

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS  
FOR MONTGOMERY COUNTY

-----X  
:  
:  
PETITION OF SHELTER DEVELOPMENT, :  
LLC : Case No. CU 16-14  
:  
:  
-----X

A hearing in the above-entitled matter was held on October 20, 2016, commencing at 9:38 a.m., at the Office of Zoning and Administrative Hearings, 100 Maryland Avenue, Rita Davidson Memorial Hearing Room, Rockville, Maryland 20850 before:

Lynn A. Robeson  
Hearing Examiner

A P P E A R A N C E S

E X H I B I T S

On Behalf of the Petitioner:

Patricia Harris, Esq.

Christopher M. Ruhlen, Esq.

Lerch, Early & Brewer

3 Bethesda Metro Center, Suite 460

Bethesda, Maryland 20814

Exhibit No.		Marked/Received
72	Revised Conditional Use Plan	25
73	Very large development compliance table	48
74	Revised terrace level sheet	61
74 (a)-(d)	Revised floor plans	99
74 (e)	Revised roof plan	100
75	Updated Resume of Cynthia Shonaiya	96
76	Revised landscape elevations	100
77	Revised landscape plan	120
78	Supplemental Appraisal Report	155
79	Bethesda SFD landscape buffer	230

C O N T E N T S

Witnesses:	Direct	Cross	Redirect	Recross
<b>Andrew Teeters</b>				
By Ms. Harris:	18			
By Ms. Elliott:		41		
<b>Kevin Johnson</b>				
By Ms. Harris:	42			
By Mr. Klein:		59		
By Ms. Harris:			64	
<b>Miguel Iraola</b>				
By Ms. Harris:	65			
<b>Cynthia Shonaiya</b>				
By Ms. Harris:	95			
<b>Zolna Russell</b>				
By Ms. Harris:	118			
By Ms. Harris:	214			
By Ms. Jordan:		233		
<b>Donald Boucher</b>				
By Ms. Harris:	143			
By Mr. Klein:		157		
By Ms. Harris:			166	
By Mr. Klein:				176
<b>Jeff Klein</b>				
By Mr. Klein:	182			

5  
 1 PROCEEDINGS  
 2 MS. ROBESON: I'm calling the case, this is a  
 3 public hearing in the matter of CU 16-14 Shelter  
 4 Development, LLC and application for conditional use under  
 5 zoning ordinance 5-59-332-E-2-C to establish a residential  
 6 care facility named, Bright View Grosvenor and consisting of  
 7 98 assisted living units, with a total of 104 beds and 29 of  
 8 the units providing specialized memory care. The subject  
 9 site constitutes a 2.67 acre property identified as parcels  
 10 9, P963 and P980 on tax map HP13 located at 5510 Grosvenor  
 11 Lane in Bethesda.  
 12 This is a hearing conducted by the Office of  
 13 Zoning and Administrative Hearings. I will be the hearing  
 14 examiner. I will take all the evidence and testimony and  
 15 issue a decision. If you disagree with my, if anyone  
 16 disagrees with my decision they have ten days to request  
 17 oral argument before the Board of Appeals.  
 18 The Board of Appeals cannot take any new evidence.  
 19 So, whatever you have to say, say it here. Will the parties  
 20 identify themselves for the record?  
 21 MS. HARRIS: Good morning, Pat Harris of Lerch,  
 22 Early and Brewer here on behalf of the applicant and Shelter  
 23 Group.  
 24 MS. ROBESON: Okay, thank you. Is there anyone in  
 25 opposition or that wishes -- I know that there are several

6  
1 citizen associations that have been negotiating this. Is  
2 there anyone in opposition or -- I know you kind of reached  
3 an agreement. I don't know if that includes everyone? I  
4 see something from, I think it's Wild Lake -- or I'm sorry,  
5 Wildwood Manor Citizen's Association. Is there anyone that  
6 would like to come forward to, to sit at the table? No, I  
7 see a gentleman with a question.  
8 MR. KLEIN: So, my name is Jeff Klein and I'm  
9 speaking on behalf of the confronting owners and the Fleming  
10 Park Community Association which is the direct, the  
11 Association right across from the owners. We had some areas  
12 of agreement, but we're also looking to you for certain  
13 additional conditions or discussions, which we can talk  
14 about further.  
15 MS. ROBESON: So you haven't reached total  
16 agreement?  
17 MS. HARRIS: If I could, we're aware of those  
18 conditions and we agree to them. It's just flushing out the  
19 details, I think it's fair to say.  
20 MS. ROBESON: Wait, which, all the conditions that  
21 they're proposing or just the ones identified in this  
22 letter?  
23 MS. HARRIS: That's, the letter that you  
24 received --  
25 MS. ROBESON: The letter, I -- well let me, let me

7  
1 do this --  
2 MR. KLEIN: There's no agreement from Wildwood.  
3 MS. ROBESON: -- these Exhibits that we had last  
4 night --  
5 MS. HARRIS: Yeah.  
6 MS. ROBESON: -- they're identified as Exhibit 70  
7 and if you want to take a look at them they're, it's an  
8 email from Ms. Harris forwarding a message from Linda  
9 Lizzio.  
10 MS. HARRIS: Correct.  
11 MS. ROBESON: And there are a number of conditions  
12 spelled out, both from Wildwood Manor and from Fleming  
13 Avenue.  
14 MS. HARRIS: If I could, I think I can clarify?  
15 MS. ROBESON: That would be helpful.  
16 MS. HARRIS: So, the letter that you received  
17 yesterday reflects the conditions from the Wildwood Manor  
18 Civic Association. Unfortunately, there was some health  
19 issues and so the main representative from that group isn't  
20 here. But that letter presents a number of conditions that  
21 the applicant agrees with.  
22 MS. ROBESON: Okay.  
23 MS. HARRIS: In addition though, the Fleming  
24 Avenue group has some additional conditions, which at some  
25 point in the hearing they'll explain what those are and the

8  
1 applicant, we've discussed those and the applicant is in  
2 agreement with those conditions. It's just a matter that we  
3 need to flush out the details and the wordsmithing of those  
4 conditions.  
5 MS. ROBESON: Okay. Well, that's good news, I  
6 guess.  
7 MS. HARRIS: Yes, we've made lots of progress.  
8 MR. KLEIN: So can we add to that?  
9 MS. ROBESON: Sure.  
10 MR. KLEIN: In addition there is one area --  
11 MS. ROBESON: Why don't you come forward, please?  
12 I think if you could move over?  
13 MR. KLEIN: Just let me right away --  
14 MS. HARRIS: Okay, here. Do you want to sit over  
15 here and talk?  
16 MS. ROBESON: Yeah, can you sit over here? Okay,  
17 and your name is?  
18 MR. KLEIN: My name is Jeff Klein.  
19 MS. ROBESON: And you're -- can you just state  
20 your address for the record?  
21 MR. KLEIN: Sure. I am at 10108 Fleming Avenue,  
22 Bethesda, Maryland and we are, we are one of the houses  
23 that's one of the confronting owners who are also speaking,  
24 we have members of the Fleming Park Community Association  
25 here and I'll be speaking --

9  
1 MS. ROBESON: Okay, so you're, you're, you belong  
2 to the Wildwood Manor Association?  
3 MR. KLEIN: No, no, Wildwood Manor is, actually, a  
4 different association that's on the other side of the  
5 street.  
6 MS. ROBESON: Okay.  
7 MR. KLEIN: We're, they, they confront from the  
8 north, we confront from the west of the property.  
9 MS. ROBESON: I see. Gotcha. All right and what,  
10 what did you want to say?  
11 MR. KLEIN: So, we're happy to let them do their  
12 presentation. We have, we have some, some conditions that  
13 we think we have agreement in principal on, which we'll talk  
14 about, which will need to be reduced to writing. But  
15 there's also one area where we're, the applicant and the  
16 community, are also in agreement on but relates to the right  
17 of way and it's an area that we'll want to talk to you about  
18 the use of that right of way which right now is, is being  
19 asked for by the county, but that the applicant and the  
20 community think that they have a solution with regard to.  
21 MS. ROBESON: Okay.  
22 MR. KLEIN: And that's, I think will be one of the  
23 main points of discussion that we'll, we'll want to talk  
24 about.  
25 MS. ROBESON: Okay, that's very helpful. Thank

<p>10</p> <p>1 you. What we're going to do, you have, you have the ability  2 to stay there or act as spokesman for others in the group if  3 you wish. Or, you don't have to do that but you have the  4 opportunity to do that. Okay, it's up to you. You look  5 like you're on the hot seat, so if you're more comfortable  6 going, you know, you can't represent other people's views,  7 because that's practicing law without a license, but you do  8 have the opportunity to --</p> <p>9 MR. KLEIN: Well actually, I, I do have -- I am  10 admitted in Maryland --</p> <p>11 MS. ROBESON: You do have a license? Okay.</p> <p>12 MR. KLEIN: -- so I could do it.</p> <p>13 MS. ROBESON: Then you're it.</p> <p>14 MR. KLEIN: But incidental to the fact.</p> <p>15 MS. ROBESON: No, I'm just, I really am teasing  16 you, well you, there you go, you're fine. You're golden.</p> <p>17 Are there any other preliminary matters?</p> <p>18 MS. HARRIS: Yes, two. Well three. First of all  19 I want to introduce my partner, Chris Ruhlen, who's going to  20 be assisting in this case.</p> <p>21 MS. ROBESON: Yes, Mr. Ruhlen.</p> <p>22 MR. RUHLEN: Good morning.</p> <p>23 MS. HARRIS: So, two preliminary matters. One is  24 we have the affidavit of posting, which has been notarized.  25 MS. ROBESON: That's great. If you could bring</p>	<p>12</p> <p>1 Tuesday. Is that incorrect? It's Monday?  2 MS. HARRIS: It's the 24th, which I thought it was  3 -- which is Monday, I believe?  4 MS. ROBESON: Okay, it is Monday. All right.  5 That's fine. I'll be here.  6 MS. HARRIS: Yes, okay.  7 MS. ROBESON: Okay, well the other item I want to  8 point out, if you can just begin thinking about this, I  9 can't approve a plan under the case law. I can't approve a  10 plan with all the changes you're making and proposed have to  11 be shown on the plan I approve. So, I'm, I'm going to, I  12 may have to -- depending on how long you take to finalize  13 the changes, I may have to leave the record open till I get  14 that actual plan.  15 MS. HARRIS: And actually, in anticipation of that  16 we have the revised plans which it was our intention to  17 introduce those today through our --  18 MS. ROBESON: With the hollies and everything?  19 With the additional things in Exhibit --  20 MS. HARRIS: Yes, we have -- the additional  21 landscaping, the additional plans that we would be proposing  22 to the record are on our revised conditional use plan.  23 MS. ROBESON: Mm-hm. Two, revised architectural  24 plans and then three, the revised landscaping plan.  25 MS. ROBESON: Oh, okay, good. And the other thing</p>
<p>11</p> <p>1 that forward?  2 MS. HARRIS: And then --  3 MS. ROBESON: Thank you.  4 MS. HARRIS: You're welcome.  5 MS. ROBESON: That will be 71, Exhibit 71. Okay.  6 (Applicant's Exhibit 71 is  7 marked for identification.)  8 MS. HARRIS: And then my only other preliminary  9 matter has to do with scheduling and that is when the  10 hearing got postponed we had informed the clerk that our  11 transportation consultant may not be able to be here today  12 because he had a conflict. He has a hearing in Prince  13 George's County --  14 MS. ROBESON: Uh-huh.  15 MS. HARRIS: And so, it's all a matter of timing  16 whether he posts at the end of today. If he doesn't, this  17 hearing -- there's also a reserved hearing date for the 24th  18 and so we may need to carry this hearing over if we don't  19 otherwise complete it today in order to put Mr. Lenhart on.  20 MS. ROBESON: Okay.  21 MS. HARRIS: And then the final scheduling issue  22 is that our landscape architect has a conflict on Monday and  23 so in any event we're going to have to finish with her  24 today. So there may be a little juggling.  25 MS. ROBESON: I thought your carryover date was</p>	<p>13</p> <p>1 is, are the additional conditions that you're agreeing in  2 concept to, are they operational or do they need amendments  3 to the plan as well?  4 MS. HARRIS: They are operational. Hold on, let  5 me just double check that. Let me review my list.  6 MS. ROBESON: Because, you know, if any of them  7 require an amendment to the plan, please excuse me, I do  8 have a little bit of a cold. So, I apologize for coughing  9 and tearing.  10 MS. HARRIS: Mr. Klein can correct me but I  11 believe they're all operational. The additional ones?  12 MR. KLEIN: That looks correct to me.  13 MS. ROBESON: Well let's, let's do this. Let's go  14 through and see and it may be that when we go through them  15 it will all clarify which one they are and whether they need  16 an amendment to the plan.  17 MS. HARRIS: Okay, and I think for a matter of  18 ease it may, if I could, just now introduce the revised  19 conditional use plan since the first witness will be  20 speaking to that. Is that possible?  21 MS. ROBESON: Well, I need a witness to --  22 MS. HARRIS: Okay.  23 MS. ROBESON: To --  24 MS. HARRIS: Introduce it?  25 MS. ROBESON: -- introduce it, yeah. So with</p>

14

1 that, does anyone else have any other preliminary matters?  
2 Okay.

3 Does anyone -- what we do is this is an informal  
4 hearing, with certain formalities. Your testimony will be  
5 under oath and subject to cross examination. The applicant  
6 gets to present their case, then the citizens will get to  
7 present their position. If anyone wants to testify that  
8 can't make it on Monday, you may want to let me know about  
9 4:00, if we go that long, and we'll try to fit you in so you  
10 don't have to come back a second day.

11 The other thing is, you know, we try to keep these  
12 hearings within the allotted time frame for everybody's  
13 sake, so they don't track on. Please, I have the ability to  
14 exclude irrelevant and repetitious testimony and that's both  
15 the developer, the applicant and the citizens. So, I would  
16 appreciate it if the criteria for approval, I assume,  
17 because you guys are all over this, I assume that you,  
18 everyone's read this staff report of the Planning  
19 Department. That's where the criteria is and you should  
20 keep your comments directed to those criteria and also it's  
21 helpful if witnesses, both, all witnesses, if someone has  
22 made the point already you really don't have to make it  
23 again because I, I listen very carefully. If you feel  
24 absolutely a burning desire, you can come up and just say I  
25 agree with so and so and that really helps us move the

15

1 hearing along. Okay? Everybody got that? All right. With  
2 that I'm going to let Ms. Harris proceed with her opening  
3 statement.

4 MS. HARRIS: Thank you. Good morning, Pat  
5 Harris --

6 MS. ROBESON: Good morning.

7 MS. HARRIS: -- from Lerch, Early and Brewer, once  
8 again.

9 MS. ROBESON: After all that.

10 MS. HARRIS: Once again.

11 MS. ROBESON: We're beyond good morning.

12 MS. HARRIS: Yes, okay. As you have heard, the  
13 applicant has worked very closely with the community and  
14 we're pleased with the revisions that have occurred and the  
15 plans. Through our witnesses we will be introducing what  
16 those changes have been. I would note that both the  
17 Planning Board staff recommendation and the Planning Board  
18 approval were based on the plan before we made these  
19 subsequent changes. During the course of the Planning Board  
20 hearing the Planning Board specifically asked the staff  
21 about the compatibility issue and staff highlighted a number  
22 of things and I just wanted to identify those because I  
23 think they set the framework for what you'll hear through  
24 our witnesses.

25 One was that the plan, that the proposal's

16

1 consistent with the master plan and that it's compatible  
2 with the surrounding neighborhood. Specifically, when asked  
3 the staff noted four items. One is that the topography of  
4 the site and it's a little -- and the engineer will get into  
5 the details of this -- reduce the effective height of the  
6 building. That the building's appropriately scaled.  
7 There's sufficient screening and that given that the, the  
8 project is designed in a residential character, all those  
9 things combined further the compatibility of the project  
10 with the neighborhood. Moreover, the Planning Board noted  
11 the overwhelming need for housing, which isn't a specific  
12 requirement in this case, but it speaks to the need that the  
13 planning, that the master plan identifies, which is a  
14 diversity of housing and it calls out elderly housing in  
15 detail. We've gone through great lengths to try to make  
16 this building fit into the fabric of the, of the community  
17 and really our goal from day one was to create a project  
18 where it presents no way of a day to day life change for our  
19 surrounding neighbors and I think we've achieved that.

20 Through our witnesses you'll hear a number of  
21 things. One is that the proposed building is smaller than  
22 what the -- and set back further than what the zoning  
23 ordinance permits. That there's an incredible need for this  
24 kind of housing and that the site characteristics and  
25 proposed design are in fact compatible. As I noted, we will

17

1 be submitting the revised plans through our witnesses and  
2 with that I will identify our lineup for this morning.

3 First will be Mr. Andrew Teeters, who's Vice President of  
4 Shelter Development. Second, is Mr. Kevin Johnson, the  
5 Civil Engineer. He will be followed by Mr. Miguel Iraola,  
6 who is the Land Use Planner.

7 MS. ROBESON: You may have to tell me how to  
8 pronounce his name again because --

9 MR. IRAOLA: Iraola.

10 MS. ROBESON: Iraola. I knew that there was --  
11 okay, go ahead.

12 MS. HARRIS: And actually I asked him that  
13 yesterday and I'm mad at myself that I didn't write it  
14 phonetically on my piece of paper.

15 MS. ROBESON: Well I should know. He was in the  
16 case, another case. Go ahead.

17 MS. HARRIS: And then our architect, Ms. Cindy  
18 Shonaiya. Our Landscape Architect, Ms. Zolna Russell. Mr.  
19 Lenhart, if in fact he makes it back from his Prince  
20 George's County hearing, and then our Real Estate Appraiser  
21 is Mr. Don Boucher. So with that I'd like to call Mr.  
22 Andrew Teeters, unless you have any questions?

23 MS. ROBESON: No, I just -- well, I just recall  
24 that if there's changes to the plan after the Planning Board  
25 hearing, I'm required to send it back to staff who has, I

18  
1 think, a maximum of 30 days to comment on the revisions, but  
2 I have no choice in that because I'm required to send it  
3 back.  
4 MS. HARRIS: And in fact, we have kept staff  
5 updated but --  
6 MS. ROBESON: Great.  
7 MS. HARRIS: -- but I understand that procedural  
8 requirement.  
9 MS. ROBESON: Great. Thank you. Okay. Go ahead  
10 and call --  
11 MS. HARRIS: Mr. Teeters. And actually -- so  
12 where do you want the witnesses sitting here, Ms. Robeson?  
13 MS. ROBESON: Yes, if there's, is there a mic over  
14 there? Tell -- court reporter please tell me if you can't  
15 pick up Mr. Teeters on the tape? Okay, Mr. Teeters please  
16 raise your right hand.  
17 (Witness sworn.)  
18 DIRECT EXAMINATION  
19 MR. TEETERS: I do.  
20 MS. ROBESON: Go ahead Ms. Harris.  
21 MS. HARRIS: Thank you. So, Mr. Teeters, can you  
22 please explain how long you've been involved with Shelter  
23 Group and what your responsibilities are?  
24 MR. TEETERS: Sure, first for the record, Andrew  
25 Teeters with, I'm Vice President for Shelter Development.

19  
1 Address is 218 North Charles Street, Suite 220, Baltimore,  
2 Maryland. I have been with the Shelter Group for ten years.  
3 My responsibilities are identifying markets and specific  
4 sites to develop Bright View Senior Living Communities,  
5 which can consist of independent living and assisted living.  
6 Bright View is the service enriched senior housing division  
7 of the Shelter Group. And the Shelter, our background, we  
8 are a Maryland based organization. We've been in business  
9 for over 35 years and we actually have over 35 Bright View  
10 Communities across the mid-Atlantic and the northeast.  
11 MS. HARRIS: And are you familiar with the  
12 conditional use? Which is the subject of today's hearing?  
13 MR. TEETERS: Yes.  
14 MS. HARRIS: And what is Shelter's interest in the  
15 property?  
16 MR. TEETERS: We are contract purchaser from Wild  
17 Acres, LLC.  
18 MS. HARRIS: And can you please generally describe  
19 the assisted living residence that's proposed for this site?  
20 MR. TEETERS: So, starting with the resident.  
21 Typically, a resident's in their 80's and they've probably  
22 moved from about three to five miles. They've lived locally  
23 in the neighborhood and they need some assistance with  
24 activities of daily living. In our building, we offer  
25 numerous services. Every resident will be provided three

20  
1 meals a day, housekeeping, linen services, transportation.  
2 We have a dedicated shuttle service. And, then social and  
3 recreational activities in our numerous common areas which  
4 I'll discuss further, as well as, depending on their  
5 particular needs, assistance with activities of daily  
6 living. We'll have caregivers in the building to assist  
7 with bathing, dressing, grooming, and toileting and with  
8 respect to the common areas, so we'll have a dining room so  
9 that each resident gets three meals a day. We'll have a  
10 café where people can have breakfast. We'll also have a Pub  
11 where we have daily happy hour, which is very popular.  
12 We'll have a fitness center. We're really focused on  
13 extensive wellness programs in our building. A library and  
14 a computer center, as well as, various activity rooms and  
15 multipurpose rooms that can be an art studio for art  
16 classes. We bring in guest lecturers and in fact sometimes  
17 residents themselves will give speeches about a trip they  
18 went on. So, but really one of the overall goals is to  
19 promote social interaction. Often a resident may be moving  
20 from a nearby house. They're a widow, they're a widower and  
21 what Bright View Community really provides is that sense of  
22 socialization and interaction with others so that they're  
23 not living in a big home by themselves. And while each  
24 resident will have their own unit, it's not a full  
25 apartment. So, just to clarify it does not have a full

21  
1 kitchen. You know, it can be a studio or a one or two  
2 bedroom, but it would only have a kitchenette, a microwave,  
3 a sink and a small refrigerator because everybody receives  
4 meals in the group dining. And so again, while everyone has  
5 their own unit, the goal is to also get them out into the  
6 community and taking advantage of our various programs.  
7 MS. ROBESON: Now, I did ask staff the other day,  
8 I put it in the record because I wasn't entirely sure what a  
9 full kitchen is. Staff informed me that it can be a sink, a  
10 microwave, a refrigerator, but not a stove. Is that your  
11 understanding as well?  
12 MR. TEETERS: Right, it's --  
13 MS. ROBESON: When you say kitchenette?  
14 MR. TEETERS: Right, so there's no oven and stove.  
15 I believe there are also criteria in the size of the  
16 refrigerator.  
17 MS. ROBESON: Okay. All right.  
18 MR. TEETERS: Yeah.  
19 MS. ROBESON: Thank you.  
20 MS. HARRIS: And in fact our, I would note, if you  
21 want more detail our architect can go into the building code  
22 requirements for what constitutes a kitchen --  
23 MS. ROBESON: No, I don't.  
24 MS. HARRIS: -- if need be. Okay, so can you  
25 explain generally what factors Shelter considers when they

<p>22</p> <p>1 look at a site in determining whether it's appropriate or 2 not?</p> <p>3 MR. TEETERS: So, first we look at over market 4 demand and that relative to the other senior housing options 5 in the area. In this particular instance, which I'll get 6 into, the demographics are very compelling. Then we look at 7 specific sites and they often have easy access to the site. 8 They're good visibility, approximate to local services such 9 as medical office, retail, restaurants and it's important 10 that they can be near their children so that children can 11 visit in the evenings and on weekends.</p> <p>12 MS. HARRIS: And what was it about this particular 13 site which was of interest?</p> <p>14 MR. TEETERS: Well, so to start with the 15 demographics. It's just staggering the numbers in Bethesda. 16 The 75 plus population is really where we start because 17 residents are typically over 80 years old that are moving 18 in. So that's our primary demographic. In this market area 19 that we've defined it's over three times what we see in a 20 typical Bright View Market, which is almost unheard of. 21 And, then additionally, as I mentioned, we look at the 22 children, the adult children who could be about 45 to 65 23 years old whose parents would want to use our services and 24 they want to keep the family close together and that number 25 is over double what we see in a typical Bright View market.</p>	<p>24</p> <p>1 fits within the character of the surrounding neighborhood. 2 MS. HARRIS: And can you speak a little bit about 3 how you determine the design for a particular project? 4 MR. TEETERS: So, every Bright View Community we 5 design is unique. We don't have a cookie cutter approach 6 and first we'll go out into the neighborhood. We'll engage 7 our architect. We'll look at the surrounding community. 8 We'll work with the surrounding community and planning staff 9 to design a building that will fit within the character. A 10 couple of examples, we recently built a community in Fairfax 11 County that was surrounded by mid-century modern houses and 12 so our design was inspired by mid-century modern design. 13 Glassy, very glassy, low sloped roofs, certain types of 14 materials. And, another example up in Towson, we were 15 across the street from townhouses. And so, our building 16 looks like a series of townhouses and in fact people came 17 and thought they were walking into a townhouse building. 18 So, but the point is, it's really important to us to design 19 every building so that it's compatible with the surrounding 20 community.</p> <p>21 MS. HARRIS: The community outreach in this 22 project's been quite significant. I think it may be helpful 23 to just explain a little bit what that entailed?</p> <p>24 MR. TEETERS: So, we really started this process in 25 the fall of 2015 and identified all of the surrounding</p>
<p>23</p> <p>1 And, when you compare that just to the, for the limited 2 options in the area it makes sense to have a Bright View 3 Community in this location. Additionally, this specific 4 location which we consider on the edge of the neighborhood 5 or just up the block from Rockville Pike. We have access to 6 the retail and the medical services on Rockville Pike and on 7 Old Georgetown Road and easy access from one road to the 8 next, are really the most compelling reasons why we are 9 interested in this site.</p> <p>10 MS. HARRIS: And how does Shelter determine the 11 size of a facility that goes on a particular property?</p> <p>12 MR. TEETERS: Again, we start with market demand. 13 And, you know, Bright View Communities can range anywhere 14 from about 90 or so units to over 200 units. And, it can 15 consist of independent living and assisted living. In this 16 case we have an assisted living community and we believe 17 there's demand for that.</p> <p>18 We also, of course, look at the master plan, which 19 as Pat previously mentioned is trying to promote diversity 20 in housing for these types of uses. The zoning regulations, 21 the development standards, which we comply with, as well as, 22 the surrounding area and just fitting within the context. 23 We really consider this suburban infill site and so the 24 architect will get into this during her testimony, but 25 making sure that this residential assistant living community</p>	<p>25</p> <p>1 communities. The Fleming Park Community Association, the 2 Wildwood Manor Citizen's Association, then to the south of 3 us there's a new Grosvenor Heights Subdivision that EYA, 4 Michael Harris Homes and Sandy Spring are developing into 5 our east. The Society of American Foresters to our north. 6 The Grosvenor Woods Subdivision and Thornbush and we had 7 numerous meetings with all the various organizations very 8 early in the process which has helped shape the design. We 9 didn't file until June of 2016. So, we spent the better 10 part of eight months evaluating our design and we'll talk a 11 bit about where we started and where we are today, but it 12 had a really significant influence on our design. And then 13 in particular over the last 30 days, since September, we've 14 had additional discussions with the Fleming Avenue neighbors 15 and Wildwood Manor to really come to an agreement on, well 16 what the site should be.</p> <p>17 MS. HARRIS: So, at this time, Ms. Robeson, I 18 think it'd be appropriate if we introduced the revised 19 conditional use plan?</p> <p>20 MS. ROBESON: That's fine. 21 (Applicant's Exhibit No. 72 is 22 marked for identification.)</p> <p>23 MS. HARRIS: And so that would be Exhibit No. -- 24 MS. ROBESON: I have it as 72. 25 MS. HARRIS: Yes, so you can put that up.</p>

26

1 MS. ROBESON: Are there any objections to having  
2 this come in?  
3 MR. TEETERS: Which one is it? This is the one --  
4 yes. You're good.  
5 MS. HARRIS: And while the --  
6 MS. ROBESON: Just a second?  
7 MS. HARRIS: Yes, you want to mark it as --  
8 MS. ROBESON: We don't have a clerk here, so can  
9 you mark the bottom right as 72 please?  
10 MR. TEETERS: Just 72?  
11 MS. ROBESON: Yes, just 72. Thank you. You have  
12 to do double duty today.  
13 MR. TEETERS: Okay.  
14 MS. HARRIS: And while our expert witnesses will  
15 get into the detail of this, I think it may be helpful just  
16 to set the framework in terms of the --  
17 MS. ROBESON: Okay.  
18 MS. HARRIS: -- revisions that are reflected on  
19 this plan.  
20 MR. TEETERS: Is it okay if I get up? Do I need  
21 to bring a microphone or --  
22 MS. ROBESON: Just if you can move it closer to  
23 where you're going to speak from. There, that's good.  
24 MR. TEETERS: Okay, and I'd also like to reference  
25 our, this is the Exhibit, the initial site plans from the

27  
1 fall of 2015, Exhibit No. 34.  
2 MS. ROBESON: Okay.  
3 MR. TEETERS: Maybe I can just --  
4 MS. ROBESON: Yeah, we have that in the file. So,  
5 I'm not going to separately mark it.  
6 MR. TEETERS: Okay, I just -- speak to it a bit.  
7 So, really in terms of where we started and where we are  
8 today, the initial layout was a surfaced parked building and  
9 the most significant initial changes, we actually submerged  
10 the parking below grade. And so, you will see we have a  
11 handful of spaces, ten here and four handicapped near the  
12 door, but the remaining parking is below grade. And the  
13 effort there was really to reduce impervious cover, to  
14 conceal the view of the parking and ensure that there's no  
15 parking spaces facing the Fleming Avenue neighbors. It also  
16 allowed us to work with the natural topography. Previously  
17 we were sort of holding the site up with retaining walls and  
18 architect and we'll talk a bit more about the building  
19 design, but now the building falls with the natural grade  
20 and we've oriented the building in such a way to reduce the  
21 building footprint.  
22 MS. ROBESON: You mean, does one side have more  
23 stories than the other side when you say that?  
24 MR. TEETERS: Correct. Yeah, so the front of the  
25 building is three stories --

28

1 MS. ROBESON: Uh-huh.  
2 MR. TEETERS: And the side now, it's a combination  
3 of two and three stories, the east side is three stories,  
4 but in the back there's basically a walk out terrace level.  
5 So, it would be perceived four.  
6 MS. ROBESON: So the grade falls to the south?  
7 MR. TEETERS: Correct, and so that helps shape the  
8 design and consolidate the footprint. Also, early on what  
9 we heard from the community was no additional access on  
10 Fleming Avenue. So, we're retaining where the existing  
11 driveway. We're on the northeast side of the property but  
12 we're of course going to meet current standards, but no  
13 access on Fleming, which was important early on. And, then  
14 as our landscape architect will testify, this is the  
15 conditional use plan, but we have extensive landscaping and  
16 forest conversation on all four sides. Most notably, and  
17 also because we submerged the parking we have a forest  
18 conservation area on the north side to extend the green  
19 corridor that already exists on Grosvenor Lane. And then  
20 we're, in addition, you can see highlighted here, we've been  
21 working with Grosvenor Heights and EYA to extend the  
22 category one forest conservation area to the east, which is  
23 on their property and they've already established one along  
24 Grosvenor Lane.  
25 MS. ROBESON: Is that a done deal?

29  
1 MR. TEETERS: Yes.  
2 MS. ROBESON: Okay.  
3 MR. TEETERS: Yes, and, as you'll hear from our  
4 civil engineers, well we exceeded the development standards  
5 with setbacks on all sides --  
6 MS. ROBESON: Okay, you don't have to cover what  
7 somebody else is going to testify to.  
8 MR. TEETERS: Okay. Yep, and then we, we'll get  
9 into the architecture as well. Really, the point --  
10 MS. ROBESON: Sorry.  
11 MR. TEETERS: -- I'll note is, we originally  
12 looked at more of a modern style. We're -- we ended up with  
13 a more traditionally craftsman style that's in the  
14 neighborhood and that was another significant change.  
15 MS. ROBESON: Okay, all right.  
16 MR. TEETERS: And then, as you'll see additional  
17 Exhibits come in in the last 30 days, we've just further  
18 enhanced landscape buffers and stepped back the building to  
19 really --  
20 MS. ROBESON: What do you mean step back the  
21 building? Where?  
22 MR. TEETERS: So, the original conditional use  
23 plan --  
24 MS. ROBESON: Yeah.  
25 MR. TEETERS: Had a facade right --

30

1 MS. ROBESON: Oh, I see.  
2 MR. TEETERS: Right, and so we've set 50 percent  
3 of that wing back ten feet and we've also --  
4 MS. ROBESON: The southwestern wing?  
5 MR. TEETERS: Correct.  
6 MS. ROBESON: Yeah, okay. I'm just saying that  
7 for the record because the record doesn't understand here or  
8 there.  
9 MR. TEETERS: Me pointing my fingers.  
10 MS. ROBESON: Right. Yeah.  
11 MR. TEETERS: So, the southwest wing ten feet and  
12 it's about 50 percent of that southwest wing. And then on  
13 the northwest side, we've actually wrapped the corner of  
14 that northwest corner of the building that was previously  
15 three stories to two stories.  
16 MS. ROBESON: Okay.  
17 MR. TEETERS: And --  
18 MS. ROBESON: I have one question that was driving  
19 me crazy looking. What is that square in the middle of the,  
20 I guess, it's the south side?  
21 MR. TEETERS: This?  
22 MS. ROBESON: Yes. What is that?  
23 MR. TEETERS: So it's, it's part of the roof plan  
24 and in fact our --  
25 MS. ROBESON: Is it taller or why is it

31 delineated?  
2 MR. TEETERS: I'm going to let our architect speak  
3 to it specifically.  
4 MS. ROBESON: Okay.  
5 MR. TEETERS: The point I will make is in our  
6 assistant living residences we also have what we call our  
7 Wellspring neighborhood which is dedicated to individuals  
8 that are --  
9 MS. ROBESON: Memory care?  
10 MR. TEETERS: -- memory care, various forms of  
11 dementia, including Alzheimer's, and so that third floor  
12 will be our Wellspring Village.  
13 MS. ROBESON: Okay.  
14 MR. TEETERS: This is an outdoor, secured, roof  
15 deck for our Wellspring neighborhood. And so, this is a  
16 roof feature, which would provide cover --  
17 MS. ROBESON: I see.  
18 MR. TEETERS: On that outdoor area.  
19 MS. ROBESON: Thank you.  
20 MR. TEETERS: And, and, I'll let the architect  
21 confirm whether I'm giving, you know, she can give you the  
22 details. So, I think I've really hit the main points on the  
23 design.  
24 MS. ROBESON: Okay, thank you.  
25 MS. HARRIS: Yes, and now we'll shift to the

32

1 operational aspects, which Mr. Teeters --  
2 MS. ROBESON: Okay, that's good.  
3 MS. HARRIS: -- can speak much more --  
4 MS. ROBESON: In depth?  
5 MS. HARRIS: -- in depth about, more so than  
6 anyone else. So, in terms of employee shifts and numbers  
7 can you please detail what that, what that involves?  
8 MR. TEETERS: So we have three shifts. Typically,  
9 7:00 a.m. to 3:00 p.m., 3:00 p.m. to 11:00 p.m. and 11:00  
10 p.m. to 7:00 a.m. And at each shift, 7:00 to 3:00 will have  
11 about 25 employees. We also have management staff that will  
12 --  
13 MS. ROBESON: I'm sorry, each shift is --  
14 MR. TEETERS: No, I'm sorry, from 7:00 a.m. to  
15 3:00 p.m. we'll have 25 employees. Additionally, we have an  
16 Executive Director and a Marketing Director. A handful of  
17 management staff that will work the more typical 9:00 to  
18 5:00, and so we have five employees that would be from 9:00  
19 to 5:00.  
20 MS. ROBESON: Okay, that's where the, okay.  
21 MR. TEETERS: And then, so that 7:00 to 3:00 and I  
22 described the 9:00 a.m. to 5:00 p.m., the 3:00 p.m. to 11:00  
23 p.m. would be about 15 employees and then 11:00 p.m. to 7:00  
24 a.m. would be five employees.  
25 MS. HARRIS: And then in terms of deliveries and

33 services can you please describe that?  
2 MR. TEETERS: So, again we intentionally kept the  
3 driveway on the northeast side of Grosvenor Lane at its  
4 existing location and so the loading area runs north south  
5 to the east side of the building where all of the loading  
6 will occur. We typically have food three to four times per  
7 week, linens one to two times per week, we'll have trash  
8 pickup twice a week and then similar to any residential  
9 neighborhood we could have FedEx and UPS daily.  
10 MS. ROBESON: I noticed that the Planning Board  
11 put a condition on that said, I mean, LATR -- well maybe  
12 this is a question for Mr. Lenhart. LATR is 30 trips and I  
13 noticed the Planning Board recommended a condition saying  
14 fewer than 30 trips in the peak hour. But as I add this up,  
15 there's exactly 30 trips in the peak hour.  
16 MS. HARRIS: Mr. Lenhart can speak to that.  
17 MS. ROBESON: Okay.  
18 MS. HARRIS: And in fact, because of different  
19 ways in which people arrive at work, it's lower than 30 and  
20 he'll get into the basis for that as, as set forth in ITE.  
21 MS. ROBESON: Okay. All right. Go ahead.  
22 MS. HARRIS: And so on average how many deliveries  
23 are there approximately a day?  
24 MS. ROBESON: It's about one and a half deliveries  
25 per day.

<p>34</p> <p>1 MS. HARRIS: Okay, and are there any additional 2 trips from --</p> <p>3 MS. ROBESON: And are the deliveries restricted to 4 times?</p> <p>5 MR. TEETERS: Yeah, we agreed to a condition, I 6 believe it was condition number six that deliveries and 7 trash would be restricted from 9:00 a.m. to 7:00 p.m. and so 8 we cannot have deliveries and trash from 7:00 p.m. until 9 9:00 a.m.</p> <p>10 MS. HARRIS: And, let me just note that the 11 original condition as set forth by staff was then further 12 modified by the Planning Board to the hours.</p> <p>13 MS. ROBESON: It moved it up to 7:00?</p> <p>14 MS. HARRIS: Correct.</p> <p>15 MS. ROBESON: Right.</p> <p>16 MS. ROBESON: And please explain the number of 17 additional trips from anyone that wasn't covered in the, 18 those employee descriptions?</p> <p>19 MR. TEETERS: And so we, we will also hire a 20 Medical Director that will come to the community one to two 21 times a week to see residents. A podiatrist, who would come 22 once a month. There could be external caregivers that come 23 in possibly two to three days, sometimes it's less. And, 24 then a physical therapy, we will partner with an outside 25 vendor, who could come in and use our fitness center for</p>	<p>36</p> <p>1 MR. TEETERS: That's correct.</p> <p>2 MS. ROBESON: And those contractors are coming 3 this 25, like the main shift, the biggest shift includes 4 those contractors? Maybe that's a better question for Mr. 5 Lenhart. Okay.</p> <p>6 MR. TEETERS: I'd let Mike speak to it, yeah. 7 Right. --</p> <p>8 MS. ROBESON: Okay.</p> <p>9 MR. TEETERS: The calculations include all of the 10 operations of an assisted living facility.</p> <p>11 MS. ROBESON: Okay.</p> <p>12 MS. HARRIS: And then please describe the 13 operation of the shuttle bus.</p> <p>14 MR. TEETERS: So it's a 15 person passenger van. 15 We will go out on, we have scheduled daily excursions. It 16 typically will leave the building around 9:00 or 10:00 a.m., 17 come back around 4:00 or 5:00 p.m. and we would do one to 18 two excursions per day.</p> <p>19 MS. HARRIS: And how are move ins and move outs 20 scheduled?</p> <p>21 MR. TEETERS: So, that would typically occur at 22 the delivery and loading area and we would have 23 approximately four to five move ins and move outs per month.</p> <p>24 MS. HARRIS: And where will the employee's park? 25 MR. TEETERS: So, we've committed to have the</p>
<p>35</p> <p>1 physical therapy a few times a week as well.</p> <p>2 MS. ROBESON: What about, I had one where they 3 have a beauty shop and a little coffee shop and I forget all 4 the amenities they have. Are they counted in these employee 5 counts?</p> <p>6 MR. TEETERS: Yes, so the café is run by our 7 employees. We will, someone will come in, we have a salon 8 to come in to do the senior's hair.</p> <p>9 MS. ROBESON: And that's included in the, the 25, 10 15 and five?</p> <p>11 MR. TEETERS: Right, so the employees that run the 12 café would be. We partner with an outside salon company 13 that, I mean it's our salon but an outside vendor would come 14 in again, once or twice a week, mid-day to --</p> <p>15 MS. ROBESON: I'm sorry, go ahead.</p> <p>16 MR. TEETERS: Yes, to one or two times a week to 17 cut hair and style hair.</p> <p>18 MS. HARRIS: And just to clarify, are those 19 facilities, whether it be the salon or the coffee shop, are 20 they open to the general public or --</p> <p>21 MR. TEETERS: No, no.</p> <p>22 MS. ROBESON: Just the residents?</p> <p>23 MR. TEETERS: Correct.</p> <p>24 MS. ROBESON: So it's just the contractor is 25 coming in?</p>	<p>37</p> <p>1 employee's park in a garage. The surface spaces are 2 dedicated to visitors and that's also a condition. I 3 believe it's condition number seven in the Planning Staff 4 and the Planning Board recommendation.</p> <p>5 MS. HARRIS: Do you have any facilities that are 6 similarly situated and by that, I mean within a mile 7 distance of a Metro and if so, what's your anticipation of 8 how people are getting to work?</p> <p>9 MR. TEETERS: Right, and this gets to the traffic 10 point. We do, we have other communities on public 11 transportation lines and in this case, we're less than a 12 mile from the Metro and on a bus line. So, we fully expect 13 employees would take advantage of the public transportation 14 options. That has --</p> <p>15 MS. ROBESON: So have any statistics as to how 16 many actually do in your other facilities?</p> <p>17 MR. TEETERS: I don't have them here. And in 18 fact, that might be another point Mike Lenhart can speak 19 to.</p> <p>20 MS. ROBESON: Okay.</p> <p>21 MR. TEETERS: One other point in this particular 22 case is we're adjacent to the Bethesda Trolley Trail --</p> <p>23 MS. ROBESON: Okay.</p> <p>24 MR. TEETERS: -- and so staff, we want the staff 25 to have a connection to both Grosvenor Lane and the Trolley</p>

<p>38</p> <p>1 Trail. So, there's also an opportunity for pedestrians and  2 bikers to travel to work either walking or biking and we  3 also agreed to a condition on bike storage --  4 MS. ROBESON: Oh, I see, that's why that was in  5 there.  6 MR. TEETERS: -- within the building. Right.  7 condition number ten.  8 MS. ROBESON: Okay.  9 MS. HARRIS: And then, can you please explain the  10 visiting patterns for both during weekdays and weekends?  11 MR. TEETERS: So, with visitors, as I mentioned  12 the adult children that may be coming to visit their  13 parents, it's typically in the evening, after work, on  14 weekdays or mid-morning, midafternoon on weekends is a  15 typical visiting pattern.  16 MS. HARRIS: And in terms of --  17 MS. ROBESON: Now we had one senior living  18 facility come in and they -- do you have any operations to  19 address like peak visiting periods like Mother's Day or  20 anything like that?  21 MR. TEETERS: Right, that's a good question. So,  22 we periodically we will have large events. Say around  23 Christmas time or you may have a lot of visitors on Mother's  24 Day or some sort of event. We will account for that by --  25 of course we have our onsite parking.</p>	<p>40</p> <p>1 with lighting. Can you explain just generally how lighting  2 is handled on the facility?  3 MR. TEETERS: So, in connection with our  4 construction contract we will provide window blinds on all  5 of the units in the building. So, and then residents often  6 bring their own curtains so that the light isn't glaring  7 outside of the building.  8 MS. ROBESON: Okay.  9 MS. HARRIS: And that completes our questions of  10 Mr. Teeters.  11 MS. ROBESON: Okay, do you have any questions or  12 does anyone -- now this is not a time to say your position.  13 It's just to ask him questions about what he said. It's not  14 time to testify. It's to ask a question like, did you  15 calculate something right or --  16 MS. ELLIOTT: I'm just wondering the provisions  17 for --  18 MS. ROBESON: Yeah, you'll have to come to the  19 table please and if we have a chair sitting around there and  20 can you move the mic? Thank you, sir. Okay. Please state  21 your name and address for the record?  22 MS. ELLIOTT: I'm Irene Elliott. I live at 10014  23 Fleming Avenue in Bethesda.  24 MS. ROBESON: Uh-huh.  25 MS. ELLIOTT: And I'm representing the Fleming</p>
<p>39</p> <p>1 MS. ROBESON: Right.  2 MR. TEETERS: But if we know it's a large event,  3 we will partner with a local church or a school and run a  4 shuttle service --  5 MS. ROBESON: Okay.  6 MR. TEETERS: -- so that we're not overflowing our  7 parking and we can shuttle people for a large event that we  8 may have --  9 MS. ROBESON: Okay. All right.  10 MR. TEETERS: -- a handful of times per year.  11 MS. HARRIS: Thank you. Based on your experience  12 can you explain ambulance visits to the facility and how  13 that's handled?  14 MR. TEETERS: So, we would approximate about four  15 ambulance visits per month is what we've seen historically.  16 As it relates to sirens and lights, each jurisdiction is  17 different. The main objective is to clear the right of way.  18 It has been our experience that when they come into our  19 entry they are not, they don't have the sirens on and the  20 lights and in fact, just as important to the surrounding  21 community that the sirens and lights aren't on, it's  22 important to our residents to maintain a quiet and peaceful  23 environment. So, I think it makes sense and that's  24 generally been our experience.  25 MS. HARRIS: And then the final question has to do</p>	<p>41</p> <p>1 Park Community Association.  2 MS. ROBESON: Okay. You can't technically testify  3 on behalf of an organization. You can ask questions as an  4 individual based on concerns that have been raised. Don't  5 include any factual statements in your question. Just ask  6 the question. Okay? Go ahead.  7 CROSS EXAMINATION  8 MS. ELLIOTT: I was just wondering what the  9 outside lighting would be?  10 MS. ROBESON: Good question. Sometimes people  11 want to -- okay, go ahead.  12 MS. HARRIS: Actually our architect is prepared to  13 speak to that and so if you can be patient we'll have those  14 details in a few witnesses from now.  15 MS. ROBESON: Okay. Okay. So, no other  16 questions. I'm going to excuse Mr. Teeter and you can call  17 your next witness.  18 (Witness excused.)  19 MS. HARRIS: Our next witness is our Civil  20 Engineer, Mr. Kevin Johnson.  21 MS. ROBESON: Good morning.  22 MR. JOHNSON: Good morning.  23 MS. ROBESON: Please raise your right.  24 (Witness sworn.)  25 MR. JOHNSON: I will.</p>

<p>42</p> <p>1 MS. ROBESON: Please state your name and address 2 for the record please?</p> <p>3 MR. JOHNSON: My name is Kevin Johnson. I'm 4 President of Johnson Bernat Associates, located at 205 North 5 Frederick Avenue, Gaithersburg, Maryland 20877.</p> <p>6 MS. ROBESON: Okay, go ahead.</p> <p>7 DIRECT EXAMINATION</p> <p>8 MS. HARRIS: Just to sort of short circuit, Mr. 9 Johnson has testified before this body before and if there 10 is no -- and his resume is included and so I'd like to 11 qualify him as an expert in the field of civil engineering.</p> <p>12 MS. ROBESON: And you're a civil engineer licensed 13 in Maryland?</p> <p>14 MR. JOHNSON: I am.</p> <p>15 MS. ROBESON: Does anyone have any objections to 16 qualifying him as an expert in civil engineering? All 17 right. You're qualified in this proceeding.</p> <p>18 MR. JOHNSON: That was quick.</p> <p>19 MS. HARRIS: Yeah, so Mr. Johnson are you familiar 20 with the conditional use application before the Hearing 21 Examiner?</p> <p>22 MR. JOHNSON: I am.</p> <p>23 MS. HARRIS: And can you please describe what your 24 scope of services were?</p> <p>25 MR. JOHNSON: We provided land surveying services,</p>	<p>44</p> <p>1 MS. ROBESON: Is that cleared by MCDOT? That 2 distance from the intersection?</p> <p>3 MR. JOHNSON: The plan has been reviewed by DOT 4 and --</p> <p>5 MS. ROBESON: Okay.</p> <p>6 MR. JOHNSON: So, yes.</p> <p>7 MS. ROBESON: Okay.</p> <p>8 MR. JOHNSON: You will enter the property, the 9 grade drops down as we've described from the north to the 10 south. So, the driveway will drop down. We have the loop 11 access to the front door, which has the ten spaces for 12 visitors plus the four handicapped spaces. We have located 13 the service, trash, loading and garage access on the eastern 14 side of the property, which will be further screened from 15 the neighbors by the reforestation area to supplement the 16 existing forest conversation on the Grosvenor Heights 17 project. The building itself is situated more closely to 18 the southern edge. There is an existing public storm drain 19 that is in an easement granted to Montgomery County along 20 the Fleming Avenue right of way that then traverses the 21 southern end of our property.</p> <p>22 MS. ROBESON: Is that what's in that dark hashed 23 line?</p> <p>24 MR. JOHNSON: That is this dark hashed line where 25 we have met with DOT and will be relocating the existing</p>
<p>43</p> <p>1 in addition to our normal support, and design for civil 2 engineering and as part of that in support and preparation 3 of the land use report.</p> <p>4 MS. HARRIS: Thank you. And, can you please 5 describe the location of the property and it's zoning 6 classification?</p> <p>7 MR. JOHNSON: If I may, I'm going to use Exhibit 8 72?</p> <p>9 MS. ROBESON: Use Exhibit 72?</p> <p>10 MR. JOHNSON: Yes, ma'am.</p> <p>11 MS. ROBESON: Mr. Teeter did a great job of 12 writing 72. That's quite larger than our normal. Go ahead.</p> <p>13 MR. JOHNSON: So the property is located at the 14 southeast corner of the Grosvenor Lane, Fleming Avenue 15 intersection. The property is zoned R90. There's currently 16 a single-family residence located in the basic center to the 17 eastern side of the property.</p> <p>18 MS. HARRIS: And can you please describe the 19 proposed project?</p> <p>20 MR. JOHNSON: As Mr. Teeters started to explain, 21 the existing driveway to the residence is located 22 approximately 300 feet from the intersection with Fleming 23 Lane. We're going to maintain that location, but upgrade 24 the width so that we're providing adequate access, fire 25 access, predominately.</p>	<p>45</p> <p>1 drain to the location that we show here --</p> <p>2 MS. ROBESON: Okay.</p> <p>3 MR. JOHNSON: -- to allow the building to be more 4 optimally situated --</p> <p>5 MS. ROBESON: Okay.</p> <p>6 MR. JOHNSON: -- as well. We have provided for 7 storm water management, predominately in the southeast 8 corner of the project, as well as, some other areas and we 9 talked briefly about the green quarter preservation of the 10 forest conversation along the north side of the property.</p> <p>11 MS. HARRIS: Thank you. Can you please describe 12 the relationship between R90 zoning development standards 13 and the conditional use standards?</p> <p>14 MR. JOHNSON: Well as a conditional use we are 15 required to meet the requirements of both the R90 16 requirements, as well as the conditional use where the 17 conditional use are more restrictive than the residential 18 zone requirements.</p> <p>19 MS. HARRIS: And have you evaluated the property 20 with respect to both of those sets of conditions?</p> <p>21 MR. JOHNSON: We have.</p> <p>22 MS. HARRIS: Ms. Robeson, what I'd like to do is 23 refer to the land use report, which was Exhibit 34(a), Pages 24 9 through 12 and what we've done, just for simplicity, is 25 we've taken those pages and blown them up, which has the</p>

46  
1 development standards. We by no means need to go through  
2 all of them.  
3 MS. ROBESON: Okay, let me ask this? Does your  
4 revised site plan change this chart?  
5 MR. JOHNSON: No, it does not.  
6 MS. HARRIS: And Mr. --  
7 MS. ROBESON: I thought there was an additional  
8 setback or something. Sorry.  
9 MR. JOHNSON: If I can just speak to that very  
10 quickly. Sorry, Chris.  
11 MS. ROBESON: It's, you know, we're a high-tech  
12 operation here. I know the Planning Board has all these,  
13 you know. Anyway. Go ahead.  
14 MR. JOHNSON: So as was previously described, the  
15 western facade was continuous --  
16 MS. ROBESON: Correct.  
17 MR. JOHNSON: -- prior to the change, and so the  
18 setback from the proposed dedication line for Fleming Avenue  
19 --  
20 MS. ROBESON: Yes.  
21 MR. JOHNSON: -- will remain at 38 feet. At the  
22 southern portion of the western facade, that will step back  
23 an additional 10 feet to approximately 48 feet.  
24 MS. ROBESON: Okay.  
25 MR. JOHNSON: But the minimum setbacks around the

47  
1 four sides will not have changed.  
2 MS. ROBESON: Okay.  
3 MR. JOHNSON: And therefore the development table  
4 would not be changed.  
5 MS. ROBESON: Is still correct. I just wanted to  
6 make sure. So, thank you.  
7 MS. HARRIS: That's a good question. Okay, so Mr.  
8 Johnson if you could explain, and again, unless the Hearing  
9 Examiner wants to go through every line item --  
10 MS. ROBESON: No, I don't.  
11 MS. HARRIS: -- just generally explain the  
12 development standards and highlight those you think are most  
13 relevant in this situation?  
14 MR. RUHLEN: Before we do that, do we need to mark  
15 this as an Exhibit for the record?  
16 MS. ROBESON: It's an exact copy of what's already  
17 in the --  
18 MS. HARRIS: Yes.  
19 MS. ROBESON: -- record.  
20 MR. RUHLEN: Well with the, it has been broken for  
21 pagination. So, we can then --  
22 MS. HARRIS: But the text is exactly --  
23 MR. JOHNSON: There's no change.  
24 MS. ROBESON: Okay, I tell you what. Let's just  
25 mark it very large development compliance table. Can you

48  
1 write 73.  
2 (Applicant's Exhibit No. 73  
3 is marked for identification.)  
4 MR. RUHLEN: On all three pages?  
5 MS. ROBESON: Yes, please.  
6 MR. JOHNSON: Andrew?  
7 MR. TEETERS: Yes.  
8 MR. JOHNSON: Where's the big marker? There it  
9 is.  
10 MS. HARRIS: So that's 73.  
11 MS. ROBESON: We do have, sometimes, people who  
12 come in and find different things. Now, does this comport  
13 with what's in the staff report? Is this identical to  
14 what's in the staff report? If you know? If you don't  
15 know, it's okay.  
16 MS. HARRIS: I don't know. What we did was  
17 replicate what was in the land use report.  
18 MS. ROBESON: Okay.  
19 MR. JOHNSON: But, in general, I believe they're  
20 consistent. But to say they're a match exactly, I'd be hard  
21 pressed --  
22 MS. ROBESON: Exact. Okay, that's fine. I'm just  
23 getting it all -- okay, large comparison of R90 development  
24 standards. Okay, that's 73. Thank you.  
25 MS. HARRIS: Okay.

49  
1 MR. JOHNSON: Thanks. So first, I'd like to talk  
2 about the lot area that the R90 requires the greater of two  
3 acres in which we're a little over two and a half acres. So  
4 we exceed the minimum lot size.  
5 MS. ROBESON: Is that the R90 or the limited use  
6 condition? It's the limited use, but that's okay --  
7 MR. JOHNSON: Yeah.  
8 MS. ROBESON: -- because I think R-90 is 9,000  
9 square feet.  
10 MS. HARRIS: Correct.  
11 MS. ROBESON: Okay.  
12 MR. JOHNSON: Oh, yes. Thank you. And then also  
13 800 square feet per bed and it --  
14 MS. ROBESON: Right.  
15 MR. JOHNSON: I'm still on conditional use.  
16 MS. ROBESON: Yes.  
17 MR. JOHNSON: And at 104 beds we're providing  
18 1,117 square feet. So we're, we're, we have roughly 28  
19 percent fewer units than the maximum that may be allowed.  
20 MS. ROBESON: Okay.  
21 MR. JOHNSON: As it relates to setbacks which are  
22 now part of the R90 requirement, the front setback is a  
23 minimum of 30 feet and especially to preserve the green  
24 corridor we have setback 134 feet to be able to preserve  
25 those trees along the Grosvenor Lane frontage. On the

50

1 eastern side, it's a 20 foot setback and we're providing 40  
2 feet. So roughly twice the setback there. On the western  
3 side, which is along Fleming Avenue, again is a 30 foot,  
4 well is a 30 foot setback, we're providing 38 feet, which  
5 increases to 48 feet and the rear --  
6 MS. ROBESON: To the south?  
7 MR. JOHNSON: And that's on the west. We, oh the  
8 southern portion of the western side, yes, ma'am.  
9 MS. ROBESON: As it approaches south, it's yeah.  
10 MR. JOHNSON: And the rear yard is required at 25  
11 feet and we're at 37 feet. So, the building does not  
12 encroach on any of the minimum setbacks.  
13 MS. ROBESON: Okay.  
14 MS. HARRIS: Let's turn to height, which is a  
15 little bit complicated given the new zoning ordinance on how  
16 height is measured. So, if you could and I think it may be  
17 helpful to review --  
18 MR. JOHNSON: I will do my best.  
19 MS. HARRIS: -- Exhibit 70.  
20 MS. ROBESON: Just don't cite me any code  
21 sections, 73.5.2. Don't tell I said that.  
22 MR. JOHNSON: Okay.  
23 MS. ROBESON: You can take a deep breath.  
24 MR. JOHNSON: Yeah.  
25 MS. ROBESON: I know it's tough, I parsed this

51  
1 section too. So, it's, it's, not easy.  
2 MR. JOHNSON: Let's talk in general about what the  
3 topography is doing. At the intersection of Grosvenor and  
4 Fleming the elevation is approximately 320 feet and it rises  
5 as it moves south. Fleming rises as it moves south to  
6 approximately 325 feet towards the end of our property. So,  
7 we sloped from the 320 down to the low corner of about 304,  
8 305. So, 15 to 16 feet of grade change from the  
9 intersection down to the southeast corner.  
10 MS. ROBESON: Mm-hm.  
11 MR. JOHNSON: And so, per the zoning ordinance, as  
12 we measure the existing grade that we're going to measure  
13 the height from, it's the more restrictive of the existing  
14 ground or our first floor, essentially. And so, when we cut  
15 through here the existing grade is around elevation 313 or  
16 seven feet below the intersection or 12 feet below the high  
17 point of Fleming Avenue. So, the point of measurement for  
18 our building height is down substantially from, from the  
19 surrounding streets.  
20 MS. ROBESON: Right.  
21 MR. JOHNSON: We have proposed our building floor  
22 at 316.5, which is measured three feet above our measuring  
23 point. So, when we talk about the 40 foot height, we're  
24 actually 37 feet at the front door, but compared to that  
25 Fleming Avenue --

52

1 MS. ROBESON: Fleming.  
2 MR. JOHNSON: -- it's 12 feet less than that. So  
3 we're --  
4 MS. ROBESON: Wait what's, I thought Fleming was  
5 320 to 325?  
6 MR. JOHNSON: Right, if we took the mid-point --  
7 MS. ROBESON: Yeah.  
8 MR. JOHNSON: -- of the building, as you might in  
9 some other zones.  
10 MS. ROBESON: Yes.  
11 MR. JOHNSON: You would be measuring it's a 324,  
12 325 --  
13 MS. ROBESON: Right.  
14 MR. JOHNSON: -- versus 313. So, we're 12 feet  
15 above our measuring point.  
16 MS. ROBESON: I see.  
17 MR. JOHNSON: And so, when we talk about  
18 requesting the 40 foot height, it is, it is still  
19 substantially below the Fleming Avenue elevation or that of  
20 the, of the intersection.  
21 MS. ROBESON: Okay. I understand. Okay.  
22 MS. HARRIS: So to summarize that, if one were  
23 standing on Fleming Avenue, and measuring from Fleming  
24 Avenue, understanding that's not technically how it works --  
25 MS. ROBESON: It works.

53  
1 MS. HARRIS: -- but the perceived height from  
2 Fleming Avenue to the western facade would be what?  
3 MR. JOHNSON: 28 feet to the mid-point of the  
4 roof.  
5 MS. HARRIS: Okay, thank you.  
6 MS. ROBESON: Twenty feet, just for everybody's  
7 sake, that's, is that roughly two and a half stories?  
8 MR. JOHNSON: Yes, it's --  
9 MS. ROBESON: Almost three stories?  
10 MR. JOHNSON: The 28 feet would be very comparable  
11 to your standard single family residence as a two story with  
12 a normal gable roof. So that would be very --  
13 MS. ROBESON: I just, yeah, I just wanted it  
14 broken down into, into what I can visualize. Thanks.  
15 MS. HARRIS: And I think our land planner will  
16 have a little bit more detail --  
17 MS. ROBESON: Okay.  
18 MS. HARRIS: -- with respect to that. Moving on  
19 to the driveway. How far is that from the side lot lines?  
20 MR. JOHNSON: As I said it's 300 feet,  
21 approximately 300 feet from the intersection. The loading  
22 area comes down and is as close as 16 feet at the closest  
23 point along the east boundary.  
24 MS. HARRIS: And can you describe the circular  
25 driveway and how that relates to the existing topography or

<p>54</p> <p>1 the finished state topography I should say?</p> <p>2 MR. JOHNSON: So, as I said, we come down at a</p> <p>3 relatively brisk slope to get down into the facility and</p> <p>4 then we are flatter at the 316 elevation to match our front</p> <p>5 doors. It relates to cars traversing the circular drive.</p> <p>6 As they're approaching Fleming, the Fleming side, there</p> <p>7 again, three, four, five feet below, depending on the angle</p> <p>8 below the height of the street. So in conjunction with the</p> <p>9 landscape screening we believe that headlights and, you</p> <p>10 know, being able to really see the car activity is going to</p> <p>11 be very screened and restricted from the street. Then the</p> <p>12 driveway continues to drop down as it goes along the eastern</p> <p>13 facade so that we can duck under to get into the garage.</p> <p>14 So, the service area is not only 400 feet from the Fleming</p> <p>15 Avenue neighbors, but it's down almost 20 feet from the</p> <p>16 street and is shielded completely by the building to the</p> <p>17 west and as I said the reforestation area to the east.</p> <p>18 MS. HARRIS: When you refer to service area, can</p> <p>19 you identify what activities are happening in that area?</p> <p>20 MR. JOHNSON: Trash, resident loading, well</p> <p>21 regular loading.</p> <p>22 MS. ROBESON: Food delivery?</p> <p>23 MR. JOHNSON: Food deliveries and access to the</p> <p>24 garage. The bulk of the vehicular activity on the site.</p> <p>25 MS. HARRIS: Thank you. Now, we'll turn to</p>	<p>56</p> <p>1 on your analysis, does the proposed plan meet the parking</p> <p>2 requirements?</p> <p>3 MR. JOHNSON: It does that based on our number of</p> <p>4 beds and the number of employees, we're required to have 41</p> <p>5 parking spaces. We're providing ten additional parking</p> <p>6 spaces, about that. The goal is clearly to meet the needs</p> <p>7 of the community without going over onto the side streets.</p> <p>8 MS. HARRIS: Thank you. In terms of adequate</p> <p>9 public facilities, specifically storm water management, can</p> <p>10 you briefly explain what's being proposed?</p> <p>11 MR. JOHNSON: Through primarily a series of</p> <p>12 bioretention facilities, as well as, some porous pavement on</p> <p>13 the north side for the parking, we're providing</p> <p>14 approximately 67 percent of the environmental site design</p> <p>15 volume on site. The remainder will be treated in a filter</p> <p>16 on the southern end of the property. All of the, given our</p> <p>17 topography, all of the storm runoff is discharged at the</p> <p>18 southeast end of the property. We have agreement with</p> <p>19 Grosvenor Heights to connect to their recently constructed</p> <p>20 system and we have a concept plan that is in to Montgomery</p> <p>21 County for approval.</p> <p>22 MS. ROBESON: But it hasn't been approved yet?</p> <p>23 MR. JOHNSON: We're very close, but not yet.</p> <p>24 MS. ROBESON: Okay.</p> <p>25 MS. HARRIS: And then how about with respect to</p>
<p>55</p> <p>1 parking.</p> <p>2 MS. ROBESON: Okay, I just have one quick</p> <p>3 question?</p> <p>4 MS. HARRIS: Mm-hm.</p> <p>5 MS. ROBESON: Where are the generators on this</p> <p>6 site plan?</p> <p>7 MR. JOHNSON: It's a little hard to discern. It</p> <p>8 shows up better on the --</p> <p>9 MS. ROBESON: Yeah, I couldn't find them.</p> <p>10 MR. JOHNSON: -- architectural plan, but we have</p> <p>11 bumped out the below grade garage so that the generator --</p> <p>12 MS. ROBESON: Okay.</p> <p>13 MR. JOHNSON: -- can be located to the north of</p> <p>14 the underground parking. It will be completely underground.</p> <p>15 MS. ROBESON: Underground?</p> <p>16 MR. JOHNSON: It will have, obviously, a vent on</p> <p>17 top.</p> <p>18 MS. ROBESON: Okay.</p> <p>19 MR. JOHNSON: But it will be completely invisible.</p> <p>20 MS. ROBESON: Do you expect any noise to come to</p> <p>21 the surface?</p> <p>22 MR. JOHNSON: We have a noise consultant that will</p> <p>23 provide testimony.</p> <p>24 MS. ROBESON: Okay. I'll stop.</p> <p>25 MS. HARRIS: Thank you. Turning to parking, based</p>	<p>57</p> <p>1 water, sewer and gas in terms of adequate public facilities?</p> <p>2 MR. JOHNSON: The water and sewer category</p> <p>3 provides for addition, for existing service and we'll</p> <p>4 continue to utilize those public systems.</p> <p>5 MS. ROBESON: Is it W1S1?</p> <p>6 MR. JOHNSON: Yes, ma'am.</p> <p>7 MS. ROBESON: Okay.</p> <p>8 MS. HARRIS: And then, I think it may be helpful</p> <p>9 to explain the Fleming Avenue dedication issue and this goes</p> <p>10 a little bit to what Mr. Klein had referenced at the</p> <p>11 beginning of the hearing --</p> <p>12 MS. ROBESON: Okay.</p> <p>13 MS. HARRIS: -- and I know we'll get into more</p> <p>14 discussion on that later.</p> <p>15 MS. ROBESON: Okay.</p> <p>16 MR. JOHNSON: What has been requested by</p> <p>17 Montgomery County DOT has started out with the Grosvenor</p> <p>18 Heights development is to make improvements to Fleming</p> <p>19 Avenue such that there is two travel lanes and a parallel</p> <p>20 parking lane on the east side of Fleming Avenue. Then there</p> <p>21 is a seven foot tree line that separates the ten foot</p> <p>22 Trolley Trail Bike Trail. That all fits within a 60 foot</p> <p>23 right of way and that is the current section that is</p> <p>24 promoted by DOT.</p> <p>25 MS. HARRIS: So, in connection with the</p>

<p>58</p> <p>1 preliminary plan, which will follow this application, how  2 much dedication will be occurring along that western facade,  3 western frontage?  4 MR. JOHNSON: The existing property line is at the  5 full 60 foot essentially along the north side, but it jets  6 out as we get to the south. So, we'll provide, be providing  7 an additional approximately ten to 12 feet. It varies on  8 the southern piece to provide the full 60 foot right of way  9 from the western right of way line --  10 MS. ROBESON: Okay.  11 MR. JOHNSON: -- as prescribed in the master plan.  12 MS. ROBESON: So the shaded area on Exhibit 72 on  13 the west side of the property shows the right of way  14 dedication? Or it shows -- what does that show?  15 MR. JOHNSON: It shows, it shows both the  16 requested right of way dedication, as well as the proposed  17 improvements that DOT is seeking, which is a continuation of  18 what has been recently constructed as part of the Grosvenor  19 Heights development.  20 MS. ROBESON: Okay, and by Grosvenor Heights,  21 that's the EYA?  22 MR. JOHNSON: That's the --  23 MS. HARRIS: Correct.  24 MS. ROBESON: Okay.  25 MS. HARRIS: And then my final question has to do</p>	<p>60</p> <p>1 clarification, where exactly is the generator going to be  2 located you said?  3 MS. HARRIS: And I would note the architect  4 probably knows with more specificity, but go ahead Mr. --  5 MR. KLEIN: Okay.  6 MR. JOHNSON: Is the architectural plan already an  7 Exhibit?  8 MS. HARRIS: It is. It is Exhibit 34, 34(c)  9 through (h).  10 MR. KLEIN: So without delving into architecture  11 to far, the foundation wall for the --  12 MS. ROBESON: Wait, can you tell me what Exhibit  13 he's referring to exactly?  14 MS. HARRIS: Well the Exhibit list says  15 architectural plans 34(c) through (h) but it doesn't itemize  16 (c) through (h).  17 MS. ROBESON: Okay, is there anything, is there a  18 page number or a sheet number?  19 MR. JOHNSON: This is A2.1 is the sheet number.  20 MS. ROBESON: Okay, good. All right. So your,  21 your testimony's based on sheet --  22 MR. JOHNSON: Actually, can we introduce this as  23 an Exhibit? Because this --  24 MS. HARRIS: Has revised.  25 MR. JOHNSON: Yes.</p>
<p>59</p> <p>1 with fire access and whether you've evaluated that in laying  2 out this plan?  3 MR. JOHNSON: We have. Fire, formal fire access  4 approval occurs at site plan. So, while they have seen the  5 plan they have not weighed in, but all of the widths,  6 turning radii, slope and proximity to the building has been  7 designed to meet the required fire access.  8 MS. ROBESON: Okay.  9 MS. HARRIS: And I should have probably asked  10 this final question when we were looking at the land use  11 charts, the development standards charts, but in your  12 opinion, does the proposed project meet all of the  13 requirements of the zoning ordinance with respect to the R90  14 standards, as well as, the conditional use standards?  15 MR. JOHNSON: Yes, I believe they all, all those  16 standards are satisfied.  17 MS. ROBESON: All right.  18 MS. HARRIS: Thank you. That concludes our  19 questions of Mr. Johnson.  20 MS. ROBESON: Okay, anyone in the audience -- this  21 is just the time for questions. So, if anyone has any  22 questions about what he just said? Okay, seeing none. Yes,  23 Mr. Klein.  24 CROSS EXAMINATION  25 MR. KLEIN: A few questions. First, just for</p>	<p>61</p> <p>1 MS. HARRIS: Okay, yes. So --  2 MS. ROBESON: Okay, so what is this?  3 MS. HARRIS: This is the revised --  4 MS. ROBESON: 74.  5 (Applicant's Exhibit No. 74 is  6 marked for identification.)  7 MS. HARRIS: Revised terrace level sheet A.21,  8 architectural plan.  9 MS. ROBESON: A.21, any objections? Okay. I'm  10 seeing not, it will be admitted. Go ahead Mr. Johnson.  11 MR. JOHNSON: So again, just for orientation,  12 Fleming Avenue is located on the west of this page and  13 Grosvenor Lane is on the north of this page.  14 MS. ROBESON: Yes.  15 MR. JOHNSON: You would enter the garage as  16 previously described. At this lower level the foundation  17 for the garage will extend out beyond the footprint required  18 to park the cars and have a generator space there. That  19 will be completely below grade.  20 MS. ROBESON: Okay, so it's that bump out on the  21 northwest side of the garage?  22 MR. JOHNSON: Yes, ma'am.  23 MS. ROBESON: Okay, shown on 74. All right, thank  24 you. Mr. Klein any other questions?  25 MR. KLEIN: Oh, how many feet from the Fleming</p>

62

1 Avenue right of way is that generator?  
2 MR. JOHNSON: So the vault will be approximately  
3 67 feet from the eastern --  
4 MS. ROBESON: Okay.  
5 MR. JOHNSON: -- edge of the Fleming Avenue right  
6 of way.  
7 MS. ROBESON: Okay.  
8 MR. KLEIN: I have two more questions.  
9 MS. ROBESON: Go ahead.  
10 MR. KLEIN: The first is, thank you. The first  
11 is, you were describing the depth of the part of the  
12 driveway that curves around and you said it was three to  
13 five feet. So, there's a portion where it's three feet  
14 essentially? Of grade? Can you sort of --  
15 MR. ROBESON: Wait, which drive? The circular  
16 part?  
17 MR. JOHNSON: The circular.  
18 MR. KLEIN: The circular driveway. You said -- so  
19 cars will come around and they'll turn there and there's a,  
20 there's a grade of three to five feet. Can you explain that  
21 a little bit about how that grade works right there?  
22 MR. JOHNSON: Sure. So, as previously described,  
23 the elevation of the intersection is at 320 feet. The  
24 circular driveway is around 316, it's not around, it's at  
25 316, proposed to be at 316 and a half. So that's three and

63

1 a half feet below the intersection. As you come south on  
2 Fleming the grade picks up to 324 directly opposite. So, it  
3 would actually be seven and a half feet below the driveway  
4 at that location. So, it varies from that three to three  
5 and a half to seven and a half feet.  
6 MR. KLEIN: Okay, out of curiosity do you know how  
7 tall a shuttle bus is?  
8 MR. JOHNSON: Most height of headlights is between  
9 two feet and 30 inches.  
10 MR. KLEIN: Okay. And one last question. The  
11 request that you have from DOT is to have a 29 and a half  
12 inch road bed? Is that correct?  
13 MR. JOHNSON: 29 and a half inch --  
14 MR. KLEIN: I'm sorry, 29 and a half foot road  
15 bed. Is that correct?  
16 MR. JOHNSON: I believe that's correct. Two, two  
17 11, approximately two 11 foot travel lanes and a seven and a  
18 half foot parking lane.  
19 MR. KLEIN: And it is your understanding that  
20 that's the maximum that's allowed under the County  
21 guidelines? For the 60 foot midway?  
22 MR. JOHNSON: I would, I would have to research  
23 what the minimum and maximum is allowed in that road  
24 section.  
25 MR. KLEIN: Okay, thank you.

64

1 MS. ROBESON: Okay, any redirect?  
2 MS. HARRIS: No.  
3 MS. ROBESON: Okay, moving on.  
4 MS. HARRIS: Actually, one redirect. Sorry.  
5 MS. ROBESON: Okay.  
6 REDIRECT EXAMINATION  
7 MS. HARRIS: Mr. Johnson on the northern, if you  
8 can extrapolate, the northern portion of the circular drive,  
9 can you, you said that the elevation ranged from three and a  
10 half to seven feet below. Do you have a better sense of  
11 what it is at the northern, where it starts to arch?  
12 MR. JOHNSON: Where it starts to arch it appears  
13 to be approximately six and a half feet below the Fleming  
14 Avenue.  
15 MR. HARRIS: So in your professional opinion the  
16 height, given the height of the headlights, do you see  
17 any --  
18 MR. JOHNSON: I would not expect the headlights to  
19 spill beyond the property line.  
20 MS. HARRIS: Thank you. No other questions.  
21 MS. ROBESON: All right, Mr. Johnson you may be  
22 excused.  
23 (Witness excused.)  
24 MR. JOHNSON: Thank you.  
25 MS. HARRIS: Our next --

65

1 MS. ROBESON: And you can call your next witness.  
2 MS. HARRIS: Mr. Miguel Iraola.  
3 MS. ROBESON: Iraola.  
4 MR. IRAOLA: Iraola.  
5 MS. HARRIS: How did I do?  
6 MR. IRAOLA: Good.  
7 MS. HARRIS: Good.  
8 MS. ROBESON: Mr. Iraola please raise your right  
9 hand.  
10 (Witness sworn.)  
11 MR. IRAOLA: I do.  
12 MS. ROBESON: Please state your name and address  
13 for the record.  
14 MR. IRAOLA: Miguel Iraola, with Hord Coplan  
15 Macht. Address is 750 East Pratt Street, Suite 1100,  
16 Baltimore, Maryland 21202.  
17 DIRECT EXAMINATION  
18 MS. HARRIS: And Mr. Iraola have you testified  
19 here before this body?  
20 MR. IRAOLA: Yes, I have.  
21 MS. HARRIS: As an expert in land planning?  
22 MR. IRAOLA: Yes, I have.  
23 MS. HARRIS: So, I would like to qualify Mr.  
24 Iraola as an expert in land planning.  
25 MS. ROBESON: Okay, and Mr. Iraola what is -- are

66

1 you still a licensed? What is your qualification? I can't  
2 remember.

3 MR. IRAOLA: I'm a land, I'm trained as a  
4 landscaped architect and licensed in Maryland and in  
5 Virginia.

6 MS. ROBESON: Okay, does anyone -- he had  
7 testified before as an expert in land planning. Does anyone  
8 have an objection to him being, his credentials as an  
9 expert? Okay, seeing none. Mr. Iraola you're qualified in  
10 this proceeding. Go ahead.

11 MS. HARRIS: Thank you. Let's first focus on the  
12 surrounding neighborhood and this was in the board that was  
13 introduced, the aerial surrounding neighborhood plan was  
14 Exhibit 34(s).

15 MS. ROBESON: Okay.

16 MS. HARRIS: And I think it may be helpful to put  
17 that up so it can speak to that.

18 MS. ROBESON: The larger version?

19 MS. HARRIS: Yes.

20 MS. ROBESON: Okay.

21 MR. IRAOLA: I'll just label this 34(s). Is that  
22 correct?

23 MS. ROBESON: Okay, that -- you don't have to  
24 because is, is the larger version in the record?

25 MR. IRAOLA: It's exactly the same as the pdf.

67

1 MS. ROBESON: Okay then don't, it's already in our  
2 file.

3 MS. HARRIS: Okay.

4 MS. ROBESON: Go ahead.

5 MS. HARRIS: So, can you please describe the  
6 location of the property as it relates to the surrounding  
7 neighborhood and give a little bit of flavor as to what  
8 constitutes the surrounding neighborhood in this instance?

9 MR. IRAOLA: Sure, the property is located on the  
10 eastern edge of a larger neighborhood, generally bounded by  
11 Kingswood Road to the south, Hurst Street and Hatherleigh  
12 Drive to the west, Cheshire Drive to the north and Dickens  
13 Avenue, 270 and 495 the capital beltway to the east. It's  
14 indicated by the red bordered line there. The site is  
15 indicated as subject property and labeled, kind of shaded in  
16 the red area. But the property's at the edge of this  
17 defined surrounding neighborhood. It's bordered on highways  
18 on two sides and it's approximately 200 acres in size,  
19 what's delineated within that red boundary.

20 The property is not embedded in an exclusively  
21 single family detached neighborhood. Planning Staff is in  
22 agreement with this delineation.

23 MS. HARRIS: And can you describe, with a little  
24 bit more detail, the composition of the surrounding  
25 neighborhood in terms of the uses, the styles, the

68

1 structures and so forth?

2 MR. IRAOLA: Sure, I can use additional exhibits  
3 if that, if you would prefer to?

4 MS. HARRIS: And these exhibits are also involved.

5 MR. IRAOLA: Also as part of that.

6 MS. ROBESON: Oh, okay that's fine.

7 MR. IRAOLA: Okay.

8 MS. ROBESON: Just state the number of the exhibit  
9 so the record knows what you're referring to.

10 MS. HARRIS: So, these were the image boards that  
11 were presented as 34(b) --

12 MS. ROBESON: Okay.

13 MS. HARRIS: -- and then there were six images or  
14 six boards.

15 MS. ROBESON: Yes.

16 MR. IRAOLA: Just to add a little bit more about  
17 the surrounding neighborhood and within that 200 foot or  
18 that 200 acre delineation. There's approximately 441 single  
19 family detached homes within that delineation. What is not  
20 included in that 441 is the planned development for  
21 Grosvenor, which adds an additional 143 single family  
22 attached townhomes and ten single family detached homes.

23 With regards to residential uses within there, it  
24 also does include the Bethesda Health and Rehabilitation  
25 Center with approximately 200 beds. In this particular

69

1 exhibit, this is Exhibit 34(v), one sheet within that. The  
2 title is surrounding neighborhoods with the residential  
3 north of the subject property. This gives you a flavor of  
4 what is north of the subject property. The upper right  
5 image shows the Foxborough Grosvenor subdivision which is  
6 more of a newer subdivision within the neighborhood. Image  
7 two shows the Grosvenor Woods subdivision along Fleming  
8 Avenue and this would be north of the subject property.

9 And, then image 3 shows an older subdivision, also along  
10 Fleming which confronts the Grosvenor Woods. So, Fleming on  
11 that side north of it has a very newer subdivision  
12 confronting a very, a more established subdivision.

13 The next Exhibit is also 34(v) it's just another  
14 sheet within there, but it is labeled residential west of  
15 the subject property. The upper left image shows the  
16 residential on Grosvenor Lane, just immediately west of the  
17 subject property. Image two, which is the upper right,  
18 shows the Bethesda Health and Rehabilitation Center, also a  
19 residential use within the neighborhood. Upper left, image  
20 three, or I'm sorry, lower left, image three shows a typical  
21 residential on Dickens Avenue. One of the more gridded  
22 streets just south of, or west of the subject property. And  
23 then lower center shows a typical residential on Edward  
24 Avenue. Image five shows a typical residential on Fleming  
25 Avenue, across from the site. So, the lower right hand kind

<p>70</p> <p>1 of shows you an indication of what the neighborhood looks 2 like immediately south of the subject property. 3 MS. ROBESON: South or west? 4 MR. IRAOLA: I'm sorry, west. Okay, with regards 5 to east and south of the property. The first image, image 6 one, which is in the upper left, shows the new Grosvenor 7 Heights single family detached homes, which are under 8 construction currently. This image was taken in August. 9 That's along Fleming Avenue. The lower left, image two, is 10 the North Bethesda Trail, also known as the Bethesda Trolley 11 Trail which is shared used path which is currently located 12 along Fleming Lane, or Fleming Avenue I should say. Left 13 center is the Fleming local park, which is also kind of in 14 that quadrant. It's a Park and Planning property, which is 15 located to the south of the property. And, the upper right 16 is images that Grosvenor Height townhomes, which are 17 currently under construction. These are more, more 18 finished. 19 MS. ROBESON: The lower right is? 20 MR. IRAOLA: I'm sorry, upper, upper right. 21 MS. ROBESON: Upper, no I think you said upper. 22 Okay. 23 MR. IRAOLA: Upper right. And then finally, the 24 lower right is the condominium office building with four 25 office condos which is also part of the Grosvenor Heights</p>	<p>72</p> <p>1 prison or something. 2 MS. ROBESON: I, that's what I was thinking. Is 3 it a juvenile facility? 4 MR. IRAOLA: No. 5 MS. ROBESON: Okay. Go ahead. 6 MR. IRAOLA: Okay, and then to the right center is 7 the former Grosvenor mansion, which currently serves as the 8 headquarters for the American or the Society of American 9 Foresters. Also, a special exception case. Image five is, 10 again, another view of the office condominium building with 11 again, the four office condos. So, that kind of represents 12 more of the nonresidential components within the surrounding 13 neighborhood. 14 MS. HARRIS: And are there three and four story 15 buildings within the surrounding neighborhood? 16 MR. IRAOLA: Yeah. Grosvenor Heights, the 17 townhomes are four stories. They have upper level that is 18 usable and -- 19 MS. ROBESON: Do you know how tall they are? 20 MR. IRAOLA: Forty feet maximum was what they were 21 approved for. 22 MS. ROBESON: Okay. 23 MR. IRAOLA: And the American, the Society of 24 American Foresters, which is the Wild Acres image number 25 four there, is three stories.</p>
<p>71</p> <p>1 development. 2 MS. HARRIS: And just to be clear, the office 3 building is labeled circle five on the -- 4 MS. ROBESON: Okay. 5 MS. HARRIS: -- on the Exhibit. 6 MR. IRAOLA: That is correct. 7 MS. HARRIS: Okay. 8 MR. IRAOLA: And there are some non-residential 9 properties -- 10 MS. HARRIS: Mm-hm. 11 MR. IRAOLA: -- which are kind of shown on this 12 board. Now the upper left image shows the Wildwood Manor 13 swimming pool, which is image number one. Image number two 14 is the Verizon Dial Center, which also has special exception 15 use. Image three is the Grosvenor Center, a/k/a the Wayside 16 Elementary, which is a holding school for Montgomery County 17 schools. 18 MS. ROBESON: I don't know what a holding school 19 is? 20 MS. HARRIS: When they redevelop another school 21 and they need to transfer kids to a temporary school -- 22 MS. ROBESON: Oh, I see. 23 MS. HARRIS: -- while they're redeveloping. 24 MS. ROBESON: I see. Okay. 25 MS. HARRIS: I know, I made it sound like it was a</p>	<p>73</p> <p>1 MS. HARRIS: Good. Thank you. 2 MR. IRAOLA: Mm-hm. 3 MS. HARRIS: From your experience can you explain 4 generally what you think, how you would describe the 5 character of the neighborhood? 6 MR. IRAOLA: Well it's a very eclectic mix of 7 single family homes and nonresidential uses. The 8 neighborhood has been and continues to be in a constant 9 state of change, at least for the last eight decades. Some 10 of the early plats within there date back to the '30's and 11 essentially have been platted every decade since. So, it 12 has been in a state of change. 13 MS. ROBESON: Were they sales plats? 14 MR. IRAOLA: Yeah, they're just record plats. 15 They're not sales plats. Again, of the 441 homes, 97 have 16 been torn down and reconstructed, which accounts for about 17 22 percent of single family stock within the surrounding 18 neighborhood. So again, it's in a, it's kind of in a 19 constant state of change, but still maintains a residential 20 character. 21 MS. HARRIS: And what's the distance of the 22 property from the Metro? 23 MR. IRAOLA: The Metro is about nine tenths of a 24 mile. 25 MS. ROBESON: Do you have on that surrounding area</p>

74

1 just in an approximate direction of the Metro?  
2 MR. IRAOLA: Sure. If I can point out in the,  
3 kind of the upper right hand corner.  
4 MS. ROBESON: And you're pointing to the aerial of  
5 the surrounding neighborhood?  
6 MR. IRAOLA: To the surrounding, aerial of the  
7 surrounding 34(s).  
8 MS. ROBESON: S? Okay. Go ahead.  
9 MR. IRAOLA: Okay. Metro, on the image it's on  
10 the upper right hand corner. You can see kind of --  
11 MS. ROBESON: I see.  
12 MR. IRAOLA: -- the portal right, would be right  
13 here.  
14 MS. ROBESON: Okay.  
15 MR. IRAOLA: In terms of how it gets access where  
16 the nine tenths of a mile would be along Rockville Pike and  
17 then you would turn on Grosvenor Lane to get to the site.  
18 MS. ROBESON: Okay.  
19 MR. IRAOLA: So, that's the direction. The  
20 general direction of where Metro's located in relation to  
21 the site.  
22 MS. ROBESON: Okay.  
23 MS. HARRIS: And are you familiar with the North  
24 Bethesda/Garrett master plan?  
25 MR. IRAOLA: Yes, I am.

75

1 MS. HARRIS: And does this, is this the master  
2 plan that applies to the subject property?  
3 MR. IRAOLA: Yes, the property is located within  
4 the master plan.  
5 MS. ROBESON: Okay.  
6 MS. HARRIS: And does the master plan make any  
7 specific recommendations with respect to this property?  
8 MR. IRAOLA: No, the 1992 Bethesda/Garrett Park  
9 master plan, North Bethesda/Garrett Park master plan is 24  
10 years old. But, it doesn't make any specific  
11 recommendations with regards to the subject property.  
12 However, there's probably four different areas where I think  
13 they're of significant, significance to this case with  
14 regards to substantial compliance with that.  
15 MS. HARRIS: Wait, and if I could -- so is it --  
16 you're suggesting that there are general recommendations  
17 that are applicable?  
18 MR. IRAOLA: Yes. Yes, I am. And those four  
19 major provisions within the master plan include housing  
20 diversity and there's several references within the master  
21 plan, that --  
22 MS. ROBESON: Are those particular to special  
23 exceptions?  
24 MR. IRAOLA: There is a special exception --  
25 MS. ROBESON: Or are they --

76

1 MR. IRAOLA: -- portion of it.  
2 MS. ROBESON: Okay, well do the general compliance  
3 first then.  
4 MR. IRAOLA: The first one is really housing  
5 diversity. The plan really speaks to the need for a variety  
6 of housing types within a, within a specific range. The  
7 plan on Page 12 and on Page 35 makes those references.  
8 Also, there's a recommendation to encourage the location of  
9 residential that's best served by transportation  
10 infrastructure. In this case, it would be along a bus line,  
11 because there is a bus line. Actually, I think it is Route  
12 6 along Grosvenor Lane with bus, with a specific bus stop on  
13 the eastbound and westbound right at the corner of Fleming  
14 and Grosvenor Lane, but on Grosvenor Lane.  
15 MS. ROBESON: Do you know if it goes to the Metro?  
16 MR. IRAOLA: It goes to, I know Montgomery Mall  
17 for sure --  
18 MS. ROBESON: Okay.  
19 MR. IRAOLA: -- to where there's a transit  
20 facility that's been --  
21 MS. ROBESON: Right.  
22 MR. IRAOLA: -- recently open there.  
23 MS. HARRIS: And I, Mr. Lenhart will speak to the  
24 route.  
25 MS. ROBESON: Okay.

77

1 MR. IRAOLA: Also, I think in regards to housing  
2 diversity it does encourage the location of elderly housing  
3 along those bus routes in specific, specifically.  
4 With regards to another provision would be  
5 environmental protection and tree preservation. The plan  
6 encourages the preservation of woodlands and for, and  
7 encourages also reforestation, which certainly this plan  
8 does, does provide as well. The plan encourages retaining  
9 major trees as buffers to new residential development from  
10 major roads and that plan reference is on Page 247.  
11 MS. ROBESON: Do you know if, if the Planning  
12 Board has approved the preliminary forest conservation plan  
13 yet?  
14 MS. HARRIS: They did that in connection with  
15 their recommendation of the conditional use.  
16 MS. ROBESON: I don't have that in the record.  
17 So, I just wanted to make sure. Okay, go ahead Mr. Iraola.  
18 MR. IRAOLA: So, just the proposed Bright View  
19 does preserve a lot of forest along Grosvenor Lane in  
20 conformance with what the master plan has recommended.  
21 Also, in addition to that it does, it removes some invasives  
22 off the Society of American Forester site as well.  
23 MS. ROBESON: I think I saw it said bamboo?  
24 MR. IRAOLA: There is, there's a strong stand of  
25 bamboo and you can probably see it on some of these images

78

1 here, but it's --  
2 MS. ROBESON: I have no doubt. Our neighbor loves  
3 bamboo.  
4 MR. IRAOLA: Also with regards to environmental  
5 protection, the master plan does promote the designation of  
6 Grosvenor Lane as a green corridor and that's referenced on  
7 Page 50 of the plan, or 250 of the plan. And those green  
8 corridors typically exist along transit corridors where the  
9 bus line would be. There's also a recommendation for  
10 screening of parking for special exceptions in green  
11 corridors and that's a specific recommendation. It's on  
12 Page 251 of the plan and that's to preserve and enhance the  
13 residential character by providing the screening.  
14 The third provision is a shared use path that's  
15 being provided. And that really falls under the, the County  
16 wide bicycle functional master plan of 2005. It recommends  
17 a ten foot wide shared use path, which is known as SP-41,  
18 which is on the east side of Fleming Avenue, abutting our  
19 site essentially. Otherwise known as the Bethesda Trolley  
20 Trail.  
21 With regards to special exception uses, our  
22 conditional uses in this case on Page 37 and 38 of the plan  
23 are our five guidelines with regards to special exceptions.  
24 The first is to avoid excessive concentrations of special  
25 exceptions and other nonresidential land uses along major

79

1 highway corridors. Bright View, this Bright View Community  
2 is not located on a major highway corridor. Grosvenor Lane  
3 is classified as a primary residential and Fleming is  
4 classified as a secondary residential street.  
5 The second one is to avoid over concentration of  
6 commercial service or office type special exception uses  
7 within residential communities and this, the Bright View  
8 Community is a residential use. It is not an office and  
9 it's really located along the edge of the residential  
10 community.  
11 The third provision is to protect major highway  
12 corridors and residential communities from the incompatible  
13 use or incompatible design of special exception uses. This  
14 proposed Bright View is designed to be compatible with the  
15 existing homes that surround it. And, some of the design  
16 features would include that it has a complimentary, a  
17 complimentary traditional architectural style. So, that's  
18 residential in character with that regards. The plan really  
19 provides for additional landscapes screening, which our  
20 landscape architect will be testifying to and enhanced  
21 setbacks which were described by Mr. Johnson as well to  
22 effectively buffer the building essentially, from, from --  
23 to make it compatible with the community. This plan also  
24 retains the existing access point on Grosvenor Lane. So,  
25 there's no additional disruption to the forest, which also

80

1 placed in regards to the master plan of taking down trees  
2 unnecessarily. The Bright View building is also oriented  
3 with the main front onto, onto Grosvenor Lane. So, it's  
4 really kind of taking the main face of the building  
5 orienting to a more important street. In this case, it  
6 would be Grosvenor, Grosvenor Lane. And, the site design  
7 works with the topography of the site as was touched on by  
8 Mr. Johnson and the massing has been reduced also  
9 architecturally through the certain negotiations with the  
10 community as well to help reduce some of the massing. With  
11 regards to the visibility of parking and the extent of  
12 visibility of parking, it's been screened. The small  
13 portions that are surface, but the majority of the parking  
14 has been really relocated underneath the building and really  
15 out of sight.  
16 The fourth provision under that is to support  
17 special exception uses that contribute to the housing  
18 objectives of this plan. The Bright View Community  
19 contributes to this recommendation certainly by providing a  
20 diverse housing type and meeting the needs of senior  
21 citizens within the community as well.  
22 The fifth one is to support special exception uses  
23 that contribute to the service objectives of the plan and  
24 again, I think this speaks to that as well. That this plan  
25 does contribute to the service needs and objective for

81

1 elderly housing by including the assisted living along the  
2 designated bus routes as well.  
3 MS. HARRIS: Are you in agreement with the  
4 Planning Board's finding or recommendation/finding that the  
5 project is consistent with the master plan?  
6 MR. IRAOLA: Yes, the Planning Board did find that  
7 it is indeed consistent with the master plan.  
8 MS. HARRIS: Thank you. Then moving on. I want  
9 to just discuss -- and some of the, Mr. Johnson touched on  
10 these. The natural site features some of the physical  
11 characteristics and how they relate to the proposed  
12 conditional use?  
13 MR. IRAOLA: Sure, I think it's important to note  
14 that there are some -- the three major site features. I  
15 think, is 13 and four on the site design would include the  
16 topography, the existing vegetation and certainly the  
17 access. Those are the physical characteristics of the site.  
18 I do believe that the site plan, since the site does slope  
19 from the southwest corner to the southeast corner, that it's  
20 using topography to its best advantage in order to lower the  
21 height of the building and to really provide an access point  
22 for, for the parking as well. Regarding existing  
23 vegetation, the existing tree stands in the, along the  
24 corner of Fleming and Grosvenor are essentially preserved,  
25 which provides a nice frontage along, along, along Grosvenor

<p>82</p> <p>1 Lane. Access, again as I mentioned before, we are utilizing 2 the exact same access that is currently serving the site. 3       Regarding the site design, there are really eight 4 features of the site design that I feel that are important. 5 The first being is the building placement. Again, as I 6 mentioned before, the building faces onto Grosvenor Lane and 7 it's setback from Grosvenor Lane 134 feet and within that 8 134 feet, obviously, there is the tree stand which really 9 remains. It adds to the green corridor. The buildings side 10 face or the west, west elevation is setback from, from 11 Fleming about approximately 35 feet as well. And as was 12 mentioned before by Mr. Johnson, there's been some 13 modifications to that building that provide a little bit 14 more variety in the façade, but also sets back the 50 15 percent of that face that faces the western side a little 16 further back into the site. With regards to grading, again, 17 the three story building height and mass is really minimized 18 by depressing the site, the building down into the grade and 19 I think as Mr. Johnson mentioned it's about six, eight feet 20 or so below grade from the Fleming, related to Fleming, the 21 Fleming edge. So, we're working with the natural 22 topography, which is a very logical way of approaching how, 23 how the building is sited. 24       With regards to the tree stands on the north, 25 they're also being provided, preserved. Again, the grades</p>	<p>84</p> <p>1       MR. IRAOLA: Yes, it does. Mm-hm. 2       MS. ROBESON: Okay. 3       MR. IRAOLA: And the seventh and eighth really are 4 regarding architectural design, which I think Ms. Shonaiya, 5 our architectural witness will be -- 6       MS. ROBESON: Okay. 7       MR. IRAOLA: -- touching on. And also landscape 8 design is another key component, which our landscape 9 architect will be touching on that as well. 10      MS. ROBESON: Okay. Thank you. 11      MS. HARRIS: Thank you. As you know, one of the 12 findings that the hearing examiner needs to evaluate 13 involves the non-inherent and inherent characteristics of 14 the proposed use. And we're prepared to go into an in-depth 15 discussion on that if the Hearing Examiner would like, but 16 let me first just ask a summary question and that is, in 17 your professional opinion are there any non-inherent 18 characteristics associated with the proposed use? 19      MR. IRAOLA: No, there aren't. 20      MS. HARRIS: And is that consistent with what the 21 Planning Board and the planning staff have? 22      MR. IRAOLA: The planning staff and Planning Board 23 did find -- 24      MS. ROBESON: What's your opinion that are 25 inherent characteristics?</p>
<p>83</p> <p>1 play a big role in how, how you access the site and preserve 2 trees along that particular edge. 3       Also with regards to the site design parking, 4 there are 51 spaces that are being proposed of which 37, 5 which is the majority, are being relocated below grade. And 6 also, the access to the parking is on the east side of the 7 building, well away from the existing neighborhood right 8 now. 9       Service area and location as Mr. Johnson had 10 mentioned is also on the east side. So, with regards to all 11 the activities that would occur there they would be 12 certainly buffered by the building first and foremost and 13 its distance and proximity where it's sited is also an 14 important piece. 15      Also with regards to the mobility. You know, this 16 plan really implements a very permanent portion of the 17 Bethesda Trolley Trail, which adds to certainly mobility, 18 not to and from this site but also into the larger 19 neighborhood as well. So, in terms of activity it will be 20 certainly very active and also the residents will be able to 21 actually access the Bethesda Trolley Trail by a condition I 22 think that staff had mentioned to add a sidewalk connection 23 to the streets. 24      MS. ROBESON: Does this plan do that? Add the 25 sidewalk connection?</p>	<p>85</p> <p>1       MR. IRAOLA: Inherent? Yeah, we took a precedent 2 case, which I think you're familiar with, the CU 15-05 which 3 is for Artis Senior Living, which identifies the six 4 physical characteristics as inherent. 5       MS. ROBESON: Okay, so you're basing your 6 testimony on those as the -- 7       MR. IRAOLA: The six, the six and they've been 8 outlined in the planning staff report as well. 9       MS. HARRIS: And actually, I think it may be 10 helpful just to identify what those six are? 11      MR. IRAOLA: Sure. 12      MS. HARRIS: And if need be, we can go into more 13 detail on those. 14      MS. ROBESON: I don't want to relive that case, 15 but I think for the audience we'll go back and, I mean for 16 the people here we can do it briefly, what the six 17 characteristics are? 18      MS. HARRIS: Okay. 19      MR. IRAOLA: Okay. 20      MS. HARRIS: Mm-hm, mm-hm. 21      MR. IRAOLA: So the physical and operational 22 characteristics that are inherent to this building. This 23 case includes one, buildings and the related outdoor areas 24 or facilities, and the site design architecture has been 25 designed to, to preserve the residential character certainly</p>

<p>86</p> <p>1 of the surrounding neighborhood. The facade lengths  2 combined with the expanded setbacks and landscape buffers  3 have been carefully considered. The perceived height of the  4 building from, from Fleming Avenue also has been minimized  5 by again, depressing the building.  6 MS. ROBESON: Does your architect, is he going to  7 have, he or she going to have renderings of the view?  8 MS. HARRIS: Yes.  9 MS. ROBESON: Okay, keep going.  10 MR. IRAOLA: Okay, the building also has been  11 designed with that step down which also will be discussed --  12 MS. HARRIS: Let me interrupt you for one moment.  13 MR. IRAOLA: Mm-hm.  14 MS. HARRIS: Actually, so what we have, we have  15 revised elevations and then what we also have are  16 perspectives --  17 MS. ROBESON: Okay, that would --  18 MS. HARRIS: Previous perspectives, but we can  19 discuss how they would be further modified --  20 MS. ROBESON: Okay.  21 MS. HARRIS: -- based on the changes.  22 MS. ROBESON: All right.  23 MS. HARRIS: Right, okay. Sorry.  24 MR. IRAOLA: There's been additional landscape  25 buffers and they've continued to be more enhanced than what</p>	<p>88</p> <p>1 MR. IRAOLA: Yes.  2 MS. ROBESON: Does he have a report in the record?  3 MS. HARRIS: No, and in fact I was just going to  4 interject that we have an acoustical engineer on board that  5 if need be we may call as a rebuttal witness.  6 MS. ROBESON: Okay. That's fine.  7 MS. HARRIS: Otherwise, our architect has some  8 familiarity of noise issues and can speak to them generally.  9 MS. ROBESON: Okay.  10 MS. HARRIS: That would be our intention.  11 MR. IRAOLA: And the sixth is driveway impacts,  12 which is in this case really by reusing the existing  13 driveway access off of Grosvenor Lane I feel there are  14 really minimal impacts with regards to drive, access into  15 the site.  16 MS. HARRIS: And for --  17 MS. ROBESON: Okay, all right. Go ahead.  18 MS. HARRIS: Go ahead. Oh, for this particular  19 site, in your professional opinion, are there any non-  20 inherent adverse effects associated with the use?  21 MR. IRAOLA: No, I don't think there are.  22 MS. HARRIS: Okay.  23 MS. ROBESON: Yeah, I think you already said  24 that. So, okay. Anymore questions for Mr. Iraola?  25 MS. HARRIS: I have several more --</p>
<p>87</p> <p>1 was previously submitted and filed. The preservation of the  2 tree stand also strengthens that green corridor as was  3 mentioned. And the outdoor patio amenity for the, for the  4 residents, which is that terrace that Mr. Johnson was  5 describing is placed on the south side of the building  6 behind a landscape buffer for additional privacy.  7 The second thing is parking facilities is  8 inherent. The majority, again, of the proposed parking has  9 been relocated below grade at the request of the community  10 and the remaining surface parking has been landscaped and  11 buffered and as Mr. Johnson had discussed, you know, with  12 regards to it being depressed and so forth I think it's also  13 been further enhanced with landscape, which I believe our  14 landscape architect will get into a little bit more detail  15 on that as well.  16 Third is lighting which I think I will defer to  17 the landscape architect with regards to the lighting.  18 Vehicular trips to and from the site by employees  19 is the fourth component and again, I'll defer to the traffic  20 expert with regards to that.  21 The fifth is noise generated by equipment for the  22 facility, by the occasional outdoor activities of residents  23 and their families, which is we do have an acoustical  24 consultant if that becomes something you wish to address.  25 MS. ROBESON: An issue?</p>	<p>89</p> <p>1 MS. ROBESON: Okay.  2 MS. HARRIS: -- and bear with me one moment  3 because I know I had to ask our land, our civil engineer to  4 address some of these and taking your warning I don't want  5 to ask repeat questions.  6 MS. ROBESON: I'm mean.  7 MS. HARRIS: Are there any previous approvals for  8 the property which the project needs to comply?  9 MR. IRAOLA: No, there are no previous approvals.  10 MS. HARRIS: Will the conditional use be served by  11 adequate public facilities with respect to school, fire and  12 police?  13 MR. IRAOLA: Yes, there are with regards to all  14 those facilities, the nearest police station is located at  15 7359 Wisconsin Avenue. The nearest fire house is the  16 Bethesda Station at, Bethesda Station 26 at 6700 Democracy  17 Boulevard and Suburban Hospital which is two and a half  18 miles away, on Old Georgetown Road all serve the site.  19 MS. HARRIS: Okay, thank you.  20 MR. IRAOLA: With regards to schools, also just to  21 -- this is -- I mean this is a facility that doesn't really  22 generate any new students. Therefore, schools aren't really  23 an issue.  24 MS. HARRIS: And, I wanted to ask you a general  25 question regarding setbacks. So, Mr. Johnson identified</p>

90

1 what the setbacks were. Can you, from a land planning  
2 perspective, just very briefly identify what the purpose of  
3 the setbacks are and then provide what your conclusions are  
4 with respect to the ones provided on this project?  
5 MR. IRAOLA: I think, in general I think the  
6 setbacks are really for neighborhood compatibility. So,  
7 that you're setback, setting back certain facilities on to a  
8 site away from other, other uses that perhaps might be  
9 incompatible. With regards, you know, the setbacks are  
10 really good at right of way, but often times, you know, what  
11 is perceived is really more of a building face and the  
12 building face is separation as far as how far something is.  
13 With regards to how, what is being provided here, on the  
14 front setback, which is 30 feet further than R90, as zoning  
15 along Grosvenor Lane, 134 feet is being provided, which is  
16 quite generous. It's very important --  
17 MS. ROBESON: Yeah, I think Mr. Johnson already  
18 testified as to the setbacks. So, I don't need you to  
19 repeat it.  
20 MR. IRAOLA: Okay.  
21 MS. ROBESON: You're saying is, is your testimony  
22 or is it your opinion that the increased setbacks above  
23 what's required enhanced the compatibility. Is that?  
24 MR. IRAOLA: Yes, that's my opinion. Yes.  
25 MS. ROBESON: All right.

91 MS. HARRIS: And then finally, from a land  
2 planning perspective and based on your experience, are the  
3 height, density, coverage and parking standards compatible  
4 with the surrounding areas and so I ask that question, not  
5 in the context of whether they comply with the zoning  
6 ordinance, but whether they're generally compatible?  
7 MR. IRAOLA: And from a planning standpoint, they  
8 have been designed to be compatible because we are working  
9 within a primarily single family detached neighborhood and  
10 those characteristics have been taken into consideration.  
11 Certainly, the height of the building has been really looked  
12 at very carefully and minimized by certainly depressing it  
13 and providing the additional setback and step down and  
14 landscape all kind of contribute to that. Also, the  
15 majority of the parking certainly has been, has been  
16 mitigated by placing it underground. That certainly takes  
17 the sting of visually what you see out there from going, and  
18 remember moving from an all surfaced parking initial  
19 proposal to this really greatly enhances that, the notion of  
20 the visibility of the cars. Also, you know, the density of  
21 this proposed Bright View is, is, you know, as Mr. Johnson  
22 mentioned is 28 percent less than what would be permitted as  
23 a matter of right.  
24 MS. HARRIS: Okay.  
25 MR. IRAOLA: Mm-hm.

92

1 MS. HARRIS: And that, unless you have anything  
2 else that you feel that we omitted from a land planning  
3 perspective, that concludes our testimony Mr. Iraola.  
4 MS. ROBESON: All right, thank you.  
5 MR. IRAOLA: Mm-hm.  
6 MS. ROBESON: Does anyone have any questions  
7 regarding Mr. Iraola's testimony? Seeing none, you may be  
8 excused. And how many more witnesses?  
9 (Witness excused.)  
10 MS. HARRIS: So we have our land, or excuse me,  
11 next would be our architect, followed by our landscape  
12 architect and then Mr. Lenhart, though my guess is that he's  
13 not going to make it, at least that early, so then Mr.  
14 Boucher who's our appraiser. Excuse me.  
15 MS. ROBESON: Okay, so you're going to have your  
16 landscape architect and your appraiser?  
17 MS. HARRIS: Our architect, landscape architect  
18 and then the real estate appraiser.  
19 MS. ROBESON: Okay. Let's do this. What I'd  
20 like to do is get through as much of your case as we can  
21 today. We're going to take a ten minute break and then  
22 we're going to come back around 11:35. We can take one to  
23 two witnesses and then we're going to break for lunch. Just  
24 so people aren't falling over of hunger, including me, and  
25 then we'll finish up your witnesses and we'll go to anyone,

93 anyone who wishes to speak from the community. Okay? And  
2 we will try to get you out of here. If it's 4 o'clock and  
3 you can't come back Monday, please let me know and we will  
4 try to squeeze you in today. All right? All right.  
5 Thanks. Let's, we'll be back at 11:35.  
6 (Whereupon, at 11:25 a.m., a brief recess is  
7 taken.)  
8 MS. ROBESON: Whoever wants to come, we're going  
9 to start. I am a task master. I just want you to know that  
10 the applicant was kind enough to provide me with the revised  
11 site, my own copy of the Revised Site Plan. So, that's what  
12 he or she was putting on the podium because I couldn't read  
13 everything from up here.  
14 MS. HARRIS: And I think that's our only copy, but  
15 we, but we could -- we have a red line that we could use,  
16 which is similar.  
17 MS. ROBESON: It's hot off the press, huh?  
18 Okay --  
19 MR. JOHNSON: We do have the redline. If we refer  
20 we have another --  
21 MS. HARRIS: We can put something else up.  
22 MS. ROBESON: I'll give this back to you after the  
23 hearing, but sometimes I can't see what you're referring to.  
24 MS. HARRIS: Okay, that's fine.  
25 MS. ROBESON: I'm not in assisted living yet, but

94  
1 I am not as young as I used to be so I appreciate it.  
2 MR. JOHNSON: We will make due just fine.  
3 MS. HARRIS: Okay, yes.  
4 MS. ROBESON: Now, I had one other question.  
5 There is a MDOT, MCDOT letter in the record. I wasn't 100  
6 percent sure I understand, we don't have to address it now,  
7 but is Mr. Lenhart going to address that?  
8 MS. HARRIS: I need to refresh my memory as to  
9 what that DOT, what was it --  
10 MS. ROBESON: Okay, well then let's --  
11 MS. HARRIS: What was the date of it? Do you know  
12 off hand? And was it attached to the staff report?  
13 MS. ROBESON: It may have been attached to the  
14 staff report.  
15 MS. HARRIS: Okay, I will look at that.  
16 MS. ROBESON: Okay and the last question, for the  
17 future, from Mr. Teeters is how are you going to enforce the  
18 condition recommended by the Planning Board, if you agree  
19 with it, how are you going to enforce the idling, the bus  
20 shuttle idling? We don't have to discuss it now, just those  
21 are points if you could follow up maybe on rebuttal?  
22 MS. HARRIS: Okay, certainly. Yes.  
23 MS. ROBESON: All right. Okay. I see we have a  
24 new victim. Please raise your right hand.  
25 (Witness sworn.)

95  
1 MS. SHONAIYA: I do.  
2 MS. ROBESON: Would you please state your name and  
3 address for the record?  
4 MS. SHONAIYA: Cynthia Shonaiya. My address is  
5 Hord Coplan Macht Architects, 750 East Pratt Street,  
6 Baltimore, Maryland 21202.  
7 MS. ROBESON: All right, thank you.  
8 DIRECT EXAMINATION  
9 MS. HARRIS: Thank you, and can you please  
10 describe your educational background, professional  
11 experience and any professional designations?  
12 MS. SHONAIYA: I am an architect. I lead the  
13 senior living practice at Hord Coplan Macht, we're a 220  
14 person architecture firm based in Baltimore with offices in  
15 Alexandria and Colorado. I have --  
16 MS. ROBESON: Have you ever testified as an expert  
17 witness in any proceeding?  
18 MS. SHONAIYA: I have in the State of Maryland.  
19 Not necessarily in Montgomery County, but in other counties,  
20 yes.  
21 MS. ROBESON: And what were you qualified as an  
22 expert in?  
23 MS. SHONAIYA: As an architect.  
24 MS. ROBESON: Okay, and are you licensed as an  
25 architect in Maryland?

96  
1 MS. SHONAIYA: I am.  
2 MS. ROBESON: Okay. Does anyone have any  
3 objection to admitting Ms. Shonaiya, is it Shonaiya?  
4 MS. SHONAIYA: Shonaiya.  
5 MS. ROBESON: Shonaiya, as an expert in the field  
6 of architecture. Okay, seeing none, you're qualified.  
7 MS. SHONAIYA: Thank you.  
8 MS. HARRIS: Thank you. Ms. Robeson what I would  
9 like to do because the resume that we originally submitted  
10 is a little outdated is submit for the record Ms. Shonaiya's  
11 revised, updated resume.  
12 MS. ROBESON: And that will be 75.  
13 MS. HARRIS: Yes.  
14 MS. ROBESON: Exhibit 75. Any objections? Thank  
15 you.  
16 (Applicant's Exhibit No. 75 is  
17 marked for identification.)  
18 MS. HARRIS: And so Ms. Shonaiya are you familiar  
19 with the conditional use case before us today?  
20 MS. SHONAIYA: I am.  
21 MS. HARRIS: And can you please describe what your  
22 responsibilities were in connection with this?  
23 MS. SHONAIYA: I supervise the team that prepared  
24 the architectural plans, elevations, perspective sketches,  
25 everything to do with the building.

97  
1 MS. HARRIS: And have you visited the site?  
2 MS. SHONAIYA: I have.  
3 MS. HARRIS: And are you familiar with Montgomery  
4 County zoning ordinance?  
5 MS. SHONAIYA: I am.  
6 MS. HARRIS: Can you please describe the basic  
7 principles that were involved in determining a design for  
8 this residential care facility?  
9 MS. SHONAIYA: Yes, as Andrew Teeters mentioned  
10 earlier, and I have been involved with 13 completed Bright  
11 Views to date and we have about ten more on our boards. So,  
12 I've done a lot of Bright Views. And, what we consider for  
13 each and every one is that that particular building be  
14 contextual for its location. So, when we started to look at  
15 the site at Grosvenor Lane and Fleming Avenue, our initial  
16 actions are to visit the site, to understand the context of  
17 the neighborhood and therefore develop a building, a Bright  
18 View, that will be suitable and contextual to that location.  
19 In terms of what we consider things like the style of the  
20 building, the materials that will be used, the colors, the  
21 layout of the windows, the types of roofs and we look to a  
22 number of things because as the planner has testified, the  
23 neighborhood is eclectic. There are a number of different  
24 building types in this neighborhood and so we've looked at a  
25 number of possibilities. But where we ended up was to

<p>98</p> <p>1 design a building in the craftsman style and the reason we  2 chose that is the adjacent Wildwood, Wild Acres Manor, the  3 Grosvenor mansion,, as well as some of its outhouses, which  4 are on the historic register have influences of the  5 craftsman style. It's also a residential style that fits in  6 well with residential neighborhoods.  7 MS. HARRIS: Thank you. The conditional use plan,  8 as well, as Exhibit 74 identify the changes that were made  9 per the recent discussions with the community but --  10 MS. SHONAIYA: Mm-hm.  11 MS. HARRIS: -- can you please describe what the,  12 in more detail, what those were and also the elevation board  13 that's up as A4. Is that a new exhibit as well?  14 MS. SHONAIYA: It is, and I'd like to --  15 MS. HARRIS: So it -- before you go there. So, I  16 think we need to introduce that --  17 MS. ROBESON: Yes.  18 MS. HARRIS: -- new elevation board.  19 MS. SHONAIYA: Not only that, Pat.  20 MS. HARRIS: Okay.  21 MS. SHONAIYA: This is a series of the floor  22 plans. So what was introduced earlier is the basement  23 plan --  24 MS. HARRIS: Okay.  25 MS. SHONAIYA: -- the terrace level, but it also</p>	<p>100</p> <p>1 MS. ROBESON: A what?  2 MS. SHONAIYA: Roof plan.  3 MS. HARRIS: And has that changed?  4 MS. SHONAIYA: That has also changed because our  5 building slopes have changed.  6 MS. ROBESON: Okay. All right. So, then we're  7 going to (e).  8 MS. SHONAIYA: So I'd like to make that (e), yeah.  9 (Applicant's Exhibit No. 74(e)  10 is marked for identification.)  11 MS. ROBESON: You guys are the best because you  12 write really big. Now, how many sheets do we have of  13 elevations?  14 MS. SHONAIYA: One sheet of elevations.  15 MS. ROBESON: And those are new elevations?  16 MS. SHONAIYA: These are revised elevations,  17 correct.  18 MS. ROBESON: Okay, so one sheet. So now this  19 will be Exhibit 76 Revised Elevations. Okay, thank you.  20 Okay, go ahead.  21 (Applicant's Exhibit No. 76 is  22 marked for identification.)  23 MS. HARRIS: Good, and so Ms. Shonaiya can you  24 please speak to those changes reflected on 74(a) --  25 MS. SHONAIYA: Mm-hm.</p>
<p>99</p> <p>1 includes the first, second, third and fourth floor. Fourth  2 floor is very important because we made changes on that as  3 well.  4 MS. ROBESON: Okay, well then what you may want to  5 do is take --  6 MS. HARRIS: Mm-hm, a, b, c --  7 MS. ROBESON: Put 74(a), (b) --  8 MS. SHONAIYA: Mm-hm.  9 MS. ROBESON: For every floor, if you can do that.  10 MS. SHONAIYA: So this would be (a).  11 MS. ROBESON: There's four floors, so it would be  12 (a) through (d)?  13 MS. SHONAIYA: Correct. This would be 74(b).  14 MS. ROBESON: Okay, and I'm going to change the  15 title of 74 to Revised Floor Plans.  16 MS. SHONAIYA: 74(c). 74 --  17 MS. ROBESON: D, I think you're on. Now -- thank  18 you. Now as to the others, the elevations --  19 (Applicant's Exhibit Nos. 74  20 (a) through (d) are marked for  21 identification.)  22 MS. SHONAIYA: Yes.  23 MS. ROBESON: -- can you do, how many sheets of  24 that? Oh, is there another floor plan?  25 MS. SHONAIYA: I also have a roof plan.</p>	<p>101</p> <p>1 MS. HARRIS: -- or 74, the series of those and  2 then also the elevations?  3 MS. SHONAIYA: Okay, so we worked really closely  4 with the neighbors, specifically those on Fleming Avenue.  5 If you remember the setback from this site was 38 feet and  6 there was a concern, despite the fact that we're in the  7 valley that is there, anything we can do to alleviate or to  8 increase that setback. So, what you will start to see is  9 that previously in the plans that were submitted earlier,  10 the lines so to say, the building facade was along this  11 line. It was 38 feet along the facade of the building.  12 MS. ROBESON: Okay, you're, you're referring to  13 the facade fronting Fleming Avenue?  14 MS. SHONAIYA: That is correct.  15 MS. ROBESON: Okay, go ahead.  16 MS. SHONAIYA: Yes. What we did in order to  17 further enhance the view from Fleming Avenue was to take  18 approximately 50 percent of that facade, which is 117 feet  19 long, 50 percent of it and move it in away from Fleming  20 Avenue by an additional ten feet.  21 MS. HARRIS: Okay.  22 MS. SHONAIYA: So, where you have 38 feet to the  23 closest house, now these houses are at different distances  24 from Fleming Avenue, but some --  25 MS. ROBESON: Wait which, which house?</p>

102

1 MS. HARRIS: Wait – and, actually, can I clarify  
2 that?

3 MS. ROBESON: Yes.

4 MS. HARRIS: So, you had just said that it was 38  
5 feet from the closest house. Is that 38 feet from the house  
6 or is it from the property line?

7 MS. SHONAIYA: I apologize. From the property  
8 line, yeah.

9 MS. ROBESON: No, no worries.

10 MS. SHONAIYA: Yeah, from the property line, not  
11 from the house.

12 MS. ROBESON: Okay.

13 MS. SHONAIYA: So, it's 38 feet from the property  
14 line, but at this point for 50 percent of the facade --

15 MS. ROBESON: When you say this point, you're  
16 talking just south of the closest point?

17 MS. SHONAIYA: -- half, yes. The south half of the  
18 facade is now 48 feet --

19 MS. ROBESON: Okay.

20 MS. SHONAIYA: -- from the property line.

21 MS. ROBESON: Okay, so you moved it back  
22 approximately ten feet?

23 MS. SHONAIYA: So we moved back. In addition to  
24 that, I'll move to the top floor, which is level three.

25 MS. ROBESON: And that's Exhibit 74(d).

103

1 MS. SHONAIYA: 74(d). We did some additional  
2 manipulation of the floor plan. The outline on the northern  
3 half of the building remains at 38 feet for the first two  
4 floors.

5 MS. ROBESON: The northern half of the Fleming  
6 facade?

7 MS. SHONAIYA: Correct.

8 MS. ROBESON: Okay, go ahead.

9 MS. SHONAIYA: However on the top floor, on the  
10 third floor, we have moved back that footprint to be in line  
11 with the 48 feet line. So, the third floor has a further  
12 setback.

13 MS. ROBESON: So it's a step back on the third  
14 floor --

15 MS. SHONAIYA: That is correct, yes.

16 MS. ROBESON: -- of the height?

17 MS. SHONAIYA: So if you're standing on the third  
18 floor, the entire facade, from front to back is at 48 feet.

19 MS. ROBESON: Oh, you moved the entire --

20 MS. SHONAIYA: That is correct.

21 MS. ROBESON: -- façade? Okay.

22 MS. SHONAIYA: Of the fourth floor.

23 MS. ROBESON: All right.

24 MS. SHONAIYA: In addition, you'll see that when  
25 I'm standing on the top floor I can see the roofs of the

104

1 floors below. We've also stepped back the south end of that  
2 facade. We've stepped back the northern end of that facade.

3 MS. ROBESON: Okay.

4 MS. SHONAIYA: So, the footprint on the third  
5 floor is much smaller and farther back than on the floors  
6 below.

7 MS. ROBESON: Okay.

8 MS. HARRIS: And then turning to the elevations.  
9 One of the Fleming Avenue, I'm sorry, the Wildwood Manor  
10 Civic Association, one of their primary concerns had to do  
11 with a tower element that was on the facade. Can you please  
12 describe where that was --

13 MS. SHONAIYA: Mm-hm.

14 MS. HARRIS: -- and then indicate where it isn't  
15 in the new plan?

16 MS. SHONAIYA: Correct. The main entrance --

17 MS. ROBESON: And you're referring to 76?

18 MS. SHONAIYA: 76 is the elevations of all four  
19 sides of the building.

20 MS. ROBESON: Okay.

21 MS. SHONAIYA: The top elevation indicated as 2(a)  
22 is the main front approach elevation facing on Grosvenor  
23 Lane.

24 MS. ROBESON: Okay.

25 MS. SHONAIYA: Initially, when we designed this

105

1 elevation our thought was to provide some kind of prominence  
2 to the main entry we had a tower element. Sort of vertical  
3 element over the front door. There were concerns from the  
4 neighbors to our north that they felt that that prominence  
5 was a little bit, they were concerned about the size of that  
6 element. So, what we did was redesign the front entry to  
7 remove that tower element and so all we have now are the  
8 gables in the front.

9 MS. ROBESON: The gables, okay.

10 MS. SHONAIYA: So, that's another concession that  
11 we did to modify the building. If you look on the left hand  
12 side you start to see, so the right hand side you start to  
13 see where I mentioned that on the third floor the entire --

14 MS. ROBESON: The right hand of the uppermost  
15 elevation?

16 MS. SHONAIYA: Correct.

17 MS. ROBESON: Yeah.

18 MS. SHONAIYA: You can see where the top floor  
19 steps in to that 48 foot line from the property line. So,  
20 that's where that step in is there. So, the building sort  
21 of as it goes higher, it steps in.

22 MS. ROBESON: So from the front --

23 MS. SHONAIYA: Mm-hm.

24 MS. ROBESON: It looks like it has three stories?  
25 Am I reading that right?

<p>106</p> <p>1 MS. SHONAIYA: That is correct.</p> <p>2 MS. ROBESON: Okay, with gabled roofs?</p> <p>3 MS. SHONAIYA: Correct</p> <p>4 MS. ROBESON: Okay. Okay. All right.</p> <p>5 MS. HARRIS: Are there any other changes on</p> <p>6 Exhibit 76 that have been made that you feel are necessary</p> <p>7 to identify?</p> <p>8 MS. SHONAIYA: Well, I did talk about the fact</p> <p>9 that, you know, we've done considerable stepping so if I</p> <p>10 look at the Fleming Avenue elevation, this is where you</p> <p>11 start to see it, it's hard because these are flat</p> <p>12 elevations.</p> <p>13 MS. ROBESON: Right.</p> <p>14 MS. SHONAIYA: But the building now from Fleming</p> <p>15 Avenue, the right hand side, which is farther back sort of</p> <p>16 steps back. The left hand side, the first two floors of it</p> <p>17 are at the 38 feet line. What that does is when you look at</p> <p>18 the facade in three dimensions it breaks down the mass of</p> <p>19 that facade. It starts to read but like individual</p> <p>20 buildings because there are stepped back from each other.</p> <p>21 So, to us that actually enhanced. It gave us an opportunity</p> <p>22 to enhance what the building looks like. I do have a</p> <p>23 rendering of the previous layout of the building in three</p> <p>24 dimensions.</p> <p>25 MS. ROBESON: Is that in the record?</p>	<p>108</p> <p>1 the same view you would realize that the building is setback</p> <p>2 here and it's farther back.</p> <p>3 MS. ROBESON: Okay.</p> <p>4 MS. HARRIS: Thank you. In your professional</p> <p>5 opinion --</p> <p>6 MS. ROBESON: Oh, before that --</p> <p>7 MS. HARRIS: Mm-hm.</p> <p>8 MS. ROBESON: Does the tower show up anywhere on</p> <p>9 those?</p> <p>10 MS. HARRIS: There it is, right there.</p> <p>11 MS. ROBESON: That's what I thought.</p> <p>12 MS. HARRIS: That's the tower.</p> <p>13 MS. ROBESON: Okay, so that's no longer there.</p> <p>14 MS. HARRIS: Yes, that's the tower that's no</p> <p>15 longer there. Okay.</p> <p>16 MS. HARRIS: Yes. Thank you. In your</p> <p>17 professional opinion is architectural design compatible with</p> <p>18 the neighborhood?</p> <p>19 MS. SHONAIYA: I would say that it is compatible</p> <p>20 with the neighborhood. I'd like to point out a number of</p> <p>21 things that we've done on this building. The building</p> <p>22 following the craftsman style, the materials that we're</p> <p>23 using are siding, you know, in the shake shingle siding.</p> <p>24 We've been very careful with the selection of colors and</p> <p>25 these are the colors that we intend to use, earth tones, the</p>
<p>107</p> <p>1 MS. SHONAIYA: It is in the record.</p> <p>2 MS. ROBESON: Okay.</p> <p>3 MS. SHONAIYA: This is Exhibit 21 I believe.</p> <p>4 MS. HARRIS: Okay. I think that's right. Yes.</p> <p>5 MS. SHONAIYA: This is Exhibit 21. Mind you these</p> <p>6 are renderings we took before we made those changes, but you</p> <p>7 can begin to see that from, this is from Fleming Avenue.</p> <p>8 MS. ROBESON: So, that's the northwest corner of</p> <p>9 the building, the bottom. The view is from the southwest?</p> <p>10 MS. SHONAIYA: Southwest, where, so you're</p> <p>11 standing southwesterly looking this way.</p> <p>12 MS. ROBESON: Oh, it's the southwest. I got it.</p> <p>13 MS. SHONAIYA: Okay, this way.</p> <p>14 MS. ROBESON: Looking to the north?</p> <p>15 MS. SHONAIYA: That's correct.</p> <p>16 MS. ROBESON: Right, okay.</p> <p>17 MS. SHONAIYA: And this was before we made these</p> <p>18 enhancements. So, this is when the entire building</p> <p>19 footprint was at the 38 foot setback.</p> <p>20 MS. ROBESON: Yes.</p> <p>21 MS. SHONAIYA: It was also before we set setback</p> <p>22 on the top floor here. So, this is what the view looked</p> <p>23 like at that time. Okay?</p> <p>24 MS. ROBESON: Okay.</p> <p>25 MS. SHONAIYA: So, now if I were to take the same,</p>	<p>109</p> <p>1 greens, the browns. It's a wooded site, so it kind of plays</p> <p>2 on the forested nature of the site. We have been very</p> <p>3 careful in the selection of the stone. We have stone</p> <p>4 elements, but in our research what we did was the mansion</p> <p>5 next door has stone elements. So, we researched what type</p> <p>6 of stone it is and our intent is to use the color and style</p> <p>7 that is reminiscent, well is actually visible on the</p> <p>8 adjacent historic mansion. Also, the styles of the windows,</p> <p>9 the way that the banks are paired. The overhang of the</p> <p>10 roof, the brackets, all of these details reminiscent of the</p> <p>11 craftsman style.</p> <p>12 MS. HARRIS: Thank you. And moving on to more</p> <p>13 specific things.</p> <p>14 MS. SHONAIYA: Mm-hm.</p> <p>15 MS. HARRIS: In terms of lighting, can you please</p> <p>16 describe the proposed interior lighting?</p> <p>17 MS. SHONAIYA: Yes. The residential portions of</p> <p>18 the building are --</p> <p>19 MS. ROBESON: This is interior lighting?</p> <p>20 MS. HARRIS: Interior, our landscape architect</p> <p>21 will be discussing the exterior lighting.</p> <p>22 MS. ROBESON: Okay.</p> <p>23 MS. HARRIS: I misspoke earlier.</p> <p>24 MS. SHONAIYA: So I'll talk about the interior</p> <p>25 lighting, and I wouldn't be able to describe that without a</p>

<p>110</p> <p>1 brief overview of how the interior of the building is laid  2 out. Okay? Generally speaking, Fleming Avenue, Grosvenor  3 Lane --  4 MS. ROBESON: You're referring to 74(b)?  5 MS. SHONAIYA: 74(b), which is the main entry  6 level, level one and which repeats on the floors above. The  7 Fleming Avenue, the part of the building that faces Fleming  8 Avenue is mainly residential. This is where the residents  9 live and that repeats on all of the floors. We do have  10 gathering areas, amenity spaces and generally speaking those  11 are in the center of the building. So, because the  12 residential areas are on the west side of the building there  13 are no large gathering spaces, you know, with a lot of  14 lights that are located on those facades. Each of our  15 resident units we do not provide overhead lighting. We have  16 switched outlets so that residents can bring in lamps to  17 suit their décor. The owner provides blinds at every  18 window. So, you know, the aspect that you see here is no  19 different from any other residential building. We do not  20 have any overhead lights.  21 MS. HARRIS: So, in your professional opinion  22 would there be any adverse effects associated with the  23 interior lighting?  24 MS. SHONAIYA: No, I don't, no.  25 MS. HARRIS: Okay. Moving on to noise and this</p>	<p>112</p> <p>1 MS. ROBESON: Yeah, you're right.  2 MS. SHONAIYA: -- at night it's 55. We will not  3 violate any of the noise ordinances when it is running.  4 MS. ROBESON: Okay.  5 MS. SHONAIYA: It will be well below that.  6 MS. HARRIS: And then in terms of the mechanical  7 equipment which --  8 MS. SHONAIYA: Mm-hm.  9 MS. HARRIS: -- can you explain where that's going  10 to be located and in your professional opinion is there any  11 noise, adverse noise associated with that?  12 MS. SHONAIYA: Okay, I'm going to flip to 74 --  13 MS. ROBESON: I'm sorry, and that, my question  14 back?  15 MS. SHONAIYA: Yes.  16 MS. ROBESON: I think there's a criteria here  17 about an adverse impact to the residents.  18 MS. SHONAIYA: Yes.  19 MS. ROBESON: So, are you meeting the residential  20 standards as far as the residences as well?  21 MS. SHONAIYA: Yes.  22 MS. ROBESON: Okay.  23 MS. SHONAIYA: And, as a matter of fact, these  24 residents are closer to the generator than the neighbors.  25 So, yes, absolutely.</p>
<p>111</p> <p>1 issue came up earlier. Can you -- it was noted that the  2 generator is going to be located in the northwest corner of  3 the below grade parking garage. Can you explain where it  4 will be located and the noise, the efforts to --  5 MS. SHONAIYA: Mm-hm.  6 MS. HARRIS: -- mitigate the noise associated with  7 the generator?  8 MS. SHONAIYA: Certainly. The generator is going  9 to be complete, is going to be located completely below  10 grade in a below grade parking garage. You will not be able  11 to see it from the site and because of that, that mitigates  12 the noise that you hear. There will be exhaust from the  13 generator, but what we do is incorporate mufflers in the  14 generator exhaust so that you do not hear that. So, this  15 again is something that's not common. I've done a number of  16 Bright Views, often they sit out on the site, but listening  17 to the concerns of neighbors, we buried this one completely.  18 MS. ROBESON: Okay, just from a layman's point of  19 view, if I were standing --  20 MS. SHONAIYA: Mm-hm.  21 MS. ROBESON: -- on Fleming Avenue would I hear  22 the generator or not?  23 MS. SHONAIYA: When the generator is running there  24 are noise ordinances and I believe during the day it's 55  25 decibels. During the, sorry, during the day it's 65 --</p>	<p>113</p> <p>1 MS. ROBESON: Okay.  2 MS. SHONAIYA: I'm shifting to the roof plan now  3 because you asked about mechanical equipment.  4 MS. ROBESON: Yes, that's 74(e).  5 MS. SHONAIYA: 74(e), referring back to the  6 elevations, you can see we have sloped roofs.  7 MS. ROBESON: The elevations are Exhibit --  8 MS. SHONAIYA: 21.  9 MS. ROBESON: 21, thank you.  10 MS. HARRIS: No, I'm sorry the perspectives, yeah.  11 MS. SHONAIYA: The perspectives --  12 MS. ROBESON: Perspectives.  13 MS. SHONAIYA: Referring back to the perspectives,  14 you can see that we have sloped roofs and they serve a  15 couple of purposes, not just the architectural style. They  16 enable us to create roof wells within the roof. So, we have  17 this roof valley area. We have another one here. We will  18 utilize these roof wells to locate our mechanical equipment.  19 So not only will you not see it, it's also, it also helps to  20 mask any sound from the mechanical equipment and what I'm  21 talking about is condenser units. The outside units that  22 you have with your air conditioning equipment. They're not  23 loud, but never the less by putting them in the roof well,  24 we'll minimize any sound. And that is at the top floor.  25 So, this is on top of the third floor within a well.</p>

114

1 MS. HARRIS: Thank you. And, you indicated that  
2 you've worked on 13 other --  
3 MS. SHONAIYA: Mm-hm.  
4 MS. HARRIS: -- Bright View projects. To your  
5 knowledge has there ever been any complaints associated with  
6 noise after the building becomes operational?  
7 MS. SHONAIYA: Not to my knowledge.  
8 MS. HARRIS: Okay, thank you. Very briefly, can  
9 you describe the operational components of the project? Mr.  
10 Johnson identified the loading and the trash operation --  
11 MS. SHONAIYA: Mm-hm.  
12 MS. HARRIS: -- but are there any special features  
13 associated with those in the southeast corner of the  
14 property?  
15 MS. SHONAIYA: Okay, obviously with a building --  
16 MS. ROBESON: Do you need the site plan or are you  
17 okay without that?  
18 MS. SHONAIYA: I think I can work with this, this  
19 plan.  
20 MS. ROBESON: Okay.  
21 MS. SHONAIYA: The busy parts of the building,  
22 which is the trash removal, deliveries and so on has been  
23 carefully located at the southeast corner of the site,  
24 farthest away from the residential neighborhoods and also at  
25 the lowest level. So, it's also below grade from the

115

1 relevant elevations of Fleming and Grosvenor. So, we will  
2 have a trash enclosure. A dumpster enclosure for the  
3 collection of trash. It's located at the end of a drive out  
4 at the bottom southeast corner of the site. So, that's  
5 where the trash collection happens. All deliveries happen  
6 in this area also.  
7 MS. HARRIS: Thank you. And then finally, or what  
8 seems like a couple hours ago, Ms. Robeson asked the  
9 question of the big square in the middle of the building --  
10 MS. SHONAIYA: Mm-hm.  
11 MS. HARRIS: -- which may be on the plan at the  
12 dais.  
13 MS. SHONAIYA: Yes, there is --  
14 MS. HARRIS: But in any event, can you explain  
15 what that is?  
16 MS. SHONAIYA: Certainly. What you have on the  
17 site plan is a footprint. So, these plans here are more  
18 detailed.  
19 MS. ROBESON: Here --  
20 MS. SHONAIYA: So the square that you were  
21 referring to, that should be --  
22 MS. ROBESON: The square in the center of the rear  
23 of the building?  
24 MS. SHONAIYA: Yeah.  
25 MS. HARRIS: Yeah.

116

1 MS. SHONAIYA: That square is here and if I flip  
2 to the second floor, I think you'll see what that is. So if  
3 you walk through the building, at the entry level, second  
4 floor, 74(b), this is the main entry level. We have a grand  
5 stair and a two story space that links the entry level and  
6 the floor below and the reason we do that is a lot of your  
7 amenities are downstairs and then you can walk out to the  
8 terrace. So, that square that you're seeing shows up on the  
9 site plan is actually on the terrace level and first floor.  
10 MS. ROBESON: Oh.  
11 MS. SHONAIYA: So, it's not really anything that  
12 shows on the --  
13 MS. ROBESON: Okay.  
14 MS. SHONAIYA: -- floor. The floor above that is  
15 the third floor. You can see there are apartments above  
16 it --  
17 MS. HARRIS: Yeah.  
18 MS. SHONAIYA: -- and you start to see, because it  
19 bumps out of the building, and the fourth floor I like to  
20 show this even though it's not really relevant to the  
21 question, we have a roof garden. So, that's why the roof is  
22 only on the three sides here. This actually is open to the  
23 sky.  
24 MS. ROBESON: Is that where memory care is?  
25 MS. SHONAIYA: That's where memory care is. The

117

1 top floor is memory care and we provide them with a roof  
2 deck so there's outdoor and indoor space on the top floor.  
3 MS. HARRIS: Thank you. I have no other questions  
4 for Ms. Shonaiya.  
5 MS. ROBESON: Does anyone have any questions of  
6 Ms. Shonaiya? All right, seeing none, you can call your, I  
7 take it last witness absent Mr. --  
8 (Witness excused.)  
9 MS. HARRIS: Thank you and that witness will be  
10 Ms. Zolna Russell, the landscape architect. Oh, I'm sorry,  
11 actually and we also have our real estate appraiser, as  
12 well. But we --  
13 MS. ROBESON: Well let me ask you something. From  
14 the communities perspective are we still discussing -- is  
15 the communities position that this should be disapproved  
16 because it's going to hurt the economic value of the  
17 property? Is that still your -- and I'm talking to everyone  
18 in the audience, not just Mr. Klein. Is that still your  
19 position? Yes?  
20 MR. KLEIN: So, no it is not our position that it  
21 should be disapproved on that basis, however we do think  
22 that the economic impact on our houses is part of the reason  
23 why we are requesting that the right of way be used for,  
24 part of the right of way be used for trees. So, it is part  
25 of our justification for why we seek the unified solution

<p>118</p> <p>1 that I understand that Shelter also agrees with.  2 MS. ROBESON: Okay.  3 MS. HARRIS: But based on that comment then I  4 think it is important for us to put Mr. Boucher on the  5 stand.  6 MS. ROBESON: Right, I'm thinking the same thing.  7 We're going to hear from both sides on that issue. So, it  8 is relevant is what I was getting at. Okay, with that would  9 you kindly raise your right hand.  10 (Witness sworn.)  11 MS. RUSSELL: I do.  12 MS. ROBESON: Please state your name and address  13 for the record.  14 MS. RUSSELL: My name is Zolna Russell. I'm a  15 Senior Associate and Director of Sustainability with Floura  16 Teeter and Landscape Architects. We are at 800 North  17 Charles Street, Suite 300, Baltimore, Maryland 21202.  18 DIRECT EXAMINATION  19 MS. HARRIS: And can you please explain your job  20 and what your responsibilities are? Not, specific to this  21 project, but just generally.  22 MS. RUSSELL: Yes, my responsibilities are to  23 oversee design and implementation of our landscape  24 architecture drawings.  25 MS. HARRIS: And how long have you been a</p>	<p>120</p> <p>1 functional landscape. At the same time while we're meeting  2 all the County zoning and forest conservation laws.  3 MS. HARRIS: Thank you. And, are you aware that  4 the master plan identifies Grosvenor Lane as a green  5 corridor?  6 MS. RUSSELL: Yes, I am.  7 MS. HARRIS: And can you please describe the  8 landscaping that was proposed in connection with the  9 conditional use and I think at this instance it may be  10 helpful to introduce the new exhibit that has been further  11 revised based on the discussions with the neighborhood --  12 MS. ROBESON: Okay, so this is what's been added  13 to the prior landscape plan?  14 MS. RUSSELL: Correct. This is the prior  15 landscape plan.  16 MS. ROBESON: Okay, just, just before you continue  17 can you mark that as Exhibit 77? And I'm going to put, no  18 wait, what's this one?  19 (Applicant's Exhibit No. 77 is  20 marked for identification.)  21 MS. RUSSELL: This is the original one that is  22 already in the record I believe.  23 MS. ROBESON: Okay.  24 MS. HARRIS: As 34.  25 MS. RUSSELL: I just think it's helpful to have</p>
<p>119</p> <p>1 landscape architect?  2 MS. RUSSELL: 31 years.  3 MS. HARRIS: And are you a licensed Landscape  4 Architect?  5 MS. RUSSELL: Yes, State of --  6 MS. ROBESON: In Maryland?  7 MS. RUSSELL: -- Maryland and Pennsylvania.  8 MS. ROBESON: Have you ever been accepted as an  9 expert in landscape architecture at any trial type  10 proceedings?  11 MS. RUSSELL: No, but I have testified before the  12 Baltimore City Urban Design Review Panel.  13 MS. ROBESON: Okay.  14 MS. HARRIS: So, I can go further into Ms.  15 Russell's qualifications, but I would like to --  16 MS. ROBESON: Let me see if there's any  17 objections? Are there any objections to qualifying her as  18 an expert in landscape architecture? All right, I'm going  19 to qualify her as an expert in that field.  20 MS. HARRIS: Can you please explain what your role  21 was with respect to the proposed conditional use?  22 MS. RUSSELL: Certainly, our role was to design  23 the landscape. So, we worked with the architects and the  24 engineers to do that and our focus is to create a beautiful,  25 esthetically beautiful landscape as well as an ecologically</p>	<p>121</p> <p>1 two side by side for comparison.  2 MS. ROBESON: That's fine.  3 MS. RUSSELL: And this is the revised, so this  4 is --  5 MS. HARRIS: The prior one was 34(i).  6 MS. ROBESON: Okay, well you don't have --  7 MS. RUSSELL: Okay.  8 MS. ROBESON: Okay, well you don't have --  9 MS. RUSSELL: Can I mark it anyway just so I can  10 remember it? And this is 77?  11 MS. ROBESON: 77 which is the revised landscape  12 plans.  13 MS. RUSSELL: Okay.  14 MS. ROBESON: Now Ms. Harris.  15 MS. HARRIS: Yes.  16 MS. ROBESON: I don't know the full Exhibit of 77  17 and I'll let her testify on it, but eventually we're going  18 to need everything filled in on the revised one like plant  19 types and all that.  20 MS. RUSSELL: Absolutely.  21 MS. ROBESON: I don't know if you've done that or  22 not.  23 MS. HARRIS: No, and that brings me to a point  24 that I was going to make later, but I can make now and that  25 is as you know, subsequent to the conditional use, we --</p>

122

1 assuming approval of conditional use, we can go back to the  
2 Planning Board for site plan and preliminary plan and it's,  
3 it's at that time that the landscaping details will be  
4 finalized. And so what we would request is a condition that  
5 subject, that one of the conditions would be that upon  
6 approval of the landscape plan by planning the Park and  
7 Planning and Planning Board then we'd resubmit that  
8 finalized one into the record.  
9 MS. ROBESON: Well, okay, but what I need under  
10 the case law --  
11 MS. HARRIS: Mm-hm.  
12 MS. ROBESON: -- is I need the landscape plan with  
13 all the plants identified if that, so that I can say we're  
14 approving this landscape plan.  
15 MS. HARRIS: Okay. Certainly.  
16 MS. ROBESON: You can't, under the case law you  
17 can't defer a decision to staff. You have to make a  
18 decision. If it changes --  
19 MS. HARRIS: I see.  
20 MS. ROBESON: -- any we usually write a decision  
21 that says any changes have to be submitted back here. Not  
22 for hearing, just so that --  
23 MS. HARRIS: the records complete or up to date?  
24 MS. ROBESON: Yes.  
25 MS. HARRIS: Okay, I understand. So, then we will

123

1 obviously submit for the record the further revised  
2 landscape plan to reflect all the details.  
3 MS. ROBESON: Yeah.  
4 MS. HARRIS: Got it. Okay, thank you.  
5 MS. ROBESON: Your community is harsher than some  
6 attorney's I've seen. I'm just teasing you as far as,  
7 anyway go ahead.  
8 MS. RUSSELL: So, I won't, won't reiterate all the  
9 setbacks which I think you've heard about, but I did want to  
10 just walk through the plan starting in the north to talk  
11 about what we had and what's been added as a result of all  
12 of our discussions with the neighborhood groups. So, as  
13 we've heard this is the north side, Grosvenor Lane. This is  
14 all of the existing forest that has been preserved. In  
15 addition to its preservation, it will be placed in a  
16 category one easement and then there's it's also subject to  
17 an invasive management plan. So, that means we'll be  
18 removing invasive plants. It will be monitored for two  
19 years and then at the conclusion of that two years, we'll be  
20 working with the Park and Planning staff to do any  
21 supplemental planting they think is advisable. So, this  
22 will not only be retained, but it will also be improved over  
23 that time period. And as Mr. Johnson mentioned this area is  
24 also all forested. This is on the American, Society of  
25 American Foresters site and it is already in a category one

124

1 easement and this area down here is the location of the  
2 bamboo that we've already talked about which will be removed  
3 and in its place we will be reforesting with 92 inch caliber  
4 native trees. So, it's a very substantial replacement of  
5 plants.  
6 MS. ROBESON: Is that, is the hashed area with the  
7 bamboo, is that in the forest conservation easement?  
8 MS. RUSSELL: This will be placed in a forest  
9 conservation easement as part of our project --  
10 MS. ROBESON: Is that part of your, I mean  
11 preliminary forest conservation plan?  
12 MS. RUSSELL: Yes, yes.  
13 MS. ROBESON: Do you mind getting a copy of that  
14 approval in the record please?  
15 MS. RUSSELL: Yes, I have a copy here that we  
16 can --  
17 MS. HARRIS: Oh, you do? Okay.  
18 MS. ROBESON: Thank you.  
19 MS. RUSSELL: Do we want to do it now or after  
20 the --  
21 MS. ROBESON: Why don't you just continue and  
22 then --  
23 MS. RUSSELL: Okay.  
24 MS. ROBESON: -- and then when you're finished  
25 we'll bring it in.

125

1 MS. RUSSELL: Absolutely. Okay, so this is the  
2 existing category one easement. This area will be placed in  
3 an additional easement as part of our project and so then  
4 this will be not only retained forest, but also enhanced  
5 forest. And then as part of the discussion with the  
6 foresters, they've also provided some additional evergreen  
7 planting on their property, as well as, a substantial  
8 planting that we have on our property. So, against the  
9 backdrop of the existing forest we have new plantings of  
10 shade trees. This area is where the bulk of the storm water  
11 management will be and that will be completely and fully  
12 planted. Then as you move to the south side of the  
13 property, Shelter has worked extensively with the neighbors  
14 there, EYA and Sandy Spring Builders, and this property line  
15 is subject to a required screening buffer which we've met  
16 those requirements and actually exceeded these requirements.  
17 MS. ROBESON: Are you talking about the required  
18 zoning screening buffer?  
19 MS. RUSSELL: Yes.  
20 MS. ROBESON: Or a private agreement?  
21 MS. RUSSELL: The -- well both. There's the  
22 zoning screening buffer, which we've met and exceeded, as  
23 well as, additional plantings as required as a private  
24 agreement.  
25 MS. ROBESON: Okay.

<p>126</p> <p>1 MS. RUSSELL: And all of this planting has been  2 coordinated with the existing or proposed planting along  3 their property line. So, there's a planting on our property  4 and then additional planting as part of that new  5 development.  6 MS. ROBESON: Okay.  7 MS. RUSSELL: So, that's all been coordinated. I  8 wanted to mention on the north side, in addition to the  9 forest that's preserved, we've also provided an additional  10 evergreen buffer and darker trees here are evergreens, the  11 lighter ones are additional plantings that have been  12 provided as part of these discussions.  13 MS. ROBESON: Okay, so what's new and what's old  14 on the northern side of the circular driveway?  15 MS. RUSSELL: Well you can see there was just a  16 straight hedge here.  17 MS. ROBESON: Oh, I see it, yes.  18 MS. RUSSELL: And this has been enhanced. There  19 are additional plantings --  20 MS. ROBESON: With evergreens.  21 MS. RUSSELL: -- and a variety of sizes instead of  22 just a straight hedge. It's going to be a little bit more  23 looser and more in the context of the forest.  24 MS. ROBESON: Okay.  25 MS. RUSSELL: So, yes. The bulk of these</p>	<p>128</p> <p>1 added?  2 MS. RUSSELL: It's a mixture of shade trees,  3 flowering trees, larger shrubs, ground covers. It's really  4 intended to recreate the forest.  5 MS. ROBESON: Okay.  6 MS. RUSSELL: So, it will, it will be very  7 naturalized in style and it will have a variety of layers so  8 that the screening will occur at all different viewpoints.  9 And then the only place we haven't planted is in this storm  10 drain easement, because planting's not permitted. So, to  11 accommodate for that we have provided these shade trees  12 right on the edge of that easement. So, their canopies will  13 grow over the easement and then we, we added some again,  14 hollies at the lower level to mitigate the view from this  15 angle.  16 MS. ROBESON: Okay.  17 MS. HARRIS: Along the west facade, can you  18 identify which plantings are required per the zoning  19 ordinance?  20 MS. RUSSELL: The only thing that's required is  21 the street trees. So, just those.  22 MS. HARRIS: And in your professional opinion, can  23 you describe the, the intensity and type -- I guess  24 characterize the plantings that are now being provided on  25 the west side.</p>
<p>127</p> <p>1 plantings will be evergreens and flowering trees as you  2 would find at the edge of a forest. And then as you come  3 around to the Fleming Avenue side, I think you've heard  4 about the width of the road. These are the parking spaces.  5 There is a seven foot strip where we are planting shade  6 trees. They'll be two inches to three inches caliber so  7 they're almost ten to 12 feet at installation and they're  8 planted 30 feet on center. So, they're fairly --  9 MS. ROBESON: What kind of, what trees are they --  10 MS. RUSSELL: They're intended to be oaks. So,  11 all these trees will serve to screen the upper levels of the  12 building, as Ms. Shonaiya just described, and then on the  13 other side of the Trolley Trail, there's a ten foot public  14 utility easement in which planting is not permitted. And  15 then, as soon as you get past that we've provided a very  16 extensive buffer planting. And you can see here, originally  17 the plantings were much more formal and dense. These  18 plantings are all eight foot high hollies. So, they do  19 screen all the way to the ground level. They'll provide  20 year round screening. And based on what we've heard from  21 the neighbors, they really wanted it to really look more  22 like a forest. So, we loosened up the arrangement of the  23 planting. We've added a substantial number amount of  24 planting. There's now --  25 MS. ROBESON: What type of planting have you</p>	<p>129</p> <p>1 MS. RUSSELL: Yeah, the west side is completely  2 planted. So, it will be various, as I described various  3 layers of lower shrubs, higher shrubs, flowering trees,  4 evergreens. So, it will be screened at all different layers  5 from ground up and provides a really nice mix of seasonal  6 interest. So, you'll have flowers of all color, evergreens  7 for the winter. It, it should be very well buffered.  8 MS. HARRIS: In terms of outdoor lighting can you  9 explain --  10 MS. RUSSELL: Yes.  11 MS. HARRIS: -- the outdoor lighting please?  12 MS. RUSSELL: The outdoor lighting is going to be  13 provided on 12 foot high poles, which is relatively low.  14 It's very residential in character. It's a craftsman style  15 light fixture and the only place we have these outdoor  16 lighting pools are right around the drop off. There's no  17 lighting -- the last one is here. There's no lighting  18 around the back or the western side of the building. The  19 outdoor lighting fixtures are in that middle halo light  20 source.  21 MS. ROBESON: Do you have anything and I went  22 through this, do you have a lighting plan showing the  23 location of the lights?  24 MS. RUSSELL: The lights are shown on this plan.  25 MS. ROBESON: On your landscape plan?</p>

130

1 MS. RUSSELL: Yes, and we do have a photometric  
2 plan, as well.  
3 MS. ROBESON: I saw the photometric.  
4 MS. RUSSELL: Mm-hm.  
5 MS. ROBESON: I didn't see the lighting for --  
6 MS. RUSSELL: Right, so I can highlight them if  
7 that would be helpful?  
8 MS. ROBESON: No, no, that's okay.  
9 MS. RUSSELL: Okay.  
10 MS. ROBESON: And are they full cutoff fixtures?  
11 MS. RUSSELL: Yeah, they're full cutoff, dark sky  
12 compliant. And with the elevation change that Mr. Johnson  
13 was describing at 12 feet and this is down seven feet, you  
14 will hardly even see the light fixture at all and then  
15 there's all this additional screening.  
16 MS. ROBESON: Now, I saw in your photometric plan,  
17 I thought you were .3 and .4 foot candles at the driveway.  
18 Are you, is that incorrect?  
19 MS. RUSSELL: At the drive, you mean right here?  
20 MS. ROBESON: Yeah.  
21 MS. RUSSELL: I don't have it memorized off the  
22 top of my head, but that's probably pretty close. It would  
23 be brighter right here because there are more fixtures in  
24 this area.  
25 MS. ROBESON: But you know the standard is --

131

1 MS. HARRIS: The standard at the property line is  
2 I believe it's .1.  
3 MS. ROBESON: Right.  
4 MS. RUSSELL: Right, which is what we are at the  
5 property line.  
6 MS. ROBESON: You are at the property line, .1?  
7 MS. RUSSELL: Mm-hm. Yes.  
8 MS. ROBESON: Okay.  
9 MS. RUSSELL: Yeah, they're shielded on the sides  
10 and they don't cross the parking lot.  
11 MS. ROBESON: Okay.  
12 MS. HARRIS: So, in your professional opinion in  
13 terms of lighting, is there, would there be any adverse  
14 effect from to any of the surrounding property owners from  
15 the proposed exterior lights?  
16 MS. RUSSELL: I don't believe so.  
17 MS. HARRIS: Thank you.  
18 MS. RUSSELL: The lighting is very minimal.  
19 MS. HARRIS: In terms of the master plan, briefly,  
20 can you describe how the proposed planting plan complies  
21 with the master plan recommendations?  
22 MS. RUSSELL: Yes, I can. So, as Mr. Iraola  
23 highlighted the master plan recommends preserving existing  
24 woodland, which we've done with the forest along Grosvenor.  
25 The master plan promotes the green corridor on Grosvenor

132

1 Lane, which we've also addressed through the preservation of  
2 the forest. We have provided the screening for the parking.  
3 Not only the screening which I previously described, but  
4 there's also additional screening from this parking in this  
5 drop off island. So, we kind of have double screening from  
6 the houses on Grosvenor Lane. And then we've also provided  
7 a quite, a substantial amount of greenspace and planting.  
8 MS. HARRIS: Okay, were you involved in the  
9 discussions with the neighbors regarding the adjustments to  
10 the landscaping on the western side of the property?  
11 MS. RUSSELL: Yes, I was.  
12 MS. HARRIS: And are you aware that the, the  
13 neighbors have an interest in reducing the paving section of  
14 Fleming Avenue?  
15 MS. RUSSELL: Yes, I'm aware of that.  
16 MS. HARRIS: And what, in your opinion, what  
17 would, what would that allow --  
18 MS. ROBESON: Wait, can you ask that, I didn't  
19 hear -- can you ask that again?  
20 MS. HARRIS: That's okay.  
21 MS. ROBESON: What are the neighbors asking for?  
22 MS. HARRIS: And Mr. Klein will probably speak in  
23 more detail to this, but it's their desire to, subject to  
24 DOT's approval of course, to reduce the paving section of  
25 Fleming Avenue, along the frontage of the property.

133

1 MS. ROBESON: To eliminate the parking lane?  
2 MS. HARRIS: To eliminate the parking lane and  
3 then enhance that with more landscaping.  
4 MS. ROBESON: And what does MCDOT say to that?  
5 MS. HARRIS: Is that an accurate characterization?  
6 Well we will find out, because we have scheduled a meeting  
7 with them for next week to explore that possibility. So,  
8 the right of way would not change, but the paving section  
9 would change.  
10 MS. ROBESON: Okay.  
11 MS. HARRIS: And so the question for Ms. Russell  
12 is would that, what would that do? Could you describe, if  
13 in fact we were able to achieve that, what would that do in  
14 terms of the landscaping?  
15 MS. RUSSELL: So, clearly that would give us  
16 additional opportunity to provide more buffer. I'm not sure  
17 where, how the --  
18 MS. ROBESON: The question is and it's not a  
19 question for you, the question is -- it's probably a  
20 question for Mr. Lenhart and Montgomery County DOT to say  
21 whether that poses some sort of safety issue. Because  
22 safety is part of compatibility.  
23 MS. HARRIS: Mm-hm.  
24 MS. RUSSELL: Mm-hm.  
25 MS. ROBESON: So if you can have Mr. Lenhart

134

1 address it, when are you meeting with DOT?  
2 MS. HARRIS: It is scheduled tentatively for  
3 Monday afternoon. We were being optimistic, but to the  
4 extent we have a carryover --  
5 MS. ROBESON: We're going to get, we're going to  
6 try and get through this.  
7 MS. HARRIS: Yes, absolutely. So, it's scheduled  
8 -- so assuming that there's no conflict, it is I believe  
9 it's 3 o'clock.  
10 MR. JOHNSON: 3 o'clock.  
11 MS. HARRIS: 3 o'clock on Monday afternoon.  
12 MS. ROBESON: Okay, I may ask just for  
13 conformation that, that from them that they don't have an  
14 issue with it. Okay? Because once in a while we run into  
15 things and DOT says absolutely no way. So --  
16 MS. HARRIS: Right.  
17 MS. ROBESON: -- I'm just saying.  
18 MS. HARRIS: And in fact I wanted to ask Ms.  
19 Russell if in fact DOT does say no way, can you give your  
20 professional opinion about the landscaping as it's currently  
21 and you touched on this before, but I just want to make it  
22 clear --  
23 MS. RUSSELL: Right.  
24 MS. HARRIS: -- this efficiency of the  
25 landscaping, if in fact they don't allow that extra buffer

135

1 area?  
2 MS. RUSSELL: Right, this truthfully the most  
3 densely planted site I've ever worked on and I've been  
4 working with Shelter for over 20 years. So, I think we have  
5 provided almost as much planting as it is possible to  
6 provide with the space we have available. So, if they do  
7 agree and we have ten more feet we can certainly add some  
8 more planting in that area but if they don't agree I feel  
9 like we've provided more than sufficient landscaping which  
10 greatly exceeds the zoning requirement.  
11 MS. ROBESON: Okay.  
12 MS. HARRIS: And if that additional planting were  
13 included, would it further screen the building?  
14 MS. RUSSELL: My personal opinion is that the  
15 building is very well screened. I mean, of course any more  
16 planting is always more screening but I think we have almost  
17 every elevation of the building covered. The way Ms.  
18 Shonaiya described the setback of the architecture, I mean  
19 once these oak trees mature, they will be taller than the  
20 architecture.  
21 MS. ROBESON: What's the caliber when they're  
22 installed?  
23 MS. RUSSELL: Three inches. So, ten to 12 feet  
24 in height.  
25 MS. ROBESON: I thought that there was something

136

1 that was ten inches? I must be --  
2 MS. RUSSELL: No. No, ten inches is really big.  
3 MS. ROBESON: I was like wow.  
4 MS. RUSSELL: Right. That would be wow.  
5 MS. ROBESON: Yeah, and it wouldn't be good for  
6 the tree either, so.  
7 MS. RUSSELL: I couldn't even find a tree that big  
8 probably.  
9 MS. ROBESON: Okay.  
10 MS. HARRIS: And Ms. Robeson I want to make the  
11 point that, I mean we, conceptually we have no disagreement  
12 with the Fleming Avenue owners in terms of if DOT would  
13 allow that. But, the line of questioning that I just gave  
14 was to make the point that, that not having it in no way are  
15 we deficient in the landscaping department.  
16 MS. ROBESON: And I understood that.  
17 MS. HARRIS: Okay.  
18 MS. ROBESON: I just, you know, I never know what  
19 DOT is going to say.  
20 MS. RUSSELL: Nor do we.  
21 MS. ROBESON: And I have to consider their  
22 position.  
23 MS. HARRIS: Understood.  
24 MS. ROBESON: So that's all. I understood your  
25 point.

137

1 MS. HARRIS: Okay, okay. Thank you.  
2 MS. ROBESON: All right anymore questions?  
3 MS. HARRIS: Is there anything else Ms. Russell  
4 that you would like to add in terms of the landscaping for  
5 the project?  
6 MS. RUSSELL: Well only that I feel like the  
7 landscape as it is designed is very compatible with the  
8 existing neighborhood and I think once everything gets --  
9 MS. ROBESON: As shown on Exhibit 77?  
10 MS. RUSSELL: Correct.  
11 MS. ROBESON: Right. Okay.  
12 MS. HARRIS: And if I could just make one more  
13 point for the record, and I think it's understood, that on  
14 Exhibit 77 there are a number of plants that don't happen to  
15 be highlighted that are part of the landscaping plan as  
16 well.  
17 MS. ROBESON: Right and that's what I'm telling  
18 you I'll need from you. I'm going to have to refer these  
19 changes back to technical staff. I'm going to need a  
20 landscape plan --  
21 MS. RUSSELL: Certainly.  
22 MS. ROBESON: That identifies everything to send  
23 back.  
24 MS. HARRIS: Understood.  
25 MS. ROBESON: And it can be electronically. It

138

1 doesn't, you know, I'm -- well we need a paper copy to file.  
2 MS. RUSSELL: Mm-hm. Sure.  
3 MS. ROBESON: So, all the revisions I have to send  
4 back and then I need DOT's position on the Fleming Avenue  
5 issue. Because that would also potentially serve as  
6 overflow parking. So, I don't mean to be hard on you guys,  
7 but I have to make sure that the safety is there for the  
8 people driving on the street. That's part of our analysis.  
9 Whether it's safe and efficient. So, but I do wish you the  
10 best in working it out with DOT.  
11 MS. HARRIS: Thank you. So that --  
12 MS. ROBESON: Anything else?  
13 MS. HARRIS: No, that concludes, Mr., excuse me,  
14 Ms. Russell's testimony.  
15 MS. ROBESON: Okay, any questions for Ms. Russell?  
16 No. Okay. Thank you, you may be excused.  
17 MS. RUSSELL: Thank you.  
18 MS. ROBESON: Now, do you -- how many more  
19 witnesses do you have Ms. Harris? Just the appraiser?  
20 (Witness excused.)  
21 MS. HARRIS: The appraiser and then Mr. Lenhart  
22 who, which we know his situation.  
23 MS. ROBESON: Okay. Do, can I see a show of hands  
24 of how many people would like to testify on the other side?  
25 On behalf of the community? The only -- okay I see one.

139

1 I'm just trying to juggle things so I make sure we can, I'd  
2 like that meeting with the DOT to occur. Any other, any  
3 other people that plan to testify? Okay. So, you don't  
4 have to stick to that pledge because I will hear you if you  
5 decide you need to testify. But right now, it looks like  
6 what we can do is take a break for lunch. If you could be  
7 back at 1:30 we're going to start with --  
8 MS. HARRIS: Mr. Boucher.  
9 MS. ROBESON: And he is --  
10 MS. HARRIS: The real estate appraiser.  
11 MS. ROBESON: The realtor. So 1:30 we'll start  
12 with the realtor and your second witness is --  
13 MS. HARRIS: Mr. Lenhart, who that's subject to  
14 him being available --  
15 MS. ROBESON: Oh, he may or may not be here. Okay,  
16 once we finish just --  
17 MS. HARRIS: Oh and he's, we've been in contact  
18 with Mr. Lenhart and it's unlikely that he's going to be  
19 available this afternoon.  
20 MS. ROBESON: Okay, so what we're going to do is  
21 once Ms. Harris finishes with the realtor, with the real  
22 estate appraiser we're going to let people from the  
23 citizens, or from the community testify. You don't have,  
24 you're not bound by whether you raised your hand or not.  
25 I'm just saying so we'll have the appraiser and then we're

140

1 going to have members of the community. All right? Thank  
2 you so much for your patience and I hope you all have a nice  
3 lunch and I do have to commend the community. You really,  
4 you should hire yourselves out as real estate attorneys, I  
5 mean -- I'm joking but you, I think both sides, both sides  
6 have come to a, come together and that's good. All right.  
7 Thanks.  
8 (Whereupon, at 12:32 p.m., a lunch recess is  
9 taken.)  
10 MS. ROBESON: Okay, is everyone ready? Okay, let  
11 me just say something that I was mulling on at lunch. You  
12 guys are still in negotiations of some fairly major changes  
13 to the plan like that parking. Okay, on the street parking  
14 on Fleming Avenue. I have to have a, you can't defer these  
15 issues to site plan. Site plan you can make some minor  
16 changes, but I need to see what everybody agrees to and I  
17 have to refer this back to the Planning Department. So, I  
18 guess what I'm kind of saying is I need you to stop the --  
19 or complete, not stop, but complete your -- bring this to  
20 fruition.  
21 The other thing I'm going to say is I have  
22 concerns about eliminating the parking on street on Fleming  
23 Ave. And, my, I don't, I, assuming the parking was put  
24 there I don't know if it's a street in the master plan or  
25 whether DOT put it there, but they usually do things for a

141

1 reason. And, we've had cases, in fact it was one of Ms.  
2 Harris's cases on Montgomery Lane where the, you know, at  
3 the citizen's request they removed all of the, much of the  
4 on street parking and low and behold there was nowhere for  
5 anyone to park. So, at the end of the day no matter what  
6 you negotiate between yourselves, you're going to have to  
7 convince me that no parking there is a good idea, that it is  
8 safe. I don't know what it does. I guess it wouldn't  
9 affect the turning radius. I'm just saying, you know, on  
10 street parking serves a purpose. So, that's my comment.  
11 MS. HARRIS: Ms. Robeson may I comment on that,  
12 just briefly?  
13 MS. ROBESON: Yes.  
14 MS. HARRIS: Given that the, while -- given that  
15 the parking is off site, off the property boundary, off the  
16 boundary of the property subject to the conditional use, one  
17 way that we thought it could be handled is, because again,  
18 we are going to preliminary plan, is that it's not necessary  
19 for this body to make a final determination with respect to  
20 what the Fleming Avenue right of way looks like. That at  
21 the time we --  
22 MS. ROBESON: Okay.  
23 MS. HARRIS: -- get the preliminary plan, then  
24 that's going to need to be resolved.  
25 MS. ROBESON: Then let me ask you, is any of the

142

1 screening that you're relying on, is it in the right of way  
2 or not?

3 MS. HARRIS: No.

4 MS. ROBESON: Including the street trees?

5 MR. BOUCHER: Just the street trees.

6 MS. HARRIS: Just the street trees, but those  
7 street trees will be required and will be there irrespective  
8 of anything else that happens in this --

9 MS. ROBESON: Where the parking goes?

10 MS. HARRIS: Even if the --

11 MS. ROBESON: Whether there's parking there or  
12 not?

13 MS. HARRIS: Yes, correct.

14 MS. ROBESON: Okay, it's just how close they're  
15 going to be to the building or not?

16 MS. HARRIS: No, I was, I would say that even if  
17 that parking were eliminated and, and that became an  
18 additional landscape strip it would be supplemental to what  
19 you see on Exhibit 77.

20 MS. ROBESON: Okay, then I will ask Mr. Lenhart if  
21 the parking goes away are there any safety concerns in the  
22 area. All right? And we'll leave it at that and you guys  
23 can pummel away with DOT at preliminary plan.

24 MS. HARRIS: Okay.

25 MS. ROBESON: Okay. Now we have the real estate

143

1 appraiser I believe?

2 MS. HARRIS: Correct, Mr. Boucher.

3 MS. ROBESON: Do you want to raise your right  
4 hand?

5 (Witness sworn.)

6 MR. BOUCHER: I do.

7 MS. ROBESON: Okay, please state your name and  
8 address for the record.

9 MR. BOUCHER: Donald S. Boucher, 4200 Wisconsin  
10 Avenue, North West, Washington, DC 20016.

11 DIRECT EXAMINATION

12 MS. HARRIS: And to abbreviate, again have you  
13 ever testified as an expert before this body?

14 MR. BOUCHER: Yes.

15 MS. HARRIS: And can you explain when that was?

16 MR. BOUCHER: It was January 15, of 2015 and it  
17 was the Brandywine case.

18 MS. ROBESON: Okay. And were you qualified in  
19 that case?

20 MR. BOUCHER: Yes.

21 MS. ROBESON: As a real estate appraiser?

22 MR. BOUCHER: Yes, ma'am.

23 MS. ROBESON: Do you have, are you currently  
24 licensed in Maryland?

25 MR. BOUCHER: I'm a general certified real estate

144

1 appraiser in the State of Maryland.

2 MS. ROBESON: Okay, I'm going to accept him as an  
3 expert in real estate appraisal unless I hear something to  
4 the contrary. Seeing nothing, you're accepted as an expert  
5 in real estate appraisal.

6 MR. BOUCHER: Okay.

7 MS. HARRIS: Thank you. Can you please explain  
8 just very generally what an appraiser does?

9 MR. BOUCHER: Well an appraiser estimates the  
10 market value.

11 MS. ROBESON: Well, wait. I know what an  
12 appraiser does.

13 MS. HARRIS: Okay.

14 MS. ROBESON: Do you know what an appraiser -- I'm  
15 speaking to Mr. Klein. Can you affirmatively answer if you  
16 know?

17 MR. KLEIN: Yes.

18 MS. ROBESON: Does anybody in this room not know  
19 what an appraiser does? Seeing no one, you don't, you can  
20 skip that part.

21 MS. HARRIS: Moving on.

22 MR. BOUCHER: Okay.

23 MS. HARRIS: Are you familiar with the conditional  
24 use application, which is the subject of this proceeding?

25 MR. BOUCHER: I am.

145

1 MS. HARRIS: And, do you understand the operations  
2 of the proposed Bright View Assisted Living project?

3 MR. BOUCHER: When you say operations what exactly  
4 do you mean?

5 MS. HARRIS: Mr. Teeters testified this morning  
6 about the number of beds, the number of employees, the  
7 number of service vehicles coming to the site.

8 MR. BOUCHER: Yes, in general I'm aware of what  
9 the conditional use is going to entail.

10 MS. HARRIS: Okay and so what, please describe  
11 what, what report you prepared for this project.

12 MR. BOUCHER: I prepared what I call an evaluation  
13 report to estimate the economic impact of the proposed  
14 development on adjacent, confronting and nearby residential  
15 properties.

16 MS. HARRIS: And have you been out to the  
17 neighborhood?

18 MR. BOUCHER: I have and I've inspected the site  
19 and I've lived in the neighborhood or around there for many  
20 years, so I've been around there for many years.

21 MS. HARRIS: Thank you. And Mr. Boucher's report  
22 was previously submitted. It was with our original  
23 application. So, if I could, can you please --

24 MS. ROBESON: Okay, just a second, other than you  
25 disagree with content, do you have any reason to object to

146

1 the report coming in?  
2 MR. KLEIN: The report is already in the record.  
3 MS. ROBESON: Well, we usually admit all the  
4 exhibits that have been originally in the record, but do you  
5 have any issue to think that there's something, aside from  
6 its substantive conclusions? Do you have any issue as far  
7 as its authenticity or --  
8 MR. KLEIN: No.  
9 MS. ROBESON: Okay, we'll accept it and we are  
10 going to, at the end of the hearing, accept everything else  
11 on the record, including the report that was received  
12 yesterday, I think, there's an appraiser's or a real estate  
13 agent's report in the record. Okay, keep going.  
14 MS. HARRIS: Well, just if I could clarify, did  
15 you, you just asked Mr. Klein whether he accepted the  
16 report, but for the conclusion?  
17 MS. ROBESON: Accept, I know, is it your position  
18 you disagree with the substantive conclusion?  
19 MR. KLEIN: Yes, we have no problem with entering  
20 this into evidence. We, we -- I will ask a few questions  
21 and then I'll talk about our concerns with some of the  
22 substance of the report, yes.  
23 MS. ROBESON: Okay, so it's in the record.  
24 MS. HARRIS: Okay, and what I wanted Mr. Boucher  
25 to do, but I'm getting the sense that you don't want him to,

147

1 was walk through his analysis and his report. So, I'm  
2 looking for --  
3 MS. ROBESON: No, I do want him to do that.  
4 MS. HARRIS: You do? Okay, good. Okay. So, Mr.  
5 Boucher can you please explain, your report is in the  
6 record, but can you please touch on what you did in this  
7 case? What you evaluated and how you reached the  
8 conclusions that you did?  
9 MR. BOUCHER: Yes, when I accepted the assignment  
10 the first thing that I did was to identify nursing homes,  
11 assisted living facilities in down County locations. That  
12 being, you know, kind of south of Rockville down to the DC  
13 line and over into inner Potomac and Silver Spring. And  
14 then I looked into the MLS system which is a system that  
15 appraisers and realtors use to identify comparable sales and  
16 things like that. And, I searched those records to identify  
17 any houses that had sold that were approximate to the  
18 assisted living facilities and I went back to about 2010  
19 because the real estate market changes sometimes, you know,  
20 and we've had some down markets and up markets and different  
21 things have different affects in different markets. So, I  
22 went back to 2010 to mitigate any time differences. And, I  
23 was able to identify some houses that were listed for sale  
24 or sold that were approximate to other existing, existing,  
25 not proposed, but existing nursing home assisted living

148

1 facilities. I then did what we in appraisal land call a  
2 match paired sales analysis. For that analysis, you take  
3 the sale of the property that abutted the nursing home or  
4 was across the street or whatever from a nursing home and  
5 you compare it to other houses in the neighborhood that were  
6 close.  
7 MS. ROBESON: That didn't have the same  
8 conditions?  
9 MR. BOUCHER: That didn't have the same thing.  
10 And, you make all the adjustments for the various  
11 differences, but you leave out the location. That's the  
12 problem you're trying to solve for. Then after you've made  
13 all of the adjustments you get to adjusted sale prices for  
14 the comparables that you then compare to the sale price of  
15 the subject property, which was the one that abutted or  
16 confronted or was close to a nursing home. Just --  
17 MS. ROBESON: And when you say you make for the,  
18 you make, after you make all the adjustments, you're making  
19 adjustments for different number of bedrooms, age --  
20 MR. BOUCHER: Bedrooms, house size, lot size,  
21 garages --  
22 MS. ROBESON: Yes.  
23 MR. BOUCHER: -- basement finishes --  
24 MS. ROBESON: Okay.  
25 MR. BOUCHER: -- number of bathrooms --

149

1 MS. ROBESON: I just wanted every --  
2 MR. BOUCHER: -- renovated kitchens, remodeled  
3 bathrooms.  
4 MS. ROBESON: Okay.  
5 MR. BOUCHER: All of the other things you adjust  
6 for, but you leave out the location.  
7 MS. ROBESON: Okay.  
8 MR. BOUCHER: That's the thing you're trying to  
9 solve for and then you compare it to the sale price of the  
10 subject property to see if there was any difference. And if  
11 there is a difference you could possibly put that in the  
12 location adjustment. To make a long story short, in  
13 comparing it to all of the comparables that I was, and  
14 subjects that I was able to look at, I came to a conclusion  
15 that there was no evidence that the proximity to the nursing  
16 homes affected the sales prices of those properties that I  
17 was looking at. In addition to just doing the calculations  
18 that we appraisers do, I also spoke with real estate agents  
19 who were involved in the sales, listing and selling agents,  
20 to find out if the proximity to the nursing home, assisted  
21 living facilities affected the marketability of the sale  
22 prices of the properties and it didn't. That was the  
23 general conclusion. I mean some of the, some of the  
24 properties went back, some of the sales went back a number  
25 of years and I remember talking to one agent who said she

150

1 just didn't remember the property, but for the most part I  
2 was able to talk to agents, listing and selling agents, who  
3 confirmed that the --

4 MS. ROBESON: Well I'll let that testimony in,  
5 it's hearsay, but I don't want to have a, I'm really more  
6 interested in your analysis if that's okay.

7 MR. BOUCHER: If I could, I do a lot of testimony  
8 in court and in the normal course of business that's what  
9 appraisers do. We talk to agents and other professionals.

10 MS. ROBESON: I see, okay.

11 MR. BOUCHER: And they usually say that because  
12 that's what we do then it's okay.

13 MS. ROBESON: Oh, I see, I didn't know that that  
14 was part of your normal course of business.

15 MR. BOUCHER: It's a normal course of business  
16 thing.

17 MS. ROBESON: Okay.

18 MR. BOUCHER: So most of the judges have allowed  
19 it.

20 MS. ROBESON: Let it in? Okay.

21 MS. HARRIS: Okay.

22 MR. BOUCHER: I mean you can do whatever you with  
23 it. I just --

24 MS. ROBESON: I will do whatever I want with it.

25 MR. BOUCHER: I know you will.

151

1 MS. HARRIS: So as a completion of your report  
2 have you had an opportunity to take a look at any of the,  
3 your original findings or evaluations?

4 MR. BOUCHER: Yes, in preparing for this  
5 testimony, there was one property that I analyzed over in  
6 Kensington, it's near the Kensington Park Senior Living  
7 facility, Rock Creek Hills and there was a listing at the  
8 time on Littledale Road, that had not sold and I mentioned  
9 it in my report because it's right across the street. Like  
10 the Fleming Road houses, it's confronting. It's across the  
11 street and I would have, at the time I did my report, I  
12 really would have liked that sold so I could do the  
13 analysis. Well it did sell and so I supplemented my report  
14 with another report, which --

15 MS. ROBESON: Do you have that supplement here?

16 MS. HARRIS: Yes, we do.

17 MR. BOUCHER: Yes, and --

18 MS. HARRIS: And we can submit that to the record.

19 MR. BOUCHER: And so I did the same analysis that  
20 I did again and the results were the same. That there was  
21 no economic impact on the, on the sale price of the property  
22 on Littledale Road and again, the Kensington Park Senior  
23 Living Facility is kind of about the same distance, maybe a  
24 little bit further away than the Fleming Avenue houses, but  
25 the Kensington Park buildings are like up on a hill. So

152

1 when, and there's a stand of trees, but they're the types of  
2 trees that shed their leaves more. They're not, you know,  
3 like pines. So, when the trees shed their leaves they're  
4 going to look right up at this building. And I talked to  
5 the selling agent for that one and she said her people who  
6 bought it didn't, they -- her words to me were, they didn't  
7 even know it was there.

8 MS. ROBESON: Okay, why don't we, do you have your  
9 supplemental report?

10 MS. HARRIS: Yes.

11 MS. ROBESON: Okay, has Mr. Klein seen it?

12 MS. HARRIS: No, he hasn't, because we've just  
13 completed it.

14 MS. ROBESON: Okay, let me do this. Normally, you  
15 have to have the expert reports in --

16 MS. HARRIS: Mm-hm.

17 MS. ROBESON: -- in advance of the hearing. Since  
18 we're going to leave the record open anyway, because we have  
19 to refer, I want to get a revised landscape plan with more  
20 detail on it and then I have to refer that to staff. I'm  
21 going to give you an opportunity, the community an  
22 opportunity to respond to this in writing at some point at,  
23 you know, while we're waiting for staff to review the  
24 changes.

25 MS. HARRIS: Thank you.

153

1 MS. ROBESON: All right? Mr. Klein. You have to  
2 affirm that --

3 MR. KLEIN: Yes.

4 MS. ROBESON: Because the mic can't hear your head  
5 shaking. Okay.

6 MS. HARRIS: So, I just have a couple other  
7 questions for Mr. --

8 MS. ROBESON: Well wait, I just, I had a question.

9 MS. HARRIS: Mm-hm.

10 MS. ROBESON: Is the -- are the additions, you  
11 have a couple of houses paired sale. Can you just go  
12 through this supplemental report so I know, is this  
13 supplemental report only identifying the Littledale Road  
14 site?

15 MR. BOUCHER: Yes, the reason I call this a  
16 supplemental update report is because if you go to my  
17 original report where I talk about match paired sales number  
18 four --

19 MS. ROBESON: Yes.

20 MR. BOUCHER: -- and there's a property on  
21 Haverhill Road, in the language where I discuss and analyze  
22 that one --

23 MS. ROBESON: Yes.

24 MR. BOUCHER: -- I also discuss and analyze 3619  
25 Littledale Road, which is the sale.

154

1 MS. ROBESON: I see.

2 MR. BOUCHER: So, that property was already in my

3 report.

4 MS. ROBESON: But it hadn't actually sold?

5 MR. BOUCHER: It was a listing, it was a listing

6 then and I had the opportunity to talk to the listing agent

7 Rob Foray (phonetic sp.) and he said the property's

8 overpriced. It's not the nursing home or the Kensington

9 Park facility that's affecting anything. It's just

10 overpriced. Well, once they dropped the list price then it

11 sold.

12 MS. ROBESON: Okay.

13 MR. BOUCHER: And so I'm just supplementing my

14 report --

15 MS. ROBESON: I see.

16 MR. BOUCHER: -- to update something that was then

17 a listing that's now a sale.

18 MS. ROBESON: Okay.

19 MS. HARRIS: And does this report in any way

20 affect the conclusions of the original report that was

21 submitted in the record as part of the application?

22 MR. BOUCHER: It just supports my conclusion. So,

23 it's just another data --

24 MS. ROBESON: Okay.

25 MR. BOUCHER: -- point that supports my --

155

1 MS. ROBESON: Well would you mind -- I'm sorry to

2 interrupt.

3 MR. BOUCHER: Sure.

4 MS. ROBESON: Would you mind just going through

5 your original report and summarizing it and then talking

6 about what the supplemental does?

7 MR. BOUCHER: I just did kind of summarize what I

8 did.

9 MS. ROBESON: Oh.

10 MS. HARRIS: Why don't you do it again and hit the

11 high points of it?

12 MS. BOUCHER: Well I just, I'm wondering what else

13 to add to what I said. I mean --

14 MS. ROBESON: Well maybe I guess what I'll wait

15 for is cross examination. Because that will raise the

16 issues that are, they don't like about it. All right, so

17 this is mentioned in the supplement report and that's marked

18 as Exhibit 78. Supplemental Appraisal Report Analysis.

19 Okay.

20 (Applicant's Exhibit No. 78 is

21 marked for identification.)

22 MS. HARRIS: And then, Mr. Boucher in your

23 original report a number of the properties that you analyzed

24 had the situation where it was the back yard of the subject

25 house that backed up to the resident, the assisted living

156

1 facility. You noted in your testimony about your

2 supplemental that this was a situation where the front, the

3 front of the house and I just wanted to get your opinion, is

4 there any difference in a situation where the assisted

5 living facility would be at the back yard of a house versus

6 across the street from the house?

7 MR. BOUCHER: In my opinion people, people tend to

8 live in their back yards as opposed to their front yards.

9 That's where the deck is, the patio, the pool if you have

10 one. That's where you do your gardening and that's where

11 the kids play ball and everything. So, a house that would

12 back up to an assisted living facility or a commercial

13 building or something, that would be more detrimental than

14 if it's to the front of the house. Because, you know,

15 people are in the front of their house when they get out of

16 their cars, go into the house or they're doing some

17 gardening or talking with neighbors but the primary living

18 is to the back. In a well oriented house they'll have the

19 kitchen on the back of the house, so everything's kind of

20 oriented towards the back. So, in my opinion, houses that

21 abutted a nursing home or something, that would be less

22 desirable than having it to the front.

23 MS. ROBESON: And confronting across the street?

24 MR. BOUCHER: Right.

25 MS. ROBESON: Okay.

157

1 MS. HARRIS: Another question, when you evaluated

2 the, your report -- the original plans that were submitted

3 to you included Exhibit 34(i) and the existing landscaping

4 on there. Since that time we've provided further

5 supplemental landscaping. Does that in anyway affect your

6 conclusions in your report?

7 MR. BOUCHER: Well I, I, today is the first time

8 that I've seen this stuff. The original plans that I

9 reviewed I felt were perfectly adequate and typical for a

10 residential neighborhood. So, any enhancements that you've

11 done would just make it better I would think.

12 MS. HARRIS: Thank you.

13 MR. BOUCHER: Because I was satisfied with the

14 original plans and those were, you know, some time ago.

15 MS. HARRIS: Yes, okay. And so in your

16 professional opinion will the conditional use cause undo

17 harm with respect to the economic value of the surrounding

18 property or general neighborhood?

19 MR. BOUCHER: No it won't.

20 MS. HARRIS: Thank you.

21 MS. ROBESON: Any questions of Mr. Boucher?

22 CROSS EXAMINATION

23 MR. KLEIN: Yes, thank you Ms. Hearing Officer.

24 So, I'd like to focus on a few issues in Exhibit 20, which

25 is your original plan?

<p>158</p> <p>1 MR. BOUCHER: Mm-hm.</p> <p>2 MR. KLEIN: In particular I'd like to start by</p> <p>3 first asking one general question and then asking a few</p> <p>4 questions about the individual paired sales analysis. So,</p> <p>5 the first questions relates to Page 16 of your report and</p> <p>6 there you refer to the homes on, the view of the homes on</p> <p>7 Fleming Avenue and specific you say I quote, "The developer</p> <p>8 plans to include significant trees to screen any views of</p> <p>9 the building, driveway or grounds from these houses." And</p> <p>10 you then say the site plan will I quote, "Mitigate any</p> <p>11 possible adverse influences the development could have on</p> <p>12 the five houses cross Fleming Avenue." Based on this is it</p> <p>13 fair to say that you believe the view of a home and the</p> <p>14 amount of tree screening effaces could have an influence on</p> <p>15 that home's price?</p> <p>16 MR. BOUCHER: Could you say that again?</p> <p>17 MR. KLEIN: So, could what a home faces, the view</p> <p>18 it has and the amount of tree screening effaces, could that</p> <p>19 have an impact on a home's price?</p> <p>20 MR. BOUCHER: The view that a home has could</p> <p>21 impact the value of the property.</p> <p>22 MR. KLEIN: Okay, so that's a yes?</p> <p>23 MR. BOUCHER: But, well no, you asked the amount</p> <p>24 of screen and stuff, that's, that's specific to this</p> <p>25 property.</p>	<p>160</p> <p>1 questions about them. On paired sales analysis one, which</p> <p>2 if people are following along, it's on starts on Page 21,</p> <p>3 but there's a nice picture of it on Page 23 to give us a</p> <p>4 sense. You've listed the one sale of 5818 Cheshire as your</p> <p>5 subject property?</p> <p>6 MR. BOUCHER: Yes.</p> <p>7 MR. KLEIN: And are you aware that the property in</p> <p>8 question is separated from the rehabilitation facility by a</p> <p>9 forest conservation easement?</p> <p>10 MR. BOUCHER: Yes.</p> <p>11 MR. KLEIN: And you're aware that easement is</p> <p>12 between 53 and 108 feet?</p> <p>13 MR. BOUCHER: No.</p> <p>14 MR. KLEIN: You're not aware of that, but there is</p> <p>15 a significant forest conversation easement?</p> <p>16 MR. BOUCHER: I, I can see the picture and I</p> <p>17 looked at it when I drove by it from the street and I could</p> <p>18 see it.</p> <p>19 MR. KLEIN: Okay. Thank you. And you say and I</p> <p>20 quote from your same, "The listing agent said she was not</p> <p>21 aware that the Cheshire Drive property abutted the</p> <p>22 rehabilitation facility." Is that correct?</p> <p>23 MR. BOUCHER: That's what she said.</p> <p>24 MR. KLEIN: Yes. So, based on your view of the</p> <p>25 plans of the Bright View Facility, do you think that a</p>
<p>159</p> <p>1 MR. KLEIN: Could the amount --</p> <p>2 MS. ROBESON: Wait let --</p> <p>3 MS. BOUCHER: I'm sorry.</p> <p>4 MS. ROBESON: -- okay now I don't know what the</p> <p>5 question is. Repeat your question again.</p> <p>6 MR. KLEIN: So, okay. So I'll split it up in case</p> <p>7 there's confusion. So first, could the view of a home</p> <p>8 affect its price?</p> <p>9 MR. BOUCHER: Absolutely.</p> <p>10 MR. KLEIN: Could the amount of trees that a home</p> <p>11 faces affect its price?</p> <p>12 MR. BOUCHER: Yes.</p> <p>13 MR. KLEIN: Okay. Thank you. And then I'd like</p> <p>14 to move on to in your report you conducted, sir, a matched</p> <p>15 sale pairs analysis?</p> <p>16 MR. BOUCHER: Yes.</p> <p>17 MR. KLEIN: And it's fair to say that you did that</p> <p>18 analysis to attempt to assess what affect proximity to a</p> <p>19 senior living facility would have on the sales price of a</p> <p>20 home in our area? Yes?</p> <p>21 MR. BOUCHER: Yes.</p> <p>22 MR. KLEIN: Okay. So, I'd like to walk through</p> <p>23 the four pair sales analysis --</p> <p>24 MR. BOUCHER: Sure.</p> <p>25 MR. KLEIN: -- and just ask a couple of specific</p>	<p>161</p> <p style="text-align: right;">Page 25</p> <p>1 listing agent plausibly would be not aware that the</p> <p>2 confronting homes on Fleming Avenue face the assisted living</p> <p>3 facility?</p> <p>4 MR. BOUCHER: I don't think they should be.</p> <p>5 MR. KLEIN: So like --</p> <p>6 MR. BOUCHER: But they could be.</p> <p>7 MR. KLEIN: -- if I, so a listing agent, let's</p> <p>8 just look up on the board of the one you used there. So,</p> <p>9 what I'm trying to say is could a listing agent plausibly be</p> <p>10 not aware of an assisted living facility in this</p> <p>11 circumstance?</p> <p>12 MR. BOUCHER: I don't think so. I don't think</p> <p>13 they could be unaware.</p> <p>14 MR. KLEIN: Okay. Thank you. On subject number</p> <p>15 two your view is of the home at 5309 Danbury. Is that</p> <p>16 correct?</p> <p>17 MR. BOUCHER: Yes.</p> <p>18 MR. KLEIN: And you say I quote, "The adjusted</p> <p>19 sales price of the four comparables indicates that the</p> <p>20 proximity of the Danbury Road house to the rehabilitation</p> <p>21 center adversely affected the sale of the price by between</p> <p>22 \$9,400 and \$31,000? Is that correct?</p> <p>23 MS. ROBESON: What page are you reading from?</p> <p>24 MR. BOUCHER: Page 25.</p> <p>25 MR. KLEIN: 25.</p>

162

1 MS. ROBESON: I'm sorry?

2 MR. BOUCHER: Page 25 paragraph, first paragraph.

3 MS. ROBESON: Thank you.

4 MR. KLEIN: Is that correct? I'm quoting.

5 MR. BOUCHER: Yes, that's what I said.

6 MR. KLEIN: That's correct? Thank you. On sales

7 matched pairs analysis number three, which is at 6511

8 Winnepeg Road.

9 MR. BOUCHER: Yes.

10 MR. KLEIN: On Page 36 you say and I quote, "The

11 adjusted sales prices of the four comparables indicates that

12 the proximity of the Winnepeg Road house to the

13 rehabilitation center adversely affected the sale of price

14 by between positive \$2,000 and negative \$5500? Is that

15 correct?

16 MR. BOUCHER: Are you on Page 26?

17 MR. KLEIN: Yes.

18 MR. BOUCHER: I, I'm reading 2,000 to 5500?

19 MR. KLEIN: Yes, positive 2,000 to negative 5500.

20 Is that right?

21 MR. BOUCHER: Yes.

22 MR. KLEIN: Yes. Thank you. And you also say I

23 quote, "Some potential buyers on the same page considered

24 the proximity to the rehabilitation center to be

25 objectionable but some did not."

163

1 MR. BOUCHER: Yes.

2 MR. KLEIN: Thank you. And then on number four

3 the subject facility that we talked about, that you've

4 listed is 9815 Haverhill Drive.

5 MR. BOUCHER: Yes.

6 MR. KLEIN: Right? Are you aware that this home

7 is separated from the assisted living facility by a road,

8 about 100 feet of trees and a large field?

9 MR. BOUCHER: Yes.

10 MR. KLEIN: Are the homes on Fleming Avenue

11 separated from the proposed Bright View facility by 100 feet

12 of trees and a large field?

13 MR. BOUCHER: No.

14 MR. KLEIN: Thank you. And I have one last

15 question. I know this is the new, I haven't had a chance to

16 absorb this new text, but on Page 4 and a quick look over,

17 we're talking about the Littledale Road property?

18 MR. BOUCHER: Yes.

19 MR. KLEIN: And you site the buyer's agent as

20 noting that the, it says, the -- she stated that in fact in

21 a text message to me the buyer's agent stated referring to

22 the purchasers of the house, no, I don't think they even

23 noticed. Meaning they didn't notice that the rehabilitation

24 center was across the street.

25 MR. BOUCHER: That's what she texted to me.

164

1 MR. KLEIN: That's right. Do you think it's

2 possible for a listing agent or a buyers to plausibly,

3 looking at the Fleming Avenue homes not notice that they are

4 across the street from an assisted living facility?

5 MR. BOUCHER: To the extent that these buyers

6 didn't notice this then I would say it's the same thing.

7 MR. KLEIN: No, but I'm just --

8 MR. BOUCHER: Because this property --

9 MS. ROBESON: Just let him finish.

10 MR. BOUCHER: -- this property when you drive,

11 when you enter Littledale Road from Kensington Parkway, the

12 entry to the Kensington Park Senior Living Facility is

13 immediately on your right and then you go up two houses and

14 this house is there. If they didn't notice it it's, it's

15 the same as this.

16 MR. KLEIN: Can I then pull up another -- there's,

17 there's a view that the, I don't know what this is, the

18 architectural renderings I believe this is Exhibit 22? Is

19 that right? Architectural renderings? This is the

20 architectural renderings and what I'd like to point out is

21 that there's a large --

22 MS. ROBESON: Well wait, before you, let me just

23 get the, check and make sure that's the correct number.

24 MR. KLEIN: Is it 22 or 21?

25 MS. ROBESON: No, I think it's in the 30's is my

165

1 recollection, but I could be wrong.

2 MR. KLEIN: So, I see architectural renderings 21

3 according to the list on CU-14.

4 MS. ROBESON: Yes, okay.

5 MR. KLEIN: It was a large version of it that we

6 saw on the screen earlier on the boards.

7 MS. ROBESON: Okay.

8 MR. KLEIN: What I'd like you to do is look at the

9 view from the southwest that's been depicted. Have you

10 seen, were you, had you seen these renderings before you --

11 MR. BOUCHER: Are they dated April?

12 MR. KLEIN: These are dated April 2016. Had you

13 seen these renderings?

14 MR. BOUCHER: Yeah, they're the same one's I have

15 in my report.

16 MR. KLEIN: Okay. So I'm looking at the view from

17 the southwest. This is the view from Fleming Avenue. Okay,

18 do you think this is the view from Fleming Avenue, so you

19 believe that, that it is possible for a listing agent or for

20 owners to not be aware or not notice that there is a

21 listing, that there is an assisted living facility across

22 the street?

23 MR. BOUCHER: You would think that they would

24 notice it.

25 MR. KLEIN: Okay. Thank you. That's all the

166

1 questions I have. Thank you.

2 MS. ROBESON: Okay. Ms. Harris any redirect?

3 REDIRECT EXAMINATION

4 MS. HARRIS: Yes, please. Yes, please. Mr.

5 Boucher in your professional opinion how does, if at all,

6 the awareness of an assisted living facility across the

7 street from single family residential potentially affect the

8 price of the single family residential?

9 MR. BOUCHER: Well, I concluded in this instance

10 that it wouldn't affect the price, but in general whenever a

11 real estate appraiser or agent is going out to list a

12 property, price a property, appraise a property, the first

13 thing you do is drive around the neighborhood and you look

14 at what's going on in the neighborhood. You look at the

15 views the subject has, what it abuts, what it's close to and

16 busy streets or whatever. So you make an evaluation of

17 what's going on in the neighborhood. So, did that answer

18 your question?

19 MS. HARRIS: And so in your opinion the mere

20 visibility of a facility wouldn't necessarily affect the

21 value of the single family residential?

22 MR. BOUCHER: No, I did my analysis and I did my

23 evaluations and I spent a lot of time doing this and talking

24 with agents and I also have a lot of personal knowledge.

25 I've been doing this for 42 years and I've done a lot of

167

1 work in the Bethesda area. So, I see things all of the time

2 that I have to deal with and in my opinion, this would not

3 affect the marketability or the sale prices of the houses on

4 Fleming Avenue or the houses across Grosvenor or any other

5 houses in the immediate neighborhood.

6 MS. HARRIS: When you look at the proposed plan is

7 it -- is there anything -- for instance if the building were

8 -- if the entire -- if the building were reoriented 90

9 degrees and built up to the property line along Fleming,

10 would that change your opinion?

11 MR. BOUCHER: You mean if it was pushed forward

12 into the first conversation area?

13 MS. HARRIS: No, I'm saying if you flipped, if you

14 flipped the building 90 degrees and situated it immediately

15 up against Fleming Avenue. So you took, if the building

16 were shifted and then oriented along Fleming Avenue like

17 this, would your opinion change?

18 MR. BOUCHER: Again I --

19 MS. HARRIS: About whether it would have adversely

20 affect the --

21 MR. BOUCHER: I haven't looked at that. That's

22 too theoretical because I'd have to look at, you know, their

23 screening plan and how high the building would be and what

24 kind of, I mean that's just too theoretical.

25 MS. HARRIS: But it potentially could?

168

1 MS. ROBESON: Well, okay. That's a hypothetical

2 that we really aren't dealing with. I, I do have -- well go

3 ahead. Do you disagree?

4 MS. HARRIS: What I'm trying to hear from Mr.

5 Boucher is what characteristics and attributes of this

6 specific layout led him to the conclusion that there'd be no

7 adverse effect on the properties?

8 MS. ROBESON: Okay.

9 MR. BOUCHER: You know, one of the, one of the

10 main things is that the, the side of the building, with

11 respect to the Fleming Avenue houses only --

12 MS. HARRIS: Yes.

13 MR. BOUCHER: -- because I also during my report,

14 if you read it I talked about the houses across the street.

15 What are they Thornbush?

16 MS. ROBESON: Grosvenor.

17 MS. HARRIS: Right.

18 MR. BOUCHER: Thornbush and those houses.

19 MS. ROBESON: Oh.

20 MR. BOUCHER: And so, I'm just now talking about

21 the Fleming Avenue houses and I think one of the things that

22 have, that this site plan helps to mitigate any issues with

23 this is the fact that the side of the building is facing

24 Fleming Avenue and also it's down. That portion of the

25 site, I think, is about eight or ten feet below street grade

169

1 so that the tallest level of the building is what you might

2 see and the trees are going to be about 12 feet high, so

3 they're going to shield most views.

4 MS. HARRIS: So Mr. Johnson testified that the

5 height from Fleming is approximately 28 feet. So does

6 that --

7 MR. BOUCHER: That what? The height of --

8 MS. HARRIS: The height of the building, perceived

9 height from Fleming Avenue is 28 feet because of the

10 phenomena that you just identify that it's still 28 above.

11 MR. BOUCHER: Well it's not 28 feet above Fleming

12 Avenue. It's 28 feet from the --

13 MS. HARRIS: No it's --

14 MR. BOUCHER: 28 feet from Fleming Avenue --

15 MS. HARRIS: To the --

16 MR. BOUCHER: -- going up?

17 MS. HARRIS: Yes.

18 MR. BOUCHER: Okay.

19 MS. HARRIS: So, did that affect, does that play

20 into your conclusion?

21 MR. BOUCHER: Well, just the fact the things that

22 I saw: A) the building architecture is very attractive.

23 MS. HARRIS: Okay.

24 MR. BOUCHER: I think the arts and crafts style is

25 a very attractive style. It's not some late contemporary

170

1 flat roof, you know, thing that's just sitting there. So,  
2 it's got a nice architectural style. So, even without the  
3 screening it wouldn't be a bad building to look at to begin  
4 with. But with the screening, I think, I considered in my  
5 report that you're going to get peaks of the, you're going  
6 to get looks at the building from some time, no matter if  
7 you put three rows of pines there and some other types of  
8 trees, you're still going to get a peak of the building from  
9 time to time. It's just inevitable, but in my opinion it's  
10 not anything that's, that's really bad or that would affect  
11 the value or marketability of the houses.

12 MS. HARRIS: So the visibility of the product  
13 doesn't necessarily adversely affect the values of the  
14 houses across the street?

15 MR. BOUCHER: It doesn't at all.

16 MS. HARRIS: Okay, and the fact that this layout  
17 preserves approximately 50 percent of the northern half of  
18 the property, does that affect your opinion?

19 MR. BOUCHER: Well when I was thinking about the  
20 houses on the other side of Grosvenor Avenue, that's one  
21 thing that I did consider because, you know, for them I  
22 don't think that much is going to change at all. I think  
23 the existing driveway, as I remember, is kind of a  
24 residential gravel paved driveway. It's kind of narrow and  
25 I drove down there but it's been a while. So, obviously,

171

1 this new driveway is going to be more modern and in line  
2 with County codes and everything to serve this facility but  
3 other than the change in the driveway, nothing's going to  
4 change up there. So, I just concluded that the people  
5 across, the houses across the way on Thornbush and those  
6 ones weren't going to be affected at all. Plus the fact  
7 those houses mainly face east and west as opposed to north  
8 and south. So, they're mainly oriented east and west to  
9 begin with.

10 MS. HARRIS: And are you familiar with the single  
11 family homes immediately to the south? The Sandy Spring  
12 houses that are being proposed?

13 MR. BOUCHER: Yeah, I've been watching those for a  
14 while and they're starting to build now and they've got one  
15 listed for sale at a million 470 and I think another at a  
16 million 795 and with all of the things that are going on in  
17 the other areas of this parcel with EYA, who I think is  
18 selling townhouses now, a million, a million two or  
19 something like that. All those things and the fact that  
20 there are some many tear downs in the neighborhood that  
21 people are, you know, building new houses and there are all  
22 these things are just positively --

23 MS. ROBESON: Are the new houses generally taller  
24 than the old houses?

25 MR. BOUCHER: Well the houses on Fleming Avenue

172

1 are one story. So, yes.

2 MS. ROBESON: Uh.

3 MR. BOUCHER: But as, some people have taken those  
4 old one story houses and in the past they would kind of make  
5 a two story houses.

6 MS. ROBESON: Yeah, bump up?

7 MR. BOUCHER: Bump up a little bit, but the houses  
8 that Sandy Springs's building are probably 35, 40 feet high  
9 and --

10 MS. ROBESON: Okay, almost two stories.

11 MR. BOUCHER: -- and they generally might be a tad  
12 taller than some of the older '60's house, 60's colonials  
13 that might have been built in the neighborhood. They might  
14 be taller than that.

15 MS. ROBESON: Were you here for all of the  
16 testimony? Well from Ms. Russell's, is it Ms. Russell?

17 MR. BOUCHER: I, I've been here since this  
18 morning, yes.

19 MS. ROBESON: I thought you were sitting over  
20 there.

21 MR. BOUCHER: Yeah, no I was sitting back there.

22 MS. ROBESON: But I wasn't -- well see I was  
23 wrong. So, you were here for Ms. Russell's testimony on the  
24 revised landscaping plan, which is the one to your right as  
25 you face it.

173

1 MR. BOUCHER: This one, yes.

2 MS. ROBESON: Yes. Does that do more to screen  
3 the building or not?

4 MR. BOUCHER: From what I'm seeing, and again I  
5 haven't reviewed this in length --

6 MS. ROBESON: You haven't reviewed the revised --

7 MR. BOUCHER: -- but based on what she said --

8 MS. ROBESON: Yeah. But that's, yeah.

9 MR. BOUCHER: -- yeah. Yeah it seems to. I mean  
10 those, those little round green things are still there, but  
11 now there's other things.

12 MS. ROBESON: There's big round things.

13 MR. BOUCHER: There's big round things now. And  
14 yes, it does appear to be, you know, more, more screening  
15 and from what I heard her say there's more than just pines  
16 or hollies or something, but there's some more like regular  
17 trees and bushes that are not pine trees and bushes to kind  
18 of mix it up and make it into a more forest like, you know,  
19 appearance.

20 MS. ROBESON: Well you're a good listener.

21 MR. BOUCHER: I try.

22 MS. HARRIS: Mr. Boucher if the, if the frontage  
23 along Fleming were, if the proposed Sandy Spring single  
24 families development, if that development pattern were  
25 continued further to the north along the Fleming frontage of

174

1 this property instead of the proposed assistant living  
2 facility would that have an adverse, would that have a  
3 different effect on the property values of the adjoining  
4 neighbors than the subject proposed assistant living  
5 facility?  
6 MR. BOUCHER: I think if this site was developed  
7 with a matter of right single family R90 detached  
8 subdivision that the effects, if any, would be six of one  
9 and half a dozen of the other. It'd be the same. It'd be  
10 same, well now by way of example they've done stuff to  
11 mitigate headlights coming into the property. If you built  
12 three new houses across Fleming Avenue then in the morning  
13 maybe somebody's going to pull out of their garage with  
14 their headlights right in, you know, the front of your  
15 house. So, I think that potentially more has been done with  
16 this site plan to mitigate the effects of anything on the  
17 Fleming Avenue houses then you would see if a matter of  
18 right single family detached subdivision was. And, that's  
19 not to say that maybe somebody tried to go in and get  
20 special exception townhouses on here. There's a precedent  
21 in the block for it, I don't know.  
22 MS. ROBESON: With the, with the EYA.  
23 MR. BOUCHER: With the EYA. I mean, I think it  
24 would be more problematic because you know, Fleming Road is  
25 primarily single family. Obviously they approved Fleming

175

1 Avenue, EYA for single family detached. But it's not out of  
2 the question that some developer might try to go in and do  
3 townhouses there.  
4 MS. ROBESON: Okay.  
5 MS. HARRIS: And then one final question?  
6 MS. ROBESON: Okay.  
7 MS. HARRIS: In your report on a number of these  
8 sales, you indicate for instance a, there may be a range and  
9 I'm looking for one example where it may be --  
10 MR. BOUCHER: Plus or minus --  
11 MS. HARRIS: Exactly.  
12 MR. BOUCHER: -- right, no.  
13 MS. HARRIS: In your professional opinion can you  
14 please explain that plus and minus margin and what it means  
15 from a professional standpoint?  
16 MR. BOUCHER: You need to understand that an  
17 appraisal is not an exact science. It's a, it's a, it's a  
18 thing where we do our best based on market data and our  
19 ability to interpret market data and our experience and our  
20 judgment. But at the end of the day plus and minus one  
21 percent, three percent really is nothing. And, at the end  
22 of the day an appraiser -- if I'm doing an appraisal for a  
23 sale and I'm within five percent of the final sale price,  
24 that's a win for me. I mean it's just, there's so many  
25 things that go into the evaluation of real property and so

176

1 many judgment calls that you have to make on everything that  
2 anything within five percent at the end of the day is fine.  
3 It's within --  
4 MS. HARRIS: And that's an industry standard or is  
5 that just Mr. Boucher's--  
6 MR. BOUCHER: It's not a, it's not an industry  
7 standard but there are some, like I do relocation appraisals  
8 where employees are getting relocated by their employer and  
9 so I have to do it and they sell the house and the  
10 relocation companies have criteria and if we're within five  
11 percent we get a big gold star after our name and lots of  
12 work.  
13 MS. HARRIS: Thank you.  
14 MR. BOUCHER: And there's some other people. It's  
15 not written anywhere in a text book, but there's clients who  
16 measure things that way.  
17 MS. ROBESON: Okay. Mr. Klein do you have any  
18 questions just based on those questions Ms. Harris asked Mr.  
19 Boucher on redirect?  
20 RE-CROSS EXAMINATION  
21 MR. KLEIN: Just one. Are you aware of the height  
22 restrictions for the single family homes along Fleming  
23 Avenue?  
24 MR. BOUCHER: Where?  
25 MR. KLEIN: Are you aware of the height

177

1 restrictions along Fleming of the homes on Fleming Avenue?  
2 MR. BOUCHER: Normal zoning 35 feet.  
3 MR. KLEIN: So it's 35 feet is the --  
4 MR. BOUCHER: I believe that's what it would be.  
5 MR. KLEIN: All right. You're just, you commented  
6 that you thought the homes might be up to 40 feet. Right?  
7 Which is the height of this.  
8 MR. BOUCHER: The Hearing Examiner was asking me  
9 about the Sandy Springs home and when I was looking at the  
10 MLS renderings for them, I haven't been down there and  
11 inspected, but it looked like some of them had some pitched  
12 roofs that maybe took it up to 40 feet. I don't and I don't  
13 know --  
14 MS. ROBESON: That's kind of what I saw some in  
15 the file somewhere. It may be a --  
16 MS. HARRIS: Well Mr., just to clarify, Mr. Iraola  
17 testified that the townhouses are in fact 40 feet in height.  
18 MR. BOUCHER: That's right. Yeah.  
19 MR. KLEIN: The townhouses, which are not on  
20 Fleming Avenue?  
21 MR. BOUCHER: Right.  
22 MR. KLEIN: So do you have any reason to dispute  
23 the fact that the houses were restricted by the Planning  
24 Board when EYA was approved along Fleming Avenue to the  
25 height of 35 feet?

178

1 MS. HARRIS: Objection. That's outside the scope  
2 of what the redirect.  
3 MR. KLEIN: It's in -- okay, there --  
4 MS. ROBESON: Okay, it is outside the scope but  
5 guess what, you get a chance to testify yourself in a few  
6 minutes.  
7 MR. KLEIN: So we don't have to argue about it.  
8 MS. ROBESON: You can certainly bring that up  
9 during your own testimony. Any other questions?  
10 MS. HARRIS: No.  
11 MS. ROBESON: Okay, any other recross? Okay,  
12 thank you Mr. Boucher, you may be excused.  
13 (Witness excused.)  
14 MR. BOUCHER: Thank you.  
15 MS. ROBESON: And Ms. Harris is that the end of  
16 your case?  
17 MS. HARRIS: That's --  
18 MS. ROBESON: Except for Mr. Lenhart?  
19 MS. HARRIS: The end of our direct testimony.  
20 MS. ROBESON: Yes.  
21 MS. HARRIS: Obviously we may have rebuttal.  
22 Okay, and Mr. Lenhart won't make it. So at the end of  
23 today's session I'd ask that we just basically discuss  
24 Monday.  
25 MS. ROBESON: And we will do that.

179

1 MS. HARRIS: Okay.  
2 MS. ROBESON: All right, those members of the  
3 community that wish to speak. Oh I'm sorry.  
4 MS. HARRIS: Oh, excuse me. Can I make, there's  
5 an Exhibit on here that we were not served with. It's  
6 Exhibit No. 67 that was submitted. It looks like it was  
7 submitted yesterday.  
8 MS. ROBESON: Oh the appraisal?  
9 MR. HARRIS: No, it looks, it was a letter dated,  
10 an email from Ms. Gottovi.  
11 MR. KLEIN: We have copies of this.  
12 MS. HARRIS: Thank you.  
13 MR. KLEIN: We're going --  
14 MS. ROBESON: That was an analysis of sales  
15 comparables.  
16 MS. HARRIS: I'd like to object to the admission  
17 of this. It looks like it was presented by someone claiming  
18 to be some type of real estate expert, which was not  
19 identified prior to the submission of this.  
20 MS. ROBESON: Mr. Klein?  
21 MR. KLEIN: Thank you, this is a letter from the  
22 real estate agent who sold our house and we submitted it.  
23 We actually when we notified what we were doing we said that  
24 we would, we would, we signed up to present experts as well.  
25 We are using this as additional information about someone

180

1 who is knowledgeable about the property.  
2 MS. ROBESON: I understand but you really can't do  
3 that and kind of sat the day before the hearing and  
4 sandbag --  
5 MR. KLEIN: But we're, so we're not sandbagging.  
6 Remember they just presented a whole expert analysis the day  
7 of --  
8 MS. ROBESON: Yeah, but that was -- oh the  
9 supplemental report.  
10 MR. KLEIN: Yeah the same thing --  
11 MS. ROBESON: All right, okay guys --  
12 MR. KLEIN: -- so it's the same.  
13 MS. ROBESON: All right, I'm going to do this. If  
14 I let this in you have 15 days to respond. You have 15 days  
15 to respond to the supplemental that the applicant submitted.  
16 Okay? And that's, you can respond in writing. Unless you  
17 want another hearing.  
18 MS. HARRIS: Well I mean I, I see a distinction  
19 between the two things and that the supplemental was  
20 continuing the analysis of the original application and Mr.  
21 Boucher testified to the supplemental. We don't necessarily  
22 need to submit that to the record. I mean per the rules I  
23 believe we were supposed to have 20 days' notice of any --  
24 MS. ROBESON: Yeah.  
25 MS. HARRIS: Expert testimony and we haven't had

181

1 that and so to use your term I do feel a little sandbagged.  
2 MS. KLEIN: So, this is not expert testimony, this  
3 is, this is, this is just discussing the exact, all it is is  
4 no new information. It's only information that's in, that  
5 responds directly to the Boucher statement.  
6 MS. ROBESON: Well, is it the exact same  
7 properties?  
8 MS. KLEIN: Yes, yes. There's not, there's  
9 nothing new. This is just our, we, we talked with our, the  
10 person who sold our house who's engaged in the community  
11 about the properties that are there. There's no new  
12 information and I want to point out we're not really in an  
13 adversarial mode with the developer. We're not trying to  
14 create an adversarial -- we actually have no, we're not  
15 going to contest the overall project. So, I'm not sure that  
16 this that useful of a discussion. This is simply to --  
17 MS. ROBESON: So, this is pointing out things that  
18 he may or may or not have, Mr. Boucher may or may not have  
19 taken into consideration or why his findings were wrong in  
20 his report?  
21 MR. KLEIN: Yeah, it's the same thing. It's like  
22 the community, the letters that we've sent about commenting  
23 on our views of his report. You can consider it like a  
24 community members view on the report. Someone who is, who  
25 is knowledgeable about the community having been the real

182

1 estate agent who sold the houses in question.  
2 MR. ROBESON: Well she represents -- I'll be  
3 honest with you she does represent herself as a licensed  
4 real estate appraiser and at some point we have to bring  
5 this to a close. So, I am going to exclude it because it's  
6 too late. I mean the rules are the rules. I think the  
7 distinction with Mr. Boucher is that he was updated it  
8 because he actually, it just related -- remember when I  
9 asked him does it just relate to Litledale Avenue and  
10 that's what I was trying to get at. It's just an update of  
11 his report. But this is a whole new expert report on his  
12 report and should have been provided to me. So, I am going  
13 to exclude it. All right. With that are you finished as  
14 far as your direct, your case in chief today except for Mr.  
15 Lenhart?  
16 MS. HARRIS: Yes, we are.  
17 MS. ROBESON: And you reserve the right, I assume,  
18 for rebuttal?  
19 MS. HARRIS: Exactly, yes.  
20 MS. ROBESON: Okay. Now, it is time for the  
21 community or those here to speak. So, who wants to, who  
22 would like to go first? Mr. Klein you're, you seem the  
23 logical one since you're sitting there.  
24 DIRECT EXAMINATION  
25 MR. KLEIN: Thank you Ms. Hearing Examiner and my

183

1 name is Jeff Klein, once again. We're, we're residents of  
2 10108 Fleming Avenue and I'll, in a moment, I'll point out  
3 our house and explain it better in our precise situation.  
4 We're also part of Fleming Park Community and we have  
5 members here from the Fleming Park Community Association,  
6 which is the association of neighbors who live in the  
7 hundreds of homes directly to the west of the proposed  
8 project, including the confronting property owners along  
9 Fleming Avenue of which I am and my wife are along those as  
10 well as other folks on the street here.  
11 MS. ROBESON: Okay, for the record I see your wife  
12 and another individual. Just so they know two --  
13 MR. KLEIN: Yeah, okay.  
14 MS. ROBESON: -- three. Okay, three --  
15 MR. KLEIN: That's my wife.  
16 MS. ROBESON: I get it. I'm sorry. I do have a  
17 cold, so go ahead.  
18 MR. KLEIN: Yeah, these are just representatives  
19 of the community associations.  
20 MS. ROBESON: Okay.  
21 MR. KLEIN: So, we submitted a few letters earlier  
22 but I wanted to update you on the current status of our  
23 concerns --  
24 MS. ROBESON: Great.  
25 MR. KLEIN: -- and discussions with Shelter. In

184

1 short, we've been working really hard with Shelter Group to  
2 see if we could reach a solution that addresses our  
3 compatibility concerns. We believe that Shelter Group has  
4 worked in good faith with us to provide additional buffer  
5 for the confronting owners, consistent with their goals for  
6 the site and we appreciate their, their constructiveness and  
7 willingness to discuss ideas.  
8 Our bottom line today is we think that Shelter  
9 Groups latest proposal largely works for the community, but  
10 there's one exception. We are seeking an additional row of  
11 trees along Fleming Avenue and we think the right way to get  
12 there is by asking the County to use nine and a half feet of  
13 its future right of way for additional tree cover and I'll  
14 speak to that in a little bit.  
15 So, in my, in my testimony I'd first like to  
16 describe the precise area that's at issue and second I'd  
17 like to discussed the need for a forest screen along Fleming  
18 Avenue and give some comparisons for how similar facilities  
19 have been treated. Third, I'll explain why not having a  
20 sufficient screen has a significant effect on the  
21 confronting owners of the community. Fourth, I'll tell you  
22 a little bit more detail about our work with Shelter. How  
23 Shelter's proposal largely works for us and what other  
24 agreements in principal that we reached with Shelter that  
25 will need to be reduced in writing as conditions. And,

185

1 finally, I'd like to offer the solution for which we  
2 respectfully ask for your support. That is to encourage the  
3 County to use a nine and a half feet of its future right of  
4 way to provide an additional line of trees along Fleming  
5 Avenue.  
6 If I could go up and maybe just use the Exhibit,  
7 maybe 77 to just point out where we are and the nature of  
8 exactly where we are in that. And I'm pointing here over on  
9 the west side along Fleming Avenue and these are the  
10 confronting owners and this area here is Fleming Park and  
11 the Fleming Park Community Association is this way. And  
12 Fleming Avenue right here is currently -- this by the way is  
13 our house.  
14 MS. ROBESON: Oh okay, you're pointing --  
15 MR. KLEIN: And you can see which is the one, two,  
16 three, fourth house --  
17 MS. ROBESON: Okay.  
18 MR. KLEIN: -- down on the far left side.  
19 MR. ROBESON: And you're pointing to Exhibit --  
20 MR. KLEIN: The Exhibit is 77.  
21 MS. RUSSELL: Excuse me, would you mind standing  
22 on the other side of the plans so we can see what you're  
23 pointing at?  
24 MR. KLEIN: Oh, sure, sure, sure.  
25 MS. ROBESON: Well then I, okay, now I can see it,

186

1 yeah.

2 MR. KLEIN: Can you see it? Okay. So I'll stand

3 right here.

4 MS. ROBESON: Good thing you're skinny.

5 MR. KLEIN: And Elke Jordan's house is this one

6 right here and all the other, the folks who were --

7 MS. ROBESON: Well you don't have to --

8 MR. KLEIN: Okay, so the members who wrote in a

9 letter, these are folks that we're discussing here.

10 MS. ROBESON: Okay.

11 MR. KLEIN: And the impacts on their homes. To

12 the front of our window is about 35 feet to give

13 perspective.

14 MS. ROBESON: Okay.

15 MR. KLEIN: And the current road bed of Fleming

16 Avenue, right here is 20 feet. So the current road bed is

17 20 feet right here and I'll go into a little bit more in a

18 bit and then the proposal right now from the County is to

19 have it be 29 feet and then if you look along here you'll

20 see a little, a space a green space for trees and then the

21 County bike path and then the right of way heading east

22 right here where, this is the right of way where the power

23 poles are, they can't be built and then this moves into the

24 space that we're discussing, we'll be discussing quite a bit

25 which is the, which is about 28 feet to here and about 38

187

1 feet under the new proposal.

2 MS. ROBESON: Okay.

3 MR. KLEIN: So this is the current situation. And

4 what I'd like to do, so this is what I'm going to be

5 focusing on, just so you get a good picture in your mind.

6 So, the second point I wanted to focus on is that

7 I wanted to say a comparable assisted living facilities in

8 the County have been approved for the forest and screen to

9 make them compatible with the neighborhood. The norm for

10 assisted living facilities in suburban settings in our area

11 is to have them shielded by forest cover from existing homes

12 and this makes sense because assisted living facilities have

13 employees and visitors that come and go during the night.

14 They have frequent truck deliveries, restaurant services and

15 large AC units and other commercial features that create

16 noise and they're large buildings that can be seen to dwarf

17 surrounding homes and reduce their privacy. In the case of

18 the current proposal, Shelter's facility would be some 50 to

19 100 times larger than our homes. Our homes are mostly 800

20 to 1600 square feet and it's two to four stories and up to

21 40 feet high permit space. It's a 24 hour, 65 employee

22 commercial enterprise and it has a health care facility,

23 restaurant, concessionary and chauffeur service into one.

24 And so, to our minds this incompatibility requires

25 significant screening.

188

1 So what, what's a reasonable amount of screening?

2 I mean that's really what we're, what the community's here

3 to talk to you about, which is compatibility. Well we can

4 look to other nearby facilities for guidance and I'll refer

5 to things that are already in the record. We couldn't, I

6 couldn't -- when I did some research into this I couldn't

7 find any nursing home nearby that's like this. That has a

8 two to four story building setback 38 feet from a

9 residential road. When the County approved Bethesda Health,

10 which you've heard about already referred to in the

11 testimony, that's a two story nursing home currently on

12 Grosvenor Lane in our neighborhood right by, it required

13 screening from confronting owners. Four of its nine acres

14 were undeveloped and existing homes were protected by 100 to

15 300 feet of landscaping or forest easement. In the back

16 there's a forest easement that stretches from 53 to 180

17 feet.

18 The next closest facility, Brighton Gardens on

19 Tuckerman is shielded from confronting homes across

20 Tuckerman by about 150 feet of forest. To give another

21 example, when Rockville approved Bright View Falls Grove,

22 another one of the Bright View facilities the abutting homes

23 where screened with about 97 feet of trees. And if you look

24 also at the facilities that were cited by the comparable,

25 cited by the Shelter's appraisal you find that as we've

189

1 discussed in analysis one, it backed to a forested

2 conservation easement, which we believe is between and 180

3 feet. And if you look --

4 MS. ROBESON: But that's backed. Backed.

5 MR. KLEIN: Right. No I'm saying, yeah, I'm

6 just --

7 MS. ROBESON: Because you've got a forested area

8 in front.

9 MR. KLEIN: Yes, but Bright View, but the Bethesda

10 Health actually has a 300 foot setback in the front. So,

11 they're -- I'm try -- so if you will, around the edge of

12 Bethesda Health, it's 300, it's about 300 feet in the front,

13 50 to 180 feet in the back and then the sides also have

14 screening. But there's, there's no point where you can

15 point to in that where there's only 28 feet of screening.

16 So, to give a comparable sense on sides there is, there's

17 significant setbacks and significant tree screening.

18 We do note --

19 MS. ROBESON: Can you go through that for Bright

20 View Falls Grove too? What's the screening on all four

21 sides?

22 MR. KLEIN: Unfortunately -- do you have that? So

23 we have, we have wrote a big letter where we went through

24 the, you can see pictures in our, in our letter --

25 MS. ROBESON: Okay.

190

1 MR. KLEIN: That shows what the facilities look  
2 like.

3 MS. ROBESON: Okay.

4 MR. KLEIN: And that one I believe is the 97 feet  
5 is from the confronting owners on the other side of the  
6 street.

7 MS. ROBESON: Okay, but is it on all sides?

8 MR. KLEIN: Our letter has all the content --

9 MS. ROBESON: Okay, I'll review it. It's in the  
10 record? You've got to forgive me. I had to do some crass  
11 homework.

12 MR. KLEIN: I'm not trying to give an exact  
13 number. Right. Yeah. So, yeah I'm not trying to say that  
14 there's a, that there's a specific. I'm trying to note that  
15 in general what you find when you look at it at an existing  
16 assistant living facility is that you do find some tree  
17 screening on, usually on all sides, generally and the ones  
18 that we've looked at suggest that a certain amount is, is  
19 usual and normal to have. And, so we think that, you know,  
20 if you look at similar assisted living facilities, they, you  
21 find that they have often at least 50 feet of trees if not  
22 100. And in the rare case, where that's not the case I  
23 think one of the things that we've just heard right now is  
24 that there were, there were a few examples that the  
25 appraiser pointed out where they don't have that screening

191

1 and they did actually show a loss. And, I understand that  
2 they dismissed the loss as not significant but to us a loss  
3 of you know 10,000 or \$30,000 is a still a real loss to us.

4 MS. ROBESON: But you do have screening.

5 MR. KLEIN: Right, right. This is what I want to  
6 talk about with you.

7 MS. ROBESON: Okay.

8 MR. KLEIN: So our -- we have long believed though  
9 that when we're trying to talk about what the right amount  
10 of screening is --

11 MS. ROBESON: Yeah.

12 MR. KLEIN: -- is that to us we're trying to get  
13 to about, we've been trying to work to get about 50 feet of  
14 screening. And the reason is, is because to our mind when  
15 you look at what that looks like, at other facilities in the  
16 area it's a reasonable amount of screen. And it's something  
17 that we think here is achievable on this site in a way that  
18 Shelter Group and the community both agree is, it can be  
19 made to work. And part of that is the compromised  
20 arrangement that we worked out right there and part of it  
21 has to do with the right of way, so we believe about 50  
22 feet. But let us say, let me explain why that we think  
23 having less than 50 feet is a concern.

24 MS. ROBESON: Okay, do that. That's --

25 MR. KLEIN: So we think the current proposed

192

1 screen is a good start and we believe though that another  
2 ten feet of buffer along Fleming Avenue would more  
3 sufficiently protect the community.

4 MS. ROBESON: Why?

5 MR. KLEIN: So, so I'll point out the distance.  
6 When you talk about 20 feet, right now this is a, remember  
7 this is a 50,000 square foot building. Right?

8 MS. ROBESON: Yes.

9 MR. KLEIN: And it's the same distance from the  
10 street as these 800 square feet houses. So, it's right now,  
11 when we think about the massing or the size of the large  
12 building like that it's being, the current amount of space  
13 as it's worked out is really only the same current amount of  
14 space in front of our homes. So, instead of having the  
15 equivalent of regular families homes you have a very, very  
16 large facility right directly across. And, it's a large  
17 facility as we've already noted that has a generator seated  
18 right here, 67 feet from the property and there are --

19 MS. ROBESON: Well that's underground, right?

20 MR. KLEIN: But they note in there that potential  
21 noise would come out of that. There's, there's, there is AC  
22 units that are placed on top. And then remember in the  
23 middle of the night, this is an assistant living facility,  
24 there's a shift change. So, there's lots of different kinds  
25 of activity that are happening right along, potentially,

193

1 Fleming Avenue. And what we, what we believe is that 28  
2 feet is actually a very small, it's essentially a very small  
3 house. It's either 12 percent of one acre of these houses.  
4 It's a very small front, it's equal to a very small front  
5 yard. If you were to look at our property, we have similar  
6 foliage and you're basically facing directly on to a very  
7 large massing. So, there's also a couple of things that  
8 prevent, prevent complete coverage here. One as we noted is  
9 the storm water easement. It's been noted right here, which  
10 is that you can't actually completely screen this area. So,  
11 you can try to screen part of it, but unless you have a  
12 certain amount of depth right here, some of these houses are  
13 going to have the view effectively of looking down at the  
14 back alley of a large assisted living facility and by --

15 MS. ROBESON: Well I, I didn't see a back alley.  
16 Are you talking just like the greenway?

17 MR. KLEIN: Yeah.

18 MS. ROBESON: I see some storm water management or  
19 bio, probably bioretention facilities on the south and then  
20 I see some that looks like some unpaved area --

21 MR. KLEIN: That's right. This is on --

22 MS. ROBESON: And then you're not going to see the  
23 patio and you're probably not going to see the southeastern  
24 corner. As I look at this you're not going to see the  
25 southeastern corner because it's set back more than the

194

1 southwestern.

2 MR. KLEIN: Well, I mean --

3 MS. ROBESON: Unless I'm mistaken.

4 MR. KLEIN: Well I mean, the architectural

5 renderings are helpful because they do give you a feel for

6 what the size of the massing is, right? This is actually I

7 mean this, this is a significant building. Right? And, and

8 what we're, what we're saying is that it's a significant

9 amount of space there. It's a large building and it's

10 reasonable when you think about it to have it be a little

11 bit further setback than the way you would set an 800 square

12 foot house back from the street and the reason is because

13 that creates visual, more visual continuity. It's a very

14 large space. It makes, it makes the area also compatible

15 and recall that the neighbors that have been living here,

16 who have brought this property, many of us who owned for a

17 decade or more, all bought into a treed area. They all

18 bought our homes knowing that this was a space that was, was

19 treed and remember, it was zoned R90. So our thought was if

20 it's not treed, it would be single family homes. So, in

21 terms of our legitimate expectations for the area, we

22 thought, you know, having a certain amount of forested area

23 there protects our legitimate expectations and makes this

24 building more compatible with, with the, with the

25 surrounding neighborhood.

195

1 MS. ROBESON: Okay, well maybe on rebuttal what I,

2 Ms. Russell could come up again, not now, but I would like

3 to know, I thought I heard her say that she had different

4 levels or different plants that would screen different

5 levels of the building. One story, two stories, three

6 stories. I think we're all hampered. I mean I'm not

7 criticizing the developer, they've been trying to

8 accommodate this. I really, this is one case where I'm very

9 happy to see you both have come so far, but we don't have a

10 rendering of this most recent proposal and I don't think it

11 includes the step backs on the second or third, the third

12 floor.

13 MS. HARRIS: That's correct. The, the perspective

14 that was shown was prior to these additional --

15 MS. ROBESON: Right.

16 MS. HARRIS: -- changes.

17 MS. ROBESON: So, you know, I, I'll be honest with

18 you, I don't, I'm uncomfortable saying that you should give

19 up County right of way for a buffer that I haven't heard a

20 concrete reason. But I will, I would like to hear more from

21 Ms. Russell about what it will actually screen and what it

22 won't. But I think that's a big deal to give up County

23 right of way. The other thing to your point, Ms. Harris, is

24 I think it does, I mean you're going to have to show with

25 the right of way or without the right of way, it is part a

196

1 question for here and I will seek comments from DOT because

2 I need to make sure that the area circulation is in a safe

3 manor.

4 MS. HARRIS: And Mr. Lenhart will be testifying as

5 to the direction of the traffic as you heard Mr. Teeters say

6 we don't have an entrance on that side. So I would submit

7 that this project has no effect on the level of traffic

8 along Fleming at all. But Mr. Lenhart will get into that.

9 MS. ROBESON: But, well without the right of way?

10 MS. HARRIS: My point is that given the few number

11 of trips and the functionality of Grosvenor that the vast

12 majority --

13 MS. ROBESON: Yeah, you've still got EYA's

14 development.

15 MS. HARRIS: Right, but my point is our, the, the

16 trips generated from this project, because of where the

17 entrance is, will have very little interaction with the

18 Fleming Avenue right of way. I understand that --

19 MS. ROBESON: Yes, but if I approve a plan that

20 says okay, get rid of the --

21 MS. HARRIS: Right, you need to consider what it

22 does to EYA is your point.

23 MS. ROBESON: Well to the neighborhood.

24 MS. HARRIS: Right, okay. Mm-hm.

25 MS. ROBESON: I mean my job is to see the impact

197

1 on the neighborhood and I'm just very reluctant, unless I

2 had a concrete reason, I mean specific reason, I'm very

3 reluctant to give up right of way.

4 MR. KLEIN: So, so --

5 MS. ROBESON: So that, I guess the question is I

6 might later on, I'll have Ms. Russell come and return and

7 perhaps she can take us through. I mean we don't even have

8 exactly, I don't have, this is the first time I've seen this

9 plan. So, I don't know the exact landscaping or anything.

10 So, maybe on rebuttal you can take us through this step.

11 And I do appreciate, I do appreciate your position. But I,

12 I guess I don't fully, to me taking right of way is a pretty

13 extreme thing.

14 MS. HARRIS: And Ms. Robeson if I could clarify?

15 I think what Mr. Klein's saying, it's not a change of the

16 right of way it's just the --

17 MR. KLEIN: We're definitely dedicating the

18 full --

19 MS. HARRIS: -- use of the right of way.

20 MS. ROBESON: Yeah, but they're not use, well what

21 good is it if you don't use it?

22 MR. KLEIN: Well one point I'll make is because

23 you --

24 MS. ROBESON: I mean why, why dedicate it and not

25 use it?

<p>198</p> <p>1 MR. KLEIN: -- referenced.</p> <p>2 MS. HARRIS: Well often, I mean all over the</p> <p>3 County there's projects where the County requires additional</p> <p>4 dedication but it's never going to be used for the paving</p> <p>5 section. It's used for landscaping strips.</p> <p>6 MS. ROBESON: Parking.</p> <p>7 MS. HARRIS: Landscaping strips or sidewalks.</p> <p>8 Sometimes things more oriented to a vehicular use, but not</p> <p>9 always.</p> <p>10 MS. ROBESON: Well I, I just am not going to</p> <p>11 approve a plan without the DOT's input as to whether they</p> <p>12 want it to be parking and why it's shown to be parking. I,</p> <p>13 you know, this, this plan, 77 that doesn't show the parking</p> <p>14 being eliminated does it?</p> <p>15 MR. TEETERS: No.</p> <p>16 MS. HARRIS: No.</p> <p>17 MS. ROBESON: Okay. So, but if you're talking</p> <p>18 about using the right of way I want, I want DOT to weigh in.</p> <p>19 MR. TEETERS: One point, and this is something I</p> <p>20 think you mentioned earlier. We are accommodating all of</p> <p>21 our parking on site. In fact, you know, we have 51 spaces,</p> <p>22 the requirement I believe is 41. So, from our prospective I</p> <p>23 just want to make it clear that we don't need those parallel</p> <p>24 parking spaces.</p> <p>25 MS. ROBESON: Well you could at Mother's Day or</p>	<p>200</p> <p>1 analysis that he pointed out that are similar to our</p> <p>2 situation those that have less than 50 feet of tree buffer</p> <p>3 actually showed a potential loss in value. And so the line,</p> <p>4 the 50 feet really to us seems to suggest there were, there</p> <p>5 were two of his examples that showed a potential loss in</p> <p>6 value or a loss in value and they were both ones that had</p> <p>7 under 50 feet of tree buffer. The ones that had, what I was</p> <p>8 trying to get at before, that had 100 feet of buffer or had</p> <p>9 a large conservation easement, those ones didn't seem to</p> <p>10 show the loss in value. So to our mind, really what, what</p> <p>11 the market seems to be showing what the appraiser's analysis</p> <p>12 to our mind shows is that, that the loss of value may be at</p> <p>13 around a tipping point of about 50 feet. And the reason is</p> <p>14 is, because at about 50 feet you get pretty good screening</p> <p>15 from the neighborhood and you get pretty good privacy and so</p> <p>16 to our mind that is, is not, is sort of what we're headed</p> <p>17 for. Now having said that we are not asking for 50 feet.</p> <p>18 We are actually only asking for a consideration of some of</p> <p>19 the road bed being used to buffer the other side of the bike</p> <p>20 path and by this space. So, we're talking about a</p> <p>21 potentially maximum of nine and a half feet. And of that</p> <p>22 nine and a half feet, remember it wouldn't be just used for,</p> <p>23 for us to be along the side the bike path. But I can,</p> <p>24 maybe, maybe the next thing that makes the most sense to do</p> <p>25 is to turn to what we've done with Shelter to find the win-</p>
<p>199</p> <p>1 Christmas.</p> <p>2 MR. TEETERS: I guess that's potentially true.</p> <p>3 Yeah, but --</p> <p>4 MS. ROBESON: I mean, you just --</p> <p>5 MR. TEETERS: And we'll have a shuttle for those</p> <p>6 types of events.</p> <p>7 MS. ROBESON: I know but --</p> <p>8 MR. TEETERS: I just want to make the point we're</p> <p>9 accommodating on site.</p> <p>10 MS. ROBESON: I've had parents, I've had kids in</p> <p>11 elementary school and at the Halloween party, you know, you</p> <p>12 have to park a mile away. I'm not trying to be difficult.</p> <p>13 I just, I'm going to let DOT weigh in because I'm balancing</p> <p>14 how important that right of way is to DOT with how necessary</p> <p>15 it is to screen the use with another 50 feet. What I've</p> <p>16 heard so far is I can't get a concrete -- especially with</p> <p>17 this new plan and I'm going to let you testify also, but my</p> <p>18 balancing test is what's the impact of losing that right of</p> <p>19 way and what's, you know, give me an answer about why 50</p> <p>20 feet, except psychologically you might --</p> <p>21 MR. KLEIN: So, the reason is, and that was what I</p> <p>22 was hoping to turn to next is, as partly what we've shown</p> <p>23 through our cross examination the appraiser was trying to</p> <p>24 discuss is that not only is it the fact that local assistant</p> <p>25 living facilities have lots of tree buffering but the</p>	<p>201</p> <p>1 win solutions and then I'll come back and talk about our</p> <p>2 thought about the road bed --</p> <p>3 MS. ROBESON: Okay.</p> <p>4 MR. KLEIN: -- and, yeah.</p> <p>5 MS. ROBESON: Go to the win-win part.</p> <p>6 MR. KLEIN: So let's first start with that and</p> <p>7 then let me see if I, if I can convince you that there's</p> <p>8 actually something with this nine and a half feet that</p> <p>9 really does make sense.</p> <p>10 MS. ROBESON: Okay.</p> <p>11 MR. KLEIN: Okay, so, so we've really worked hard</p> <p>12 with Shelter to find those, like I said win-win solutions.</p> <p>13 MS. ROBESON: And I commend you for it. So, go</p> <p>14 ahead.</p> <p>15 MR. KLEIN: Thank you and I think, you know, I</p> <p>16 think we're almost there. We've worked with them over the</p> <p>17 last few weeks to see if we could provide sufficient</p> <p>18 screening along Fleming Avenue to address our concerns. And</p> <p>19 together we came up with what we thought was this win-win</p> <p>20 solution. They would realign and shift some units from the</p> <p>21 edge of the building along Fleming Avenue to create lessor</p> <p>22 massing and they allowed half of the facade to be screened</p> <p>23 with 38 instead of 28 feet of trees. In addition, and this</p> <p>24 is what I wanted to get onto the record that we'll have to</p> <p>25 talk some more about is, we've reached several agreements in</p>

202

1 principal on conditions and these are conditions that would  
2 be additional to those cited in the Planning Board's  
3 recommendation. And the first is to have essentially a tree  
4 maintenance obligation tied to the conditional use. So that  
5 the trees along the, along the edge there that we're going  
6 to talk about the scope, we're going to have to write this  
7 down, but essentially the trees along that, that are on the  
8 property would be continued to be maintained into the future  
9 along with the conditional use. These are things we've  
10 actually, we've agreed with Shelter on. The second relates  
11 to some restrictions on delivery, trash contractors,  
12 traffic, that, that when these contractors arrive at the  
13 facility they would use the major roads instead of cutting  
14 through the neighborhoods. And --

15 MS. ROBESON: Wait, slow down Mr. Klein.  
16 Restrictions on deliveries and not using residential street.  
17 Right?

18 MR. KLEIN: Mm-hm.  
19 MS. ROBESON: Is Grosvenor, does that, no that  
20 has, they may --

21 MR. KLEIN: I think we mean, we mean secondary  
22 roads and residential streets. Secondary residential  
23 streets.  
24 MS. ROBESON: Okay.  
25 MR. KLEIN: And the third element is a relates to

203

1 the construction plan and there are two ideas there. The  
2 first is essentially working to maximize the time that there  
3 is a tree buffer along Fleming Avenue. Meaning to, to  
4 either maintain the current buffer that's there as long as  
5 possible or to build the, the new buffer as early as  
6 possible in the process of the, in the process of the  
7 construction.

8 MS. ROBESON: So putting the buffer in first and  
9 then build, I don't know if that's totally possible but --

10 MR. KLEIN: It's a practicability question and it  
11 will depend, but it might be for instance if they, you know  
12 how there's that buffer of trees along the bike path.

13 MS. ROBESON: Yeah.  
14 MR. KLEIN: It might be possible to do those  
15 earlier in the process.  
16 MS. ROBESON: Further away.  
17 MR. KLEIN: The idea here is one of making best  
18 efforts essentially to see what we can do to --

19 MS. ROBESON: So you want to be them, to the  
20 extent possible, phase this screening first?  
21 MR. KLEIN: Yes, either making --  
22 MS. ROBESON: The screening along Fleming. Is  
23 that a fair summary?  
24 MR. KLEIN: Yes. And we'll, we'll try to reduce  
25 this to writing get a good handle on what we're doing.

204

1 Yeah.  
2 MS. ROBESON: That would be helpful.  
3 MR. KLEIN: That's, we're not going to make you  
4 write this stuff. We're hoping that we can come submit it.  
5 Submit it to you and it will be something that everyone will  
6 be happy with.  
7 MS. ROBESON: Okay.  
8 MR. KLEIN: The other element of the construction  
9 plan is that worker, truck, equipment arrivals would arrive  
10 no earlier than 7:00 a.m. So, as the construction's going  
11 on --

12 MS. ROBESON: Oh, okay. I'm sorry.  
13 MR. KLEIN: So they'll be sending trucks and other  
14 things to the facilities and that those would arrive no  
15 earlier than 7:00 a.m. And that they would make best  
16 efforts to delay the start of noisy and vibrational work.  
17 So, if they're doing jackhammering and it's possible for  
18 them to start later in the day that they would work to do  
19 that. The last element that I, that we are, as far as I  
20 understand united on is trying to work with the County and  
21 DOT to see how best we can use the, the nine and half feet  
22 of right of way.  
23 MS. ROBESON: Have you had any discussions with  
24 the County?  
25 MR. KLEIN: So we have scheduled discussions with

205

1 them for Monday and I understand they're bringing along all  
2 of the relevant people to see if this is something that  
3 everyone can come to agreement on.  
4 MS. ROBESON: Who are you meeting with?  
5 MS. HARRIS: Rebecca Torma and she had sent out a  
6 request for Greg Leck and Ateek (phonetic sp.) --  
7 MR. TEETERS: Marie LaBaw of the fire office.  
8 MS. ROBESON: The fire.  
9 MR. TEETERS: There was a handful of people  
10 invited.  
11 MR. KLEIN: But we think with all of these, the  
12 constructive part of the plan and with these conditions the,  
13 the neighborhood, you know, is not we're not coming in. We  
14 haven't been objecting to the whole proposal.  
15 MS. ROBESON: No, not at all.  
16 MR. KLEIN: We think we're getting, you know,  
17 close and so the last piece of the puzzle and this is the  
18 one that maybe we have to convince you on, but I'm going to  
19 see if it's possible to do is that we, I think we all sort  
20 of thought, well if we, if it's possible and it works for  
21 the, it works for the developer, it works for the community  
22 to see, is it possible to arrange another line of trees  
23 along, along the Fleming Avenue area. And maybe, one thing  
24 that might be helpful --  
25 MS. ROBESON: It would help me, I think to hear

206

1 what DOT says.  
2 MR. KLEIN: Can I make a pitch and then, and  
3 then --  
4 MS. ROBESON: Yes, absolutely. Make your pitch.  
5 MR. KLEIN: Okay.  
6 MS. ROBESON: You've done a great job.  
7 MR. KLEIN: So, is, do you have this? This is  
8 Exhibit, this is Exhibit 66, but I can hand her an extra  
9 copy if you don't have it. This is just, this is a not to  
10 scale drawing.  
11 MS. ROBESON: Oh, I saw that.  
12 MR. KLEIN: Yeah, so this is a not to scale  
13 drawing of Fleming. It's sort of an eyeballing just to give  
14 you a feel for what's, what's currently on Fleming Avenue.  
15 Just to give you the background.  
16 MS. ROBESON: Yeah.  
17 MR. KLEIN: It's not to scale, but what you can  
18 see from it is that --  
19 MS. ROBESON: Hold on one second I think it's --  
20 MR. KLEIN: Yeah, yeah. I can give you an extra  
21 copy if you --  
22 MS. ROBESON: It came in late, correct?  
23 MR. KLEIN: Yeah.  
24 MS. ROBESON: I mean closer to the hearing?  
25 MR. KLEIN: About a week ago.

207

1 MS. ROBESON: Oh I've got it. I've got it. Okay,  
2 go ahead.  
3 MR. KLEIN: So yeah, so you can see a picture of  
4 the street in the page before that and then this is sort of  
5 a width of Fleming Avenue diagram. And, what this is is  
6 that we went out there and we just basically measured the  
7 size of the road bed --  
8 MS. ROBESON: Okay.  
9 MR. KLEIN: -- and what you can see is that  
10 Fleming has very, very, it's very diverse in width.  
11 Starting at the south the road bed is 17 feet in width, it  
12 then expands to 18 feet. It's then 24 and a half feet. It  
13 then jets out to 29 feet. It then pinches together at 22  
14 feet, then it expands to 29 feet and then it shrinks to 20  
15 feet and then crossing Grosvenor Lane it expands again back  
16 into 24 and a half feet, which is essentially the same size  
17 as the other neighborhood streets around it. Note that all  
18 these widths were approved by the County in the past and  
19 some of them adjoin County property. The 29 feet that you  
20 find along the EYA site is actually a complete anomaly in  
21 the neighborhood. It's the widest length that you find in  
22 the existing neighborhood. It's largely 17 to 24 and half  
23 in streets and even that anomaly was choked by the Planning  
24 Board just two years ago. They said it's a choker that  
25 comes into 22 feet in the middle and that 22 foot portion

208

1 was in fact instigated and approved by the Planning Board  
2 and it's conditional use approval of the neighboring  
3 property only two years ago.  
4 MS. ROBESON: Well you can choke, but you've got  
5 to make sure fire engines can get around the property and  
6 stuff like that.  
7 MR. KLEIN: Yeah.  
8 MS. ROBESON: You can't, well I, I understand what  
9 you're saying.  
10 MR. KLEIN: So, up if you look at the proposal up  
11 here you'll note that currently Fleming Avenue's about 20  
12 feet, is 20 feet wide along the proposed facility and  
13 actually that's a recent expansion in the last few months  
14 the County expanded it from 17 feet and if you, if you look  
15 at the current plans though --  
16 MS. ROBESON: Why'd they expand it?  
17 MR. KLEIN: Because they wanted to have a 20 foot  
18 road and I think they had agreed, they didn't have the  
19 ability to do anything else with this part of the site.  
20 MR. TEETERS: Right, with EYA, yeah.  
21 MR. KLEIN: All right, so this --  
22 MR. TEETERS: They approved as much as they could  
23 within the current right of way.  
24 MS. ROBESON: Well see that's why I'm saying why  
25 would they give this up, but I'll let DOT answer that. So

209

1 go ahead.  
2 MR. KLEIN: Okay, so the current plans, the County  
3 is asking Shelter to build out that 20 foot section to a 29  
4 and a half feet. We understand that to be actually the  
5 maximum that's allowed under County road guidelines for  
6 secondary residential streets. So, with the ten foot bike  
7 path, the County's actually proposing to have 39 and a half  
8 feet of asphalt on a small residential street. Despite the  
9 fact that it's part of a road that's 17 feet wide in spots  
10 and connects to 24 and a half foot roads. As far as we  
11 understand there's no County guideline that compels that  
12 result. In fact, there's no County guideline at all for  
13 residential streets that adjoin bike paths. So, to our mind  
14 it's like there's a lot of discretion to play on the street  
15 and we are proposing to use some or all of the Counties  
16 proposed nine and a half of unneeded, of road bed to provide  
17 an additional row of trees.  
18 MS. ROBESON: Okay.  
19 MR. KLEIN: And it's along the County bike path.  
20 The advantage of that is that it would allow the tree buffer  
21 on Fleming to expand. Right now it's 28 to 38 feet, it  
22 would allow it to expand to 37 to 45 and a half feet. It's  
23 not quite 50 feet, but you know, we think it gets us closer  
24 to the range of where that break point was that we saw --  
25 MS. ROBESON: Yeah.

210

1 MR. KLEIN: -- from the appraiser's report between  
2 things that didn't seem to have any impact on value and  
3 things that did seem to have an impact on value. We  
4 otherwise like to propose to retain the County's plan on the  
5 bike path and the other proposals. The, the added advantage  
6 of using that nine and a half feet for trees is it is along  
7 a County bike path, right? So, it would shade the bike path  
8 and all County benefits, residents would be able to benefit  
9 from its use.

10 In addition we noted safety concerns. The, our  
11 neighborhood is of the view that a narrowing Fleming is  
12 actually safer. It goes alongside a County bike path and it  
13 goes to a park and is near a local school. Those are our  
14 areas where you want a slowing of traffic. In fact, Fleming  
15 has had the studies done and is a street that qualifies for  
16 speed bumps and has speed bumps on it. So our, our view is  
17 that actually a narrower road is actually a safer road on  
18 Fleming.

19 So our, so why, why does the County want this and  
20 our understanding is that they are proposing to use that  
21 nine and a half feet for essentially 13 new parking spaces.  
22 But that's across from only six houses. And they originally  
23 proposed that requirement in the context of EYA development  
24 next door. And that was back when they assumed that there  
25 would be single family homes along the whole street. So,

211 they were putting essentially parking along the front of the  
2 homes that they expected to be along the street. They  
3 didn't know at the time that the northern portion of Fleming  
4 would house 51 parking spaces, which is more, as we  
5 understand 10 more than what the County requires to service  
6 an assisted living --

7 MS. ROBESON: Wait, the north portion of what?  
8 MR. KLEIN: The northern portion of Fleming. The  
9 part where, adjacent to the proposal.

10 MR. TEETERS: Our proposal, basically.  
11 MR. KLEIN: Right.  
12 MS. ROBESON: Oh across the street.  
13 MR. KLEIN: Yeah, originally when they were  
14 discussing the EYA proposal they, the initial thought was  
15 that there would be single family homes all up and down  
16 Fleming and so they were proposing to put parking spaces in  
17 front of each of those houses. And so, this is a new  
18 proposal that comes with 51 of its own parking spaces. We  
19 understand, we've heard Shelter just testify they didn't  
20 need these street spots. The neighborhood doesn't want  
21 them.

22 MS. ROBESON: Shelter, but what about, what's  
23 parking like at EYA?  
24 MR. KLEIN: So the answer, EYA doesn't exist but  
25 we've been parking on our street for you know, a decade.

212

1 Our neighborhood has been there 60 years and there has never  
2 been a parking problem in our area where our, you know,  
3 we're a residential neighborhood. There isn't, you know,  
4 major competition for spots. We think actually, even, even  
5 if they were to expand the street the way it is you still  
6 have the ability to park in a pinch and people have off  
7 street parking. So, we, we've been parking there for many  
8 years without any problem. We park in front of our houses.  
9 Enormous trucks pass cleanly down the road past our parked  
10 cars no problem.

11 MS. ROBESON: How many units is EYA?  
12 MS. HARRIS: 140 approximately.  
13 FEMALE SPEAKER: Oh no, ten, ten homes.  
14 MS. ROBESON: No, but the whole, where's the  
15 access for the townhouses? Is that along Fleming?  
16 MR. KLEIN: So, the main access is along Grosvenor  
17 Lane. When they built their area a big issue was how they  
18 were going to park and they were required to place all sorts  
19 of parking spaces that are necessary in their community. It  
20 would be unusual to us to have parking for that facility be  
21 all the way, blocks away from where they live. Anyway, I  
22 mean to our mind this would be, this is sort of another one  
23 of these like win-win solutions that we came up with and  
24 thought could work for everyone.  
25 MS. ROBESON: Okay.

213

1 MR. KLEIN: And so I guess we were hoping that you  
2 could support us in trying to get to this final bit of a  
3 solution.

4 MS. ROBESON: Well I do, I do want to get DOT to  
5 weigh in.  
6 MS. HARRIS: EYA is ten single families and 143  
7 townhomes.  
8 MS. ROBESON: That's a lot of townhomes. Okay.  
9 Well I understand where you're coming from and I will  
10 certainly consider it. I do want to have DOT comment on the  
11 loss of the right of way. And we will see. I'm not  
12 prejudging anything. That's just, that was just an initial  
13 reaction and I see your point about the chokers. So, it's  
14 not going to be a, a just be careful when you give away on  
15 street parking because they have no parking requirements on  
16 site for onsite that are actually you provide less parking  
17 on site than you do, but I don't know enough about the EYA  
18 plan.

19 Okay, well I really do appreciate your time in  
20 sitting through this all day and answering my pesky  
21 questions. Is, are you finished with your testimony?  
22 MR. KLEIN: Yes, thank you.  
23 MS. ROBESON: Okay is there anyone else from the  
24 community that would like to say something. I see a sigh.  
25 Are you sure?

214

1 FEMALE SPEAKER: I don't know what to say.  
 2 MS. ROBESON: Okay. Well seeing that Ms. Harris,  
 3 yes you had your --  
 4 MS. HARRIS: Oh, only because as I said that the  
 5 very beginning of the hearing it may be helpful to have Ms.  
 6 -- because Ms. Russell cannot be here on Monday.  
 7 MS. ROBESON: Oh, yeah, okay that is --  
 8 MS. HARRIS: To have her go through the  
 9 landscaping now.  
 10 MS. ROBESON: That would help me --  
 11 MS. HARRIS: Yes.  
 12 MS. ROBESON: -- if nobody else minds. I would  
 13 like to know specifically. And, then I'm going to take a  
 14 break because I have kind of a list of things that need to  
 15 be submitted and so I'm hopeful that we'll go through a  
 16 timeline of submittal so everybody's on the same page.  
 17 REBUTTAL EXAMINATION  
 18 MS. RUSSELL: I do have plant images. I don't  
 19 know if that's helpful to you.  
 20 MS. ROBESON: Well, I'd like you to --  
 21 MS. RUSSELL: Or, if you don't want to know in  
 22 that much detail.  
 23 MS. ROBESON: What do you mean plant images?  
 24 MS. RUSSELL: Images of the proposed plants  
 25 themselves --

215

1 MS. HARRIS: So you can see what they look like.  
 2 MS. ROBESON: No, that doesn't help me, but what  
 3 would help me is, generally what I'm trying to get at from  
 4 Fleming Avenue, okay, I heard you say it's a tiered  
 5 screening of different heights to --  
 6 MS. RUSSELL: That is correct.  
 7 MS. ROBESON: Okay, can you describe what  
 8 plants --  
 9 MS. RUSSELL: Sure.  
 10 MS. ROBESON: -- are going in there and what they  
 11 screen?  
 12 MS. RUSSELL: Yes. Well starting with the street  
 13 tree line here, these as I mentioned --  
 14 MS. ROBESON: They're oaks.  
 15 MS. RUSSELL: -- they're oaks, they'll go in at  
 16 two to three inch calibers, so they're starting out ten to  
 17 12 feet high.  
 18 MS. ROBESON: Okay, before you go on, how much of  
 19 the right of way, if you put two, two lines of the street  
 20 trees in there, double street trees, do you need all nine  
 21 feet?  
 22 MS. RUSSELL: Well you can't even put two rows of  
 23 trees in nine feet. You can't --  
 24 MS. ROBESON: That's what I was thinking.  
 25 MS. RUSSELL: You can't really add another row.

216

1 It's, let's say this parking would go away and I can't  
 2 comment on whether that's a good or a bad idea.  
 3 MS. ROBESON: No.  
 4 MS. RUSSELL: But the only way you can get another  
 5 row of trees in there is if you space these trees further  
 6 apart so you would stagger them more like this.  
 7 MS. ROBESON: Because of the root zones.  
 8 MS. RUSSELL: Because of the root zones and  
 9 because of the amount of space that the ground takes up.  
 10 MR. TEETERS: We can shift all paths and put them  
 11 on the other side?  
 12 MR. KLEIN: Right.  
 13 MS. RUSSELL: So --  
 14 MR. TEETERS: I'm sorry I'm not a landscaper.  
 15 MS. HARRIS: Let her talk.  
 16 MR. TEETERS: Okay.  
 17 MS. HARRIS: I'll ask the question.  
 18 MS. ROBESON: Wait, wait, stop. Stop because the  
 19 transcript when everybody talks at once it gets very  
 20 confusing. Just let, let her respond and I'll give you a  
 21 chance.  
 22 MS. RUSSELL: I mean the answer to your question  
 23 is, it depends on where the nine feet ends up. If you're  
 24 just taking the parking spaces away it would be really  
 25 difficult to just put another row of trees in here and I'm

217

1 not sure it would really serve, it wouldn't provide anymore  
 2 additional screening than this row of trees does. If the  
 3 nine feet ends up down here, then that's a different story  
 4 and you can certainly add more trees in here.  
 5 MS. ROBESON: But that is a utility easement.  
 6 MS. RUSSELL: Well I'm saying on the other side of  
 7 the utility easement. If everything shifted up and that  
 8 would allow us to have nine feet here but then our property  
 9 line, the PUE would be, I would think starting to encroach  
 10 on the right of way if you --  
 11 MS. ROBESON: Oh, I see what you're saying, move  
 12 the --  
 13 MS. RUSSELL: If you shifted everything towards --  
 14 MS. ROBESON: -- the street?  
 15 MS. RUSSELL: -- into Fleming, yes.  
 16 MS. ROBESON: Then the extra row of trees would  
 17 be --  
 18 MS. RUSSELL: Would be --  
 19 MS. ROBESON: -- on the other side.  
 20 MS. RUSSELL: Yes.  
 21 MS. ROBESON: On the east side of the PUE. Is  
 22 that correct?  
 23 MR. RUSSELL: Correct.  
 24 MR. JOHNSON: May I weigh in here?  
 25 MS. ROBESON: You know what? For the record, Mr.

<p>218</p> <p>1 Johnson come on up so the recording mic. Now are you, wait,  2 first I want to get from her since she can't come back if  3 you have a moment.  4 MS. HARRIS: Yeah, you want me to walk through the  5 rest of it?  6 MR. JOHNSON: But if I could just clarify what the  7 section may be.  8 MS. ROBESON: Oh, okay.  9 MR. JOHNSON: It can help with how the plan can  10 work.  11 MS. ROBESON: Sorry.  12 MR. JOHNSON: Is that if, if the row of parking  13 were to be not required by DOT, then the curb line could  14 stay at 20 feet where it is constructed today, recently  15 constructed by EYA. Then you could have the lawn panel,  16 seven, eight foot lawn panel immediately behind the curb  17 with a row of street trees. Move the bike path, that closer  18 to the curb line to the same relationship as it is, if it  19 were back and then that would create the nine feet, eight to  20 nine feet behind the bike path, still within the County  21 right of way where another of street trees can be planted.  22 MS. RUSSELL: Okay, in that case you could  23 certainly plant another row of trees.  24 MS. ROBESON: So created by the bike path.  25 MS. RUSSELL: Yes, because then you'll have enough</p>	<p>220</p> <p>1 architecture with the stepping back --  2 MS. ROBESON: Okay, when you say this is the  3 houses on Fleming, you're pointing to the grey structure on  4 the --  5 MS. RUSSELL: The grey structure on the right hand  6 side.  7 MS. ROBESON: Okay, and then the other side of the  8 grey is your project.  9 MS. RUSSELL: The left hand side, correct.  10 MS. ROBESON: Okay.  11 MS. RUSSELL: So, these are the Fleming Avenue  12 houses and there is some landscape in front of them as well,  13 which will also contribute to the screening. This is the  14 road and then these are the oaks that are going to be  15 planted in this seven foot strip adjacent to the current --  16 MS. ROBESON: Okay, how big are the oaks going to  17 get?  18 MS. RUSSELL: Oaks can get 30 to 50 feet high.  19 MS. ROBESON: Okay, right.  20 MS. RUSSELL: So, while they start out at ten, 11  21 feet tall they fairly quickly will grow taller.  22 MS. ROBESON: Okay.  23 MS. RUSSELL: I mean 30 to 50 feet is probably 20  24 to 30 years so it's not immediate.  25 MS. ROBESON: Okay.</p>
<p>219</p> <p>1 distance to get them on the other side so there's enough,  2 not only enough root zone room, but enough crown room for  3 the trees to grow.  4 MS. ROBESON: Okay, so take me through exactly  5 what types of plants you're proposing there --  6 MS. RUSSELL: Okay.  7 MS. ROBESON: -- and how they would screen  8 different levels from Fleming Avenue.  9 MS. RUSSELL: I do have the section here.  10 MS. ROBESON: Sorry. Does that include --  11 MS. RUSSELL: It may also be helpful. This has  12 not been updated, but I think I can still.  13 MS. HARRIS: This was, this is already in record?  14 MS. RUSSELL: Yes.  15 MS. ROBESON: Do you have any idea what Exhibit?  16 MS. HARRIS: It's 34, I'll tell you. 34(k).  17 MS. ROBESON: Okay, site sections.  18 MS. RUSSELL: So, this would be the section we're  19 talking about --  20 MS. ROBESON: And you're pointing to the lower --  21 MS. RUSSELL: Site section number four.  22 MS. ROBESON: Okay, and that's the view from --  23 MS. RUSSELL: This would be, these would be the  24 Fleming Avenue houses and this would be the proposed  25 community. Again, does not reflect the current state of the</p>	<p>221</p> <p>1 MS. RUSSELL: So then there's the bike trail and  2 then these would be the hollies which --  3 MS. ROBESON: Wait, I can't quite see.  4 MS. RUSSELL: I'm sorry. These --  5 MS. ROBESON: Oh the lower --  6 MS. RUSSELL: -- lower things, which are here.  7 Now these are specified to be planted at eight feet height.  8 So, if you're standing on the bike trail it's completely  9 blocking your view at eye level.  10 MS. ROBESON: Okay. What about from Fleming?  11 Does Fleming's -- is the street grade --  12 MS. RUSSELL: It does go up a little bit, but at  13 eight feet, at eight feet at installation again, these  14 plants will get ten, 12, 14 feet high.  15 MS. ROBESON: Well, I guess what I'm interested is  16 long term.  17 MS. RUSSELL: Right.  18 MS. ROBESON: Because of, so how big are the  19 hollies going to get?  20 MS. RUSSELL: The hollies can get ten, 12, 14 feet  21 high.  22 MS. ROBESON: Okay.  23 MS. RUSSELL: So again, they are really covering  24 the views from someone standing either on the bike trail or  25 even, I think, across Fleming.</p>

222

1 MS. HARRIS: And Ms. Russell how wide? They're  
2 eight feet tall planting. How wide?  
3 MS. RUSSELL: They get maybe eight feet wide  
4 ultimately.  
5 MS. ROBESON: Yes, okay. So keep going.  
6 MS. RUSSELL: So then the hollies are not  
7 continuous, you know, they're the dark green plants here,  
8 but in between we also do have large shrubs, which again are  
9 usually eight feet high and can get ten, 12 feet in height,  
10 ultimately. The difference is not everything is evergreen  
11 and the reason we didn't just plant a wall of evergreens is  
12 it's really, that can get very claustrophobic if you just  
13 have one massive row of solid green. So we wanted to  
14 provide some variety, not only esthetically but also from a  
15 habitat standpoint. It gives us a better opportunity to  
16 create some diversity in the landscape.  
17 MS. ROBESON: Duresey?  
18 MS. RUSSELL: Diversity.  
19 MS. ROBESON: Diveristy?  
20 MS. RUSSELL: Yes.  
21 MS. ROBESON: Okay.  
22 MS. RUSSELL: So, that is what's planted along  
23 this, pretty much this row and then when you get closer to  
24 the Grosvenor side, these dash lines are existing smaller  
25 level trees that are already there and they are about ten,

223

1 12, 14 feet high and maybe ten to 12 feet spread.  
2 MS. ROBESON: And they are to be retained.  
3 MS. RUSSELL: They are to be retained, correct.  
4 MS. ROBESON: Now, see the, when the radius at the  
5 curve of the circular driveway there.  
6 MS. RUSSELL: Yes.  
7 MS. ROBESON: There. Okay, what is right about  
8 where your finger is pointing?  
9 MS. RUSSELL: Right here?  
10 MS. ROBESON: Or just down.  
11 MS. RUSSELL: Or right here?  
12 MS. ROBESON: Describe the screening along that  
13 curve.  
14 MS. RUSSELL: Okay, so you have the side, this is  
15 the sidewalk that connects to the bike trail.  
16 MS. ROBESON: Right.  
17 MS. RUSSELL: And then there are these existing  
18 trees here we've just talked about. This would be another  
19 group of hollies.  
20 MS. ROBESON: Okay, now what is the, what is the  
21 species of tree you're proposing right in there.  
22 MS. RUSSELL: Here? I think these are maples.  
23 MS. ROBESON: Okay.  
24 MS. RUSSELL: I mean we didn't really go through  
25 and prespecify all the plant material when we added it. So

224

1 that, as you said, still needs to be done.  
2 MS. ROBESON: Okay.  
3 MS. RUSSELL: But all of these are relatively fast  
4 growing species. There was a birch in here that was in the  
5 bio retention --  
6 MS. ROBESON: Okay.  
7 MS. RUSSELL: So they're all things that will get,  
8 again, 25, 30, 40, 50 feet high. I mean they're big shade  
9 trees. And then this symbol here represents a smaller  
10 flowering tree. So, these trees would be similar to the  
11 existing trees here. They go in at six, eight feet in  
12 height and they'll get 20, 25 feet in height. They are  
13 deciduous they will provide some flower, flowering interest  
14 and fall interest as well. And these would be masses of  
15 kind of mid-level shrubs. Things that get four, five, six  
16 feet high. So, they're not really over eye level, but  
17 they're providing, these would screen any kind of, any  
18 headlights or anything like that and, you know, as you've  
19 heard there's also the grade consideration because you  
20 really are not going to see the first floor of the building.  
21 So, these, these trees are from a pretty short time frame  
22 are already getting into screening the second and third  
23 floor of the building and, you know, similar with these --  
24 MS. ROBESON: What are the big trees that you  
25 added in on that portion of the facade, on the western

225

1 facade, the big ones?  
2 MS. RUSSELL: These?  
3 MS. ROBESON: Yeah.  
4 MS. RUSSELL: What species?  
5 MS. ROBESON: Yeah.  
6 MS. RUSSELL: We haven't specified the species  
7 yet, but they're most likely going to be a maple or a birch.  
8 MS. ROBESON: Okay.  
9 MS. RUSSELL: Something like that deciduous, yes.  
10 MS. ROBESON: Okay.  
11 MS. RUSSELL: And then this is intermingled with  
12 groupings of flowering trees. As I mentioned, we tried to  
13 loosen up the arrangement of it so it is more forest like.  
14 This whole ground plane will be planted with a ground cover.  
15 So there's no lawn in there. It won't look like a suburban  
16 planting at all.  
17 MS. ROBESON: Okay so, okay so going back to your  
18 section on Exhibit 34(k).  
19 MS. RUSSELL: Mm-hm.  
20 MS. ROBESON: I think it is. What -- how much --  
21 in your opinion will Fleming Avenue -- okay, take it -- say  
22 it's summer?  
23 MS. RUSSELL: Mm-hm.  
24 MS. ROBESON: We're going to do a winter scenario  
25 too.

<p>226</p> <p>1 MS. RUSSELL: Okay.</p> <p>2 MS. ROBESON: But say it's summer. How much will</p> <p>3 the new screening obscure the view of the facility?</p> <p>4 MS. RUSSELL: I wouldn't say it's going to obscure</p> <p>5 every inch of the building, but I think it will be pretty</p> <p>6 well screened.</p> <p>7 MS. ROBESON: Okay.</p> <p>8 MS. RUSSELL: And truthfully, you know, as with</p> <p>9 the comment on the hollies, I think having a depth of fields</p> <p>10 and having a variety of view is really psychologically much</p> <p>11 more screening than to just have a solid wall of plants.</p> <p>12 MS. ROBESON: Right.</p> <p>13 MS. HARRIS: Can we clarify that question? Or can</p> <p>14 you clarify the question. When you said new planting, do</p> <p>15 you mean from what we submitted to where we are now?</p> <p>16 MS. ROBESON: Yeah, Mm-hm.</p> <p>17 MS. HARRIS: Sorry.</p> <p>18 MS. ROBESON: Yeah, I don't mean the whole thing.</p> <p>19 MS. RUSSELL: Okay, great.</p> <p>20 MS. ROBESON: I'm looking at the bottom cross</p> <p>21 section.</p> <p>22 MS. RUSSELL: Mm-hm.</p> <p>23 MS. ROBESON: Is it four? Cross section four?</p> <p>24 MS. RUSSELL: Yes.</p> <p>25 MS. ROBESON: And I'm trying to get a sense of how</p>	<p>228</p> <p>1 adjustments in the --</p> <p>2 MS. RUSSELL: Correct.</p> <p>3 MS. HARRIS: -- in the architecture that we've</p> <p>4 described this morning. And in your, in your opinion does</p> <p>5 that accurately reflect what the landscaping will look like</p> <p>6 in front of the proposed building?</p> <p>7 MS. RUSSELL: Yes, not, not immediately upon</p> <p>8 installation, but maybe five, ten years down the road it</p> <p>9 will.</p> <p>10 MS. ROBESON: Right. What Exhibit is that?</p> <p>11 MS. HARRIS: 34, I know that will certainly and I</p> <p>12 believe it's L. L?</p> <p>13 MR. JOHNSON: Yeah, mm-hm.</p> <p>14 MS. ROBESON: Okay, and that, but that doesn't</p> <p>15 reflect the new landscape?</p> <p>16 MS. RUSSELL: So the new landscape is even</p> <p>17 additional to this. And so what you're seeing here is this</p> <p>18 row of street trees along Fleming.</p> <p>19 MS. ROBESON: Okay.</p> <p>20 MS. RUSSELL: So they do pretty well screen most</p> <p>21 of the building and then you add the trees that we've just</p> <p>22 added --</p> <p>23 MS. ROBESON: I understand.</p> <p>24 MS. RUSSELL: -- and it's even more screened.</p> <p>25 MS. HARRIS: And then in addition that Exhibit</p>
<p>227</p> <p>1 much more screening of that western facade --</p> <p>2 MS. RUSSELL: Well what we added since this</p> <p>3 section was done is there are a lot more flowering trees</p> <p>4 which will screen up to about this level.</p> <p>5 MS. ROBESON: And when you say this level, can you</p> <p>6 describe that for the record?</p> <p>7 MS. RUSSELL: This level, meaning it would be</p> <p>8 about a floor and a half perhaps.</p> <p>9 MS. ROBESON: A floor and a half, okay.</p> <p>10 MS. RUSSELL: And then there are also some</p> <p>11 additional shade trees which would potentially screen the</p> <p>12 entire building.</p> <p>13 MS. ROBESON: Okay.</p> <p>14 MS. RUSSELL: Even from the lower level.</p> <p>15 MS. ROBESON: Okay, that's what I wanted to know.</p> <p>16 MS. HARRIS: May I ask Ms. Russell just two more</p> <p>17 questions?</p> <p>18 MS. ROBESON: Sure.</p> <p>19 MS. HARRIS: Exhibit 34, I believe it was 34(I).</p> <p>20 I'm not seeing, oh sorry, you've seen this image before?</p> <p>21 MS. RUSSELL: Yes.</p> <p>22 MS. HARRIS: And did you have, did you assist in</p> <p>23 preparing that or did you review it before it went in?</p> <p>24 MS. RUSSELL: Yes, yes we did.</p> <p>25 MS. HARRIS: And, and this was done prior to the</p>	<p>229</p> <p>1 does not reflect either the additional ten foot setback of</p> <p>2 the building or the --</p> <p>3 MS. RUSSELL: Correct.</p> <p>4 MS. HARRIS: -- or the elimination of the third</p> <p>5 floor?</p> <p>6 MS. ROBESON: Right.</p> <p>7 MS. HARRIS: And then the proposed landscaping in</p> <p>8 front of the ten single family homes, does that accurately</p> <p>9 reflect to your knowledge what their landscaping is.</p> <p>10 MS. RUSSELL: I'm less familiar with that so I</p> <p>11 can't --</p> <p>12 MS. ROBESON: Okay, all right. Okay.</p> <p>13 MS. RUSSELL: -- say with certainty.</p> <p>14 MS. HARRIS: Thank you. And then I want to show</p> <p>15 you just one other a lustered of landscaping, which was</p> <p>16 taken in the Bethesda neighborhood. Based on, and I know</p> <p>17 this may be hard, but can you opine how these examples of</p> <p>18 screening --</p> <p>19 MS. ROBESON: What exhibit is that?</p> <p>20 MS. HARRIS: No, we'd like to submit it as a new</p> <p>21 exhibit.</p> <p>22 MS. ROBESON: Oh, I'm sorry.</p> <p>23 MS. HARRIS: Sorry, and I forget what number we're</p> <p>24 up to. Can everyone see this?</p> <p>25 MS. ROBESON: We are up to 78 I believe.</p>

<p>230</p> <p>1 MR. TEETERS: 78.  2 (Applicant's Exhibit No. 79  3 is marked for identification.)  4 MS. HARRIS: So based on what that actually --  5 MS. ROBESON: No, you've got to. No, I'm sorry  6 it's 79. Now that you already wrote it.  7 MS. HARRIS: That's okay.  8 MS. ROBESON: Can you give me a description to  9 call that?  10 MS. HARRIS: Bethesda single family neighborhood  11 existing landscape buffer.  12 MS. ROBESON: Okay. How about Bethesda SFD  13 landscape buffer.  14 MS. HARRIS: Yes.  15 MS. ROBESON: Do you have any objections, Mr.  16 Klein to admitting this?  17 MR. KLEIN: No, I don't understand what it is  18 but --  19 MS. ROBESON: Well, let's let her explain it and  20 then you can ask questions.  21 MS. RUSSELL: Yeah, it's probably hard to see from  22 where you're sitting. This is an example of a landscape  23 buffer and Andrew took these pictures.  24 MS. ROBESON: Who's Andrew? Teeters?  25 MS. RUSSELL: Andrew Teeters.</p>	<p>232</p> <p>1 MS. RUSSELL: And you know in addition to --  2 MS. ROBESON: What do you think the --  3 MS. RUSSELL: -- the additional space we have --  4 MS. ROBESON: Do you have any idea of the width of  5 the screening buffer there?  6 MS. RUSSELL: My guess of the road to the fence  7 here, I'm guessing this is probably about 20 feet.  8 MS. ROBESON: Okay.  9 MS. RUSSELL: So in addition to the space, the  10 additional space we now have, we also have the advantage of  11 the grade which assists us in screening the building.  12 MS. HARRIS: Thank you.  13 MS. ROBESON: Okay, do you have, I have to keep it  14 a little in order. I'm going to let you ask a question in  15 a --  16 MS. JORDAN: I want you to know that I have a  17 question. You can take up when you're ready.  18 MS. ROBESON: Okay, just, just a second. Okay,  19 that's fine. Are you finished your questions of --  20 MS. HARRIS: I am.  21 MS. ROBESON: -- Ms. Russell.  22 MS. HARRIS: Yes, I am. Thank you.  23 MS. ROBESON: Okay, now why don't you come forward  24 because we want to make sure, these are not projection mics,  25 they're recording mics and we want to make sure your voice</p>
<p>231</p> <p>1 MS. ROBESON: Okay, thank you.  2 MS. RUSSELL: Is, is actually narrower than the  3 buffer that we're going to have, but these are hollies, you  4 know, this is probably a ten foot high holly. So, it's very  5 similar to what we're planting and it just illustrates the  6 point that you can't really see what's behind here. So,  7 it's more of an illustration of what we're doing, only we're  8 doing it three times more. Because you have hollies and  9 then you have a shade tree behind here. So, you can kind of  10 get, start to get the since of what the layer of planting  11 will look like. There's ground covers. In our case, you  12 know some of these --  13 MS. ROBESON: Is that the side, in the picture in  14 the right is that the sidewalk or the road in the lower left  15 corner?  16 MS. RUSSELL: This --  17 MR. TEETERS: It's a road.  18 MS. RUSSELL: Road.  19 MS. ROBESON: Okay. You're still under oath by  20 the way. Not that, not that that would change your answer.  21 I'm supposed to remind you. Okay. Go ahead.  22 MS. RUSSELL: Okay, so this we just wanted to show  23 you to illustrate how you can provide very effective  24 screening in a relatively narrow space.  25 MS. ROBESON: Okay.</p>	<p>233</p> <p>1 is on the transcript.  2 CROSS EXAMINATION  3 MS. JORDAN: Okay, it's a quick question. You  4 show these views in the summer. What is it going to be like  5 in the winter?  6 MS. RUSSELL: In the winter everything that your  7 seeing that's dark green here will still be providing  8 effective screening. And again, it's from the ground level  9 up to the top because they're hollies so they don't lose  10 their branches at the bottom and then you still will have  11 the branching of the trees. You'll have the branching of  12 all of these trees and some of these groupings will be  13 ornamental grasses. So, you'll have that screening in the  14 winter as well. So, the view in the winter will be much  15 more filtered. You will see the building, obviously, a lot  16 more the in the winter, but you will still have this as  17 pretty effective ground level screening. Does that answer  18 your question?  19 MS. JORDAN: Yes, I just want to point out it will  20 be different from the --  21 MS. RUSSELL: Oh, yeah it will absolutely be  22 different in the winter.  23 MS. ROBESON: Thank you. I don't think I swore  24 you in so, but I think that's okay. You just asked the  25 question and that was a good question. I forgot to go</p>

234

1 there. So thank you.

2 THE COURT REPORTER: Can I get your name for the

3 record?

4 MS. JORDAN: Elke Jordan. E-L-K-E Jordan.

5 THE COURT REPORTER: Thank you.

6 MS. ROBESON: Okay, Mr. -- okay, so based on what

7 just happened, does Mr. Klein, do you have any questions?

8 MR. KLEIN: No.

9 MS. ROBESON: Okay. I, I thank you for coming up

10 again.

11 MS. RUSSELL: You're welcome.

12 MS. ROBESON: I appreciated it and I'm completed

13 with my questions.

14 MS. HARRIS: And we have no more.

15 MS. ROBESON: You can be excused again.

16 MS. RUSSELL: Sure, thank you.

17 (Witness excused.)

18 MS. ROBESON: You thought you were excused before.

19 Okay, anything else for today?

20 MS. HARRIS: No.

21 MS. ROBESON: Okay, so what we're going to do. If

22 we could take a five minute break, I'm going to go get my

23 calendar because I, and I've got to get my cheat sheet of

24 all the things that you're revising and we're going to set

25 up dates when they have to be here to planning staff and I'm

235

1 going to call planning staff. Was it Emily Tettelbaum?

2 MS. HARRIS: Yes.

3 MS. RUSSELL: Yes.

4 MS. ROBESON: I'm going to call planning staff and

5 you know they have up to 30 days. I'm going to see if she

6 can shorten that time frame, but I don't know if she will be

7 able to. Okay? So, I'll be right back.

8 MS. HARRIS: Ms. Robeson is that a five minute

9 break? I just need to run across --

10 MS. ROBESON: Well let's do a two minute because I

11 have to clean up the tissues up here. That was more

12 information. We're off the record.

13 (Whereupon, at 3:31 p.m., a brief recess is

14 taken.)

15 MS. ROBESON: We're back on the record. What we

16 need to do is chart out the next steps so we can get this

17 done, completed. By my calculations you need revised, a

18 revised site plan and landscape, well we have the site plan.

19 You need to give both me and Emily an electronic version of

20 the revised site plan which is Exhibit 72. Correct?

21 MS. HARRIS: Yes.

22 MS. ROBESON: Okay, then we need a revised

23 landscape plan. Now nothing changes in your lighting.

24 Correct?

25 MS. HARRIS: Correct.

236

1 MS. ROBESON: So, we don't need a new lighting

2 plan. Okay.

3 MR. JOHNSON: I don't think so, no.

4 MS. ROBESON: And then we need, let me just get my

5 notes for a moment. I think it's the landscape and lighting

6 plan. Then I need DOT's, and I also told staff I'm going to

7 refer to them the issues about the extra nine, using the

8 nine and half feet of right away, as well as, DOT staff.

9 So, we need that too, staff recommendations on right of way.

10 Anything else that you can think of?

11 MS. HARRIS: We are going to provide written

12 conditions.

13 MS. ROBESON: That's right written conditions.

14 Written proposed conditions.

15 MS. HARRIS: And just to be clear should it only

16 be the ones, I believe it's only the one's of Mr. Klein. I

17 don't think there were any others that needed to be on that

18 list.

19 MS. ROBESON: Well do you agree, does everyone

20 agree with the Planning Board conditions?

21 MS. HARRIS: Yes, I thought, maybe I didn't say

22 that. I intended to say that. Yes, we do.

23 MS. ROBESON: Well maybe, I can't remember that

24 long ago. Okay. So, written proposed conditions from Mr.

25 Klein. Okay, and that's my list unless Mr. Klein can,

237

1 unless you think I've missed anything.

2 MS. HARRIS: Ms. Robeson we need to provide for

3 you the playing board of preliminary PFCP, right?

4 MS. ROBESON: Preliminary PFCP. Yeah, that would

5 be very helpful. Okay. And yes, and so I can see the

6 conditions of that too. That would be helpful. Okay,

7 anything else?

8 MR. KLEIN: Just a question, will the record be

9 left open to further inform you if we speak to DOT or

10 other --

11 MS. ROBESON: The only thing I'm leaving the

12 record open for is this revised site plan, landscape plan,

13 staff recommendations on the right of way and that includes

14 planning staff and DOT staff. The proposed conditions from

15 you. Okay and the PFCP for the preliminary forest

16 conservation plan approval. I'm not going to leave it open

17 for additional comment from the neighborhood. If, if, you

18 know, I guess if I get staffs and I'll give you the

19 opportunity, I'll build in the opportunity for you to

20 respond in writing to staff's recommendations on both the

21 site plan, the landscape plan and the on the right of way

22 issue and I'll give you an opportunity to comment on the

23 written proposed conditions. All right?

24 MR. KLEIN: Well --

25 MS. ROBESON: So, we'll build that in to the

238

1 schedule.

2 MS. HARRIS: And we were actually going to work in

3 collaboration on the conditions.

4 MS. KLEIN: These will be joint, written proposed

5 conditions --

6 MS. ROBESON: Oh, okay.

7 MS. KLEIN: -- that we will, when we submit them

8 they will be agreed.

9 MS. HARRIS: Yes.

10 MS. ROBESON: Okay. Now, Ms. Harris how soon do

11 you think you can, sounds like you already have the site

12 plan.

13 MS. HARRIS: The site plan's completed. The

14 landscape architect informed me before she had to leave that

15 it will take a week for her to get that and then once we get

16 it then we will transmit it to both you and Emily.

17 MS. ROBESON: Okay, why don't I make the

18 landscape, okay if you could get the electronic version of

19 the site plan to Emily, when can you do that?

20 MR. JOHNSON: Well, Ms. Robeson, may I just ask a

21 question and then --

22 MS. ROBESON: No.

23 MR. JOHNSON: The only potential change to the

24 site plan that was admitted to the record today was that we

25 meet with DOT on Monday and they say, yes, you can go ahead

239

1 and eliminate the parking and move the bike path.

2 MS. ROBESON: Okay.

3 MR. JOHNSON: After that we could transmit the --

4 MS. ROBESON: Okay.

5 MR. JOHNSON: -- Exhibit 72 tomorrow.

6 MS. ROBESON: I gotcha. So, I tell you what,

7 I'll give you, why don't you and how long did Ms. Russell

8 need?

9 MS. HARRIS: One week.

10 MS. ROBESON: Okay, so why don't I make the site

11 plan and the landscape plan due on October 28th.

12 MS. HARRIS: Okay.

13 MS. ROBESON: Does that --

14 MS. JOHNSON: That's fine.

15 MS. ROBESON: Is that sufficient?

16 MS. HARRIS: Yes.

17 MS. ROBESON: That's a Friday. Now, Emily says

18 she needs about two weeks based on my description of the

19 changes. So, that would be November 11th for the staff

20 recommendations on the site plan and oh, actually November

21 11th is a holiday for the County I think. So, I'll give

22 till 11-14. And I'll put this into an email to Rebecca

23 Torma?

24 MS. HARRIS: Yes.

25 MS. ROBESON: Yeah, I'll put this into an email to

240

1 her too that --

2 MS. HARRIS: Her comments by the 14th?

3 MS. ROBESON: Yeah.

4 MS. HARRIS: Okay, and we will tell her that when

5 we meet with her.

6 MS. ROBESON: Right, and if anyone needs an

7 extension you can ask it, but hopefully not. The written

8 proposed conditions, if you write them jointly you really

9 don't need time to respond to each other do you?

10 MS. HARRIS: Correct, no.

11 MS. ROBESON: Okay. So, let's, can we do that by

12 11-14 as well?

13 MS. HARRIS: Yes.

14 MS. ROBESON: Okay and the PFCP --

15 MS. HARRIS: I may, both Kevin and I have that in

16 our files in our office.

17 MS. ROBESON: Okay well --

18 MS. HARRIS: And I may have it here, actually.

19 MS. ROBESON: I'm just going to put 11-14 as well.

20 MS. HARRIS: Okay.

21 MS. ROBESON: No, I mean I'm sorry, 10-28, as

22 well. Okay? If you can drop them off with Ellen we'll get

23 it in the record.

24 MS. HARRIS: Okay.

25 MS. ROBESON: Okay, so then I'm going to give

241

1 everybody, I'm going to give both parties a week from the

2 14th if they have any comments on staff's recommendations.

3 Okay? You can submit them in writing on 11-21.

4 MR. KLEIN: So, excuse me, I'm on international

5 travel that week. I wonder if you could extend that by one

6 week?

7 MS. ROBESON: Do you have any objection Ms.

8 Harris?

9 MS. HARRIS: No, I think that's acceptable.

10 MS. ROBESON: Okay, so that's 11-28 and then the

11 record would close on 11-28.

12 MS. HARRIS: And the only thing I would note is

13 you said you were keeping the record open for all these

14 items. Obviously, Mr. Lenhart needs to testify on Monday.

15 MS. ROBESON: Yes.

16 MS. HARRIS: Okay.

17 MS. ROBESON: Hopefully that won't affect these.

18 MS. HARRIS: No, I don't think so.

19 MS. ROBESON: Okay. All right, thank you very

20 much. Let me just check one. Okay. So, that's the

21 schedule. I'll confirm that in an email to, do we have your

22 email? I'm sure we do in the file.

23 MR. KLEIN: I think, I believe so.

24 MS. ROBESON: Okay, I'll confirm it in writing and

25 if I'm wrong you can correct me, but I'll confirm the

242

1 schedule and we'll at this point I will continue this  
2 hearing until Monday, October 24th at 9:30 where we're going  
3 to take Mr. Lenhart on direct and we're going to have  
4 rebuttal if you have it. All right?

5 MS. HARRIS: Okay.

6 MR. KLEIN: Yes.

7 MS. ROBESON: All right. Yes, ma'am.

8 MS. HARRIS: We are leaving all the new, or should  
9 we take them over to Ellen? The new Exhibits?

10 MS. ROBESON: Yes.

11 MS. HARRIS: Okay.

12 MS. ROBESON: Well, she'll come in.

13 MS. HARRIS: Okay, so we can just keep the records  
14 here?

15 MS. ROBESON: Yeah, they have numbers on them. As  
16 long as they have numbers on them that's fine.

17 MR. JOHNSON: No, she folded them.

18 MS. ROBESON: Anything else? Okay. You look like  
19 you -- okay. Thank you very much, we're off the record.

20 (Whereupon, at 3:56 p.m., the hearing was  
21 concluded.)

22

23

24

25

243

1 C E R T I F I C A T E

2 DEPOSITION SERVICES, INC., hereby certifies that  
3 the attached pages represent an accurate transcript of the  
4 electronic sound recording of the proceedings before the  
5 Office of Zoning and Administrative Hearings for Montgomery  
6 County in the matter of:

7 Petition of Shelter Development, LLC

8 CU 16-14

9

10 By:

11

12

13

14

\_\_\_\_\_

Tressa Clifford, Transcriber

15

16

17

18

19

20

21

22

23

24

25

**CU 16-14  
Shelter Development**

	<b>accept (4)</b> 0:2,9,10,17	13,4,25,21	0:20,11,17,22,13,11, 7,2	5,8,17,17,18,15,20,8,7, 3,17,14,1,2,21,25
—	<b>acceptable (1)</b> 0:9	<b>added (10)</b> 0:12,11,1,13,23,5,25, 25,2,22	<b>adversely (4)</b> 25:21;0:13,19,13	<b>air (1)</b> 0:22
-- (16) 0:10,17,14,15,16,17, 7,14,17,4,2,18,24,2,16, 19	<b>accepted (4)</b> 0:8,4,9,15	<b>addition (16)</b> 0:10,23,20,1,3,21,23, 24,15,8,17,23,10,25,1,9	<b>advisable (1)</b> 0:21	<b>Alexandria (1)</b> 0:15
\$	<b>access (26)</b> 0:5,7,7,9,13,11,13, 24,25,23,1,3,7,15,17, 21,24,1,1,2,6,21,13,14, 15,16	<b>additional (53)</b> 0:13,24,1,11,19,20, 21,14,9,16,1,17,7,23,5, 7,2,21,19,25,6,24,13, 20,1,3,6,23,4,9,11,19,4, 15,16,12,18,25,4,4,10, 13,14,3,2,17,2,1,11,17, 3,10,17	<b>aerial (3)</b> 0:13,4,6	<b>alleviate (1)</b> 0:7
\$2,000 (1) 0:14	<b>accommodate (2)</b> 0:11,8	<b>additions (1)</b> 0:10	<b>affect (16)</b> 0:9,5,20,8,11,18,3,7, 10,19,20,20,10,13,18, 17	<b>alley (2)</b> 0:14,15
\$30,000 (1) 0:3	<b>accommodating (2)</b> 0:9,20	<b>Additionally (3)</b> 0:3,21,15	<b>affected (5)</b> 0:16,21;25:21;0:13,6	<b>allotted (1)</b> 0:12
\$31,000 (1) 25:22	<b>according (1)</b> 0:3	<b>addresses (1)</b> 0:2	<b>affecting (1)</b> 0:9	<b>allow (7)</b> 0:3,17,13,25,20,22,8
\$5500 (1) 0:14	<b>account (1)</b> 0:24	<b>adds (3)</b> 0:21,9,17	<b>affects (1)</b> 0:21	<b>allowed (7)</b> 0:16,19,20,23,18,22, 5
\$9,400 (1) 25:22	<b>accounts (1)</b> 0:16	<b>adequate (5)</b> 0:24,1,8,11,9	<b>affidavit (1)</b> 0:24	<b>almost (8)</b> 0:20,9,15,7,5,16,10, 16
‘	<b>accurate (2)</b> 0:5,3	<b>address (17)</b> 0:20,1,19,21,1,12,15, 4,24,3,4,6,7,12,1,8,18	<b>affirm (1)</b> 0:2	<b>along (78)</b> 0:1,23,10,19,25,3,23, 12,2,5,7,9,9,12,3,10,12, 16,19,1,8,9,23,25,25, 25,25,2,15,10,11,2,17, 24,25,2,9,16,23,25,1, 22,24,4,8,9,9,11,17,19, 2,25,8,18,21,23,1,3,5,5, 7,9,12,22,23,23,12,19, 20,1,2,6,15,16,25,12, 22,18
‘30’s (1) 0:10	<b>accurately (2)</b> 0:5,8	<b>addressed (1)</b> 0:1	<b>affirmatively (1)</b> 0:15	<b>alongside (1)</b> 0:12
‘60’s (1) 0:12	<b>achievable (1)</b> 0:17	<b>addresses (1)</b> 0:2	<b>afternoon (3)</b> 0:3,11,19	<b>always (2)</b> 0:16,9
A	<b>achieve (1)</b> 0:13	<b>add (3)</b> 0:21,9,17	<b>again (47)</b> 0:8,8,10,23,4,12,2, 14,8,3,7,11,10,11,15, 18,24,1,5,16,25,5,8,19, 15,13,19,17,12,20,22, 10,5,16,18,4,1,2,15,13, 23,25,8,8,8,10,15	<b>Alzheimer’s (1)</b> 0:11
a/k/a (1) 0:15	<b>achieved (1)</b> 0:19	<b>adjacent (6)</b> 0:22,2,8,14,9,15	<b>against (2)</b> 0:8,15	<b>ambulance (2)</b> 0:12,15
A2.1 (1) 0:19	<b>acoustical (2)</b> 0:4,23	<b>adjoin (2)</b> 0:13,19	<b>age (1)</b> 0:19	<b>amendment (2)</b> 0:7,16
A21 (2) 0:7,9	<b>acre (3)</b> 0:9,18,3	<b>adjoining (1)</b> 0:3	<b>agent (14)</b> 0:25,5,6,20;25:1,7,9; 0:2,19,19,21,11,22,1	<b>amendments (1)</b> 0:2
A4 (1) 0:13	<b>Acres (7)</b> 0:17,3,3,18,24,2,13	<b>adjust (1)</b> 0:5	<b>agent’s (1)</b> 0:13	<b>amenities (2)</b> 0:4,7
abbreviate (1) 0:12	<b>across (25)</b> 0:11,10,15,25,4,9,10, 6,23,4,21,24,4,6,14,5,5, 14,12,19,16,12,22,25,9	<b>adjusted (3)</b> 0:13;25:18;0:11	<b>agents (6)</b> 0:18,19,2,2,9,24	<b>amenity (2)</b> 0:3,10
ability (5) 0:1,13,19,19,6	<b>act (1)</b> 0:2	<b>adjustment (1)</b> 0:12	<b>agree (8)</b> 0:18,25,18,7,8,18,19, 20	<b>American (8)</b> 0:5,8,8,23,24,22,24, 25
able (12) 0:11,24,10,20,25,10, 13,14,23,2,8,7	<b>actions (1)</b> 0:16	<b>adjustments (6)</b> 0:9,10,13,18,19,1	<b>agreed (5)</b> 0:5,3,10,18,8	<b>amount (17)</b> 0:23,7,1,10,14,18,23, 1,9,12,12,13,16,18,9, 22,9
above (8) 0:15,22,22,6,14,15, 10,11	<b>active (1)</b> 0:20	<b>Administrative (2)</b> 0:13,5	<b>agreeing (1)</b> 0:1	<b>analysis (22)</b> 0:1,8,1,2,2,6,13,19, 18,1,4,15,18,23,7,22,6, 14,20,1,1,11
absent (1) 0:7	<b>activities (6)</b> 0:3,5,24,19,11,22	<b>admission (1)</b> 0:16	<b>agreements (2)</b> 0:24,25	<b>analyze (2)</b> 0:21,24
absolutely (9) 0:24,25,20,1,7,15,9, 4,21	<b>activity (5)</b> 0:14,10,24,19,25	<b>admit (1)</b> 0:3	<b>agrees (3)</b> 0:21,1,16	<b>analyzed (2)</b> 0:5,23
absorb (1) 0:16	<b>actual (1)</b> 0:14	<b>admitted (3)</b> 0:10,10,24	<b>ahead (32)</b> 0:11,16,9,20,21,15,6, 11,6,12,13,4,10,9,4,10,	<b>Andrew (8)</b>
abuts (1) 0:15	<b>actually (53)</b> 0:3,9,15,12,9,11,9, 13,16,12,24,22,3,4,11, 9,21,14,1,7,21,9,11,22, 16,4,14,23,8,10,1,2,10, 6,21,3,8,18,10,4,7,13, 20,4,12,16,17,17,2,4,2, 18,20	<b>admitting (2)</b> 0:3,16		
abutted (4) 0:3,15,21,21	<b>adult (2)</b> 0:22,12	<b>advantage (6)</b> 0:6,13,20,20,5,10		
abutting (2) 0:18,22	<b>advance (1)</b> 0:17	<b>adversarial (2)</b> 0:13,14		
AC (2) 0:15,21	<b>add (11)</b> 0:8,14,16,22,24,4,7,	<b>adverse (8)</b>		

**CU 16-14  
Shelter Development**

0:3,22,24,6,9,23,24, 25 <b>angle (2)</b> 0:7,15 <b>anomaly (2)</b> 0:20,23 <b>anticipation (2)</b> 0:15,7 <b>Anymore (3)</b> 0:24,2,1 <b>apart (1)</b> 0:6 <b>apartment (1)</b> 0:25 <b>apartments (1)</b> 0:15 <b>apologize (2)</b> 0:8,7 <b>Appeals (2)</b> 0:17,18 <b>appear (1)</b> 0:14 <b>appearance (1)</b> 0:19 <b>appears (1)</b> 0:12 <b>applicable (1)</b> 0:17 <b>applicant (11)</b> 0:22,1,1,15,19,21,5, 13,15,10,15 <b>Applicant's (11)</b> 0:6,21,2,5,16,9,19, 21,19,20,2 <b>application (7)</b> 0:4,20,1,23,24,21,20 <b>applies (1)</b> 0:2 <b>appraisal (8)</b> 0:3,5,1,18,17,22,8,25 <b>appraisals (1)</b> 0:7 <b>appraise (1)</b> 0:12 <b>Appraiser (23)</b> 0:20,14,16,18,11,10, 19,21,22,25,1,1,8,9,12, 14,19,21,11,22,4,25,23 <b>appraiser's (3)</b> 0:12,11,1 <b>appraisers (3)</b> 0:15,18,9 <b>appreciate (6)</b> 0:16,1,6,11,11,19 <b>appreciated (1)</b> 0:12 <b>approach (2)</b> 0:5,22 <b>approaches (1)</b> 0:9 <b>approaching (2)</b> 0:6,22 <b>appropriate (2)</b>	0:1,18 <b>appropriately (1)</b> 0:6 <b>approval (10)</b> 0:16,18,21,4,1,6,14, 24,2,16 <b>approvals (2)</b> 0:7,9 <b>approve (5)</b> 0:9,9,11,19,11 <b>approved (11)</b> 0:22,21,12,24,25,8,9, 21,1,18,22 <b>approving (1)</b> 0:14 <b>approximate (5)</b> 0:8,14,1,17,24 <b>approximately (21)</b> 0:23,23,22,23,4,6,21, 14,7,2,13,17,18,18,25, 11,18,22,5,17,12 <b>April (2)</b> 0:11,12 <b>arch (2)</b> 0:11,12 <b>architect (32)</b> 0:22,17,18,21,7,24, 14,18,2,20,12,3,4,20,9, 6,7,14,17,11,12,16,17, 17,12,23,25,20,10,1,4, 14 <b>Architects (3)</b> 0:5,16,23 <b>architectural (17)</b> 0:23,10,6,8,15,17,4, 5,24,17,15,2,18,19,20, 2,4 <b>architecturally (1)</b> 0:9 <b>architecture (13)</b> 0:9,10,24,6,14,9,18, 24,18,20,22,1,3 <b>area (52)</b> 0:10,15,17,2,5,18,22, 18,22,4,18,22,15,2,22, 14,17,18,19,12,16,25,9, 17,6,1,2,6,10,23,24,1,8, 22,20,1,12,10,16,7,10, 10,16,20,2,14,17,21,22, 23,2,17 <b>areas (11)</b> 0:11,3,8,8,12,23,4, 10,12,17,14 <b>aren't (5)</b> 0:21,19,22,24,2 <b>argue (1)</b> 0:7 <b>argument (1)</b> 0:17 <b>around (21)</b> 0:16,17,19,22,25,15, 12,19,24,24,22,3,16,18, 19,20,13,11,13,5,17	<b>arrange (1)</b> 0:22 <b>arrangement (3)</b> 0:22,20,13 <b>arrivals (1)</b> 0:9 <b>arrive (4)</b> 0:19,9,12,14 <b>art (2)</b> 0:15,15 <b>Artis (1)</b> 0:3 <b>arts (1)</b> 0:24 <b>aside (1)</b> 0:5 <b>aspect (1)</b> 0:18 <b>aspects (1)</b> 0:1 <b>asphalt (1)</b> 0:8 <b>assess (1)</b> 0:18 <b>assignment (1)</b> 0:9 <b>assist (2)</b> 0:6,22 <b>assistance (2)</b> 0:5,23 <b>assistant (7)</b> 0:25,6,1,4,16,23,24 <b>assisted (28)</b> 0:7,5,19,15,16,10,1, 25,2,11,18,20,25,4,12, 25;25:2,10;0:4,7,21,6, 7,10,12,14,20,6 <b>assisting (1)</b> 0:20 <b>assists (1)</b> 0:11 <b>Associate (1)</b> 0:15 <b>associated (7)</b> 0:18,20,6,11,22,5,13 <b>Associates (1)</b> 0:4 <b>Association (14)</b> 0:2,4,5,10,11,18,24, 1,2,1,10,5,6,11 <b>associations (2)</b> 0:1,19 <b>assume (3)</b> 0:16,17,17 <b>assumed (1)</b> 0:24 <b>assuming (3)</b> 0:1,8,23 <b>Ateek (1)</b> 0:6 <b>attached (4)</b> 0:22,12,13,3 <b>attempt (1)</b>	0:18 <b>attorney's (1)</b> 0:6 <b>attorneys (1)</b> 0:4 <b>attractive (2)</b> 0:22,25 <b>attributes (1)</b> 0:5 <b>audience (3)</b> 0:20,15,18 <b>August (1)</b> 0:8 <b>authenticity (1)</b> 0:7 <b>available (3)</b> 0:6,14,19 <b>Ave (1)</b> 0:23 <b>Avenue (107)</b> 0:13,21,24,14,10,15, 23,5,14,20,18,2,3,17, 19,23,24,25,9,15,19,20, 12,1,5,14,8,13,21,24, 25,9,12,18,4,15,15,4, 13,17,20,24,9,7,10,15, 2,7,8,21,3,14,25,12,4, 14,20,10,24,7,12;25:2; 0:3,10,17,18,4,9,11,12, 14,15,16,21,24,20,25,1, 1,12,17,20,23,24,2,5,9, 9,9,11,12,18,16,1,2,18, 18,21,3,23,5,14,4,8,11, 24,21 <b>Avenue's (1)</b> 0:11 <b>average (1)</b> 0:22 <b>avoid (2)</b> 0:5,24 <b>aware (15)</b> 0:17,3,12,15,8,7,11, 14,21;25:1,10;0:6,20, 21,25 <b>awareness (1)</b> 0:6 <b>away (16)</b> 0:13,7,18,8,19,24,21, 23,24,12,16,14,21,1,24, 8	<b>backdrop (1)</b> 0:9 <b>backed (4)</b> 0:25,1,4,4 <b>background (3)</b> 0:7,10,15 <b>backs (1)</b> 0:11 <b>bad (3)</b> 0:3,10,2 <b>balancing (2)</b> 0:13,18 <b>ball (1)</b> 0:11 <b>Baltimore (6)</b> 0:1,16,6,14,12,17 <b>bamboo (5)</b> 0:23,25,3,2,7 <b>banks (1)</b> 0:9 <b>based (22)</b> 0:18,8,4,11,3,25,21, 21,2,14,3,11,20,12,24, 7,18,18,16,4,6,18 <b>basement (2)</b> 0:22,23 <b>basic (2)</b> 0:16,6 <b>basically (5)</b> 0:4,23,6,6,10 <b>basing (1)</b> 0:5 <b>basis (2)</b> 0:20,21 <b>bathing (1)</b> 0:7 <b>bathrooms (2)</b> 0:3,25 <b>bear (1)</b> 0:2 <b>beautiful (2)</b> 0:24,25 <b>beauty (1)</b> 0:3 <b>became (1)</b> 0:17 <b>becomes (2)</b> 0:24,6 <b>bed (10)</b> 0:13,12,15,15,16,2, 19,7,11,16 <b>bedroom (1)</b> 0:2 <b>bedrooms (2)</b> 0:19,20 <b>beds (5)</b> 0:7,17,4,25,6 <b>begin (4)</b> 0:8,7,3,9 <b>beginning (2)</b> 0:11,5 <b>behalf (4)</b> 0:22,9,3,25
<b>B</b>				
<b>back (70)</b> 0:10,19,22,25,3,4,18, 20,3,17,22,10,14,15,16, 3,5,7,22,22,1,2,5,10,13, 18,21,23,2,15,16,20,5, 13,14,1,21,18,19,23,4, 7,17,18,22,24,24,5,8, 12,18,19,20,24,21,13, 15,14,15,25,12,1,15,24, 1,2,19,17,7,15				

**CU 16-14  
Shelter Development**

<b>behind (5)</b> 0:6,16,20,6,9	0:9	<b>branches (1)</b> 0:10	6,7,3,17,8,11,18,21,16, 6,3,10,24,2,4,14,21,22, 5,6,7,12,13,17,18,22, 23,4,5,5,10,11,11,12, 13,17,20,24,25,1,5,10, 11,3,11,19,20,1,9,14, 18,18,21,21,22,23,1,7, 11,12,19,3,6,9,15,19, 21,23,12,18,13,15,17, 15,4,13,9,1,7,8,8,10,14, 15,22,23,23,3,3,6,8,8, 21,8,7,12,5,7,9,24,21, 20,23,2,5,6,12,21,11,15	0:2
<b>behold (1)</b> 0:4	<b>blocks (1)</b> 0:21	<b>branching (2)</b> 0:11,11		<b>calls (2)</b> 0:14,1
<b>belong (1)</b> 0:1	<b>blown (1)</b> 0:25	<b>Brandywine (1)</b> 0:17		<b>came (6)</b> 0:16,1,14,19,22,23
<b>below (25)</b> 0:10,12,16,16,19,7,8, 11,19,1,3,10,13,5,20,9, 1,6,3,5,9,10,6,25,25	<b>Board (31)</b> 0:17,18,10,17,17,19, 20,24,10,13,4,12,12,12, 12,12,6,21,22,4,18,12, 18,2,7;25:8;0:24,1,24, 3,20	<b>break (7)</b> 0:21,23,6,24,14,9,22		<b>can (217)</b> 0:8,13,14,16,19,8,10, 24,1,5,9,10,15,18,21, 21,24,2,10,10,13,14,25, 3,8,20,22,1,3,7,16,21, 18,1,3,7,9,12,13,16,20, 4,11,18,23,9,21,25,14, 23,24,9,13,13,18,12,22, 1,8,9,14,20,2,5,17,23,3, 2,10,25,12,16,8,18,1, 20,21,22,6,9,21,7,9,11, 23,23,1,11,18,25,7,15, 1,3,6,9,14,16,6,7,8,14, 15,18,7,9,9,14,17,19, 20,24,1,13,16,8,15,16, 17,22,6,18,19,20,22,25, 7,19,25,1,6,15,23,7,15, 15,19,23,23,5,6,11,18, 22,16,16,13,4,8,16,23, 15,22,25,2,3,14,16,19, 24,11,18,7,10,7,23,3,4, 18,21,2,3,4,5,8,9,17,20, 1,4,4,7,10,9,9,12,18,20, 21,9,12,5,13,13,17,24, 8,9,17,20,23,2,5,6,10, 15,16,25,3,7,11,11,19, 22,25,25,13
<b>beltway (1)</b> 0:13	<b>Board's (2)</b> 0:4,2	<b>breakfast (1)</b> 0:10		
<b>benefit (1)</b> 0:8	<b>boards (4)</b> 0:10,14,11,6	<b>breaks (1)</b> 0:18		
<b>benefits (1)</b> 0:8	<b>body (4)</b> 0:9,19,19,13	<b>breath (1)</b> 0:23		
<b>Bernat (1)</b> 0:4	<b>book (1)</b> 0:15	<b>Brewer (2)</b> 0:22,7		
<b>best (9)</b> 0:18,9,20,11,10,18, 15,17,21	<b>bordered (2)</b> 0:14,17	<b>brief (3)</b> 0:6,1,13		
<b>Bethesda (21)</b> 0:11,22,15,22,23,18, 24,10,10,19,17,21,16, 16,1,9,9,12,16,10,12	<b>both (21)</b> 0:12,14,16,21,25,10, 15,20,15,7,21,5,5,18,9, 6,19,20,1,15,16	<b>briefly (7)</b> 0:9,10,16,2,8,19,12		
<b>Bethesda/Garrett (3)</b> 0:8,9,24	<b>bottom (6)</b> 0:9,9,4,8,20,10	<b>Bright (30)</b> 0:6,4,6,9,21,2,4,13, 20,25,18,1,1,2,7,14,18, 21,10,12,17,16,4,2,25, 11,9,19,21,22		
<b>better (7)</b> 0:9,4,8,10,11,3,15	<b>Boucher (152)</b> 0:21,14,4,8,2,3,5,6,6, 8,9,9,9,12,14,16,18,20, 22,22,25,25,2,5,5,8,9,9, 20,23,24,25,4,7,11,15, 15,17,18,19,20,22,24, 25,2,3,5,7,7,7,12,13,13, 16,19,21,22,22,24,25,1, 3,6,9,10,12,13,16,16, 16,20,21,23,23,24; 25:4,6,12,17,24;0:1,2, 5,5,5,8,9,9,10,11,13,14, 16,18,18,21,23,25,5,5, 7,9,9,11,11,13,14,16, 18,18,18,20,21,21,22, 24,1,3,4,7,7,9,11,13,13, 15,17,19,21,21,22,25,2, 4,6,6,8,10,12,14,16,18, 19,21,23,24,5,12,14,18, 21,7	<b>brighter (1)</b> 0:23		
<b>beyond (3)</b> 0:11,17,19	<b>Boucher's (1)</b> 0:21	<b>Brighton (1)</b> 0:18		
<b>bicycle (1)</b> 0:16	<b>Boucher's- (1)</b> 0:5	<b>bring (9)</b> 0:25,16,21,6,16,25, 19,8,4		
<b>big (18)</b> 0:23,8,1,12,9,2,7,12, 13,11,23,22,17,16,18,1, 8,24	<b>bought (3)</b> 0:6,17,18	<b>bringing (1)</b> 0:1		
<b>biggest (1)</b> 0:3	<b>Boulevard (1)</b> 0:17	<b>brings (1)</b> 0:23		
<b>bike (21)</b> 0:3,22,21,19,23,12,6, 13,19,5,7,7,12,1,8,17, 20,24,24,15,1	<b>bound (1)</b> 0:24	<b>brisk (1)</b> 0:3		
<b>bikers (1)</b> 0:2	<b>boundary (4)</b> 0:23,19,15,16	<b>broken (2)</b> 0:20,14		
<b>biking (1)</b> 0:2	<b>bounded (1)</b> 0:10	<b>brought (1)</b> 0:16		
<b>bio (2)</b> 0:19,5	<b>brackets (1)</b> 0:10	<b>browns (1)</b> 0:1		
<b>bioretention (2)</b> 0:12,19	<b>blocks (1)</b> 0:10	<b>buffer (27)</b> 0:22,6,15,18,22,10, 16,16,25,4,2,19,2,7,8, 19,3,4,5,8,12,20,3,5,11, 13,23		
<b>birch (2)</b> 0:4,7	<b>blocking (1)</b> 0:5,21	<b>buffered (3)</b> 0:12,11,7		
<b>bit (27)</b> 0:8,2,11,23,6,18,15, 16,10,21,7,16,24,13,14, 5,22,24,7,14,22,17,18, 24,11,2,12		<b>buffering (1)</b> 0:25		
<b>blinds (2)</b> 0:4,17		<b>buffers (4)</b> 0:18,9,2,25		
<b>block (2)</b> 0:5,21		<b>build (6)</b> 0:14,5,9,3,19,25		
<b>blocking (1)</b>		<b>Builders (1)</b> 0:14		
		<b>building (133)</b> 0:6,16,21,6,13,21,24, 9,15,17,19,8,18,18,19, 20,21,21,25,5,14,16,5,		
			<b>building's (1)</b> 0:6	
			<b>buildings (6)</b> 0:15,9,23,20,25,16	
			<b>built (6)</b> 0:10,9,13,11,23,17	
			<b>bulk (3)</b> 0:24,10,25	
			<b>bump (3)</b> 0:20,6,7	
			<b>bumped (1)</b> 0:11	
			<b>bumps (3)</b> 0:19,16,16	
			<b>buried (1)</b> 0:17	
			<b>burning (1)</b> 0:24	
			<b>bus (11)</b> 0:12,13,7,3,10,11,12, 12,2,9,19	
			<b>bushes (2)</b> 0:17,17	
			<b>business (4)</b> 0:8,8,14,15	
			<b>busy (2)</b> 0:21,16	
			<b>buyer's (2)</b> 0:19,21	
			<b>buyers (3)</b> 0:2,5,23	
			<b>C</b>	
			<b>café (3)</b> 0:10,6,12	
			<b>calculate (1)</b> 0:15	
			<b>calculations (3)</b> 0:9,17,17	
			<b>calendar (1)</b> 0:23	
			<b>caliber (3)</b> 0:3,6,21	
			<b>calibers (1)</b> 0:16	
			<b>call (13)</b> 0:21,10,6,16,1,5,6, 12,1,15,9,1,4	
			<b>calling (1)</b>	
				<b>can't (27)</b> 0:6,9,9,8,14,2,1,3,23, 16,17,14,4,2,23,10,16, 8,1,22,23,25,2,3,11,6, 23
				<b>candles (1)</b> 0:17
				<b>canopies (1)</b> 0:12
				<b>capital (1)</b> 0:13
				<b>car (1)</b> 0:10
				<b>care (9)</b> 0:6,8,9,10,8,1,24,25, 22
				<b>careful (3)</b> 0:3,24,14
				<b>carefully (4)</b> 0:23,3,12,23
				<b>caregivers (2)</b> 0:6,22
				<b>carry (1)</b> 0:18
				<b>carryover (2)</b> 0:25,4
				<b>cars (6)</b> 0:5,18,19,20,16,10
				<b>case (35)</b> 0:2,9,20,6,12,16,16, 16,11,22,9,10,13,5,22,

**CU 16-14  
Shelter Development**

2,14,23,12,20,19,10,16, 17,19,7,6,16,14,17,22, 22,8,22,11	0:12,4,21	<b>classified (2)</b> 0:3,4	<b>commented (1)</b> 0:5	11,1,10,8
<b>cases (2)</b> 0:1,2	<b>chief (1)</b> 0:14	<b>claustrophobic (1)</b> 0:12	<b>commenting (1)</b> 0:22	<b>completes (1)</b> 0:9
<b>category (5)</b> 0:22,2,2,16,25	<b>children (5)</b> 0:10,10,22,22,12	<b>clean (1)</b> 0:11	<b>comments (4)</b> 0:20,1,2,2	<b>completion (1)</b> 0:1
<b>cause (1)</b> 0:16	<b>choice (1)</b> 0:2	<b>cleanly (1)</b> 0:9	<b>commercial (4)</b> 0:6,12,15,22	<b>compliance (3)</b> 0:25,2,14
<b>center (18)</b> 0:12,14,25,16,18,23, 25,6,13,14,15,11,22,8; 25:21;0:13,24,24	<b>choke (1)</b> 0:4	<b>clear (5)</b> 0:17,2,22,23,15	<b>committed (1)</b> 0:25	<b>compliant (1)</b> 0:12
<b>certain (8)</b> 0:12,4,13,9,7,12,18, 22	<b>choked (1)</b> 0:23	<b>cleared (1)</b> 0:1	<b>common (3)</b> 0:3,8,15	<b>complicated (1)</b> 0:15
<b>certainly (22)</b> 0:7,16,19,12,17,20, 25,11,12,15,16,22,8,16, 22,15,7,21,8,10,4,23	<b>choker (1)</b> 0:24	<b>clearly (2)</b> 0:6,15	<b>Communities (9)</b> 0:4,10,1,13,10,7,12, 14,15	<b>complies (1)</b> 0:20
<b>certainty (2)</b> 0:11,13	<b>chokers (1)</b> 0:13	<b>clerk (2)</b> 0:10,8	<b>Community (57)</b> 0:10,16,20,24,13,16, 6,21,1,3,4,7,8,10,16,20, 21,25,9,20,1,21,7,1,8, 10,10,18,21,23,9,1,9,5, 1,3,23,25,21,3,10,22, 24,25,4,5,9,11,19,21, 21,3,18,21,19,24,25	<b>complimentary (2)</b> 0:16,17
<b>certified (1)</b> 0:25	<b>chose (1)</b> 0:2	<b>clients (1)</b> 0:15	<b>community's (1)</b> 0:2	<b>comply (3)</b> 0:21,8,5
<b>certifies (1)</b> 0:2	<b>Chris (2)</b> 0:19,10	<b>Clifford (1)</b> 0:14	<b>companies (1)</b> 0:10	<b>component (2)</b> 0:8,19
<b>chair (1)</b> 0:19	<b>Christmas (2)</b> 0:23,1	<b>close (11)</b> 0:24,22,23,22,14,6, 16,15,5,17,11	<b>company (1)</b> 0:12	<b>components (2)</b> 0:12,9
<b>chance (3)</b> 0:15,5,21	<b>church (1)</b> 0:3	<b>closely (3)</b> 0:13,17,3	<b>comparable (5)</b> 0:10,15,7,16,24	<b>comport (1)</b> 0:12
<b>change (22)</b> 0:18,14,4,17,23,8,9, 12,19,14,8,9,12,10,17, 3,4,22,24,15,20,23	<b>Cindy (1)</b> 0:17	<b>closer (6)</b> 0:22,24,23,24,17,23	<b>comparables (5)</b> 0:13,14;25:19;0:11, 15	<b>composition (1)</b> 0:24
<b>changed (5)</b> 0:1,4,3,4,5	<b>circle (1)</b> 0:3	<b>closest (5)</b> 0:22,23,5,16,18	<b>compare (4)</b> 0:1,5,9,14	<b>compromised (1)</b> 0:19
<b>changes (22)</b> 0:10,13,16,19,24,9, 21,2,8,24,5,6,18,21,19, 12,16,19,24,16,23,19	<b>circuit (1)</b> 0:8	<b>code (2)</b> 0:21,20	<b>company (1)</b> 0:12	<b>computer (1)</b> 0:14
<b>character (9)</b> 0:8,1,9,5,20,13,18, 25,14	<b>circular (9)</b> 0:24,5,8,15,17,18,24, 14,5	<b>codes (1)</b> 0:2	<b>comparably (5)</b> 0:13,14;25:19;0:11, 15	<b>conceal (1)</b> 0:14
<b>characteristics (11)</b> 0:24,11,17,4,13,17, 18,22,25,10,5	<b>circulation (1)</b> 0:2	<b>coffee (2)</b> 0:3,19	<b>compared (1)</b> 0:24	<b>concentration (1)</b> 0:5
<b>characterization (1)</b> 0:5	<b>circumstance (1)</b> 25:11	<b>cold (2)</b> 0:8,17	<b>compared (1)</b> 0:24	<b>concentrations (1)</b> 0:24
<b>characterize (1)</b> 0:24	<b>cite (1)</b> 0:20	<b>collaboration (1)</b> 0:3	<b>comparing (1)</b> 0:13	<b>concept (2)</b> 0:2,20
<b>Charles (2)</b> 0:1,17	<b>cited (3)</b> 0:24,25,2	<b>collection (2)</b> 0:3,5	<b>comparison (2)</b> 0:23,1	<b>conceptually (1)</b> 0:11
<b>chart (2)</b> 0:4,16	<b>citizen (1)</b> 0:1	<b>colonials (1)</b> 0:12	<b>comparisons (1)</b> 0:18	<b>concern (2)</b> 0:6,23
<b>charts (2)</b> 0:11,11	<b>Citizen's (3)</b> 0:5,2,3	<b>color (2)</b> 0:6,6	<b>compatibility (7)</b> 0:9,21,6,23,22,3,3	<b>concerned (1)</b> 0:5
<b>chauffeur (1)</b> 0:23	<b>citizens (4)</b> 0:6,15,21,23	<b>Colorado (1)</b> 0:15	<b>compatible (14)</b> 0:1,25,19,14,23,3,6, 8,17,19,7,9,14,24	<b>concerns (11)</b> 0:4,3,10,17,22,21,21, 3,23,18,10
<b>cheat (1)</b> 0:23	<b>City (1)</b> 0:12	<b>colors (3)</b> 0:20,24,25	<b>compelling (2)</b> 0:6,8	<b>concession (1)</b> 0:10
<b>check (3)</b> 0:5,23,20	<b>Civic (2)</b> 0:18,10	<b>combination (1)</b> 0:2	<b>compels (1)</b> 0:11	<b>concessionary (1)</b> 0:23
<b>Cheshire (3)</b>	<b>Civil (8)</b> 0:5,4,19,1,11,12,16,3	<b>combined (2)</b> 0:9,2	<b>competition (1)</b> 0:4	<b>concluded (3)</b> 0:9,4,21
	<b>claiming (1)</b> 0:17	<b>comfortable (1)</b> 0:5	<b>complaints (1)</b> 0:5	<b>concludes (3)</b> 0:18,3,13
	<b>clarification (1)</b> 0:1	<b>coming (9)</b> 0:2,25,12,7,1,11,13, 9,9	<b>complete (7)</b> 0:19,9,23,19,19,8,20	<b>conclusion (8)</b> 0:19,14,16,18,23,22, 6,20
	<b>clarify (11)</b> 0:14,15,25,18,1,14, 16,14,6,13,14	<b>commend (2)</b> 0:3,13	<b>completed (5)</b> 0:10,13,12,17,13	<b>conclusions (5)</b> 0:3,6,8,6,20
	<b>classes (1)</b> 0:16	<b>comment (9)</b> 0:1,3,10,11,10,2,9, 17,22	<b>completely (10)</b> 0:14,16,19,19,9,17,	<b>concrete (3)</b> 0:2,20,16

**CU 16-14  
Shelter Development**

<b>condition (13)</b> 0:11,13,2,3,5,6,11,3, 7,6,21,18,4	<b>consideration (4)</b> 0:10,19,18,19	0:4	0:3,11	
<b>conditional (31)</b> 0:4,19,22,12,19,15, 22,13,14,16,17,20,15, 14,15,12,22,10,19,7,9, 21,25,1,16,9,23,16,4,9, 2	<b>considered (3)</b> 0:3,23,4	<b>contribute (5)</b> 0:17,23,25,14,13	<b>crafts (1)</b> 0:24	<b>D</b>
<b>conditioning (1)</b> 0:22	<b>considers (1)</b> 0:25	<b>contributes (1)</b> 0:19	<b>craftsman (6)</b> 0:13,1,5,11,22,14	<b>daily (5)</b> 0:5,11,24,9,15
<b>conditions (29)</b> 0:2,4,11,12,13,17,18, 20,20,24,1,20,5,8,25,1, 1,12,6,12,13,14,14,20, 23,24,3,5,8	<b>consist (2)</b> 0:5,15	<b>conversation (5)</b> 0:16,10,16,15,12	<b>crass (1)</b> 0:10	<b>dais (1)</b> 0:12
<b>condominium (2)</b> 0:10,24	<b>consistent (6)</b> 0:1,20,5,7,20,5	<b>convince (3)</b> 0:7,7,18	<b>crazy (1)</b> 0:19	<b>Danbury (2)</b> 25:15,20
<b>condos (2)</b> 0:11,25	<b>consisting (1)</b> 0:6	<b>cookie (1)</b> 0:5	<b>create (8)</b> 0:17,16,24,14,15,21, 19,16	<b>dark (5)</b> 0:22,24,11,7,7
<b>conducted (2)</b> 0:12,14	<b>consolidate (1)</b> 0:8	<b>coordinated (2)</b> 0:2,7	<b>created (1)</b> 0:24	<b>darker (1)</b> 0:10
<b>confirm (4)</b> 0:21,21,24,25	<b>constant (2)</b> 0:8,19	<b>copies (1)</b> 0:11	<b>creates (1)</b> 0:13	<b>dash (1)</b> 0:24
<b>confirmed (1)</b> 0:3	<b>constitutes (3)</b> 0:9,22,8	<b>Coplan (3)</b> 0:14,5,13	<b>credentials (1)</b> 0:8	<b>data (3)</b> 0:23,18,19
<b>conflict (3)</b> 0:12,22,8	<b>constructed (4)</b> 0:19,18,14,15	<b>copy (8)</b> 0:16,11,14,13,15,1,9, 21	<b>Creek (1)</b> 0:7	<b>date (6)</b> 0:17,25,10,11,11,23
<b>conformance (1)</b> 0:20	<b>construction (6)</b> 0:4,8,17,1,7,8	<b>corner (20)</b> 0:13,14,8,14,7,9,3, 10,13,19,19,24,8,2,4, 13,23,24,25,15	<b>criteria (6)</b> 0:16,19,20,15,16,10	<b>dated (3)</b> 0:11,12,9
<b>conformation (1)</b> 0:13	<b>construction's (1)</b> 0:10	<b>corridor (8)</b> 0:19,24,2,6,9,2,5,25	<b>criticizing (1)</b> 0:7	<b>dates (1)</b> 0:25
<b>confront (2)</b> 0:7,8	<b>constructive (1)</b> 0:12	<b>corridors (5)</b> 0:1,8,8,11,12	<b>cross (11)</b> 0:5,7,24,10,15,22,12, 23,20,23,2	<b>day (23)</b> 0:10,17,18,18,1,7,9, 23,25,18,19,24,24,25,5, 2,20,22,3,6,25,18,20
<b>confronted (1)</b> 0:16	<b>constructiveness (1)</b> 0:6	<b>coughing (1)</b> 0:8	<b>crossing (1)</b> 0:15	<b>days (8)</b> 0:16,1,13,17,23,14, 14,5
<b>confronting (14)</b> 0:9,23,12,14,10,23; 25:2;0:5,8,10,21,13,19, 5	<b>consultant (3)</b> 0:11,22,24	<b>couldn't (6)</b> 0:9,12,7,5,6,6	<b>crown (1)</b> 0:2	<b>days' (1)</b> 0:23
<b>confronts (1)</b> 0:10	<b>contact (1)</b> 0:17	<b>counted (1)</b> 0:4	<b>CU (3)</b> 0:3,2,8	<b>DC (2)</b> 0:10,12
<b>confusing (1)</b> 0:20	<b>contemporary (1)</b> 0:25	<b>counties (2)</b> 0:19,15	<b>CU-14 (1)</b> 0:3	<b>deal (3)</b> 0:25,2,22
<b>confusion (1)</b> 0:7	<b>content (2)</b> 0:25,8	<b>counts (1)</b> 0:5	<b>curb (3)</b> 0:13,16,18	<b>dealing (1)</b> 0:2
<b>conjunction (1)</b> 0:8	<b>contest (1)</b> 0:15	<b>county (44)</b> 0:19,13,20,11,19,17, 21,20,16,15,4,19,2,20, 11,2,3,12,8,9,18,21,19, 22,3,3,20,24,2,5,11,12, 14,18,19,19,5,7,8,12, 19,20,21,6	<b>curiosity (1)</b> 0:6	<b>decade (3)</b> 0:11,17,25
<b>connect (1)</b> 0:19	<b>context (5)</b> 0:22,5,16,23,23	<b>County's (2)</b> 0:7,4	<b>current (16)</b> 0:12,23,22,3,15,16, 18,12,13,25,4,2,15,23, 15,25	<b>decades (1)</b> 0:9
<b>connection (8)</b> 0:25,3,25,14,22,25, 22,8	<b>contextual (2)</b> 0:14,18	<b>couple (7)</b> 0:10,15,8,6,11,25,7	<b>currently (12)</b> 0:15,7,8,11,17,2,20, 23,12,11,11,14	<b>decibels (1)</b> 0:25
<b>connects (2)</b> 0:10,15	<b>continuation (1)</b> 0:17	<b>course (9)</b> 0:19,18,12,25,24,15, 8,14,15	<b>curtains (1)</b> 0:6	<b>decide (1)</b> 0:5
<b>conservation (11)</b> 0:18,22,12,2,7,9,11, 9,2,9,16	<b>continue (4)</b> 0:4,16,21,1	<b>court (4)</b> 0:14,8,2,5	<b>curve (2)</b> 0:5,13	<b>deciduous (2)</b> 0:9,13
<b>consider (9)</b> 0:4,23,12,19,21,21, 23,21,10	<b>continued (3)</b> 0:25,25,8	<b>coverage (2)</b> 0:3,8	<b>curves (1)</b> 0:12	<b>decision (5)</b> 0:15,16,17,18,20
<b>considerable (1)</b> 0:9	<b>continues (2)</b> 0:12,8	<b>covered (2)</b> 0:17,17	<b>cut (2)</b> 0:17,14	<b>deck (3)</b> 0:15,2,9
	<b>continuing (1)</b> 0:20	<b>covering (1)</b> 0:23	<b>cutoff (2)</b> 0:10,11	<b>décor (1)</b> 0:17
	<b>continuity (1)</b> 0:13	<b>covers (2)</b>	<b>cutter (1)</b> 0:5	<b>dedicate (1)</b> 0:24
	<b>continuous (2)</b> 0:15,7		<b>cutting (1)</b> 0:13	<b>dedicated (3)</b> 0:2,7,2
	<b>contract (2)</b> 0:16,4		<b>Cynthia (1)</b> 0:4	<b>dedicating (1)</b> 0:17
	<b>contractor (1)</b> 0:24			<b>dedication (6)</b> 0:18,9,2,14,16,4
	<b>contractors (4)</b>			<b>deep (1)</b>
	<b>contract's (1)</b>			
	<b>contrary (1)</b>			

0:23 <b>defer (4)</b> 0:16,19,17,14 <b>deficient (1)</b> 0:15 <b>defined (2)</b> 0:19,17 <b>definitely (1)</b> 0:17 <b>degrees (2)</b> 0:9,14 <b>delay (1)</b> 0:16 <b>delineated (2)</b> 0:1,19 <b>delineation (3)</b> 0:18,19,22 <b>deliveries (11)</b> 0:22,24,25,3,6,8,23, 5,22,14,16 <b>delivery (3)</b> 0:22,22,11 <b>delving (1)</b> 0:10 <b>demand (3)</b> 0:4,12,17 <b>dementia (1)</b> 0:11 <b>Democracy (1)</b> 0:16 <b>demographic (1)</b> 0:18 <b>demographics (2)</b> 0:6,15 <b>dense (1)</b> 0:17 <b>densely (1)</b> 0:3 <b>density (2)</b> 0:3,20 <b>Department (3)</b> 0:19,15,17 <b>depend (1)</b> 0:11 <b>depending (3)</b> 0:12,4,7 <b>depends (1)</b> 0:23 <b>depicted (1)</b> 0:9 <b>DEPOSITION (1)</b> 0:2 <b>depressed (1)</b> 0:12 <b>depressing (3)</b> 0:18,5,12 <b>depth (5)</b> 0:4,5,11,12,9 <b>describe (28)</b> 0:18,1,12,5,11,18,23, 24,5,23,4,6,10,21,11, 12,16,25,9,7,23,12,20, 10,16,7,12,6	<b>described (11)</b> 0:22,9,14,16,22,21,2, 12,3,18,4 <b>describing (3)</b> 0:11,5,13 <b>description (2)</b> 0:8,18 <b>descriptions (1)</b> 0:18 <b>design (31)</b> 0:25,3,5,8,9,10,12, 12,12,18,8,19,23,1,14, 6,13,15,15,3,3,4,4,8,24, 7,1,17,12,22,23 <b>designated (1)</b> 0:2 <b>designation (1)</b> 0:5 <b>designations (1)</b> 0:11 <b>designed (8)</b> 0:8,7,14,25,11,8,25,7 <b>desirable (1)</b> 0:22 <b>desire (2)</b> 0:24,23 <b>despite (2)</b> 0:6,8 <b>detached (8)</b> 0:19,21,22,7,9,1,7,18 <b>detail (13)</b> 0:15,21,15,7,16,24, 13,14,12,23,20,22,22 <b>detailed (1)</b> 0:18 <b>details (8)</b> 0:3,19,5,22,14,10,2,3 <b>determination (1)</b> 0:19 <b>determine (2)</b> 0:3,10 <b>determining (2)</b> 0:1,7 <b>detrimental (1)</b> 0:13 <b>develop (2)</b> 0:4,17 <b>developed (1)</b> 0:6 <b>developer (6)</b> 0:15,7,2,13,7,21 <b>developing (1)</b> 0:4 <b>Development (25)</b> 0:4,4,25,21,4,12,1,3, 12,23,25,18,11,19,20,1, 9,5,14,11,24,24,14,23,7 <b>diagram (1)</b> 0:5 <b>Dial (1)</b> 0:14 <b>Dickens (2)</b> 0:12,21	<b>didn't (23)</b> 0:13,9,5,18,7,9,22,1, 6,6,13,6,14,23,15,9,18, 2,3,19,11,24,21 <b>difference (4)</b> 0:10,11,4,10 <b>differences (2)</b> 0:11,22 <b>different (24)</b> 0:4,18,17,12,12,23, 23,19,4,8,19,20,21,21, 3,24,3,4,4,3,5,8,20,22 <b>difficult (2)</b> 0:12,25 <b>dimensions (2)</b> 0:18,24 <b>dining (2)</b> 0:4,8 <b>direct (11)</b> 0:10,18,7,17,8,18,11, 19,14,24,3 <b>directed (1)</b> 0:20 <b>direction (4)</b> 0:1,19,20,5 <b>directly (5)</b> 0:2,5,7,6,16 <b>Director (4)</b> 0:16,16,20,15 <b>disagree (4)</b> 0:15,25,18,3 <b>disagreement (1)</b> 0:11 <b>disagrees (1)</b> 0:16 <b>disapproved (2)</b> 0:15,21 <b>discern (1)</b> 0:7 <b>discharged (1)</b> 0:17 <b>discretion (1)</b> 0:14 <b>discuss (9)</b> 0:4,9,19,20,21,24,23, 7,24 <b>discussed (5)</b> 0:1,11,11,17,1 <b>discussing (7)</b> 0:21,14,3,9,24,24,14 <b>discussion (5)</b> 0:23,14,15,5,16 <b>discussions (10)</b> 0:13,14,9,11,12,12,9, 25,23,25 <b>dismissed (1)</b> 0:2 <b>dispute (1)</b> 0:22 <b>disruption (1)</b> 0:25 <b>distance (8)</b> 0:7,2,21,13,23,5,9,1	<b>distances (1)</b> 0:23 <b>distinction (2)</b> 0:18,7 <b>Diveristy (1)</b> 0:19 <b>diverse (2)</b> 0:20,10 <b>diversity (7)</b> 0:14,19,2,5,20,16,18 <b>division (1)</b> 0:6 <b>doesn't (13)</b> 0:16,7,15,10,21,1,13, 15,13,20,24,2,14 <b>Don (1)</b> 0:21 <b>don't (98)</b> 0:3,11,3,18,10,13,22, 23,5,6,8,17,4,19,10,14, 16,20,21,1,23,18,16,14, 4,21,18,6,20,24,6,8,16, 21,21,10,16,21,8,13,14, 25,3,6,8,23,23,24,19, 25,5,8,10,16,4;25:4,12, 12;0:17,22,22,12,12, 21,7,21,7,25,6,7,8,9,9, 10,12,18,21,23,9,9,17, 1,18,21,18,9,17,23,23, 1,3,6,17,7,9,10,17,18 <b>Donald (1)</b> 0:9 <b>done (19)</b> 0:25,24,12,9,21,15, 21,24,11,25,10,15,25,6, 15,1,3,25,17 <b>door (6)</b> 0:12,11,24,3,5,24 <b>doors (1)</b> 0:5 <b>DOT (31)</b> 0:3,25,17,24,17,11,9, 20,1,12,15,19,19,2,10, 25,23,1,13,14,18,21,1, 25,4,10,13,8,9,14,25 <b>DOT's (4)</b> 0:24,4,11,6 <b>double (5)</b> 0:5,25,12,5,20 <b>doubt (1)</b> 0:2 <b>down (34)</b> 0:9,10,7,9,14,18,22, 2,3,12,15,16,1,18,11, 13,18,1,13,11,12,20,24, 25,10,18,13,7,15,9,15, 3,10,8 <b>downs (1)</b> 0:20 <b>downstairs (1)</b> 0:7 <b>dozen (1)</b> 0:9	<b>drain (3)</b> 0:1,18,10 <b>drawing (2)</b> 0:10,13 <b>drawings (1)</b> 0:24 <b>dress (1)</b> 0:7 <b>drive (12)</b> 0:5,8,15,12,12,14,3, 19,21,4,10,13 <b>driveway (21)</b> 0:11,3,10,21,19,25, 12,3,12,18,24,11,13,14, 17,9,1,3,23,24,5 <b>driving (2)</b> 0:18,8 <b>drop (5)</b> 0:10,12,16,5,22 <b>dropped (1)</b> 0:10 <b>drops (1)</b> 0:9 <b>drove (2)</b> 0:17,25 <b>duck (1)</b> 0:13 <b>due (2)</b> 0:2,11 <b>dumpster (1)</b> 0:2 <b>Duresey (1)</b> 0:17 <b>During (9)</b> 0:19,24,10,24,25,25, 13,9,13 <b>duty (1)</b> 0:12 <b>dwarf (1)</b> 0:16
<b>E</b>				
<b>earlier (11)</b> 0:10,9,22,23,1,6,21, 20,10,15,15 <b>Early (8)</b> 0:22,7,8,8,13,10,13,5 <b>earth (1)</b> 0:25 <b>ease (1)</b> 0:18 <b>ease (21)</b> 0:19,1,2,3,7,9,16,10, 12,13,14,9,11,15,2,15, 16,9,9,5,7 <b>east (18)</b> 0:5,3,22,5,23,17,20, 15,13,5,18,6,10,5,7,8, 21,21 <b>eastbound (1)</b> 0:13 <b>eastern (6)</b>				

**CU 16-14  
Shelter Development**

0:13,17,1,12,3,10 <b>easy (3)</b> 0:7,7,1 <b>eclectic (2)</b> 0:6,23 <b>ecologically (1)</b> 0:25 <b>economic (5)</b> 0:16,22,13,21,17 <b>edge (13)</b> 0:4,18,5,10,16,9,2, 21,2,12,11,21,5 <b>educational (1)</b> 0:10 <b>Edward (1)</b> 0:23 <b>effaces (2)</b> 0:14,18 <b>effect (5)</b> 0:14,7,3,20,7 <b>effective (4)</b> 0:5,8,17,23 <b>effectively (2)</b> 0:22,13 <b>effects (4)</b> 0:20,22,8,16 <b>efficiency (1)</b> 0:24 <b>efficient (1)</b> 0:9 <b>effort (1)</b> 0:13 <b>efforts (3)</b> 0:4,16,18 <b>eight (15)</b> 0:10,9,3,19,18,25,7, 13,13,16,19,2,3,9,11 <b>eighth (1)</b> 0:3 <b>either (7)</b> 0:2,6,3,4,21,24,1 <b>elderly (3)</b> 0:14,2,1 <b>electronic (3)</b> 0:19,18,4 <b>electronically (1)</b> 0:25 <b>element (8)</b> 0:2,3,6,7,11,8,19,25 <b>Elementary (2)</b> 0:16,11 <b>elements (2)</b> 0:4,5 <b>elevation (16)</b> 0:4,15,19,4,9,23,10, 12,18,1,15,21,22,10,12, 17 <b>elevations (15)</b> 0:15,24,2,13,14,15, 16,18,19,8,18,12,6,7,1 <b>eliminate (3)</b> 0:1,2,1 <b>eliminated (2)</b>	0:17,14 <b>eliminating (1)</b> 0:22 <b>elimination (1)</b> 0:4 <b>Elke (2)</b> 0:5,4 <b>E-L-K-E (1)</b> 0:4 <b>Ellen (2)</b> 0:22,9 <b>ELLIOTT (5)</b> 0:8,16,22,22,25 <b>else (17)</b> 0:1,7,6,2,21,3,12,8, 10,12,19,23,12,7,10,19, 18 <b>email (6)</b> 0:8,10,21,22,22,25 <b>embedded (1)</b> 0:20 <b>Emily (5)</b> 0:1,19,16,17,19 <b>employee (4)</b> 0:6,4,18,21 <b>employee's (2)</b> 0:1,24 <b>employees (13)</b> 0:11,15,18,23,24,7, 11,13,4,18,6,8,13 <b>employer (1)</b> 0:8 <b>enable (1)</b> 0:16 <b>enclosure (2)</b> 0:2,2 <b>encourage (3)</b> 0:2,8,2 <b>encourages (3)</b> 0:6,7,8 <b>encroach (2)</b> 0:12,9 <b>end (16)</b> 0:16,21,6,16,18,1,2, 3,5,10,2,20,21,15,19,22 <b>ended (2)</b> 0:12,25 <b>ends (2)</b> 0:3,23 <b>enforce (2)</b> 0:17,19 <b>engage (1)</b> 0:6 <b>engaged (1)</b> 0:10 <b>engineer (6)</b> 0:4,5,20,12,3,4 <b>engineering (3)</b> 0:2,11,16 <b>engineers (2)</b> 0:4,24 <b>engines (1)</b> 0:5	<b>enhance (4)</b> 0:12,17,22,3 <b>enhanced (8)</b> 0:18,20,13,25,23,21, 4,18 <b>enhancements (2)</b> 0:18,10 <b>enhances (1)</b> 0:19 <b>Enormous (1)</b> 0:9 <b>enough (6)</b> 0:10,17,1,2,2,25 <b>enriched (1)</b> 0:6 <b>ensure (1)</b> 0:14 <b>entail (1)</b> 0:9 <b>entailed (1)</b> 0:23 <b>enter (3)</b> 0:8,15,11 <b>entering (1)</b> 0:19 <b>enterprise (1)</b> 0:22 <b>entire (6)</b> 0:13,18,19,18,8,12 <b>entirely (1)</b> 0:8 <b>entrance (3)</b> 0:16,6,17 <b>entry (8)</b> 0:19,2,6,5,3,4,5,12 <b>environment (1)</b> 0:23 <b>environmental (3)</b> 0:14,5,4 <b>equal (1)</b> 0:4 <b>equipment (7)</b> 0:21,3,7,18,20,22,9 <b>equivalent (1)</b> 0:15 <b>especially (2)</b> 0:23,16 <b>essentially (15)</b> 0:14,5,14,11,19,22, 24,2,2,3,7,18,16,1,21 <b>establish (1)</b> 0:5 <b>established (2)</b> 0:23,12 <b>Estate (19)</b> 0:20,18,11,4,10,22,3, 5,21,25,25,12,18,19,11, 18,22,1,4 <b>esthetically (2)</b> 0:25,14 <b>estimate (1)</b> 0:13 <b>estimates (1)</b>	0:9 <b>evaluate (1)</b> 0:12 <b>evaluated (4)</b> 0:19,1,7,1 <b>evaluating (1)</b> 0:10 <b>evaluation (3)</b> 0:12,16,25 <b>evaluations (2)</b> 0:3,23 <b>even (17)</b> 0:20,14,7,10,16,7,22, 2,7,23,4,4,22,25,14,16, 24 <b>evening (1)</b> 0:13 <b>evenings (1)</b> 0:11 <b>event (5)</b> 0:23,2,7,24,14 <b>events (2)</b> 0:22,6 <b>eventually (1)</b> 0:17 <b>evergreen (3)</b> 0:6,10,10 <b>evergreens (6)</b> 0:1,4,6,10,20,11 <b>Everybody (5)</b> 0:1,3,16,19,1 <b>everybody's (3)</b> 0:12,6,16 <b>everyone (9)</b> 0:3,4,17,10,3,5,24, 24,19 <b>everyone's (1)</b> 0:18 <b>everything's (1)</b> 0:19 <b>evidence (4)</b> 0:14,18,15,20 <b>exact (8)</b> 0:16,22,2,17,3,6,12,9 <b>exactly (12)</b> 0:15,20,22,1,13,25,3, 11,8,19,8,4 <b>examination (18)</b> 0:5,18,7,7,24,6,17,8, 18,11,15,22,3,20,24,23, 17,2 <b>examiner (7)</b> 0:14,21,9,12,15,8,25 <b>example (5)</b> 0:14,9,10,21,22 <b>examples (4)</b> 0:10,24,5,17 <b>exceed (1)</b> 0:4 <b>exceeded (3)</b> 0:4,16,22 <b>exceeds (1)</b> 0:10	<b>Except (3)</b> 0:18,14,20 <b>exception (10)</b> 0:9,14,24,6,13,17,21, 22,20,10 <b>exceptions (4)</b> 0:23,10,23,25 <b>excessive (1)</b> 0:24 <b>exclude (3)</b> 0:14,5,13 <b>exclusively (1)</b> 0:20 <b>excursions (2)</b> 0:15,18 <b>excuse (8)</b> 0:7,16,10,14,13,4,21, 4 <b>excused (13)</b> 0:18,22,23,8,9,8,16, 20,12,13,15,17,18 <b>Executive (1)</b> 0:16 <b>exhaust (2)</b> 0:12,14 <b>Exhibit (69)</b> 0:6,5,6,19,21,23,1, 25,7,9,23,2,15,19,5,7,8, 12,12,14,23,1,1,8,13, 14,5,14,16,8,9,13,19, 19,21,25,3,5,6,7,10,16, 17,19,9,14,19,3,18,20, 24,18,5,6,6,19,20,8,8, 15,18,10,19,19,21,25,2, 20,5 <b>Exhibits (6)</b> 0:3,17,2,4,4,9 <b>exist (2)</b> 0:8,24 <b>existing (38)</b> 0:10,4,16,18,21,25, 12,13,15,25,3,4,15,16, 22,23,24,7,12,2,9,14,2, 23,8,24,24,25,3,23,11, 14,15,22,11,17,24,11 <b>exists (1)</b> 0:19 <b>expand (4)</b> 0:16,21,22,5 <b>expanded (2)</b> 0:2,14 <b>expands (3)</b> 0:12,14,15 <b>expansion (1)</b> 0:13 <b>expect (3)</b> 0:12,20,18 <b>expectations (2)</b> 0:21,23 <b>expected (1)</b> 0:2 <b>experience (7)</b> 0:11,18,24,3,2,11,19
---	--	--	--	--

**CU 16-14  
Shelter Development**

<b>expert (23)</b> 0:14,11,16,21,24,7,9, 20,5,16,22,9,18,19,3,4, 13,15,2,6,18,25,11	0:5,16,19,1,9,12,24, 7,11,14,7,1,11,18,21, 18,4,7,10,12,22,24,1, 15,19,20,25,14	<b>FedEx (1)</b> 0:9	0:4,8	10,24,9,12,12,13,13,3, 18,24,11,20,20,21,4,15, 4,13,17,19,24,5,9,7,10, 14,2,7,7,21,1,3,14,25, 12,4,14,20,22,10,24,7, 12;25:2;0:3,10,17,18,4, 5,9,9,11,11,14,15,16, 21,24,23,25,25,1,1,12, 17,20,22,24,24,25,2,4, 4,5,9,9,10,11,11,12,17, 15,1,2,8,18,18,21,3,22, 23,5,10,11,13,14,21,3, 8,11,14,15,16,18,4,15, 3,8,10,11,24,25,21,18
<b>experts (1)</b> 0:24	<b>facility (47)</b> 0:6,11,10,2,12,18,3, 3,20,21,22,8,7,23,1,5,9, 12,8,19,22,25;25:3,10; 0:3,4,7,11,12,21,6,20,2, 2,5,18,18,22,14,16,16, 17,23,13,12,20,3	<b>feel (10)</b> 0:23,4,13,2,6,6,8,1,5, 14	<b>find (17)</b> 0:12,9,6,23,2,6,7,20, 7,25,15,16,21,12,25,20, 21	<b>Fleming's (1)</b> 0:11
<b>explain (29)</b> 0:25,22,25,23,16,1,9, 12,20,8,11,9,10,20,3,3, 9,14,19,20,9,7,15,5,14, 3,19,22,19	<b>facing (4)</b> 0:15,22,23,6	<b>feet (184)</b> 0:3,11,22,9,13,18,21, 23,23,23,24,2,2,3,4,4,5, 6,6,8,10,11,11,14,16, 16,20,21,22,22,24,7,14, 15,7,25,1,3,3,5,9,10,13, 13,13,20,13,20,7,8,11, 19,14,15,5,11,18,20,22, 3,5,5,11,13,18,18,22, 17,7,8,13,13,7,23,12,8, 11,2,5,9,11,12,14,25,8, 2,3,6,12,17,25,3,12,1,3, 8,12,12,13,15,15,16,17, 17,19,20,20,21,23,25,2, 2,4,6,10,13,18,21,22, 23,2,4,7,8,8,13,14,15, 17,20,21,22,23,21,4,8, 9,11,12,12,12,12,13,14, 14,14,15,16,19,21,22, 23,25,6,21,3,8,17,21, 23,23,7,13,13,14,14,18, 19,20,20,21,23,1,1,2,3, 8,9,9,11,12,16,7,8	<b>finding (1)</b> 0:4	<b>flip (2)</b> 0:12,1
<b>explore (1)</b> 0:7	<b>fact (34)</b> 0:14,19,25,4,16,20, 16,18,24,18,20,3,6,8, 23,13,18,19,25,1,20,21, 23,6,16,19,17,23,21,24, 1,9,12,14	<b>finger (1)</b> 0:8	<b>findings (3)</b> 0:12,3,19	<b>flipped (2)</b> 0:13,14
<b>extend (4)</b> 0:18,21,17,5	<b>factors (1)</b> 0:25	<b>fingers (1)</b> 0:9	<b>fine (13)</b> 0:5,16,20,22,6,6,24, 2,2,2,19,14,16	<b>floor (40)</b> 0:11,14,21,1,2,9,15, 21,24,2,5,9,10,11,13, 14,18,18,22,24,25,22, 24,25,1,2,2,4,6,9,14,14, 15,19,12,20,23,5,8,9
<b>extension (1)</b> 0:7	<b>fair (4)</b> 0:19,13,17,23	<b>finish (4)</b> 0:23,25,16,9	<b>fire (10)</b> 0:24,1,3,3,7,11,15,7, 8,5	<b>floors (7)</b> 0:11,1,4,5,16,6,9
<b>extensive (3)</b> 0:13,15,16	<b>Fairfax (1)</b> 0:10	<b>finishes (2)</b> 0:21,23	<b>firm (1)</b> 0:14	<b>Floura (1)</b> 0:15
<b>extensively (1)</b> 0:13	<b>fairly (3)</b> 0:8,12,21	<b>fire (10)</b> 0:24,1,3,3,7,11,15,7, 8,5	<b>First (41)</b> 0:18,19,3,24,3,6,1, 14,25,10,10,11,5,3,4, 24,5,12,16,1,3,16,9,10, 7,3,5,7,2,12,12,15,22,8, 6,2,3,8,20,2,20	<b>flower (1)</b> 0:13
<b>extent (4)</b> 0:11,4,5,20	<b>faith (1)</b> 0:4	<b>firm (1)</b> 0:14	<b>fit (3)</b> 0:9,16,9	<b>flowering (7)</b> 0:1,3,3,10,12,13,3
<b>exterior (2)</b> 0:21,15	<b>fall (3)</b> 0:25,1,14	<b>firm (1)</b> 0:14	<b>fitness (2)</b> 0:12,25	<b>flowers (1)</b> 0:6
<b>external (1)</b> 0:22	<b>falling (1)</b> 0:24	<b>firm (1)</b> 0:14	<b>fits (3)</b> 0:1,22,5	<b>flush (1)</b> 0:3
<b>extra (5)</b> 0:25,8,20,16,7	<b>falls (3)</b> 0:6,19,15	<b>firm (1)</b> 0:14	<b>fitting (1)</b> 0:22	<b>flushing (1)</b> 0:18
<b>extrapolate (1)</b> 0:8	<b>Fallsgrove (2)</b> 0:20,21	<b>firm (1)</b> 0:14	<b>five (20)</b> 0:22,18,24,10,23,7, 13,20,24,3,9,23,12,2, 10,23,15,8,8,22	<b>focus (4)</b> 0:11,24,24,6
<b>extreme (1)</b> 0:13	<b>familiar (9)</b> 0:11,19,23,2,3,18,23, 10,10	<b>firm (1)</b> 0:14	<b>fix (3)</b> 0:9,16,9	<b>focused (1)</b> 0:12
<b>EYA (20)</b> 0:3,21,21,14,17,1,22, 23,24,22,20,20,6,11,14, 17,23,23,24,15	<b>familiarity (1)</b> 0:8	<b>firm (1)</b> 0:14	<b>fixture (2)</b> 0:15,14	<b>focusing (1)</b> 0:5
<b>EYA's (1)</b> 0:13	<b>families (4)</b> 0:23,24,15,6	<b>firm (1)</b> 0:14	<b>fixtures (3)</b> 0:19,10,23	<b>folded (1)</b> 0:17
<b>eye (2)</b> 0:9,16	<b>family (24)</b> 0:24,11,19,21,21,22, 7,7,17,9,7,8,21,11,1,7, 18,22,25,20,15,25,8,10	<b>firm (1)</b> 0:14	<b>fixtures (3)</b> 0:19,10,23	<b>foliage (1)</b> 0:6
<b>eyeballing (1)</b> 0:13	<b>far (13)</b> 0:19,11,12,12,20,6,6, 14,18,9,16,19,10	<b>firm (1)</b> 0:14	<b>flat (2)</b> 0:11,1	<b>folks (3)</b> 0:10,6,9
<b>F</b>	<b>farther (3)</b> 0:5,2,15	<b>firm (1)</b> 0:14	<b>flatter (1)</b> 0:4	<b>follow (2)</b> 0:1,21
<b>fabric (1)</b> 0:16	<b>farthest (1)</b> 0:24	<b>firm (1)</b> 0:14	<b>flavor (2)</b> 0:3,7	<b>followed (2)</b> 0:5,11
<b>facade (25)</b> 0:25,15,22,2,13,2,1, 10,11,13,18,2,2,6,11, 14,18,18,18,19,17,22,1, 25,1	<b>fast (1)</b> 0:3	<b>firm (1)</b> 0:14	<b>Fleming (155)</b> 0:9,12,21,23,24,1,14, 10,13,15,23,25,14,20, 22,18,1,2,3,4,4,5,17,19, 23,23,25,6,6,9,14,18, 20,12,25,2,5,13,7,10,	<b>following (2)</b> 0:22,2
<b>façade (2)</b> 0:14,21	<b>feature (1)</b> 0:16	<b>firm (1)</b> 0:14	<b>food (3)</b> 0:6,22,23	<b>foot (35)</b> 0:1,3,4,18,23,21,21, 22,5,8,14,17,18,21,17,
<b>facades (1)</b> 0:14	<b>features (6)</b> 0:10,14,16,4,12,15	<b>firm (1)</b> 0:14		
<b>face (8)</b> 0:4,10,15,11,12; 25:2;0:7,25		<b>firm (1)</b> 0:14		
<b>faces (5)</b> 0:6,15,7,11,17		<b>firm (1)</b> 0:14		
<b>facilities (28)</b>		<b>firm (1)</b> 0:14		

**CU 16-14  
Shelter Development**

17,19,19,5,13,13,18,17, 10,7,12,3,6,10,17,25, 15,16,1,4 <b>footprint (7)</b> 0:8,21,17,4,10,19,17 <b>Foray (1)</b> 0:7 <b>foremost (1)</b> 0:12 <b>forest (34)</b> 0:16,17,22,10,16,12, 19,25,2,4,5,7,8,9,11,14, 2,4,9,22,23,2,24,9,15, 18,17,8,11,15,16,20,13, 15 <b>forested (5)</b> 0:2,24,1,7,22 <b>Forester (1)</b> 0:22 <b>Foresters (5)</b> 0:5,9,24,6,25 <b>forget (2)</b> 0:3,23 <b>forgive (1)</b> 0:10 <b>forgot (1)</b> 0:25 <b>formal (2)</b> 0:3,17 <b>formalities (1)</b> 0:4 <b>former (1)</b> 0:7 <b>forms (1)</b> 0:10 <b>forth (4)</b> 0:20,11,1,12 <b>Forty (1)</b> 0:20 <b>forward (5)</b> 0:6,11,1,11,23 <b>forwarding (1)</b> 0:8 <b>foundation (2)</b> 0:11,16 <b>four (33)</b> 0:3,5,11,16,6,23,14, 12,1,7,11,14,17,24,25, 12,18,15,11,18,18,23; 25:19;0:2,11,8,13,20, 20,21,15,23,23 <b>fourth (8)</b> 0:16,19,1,1,22,19,16, 21 <b>Foxborough (1)</b> 0:5 <b>frame (3)</b> 0:12,21,6 <b>framework (2)</b> 0:23,16 <b>Frederick (1)</b> 0:5 <b>frequent (1)</b>	0:14 <b>Friday (1)</b> 0:17 <b>front (33)</b> 0:24,11,22,24,4,3,14, 3,6,8,18,22,22,2,3,8,14, 15,22,14,8,10,12,12,4, 4,14,1,8,17,12,6,8 <b>frontage (6)</b> 0:25,3,25,25,22,25 <b>fronting (1)</b> 0:13 <b>fruition (1)</b> 0:20 <b>full (9)</b> 0:9,24,25,5,8,16,10, 11,18 <b>fully (3)</b> 0:12,11,12 <b>functional (2)</b> 0:16,1 <b>functionality (1)</b> 0:11 <b>further (24)</b> 0:14,9,22,4,17,11,14, 16,13,19,14,17,11,10, 14,1,13,24,4,25,11,16, 5,9 <b>future (4)</b> 0:17,3,13,8	8,6,2,10,21,8,11,23,17, 3 <b>generate (1)</b> 0:22 <b>generated (2)</b> 0:21,16 <b>generator (13)</b> 0:11,1,18,1,2,7,8,13, 14,22,23,24,17 <b>generators (1)</b> 0:5 <b>generous (1)</b> 0:16 <b>gentleman (1)</b> 0:7 <b>George's (2)</b> 0:13,20 <b>Georgetown (2)</b> 0:7,18 <b>gets (7)</b> 0:6,9,9,15,8,23,19 <b>given (7)</b> 0:7,15,16,16,14,14, 10 <b>gives (2)</b> 0:3,15 <b>giving (1)</b> 0:21 <b>glaring (1)</b> 0:6 <b>Glassy (2)</b> 0:13,13 <b>goal (3)</b> 0:17,5,6 <b>goals (2)</b> 0:18,5 <b>goes (10)</b> 0:11,9,12,15,16,21,9, 21,12,13 <b>gold (1)</b> 0:11 <b>golden (1)</b> 0:16 <b>Good (37)</b> 0:21,5,22,25,4,6,11, 8,4,23,2,10,21,21,22,7, 20,6,7,1,10,23,5,6,7,4, 20,4,4,5,1,21,14,15,25, 2,25 <b>Gotcha (2)</b> 0:9,6 <b>Gottovi (1)</b> 0:10 <b>grade (26)</b> 0:6,10,12,19,9,8,12, 15,11,19,2,14,20,21,5, 18,20,9,3,10,10,25,25, 11,19,11 <b>grades (1)</b> 0:25 <b>grading (1)</b> 0:16 <b>grand (1)</b>	0:4 <b>granted (1)</b> 0:19 <b>grasses (1)</b> 0:13 <b>gravel (1)</b> 0:24 <b>great (8)</b> 0:25,15,6,9,11,24,6, 19 <b>greater (1)</b> 0:2 <b>greatly (2)</b> 0:19,10 <b>green (15)</b> 0:18,9,23,6,7,10,9,2, 4,25,10,20,7,13,7 <b>greens (1)</b> 0:1 <b>greenspace (1)</b> 0:7 <b>greenway (1)</b> 0:16 <b>Greg (1)</b> 0:6 <b>grey (3)</b> 0:3,5,8 <b>gridded (1)</b> 0:21 <b>grooming (1)</b> 0:7 <b>Grosvenor (65)</b> 0:6,10,3,6,19,21,24, 3,25,14,16,25,3,17,19, 13,18,20,5,7,10,16,21, 6,7,15,16,16,25,12,14, 14,17,19,2,3,6,6,6,24, 24,25,6,7,13,15,15,3, 22,2,1,4,13,6,24,25,4, 16,20,12,11,19,15,16, 24 <b>ground (10)</b> 0:14,3,5,19,9,14,14, 8,11,17 <b>grounds (1)</b> 0:9 <b>Group (12)</b> 0:23,19,24,2,2,4,7, 23,1,3,18,19 <b>groupings (2)</b> 0:12,12 <b>groups (2)</b> 0:12,9 <b>grow (3)</b> 0:13,3,21 <b>growing (1)</b> 0:4 <b>guess (15)</b> 0:6,20,12,23,8,18,14, 5,5,12,2,1,15,6,18 <b>guessing (1)</b> 0:7 <b>guest (1)</b>	0:16 <b>guidance (1)</b> 0:4 <b>guideline (2)</b> 0:11,12 <b>guidelines (3)</b> 0:21,23,5 <b>guys (6)</b> 0:17,11,6,12,22,11
<b>G</b>			<b>H</b>	
	<b>gable (1)</b> 0:12 <b>gabled (1)</b> 0:2 <b>gables (2)</b> 0:8,9 <b>Gaithersburg (1)</b> 0:5 <b>garage (11)</b> 0:1,13,11,13,24,15, 17,21,3,10,13 <b>garages (1)</b> 0:21 <b>garden (1)</b> 0:21 <b>gardening (2)</b> 0:10,17 <b>Gardens (1)</b> 0:18 <b>gas (1)</b> 0:1 <b>gathering (2)</b> 0:10,13 <b>gave (2)</b> 0:21,13 <b>general (15)</b> 0:20,19,2,2,16,20,24, 5,8,25,23,18,3,10,15 <b>generally (17)</b> 0:18,25,1,24,11,10,4,	<b>habitat (1)</b> 0:15 <b>hadn't (1)</b> 0:4 <b>hair (3)</b> 0:8,17,17 <b>half (41)</b> 0:24,3,7,1,3,5,5,10, 11,13,13,14,18,25,17,3, 5,17,17,17,9,3,12,8,21, 22,22,21,4,7,10,12,16, 16,22,22,6,21,8,9,8 <b>Halloween (1)</b> 0:11 <b>halo (1)</b> 0:19 <b>hampered (1)</b> 0:6 <b>hand (18)</b> 0:16,9,25,3,10,12,24, 11,12,14,15,16,9,24,4, 8,5,9 <b>handful (4)</b> 0:11,16,10,9 <b>handicapped (2)</b> 0:11,12 <b>handle (1)</b> 0:25 <b>handled (3)</b> 0:2,13,17 <b>hands (1)</b> 0:23 <b>happen (2)</b> 0:5,14 <b>happened (1)</b> 0:7 <b>happening (2)</b> 0:19,25 <b>happens (2)</b> 0:5,8 <b>happy (4)</b> 0:11,11,9,6 <b>hard (8)</b> 0:20,7,11,6,1,11,17, 21 <b>hardly (1)</b> 0:14 <b>harm (1)</b> 0:17 <b>Harris (482)</b> 0:21,21,5,7,8,10,14,		

**CU 16-14  
Shelter Development**

14,16,17,23,23,2,2,4,4, 6,8,10,15,15,17,18,20, 21,22,23,24,2,4,5,7,10, 12,12,17,4,7,11,11,14, 18,20,20,21,24,2,4,10, 12,17,21,23,25,5,7,14, 18,3,5,16,18,22,25,25, 1,5,10,12,14,18,19,24, 9,9,11,12,16,19,25,4,8, 11,18,19,19,22,23,6,7, 10,10,11,16,18,22,25,1, 5,14,15,18,19,22,24,4, 8,8,13,18,25,25,25,25, 1,3,3,7,8,9,14,18,23,24, 25,2,2,4,5,7,7,15,18,20, 21,23,25,3,4,5,10,11, 13,16,19,23,1,2,3,5,7, 10,14,20,21,23,25,1,6, 14,15,23,23,3,8,9,11, 12,18,20,20,2,3,7,7,8, 10,10,12,14,16,18,18, 19,21,22,23,24,25,1,1, 10,14,17,21,24,24,1,3, 3,6,8,8,9,11,13,15,18, 21,22,1,3,6,7,11,15,18, 20,21,23,24,1,4,8,14,4, 4,5,7,10,12,12,14,15, 16,20,23,6,6,9,10,21, 25,1,3,4,7,8,9,11,12,14, 17,25,3,3,3,5,7,14,14, 15,19,20,23,24,25,4,11, 15,17,19,23,25,8,11,17, 22,1,2,5,8,11,12,12,16, 17,19,20,22,23,1,2,3,7, 10,11,12,12,16,17,18, 23,24,24,8,10,11,11,13, 13,14,17,19,21,21,23,1, 2,3,5,6,7,10,10,12,13, 13,15,16,16,21,21,23, 24,4,14,24,1,6,9,10,12, 16,16,18,21,25,1,10,12, 15,19,20,22,2,4,4,6,8, 12,13,13,15,17,17,19, 19,19,23,25,10,12,16, 22,4,5,7,11,13,13,16, 18,1,1,4,9,10,12,15,16, 17,18,19,21,25,16,19,4, 10,13,14,15,16,19,21, 23,24,2,7,16,5,6,12,1,2, 4,8,11,15,17,4,13,16,1, 3,4,7,11,13,14,16,17, 19,20,22,23,25,25,4,7, 10,12,14,20,22,2,2,8, 11,14,15,20,21,21,25,2, 2,4,8,9,9,10,10,12,12, 13,13,15,16,16,18,18, 20,24,24,5,8,11,13	<b>hasn't (2)</b> 0:22,12 <b>Hatherleigh (1)</b> 0:11 <b>haven't (11)</b> 0:15,9,15,21,5,6,10, 25,19,14,6 <b>Haverhill (2)</b> 0:21,4 <b>he'll (1)</b> 0:20 <b>he's (4)</b> 0:13,12,17,18 <b>head (2)</b> 0:22,4 <b>headed (1)</b> 0:16 <b>heading (1)</b> 0:21 <b>headlights (7)</b> 0:9,8,16,18,11,14,18 <b>headquarters (1)</b> 0:8 <b>health (7)</b> 0:18,18,24,9,10,12, 22 <b>hear (14)</b> 0:20,23,3,12,14,21,7, 19,4,3,4,4,20,25 <b>heard (16)</b> 0:12,9,9,13,3,20,15, 10,23,3,5,19,16,19,4,19 <b>hearing (33)</b> 0:3,12,13,25,10,12, 17,17,18,1,4,20,20,25, 12,20,8,11,12,15,23,22, 10,17,23,8,3,17,25,24, 5,2,20 <b>Hearings (3)</b> 0:13,12,5 <b>hearsay (1)</b> 0:5 <b>hedge (2)</b> 0:16,22 <b>height (33)</b> 0:5,1,13,14,16,18,18, 23,8,8,16,16,16,21,17, 3,3,11,16,24,5,7,8,9,7, 17,21,25,25,7,9,12,12 <b>Heights (11)</b> 0:3,21,16,18,19,19, 20,7,16,25,5 <b>help (6)</b> 0:10,25,2,3,10,9 <b>helped (1)</b> 0:8 <b>helpful (20)</b> 0:15,25,21,22,15,17, 8,16,10,10,25,7,5,2,24, 5,19,11,5,6 <b>helps (4)</b> 0:25,7,19,22 <b>hereby (1)</b>	0:2 <b>herself (1)</b> 0:3 <b>high (17)</b> 0:16,13,18,11,2,23,8, 21,17,14,18,21,1,8,9, 16,4 <b>higher (2)</b> 0:21,3 <b>highlight (2)</b> 0:12,6 <b>highlighted (4)</b> 0:21,20,23,15 <b>high-tech (1)</b> 0:11 <b>highway (3)</b> 0:1,2,11 <b>highways (1)</b> 0:17 <b>hill (1)</b> 0:25 <b>Hills (1)</b> 0:7 <b>hire (2)</b> 0:19,4 <b>historic (2)</b> 0:4,8 <b>historically (1)</b> 0:15 <b>hit (2)</b> 0:22,10 <b>Hold (2)</b> 0:4,19 <b>holding (3)</b> 0:17,16,18 <b>holiday (1)</b> 0:21 <b>hollies (13)</b> 0:18,14,18,16,2,19, 20,6,19,9,3,8,9 <b>holly (1)</b> 0:4 <b>home (19)</b> 0:23,3,4,16,20,25,8, 21,7,10,13,17,20,20; 25:15:0:6,9,7,11 <b>home's (1)</b> 0:15 <b>Homes (36)</b> 0:4,19,22,7,7,15,15, 10,16,6,6;25:2:0:3,10, 11,1,6,22,7,11,11,14, 17,19,19,19,22,14,15, 18,20,2,13,15,25,8 <b>home's (1)</b> 0:19 <b>homework (1)</b> 0:11 <b>honest (2)</b> 0:3,17 <b>hope (1)</b> 0:2 <b>hopeful (1)</b>	0:15 <b>hopefully (2)</b> 0:7,17 <b>hoping (3)</b> 0:22,4,1 <b>Hord (3)</b> 0:14,5,13 <b>Hospital (1)</b> 0:17 <b>hot (2)</b> 0:5,17 <b>hour (4)</b> 0:11,14,15,21 <b>hours (2)</b> 0:12,8 <b>house (34)</b> 0:20,15,23,25,5,5,11, 20,3,5,6,11,14,15,16, 18,19,25;25:20:0:12, 14,22,12,9,15,10,22,3, 13,16,5,3,12,4 <b>housekeeping (1)</b> 0:1 <b>houses (48)</b> 0:22,11,23,22,6,5,17, 23,10,11,24,20,9,12,13, 3,4,5,11,14,18,21,4,5,5, 7,7,11,12,14,20,21,23, 24,25,12,17,23,1,3,10, 12,8,17,22,3,12,24 <b>housing (15)</b> 0:11,14,14,24,6,4,20, 1,2,4,6,19,1,17,20 <b>HP13 (1)</b> 0:10 <b>huh (1)</b> 0:17 <b>hundreds (1)</b> 0:7 <b>hunger (1)</b> 0:24 <b>Hurst (1)</b> 0:11 <b>hurt (1)</b> 0:16 <b>hypothetical (1)</b> 0:1	0:2,4,8,11,11,15,2, 13,25,2,25,5,2,6,13,14, 21,15,16,16,22,25,3,7, 15,22,9,14,3,3,20,4,20, 6,25,14,9,25,2,10,12, 13,20,10,17,6,14,17,18, 6,15,16,17,17,18,19,1, 1,5,9,18,21,25,2,8,14, 25,1,25,5,20,1,12,13,3; 25:9:0:1,4,7,16,18,4, 13,20,4,9,22,23,3,13, 15,8,16,4,5,5,11,12,13, 14,1,2,3,6,8,18,12,13, 13,17,12,18,24,11,3,6, 13,14,14,15,25,4,15,10, 20,20,22,25,5,7,14,21, 4,5,6,11,12,16,22,25,1, 4,19,21,22,25,25 <b>I've (22)</b> 0:22,12,15,6,3,3,18, 19,20,8,25,25,13,17,8, 10,10,15,1,1,1,23 <b>idea (5)</b> 0:7,17,2,15,4 <b>ideas (2)</b> 0:7,1 <b>identical (1)</b> 0:13 <b>identification (11)</b> 0:7,22,3,6,17,10,21, 22,20,21,3 <b>identified (8)</b> 0:9,6,21,25,25,10,13, 19 <b>identifies (4)</b> 0:13,3,4,22 <b>identify (14)</b> 0:20,2,22,19,10,2,8, 7,18,10,15,16,23,10 <b>identifying (2)</b> 0:3,13 <b>idling (2)</b> 0:19,20 <b>illustrate (1)</b> 0:23 <b>illustrates (1)</b> 0:5 <b>illustration (1)</b> 0:7 <b>image (21)</b> 0:5,6,9,10,15,17,19, 20,24,5,5,8,9,9,12,13, 13,15,24,9,20 <b>images (6)</b> 0:13,16,25,18,23,24 <b>immediate (2)</b> 0:5,24 <b>immediately (7)</b> 0:16,2,13,14,11,16,7 <b>impact (10)</b> 0:17,22,13,21,19,21, 25,18,2,3 <b>impacts (3)</b>
<b>Harris's (1)</b> 0:2 <b>harsher (1)</b> 0:5 <b>hashed (3)</b> 0:22,24,6			<b>I</b>	
			<b>I'd (26)</b> 0:21,24,6,10,22,1,20, 19,8,14,20,1,24,2,13, 22,8,20,22,16,23,1,15, 16,4,20 <b>I'll (48)</b> 0:25,5,4,5,11,20,24, 21,19,22,24,24,17,18, 21,4,14,6,2,2,2,13,19, 21,2,4,17,5,9,6,17,22,1, 25,17,20,16,7,18,19,22, 7,21,21,22,24,25,25 <b>I'm (147)</b>	

0:11,14,11 <b>impervious (1)</b> 0:13 <b>implementation (1)</b> 0:23 <b>implements (1)</b> 0:16 <b>important (13)</b> 0:9,18,13,20,22,5,13, 4,14,16,2,4,14 <b>improved (1)</b> 0:22 <b>improvements (2)</b> 0:18,17 <b>INC (1)</b> 0:2 <b>inch (5)</b> 0:12,13,3,16,5 <b>inches (6)</b> 0:9,6,6,1,2,23 <b>incidental (1)</b> 0:14 <b>include (8)</b> 0:9,5,24,19,15,16,8, 10 <b>included (5)</b> 0:9,10,20,13,3 <b>includes (6)</b> 0:3,3,23,1,11,13 <b>including (6)</b> 0:11,1,24,4,11,8 <b>incompatibility (1)</b> 0:24 <b>incompatible (3)</b> 0:12,13,9 <b>incorporate (1)</b> 0:13 <b>incorrect (2)</b> 0:1,18 <b>increase (1)</b> 0:8 <b>increased (1)</b> 0:22 <b>increases (1)</b> 0:5 <b>incredible (1)</b> 0:23 <b>indeed (1)</b> 0:7 <b>independent (2)</b> 0:5,15 <b>in-depth (1)</b> 0:14 <b>indicate (2)</b> 0:14,8 <b>indicated (4)</b> 0:14,15,21,1 <b>indicates (2)</b> 25:19;0:11 <b>indication (1)</b> 0:1 <b>individual (4)</b> 0:4,19,4,12	<b>individuals (1)</b> 0:7 <b>indoor (1)</b> 0:2 <b>industry (2)</b> 0:4,6 <b>inevitable (1)</b> 0:9 <b>infill (1)</b> 0:23 <b>influence (2)</b> 0:12,14 <b>influences (2)</b> 0:4,11 <b>inform (1)</b> 0:9 <b>informal (1)</b> 0:3 <b>information (5)</b> 0:4,4,12,25,12 <b>informed (3)</b> 0:10,9,14 <b>infrastructure (1)</b> 0:10 <b>Inherent (7)</b> 0:1,4,13,22,25,8,20 <b>initial (7)</b> 0:8,9,25,18,15,12,14 <b>Initially (1)</b> 0:25 <b>inner (1)</b> 0:13 <b>input (1)</b> 0:11 <b>ins (2)</b> 0:19,23 <b>inspected (2)</b> 0:18,11 <b>inspired (1)</b> 0:12 <b>installation (3)</b> 0:7,13,8 <b>installed (1)</b> 0:22 <b>instance (7)</b> 0:5,8,9,7,9,8,11 <b>instead (5)</b> 0:21,1,14,23,13 <b>instigated (1)</b> 0:1 <b>intend (1)</b> 0:25 <b>intended (3)</b> 0:4,10,22 <b>intensity (1)</b> 0:23 <b>intent (1)</b> 0:6 <b>intention (2)</b> 0:16,10 <b>intentionally (1)</b> 0:2 <b>interaction (3)</b>	0:19,22,17 <b>interest (6)</b> 0:14,13,6,13,13,14 <b>interested (3)</b> 0:9,6,15 <b>interior (6)</b> 0:16,19,20,24,1,23 <b>interject (1)</b> 0:4 <b>intermingled (1)</b> 0:11 <b>international (1)</b> 0:4 <b>interpret (1)</b> 0:19 <b>interrupt (2)</b> 0:12,2 <b>intersection (10)</b> 0:2,15,22,3,9,16,20, 21,1,23 <b>into (53)</b> 0:4,16,5,21,4,6,6,17, 24,9,15,20,18,14,14,3, 13,13,10,12,14,16,18, 18,14,14,10,14,8,14,13, 14,20,16,12,20,18,11, 25,19,6,17,23,23,8,17, 8,16,25,15,22,22,25 <b>introduce (8)</b> 0:17,18,19,24,25,22, 16,10 <b>introduced (3)</b> 0:18,13,22 <b>introducing (1)</b> 0:15 <b>invasive (2)</b> 0:17,18 <b>invasives (1)</b> 0:21 <b>invisible (1)</b> 0:19 <b>invited (1)</b> 0:10 <b>involved (6)</b> 0:22,4,7,10,8,19 <b>involves (2)</b> 0:7,13 <b>Iraola (94)</b> 0:5,9,9,10,2,3,4,4,6,8, 11,14,14,18,20,22,24, 25,2,3,5,7,9,9,16,21,25, 2,4,4,6,6,6,8,11,14,16, 20,20,23,23,23,1,1,2,3, 4,6,8,9,12,15,16,17,18, 18,19,19,22,24,24,25,4, 6,13,1,1,3,7,7,11,19,19, 21,22,1,9,10,11,13,13, 20,21,24,24,3,5,5,7,20, 24,25,22,16 <b>Iraola's (1)</b> 0:7 <b>Irene (1)</b> 0:22	<b>irrelevant (1)</b> 0:14 <b>irrespective (1)</b> 0:7 <b>island (1)</b> 0:5 <b>isn't (5)</b> 0:19,11,6,14,3 <b>issue (16)</b> 0:15,21,21,9,23,25,1, 7,21,14,5,5,6,16,17,22 <b>issues (7)</b> 0:19,8,15,16,24,22,7 <b>it'd (3)</b> 0:18,9,9 <b>It's (240)</b> 0:2,4,7,17,18,19,1,2, 4,15,1,4,20,12,24,1,9, 15,18,19,19,2,12,19,20, 23,23,24,3,13,14,23,24, 2,13,13,13,14,21,5,6, 11,15,16,1,1,1,2,8,9,11, 13,20,25,7,15,20,13,24, 24,1,13,13,17,18,25,6, 14,18,18,9,1,3,9,11,12, 13,19,7,13,19,12,2,16, 17,5,13,13,1,2,11,12,2, 19,24,25,3,11,16,20,25, 25,2,3,4,16,2,3,14,14, 22,2,18,19,23,7,9,13, 20,9,18,18,24,14,23,5, 6,9,10,10,12,15,8,9,14, 23,2,17,1,6,14,14,25, 10,11,12,13,15,24,25,2, 9,9,24,25,1,3,3,6,6,14, 17,17,17,24,3,4,5,12, 21,21,5,10,12,12,20,21, 2,3,4,4,9,9,9,10,12,13, 16,16,16,25,8,9,9,13, 15,16,20,4,5,12,10,17, 19,20,2,9,10,12,13,14, 17,19,19,21,21,22,22, 24,13,1,4,8,16,24,12, 22,2,4,12,24,3,4,6,7,8, 17,21,5,16 <b>ITE (1)</b> 0:20 <b>item (2)</b> 0:7,9 <b>itemize (1)</b> 0:15 <b>items (2)</b> 0:3,14	0:5,13 <b>job (4)</b> 0:11,19,25,6 <b>JOHNSONS (1)</b> 0:5 <b>Johnson (134)</b> 0:4,20,22,25,3,3,3,3, 4,6,6,7,8,9,10,13,14,14, 18,19,20,21,22,24,25,1, 3,5,6,7,8,8,9,12,14,15, 17,17,19,21,21,23,25,2, 2,3,6,7,8,8,10,10,11,11, 14,17,18,20,21,22,24,2, 2,3,6,7,10,11,13,16,16, 19,20,22,23,23,3,4,6, 10,11,11,15,15,15,19, 19,22,22,22,25,2,5,7,8, 12,13,16,17,18,21,22, 22,24,8,9,21,9,12,19,4, 11,25,17,19,21,2,10,23, 12,10,4,24,1,6,9,12,13, 3,3,14,20,23,17 <b>joint (1)</b> 0:4 <b>jointly (1)</b> 0:8 <b>joking (1)</b> 0:5 <b>JORDAN (6)</b> 0:3,16,19,4,4,4 <b>Jordan's (1)</b> 0:5 <b>judges (1)</b> 0:18 <b>judgment (2)</b> 0:1,20 <b>juggle (1)</b> 0:1 <b>juggling (1)</b> 0:24 <b>June (1)</b> 0:9 <b>jurisdiction (1)</b> 0:16 <b>justification (1)</b> 0:25 <b>juvenile (1)</b> 0:3
<b>K</b>				
<b>keep (8)</b> 0:11,20,24,9,13,5,13, 13 <b>keeping (1)</b> 0:13 <b>Kensington (7)</b> 0:6,6,22,25,8,11,12 <b>kept (2)</b> 0:4,2 <b>Kevin (4)</b> 0:4,20,3,15 <b>key (1)</b>				

**CU 16-14  
Shelter Development**

0:8 <b>kids (3)</b> 0:21,11,10 <b>kind (33)</b> 0:2,24,15,25,11,11, 13,18,3,10,4,10,14,1,1, 9,5,18,12,23,7,19,24,4, 17,23,24,14,3,14,15,17, 9 <b>kindly (1)</b> 0:9 <b>kinds (1)</b> 0:24 <b>Kingswood (1)</b> 0:11 <b>kitchen (4)</b> 0:1,9,22,19 <b>kitchenette (2)</b> 0:2,13 <b>kitchens (1)</b> 0:2 <b>KLEIN (205)</b> 0:2,3,7,8,8,8,10,11, 13,18,18,21,22,9,10,12, 12,14,10,5,10,23,24,25, 25,6,8,10,10,14,18,19, 25,18,20,22,15,17,2,8, 15,19,1,3,11,23,1,2,6,7, 10,11,13,14,17,17,19, 22,22,24,25;25:5,7,14, 18,25;0:1,2,2,4,5,6,6,7, 8,10,10,12,14,16,16,17, 19,19,22,24,25,3,5,17, 19,21,22,25,2,3,5,7,8, 10,11,12,13,20,21,21,1, 13,15,15,18,18,20,21, 22,24,25,25,2,3,5,5,8,9, 11,15,22,1,4,5,5,8,8,9, 12,12,17,20,21,25,2,4, 4,17,22,1,4,6,11,15,21, 3,8,10,11,13,14,15,16, 17,18,21,21,24,25,25,2, 2,3,5,7,7,9,10,12,17,17, 19,20,21,23,25,1,1,8, 11,13,16,22,24,12,16, 17,7,8,8,16,24,25,25,4, 4,7,23,6 <b>Klein's (1)</b> 0:15 <b>knew (1)</b> 0:10 <b>knowing (1)</b> 0:18 <b>knowledge (4)</b> 0:5,7,24,9 <b>knowledgeable (2)</b> 0:1,25 <b>known (3)</b> 0:10,17,19 <b>knows (2)</b> 0:4,9	<b>L</b>	0:14,24,6,18 <b>latest (1)</b> 0:9 <b>LATR (2)</b> 0:11,12 <b>law (4)</b> 0:7,9,10,16 <b>lawn (3)</b> 0:15,16,15 <b>laws (1)</b> 0:2 <b>layer (1)</b> 0:10 <b>layers (3)</b> 0:3,4,7 <b>laying (1)</b> 0:1 <b>layman's (1)</b> 0:18 <b>layout (5)</b> 0:8,21,23,6,16 <b>lead (1)</b> 0:12 <b>least (3)</b> 0:9,13,21 <b>leave (8)</b> 0:13,16,22,6,11,18, 16,14 <b>leaves (2)</b> 0:2,3 <b>leaving (2)</b> 0:11,8 <b>Leck (1)</b> 0:6 <b>lecturers (1)</b> 0:16 <b>led (1)</b> 0:6 <b>left (13)</b> 0:15,19,20,6,9,12,12, 11,16,18,9,14,9 <b>legitimate (2)</b> 0:21,23 <b>length (2)</b> 0:5,21 <b>lengths (2)</b> 0:15,1 <b>Lenhart (22)</b> 0:19,19,12,16,5,18, 23,12,7,20,25,13,18,21, 20,18,22,15,4,8,14,3 <b>Lerch (2)</b> 0:21,7 <b>less (10)</b> 0:11,23,2,22,23,21, 23,2,16,10 <b>lessor (1)</b> 0:21 <b>Let's (16)</b> 0:13,13,13,24,2,14, 11,5,19,10;25:7;0:6,1, 19,10,11 <b>letter (12)</b>	0:16,20,22,23,25,5,9, 21,9,23,24,8 <b>letters (2)</b> 0:22,21 <b>level (26)</b> 0:4,7,16,17,25,24,6, 6,3,4,5,9,25,14,19,1,7, 9,16,25,4,5,7,14,8,17 <b>levels (4)</b> 0:11,4,5,8 <b>library (1)</b> 0:13 <b>license (2)</b> 0:7,11 <b>licensed (7)</b> 0:12,1,4,24,3,24,3 <b>life (1)</b> 0:18 <b>light (4)</b> 0:6,15,19,14 <b>lighter (1)</b> 0:11 <b>lighting (26)</b> 0:1,1,9,16,17,15,16, 19,21,25,15,23,8,11,12, 16,17,17,19,22,5,13,18, 1,5,23 <b>lights (8)</b> 0:16,20,21,14,20,23, 24,15 <b>liked (1)</b> 0:12 <b>likely (1)</b> 0:7 <b>limited (3)</b> 0:1,5,6 <b>Linda (1)</b> 0:8 <b>line (42)</b> 0:12,23,24,9,18,21,4, 9,19,14,10,11,9,15,11, 6,8,10,10,11,14,19,19, 20,17,14,3,1,5,6,13,13, 9,1,4,8,3,22,9,13,13,18 <b>linen (1)</b> 0:1 <b>linens (1)</b> 0:7 <b>lines (5)</b> 0:11,19,10,19,24 <b>lineup (1)</b> 0:2 <b>links (1)</b> 0:5 <b>list (8)</b> 0:5,14,10,3,11,14,18, 25 <b>listed (4)</b> 0:23,4,4,15 <b>listen (1)</b> 0:23 <b>listener (1)</b> 0:20	<b>listening (1)</b> 0:16 <b>listing (14)</b> 0:19,2,7,5,5,6,17,20; 25:1,7,9;0:2,19,21 <b>little (33)</b> 0:8,24,4,2,23,3,3,15, 16,7,10,21,7,16,23,13, 15,14,10,5,22,24,7,10, 1,14,22,17,20,10,17,12, 14 <b>Littledale (7)</b> 0:8,13,22,25,11,17,9 <b>live (5)</b> 0:22,9,8,6,21 <b>lived (2)</b> 0:22,19 <b>living (50)</b> 0:7,4,5,5,6,19,23,24, 15,15,16,25,6,10,17,1, 3,25,13,2,11,18,21,25, 6,23,5,12,17,25,19; 25:2,10;0:4,7,12,21,6, 1,4,7,10,12,14,16,20, 23,15,25,6 <b>Lizzio (1)</b> 0:9 <b>LLC (3)</b> 0:4,17,7 <b>loading (8)</b> 0:4,5,22,13,21,20,21, 10 <b>local (5)</b> 0:8,3,13,24,13 <b>locally (1)</b> 0:22 <b>locate (1)</b> 0:18 <b>located (24)</b> 0:10,4,12,13,16,21, 13,2,12,9,11,15,3,20,2, 9,14,2,4,9,10,14,3,23 <b>location (18)</b> 0:3,4,4,1,5,23,4,6,2,8, 9,14,18,1,23,6,11,12 <b>locations (1)</b> 0:11 <b>logical (2)</b> 0:22,23 <b>long (12)</b> 0:12,9,22,19,25,12,8, 4,16,24,7,16 <b>longer (2)</b> 0:13,15 <b>look (43)</b> 0:7,4,1,3,6,7,18,21, 14,15,21,11,10,17,21, 14,2,4;25:8;0:8,16,6, 13,14,22,3,3,4,19,23,1, 5,15,15,20,24,10,14,1, 15,5,11,18 <b>looked (9)</b> 0:12,11,24,22,14,17,
--	----------	---	---	--

**CU 16-14  
Shelter Development**

21,11,18 <b>looking (13)</b> 0:12,19,10,11,14,2, 17,3,16,9,9,13,20 <b>looks (13)</b> 0:12,16,1,24,22,5,20, 6,6,9,17,15,20 <b>loop (1)</b> 0:10 <b>loosen (1)</b> 0:13 <b>loosened (1)</b> 0:22 <b>looser (1)</b> 0:23 <b>lose (1)</b> 0:9 <b>losing (1)</b> 0:18 <b>loss (10)</b> 0:1,2,2,3,3,5,6,10,12, 11 <b>lot (18)</b> 0:23,2,4,19,19,12,13, 6,10,20,7,23,24,25,14, 8,3,15 <b>lots (4)</b> 0:7,11,24,25 <b>loud (1)</b> 0:23 <b>loves (1)</b> 0:2 <b>low (4)</b> 0:13,7,13,4 <b>lower (16)</b> 0:19,16,20,23,25,9, 19,24,20,3,14,5,6,20, 14,14 <b>lowest (1)</b> 0:25 <b>lunch (5)</b> 0:23,3,6,8,11 <b>lustered (1)</b> 0:15	0:19 <b>maintenance (1)</b> 0:4 <b>major (10)</b> 0:9,10,19,2,11,14,25, 12,13,4 <b>majority (5)</b> 0:13,5,8,15,12 <b>makes (9)</b> 0:19,2,23,7,12,14,14, 23,24 <b>making (5)</b> 0:10,25,18,17,21 <b>Mall (1)</b> 0:16 <b>management (7)</b> 0:11,17,7,9,11,17,18 <b>manipulation (1)</b> 0:2 <b>Manor (11)</b> 0:2,3,5,12,17,2,15, 12,2,9,3 <b>mansion (4)</b> 0:7,3,4,8 <b>many (16)</b> 0:22,16,25,8,12,23, 18,24,19,20,20,1,24,16, 7,11 <b>map (1)</b> 0:10 <b>maple (1)</b> 0:7 <b>maples (1)</b> 0:22 <b>margin (1)</b> 0:14 <b>Marie (1)</b> 0:7 <b>mark (7)</b> 0:5,7,9,14,25,9,17 <b>marked (12)</b> 0:7,22,3,6,17,10,20, 22,20,17,21,3 <b>marker (1)</b> 0:8 <b>market (10)</b> 0:3,12,18,20,25,10, 19,18,19,11 <b>marketability (3)</b> 0:21,3,11 <b>Marketing (1)</b> 0:16 <b>markets (4)</b> 0:3,20,20,21 <b>Maryland (16)</b> 0:22,10,2,8,5,13,16, 4,6,18,25,6,7,17,1,24 <b>mask (1)</b> 0:20 <b>mass (2)</b> 0:17,18 <b>masses (1)</b> 0:14	<b>massing (6)</b> 0:8,10,7,11,6,22 <b>massive (1)</b> 0:13 <b>master (25)</b> 0:1,13,18,11,1,4,6,9, 9,19,20,20,24,1,5,5,7, 16,9,4,19,21,23,25,24 <b>match (4)</b> 0:20,4,2,17 <b>matched (2)</b> 0:14,7 <b>material (1)</b> 0:25 <b>materials (3)</b> 0:14,20,22 <b>matter (12)</b> 0:3,2,9,15,17,23,23, 5,6,7,17,6 <b>matters (3)</b> 0:17,23,1 <b>mature (1)</b> 0:19 <b>maximize (1)</b> 0:2 <b>maximum (7)</b> 0:1,19,20,23,20,21,5 <b>may (53)</b> 0:11,12,13,14,18,18, 24,7,8,19,22,15,8,12, 23,7,19,16,8,21,16,9,5, 7,13,4,11,9,12,11,15, 15,16,8,9,15,12,18,18, 18,18,21,12,20,5,24,7, 11,16,17,15,18,20 <b>Maybe (22)</b> 0:3,11,4,21,23,14,12, 13,19,6,7,1,10,24,24, 18,23,1,3,8,21,23 <b>MCDOT (3)</b> 0:1,5,4 <b>MDOT (1)</b> 0:5 <b>meals (3)</b> 0:1,4,9 <b>mean (51)</b> 0:20,22,11,6,13,15,6, 21,10,19,11,15,18,5,6, 4,23,22,13,11,24,9,23, 24,18,22,6,2,2,4,6,7, 7,24,24,25,2,4,21,21, 24,22,22,23,23,8,24,15, 18,21 <b>Meaning (3)</b> 0:23,3,7 <b>means (3)</b> 0:1,17,14 <b>measure (3)</b> 0:12,12,16 <b>measured (3)</b> 0:16,22,6 <b>measurement (1)</b> 0:17	<b>measuring (4)</b> 0:11,15,22,23 <b>mechanical (4)</b> 0:3,6,18,20 <b>medical (3)</b> 0:6,9,20 <b>meet (8)</b> 0:12,15,1,6,7,12,5,25 <b>meeting (7)</b> 0:20,19,1,6,1,2,4 <b>meetings (1)</b> 0:7 <b>members (6)</b> 0:24,1,2,24,5,8 <b>memorized (1)</b> 0:21 <b>memory (7)</b> 0:8,9,10,8,1,24,25 <b>mention (1)</b> 0:8 <b>mentioned (19)</b> 0:19,21,11,1,6,10,12, 19,22,3,22,9,13,23,8, 17,20,13,12 <b>mere (1)</b> 0:19 <b>message (2)</b> 0:8,21 <b>met (3)</b> 0:25,15,22 <b>Metro (7)</b> 0:7,12,22,23,1,9,15 <b>Metro's (1)</b> 0:20 <b>mic (4)</b> 0:13,20,4,1 <b>Michael (1)</b> 0:4 <b>microphone (1)</b> 0:21 <b>microwave (2)</b> 0:2,10 <b>mics (2)</b> 0:24,25 <b>mid-afternoon (1)</b> 0:14 <b>mid-Atlantic (1)</b> 0:10 <b>mid-century (2)</b> 0:11,12 <b>mid-day (1)</b> 0:14 <b>middle (5)</b> 0:19,9,19,23,25 <b>mid-level (1)</b> 0:15 <b>mid-morning (1)</b> 0:14 <b>mid-point (2)</b> 0:3,6 <b>midway (1)</b> 0:21 <b>might (14)</b>	0:18,8,8,1,11,13,13, 2,6,6,20,11,14,24 <b>Miguel (3)</b> 0:5,2,14 <b>Mike (2)</b> 0:6,18 <b>mile (5)</b> 0:6,12,24,16,12 <b>miles (2)</b> 0:22,18 <b>million (4)</b> 0:15,16,18,18 <b>Mind (12)</b> 0:5,13,1,4,21,5,14, 10,12,16,13,22 <b>minds (2)</b> 0:24,12 <b>minimal (2)</b> 0:14,18 <b>minimize (1)</b> 0:24 <b>minimized (3)</b> 0:17,4,12 <b>minimum (5)</b> 0:4,23,25,12,23 <b>minor (1)</b> 0:15 <b>minus (3)</b> 0:10,14,20 <b>minute (4)</b> 0:21,8,10,22 <b>minutes (1)</b> 0:6 <b>missed (1)</b> 0:1 <b>misspoke (1)</b> 0:23 <b>mistaken (1)</b> 0:3 <b>mitigate (7)</b> 0:6,14,22,10,22,11, 16 <b>mitigated (1)</b> 0:16 <b>mitigates (1)</b> 0:11 <b>mix (3)</b> 0:6,5,18 <b>mixture (1)</b> 0:2 <b>MLS (2)</b> 0:14,10 <b>Mm-hm (41)</b> 0:23,10,4,2,10,1,20, 20,13,5,25,6,8,10,25, 13,23,7,14,5,8,20,3,10, 11,11,4,7,23,24,2,9,16, 1,24,18,19,23,13,16,22 <b>mobility (2)</b> 0:15,17 <b>mode (1)</b> 0:13 <b>modern (4)</b>
<b>M</b>				
<b>ma'am (6)</b> 0:10,8,6,22,22,7 <b>Macht (3)</b> 0:15,5,13 <b>mad (1)</b> 0:13 <b>main (14)</b> 0:19,23,22,3,17,3,4, 2,16,22,5,4,10,16 <b>mainly (3)</b> 0:8,7,8 <b>maintain (3)</b> 0:22,23,4 <b>maintained (1)</b> 0:8 <b>maintains (1)</b>				

**CU 16-14  
Shelter Development**

0:11,12,12,1 <b>modifications (1)</b> 0:13 <b>modified (2)</b> 0:12,19 <b>modify (1)</b> 0:11 <b>moment (5)</b> 0:2,12,2,3,5 <b>Monday (14)</b> 0:1,3,4,22,8,3,3,11, 24,1,6,14,25,2 <b>monitored (1)</b> 0:18 <b>Montgomery (10)</b> 0:19,17,20,16,16,3, 19,20,2,5 <b>month (3)</b> 0:22,23,15 <b>months (2)</b> 0:10,13 <b>more (91)</b> 0:5,21,12,13,18,22,3, 5,17,3,17,17,13,16,13, 4,8,6,12,16,21,24,12, 17,17,5,12,14,14,25,25, 8,11,11,12,12,17,17,21, 22,23,3,16,23,23,7,8,9, 12,15,16,18,2,5,19,13, 1,2,14,14,15,16,18,15, 24,22,17,2,25,13,17,20, 24,8,25,4,5,4,6,13,1,3, 11,16,24,7,8,15,16,11, 14 <b>Moreover (1)</b> 0:10 <b>morning (12)</b> 0:21,22,2,4,6,11,21, 22,5,18,12,4 <b>most (13)</b> 0:8,9,16,12,8,2,1,18, 3,10,24,7,20 <b>mostly (1)</b> 0:19 <b>Mother's (3)</b> 0:19,23,25 <b>move (15)</b> 0:12,25,22,19,19,23, 23,20,19,24,12,14,11, 17,1 <b>moved (6)</b> 0:22,13,10,19,21,23 <b>moves (3)</b> 0:5,5,23 <b>moving (9)</b> 0:19,17,18,3,8,18,12, 25,21 <b>much (20)</b> 0:3,2,20,5,17,5,2,3, 22,22,18,22,20,23,1,2, 10,14,20,19 <b>mufflers (1)</b> 0:13	<b>mulling (1)</b> 0:11 <b>multipurpose (1)</b> 0:15 <b>must (1)</b> 0:1 <b>myself (1)</b> 0:13  <b>N</b>  <b>name (15)</b> 0:8,17,18,8,21,1,3, 12,2,12,14,7,11,1,2 <b>named (1)</b> 0:6 <b>narrow (2)</b> 0:24,24 <b>narrower (2)</b> 0:17,2 <b>narrowing (1)</b> 0:11 <b>native (1)</b> 0:4 <b>natural (4)</b> 0:16,19,10,21 <b>naturalized (1)</b> 0:7 <b>nature (2)</b> 0:2,7 <b>near (4)</b> 0:10,11,6,13 <b>nearby (4)</b> 0:20,14,4,7 <b>nearest (2)</b> 0:14,15 <b>necessarily (4)</b> 0:19,20,13,21 <b>necessary (4)</b> 0:6,18,14,19 <b>need (55)</b> 0:3,14,2,15,18,21,11, 12,23,23,24,20,1,14,21, 5,12,5,18,8,16,16,18,9, 12,18,19,1,4,5,16,18, 24,16,22,17,25,2,21,23, 20,14,20,1,2,4,6,9,9,16, 17,19,22,8,9 <b>needed (1)</b> 0:17 <b>needs (10)</b> 0:5,6,20,25,12,8,1,6, 14,18 <b>negative (2)</b> 0:14,19 <b>negotiate (1)</b> 0:6 <b>negotiating (1)</b> 0:1 <b>negotiations (2)</b> 0:9,12 <b>neighbor (1)</b> 0:2	<b>neighborhood (69)</b> 0:2,10,23,1,4,6,14,7, 9,15,6,7,8,10,12,13,17, 17,19,21,25,1,5,8,13, 15,18,5,7,19,1,6,9,17, 23,24,18,20,11,12,8,17, 19,5,10,18,5,13,14,17, 13,20,9,12,1,23,25,15, 13,17,21,22,1,3,11,20, 16,10,17 <b>neighborhoods (4)</b> 0:2,6,24,14 <b>neighboring (1)</b> 0:2 <b>neighbors (18)</b> 0:19,14,15,15,15,4,4, 17,24,13,21,9,13,21,17, 4,6,15 <b>new (38)</b> 0:18,3,15,6,9,22,24, 13,15,18,15,10,9,4,13, 15,16,1,21,23,12,4,9, 11,11,1,17,5,17,21,3, 14,15,16,20,1,8,9 <b>newer (2)</b> 0:6,11 <b>news (1)</b> 0:5 <b>next (14)</b> 0:8,17,19,1,25,13,11, 5,7,18,22,24,24,16 <b>nice (5)</b> 0:25,5,2,3,2 <b>night (4)</b> 0:4,2,13,23 <b>nine (21)</b> 0:23,16,3,12,13,8,21, 22,21,16,6,21,3,8,20, 23,23,19,20,7,8 <b>nobody (1)</b> 0:12 <b>noise (15)</b> 0:20,22,8,21,3,4,6, 11,11,12,24,25,6,16,21 <b>noisy (1)</b> 0:16 <b>non- (1)</b> 0:19 <b>none (5)</b> 0:22,9,7,6,6 <b>non-inherent (2)</b> 0:13,17 <b>nonresidential (3)</b> 0:7,12,25 <b>non-residential (1)</b> 0:8 <b>Nor (1)</b> 0:20 <b>norm (1)</b> 0:9 <b>normal (8)</b> 0:1,12,12,8,14,15,2, 19	<b>Normally (1)</b> 0:14 <b>north (31)</b> 0:8,1,5,18,4,4,9,10, 13,13,5,13,3,4,8,11,12, 10,9,23,24,4,14,16,10, 13,8,10,7,25,7 <b>northeast (3)</b> 0:10,11,3 <b>northern (10)</b> 0:7,8,11,2,2,5,14,17, 3,8 <b>northwest (5)</b> 0:13,14,21,8,2 <b>Nos (1)</b> 0:19 <b>notably (1)</b> 0:16 <b>notarized (1)</b> 0:24 <b>note (12)</b> 0:16,20,11,10,3,13, 18,14,20,11,17,12 <b>noted (9)</b> 0:3,10,25,1,1,8,9,17, 10 <b>notes (1)</b> 0:5 <b>nothing's (1)</b> 0:3 <b>notice (7)</b> 0:3,6,14,20,23,24,23 <b>noticed (3)</b> 0:10,13,23 <b>notified (1)</b> 0:23 <b>noting (1)</b> 0:20 <b>notion (1)</b> 0:19 <b>November (2)</b> 0:19,20 <b>nowhere (1)</b> 0:4 <b>number (42)</b> 0:11,20,20,21,24,3,6, 16,7,3,4,18,18,19,8,13, 13,24,22,23,25,20,15, 23,14,6,6,7,19,24,25, 17,23;25:14;0:2,7,23,7, 13,10,21,23 <b>numbers (4)</b> 0:15,6,15,16 <b>numerous (3)</b> 0:3,25,7 <b>nursing (11)</b> 0:3,4,10,15,16,20,25, 8,21,7,11  <b>O</b>  <b>o'clock (4)</b> 0:2,9,10,11	<b>oak (1)</b> 0:19 <b>oaks (6)</b> 0:10,14,15,14,16,18 <b>oath (2)</b> 0:5,19 <b>object (2)</b> 0:25,16 <b>objecting (1)</b> 0:14 <b>objection (4)</b> 0:8,3,1,7 <b>objectionable (1)</b> 0:25 <b>objections (7)</b> 0:1,15,9,14,17,17,15 <b>objective (2)</b> 0:17,25 <b>objectives (2)</b> 0:18,23 <b>obligation (1)</b> 0:4 <b>obscure (2)</b> 0:3,4 <b>obviously (9)</b> 0:16,8,15,1,25,25,21, 15,14 <b>occasional (1)</b> 0:22 <b>occur (5)</b> 0:6,21,11,8,2 <b>occurred (1)</b> 0:14 <b>occurring (1)</b> 0:2 <b>occurs (1)</b> 0:4 <b>October (2)</b> 0:11,2 <b>off (14)</b> 0:22,13,17,12,16,5, 21,15,15,15,6,12,22,19 <b>offer (2)</b> 0:24,1 <b>Office (12)</b> 0:12,9,2,10,11,24,25, 6,8,7,16,5 <b>Officer (1)</b> 0:23 <b>offices (1)</b> 0:14 <b>Often (7)</b> 0:19,7,5,10,16,21,2 <b>Old (8)</b> 0:7,17,23,10,18,13,4, 24 <b>older (2)</b> 0:9,12 <b>omitted (1)</b> 0:2 <b>once (13)</b> 0:7,10,14,22,8,14,19, 16,21,10,1,19,15
---	---	--	---	--

**CU 16-14  
Shelter Development**

<p><b>one (118)</b> 0:10,15,22,22,23,15, 23,3,17,21,25,1,18,7,3, 3,22,22,23,7,18,24,2, 16,17,20,21,17,22,2,4, 10,1,21,6,13,4,5,22,11, 23,2,12,22,4,13,14,18, 9,10,6,17,17,5,18,18, 21,2,5,8,16,25,17,12,1, 16,25,19,15,25,5,5,22, 10,1,3,4;25:8;0:14,9,9, 21,1,1,4,14,20,24,5,8,9, 20,21,10,15,23,1,5,22, 23,3,4,8,23,5,8,22,19, 17,18,23,19,22,13,15,5, 9,20</p> <p><b>one's (2)</b> 0:14,16</p> <p><b>ones (11)</b> 0:21,11,4,11,6,17,6, 7,9,1,16</p> <p><b>only (34)</b> 0:8,2,14,14,19,19,22, 4,22,9,15,20,3,6,25,13, 11,4,15,13,18,24,3,22, 4,4,2,14,7,11,15,16,12, 23</p> <p><b>onsite (2)</b> 0:25,16</p> <p><b>onto (5)</b> 0:7,3,3,6,24</p> <p><b>open (9)</b> 0:13,20,22,22,18,9, 12,16,13</p> <p><b>opening (1)</b> 0:2</p> <p><b>operation (3)</b> 0:13,12,10</p> <p><b>operational (7)</b> 0:2,4,11,1,21,6,9</p> <p><b>operations (4)</b> 0:10,18,1,3</p> <p><b>opine (1)</b> 0:17</p> <p><b>opinion (30)</b> 0:12,15,17,24,19,22, 24,5,17,10,21,22,12,16, 14,20,3,7,16,20,2,5,10, 17,19,9,18,13,21,4</p> <p><b>opportunity (13)</b> 0:4,8,1,21,16,2,21, 22,6,15,19,19,22</p> <p><b>opposed (2)</b> 0:8,7</p> <p><b>opposite (1)</b> 0:2</p> <p><b>opposition (2)</b> 0:25,2</p> <p><b>optimally (1)</b> 0:4</p> <p><b>optimistic (1)</b> 0:3</p> <p><b>options (3)</b></p>	<p>0:2,4,14</p> <p><b>oral (1)</b> 0:17</p> <p><b>order (4)</b> 0:19,20,16,14</p> <p><b>ordinance (8)</b> 0:5,23,11,15,13,6,4, 19</p> <p><b>ordinances (2)</b> 0:3,24</p> <p><b>organization (2)</b> 0:8,3</p> <p><b>organizations (1)</b> 0:7</p> <p><b>orientation (1)</b> 0:11</p> <p><b>oriented (7)</b> 0:20,2,18,20,16,8,8</p> <p><b>orienting (1)</b> 0:5</p> <p><b>original (14)</b> 0:22,11,21,22,3,17,2, 5,8,14,20,23,25,20</p> <p><b>originally (6)</b> 0:11,9,16,4,13,22</p> <p><b>ornamental (1)</b> 0:13</p> <p><b>others (4)</b> 0:2,22,18,17</p> <p><b>otherwise (4)</b> 0:19,19,7,4</p> <p><b>out (56)</b> 0:3,12,18,8,14,5,6,4, 15,11,17,2,6,17,20,6,2, 15,2,17,20,2,16,3,7,19, 6,4,10,16,6,11,20,15, 20,11,1,13,12,17,2,7,5, 13,20,21,25,1,5,3,6,13, 16,20,19,16</p> <p><b>outdated (1)</b> 0:10</p> <p><b>outdoor (11)</b> 0:14,18,23,3,22,2,8, 11,12,15,19</p> <p><b>outhouses (1)</b> 0:3</p> <p><b>outlets (1)</b> 0:16</p> <p><b>outline (1)</b> 0:2</p> <p><b>outlined (1)</b> 0:8</p> <p><b>outreach (1)</b> 0:21</p> <p><b>outs (2)</b> 0:19,23</p> <p><b>outside (8)</b> 0:12,13,24,7,9,21,1,4</p> <p><b>oven (1)</b> 0:14</p> <p><b>over (31)</b> 0:12,14,16,18,17,9,9, 13,3,13,14,17,19,25,3,</p>	<p>7,5,24,3,22,13,4,13,5, 16,19,8,2,16,16,9</p> <p><b>overall (2)</b> 0:18,15</p> <p><b>overflow (1)</b> 0:6</p> <p><b>overflowing (1)</b> 0:6</p> <p><b>overhang (1)</b> 0:9</p> <p><b>overhead (2)</b> 0:15,20</p> <p><b>overpriced (2)</b> 0:8,10</p> <p><b>oversee (1)</b> 0:23</p> <p><b>overview (1)</b> 0:1</p> <p><b>overwhelming (1)</b> 0:11</p> <p><b>own (6)</b> 0:5,24,6,11,9,18</p> <p><b>owned (1)</b> 0:16</p> <p><b>owner (1)</b> 0:17</p> <p><b>owners (12)</b> 0:9,11,23,14,12,20,5, 8,10,21,13,5</p>	<p>0:23,13,10</p> <p><b>Park (28)</b> 0:10,24,1,1,24,1,18, 13,14,8,9,6,20,5,6,22, 25,9,12,4,5,10,11,12,6, 8,13,18</p> <p><b>parked (2)</b> 0:8,9</p> <p><b>parking (75)</b> 0:10,12,14,15,17,7, 25,1,1,5,5,13,14,20,25, 18,10,11,12,13,22,3,6, 7,8,10,3,15,18,3,10,4,1, 2,2,4,10,4,6,7,10,13,13, 15,22,23,9,11,17,21,6, 12,12,13,21,24,1,2,4,7, 7,15,15,16,16,18,19,20, 21,23,25,1,24,12,1</p> <p><b>Parkway (1)</b> 0:11</p> <p><b>parsed (1)</b> 0:25</p> <p><b>part (36)</b> 0:10,23,2,22,18,11, 16,5,25,7,22,24,24,3,5, 9,10,4,12,22,15,8,20,1, 14,21,4,11,19,20,25,5, 12,9,19,9</p> <p><b>particular (13)</b> 0:5,3,5,11,12,13,21, 25,22,2,18,13,2</p> <p><b>parties (2)</b> 0:19,1</p> <p><b>partly (1)</b> 0:22</p> <p><b>partner (4)</b> 0:19,12,24,3</p> <p><b>parts (1)</b> 0:21</p> <p><b>party (1)</b> 0:11</p> <p><b>pass (1)</b> 0:9</p> <p><b>passenger (1)</b> 0:14</p> <p><b>past (4)</b> 0:15,4,18,9</p> <p><b>Pat (4)</b> 0:21,4,19,19</p> <p><b>path (17)</b> 0:11,14,17,21,20,23, 12,7,19,5,7,7,12,17,20, 24,1</p> <p><b>paths (2)</b> 0:13,10</p> <p><b>patience (1)</b> 0:2</p> <p><b>patient (1)</b> 0:13</p> <p><b>patio (3)</b> 0:3,9,23</p> <p><b>pattern (2)</b> 0:15,24</p>	<p><b>patterns (1)</b> 0:10</p> <p><b>paved (1)</b> 0:24</p> <p><b>pavement (1)</b> 0:12</p> <p><b>paving (4)</b> 0:8,13,24,4</p> <p><b>pdf (1)</b> 0:25</p> <p><b>peaceful (1)</b> 0:22</p> <p><b>peak (4)</b> 0:14,15,19,8</p> <p><b>peaks (1)</b> 0:5</p> <p><b>pedestrians (1)</b> 0:1</p> <p><b>Pennsylvania (1)</b> 0:7</p> <p><b>people (25)</b> 0:10,16,19,8,7,10,11, 16,24,3,8,22,24,5,7,7, 15,2,3,4,21,14,2,9,6</p> <p><b>people's (1)</b> 0:6</p> <p><b>per (12)</b> 0:6,7,25,18,23,10,15, 13,11,9,18,22</p> <p><b>perceived (5)</b> 0:5,1,3,11,8</p> <p><b>percent (18)</b> 0:2,12,19,14,17,15, 22,6,18,19,14,17,2,11, 21,21,23,3</p> <p><b>perfectly (1)</b> 0:9</p> <p><b>perhaps (3)</b> 0:8,7,8</p> <p><b>period (1)</b> 0:23</p> <p><b>periodically (1)</b> 0:22</p> <p><b>periods (1)</b> 0:19</p> <p><b>permanent (1)</b> 0:16</p> <p><b>permit (1)</b> 0:21</p> <p><b>permits (1)</b> 0:23</p> <p><b>permitted (3)</b> 0:22,10,14</p> <p><b>person (3)</b> 0:14,14,10</p> <p><b>personal (2)</b> 0:14,24</p> <p><b>perspective (7)</b> 0:2,2,3,24,14,13,13</p> <p><b>perspectives (6)</b> 0:16,18,10,11,12,13</p> <p><b>pesky (1)</b> 0:20</p>
		<b>P</b>		
		<p><b>P963 (1)</b> 0:10</p> <p><b>P980 (1)</b> 0:10</p> <p><b>page (21)</b> 0:12,13,18,7,7,10,7, 12,22,2,3,5;25:23,24; 0:2,10,16,16,23,4,16</p> <p><b>Pages (4)</b> 0:23,25,4,3</p> <p><b>pagination (1)</b> 0:21</p> <p><b>pair (1)</b> 0:23</p> <p><b>paired (6)</b> 0:9,2,11,17,1,4</p> <p><b>pairs (2)</b> 0:15,7</p> <p><b>Panel (3)</b> 0:12,15,16</p> <p><b>paper (2)</b> 0:14,1</p> <p><b>paragraph (2)</b> 0:2,2</p> <p><b>parallel (2)</b> 0:19,23</p> <p><b>parcel (1)</b> 0:17</p> <p><b>parcels (1)</b> 0:9</p> <p><b>parents (3)</b></p>		

**CU 16-14  
Shelter Development**

<b>Petition (1)</b> 0:7	23,25,15,20,3,13,15,15, 18,23,24,23,19,25,10,6,	<b>pledge (1)</b> 0:4	<b>possibly (2)</b> 0:23,11	0:23
<b>PFCP (4)</b> 0:3,4,15,14	22,23,24,16,9,19,11,13, 17,1,9,12,4,18,9,2,6,12,	<b>plus (6)</b> 0:16,12,6,10,14,20	<b>posting (1)</b> 0:24	<b>President (3)</b> 0:3,25,4
<b>phase (1)</b> 0:20	12,16,18,18,20,21,21, 23,11,11,12,19,20,24	<b>pm (15)</b> 0:9,9,9,10,15,22,22, 23,23,7,8,17,8,13,20	<b>postponed (1)</b> 0:10	<b>prespecify (1)</b> 0:25
<b>phenomena (1)</b> 0:10	<b>plan's (1)</b> 0:13	<b>podiatrist (1)</b> 0:21	<b>posts (1)</b> 0:16	<b>press (1)</b> 0:17
<b>phonetic (2)</b> 0:7,6	<b>plane (1)</b> 0:14	<b>podium (1)</b> 0:12	<b>potential (5)</b> 0:23,20,3,5,23	<b>pressed (1)</b> 0:21
<b>phonetically (1)</b> 0:14	<b>planned (1)</b> 0:20	<b>point (51)</b> 0:25,8,22,18,9,5,10, 18,21,15,17,17,23,23,2, 21,24,14,15,16,20,18, 23,11,13,14,25,22,25, 20,12,2,4,7,6,14,15,5, 10,15,22,22,23,8,13,19, 24,13,6,19,1	<b>potentially (8)</b> 0:5,7,25,15,25,2,21, 11	<b>pretty (9)</b> 0:22,12,14,15,21,23, 5,20,17
<b>photometric (3)</b> 0:1,3,16	<b>Planner (3)</b> 0:6,15,22	<b>pointed (2)</b> 0:25,1	<b>Potomac (1)</b> 0:13	<b>prevent (2)</b> 0:8,8
<b>physical (6)</b> 0:1,24,10,17,4,21	<b>Planning (48)</b> 0:10,13,17,17,18,19, 20,24,8,10,13,3,4,12, 12,21,24,7,21,14,11,4, 6,8,21,21,22,22,1,2,2,7, 18,2,6,7,7,20,17,23,2,1, 23,1,4,14,20,25	<b>pointing (10)</b> 0:9,4,17,8,14,19,23, 3,20,8	<b>power (1)</b> 0:22	<b>previously (10)</b> 0:19,16,14,14,16,22, 1,9,3,22
<b>pick (1)</b> 0:15	<b>plant (6)</b> 0:18,18,23,23,11,25	<b>points (4)</b> 0:23,22,21,11	<b>practicability (1)</b> 0:10	<b>price (16)</b> 0:9,14,21,10,8,11,15, 19,19;25:19,21;0:13,8, 10,12,23
<b>picks (1)</b> 0:2	<b>planted (10)</b> 0:12,2,8,9,3,7,15,21, 14,22	<b>poles (2)</b> 0:13,23	<b>practice (1)</b> 0:13	<b>prices (5)</b> 0:13,16,22,11,3
<b>pickup (1)</b> 0:8	<b>planting (24)</b> 0:7,8,21,1,2,3,4,5,14, 16,23,24,25,7,20,5,8, 12,16,2,16,14,5,10	<b>police (2)</b> 0:12,14	<b>practicing (1)</b> 0:7	<b>primarily (3)</b> 0:11,9,25
<b>picture (5)</b> 0:3,16,5,3,13	<b>planting's (1)</b> 0:10	<b>pool (2)</b> 0:13,9	<b>Pratt (2)</b> 0:15,5	<b>primary (4)</b> 0:18,3,10,17
<b>pictures (2)</b> 0:24,23	<b>plantings (9)</b> 0:9,23,1,11,17,18,18, 19,24	<b>pools (1)</b> 0:16	<b>precedent (2)</b> 0:1,20	<b>Prince (2)</b> 0:12,19
<b>piece (4)</b> 0:14,8,14,17	<b>plants (11)</b> 0:5,13,18,14,4,8,24, 5,14,7,11	<b>popular (1)</b> 0:11	<b>precise (2)</b> 0:3,16	<b>principal (3)</b> 0:13,24,1
<b>Pike (3)</b> 0:5,6,16	<b>plats (4)</b> 0:10,13,14,15	<b>population (1)</b> 0:16	<b>predominately (2)</b> 0:7,25	<b>principles (1)</b> 0:7
<b>pinch (1)</b> 0:6	<b>platted (1)</b> 0:11	<b>porous (1)</b> 0:12	<b>prejudging (1)</b> 0:12	<b>prior (7)</b> 0:17,5,13,14,19,14, 25
<b>pinches (1)</b> 0:13	<b>plausibly (3)</b> 25:1,9;0:2	<b>portal (1)</b> 0:12	<b>preliminary (14)</b> 0:8,17,23,1,1,12,2, 11,18,23,23,3,4,15	<b>prison (1)</b> 0:1
<b>pine (1)</b> 0:17	<b>play (4)</b> 0:1,11,19,14	<b>portion (12)</b> 0:22,8,8,13,1,16,24, 25,3,7,8,25	<b>preparation (1)</b> 0:2	<b>privacy (3)</b> 0:6,17,15
<b>pinetrees (3)</b> 0:3,7,15	<b>playing (1)</b> 0:3	<b>portions (2)</b> 0:13,17	<b>prepared (5)</b> 0:12,14,23,11,12	<b>private (2)</b> 0:20,23
<b>pitch (2)</b> 0:2,4	<b>plays (1)</b> 0:1	<b>poses (1)</b> 0:21	<b>preparing (2)</b> 0:4,23	<b>probably (16)</b> 0:21,4,9,12,25,19,22, 22,8,8,19,23,23,4,7,21
<b>pitched (1)</b> 0:11	<b>please (51)</b> 0:11,7,13,14,15,18, 22,9,1,7,12,16,9,19,20, 23,1,2,4,11,18,23,5,8, 12,5,3,2,6,9,21,24,11, 24,11,15,7,12,19,20,14, 11,7,7,10,23,5,6,4,4,14	<b>position (9)</b> 0:7,12,15,19,20,22,4, 17,11	<b>prescribed (1)</b> 0:11	<b>problem (5)</b> 0:12,19,2,8,10
<b>place (4)</b> 0:3,9,15,18	<b>pleased (1)</b> 0:14	<b>positive (2)</b> 0:14,19	<b>present (3)</b> 0:6,7,24	<b>problematic (1)</b> 0:24
<b>placed (6)</b> 0:1,5,2,8,15,22		<b>positively (1)</b> 0:22	<b>presentation (1)</b> 0:12	<b>procedural (1)</b> 0:7
<b>placement (1)</b> 0:5		<b>possibilities (1)</b> 0:25	<b>presented (3)</b> 0:11,6,17	<b>proceed (1)</b> 0:2
<b>placing (1)</b> 0:16		<b>possibility (1)</b> 0:7	<b>presents (2)</b> 0:20,18	<b>proceeding (4)</b> 0:17,10,17,24
<b>plan (150)</b> 0:3,7,9,10,11,14,16, 19,22,24,1,13,18,24,25, 18,19,15,19,23,23,3,4, 1,6,10,20,1,2,4,5,6,8, 11,13,2,4,5,5,6,7,7,8,9, 9,10,12,19,20,21,24,1, 5,5,7,7,7,12,16,18,18, 18,22,23,23,24,16,24, 11,2,7,23,24,25,2,15,2, 9,11,16,17,19,4,13,15, 2,2,2,6,10,11,12,14,17, 22,24,25,2,16,19,20,21,		<b>possible (14)</b> 0:20,5,11,2,19,5,6,9, 14,17,19,20,20,22	<b>preservation (6)</b> 0:9,5,6,1,15,1	<b>proceedings (2)</b> 0:10,4

**CU 16-14  
Shelter Development**

<b>professional (16)</b> 0:15,17,19,10,11,4, 17,10,21,22,12,20,16,5, 13,15	23,24,24,6,7,14,14,23, 24,4,8	<b>putting (4)</b> 0:12,23,8,1	0:13	0:7,11,16,21,9,13,20, 2,20
<b>professionals (1)</b> 0:9	<b>proposing (8)</b> 0:21,21,7,15,16,20,5, 21	<b>puzzle (1)</b> 0:17	<b>read (4)</b> 0:18,12,19,14	<b>recommended (3)</b> 0:13,20,18
<b>programs (2)</b> 0:6,13	<b>prospective (1)</b> 0:22	<b>Q</b>	<b>reading (3)</b> 0:25;25:23;0:18	<b>recommends (2)</b> 0:16,23
<b>progress (1)</b> 0:7	<b>protect (2)</b> 0:11,3	<b>quadrant (1)</b> 0:14	<b>ready (2)</b> 0:10,17	<b>reconstructed (1)</b> 0:16
<b>project (23)</b> 0:8,9,17,3,8,17,19, 12,5,8,4,9,21,3,9,5,2, 11,15,8,7,16,8	<b>protected (1)</b> 0:14	<b>qualification (1)</b> 0:1	<b>Real (21)</b> 0:20,18,11,4,10,21,3, 5,21,25,25,12,18,19,11, 25,18,22,25,4,3	<b>record (57)</b> 0:20,20,13,22,8,24,7, 7,21,2,15,19,13,9,24, 14,16,2,3,5,10,1,25,13, 22,1,8,14,13,8,2,4,6,11, 13,23,18,18,21,22,11,5, 10,24,25,13,6,3,8,12, 12,15,11,13,23,24,19
<b>project's (1)</b> 0:22	<b>protection (2)</b> 0:5,5	<b>qualifications (1)</b> 0:15	<b>realign (1)</b> 0:20	<b>recording (3)</b> 0:1,25,4
<b>projection (1)</b> 0:24	<b>protects (1)</b> 0:23	<b>qualified (5)</b> 0:17,9,6,21,18	<b>realize (1)</b> 0:1	<b>records (3)</b> 0:23,16,13
<b>projects (2)</b> 0:4,3	<b>provide (27)</b> 0:16,4,23,6,8,8,21, 13,3,10,1,15,1,19,16,6, 4,4,17,16,16,1,13,14, 23,2,11	<b>qualifies (1)</b> 0:15	<b>really (80)</b> 0:15,17,22,25,12,18, 21,8,12,15,16,18,23,24, 7,9,13,19,22,10,4,5,4,9, 14,14,15,18,21,3,3,8, 16,17,12,14,21,22,6,10, 11,11,19,3,12,11,20,3, 5,21,21,2,3,5,12,2,10, 21,2,12,1,2,13,8,4,9,10, 11,19,1,24,25,23,12,16, 20,24,10,6,8	<b>recreate (1)</b> 0:4
<b>prominence (2)</b> 0:1,4	<b>provided (21)</b> 0:25,6,25,15,25,4,13, 15,6,9,11,12,13,15,24, 2,6,5,9,4,12	<b>qualify (3)</b> 0:11,23,19	<b>realtor (3)</b> 0:11,12,21	<b>recreational (1)</b> 0:3
<b>promote (3)</b> 0:19,19,5	<b>provides (6)</b> 0:21,3,19,25,17,5	<b>qualifying (2)</b> 0:16,17	<b>realtors (1)</b> 0:15	<b>recross (1)</b> 0:11
<b>promoted (1)</b> 0:24	<b>providing (13)</b> 0:8,24,17,1,4,5,13,6, 13,19,13,17,7	<b>quarter (1)</b> 0:9	<b>reason (15)</b> 0:5,10,22	<b>RE-CROSS (1)</b> 0:20
<b>promotes (1)</b> 0:25	<b>provision (4)</b> 0:4,11,14,16	<b>quick (4)</b> 0:18,2,16,3	<b>reason (15)</b> 0:1,6,22,1,25,15,22, 14,2,2,12,20,13,21,11	<b>red (4)</b> 0:14,16,19,15
<b>pronounce (1)</b> 0:8	<b>provisions (2)</b> 0:16,19	<b>quickly (2)</b> 0:10,21	<b>reasonable (3)</b> 0:1,16,10	<b>redesign (1)</b> 0:6
<b>properties (9)</b> 0:9,15,16,22,24,23,7, 7,11	<b>proximity (8)</b> 0:6,13,15,20,18; 25:20;0:12,24	<b>quiet (1)</b> 0:22	<b>reasons (1)</b> 0:8	<b>redevelop (1)</b> 0:20
<b>property (99)</b> 0:9,8,15,11,11,23,5, 8,10,13,14,15,17,19,21, 6,16,18,4,13,19,3,4,6,8, 9,15,15,17,20,22,2,5, 14,15,22,2,3,7,11,8,6,7, 10,13,19,20,14,17,7,8, 13,14,3,3,1,5,6,10,14, 25,15,16,3,10,15,1,5, 20,21,2,18,5,7,21,21, 25,8,10,17,9,12,12,12, 18,1,3,11,25,1,8,5,18, 16,8,3,5,19,8	<b>psychologically (2)</b> 0:20,10	<b>quite (7)</b> 0:22,12,16,7,24,23,3	<b>rear (3)</b> 0:5,10,22	<b>redeveloping (1)</b> 0:23
<b>property's (2)</b> 0:16,7	<b>Pub (1)</b> 0:10	<b>quote (6)</b> 0:7,10,20;25:18; 0:10,23	<b>rebecca (2)</b> 0:5,22	<b>redirect (7)</b> 0:1,4,6,2,3,19,2
<b>proposal (13)</b> 0:19,9,23,1,18,18,10, 14,10,9,10,14,18	<b>public (10)</b> 0:3,10,13,20,18,1,4, 9,11,13	<b>quoting (1)</b> 0:4	<b>rebuttal (8)</b> 0:5,21,21,18,1,10,17, 4	<b>redline (1)</b> 0:19
<b>proposal's (1)</b> 0:25	<b>PUE (2)</b> 0:9,21	<b>R</b>	<b>recall (2)</b> 0:23,15	<b>reduce (7)</b> 0:5,13,20,10,24,17, 24
<b>proposals (1)</b> 0:5	<b>pull (2)</b> 0:16,13	<b>R90 (11)</b> 0:12,15,15,2,5,22,23, 13,14,7,19	<b>received (3)</b> 0:16,24,11	<b>reduced (3)</b> 0:14,8,25
<b>propose (1)</b> 0:4	<b>pummel (1)</b> 0:23	<b>R-90 (1)</b> 0:8	<b>receives (1)</b> 0:3	<b>reducing (1)</b> 0:13
<b>proposed (50)</b> 0:10,21,25,19,19,18, 21,1,10,12,16,25,18,11, 14,4,14,18,8,21,16,8, 21,2,15,20,2,13,25,11, 6,12,23,1,4,7,25,12,16,	<b>purchaser (1)</b> 0:16	<b>radii (1)</b> 0:6	<b>recent (3)</b> 0:9,10,13	<b>refer (10)</b> 0:23,18,19,18,17,19, 20,6,4,7
	<b>purchasers (1)</b> 0:22	<b>radius (2)</b> 0:9,4	<b>recently (5)</b> 0:10,19,18,22,14	<b>reference (2)</b> 0:24,10
	<b>purpose (2)</b> 0:2,10	<b>raise (7)</b> 0:16,23,8,24,9,3,15	<b>recess (3)</b> 0:6,8,13	<b>referenced (3)</b> 0:10,6,1
	<b>purposes (1)</b> 0:15	<b>raised (2)</b> 0:4,24	<b>recollection (1)</b> 0:1	<b>references (2)</b> 0:7,20
	<b>pushed (1)</b> 0:11	<b>range (4)</b> 0:13,6,8,24	<b>recommendation (1)</b> 0:1	<b>referred (1)</b> 0:10
	<b>put (21)</b> 0:19,8,25,11,16,21,7, 4,17,23,25,11,7,16,10, 19,22,25,19,22,25	<b>ranged (1)</b> 0:9	<b>recommendation (8)</b> 0:17,4,8,15,9,11,19,3	<b>referring (10)</b> 0:13,9,23,12,17,4,5, 13,21,21
		<b>rare (1)</b> 0:22	<b>recommendation/finding (1)</b> 0:4	<b>reflect (6)</b> 0:2,25,1,5,9,15
		<b>reach (1)</b> 0:2	<b>recommendations (9)</b>	
		<b>reached (5)</b> 0:2,15,7,24,25		
		<b>reaction (1)</b>		

**CU 16-14  
Shelter Development**

<p><b>reflected (2)</b> 0:18,24</p> <p><b>reflects (1)</b> 0:17</p> <p><b>reforestation (3)</b> 0:15,17,7</p> <p><b>reforesting (1)</b> 0:3</p> <p><b>refresh (1)</b> 0:8</p> <p><b>refrigerator (3)</b> 0:3,10,16</p> <p><b>regard (1)</b> 0:20</p> <p><b>Regarding (6)</b> 0:22,3,4,25,7,9</p> <p><b>regards (25)</b> 0:23,4,1,4,11,14,1,4, 11,18,21,23,3,10,15,16, 24,12,13,14,17,20,20,9, 13</p> <p><b>register (1)</b> 0:4</p> <p><b>regular (3)</b> 0:21,16,15</p> <p><b>regulations (1)</b> 0:20</p> <p><b>Rehabilitation (8)</b> 0:18,24,8,22;25:20; 0:13,23,24</p> <p><b>reiterate (1)</b> 0:8</p> <p><b>relate (2)</b> 0:11,9</p> <p><b>related (3)</b> 0:20,23,8</p> <p><b>relates (9)</b> 0:16,16,21,25,5,6,5, 10,25</p> <p><b>relation (1)</b> 0:20</p> <p><b>relationship (2)</b> 0:12,18</p> <p><b>relative (1)</b> 0:4</p> <p><b>relatively (4)</b> 0:3,13,3,24</p> <p><b>relevant (5)</b> 0:13,1,20,8,2</p> <p><b>relive (1)</b> 0:14</p> <p><b>relocated (4)</b> 0:14,5,9,8</p> <p><b>relocating (1)</b> 0:25</p> <p><b>relocation (2)</b> 0:7,10</p> <p><b>reluctant (2)</b> 0:1,3</p> <p><b>relying (1)</b> 0:1</p> <p><b>remain (1)</b> 0:21</p>	<p><b>remainder (1)</b> 0:15</p> <p><b>remaining (2)</b> 0:12,10</p> <p><b>remains (2)</b> 0:9,3</p> <p><b>remember (14)</b> 0:2,18,5,10,25,1,23, 6,8,6,22,19,22,23</p> <p><b>remind (1)</b> 0:21</p> <p><b>reminiscent (2)</b> 0:7,10</p> <p><b>remodeled (1)</b> 0:2</p> <p><b>removal (1)</b> 0:22</p> <p><b>remove (1)</b> 0:7</p> <p><b>removed (2)</b> 0:2,3</p> <p><b>removes (1)</b> 0:21</p> <p><b>removing (1)</b> 0:18</p> <p><b>rendering (2)</b> 0:23,10</p> <p><b>renderings (10)</b> 0:7,6,2,10,13,18,19, 20,10,5</p> <p><b>renovated (1)</b> 0:2</p> <p><b>reoriented (1)</b> 0:8</p> <p><b>repeat (3)</b> 0:5,19,5</p> <p><b>repeats (2)</b> 0:6,9</p> <p><b>repetitious (1)</b> 0:14</p> <p><b>replacement (1)</b> 0:4</p> <p><b>replicate (1)</b> 0:17</p> <p><b>report (55)</b> 0:18,3,23,13,14,17,8, 2,12,14,11,13,21,1,1,2, 5,11,13,16,22,1,9,9,11, 12,13,13,14,16,17,2,3, 5,6,14,17,18,19,20,23, 5,14,15,13,5,7,9,20,23, 24,11,11,12,1</p> <p><b>reporter (3)</b> 0:14,2,5</p> <p><b>reports (1)</b> 0:15</p> <p><b>represent (3)</b> 0:6,3,3</p> <p><b>representative (1)</b> 0:19</p> <p><b>representatives (1)</b> 0:18</p> <p><b>representing (1)</b></p>	<p>0:25</p> <p><b>represents (3)</b> 0:11,2,9</p> <p><b>request (6)</b> 0:16,11,9,4,3,6</p> <p><b>requested (2)</b> 0:16,16</p> <p><b>requesting (2)</b> 0:18,23</p> <p><b>require (1)</b> 0:7</p> <p><b>required (17)</b> 0:25,2,15,10,4,7,17, 23,15,17,23,18,20,7,12, 18,13</p> <p><b>requirement (6)</b> 0:12,8,22,10,22,23</p> <p><b>requirements (9)</b> 0:22,15,16,18,2,13, 16,16,15</p> <p><b>requires (4)</b> 0:2,24,3,5</p> <p><b>research (3)</b> 0:22,4,6</p> <p><b>researched (1)</b> 0:5</p> <p><b>reserve (1)</b> 0:17</p> <p><b>reserved (1)</b> 0:17</p> <p><b>residence (4)</b> 0:19,16,21,11</p> <p><b>residences (2)</b> 0:6,20</p> <p><b>resident (8)</b> 0:9,19,20,24,25,20, 15,25</p> <p><b>resident's (1)</b> 0:21</p> <p><b>residential (49)</b> 0:5,8,25,8,17,2,14, 16,19,21,23,23,24,19,9, 9,3,4,7,8,9,12,13,18,25, 8,5,6,17,8,12,19,19,24, 14,14,10,7,8,21,24,9, 16,22,22,6,8,13,3</p> <p><b>residents (15)</b> 0:17,17,21,22,5,22, 20,4,22,8,16,17,24,1,8</p> <p><b>resolved (1)</b> 0:24</p> <p><b>respect (12)</b> 0:8,20,18,25,13,7,11, 4,21,19,17,11</p> <p><b>respectfully (1)</b> 0:2</p> <p><b>respond (7)</b> 0:22,14,15,16,20,20, 9</p> <p><b>responds (1)</b> 0:5</p> <p><b>responsibilities (5)</b> 0:3,23,22,20,22</p>	<p><b>rest (1)</b> 0:5</p> <p><b>restaurant (2)</b> 0:14,23</p> <p><b>restaurants (1)</b> 0:9</p> <p><b>restricted (4)</b> 0:3,7,11,23</p> <p><b>restrictions (4)</b> 0:1,22,11,16</p> <p><b>restrictive (2)</b> 0:17,13</p> <p><b>resubmit (1)</b> 0:7</p> <p><b>result (2)</b> 0:11,12</p> <p><b>results (1)</b> 0:20</p> <p><b>resume (3)</b> 0:10,9,11</p> <p><b>retail (2)</b> 0:6,9</p> <p><b>retain (1)</b> 0:4</p> <p><b>retained (4)</b> 0:4,22,2,3</p> <p><b>retaining (3)</b> 0:10,17,8</p> <p><b>retains (1)</b> 0:24</p> <p><b>retention (1)</b> 0:5</p> <p><b>return (1)</b> 0:6</p> <p><b>reusing (1)</b> 0:12</p> <p><b>review (6)</b> 0:5,17,12,23,9,23</p> <p><b>reviewed (4)</b> 0:3,9,5,6</p> <p><b>revised (31)</b> 0:16,18,22,23,24,1, 18,4,3,7,24,15,10,11, 11,15,16,19,3,11,11,18, 1,19,6,24,12,17,18,20, 22</p> <p><b>revising (1)</b> 0:24</p> <p><b>revisions (4)</b> 0:14,1,18,3</p> <p><b>rid (1)</b> 0:20</p> <p><b>right (229)</b> 0:9,11,13,16,18,18,4, 1,12,14,16,17,9,15,25, 2,10,21,7,9,11,15,1,6,9, 15,17,21,23,17,20,14,6, 13,20,23,8,9,13,16,17, 20,23,1,5,8,21,21,4,17, 25,6,15,19,20,23,24,3, 10,12,12,13,21,7,17,22, 23,4,4,4,10,23,25,7,23, 24,6,12,14,23,25,4,4,</p>	<p>10,13,15,16,1,6,23,24, 6,9,18,12,16,3,4,6,8,19, 23,2,2,4,11,16,17,23,1, 5,6,20,1,3,22,1,4,9,16, 24,1,6,13,19,20,17,24, 5,6,7,12,14,18,18,21,2, 11,13,3,11,12,13,13,17, 3,5,6,12,16,17,18,21, 22,22,5,5,6,7,9,9,10,12, 13,16,18,19,20,21,21, 23,25,3,6,7,9,12,15,15, 16,18,19,19,21,23,24, 25,25,14,18,18,17,22, 20,21,21,23,7,11,11,10, 12,19,5,17,19,21,7,9, 11,16,21,6,10,12,12,14, 3,7,8,9,13,13,21,23,6, 19,4,7</p> <p><b>rises (2)</b> 0:4,5</p> <p><b>road (41)</b> 0:7,7,12,14,23,11,18, 4,8,10,13,21,22,25; 25:20;0:7,8,11,12,17, 24,9,15,16,2,19,5,7,9, 11,16,18,9,17,17,14,8, 6,14,17,18</p> <p><b>roads (4)</b> 0:10,13,22,10</p> <p><b>Rob (1)</b> 0:7</p> <p><b>ROBESON (859)</b> 0:2,24,1,3,5,6,6,9,9, 11,11,15,15,16,19,20, 21,22,25,25,3,4,5,6,7, 11,13,13,14,15,18,20, 21,21,23,23,25,25,25, 25,6,7,9,10,11,15,23,6, 7,9,12,13,13,17,19,20, 23,17,20,24,1,1,2,2,4,6, 6,6,8,10,11,15,17,20, 22,22,24,25,1,2,4,4,4,6, 9,10,10,13,13,16,17,17, 18,19,20,21,22,24,24, 25,2,2,3,8,9,11,13,15, 15,15,16,20,22,23,24,1, 2,4,5,8,8,9,10,11,15,17, 18,21,23,24,1,1,2,5,5,6, 7,9,11,12,15,22,22,2,3, 5,5,5,7,8,10,11,11,11, 14,16,16,16,18,19,20, 20,22,24,24,1,4,6,6,7,9, 9,10,10,13,13,13,16,17, 20,20,21,23,25,25,2,5, 5,7,9,12,12,15,15,18, 20,22,22,24,24,2,4,8,9, 10,12,12,14,17,17,20, 20,20,20,23,24,1,1,3,3, 4,5,7,8,9,12,15,21,25,1, 4,6,6,8,12,15,15,18,20, 23,2,3,4,5,13,18,19,19, 21,22,22,24,25,2,4,5,8, 11,11,14,15,16,18,18,</p>
---	--	--	---	--

**CU 16-14  
Shelter Development**

<p>21,22,22,23,25,25,2,2,5,6,10,14,24,24,1,2,6,6,6,9,9,17,17,20,22,23,25,4,6,8,15,17,17,19,21,22,25,25,2,2,4,5,7,8,10,12,13,14,16,16,21,23,24,1,4,6,7,9,11,11,12,14,15,15,17,17,18,23,25,3,3,5,7,8,9,9,12,13,14,15,16,17,17,19,19,20,21,21,22,23,24,24,25,2,2,3,4,6,8,8,11,12,13,13,14,16,19,20,22,24,25,1,1,4,4,4,7,9,12,13,16,18,19,21,22,5,8,10,13,13,16,19,20,22,24,2,2,6,6,6,8,8,11,12,12,13,14,16,16,16,21,23,3,5,6,9,10,12,13,16,17,18,20,20,21,24,24,25,5,6,9,13,16,17,20,21,24,25,25,1,3,3,4,5,6,8,8,10,10,11,16,18,18,20,21,25,25,2,3,5,5,9,9,10,11,11,12,16,17,17,18,21,21,22,24,25,25,3,9,10,11,11,12,13,15,15,18,20,22,23,25,2,3,4,7,9,11,11,14,14,18,18,20,21,23,24,25,1,3,3,4,7,7,9,17,17,22,23,24,1,4,4,8,8,10,10,11,13,14,15,17,17,19,20,23,24,1,1,4,4,9,12,14,15,18,21,23,24,25,2,4;25:23;0:1,3,4,7,9,22,25,1,2,8,16,19,2,2,6,6,8,10,12,15,19,20,22,23,4,6,14,17,22,2,2,4,6,8,8,8,11,11,13,14,15,17,18,20,20,24,25,2,11,14,14,16,17,17,19,20,20,24,25,2,4,4,7,7,10,14,19,25,3,4,4,7,7,8,9,11,15,18,19,22,24,1,3,5,9,14,15,17,19,20,23,24,25,3,4,5,6,7,10,10,10,13,17,25,2,4,7,8,8,12,13,15,15,16,19,19,22,23,24,25,1,4,4,6,8,8,11,16,16,18,19,22,24,24,25,4,7,8,11,12,14,22,23,25,2,2,3,5,7,7,7,10,10,11,12,14,14,16,18,18,19,20,21,23,24,25,2,3,4,5,7,7,8,10,10,10,11,15,15,16,17,18,19,20,22,22,22,24,25,2,2,3,4,5,5,6,7,8,10,10,12,16,17,17,19,20,20,21,23,24,24,2,5,6,7,9,10,12,12,13,14,15,16,18,18,19,19,20,22,23,25,1,2,4,5,22,23,23,25,25,1,2,4,5,</p>	<p>8,8,12,13,13,15,18,19,19,21,23,23,24,25,1,2,4,4,4,6,8,9,10,11,12,13,15,15,18,19,21,22,23,25,2,3,4,6,6,6,7,10,10,10,11,13,14,15,15,17,17,17,17,19,19,20,21,22,24,25,25,7,10,12,15,18</p> <p><b>Rock (1)</b> 0:7</p> <p><b>Rockville (5)</b> 0:5,6,16,12,21</p> <p><b>role (3)</b> 0:1,20,22</p> <p><b>roof (18)</b> 0:14,16,23,4,12,2,25,10,2,16,16,17,18,23,1,21,21,1</p> <p><b>roofs (7)</b> 0:13,21,25,2,6,14,12</p> <p><b>room (4)</b> 0:8,18,2,2</p> <p><b>rooms (2)</b> 0:14,15</p> <p><b>root (3)</b> 0:7,8,2</p> <p><b>ROSESON (1)</b> 0:13</p> <p><b>roughly (3)</b> 0:18,2,7</p> <p><b>round (4)</b> 0:20,10,12,13</p> <p><b>Route (2)</b> 0:11,24</p> <p><b>routes (2)</b> 0:3,2</p> <p><b>row (13)</b> 0:10,17,2,5,16,25,25,12,17,23,13,23,18</p> <p><b>rows (2)</b> 0:7,22</p> <p><b>Ruhlen (6)</b> 0:19,21,22,4,14,20</p> <p><b>rules (3)</b> 0:22,6,6</p> <p><b>run (5)</b> 0:6,11,3,14,9</p> <p><b>running (2)</b> 0:3,23</p> <p><b>runoff (1)</b> 0:17</p> <p><b>runs (1)</b> 0:4</p> <p><b>RUSSELL (1)</b> 0:3</p> <p><b>Russell (184)</b> 0:18,10,2,5,6,7,7,9,11,11,13,14,14,14,20,21,22,22,25,1,8,8,12,15,19,19,21,23,1,1,2,6,7,10,10,12,15,18,20,21,24,25,1,4,4,6,7,9,9,11,</p>	<p>11,11,15,15,16,18,19,21,22,24,2,2,3,4,6,7,10,14,19,20,21,23,23,2,15,17,16,21,2,6,21,4,6,6,6,8,9,12,13,13,15,15,18,18,20,21,22,22,23,24,25,1,4,5,6,6,9,9,11,11,12,14,17,18,18,20,20,21,22,23,23,23,25,1,2,3,3,3,4,6,6,6,7,9,9,11,11,14,17,18,19,20,22,22,23,24,1,2,2,3,4,7,7,8,10,10,13,14,16,16,19,20,21,22,24,24,24,1,2,3,6,6,9,16,18,21,21,21,22,25,3,11,16,7</p> <p><b>Russell's (4)</b> 0:15,14,16,23</p> <p style="text-align: center;"><b>S</b></p> <p><b>safe (3)</b> 0:8,9,2</p> <p><b>safer (2)</b> 0:12,17</p> <p><b>safety (5)</b> 0:21,22,7,21,10</p> <p><b>sake (2)</b> 0:13,7</p> <p><b>sale (18)</b> 0:3,9,13,14,21,23,11,21,25,17,4,15;25:21;0:13,3,15,23,23</p> <p><b>sales (17)</b> 0:13,15,2,15,16,19,24,17,1,4,19,23;25:19;0:6,11,8,14</p> <p><b>salon (4)</b> 0:7,12,13,19</p> <p><b>same (27)</b> 0:25,2,1,25,1,6,7,9,19,20,23,20,6,14,15,23,9,10,6,10,12,21,9,13,16,16,18</p> <p><b>sandbag (1)</b> 0:4</p> <p><b>sandbagged (1)</b> 0:1</p> <p><b>sandbagging (1)</b> 0:5</p> <p><b>Sandy (6)</b> 0:4,14,8,11,23,9</p> <p><b>sat (1)</b> 0:3</p> <p><b>satisfied (2)</b> 0:16,13</p> <p><b>saw (8)</b> 0:23,3,16,6,22,14,11,24</p> <p><b>saying (16)</b> 0:6,13,21,17,9,18,25,13,5,8,15,18,9,24,6,11</p> <p><b>scale (3)</b></p>	<p>0:10,12,17</p> <p><b>scaled (1)</b> 0:6</p> <p><b>scenario (1)</b> 0:24</p> <p><b>schedule (3)</b> 0:1,21,1</p> <p><b>scheduled (6)</b> 0:15,20,6,2,7,25</p> <p><b>scheduling (2)</b> 0:9,21</p> <p><b>school (8)</b> 0:3,16,18,20,21,11,11,13</p> <p><b>schools (3)</b> 0:17,20,22</p> <p><b>science (1)</b> 0:17</p> <p><b>scope (4)</b> 0:24,1,4,6</p> <p><b>screen (23)</b> 0:11,19,13,8,24,6,2,17,20,8,1,10,11,16,4,21,15,11,7,17,4,11,20</p> <p><b>screened (9)</b> 0:14,11,12,4,15,23,22,6,24</p> <p><b>screening (54)</b> 0:7,9,10,13,19,15,18,22,8,20,2,3,4,5,15,16,1,14,18,23,3,4,14,1,13,14,15,17,20,25,4,10,14,17,25,14,18,20,22,2,5,13,12,22,1,3,11,18,5,8,11,13,17,24</p> <p><b>searched (1)</b> 0:16</p> <p><b>seasonal (1)</b> 0:5</p> <p><b>seat (1)</b> 0:5</p> <p><b>seated (1)</b> 0:17</p> <p><b>Second (17)</b> 0:4,10,6,5,7,1,2,3,12,24,16,6,11,10,19,22,18</p> <p><b>secondary (4)</b> 0:4,21,22,6</p> <p><b>section (16)</b> 0:1,23,24,8,13,24,5,3,7,9,18,21,18,3,21,23</p> <p><b>sections (2)</b> 0:21,17</p> <p><b>secured (1)</b> 0:14</p> <p><b>seeing (14)</b> 0:10,22,9,7,6,6,8,4,19,4,2,17,20,7</p> <p><b>seek (2)</b> 0:25,1</p> <p><b>seeking (2)</b> 0:17,10</p> <p><b>seem (4)</b></p>	<p>0:22,9,2,3</p> <p><b>seems (4)</b> 0:8,9,4,11</p> <p><b>selection (2)</b> 0:3,24</p> <p><b>sell (2)</b> 0:13,9</p> <p><b>selling (4)</b> 0:19,2,5,18</p> <p><b>send (4)</b> 0:25,2,22,3</p> <p><b>sending (1)</b> 0:13</p> <p><b>Senior (12)</b> 0:4,6,4,17,20,3,13,15,6,22,19,12</p> <p><b>senior's (1)</b> 0:8</p> <p><b>sense (11)</b> 0:21,2,23,10,25,4,12,16,9,24,25</p> <p><b>sent (2)</b> 0:22,5</p> <p><b>separated (3)</b> 0:8,7,11</p> <p><b>separately (1)</b> 0:5</p> <p><b>separates (1)</b> 0:21</p> <p><b>separation (1)</b> 0:12</p> <p><b>September (1)</b> 0:13</p> <p><b>series (4)</b> 0:16,11,1,21</p> <p><b>serve (6)</b> 0:18,14,11,5,2,1</p> <p><b>served (3)</b> 0:9,10,5</p> <p><b>serves (2)</b> 0:7,10</p> <p><b>service (14)</b> 0:2,6,4,13,3,14,18,6,23,25,9,7,23,5</p> <p><b>services (10)</b> 0:1,25,6,8,23,1,24,25,14,2</p> <p><b>serving (1)</b> 0:2</p> <p><b>session (1)</b> 0:23</p> <p><b>set (10)</b> 0:22,23,16,2,20,11,21,25,11,24</p> <p><b>setback (23)</b> 0:8,18,22,24,1,2,4,7,10,7,13,14,5,8,12,1,19,21,18,8,10,11,1</p> <p><b>setbacks (15)</b> 0:5,21,25,12,21,2,25,1,3,6,9,18,22,9,17</p> <p><b>sets (2)</b> 0:20,14</p>
--	--	---	---	--

**CU 16-14  
Shelter Development**

<p><b>setting (1)</b> 0:7</p> <p><b>settings (1)</b> 0:10</p> <p><b>seven (11)</b> 0:3,16,21,3,5,10,17, 5,13,15,16</p> <p><b>seventh (1)</b> 0:3</p> <p><b>several (4)</b> 0:25,20,25,25</p> <p><b>sewer (2)</b> 0:1,2</p> <p><b>SFD (1)</b> 0:12</p> <p><b>shade (8)</b> 0:10,2,5,11,7,8,11,9</p> <p><b>shaded (2)</b> 0:12,15</p> <p><b>shake (1)</b> 0:23</p> <p><b>shaking (1)</b> 0:5</p> <p><b>shape (2)</b> 0:8,7</p> <p><b>shared (3)</b> 0:11,14,17</p> <p><b>she'll (1)</b> 0:12</p> <p><b>shed (2)</b> 0:2,3</p> <p><b>sheet (9)</b> 0:7,18,19,21,1,14,14, 18,23</p> <p><b>sheets (2)</b> 0:12,23</p> <p><b>Shelter (27)</b> 0:3,22,4,2,7,7,22,25, 25,10,1,13,4,1,3,8,22, 24,25,18,12,25,10,3,19, 22,7</p> <p><b>Shelter's (4)</b> 0:14,23,18,25</p> <p><b>shield (1)</b> 0:3</p> <p><b>shielded (4)</b> 0:16,9,11,19</p> <p><b>shift (8)</b> 0:10,13,25,3,3,24,20, 10</p> <p><b>shifted (3)</b> 0:16,7,13</p> <p><b>shifting (1)</b> 0:2</p> <p><b>shifts (2)</b> 0:6,8</p> <p><b>shingle (1)</b> 0:23</p> <p><b>Shonaiya (122)</b> 0:18,4,1,1,2,3,3,4,4,4, 4,5,5,7,9,12,18,18,20, 23,23,2,3,4,8,8,10,10, 13,14,14,14,16,16,16,</p>	<p>19,21,22,22,23,25,25, 25,1,4,7,7,9,10,10,13, 13,15,16,16,17,17,18, 18,20,20,21,22,23,23, 24,25,1,1,3,3,5,8,10,13, 14,14,15,17,17,19,21, 24,25,2,2,5,5,5,8,8,8, 11,12,13,15,18,20,21, 23,23,24,1,3,4,6,7,10, 11,11,13,14,15,16,18, 18,20,21,24,25,12,18</p> <p><b>Shonaiya's (1)</b> 0:10</p> <p><b>shop (3)</b> 0:3,3,19</p> <p><b>short (4)</b> 0:8,12,1,21</p> <p><b>shorten (1)</b> 0:6</p> <p><b>show (12)</b> 0:1,14,8,20,23,1,24, 10,13,14,4,22</p> <p><b>showed (2)</b> 0:3,5</p> <p><b>showing (2)</b> 0:22,11</p> <p><b>shown (8)</b> 0:11,23,11,24,9,14, 12,22</p> <p><b>shows (20)</b> 0:8,13,14,15,15,5,7, 9,15,18,20,23,24,1,6, 12,8,12,1,12</p> <p><b>shrinks (1)</b> 0:14</p> <p><b>shrubs (5)</b> 0:3,3,3,8,15</p> <p><b>shuttle (7)</b> 0:2,13,4,7,7,20,5</p> <p><b>side (71)</b> 0:4,2,3,11,18,22,23, 3,5,13,20,10,14,17,1,3, 8,19,6,7,13,20,5,13,21, 11,18,6,9,10,15,5,12, 12,15,16,12,1,1,12,13, 1,3,8,13,14,18,25,10, 24,10,23,20,9,18,22,5, 6,19,23,6,11,19,21,1,6, 7,9,14,24,13</p> <p><b>sides (15)</b> 0:5,16,1,18,19,22,7, 9,5,5,13,16,21,7,17</p> <p><b>sidewalk (4)</b> 0:22,25,15,14</p> <p><b>sidewalks (1)</b> 0:7</p> <p><b>siding (2)</b> 0:23,23</p> <p><b>sigh (1)</b> 0:24</p> <p><b>sight (1)</b> 0:15</p> <p><b>signed (1)</b></p>	<p>0:24</p> <p><b>significance (1)</b> 0:13</p> <p><b>significant (14)</b> 0:12,22,9,14,13,8,15, 20,17,17,25,2,7,8</p> <p><b>Silver (1)</b> 0:13</p> <p><b>similar (9)</b> 0:8,16,18,5,20,1,10, 23,5</p> <p><b>similarly (1)</b> 0:6</p> <p><b>simplicity (1)</b> 0:24</p> <p><b>simply (1)</b> 0:16</p> <p><b>single (25)</b> 0:11,18,21,21,22,7,7, 17,9,7,8,21,10,23,1,7, 18,22,25,20,6,15,25,8, 10</p> <p><b>single-family (1)</b> 0:16</p> <p><b>sink (2)</b> 0:3,9</p> <p><b>sirens (3)</b> 0:16,19,21</p> <p><b>sit (4)</b> 0:6,14,16,16</p> <p><b>site (97)</b> 0:9,4,24,19,1,7,9,13, 16,23,17,25,4,6,14,15, 24,4,14,25,17,21,22,6, 7,10,14,15,17,18,18,19, 1,2,3,3,4,16,18,18,24, 15,18,18,19,8,11,11,1, 15,16,5,1,2,11,16,4,9, 16,17,23,2,25,3,15,15, 15,7,18,14,10,19,22,25, 6,16,6,17,9,21,19,20, 16,17,17,21,12,18,18, 20,21,10,11,13,19,20, 24</p> <p><b>sited (2)</b> 0:13,23</p> <p><b>sites (2)</b> 0:4,7</p> <p><b>sitting (8)</b> 0:12,19,1,19,21,23, 20,22</p> <p><b>situated (4)</b> 0:6,4,17,14</p> <p><b>situation (8)</b> 0:13,22,2,4,24,3,3,2</p> <p><b>six (14)</b> 0:6,13,13,14,3,7,7, 10,16,19,8,22,11,15</p> <p><b>sixth (1)</b> 0:11</p> <p><b>size (11)</b> 0:15,11,4,18,5,20,20, 11,6,7,16</p>	<p><b>sizes (1)</b> 0:21</p> <p><b>sketches (1)</b> 0:24</p> <p><b>skinny (1)</b> 0:4</p> <p><b>skip (1)</b> 0:20</p> <p><b>sky (2)</b> 0:23,11</p> <p><b>slope (3)</b> 0:3,6,18</p> <p><b>sloped (4)</b> 0:13,7,6,14</p> <p><b>slopes (1)</b> 0:5</p> <p><b>slow (1)</b> 0:15</p> <p><b>slowing (1)</b> 0:14</p> <p><b>small (7)</b> 0:3,12,2,2,4,4,8</p> <p><b>smaller (4)</b> 0:21,5,9,24</p> <p><b>social (2)</b> 0:2,19</p> <p><b>socialization (1)</b> 0:22</p> <p><b>Society (5)</b> 0:5,8,23,22,24</p> <p><b>SOHAIYA (1)</b> 0:5</p> <p><b>sold (9)</b> 0:17,24,8,12,4,11,10, 22,1</p> <p><b>solid (2)</b> 0:13,11</p> <p><b>solution (6)</b> 0:20,25,1,2,20,3</p> <p><b>solutions (3)</b> 0:1,12,23</p> <p><b>solve (2)</b> 0:9,12</p> <p><b>somebody (2)</b> 0:7,19</p> <p><b>somebody's (1)</b> 0:13</p> <p><b>someone (6)</b> 0:21,7,17,24,25,24</p> <p><b>sometimes (7)</b> 0:16,23,10,11,23,19, 8</p> <p><b>somewhere (1)</b> 0:15</p> <p><b>soon (2)</b> 0:15,10</p> <p><b>sorry (34)</b> 0:4,10,13,14,15,8,10, 4,14,20,4,20,23,9,10, 13,25,10,1,3,1,3,16,12, 14,4,10,11,17,20,22,23, 5,21</p> <p><b>sort (13)</b></p>	<p>0:17,24,8,14,2,20,15, 21,16,19,4,13,22</p> <p><b>sorts (1)</b> 0:18</p> <p><b>sound (4)</b> 0:25,20,24,4</p> <p><b>sounds (1)</b> 0:11</p> <p><b>source (1)</b> 0:20</p> <p><b>south (27)</b> 0:2,6,4,20,10,5,5,6,9, 6,1,11,22,2,3,5,15,5,1, 16,17,12,12,8,11,19,11</p> <p><b>southeast (8)</b> 0:7,14,9,18,19,4,13, 23</p> <p><b>southeastern (2)</b> 0:23,25</p> <p><b>southern (6)</b> 0:18,21,22,8,16,8</p> <p><b>southwest (8)</b> 0:11,12,19,9,10,12,9, 17</p> <p><b>southwesterly (1)</b> 0:11</p> <p><b>southwestern (2)</b> 0:4,1</p> <p><b>sp (2)</b> 0:7,6</p> <p><b>SP-41 (1)</b> 0:17</p> <p><b>space (20)</b> 0:18,2,5,6,20,20,21, 24,12,14,9,14,18,20,5, 9,3,9,10,24</p> <p><b>spaces (19)</b> 0:11,15,1,11,12,5,6, 4,10,13,4,21,24,4,16, 18,19,21,24</p> <p><b>speak (20)</b> 0:2,6,23,2,3,16,6,18, 13,9,17,23,8,1,24,22,3, 14,21,9</p> <p><b>SPEAKER (2)</b> 0:13,1</p> <p><b>speaking (7)</b> 0:9,23,25,20,2,10,15</p> <p><b>speaks (3)</b> 0:12,5,24</p> <p><b>special (14)</b> 0:9,14,22,24,6,10,13, 17,21,22,23,24,12,20</p> <p><b>specialized (1)</b> 0:8</p> <p><b>species (4)</b> 0:4,4,6,21</p> <p><b>specific (18)</b> 0:11,3,3,7,3,6,7,10, 12,11,13,20,7,24,25,6, 14,2</p> <p><b>Specifically (7)</b> 0:2,20,3,9,3,4,13</p>
---	---	---	---	---

**CU 16-14  
Shelter Development**

<p><b>specificity (1)</b> 0:4</p> <p><b>specified (2)</b> 0:7,6</p> <p><b>speeches (1)</b> 0:17</p> <p><b>speed (2)</b> 0:16,16</p> <p><b>spelled (1)</b> 0:12</p> <p><b>spent (2)</b> 0:9,23</p> <p><b>spill (1)</b> 0:19</p> <p><b>split (1)</b> 0:6</p> <p><b>spoke (1)</b> 0:18</p> <p><b>spokesman (1)</b> 0:2</p> <p><b>spots (3)</b> 0:9,4,20</p> <p><b>spread (1)</b> 0:1</p> <p><b>Spring (5)</b> 0:4,14,13,11,23</p> <p><b>Springs (1)</b> 0:9</p> <p><b>Springs's (1)</b> 0:8</p> <p><b>square (13)</b> 0:19,9,13,18,1,8,9, 20,22,20,7,10,11</p> <p><b>squeeze (1)</b> 0:4</p> <p><b>staff (40)</b> 0:3,17,18,20,21,25,4, 7,9,8,11,17,3,11,24,24, 13,14,21,8,21,22,22,12, 14,17,20,19,20,23,1,4, 6,8,9,13,14,14,25,19</p> <p><b>staff's (1)</b> 0:20</p> <p><b>staffs (1)</b> 0:18</p> <p><b>staff's (1)</b> 0:2</p> <p><b>stagger (1)</b> 0:6</p> <p><b>staggering (1)</b> 0:15</p> <p><b>stair (1)</b> 0:5</p> <p><b>stand (6)</b> 0:24,8,2,5,1,2</p> <p><b>standard (5)</b> 0:11,1,25,4,7</p> <p><b>standards (14)</b> 0:21,4,12,12,13,1,12, 24,11,14,14,16,3,20</p> <p><b>standing (8)</b> 0:23,17,25,11,19,21, 8,24</p>	<p><b>standpoint (3)</b> 0:7,15,15</p> <p><b>stands (2)</b> 0:23,24</p> <p><b>star (1)</b> 0:11</p> <p><b>start (18)</b> 0:12,14,16,9,8,12,12, 11,18,7,11,2,1,6,16,18, 20,10</p> <p><b>started (6)</b> 0:11,24,7,20,17,14</p> <p><b>starting (7)</b> 0:20,10,14,11,9,12, 16</p> <p><b>starts (4)</b> 0:11,12,19,2</p> <p><b>state (16)</b> 0:19,20,1,1,12,8,9, 12,19,2,18,5,12,1,7,25</p> <p><b>stated (2)</b> 0:20,21</p> <p><b>statement (2)</b> 0:3,5</p> <p><b>statements (1)</b> 0:5</p> <p><b>station (3)</b> 0:14,16,16</p> <p><b>statistics (1)</b> 0:15</p> <p><b>status (1)</b> 0:22</p> <p><b>stay (2)</b> 0:2,14</p> <p><b>step (8)</b> 0:20,22,11,13,13,20, 10,11</p> <p><b>stepped (4)</b> 0:18,1,2,20</p> <p><b>stepping (2)</b> 0:9,1</p> <p><b>steps (4)</b> 0:19,21,16,16</p> <p><b>stick (1)</b> 0:4</p> <p><b>still (22)</b> 0:5,15,18,1,19,14,17, 18,12,10,8,10,3,13,5, 12,20,1,7,10,16,19</p> <p><b>sting (1)</b> 0:17</p> <p><b>stock (1)</b> 0:17</p> <p><b>stone (4)</b> 0:3,3,5,6</p> <p><b>stop (6)</b> 0:24,12,18,19,18,18</p> <p><b>storage (1)</b> 0:3</p> <p><b>stories (15)</b> 0:3,3,23,25,15,15,7, 9,17,25,24,10,20,5,6</p> <p><b>storm (8)</b></p>	<p>0:7,18,9,17,10,9,9,18</p> <p><b>story (12)</b> 0:11,14,17,5,12,1,4, 5,8,11,5,3</p> <p><b>stove (2)</b> 0:10,14</p> <p><b>straight (2)</b> 0:16,22</p> <p><b>street (61)</b> 0:5,1,15,8,11,16,15, 11,4,5,5,17,21,4,8,10, 13,22,24,4,5,6,7,4,9,11, 6,23,17,4,22,24,7,14, 25,14,10,6,10,12,16,4, 8,14,2,5,7,12,15,15,20, 25,25,12,14,19,20,11, 17,21,18</p> <p><b>streets (11)</b> 0:19,7,22,23,16,22, 23,6,13,17,23</p> <p><b>strengthens (1)</b> 0:2</p> <p><b>stretches (1)</b> 0:16</p> <p><b>strip (3)</b> 0:5,18,15</p> <p><b>strips (2)</b> 0:5,7</p> <p><b>strong (1)</b> 0:24</p> <p><b>structure (2)</b> 0:3,5</p> <p><b>structures (1)</b> 0:1</p> <p><b>students (1)</b> 0:22</p> <p><b>studies (1)</b> 0:15</p> <p><b>studio (2)</b> 0:1,15</p> <p><b>stuff (5)</b> 0:8,24,10,4,6</p> <p><b>style (17)</b> 0:12,13,17,17,19,1,5, 5,6,11,22,15,7,14,24, 25,2</p> <p><b>styles (2)</b> 0:25,8</p> <p><b>Subdivision (10)</b> 0:3,6,5,6,7,9,11,12,8, 18</p> <p><b>subject (28)</b> 0:8,5,12,3,4,8,15,15, 17,22,2,2,11,5,15,16, 23,13,16,24,10,15,24,5; 25:14;0:3,15,4</p> <p><b>subjects (1)</b> 0:14</p> <p><b>submerged (2)</b> 0:9,17</p> <p><b>submission (1)</b> 0:19</p> <p><b>submit (10)</b></p>	<p>0:10,1,18,22,6,4,5, 20,3,7</p> <p><b>submittal (1)</b> 0:16</p> <p><b>submitted (14)</b> 0:1,9,9,21,22,2,21,6, 7,15,22,21,15,15</p> <p><b>submitting (1)</b> 0:1</p> <p><b>subsequent (2)</b> 0:19,25</p> <p><b>substance (1)</b> 0:22</p> <p><b>substantial (5)</b> 0:14,4,7,23,7</p> <p><b>substantially (2)</b> 0:18,19</p> <p><b>substantive (2)</b> 0:6,18</p> <p><b>suburban (4)</b> 0:23,17,10,15</p> <p><b>sufficient (5)</b> 0:7,9,20,17,15</p> <p><b>sufficiently (1)</b> 0:3</p> <p><b>suggest (2)</b> 0:18,4</p> <p><b>suggesting (1)</b> 0:16</p> <p><b>suit (1)</b> 0:17</p> <p><b>suitable (1)</b> 0:18</p> <p><b>Suite (3)</b> 0:1,15,17</p> <p><b>summarize (2)</b> 0:22,7</p> <p><b>summarizing (1)</b> 0:5</p> <p><b>summary (2)</b> 0:16,23</p> <p><b>summer (3)</b> 0:22,2,4</p> <p><b>supervise (1)</b> 0:23</p> <p><b>supplement (3)</b> 0:15,15,17</p> <p><b>supplemental (14)</b> 0:21,18,9,12,13,16,2, 5,6,18,9,15,19,21</p> <p><b>supplemented (1)</b> 0:13</p> <p><b>supplementing (1)</b> 0:13</p> <p><b>support (6)</b> 0:1,2,16,22,2,2</p> <p><b>supports (2)</b> 0:22,25</p> <p><b>supposed (2)</b> 0:23,21</p> <p><b>Sure (36)</b> 0:9,21,8,24,25,6,22, 2,9,2,17,17,13,11,6,16,</p>	<p>1,2,7,3,24,23,15,24,24, 24,2,5,25,1,9,18,24,25, 16,22</p> <p><b>surface (4)</b> 0:1,21,13,10</p> <p><b>surfaced (2)</b> 0:8,18</p> <p><b>surround (1)</b> 0:15</p> <p><b>surrounded (1)</b> 0:11</p> <p><b>surrounding (31)</b> 0:2,19,1,7,8,19,22, 25,20,19,2,6,8,12,13, 17,17,24,12,15,17,25,5, 6,7,1,4,14,17,17,25</p> <p><b>surveying (1)</b> 0:25</p> <p><b>Sustainability (1)</b> 0:15</p> <p><b>swimming (1)</b> 0:13</p> <p><b>switched (1)</b> 0:16</p> <p><b>swore (1)</b> 0:23</p> <p><b>sworn (6)</b> 0:17,24,10,25,10,5</p> <p><b>symbol (1)</b> 0:9</p> <p><b>system (3)</b> 0:20,14,14</p> <p><b>systems (1)</b> 0:4</p>
<b>T</b>				
			<p><b>table (4)</b> 0:6,19,3,25</p> <p><b>tad (1)</b> 0:11</p> <p><b>talk (27)</b> 0:13,13,15,17,23,10, 18,1,2,17,23,8,24,10, 21,2,9,17,6,3,6,6,9,1, 25,6,15</p> <p><b>talked (7)</b> 0:9,2,4,3,14,9,18</p> <p><b>talking (14)</b> 0:16,21,17,17,25,5, 17,17,20,23,16,17,20, 19</p> <p><b>talks (1)</b> 0:19</p> <p><b>tall (4)</b> 0:7,19,21,2</p> <p><b>taller (6)</b> 0:25,19,12,14,23,21</p> <p><b>tallest (1)</b> 0:1</p> <p><b>tape (1)</b> 0:15</p> <p><b>task (1)</b></p>	

**CU 16-14  
Shelter Development**

0:9 <b>tax (1)</b> 0:10 <b>team (1)</b> 0:23 <b>tear (1)</b> 0:20 <b>tearing (1)</b> 0:9 <b>teasing (2)</b> 0:15,6 <b>technical (1)</b> 0:19 <b>technically (2)</b> 0:2,24 <b>Teeter (3)</b> 0:16,11,16 <b>Teeters (104)</b> 0:3,22,11,12,13,14, 15,15,16,18,19,20,21, 24,25,3,4,12,14,24,1,2, 3,3,3,6,7,8,10,11,13,16, 20,22,24,24,25,1,2,2,2, 5,5,8,9,10,11,14,14,17, 18,20,21,21,23,1,5,6,6, 9,9,11,14,16,17,19,21, 21,21,23,24,25,2,3,6,6, 10,10,11,14,21,20,7,9, 17,5,5,2,5,8,15,19,7,9, 20,22,10,10,14,16,1,17, 24,25 <b>telling (1)</b> 0:17 <b>temporary (1)</b> 0:21 <b>ten (39)</b> 0:16,2,11,3,11,7,11, 5,21,7,22,17,21,11,20, 22,7,13,1,2,7,23,25,2,6, 6,13,13,16,14,20,20,1, 9,25,1,8,8,4 <b>tend (1)</b> 0:7 <b>tentatively (1)</b> 0:2 <b>tenths (2)</b> 0:23,16 <b>term (2)</b> 0:1,16 <b>terms (20)</b> 0:7,16,6,25,16,1,8, 25,15,19,19,15,6,8,13, 14,19,4,12,21 <b>terrace (6)</b> 0:4,7,4,25,8,9 <b>test (1)</b> 0:18 <b>testified (12)</b> 0:9,18,7,18,16,22,11, 5,13,4,17,21 <b>testify (14)</b> 0:7,7,14,2,14,17,3,5, 23,24,5,17,19,14	<b>testifying (2)</b> 0:20,4 <b>testimony (23)</b> 0:14,4,14,24,23,6,3, 7,21,14,4,5,7,1,16,23,2, 9,19,25,15,11,21 <b>testimony's (1)</b> 0:21 <b>Tettelbaum (1)</b> 0:1 <b>texted (1)</b> 0:25 <b>Thanks (4)</b> 0:1,14,5,7 <b>that's (171)</b> 0:4,5,22,23,23,25,5, 7,25,14,19,19,18,20,13, 23,2,20,1,2,4,9,4,13,21, 23,12,6,7,10,22,24,7,7, 24,21,22,16,20,20,25,6, 2,9,9,19,20,6,11,12,14, 17,6,11,14,24,24,13,10, 20,25,4,8,11,12,13,14, 14,15,4,9,15,4,21,25,2, 7,9,20,8,20,22,17,24,6, 8,10,13,24,8,11,6,8,12, 9,9,10,10,17,17,22,23, 24,24,1,5,6,9,23,25,25, 1,21,24,1,8,10,10,20,4, 4,14,18,18,24,1,4,16, 17,10,15,16,2,4,7,11, 19,21,22,24,13,22,2,3, 4,9,5,9,13,24,8,12,22,2, 3,19,24,22,15,7,7,19, 24,13,25,9,10,14,17,20, 16 <b>theoretical (2)</b> 0:22,24 <b>therapy (2)</b> 0:1,24 <b>there'd (1)</b> 0:6 <b>There's (90)</b> 0:2,15,17,7,23,24,13, 14,3,17,4,14,15,1,15, 23,13,19,20,18,8,12,19, 20,24,9,25,12,24,11,16, 2,16,16,21,3,13,16,17, 24,4,15,8,11,5,12,1,20, 3,7,16,17,21,11,12,13, 15,16,14,15,20,24,4,8, 8,11,10,14,14,15,16,16, 7,14,14,21,21,24,24,3, 7,12,11,12,14,1,1,15, 19,11 <b>therefore (3)</b> 0:3,22,17 <b>they'll (8)</b> 0:25,19,6,19,18,13, 15,12 <b>they're (51)</b> 0:6,7,21,11,20,20,22, 8,19,20,6,14,15,23,13,	25,6,22,7,7,8,10,9,11, 21,14,1,2,3,16,14,3,8, 14,11,16,20,1,17,14,15, 16,1,7,7,7,8,16,17,9,25 <b>they've (9)</b> 0:21,22,23,7,25,6,14, 10,7 <b>thinking (5)</b> 0:8,2,6,19,24 <b>third (19)</b> 0:11,11,14,16,1,4,10, 11,13,13,17,25,15,19, 11,11,25,22,4 <b>Thornbush (4)</b> 0:6,15,18,5 <b>though (6)</b> 0:23,12,20,1,8,15 <b>thought (22)</b> 0:2,25,17,7,4,1,11, 17,25,17,19,6,3,19,22, 2,19,20,14,24,18,21 <b>three (48)</b> 0:18,24,9,22,25,19,3, 3,25,6,8,15,23,4,9,22,7, 4,4,9,12,13,20,25,20, 20,14,15,25,14,17,24, 24,18,23,22,6,23,7,7, 12,21,14,14,16,5,16,8 <b>tied (1)</b> 0:4 <b>tiered (1)</b> 0:4 <b>till (2)</b> 0:13,22 <b>timeline (1)</b> 0:16 <b>times (11)</b> 0:19,6,7,1,4,16,21, 10,10,19,8 <b>timing (1)</b> 0:15 <b>tipping (1)</b> 0:13 <b>tissues (1)</b> 0:11 <b>title (2)</b> 0:2,15 <b>today (17)</b> 0:11,16,17,19,24,11, 8,12,4,21,19,7,8,14,14, 19,24 <b>today's (2)</b> 0:12,23 <b>together (4)</b> 0:24,6,19,13 <b>toiletting (1)</b> 0:7 <b>told (1)</b> 0:6 <b>tomorrow (1)</b> 0:5 <b>tones (1)</b> 0:25	<b>took (6)</b> 0:6,1,6,15,12,23 <b>top (14)</b> 0:17,9,18,21,24,25, 22,24,25,1,2,22,22,9 <b>topography (10)</b> 0:3,16,3,25,1,17,7, 16,20,22 <b>Torma (2)</b> 0:5,23 <b>torn (1)</b> 0:16 <b>total (2)</b> 0:7,15 <b>totally (1)</b> 0:9 <b>touch (1)</b> 0:6 <b>touched (3)</b> 0:7,9,21 <b>touching (2)</b> 0:7,9 <b>tough (1)</b> 0:25 <b>towards (3)</b> 0:6,20,13 <b>tower (6)</b> 0:2,7,11,8,12,14 <b>townhomes (5)</b> 0:22,16,17,7,8 <b>townhouse (1)</b> 0:17 <b>townhouses (8)</b> 0:15,16,18,3,17,19, 20,15 <b>Towson (1)</b> 0:14 <b>track (1)</b> 0:13 <b>traditional (1)</b> 0:17 <b>traditionally (1)</b> 0:13 <b>traffic (6)</b> 0:9,19,5,7,12,14 <b>Trail (14)</b> 0:22,1,22,22,10,11, 20,17,21,13,1,8,24,15 <b>trained (1)</b> 0:3 <b>Transcriber (1)</b> 0:14 <b>transcript (3)</b> 0:19,1,3 <b>transfer (1)</b> 0:21 <b>transit (2)</b> 0:19,8 <b>transmit (2)</b> 0:3,16 <b>transportation (5)</b> 0:11,1,11,13,9 <b>trash (11)</b>	0:7,7,8,13,20,2,3,5, 10,22,11 <b>travel (4)</b> 0:2,19,17,5 <b>traverses (1)</b> 0:20 <b>traversing (1)</b> 0:5 <b>treated (2)</b> 0:15,19 <b>tree (23)</b> 0:21,5,23,8,24,2,6,7, 14,18,13,17,16,2,7,25, 3,3,20,13,10,21,9 <b>treed (3)</b> 0:17,19,20 <b>trees (72)</b> 0:25,9,1,2,24,4,10,1, 2,3,3,6,9,10,11,11,21, 19,4,5,6,7,1,2,3,8,10,8, 12,2,8,17,17,4,11,20, 23,21,23,5,7,12,22,17, 6,2,4,5,5,16,20,20,23, 25,3,17,21,23,9,10,11, 12,18,21,24,25,3,11,18, 21,11,12 <b>Tressa (1)</b> 0:14 <b>trial (1)</b> 0:9 <b>tried (2)</b> 0:19,12 <b>trip (1)</b> 0:17 <b>trips (8)</b> 0:12,14,15,2,17,18, 11,16 <b>Trolley (8)</b> 0:22,25,22,10,19,17, 21,13 <b>truck (2)</b> 0:14,9 <b>trucks (2)</b> 0:13,9 <b>true (1)</b> 0:2 <b>truthfully (2)</b> 0:2,8 <b>try (11)</b> 0:9,11,15,2,4,6,21,2, 11,11,24 <b>trying (22)</b> 0:19,1,8,12;25:9;0:4, 13,10,9,12,12,13,13,14, 7,8,12,23,20,2,3,25 <b>Tuckerman (2)</b> 0:19,20 <b>Tuesday (1)</b> 0:1 <b>turn (6)</b> 0:14,25,19,17,22,25 <b>Turning (4)</b> 0:25,6,8,9
--	---	--	---	--

**CU 16-14  
Shelter Development**

<p><b>Twenty (1)</b> 0:6 <b>twice (3)</b> 0:8,14,2 <b>two (58)</b> 0:18,23,23,1,3,7,15, 16,18,20,23,2,3,7,11, 19,8,9,16,16,17,7,17, 18,9,13,17,23,3,16,5,1, 18,19,6;25:15;0:13,5, 10,18,19,12,15,8,11,20, 5,5,1,3,24,16,19,19,22, 16,10,18 <b>type (7)</b> 0:6,20,5,9,23,25,18 <b>types (10)</b> 0:13,20,6,21,24,19,1, 7,6,5 <b>typical (8)</b> 0:20,25,17,15,20,23, 24,9 <b>Typically (8)</b> 0:21,17,6,8,16,21,13, 8</p>	<p><b>unless (10)</b> 0:22,8,1,3,16,11,1,3, 1,25 <b>unlikely (1)</b> 0:18 <b>unnecessarily (1)</b> 0:2 <b>unneeded (1)</b> 0:16 <b>unpaved (1)</b> 0:20 <b>unusual (1)</b> 0:20 <b>up (76)</b> 0:4,24,15,5,14,25,12, 17,20,14,13,25,8,2,17, 13,21,25,21,25,13,8,1, 8,23,5,22,20,4,25,12, 25,6;25:8;0:13,16,9,15, 16,4,6,7,18,6,12,8,24,6, 20,2,3,19,22,19,10,10, 25,15,23,3,7,9,23,1,12, 13,4,24,25,9,17,5,9,11, 11,25</p>	<p>0:20,23,25,18,16,6,7 <b>usual (1)</b> 0:19 <b>usually (6)</b> 0:20,25,3,11,17,9 <b>utility (3)</b> 0:14,5,7 <b>utilize (2)</b> 0:4,18 <b>utilizing (1)</b> 0:1</p>	<p>16,17,17,18,24,9,20,21, 22,13,11,16,9,22,3,10, 14 <b>viewpoints (1)</b> 0:8 <b>views (10)</b> 0:6,11,12,16,8,3,15, 23,24,4 <b>Village (1)</b> 0:12 <b>violate (1)</b> 0:3 <b>Virginia (1)</b> 0:5 <b>visibility (6)</b> 0:8,11,12,20,20,12 <b>visible (1)</b> 0:7 <b>visit (3)</b> 0:11,12,16 <b>visited (1)</b> 0:1 <b>visiting (3)</b> 0:10,15,19 <b>visitors (5)</b> 0:2,11,23,12,13 <b>visits (2)</b> 0:12,15 <b>visual (2)</b> 0:13,13 <b>visualize (1)</b> 0:14 <b>visually (1)</b> 0:17 <b>voice (1)</b> 0:25 <b>volume (1)</b> 0:15</p>	<p><b>wasn't (4)</b> 0:8,17,5,22 <b>watching (1)</b> 0:13 <b>water (7)</b> 0:7,1,2,9,10,9,18 <b>way (69)</b> 0:17,18,18,20,17,20, 23,8,9,13,16,1,6,22,10, 9,11,13,23,24,19,8,14, 15,17,19,17,20,1,19,5, 10,16,4,11,11,12,13,21, 22,17,21,3,9,11,12,16, 18,19,19,23,25,25,14, 18,19,22,23,5,11,21,4, 10,19,21,20,9,13,21 <b>ways (1)</b> 0:19 <b>Wayside (1)</b> 0:15 <b>we'd (2)</b> 0:7,20 <b>we'll (45)</b> 0:13,17,23,23,9,6,8, 9,10,12,6,6,7,8,10,8,18, 7,25,13,3,13,25,6,15,5, 25,25,24,17,19,25,11, 25,22,9,24,5,24,24,24, 15,25,22,1 <b>We're (104)</b> 0:7,11,12,15,17,1,23, 11,14,12,10,11,12,12, 20,11,22,6,23,24,3,11, 17,18,18,1,3,4,11,12, 14,23,4,5,13,23,14,21, 8,21,22,23,13,6,6,22,1, 7,17,13,5,5,7,20,22,25, 18,23,17,10,5,5,12,13, 13,14,1,1,4,2,9,24,9,12, 6,8,8,17,8,16,16,20,3,4, 5,6,13,16,25,3,18,24, 23,3,5,7,7,12,15,21,24, 2,3,19 <b>we've (61)</b> 0:1,7,15,19,8,13,19, 17,20,20,2,3,13,25,15, 9,24,25,24,1,2,9,21,24, 2,13,15,22,9,15,20,23, 1,6,24,9,1,17,20,12,4, 22,1,25,13,17,18,23,11, 16,22,25,25,9,10,7,19, 25,18,3,21 <b>week (14)</b> 0:7,7,8,1,14,16,21,7, 25,1,5,6,9,15 <b>weekdays (2)</b> 0:10,14 <b>weekends (3)</b> 0:11,10,14 <b>weeks (2)</b> 0:17,18 <b>weigh (4)</b> 0:13,18,5,24</p>
<p><b>U</b></p>	<p><b>update (4)</b> 0:16,16,10,22 <b>updated (4)</b> 0:5,11,7,12 <b>upgrade (1)</b> 0:23 <b>upon (2)</b> 0:5,7 <b>upper (16)</b> 0:4,15,17,19,6,12,15, 17,20,20,21,21,23,3,10, 11 <b>uppermost (1)</b> 0:14 <b>UPS (1)</b> 0:9 <b>Urban (1)</b> 0:12 <b>usable (1)</b> 0:18 <b>use (71)</b> 0:4,18,19,22,6,12,19, 23,15,22,25,3,7,9,13, 14,16,17,20,23,5,6,15, 17,10,14,2,19,15,15,8, 12,13,14,17,14,18,10, 20,15,19,7,6,25,9,21, 25,1,16,9,24,15,16,1,3, 6,12,19,20,21,25,8,15, 4,9,13,21,2,15,9,20 <b>used (10)</b> 0:11,1,20,23,24; 25:8;0:4,5,19,22 <b>useful (1)</b> 0:16 <b>uses (12)</b> 0:20,23,25,7,6,13,17, 21,22,22,25,8 <b>using (7)</b></p>	<p><b>V</b></p> <p><b>valley (2)</b> 0:7,17 <b>value (13)</b> 0:16,10,17,21,21,11, 3,6,6,10,12,2,3 <b>values (2)</b> 0:13,3 <b>van (1)</b> 0:14 <b>varies (2)</b> 0:7,4 <b>variety (6)</b> 0:5,14,7,21,14,10 <b>various (7)</b> 0:6,14,7,10,2,2,10 <b>vast (1)</b> 0:11 <b>vault (1)</b> 0:2 <b>vegetation (2)</b> 0:16,23 <b>vehicles (1)</b> 0:7 <b>vehicular (3)</b> 0:24,18,8 <b>vendor (2)</b> 0:13,25 <b>vent (1)</b> 0:16 <b>Verizon (1)</b> 0:14 <b>version (5)</b> 0:18,24,5,19,18 <b>versus (2)</b> 0:14,5 <b>vertical (1)</b> 0:2 <b>vibrational (1)</b> 0:16 <b>Vice (2)</b> 0:3,25 <b>victim (1)</b> 0:24 <b>View (57)</b> 0:6,4,6,9,21,2,4,13, 20,25,14,10,18,1,1,2,7, 14,18,7,21,18,17,1,9, 22,19,4,14,2,6,7,13,17, 20,24,25;25:15;0:9,11,</p>	<p><b>W</b></p> <p><b>W1S1 (1)</b> 0:5 <b>Wait (20)</b> 0:20,4,12,15,15,25,1, 18,18,11,8,14,2,22,15, 7,18,18,1,3 <b>waiting (1)</b> 0:23 <b>walk (7)</b> 0:4,3,7,10,1,22,4 <b>walking (2)</b> 0:17,2 <b>wall (3)</b> 0:11,11,11 <b>walls (1)</b> 0:17 <b>wants (4)</b> 0:7,9,8,21 <b>warning (1)</b> 0:4 <b>Washington (1)</b> 0:10</p>	

**CU 16-14  
Shelter Development**

<b>weighed (1)</b> 0:5	0:24,1	<b>worker (1)</b> 0:9	<b>young (1)</b> 0:1	0:19,21
<b>welcome (2)</b> 0:4,11	<b>win- (1)</b> 0:25	<b>working (8)</b> 0:21,21,8,20,4,10,1,2	<b>Z</b>	<b>12 (18)</b> 0:24,2,14,16,7,7,7, 13,13,23,2,3,17,14,20, 1,1,9
<b>wellness (1)</b> 0:13	<b>window (3)</b> 0:4,18,12	<b>works (9)</b> 0:24,25,21,7,9,23,20, 21,21		<b>12:32 (1)</b> 0:8
<b>wells (2)</b> 0:16,18	<b>windows (2)</b> 0:21,8	<b>worries (1)</b> 0:9	<b>Zolna (3)</b> 0:18,10,14	<b>13 (4)</b> 0:15,10,2,21
<b>Wellspring (3)</b> 0:7,12,15	<b>wing (4)</b> 0:3,4,11,12	<b>wouldn't (9)</b> 0:25,5,8,10,20,3,22, 1,4	<b>zone (2)</b> 0:18,2	<b>134 (4)</b> 0:24,7,8,15
<b>weren't (1)</b> 0:6	<b>Winnepeg (2)</b> 0:8,12	<b>wow (2)</b> 0:3,4	<b>zoned (2)</b> 0:15,19	<b>14 (3)</b> 0:14,20,1
<b>west (22)</b> 0:8,7,17,12,13,12,14, 16,22,3,4,10,10,12,1, 17,25,10,7,8,7,9	<b>winter (8)</b> 0:7,24,5,6,14,14,16, 22	<b>wrapped (1)</b> 0:13	<b>zones (3)</b> 0:9,7,8	<b>140 (1)</b> 0:12
<b>westbound (1)</b> 0:13	<b>win-win (4)</b> 0:5,12,19,23	<b>write (7)</b> 0:13,1,12,20,4,6,8	<b>zoning (19)</b> 0:5,13,22,20,5,12,11, 15,13,5,14,4,2,18,22, 18,10,2,5	<b>143 (2)</b> 0:21,6
<b>western (13)</b> 0:15,22,2,2,8,2,3,9, 15,18,10,25,1	<b>Wisconsin (2)</b> 0:15,9	<b>writing (9)</b> 0:14,12,22,16,25,25, 20,3,24	<b>1</b>	<b>14th (2)</b> 0:2,2
<b>what's (28)</b> 0:7,22,13,14,16,4,10, 19,21,24,23,12,18,11, 13,13,21,14,17,1,20,18, 19,14,14,22,22,6	<b>wish (4)</b> 0:3,24,9,3	<b>written (8)</b> 0:15,11,13,14,23,24, 4,7		<b>1 (2)</b> 0:2,6
<b>whenever (1)</b> 0:10	<b>wishes (2)</b> 0:25,1	<b>wrong (4)</b> 0:1,23,19,25	<b>1,117 (1)</b> 0:18	<b>150 (1)</b> 0:20
<b>Where's (2)</b> 0:8,14	<b>within (36)</b> 0:12,1,9,22,6,6,22,1, 6,14,17,19,19,19,23,10, 12,15,17,3,6,6,19,20,7, 21,7,9,16,25,2,3,10,23, 23,20	<b>wrote (3)</b> 0:8,23,6	<b>1:30 (2)</b> 0:7,11	<b>15-05 (1)</b> 0:2
<b>Whereupon (4)</b> 0:6,8,13,20	<b>without (10)</b> 0:7,7,10,25,17,2,9, 25,11,8	<b>Y</b>	<b>10 (2)</b> 0:23,5	<b>16 (3)</b> 0:8,22,5
<b>who's (5)</b> 0:19,3,14,10,24	<b>witness (24)</b> 0:19,21,17,17,18,19, 24,1,10,23,5,5,9,17,25, 7,8,9,10,12,20,5,13,17		<b>yard (4)</b> 0:10,5,24,5	<b>10,000 (1)</b> 0:3
<b>whole (7)</b> 0:6,11,14,14,25,14, 18	<b>witnesses (13)</b> 0:1,15,20,21,21,24, 12,14,14,8,23,25,19	<b>yards (2)</b> 0:8,8	<b>10:00 (1)</b> 0:16	<b>16-14 (2)</b> 0:3,8
<b>whose (1)</b> 0:23	<b>won't (7)</b> 0:8,8,19,22,22,15,17	<b>year (2)</b> 0:10,20	<b>100 (7)</b> 0:5,8,11,14,19,22,8	<b>17 (4)</b> 0:9,11,14,22
<b>Why'd (1)</b> 0:16	<b>wonder (1)</b> 0:5	<b>years (19)</b> 0:2,9,17,23,10,2,19, 19,4,20,20,25,25,3,24, 1,8,24,8	<b>10014 (1)</b> 0:22	<b>18 (1)</b> 0:12
<b>wide (7)</b> 0:16,17,9,12,1,2,3	<b>wondering (3)</b> 0:8,16,12	<b>Yep (1)</b> 0:8	<b>10108 (2)</b> 0:21,2	<b>180 (3)</b> 0:2,13,16
<b>widest (1)</b> 0:21	<b>wooded (1)</b> 0:1	<b>yesterday (4)</b> 0:17,13,12,7	<b>10-28 (1)</b> 0:21	<b>1992 (1)</b> 0:8
<b>widow (1)</b> 0:20	<b>woodland (1)</b> 0:24	<b>you'll (13)</b> 0:20,23,3,16,18,24,2, 6,19,11,25,11,13	<b>104 (2)</b> 0:7,17	<b>2</b>
<b>widower (1)</b> 0:20	<b>woodlands (1)</b> 0:6	<b>you're (77)</b> 0:1,1,19,1,4,5,5,10, 13,16,16,4,23,12,17,9, 9,4,16,2,5,15,21,23,6, 12,12,17,15,17,17,10,1, 4,8,24,6,24,1,4,8,12,18, 11,14,5,5,8,20,5,14,19, 22,22,23,4,6,22,23,24, 24,17,9,9,11,23,3,5,8, 20,21,17,17,19,22,11, 24	<b>108 (1)</b> 0:12	
<b>width (6)</b> 0:24,4,5,10,11,4	<b>Woods (3)</b> 0:6,7,10	<b>you've (19)</b> 0:22,1,2,21,9,3,12, 10,4,3,7,10,10,13,4,6, 18,20,5	<b>11 (3)</b> 0:17,17,20	<b>2,000 (2)</b> 0:18,19
<b>widths (2)</b> 0:5,18	<b>words (1)</b> 0:6		<b>11:00 (4)</b> 0:9,9,22,23	<b>2.67 (1)</b> 0:9
<b>wife (3)</b> 0:9,11,15	<b>wordsmithing (1)</b> 0:3		<b>11:25 (1)</b> 0:6	<b>20 (17)</b> 0:1,15,4,24,23,16,17, 6,3,11,12,14,17,14,23, 12,7
<b>Wild (4)</b> 0:4,16,24,2	<b>work (19)</b> 0:8,16,17,19,8,2,13, 18,1,12,22,13,19,16,18, 20,24,10,2		<b>11:35 (2)</b> 0:5,22	<b>200 (5)</b> 0:14,17,18,18,25
<b>Wildwood (11)</b> 0:2,2,3,5,12,17,2,15, 12,2,9	<b>worked (11)</b> 0:13,3,2,23,13,3,4, 13,20,11,16		<b>1100 (1)</b> 0:15	<b>20016 (1)</b> 0:10
<b>willingness (1)</b> 0:7			<b>11-14 (3)</b> 0:12,19,22	<b>2005 (1)</b> 0:16
<b>win (2)</b>			<b>11-21 (1)</b> 0:3	<b>2010 (2)</b> 0:18,22
			<b>11-28 (2)</b> 0:10,11	<b>2015 (3)</b> 0:25,1,16
			<b>117 (1)</b> 0:18	<b>2016 (2)</b> 0:9,12
			<b>11th (2)</b>	

