



**Planet Depos®**  
We Make It *Happen*™

---

# Transcript of Hearing

**Date:** April 12, 2021

**Case:** Park Montgomery Limited Partnership

**Planet Depos**

**Phone:** 888.433.3767

**Email:** [transcripts@planetdepos.com](mailto:transcripts@planetdepos.com)

**www.planetdepos.com**

Transcript of Hearing  
Conducted on April 12, 2021

1 (1 to 4)

1	3
1 OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS	1 C O N T E N T S
2 FOR MONTGOMERY COUNTY, MARYLAND	2 PAGE
3 -----X	3 OPENING STATEMENT 14
4 PARK MONTGOMERY LIMITED :	4 TESTIMONY OF LOUIS KIANG 17
5 PARTNERSHIP, :	5 TESTIMONY OF DAVID O'BRYAN 54
6 Applicant. : Case No. H-140	6 TESTIMONY OF MARK KEELEY 60
7 -----X	7 TESTIMONY OF MICHAEL LOE 67
8 HEARING	8 CLOSING STATEMENT 104
9 BEFORE HEARING EXAMINER DEREK BAUMGARDNER	9
10 Conducted Virtually	10 E X H I B I T S
11 Monday, April 12, 2021	11 NUMBER DESCRIPTION PAGE
12 9:41 a.m. EST	12 6 Certified Zoning Map 74
13	13 9 Floating Plan 98
14	14 11 Existing Plan 75
15	15 13 Civil Engineering 56
16	16 19 Sediment Control 57
17	17 31 Floor Plan 38
18	18 31A Building Massing 36
19	19 31B Units and Levels 36
20	20 36 Aerial Photo 18
21	21 41 Letter 50
22	22
23 Job: 366297	23
24 Pages: 1 - 109	24
25 Transcribed by: Molly Bugher	25
2	4
1 A P P E A R A N C E S	1 P R O C E E D I N G S
2 ON BEHALF OF APPLICANT PARK MONTGOMERY LIMITED	2 HEARING EXAMINER BAUMGARDNER: Today is April 12,
3 PARTNERSHIP:	3 2021. We are here for a public hearing on -- this is H-140,
4 HEATHER DLHOPOLSKY, ESQUIRE	4 a local map amendment for a rezoning. This is the
5 WIRE GILL LLP	5 Montgomery County Office of Zoning and Administrative
6 4800 Hampden Lane	6 Hearings. This is for property located at 8860 Piney Branch
7 Suite 200	7 Avenue in Silver Spring, Maryland located in Montgomery
8 Bethesda, Maryland 20814	8 County.
9 Phone: 301-263-6275	9 This session is being recorded. You should have
10	10 a bar at the top of your screen informing you of that. We
11	11 also have a court reporter, Ms. Loiler on the line as well.
12	12 I'm going to just make a couple of brief remarks about this
13	13 hearing process and specifically about the Microsoft Teams
14	14 virtual platform that we are currently using and then we
15	15 will get started with the substance of the hearing itself.
16	16 My name is Derek Baumgartner and I'm the Hearing
17	17 Examiner with OZAH, which means I will be taking in evidence
18	18 testimony here today regarding this local map amendment.
19	19 You may request oral argument in front of the County Council
20	20 if you do not like my report and recommendation here today.
21	21 You must request that within 10 days after my written report
22	22 and recommendation.
23	23 As you, no doubt can tell, we're using a virtual
24	24 platform called Microsoft Teams. There are a couple of
25	25 features for this platform I would like to call your

Transcript of Hearing  
Conducted on April 12, 2021

2 (5 to 8)

<p>5</p> <p>1 attention to. Number one, if you're having problems logging 2 in or connecting in any way, please give our office a call 3 at 240-777-6663.</p> <p>4 A couple of ground rules for hearings in general, 5 but also for the Microsoft Teams platform. Number one, 6 please make sure that you are muted when you are not 7 speaking or giving testimony. We can hear background noise 8 sometimes and that can disrupt the proceeding or otherwise 9 distract from the proceeding. However, as we mentioned 10 before we opened the record, we are to be flexible with this 11 telework situation. So if you have a child who needs 12 attention or a pet or some of the matter, please don't 13 worry. I will not be offended if there is occasional noise. 14 But if you can, please keep yourselves muted until you are 15 either asked the question or answering the question or 16 addressing some particular issue.</p> <p>17 Second, for this particular virtual platform 18 there is a raise your hand feature. You can physically 19 raise your hand on the screen if you have a question or a 20 comment and I will do my best to be able to survey the nine 21 blocks I see my screen. But you can also use the raise your 22 hand feature. And if you hover your cursor towards the top 23 middle of the screen -- actually, I'm sorry. It's moved 24 now. There it is.</p> <p>25 Yes, so the top middle of the screen there is a</p>	<p>7</p> <p>1 a clean record going forward. It can be difficult at times 2 for those who are logged in as well as the court reporter if 3 there is a lot of crosstalk if someone is asking the 4 question and there is an answer and doesn't wait for the 5 question to finish.</p> <p>6 All parties will be given the opportunity to 7 speak. So don't worry about not having an opportunity to 8 speak. If there are any folks signed in in opposition or 9 individuals from the community would like to provide 10 testimony, you will be provided that opportunity shortly.</p> <p>11 Can we identify the parties, please? And 12 counsel, any witnesses that you will be examining today for 13 the record?</p> <p>14 MS. DLHOPOLSKY: Yes certainly, Mr. Hearing 15 Examiner. So myself, Heather Dlhopsky, land use and 16 zoning attorney for the Applicant. I'm with Wire, Gill, 17 LLP. We will then be calling Mr. Louis Kiang on behalf of 18 the Applicant, Park Montgomery Limited Partnership. After 19 Mr. Kiang we will call Fernando Bonilla Verde Soto who is 20 our architect with Soto Architecture and Urban Design, 21 followed by David O'Brien with Charles P. Johnson &amp; 22 Associates, our civil engineer. Then Mark Keeley, our 23 traffic engineer with Traffic Concepts Inc. And then 24 finally Michael Loe with Charles P. Johnson &amp; Associates, 25 our landscape architect and land planner. So after myself</p>
<p>6</p> <p>1 little smiley face emoticon with his little hand raised. If 2 you hover over that gives you a couple of different options. 3 One of them is the hand feature. So if you do have a 4 question or some issue that we are not addressing, please 5 click on that raise your hand feature. All that does is 6 signal to me that you have a question or an issue that you 7 would like to be addressed.</p> <p>8 Also on that top middle toolbar there is what 9 looks like two small people. It's the participants tab. If 10 you click on that on the right-hand side of your screen it 11 should provide a drop-down menu for everyone who is logged 12 into this hearing today. On the right of your name is an 13 ellipse, three little dots. If you click on that it will 14 also give you some options as well including the raise your 15 hand feature. You can raise your hand that way as well.</p> <p>16 Looking down the list in terms of who has logged 17 in today, and we will go down that list in just a second to 18 identify everyone and make sure that we know who everyone is 19 and who is going to be testifying here today. Also for 20 hearings, this is true for live hearings as well as for 21 virtual hearings, please avoid crosstalk during the hearing. 22 So someone is testifying, please wait until they have 23 finished testifying before there is another question asked.</p> <p>24 As counsel is present, please wait for your turn 25 to finish her question before you answer. That way we have</p>	<p>8</p> <p>1 there will be five witnesses that we plan to call.</p> <p>2 HEARING EXAMINER BAUMGARDNER: Okay. Is there 3 anyone logged in? I do see one caller. Is there anyone 4 logged in who is not represented by an attorney that would 5 like to identify themselves for the record? Either if you 6 wish to do so or because you would like to provide testimony 7 here today.</p> <p>8 Seeing none I will ask the caller -- there is a 9 call in, first it just 541, last four digits 0224. If the 10 caller would like to identify themselves for the record, 11 they certainly can. If you would just like to observe, that 12 is fine as well. So here is your opportunity. Yes.</p> <p>13 MR. LOE: That number is mine. I'm calling in.</p> <p>14 HEARING EXAMINER BAUMGARDNER: Okay. And you 15 are, sir?</p> <p>16 MR. LOE: At CPJ. This is Mike Loe at CPJ.</p> <p>17 HEARING EXAMINER BAUMGARDNER: Okay.</p> <p>18 MS. DLHOPOLSKY: He is our final witness.</p> <p>19 HEARING EXAMINER BAUMGARDNER: Got it. All 20 right. So unless there is anyone else who is logged and 21 that would like to identify themselves for the record, we 22 will get into the nature of the proceedings, which will just 23 be a minute or two. And then we will open the hearing and 24 get into any preliminary issues before we start the taking 25 of evidence.</p>

Transcript of Hearing  
Conducted on April 12, 2021

3 (9 to 12)

<p>9</p> <p>1 The nature of the proceedings, this is an 2 administrative hearing. It's kind of like a court hearing, 3 but more informal. Witnesses will be sworn, and testimony 4 is given under oath. The Applicant will go first. They 5 will be able to give an opening statement if they wish. 6 They will then present evidence through witnesses and 7 testimony and documents. Anyone who would like to cross- 8 examine those witnesses is welcome to do so.</p> <p>9 Once they have completed their case in chief we 10 will then open it up to public testimony from anyone from 11 the public who would like to testify in opposition or in 12 support of this particular LMA. I will say that I did not 13 refer to LMA. Or I'm sorry, I did not refer to a local map 14 amendment as I find it rather cumbersome. So I will refer 15 to it either as an LMA or what I typically say is a rezoning 16 because that's essentially what it is. With that -- I'm 17 sorry. And finally the Applicant will be able to give a 18 closing statement summarizing the evidence or summarizing 19 the argument if they wish.</p> <p>20 With that I will turn it over to counsel for the 21 Applicant to provide -- there was one preliminary issue that 22 we were going to discuss and then we will get into opening 23 statements. So Counsel, if you wanted to address the issue 24 with regard to the posting.</p> <p>25 MS. DLHOPOLSKY: Yes, thank you very much Mr.</p>	<p>11</p> <p>1 meeting in August, even though that are actually required 2 for rezoning. Folks received notices, mailed notices from 3 your offices as well as from the Planning Board prior to 4 that hearing being held on March 25th. So I don't imagine 5 that the really is much of a substantive issue. I think 6 people are well aware of the application, but obviously 7 again we were required to keep at sign up and it didn't 8 happen.</p> <p>9 So not really anything I can do to camouflage the 10 facts. Just laying it out for you there.</p> <p>11 HEARING EXAMINER BAUMGARDNER: Sure. So remind 12 me again when the affidavit was dated as the last time that 13 we verified that it was still up.</p> <p>14 MS. DLHOPOLSKY: Right. March 19, 2021.</p> <p>15 HEARING EXAMINER BAUMGARDNER: Okay. So that's 16 11 -- so what we will do is this. We typically hold the 17 record open for about 10 days after a hearing to allow time 18 for the transcript to come into the record. So my 19 suggestion is that we leave the record open for just a 20 little while longer to account for the days between the last 21 confirmed posting and today's hearing to cover all of our 22 bases to make sure that folks have the opportunity to be 23 aware for that same amount of time.</p> <p>24 So by my calculation, if it was last confirmed on 25 March 19, that's 11 days until -- so that's 23 days between</p>
<p>10</p> <p>1 Hearing Examiner. So as I mentioned, I submitted for 2 purposes of the record over the weekend. Our engineering 3 team Charles P. Johnson &amp; Associates had been handling the 4 sign posting. They went to do a final check so that we 5 could submit the affidavit as we are required. And they did 6 that on Friday.</p> <p>7 And unfortunately, not only was the sign not up, 8 but it was actually nowhere to be found. So how that 9 happened no one knows. But Mr. Loe, who you can see on the 10 screen there, reached out to Ms. Behanna on Friday 11 requesting the new sign so that we could get it up as soon 12 as possible. I think we plan to pick it up and post today, 13 but I believe maybe Ms. Behanna had a scheduling issue. So 14 I believe right now we plan to pick it up tomorrow and 15 repost.</p> <p>16 We did submit the affidavit dated the last day 17 that Charles P. Johnson &amp; Associates did a formal inspection 18 of the sign. So we submitted that into the record and to 19 you yesterday. I believe yesterday morning. So that 20 unfortunately is where we are on that matter. There's not 21 too much to do about it other than to just say it is what it 22 is. I think there has been significant community outreach 23 through this process. So certainly the neighbors are well 24 aware of the application.</p> <p>25 We did actually hold a pre-submission community</p>	<p>12</p> <p>1 last posting and -- last confirmed posting in today. So we 2 will hold the record open for 23 days from the date of this 3 hearing, which is April 12th just to make sure that we give 4 folks the opportunity. Is there any objection to that?</p> <p>5 MS. DLHOPOLSKY: No objection. We are very 6 amenable to that. And you'll see I'm very OCD. March has 7 31 days in it.</p> <p>8 HEARING EXAMINER BAUMGARDNER: Oh, okay. That's 9 right.</p> <p>10 MS. DLHOPOLSKY: So I had done it on the 11 calculation in my own mind in preparing for the hearing. So 12 I think it's actually -- it's 24 days. So anyway, just in 13 the interest of being precise in case anybody comes to 14 oppose that application.</p> <p>15 MS. BEHANNA: Hey guys, this is Sarah. Can you 16 hear me?</p> <p>17 HEARING EXAMINER BAUMGARDNER: Hi, Sarah.</p> <p>18 MS. DLHOPOLSKY: Hi.</p> <p>19 MS. BEHANNA: So bad news. You know our web 20 system refreshes every weekend. Apparently there is some 21 sort of error with the refresh. So the webmaster is in 22 certain she is going to be able to get things online anytime 23 soon.</p> <p>24 HEARING EXAMINER BAUMGARDNER: Okay. I have most 25 of the exhibits saved on my OneDrive. So I can pull them</p>

Transcript of Hearing  
Conducted on April 12, 2021

4 (13 to 16)

<p>13</p> <p>1 up.</p> <p>2 MS. BEHANNA: They are actually all in the F</p> <p>3 drive too. Your F drive under -- I can send you a link.</p> <p>4 HEARING EXAMINER BAUMGARDNER: Gotcha.</p> <p>5 Unfortunately, my VPN is usually not working. But I can</p> <p>6 check and see if it happens to be working today. So at</p> <p>7 least we might have one of those two options available. But</p> <p>8 I think we will be okay.</p> <p>9 MS. BEHANNA: Okay. Yeah, I mean Heather has</p> <p>10 them all because they are from her.</p> <p>11 HEARING EXAMINER BAUMGARDNER: Yeah.</p> <p>12 MS. DLHOPOLSKY: Right.</p> <p>13 MS. BEHANNA: And you should have everything.</p> <p>14 And if there's something you don't have, just let me know.</p> <p>15 HEARING EXAMINER BAUMGARDNER: Great. Thank you</p> <p>16 very much, Sarah.</p> <p>17 MS. BEHANNA: Okay, thanks.</p> <p>18 MS. DLHOPOLSKY: Ms. Behanna, while you are still</p> <p>19 on, can I ask a quick question? Are you able to send to</p> <p>20 me -- because the website isn't working, can you send to me</p> <p>21 in Word the latest exhibit list just so I have the numbers</p> <p>22 easily in front of me?</p> <p>23 MS. BEHANNA: Yes, sure. I will send it right</p> <p>24 now.</p> <p>25 MS. DLHOPOLSKY: Okay. Thank you, so much.</p>	<p>15</p> <p>1 exciting project I think we've all felt pretty good working</p> <p>2 on over the past year or so. As we have documented in the</p> <p>3 submitted application materials as well is in the planning</p> <p>4 staff's report and the Planning Board recommendation that</p> <p>5 was transmitted over to you, the site currently has an</p> <p>6 existing parking garage and a multifamily building on it.</p> <p>7 That multifamily building is comprised of -- almost entirely</p> <p>8 affordable units.</p> <p>9 The rezoning that is proposed in order to add</p> <p>10 additional multifamily units on the property and all of</p> <p>11 those units that we plan to add if this rezoning application</p> <p>12 is approved, if we get through sketch plan and site plan,</p> <p>13 all of those new units would be affordable units subject to</p> <p>14 the low income housing tax credit program, which we will</p> <p>15 talk about more further on in the hearing. Because the</p> <p>16 current zoning is maxed out with respect to permitted</p> <p>17 density, the requested rezoning is needed in order to add</p> <p>18 these additional units.</p> <p>19 If the proposed rezoning is approved, the</p> <p>20 Applicant would then seek sketch plan and site plan</p> <p>21 approvals from MNCPPC in order to demolish the existing</p> <p>22 garage on the west side of the property. And it would then</p> <p>23 be replaced with a new garage and the multifamily</p> <p>24 residential units above. The proposed new building is at a</p> <p>25 smaller scale and a smaller height than the existing</p>
<p>14</p> <p>1 Really appreciate it.</p> <p>2 MS. BEHANNA: No problem.</p> <p>3 HEARING EXAMINER BAUMGARDNER: The wonders of</p> <p>4 technology.</p> <p>5 MS. DLHOPOLSKY: It's how life is these days.</p> <p>6 You roll with the punches.</p> <p>7 HEARING EXAMINER BAUMGARDNER: Exactly right.</p> <p>8 All right. With -- Counsel, were there any other</p> <p>9 preliminary matters that you needed to address before you</p> <p>10 begin your case here today?</p> <p>11 MS. DLHOPOLSKY: No, Mr. Hearing Examiner, that</p> <p>12 was the only one.</p> <p>13 HEARING EXAMINER BAUMGARDNER: Okay. Any other</p> <p>14 preliminary issues that anyone else needed to raise before</p> <p>15 we start today's hearing or before we start taking evidence</p> <p>16 today? Hearing none, Counsel, the floor is yours to give an</p> <p>17 opening statement and call your first witness.</p> <p>18 MS. DLHOPOLSKY: Great. Thank you, very much Mr.</p> <p>19 Hearing Examiner. I will be very brief and opening</p> <p>20 statement because obviously the purpose of the hearing is</p> <p>21 not for the attorney to testify. It's really rather for</p> <p>22 expert witnesses to. So I will be brief and set just a</p> <p>23 little bit of context and then we will go right into</p> <p>24 eyewitnesses.</p> <p>25 Sowe are very happy to be here. It's an</p>	<p>16</p> <p>1 building that would remain on the property. Excuse me. I</p> <p>2 have terrible allergies. So I will be clearing my throat a</p> <p>3 lot today.</p> <p>4 As was discussed in the application materials and</p> <p>5 will be further presented and discussed it today, the</p> <p>6 project has been located and designed in a manner to be</p> <p>7 respectful and compatible to the adjacent surrounding uses.</p> <p>8 For example, take advantage of the falling grade generally</p> <p>9 from north to south toward Piney Branch Road. And of course</p> <p>10 our experts will speak to that in a moment.</p> <p>11 The Applicant's submission laid out in detail</p> <p>12 how -- and planning staff's report found as well all of the</p> <p>13 findings that are required to be made for approval of this</p> <p>14 floating zone application are satisfied. Though of course</p> <p>15 obviously that is the Applicant team and planning staff's</p> <p>16 view. So of course our witnesses will testify to these in a</p> <p>17 moment for your consideration in drafting your report and</p> <p>18 your recommendation.</p> <p>19 I did mention a few minutes ago that while a</p> <p>20 presubmission community meeting is not required for rezoning</p> <p>21 application, we did hold one back in August. And I think it</p> <p>22 was fairly well attended and a good discussion. And then I</p> <p>23 should also add before we get into the testimony, the</p> <p>24 Applicant is in agreement with the conditions and the</p> <p>25 binding elements as were proposed by planning staff. And</p>

Transcript of Hearing  
Conducted on April 12, 2021

5 (17 to 20)

<p>17</p> <p>1 then of course the Planning Board slightly revised that few 2 of the binding elements at its hearing on March 25. But we 3 are in agreement with all of those as currently proposed and 4 our witnesses will note that in their testimony. 5 So I don't have anything else to say at this 6 time. Obviously it's not my place to testify. So we will 7 start calling our first witness in this, Mr. Hearing 8 Examiner, there is anything else that you needed at this 9 time. 10 HEARING EXAMINER BAUMGARDNER: No, you're welcome 11 to proceed with your first witness. 12 MS. DLHOPOLSKY: Okay, great. Mr. Kiang, are you 13 there? 14 MR. KIANG: I am. 15 MS. DLHOPOLSKY: All right, great. So Mr. Kiang, 16 can you please state your full name, the company you work 17 for, and business address for the record? 18 MR. KIANG: My name is Louis Kiang, I am the -- a 19 development director for Enterprise Community Development. 20 We are located at 8403 Colesville Road, Suite 1150, Silver 21 Spring, Maryland. 22 HEARING EXAMINER BAUMGARDNER: And Mr. Kiang, can 23 you please raise your right hand? 24 MR. KIANG: Can you see me? 25 HEARING EXAMINER BAUMGARDNER: Yes, I can. Thank</p>	<p>19</p> <p>1 to the races. 2 MS. DLHOPOLSKY: Great. Thank you. And now what 3 is the relationship between Enterprise Community Development 4 and Park Montgomery Limited Partnership who is the owner and 5 Applicant in this case? 6 MR. KIANG: Sure. So Enterprise Community 7 Development is the owner or member of the general partner 8 and limited as well who is the partners in Park Montgomery 9 Limited Partnership. So through the corporate structure we 10 own the property. 11 MS. DLHOPOLSKY: Great. And can you just give a 12 little background on Enterprise Community Development? Who 13 you are? What type of project you generally do, et cetera? 14 MR. KIANG: Sure. So Enterprise Community 15 Development actually is a new name for an entity that was 16 started and founded by Jim Rouse in the early '80s as part 17 of what was then known as Enterprise Foundation. It's a 18 nonprofit philanthropic arm. Jim Rouse's philosophy was 19 that one of the root causes for poverty and one of the ways 20 to fix property is to eliminate housing insecurity. 21 So back in again, the early '80s; '83 I want to 22 say, Enterprise Homes was created as the real estate 23 ownership development arm of the bigger philanthropic 24 organization. And over the 40 years or so we've grown 25 larger. We recently merged with an entity known as</p>
<p>18</p> <p>1 you. 2 And sir, do you swear or affirm under the 3 penalties of perjury that the testimony you're about to give 4 is the truth, the whole truth, and nothing but the truth? 5 MR. KIANG: I do. 6 HEARING EXAMINER BAUMGARDNER: Thank you very 7 much. 8 MS. DLHOPOLSKY: Thank you Mr. Kiang. 9 And Mr. Hearing Examiner, I just wanted to note 10 for purpose of the record that Mr. Kiang's resume is in the 11 exhibit list I believe as Exhibit 36. 12 (Exhibit 36 was introduced.) 13 MS. DLHOPOLSKY: And Mr. Kiang, can you please 14 just generally describe your duties and responsibilities 15 with Enterprise Community Development? 16 MR. KIANG: So for the lack of a better word, I'm 17 the deal guy. I coordinate all of the disciplines necessary 18 to either do a new construction of an affordable property or 19 the renovation thereof. And that includes managing all the 20 architect and design disciplines with help. My specialty is 21 not construction. So we have on-site construction folks 22 which help me do that. But for the lack of a better word 23 again, I'm the quarterback. I coordinate it altogether. I 24 arrange for the financing and ultimately I close the deal, 25 the financing, acquisitions, whatever. And then we are off</p>	<p>20</p> <p>1 Community Development -- CPDC, Community Development 2 Preservation, a community preservation company of D.C. And 3 it was that merger that created Enterprise Community 4 Development. So we are the same organization, bigger, new 5 name. 6 We have approximately 118 properties or so within 7 our portfolio. All but one are affordable properties. Some 8 of those affordable properties may have some unrestricted 9 units there, but it's -- we're talking about 5 percent, 6 10 percent of the units on some of the properties, not all. So 11 we are predominantly an affordable housing developer, owner, 12 manager. We have a property management arm as well that we 13 created and formed them in 2017, four years ago. So many of 14 those properties are managed by us as well. 15 MS. DLHOPOLSKY: Thank you. And how did 16 Enterprise -- 17 MR. KIANG: I'm sorry, Heather, if I may add. I 18 forgot. So we operate basically the mid-Atlantic area from 19 southern PA down to Central Virginia and then on to the 20 Eastern shore. So that's kind of our footprint. Sorry. 21 MS. DLHOPOLSKY: No, that's fine. Thank you. 22 And how did Enterprise Community develop and when did you 23 come to be involved with the subject property in this case? 24 MR. KIANG: So the subject property actually is 25 one of the legacy properties from CPDC. They acquired the</p>

Transcript of Hearing  
Conducted on April 12, 2021

6 (21 to 24)

<p>21</p> <p>1 property in 2000. At the time there was some risk and 2 concerned that the Park Montgomery was going to be no longer 3 affordable property. So CPDC acquired it for the purpose of 4 preserving the affordability aspect of the property. It was 5 acquired in 2000. And then in 2002 I believe, it was 6 refinanced, re-syndicated with tax credits. The Montgomery 7 County DHC participated in the financing at that time. The 8 tax credit compliance period expired several years ago. 9 There are still income restrictions that run for another, I 10 want to say 20 odd years or so, on the existing building. 11 MS. DLHOPOLSKY: Okay, great. And now Mr. 12 Hearing Examiner, I was just looking at the exhibit list 13 that Ms. Behanna sent, and I should have noted Mr. Kiang's 14 resume is part of Exhibit 36. Exhibit 36 was the 15 Applicant's prehearing submission. So just wanted to make 16 that quick technical correction. 17 HEARING EXAMINER BAUMGARDNER: Sure, noted. 18 MS. DLHOPOLSKY: Thank you. And Mr. Kiang, are 19 you familiar with this, I will say local map amendment 20 application H-141. And then I will use the Hearing 21 Examiner's terminology likely, just rezoning. Are you 22 familiar with this application and the plans and reports 23 submitted in connection with the application? 24 MR. KIANG: I am. 25 MS. DLHOPOLSKY: Thank you. And can you just</p>	<p>23</p> <p>1 DHCA as opposed to DHCD. I just wanted to make that 2 clarification. 3 HEARING EXAMINER BAUMGARDNER: Sure. 4 MS. DLHOPOLSKY: And Mr. Kiang, thank you. Can 5 you just briefly, because obviously our expert witnesses 6 will speak to this further, just very generally describe the 7 intended redevelopment project for the site should this 8 rezoning application be approved? 9 MR. KIANG: Sure. So the site is approximately 3 10 acres or so. It is that there is an existing tower of, I 11 forget, 14 or 15 stories with 141 units, which is really 12 kind of located smack in the middle of the site with surface 13 parking on the north side and the east side predominantly, a 14 few spaces on the south side, which is the Piney Branch 15 side. And then on the west side of the building is an 16 existing two level parking deck, parking structure. 17 The proposed building that we would build was set 18 on top of that parking deck. Actually, we would demolish 19 the existing parking deck, rebuild it, and then put a five 20 story apartment building on top of that, again, containing 21 76 units, all affordable. And it would be a mix of one, 22 twos, and three bedrooms, about a third, a third, a third, 23 which mirrors the existing tower of 141 units, which is a 24 third, a third, a third of ones, twos, and threes. 25 MS. DLHOPOLSKY: Okay great. Thank you. Have</p>
<p>22</p> <p>1 give some that's a little explanation and background in 2 terms of why Enterprise Community Development is seeking 3 rezoning of the property through this application? 4 MR. KIANG: So one of the primary features of 5 this property is it is located a quarter-mile -- and I'm 6 sure we will get into that later on. But for this 7 explanation, it is located within a quarter-mile of a future 8 purple line station. The property was refinanced in the 9 fall of 2019. And as I had mentioned previously, Montgomery 10 County had a small financing piece that was in place. And 11 as part of that, our refinancing in 2019. The county was 12 paid off of its loan. And again, it was a small loan, a 13 couple of million dollar loan. 14 But as part of the overall conversation and 15 discussion, they encouraged, and this is Montgomery County 16 DHCD, strongly encouraged us to add additional affordable 17 units on that site given its proximity, our proximity to the 18 purple line. So we looked at it. We considered it. We 19 looked for ways to squeeze another building on the site, 20 which we have found a way to do so, about 76 units again, 21 which we will go into more detail. And as part of that, the 22 rezoning is required in order to accommodate those 23 additional units. 24 MS. DLHOPOLSKY: Great. Thank you. Just again, 25 Mr. Hearing Examiner, for purposes of the record, county</p>	<p>24</p> <p>1 you proposed binding elements that you are prepared to 2 accept as conditions of the rezoning application should it 3 be recommended for approval. And are you aware that 4 planning staff added several binding elements and the 5 Planning Board slightly modified them at their hearing on 6 March 25th? 7 MR. KIANG: We are. I am, and we are prepared to 8 accept those binding elements. 9 MS. DLHOPOLSKY: Okay, great. Thank you. And 10 just briefly, can you just speak to, again, should this 11 application be approved, and we successfully get through 12 sketch plan and site plan, what is the general anticipated 13 timing for development of the project and delivery? 14 MR. KIANG: So the redevelopment of the site, if 15 you will, is actually two steps, two separate steps. The 16 existing building -- well, let me go to the new building. 17 The proposed building, we applied for a 9 percent low income 18 housing tax credit toward in the last round, 2020 round in 19 the fall. We were fortunate and it was granted, that award. 20 So that's one half of the transaction. 21 And then contemporaneously with that and the 22 construction of that building we will also -- we are in the 23 process of applying for 4 percent tax credits for the 24 existing tower for the purposes of refinancing that and also 25 putting in 7, \$8 million of renovation improvements to</p>

Transcript of Hearing  
Conducted on April 12, 2021

7 (25 to 28)

<p style="text-align: right;">25</p> <p>1 upgrade the building. The existing tower was built in 1971 2 I want to say. So it's 50 years old and it's tired and it 3 needs it. 4 So the development and construction of the new 5 building will take place at the same time as the renovation 6 of the existing tower. The plan now is, assuming again this 7 zoning application goes through and there is no undue delay 8 given the circumstances under we all work on, my hope is to 9 close on the financing, which is key, end the first quarter, 10 early second quarter of 2022. The new building will take 11 approximately 16 months to build. The existing tower, the 12 renovation there will be a little bit less than that. If we 13 start it at about the same time we should be done by the 14 third quarter of 2023 with leasing to start sometime in that 15 third, last quarter of 2023. 16 MS. DLHOPOLSKY: Okay, thank you. And can you 17 describe the community outreach efforts that Enterprise 18 Community Development has taken with respect to this 19 application and the proposed project? 20 MR. KIANG: Sure. So we've actually gone in two 21 different directions. We are very concerned about our 22 existing residents. So we had -- we have had several 23 community residents with our existing residents -- community 24 meetings, excuse me, with our existing residents. We 25 continue to have those meetings with them. We keep them</p>	<p style="text-align: right;">27</p> <p>1 plans and specifications submitted with the application and 2 any binding elements and conditions imposed? 3 MR. KIANG: Yes. 4 MS. DLHOPOLSKY: Okay, great. Thank you, very 5 much. Mr. Hearing Examiner, I do not have any further 6 questions for Mr. Kiang at this time. 7 HEARING EXAMINER BAUMGARDNER: And Mr. Kiang, I 8 just had one very quick follow-up question. 9 MR. KIANG: Sure. 10 HEARING EXAMINER BAUMGARDNER: Enterprise 11 Community Development remains the owner and operator of all 12 of your facilities; is that correct? 13 MR. KIANG: Yes. 14 HEARING EXAMINER BAUMGARDNER: Okay. So there is 15 no intent at least at this time to sell this property in the 16 very near future? 17 MR. KIANG: We are long-term holders. So no. 18 HEARING EXAMINER BAUMGARDNER: Okay. That's all 19 I have, counsel. 20 MS. DLHOPOLSKY: Great. Thank you, very much, 21 Mr. Hearing Examiner. Mr. Kiang, thank you very much. I 22 guess we would just request that you stay on the line, but 23 obviously we know that you have your shot coming at some 24 point. So let us know when you have to step out for a 25 moment.</p>
<p style="text-align: right;">26</p> <p>1 informed of what's going on, both with the proposed -- with 2 the rezoning, with the proposed building. And we are about 3 to embark with the participation of Fernando on the phone to 4 have conversations with our residents about what they would 5 like to see as part of the renovations program. 6 With respect to the general public at large, 7 we've had a meeting, I want to say it was in August. Does 8 that sound right Heather? 9 MS. DLHOPOLSKY: That's correct, yeah. 10 MR. KIANG: And it was a Zoom meeting. And there 11 were at least two, maybe three residents mostly from the 12 single-family development to the north of us who 13 participated and asked questions. My understanding also is 14 the condominium towers to the west of us, Pineway 15 Condominiums, that their counsel reached out to Heather to 16 ask some questions. We answered those questions. We 17 offered to get together with them also virtually in a Zoom 18 meeting to explain and address whatever issues and concerns 19 that they have. But to my knowledge, they did not take us 20 up on the follow-up. 21 MS. DLHOPOLSKY: Okay. Thank you. And Mr. 22 Kiang, final question for you at least from me. If the 23 district council ultimately grants approval of this 24 application, is it your intention to construct and operate 25 the improvements in accordance and full compliance with the</p>	<p style="text-align: right;">28</p> <p>1 MR. KIANG: Thank you. 2 HEARING EXAMINER BAUMGARDNER: And were there any 3 questions from anyone else who is currently logged on for 4 Mr. Kiang at this time? You can either raise your virtual 5 hand or otherwise signal to me that you have a question. 6 Seeing none, we thank you for your testimony, Mr. 7 Kiang. 8 And Counsel, your next witness, please. 9 MS. DLHOPOLSKY: Yes, thank you very much, Mr. 10 Hearing Examiner. We would like to now call Mr. Fernando 11 Bonilla Verde Soto, our architect. 12 MR. SOTO: Good morning everybody. 13 HEARING EXAMINER BAUMGARDNER: Good morning. 14 MS. DLHOPOLSKY: And Mr. Bonilla Verde Soto, can 15 you please state your name, company that you work for, and 16 business address? 17 MR. SOTO: Absolutely. My name is Fernando 18 Bonilla Verde Soto. I work at Soto Architecture and Urban 19 Design. Our address is 1348 T Street NW, Suite 200, 20 Washington, D.C. 20009. And my email is 21 Fernando@SotoPLC.com. 22 HEARING EXAMINER BAUMGARDNER: Thank you, sir. 23 And can you raise your right hand, please? 24 And sir, do you swear or affirm under the 25 penalties of perjury that the testimony you're about to give</p>



Transcript of Hearing  
Conducted on April 12, 2021

8 (29 to 32)

<p>29</p> <p>1 is the truth, the whole truth, and nothing but the truth?</p> <p>2 MR. SOTO: I do.</p> <p>3 HEARING EXAMINER BAUMGARDNER: Thank you.</p> <p>4 Counsel, the floor is yours.</p> <p>5 MS. DLHOPOLSKY: Okay. Thank you, very much, Mr.</p> <p>6 Hearing Examiner.</p> <p>7 Mr. Bonilla Verde Soto, can you please -- what is</p> <p>8 your occupation and for how long have you been engaged in</p> <p>9 this occupation?</p> <p>10 MR. SOTO: I'm an architect and I've been engaged</p> <p>11 in the architectural field for over 20 years.</p> <p>12 MS. DLHOPOLSKY: Great, thank you. And what are</p> <p>13 your particular areas of expertise?</p> <p>14 MR. SOTO: As an architectural designer, I</p> <p>15 specialize in the design and construction, contract</p> <p>16 documentation of multifamily developments, senior housing,</p> <p>17 student housing, specifically anything that is urban in</p> <p>18 design, mixed income, mixed construction as well, both</p> <p>19 renovations and new construction of buildings.</p> <p>20 MS. DLHOPOLSKY: Thank you. And can you just</p> <p>21 briefly describe your professional and your educational</p> <p>22 background?</p> <p>23 MR. SOTO: Sure. I received my architectural</p> <p>24 degree in 1998. I've been working ever since. I've worked</p> <p>25 at a large architectural firm out of D.C. called</p>	<p>31</p> <p>1 testified in D.C., where you required to be formally</p> <p>2 recognized by the hearing examiner or whatever the name of</p> <p>3 the person overseeing the case as an expert in architecture?</p> <p>4 MS. DLHOPOLSKY: That's correct. So we had to go</p> <p>5 through a similar process as we're doing here today where --</p> <p>6 with my resume and everything else was put on public records</p> <p>7 for review and approved as an expert.</p> <p>8 MS. DLHOPOLSKY: Okay, thank you.</p> <p>9 Mr. Hearing Examiner, at this time while Mr.</p> <p>10 Bonilla Verde Soto has not been recognized as an expert in</p> <p>11 architecture in Maryland, on the basis of the questions that</p> <p>12 we just went through and his expertise in the field of</p> <p>13 architecture and his experience and that he has been</p> <p>14 previously recognized as an expert in a neighboring</p> <p>15 jurisdiction, District of Columbia, I would move submission</p> <p>16 of Mr. Bonilla Verde Soto as an expert in architecture for</p> <p>17 the purposes of this hearing for your consideration.</p> <p>18 HEARING EXAMINER BAUMGARDNER: He is accepted as</p> <p>19 an expert in architecture and is so admitted and designated</p> <p>20 for the purposes of this hearing.</p> <p>21 MS. DLHOPOLSKY: Thank you very much, Mr. Hearing</p> <p>22 Examiner. And just for purposes of completeness in the</p> <p>23 record, Mr. Bonilla Verde Soto's resume is also part of</p> <p>24 Exhibit 36, which was the Applicant's prehearing submission.</p> <p>25 HEARING EXAMINER BAUMGARDNER: Noted.</p>
<p>30</p> <p>1 (indiscernible) Architects where I was a principal, and I</p> <p>2 was there for about 15 years. That's when I started my own</p> <p>3 architecture firm called Soto Architecture in 2014.</p> <p>4 MS. DLHOPOLSKY: Thank you. And are you a member</p> <p>5 of any professional societies or organizations in the field</p> <p>6 of architecture?</p> <p>7 MR. SOTO: Yes. I am a member of the AIA,</p> <p>8 American Institute of architects, NCARB, the National</p> <p>9 Council of Architectural Registration Boards, ULI, the Urban</p> <p>10 Land Institute, and the Housing Association of non-for</p> <p>11 Profit Development.</p> <p>12 MS. DLHOPOLSKY: Okay. And are you a registered</p> <p>13 professional architect in the State of Maryland?</p> <p>14 MR. SOTO: Yes, I am. I have a -- my licenses</p> <p>15 16486. It is current with an expiration of March 9, 2023.</p> <p>16 MS. DLHOPOLSKY: Great, thank you. And have you</p> <p>17 ever testified before any public or quasijudicial bodies in</p> <p>18 the field of architecture?</p> <p>19 MR. SOTO: Yes, I have. I testified on two</p> <p>20 projects in Washington, D.C. Those were two planned unit</p> <p>21 developments that required hearing examiner approval. The</p> <p>22 size, the scale, and development that was proposed was not</p> <p>23 very different from what we are proposing here in Montgomery</p> <p>24 County.</p> <p>25 MS. DLHOPOLSKY: And in those hearings when he</p>	<p>32</p> <p>1 MS. DLHOPOLSKY: Thank you.</p> <p>2 All right, thank you Mr. Bonilla Verde Soto.</p> <p>3 Let's get into your subject testimony here. Are you</p> <p>4 familiar with the subject rezoning application for</p> <p>5 consideration here today?</p> <p>6 MR. SOTO: Yes I am familiar. This is one that</p> <p>7 I've been personally involved since last year.</p> <p>8 MS. DLHOPOLSKY: Great. And are you familiar</p> <p>9 with and have you visited the property that is the subject</p> <p>10 of the application?</p> <p>11 MR. SOTO: Yes, I have. I visited it personally</p> <p>12 several times prior to putting together our design and</p> <p>13 currently as we are -- have completed surveys with all the</p> <p>14 apartments in the existing high-rise building.</p> <p>15 MS. DLHOPOLSKY: Great. And are you familiar</p> <p>16 with and have you visited the area surrounding the subject</p> <p>17 property?</p> <p>18 MR. SOTO: Yes, we -- as we started doing the</p> <p>19 zoning analysis process, we actually walked the entire</p> <p>20 neighborhood in order to get that's become very familiarized</p> <p>21 with the existing conditions not only of the high-rise</p> <p>22 building that's existing, the parking garage, but also</p> <p>23 getting an idea of the size, scale, and design of the</p> <p>24 existing buildings that are adjacent to our property. So,</p> <p>25 yes.</p>

Transcript of Hearing  
Conducted on April 12, 2021

9 (33 to 36)

<p>33</p> <p>1 MS. DLHOPOLSKY: Okay, thank you. And are you 2 familiar with the physical conditions of the property? And 3 in particular, characteristics of the site that are 4 important for your area of expertise and the proposed 5 improvements such as topography, characteristics of nearby 6 areas, nearby improvements, et cetera? 7 MR. SOTO: Yes. And together with our civil 8 engineer team, CPJA, we completed some surveys. As you 9 mentioned, the topography of the site, what the existing 10 trees are, the property line delineation. And as I 11 mentioned earlier, also with a very completed full walk of 12 all of the apartments in the existing high-rise building, 13 and of course, trying to understand where the underground 14 utilities are and everything else that is related to the 15 existing components of the site. 16 MS. DLHOPOLSKY: Great. Thank you. And are you 17 familiar with the zoning requirements that are -- that apply 18 to the zoning that is being requested here today, which is 19 the CRTF zone? 20 MR. SOTO: Yes, I am generally familiar with the 21 CRTF zoning requirements and that's how we put together our 22 submission. 23 MS. DLHOPOLSKY: And are you familiar with the 24 applicable building codes and life safety codes that will be 25 applicable to the construction of this project should the</p>	<p>35</p> <p>1 And I guess this is where Mr. Hearing Examiner, I 2 would ask for your guidance in terms of how we can best pull 3 up the exhibits. 4 And Mr. Bonilla Verde Soto, I believe it's 5 Exhibit 31 that may be best for you to start with, which is 6 identified in the record as illustration of proposed 7 building. 8 Is that something, Mr. Hearing Examiner, you're 9 able to put up? 10 HEARING EXAMINER BAUMGARDNER: I think we can. 11 Let me see here. So Exhibit 31, we have units and levels of 12 proposed building. 31A is building massing. 31B is units 13 and levels of existing building. Which of those three would 14 be best for purposes of this witness's testimony? 15 MS. DLHOPOLSKY: I believe -- well, maybe I 16 should ask our witness. 17 HEARING EXAMINER BAUMGARDNER: Yeah. 18 MS. DLHOPOLSKY: Mr. Bonilla Verde Soto, which 19 one would you like to speak on? 20 MR. SOTO: Maybe the first one that was 21 mentioned. 22 HEARING EXAMINER BAUMGARDNER: Sure. Let me pull 23 that up. 31A is building massing and proposed building. It 24 looks like it's a one page with a schematic and an 25 illustrative photo. Let's see if we can pull this up for</p>
<p>34</p> <p>1 application be approved? 2 MR. SOTO: That is correct. We are very familiar 3 with all of the building codes such as the international 4 building code, fire code, and FDA and all of the Montgomery 5 County amendments as they have been implemented. 6 MS. DLHOPOLSKY: Great. And I think you touched 7 on this, but I would just as this question anyway in case 8 there was anything else that you wanted to add. What 9 specific services did you and your firm provide with respect 10 to the application? 11 MR. SOTO: So as we visited the site, the first 12 thing for us was to do a site test fit, which includes the 13 zoning analysis of the CRTF zoning requirements, regulations 14 to make sure that everything we proposed is in line with 15 those requirements. We did a view of the site, where we 16 looked at can we relocate some of the parking spaces, where 17 would the building fit in the best way that is respectful of 18 the existing neighborhood and the existing buildings 19 surrounding us as well is the natural component such as the 20 topography and the trees. 21 We did a few of these site test fits, and we 22 think that we came up with the best option for the site. 23 MS. DLHOPOLSKY: Okay, great. Thank you. And 24 I'm going to ask you to start describing the proposed 25 improvements.</p>	<p>36</p> <p>1 all to see. Should be appearing on your screen shortly. 2 Again for the record, this is Exhibit 31A. 3 (Exhibit 31A was introduced.) 4 MR. SOTO: Yeah, thank you. So I will start just 5 by describing the image that you see on the upper right 6 corner, which is a view from Piney Branch Road. And as you 7 can see on the right hand side is the 15 story high-rise 8 building that is existing with 141 apartments. So that's 9 the 8860 Piney Branch Road building. To the left is -- that 10 would be the west is Pineway Towers, which is an existing 11 condominium building with 13 stories. And our proposed 12 building is in the middle, pretty much sitting where the 13 existing two story parking garage structure is. We are 14 proposing a -- as Mr. Kiang mentioned earlier, we are 15 proposing the demolition of the existing parking structure. 16 We're going to rebuild it, if you will, with the two story 17 parking structure with five stories of apartments above. 18 And maybe we can go to the next exhibit. 19 HEARING EXAMINER BAUMGARDNER: This might just 20 take a little bit longer than normal. 21 Can you see what's on your screen now as Exhibit 22 31B? 23 (Exhibit 31B was introduced.) 24 MR. SOTO: Yes, thank you. So this is the 25 existing high-rise building which has this L-shaped. And as</p>

Transcript of Hearing  
Conducted on April 12, 2021

10 (37 to 40)

<p>37</p> <p>1 I mentioned earlier, there's 15 stories. It's a mix of 2 ones, twos, and three-bedroom units. And what we're going 3 to -- what we are proposing as Mr. Kiang mentioned earlier, 4 we're going to renovate this building and we are also going 5 to create a connection between this building and our 6 proposed building right there, if you will, towards the 7 southwest corner of this existing building. It's going to 8 be an exterior connection between the two of them. 9 HEARING EXAMINER BAUMGARDNER: Okay. 10 MR. SOTO: And then we can go to the next page. 11 MS. DLHOPOLSKY: That may be the end of that 12 exhibit. 13 MR. SOTO: Yeah, I believe there should be one 14 with the floorplans of the proposed building that also 15 includes this section. 16 HEARING EXAMINER BAUMGARDNER: So maybe -- is 17 this what we already looked at? 18 MS. DLHOPOLSKY: Yeah. 19 HEARING EXAMINER BAUMGARDNER: That strange. 20 Let's see if this other one here -- maybe I missed -- 21 MS. DLHOPOLSKY: I wonder if it's number 30. 22 MR. KIANG: I think it's 31. 23 MS. DLHOPOLSKY: That's what we were on though, I 24 think. 25 MR. KIANG: We were on 31 A and B.</p>	<p>39</p> <p>1 south façade. So this is what residents and visitors will 2 see as they arrive to the site. 3 And then you have the rest of the parking spaces 4 located to the north, which because of the change in 5 topography you actually access those by going around the 6 existing high-rise building, just like eastbound right now 7 in the existing structure. 8 And then we have three stories. I'm sorry, five 9 levels of apartments. The -- drawing number three shows 10 that we would have three levels that are identical levels. 11 One, two, and three of the apartment building are identical. 12 And then levels four and five, as you can see, they have the 13 setback towards the north. And we did this in order to 14 maintain the rear yard setback that we are required to have 15 between our zone and the residential zone that is to the 16 north of us. 17 There is a 35 foot setback that is measured on 18 the horizontal dimension and then on the vertical dimension 19 there is a 45 degree line, and your building has to be 20 outside of that. So our building towards the north is about 21 42 feet from the property line. And as you can see, the -- 22 someone will see it from the north side of the site, they 23 will not be to see or to tell that this is a seven-story 24 building in essence because two of those levels are already 25 underground with the parking. And then the change in</p>
<p>38</p> <p>1 MR. KIANG: Oh, so maybe it's 31. 2 MR. SOTO: Yeah, that looks like it's the right 3 one, Mr. Hearing Examiner. 4 HEARING EXAMINER BAUMGARDNER: Let's pull it up 5 and see. That looks like a floor plan. 6 MR. SOTO: Awesome. It is. 7 MS. DLHOPOLSKY: Thank you. 8 MR. SOTO: Thank you, very much. 9 HEARING EXAMINER BAUMGARDNER: This is Exhibit 10 31. 11 (Exhibit 31 was introduced.) 12 MR. SOTO: Yes. So, thank you. And as you can 13 see, the proposed building follows the same proportion or 14 intention as the existing two-story garage. So the -- we 15 start on the right inside, you can see the lowest level of 16 the proposed parking structure with the entrance located on 17 the right side of the blue color. And then on the left side 18 is what we will have the services for the building such as 19 trash pickup, some of the back of the house rooms, 20 electrical rooms, and all of those good things. 21 On the -- drawing number two shows the second 22 level of the parking structure. What we're doing here is we 23 didn't want the billing to appear as a two parking -- as a 24 two story parking structure. So we placed some common areas 25 that would serve the building. So these are located on the</p>	<p>40</p> <p>1 topography also helps us so that we maintain, I would say 2 the scale that is compatible with what we have on the north 3 of our site. 4 The -- on the south side of the property, we've 5 located the building well into the private space by over 80 6 feet. So in terms of the design of the building -- and as 7 you can see here, we have the apartments located on levels 8 one through five of the residential portion. And then we 9 have some common areas located on levels one and two of the 10 parking level so that we minimize the appearance of the 11 parking structure from -- as you see the building from Piney 12 Branch Road. 13 I'm wondering if we can go back to Exhibit 31A, 14 Mr. Hearing Examiner. 15 HEARING EXAMINER BAUMGARDNER: Sure. 16 MR. SOTO: So that we can -- thank you. So that 17 we can show a little bit of the character of the building. 18 And as you can see, we are using some materials and in 19 architectural language that is very similar to the existing 20 building to the right. We have a good setback between our 21 building and the existing building to the left or to the 22 west. We would measure that to be at about 100 feet between 23 both buildings. We are proposing to have our building 15 24 feet from the western property line. 25 As you can see, there is a change in the</p>

Transcript of Hearing  
Conducted on April 12, 2021

11 (41 to 44)

<p>41</p> <p>1 elevation between our buildings. They have a concrete 2 retaining wall and then there are a couple of driveways that 3 they have for the parking. So we were -- we feel that we 4 have a very good buffer between our proposed building and 5 existing high-rise on that side.</p> <p>6 In terms of the materials that we are proposing, 7 we are proposing brick, which is that gray material that you 8 see at the lower level. We have energy compliant windows. 9 We have rubber cement panels, which is the white that you 10 see on the elevations. We have some fire cement siding, 11 which is the orange material that you see on the façades. 12 Aluminum storefront on the ground floor and additional fire 13 cement also wrapping around the elevators that you see, this 14 elevator tower right towards the right of our proposed 15 building.</p> <p>16 This image also shows the community space that we 17 are providing that's connecting both buildings, existing 18 high-rise at 8860, the existing parking, and our proposed 19 building to the left.</p> <p>20 MS. DLHOPOLSKY: Okay. Thank you Mr. Bonilla 21 Verde Soto. I'm not sure -- I think I will ask you just a 22 touch on this. Let me know if I somehow missed it. But 23 could you just speak briefly to where ingress and egress for 24 service trucks and loading/unloading is proposed to be as 25 well is fire, fire access, and ingress and egress?</p>	<p>43</p> <p>1 Bonilla Verde Soto, and please feel free to call up exhibits 2 for your use in answering this question. But can you please 3 describe the factors that you took into consideration in 4 designing such a project that you believe will be compatible 5 with the surrounding uses?</p> <p>6 MR. SOTO: Yes, absolutely. If we can look at 7 page 81 of Exhibit 36.</p> <p>8 MS. DLHOPOLSKY: Mr. Hearing Examiner, we 9 included an aerial photo in our prehearing submission. So 10 that was Exhibit 36. And I had made a note it's page 81. I 11 believe that's correct.</p> <p>12 HEARING EXAMINER BAUMGARDNER: And Exhibit 36 13 might not be on this OneDrive.</p> <p>14 MS. DLHOPOLSKY: Oh, okay.</p> <p>15 HEARING EXAMINER BAUMGARDNER: Let me see, 16 because I have through Exhibit 33.</p> <p>17 MS. DLHOPOLSKY: Right.</p> <p>18 HEARING EXAMINER BAUMGARDNER: Unless --</p> <p>19 MS. DLHOPOLSKY: I could also pull it up. I can 20 find it on my -- the submission that I actually -- when I 21 submitted it to you on email, I can pull it up that way.</p> <p>22 HEARING EXAMINER BAUMGARDNER: Okay.</p> <p>23 MS. DLHOPOLSKY: Do you want me to do that?</p> <p>24 HEARING EXAMINER BAUMGARDNER: That would be 25 great. Thank you.</p>
<p>42</p> <p>1 MR. SOTO: Yeah, absolutely. So I will start 2 with the service vehicles for our building. So all of the 3 trash truck and loading and unloading is occurring inside 4 the building. So those vehicles would go inside using the 5 front garage door. So if you were to look at the 6 building -- exactly. If you were to look at the drawing on 7 the right corner right there with the mouse is pointing, 8 that's how the trucks would come -- go in and out. As I 9 mentioned earlier, all the trash is being taken care of 10 inside the building. There are no exterior dumpsters. So 11 there is a trash chute that connects all of the floors with 12 the trash compactor at the bottom. So all of that is taking 13 care of inside.</p> <p>14 In terms of fire truck access, the -- as part of 15 the development we are proposing to improve the fire truck 16 access that exists at the site. So right now what happens 17 is the fire truck comes up the hill on that same drawing 18 that we are looking at right now. The fire truck would go 19 towards the right in this are going up the hill in order to 20 reach the back of the existing high-rise building. We are 21 proposing to create an actual T-shaped for the fire truck to 22 turn around and be able to access not only the existing 23 high-rise building, but also the proposed building to the 24 west.</p> <p>25 MS. DLHOPOLSKY: Thank you, very much. And Mr.</p>	<p>44</p> <p>1 MS. DLHOPOLSKY: All right. Just give me one 2 second and then I have to figure out how to share. A lot of 3 balls in the air with these virtual hearings. Okay. And 4 just give me one moment. Okay, got it. Now I just have to 5 figure out how to share. Do I have to request control?</p> <p>6 HEARING EXAMINER BAUMGARDNER: I should be 7 able -- let me see here. So I just upgraded you to an 8 attendee.</p> <p>9 MS. DLHOPOLSKY: Okay.</p> <p>10 HEARING EXAMINER BAUMGARDNER: On the upper 11 right-hand corner of your screen in that toolbar towards the 12 right next to the leave, hangup, red button should be a 13 share feature.</p> <p>14 MS. DLHOPOLSKY: There it is. It is not --</p> <p>15 HEARING EXAMINER BAUMGARDNER: Is it grayed out?</p> <p>16 MS. DLHOPOLSKY: It's grayed out. It's not 17 letting me click.</p> <p>18 HEARING EXAMINER BAUMGARDNER: Okay. It might be 19 because I'm already sharing. Let's -- how about now?</p> <p>20 MS. DLHOPOLSKY: No, still grayed out. Since --</p> <p>21 yeah. It is only meeting organizers and presenters can 22 share. But I did see that you invited me as a presenter.</p> <p>23 HEARING EXAMINER BAUMGARDNER: Make presenter. 24 Let's do this. How about now?</p> <p>25 MS. DLHOPOLSKY: Yes, perfect. Okay.</p>

Transcript of Hearing  
Conducted on April 12, 2021

12 (45 to 48)

<p style="text-align: right;">45</p> <p>1 HEARING EXAMINER BAUMGARDNER: I have found that 2 the easiest way -- you got it. 3 MS. DLHOPOLSKY: All right. Hey, that wasn't so 4 bad. Okay. 5 HEARING EXAMINER BAUMGARDNER: When they load 6 quickly, it's not bad. Sometimes they take 10 minutes to 7 load and that can be a problem. 8 MS. DLHOPOLSKY: Yeah, right. 9 HEARING EXAMINER BAUMGARDNER: But I can see the 10 exhibit which you have in front -- it's not marked as 11 exhibit, but I do recall it from reviewing the file. So 12 please just for the record, what is this exhibit number. 13 MS. DLHOPOLSKY: Yes, Mr. Hearing Examiner. This 14 is Exhibit number 36, which was the Applicant's prehearing 15 submission. And so it was a part of it. It was a large 16 submission. So this was part of it. 17 HEARING EXAMINER BAUMGARDNER: Got it. And I can 18 see this exhibit. You're welcome to continue. 19 MS. DLHOPOLSKY: Okay. Mr. Bonilla Verde Soto, 20 and I'll just re-asked the question because of got a little 21 sidetracked on the technological stuff. So if you could, 22 and I can point to things if you tell me, please describe 23 the factors that you took into consideration in designing 24 this project to ensure that in your view it would be 25 compatible with surrounding uses.</p>	<p style="text-align: right;">47</p> <p>1 Montgomery Apartments, a high-rise building that is actually 2 located higher in terms of elevation. The building is about 3 100 feet approximately from the face of our proposed 4 building. And we are separated by 15 foot setback as we are 5 proposing some significant grade change as well as some 6 trees. And then we have this parking area with the 7 driveways between the two that's between the property line 8 and their building. They are located in an R-10 zone, so 9 very equivalent or compatible to what the zone for our site 10 is. 11 And then if we look towards the east, the right 12 side of the screen is a little different development that 13 exist there. Northville Apartments is more like a garden 14 apartment development, which has two and three-story 15 buildings. In this case they are at a lower elevation 16 than -- in terms of topography than our building is. But at 17 the same time it is buffered not only by the existing Park 18 Montgomery Apartments, a driveway, but also a significant 19 amount of trees and vegetation that exist between the two 20 buildings, and of course the grade change. 21 And then finally if we look towards the south 22 side we have Piney Branch Road, which is a four-lane road 23 with turning lane in the middle. We -- across the street 24 there are low story buildings, one scale. There is a 25 church. There is a gas station.</p>
<p style="text-align: right;">46</p> <p>1 MR. SOTO: Absolutely. Thank you very much, 2 Heather. So maybe we can start just pointing, in terms of 3 orientation, north is up on the screen. So we can start in 4 that direction. As you can see, those are single-family 5 homes, very residential, low scale, two, no more than three 6 story single-family homes on that side. There is a 7 significant grade change between our site and Heron Drive, 8 which is the street that is parallel to Piney Branch Road up 9 there. 10 So it was one of the things that we felt helps us 11 in the case for being compatible in terms of scale is that 12 we maintain, as I mentioned earlier, this idea of the three 13 stories of the apartment building on the north side and the 14 fact that we did a -- we pushed the building 42 feet from 15 the property line in order to maintain the scale. And we 16 also did -- the building steps down from five stories or I 17 would say seven stories in terms of the full height of the 18 building down to five stories. But only three of them are 19 visible from the back. Besides the change in topography or 20 the change in elevation, there also large trees that are 21 buffering the building from view of the neighbors. 22 Maybe we can also look now at the west. As I 23 mentioned earlier that shall, on the left side of the 24 screen, Pineway Towers condominium is a 13 story high-rise 25 building. So not too different from our existing Park</p>	<p style="text-align: right;">48</p> <p>1 MS. DLHOPOLSKY: If I could interrupt for just 2 one second. 3 MR. SOTO: Yes. 4 MS. DLHOPOLSKY: And I'm going to flip to the 5 next page because it's a broader view. So Mr. Hearing 6 Examiner, this is page 82. Oh, well, that's the way 7 Broadview. When I guess we can stick with it. But this is 8 page 82 of Exhibit 36. I don't know if there's a better 9 image we can use. We can make do. 10 MR. SOTO: Yeah. And given the fact that we have 11 a wide road between us and the existing buildings to the 12 south of our site, they are -- there zone is a CRT 1.5, 13 residential 1.5 also. So low scale buildings. As I 14 mentioned, there is a church, there's a gas station, there 15 is a parking lot also. But there is a significant 16 difference between that or distance I would say between not 17 only our property line and their property line, but also the 18 fact that I mentioned earlier, that we have pushed the front 19 of our building to be at about 80, 83 feet from the property 20 line to the south. 21 MS. DLHOPOLSKY: Thank you, Mr. Bonilla Verde 22 Soto. And on just quick follow-up question. When you 23 mentioned with regard to the compatibility to the north, 24 which is where the single-family homes are, and you 25 mentioned how the building, the height steps down and we</p>

Transcript of Hearing  
Conducted on April 12, 2021

13 (49 to 52)

<p style="text-align: right;">49</p> <p>1 have sort of a height drop-off requirement. Is that due to 2 the compatibility standards per section 59-4.1.8.B of the 3 zoning ordinance that establishes that? 4 MR. SOTO: Yes, that is correct. Yeah, we wanted 5 to make sure that our building appears as been a lower scale 6 on that side as the zoning -- as our zoning is touching a 7 zoning that requires or allows a lesser scale. 8 MS. DLHOPOLSKY: And Mr. Bonilla Verde Soto, I 9 think you did a very thorough job of talking about the 10 compatibility. And I would you say for purposes of the 11 record, when we are at the Planning Board -- we are not at 12 the Planning Board. But prior to the Planning Board hearing 13 there was one letter submitted into the record by a neighbor 14 from Pineway Towers Condominium. And the Applicant had 15 submitted an additional exhibit to the Planning Board, which 16 I believe is in the record here as Exhibit 41. And Mr. 17 Bonilla Verde Soto, I think it would be helpful if you just 18 speak to that briefly. And then I think we can probably 19 wrap up. 20 Mr. Hearing Examiner, you don't have 41, right? 21 Because you said you ended at 32 or so. 22 HEARING EXAMINER BAUMGARDNER: 33, that's 23 correct. 24 MS. DLHOPOLSKY: 33, okay. I can pull it up from 25 my screen if you just give me a moment again.</p>	<p style="text-align: right;">51</p> <p>1 We are also placing our building, as I mentioned 2 earlier, a total of about 100 feet from the closest point 3 the existing high-rise building. That is the 15 feet of our 4 building parallel to the western property line and 85 feet 5 from that property line to the closest corner of the 6 existing high-rise building. We -- let's see. As you can 7 see on image number 3, the birdseye's view, we also updated 8 our renderings to show the existing high-rise to the right, 9 the existing high-rise to the left, and how our building not 10 only is compatible and respectful of the existing high-rise 11 to the west but is also borrowing some of that materiality 12 with the wider or more horizontal windows and dimensions 13 that we have. I believe that is all. 14 MS. DLHOPOLSKY: Yeah, thank you very much, Mr. 15 Bonilla Verde Soto. Let me just stop sharing. Okay. And I 16 think that's close to all the questions I have for you. Let 17 me just ask a wrap up question. And I think you described 18 this pretty thoroughly. But in your opinion and based upon 19 your expertise and experience in architecture, is it your 20 opinion that the application and specifically the floating 21 zone plan will be compatible with existing and approved 22 adjacent development from an architectural perspective? 23 MR. SOTO: Yes. As I stated earlier in my 24 statement, the application is in compliance with the CRT 25 floating zone and is compatible with the character and the</p>
<p style="text-align: right;">50</p> <p>1 HEARING EXAMINER BAUMGARDNER: Sure. 2 MS. DLHOPOLSKY: Okay. So I'm going to stop 3 sharing and mute myself, so you don't hear me talking out 4 loud. Just give me one moment. 5 HEARING EXAMINER BAUMGARDNER: Okay. 6 MS. DLHOPOLSKY: Everybody see that? 7 (Exhibit 41 was introduced.) 8 HEARING EXAMINER BAUMGARDNER: Yes. 9 MS. DLHOPOLSKY: Okay. So Mr. Bonilla Verde 10 Soto, I'll just ask you to briefly touch on I guess this 11 exhibit as particular noting compatibility the west, I would 12 say. 13 MR. SOTO: Absolutely. 14 HEARING EXAMINER BAUMGARDNER: This is exhibit 15 number -- 16 MS. DLHOPOLSKY: Yeah, sorry. This is Exhibit 17 41. 18 HEARING EXAMINER BAUMGARDNER: 41, thank you. 19 MS. DLHOPOLSKY: Thank you. 20 MR. SOTO: Yes, so in this exhibit what we are 21 trying to showcase is the difference in elevation between 22 our proposed building. And as you can see on the drawing 23 number four on that left corner, the building is located at 24 a significant lower elevation in terms of grade and the 25 existing 13 story high-rise building to the west.</p>	<p style="text-align: right;">52</p> <p>1 massing of the existing neighborhood. So I would say yes. 2 MS. DLHOPOLSKY: Thank you very much, Mr. Bonilla 3 Verde Soto. Mr. Hearing Examiner, I do not have any further 4 questions for this witness at this time. 5 HEARING EXAMINER BAUMGARDNER: I do not have any 6 questions either. Are there any individuals who logged in 7 with his hearing that have any questions for Mr. Soto at 8 this time? Please raise your virtual hand or otherwise 9 indicate to me that you have a question. 10 Seeing none, we thank him for his testimony and 11 return it back over to you Counsel, for your next witness. 12 I will note that our OZAH team has returned our website to 13 functioning ability. We now have exhibits on the website. 14 So if anyone has tuned in and want to see the exhibits on 15 their own time or in their own order, they're welcome to log 16 on to our website on the public hearing remote access and 17 exhibits page and the exhibit list is up there for our use 18 going through Exhibit 41. That's as a side note. 19 I turn it back over to Counsel for your next 20 witness. 21 MS. DLHOPOLSKY: Thank you, Mr. Hearing Examiner. 22 Quick question. I can click on the exhibit list and I see 23 the list, but I don't see links to the exhibits themselves 24 yet. So will we still have to ask you to pull them up? 25 HEARING EXAMINER BAUMGARDNER: If you refresh</p>

Transcript of Hearing  
Conducted on April 12, 2021

14 (53 to 56)

<p>53</p> <p>1 your page, it should be up. And then I can pull them up or 2 you can as well. I have no problem at all if you want to 3 pull them up and share them as you wish or if you would like 4 me to do so, I'm happy to do that as well. 5 MS. DLHOPOLSKY: Yeah. 6 HEARING EXAMINER BAUMGARDNER: Whichever you 7 prefer. 8 MS. DLHOPOLSKY: Okay, great. Yeah, I see it 9 now. And I think -- I mean, I will ask each of our 10 additional witnesses as we go, but I think what likely will 11 be easiest, especially for Mr. O'Bryan and the Mr. Loe in 12 particular -- and if our team that's when I refresh the 13 page, I didn't -- you didn't pull up the links. But if I 14 just exit it out and then reopened the OZAH website and then 15 clicked on the remote hearing access, the exhibits are up 16 there. So I suspect it will be easiest for each of our 17 speakers to pull up the website and then share their screen 18 so they can use their cursor. Like I said, in particular 19 for Mr. O'Bryan and Mr. Loe. But if that doesn't work for 20 folks, just let us know we can do something different. 21 HEARING EXAMINER BAUMGARDNER: That's fine. 22 MS. DLHOPOLSKY: Thank you. I will cue our folks 23 with the appropriate exhibit numbers too. So thank you, Mr. 24 Hearing Examiner. 25 Our next witness will be David O'Bryan with</p>	<p>55</p> <p>1 it several times. 2 MS. DLHOPOLSKY: Okay. Mr. Hearing Examiner, Mr. 3 O'Bryan's resume is in the record as Exhibit 22. And on the 4 basis of the information documented in his resume as well as 5 the fact that he has been recognized as an expert in civil 6 engineering before the Montgomery County hearing examiner 7 previously, I would request for consideration of him as an 8 expert in civil engineering today for this case. 9 HEARING EXAMINER BAUMGARDNER: He is a designated 10 as an expert in civil engineering and is admitted for that 11 purpose for the purpose of today's hearing. 12 MS. DLHOPOLSKY: Great. Thank you, very much. 13 And thank you, Mr. O'Bryan. Let's go ahead and get into 14 your testimony here. Are you familiar with the subject 15 rezoning application that is before the hearing examiner 16 today? 17 MR. O'BRYAN: Yes, I am. 18 MS. DLHOPOLSKY: And are you familiar with and 19 have you visited the property that is the subject of this 20 application? 21 MR. O'BRYAN: Yes, I have. 22 MS. DLHOPOLSKY: Great. And are you familiar 23 with and have you visited the area surrounding the subject 24 property? 25 MR. O'BRYAN: Yes, I have.</p>
<p>54</p> <p>1 Charles P. Johnson &amp; Associates. So Mr. O'Bryan, are you 2 there? Can you -- 3 MR. O'BRYAN: I am here. 4 MS. DLHOPOLSKY: Great. Thank you. Can you 5 please state your full name, employer, address, and your 6 occupation? 7 MR. O'BRYAN: Yes, I am David O'Bryan. I work 8 for Charles P. Johnson &amp; Associates, 1751 Alton Road, Silver 9 Spring, Maryland 20903. Email address is DOBRYAN@CPJA.com. 10 And I have been a civil engineer with CPJ for just about 40 11 years now. 12 HEARING EXAMINER BAUMGARDNER: Okay. Mr. O'Bryan 13 can you please raise your right hand? 14 And sir, do you swear or affirm under the 15 penalties of perjury that the testimony you're about to give 16 is the truth, the whole truth, and nothing but the truth? 17 MR. O'BRYAN: I do. 18 HEARING EXAMINER BAUMGARDNER: Thank you, very 19 much. Counsel, you may continue. 20 MS. DLHOPOLSKY: Okay, thank you Mr. Hearing 21 Examiner. 22 And Mr. O'Bryan, have you testified as an expert 23 in civil engineering before the Montgomery County hearing 24 examiner previously? 25 MR. O'BRYAN: Yes, I have been doing -- have done</p>	<p>56</p> <p>1 MS. DLHOPOLSKY: Great. And have you and your 2 firm in employed by the Applicant to provide certain 3 services? And if so, please describe those. 4 MR. O'BRYAN: Yes, we've been -- we been employed 5 for the rezoning effort from the very beginning. So all of 6 the boundary, topography, all the survey information, the 7 land planning side, working with Soto Architecture. And 8 then for all the civil engineering studies have been done 9 for the rezoning, our firm has been involved in the whole 10 process. 11 MS. DLHOPOLSKY: Great, thank you. And have you 12 prepared any expert reports or materials? And if you could, 13 please describe those and reference their location in the 14 record. 15 MR. O'BRYAN: Yeah, we prepared a civil 16 engineering and environmental report that is dated July 29, 17 2020. I'm not sure what exact exhibit number that is 18 though. 19 MS. DLHOPOLSKY: Right. It looks like Exhibit 20 13. 21 (Exhibit 13 was introduced.) 22 MR. O'BRYAN: Thank you. 23 MS. DLHOPOLSKY: And did you also prepare I guess 24 the sediment control exhibit? 25 MR. O'BRYAN: Yes, there are also several other</p>

Transcript of Hearing  
Conducted on April 12, 2021

15 (57 to 60)

<p>57</p> <p>1 exhibits to go along with it. I'm sorry, I don't have the 2 exhibit list in front of me to show which ones we prepared. 3 But all the exhibits that we have prepared do have our 4 company logo on them. 5 MS. DLHOPOLSKY: And just reference Mr. Hearing 6 Examiner, Exhibit 19 is the sediment control exhibit that 7 Mr. O'Bryan -- sorry. I muted myself. That Mr. O'Bryan and 8 his team prepared. 9 (Exhibit 19 was introduced.) 10 HEARING EXAMINER BAUMGARDNER: Noted, thank you. 11 MS. DLHOPOLSKY: Okay. And Mr. O'Bryan, have 12 you -- let's get into your expert analysis here. Have you 13 analyzed of the suitability of the subject property for the 14 proposed rezoning from a civil engineering standpoint? 15 MR. O'BRYAN: Yes, we have. 16 MS. DLHOPOLSKY: And can you please review for 17 the hearing examiner the findings and the conclusions of 18 your civil engineering analysis? 19 MR. O'BRYAN: Yeah. So we looked at it for 20 adequacy of the public utilities for water and sewer. We 21 have confirmed with WSSC that there is adequate water and 22 sewer to service the proposed building. We've also look at 23 it from a storm water management and sediment control 24 standpoint and storm drainage standpoint and confirmed that 25 it is reasonable for all of those facilities to be</p>	<p>59</p> <p>1 storm drainage? 2 MR. O'BRYAN: Yes, it is. 3 MS. DLHOPOLSKY: Great, thank you. 4 Mr. Hearing Examiner, I do not have any for the 5 questions for this witness. But if you have any questions 6 you would like to ask -- 7 HEARING EXAMINER BAUMGARDNER: I do not. Let me 8 do this. I do not have any questions for this witness. 9 Were there -- was there anyone who has locked in 10 has any questions for Mr. O'Bryan? Please raise your 11 virtual hand or otherwise indicate to me that you have a 12 question. 13 Seeing none, we thank Mr. O'Bryan for his 14 testimony. 15 And Counsel is free to go on to her next witness. 16 MS. DLHOPOLSKY: Great. Thank you very much, Mr. 17 Hearing Examiner. And I will -- let's see. Our next 18 witness is Mark Keeley, our traffic engineer. And Mark, if 19 you could, turn your camera on. There he is. Nice to see 20 you. Mr. Keeley, can you please state your name, employer, 21 business address, and your occupation? 22 MR. KEELEY: Yes. My name is Mark Keeley. I 23 work for Traffic Concepts, Inc. My address is 7525 Connelly 24 Road, Suite B, Hanover, Maryland 21076. And I'm a project 25 manager, transportation planner for Traffic Concepts.</p>
<p>58</p> <p>1 functional on the site for the proposed building. 2 We have property access onto Piney Branch Road. 3 We're going to be utilizing the existing access point with 4 probably minor modifications for fire code and fire access. 5 We have also looked at it from a fire access standpoint with 6 MCFRS and have determined that the site will be able to meet 7 their requirements. 8 MS. DLHOPOLSKY: Thank you. And with regard to, 9 I guess I would say more specific details and analysis of 10 the storm water management and the fire access, is it 11 correct that is part of -- if this application is approved, 12 that it's part of the sketch plan and site plan submission? 13 There is detailed review conducted by both DPS on the 14 stormwater side and the office of the fire marshal on the 15 fire access side that for the delves into those issues? 16 MR. O'BRYAN: That is correct. But detailed 17 concept plans have to be prepared and submitted and reviewed 18 and approved for the sketch and site plan process. 19 MS. DLHOPOLSKY: Great, thank you. And I'll just 20 wrap up here because your piece is sort of briefer and 21 technical here. From a civil engineering perspective and 22 based on all of the analysis and review the materials that 23 you prepare for this application, is it your opinion that 24 the proposed rezoning will be served by adequate public 25 services and facilities including water, sanitary sewer, and</p>	<p>60</p> <p>1 HEARING EXAMINER BAUMGARDNER: And Mr. Keeley, 2 could you raise your right hand, please? 3 And sir, do you swear or affirm under the 4 penalties of perjury that the testimony you're about to give 5 is the truth, the whole truth, and nothing but the truth? 6 MR. KEELEY: I do. 7 HEARING EXAMINER BAUMGARDNER: Thank you, very 8 much. 9 Counsel, the floor is yours. 10 MS. DLHOPOLSKY: Great. Thank you, Mr. Hearing 11 Examiner. 12 And thank you, Mr. Keeley. Mr. Keeley, have you 13 testified as an expert in transportation planning and 14 transportation management before the Montgomery County 15 hearing examiner previously? 16 MR. KEELEY: Yes. 17 MS. DLHOPOLSKY: Okay. And just how many times? 18 Or when was the most recent time? If you can recall. 19 MR. KEELEY: One other time. It was for the 20 Avalon Bay project in Wheaton, which was a similar project 21 as this. It was a residential tower. 22 MS. DLHOPOLSKY: Thank you. And Mr. Hearing 23 Examiner, on the basis of the information that is described 24 in Mr. Keeley's resume, which I would know is in the record 25 as Exhibit 21, and the fact that he was previously</p>



Transcript of Hearing  
Conducted on April 12, 2021

16 (61 to 64)

<p>61</p> <p>1 recognized as an expert in transportation planning and 2 engineering by the Montgomery County hearing examiner's 3 office, but as for your consideration of the same with 4 respect to this case.</p> <p>5 HEARING EXAMINER BAUMGARDNER: Mr. Keeley is so 6 designated as an expert in traffic engineering and is 7 admitted as such for the purpose of this hearing.</p> <p>8 MS. DLHOPOLSKY: Great. Thank you, very much. 9 Thank you, Mr. Keeley. Are you familiar with the 10 subject rezoning application before the hearing examiner 11 today?</p> <p>12 MR. KEELEY: I am.</p> <p>13 MS. DLHOPOLSKY: And are you familiar with and 14 have you visited the property that is the subject of this 15 application?</p> <p>16 MR. KEELEY: Yes, I have.</p> <p>17 MS. DLHOPOLSKY: And are you familiar with and 18 have you visited the area surrounding the subject property?</p> <p>19 MR. KEELEY: Yes.</p> <p>20 MS. DLHOPOLSKY: Thank you. And are you familiar 21 with the physical conditions of the property? And in 22 particular, characteristics of the site important for your 23 area of expertise and the proposed improvements such as 24 roadways in the area, transit facilities, bicycle, 25 pedestrian facilities?</p>	<p>63</p> <p>1 that we filled out, submitted for approval by the County and 2 the scope was approved.</p> <p>3 The study area was three intersections. It was 4 Maryland 193, University Boulevard at Piney Branch Road, 5 Piney Ranch Road at the site access, and Piney Branch Road 6 at Carroll Avenue. The intersection analyses were conducted 7 with the highway capacity manual method and the critical 8 lane method. The study included background growth rates, 9 factors for Covid.</p> <p>10 And as was stated, the traffic impact study was 11 approved by the County and State Highway. All of the key 12 intersections were found to operate with acceptable levels 13 of service and with adequate capacity to support the 14 proposed 76 apartment units. We also conducted a bicycle, 15 pedestrian survey of the area. There are sidewalks along 16 both sides of Piney Branch Road. There is also several bus 17 stops, sheltered bus stops. There is a pedestrian mid-block 18 crossing that's near the proposed access. So it's fully -- 19 there were no mitigation measures that were required for 20 this project.</p> <p>21 MS. DLHOPOLSKY: Okay, thank you. And I think 22 you largely touched on this in your previous answer, but I 23 will just ask you to add anything you think you need to in 24 describing your traffic study and any additional findings 25 that you need to mention and how requirements of adequate</p>
<p>62</p> <p>1 MR. KEELEY: Yes, I am.</p> <p>2 MS. DLHOPOLSKY: And what specific services did 3 you and your firm provide with respect to the application?</p> <p>4 MR. KEELEY: We conducted the traffic impact 5 statement study that's required by the County and the 6 County's LATR.</p> <p>7 MS. DLHOPOLSKY: Great. And just for purposes of 8 the record, I would note Mr. Hearing Examiner, that the 9 original traffic impact study is in the record as Exhibit 10 15. And I guess I can say -- although I guess I'll ask Mr. 11 Keeley to note to that based on comments from SHA and MCDOT, 12 there was an update to the study that's included in the 13 record as part of Exhibit 36, which was the Applicant's 14 prehearing submission.</p> <p>15 HEARING EXAMINER BAUMGARDNER: So noted.</p> <p>16 MS. DLHOPOLSKY: Thank you. And Mr. Keeley, can 17 you please generally describe the area and the subject 18 property from a transit, traffic, bicycle and pedestrian 19 perspective? And if it's helpful to you, we can pull up an 20 exhibit for your use.</p> <p>21 MR. KEELEY: Okay. Well, the area is the Long 22 Branch policy area number 20. To start the process for the 23 traffic study we confirm the scope of the study with the 24 County. And in doing so we filled out -- in the LATR there 25 is a transportation and back scope of services agreement</p>	<p>64</p> <p>1 public facilities ordinances are satisfied. And maybe just 2 mention SHA and MCDOT, what their comments and review were.</p> <p>3 MR. KEELEY: Yeah. So State Highway didn't have 4 any comments. They approved the study. The access is a 5 single existing point of access that's not going to change 6 as a result of this project. The County Department of 7 Public Works also didn't have any comments. And I think 8 they stated in their comment that they would rely on SHA's 9 final review for determining if the study was adequate. And 10 again, I'll just mention that we meet all the thresholds 11 that are outlined in the LATR for intersection level 12 service.</p> <p>13 MS. DLHOPOLSKY: Okay, thank you. And is it your 14 understanding too, I guess similar to the question for Mr. 15 O'Bryan about storm water and fire access, is it your 16 understanding that if this application is approved the MNPPC 17 would be doing a final formal finding of adequacy of 18 transportation of facilities as part of the site plan?</p> <p>19 MR. KEELEY: Yes, that's my understanding.</p> <p>20 MS. DLHOPOLSKY: Thank you. Okay. So let me 21 just ask you a few sort of wrap up and conclusion questions 22 here.</p> <p>23 In your opinion as an expert in transportation 24 engineering and planning, if this application is approved, 25 will the projects internal vehicular and pedestrian</p>

Transcript of Hearing  
Conducted on April 12, 2021

17 (65 to 68)

65	1 circulation systems, site visibility, and points of external 2 access be safe, adequate, and efficient? 3 MR. KEELEY: Yes. 4 MS. DLHOPOLSKY: And in your opinion as an expert 5 in transportation engineering and planning, will the 6 application, and specifically the floating zone plan, 7 generate traffic that does not exceed the critical lane 8 volume or volume capacity ratio standard as applicable under 9 the Planning Boards LATR guidelines? Or if traffic exceeds 10 applicable center, is it your opinion that the Applicant has 11 demonstrated an ability to mitigate such adverse impacts? 12 MR. KEELEY: Yes. 13 MS. DLHOPOLSKY: And can you -- 14 HEARING EXAMINER BAUMGARDNER: So which of those 15 two? 16 MS. DLHOPOLSKY: Yeah. 17 MR. KEELEY: It's about -- yeah, correct. It's 18 the first one because the traffic -- we didn't find -- we 19 found that the intersections are adequate. So there is no 20 mitigation measures off-site or site access mitigations, 21 measures required as a result of the traffic study. 22 HEARING EXAMINER BAUMGARDNER: Got it. Thank 23 you. 24 MS. DLHOPOLSKY: Thank you, Mr. Keeley. 25 Mr. Hearing Examiner, I do not have any further	67	1 11:11 on my computer. So we will take a nine minute break 2 until 11:20 a.m. when we will reconvene. 3 MS. DLHOPOLSKY: Great. Thank you very much, Mr. 4 Hearing Examiner. 5 HEARING EXAMINER BAUMGARDNER: Thank you all 6 (Off the record at 11:11 a.m., resuming at 11:22 7 a.m.) 8 HEARING EXAMINER BAUMGARDNER: -- 2021, this 9 hearing is being recorded again. We are back on the record 10 for the Montgomery County Office of Zoning Administrative 11 Hearings. This is an LMA H-140, the rezoning of a property 12 from H1 zoning district to a CRTF zone. Again, we are back 13 on the record. And we left off with Counsel's, I believe 14 last witness for the application. 15 And the floor is yours again, Counsel. 16 MS. DLHOPOLSKY: Thank you very much, Mr. Hearing 17 Examiner. I appreciate the short break. I fed my cats some 18 more snacks to keep them quiet. 19 HEARING EXAMINER BAUMGARDNER: Fair enough. 20 MS. DLHOPOLSKY: Benefits everyone. Thank you. 21 We would like to call our anticipated final witness at this 22 time, Mr. Michael Loe. And Mr. Loe, can you please state 23 your name, employer, business address, and your occupation? 24 MR. LOE: Yes, my name is Mike Loe. I work at 25 Charles P. Johnson & Associates. The address is 1751 Alton
66	1 affirmative questions for Mr. Keeley at this time. 2 HEARING EXAMINER BAUMGARDNER: Great. I do not 3 have any questions either. I'm just taking notes, if you 4 hear pauses. 5 Are there any other individuals who logged in you 6 have any questions for Mr. Keeley at this time? Please 7 raise your virtual hand or otherwise indicate to me that you 8 have a question or comment. 9 Seeing none, we thank him for his testimony and 10 his time. 11 And we turn it back over to counsel for her next 12 witness. 13 MS. DLHOPOLSKY: Thank you, Mr. Hearing Examiner. 14 Quick question. This is actually our final witness. But it 15 is likely to be the longest one. I'm wondering, would it be 16 possible just to take like a three minute break just to get 17 some more water and use the restroom? 18 HEARING EXAMINER BAUMGARDNER: Sure. Let's do a 19 10 minute break. The time is now 11:10 a.m. We will break 20 for 10 minutes until 11:20 a.m. We will reconvene to go 21 back on the record at that time if that is acceptable for 22 all involved. 23 MS. DLHOPOLSKY: Perfect for me. 24 HEARING EXAMINER BAUMGARDNER: All right. We 25 will see everyone back here -- well, the time just clicks to	68	1 Road, Suite 300, Silver Spring, Maryland 20903. In my email 2 address is MLoe@BPJA.com. 3 HEARING EXAMINER BAUMGARDNER: And Mr. Loe, can 4 you please raise your right hand? 5 MR. LOE: Sure. 6 HEARING EXAMINER BAUMGARDNER: And sir, do you 7 swear or affirm under the penalties of perjury that the 8 testimony you're about to give is the truth, the whole 9 truth, and nothing but the truth? 10 MR. LOE: I do. 11 HEARING EXAMINER BAUMGARDNER: Thank you, very 12 much. 13 Counsel, the floor is yours. 14 MS. DLHOPOLSKY: Great, thank you. 15 Mr. Loe, for how long have you been engaged in 16 this occupation? 17 MR. LOE: I've been a landscape architect for 18 about 25 years. 19 MS. DLHOPOLSKY: Great. And please describe for 20 the hearing examiner your educational and professional 21 background in this field and what degrees or certificates 22 you hold. 23 MR. LOE: Okay. Yeah, I have a Bachelor of 24 Landscape Architecture at North Dakota State University, and 25 a Bachelor of Environmental Science at North Dakota State.

Transcript of Hearing  
Conducted on April 12, 2021

18 (69 to 72)

<p style="text-align: right;">69</p> <p>1 I have -- I'm a licensed landscape architect in the state of 2 Maryland. My license number is 3822. And I'm a member of 3 the American Society of Landscape Architects National 4 chapter along with the Potomac chapter. 5 MS. DLHOPOLSKY: Great, thank you. And please 6 review your work experience in the field of landscape 7 architecture and land planning. 8 MR. LOE: Yeah, I've -- as I've mentioned, I 9 worked in the field of land planning and landscape 10 architecture for over two decades. And I have extensive 11 experience in land planning, urban design, land-use 12 analysis, site investigation, and zoning compliance. These 13 projects have ranged from large residential subdivision to 14 commercial developments, intel projects and public 15 infrastructure improvements. And I'm also very familiar 16 with the land-use zoning code for the D.C. area and 17 Montgomery County. 18 MS. DLHOPOLSKY: Thank you. And have you ever 19 testified as an expert witness in the field of landscape 20 architecture and land planning? 21 MR. LOE: I have not, but as I've mentioned, I 22 have over 25 years explicitly in planning and land 23 development. And I feel well-qualified to testified as an 24 expert witness as I've been doing this kind of work for a 25 while now. And I just have not been certified for this.</p>	<p style="text-align: right;">71</p> <p>1 design team that prepared it. 2 MS. DLHOPOLSKY: And are you familiar with and 3 have you visited the property that is the subject of the 4 application? 5 MR. LOE: Yes, I visited and walked the property 6 several times over the past year or so that we started this 7 project. 8 MS. DLHOPOLSKY: And are you familiar with and 9 have you visited the area surrounding the subject property? 10 MR. LOE: Yes. While on-site we've also walked 11 the entire neighborhood and looked at the surrounding 12 properties and also using NT Atlas and aerials and Google 13 Street view and things like that, I'm very familiar with the 14 surrounding area. 15 MS. DLHOPOLSKY: Great, thank you. Are you 16 familiar with the physical conditions of the property? And 17 in particular, characteristics of the site important for 18 your areas of expertise and the proposed improvements? Are 19 you familiar with all of those aspects? 20 MR. LOE: Yes, I'm familiar with all of the 21 physical existing conditions out there. 22 MS. DLHOPOLSKY: And are you familiar with the 23 CRTF zoning requirements, which is the requested rezoning 24 before us today? And the standards for approval of a 25 rezoning application and accompanying floating zone plan?</p>
<p style="text-align: right;">70</p> <p>1 MS. DLHOPOLSKY: Okay, thank you. 2 And Mr. Hearing Examiner, I would reference Mr. 3 Loe's resume. It is in the record as part of Exhibit 36. 4 So despite that Mr. Loe has not been recognized as an expert 5 in this field before, on the basis of his resume, I think 6 which went into pretty decent detail, as well as his 7 responses given previous to me asking this, I would ask if 8 he could please be recognize as an expert in landscape 9 architecture and land planning at this time for purposes of 10 this hearing today. 11 HEARING EXAMINER BAUMGARDNER: Mr. Loe is so 12 designated as an expert in landscape architecture and land 13 planning and is admitted as an expert for purposes of this 14 hearing. 15 MS. DLHOPOLSKY: Great. Thank you very much, Mr. 16 Hearing Examiner. 17 And Mr. Loe, congratulations. 18 MR. LOE: Thank you. 19 MS. DLHOPOLSKY: So I know we've got quite a 20 lengthy testimony for you to go through, but we had our 21 short break. So hopefully everybody is ready. Are you 22 familiar with the rezoning application that is before the 23 hearing examiner today? 24 MR. LOE: Yes, I am very familiar with H-140 25 rezoning application. I've been an integral part of the</p>	<p style="text-align: right;">72</p> <p>1 MR. LOE: Yes, and I will discuss the CRTF zoning 2 requirements in detail later on. 3 MS. DLHOPOLSKY: And are you familiar with the 4 2013 Long Branch sector plan? 5 MR. LOE: Yes, and along with the CRTF I will 6 discuss Long Branch sector plan for the room my testimony. 7 MS. DLHOPOLSKY: Great, thank you. And have you, 8 to the course of your work, have you analyzed the 9 suitability of the subject property for the proposed 10 rezoning application from a land planning standpoint? 11 MR. LOE: Yes, after analyzing the proposed 12 suitability of the proposed land-use change, I agree with 13 the county staff and Planning Board that this proposal is 14 suitable for the area. And I will get into greater detail 15 in my testimony. 16 MS. DLHOPOLSKY: Thank you. And let's talk about 17 what specific services you and your firm provided with 18 respect to the application, obviously on the land planning 19 side, because we already did talk about the civil 20 engineering side of the work that you all did. 21 MR. LOE: Sure. We provided the kind of existing 22 conditions map, prepared the land-use reports, and the 23 floating zone plan along with the design team and owner. 24 And we also provided the approved NRI and approved 25 preliminary forest conservation plan.</p>

Transcript of Hearing  
Conducted on April 12, 2021

19 (73 to 76)

<p>73</p> <p>1 MS. DLHOPOLSKY: Great, thank you. And I think 2 those items are all in the record. And I think Mr. Hearing 3 Examiner, what makes sense as Mr. Loe goes into his 4 testimony we can call out specific exhibit numbers as he 5 speaks to them.</p> <p>6 HEARING EXAMINER BAUMGARDNER: That's fine with 7 me.</p> <p>8 MS. DLHOPOLSKY: Great, thank you. So Mr. Loe, 9 let's get into your expert analysis here, having kind of 10 established that background. Can you please describe the 11 subject property? I guess specifically from a zoning and 12 land-use perspective as well as a joining and confronting 13 property. And let me -- or let -- actually now -- that's 14 right. The website works.</p> <p>15 I guess Mr. Hearing Examiner, this may be where 16 it makes sense for Mr. Loe -- and Mike, if you are 17 comfortable with it, because I know it's a lot to do as you 18 drive the screen and talk. So I can pull up and share or 19 you can pull up and share. What are you most comfortable 20 with?</p> <p>21 MR. LOE: I can pull it up.</p> <p>22 MS. DLHOPOLSKY: Okay. So if we could, Mr. 23 Hearing Examiner, make Mr. Loe a presenter.</p> <p>24 HEARING EXAMINER BAUMGARDNER: So Mr. Loe, you 25 should have access as a presenter.</p>	<p>75</p> <p>1 Exhibit 36, page 81, if that's what you're looking for Mr. 2 Loe.</p> <p>3 MR. LOE: Okay.</p> <p>4 MR. KLINE: Or _01:41:55_ use it.</p> <p>5 MR. LOE: I just opened up Exhibit 11. Which, I 6 think I can probably get most of it in here with. It's not 7 as pretty as the aerial, but it has a lot of information.</p> <p>8 HEARING EXAMINER BAUMGARDNER: So we are looking 9 at Exhibit 11, the existing conditions plan. And I can see 10 it clearly so you're welcome to testify regarding this.</p> <p>11 (Exhibit 11 was introduced.)</p> <p>12 MR. LOE: Okay. So the size of the site is about 13 3.29 acres. Its access is off Piney Branch Road. As we 14 mentioned earlier there's an existing multifamily 15 approximately in the center down the site. It has the two 16 story parking garage on the west side. And it kind of has 17 this wrapping parking lot all the way around it. It's one 18 single access off of Piney Branch Road and there is an 19 existing play structure and a playground kind of on the 20 northeast corner of the site with an accessible route 21 leading up to it. There is a small drop off kind of on the 22 turnaround on the northeast corner. And it's on the 23 building. As you see on this grading, there's a significant 24 drop of about 36 feet from the northwest corner to the 25 southeast corner of the site down by Piney Branch Road. And</p>
<p>74</p> <p>1 HEARING EXAMINER BAUMGARDNER: Mr. Loe, you 2 should have access as a presenter. And as a reminder, this 3 shared contact feature is in the top right hand corner of 4 your screen and next to the red leave button.</p> <p>5 MR. LOE: Oh, there it is.</p> <p>6 HEARING EXAMINER BAUMGARDNER: Let me know if 7 that is grayed out, or if you are unable to -- there you go. 8 Yeah. So I see you're clicking through our website on the 9 exhibit list. So it is working properly.</p> <p>10 MR. LOE: Okay. You can see that the -- Exhibit 11 6 is the certified zoning map. Okay.</p> <p>12 (Exhibit 6 was introduced.)</p> <p>13 HEARING EXAMINER BAUMGARDNER: Yes.</p> <p>14 MR. LOE: And I think this was discussed briefly 15 earlier, but this is our project site circled in red here. 16 And the zoning and land use around it just to the north is 17 Clifton Park Village which is single-family residential. To 18 the east we have Garden Apartments which is zoned 19 multifamily along with the R-10 zone to the west. And along 20 with, across the street, we have a public park, a church, a 21 small business, and some townhomes across Spring Branch to 22 the south.</p> <p>23 The existing site conditions, I think that will 24 be --</p> <p>25 MR. KLINE: The existing conditions plan, that's</p>	<p>76</p> <p>1 there's some steep banks along here. You can kind of see 2 the shading where it's kind of a three to one slope, or 3 steeper where we are abutting the other properties around 4 the site.</p> <p>5 And I'll get into that later of how we use kind 6 of the topography to help minimize the impact any of the 7 surrounding land uses. And there's several existing 8 throughout the site and there is along the east side there 9 is an existing small, forested area between our property and 10 property to the east.</p> <p>11 I don't know if I mentioned, but the current 12 zoning is RH and since this is no longer in the current 13 zoning code, to do our calculations.</p> <p>14 MS. DLHOPOLSKY: And I think because that's part 15 of sort of the zoning and development standards that apply 16 here -- we can get into that in some more detail further on 17 in your testimony when we speak to the development 18 standards.</p> <p>19 MR. LOE: Okay.</p> <p>20 MS. DLHOPOLSKY: Great. So thank you for that. 21 Sorry, did you have anything else to add? I didn't mean to 22 jump in; did you have anything else to add on that question?</p> <p>23 MR. LOE: I think that's about it.</p> <p>24 MS. DLHOPOLSKY: Okay. So why don't we now go to 25 the surrounding area and I'll ask you to -- I guess I'll</p>

Transcript of Hearing  
Conducted on April 12, 2021

20 (77 to 80)

<p style="text-align: right;">77</p> <p>1 reference, you may already be pulling this up. I can only 2 look at one screen at once. That surrounding area of that 3 exhibit was included with the Applicant's prehearing 4 submissions which is in the record at Exhibit 36, and that's 5 at page 82. So that may make sense to speak from that. And 6 I'll just ask you to describe the surrounding neighborhood. 7 I guess both from a zoning and land-use perspective but also 8 in terms of describing the surrounding area for purposes of 9 analyzing compatibility. 10 MR. LOE: Sure. Can everybody see the 11 surrounding area plan? 12 HEARING EXAMINER BAUMGARDNER: Yes. 13 MR. LOE: Is it okay for me to use it? 14 HEARING EXAMINER BAUMGARDNER: Yes, we see it as 15 Exhibit 36, page 82, surrounding area plan. And I see a red 16 dotted outline as well as the blue dotted outline of the 17 property, the subject site. 18 MR. LOE: Okay. So the dotted blue is our 19 property and the surrounding area, we would like to be on 20 the same page as the planning staff that they use. Which of 21 their surrounding area is slightly different than this. 22 It's a little bit smaller and kind of cuts off to the south. 23 I don't know if you can see my cursor -- it's slightly 24 smaller than this but the east and west limits are the same, 25 it just cuts off before the school to the south.</p>	<p style="text-align: right;">79</p> <p>1 The south of Piney Branch. And the school and a park down 2 there as well. 3 As I mentioned, per the zoning map, it's zoned R- 4 60 to the north and R-30 to the east with the garden style, 5 Nob Hill Apartments. That has the Pineway Condo Tower, and 6 R-30 and CRT to the south across Piney Branch Road which has 7 the church and the gas station and townhomes. 8 As far as compatibility, the multifamily towers 9 that are located all along Piney Branch Road are very 10 similar to what we are proposing along the East and the West 11 and single-family developments to the north. Even though we 12 do share property lines along there their access is off of 13 University and kind of separated that way. Most of the 14 mixed use multi family is off of Piney Branch. And we also 15 have the steep slope that I mentioned earlier that helps us 16 buffer that single-family residences to the north. 17 MS. DLHOPOLSKY: Thank you. Just briefly, I 18 think you stated this but are you in agreement with the 19 surrounding neighborhood as defined by staff, which, as 20 stated, was slightly smaller than the area that we defined? 21 Or you had defined. 22 MR. LOE: Yes, correct. Yeah, Exhibit number 37 23 is -- I agree with their limits of the surrounding area. 24 MS. DLHOPOLSKY: Okay. Thank you. And why don't 25 we get into the details of the improvements that are</p>
<p style="text-align: right;">78</p> <p>1 MS. DLHOPOLSKY: And I might -- sorry, let me 2 just interrupt for one second. For purposes of the record, 3 Mr. Hearing Examiner, the staff, the MMCCPC (ph.) 4 Identified defined neighborhood, I guess surrounding area is 5 in Exhibit 37, which was the technical staff report at page 6 3. 7 HEARING EXAMINER BAUMGARDNER: Thank you. 8 MR. LOE: And do you want me to open that one up? 9 HEARING EXAMINER BAUMGARDNER: Yes. 10 MR. LOE: Okay. 11 HEARING EXAMINER BAUMGARDNER: The exhibit you 12 currently have up is fine. Unless there's some vast 13 disagreement between the area that planning staff is 14 recommending versus the Applicants. Since years is a larger 15 and it includes the area that planning staff is -- I'm happy 16 to accept the area that you have defined up here as Exhibit 17 36, page 82. 18 MR. LOE: Okay. So the red is the general 19 outline and surrounding area. As I mentioned before, 20 Clifton Park Village is to the north, single-family 21 residential. We also have the Nob Hill Apartments to the 22 east which is the garden style apartments which has a nice 23 green buffer around them. We have University Avenue to the 24 west. It's kind of the limits of the surrounding area. And 25 then, we have commercial and public property to the south.</p>	<p style="text-align: right;">80</p> <p>1 proposed for the site should the rezoning application be 2 approved. 3 MR. LOE: The right one -- it's just further 4 down. 5 MS. DLHOPOLSKY: At page -- if you're looking for 6 the rendered floating zone plan? 7 MR. LOE: Yeah. 8 MS. DLHOPOLSKY: It will be at page 83 of Exhibit 9 36 which was the Applicant's prehearing submission. 10 MR. LOE: Okay. Can everybody see page 83? 11 HEARING EXAMINER BAUMGARDNER: Yes. 12 MR. LOE: Okay. So what we're proposing, and I 13 think Fernando covered this well; is it removing and demoing 14 the existing two-story parking structure on the west side 15 which is which is the orange building. And the limits are 16 almost identical to what's there is an existing parking 17 structure. And we'll be rebuilding the two-story parking 18 structure the first level will be accessed from the South of 19 the building and the second level will be accessed from the 20 northeast corner of the building. And then there will be 21 the five stories of apartments on top of that. 22 The lighter yellow is the existing building and 23 most of the site is going to be pretty much the same as what 24 is there. We're going to provide new ADA access from the 25 public right-of-way into the site. And upgrading both the</p>

Transcript of Hearing  
Conducted on April 12, 2021

21 (81 to 84)

<p>81</p> <p>1 main entrances to have ADA acceptable path. We'll be 2 providing new additional parking to the northeast. And in 3 upgrading the fire truck turnarounds on the northeast side. 4 And we'll be upgrading the storm water management to address 5 any new impervious areas that we are developing. 6 The lighter grade out, kind of existing trees are 7 all the trees that we are going to be protecting, to remain. 8 We will have to remove a couple of existing trees as noted 9 in the forest conservation plan. And then, we'll be 10 proposing several new landscape trees along the north and 11 throughout the parking lot to meet all of the County codes, 12 which will be going to the sketch and site plan review on 13 those. 14 Because we are adding parking to the northeast 15 corner we're going to have to relocate the playground. And 16 that will be located in between the two buildings in this 17 kind of brown area here. I can zoom in a little bit. So 18 this new relocated play area and this new courtyard which we 19 will be developing and refining through the sketch and site 20 plan process. So we will have a recreation area, some 21 bridges going over some storm water management that we will 22 be addressing, and some public amenities spaces along the 23 south side of that. 24 I think that's about it. 25 HEARING EXAMINER BAUMGARDNER: The area where the</p>	<p>83</p> <p>1 process. 2 MS. DLHOPOLSKY: Okay. The Applicant will be 3 meeting the requirement, it's just the specific map that -- 4 MR. LOE: Yeah. 5 MS. DLHOPOLSKY: -- by which it will be satisfied 6 is to be determined at that time? 7 MR. LOE: They will be meeting all of the code 8 requirement. 9 MS. DLHOPOLSKY: Okay. Great. Thank you. And 10 let's talk about a compatibility analysis. So if you could 11 please generally describe and I know you've touched on this 12 a bit already as did Mr. Bonilla Verde Soto, but if you 13 could generally describe how the proposed project will be 14 compatible with the surrounding area as you have agreed with 15 staff it should be defined. 16 MR. LOE: Sure. 17 MS. DLHOPOLSKY: And also explain the relation 18 to -- sorry. Adjacent and confronting properties. 19 MR. LOE: Sure. Well, the main properties that 20 will be impacted are to the north, east and west directly. 21 To start on the north side as I mentioned, there's the 22 single-family homes in an R-60 zone. And there's an 23 existing, significant, topography on the site right now. 24 It's about 10 feet of grade change from the property line 25 down to the existing parking lot which we are not changing</p>
<p>82</p> <p>1 playground is going to be placed in that courtyard, what is 2 there right now? 3 MR. LOE: Right now there's kind of a slow and 4 then there's -- on the east side there's a small, paved area 5 that has kind of half basketball court. But otherwise, it's 6 kind of a slope down and I think there's a couple of benches 7 there. 8 HEARING EXAMINER BAUMGARDNER: Okay. Thank you. 9 MS. DLHOPOLSKY: Mr. Loe, just two quick follow- 10 up questions on that description. Thank you for that. 11 You mentioned the forest area requirements and 12 forest conservation plan. It did the Planning Board approve 13 the preliminary forest conservation plan at its hearing on 14 March 25th? 15 MR. LOE: Yes, yes they did. 16 MS. DLHOPOLSKY: Okay. So it will be going 17 through final forest conservation as part of -- if this 18 application is approved sketch and site plan? 19 MR. LOE: Correct. We'll have to go through the 20 final forest conservation plan approval process. 21 MS. DLHOPOLSKY: Okay. And can you just touch on 22 public use space and how that will be addressed? 23 MR. LOE: The public use space will be addressed 24 either on-site or off-site with (indiscernible) were a 25 combination there of as we get into the sketch and site plan</p>	<p>84</p> <p>1 the existing parking lot except for adding some landscape 2 islands to meet code. We are stepping back the building for 3 code requirements and I'll be providing the thick screening 4 per the forest conservation plan along this north side. 5 The height will be significantly shorter than the 6 existing building. We are limited to, I believe, 98 feet 7 for the new building. And there's two, basically stories of 8 parking below grade. Or matching grade on the north side. 9 Compatibility to the west where the Pineway Towers is this 10 is an existing high-rise located in an R-10 zone. 11 And as Fernando noted it's a significant grade 12 change from the existing Pineway Tower to our existing 13 property line, probably about 20 feet. We're proposing this 14 in building since it's located on the existing parking 15 structure about 100 feet away from the building at this 16 focus point we are going to have -- there's actually an 17 existing retaining wall on the Pineway Tower property to 18 also help kind of separate the grade change along that 19 property line. And then the existing Pineway Tower is 13 20 stories, and they are significantly taller, and they are 21 going to be overlooking both of our buildings. 22 And then, compatibility to the east we have the 23 Nob Hill Apartments and most of those apartments are further 24 back. Any development we're doing for the new building is 25 on the west side so I don't know that it will be screened by</p>

Transcript of Hearing  
Conducted on April 12, 2021

22 (85 to 88)

<p style="text-align: right;">85</p> <p>1 existing buildings and the existing forest along here along 2 with the grade change. I don't know if they will even 3 notice the development on the side. So very little impact 4 to the east.</p> <p>5 And then, to the south, we have Piney Branch Road 6 which is -- has a 120 foot right-of-way, and as I mentioned 7 earlier, four lanes plus a center turn lane, so five lanes 8 and then most of the properties on the south side or either 9 commercial or a church, kind of public areas. And with the 10 additional 10 feet of grade change from the existing parking 11 lot down to Piney Branch Road very little impact. And with 12 our right-of-way improvements along Piney Branch Road I 13 think it will be an improvement along there.</p> <p>14 MS. DLHOPOLSKY: Thank you very much. So let's 15 delve into the details of the CRTF zone and specifically 16 what needs to be found in order for this zone to be approved 17 for the site, as well as development standards. So I think 18 maybe start broad with the intent, applicability, 19 prerequisites, and purposes, and then we can go into the 20 details of the development standards.</p> <p>21 MR. LOE: Sure. The intent of the CRTF zone is 22 to implement a comprehensive planning objective, furthering 23 the goals of the general planning, and equitable master 24 plans and dissection plans. We also need to ensure that the 25 proposed uses are in balance with and supported by the</p>	<p style="text-align: right;">87</p> <p>1 MS. DLHOPOLSKY: And how, if you could just speak 2 to how we are satisfying -- I think you largely addressed it 3 in your previous discussion about I guess, speaking to sort 4 of the language of the specific findings, how is it that we 5 are meeting those purposes?</p> <p>6 MR. LOE: We are meeting those purposes by -- we 7 are keeping the same land use as existing on the site, multi 8 family. We are really limiting the impact to the 9 neighborhood. We're providing a benefit, additional 10 affordable housing in the area. As mentioned earlier, the 11 purple line is a quarter of a mile away so kind of going 12 along with the new general plan that came out just this 13 year, you know they want to increase affordability, they 14 want to increase access to light rail and multiple modes of 15 transit, and reduced commute times.</p> <p>16 We are doing everything we can to limit impact to 17 the single-family to the north and any impacts to the East 18 and West properties; but they are all similar uses all of 19 Piney Branch Road, and I believe we meet all of those 20 requirements.</p> <p>21 MS. DLHOPOLSKY: Okay. Thank you. And now, as 22 you know, -- or well, as I guess you can speak to, if a 23 floating zone is not recommended for a property in the 24 applicable master plan there are certain applicability 25 requirements and prerequisites that I believe -- and you can</p>
<p style="text-align: right;">86</p> <p>1 existing and planning infrastructure in the general plan, 2 and master plan, and functional master-planned staging. And 3 also provided the public facility requirements.</p> <p>4 And we also need to allow design flexibility to 5 integrate development into the circulation network land use 6 pattern and natural features within the -- connected to the 7 property. We also need to encourage the appropriate use, I 8 guess the CRTF zone encourages appropriate use of land by 9 providing flexible -- flexibility through the signs of the 10 changing economics, demographic and planning trends that 11 occur between the comprehensive district and the sectional 12 map amendment. It allows various uses, building types, 13 densities as determined by property size in each zone. And 14 then, ensures the development has set aside space for 15 sustainability including the local criteria, the connections 16 to the circulation network, density and use limitations, 17 open space and groundwater protection.</p> <p>18 And then, we also need to ensure protections of 19 established neighborhoods by establishing compatible 20 relationships between the new development and the existing 21 neighborhoods, limits on density and uses providing 22 development standards in general, compatibility to protect 23 the character of the adjacent neighborhood and also allow 24 for design flexibility to provide mitigation of any negative 25 impact with the new use.</p>	<p style="text-align: right;">88</p> <p>1 explain to us are required to be satisfied - so if you can 2 please address that in the instant case.</p> <p>3 MR. LOE: Sure. So there's a lot of 4 prerequisites that we have to go through starting with the 5 transit and infrastructure prerequisites of we have to meet. 6 At least 75 percent of the site is within quarter of a mile 7 of a level 3, or a half a mile of level 2, or a one quarter 8 of a mile of level 1 transit station stop. And as I 9 mentioned, the property is located entirely within the half 10 mile of the level 2 transit stock; the Piney Branch purple 11 line station that's currently under construction, and 12 hopefully will be completed soon.</p> <p>13 And then, we also have to meet the size of 14 certified existing water and sewer infrastructure. And this 15 will not require either an upgrade to the service line or 16 installation of a pump station. And there is an existing 16 17 inch water line built in Piney Branch Road and it will 18 provide adequate water service. And just the water service 19 size at the site will be determined by WSSD in their 20 planning analysis.</p> <p>21 We also have to meet the vicinity and facilities 22 prerequisites. The first one is the type. It is in a 23 transitional location between properties or a non- 24 residential zone and property in a residential multi-unit, 25 residential townhome, or residential detached zone. And the</p>

Transcript of Hearing  
Conducted on April 12, 2021

23 (89 to 92)

<p style="text-align: right;">89</p> <p>1 property is located between properties in a residential 2 detached zone, R-60 and directly to the north, and 3 properties in the residential multi-unit, the R-10 and the 4 R-30. And nonresidential, the CRT zone to the west, south, 5 and east.</p> <p>6 We also have to meet, if the site is adjacent to 7 a pedestrian route that provides access to existing public 8 parks and recreation facilities, a set aside a minimum of 30 9 percent of the recreation demand under the Planning Board's 10 recreation guidelines. And the New Hampshire Estates 11 recreation Park that's located directly south across Piney 12 Branch Road is very close to the property and there's an 13 existing sidewalk along the north side of Piney Branch, and 14 a short walk to the west there's a pedestrian crossing which 15 leads to a path to the park.</p> <p>16 So the last prerequisite is environmental and 17 resources. The first one is a limits to the disturbance of 18 for the development will not overlap in the extreme, 19 floodplain, wetland, or environmental buffer, or any slopes 20 greater than 25 percent, or slopes greater than 15 percent 21 where erodible soils are present. And the limits to the 22 disturbance do not overlap any streams, floodplain, wetland, 23 or environmental buffer.</p> <p>24 And we also have to meet -- the site does not 25 contain any forest -- or if forest is present the limits of</p>	<p style="text-align: right;">91</p> <p>1 unit, commercial residential, employment, or industrial 2 zone. And is it your opinion -- and if so how, that this 3 site satisfies that finding?</p> <p>4 MR. LOE: Yes, it does. We're butting up against 5 the multifamily to the east and west, and we are accessing 6 also the Piney Branch Road. I can't remember what was the 7 other question you had.</p> <p>8 MS. DLHOPOLSKY: Yeah, that's all. I think -- 9 just I guess in the application materials, and the SOJ, we 10 assert that we fall under a few of the categories there.</p> <p>11 Okay. Let's not get into a bit more detail with 12 regard to the commercial residential floating zone and 13 specifically the CRT F zone in terms of its purposes as 14 opposed to the purposes of the zoning ordinance. The 15 purposes of this zone, land uses, building types allowed, et 16 cetera.</p> <p>17 MR. LOE: Okay. The purpose of the floating 18 commercial -- residential floating zone is to allow 19 development of mixed-use centers in communities at a range 20 of densities and types, flexible enough to respond to 21 various settings and also allow flexibility in use for a 22 site. And provide mixed-use development that is compatible 23 with adjacent development. And I believe our application 24 seeks to permit an increase in the number of affordable 25 multifamily residential units on the property that's within</p>
<p style="text-align: right;">90</p> <p>1 disturbance for the development will not reduce the forest 2 coverage to less than an area of 10,000 square feet, and 3 width of 35 feet at any point. And the proposed development 4 will not impact the existing forest cover to the east of the 5 site to less than 10,000 square feet are a width of 35 feet.</p> <p>6 And the final one is the site does not contain any rare, 7 threatened, or endangered species or critical habitats 8 listed by the Maryland Department of Natural Resources. And 9 we got a letter back from the Maryland DNR to verify that 10 there are no rare, threatened, or endangered species or 11 critical habitats located on the property.</p> <p>12 MS. DLHOPOLSKY: Thank you. So just a few -- 13 just follow up question. So with regard to the 14 applicability section under, I guess it's 5 59-513 C 2 C ii, 15 the finding there is the application must satisfy a minimum 16 of two prerequisites for each of the categories that you 17 just went through. So is it your opinion that at least a 18 minimum of two prerequisites for each category then is 19 satisfied?</p> <p>20 MR. LOE: Yes. Yes. We will satisfy the minimum 21 of two for each category.</p> <p>22 MS. DLHOPOLSKY: Okay. And under i of that same 23 section, one of the findings is the property must front on a 24 non-residential street, or must confront, or abut a property 25 that is in a residential townhouse, a residential multi-</p>	<p style="text-align: right;">92</p> <p>1 the height and density limitations, and width, and size and 2 location of the property.</p> <p>3 The land uses in building types permitted in the 4 CRT F zone and according to section 59-5.3.3.8.2 of the 5 zoning ordinance provides that only uses allowed in the CRT 6 F zone are permitted within the CRTFZ -- CRTF zone. And 7 pursuant to section 59-3.1.6 of the use table, the multi- 8 unit living as proposed by the application is a permitted 9 use in the CRT zone, and section 59-3 5.3.4.a provides that 10 any building type is allowed in the CR floating zone. So 11 the application proposes an apartment building type per the 12 definition of the zoning ordinance, and the development 13 standards in the CRTF zone.</p> <p>14 Regarding density, because the sector plan does 15 not include a floating zone recommendation for the property 16 section 59-5.3.5.8.2 establishes that the applicable density 17 based on the pre-existing Euclidean zone RH zone because it 18 is, as I mentioned earlier, the old zone we used the R-10 19 zoning ordinance and -- let's see. It's 141 units on 20 approximately 3.29 acres so existing property has about 42.9 21 units per acre. In the R-10 zone is about -- nearly 22 identical to that.</p> <p>23 So we agreed with the Park and Planning staff 24 that we will use the R-10 zone to do the calculations and 25 then that means that the maximum density allowed in the FAR</p>



Transcript of Hearing  
Conducted on April 12, 2021

24 (93 to 96)

<p>93</p> <p>1 is based on the size of the tract in acres. So the property 2 is 3.29 acres and as a result per section 59-5.3.5.8.2 the 3 maximum total density permitted on the property is 1.75 FAR. 4 With a maximum of commercial of 1.5 and the maximum 5 residential of 1.5.</p> <p>6 To note, is pursuant to Section 59-5.1.3.3.1 of 7 the zoning ordinance any density bonus requested under 8 chapter 25A may be added to the density allowed under 9 division 5.2 through division 5.5 and included in the units 10 per acre or FAR of the new zoning requested.</p> <p>11 So the project is proposing a maximum total 12 density of 1.6 FAR with a maximum C component of zero, 13 because no commercial component is being proposed and the 14 maximum of residential of 1.6. And because the maximum 15 residential densities of the proposed 1.6 is .1 FAR greater 16 than the maximum residential density permitted, pursuant to 17 section 59-5.3.5.a.2 of the zoning ordinance, despite that 18 all of the new units are proposed -- the MDPUs -- additional 19 MDPUs above the required 12.5 percent are needed in order to 20 garner the .5 FAR of the density bonus as noted in the 21 zoning ordinance. And the calculation is noted in the 22 floating zone concept plan. And I note that the Applicant 23 (inaudible) is 15 percent of the total units of the property 24 would be offered as MPDUs, and affordable housing. Let's 25 see --</p>	<p>95</p> <p>1 of the new building is approximately 98 feet. The height of 2 the new building satisfies the compatibility standards for 3 the apartment building type per section 59-4.1.8.B of the 4 zoning ordinance and the plans with the application note 5 that the proposed setbacks from the property boundary meet 6 the zoning code.</p> <p>7 And the lot size --</p> <p>8 MS. DLHOPOLSKY: Sorry, let me just ask one 9 question --</p> <p>10 MR. LOE: Go ahead.</p> <p>11 MS. DLHOPOLSKY: The Applicant is willing to 12 commit to a binding element with regard to the maximum 13 building heights?</p> <p>14 MR. LOE: Correct, we are willing to meet that 15 standard.</p> <p>16 MS. DLHOPOLSKY: Thank you.</p> <p>17 MR. LOE: So the lot size in section 59-5.3.5.C 18 provides that the minimum lot sizes will be established as 19 part of the site plan review process. The Applicant will 20 seek to combine sketch and site plan approval for the 21 project following final District Council action on this 22 rezoning application.</p> <p>23 MS. DLHOPOLSKY: Okay. Why don't we -- there are 24 general requirements under article 59-6 of the zoning 25 ordinance with regard to parking, facility screening and</p>
<p>94</p> <p>1 MS. DLHOPOLSKY: Let me ask you one quick 2 question.</p> <p>3 MR. LOE: Okay. Sure.</p> <p>4 MS. DLHOPOLSKY: I think that staff noted this, 5 because essentially all of the units are affordable, in 6 theory, the Applicant could be asking for significantly more 7 density bonus on the basis of all affordable units is 8 limiting itself to just the .1 FAR despite that they could 9 seek a much higher; is that your understanding as well?</p> <p>10 MR. LOE: That is correct. We could be asking 11 for a much higher FAR because of the 100 percent affordable 12 housing.</p> <p>13 MS. DLHOPOLSKY: Great. Thank you. And I 14 apologize for interrupting you there. Why don't we get into 15 the other development standards that are applicable 16 specifically at this time, including the setback and height, 17 and then a lot size.</p> <p>18 MR. LOE: The setback and height, section 59- 19 5.3.5.C of the zoning ordinance provides that because a 20 floating zone is not specifically recommended for this 21 property in the sector plan setbacks from the site boundary 22 and maximum heights will be established by the floating zone 23 plan itself.</p> <p>24 And as shown on the plan, the proposed maximum 25 height of the property is 140 feet. And the proposed height</p>	<p>96</p> <p>1 landscaping as well as it in public benefit requirements on 2 the basis of the CRTF zone. And so why don't we just 3 briefly touch on those and is it your understanding that 4 those items, Mr. Loe, will be specifically addressed at the 5 time of sketch plan and site plan? And if so, maybe if you 6 could just briefly touch on them?</p> <p>7 MR. LOE: Okay. So the general requirements, you 8 know, get into the parking, recreation facilities, 9 screening, and landscaping (inaudible) and the project is 10 required to comply with all of the CRT zone requirements for 11 these categories and as shown on the plan and the 12 application we will comply with the parking requirements per 13 division 59-6.2. We will comply with the recreation 14 facility requirement per division 59-6.3, the general 15 landscaping and outdoor and lighting requirements per 16 division 59-6.4, and then we will comply with the screening 17 requirements per division 59-6.5.</p> <p>18 And with regard to the loading and trash, 19 Fernando discussed that. And then we also have to provide 20 public benefits and open space. And per the code, we have 21 to provide 5 percent of the site space. And the application 22 proposes at least 5 percent of the site as open space, and 23 we will satisfy this requirement. And this will be refined 24 through the sketch and site plan process.</p> <p>25 The benefits, per the section 59-5.3.5.E we have</p>

Transcript of Hearing  
Conducted on April 12, 2021

25 (97 to 100)

<p>97</p> <p>1 to state that public benefits are required for the 2 development above the greater of 1.0 FAR, or 10,000 square 3 feet of the gross floor area, we have to meet the 4 requirements. So the manner in which the project has 5 proposed to satisfy the public benefit points requirement is 6 provided in the public benefit point data table, on the 7 floating zone plan. And the final public benefit point 8 category points to a specific manner in which we are meeting 9 this requirement will be satisfied with detail and finalized 10 at the time of subsequent sketch plan and site plan 11 application. 12 MS. DLHOPOLSKY: Thank you. And can you just -- 13 if you could just briefly touch on -- are you don't even 14 have to describe -- maybe just mention the categories that 15 are identified for public benefit points as shown on that 16 floating zone concept plan? 17 MR. LOE: Yeah. Let me -- 18 MS. DLHOPOLSKY: Yeah, if you want to pull it up. 19 MR. LOE: Hopefully it will load here. There we 20 go. There is a little lag here. 21 HEARING EXAMINER BAUMGARDNER: Sometimes it takes 22 a while. 23 MS. DLHOPOLSKY: Let me actually help you out a 24 little bit here, Mr. Loe. So I believe that the one that 25 you pulled up, the Exhibit 9 was the Applicant's original</p>	<p>99</p> <p>1 housing in the area. It also recommends creating a strong 2 sense of place and identity through the design of parks and 3 open spaces. So I believe -- and it also encourages 4 reinvestments and new development while minimizing potential 5 displacement of residents. So our proposal fits into the 6 Long Branch Sector Plan by providing more additional 7 affordable housing that's sustainable. We're catching storm 8 water management, planting any new trees per the forest 9 conservation plan of any significant trees are impacting, 10 and we are providing additional housing next to future 11 purple line transit station which they also want to promote 12 accessible transportation. 13 MS. DLHOPOLSKY: Okay. Thank you. And I think 14 that planning staff addressed this in their remarks at the 15 Planning Board hearing. But given that the sector plan 16 didn't recommend this property for rezoning can you talk a 17 little bit about what your understanding of why that may be 18 and why it's not necessarily, I guess, a deciding factor 19 here, I would say? 20 MR. LOE: Correct. Well, they didn't want to 21 rezone this because they were afraid of losing additional 22 affordable housing. And so they were worried that somebody 23 was going to come in and redevelop the site and not have any 24 affordable housing. So what we're proposing is actually 25 adding additional housing -- affordable housing, to the area</p>
<p>98</p> <p>1 submission that didn't have that data table on it. So it 2 would be the revised concept plan. That probably the 3 easiest thing maybe to pull up the technical staff report. 4 (Exhibit 9 was introduced.) 5 MR. LOE: Which exhibit is that? This one? 6 MS. DLHOPOLSKY: The one right below. 7 MR. LOE: 37? 8 MS. DLHOPOLSKY: Yes, that should have it in 9 there. 10 MR. LOE: I'm still looking here. 11 Here we go. So the public benefit point as noted 12 in the -- in their floating zone plan the category is 13 transit proximity, level 2. We are going to propose 10 14 points for that. The quality building and site design, the 15 subcategory is structure parking, and we have 14 points 16 proposed for that. And affordable housing, the MPDU units, 17 we are proposing a possible 30 points for that. So a point 18 total of 54. And as we mentioned before, this will get 19 refined through the sketch and site plan process. 20 MS. DLHOPOLSKY: Okay. Thank you. Let's talk 21 about the 2013 Long Branch Sector Plan. If you could please 22 describe how you find that the project will be in 23 conformance with that. 24 MR. LOE: Yes. The Long Branch Sector Plan which 25 was done in 2013 mentions the need for additional low income</p>	<p>100</p> <p>1 which they support through their findings. And they're 2 encouraging the reinvestment and new development, and just 3 minimizing any displacement of residences and we are 4 actually adding to that. 5 MS. DLHOPOLSKY: Okay. Thank you. So I think 6 that that takes us to just sort of some broad wrap-up 7 questions and findings and conclusions, which I think 8 largely you've spoken to the substance of these in your 9 testimony over the past hour. But I'll ask you with each 10 question if you can just briefly state reasons for your 11 findings, and it will be a little bit of reiterating 12 testimony, but I guess I would say if you could do so 13 briefly. 14 In your opinion, in your expert opinion as a land 15 planner, will the application, and specifically the floating 16 zone plan itself substantially conform with the 17 recommendations of the applicable master plan, general plan, 18 and any other applicable county plans? 19 MR. LOE: Yes. I believe that this application 20 H-140, and corresponding floating zone plan will 21 substantially conform with the recommendations to a whole 22 applicable master plans. The general plan, which just came 23 out this year promotes quarter focused development, 24 especially near transit. They want to decrease commuting 25 time and increase affordable housing throughout the county</p>

Transcript of Hearing  
Conducted on April 12, 2021

26 (101 to 104)

<p>101</p> <p>1 which we are providing all of those.</p> <p>2 As covered earlier, we are proposing that this</p> <p>3 floating zone plan conforms to all the zoning and land use</p> <p>4 guidelines regarding the density, the height, compatibility,</p> <p>5 and public benefits. The project is also in conformance</p> <p>6 with all of the standards set forth in the zoning ordinance</p> <p>7 and DRTS zone, and in sections 59-C and .21 and .22. So I</p> <p>8 believe this local map amendment satisfies all the standards</p> <p>9 for the County zoning.</p> <p>10 And as far as the Long Branch Sector Plan as we</p> <p>11 just discussed the proposed zone and use are consistent with</p> <p>12 the goals and recommendations of the 2013 Long Branch Sector</p> <p>13 Plan and are good for the public interest and won't alter</p> <p>14 the character of the surrounding neighborhood.</p> <p>15 MS. DLHOPOLSKY: Thank you. In your opinion,</p> <p>16 again as a land planner, or the application, and then</p> <p>17 specifically the floating plan zone itself, with a further</p> <p>18 the public interest?</p> <p>19 MR. LOE: Yes. The application, the H-140 and</p> <p>20 floating zone plan will help further the public interest in</p> <p>21 several ways. First, it will bring much needed affordable</p> <p>22 housing to the county, and specifically to the Long Branch</p> <p>23 area. It provides affordable housing within walking</p> <p>24 distance to the new purple line station. It's not going to</p> <p>25 alter the character of the neighborhood, and it's compatible</p>	<p>103</p> <p>1 a huge public benefit and additional affordable housing</p> <p>2 units in this area.</p> <p>3 MS. DLHOPOLSKY: Thank you. And then, there's a</p> <p>4 final finding in section 59-7.2.1.E.1.F of the zoning</p> <p>5 ordinance quote/unquote when applying a non-residential</p> <p>6 floating zone to a property previously under a residential</p> <p>7 detached zone not adversely -- it will not adversely affect</p> <p>8 the character of the surrounding neighborhood.</p> <p>9 And so I'm just -- I guess I'll ask you des that</p> <p>10 finding apply in this situation? And why or why not?</p> <p>11 MR. LOE: The existing zoning the RH zone isn't a</p> <p>12 residential detached zone. So this finding is not</p> <p>13 applicable.</p> <p>14 MS. DLHOPOLSKY: Okay. Thank you. Sorry, I hit</p> <p>15 the button too fast. Thank you very much, Mr. Loe.</p> <p>16 Mr. Hearing Examiner, I do not have any further</p> <p>17 questions for Mr. Loe at this time. If you have any</p> <p>18 questions?</p> <p>19 HEARING EXAMINER BAUMGARDNER: I do not have any</p> <p>20 questions. Were there any other questions from anyone else</p> <p>21 in attendance for Mr. Loe, at this time, please raise your</p> <p>22 virtual hand or otherwise indicate to me that you have a</p> <p>23 question, or a comment.</p> <p>24 Seeing, and hearing none, we thank Mr. Loe for</p> <p>25 his testimony, and return it back to counsel for any other</p>
<p>102</p> <p>1 with the existing land uses and surrounding area. And the</p> <p>2 improvements will help improve the Long Branch, University</p> <p>3 Boulevard area with the needed capital and reinvestment as</p> <p>4 the planning staff noted.</p> <p>5 MS. DLHOPOLSKY: Okay. Thank you. And in your</p> <p>6 opinion, and I think we largely covered this, but does t he</p> <p>7 application and again, specifically, the floating zone plan,</p> <p>8 satisfy the intent and standards of the proposed zone and to</p> <p>9 the extent the Hearing Examiner may find it necessary to</p> <p>10 ensure compatibility meet other applicable requirements of</p> <p>11 this chapter?</p> <p>12 MR. LOE: Yes. The application H-140 in the</p> <p>13 floating zone plan satisfies the intent and standards of the</p> <p>14 proposed CRTZ zone. The proposed plan is compatible with</p> <p>15 the surrounding community and will provide an excellent</p> <p>16 public benefit to the area.</p> <p>17 MS. DLHOPOLSKY: Okay. Thank you. And again,</p> <p>18 sorry to be a bit redundant here. But in your opinion, will</p> <p>19 the application, and specifically the floating zone plan be</p> <p>20 compatible with the existing and approved adjacent</p> <p>21 development? and approved adjacent development?</p> <p>22 MR. LOE: Yes. I agree, as we covered earlier,</p> <p>23 the application and floating zone plan will be compatible</p> <p>24 with the adjacent development and land uses. A very limited</p> <p>25 impact to adjacent parcels and along -- we will be providing</p>	<p>104</p> <p>1 witnesses.</p> <p>2 MS. DLHOPOLSKY: Thank you, Mr. Hearing Examiner.</p> <p>3 We have no further witnesses at this time. I don't</p> <p>4 anticipate we would have any to call at a future time</p> <p>5 either, that was all of our witnesses.</p> <p>6 HEARING EXAMINER BAUMGARDNER: And did you have</p> <p>7 any closing remarks?</p> <p>8 MS. DLHOPOLSKY: I'll just be very brief. I</p> <p>9 think we've gone through the testimony and a lot of detail</p> <p>10 here. And obviously, no case is simple, but I think as</p> <p>11 cases go, with this being an existing multifamily building,</p> <p>12 adding all affordable units -- well, obviously that's not a</p> <p>13 finding of the zoning ordinance, you know it certainly is a</p> <p>14 good thing.</p> <p>15 But even so, even this were just a regular market</p> <p>16 rate building it has been designed to really sort of buffer</p> <p>17 itself from adjacent uses and by the existing building that</p> <p>18 is there today. By, as you heard, the height compatibility,</p> <p>19 the grade on the site helps tremendously, and I think</p> <p>20 overall this is a terrific project. It does satisfy the</p> <p>21 findings and it has been documented pretty extensively. And</p> <p>22 so we respectfully request your consideration of approval of</p> <p>23 this project, and really appreciate the time that you gave</p> <p>24 us here this morning, and early this afternoon.</p> <p>25 HEARING EXAMINER BAUMGARDNER: Okay. Well, thank</p>

Transcript of Hearing  
Conducted on April 12, 2021

27 (105 to 108)

<p>105</p> <p>1 you all very much. We are going to conclude this hearing on</p> <p>2 H-140, the rezoning of a property located at 8860 Piney</p> <p>3 Branch Avenue, Silver Spring, Maryland.</p> <p>4 So our office will prepare a report and</p> <p>5 recommendation. Once that is issued anyone -- any party has</p> <p>6 10 days to request oral argument before the County Council</p> <p>7 if you do not like that report and recommendation. As we</p> <p>8 mentioned earlier at the very beginning of today's hearing,</p> <p>9 we're going to hold the record open for 21 -- sorry, 24 days</p> <p>10 from today's hearing for the transcript and to account for</p> <p>11 any potential posting issue, although I don't believe that</p> <p>12 there will be one.</p> <p>13 There are no final matters to be discussed. All</p> <p>14 the exhibits that are posted on our website are deemed</p> <p>15 admitted into the record for purposes of this hearing and</p> <p>16 moving forward.</p> <p>17 With that, we're going to close today's hearing.</p> <p>18 The time is 12:28 p.m., April 12th. I think you all for</p> <p>19 your time and your testimony. I also thank our court</p> <p>20 reporter who is also still on the line and wish you all a</p> <p>21 good afternoon.</p> <p>22 MS. DLHOPOLSKY: Mr. Hearing Examiner, can I ask</p> <p>23 one quick question before we formally close today?</p> <p>24 HEARING EXAMINER BAUMGARDNER: Yes.</p> <p>25 MS. DLHOPOLSKY: And this is just for purposes of</p>	<p>107</p> <p>1 executed covenant. Obviously, we submitted the covenant in</p> <p>2 draft to you. But should we add to the covenant as opposed</p> <p>3 to the floating zone plan, should we add to the covenant the</p> <p>4 Planning Board's finding elements and then execute and send</p> <p>5 that to you before the close of the record?</p> <p>6 HEARING EXAMINER BAUMGARDNER: Yes.</p> <p>7 MS. DLHOPOLSKY: Okay. So we will do that. We</p> <p>8 won't do the floating zone plan now, but we will do the</p> <p>9 updated covenant and execute it and then submit it to you.</p> <p>10 HEARING EXAMINER BAUMGARDNER: Yes. That will be</p> <p>11 helpful. Thank you.</p> <p>12 MS. DLHOPOLSKY: And I'm sorry. One more</p> <p>13 question. Would you like, at the end of the 24 days, us to</p> <p>14 submit a new sign posting affidavit indicating that it was</p> <p>15 posted through the close of the record? How would you like</p> <p>16 to handle that?</p> <p>17 HEARING EXAMINER BAUMGARDNER: We typically don't</p> <p>18 require that, other than the original affidavit. The code,</p> <p>19 or the ordinance requires that it stay posted but we don't</p> <p>20 need a follow-up affidavit attesting to that.</p> <p>21 MS. DLHOPOLSKY: Okay. Just figured I would ask.</p> <p>22 And then again, that will get posted again, is my</p> <p>23 understanding based on the latest communication with Ms.</p> <p>24 Behanna. So we will be sure, as a team, to confirm and to</p> <p>25 keep a careful eye on it.</p>
<p>106</p> <p>1 record keeping. So the floating zone plan, I believe that's</p> <p>2 in the record as part of the Applicant's submission did not</p> <p>3 have the additional binding elements that were recommended</p> <p>4 by staff and then the language just moderately tweaked by</p> <p>5 the Planning Board at the hearing. Would you want us,</p> <p>6 before the close of the record, to submit the floating zone</p> <p>7 plan revised per that? Or should we wait until we receive</p> <p>8 your report and recommendation?</p> <p>9 HEARING EXAMINER BAUMGARDNER: I would wait.</p> <p>10 Typically, we would incorporate any binding elements, or any</p> <p>11 discrepancy between staff and the Planning Board's -- any</p> <p>12 amendments or revisions. So we can hold off on that. We</p> <p>13 can certainly, for those 24 days, if we find that necessary</p> <p>14 we can supplement them. But the record will move forward</p> <p>15 with the entire record. So any report and recommendation</p> <p>16 will have the updated binding elements as reflected by the</p> <p>17 Planning Board's revisions in that report and</p> <p>18 recommendation.</p> <p>19 So I don't think it's necessary today. But since</p> <p>20 we were holding the record open anyway, if we find that</p> <p>21 necessary our office will let you know.</p> <p>22 MS. DLHOPOLSKY: Okay. And then -- sorry your</p> <p>23 noticing that I'm somewhat precise at times. So then one</p> <p>24 other question. In the zoning ordinance it says before the</p> <p>25 close of the administrative record that we have to submit an</p>	<p>108</p> <p>1 HEARING EXAMINER BAUMGARDNER: Great. Sometimes</p> <p>2 it happens, it can be -- I've seen weather, I've seen kids.</p> <p>3 There are many, sometimes often bizarre reasons why public</p> <p>4 postings go missing. In this site in particular, is not</p> <p>5 miles and acres deep in a 100 acre lot that no one would</p> <p>6 ever see. Obviously, a highly trafficked corridor so that</p> <p>7 would be fine.</p> <p>8 MS. DLHOPOLSKY: Okay. Great. Thank you.</p> <p>9 HEARING EXAMINER BAUMGARDNER: Thank you all very</p> <p>10 much for your time and have a good day.</p> <p>11 MS. DLHOPOLSKY: Thank you very much, appreciate</p> <p>12 it. Take care.</p> <p>13 (The recording was concluded.)</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

Transcript of Hearing  
Conducted on April 12, 2021

28 (109 to 112)

109

CERTIFICATE OF TRANSCRIBER

I, Molly Bugher, do hereby certify that the foregoing transcript is a true and correct record of the recorded proceedings; that said proceedings were transcribed to the best of my ability from the audio recording as provided; and that I am neither counsel for, related to, nor employed by and of the parties to this case and have no interest, financial or otherwise, in its outcome.



Molly Bugher, CDLT-161

A			
<b>ability</b>	78:16	93:2, 108:5	17:17, 26:18,
52:13, 65:11,	<b>acceptable</b>	<b>across</b>	28:16, 28:19,
109:5	63:12, 66:21,	47:23, 74:20,	54:5, 54:9,
<b>able</b>	81:1	74:21, 79:6,	59:21, 59:23,
5:20, 9:5,	<b>accepted</b>	89:11	67:23, 67:25,
9:17, 12:22,	31:18	<b>action</b>	68:2, 81:4, 88:2
13:19, 35:9,	<b>access</b>	95:21	<b>addressed</b>
42:22, 44:7,	39:5, 41:25,	<b>actual</b>	6:7, 82:22,
58:6	42:14, 42:16,	42:21	82:23, 87:2,
<b>about</b>	42:22, 52:16,	<b>actually</b>	96:4, 99:14
4:12, 4:13,	53:15, 58:2,	5:23, 10:8,	<b>addressing</b>
7:7, 10:21,	58:3, 58:4,	10:25, 11:1,	5:16, 6:4,
11:17, 15:15,	58:5, 58:10,	12:12, 13:2,	81:22
18:3, 20:9,	58:15, 63:5,	19:15, 20:24,	<b>adequacy</b>
22:20, 23:22,	63:18, 64:4,	23:18, 24:15,	57:20, 64:17
25:13, 25:21,	64:5, 64:15,	25:20, 32:19,	<b>adequate</b>
26:2, 26:4,	65:2, 65:20,	39:5, 43:20,	57:21, 58:24,
28:25, 30:2,	73:25, 74:2,	47:1, 66:14,	63:13, 63:25,
39:20, 40:22,	75:13, 75:18,	73:13, 84:16,	64:9, 65:2,
44:19, 44:24,	79:12, 80:24,	97:23, 99:24,	65:19, 88:18
47:2, 48:19,	87:14, 89:7	100:4	<b>adjacent</b>
49:9, 51:2,	<b>accessed</b>	<b>ada</b>	16:7, 32:24,
54:10, 54:15,	80:18, 80:19	80:24, 81:1	51:22, 83:18,
60:4, 64:15,	<b>accessible</b>	<b>add</b>	86:23, 89:6,
65:17, 68:8,	75:20, 99:12	15:9, 15:11,	91:23, 102:20,
68:18, 72:16,	<b>accessing</b>	15:17, 16:23,	102:21, 102:24,
72:19, 75:12,	91:5	20:17, 22:16,	102:25, 104:17
75:24, 76:23,	<b>accommodate</b>	34:8, 63:23,	<b>administrative</b>
81:24, 83:10,	22:22	76:21, 76:22,	1:1, 4:5, 9:2,
83:24, 84:13,	<b>accompanying</b>	107:2, 107:3	67:10, 106:25
84:15, 87:3,	71:25	<b>added</b>	<b>admitted</b>
92:20, 92:21,	<b>accordance</b>	24:4, 93:8	31:19, 55:10,
98:21, 99:17	26:25	<b>adding</b>	61:7, 70:13,
<b>above</b>	<b>according</b>	81:14, 84:1,	105:15
15:24, 36:17,	92:4	99:25, 100:4,	<b>advantage</b>
93:19, 97:2	<b>account</b>	104:12	16:8
<b>absolutely</b>	11:20, 105:10	<b>additional</b>	<b>adverse</b>
28:17, 42:1,	<b>acquired</b>	15:10, 15:18,	65:11
43:6, 46:1,	20:25, 21:3,	22:16, 22:23,	<b>adversely</b>
50:13	21:5	41:12, 49:15,	103:7
<b>abut</b>	<b>acquisitions</b>	53:10, 63:24,	<b>aerial</b>
90:24	18:25	81:2, 85:10,	3:20, 43:9,
<b>abutting</b>	<b>acre</b>	87:9, 93:18,	75:7
76:3	92:21, 93:10,	98:25, 99:6,	<b>aerials</b>
<b>accept</b>	108:5	99:10, 99:21,	71:12
24:2, 24:8,	<b>acres</b>	99:25, 103:1,	<b>affect</b>
	23:10, 75:13,	106:3	103:7
	92:20, 93:1,	<b>address</b>	<b>affidavit</b>
		9:23, 14:9,	10:5, 10:16,

11:12, 107:14, 107:18, 107:20 <b>affirm</b> 18:2, 28:24, 54:14, 60:3, 68:7 <b>affirmative</b> 66:1 <b>affordability</b> 21:4, 87:13 <b>affordable</b> 15:8, 15:13, 18:18, 20:7, 20:8, 20:11, 21:3, 22:16, 23:21, 87:10, 91:24, 93:24, 94:5, 94:7, 94:11, 98:16, 99:7, 99:22, 99:24, 99:25, 100:25, 101:21, 101:23, 103:1, 104:12 <b>afraid</b> 99:21 <b>after</b> 4:21, 7:18, 7:25, 11:17, 72:11 <b>afternoon</b> 104:24, 105:21 <b>again</b> 11:7, 11:12, 18:23, 19:21, 22:12, 22:20, 22:24, 23:20, 24:10, 25:6, 36:2, 49:25, 64:10, 67:9, 67:12, 67:15, 101:16, 102:7, 102:17, 107:22 <b>against</b> 91:4 <b>ago</b> 16:19, 20:13, 21:8	<b>agree</b> 72:12, 79:23, 102:22 <b>agreed</b> 83:14, 92:23 <b>agreement</b> 16:24, 17:3, 62:25, 79:18 <b>ahead</b> 55:13, 95:10 <b>aia</b> 30:7 <b>air</b> 44:3 <b>all</b> 6:5, 7:6, 8:19, 11:21, 13:2, 13:10, 14:8, 15:1, 15:10, 15:13, 16:12, 17:3, 17:15, 18:17, 18:19, 20:7, 20:10, 23:21, 25:8, 27:11, 27:18, 32:2, 32:13, 33:12, 34:3, 34:4, 36:1, 38:20, 42:2, 42:9, 42:11, 42:12, 44:1, 45:3, 51:13, 51:16, 53:2, 56:5, 56:6, 56:8, 57:3, 57:25, 58:22, 63:11, 64:10, 66:22, 66:24, 67:5, 71:19, 71:20, 72:20, 73:2, 75:17, 79:9, 81:7, 81:11, 83:7, 87:18, 87:19, 91:8, 93:18, 94:5, 94:7, 96:10, 101:1, 101:3, 101:6,	101:8, 104:5, 104:12, 105:1, 105:13, 105:18, 105:20, 108:9 <b>allergies</b> 16:2 <b>allow</b> 11:17, 86:4, 86:23, 91:18, 91:21 <b>allowed</b> 91:15, 92:5, 92:10, 92:25, 93:8 <b>allows</b> 49:7, 86:12 <b>almost</b> 15:7, 80:16 <b>along</b> 57:1, 63:15, 69:4, 72:5, 72:23, 74:19, 76:1, 76:8, 79:9, 79:10, 79:12, 81:10, 81:22, 84:4, 84:18, 85:1, 85:12, 85:13, 87:12, 89:13, 102:25 <b>already</b> 37:17, 39:24, 44:19, 72:19, 77:1, 83:12 <b>also</b> 4:11, 5:5, 5:21, 6:8, 6:14, 6:19, 16:23, 24:22, 24:24, 26:13, 26:17, 31:23, 32:22, 33:11, 37:4, 37:14, 40:1, 41:13, 41:16, 42:23, 43:19, 46:16, 46:20, 46:22, 47:18, 48:13, 48:15,	48:17, 51:1, 51:7, 51:11, 56:23, 56:25, 57:22, 58:5, 63:14, 63:16, 64:7, 69:15, 71:10, 71:12, 72:24, 77:7, 78:21, 79:14, 83:17, 84:18, 85:24, 86:3, 86:4, 86:7, 86:18, 86:23, 88:13, 88:21, 89:6, 89:24, 91:6, 91:21, 96:19, 99:1, 99:3, 99:11, 101:5, 105:19, 105:20 <b>alter</b> 101:13, 101:25 <b>although</b> 62:10, 105:11 <b>altogether</b> 18:23 <b>alton</b> 54:8, 67:25 <b>aluminum</b> 41:12 <b>amenable</b> 12:6 <b>amendment</b> 4:4, 4:18, 9:14, 21:19, 86:12, 101:8 <b>amendments</b> 34:5, 106:12 <b>amenities</b> 81:22 <b>american</b> 30:8, 69:3 <b>amount</b> 11:23, 47:19 <b>analyses</b> 63:6 <b>analysis</b> 32:19, 34:13,
--	--	--	---

<p>57:12, 57:18, 58:9, 58:22, 69:12, 73:9, 83:10, 88:20 <b>analyzed</b> 57:13, 72:8 <b>analyzing</b> 72:11, 77:9 <b>another</b> 6:23, 21:9, 22:19 <b>answer</b> 6:25, 7:4, 63:22 <b>answered</b> 26:16 <b>answering</b> 5:15, 43:2 <b>anticipate</b> 104:4 <b>anticipated</b> 24:12, 67:21 <b>any</b> 5:2, 7:8, 7:12, 8:24, 12:4, 14:8, 14:13, 27:2, 27:5, 28:2, 30:5, 30:17, 52:3, 52:5, 52:6, 52:7, 56:12, 59:4, 59:5, 59:8, 59:10, 63:24, 64:4, 64:7, 65:25, 66:3, 66:5, 66:6, 76:6, 81:5, 84:24, 86:24, 87:17, 89:19, 89:22, 89:25, 90:3, 90:6, 92:10, 93:7, 99:8, 99:9, 99:23, 100:3, 100:18, 103:16, 103:17, 103:19, 103:20, 103:25, 104:4,</p>	<p>104:7, 105:5, 105:11, 106:10, 106:11, 106:15 <b>anybody</b> 12:13 <b>anyone</b> 8:3, 8:20, 9:7, 9:10, 14:14, 28:3, 52:14, 59:9, 103:20, 105:5 <b>anything</b> 11:9, 17:5, 17:8, 29:17, 34:8, 63:23, 76:21, 76:22 <b>anytime</b> 12:22 <b>anyway</b> 12:12, 34:7, 106:20 <b>apartment</b> 23:20, 39:11, 46:13, 47:14, 63:14, 92:11, 95:3 <b>apartments</b> 32:14, 33:12, 36:8, 36:17, 39:9, 40:7, 47:1, 47:13, 47:18, 74:18, 78:21, 78:22, 79:5, 80:21, 84:23 <b>apologize</b> 94:14 <b>apparently</b> 12:20 <b>appear</b> 38:23 <b>appearance</b> 40:10 <b>appearing</b> 36:1 <b>appears</b> 49:5 <b>applicability</b> 85:18, 87:24,</p>	<p>90:14 <b>applicable</b> 33:24, 33:25, 65:8, 65:10, 87:24, 92:16, 94:15, 100:17, 100:18, 100:22, 102:10, 103:13 <b>applicant</b> 1:6, 2:2, 7:16, 7:18, 9:4, 9:17, 9:21, 15:20, 16:15, 16:24, 19:5, 49:14, 56:2, 65:10, 83:2, 93:22, 94:6, 95:11, 95:19 <b>applicant's</b> 16:11, 21:15, 31:24, 45:14, 62:13, 77:3, 80:9, 97:25, 106:2 <b>applicants</b> 78:14 <b>application</b> 10:24, 11:6, 12:14, 15:3, 15:11, 16:4, 16:14, 16:21, 21:20, 21:22, 21:23, 22:3, 23:8, 24:2, 24:11, 25:7, 25:19, 26:24, 27:1, 32:4, 32:10, 34:1, 34:10, 51:20, 51:24, 55:15, 55:20, 58:11, 58:23, 61:10, 61:15, 62:3, 64:16, 64:24, 65:6, 67:14, 70:22, 70:25, 71:4, 71:25, 72:10, 72:18,</p>	<p>80:1, 82:18, 90:15, 91:9, 91:23, 92:8, 92:11, 95:4, 95:22, 96:12, 96:21, 97:11, 100:15, 100:19, 101:16, 101:19, 102:7, 102:12, 102:19, 102:23 <b>applied</b> 24:17 <b>apply</b> 33:17, 76:15, 103:10 <b>applying</b> 24:23, 103:5 <b>appreciate</b> 14:1, 67:17, 104:23, 108:11 <b>appropriate</b> 53:23, 86:7, 86:8 <b>approval</b> 16:13, 24:3, 26:23, 30:21, 63:1, 71:24, 82:20, 95:20, 104:22 <b>approvals</b> 15:21 <b>approve</b> 82:12 <b>approved</b> 15:12, 15:19, 23:8, 24:11, 31:7, 34:1, 51:21, 58:11, 58:18, 63:2, 63:11, 64:4, 64:16, 64:24, 72:24, 80:2, 82:18, 85:16, 102:20, 102:21 <b>approximately</b> 20:6, 23:9, 25:11, 47:3, 75:15, 92:20,</p>
---	---	---	---



<p>95:1 <b>april</b> 1:11, 4:2, 12:3, 105:18 <b>architect</b> 7:20, 7:25, 18:20, 28:11, 29:10, 30:13, 68:17, 69:1 <b>architects</b> 30:1, 30:8, 69:3 <b>architectural</b> 29:11, 29:14, 29:23, 29:25, 30:9, 40:19, 51:22 <b>architecture</b> 7:20, 28:18, 30:3, 30:6, 30:18, 31:3, 31:11, 31:13, 31:16, 31:19, 51:19, 56:7, 68:24, 69:7, 69:10, 69:20, 70:9, 70:12 <b>area</b> 20:18, 32:16, 33:4, 47:6, 55:23, 61:18, 61:23, 61:24, 62:17, 62:21, 62:22, 63:3, 63:15, 69:16, 71:9, 71:14, 72:14, 76:9, 76:25, 77:2, 77:8, 77:11, 77:15, 77:19, 77:21, 78:4, 78:13, 78:15, 78:16, 78:19, 78:24, 79:20, 79:23, 81:17, 81:18, 81:20, 81:25, 82:4, 82:11, 83:14,</p>	<p>87:10, 90:2, 97:3, 99:1, 99:25, 101:23, 102:1, 102:3, 102:16, 103:2 <b>areas</b> 29:13, 33:6, 38:24, 40:9, 71:18, 81:5, 85:9 <b>argument</b> 4:19, 9:19, 105:6 <b>arm</b> 19:18, 19:23, 20:12 <b>around</b> 39:5, 41:13, 42:22, 74:16, 75:17, 76:3, 78:23 <b>arrange</b> 18:24 <b>arrive</b> 39:2 <b>article</b> 95:24 <b>aside</b> 86:14, 89:8 <b>asked</b> 5:15, 6:23, 26:13 <b>asking</b> 7:3, 70:7, 94:6, 94:10 <b>aspect</b> 21:4 <b>aspects</b> 71:19 <b>assert</b> 91:10 <b>associates</b> 7:22, 7:24, 10:3, 10:17, 54:1, 54:8, 67:25 <b>association</b> 30:10</p>	<p><b>assuming</b> 25:6 <b>atlas</b> 71:12 <b>attendance</b> 103:21 <b>attended</b> 16:22 <b>attendee</b> 44:8 <b>attention</b> 5:1, 5:12 <b>attesting</b> 107:20 <b>attorney</b> 7:16, 8:4, 14:21 <b>audio</b> 109:5 <b>august</b> 11:1, 16:21, 26:7 <b>available</b> 13:7 <b>avalon</b> 60:20 <b>avenue</b> 4:7, 63:6, 78:23, 105:3 <b>avoid</b> 6:21 <b>award</b> 24:19 <b>aware</b> 10:24, 11:6, 11:23, 24:3 <b>away</b> 84:15, 87:11 <b>awesome</b> 38:6</p> <hr/> <p style="text-align: center;"><b>B</b></p> <hr/> <p><b>bachelor</b> 68:23, 68:25 <b>back</b> 16:21, 19:21, 38:19, 40:13, 42:20, 46:19,</p>	<p>52:11, 52:19, 62:25, 66:11, 66:21, 66:25, 67:9, 67:12, 84:2, 84:24, 90:9, 103:25 <b>background</b> 5:7, 19:12, 22:1, 29:22, 63:8, 68:21, 73:10 <b>bad</b> 12:19, 45:4, 45:6 <b>balance</b> 85:25 <b>balls</b> 44:3 <b>banks</b> 76:1 <b>bar</b> 4:10 <b>based</b> 51:18, 58:22, 62:11, 92:17, 93:1, 107:23 <b>bases</b> 11:22 <b>basically</b> 20:18, 84:7 <b>basis</b> 31:11, 55:4, 60:23, 70:5, 94:7, 96:2 <b>basketball</b> 82:5 <b>baumgartner</b> 4:16 <b>bay</b> 60:20 <b>because</b> 8:6, 9:16, 13:10, 13:20, 14:20, 15:15, 23:5, 39:4, 39:24, 43:16, 44:19, 45:20, 48:5, 49:21,</p>
---	--	---	--

58:20, 65:18, 72:19, 73:17, 76:14, 81:14, 92:14, 92:17, 93:13, 93:14, 94:5, 94:11, 94:19, 99:21 <b>become</b> 32:20 <b>bedrooms</b> 23:22 <b>been</b> 10:3, 10:22, 16:6, 29:8, 29:10, 29:24, 31:10, 31:13, 32:7, 34:5, 49:5, 54:10, 54:25, 55:5, 56:4, 56:8, 56:9, 68:15, 68:17, 69:24, 69:25, 70:4, 70:25, 104:16, 104:21 <b>before</b> 1:9, 5:10, 6:23, 6:25, 8:24, 14:9, 14:14, 14:15, 16:23, 30:17, 54:23, 55:6, 55:15, 60:14, 61:10, 70:5, 70:22, 71:24, 77:25, 78:19, 98:18, 105:6, 105:23, 106:6, 106:24, 107:5 <b>begin</b> 14:10 <b>beginning</b> 56:5, 105:8 <b>behalf</b> 2:2, 7:17 <b>behanna</b> 10:10, 10:13, 12:15, 12:19,	13:2, 13:9, 13:13, 13:17, 13:18, 13:23, 14:2, 21:13, 107:24 <b>being</b> 4:9, 11:4, 12:13, 33:18, 42:9, 46:11, 67:9, 93:13, 104:11 <b>believe</b> 10:13, 10:14, 10:19, 18:11, 21:5, 35:4, 35:15, 37:13, 43:4, 43:11, 49:16, 51:13, 67:13, 84:6, 87:19, 87:25, 91:23, 97:24, 99:3, 100:19, 101:8, 105:11, 106:1 <b>below</b> 84:8, 98:6 <b>benches</b> 82:6 <b>benefit</b> 87:9, 96:1, 97:5, 97:6, 97:7, 97:15, 98:11, 102:16, 103:1 <b>benefits</b> 67:20, 96:20, 96:25, 97:1, 101:5 <b>besides</b> 46:19 <b>best</b> 5:20, 34:17, 34:22, 35:2, 35:5, 35:14, 109:5 <b>bethesda</b> 2:8 <b>better</b> 18:16, 18:22,	48:8 <b>between</b> 11:20, 11:25, 19:3, 37:5, 37:8, 39:15, 40:20, 40:22, 41:1, 41:4, 46:7, 47:7, 47:19, 48:11, 48:16, 50:21, 76:9, 78:13, 81:16, 86:11, 86:20, 88:23, 89:1, 106:11 <b>bicycle</b> 61:24, 62:18, 63:14 <b>bigger</b> 19:23, 20:4 <b>billing</b> 38:23 <b>binding</b> 16:25, 17:2, 24:1, 24:4, 24:8, 27:2, 95:12, 106:3, 106:10, 106:16 <b>birdseye's</b> 51:7 <b>bit</b> 14:23, 25:12, 36:20, 40:17, 77:22, 81:17, 83:12, 91:11, 97:24, 99:17, 100:11, 102:18 <b>bizarre</b> 108:3 <b>blocks</b> 5:21 <b>blue</b> 38:17, 77:16, 77:18 <b>board</b> 11:3, 15:4, 17:1, 24:5, 49:11, 49:12, 49:15, 72:13,	82:12, 99:15, 106:5 <b>board's</b> 89:9, 106:11, 106:17, 107:4 <b>boards</b> 30:9, 65:9 <b>bodies</b> 30:17 <b>bonilla</b> 7:19, 28:11, 28:14, 28:18, 29:7, 31:10, 31:16, 31:23, 32:2, 35:4, 35:18, 41:20, 43:1, 45:19, 48:21, 49:8, 49:17, 50:9, 51:15, 52:2, 83:12 <b>bonus</b> 93:7, 93:20, 94:7 <b>borrowing</b> 51:11 <b>both</b> 26:1, 29:18, 40:23, 41:17, 58:13, 63:16, 77:7, 80:25, 84:21 <b>bottom</b> 42:12 <b>boulevard</b> 63:4, 102:3 <b>boundary</b> 56:6, 94:21, 95:5 <b>branch</b> 4:6, 16:9, 23:14, 36:6, 36:9, 40:12, 46:8, 47:22, 58:2, 62:22, 63:4, 63:5, 63:16, 72:4, 72:6, 74:21,
--	--	--	---

75:13, 75:18, 75:25, 79:1, 79:6, 79:9, 79:14, 85:5, 85:11, 85:12, 87:19, 88:10, 88:17, 89:12, 89:13, 91:6, 98:21, 98:24, 99:6, 101:10, 101:12, 101:22, 102:2, 105:3 <b>break</b> 66:16, 66:19, 67:1, 67:17, 70:21 <b>brick</b> 41:7 <b>bridges</b> 81:21 <b>brief</b> 4:12, 14:19, 14:22, 104:8 <b>briefer</b> 58:20 <b>briefly</b> 23:5, 24:10, 29:21, 41:23, 49:18, 50:10, 74:14, 79:17, 96:3, 96:6, 97:13, 100:10, 100:13 <b>bring</b> 101:21 <b>broad</b> 85:18, 100:6 <b>broader</b> 48:5 <b>broadview</b> 48:7 <b>brown</b> 81:17 <b>buffer</b> 41:4, 78:23, 79:16, 89:19, 89:23, 104:16 <b>buffered</b> 47:17	<b>buffering</b> 46:21 <b>bugher</b> 1:25, 109:2, 109:12 <b>build</b> 23:17, 25:11 <b>buildings</b> 29:19, 32:24, 34:18, 40:23, 41:1, 41:17, 47:15, 47:20, 47:24, 48:11, 48:13, 81:16, 84:21, 85:1 <b>built</b> 25:1, 88:17 <b>bus</b> 63:16, 63:17 <b>business</b> 17:17, 28:16, 59:21, 67:23, 74:21 <b>butting</b> 91:4 <b>button</b> 44:12, 74:4, 103:15 <hr/> <b>C</b> <hr/> <b>c</b> 101:7 <b>calculation</b> 11:24, 12:11, 93:21 <b>calculations</b> 76:13, 92:24 <b>call</b> 4:25, 5:2, 7:19, 8:1, 8:9, 14:17, 28:10, 43:1, 67:21, 73:4, 104:4 <b>called</b> 4:24, 29:25, 30:3 <b>caller</b> 8:3, 8:8, 8:10	<b>calling</b> 7:17, 8:13, 17:7 <b>came</b> 34:22, 87:12, 100:22 <b>camera</b> 59:19 <b>camouflage</b> 11:9 <b>can't</b> 91:6 <b>capacity</b> 63:7, 63:13, 65:8 <b>capital</b> 102:3 <b>care</b> 42:9, 42:13, 108:12 <b>careful</b> 107:25 <b>carroll</b> 63:6 <b>case</b> 1:6, 9:9, 12:13, 14:10, 19:5, 20:23, 31:3, 34:7, 46:11, 47:15, 55:8, 61:4, 88:2, 104:10, 109:7 <b>cases</b> 104:11 <b>catching</b> 99:7 <b>categories</b> 90:16, 91:10, 96:11, 97:14 <b>category</b> 90:18, 90:21, 97:8, 98:12 <b>cats</b> 67:17 <b>causes</b> 19:19 <b>cdlt</b> 109:12	<b>cement</b> 41:9, 41:10, 41:13 <b>center</b> 65:10, 75:15, 85:7 <b>centers</b> 91:19 <b>central</b> 20:19 <b>certain</b> 12:22, 56:2, 87:24 <b>certainly</b> 7:14, 8:11, 10:23, 104:13, 106:13 <b>certificate</b> 109:1 <b>certificates</b> 68:21 <b>certified</b> 3:12, 69:25, 74:11, 88:14 <b>certify</b> 109:2 <b>cetera</b> 19:13, 33:6, 91:16 <b>change</b> 39:4, 39:25, 40:25, 46:7, 46:19, 46:20, 47:5, 47:20, 64:5, 72:12, 83:24, 84:12, 84:18, 85:2, 85:10 <b>changing</b> 83:25, 86:10 <b>chapter</b> 69:4, 93:8, 102:11 <b>character</b> 40:17, 51:25, 86:23, 101:14, 101:25, 103:8 <b>characteristics</b> 33:3, 33:5,
--	---	--	---

61:22, 71:17 <b>charles</b> 7:21, 7:24, 10:3, 10:17, 54:1, 54:8, 67:25 <b>check</b> 10:4, 13:6 <b>chief</b> 9:9 <b>child</b> 5:11 <b>church</b> 47:25, 48:14, 74:20, 79:7, 85:9 <b>chute</b> 42:11 <b>circled</b> 74:15 <b>circulation</b> 65:1, 86:5, 86:16 <b>circumstances</b> 25:8 <b>civil</b> 3:15, 7:22, 33:7, 54:10, 54:23, 55:5, 55:8, 55:10, 56:8, 56:15, 57:14, 57:18, 58:21, 72:19 <b>clarification</b> 23:2 <b>clean</b> 7:1 <b>clearing</b> 16:2 <b>clearly</b> 75:10 <b>click</b> 6:5, 6:10, 6:13, 44:17, 52:22 <b>clicked</b> 53:15 <b>clicking</b> 74:8	<b>clicks</b> 66:25 <b>clifton</b> 74:17, 78:20 <b>close</b> 18:24, 25:9, 51:16, 89:12, 105:17, 105:23, 106:6, 106:25, 107:5, 107:15 <b>closest</b> 51:2, 51:5 <b>closing</b> 3:8, 9:18, 104:7 <b>code</b> 34:4, 58:4, 69:16, 76:13, 83:7, 84:2, 84:3, 95:6, 96:20, 107:18 <b>codes</b> 33:24, 34:3, 81:11 <b>colesville</b> 17:20 <b>color</b> 38:17 <b>columbia</b> 31:15 <b>com</b> 28:21, 54:9, 68:2 <b>combination</b> 82:25 <b>combine</b> 95:20 <b>come</b> 11:18, 20:23, 42:8, 99:23 <b>comes</b> 12:13, 42:17 <b>comfortable</b> 73:17, 73:19 <b>coming</b> 27:23 <b>comment</b> 5:20, 64:8,	66:8, 103:23 <b>comments</b> 62:11, 64:2, 64:4, 64:7 <b>commercial</b> 69:14, 78:25, 85:9, 91:1, 91:12, 91:18, 93:4, 93:13 <b>commit</b> 95:12 <b>common</b> 38:24, 40:9 <b>communication</b> 107:23 <b>communities</b> 91:19 <b>community</b> 7:9, 10:22, 10:25, 16:20, 17:19, 18:15, 19:3, 19:6, 19:12, 19:14, 20:1, 20:2, 20:3, 20:22, 22:2, 25:17, 25:18, 25:23, 27:11, 41:16, 102:15 <b>commute</b> 87:15 <b>commuting</b> 100:24 <b>compactor</b> 42:12 <b>company</b> 17:16, 20:2, 28:15, 57:4 <b>compatibility</b> 48:23, 49:2, 49:10, 50:11, 77:9, 79:8, 83:10, 84:9, 84:22, 86:22, 95:2, 101:4, 102:10, 104:18 <b>compatible</b> 16:7, 40:2,	43:4, 45:25, 46:11, 47:9, 51:10, 51:21, 51:25, 83:14, 86:19, 91:22, 101:25, 102:14, 102:20, 102:23 <b>completed</b> 9:9, 32:13, 33:8, 33:11, 88:12 <b>completeness</b> 31:22 <b>compliance</b> 21:8, 26:25, 51:24, 69:12 <b>compliant</b> 41:8 <b>comply</b> 96:10, 96:12, 96:13, 96:16 <b>component</b> 34:19, 93:12, 93:13 <b>components</b> 33:15 <b>comprehensive</b> 85:22, 86:11 <b>comprised</b> 15:7 <b>computer</b> 67:1 <b>concept</b> 58:17, 93:22, 97:16, 98:2 <b>concepts</b> 7:23, 59:23, 59:25 <b>concerned</b> 21:2, 25:21 <b>concerns</b> 26:18 <b>conclude</b> 105:1 <b>concluded</b> 108:13 <b>conclusion</b> 64:21
--	--	---	---

<b>conclusions</b> 57:17, 100:7 <b>concrete</b> 41:1 <b>conditions</b> 16:24, 24:2, 27:2, 32:21, 33:2, 61:21, 71:16, 71:21, 72:22, 74:23, 74:25, 75:9 <b>condo</b> 79:5 <b>condominium</b> 26:14, 36:11, 46:24, 49:14 <b>condominiums</b> 26:15 <b>conducted</b> 1:10, 58:13, 62:4, 63:6, 63:14 <b>confirm</b> 62:23, 107:24 <b>confirmed</b> 11:21, 11:24, 12:1, 57:21, 57:24 <b>conform</b> 100:16, 100:21 <b>conformance</b> 98:23, 101:5 <b>conforms</b> 101:3 <b>confront</b> 90:24 <b>confronting</b> 73:12, 83:18 <b>congratulations</b> 70:17 <b>connected</b> 86:6 <b>connecting</b> 5:2, 41:17 <b>connection</b> 21:23, 37:5, 37:8 <b>connections</b> 86:15	<b>connects</b> 42:11 <b>connelly</b> 59:23 <b>conservation</b> 72:25, 81:9, 82:12, 82:13, 82:17, 82:20, 84:4, 99:9 <b>consideration</b> 16:17, 31:17, 32:5, 43:3, 45:23, 55:7, 61:3, 104:22 <b>considered</b> 22:18 <b>consistent</b> 101:11 <b>construct</b> 26:24 <b>construction</b> 18:18, 18:21, 24:22, 25:4, 29:15, 29:18, 29:19, 33:25, 88:11 <b>contact</b> 74:3 <b>contain</b> 89:25, 90:6 <b>containing</b> 23:20 <b>contemporaneously</b> 24:21 <b>context</b> 14:23 <b>continue</b> 25:25, 45:18, 54:19 <b>contract</b> 29:15 <b>control</b> 3:16, 44:5, 56:24, 57:6, 57:23 <b>conversation</b> 22:14 <b>conversations</b> 26:4	<b>coordinate</b> 18:17, 18:23 <b>corner</b> 36:6, 37:7, 42:7, 44:11, 50:23, 51:5, 74:3, 75:20, 75:22, 75:24, 75:25, 80:20, 81:15 <b>corporate</b> 19:9 <b>correct</b> 26:9, 27:12, 31:4, 34:2, 43:11, 49:4, 49:23, 58:11, 58:16, 65:17, 79:22, 82:19, 94:10, 95:14, 99:20, 109:3 <b>correction</b> 21:16 <b>corresponding</b> 100:20 <b>corridor</b> 108:6 <b>could</b> 10:5, 10:11, 41:23, 43:19, 45:21, 48:1, 56:12, 59:19, 60:2, 70:8, 73:22, 83:10, 83:13, 87:1, 94:6, 94:8, 94:10, 96:6, 97:13, 98:21, 100:12 <b>council</b> 4:19, 26:23, 30:9, 95:21, 105:6 <b>counsel</b> 6:24, 7:12, 9:20, 9:23, 14:8, 14:16, 26:15, 27:19,	28:8, 29:4, 52:11, 52:19, 54:19, 59:15, 60:9, 66:11, 67:15, 68:13, 103:25, 109:6 <b>counsel's</b> 67:13 <b>county</b> 1:2, 4:5, 4:8, 4:19, 21:7, 22:10, 22:11, 22:15, 22:25, 30:24, 34:5, 54:23, 55:6, 60:14, 61:2, 62:5, 62:24, 63:1, 63:11, 64:6, 67:10, 69:17, 72:13, 81:11, 100:18, 100:25, 101:9, 101:22, 105:6 <b>county's</b> 62:6 <b>couple</b> 4:12, 4:24, 5:4, 6:2, 22:13, 41:2, 81:8, 82:6 <b>course</b> 16:9, 16:14, 16:16, 17:1, 33:13, 47:20, 72:8 <b>court</b> 4:11, 7:2, 9:2, 82:5, 105:19 <b>courtyard</b> 81:18, 82:1 <b>covenant</b> 107:1, 107:2, 107:3, 107:9 <b>cover</b> 11:21, 90:4 <b>coverage</b> 90:2 <b>covered</b> 80:13, 101:2,
---	--	---	--

102:6, 102:22 <b>covid</b> 63:9 <b>cpdc</b> 20:1, 20:25, 21:3 <b>cpj</b> 8:16, 54:10 <b>cpja</b> 33:8 <b>cr</b> 92:10 <b>create</b> 37:5, 42:21 <b>created</b> 19:22, 20:3, 20:13 <b>creating</b> 99:1 <b>credit</b> 15:14, 21:8, 24:18 <b>credits</b> 21:6, 24:23 <b>criteria</b> 86:15 <b>critical</b> 63:7, 65:7, 90:7, 90:11 <b>cross</b> 9:7 <b>crossing</b> 63:18, 89:14 <b>crosstalk</b> 6:21, 7:3 <b>crt</b> 48:12, 51:24, 79:6, 89:4, 91:13, 92:4, 92:5, 92:9, 96:10 <b>crtf</b> 33:19, 33:21, 34:13, 67:12, 71:23, 72:1, 72:5, 85:15, 85:21, 86:8, 92:6, 92:13,	96:2 <b>crtfz</b> 92:6 <b>crtz</b> 102:14 <b>cue</b> 53:22 <b>cumbersome</b> 9:14 <b>current</b> 15:16, 30:15, 76:11, 76:12 <b>currently</b> 4:14, 15:5, 17:3, 28:3, 32:13, 78:12, 88:11 <b>cursor</b> 5:22, 53:18, 77:23 <b>cuts</b> 77:22, 77:25 <hr/> <b>D</b> <hr/> <b>dakota</b> 68:24, 68:25 <b>data</b> 97:6, 98:1 <b>date</b> 12:2 <b>dated</b> 10:16, 11:12, 56:16 <b>david</b> 3:5, 7:21, 53:25, 54:7 <b>day</b> 10:16, 108:10 <b>days</b> 4:21, 11:17, 11:20, 11:25, 12:2, 12:7, 12:12, 14:5, 105:6, 105:9, 106:13, 107:13 <b>deal</b> 18:17, 18:24 <b>decades</b> 69:10	<b>decent</b> 70:6 <b>deciding</b> 99:18 <b>deck</b> 23:16, 23:18, 23:19 <b>decrease</b> 100:24 <b>deemed</b> 105:14 <b>deep</b> 108:5 <b>defined</b> 78:4, 78:16, 79:19, 79:20, 79:21, 83:15 <b>definition</b> 92:12 <b>degree</b> 29:24, 39:19 <b>degrees</b> 68:21 <b>delay</b> 25:7 <b>delineation</b> 33:10 <b>delivery</b> 24:13 <b>delve</b> 85:15 <b>delves</b> 58:15 <b>demand</b> 89:9 <b>demographic</b> 86:10 <b>demoing</b> 80:13 <b>demolish</b> 15:21, 23:18 <b>demolition</b> 36:15 <b>demonstrated</b> 65:11 <b>densities</b> 86:13, 91:20, 93:15	<b>density</b> 15:17, 86:16, 86:21, 92:1, 92:14, 92:16, 92:25, 93:3, 93:7, 93:8, 93:12, 93:16, 93:20, 94:7, 101:4 <b>department</b> 64:6, 90:8 <b>derek</b> 1:9, 4:16 <b>des</b> 103:9 <b>describe</b> 18:14, 23:6, 25:17, 29:21, 43:3, 45:22, 56:3, 56:13, 62:17, 68:19, 73:10, 77:6, 83:11, 83:13, 97:14, 98:22 <b>described</b> 51:17, 60:23 <b>describing</b> 34:24, 36:5, 63:24, 77:8 <b>description</b> 3:11, 82:10 <b>design</b> 7:20, 18:20, 28:19, 29:15, 29:18, 32:12, 32:23, 40:6, 69:11, 71:1, 72:23, 86:4, 86:24, 98:14, 99:2 <b>designated</b> 31:19, 55:9, 61:6, 70:12 <b>designed</b> 16:6, 104:16 <b>designer</b> 29:14 <b>designing</b> 43:4, 45:23
--	---	---	---

<p><b>despite</b> 70:4, 93:17, 94:8 <b>detached</b> 88:25, 89:2, 103:7, 103:12 <b>detail</b> 16:11, 22:21, 70:6, 72:2, 72:14, 76:16, 91:11, 97:9, 104:9 <b>detailed</b> 58:13, 58:16 <b>details</b> 58:9, 79:25, 85:15, 85:20 <b>determined</b> 58:6, 83:6, 86:13, 88:19 <b>determining</b> 64:9 <b>develop</b> 20:22 <b>developer</b> 20:11 <b>developing</b> 81:5, 81:19 <b>development</b> 17:19, 18:15, 19:3, 19:7, 19:12, 19:15, 19:23, 20:1, 20:4, 22:2, 24:13, 25:4, 25:18, 26:12, 27:11, 30:11, 30:22, 42:15, 47:12, 47:14, 51:22, 69:23, 76:15, 76:17, 84:24, 85:3, 85:17, 85:20, 86:5, 86:14, 86:20, 86:22, 89:18, 90:1, 90:3, 91:19, 91:22, 91:23,</p>	<p>92:12, 94:15, 97:2, 99:4, 100:2, 100:23, 102:21, 102:24 <b>developments</b> 29:16, 30:21, 69:14, 79:11 <b>dhc</b> 21:7 <b>dhca</b> 23:1 <b>dhcd</b> 22:16, 23:1 <b>difference</b> 48:16, 50:21 <b>different</b> 6:2, 25:21, 30:23, 46:25, 47:12, 53:20, 77:21 <b>difficult</b> 7:1 <b>digits</b> 8:9 <b>dimension</b> 39:18 <b>dimensions</b> 51:12 <b>direction</b> 46:4 <b>directions</b> 25:21 <b>directly</b> 83:20, 89:2, 89:11 <b>director</b> 17:19 <b>disagreement</b> 78:13 <b>disciplines</b> 18:17, 18:20 <b>discrepancy</b> 106:11 <b>discuss</b> 9:22, 72:1, 72:6 <b>discussed</b> 16:4, 16:5,</p>	<p>74:14, 96:19, 101:11, 105:13 <b>discussion</b> 16:22, 22:15, 87:3 <b>displacement</b> 99:5, 100:3 <b>disrupt</b> 5:8 <b>dissection</b> 85:24 <b>distance</b> 48:16, 101:24 <b>distract</b> 5:9 <b>district</b> 26:23, 31:15, 67:12, 86:11, 95:21 <b>disturbance</b> 89:17, 89:22, 90:1 <b>division</b> 93:9, 96:13, 96:14, 96:16, 96:17 <b>dlhopolsky</b> 2:4 <b>dnr</b> 90:9 <b>dobryan@cpja</b> 54:9 <b>documentation</b> 29:16 <b>documented</b> 15:2, 55:4, 104:21 <b>documents</b> 9:7 <b>doing</b> 31:5, 32:18, 38:22, 54:25, 62:24, 64:17, 69:24, 84:24, 87:16 <b>dollar</b> 22:13 <b>done</b> 12:10, 25:13,</p>	<p>54:25, 56:8, 98:25 <b>door</b> 42:5 <b>dots</b> 6:13 <b>dotted</b> 77:16, 77:18 <b>doubt</b> 4:23 <b>down</b> 6:16, 6:17, 20:19, 46:16, 46:18, 48:25, 75:15, 75:25, 79:1, 80:4, 82:6, 83:25, 85:11 <b>dps</b> 58:13 <b>draft</b> 107:2 <b>drafting</b> 16:17 <b>drainage</b> 57:24, 59:1 <b>drawing</b> 38:21, 39:9, 42:6, 42:17, 50:22 <b>drive</b> 13:3, 46:7, 73:18 <b>driveway</b> 47:18 <b>driveways</b> 41:2, 47:7 <b>drop</b> 75:21, 75:24 <b>drop-down</b> 6:11 <b>drop-off</b> 49:1 <b>drts</b> 101:7 <b>due</b> 49:1 <b>dumpsters</b> 42:10</p>
---	--	--	--

<p>during 6:21</p> <p>duties 18:14</p> <hr/> <p><b>E</b></p> <hr/> <p>each 53:9, 53:16, 86:13, 90:16, 90:18, 90:21, 100:9</p> <p>earlier 33:11, 36:14, 37:1, 37:3, 42:9, 46:12, 46:23, 48:18, 51:2, 51:23, 74:15, 75:14, 79:15, 85:7, 87:10, 92:18, 101:2, 102:22, 105:8</p> <p>early 19:16, 19:21, 25:10, 104:24</p> <p>easiest 45:2, 53:11, 53:16, 98:3</p> <p>easily 13:22</p> <p>east 23:13, 47:11, 74:18, 76:8, 76:10, 77:24, 78:22, 79:4, 79:10, 82:4, 83:20, 84:22, 85:4, 87:17, 89:5, 90:4, 91:5</p> <p>eastbound 39:6</p> <p>eastern 20:20</p> <p>economics 86:10</p> <p>educational 29:21, 68:20</p> <p>efficient 65:2</p>	<p>effort 56:5</p> <p>efforts 25:17</p> <p>egress 41:23, 41:25</p> <p>either 5:15, 8:5, 9:15, 18:18, 28:4, 52:6, 66:3, 82:24, 85:8, 88:15, 104:5</p> <p>electrical 38:20</p> <p>element 95:12</p> <p>elements 16:25, 17:2, 24:1, 24:4, 24:8, 27:2, 106:3, 106:10, 106:16, 107:4</p> <p>elevation 41:1, 46:20, 47:2, 47:15, 50:21, 50:24</p> <p>elevations 41:10</p> <p>elevator 41:14</p> <p>elevators 41:13</p> <p>eliminate 19:20</p> <p>ellipse 6:13</p> <p>else 8:20, 14:14, 17:5, 17:8, 28:3, 31:6, 33:14, 34:8, 76:21, 76:22, 103:20</p> <p>email 28:20, 43:21, 54:9, 68:1</p> <p>embark 26:3</p>	<p>emoticon 6:1</p> <p>employed 56:2, 56:4, 109:7</p> <p>employer 54:5, 59:20, 67:23</p> <p>employment 91:1</p> <p>encourage 86:7</p> <p>encouraged 22:15, 22:16</p> <p>encourages 86:8, 99:3</p> <p>encouraging 100:2</p> <p>end 25:9, 37:11, 107:13</p> <p>endangered 90:7, 90:10</p> <p>ended 49:21</p> <p>energy 41:8</p> <p>engaged 29:8, 29:10, 68:15</p> <p>engineer 7:22, 7:23, 33:8, 54:10, 59:18</p> <p>engineering 3:15, 10:2, 54:23, 55:6, 55:8, 55:10, 56:8, 56:16, 57:14, 57:18, 58:21, 61:2, 61:6, 64:24, 65:5, 72:20</p> <p>enough 67:19, 91:20</p> <p>ensure 45:24, 85:24, 86:18, 102:10</p>	<p>ensures 86:14</p> <p>enterprise 17:19, 18:15, 19:3, 19:6, 19:12, 19:14, 19:17, 19:22, 20:3, 20:16, 20:22, 22:2, 25:17, 27:10</p> <p>entire 32:19, 71:11, 106:15</p> <p>entirely 15:7, 88:9</p> <p>entity 19:15, 19:25</p> <p>entrance 38:16</p> <p>entrances 81:1</p> <p>environmental 56:16, 68:25, 89:16, 89:19, 89:23</p> <p>equitable 85:23</p> <p>equivalent 47:9</p> <p>erodible 89:21</p> <p>error 12:21</p> <p>especially 53:11, 100:24</p> <p>esquire 2:4</p> <p>essence 39:24</p> <p>essentially 9:16, 94:5</p> <p>est 1:12</p> <p>established 73:10, 86:19, 94:22, 95:18</p> <p>establishes 49:3, 92:16</p>
--	---	---	---



<b>establishing</b> 86:19	<b>exceeds</b> 65:9	80:8, 97:25, 98:4, 98:5	84:6, 84:10, 84:12, 84:14, 84:17, 84:19, 85:1, 85:10, 86:1, 86:20, 87:7, 88:14, 88:16, 89:7, 89:13, 90:4, 92:20, 102:1, 102:20, 103:11, 104:11, 104:17
<b>estate</b> 19:22	<b>excellent</b> 102:15	<b>exhibits</b> 12:25, 35:3, 43:1, 52:13, 52:14, 52:17, 52:23, 53:15, 57:1, 57:3, 105:14	<b>exists</b> 42:16
<b>estates</b> 89:10	<b>except</b> 84:1	<b>exist</b> 47:13, 47:19	<b>exit</b> 53:14
<b>et</b> 19:13, 33:6, 91:15	<b>exciting</b> 15:1	<b>existing</b> 3:14, 15:6, 15:21, 15:25, 21:10, 23:10, 23:16, 23:19, 23:23, 24:16, 24:24, 25:1, 25:6, 25:11, 25:22, 25:23, 25:24, 32:14, 32:21, 32:22, 32:24, 33:9, 33:12, 33:15, 34:18, 35:13, 36:8, 36:10, 36:13, 36:15, 36:25, 37:7, 38:14, 39:6, 39:7, 40:19, 40:21, 41:5, 41:17, 41:18, 42:20, 42:22, 46:25, 47:17, 48:11, 50:25, 51:3, 51:6, 51:8, 51:9, 51:10, 51:21, 52:1, 58:3, 64:5, 71:21, 72:21, 74:23, 74:25, 75:9, 75:14, 75:19, 76:7, 76:9, 80:14, 80:16, 80:22, 81:6, 81:8, 83:23, 83:25, 84:1,	<b>experience</b> 31:13, 51:19, 69:6, 69:11
<b>euclidean</b> 92:17	<b>excuse</b> 16:1, 25:24		<b>expert</b> 14:22, 23:5, 31:3, 31:7, 31:10, 31:14, 31:16, 31:19, 54:22, 55:5, 55:8, 55:10, 56:12, 57:12, 60:13, 61:1, 61:6, 64:23, 65:4, 69:19, 69:24, 70:4, 70:8, 70:12, 70:13, 73:9, 100:14
<b>even</b> 11:1, 79:11, 85:2, 97:13, 104:15	<b>execute</b> 107:4, 107:9		<b>expertise</b> 29:13, 31:12, 33:4, 51:19, 61:23, 71:18
<b>ever</b> 29:24, 30:17, 69:18, 108:6	<b>executed</b> 107:1		<b>experts</b> 16:10
<b>every</b> 12:20	<b>exhibit</b> 13:21, 18:11, 18:12, 21:12, 21:14, 31:24, 35:5, 35:11, 36:2, 36:3, 36:18, 36:21, 36:23, 37:12, 38:9, 38:11, 40:13, 43:7, 43:10, 43:12, 43:16, 45:10, 45:11, 45:12, 45:14, 45:18, 48:8, 49:15, 49:16, 50:7, 50:11, 50:14, 50:16, 50:20, 52:17, 52:18, 52:22, 53:23, 55:3, 56:17, 56:19, 56:21, 56:24, 57:2, 57:6, 57:9, 60:25, 62:9, 62:13, 62:20, 70:3, 73:4, 74:9, 74:10, 74:12, 75:1, 75:5, 75:9, 75:11, 77:3, 77:4, 77:15, 78:5, 78:11, 78:16, 79:22,		<b>expiration</b> 30:15
<b>everybody</b> 28:12, 50:6, 70:21, 77:10, 80:10			<b>expired</b> 21:8
<b>everyone</b> 6:11, 6:18, 66:25, 67:20			<b>explain</b> 26:18, 83:17, 88:1
<b>everything</b> 13:13, 31:6, 33:14, 34:14, 87:16			<b>explanation</b> 22:1, 22:7
<b>evidence</b> 4:17, 8:25, 9:6, 9:18, 14:15			
<b>exact</b> 56:17			
<b>exactly</b> 14:7, 42:6			
<b>examine</b> 9:8			
<b>examiner's</b> 21:21, 61:2			
<b>examining</b> 7:12			
<b>example</b> 16:8			
<b>exceed</b> 65:7			

<p><b>explicitly</b> 69:22 <b>extensive</b> 69:10 <b>extensively</b> 104:21 <b>extent</b> 102:9 <b>exterior</b> 37:8, 42:10 <b>external</b> 65:1 <b>extreme</b> 89:18 <b>eye</b> 107:25 <b>eyewitnesses</b> 14:24</p> <hr/> <p style="text-align: center;"><b>F</b></p> <hr/> <p><b>face</b> 6:1, 47:3 <b>facilities</b> 27:12, 57:25, 58:25, 61:24, 61:25, 64:1, 64:18, 88:21, 89:8, 96:8 <b>facility</b> 86:3, 95:25, 96:14 <b>fact</b> 46:14, 48:10, 48:18, 55:5, 60:25 <b>factor</b> 99:18 <b>factors</b> 43:3, 45:23, 63:9 <b>facts</b> 11:10 <b>fair</b> 67:19 <b>fairly</b> 16:22 <b>fall</b> 22:9, 24:19,</p>	<p>91:10 <b>falling</b> 16:8 <b>familiar</b> 21:19, 21:22, 32:4, 32:6, 32:8, 32:15, 33:2, 33:17, 33:20, 33:23, 34:2, 55:14, 55:18, 55:22, 61:9, 61:13, 61:17, 61:20, 69:15, 70:22, 70:24, 71:2, 71:8, 71:13, 71:16, 71:19, 71:20, 71:22, 72:3 <b>familiarized</b> 32:20 <b>family</b> 79:14, 87:8 <b>far</b> 79:8, 92:25, 93:3, 93:10, 93:12, 93:15, 93:20, 94:8, 94:11, 97:2, 101:10 <b>fast</b> 103:15 <b>façade</b> 39:1 <b>façades</b> 41:11 <b>fda</b> 34:4 <b>feature</b> 5:18, 5:22, 6:3, 6:5, 6:15, 44:13, 74:3 <b>features</b> 4:25, 22:4, 86:6 <b>fed</b> 67:17 <b>feel</b> 41:3, 43:1,</p>	<p>69:23 <b>feet</b> 39:21, 40:6, 40:22, 40:24, 46:14, 47:3, 48:19, 51:2, 51:3, 51:4, 75:24, 83:24, 84:6, 84:13, 84:15, 85:10, 90:2, 90:3, 90:5, 94:25, 95:1, 97:3 <b>felt</b> 15:1, 46:10 <b>fernando</b> 7:19, 26:3, 28:10, 28:17, 80:13, 84:11, 96:19 <b>fernando@sotopl</b> 28:21 <b>few</b> 16:19, 17:1, 23:14, 34:21, 64:21, 90:12, 91:10 <b>field</b> 29:11, 30:5, 30:18, 31:12, 68:21, 69:6, 69:9, 69:19, 70:5 <b>figure</b> 44:2, 44:5 <b>figured</b> 107:21 <b>file</b> 45:11 <b>filled</b> 62:24, 63:1 <b>final</b> 8:18, 10:4, 26:22, 64:9, 64:17, 66:14, 67:21, 82:17, 82:20, 90:6, 95:21, 97:7,</p>	<p>103:4, 105:13 <b>finalized</b> 97:9 <b>finally</b> 7:24, 9:17, 47:21 <b>financial</b> 109:8 <b>financing</b> 18:24, 18:25, 21:7, 22:10, 25:9 <b>find</b> 9:14, 43:20, 65:18, 98:22, 102:9, 106:13, 106:20 <b>finding</b> 64:17, 90:15, 91:3, 103:4, 103:10, 103:12, 104:13, 107:4 <b>findings</b> 16:13, 57:17, 63:24, 87:4, 90:23, 100:1, 100:7, 100:11, 104:21 <b>fine</b> 8:12, 20:21, 53:21, 73:6, 78:12, 108:7 <b>finish</b> 6:25, 7:5 <b>finished</b> 6:23 <b>fire</b> 34:4, 41:10, 41:12, 41:25, 42:14, 42:15, 42:17, 42:18, 42:21, 58:4, 58:5, 58:10, 58:14, 58:15, 64:15, 81:3 <b>firm</b> 29:25, 30:3, 34:9, 56:2,</p>
---	---	---	---

56:9, 62:3, 72:17 <b>first</b> 8:9, 9:4, 14:17, 17:7, 17:11, 25:9, 34:11, 35:20, 65:18, 80:18, 88:22, 89:17, 101:21 <b>fit</b> 34:12, 34:17 <b>fits</b> 34:21, 99:5 <b>five</b> 8:1, 23:19, 36:17, 39:8, 39:12, 40:8, 46:16, 46:18, 80:21, 85:7 <b>fix</b> 19:20 <b>flexibility</b> 86:4, 86:9, 86:24, 91:21 <b>flexible</b> 5:10, 86:9, 91:20 <b>flip</b> 48:4 <b>floating</b> 3:13, 16:14, 51:20, 51:25, 65:6, 71:25, 72:23, 80:6, 87:23, 91:12, 91:17, 91:18, 92:10, 92:15, 93:22, 94:20, 94:22, 97:7, 97:16, 98:12, 100:15, 100:20, 101:3, 101:17, 101:20, 102:7, 102:13, 102:19, 102:23, 103:6, 106:1, 106:6, 107:3, 107:8	<b>floodplain</b> 89:19, 89:22 <b>floor</b> 3:17, 14:16, 29:4, 38:5, 41:12, 60:9, 67:15, 68:13, 97:3 <b>floorplans</b> 37:14 <b>floors</b> 42:11 <b>focus</b> 84:16 <b>focused</b> 100:23 <b>folks</b> 7:8, 11:2, 11:22, 12:4, 18:21, 53:20, 53:22 <b>follow</b> 82:9, 90:13 <b>follow-up</b> 26:20, 27:8, 48:22, 107:20 <b>followed</b> 7:21 <b>following</b> 95:21 <b>follows</b> 38:13 <b>foot</b> 39:17, 47:4, 85:6 <b>footprint</b> 20:20 <b>foregoing</b> 109:3 <b>forest</b> 72:25, 81:9, 82:11, 82:12, 82:13, 82:17, 82:20, 84:4, 85:1, 89:25, 90:1, 90:4, 99:8 <b>forested</b> 76:9	<b>forget</b> 23:11 <b>forgot</b> 20:18 <b>formal</b> 10:17, 64:17 <b>formally</b> 31:1, 105:23 <b>formed</b> 20:13 <b>forth</b> 101:6 <b>fortunate</b> 24:19 <b>forward</b> 7:1, 105:16, 106:14 <b>found</b> 10:8, 16:12, 22:20, 45:1, 63:12, 65:19, 85:16 <b>foundation</b> 19:17 <b>founded</b> 19:16 <b>four</b> 8:9, 20:13, 39:12, 50:23, 85:7 <b>four-lane</b> 47:22 <b>free</b> 43:1, 59:15 <b>friday</b> 10:6, 10:10 <b>front</b> 4:19, 13:22, 42:5, 45:10, 48:18, 57:2, 90:23 <b>full</b> 17:16, 26:25, 33:11, 46:17, 54:5 <b>fully</b> 63:18 <b>functional</b> 58:1, 86:2	<b>functioning</b> 52:13 <b>further</b> 15:15, 16:5, 23:6, 27:5, 52:3, 65:25, 76:16, 80:3, 84:23, 101:17, 101:20, 103:16, 104:3 <b>furthering</b> 85:22 <b>future</b> 22:7, 27:16, 99:10, 104:4 <hr/> <b>G</b> <hr/> <b>garage</b> 15:6, 15:22, 15:23, 32:22, 36:13, 38:14, 42:5, 75:16 <b>garden</b> 47:13, 74:18, 78:22, 79:4 <b>garner</b> 93:20 <b>gas</b> 47:25, 48:14, 79:7 <b>gave</b> 104:23 <b>general</b> 5:4, 19:7, 24:12, 26:6, 78:18, 85:23, 86:1, 86:22, 87:12, 95:24, 96:7, 96:14, 100:17, 100:22 <b>generally</b> 16:8, 18:14, 19:13, 23:6, 33:20, 62:17, 83:11, 83:13 <b>generate</b> 65:7 <b>getting</b> 32:23
--	---	---	--

<b>gill</b> 2:5, 7:16 <b>give</b> 5:2, 6:14, 9:5, 9:17, 12:3, 14:16, 18:3, 19:11, 22:1, 28:25, 44:1, 44:4, 49:25, 50:4, 54:15, 60:4, 68:8 <b>given</b> 7:6, 9:4, 22:17, 25:8, 48:10, 70:7, 99:15 <b>gives</b> 6:2 <b>giving</b> 5:7 <b>go</b> 6:17, 9:4, 14:23, 22:21, 24:16, 31:4, 36:18, 37:10, 40:13, 42:4, 42:8, 42:18, 53:10, 55:13, 57:1, 59:15, 66:20, 70:20, 74:7, 76:24, 82:19, 85:19, 88:4, 95:10, 97:20, 98:11, 104:11, 108:4 <b>goals</b> 85:23, 101:12 <b>goes</b> 25:7, 73:3 <b>going</b> 4:12, 6:19, 7:1, 9:22, 12:22, 21:2, 26:1, 34:24, 36:16, 37:2, 37:4, 37:7, 39:5, 42:19, 48:4, 50:2,	52:18, 58:3, 64:5, 80:23, 80:24, 81:7, 81:12, 81:15, 81:21, 82:1, 82:16, 84:16, 84:21, 87:11, 98:13, 99:23, 101:24, 105:1, 105:9, 105:17 <b>gone</b> 25:20, 104:9 <b>good</b> 15:1, 16:22, 28:12, 28:13, 38:20, 40:20, 41:4, 101:13, 104:14, 105:21, 108:10 <b>google</b> 71:12 <b>gotcha</b> 13:4 <b>grade</b> 16:8, 46:7, 47:5, 47:20, 50:24, 81:6, 83:24, 84:8, 84:11, 84:18, 85:2, 85:10, 104:19 <b>grading</b> 75:23 <b>granted</b> 24:19 <b>grants</b> 26:23 <b>gray</b> 41:7 <b>grayed</b> 44:15, 44:16, 44:20, 74:7 <b>great</b> 13:15, 14:18, 17:12, 17:15, 19:2, 19:11, 21:11, 22:24, 23:25, 24:9,	27:4, 27:20, 29:12, 30:16, 32:8, 32:15, 33:16, 34:6, 34:23, 43:25, 53:8, 54:4, 55:12, 55:22, 56:1, 56:11, 58:19, 59:3, 59:16, 60:10, 61:8, 62:7, 66:2, 67:3, 68:14, 68:19, 69:5, 70:15, 71:15, 72:7, 73:1, 73:8, 76:20, 83:9, 94:13, 108:1, 108:8 <b>greater</b> 72:14, 89:20, 93:15, 97:2 <b>green</b> 78:23 <b>gross</b> 97:3 <b>ground</b> 5:4, 41:12 <b>groundwater</b> 86:17 <b>grown</b> 19:24 <b>growth</b> 63:8 <b>guess</b> 27:22, 35:1, 48:7, 50:10, 56:23, 58:9, 62:10, 64:14, 73:11, 73:15, 76:25, 77:7, 78:4, 86:8, 87:3, 87:22, 90:14, 91:9, 99:18, 100:12, 103:9 <b>guidance</b> 35:2	<b>guidelines</b> 65:9, 89:10, 101:4 <b>guy</b> 18:17 <b>guys</b> 12:15 <hr/> H <hr/> <b>h</b> 1:6, 4:3, 21:20, 67:11, 70:24, 100:20, 101:19, 102:12, 105:2 <b>h1</b> 67:12 <b>habitats</b> 90:7, 90:11 <b>half</b> 24:20, 82:5, 88:7, 88:9 <b>hampden</b> 2:6 <b>hampshire</b> 89:10 <b>hand</b> 5:18, 5:19, 5:22, 6:1, 6:3, 6:5, 6:15, 17:23, 28:5, 28:23, 36:7, 52:8, 54:13, 59:11, 60:2, 66:7, 68:4, 74:3, 103:22 <b>handle</b> 107:16 <b>handling</b> 10:3 <b>hangup</b> 44:12 <b>hanover</b> 59:24 <b>happen</b> 11:8 <b>happened</b> 10:9
---	---	---	--

<p><b>happens</b> 13:6, 42:16, 108:2 <b>happy</b> 14:25, 53:4, 78:15 <b>hear</b> 5:7, 12:16, 50:3, 66:4 <b>heard</b> 104:18 <b>hearings</b> 1:1, 4:6, 5:4, 6:20, 6:21, 30:25, 44:3, 67:11 <b>heather</b> 2:4, 7:15, 13:9, 20:17, 26:8, 26:15, 46:2 <b>height</b> 15:25, 46:17, 48:25, 49:1, 84:5, 92:1, 94:16, 94:18, 94:25, 95:1, 101:4, 104:18 <b>heights</b> 94:22, 95:13 <b>held</b> 11:4 <b>help</b> 18:20, 18:22, 76:6, 84:18, 97:23, 101:20, 102:2 <b>helpful</b> 49:17, 62:19, 107:11 <b>helps</b> 40:1, 46:10, 79:15, 104:19 <b>here</b> 4:3, 4:18, 4:20, 6:19, 8:7, 8:12, 14:10, 14:25, 30:23,</p>	<p>31:5, 32:3, 32:5, 33:18, 35:11, 37:20, 38:22, 40:7, 44:7, 49:16, 54:3, 55:14, 57:12, 58:20, 58:21, 64:22, 66:25, 73:9, 74:15, 75:6, 76:1, 76:16, 78:16, 81:17, 85:1, 97:19, 97:20, 97:24, 98:10, 98:11, 99:19, 102:18, 104:10, 104:24 <b>hereby</b> 109:2 <b>heron</b> 46:7 <b>hey</b> 12:15, 45:3 <b>hi</b> 12:17, 12:18 <b>high-rise</b> 32:14, 32:21, 33:12, 36:7, 36:25, 39:6, 41:5, 41:18, 42:20, 42:23, 46:24, 47:1, 50:25, 51:3, 51:6, 51:8, 51:9, 51:10, 84:10 <b>higher</b> 47:2, 94:9, 94:11 <b>highly</b> 108:6 <b>highway</b> 63:7, 63:11, 64:3 <b>hill</b> 42:17, 42:19, 78:21, 79:5, 84:23</p>	<p><b>hit</b> 103:14 <b>hold</b> 10:25, 11:16, 12:2, 16:21, 68:22, 105:9, 106:12 <b>holders</b> 27:17 <b>holding</b> 106:20 <b>homes</b> 19:22, 46:5, 46:6, 48:24, 83:22 <b>hope</b> 25:8 <b>hopefully</b> 70:21, 88:12, 97:19 <b>horizontal</b> 39:18, 51:12 <b>hour</b> 100:9 <b>house</b> 38:19 <b>housing</b> 15:14, 19:20, 20:11, 24:18, 29:16, 29:17, 30:10, 87:10, 93:24, 94:12, 98:16, 99:1, 99:7, 99:10, 99:22, 99:24, 99:25, 100:25, 101:22, 101:23, 103:1 <hr/><b>I</b><hr/><b>idea</b> 32:23, 46:12</p>	<p><b>identical</b> 39:10, 39:11, 80:16, 92:22 <b>identified</b> 35:6, 78:4, 97:15 <b>identify</b> 6:18, 7:11, 8:5, 8:10, 8:21 <b>identity</b> 99:2 <b>ii</b> 90:14 <b>illustration</b> 35:6 <b>illustrative</b> 35:25 <b>image</b> 36:5, 41:16, 48:9, 51:7 <b>imagine</b> 11:4 <b>impact</b> 62:4, 62:9, 63:10, 76:6, 85:3, 85:11, 86:25, 87:8, 87:16, 90:4, 102:25 <b>impacted</b> 83:20 <b>impacting</b> 99:9 <b>impacts</b> 65:11, 87:17 <b>impervious</b> 81:5 <b>implement</b> 85:22 <b>implemented</b> 34:5 <b>important</b> 33:4, 61:22, 71:17 <b>imposed</b> 27:2 <b>improve</b> 42:15, 102:2</p>
--	---	---	--

<b>improvement</b> 85:13 <b>improvements</b> 24:25, 26:25, 33:5, 33:6, 34:25, 61:23, 69:15, 71:18, 79:25, 85:12, 102:2 <b>inc</b> 7:23, 59:23 <b>inch</b> 88:17 <b>include</b> 92:15 <b>included</b> 43:9, 62:12, 63:8, 77:3, 93:9 <b>includes</b> 18:19, 34:12, 37:15, 78:15 <b>including</b> 6:14, 58:25, 86:15, 94:16 <b>income</b> 15:14, 21:9, 24:17, 29:18, 98:25 <b>incorporate</b> 106:10 <b>increase</b> 87:13, 87:14, 91:24, 100:25 <b>indicate</b> 52:9, 59:11, 66:7, 103:22 <b>indicating</b> 107:14 <b>individuals</b> 7:9, 52:6, 66:5 <b>industrial</b> 91:1 <b>informal</b> 9:3 <b>information</b> 55:4, 56:6, 60:23, 75:7 <b>informed</b> 26:1	<b>informing</b> 4:10 <b>infrastructure</b> 69:15, 86:1, 88:5, 88:14 <b>ingress</b> 41:23, 41:25 <b>insecurity</b> 19:20 <b>inside</b> 38:15, 42:3, 42:4, 42:10, 42:13 <b>inspection</b> 10:17 <b>installation</b> 88:16 <b>instant</b> 88:2 <b>institute</b> 30:8, 30:10 <b>integral</b> 70:25 <b>integrate</b> 86:5 <b>intel</b> 69:14 <b>intended</b> 23:7 <b>intent</b> 27:15, 85:18, 85:21, 102:8, 102:13 <b>intention</b> 26:24, 38:14 <b>interest</b> 12:13, 101:13, 101:18, 101:20, 109:8 <b>internal</b> 64:25 <b>international</b> 34:3 <b>interrupt</b> 48:1, 78:2 <b>interrupting</b> 94:14 <b>intersection</b> 63:6, 64:11	<b>intersections</b> 63:3, 63:12, 65:19 <b>introduced</b> 18:12, 36:3, 36:23, 38:11, 50:7, 56:21, 57:9, 74:12, 75:11, 98:4 <b>investigation</b> 69:12 <b>invited</b> 44:22 <b>involved</b> 20:23, 32:7, 56:9, 66:22 <b>islands</b> 84:2 <b>issue</b> 5:16, 6:4, 6:6, 9:21, 9:23, 10:13, 11:5, 105:11 <b>issued</b> 105:5 <b>issues</b> 8:24, 14:14, 26:18, 58:15 <b>items</b> 73:2, 96:4 <b>itself</b> 4:15, 94:8, 94:23, 100:16, 101:17, 104:17 <hr/> <b>J</b> <hr/> <b>jim</b> 19:16, 19:18 <b>job</b> 1:23, 49:9 <b>johnson</b> 7:21, 7:24, 10:3, 10:17, 54:1, 54:8, 67:25 <b>joining</b> 73:12 <b>july</b> 56:16	<b>jump</b> 76:22 <b>jurisdiction</b> 31:15 <hr/> <b>K</b> <hr/> <b>keeley</b> 3:6, 7:22, 59:18, 59:20, 59:22, 60:1, 60:6, 60:12, 60:16, 60:19, 61:5, 61:9, 61:12, 61:16, 61:19, 62:1, 62:4, 62:11, 62:16, 62:21, 64:3, 64:19, 65:3, 65:12, 65:17, 65:24, 66:1, 66:6 <b>keeley's</b> 60:24 <b>keep</b> 5:14, 11:7, 25:25, 67:18, 107:25 <b>keeping</b> 87:7, 106:1 <b>key</b> 25:9, 63:11 <b>kiang</b> 3:4, 7:17, 7:19, 17:12, 17:14, 17:15, 17:18, 17:22, 17:24, 18:5, 18:8, 18:13, 18:16, 19:6, 19:14, 20:17, 20:24, 21:18, 21:24, 22:4, 23:4, 23:9, 24:7, 24:14, 25:20, 26:10, 26:22, 27:3, 27:6, 27:7, 27:9, 27:13,
--	---	---	---

27:17, 27:21, 28:1, 28:4, 28:7, 36:14, 37:3, 37:22, 37:25, 38:1 <b>kiang's</b> 18:10, 21:13 <b>kids</b> 108:2 <b>kind</b> 9:2, 20:20, 23:12, 69:24, 72:21, 73:9, 75:16, 75:19, 75:21, 76:1, 76:2, 76:5, 77:22, 78:24, 79:13, 81:6, 81:17, 82:3, 82:5, 82:6, 84:18, 85:9, 87:11 <b>kline</b> 74:25, 75:4 <b>know</b> 6:18, 12:19, 13:14, 27:23, 27:24, 41:22, 48:8, 53:20, 60:24, 70:19, 73:17, 74:6, 76:11, 77:23, 83:11, 84:25, 85:2, 87:13, 87:22, 96:8, 104:13, 106:21 <b>knowledge</b> 26:19 <b>known</b> 19:17, 19:25 <b>knows</b> 10:9	<b>lag</b> 97:20 <b>laid</b> 16:11 <b>land</b> 7:15, 7:25, 30:10, 56:7, 69:7, 69:9, 69:11, 69:20, 69:22, 70:9, 70:12, 72:10, 72:18, 74:16, 76:7, 86:5, 86:8, 87:7, 91:15, 92:3, 100:14, 101:3, 101:16, 102:1, 102:24 <b>land-use</b> 69:11, 69:16, 72:12, 72:22, 73:12, 77:7 <b>landscape</b> 7:25, 68:17, 68:24, 69:1, 69:3, 69:6, 69:9, 69:19, 70:8, 70:12, 81:10, 84:1 <b>landscaping</b> 96:1, 96:9, 96:15 <b>lane</b> 2:6, 47:23, 63:8, 65:7, 85:7 <b>lanes</b> 85:7 <b>language</b> 40:19, 87:4, 106:4 <b>large</b> 26:6, 29:25, 45:15, 46:20, 69:13 <b>largely</b> 63:22, 87:2, 100:8, 102:6 <b>larger</b> 19:25, 78:14	<b>last</b> 8:9, 10:16, 11:12, 11:20, 11:24, 12:1, 24:18, 25:15, 32:7, 67:14, 89:16 <b>later</b> 22:6, 72:2, 76:5 <b>latest</b> 13:21, 107:23 <b>latr</b> 62:6, 62:24, 64:11, 65:9 <b>laying</b> 11:10 <b>leading</b> 75:21 <b>leads</b> 89:15 <b>leasing</b> 25:14 <b>least</b> 13:7, 26:11, 26:22, 27:15, 88:6, 90:17, 96:22 <b>leave</b> 11:19, 44:12, 74:4 <b>left</b> 36:9, 38:17, 40:21, 41:19, 46:23, 50:23, 51:9, 67:13 <b>legacy</b> 20:25 <b>lengthy</b> 70:20 <b>less</b> 25:12, 90:2, 90:5 <b>lesser</b> 49:7 <b>let's</b> 32:3, 35:25, 37:20, 38:4,	44:19, 44:24, 51:6, 55:13, 57:12, 59:17, 66:18, 72:16, 73:9, 83:10, 85:14, 91:11, 92:19, 93:24, 98:20 <b>letter</b> 3:21, 49:13, 90:9 <b>letting</b> 44:17 <b>level</b> 23:16, 38:15, 38:22, 40:10, 41:8, 64:11, 80:18, 80:19, 88:7, 88:8, 88:10, 98:13 <b>levels</b> 3:19, 35:11, 35:13, 39:9, 39:10, 39:12, 39:24, 40:7, 40:9, 63:12 <b>license</b> 69:2 <b>licensed</b> 69:1 <b>licenses</b> 30:14 <b>life</b> 14:5, 33:24 <b>light</b> 87:14 <b>lighter</b> 80:22, 81:6 <b>lighting</b> 96:15 <b>likely</b> 21:21, 53:10, 66:15 <b>limit</b> 87:16 <b>limitations</b> 86:16, 92:1 <b>limited</b> 1:4, 2:2, 7:18,
<b>L</b>			
<b>l-shaped</b> 36:25 <b>lack</b> 18:16, 18:22			

<p>19:4, 19:8, 19:9, 84:6, 102:24 <b>limiting</b> 87:8, 94:8 <b>limits</b> 77:24, 78:24, 79:23, 80:15, 86:21, 89:17, 89:21, 89:25 <b>line</b> 4:11, 22:8, 22:18, 27:22, 33:10, 34:14, 39:19, 39:21, 40:24, 46:15, 47:7, 48:17, 48:20, 51:4, 51:5, 83:24, 84:13, 84:19, 87:11, 88:11, 88:15, 88:17, 99:11, 101:24, 105:20 <b>lines</b> 79:12 <b>link</b> 13:3 <b>links</b> 52:23, 53:13 <b>list</b> 6:16, 6:17, 13:21, 18:11, 21:12, 52:17, 52:22, 52:23, 57:2, 74:9 <b>listed</b> 90:8 <b>little</b> 6:1, 6:13, 11:20, 14:23, 19:12, 22:1, 25:12, 36:20, 40:17, 45:20, 47:12, 77:22, 81:17, 85:3, 85:11, 97:20, 97:24, 99:17,</p>	<p>100:11 <b>live</b> 6:20 <b>living</b> 92:8 <b>llp</b> 2:5, 7:17 <b>lma</b> 9:12, 9:13, 9:15, 67:11 <b>load</b> 45:5, 45:7, 97:19 <b>loading</b> 41:24, 42:3, 96:18 <b>loan</b> 22:12, 22:13 <b>local</b> 4:4, 4:18, 9:13, 21:19, 86:15, 101:8 <b>located</b> 4:6, 4:7, 16:6, 17:20, 22:5, 22:7, 23:12, 38:16, 38:25, 39:4, 40:5, 40:7, 40:9, 47:2, 47:8, 50:23, 79:9, 81:16, 84:10, 84:14, 88:9, 89:1, 89:11, 90:11, 105:2 <b>location</b> 56:13, 88:23, 92:2 <b>locked</b> 59:9 <b>loe</b> 3:7, 7:24, 8:13, 8:16, 10:9, 53:11, 53:19, 67:22, 67:24, 68:3, 68:5, 68:10, 68:15, 68:17,</p>	<p>68:23, 69:8, 69:21, 70:4, 70:11, 70:17, 70:18, 70:24, 71:5, 71:10, 71:20, 72:1, 72:5, 72:11, 72:21, 73:3, 73:8, 73:16, 73:21, 73:23, 73:24, 74:1, 74:5, 74:10, 74:14, 75:2, 75:3, 75:5, 75:12, 76:19, 76:23, 77:10, 77:13, 77:18, 78:8, 78:10, 78:18, 79:22, 80:3, 80:7, 80:10, 80:12, 82:3, 82:9, 82:15, 82:19, 82:23, 83:4, 83:7, 83:16, 83:19, 85:21, 87:6, 88:3, 90:20, 91:4, 91:17, 94:3, 94:10, 94:18, 95:10, 95:14, 95:17, 96:4, 96:7, 97:17, 97:19, 97:24, 98:5, 98:7, 98:10, 98:24, 99:20, 100:19, 101:19, 102:12, 102:22, 103:11, 103:15, 103:17, 103:21, 103:24 <b>loe's</b> 70:3 <b>log</b> 52:15 <b>logged</b> 6:11, 6:16, 7:2, 8:3, 8:4,</p>	<p>8:20, 28:3, 52:6, 66:5 <b>logging</b> 5:1 <b>logo</b> 57:4 <b>loiler</b> 4:11 <b>long</b> 29:8, 62:21, 68:15, 72:4, 72:6, 98:21, 98:24, 99:6, 101:10, 101:12, 101:22, 102:2 <b>long-term</b> 27:17 <b>longer</b> 11:20, 21:2, 36:20, 76:12 <b>longest</b> 66:15 <b>look</b> 42:5, 42:6, 43:6, 46:22, 47:11, 47:21, 57:22, 77:2 <b>looked</b> 22:18, 22:19, 34:16, 37:17, 57:19, 58:5, 71:11 <b>looking</b> 6:16, 21:12, 42:18, 75:1, 75:8, 80:5, 98:10 <b>looks</b> 6:9, 35:24, 38:2, 38:5, 56:19 <b>losing</b> 99:21 <b>lot</b> 7:3, 16:3, 44:2, 48:15, 73:17, 75:7, 75:17, 81:11,</p>
---	--	---	--



83:25, 84:1, 85:11, 88:3, 94:17, 95:7, 95:17, 95:18, 104:9, 108:5 <b>loud</b> 50:4 <b>louis</b> 3:4, 7:17, 17:18 <b>low</b> 15:14, 24:17, 46:5, 47:24, 48:13, 98:25 <b>lower</b> 41:8, 47:15, 49:5, 50:24 <b>lowest</b> 38:15	<b>managing</b> 18:19 <b>manner</b> 16:6, 97:4, 97:8 <b>manual</b> 63:7 <b>many</b> 20:13, 60:17, 108:3 <b>map</b> 3:12, 4:4, 4:18, 9:13, 21:19, 72:22, 74:11, 79:3, 83:3, 86:12, 101:8 <b>march</b> 11:4, 11:14, 11:25, 12:6, 17:2, 24:6, 30:15, 82:14 <b>mark</b> 3:6, 7:22, 59:18, 59:22 <b>marked</b> 45:10 <b>market</b> 104:15 <b>marshal</b> 58:14 <b>maryland</b> 1:2, 2:8, 4:7, 17:21, 30:13, 31:11, 54:9, 59:24, 63:4, 68:1, 69:2, 90:8, 90:9, 105:3 <b>massing</b> 3:18, 35:12, 35:23, 52:1 <b>master</b> 85:23, 86:2, 87:24, 100:17, 100:22 <b>master-planned</b> 86:2	<b>matching</b> 84:8 <b>material</b> 41:7, 41:11 <b>materiality</b> 51:11 <b>materials</b> 15:3, 16:4, 40:18, 41:6, 56:12, 58:22, 91:9 <b>matter</b> 5:12, 10:20 <b>matters</b> 14:9, 105:13 <b>maxed</b> 15:16 <b>maximum</b> 92:25, 93:3, 93:4, 93:11, 93:12, 93:14, 93:16, 94:22, 94:24, 95:12 <b>maybe</b> 10:13, 26:11, 35:15, 35:20, 36:18, 37:16, 37:20, 38:1, 46:2, 46:22, 64:1, 85:18, 96:5, 97:14, 98:3 <b>mcdot</b> 62:11, 64:2 <b>mcfrs</b> 58:6 <b>mdpus</b> 93:18, 93:19 <b>mean</b> 13:9, 53:9, 76:21 <b>means</b> 4:17, 92:25 <b>measure</b> 40:22 <b>measured</b> 39:17 <b>measures</b> 63:19, 65:20,	65:21 <b>meet</b> 58:6, 64:10, 81:11, 84:2, 87:19, 88:5, 88:13, 88:21, 89:6, 89:24, 95:5, 95:14, 97:3, 102:10 <b>meeting</b> 11:1, 16:20, 26:7, 26:10, 26:18, 44:21, 83:3, 83:7, 87:5, 87:6, 97:8 <b>meetings</b> 25:24, 25:25 <b>member</b> 19:7, 30:4, 30:7, 69:2 <b>mention</b> 16:19, 63:25, 64:2, 64:10, 97:14 <b>mentioned</b> 5:9, 10:1, 22:9, 33:9, 33:11, 35:21, 36:14, 37:1, 37:3, 42:9, 46:12, 46:23, 48:14, 48:18, 48:23, 48:25, 51:1, 69:8, 69:21, 75:14, 76:11, 78:19, 79:3, 79:15, 82:11, 83:21, 85:6, 87:10, 88:9, 92:18, 98:18, 105:8 <b>mentions</b> 98:25 <b>menu</b> 6:11 <b>merged</b> 19:25 <b>merger</b> 20:3
<b>M</b>			
<b>made</b> 16:13, 43:10 <b>mailed</b> 11:2 <b>main</b> 81:1, 83:19 <b>maintain</b> 39:14, 40:1, 46:12, 46:15 <b>make</b> 4:12, 5:6, 6:18, 11:22, 12:3, 21:15, 23:1, 34:14, 44:23, 48:9, 49:5, 73:23, 77:5 <b>makes</b> 73:3, 73:16 <b>managed</b> 20:14 <b>management</b> 20:12, 57:23, 58:10, 60:14, 81:4, 81:21, 99:8 <b>manager</b> 20:12, 59:25			

<b>method</b> 63:7, 63:8 <b>michael</b> 3:7, 7:24, 67:22 <b>microsoft</b> 4:13, 4:24, 5:5 <b>mid-atlantic</b> 20:18 <b>mid-block</b> 63:17 <b>middle</b> 5:23, 5:25, 6:8, 23:12, 36:12, 47:23 <b>might</b> 13:7, 36:19, 43:13, 44:18, 78:1 <b>mike</b> 8:16, 67:24, 73:16 <b>mile</b> 87:11, 88:6, 88:7, 88:8, 88:10 <b>miles</b> 108:5 <b>million</b> 22:13, 24:25 <b>mind</b> 12:11 <b>mine</b> 8:13 <b>minimize</b> 40:10, 76:6 <b>minimizing</b> 99:4, 100:3 <b>minimum</b> 89:8, 90:15, 90:18, 90:20, 95:18 <b>minor</b> 58:4 <b>minute</b> 8:23, 66:16, 66:19, 67:1 <b>minutes</b> 16:19, 45:6,	66:20 <b>mirrors</b> 23:23 <b>missed</b> 37:20, 41:22 <b>missing</b> 108:4 <b>mitigate</b> 65:11 <b>mitigation</b> 63:19, 65:20, 86:24 <b>mitigations</b> 65:20 <b>mix</b> 23:21, 37:1 <b>mixed</b> 29:18, 79:14 <b>mixed-use</b> 91:19, 91:22 <b>mloe@bpja</b> 68:2 <b>mmccpc</b> 78:3 <b>mncppc</b> 15:21 <b>mnppc</b> 64:16 <b>moderately</b> 106:4 <b>modes</b> 87:14 <b>modifications</b> 58:4 <b>modified</b> 24:5 <b>molly</b> 1:25, 109:2, 109:12 <b>moment</b> 16:10, 16:17, 27:25, 44:4, 49:25, 50:4 <b>monday</b> 1:11 <b>montgomery</b> 1:2, 1:4, 2:2, 4:5, 4:7, 7:18,	19:4, 19:8, 21:2, 21:6, 22:9, 22:15, 30:23, 34:4, 47:1, 47:18, 54:23, 55:6, 60:14, 61:2, 67:10, 69:17 <b>months</b> 25:11 <b>more</b> 9:3, 15:15, 22:21, 46:5, 47:13, 51:12, 58:9, 66:17, 67:18, 76:16, 91:11, 94:6, 99:6, 107:12 <b>morning</b> 10:19, 28:12, 28:13, 104:24 <b>most</b> 12:24, 60:18, 73:19, 75:6, 79:13, 80:23, 84:23, 85:8 <b>mostly</b> 26:11 <b>mouse</b> 42:7 <b>move</b> 31:15, 106:14 <b>moved</b> 5:23 <b>moving</b> 105:16 <b>mpdu</b> 98:16 <b>mpdus</b> 93:24 <b>much</b> 9:25, 10:21, 11:5, 13:16, 13:25, 14:18, 18:7, 27:5, 27:20, 27:21, 28:9, 29:5, 31:21, 36:12,	38:8, 42:25, 46:1, 51:14, 52:2, 54:19, 55:12, 59:16, 60:8, 61:8, 67:3, 67:16, 68:12, 70:15, 80:23, 85:14, 94:9, 94:11, 101:21, 103:15, 105:1, 108:10, 108:11 <b>multi</b> 79:14, 87:7, 90:25, 92:7 <b>multi-unit</b> 88:24, 89:3 <b>multifamily</b> 15:6, 15:7, 15:10, 15:23, 29:16, 74:19, 75:14, 79:8, 91:5, 91:25, 104:11 <b>multiple</b> 87:14 <b>must</b> 4:21, 90:15, 90:23, 90:24 <b>mute</b> 50:3 <b>muted</b> 5:6, 5:14, 57:7 <b>myself</b> 7:15, 7:25, 50:3, 57:7 <hr/> <b>N</b> <hr/> <b>name</b> 4:16, 6:12, 17:16, 17:18, 19:15, 20:5, 28:15, 28:17, 31:2, 54:5, 59:20, 59:22, 67:23, 67:24 <b>national</b> 30:8, 69:3
---	---	--	---

<p><b>natural</b> 34:19, 86:6, 90:8 <b>nature</b> 8:22, 9:1 <b>ncarb</b> 30:8 <b>near</b> 27:16, 63:18, 100:24 <b>nearby</b> 33:5, 33:6 <b>nearly</b> 92:21 <b>necessarily</b> 99:18 <b>necessary</b> 18:17, 102:9, 106:13, 106:19, 106:21 <b>need</b> 63:23, 63:25, 85:24, 86:4, 86:7, 86:18, 98:25, 107:20 <b>needed</b> 14:9, 14:14, 15:17, 17:8, 93:19, 101:21, 102:3 <b>needs</b> 5:11, 25:3, 85:16 <b>negative</b> 86:24 <b>neighbor</b> 49:13 <b>neighborhood</b> 32:20, 34:18, 52:1, 71:11, 77:6, 78:4, 79:19, 86:23, 87:9, 101:14, 101:25, 103:8 <b>neighborhoods</b> 86:19, 86:21 <b>neighboring</b> 31:14</p>	<p><b>neighbors</b> 10:23, 46:21 <b>neither</b> 109:6 <b>network</b> 86:5, 86:16 <b>new</b> 10:11, 15:13, 15:23, 15:24, 18:18, 19:15, 20:4, 24:16, 25:4, 25:10, 29:19, 80:24, 81:2, 81:5, 81:10, 81:18, 84:7, 84:24, 86:20, 86:25, 87:12, 89:10, 93:10, 93:18, 95:1, 95:2, 99:4, 99:8, 100:2, 101:24, 107:14 <b>news</b> 12:19 <b>next</b> 28:8, 36:18, 37:10, 44:12, 48:5, 52:11, 52:19, 53:25, 59:15, 59:17, 66:11, 74:4, 99:10 <b>nice</b> 59:19, 78:22 <b>nine</b> 5:20, 67:1 <b>nob</b> 78:21, 79:5, 84:23 <b>noise</b> 5:7, 5:13 <b>non</b> 88:23 <b>non-for</b> 30:10 <b>non-residential</b> 90:24, 103:5</p>	<p><b>none</b> 8:8, 14:16, 28:6, 52:10, 59:13, 66:9, 103:24 <b>nonprofit</b> 19:18 <b>nonresidential</b> 89:4 <b>normal</b> 36:20 <b>north</b> 16:9, 23:13, 26:12, 39:4, 39:13, 39:16, 39:20, 39:22, 40:2, 46:3, 46:13, 48:23, 68:24, 68:25, 74:16, 78:20, 79:4, 79:11, 79:16, 81:10, 83:20, 83:21, 84:4, 84:8, 87:17, 89:2, 89:13 <b>northeast</b> 75:20, 75:22, 80:20, 81:2, 81:3, 81:14 <b>northville</b> 47:13 <b>northwest</b> 75:24 <b>note</b> 17:4, 18:9, 43:10, 52:12, 52:18, 62:8, 62:11, 93:6, 93:22, 95:4 <b>noted</b> 21:13, 21:17, 31:25, 57:10, 62:15, 81:8, 84:11, 93:20, 93:21, 94:4, 98:11, 102:4 <b>notes</b> 66:3</p>	<p><b>nothing</b> 18:4, 29:1, 54:16, 60:5, 68:9 <b>notice</b> 85:3 <b>notices</b> 11:2 <b>noticing</b> 106:23 <b>noting</b> 50:11 <b>nowhere</b> 10:8 <b>nri</b> 72:24 <b>nt</b> 71:12 <b>number</b> 3:11, 5:1, 5:5, 8:13, 37:21, 38:21, 39:9, 45:12, 45:14, 50:15, 50:23, 51:7, 56:17, 62:22, 69:2, 79:22, 91:24 <b>numbers</b> 13:21, 53:23, 73:4 <b>nw</b> 28:19</p> <hr/> <p style="text-align: center;"><b>O</b></p> <hr/> <p><b>o'brien</b> 7:21 <b>o'bryan</b> 3:5, 53:11, 53:19, 53:25, 54:1, 54:3, 54:7, 54:12, 54:17, 54:22, 54:25, 55:13, 55:17, 55:21, 55:25, 56:4, 56:15, 56:22, 56:25, 57:7, 57:11, 57:15,</p>
--	--	---	--

57:19, 58:16, 59:2, 59:10, 59:13, 64:15 <b>o'bryan's</b> 55:3 <b>oath</b> 9:4 <b>objection</b> 12:4, 12:5 <b>objective</b> 85:22 <b>observe</b> 8:11 <b>obviously</b> 11:6, 14:20, 16:15, 17:6, 23:5, 27:23, 72:18, 104:10, 104:12, 107:1, 108:6 <b>occasional</b> 5:13 <b>occupation</b> 29:8, 29:9, 54:6, 59:21, 67:23, 68:16 <b>occur</b> 86:11 <b>occurring</b> 42:3 <b>ocd</b> 12:6 <b>odd</b> 21:10 <b>off-site</b> 65:20, 82:24 <b>offended</b> 5:13 <b>offered</b> 26:17, 93:24 <b>office</b> 1:1, 4:5, 5:2, 58:14, 61:3, 67:10, 105:4, 106:21 <b>offices</b> 11:3 <b>often</b> 108:3	<b>oh</b> 12:8, 38:1, 43:14, 48:6, 74:5 <b>okay</b> 8:2, 8:14, 8:17, 11:15, 12:8, 12:24, 13:8, 13:9, 13:17, 13:25, 14:13, 17:12, 21:11, 23:25, 24:9, 25:16, 26:21, 27:4, 27:14, 27:18, 29:5, 30:12, 31:8, 33:1, 34:23, 37:9, 41:20, 43:14, 43:22, 44:3, 44:4, 44:9, 44:18, 44:25, 45:4, 45:19, 49:24, 50:2, 50:5, 50:9, 51:15, 53:8, 54:12, 54:20, 55:2, 57:11, 60:17, 62:21, 63:21, 64:13, 64:20, 68:23, 70:1, 73:22, 74:10, 74:11, 75:3, 75:12, 76:19, 76:24, 77:13, 77:18, 78:10, 78:18, 79:24, 80:10, 80:12, 82:8, 82:16, 82:21, 83:2, 83:9, 87:21, 90:22, 91:11, 91:17, 94:3, 95:23, 96:7, 98:20, 99:13, 100:5, 102:5, 102:17, 103:14, 104:25,	106:22, 107:7, 107:21, 108:8 <b>old</b> 25:2, 92:18 <b>on-site</b> 18:21, 71:10, 82:24 <b>once</b> 9:9, 77:2, 105:5 <b>one</b> 5:1, 5:5, 6:3, 8:3, 9:21, 10:9, 13:7, 14:12, 16:21, 19:19, 20:7, 20:25, 22:4, 23:21, 24:20, 27:8, 32:6, 35:19, 35:20, 35:24, 37:13, 37:20, 38:3, 39:11, 40:8, 40:9, 44:1, 44:4, 46:10, 47:24, 48:2, 49:13, 50:4, 60:19, 65:18, 66:15, 75:17, 76:2, 77:2, 78:2, 78:8, 80:3, 88:7, 88:22, 89:17, 90:6, 90:23, 94:1, 95:8, 97:24, 98:5, 98:6, 105:12, 105:23, 106:23, 107:12, 108:5 <b>onedrive</b> 12:25, 43:13 <b>ones</b> 23:24, 37:2, 57:2 <b>online</b> 12:22 <b>only</b> 10:7, 14:12,	32:21, 42:22, 44:21, 46:18, 47:17, 48:17, 51:10, 77:1, 92:5 <b>open</b> 8:23, 9:10, 11:17, 11:19, 12:2, 78:8, 86:17, 96:20, 96:22, 99:3, 105:9, 106:20 <b>opened</b> 5:10, 75:5 <b>opening</b> 3:3, 9:5, 9:22, 14:17, 14:19 <b>operate</b> 20:18, 26:24, 63:12 <b>operator</b> 27:11 <b>opinion</b> 51:18, 51:20, 58:23, 64:23, 65:4, 65:10, 90:17, 91:2, 100:14, 101:15, 102:6, 102:18 <b>opportunity</b> 7:6, 7:7, 7:10, 8:12, 11:22, 12:4 <b>oppose</b> 12:14 <b>opposed</b> 23:1, 91:14, 107:2 <b>opposition</b> 7:8, 9:11 <b>option</b> 34:22 <b>options</b> 6:2, 6:14, 13:7 <b>oral</b> 4:19, 105:6 <b>orange</b> 41:11, 80:15
---	--	--	---

<b>order</b> 15:9, 15:17, 15:21, 22:22, 32:20, 39:13, 42:19, 46:15, 52:15, 85:16, 93:19 <b>ordinance</b> 49:3, 91:14, 92:5, 92:12, 92:19, 93:7, 93:17, 93:21, 94:19, 95:4, 95:25, 101:6, 103:5, 104:13, 106:24, 107:19 <b>ordinances</b> 64:1 <b>organization</b> 19:24, 20:4 <b>organizations</b> 30:5 <b>organizers</b> 44:21 <b>orientation</b> 46:3 <b>original</b> 62:9, 97:25, 107:18 <b>other</b> 10:21, 14:8, 14:13, 37:20, 56:25, 60:19, 66:5, 76:3, 91:7, 94:15, 100:18, 102:10, 103:20, 103:25, 106:24, 107:18 <b>otherwise</b> 5:8, 28:5, 52:8, 59:11, 66:7, 82:5, 103:22, 109:8 <b>out</b> 10:10, 11:10, 15:16, 16:11, 26:15, 27:24, 29:25, 42:8,	44:2, 44:5, 44:15, 44:16, 44:20, 50:3, 53:14, 62:24, 63:1, 71:21, 73:4, 74:7, 81:6, 87:12, 97:23, 100:23 <b>outcome</b> 109:8 <b>outdoor</b> 96:15 <b>outline</b> 77:16, 78:19 <b>outlined</b> 64:11 <b>outreach</b> 10:22, 25:17 <b>outside</b> 39:20 <b>over</b> 6:2, 9:20, 10:2, 15:2, 15:5, 19:24, 29:11, 40:5, 52:11, 52:19, 66:11, 69:10, 69:22, 71:6, 81:21, 100:9 <b>overall</b> 22:14, 104:20 <b>overlap</b> 89:18, 89:22 <b>overlooking</b> 84:21 <b>overseeing</b> 31:3 <b>own</b> 12:11, 19:10, 30:2, 52:15 <b>owner</b> 19:4, 19:7, 20:11, 27:11, 72:23 <b>ownership</b> 19:23 <b>ozah</b> 4:17, 52:12,	53:14 <hr/> <b>P</b> <hr/> <b>pa</b> 20:19 <b>page</b> 3:2, 3:11, 35:24, 37:10, 43:7, 43:10, 48:5, 48:6, 48:8, 52:17, 53:1, 53:13, 75:1, 77:5, 77:15, 77:20, 78:5, 78:17, 80:5, 80:8, 80:10 <b>pages</b> 1:24 <b>paid</b> 22:12 <b>panels</b> 41:9 <b>parallel</b> 46:8, 51:4 <b>parcels</b> 102:25 <b>park</b> 1:4, 2:2, 7:18, 19:4, 19:8, 21:2, 46:25, 47:17, 74:17, 74:20, 78:20, 79:1, 89:11, 89:15, 92:23 <b>parking</b> 15:6, 23:13, 23:16, 23:18, 23:19, 32:22, 34:16, 36:13, 36:15, 36:17, 38:16, 38:22, 38:23, 38:24, 39:3, 39:25, 40:10, 40:11, 41:3, 41:18, 47:6, 48:15, 75:16, 75:17,	80:14, 80:16, 80:17, 81:2, 81:11, 81:14, 83:25, 84:1, 84:8, 84:14, 85:10, 95:25, 96:8, 96:12, 98:15 <b>parks</b> 89:8, 99:2 <b>part</b> 19:16, 21:14, 22:11, 22:14, 22:21, 26:5, 31:23, 42:14, 45:15, 45:16, 58:11, 58:12, 62:13, 64:18, 70:3, 70:25, 76:14, 82:17, 95:19, 106:2 <b>participants</b> 6:9 <b>participated</b> 21:7, 26:13 <b>participation</b> 26:3 <b>particular</b> 5:16, 5:17, 9:12, 29:13, 33:3, 50:11, 53:12, 53:18, 61:22, 71:17, 108:4 <b>parties</b> 7:6, 7:11, 109:7 <b>partner</b> 19:7 <b>partners</b> 19:8 <b>partnership</b> 1:5, 2:3, 7:18, 19:4, 19:9 <b>party</b> 105:5 <b>past</b> 15:2, 71:6,
---	---	--	---

<p>100:9 <b>path</b> 81:1, 89:15 <b>pattern</b> 86:6 <b>pauses</b> 66:4 <b>paved</b> 82:4 <b>pedestrian</b> 61:25, 62:18, 63:15, 63:17, 64:25, 89:7, 89:14 <b>penalties</b> 18:3, 28:25, 54:15, 60:4, 68:7 <b>people</b> 6:9, 11:6 <b>percent</b> 20:9, 20:10, 24:17, 24:23, 88:6, 89:9, 89:20, 93:19, 93:23, 94:11, 96:21, 96:22 <b>perfect</b> 44:25, 66:23 <b>period</b> 21:8 <b>perjury</b> 18:3, 28:25, 54:15, 60:4, 68:7 <b>permit</b> 91:24 <b>permitted</b> 15:16, 92:3, 92:6, 92:8, 93:3, 93:16 <b>person</b> 31:3 <b>personally</b> 32:7, 32:11 <b>perspective</b> 51:22, 58:21, 62:19, 73:12,</p>	<p>77:7 <b>pet</b> 5:12 <b>ph</b> 78:3 <b>philanthropic</b> 19:18, 19:23 <b>philosophy</b> 19:18 <b>phone</b> 2:9, 26:3 <b>photo</b> 3:20, 35:25, 43:9 <b>physical</b> 33:2, 61:21, 71:16, 71:21 <b>physically</b> 5:18 <b>pick</b> 10:12, 10:14 <b>pickup</b> 38:19 <b>piece</b> 22:10, 58:20 <b>pineway</b> 26:14, 36:10, 46:24, 49:14, 79:5, 84:9, 84:12, 84:17, 84:19 <b>piney</b> 4:6, 16:9, 23:14, 36:6, 36:9, 40:11, 46:8, 47:22, 58:2, 63:4, 63:5, 63:16, 75:13, 75:18, 75:25, 79:1, 79:6, 79:9, 79:14, 85:5, 85:11, 85:12, 87:19, 88:10, 88:17, 89:11, 89:13, 91:6, 105:2 <b>place</b> 17:6, 22:10,</p>	<p>25:5, 99:2 <b>placed</b> 38:24, 82:1 <b>placing</b> 51:1 <b>plan</b> 3:13, 3:14, 3:17, 8:1, 10:12, 10:14, 15:11, 15:12, 15:20, 24:12, 25:6, 38:5, 51:21, 58:12, 58:18, 64:18, 65:6, 71:25, 72:4, 72:6, 72:23, 72:25, 74:25, 75:9, 77:11, 77:15, 80:6, 81:9, 81:12, 81:20, 82:12, 82:13, 82:18, 82:20, 82:25, 84:4, 86:1, 86:2, 87:12, 87:24, 92:14, 93:22, 94:21, 94:23, 94:24, 95:19, 95:20, 96:5, 96:11, 96:24, 97:7, 97:10, 97:16, 98:2, 98:12, 98:19, 98:21, 98:24, 99:6, 99:9, 99:15, 100:16, 100:17, 100:20, 100:22, 101:3, 101:10, 101:13, 101:17, 101:20, 102:7, 102:13, 102:14, 102:19, 102:23, 106:1, 106:7, 107:3, 107:8 <b>planned</b> 30:20</p>	<p><b>planner</b> 7:25, 59:25, 100:15, 101:16 <b>planning</b> 11:3, 15:3, 15:4, 16:12, 16:15, 16:25, 17:1, 24:4, 24:5, 49:11, 49:12, 49:15, 56:7, 60:13, 61:1, 64:24, 65:5, 65:9, 69:7, 69:9, 69:11, 69:20, 69:22, 70:9, 70:13, 72:10, 72:13, 72:18, 77:20, 78:13, 78:15, 82:12, 85:22, 85:23, 86:1, 86:10, 88:20, 89:9, 92:23, 99:14, 99:15, 102:4, 106:5, 106:11, 106:17, 107:4 <b>plans</b> 21:22, 27:1, 58:17, 85:24, 95:4, 100:18, 100:22 <b>planting</b> 99:8 <b>platform</b> 4:14, 4:24, 4:25, 5:5, 5:17 <b>play</b> 75:19, 81:18 <b>playground</b> 75:19, 81:15, 82:1 <b>please</b> 5:2, 5:6, 5:12, 5:14, 6:4, 6:21, 6:22, 6:24, 7:11, 17:16, 17:23, 18:13,</p>
--	--	---	---

<p>28:8, 28:15, 28:23, 29:7, 43:1, 43:2, 45:12, 45:22, 52:8, 54:5, 54:13, 56:3, 56:13, 57:16, 59:10, 59:20, 60:2, 62:17, 66:6, 67:22, 68:4, 68:19, 69:5, 70:8, 73:10, 83:11, 88:2, 98:21, 103:21 <b>plus</b> 85:7 <b>point</b> 27:24, 45:22, 51:2, 58:3, 64:5, 84:16, 90:3, 97:6, 97:7, 98:11, 98:17 <b>pointing</b> 42:7, 46:2 <b>points</b> 65:1, 97:5, 97:8, 97:15, 98:14, 98:15, 98:17 <b>policy</b> 62:22 <b>portfolio</b> 20:7 <b>portion</b> 40:8 <b>possible</b> 10:12, 66:16, 98:17 <b>post</b> 10:12 <b>posted</b> 105:14, 107:15, 107:19, 107:22 <b>posting</b> 9:24, 10:4, 11:21, 12:1,</p>	<p>105:11, 107:14 <b>postings</b> 108:4 <b>potential</b> 99:4, 105:11 <b>potomac</b> 69:4 <b>poverty</b> 19:19 <b>pre-existing</b> 92:17 <b>pre-submission</b> 10:25 <b>precise</b> 12:13, 106:23 <b>predominantly</b> 20:11, 23:13 <b>prefer</b> 53:7 <b>prehearing</b> 21:15, 31:24, 43:9, 45:14, 62:14, 77:3, 80:9 <b>preliminary</b> 8:24, 9:21, 14:9, 14:14, 72:25, 82:13 <b>prepare</b> 56:23, 58:23, 105:4 <b>prepared</b> 24:1, 24:7, 56:12, 56:15, 57:2, 57:3, 57:8, 58:17, 71:1, 72:22 <b>preparing</b> 12:11 <b>prerequisite</b> 89:16 <b>prerequisites</b> 85:19, 87:25, 88:4, 88:5, 88:22, 90:16, 90:18 <b>present</b> 6:24, 9:6,</p>	<p>89:21, 89:25 <b>presented</b> 16:5 <b>presenter</b> 44:22, 44:23, 73:23, 73:25, 74:2 <b>presenters</b> 44:21 <b>preservation</b> 20:2 <b>preserving</b> 21:4 <b>presubmission</b> 16:20 <b>pretty</b> 15:1, 36:12, 51:18, 70:6, 75:7, 80:23, 104:21 <b>previous</b> 63:22, 70:7, 87:3 <b>previously</b> 22:9, 31:14, 54:24, 55:7, 60:15, 60:25, 103:6 <b>primary</b> 22:4 <b>principal</b> 30:1 <b>prior</b> 11:3, 32:12, 49:12 <b>private</b> 40:5 <b>probably</b> 49:18, 58:4, 75:6, 84:13, 98:2 <b>problem</b> 14:2, 45:7, 53:2 <b>problems</b> 5:1 <b>proceed</b> 17:11</p>	<p><b>proceeding</b> 5:8, 5:9 <b>proceedings</b> 8:22, 9:1, 109:4 <b>process</b> 4:13, 10:23, 24:23, 31:5, 32:19, 56:10, 58:18, 62:22, 81:20, 82:20, 83:1, 95:19, 96:24, 98:19 <b>professional</b> 29:21, 30:5, 30:13, 68:20 <b>profit</b> 30:11 <b>program</b> 15:14, 26:5 <b>project</b> 15:1, 16:6, 19:13, 23:7, 24:13, 25:19, 33:25, 43:4, 45:24, 59:24, 60:20, 63:20, 64:6, 71:7, 74:15, 83:13, 93:11, 95:21, 96:9, 97:4, 98:22, 101:5, 104:20, 104:23 <b>projects</b> 30:20, 64:25, 69:13, 69:14 <b>promote</b> 99:11 <b>promotes</b> 100:23 <b>properly</b> 74:9 <b>properties</b> 20:6, 20:7, 20:8, 20:10, 20:14, 20:25, 71:12, 76:3, 83:18, 83:19,</p>
---	--	--	---

85:8, 87:18, 88:23, 89:1, 89:3 <b>property</b> 4:6, 15:10, 15:22, 16:1, 18:18, 19:10, 19:20, 20:12, 20:23, 20:24, 21:1, 21:3, 21:4, 22:3, 22:5, 22:8, 27:15, 32:9, 32:17, 32:24, 33:2, 33:10, 39:21, 40:4, 40:24, 46:15, 47:7, 48:17, 48:19, 51:4, 51:5, 55:19, 55:24, 57:13, 58:2, 61:14, 61:18, 61:21, 62:18, 67:11, 71:3, 71:5, 71:9, 71:16, 72:9, 73:11, 73:13, 76:9, 76:10, 77:17, 77:19, 78:25, 79:12, 83:24, 84:13, 84:17, 84:19, 86:7, 86:13, 87:23, 88:9, 88:24, 89:1, 89:12, 90:11, 90:23, 90:24, 91:25, 92:2, 92:15, 92:20, 93:1, 93:3, 93:23, 94:21, 94:25, 95:5, 99:16, 103:6, 105:2 <b>proportion</b> 38:13 <b>proposal</b> 72:13, 99:5	<b>propose</b> 98:13 <b>proposed</b> 15:9, 15:19, 15:24, 16:25, 17:3, 23:17, 24:1, 24:17, 25:19, 26:1, 26:2, 30:22, 33:4, 34:14, 34:24, 35:6, 35:12, 35:23, 36:11, 37:6, 37:14, 38:13, 38:16, 41:4, 41:14, 41:18, 41:24, 42:23, 47:3, 50:22, 57:14, 57:22, 58:1, 58:24, 61:23, 63:14, 63:18, 71:18, 72:9, 72:11, 72:12, 80:1, 83:13, 85:25, 90:3, 92:8, 93:13, 93:15, 93:18, 94:24, 94:25, 95:5, 97:5, 98:16, 101:11, 102:8, 102:14 <b>proposes</b> 92:11, 96:22 <b>proposing</b> 30:23, 36:14, 36:15, 37:3, 40:23, 41:6, 41:7, 42:15, 42:21, 47:5, 79:10, 80:12, 81:10, 84:13, 93:11, 98:17, 99:24, 101:2 <b>protect</b> 86:22 <b>protecting</b> 81:7	<b>protection</b> 86:17 <b>protections</b> 86:18 <b>provide</b> 6:11, 7:9, 8:6, 9:21, 34:9, 56:2, 62:3, 80:24, 86:24, 88:18, 91:22, 96:19, 96:21, 102:15 <b>provided</b> 7:10, 72:17, 72:21, 72:24, 86:3, 97:6, 109:6 <b>provides</b> 89:7, 92:5, 92:9, 94:19, 95:18, 101:23 <b>providing</b> 41:17, 81:2, 84:3, 86:9, 86:21, 87:9, 99:6, 99:10, 101:1, 102:25 <b>proximity</b> 22:17, 98:13 <b>public</b> 4:3, 9:10, 9:11, 26:6, 30:17, 31:6, 52:16, 57:20, 58:24, 64:1, 64:7, 69:14, 74:20, 78:25, 80:25, 81:22, 82:22, 82:23, 85:9, 86:3, 89:7, 96:1, 96:20, 97:1, 97:5, 97:6, 97:7, 97:15, 98:11, 101:5, 101:13, 101:18, 101:20, 102:16, 103:1, 108:3	<b>pull</b> 12:25, 35:2, 35:22, 35:25, 38:4, 43:19, 43:21, 49:24, 52:24, 53:1, 53:3, 53:13, 53:17, 62:19, 73:18, 73:19, 73:21, 97:18, 98:3 <b>pulled</b> 97:25 <b>pulling</b> 77:1 <b>pump</b> 88:16 <b>punches</b> 14:6 <b>purple</b> 22:8, 22:18, 87:11, 88:10, 99:11, 101:24 <b>purpose</b> 14:20, 18:10, 21:3, 55:11, 61:7, 91:17 <b>purposes</b> 10:2, 22:25, 24:24, 31:17, 31:20, 31:22, 35:14, 49:10, 62:7, 70:9, 70:13, 77:8, 78:2, 85:19, 87:5, 87:6, 91:13, 91:14, 91:15, 105:15, 105:25 <b>pursuant</b> 92:7, 93:6, 93:16 <b>pushed</b> 46:14, 48:18 <b>put</b> 23:19, 31:6, 33:21, 35:9 <b>putting</b> 24:25, 32:12
--	---	--	---



<b>Q</b>	82:9, 94:1, 105:23 <b>quickly</b> 45:6 <b>quiet</b> 67:18 <b>quite</b> 70:19 <b>quote</b> 103:5	<b>ratio</b> 65:8 <b>re-asked</b> 45:20 <b>re-syndicated</b> 21:6 <b>reach</b> 42:20 <b>reached</b> 10:10, 26:15 <b>ready</b> 70:21 <b>real</b> 19:22 <b>really</b> 11:5, 11:9, 14:1, 14:21, 23:11, 87:8, 104:16, 104:23 <b>rear</b> 39:14 <b>reasonable</b> 57:25 <b>reasons</b> 100:10, 108:3 <b>rebuild</b> 23:19, 36:16 <b>rebuilding</b> 80:17 <b>recall</b> 45:11, 60:18 <b>receive</b> 106:7 <b>received</b> 11:2, 29:23 <b>recent</b> 60:18 <b>recently</b> 19:25 <b>recognize</b> 70:8 <b>recognized</b> 31:2, 31:10, 31:14, 55:5, 61:1, 70:4 <b>recommend</b> 99:16 <b>recommendation</b> 4:20, 4:22,	15:4, 16:18, 92:15, 105:5, 105:7, 106:8, 106:15, 106:18 <b>recommendations</b> 100:17, 100:21, 101:12 <b>recommended</b> 24:3, 87:23, 94:20, 106:3 <b>recommending</b> 78:14 <b>recommends</b> 99:1 <b>reconvene</b> 66:20, 67:2 <b>record</b> 5:10, 7:1, 7:13, 8:5, 8:10, 8:21, 10:2, 10:18, 11:17, 11:18, 11:19, 12:2, 17:17, 18:10, 22:25, 31:23, 35:6, 36:2, 45:12, 49:11, 49:13, 49:16, 55:3, 56:14, 60:24, 62:8, 62:9, 62:13, 66:21, 67:6, 67:9, 67:13, 70:3, 73:2, 77:4, 78:2, 105:9, 105:15, 106:1, 106:2, 106:6, 106:14, 106:15, 106:20, 106:25, 107:5, 107:15, 109:3 <b>recorded</b> 4:9, 67:9, 109:4 <b>recording</b> 108:13, 109:5 <b>records</b> 31:6
	<b>R</b>		
	<b>r</b> 47:8, 74:19, 79:3, 79:4, 79:6, 83:22, 84:10, 89:2, 89:3, 89:4, 92:18, 92:21, 92:24 <b>races</b> 19:1 <b>rail</b> 87:14 <b>raise</b> 5:18, 5:19, 5:21, 6:5, 6:14, 6:15, 14:14, 17:23, 28:4, 28:23, 52:8, 54:13, 59:10, 60:2, 66:7, 68:4, 103:21 <b>raised</b> 6:1 <b>ranch</b> 63:5 <b>range</b> 91:19 <b>ranged</b> 69:13 <b>rare</b> 90:6, 90:10 <b>rate</b> 104:16 <b>rates</b> 63:8 <b>rather</b> 9:14, 14:21		
<b>quality</b> 98:14 <b>quarter</b> 25:9, 25:10, 25:14, 25:15, 87:11, 88:6, 88:7, 100:23 <b>quarter-mile</b> 22:5, 22:7 <b>quarterback</b> 18:23 <b>quasijudicial</b> 30:17 <b>question</b> 5:15, 5:19, 6:4, 6:6, 6:23, 6:25, 7:4, 7:5, 13:19, 26:22, 27:8, 28:5, 34:7, 43:2, 45:20, 48:22, 51:17, 52:9, 52:22, 59:12, 64:14, 66:8, 66:14, 76:22, 90:13, 91:7, 94:2, 95:9, 100:10, 103:23, 105:23, 106:24, 107:13 <b>questions</b> 26:13, 26:16, 27:6, 28:3, 31:11, 51:16, 52:4, 52:6, 52:7, 59:5, 59:8, 59:10, 64:21, 66:1, 66:3, 66:6, 82:10, 100:7, 103:17, 103:18, 103:20 <b>quick</b> 13:19, 21:16, 27:8, 48:22, 52:22, 66:14,			

<b>recreation</b> 81:20, 89:8, 89:9, 89:10, 89:11, 96:8, 96:13 <b>red</b> 44:12, 74:4, 74:15, 77:15, 78:18 <b>redevelop</b> 99:23 <b>redevelopment</b> 23:7, 24:14 <b>reduce</b> 90:1 <b>reduced</b> 87:15 <b>redundant</b> 102:18 <b>refer</b> 9:13, 9:14 <b>reference</b> 56:13, 57:5, 70:2, 77:1 <b>refinanced</b> 21:6, 22:8 <b>refinancing</b> 22:11, 24:24 <b>refined</b> 96:23, 98:19 <b>refining</b> 81:19 <b>reflected</b> 106:16 <b>refresh</b> 12:21, 52:25, 53:12 <b>refreshes</b> 12:20 <b>regard</b> 9:24, 48:23, 58:8, 90:13, 91:12, 95:12, 95:25, 96:18 <b>regarding</b> 4:18, 75:10, 92:14, 101:4 <b>registered</b> 30:12	<b>registration</b> 30:9 <b>regular</b> 104:15 <b>regulations</b> 34:13 <b>reinvestment</b> 100:2, 102:3 <b>reinvestments</b> 99:4 <b>reiterating</b> 100:11 <b>related</b> 33:14, 109:6 <b>relation</b> 83:17 <b>relationship</b> 19:3 <b>relationships</b> 86:20 <b>relocate</b> 34:16, 81:15 <b>relocated</b> 81:18 <b>rely</b> 64:8 <b>remain</b> 16:1, 81:7 <b>remains</b> 27:11 <b>remarks</b> 4:12, 99:14, 104:7 <b>remember</b> 91:6 <b>remind</b> 11:11 <b>reminder</b> 74:2 <b>remote</b> 52:16, 53:15 <b>remove</b> 81:8 <b>removing</b> 80:13 <b>rendered</b> 80:6 <b>renderings</b> 51:8	<b>renovate</b> 37:4 <b>renovation</b> 18:19, 24:25, 25:5, 25:12 <b>renovations</b> 26:5, 29:19 <b>reopened</b> 53:14 <b>replaced</b> 15:23 <b>report</b> 4:20, 4:21, 15:4, 16:12, 16:17, 56:16, 78:5, 98:3, 105:4, 105:7, 106:8, 106:15, 106:17 <b>reporter</b> 4:11, 7:2, 105:20 <b>reports</b> 21:22, 56:12, 72:22 <b>repost</b> 10:15 <b>represented</b> 8:4 <b>request</b> 4:19, 4:21, 27:22, 44:5, 55:7, 104:22, 105:6 <b>requested</b> 15:17, 33:18, 71:23, 93:7, 93:10 <b>requesting</b> 10:11 <b>require</b> 88:15, 107:18 <b>required</b> 10:5, 11:1, 11:7, 16:13, 16:20, 22:22, 30:21, 31:1, 39:14, 62:5,	63:19, 65:21, 88:1, 93:19, 96:10, 97:1 <b>requirement</b> 49:1, 83:3, 83:8, 96:14, 96:23, 97:5, 97:9 <b>requirements</b> 33:17, 33:21, 34:13, 34:15, 58:7, 63:25, 71:23, 72:2, 82:11, 84:3, 86:3, 87:20, 87:25, 95:24, 96:1, 96:7, 96:10, 96:12, 96:15, 96:17, 97:4, 102:10 <b>requires</b> 49:7, 107:19 <b>residences</b> 79:16, 100:3 <b>residential</b> 15:24, 39:15, 40:8, 46:5, 48:13, 60:21, 69:13, 74:17, 78:21, 88:24, 88:25, 89:1, 89:3, 90:25, 91:1, 91:12, 91:18, 91:25, 93:5, 93:14, 93:15, 93:16, 103:6, 103:12 <b>residents</b> 25:22, 25:23, 25:24, 26:4, 26:11, 39:1, 99:5 <b>resources</b> 89:17, 90:8 <b>respect</b> 15:16, 25:18, 26:6, 34:9, 61:4, 62:3,
--	---	---	---

72:18 <b>respectful</b> 16:7, 34:17, 51:10 <b>respectfully</b> 104:22 <b>respond</b> 91:20 <b>responses</b> 70:7 <b>responsibilities</b> 18:14 <b>rest</b> 39:3 <b>restrictions</b> 21:9 <b>restroom</b> 66:17 <b>result</b> 64:6, 65:21, 93:2 <b>resume</b> 18:10, 21:14, 31:6, 31:23, 55:3, 55:4, 60:24, 70:3, 70:5 <b>resuming</b> 67:6 <b>retaining</b> 41:2, 84:17 <b>return</b> 52:11, 103:25 <b>returned</b> 52:12 <b>review</b> 31:7, 57:16, 58:13, 58:22, 64:2, 64:9, 69:6, 81:12, 95:19 <b>reviewed</b> 58:17 <b>reviewing</b> 45:11 <b>revised</b> 17:1, 98:2, 106:7	<b>revisions</b> 106:12, 106:17 <b>rezone</b> 99:21 <b>rezoning</b> 4:4, 9:15, 11:2, 15:9, 15:11, 15:17, 15:19, 16:20, 21:21, 22:3, 22:22, 23:8, 24:2, 26:2, 32:4, 55:15, 56:5, 56:9, 57:14, 58:24, 61:10, 67:11, 70:22, 70:25, 71:23, 71:25, 72:10, 80:1, 95:22, 99:16, 105:2 <b>rh</b> 76:12, 92:17, 103:11 <b>right</b> 6:12, 8:20, 10:14, 11:14, 12:9, 13:12, 13:23, 14:7, 14:8, 14:23, 17:15, 17:23, 26:8, 28:23, 32:2, 36:5, 36:7, 37:6, 38:2, 38:15, 38:17, 39:6, 40:20, 41:14, 42:7, 42:16, 42:18, 42:19, 43:17, 44:1, 44:12, 45:3, 45:8, 47:11, 49:20, 51:8, 54:13, 56:19, 60:2, 66:24, 68:4, 73:14, 74:3, 80:3, 82:2, 82:3,	83:23, 98:6 <b>right-hand</b> 6:10, 44:11 <b>right-of-way</b> 80:25, 85:6, 85:12 <b>risk</b> 21:1 <b>road</b> 16:9, 17:20, 36:6, 36:9, 40:12, 46:8, 47:22, 48:11, 54:8, 58:2, 59:24, 63:4, 63:5, 63:16, 68:1, 75:13, 75:18, 75:25, 79:6, 79:9, 85:5, 85:11, 85:12, 87:19, 88:17, 89:12, 91:6 <b>roadways</b> 61:24 <b>roll</b> 14:6 <b>room</b> 72:6 <b>rooms</b> 38:19, 38:20 <b>root</b> 19:19 <b>round</b> 24:18 <b>rouse</b> 19:16 <b>rouse's</b> 19:18 <b>route</b> 75:20, 89:7 <b>rubber</b> 41:9 <b>rules</b> 5:4 <b>run</b> 21:9 <hr/> <b>S</b> <hr/> <b>S</b> 19:16, 19:21	<b>safe</b> 65:2 <b>safety</b> 33:24 <b>said</b> 49:21, 53:18, 109:4 <b>same</b> 11:23, 20:4, 25:5, 25:13, 38:13, 42:17, 47:17, 61:3, 77:20, 77:24, 80:23, 87:7, 90:22 <b>sanitary</b> 58:25 <b>sarah</b> 12:15, 12:17, 13:16 <b>satisfied</b> 16:14, 64:1, 83:5, 88:1, 90:19, 97:9 <b>satisfies</b> 91:3, 95:2, 101:8, 102:13 <b>satisfy</b> 90:15, 90:20, 96:23, 97:5, 102:8, 104:20 <b>satisfying</b> 87:2 <b>saved</b> 12:25 <b>say</b> 9:12, 9:15, 10:21, 17:5, 19:22, 21:10, 21:19, 25:2, 26:7, 40:1, 46:17, 48:16, 49:10, 50:12, 52:1, 58:9, 62:10, 99:19, 100:12 <b>says</b> 106:24
--	--	---	--

<p><b>scale</b> 15:25, 30:22, 32:23, 40:2, 46:5, 46:11, 46:15, 47:24, 48:13, 49:5, 49:7 <b>scheduling</b> 10:13 <b>schematic</b> 35:24 <b>school</b> 77:25, 79:1 <b>science</b> 68:25 <b>scope</b> 62:23, 62:25, 63:2 <b>screen</b> 4:10, 5:19, 5:21, 5:23, 5:25, 6:10, 10:10, 36:1, 36:21, 44:11, 46:3, 46:24, 47:12, 49:25, 53:17, 73:18, 74:4, 77:2 <b>screened</b> 84:25 <b>screening</b> 84:3, 95:25, 96:9, 96:16 <b>second</b> 5:17, 6:17, 25:10, 38:21, 44:2, 48:2, 78:2, 80:19 <b>section</b> 37:15, 49:2, 90:14, 90:23, 92:4, 92:7, 92:9, 92:16, 93:2, 93:6, 93:17, 94:18, 95:3, 95:17, 96:25, 103:4 <b>sectional</b> 86:11</p>	<p><b>sections</b> 101:7 <b>sector</b> 72:4, 72:6, 92:14, 94:21, 98:21, 98:24, 99:6, 99:15, 101:10, 101:12 <b>sediment</b> 3:16, 56:24, 57:6, 57:23 <b>see</b> 5:21, 8:3, 10:9, 12:6, 13:6, 17:24, 26:5, 35:11, 35:25, 36:1, 36:5, 36:7, 36:21, 37:20, 38:5, 38:13, 38:15, 39:2, 39:12, 39:21, 39:22, 39:23, 40:7, 40:11, 40:18, 40:25, 41:8, 41:10, 41:11, 41:13, 43:15, 44:7, 44:22, 45:9, 45:18, 46:4, 50:6, 50:22, 51:6, 51:7, 52:14, 52:22, 52:23, 53:8, 59:17, 59:19, 66:25, 74:8, 74:10, 75:9, 75:23, 76:1, 77:10, 77:14, 77:15, 77:23, 80:10, 92:19, 93:25, 108:6 <b>seeing</b> 8:8, 28:6, 52:10, 59:13, 66:9, 103:24 <b>seek</b> 15:20, 94:9,</p>	<p>95:20 <b>seeking</b> 22:2 <b>seeks</b> 91:24 <b>seen</b> 108:2 <b>sell</b> 27:15 <b>send</b> 13:3, 13:19, 13:20, 13:23, 107:4 <b>senior</b> 29:16 <b>sense</b> 73:3, 73:16, 77:5, 99:2 <b>sent</b> 21:13 <b>separate</b> 24:15, 84:18 <b>separated</b> 47:4, 79:13 <b>serve</b> 38:25 <b>served</b> 58:24 <b>service</b> 41:24, 42:2, 57:22, 63:13, 64:12, 88:15, 88:18 <b>services</b> 34:9, 38:18, 56:3, 58:25, 62:2, 62:25, 72:17 <b>session</b> 4:9 <b>set</b> 14:22, 23:17, 86:14, 89:8, 101:6 <b>setback</b> 39:13, 39:14, 39:17, 40:20, 47:4, 94:16,</p>	<p>94:18 <b>setbacks</b> 94:21, 95:5 <b>settings</b> 91:21 <b>seven</b> 46:17 <b>seven-story</b> 39:23 <b>several</b> 21:8, 24:4, 25:22, 32:12, 55:1, 56:25, 63:16, 71:6, 76:7, 81:10, 101:21 <b>sewer</b> 57:20, 57:22, 58:25, 88:14 <b>sha</b> 62:11, 64:2 <b>sha's</b> 64:8 <b>shading</b> 76:2 <b>shall</b> 46:23 <b>share</b> 44:2, 44:5, 44:13, 44:22, 53:3, 53:17, 73:18, 73:19, 79:12 <b>shared</b> 74:3 <b>sharing</b> 44:19, 50:3, 51:15 <b>sheltered</b> 63:17 <b>shore</b> 20:20 <b>short</b> 67:17, 70:21, 89:14 <b>shorter</b> 84:5 <b>shortly</b> 7:10, 36:1</p>
--	--	--	---

<b>shot</b> 27:23 <b>should</b> 4:9, 6:11, 13:13, 16:23, 21:13, 23:7, 24:2, 24:10, 25:13, 33:25, 35:16, 36:1, 37:13, 44:6, 44:12, 53:1, 73:25, 74:2, 80:1, 83:15, 98:8, 106:7, 107:2, 107:3 <b>show</b> 40:17, 51:8, 57:2 <b>showcase</b> 50:21 <b>shown</b> 94:24, 96:11, 97:15 <b>shows</b> 38:21, 39:9, 41:16 <b>side</b> 6:10, 15:22, 23:13, 23:14, 23:15, 36:7, 38:17, 39:22, 40:4, 41:5, 46:6, 46:13, 46:23, 47:12, 47:22, 49:6, 52:18, 56:7, 58:14, 58:15, 72:19, 72:20, 75:16, 76:8, 80:14, 81:3, 81:23, 82:4, 83:21, 84:4, 84:8, 84:25, 85:3, 85:8, 89:13 <b>sides</b> 63:16 <b>sidetracked</b> 45:21	<b>sidewalk</b> 89:13 <b>sidewalks</b> 63:15 <b>siding</b> 41:10 <b>sign</b> 10:4, 10:7, 10:11, 10:18, 11:7, 107:14 <b>signal</b> 6:6, 28:5 <b>signature-bi6ds</b> 109:10 <b>signed</b> 7:8 <b>significant</b> 10:22, 46:7, 47:5, 47:18, 48:15, 50:24, 75:23, 83:23, 84:11, 99:9 <b>significantly</b> 84:5, 84:20, 94:6 <b>signs</b> 86:9 <b>silver</b> 4:7, 17:20, 54:8, 68:1, 105:3 <b>similar</b> 31:5, 40:19, 60:20, 64:14, 79:10, 87:18 <b>simple</b> 104:10 <b>since</b> 29:24, 32:7, 44:20, 76:12, 78:14, 84:14, 106:19 <b>single</b> 64:5, 75:18 <b>single-family</b> 26:12, 46:4, 46:6, 48:24, 74:17, 78:20, 79:11, 79:16, 83:22, 87:17 <b>sir</b> 8:15, 18:2, 28:22, 28:24, 54:14, 60:3, 68:6 <b>site</b> 15:5, 15:12, 15:20, 22:17, 22:19, 23:7, 23:9, 23:12, 24:12, 24:14, 33:3, 33:9, 33:15, 34:11, 34:12, 34:15, 34:21, 34:22, 39:2, 39:22, 40:3, 42:16, 46:7, 47:9, 48:12, 58:1, 58:6, 58:12, 58:18, 61:22, 63:5, 64:18, 65:1, 65:20, 69:12, 71:17, 74:15, 74:23, 75:12, 75:15, 75:20, 75:25, 76:4, 76:8, 77:17, 80:1, 80:23, 80:25, 81:12, 81:19, 82:18, 82:25, 83:23, 85:17, 87:7, 88:6, 88:19, 89:6, 89:24, 90:5, 90:6, 91:3, 91:22, 94:21, 95:19, 95:20, 96:5, 96:21, 96:22, 96:24, 97:10, 98:14, 98:19, 99:23, 104:19, 108:4 <b>sitting</b> 36:12	<b>situation</b> 5:11, 103:10 <b>size</b> 30:22, 32:23, 75:12, 86:13, 88:13, 88:19, 92:1, 93:1, 94:17, 95:7, 95:17 <b>sizes</b> 95:18 <b>sketch</b> 15:12, 15:20, 24:12, 58:12, 58:18, 81:12, 81:19, 82:18, 82:25, 95:20, 96:5, 96:24, 97:10, 98:19 <b>slightly</b> 17:1, 24:5, 77:21, 77:23, 79:20 <b>slope</b> 76:2, 79:15, 82:6 <b>slopes</b> 89:19, 89:20 <b>slow</b> 82:3 <b>smack</b> 23:12 <b>small</b> 6:9, 22:10, 22:12, 74:21, 75:21, 76:9, 82:4 <b>smaller</b> 15:25, 77:22, 77:24, 79:20 <b>smiley</b> 6:1 <b>snacks</b> 67:18 <b>societies</b> 30:5 <b>society</b> 69:3
--	--	---

<p><b>soils</b> 89:21 <b>soj</b> 91:9 <b>some</b> 5:12, 5:16, 6:4, 6:14, 12:20, 20:7, 20:8, 20:10, 21:1, 22:1, 26:16, 27:23, 33:8, 34:16, 38:19, 38:24, 40:9, 40:18, 41:10, 47:5, 51:11, 66:17, 67:17, 74:21, 76:1, 76:16, 78:12, 81:20, 81:21, 81:22, 84:1, 100:6 <b>somebody</b> 99:22 <b>somehow</b> 41:22 <b>someone</b> 6:22, 7:3, 39:22 <b>something</b> 13:14, 35:8, 53:20 <b>sometime</b> 25:14 <b>sometimes</b> 5:8, 45:6, 97:21, 108:1, 108:3 <b>somewhat</b> 106:23 <b>soon</b> 10:11, 12:23, 88:12 <b>sorry</b> 5:23, 9:13, 9:17, 20:17, 20:20, 39:8, 50:16, 57:1, 57:7, 76:21,</p>	<p>78:1, 83:18, 95:8, 102:18, 103:14, 105:9, 106:22, 107:12 <b>sort</b> 12:21, 49:1, 58:20, 64:21, 76:15, 87:3, 100:6, 104:16 <b>soto</b> 7:19, 7:20, 28:11, 28:12, 28:14, 28:17, 28:18, 29:2, 29:7, 29:10, 29:14, 29:23, 30:3, 30:7, 30:14, 30:19, 31:10, 31:16, 32:2, 32:6, 32:11, 32:18, 33:7, 33:20, 34:2, 34:11, 35:4, 35:18, 35:20, 36:4, 36:24, 37:10, 37:13, 38:2, 38:6, 38:8, 38:12, 40:16, 41:21, 42:1, 43:1, 43:6, 45:19, 46:1, 48:3, 48:10, 48:22, 49:4, 49:8, 49:17, 50:10, 50:13, 50:20, 51:15, 51:23, 52:3, 52:7, 56:7, 83:12 <b>soto's</b> 31:23 <b>sound</b> 26:8 <b>south</b> 16:9, 23:14, 39:1, 40:4, 47:21, 48:12,</p>	<p>48:20, 74:22, 77:22, 77:25, 78:25, 79:1, 79:6, 80:18, 81:23, 85:5, 85:8, 89:4, 89:11 <b>southeast</b> 75:25 <b>southern</b> 20:19 <b>southwest</b> 37:7 <b>sowe</b> 14:25 <b>space</b> 40:5, 41:16, 82:22, 82:23, 86:14, 86:17, 96:20, 96:21, 96:22 <b>spaces</b> 23:14, 34:16, 39:3, 81:22, 99:3 <b>speak</b> 7:7, 7:8, 16:10, 23:6, 24:10, 35:19, 41:23, 49:18, 76:17, 77:5, 87:1, 87:22 <b>speakers</b> 53:17 <b>speaking</b> 5:7, 87:3 <b>speaks</b> 73:5 <b>specialize</b> 29:15 <b>specialty</b> 18:20 <b>species</b> 90:7, 90:10 <b>specific</b> 34:9, 58:9, 62:2, 72:17, 73:4, 83:3,</p>	<p>87:4, 97:8 <b>specifically</b> 4:13, 29:17, 51:20, 65:6, 73:11, 85:15, 91:13, 94:16, 94:20, 96:4, 100:15, 101:17, 101:22, 102:7, 102:19 <b>specifications</b> 27:1 <b>spoken</b> 100:8 <b>spring</b> 4:7, 17:21, 54:9, 68:1, 74:21, 105:3 <b>square</b> 90:2, 90:5, 97:2 <b>squeeze</b> 22:19 <b>staff</b> 16:25, 24:4, 72:13, 77:20, 78:3, 78:5, 78:13, 78:15, 79:19, 83:15, 92:23, 94:4, 98:3, 99:14, 102:4, 106:4, 106:11 <b>staff's</b> 15:4, 16:12, 16:15 <b>staging</b> 86:2 <b>standard</b> 65:8, 95:15 <b>standards</b> 49:2, 71:24, 76:15, 76:18, 85:17, 85:20, 86:22, 92:13, 94:15, 95:2, 101:6, 101:8, 102:8, 102:13</p>
---	--	---	--

<b>standpoint</b> 57:14, 57:24, 58:5, 72:10 <b>start</b> 8:24, 14:15, 17:7, 25:13, 25:14, 34:24, 35:5, 36:4, 38:15, 42:1, 46:2, 46:3, 62:22, 83:21, 85:18 <b>started</b> 4:15, 19:16, 30:2, 32:18, 71:6 <b>starting</b> 88:4 <b>state</b> 17:16, 28:15, 30:13, 54:5, 59:20, 63:11, 64:3, 67:22, 68:24, 68:25, 69:1, 97:1, 100:10 <b>stated</b> 51:23, 63:10, 64:8, 79:18, 79:20 <b>statement</b> 3:3, 3:8, 9:5, 9:18, 14:17, 14:20, 51:24, 62:5 <b>statements</b> 9:23 <b>station</b> 22:8, 47:25, 48:14, 79:7, 88:8, 88:11, 88:16, 99:11, 101:24 <b>stay</b> 27:22, 107:19 <b>steep</b> 76:1, 79:15 <b>steeper</b> 76:3	<b>step</b> 27:24 <b>stepping</b> 84:2 <b>steps</b> 24:15, 46:16, 48:25 <b>stick</b> 48:7 <b>still</b> 11:13, 13:18, 21:9, 44:20, 52:24, 98:10, 105:20 <b>stock</b> 88:10 <b>stop</b> 50:2, 51:15, 88:8 <b>stops</b> 63:17 <b>storefront</b> 41:12 <b>stories</b> 23:11, 36:11, 36:17, 37:1, 39:8, 46:13, 46:16, 46:17, 46:18, 80:21, 84:7, 84:20 <b>storm</b> 57:23, 57:24, 58:10, 59:1, 64:15, 81:4, 81:21, 99:7 <b>stormwater</b> 58:14 <b>story</b> 23:20, 36:7, 36:13, 36:16, 38:24, 46:6, 46:24, 47:24, 50:25, 75:16 <b>strange</b> 37:19 <b>streams</b> 89:22 <b>street</b> 28:19, 46:8,	47:23, 71:13, 74:20, 90:24 <b>strong</b> 99:1 <b>strongly</b> 22:16 <b>structure</b> 19:9, 23:16, 36:13, 36:15, 36:17, 38:16, 38:22, 38:24, 39:7, 40:11, 75:19, 80:14, 80:17, 80:18, 84:15, 98:15 <b>student</b> 29:17 <b>studies</b> 56:8 <b>study</b> 62:5, 62:9, 62:12, 62:23, 63:3, 63:8, 63:10, 63:24, 64:4, 64:9, 65:21 <b>stuff</b> 45:21 <b>style</b> 78:22, 79:4 <b>subcategory</b> 98:15 <b>subdivision</b> 69:13 <b>subject</b> 15:13, 20:23, 20:24, 32:3, 32:4, 32:9, 32:16, 55:14, 55:19, 55:23, 57:13, 61:10, 61:14, 61:18, 62:17, 71:3, 71:9, 72:9, 73:11, 77:17 <b>submission</b> 16:11, 21:15, 31:15, 31:24,	33:22, 43:9, 43:20, 45:15, 45:16, 58:12, 62:14, 80:9, 98:1, 106:2 <b>submissions</b> 77:4 <b>submit</b> 10:5, 10:16, 106:6, 106:25, 107:9, 107:14 <b>submitted</b> 10:1, 10:18, 15:3, 21:23, 27:1, 43:21, 49:13, 49:15, 58:17, 63:1, 107:1 <b>subsequent</b> 97:10 <b>substance</b> 4:15, 100:8 <b>substantially</b> 100:16, 100:21 <b>substantive</b> 11:5 <b>successfully</b> 24:11 <b>suggestion</b> 11:19 <b>suitability</b> 57:13, 72:9, 72:12 <b>suitable</b> 72:14 <b>suite</b> 2:7, 17:20, 28:19, 59:24, 68:1 <b>summarizing</b> 9:18 <b>supplement</b> 106:14 <b>support</b> 9:12, 63:13, 100:1 <b>supported</b> 85:25
--	---	--	--

<p><b>sure</b> 5:6, 6:18, 11:11, 11:22, 12:3, 13:23, 19:6, 19:14, 21:17, 22:6, 23:3, 23:9, 25:20, 27:9, 29:23, 34:14, 35:22, 40:15, 41:21, 49:5, 50:1, 56:17, 66:18, 68:5, 72:21, 77:10, 83:16, 83:19, 85:21, 88:3, 94:3, 107:24</p> <p><b>surface</b> 23:12</p> <p><b>surrounding</b> 16:7, 32:16, 34:19, 43:5, 45:25, 55:23, 61:18, 71:9, 71:11, 71:14, 76:7, 76:25, 77:2, 77:6, 77:8, 77:11, 77:15, 77:19, 77:21, 78:4, 78:19, 78:24, 79:19, 79:23, 83:14, 101:14, 102:1, 102:15, 103:8</p> <p><b>survey</b> 5:20, 56:6, 63:15</p> <p><b>surveys</b> 32:13, 33:8</p> <p><b>suspect</b> 53:16</p> <p><b>sustainability</b> 86:15</p> <p><b>sustainable</b> 99:7</p> <p><b>swear</b> 18:2, 28:24,</p>	<p>54:14, 60:3, 68:7</p> <p><b>sworn</b> 9:3</p> <p><b>system</b> 12:20</p> <p><b>systems</b> 65:1</p> <hr/> <p><b>T</b></p> <hr/> <p><b>t-shaped</b> 42:21</p> <p><b>tab</b> 6:9</p> <p><b>table</b> 92:7, 97:6, 98:1</p> <p><b>take</b> 16:8, 25:5, 25:10, 26:19, 36:20, 45:6, 66:16, 67:1, 108:12</p> <p><b>taken</b> 25:18, 42:9</p> <p><b>takes</b> 97:21, 100:6</p> <p><b>taking</b> 4:17, 8:24, 14:15, 42:12, 66:3</p> <p><b>talk</b> 15:15, 72:16, 72:19, 73:18, 83:10, 98:20, 99:16</p> <p><b>talking</b> 20:9, 49:9, 50:3</p> <p><b>taller</b> 84:20</p> <p><b>tax</b> 15:14, 21:6, 21:8, 24:18, 24:23</p> <p><b>team</b> 10:3, 16:15, 33:8, 52:12,</p>	<p>53:12, 57:8, 71:1, 72:23, 107:24</p> <p><b>teams</b> 4:13, 4:24, 5:5</p> <p><b>technical</b> 21:16, 58:21, 78:5, 98:3</p> <p><b>technological</b> 45:21</p> <p><b>technology</b> 14:4</p> <p><b>telework</b> 5:11</p> <p><b>tell</b> 4:23, 39:23, 45:22</p> <p><b>terminology</b> 21:21</p> <p><b>terms</b> 6:16, 22:2, 35:2, 40:6, 41:6, 42:14, 46:2, 46:11, 46:17, 47:2, 47:16, 50:24, 77:8, 91:13</p> <p><b>terrible</b> 16:2</p> <p><b>terrific</b> 104:20</p> <p><b>test</b> 34:12, 34:21</p> <p><b>testified</b> 30:17, 30:19, 31:1, 54:22, 60:13, 69:19, 69:23</p> <p><b>testify</b> 9:11, 14:21, 16:16, 17:6, 75:10</p> <p><b>testifying</b> 6:19, 6:22, 6:23</p> <p><b>testimony</b> 3:4, 3:5, 3:6, 3:7, 4:18, 5:7,</p>	<p>7:10, 8:6, 9:3, 9:7, 9:10, 16:23, 17:4, 18:3, 28:6, 28:25, 32:3, 35:14, 52:10, 54:15, 55:14, 59:14, 60:4, 66:9, 68:8, 70:20, 72:6, 72:15, 73:4, 76:17, 100:9, 100:12, 103:25, 104:9, 105:19</p> <p><b>th</b> 11:4, 12:3, 24:6, 82:14, 105:18</p> <p><b>thanks</b> 13:17</p> <p><b>themselves</b> 8:5, 8:10, 8:21, 52:23</p> <p><b>theory</b> 94:6</p> <p><b>thereof</b> 18:19</p> <p><b>thick</b> 84:3</p> <p><b>thing</b> 34:12, 98:3, 104:14</p> <p><b>things</b> 12:22, 38:20, 45:22, 46:10, 71:13</p> <p><b>think</b> 10:12, 10:22, 11:5, 12:12, 13:8, 15:1, 16:21, 34:6, 34:22, 35:10, 37:22, 37:24, 41:21, 49:9, 49:17, 49:18, 51:16, 51:17, 53:9, 53:10, 63:21, 63:23,</p>
--	---	---	--



Transcript of Hearing  
Conducted on April 12, 2021

64

<p>64:7, 70:5, 73:1, 73:2, 74:14, 74:23, 75:6, 76:14, 76:23, 79:18, 80:13, 81:24, 82:6, 85:13, 85:17, 87:2, 91:8, 94:4, 99:13, 100:5, 100:7, 102:6, 104:9, 104:10, 104:19, 105:18, 106:19 <b>third</b> 23:22, 23:24, 25:14, 25:15 <b>thorough</b> 49:9 <b>thoroughly</b> 51:18 <b>threatened</b> 90:7, 90:10 <b>three</b> 6:13, 23:22, 26:11, 35:13, 39:8, 39:9, 39:10, 39:11, 46:5, 46:12, 46:18, 63:3, 66:16, 76:2 <b>three-bedroom</b> 37:2 <b>three-story</b> 47:14 <b>threes</b> 23:24 <b>thresholds</b> 64:10 <b>throat</b> 16:2 <b>through</b> 9:6, 10:23, 15:12, 19:9, 22:3, 24:11, 25:7, 31:5, 31:12, 40:8, 43:16, 52:18,</p>	<p>70:20, 74:8, 81:19, 82:17, 82:19, 86:9, 88:4, 90:17, 93:9, 96:24, 98:19, 99:2, 100:1, 104:9, 107:15 <b>throughout</b> 76:8, 81:11, 100:25 <b>time</b> 11:12, 11:17, 11:23, 17:6, 17:9, 21:1, 21:7, 25:5, 25:13, 27:6, 27:15, 28:4, 31:9, 47:17, 52:4, 52:8, 52:15, 60:18, 60:19, 66:1, 66:6, 66:10, 66:19, 66:21, 66:25, 67:22, 70:9, 83:6, 94:16, 96:5, 97:10, 100:25, 103:17, 103:21, 104:3, 104:4, 104:23, 105:18, 105:19, 108:10 <b>times</b> 7:1, 32:12, 55:1, 60:17, 71:6, 87:15, 106:23 <b>timing</b> 24:13 <b>tired</b> 25:2 <b>today</b> 4:2, 4:18, 4:20, 6:12, 6:17, 6:19, 7:12, 8:7, 10:12, 12:1, 13:6, 14:10,</p>	<p>14:16, 16:3, 16:5, 31:5, 32:5, 33:18, 55:8, 55:16, 61:11, 70:10, 70:23, 71:24, 104:18, 105:23, 106:19 <b>today's</b> 11:21, 14:15, 55:11, 105:8, 105:10, 105:17 <b>together</b> 26:17, 32:12, 33:7, 33:21 <b>tomorrow</b> 10:14 <b>took</b> 43:3, 45:23 <b>toolbar</b> 6:8, 44:11 <b>top</b> 4:10, 5:22, 5:25, 6:8, 23:18, 23:20, 74:3, 80:21 <b>topography</b> 33:5, 33:9, 34:20, 39:5, 40:1, 46:19, 47:16, 56:6, 76:6, 83:23 <b>total</b> 51:2, 93:3, 93:11, 93:23, 98:18 <b>touch</b> 41:22, 50:10, 82:21, 96:3, 96:6, 97:13 <b>touched</b> 34:6, 63:22, 83:11 <b>touching</b> 49:6 <b>toward</b> 16:9, 24:18 <b>towards</b> 5:22, 37:6,</p>	<p>39:13, 39:20, 41:14, 42:19, 44:11, 47:11, 47:21 <b>tower</b> 23:10, 23:23, 24:24, 25:1, 25:6, 25:11, 41:14, 60:21, 79:5, 84:12, 84:17, 84:19 <b>towers</b> 26:14, 36:10, 46:24, 49:14, 79:8, 84:9 <b>townhome</b> 88:25 <b>townhomes</b> 74:21, 79:7 <b>townhouse</b> 90:25 <b>tract</b> 93:1 <b>traffic</b> 7:23, 59:18, 59:23, 59:25, 61:6, 62:4, 62:9, 62:18, 62:23, 63:10, 63:24, 65:7, 65:9, 65:18, 65:21 <b>trafficked</b> 108:6 <b>transaction</b> 24:20 <b>transcribed</b> 1:25, 109:4 <b>transcriber</b> 109:1 <b>transcript</b> 11:18, 105:10, 109:3 <b>transit</b> 61:24, 62:18, 87:15, 88:5, 88:8, 88:10, 98:13, 99:11,</p>
--	--	--	--

100:24 <b>transitional</b> 88:23 <b>transmitted</b> 15:5 <b>transportation</b> 59:25, 60:13, 60:14, 61:1, 62:25, 64:18, 64:23, 65:5, 99:12 <b>trash</b> 38:19, 42:3, 42:9, 42:11, 42:12, 96:18 <b>trees</b> 33:10, 34:20, 46:20, 47:6, 47:19, 81:6, 81:7, 81:8, 81:10, 99:8, 99:9 <b>tremendously</b> 104:19 <b>trends</b> 86:10 <b>truck</b> 42:3, 42:14, 42:15, 42:17, 42:18, 42:21, 81:3 <b>trucks</b> 41:24, 42:8 <b>true</b> 6:20, 109:3 <b>truth</b> 18:4, 29:1, 54:16, 60:5, 68:8, 68:9 <b>trying</b> 33:13, 50:21 <b>tuned</b> 52:14 <b>turn</b> 6:24, 9:20, 42:22, 52:19, 59:19, 66:11, 85:7	<b>turnaround</b> 75:22 <b>turnarounds</b> 81:3 <b>turning</b> 47:23 <b>tweaked</b> 106:4 <b>two</b> 6:9, 8:23, 13:7, 23:16, 24:15, 25:20, 26:11, 30:19, 30:20, 36:13, 36:16, 37:8, 38:21, 38:23, 38:24, 39:11, 39:24, 40:9, 46:5, 47:7, 47:14, 47:19, 65:15, 69:10, 75:15, 81:16, 82:9, 84:7, 90:16, 90:18, 90:21 <b>two-story</b> 38:14, 80:14, 80:17 <b>twos</b> 23:22, 23:24, 37:2 <b>type</b> 19:13, 88:22, 92:10, 92:11, 95:3 <b>types</b> 86:12, 91:15, 91:20, 92:3 <b>typically</b> 9:15, 11:16, 106:10, 107:17 <hr/> <b>U</b> <hr/> <b>uli</b> 30:9 <b>ultimately</b> 18:24, 26:23 <b>unable</b> 74:7	<b>under</b> 9:4, 13:3, 18:2, 25:8, 28:24, 54:14, 60:3, 65:8, 68:7, 88:11, 89:9, 90:14, 90:22, 91:10, 93:7, 93:8, 95:24, 103:6 <b>underground</b> 33:13, 39:25 <b>understand</b> 33:13 <b>understanding</b> 26:13, 64:14, 64:16, 64:19, 94:9, 96:3, 99:17, 107:23 <b>undue</b> 25:7 <b>unfortunately</b> 10:7, 10:20, 13:5 <b>unit</b> 30:20, 91:1, 92:8 <b>units</b> 3:19, 15:8, 15:10, 15:11, 15:13, 15:18, 15:24, 20:9, 20:10, 22:17, 22:20, 22:23, 23:11, 23:21, 23:23, 35:11, 35:12, 37:2, 63:14, 91:25, 92:19, 92:21, 93:9, 93:18, 93:23, 94:5, 94:7, 98:16, 103:2, 104:12 <b>university</b> 63:4, 68:24, 78:23, 79:13, 102:2 <b>unless</b> 8:20, 43:18,	78:12 <b>unloading</b> 41:24, 42:3 <b>unquote</b> 103:5 <b>unrestricted</b> 20:8 <b>until</b> 5:14, 6:22, 11:25, 66:20, 67:2, 106:7 <b>update</b> 62:12 <b>updated</b> 51:7, 106:16, 107:9 <b>upgrade</b> 25:1, 88:15 <b>upgraded</b> 44:7 <b>upgrading</b> 80:25, 81:3, 81:4 <b>upper</b> 36:5, 44:10 <b>urban</b> 7:20, 28:18, 29:17, 30:9, 69:11 <b>use</b> 5:21, 7:15, 21:20, 43:2, 48:9, 52:17, 53:18, 62:20, 66:17, 74:16, 75:4, 76:5, 77:13, 77:20, 79:14, 82:22, 82:23, 86:5, 86:7, 86:8, 86:16, 86:25, 87:7, 91:21, 92:7, 92:9, 92:24, 101:3, 101:11 <b>uses</b> 16:7, 43:5, 45:25, 76:7,
--	--	--	---

85:25, 86:12, 86:21, 87:18, 91:15, 92:3, 92:5, 102:1, 102:24, 104:17 <b>using</b> 4:14, 4:23, 40:18, 42:4, 71:12 <b>usually</b> 13:5 <b>utilities</b> 33:14, 57:20 <b>utilizing</b> 58:3	<b>view</b> 16:16, 34:15, 36:6, 45:24, 46:21, 48:5, 51:7, 71:13 <b>village</b> 74:17, 78:20 <b>virginia</b> 20:19 <b>virtual</b> 4:14, 4:23, 5:17, 6:21, 28:4, 44:3, 52:8, 59:11, 66:7, 103:22 <b>virtually</b> 1:10, 26:17 <b>visibility</b> 65:1 <b>visible</b> 46:19 <b>visited</b> 32:9, 32:11, 32:16, 34:11, 55:19, 55:23, 61:14, 61:18, 71:3, 71:5, 71:9 <b>visitors</b> 39:1 <b>volume</b> 65:8 <b>vpn</b> 13:5	<b>want</b> 19:21, 21:10, 25:2, 26:7, 38:23, 43:23, 52:14, 53:2, 78:8, 87:13, 87:14, 97:18, 99:11, 99:20, 100:24, 106:5 <b>wanted</b> 9:23, 18:9, 21:15, 23:1, 34:8, 49:4 <b>washington</b> 28:20, 30:20 <b>water</b> 57:20, 57:21, 57:23, 58:10, 58:25, 64:15, 66:17, 81:4, 81:21, 88:14, 88:17, 88:18, 99:8 <b>way</b> 5:2, 6:15, 6:25, 22:20, 34:17, 43:21, 45:2, 48:6, 75:17, 79:13 <b>ways</b> 19:19, 22:19, 101:21 <b>we'll</b> 80:17, 81:1, 81:4, 81:9, 82:19 <b>we're</b> 4:23, 20:9, 31:5, 36:16, 37:2, 37:4, 38:22, 58:3, 80:12, 80:24, 81:15, 84:13, 84:24, 87:9, 91:4, 99:7, 99:24, 105:9, 105:17 <b>we've</b> 15:1, 19:24,	25:20, 26:7, 40:4, 56:4, 57:22, 70:19, 71:10, 104:9 <b>weather</b> 108:2 <b>web</b> 12:19 <b>webmaster</b> 12:21 <b>website</b> 13:20, 52:12, 52:13, 52:16, 53:14, 53:17, 73:14, 74:8, 105:14 <b>weekend</b> 10:2, 12:20 <b>welcome</b> 9:8, 17:10, 45:18, 52:15, 75:10 <b>well-qualified</b> 69:23 <b>went</b> 10:4, 31:12, 70:6, 90:17 <b>west</b> 15:22, 23:15, 26:14, 36:10, 40:22, 42:24, 46:22, 50:11, 50:25, 51:11, 74:19, 75:16, 77:24, 78:24, 79:10, 80:14, 83:20, 84:9, 84:25, 87:18, 89:4, 89:14, 91:5 <b>western</b> 40:24, 51:4 <b>wetland</b> 89:19, 89:22 <b>whatever</b> 18:25, 26:18, 31:2 <b>wheaton</b> 60:20
<b>v</b>	<b>w</b>		
<b>various</b> 86:12, 91:21 <b>vast</b> 78:12 <b>vegetation</b> 47:19 <b>vehicles</b> 42:2, 42:4 <b>vehicular</b> 64:25 <b>verde</b> 7:19, 28:11, 28:14, 28:18, 29:7, 31:10, 31:16, 31:23, 32:2, 35:4, 35:18, 41:21, 43:1, 45:19, 48:21, 49:8, 49:17, 50:9, 51:15, 52:3, 83:12 <b>verified</b> 11:13 <b>verify</b> 90:9 <b>versus</b> 78:14 <b>vertical</b> 39:18 <b>vicinity</b> 88:21	<b>wait</b> 6:22, 6:24, 7:4, 106:7, 106:9 <b>walk</b> 33:11, 89:14 <b>walked</b> 32:19, 71:5, 71:10 <b>walking</b> 101:23 <b>wall</b> 41:2, 84:17		

Transcript of Hearing  
Conducted on April 12, 2021

67

<p><b>whichever</b> 53:6 <b>white</b> 41:9 <b>whole</b> 18:4, 29:1, 54:16, 56:9, 60:5, 68:8, 100:21 <b>wide</b> 48:11 <b>wider</b> 51:12 <b>width</b> 90:3, 90:5, 92:1 <b>willing</b> 95:11, 95:14 <b>windows</b> 41:8, 51:12 <b>wire</b> 2:5, 7:16 <b>wish</b> 8:6, 9:5, 9:19, 53:3, 105:20 <b>within</b> 4:21, 20:6, 22:7, 86:6, 88:6, 88:9, 91:25, 92:6, 101:23 <b>witness</b> 8:18, 14:17, 17:7, 17:11, 28:8, 35:16, 52:4, 52:11, 52:20, 53:25, 59:5, 59:8, 59:15, 59:18, 66:12, 66:14, 67:14, 67:21, 69:19, 69:24 <b>witness's</b> 35:14 <b>witnesses</b> 7:12, 8:1, 9:3, 9:6, 9:8, 14:22, 16:16, 17:4,</p>	<p>23:5, 53:10, 104:1, 104:3, 104:5 <b>wonder</b> 37:21 <b>wondering</b> 40:13, 66:15 <b>wonders</b> 14:3 <b>word</b> 13:21, 18:16, 18:22 <b>work</b> 17:16, 25:8, 28:15, 28:18, 53:19, 54:7, 59:23, 67:24, 69:6, 69:24, 72:8, 72:20 <b>worked</b> 29:24, 69:9 <b>working</b> 13:5, 13:6, 13:20, 15:1, 29:24, 56:7, 74:9 <b>works</b> 64:7, 73:14 <b>worried</b> 99:22 <b>worry</b> 5:13, 7:7 <b>wrap</b> 49:19, 51:17, 58:20, 64:21 <b>wrap-up</b> 100:6 <b>wrapping</b> 41:13, 75:17 <b>written</b> 4:21 <b>wssc</b> 57:21 <b>wssd</b> 88:19</p> <hr/> <p style="text-align: center;"><b>Y</b></p> <hr/> <p><b>yard</b> 39:14</p>	<p><b>yeah</b> 13:9, 13:11, 26:9, 35:17, 36:4, 37:13, 37:18, 38:2, 42:1, 44:21, 45:8, 48:10, 49:4, 50:16, 51:14, 53:5, 53:8, 56:15, 57:19, 64:3, 65:16, 65:17, 68:23, 69:8, 74:8, 79:22, 80:7, 83:4, 91:8, 97:17, 97:18 <b>year</b> 15:2, 32:7, 71:6, 87:13, 100:23 <b>years</b> 19:24, 20:13, 21:8, 21:10, 25:2, 29:11, 30:2, 54:11, 68:18, 69:22, 78:14 <b>yellow</b> 80:22 <b>yesterday</b> 10:19 <b>yourselves</b> 5:14</p> <hr/> <p style="text-align: center;"><b>Z</b></p> <hr/> <p><b>zero</b> 93:12 <b>zone</b> 16:14, 33:19, 39:15, 47:8, 47:9, 48:12, 51:21, 51:25, 65:6, 67:12, 71:25, 72:23, 74:19, 80:6, 83:22, 84:10, 85:15, 85:16,</p>	<p>85:21, 86:8, 86:13, 87:23, 88:24, 88:25, 89:2, 89:4, 91:2, 91:12, 91:13, 91:15, 91:18, 92:4, 92:6, 92:9, 92:10, 92:13, 92:15, 92:17, 92:18, 92:21, 92:24, 93:22, 94:20, 94:22, 96:2, 96:10, 97:7, 97:16, 98:12, 100:16, 100:20, 101:3, 101:7, 101:11, 101:17, 101:20, 102:7, 102:8, 102:13, 102:14, 102:19, 102:23, 103:6, 103:7, 103:11, 103:12, 106:1, 106:6, 107:3, 107:8 <b>zoned</b> 74:18, 79:3 <b>zoning</b> 1:1, 3:12, 4:5, 7:16, 15:16, 25:7, 32:19, 33:17, 33:18, 33:21, 34:13, 49:3, 49:6, 49:7, 67:10, 67:12, 69:12, 69:16, 71:23, 72:1, 73:11, 74:11, 74:16, 76:12, 76:13, 76:15, 77:7, 79:3, 91:14, 92:5, 92:12, 92:19, 93:7, 93:10, 93:17, 93:21, 94:19, 95:4, 95:6,</p>
--	---	--	--

Transcript of Hearing  
Conducted on April 12, 2021

68

95:24, 101:3, 101:6, 101:9, 103:4, 103:11, 104:13, 106:24 <b>zoom</b> 26:10, 26:17, 81:17	<b>1.5</b> 48:12, 48:13, 93:4, 93:5 <b>1.6</b> 93:12, 93:14, 93:15 <b>1.75</b> 93:3 <b>10</b> 4:21, 11:17, 45:6, 47:8, 66:19, 66:20, 74:19, 83:24, 84:10, 85:10, 89:3, 92:18, 92:21, 92:24, 98:13, 105:6 <b>10,000</b> 90:2, 90:5, 97:2 <b>100</b> 40:22, 47:3, 51:2, 84:15, 94:11, 108:5 <b>104</b> 3:8 <b>109</b> 1:24 <b>11</b> 3:14, 11:16, 11:25, 66:19, 66:20, 67:1, 67:2, 67:6, 75:5, 75:9, 75:11 <b>1150</b> 17:20 <b>118</b> 20:6 <b>12</b> 1:11, 4:2, 12:3, 105:18 <b>12.5</b> 93:19 <b>120</b> 85:6 <b>13</b> 3:15, 36:11,	46:24, 50:25, 56:20, 56:21, 84:19 <b>1348</b> 28:19 <b>14</b> 3:3, 23:11, 98:15 <b>140</b> 1:6, 4:3, 67:11, 70:24, 94:25, 100:20, 101:19, 102:12, 105:2 <b>141</b> 21:20, 23:11, 23:23, 36:8, 92:19 <b>15</b> 23:11, 30:2, 36:7, 37:1, 40:23, 47:4, 51:3, 62:10, 89:20, 93:23 <b>16</b> 25:11, 88:16 <b>161</b> 109:12 <b>16486</b> 30:15 <b>17</b> 3:4 <b>1751</b> 54:8, 67:25 <b>18</b> 3:20 <b>19</b> 3:16, 11:14, 11:25, 57:6, 57:9 <b>193</b> 63:4 <b>1971</b> 25:1 <b>1998</b> 29:24	62:22, 66:20, 67:2, 84:13 <b>200</b> 2:7, 28:19 <b>2000</b> 21:1, 21:5 <b>20009</b> 28:20 <b>2002</b> 21:5 <b>2013</b> 72:4, 98:21, 98:25, 101:12 <b>2014</b> 30:3 <b>2017</b> 20:13 <b>2019</b> 22:9, 22:11 <b>2020</b> 24:18, 56:17 <b>2021</b> 1:11, 4:3, 11:14, 67:8 <b>2022</b> 25:10 <b>2023</b> 25:14, 25:15, 30:15 <b>20814</b> 2:8 <b>20903</b> 54:9, 68:1 <b>21</b> 60:25, 105:9 <b>21076</b> 59:24 <b>22</b> 55:3, 67:6 <b>23</b> 11:25, 12:2 <b>24</b> 12:12, 105:9, 106:13, 107:13 <b>240</b> 5:3 <b>25</b> 11:4, 17:2,
\$			
\$8			
24:25			
.			
.1 93:6, 93:15, 94:8, 103:4			
.2 92:4, 92:16, 93:2, 93:17			
.21 101:7			
.22 101:7			
.3 92:4, 93:6			
.4 92:9			
.5 92:16, 93:2, 93:17, 93:20, 94:19, 95:17, 96:25			
.6 92:7			
.8 49:2, 92:4, 92:16, 93:2, 95:3			
0			
01 75:4 0224 8:9			
1			
1.0 97:2			
		2	
		20 21:10, 29:11,	

Transcript of Hearing  
Conducted on April 12, 2021

69

<p>24:6, 68:18, 69:22, 82:14, 89:20, 93:8 <b>263</b> 2:9 <b>28</b> 105:18 <b>29</b> 56:16</p> <hr/> <p style="text-align: center;"><b>3</b></p> <hr/> <p><b>3</b> 92:9 <b>3.1</b> 92:7 <b>3.29</b> 75:13, 92:20, 93:2 <b>30</b> 37:21, 79:4, 79:6, 89:4, 89:8, 98:17 <b>300</b> 68:1 <b>301</b> 2:9 <b>31</b> 3:17, 3:18, 3:19, 12:7, 35:5, 35:11, 35:12, 35:23, 36:2, 36:3, 36:22, 36:23, 37:22, 37:25, 38:1, 38:10, 38:11, 40:13 <b>32</b> 49:21 <b>33</b> 43:16, 49:22, 49:24 <b>35</b> 39:17, 90:3, 90:5 <b>36</b> 3:18, 3:19, 3:20, 18:11, 18:12, 21:14,</p>	<p>31:24, 43:7, 43:10, 43:12, 45:14, 48:8, 62:13, 70:3, 75:1, 75:24, 77:4, 77:15, 78:17, 80:9 <b>366297</b> 1:23 <b>37</b> 78:5, 79:22, 98:7 <b>38</b> 3:17 <b>3822</b> 69:2</p> <hr/> <p style="text-align: center;"><b>4</b></p> <hr/> <p><b>4.1</b> 49:2, 95:3 <b>40</b> 19:24, 54:10 <b>41</b> 1:12, 3:21, 49:16, 49:20, 50:7, 50:17, 50:18, 52:18, 75:4 <b>42</b> 39:21, 46:14 <b>42.9</b> 92:20 <b>45</b> 39:19 <b>4800</b> 2:6</p> <hr/> <p style="text-align: center;"><b>5</b></p> <hr/> <p><b>5.1</b> 93:6 <b>5.2</b> 93:9 <b>5.3</b> 92:4, 92:9, 92:16, 93:2, 93:17, 94:19, 95:17, 96:25 <b>5.5</b> 93:9</p>	<p><b>50</b> 3:21, 25:2 <b>513</b> 90:14 <b>54</b> 3:5, 98:18 <b>541</b> 8:9 <b>55</b> 75:4 <b>56</b> 3:15 <b>57</b> 3:16 <b>59</b> 49:2, 90:14, 92:4, 92:7, 92:9, 92:16, 93:2, 93:6, 93:17, 94:18, 95:3, 95:17, 95:24, 96:13, 96:14, 96:16, 96:17, 96:25, 101:7, 103:4</p> <hr/> <p style="text-align: center;"><b>6</b></p> <hr/> <p><b>6</b> 95:24 <b>6.2</b> 96:13 <b>6.3</b> 96:14 <b>6.4</b> 96:16 <b>6.5</b> 96:17 <b>60</b> 3:6, 79:4, 83:22, 89:2 <b>6275</b> 2:9 <b>6663</b> 5:3 <b>67</b> 3:7</p> <hr/> <p style="text-align: center;"><b>7</b></p> <hr/> <p><b>7.2</b> 103:4</p>	<p><b>74</b> 3:12 <b>75</b> 3:14, 88:6 <b>7525</b> 59:23 <b>76</b> 22:20, 23:21, 63:14 <b>777</b> 5:3</p> <hr/> <p style="text-align: center;"><b>8</b></p> <hr/> <p><b>80</b> 19:16, 19:21, 40:5, 48:19 <b>81</b> 43:7, 43:10, 75:1 <b>82</b> 48:6, 48:8, 77:5, 77:15, 78:17 <b>83</b> 19:21, 48:19, 80:8, 80:10 <b>8403</b> 17:20 <b>85</b> 51:4 <b>8860</b> 4:6, 36:9, 41:18, 105:2</p> <hr/> <p style="text-align: center;"><b>9</b></p> <hr/> <p><b>9</b> 1:12 <b>98</b> 3:13, 84:6, 95:1</p>
---	---	--	--