13

workings
183:16

workplace
212:13

Workplaces
69:20

works
28:11 129:7 135:3 271:10

workshop
290:7 293:5

world
106:22 241:5

worried
262:20,24

worse
269:25

worship
252:11

worst
154:19,22

worth
53:20 104:7 269:4

wouldn't
46:16 91:18 107:15

wrap
74:6 77:1 167:21 234:25

wrestling
233:21

write
29:10

writing
189:22

written
21:16 161:25

wrong
8:21 45:14 106:7 114:3 162:1

Y

y'all
190:15

yard
141:20 281:5 289:14 290:14 291:9 293:2

yards
35:14,15 290:17

year
31:12 53:11 68:23 79:20 110:20 134:12 159:12 184:23 186:4,22 201:10 203:14,15 207:17 220:25 221:4 231:16 247:8 257:3 271:1,7 279:15 290:25

years
7:22 27:23 82:5 84:14 102:4 123:17 128:3 129:8 180:11,22 181:2 182:15,25 183:20 186:7,10,11,13,15 200:9 201:23 210:17, 19,22 220:25 221:2,5,6, 8,9 228:10,14 232:17 242:2,7,14 246:2 247:21 248:25 252:2 253:14 263:24 264:10 289:24 291:1

yellow
61:20,23 62:1

yesterday
20:19 21:16 193:25 228:20

yield
76:5 126:5 132:10 144:3 284:8 292:8

yoga
42:10,23 105:25 150:18 151:4 153:25 172:10

York
102:12 257:12

Yosemite
246:11

young
24:11,14 25:7 45:11 46:16 48:10 63:21 135:15 167:6 224:14,25 230:12 231:13 251:10, 12 271:3 297:17,20

Young's
297:11

youngest
235:22

you'd
12:12 82:25 108:16

you'll
29:19,24 30:17 31:25 37:6,13 42:13 79:20 88:14

you're
7:11,12,13,16 8:16,18 9:3 23:25 25:13 40:18, 21 44:15 74:6 78:20 79:12,25 80:5 82:15 83:4,8 85:5 87:9,10 92:22,24 99:12,15,21 102:17 104:2,19 109:4, 6,24 110:12,14

you've
8:14 25:19 81:25 85:6 86:6

Z

Zambrano
224:8 230:11

zone
11:11 15:22 45:3 47:7 178:5 190:24 273:22 281:7 285:22 287:15 289:16

zones
22:23 55:3,5,6 61:18 229:16

zoning
5:19,23 6:21 11:1 47:21,23 48:9,11,19,21 49:21 53:21,23 54:8,10, 20 58:18,20 63:8 70:24 141:19 162:5,9,24 163:15,20 169:20 170:25 171:7,16,18,19, 23 172:3 176:20 179:9 188:5 201:14 215:19 241:22 249:19 266:23 278:7,10 279:12 288:7 291:1

zoo
32:22

zoom
167:6