



Planet Depos®
We Make It *Happen™*

Transcript of Hearing

Date: May 15, 2025

Case: Pike Center (LMA H-155)

Planet Depos

Phone: 888.433.3767 | **Email:** transcripts@planetdepos.com

www.planetdepos.com

Michigan #8598 | Nevada #089F | New Mexico #566

WORLDWIDE COURT REPORTING & LITIGATION TECHNOLOGY

Transcript of Hearing
Conducted on May 15, 2025

1 (1 to 4)

| | | | | | |
|----|---|---|----|---|-----|
| 1 | OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS | 1 | 1 | CONTENTS | 3 |
| 2 | FOR MONTGOMERY COUNTY, MARYLAND | | 2 | PAGE | |
| 3 | -----x | | 3 | Transcript of Proceedings | |
| 4 | In Re: PIKE CENTER FEE 1807 : Case No. LMA H-1 | | 4 | EXAMINATION OF WITNESSES: | |
| 5 | -----x | | 5 | ABBEY OKLAK | 15 |
| 6 | | | 6 | Miguel Iraola | 25 |
| 7 | HEARING | | 7 | Michael Workosky | 57 |
| 8 | KATHLEEN BRYNE, HEARING EXAMINER | | 8 | Matthew Fitzsimmons | 83 |
| 9 | Rockville, Maryland | | 9 | Mark Morelock | 106 |
| 10 | Friday, May 16, 2025 | | 10 | EXHIBITS | |
| 11 | 9:31 a.m. EST | | 11 | NUMBER DESCRIPTION | |
| 12 | | | 12 | 1 LMA Application | |
| 13 | | | 13 | 2 MNCPPC Checklist | |
| 14 | | | 14 | 3 Draft Declaration of Covenants | |
| 15 | | | 15 | 4 Letter of Authorization | |
| 16 | | | 16 | 5 Financial Disclosure Statement | |
| 17 | | | 17 | 6A Statement of Justification | |
| 18 | | | 18 | 7 Adjoining/Confronting Property Owners | |
| 19 | | | 19 | 8 Certified Zoning Map | |
| 20 | | | 20 | 9 ID Plat | |
| 21 | | | 21 | 10 Plat Map | |
| 22 | | | 22 | 11A Floating Zone Map | |
| 23 | | | 23 | 12A Floating Zone Map Page 2 | |
| 24 | Job: 578102 | | 24 | 13 Existing Conditions Plan | |
| 25 | Pages: 1 - 126 | | 25 | 14A Pike Center Surrounding Neighborhood Area | |
| | Transcribed by: Molly Bugher | | | | |
| 1 | A P P E A R A N C E S | 2 | 1 | EXHIBITS | 4 |
| 2 | ON BEHALF OF MONTGOMERY COUNTY OFFICE OF ZONING AND | | 2 | (Continued) | |
| 3 | ADMINISTRATIVE HEARINGS: | | 3 | NUMBER DESCRIPTION | |
| 4 | KATHLEEN BYRNE, HEARING OFFICER | | 4 | 15A Local Area Transportation Report Part 1 | |
| 5 | | | 5 | 15B Local Area Transportation Report Part 2 | |
| 6 | ON BEHALF OF THE APPLICANT: | | 6 | 15C Local Area Transportation Report Part 3 | |
| 7 | Heather Dlhopsky, Esquire | | 7 | 15D Local Area Transportation Report Part 4 | |
| 8 | Wire Gill, LLP | | 8 | 16 Land Use Report | |
| 9 | 4800 Hampden Lane | | 9 | 17A Circulation Plan | |
| 10 | Suite 200 | | 10 | 18A Grading & Utility Plan | |
| 11 | Bethesda, MD 20814 | | 11 | 19A Public Use Plan | |
| 12 | Phone: (301) 263-6275 | | 12 | 20A Recreation Exhibit | |
| 13 | | | 13 | 21 Road Sections Plan | |
| 14 | | | 14 | 22A Fire Access Plan | |
| 15 | | | 15 | 23 Concept Floor Plans | |
| 16 | | | 16 | 24 Concept Massing | |
| 17 | | | 17 | 25 Pike Center Concept Sections | |
| 18 | | | 18 | 26 Simplified NRI/FSP Composite | |
| 19 | | | 19 | 27 NRI/FSD Cover Sheet | |
| 20 | | | 20 | 28A Preliminary Forest Conservation Plan Cover | |
| 21 | | | 21 | 29A Preliminary Forest Conservation Plan | |
| 22 | | | 22 | 30A Preliminary Forest Conservation Plan Page 3 | |
| 23 | | | 23 | 31 Resume - Abbey Oklak | |
| 24 | | | 24 | 32 Resume - Gregory Reed | |
| 25 | | | 25 | 33 Resume - Mark Morelock | |

Transcript of Hearing
Conducted on May 15, 2025

2 (5 to 8)

| | |
|--|---|
| <p>5</p> <p>1 EXHIBITS 2 (Continued) 3 NUMBER DESCRIPTION 4 34 Resume - Miguel Iraola 5 35 Resume - Matthew Fitzsimmons 6 36 Resume - Michael Workosky 7 37 Notice of Hearing 8 38 Pike Center Supplemental Analysis (2-10-25) 9 39 Preliminary FCP Page 4 10 40 Supplemental Traffic Analysis (12-5-24) 11 41 DRC Comment Response Letter 12 42 Civil Engineering & Environmental Report 13 43 Transmittal Letter from Planning Commission 14 44 Staff Report 15 45 Applicant's Hearing Statement 16 46 Affidavit 17 47 Declaration of Covenants 18 48 Floating Zone Plan 19 20 21 22 23 24 25</p> | <p>7</p> <p>1 if we could see those people, individuals on Zoom. And I 2 want to ask if they can hear us and we will see if they -- if 3 we can hear them. I never know which way to look because 4 it's -- when I go like this I can see it better, but in the 5 back of my head is the camera. When I go like this is like I 6 lean fully forward. All right. So while he's doing that we 7 will go ahead and we will identify everybody here in the 8 room. So we will start here with you. 9 MS. DLHOPOLSKY: Yes, great. Good morning, Madam 10 Hearing Examiner. I am Heather Dlhopsky with Wire Gill, 11 LLP, the land-use, and zoning attorney for the Applicant in 12 this case. We have five of our team testifying today. Would 13 you like me to just run through the names and -- 14 HEARING EXAMINER: Sure. 15 MS. DLHOPOLSKY: -- roles and positions and then 16 we can formally introduce each one? The first will be Abbey 17 Oklak on behalf of the Applicant. She will mainly be giving 18 ground and context on the Applicant and why they are pursuing 19 this rezoning. We then have four other witnesses whose 20 testimony will speak to the more technical aspects of the 21 proposed rezoning and the proposed floating zone plan 22 including the legal findings that must be made in order for a 23 recommendation of approval. I anticipate calling them in the 24 following order. Miguel Iraola, he is a planner with Hord 25 Coplan Macht. We have Mike Workosky, he is with Wells and</p> |
| <p>6</p> <p>1 PROCEEDINGS 2 HEARING EXAMINER: My name is Katie Byrne and I am 3 the Hearing Examiner assigned to this matter. This is a 4 public hearing on local map amendment request submitted by 5 the Applicant, Pike Center, for the rezoning from a CR2.0, 6 C.75, R1.5H-200 to commercial residential floating zone which 7 would be a CRF2.5, C.75, R2.25, H-200 for the property 8 located at 12101 Rockville Pike on the East side of Maryland 9 355 West of Chapman Avenue, North of Bonn Avenue and directly 10 South of the boundary for the City of Rockville to enable the 11 development of a residential mixed-use project with 12 structured parking. The hearing is being conducted in a 13 hybrid format meaning we will have people participating via 14 Zoom. And we also have people here in the audience. My role 15 as hearing examiner means that I will listen to testimony, 16 review evidence, and render a report and recommendation for 17 submittal to the District Council on the application pursuant 18 to the criteria set forth in article 59, section 7.2.1. My 19 report and recommendation will be issued within 45 days after 20 the record closes. Any party of record or aggrieved party 21 may, within 10 days after I issued the report and 22 recommendation, file requests with District Council to 23 present oral argument. Any party who submits a request for 24 argument must send a copy of the request to all parties. All 25 right. So we're going to right now run through our Zoom. So</p> | <p>8</p> <p>1 Associates, our traffic and transportation consultants. 2 Matthew Fitzsimmons, also with Hord Coplan Macht. He is our 3 architect and planner. And then finally Mark Morelock with 4 VIKA who is our civil engineer. And they are all in the room 5 with us today. 6 HEARING EXAMINER: In this we call each one 7 obviously we will get their names, the spelling, and all of 8 that kind of good stuff for our court reporter. All right. 9 How are we doing? 10 TECH: I'm going to ask them talk again. 11 HEARING EXAMINER: Yeah. So do we know -- can we 12 see the participants? 13 TECH: I just want to see if I can hear them too. 14 HEARING EXAMINER: There you go, perfect. So I 15 see Mr. Duke. Could you unmute and turn your camera on so we 16 can see if we can hear you and you can hear us? All right. 17 Let's see. We can see you. 18 (Crosstalk) 19 HEARING EXAMINER: We could see you, but we 20 couldn't hear you. So hold on one sec. Could you turn your 21 camera on again and let's see if -- I see you waving. If you 22 could unmute. 23 TECH: Yeah, he is unmuted but we can't hear him. 24 HEARING EXAMINER: He is unmuted; we just can't 25 hear him. Is he going to be testifying?</p> |

Transcript of Hearing
Conducted on May 15, 2025

3 (9 to 12)

| | |
|---|--|
| <p>9</p> <p>1 MS. DLHOPOLSKY: He will not. He is more just 2 assisting from the background. 3 HEARING EXAMINER: Okay, sounds good. 4 MS. DLHOPOLSKY: We already -- 5 HEARING EXAMINER: Can you hear us? Give me a 6 thumbs up if you can hear us. Okay, excellent. All right. 7 We will fix that next time. Okay, great. And is there 8 anybody else? Let me see. Who is the P? I can't see 9 anything. Hold on. Okay, Philip, Philip TWGI, if you could 10 turn your camera on, please. So we can see you. Oh, there 11 you are, okay. Are you going to be testifying today? Oh, I 12 can hear you sort of. 13 MS. DLHOPOLSKY: Yeah, it was low though. 14 HEARING EXAMINER: Where is the TV remote? I 15 think that's it. I think that's where they -- and then we 16 will turn him back down because it will mess with the 17 microphones. I've been down this road before. 18 (Crosstalk) 19 HEARING EXAMINER: Can you speak again? 20 MR. SHUMAKER: Yes. 21 HEARING EXAMINER: Yeah. Yeah see, is the 22 feedback problem with the -- I'm just going to turn my 23 microphone off. Will you be speaking today? Will you be 24 speaking today, sir? 25 MR. SHUMAKER: This is Phil. I can hear you loud</p> | <p>11</p> <p>1 on the screen. Is that an accurate reflection of the 2 spelling of your name? 3 MR. DUKE: (No audible response.) 4 HEARING EXAMINER: Yes, okay. And Philip, if you 5 could tell us your last name. We will turn the sound up. 6 MR. SHUMAKER: Sure. Last name is Shumaker; 7 S-H-U, and then, M-A-K-E-R. And the company is the Wills 8 Group, Inc. 9 HEARING EXAMINER: I'm sorry, say that again. Can 10 you say that again, the company name? 11 MR. SHUMAKER: Yeah, the Wills Group, Inc. 12 HEARING EXAMINER: All right, thank you. 13 MR. SHUMAKER: You're welcome. 14 HEARING EXAMINER: All right. So now we will go 15 ahead and turn the sound down again. Thank you. All right. 16 So this is an administrative hearing so our procedures are 17 formal, but informal at the same time. Generally rules of 18 evidence don't apply. Whatever you say you're going to be 19 stating to under oath. You may be asked questions about your 20 testimony. And just a show of hands, is there anyone here in 21 opposition of the application today? No, okay. So then we 22 won't get into cross-examination and we won't get into any of 23 that. So essentially the floor is yours. You can move 24 forward as far as -- we discussed this previously. Any 25 exhibit that you want to refer to would have the website</p> |
| <p>10</p> <p>1 and clear. 2 HEARING EXAMINER: No, we can hear Mr. Duke too, 3 because he always -- sorry. We just had to turn the volume 4 up on our end. So if neither one of you are going to be 5 speaking today, what we're going to do is we're going to turn 6 the volume down in the room so we don't have that feedback. 7 And while -- and since you guys are just going to be 8 observing, if you can just keep your cameras off we 9 appreciate it. Thank you. All right. So problem's sort of 10 solved. 11 MS. DLHOPOLSKY: Just playing whack-a-mole. 12 HEARING EXAMINER: Right, exactly. All right. So 13 we've done our Zoom checklist. Just a note for those on 14 Zoom, the chat function is disabled. If you do need to 15 participate, please use the raise your hand and our Zoom 16 operator will check in on that, but it doesn't sound like you 17 guys will be participating. So I'm going to ask my court 18 reporter, do you need their names and spellings? 19 COURT REPORTER: Yes. 20 HEARING EXAMINER: Because they are participating 21 via -- because they are watching via Zoom, but they won't be 22 testifying. 23 COURT REPORTER: Correct. 24 HEARING EXAMINER: All right. So Mr. Duke, I'm 25 going to jump in here. And I see Ian P. Duke as it appears</p> | <p>12</p> <p>1 pulled up so can zoom in. We can ship around. We can do 2 whatever it is you want to do. Speakers can go up to the 3 monitor and -- 4 MS. DLHOPOLSKY: They are saying they can no 5 longer hear you. 6 HEARING EXAMINER: Oh, you know why? It's because 7 I turned my microphone off to get the feedback. I apologize 8 for that. So those of you who are on Zoom, it's a push pull 9 with the speakers and I'm not good with the on off. But 10 anyway. So what will happen is as each person comes up to 11 testify we will request our Zoom operator extraordinaire, he 12 will pluck these exhibits, zoom in, however you want to do 13 it. If you need to walk up to the monitor to point things 14 out, just be really specific so that the court reporter can 15 capture exactly what you are referring to and pointing to, 16 because what happens is I go back to look and it's here and 17 there and I'm like, here, they are, and where. So just a 18 reminder to just try to be as specific as you can as you're 19 walking through specific exhibits. All right. So that's all 20 of the preliminary matters. And the floor is yours and you 21 can make an opening statement if you wish. 22 MS. DLHOPOLSKY: Great. Thank you so much, Madam 23 Hearing examiner. No real opening statement. I will just 24 say we did go through a concept plan on this application 25 before we file for rezoning. We are very happy to be here</p> |

Transcript of Hearing
Conducted on May 15, 2025

4 (13 to 16)

| | |
|--|---|
| <p>13</p> <p>1 today. We have done pretty extensive community outreach 2 which is not required as part of a rezoning application 3 process, but we did because we always like to talk to our 4 neighbors before they receive mailed notices and see signs on 5 a property. So we are very happy to be here. Very pleased 6 we haven't had any opposition throughout the processes here. 7 So we will call our first witness in a moment. I did just 8 want to note, because we discussed off-line design posting 9 affidavit. VIKA, Ian he was on right now, is preparing that. 10 UNIDENTIFIED SPEAKER: You haven't turned your mic 11 on. 12 MS. DLHOPOLSKY: Oh, there you go. 13 HEARING EXAMINER: All right. So mic reminders 14 for all of us when you are sitting in front of it it works -- 15 MS. DLHOPOLSKY: It's funny, you can hear 16 yourself. 17 HEARING EXAMINER: You can hear yourself, but 18 those people -- the people on Zoom are definitely tied to our 19 microphones. 20 MS. DLHOPOLSKY: Understood, got it. So with 21 regards to the posting affidavit, Ian Duke is preparing that. 22 We will get that to OZAH in hard copy to supplement the 23 record. 24 HEARING EXAMINER: Sounds good. Yeah, like as we 25 discussed, a scanned emailed as well.</p> | <p>15</p> <p>1 corrected Exhibit 1. So it would end up being probably 2 Exhibit 1A is how I would title it. 3 MS. DLHOPOLSKY: So Madam Hearing Examiner, I 4 would move that following the conclusion of the hearing we 5 submit a corrected Exhibit 1A into the record reflecting on 6 the LMA application that the F is being requested as part of 7 the rezoning. 8 HEARING EXAMINER: All right, excellent. Motion 9 granted. And we will look for that as well as the affidavit 10 after the fact. And I will amend our exhibit list for when 11 that comes in. That will be Exhibit 1A. And then the 12 affidavit will be Exhibit 46. All right. Those are the 13 little preliminary things I wanted to get out of the way. 14 MS. DLHOPOLSKY: Thank you very much. I 15 appreciate that. So Madam Hearing Examiner, I like to call 16 our first witness, Abbey Oklak on behalf of the Applicant. 17 HEARING EXAMINER: Could you raise your right 18 hand, please? Do you promise to tell the truth, the whole 19 truth and nothing but the truth? 20 MS. OKLAK: I do. 21 HEARING EXAMINER: And could you spell your first 22 and last name for the court reporter? 23 MS. OKLAK: Yes, it's Abbey; A-B-B-E-Y. Oklak; 24 O-K-L-A-K. 25 HEARING EXAMINER: Whenever you are ready.</p> |
| <p>14</p> <p>1 MS. DLHOPOLSKY: Yes. 2 HEARING EXAMINER: And that could just be dropped 3 in the mail when it's done. Oh, there is one other 4 preliminary matter that I wanted to have addressed originally 5 on the record. So you had an opportunity to take a look at 6 the exhibit list. Everything is in order for what you need? 7 MS. DLHOPOLSKY: Correct. 8 HEARING EXAMINER: Okay, excellent. There was a 9 typo in the original application. The original application 10 had present -- the present classification as an CR and then 11 the requested classification, it's missing the F. 12 MS. DLHOPOLSKY: Oh, it's missing the F, okay. 13 HEARING EXAMINER: Missing the F. So I just would 14 like you to make a motion on the record to essentially amend 15 the original application to include the F. 16 MS. DLHOPOLSKY: And can I ask just for 17 clarification, is that the Exhibit 1 LMA application that we 18 are referencing? 19 HEARING EXAMINER: Correct. Correct. 20 MS. DLHOPOLSKY: So Madam Hearing Examiner, I 21 would move that -- are you requesting a corrected copy of 22 that with the record then? 23 HEARING EXAMINER: That would be great. So that 24 would be something else you would submit again, after the 25 fact and we will updated as corrected. It will be a</p> | <p>16</p> <p>1 MS. DLHOPOLSKY: And Ms. Oklak, can you just 2 please state the entity that you work for and your business 3 address? 4 MS. OKLAK: Yes, I work for KIMCO Realty. Our 5 business address is 500 N. Broadway, Suite 201, Jericho, New 6 York, 11753. 7 MS. DLHOPOLSKY: Thank you. And what is your 8 position with KIMCO? 9 MS. OKLAK: I am a director of multifamily 10 redevelopment at KIMCO Realty. I've been with the company 11 for approximately three years. My role is a project manager 12 for development and redevelopment projects that are existing 13 owned properties. My role really works with our entire team 14 to produce scenarios to determine a direction that we move 15 forward when we are releasing a tenant space or trying to 16 improve a property. Eichorn a concept designs, pro formas to 17 help our team determine a path forward. Then I range from 18 correlating zoning, rezonings like we are here for Pike 19 Center today, as well as design and construction and 20 implementation of our products. The exact steps obviously 21 depend on each property's existing conditions and the paths 22 we have to take to get there. And so -- but previously in my 23 career I worked at the DC office of the architecture and 24 urban design firm Cooper Carry in the urban design and mixed- 25 use studios. I worked there for over a decade and I was the</p> |

Transcript of Hearing
Conducted on May 15, 2025

5 (17 to 20)

| | |
|--|---|
| <p>17</p> <p>1 studio lead for the urban design center when I left. I'm a 2 licensed architect in the state of Virginia and I'm in AICP 3 register planner. 4 MS. DLHOPOLSKY: Thank you. 5 MS. DLHOPOLSKY: And I did want to just note that 6 Ms. Oklak's resume is in the record at Exhibit 31. 7 HEARING EXAMINER: Thank you. 8 MS. DLHOPOLSKY: And Ms. Oklak, what is the 9 relationship between KIMCO and Pike Center Fee 1807, LLC, 10 which is the Applicant entity in this case? 11 MS. OKLAK: KIMCO Realty is the sole owner of Pike 12 Center Fee 1807, LLC, which is the legal entity which owns 13 the property. 14 MS. DLHOPOLSKY: Great. And can you just give 15 some background on KIMCO in terms of just jurisdictions in 16 which they own properties, other projects, is this model? 17 MS. OKLAK: Yes. KIMCO is North America's largest 18 owner and operator of high-quality grocery anchored shopping 19 centers and mixed-use properties. We own more than 560 20 properties strategically located in first rank suburbs of 21 major cities all along the East and the West Coast as well as 22 strategic cities internal to the country. We are a real 23 estate investment trust and we are publicly traded on the New 24 York Stock Exchange and included in the S&P 500. As a 25 publicly traded (indiscernible) we are long-term owners who</p> | <p>19</p> <p>1 become the sole owner. 2 MS. DLHOPOLSKY: And are you familiar with 3 rezoning application number H-155 and the plans and reports 4 submitted in connection with the application? 5 MS. OKLAK: Yes, I have worked with the design 6 team to help develop. I've gone through the process. 7 MS. DLHOPOLSKY: Great, thank you. And can you 8 please explain why KIMCO is seeking rezoning of this property 9 that is the subject of this application? 10 MS. OKLAK: Yes, we are rezoning the property 11 because the density, specifically the residential at the 12 site, it's not enough -- it's not high enough to support the 13 cost of concrete construction even though the allowable 14 height is enough for concrete construction. The site is 15 within a half-mile of Twinbrook Metro station and a denser 16 mixed use development is appropriate within this proximity to 17 transit. When we shared the concept plan with MNCPPC staff 18 in 2023 with this option as a request to increase the 19 density, we received strong support for the plan and the 20 density increase. We had the same feedback from the Planning 21 Board a couple of weeks ago and we also had no community 22 opposition of this request either. 23 MS. DLHOPOLSKY: Great, thank you. And can you 24 just briefly describe the intended redevelopment for the 25 site? I did want to note for the record that our upcoming</p> |
| <p>18</p> <p>1 rarely sell our centers. We are therefore invested in the 2 community and the success of the center as well as our 3 tenants. Where you grocery shop is a personal decision and a 4 place you might visit multiple times a week. We aim for our 5 grocery anchored centers to be a destination of choice for 6 our communities that we are located in. Because we are long- 7 term owners, we see ourselves as a part of the community. 8 And as a result we understand that we have to evolve with the 9 changing neighborhood conditions. As a result in locations 10 like Pike Center we see an investment opportunity to create a 11 mixed-use destination that benefits the community and our 12 future tenants. In the DC major region we own a number of 13 major shopping centers, several of which already have 14 residential or we are also working to add residential there. 15 We own 14 centers in Northern Virginia, 7 in the Maryland 16 suburbs including 2 in the city of Gaithersburg. Pike Center 17 is our only property located in Montgomery County proper. We 18 also own more than 30 centers in the Baltimore Metro area 19 including in the community of Columbia, Maryland. 20 MS. DLHOPOLSKY: And can you describe how and when 21 KIMCO came to be involved with the subject property? 22 MS. OKLAK: In 2021 KIMCO acquired a company 23 called Weingarten and we became the majority owner of Pike 24 Center in the acquisition. The site at that point in time 25 had a small partner. We bought out the partner in 2023 to</p> | <p>20</p> <p>1 witnesses will speak to the plans in more technical detail. 2 HEARING EXAMINER: Okay, thank you. 3 MS. DLHOPOLSKY: Yeah. 4 MS. OKLAK: Yeah. So generally we are proposing 5 to redevelop to have up to 760 multifamily units into 6 buildings with approximately 90,000 square feet of 7 nonresidential uses. The new concept plan has significant 8 improvements to the site including a commitment to 15 percent 9 MPD use structure rather than surface parking, half-acre 10 neighborhood green as recommend by the sector plan, and 11 frontage improvements along Chapman and Bou Avenues as well 12 as the Rockville Pike including an increased right-of-way for 13 the future street section. 14 MS. DLHOPOLSKY: Great. And have you proposed 15 binding elements that you are prepared to accept as 16 conditions of the rezoning application should it improved? 17 MS. OKLAK: Yes, we proposed binding elements and 18 we agree with planning staff's minor amendments to those. We 19 will update the floating zone plan accordingly post-hearing 20 and resubmit to match the final binding elements from staff. 21 HEARING EXAMINER: So were the -- this is the 22 other thing I was going to -- well, keep going. Keep going. 23 MS. DLHOPOLSKY: I know what you are going to ask, 24 but yes, it's on my list too. 25 MS. DLHOPOLSKY: Great, thank you Ms. Oklak. And</p> |

Transcript of Hearing
Conducted on May 15, 2025

6 (21 to 24)

| | |
|--|---|
| <p>21</p> <p>1 can you just generally speak to the anticipated timing for 2 development of the project, again should the rezoning 3 application and future applications that are necessary be 4 approved?</p> <p>5 MS. OKLAK: Yes. So the site has a number of 6 existing tenants with leases with terms. So we will be 7 phasing the redevelopment to follow the expiration of those 8 leases. Generally we are looking to begin phase 1 9 construction within the next five years. We would begin 10 phase 2 in a minimum of two years after the opening of phase 11 1 retail. It's our company policy that we allow retail to 12 stabilize for two years before we put construction next to 13 them. So that's typically how we do it. For each phase we 14 would file all the appropriate plans, sketch plan, 15 preliminary plan of subdivision, site plan with MNCPPC and 16 these would match the rezoning application if it is approved 17 today.</p> <p>18 HEARING EXAMINER: So five years essentially is 19 the time that you would need to phase out those particular 20 leases?</p> <p>21 MS. OKLAK: Yes.</p> <p>22 HEARING EXAMINER: And then you would wait two 23 years before actual construction?</p> <p>24 MS. OKLAK: No. So think about it this way. 25 Within five years to start construction of phase 1. So we</p> | <p>23</p> <p>1 MS. DLHOPOLSKY: Great, thank you Ms. Oklak and 2 Madam Hearing Examiner.</p> <p>3 MS. DLHOPOLSKY: And can you just briefly describe 4 the community outreach efforts that KIMCO Corporation took in 5 advance of filing the application?</p> <p>6 MS. OKLAK: Yes. We held a community meeting on 7 June 24, 2024, which was prior to our submission of the 8 application. We mailed notices for that meeting to everyone 9 required to receive notices of this hearing for the zoning 10 ordinance. We also posted notice on the site and it's been 11 up since the same June 24th date. We met with the White 12 Flint implementation advisory committee on September 16, 13 2024, right after our application was submitted. And then we 14 responded to individual email questions from community 15 members as we received them.</p> <p>16 MS. DLHOPOLSKY: And final question, Ms. Oklak, if 17 the District Council, well, if Madam Hearing Examiner 18 recommends approval of the application and the District 19 Council ultimately granted, is it your intention to construct 20 and operate the improvements in accordance and full 21 compliance with the plans and specifications submitted with 22 the application and all binding elements and conditions 23 imposed?</p> <p>24 MS. OKLAK: Yes, we do.</p> <p>25 MS. DLHOPOLSKY: Thank you.</p> |
| <p>22</p> <p>1 will do all the applications required within that five years. 2 So five years would get us to the lease --</p> <p>3 HEARING EXAMINER: Lease expiration date?</p> <p>4 MS. OKLAK: Yeah, somewhere in there. We got some 5 rolling dates. And then from there it will be whenever 6 construction ends and then we will wait two years after that 7 finished construction of phase 1 before starting construction 8 of phase 2. So we will do all the plans basically in that 9 timeline between finishing construction and a two-year hold 10 for new construction.</p> <p>11 HEARING EXAMINER: So is not like a holding period 12 for five years? You are doing all the behind the scene 13 work --</p> <p>14 MS. OKLAK: Yes.</p> <p>15 HEARING EXAMINER: So that once it's --</p> <p>16 MS. OKLAK: Yeah.</p> <p>17 HEARING EXAMINER: -- ready you kind of hit the 18 ground running --</p> <p>19 MS. OKLAK: Exactly.</p> <p>20 HEARING EXAMINER: When that first phase of 21 construction is completed?</p> <p>22 MS. OKLAK: Exactly. And so there are clocks on 23 some of those plans so we will kind of be planning that way.</p> <p>24 HEARING EXAMINER: Right, okay. Which is kind of 25 like I needed to hear that because you've got timelines.</p> | <p>24</p> <p>1 MS. DLHOPOLSKY: Madam Hearing Examiner, I have no 2 further questions for this speaker.</p> <p>3 HEARING EXAMINER: And I probably want my 4 questions regarding specific heights, those kind of things 5 would be better with like the nitty-gritty, the actual square 6 footage of this residential versus commercial, does better 7 with other witnesses?</p> <p>8 MS. DLHOPOLSKY: I think, yeah, certainly Ms. 9 Oklak is capable of speaking to it.</p> <p>10 HEARING EXAMINER: Right. Right.</p> <p>11 MS. DLHOPOLSKY: But we do have our planners and 12 architects.</p> <p>13 HEARING EXAMINER: I figured you would walk 14 through that anyway.</p> <p>15 MS. DLHOPOLSKY: Oh, yes.</p> <p>16 HEARING EXAMINER: I just wanted to make sure.</p> <p>17 MS. DLHOPOLSKY: In gross detail.</p> <p>18 HEARING EXAMINER: Looking forward to it.</p> <p>19 MS. DLHOPOLSKY: Oh, yes.</p> <p>20 HEARING EXAMINER: All right.</p> <p>21 MS. DLHOPOLSKY: Thank you Ms. Oklak. And Ms. 22 Oklak will be here for the remainder of the hearing should 23 there be any further questions.</p> <p>24 HEARING EXAMINER: All right. Thank you. I 25 appreciate it.</p> |

Transcript of Hearing
Conducted on May 15, 2025

7 (25 to 28)

| | |
|--|--|
| <p>25</p> <p>1 MS. DLHOPOLSKY: So our next speaker I would like 2 to call Miguel Iraola if-- well -- 3 HEARING EXAMINER: And so Mr. Iraola, if you could 4 raise your right hand. Do you swear to tell the truth, the 5 whole truth and nothing but the truth? 6 MR. IRAOLA: Yes. 7 HEARING EXAMINER: And could you spell your first 8 and last name for the court reporter? 9 MR. IRAOLA: Certainly. Miguel; M-I-Q-U-E-L. And 10 the last name is Iraola; I-R-A-O-L-A. 11 HEARING EXAMINER: Thank you. 12 MS. DLHOPOLSKY: And Mr. Iraola, can you please 13 state the name of your employer, the address, and your 14 occupation? 15 MR. IRAOLA: Sure. Hord Coplan Macht, the 16 architects and planners, 700 E. Pratt St., Suite 1200, 17 Baltimore, Maryland 21202. I'm a planner and a landscape 18 architect. 19 MS. DLHOPOLSKY: And Mr. Iraola, have you been 20 accepted as an expert in the field of land planning before, 21 before the Office of Zoning and Administrative Hearings? 22 MR. IRAOLA: I have. 23 MS. DLHOPOLSKY: I would like to suggest because 24 he has been accepted as an expert before that he be accepted 25 as an expert in land planning. His resume is already in the</p> | <p>27</p> <p>1 MR. IRAOLA: Certainly. 2 HEARING EXAMINER: What those stand for? 3 MR. IRAOLA: The values? 4 HEARING EXAMINER: Yeah. 5 MR. IRAOLA: Absolutely. So the CR zones, the 6 first value is the overall total density that can be achieved 7 on the property. The next value, which is the C value, is 8 the commercial. So that's the FAR that is permitted under 9 that particular zoning category. The R is the residential 10 FAR. So in this case the existing zoning is 1.5 FAR maximum. 11 And the H value is the height, so that's 200. That's the 12 maximum height that you can achieve. 13 HEARING EXAMINER: And FAR means floor area ratio, 14 correct? 15 MR. IRAOLA: That is correct. That is the ratio 16 of the floor area to the area of the site expressed as a 17 ratio. 18 HEARING EXAMINER: Thank you. I appreciate that. 19 MR. IRAOLA: Certainly. 20 MS. DLHOPOLSKY: Thank you Mr. Iraola. Are you 21 familiar with and have you visited the property that is the 22 subject of the application? 23 MR. IRAOLA: Yes, I have. 24 MS. DLHOPOLSKY: And are you familiar with and 25 have you visited the area surrounding the subject property?</p> |
| <p>26</p> <p>1 exhibit list as Exhibit 34. We are happy to go through in 2 more detail what is past expense testifying is if you'd like. 3 HEARING EXAMINER: That's okay. We'll admit him 4 as an expert -- 5 (Crosstalk) 6 HEARING EXAMINER: Architecture, right? Is that 7 what he is testifying to, correct? Or land planning. 8 THE WITNESS: Land planning. 9 MS. DLHOPOLSKY: Land planning. 10 HEARING EXAMINER: Land planning, got it. 11 MS. DLHOPOLSKY: Great. Thank you very much, 12 Madam Hearing Examiner. 13 MS. DLHOPOLSKY: Mr. Iraola, we'll first just 14 speak briefly about your expert report and analysis. Are you 15 familiar with rezoning application number H-155? 16 MR. IRAOLA: Yes, this is a local map amendment, 17 H-155 for the Pike Center shopping center, which is the 18 subject property. It seeks a change in zoning from the 19 current CR, commercial residential 2.0, C.75, R1.5, H-200 to 20 the CRF, the commercial residential floating zone, 21 specifically the CRF2.5, C0.75, R2.25, and H-200. 22 HEARING EXAMINER: Just am going to ask you to do 23 me a favor. We actually have two students who have been 24 working with us. Could you tell us what the C, the CR, 25 those -- you know, what those --</p> | <p>28</p> <p>1 MR. IRAOLA: Yes, I have. 2 MS. DLHOPOLSKY: And are you familiar with the 3 physical conditions of the property and in particular 4 characteristics of the site important for your areas of 5 expertise as well as the proposed improvements including 6 surrounding area, nearby and adjacent properties, et cetera? 7 MR. IRAOLA: Yes, I am familiar. 8 MS. DLHOPOLSKY: And are you familiar with the CRF 9 zoning requirements and standards for approval of a rezoning 10 application and accompanying floating zone plan? 11 MR. IRAOLA: Yes, I am familiar. 12 MS. DLHOPOLSKY: No you familiar with the 2018 13 White Flint 2 sector plan, Thrive Montgomery 2050 and other 14 applicable master and general plans? 15 MR. IRAOLA: Yes, I am. 16 MS. DLHOPOLSKY: And have you analyzed the 17 suitability of the subject property for the proposed rezoning 18 application from a land planning standpoint? 19 MR. IRAOLA: Yes, I have. 20 MS. DLHOPOLSKY: Great. And can you discuss what 21 specific services you and your firm have provided with 22 respect to the applications. And as you mention materials 23 that are in the record I will just go ahead and note for 24 convenience what exhibits those are. 25 MR. IRAOLA: Sure. I reviewed the zoning</p> |

Transcript of Hearing
Conducted on May 15, 2025

8 (29 to 32)

| | |
|--|---|
| <p>29</p> <p>1 ordinance for compliance under the commercial residential 2 floating zone. I reviewed the 2018 White Flint 2 sector 3 plan, the Thrive Montgomery 2050 general plan for compliance. 4 I supervised the conceptual building design and site plan for 5 the proposed development. I proposed -- I'm sorry. I 6 prepared the land use report. 7 MS. DLHOPOLSKY: And I will note that that's in 8 the record as Exhibit 16. 9 MR. IRAOLA: In collaboration with other team 10 members. I visited the site in the neighborhood several 11 times to familiarize myself with the site and the context. 12 And I evaluated the surrounding neighborhood. 13 MS. DLHOPOLSKY: And I would note that the 14 surrounding neighborhood plan is in the record at Exhibit 15 14A. 16 MS. DLHOPOLSKY: All right. Thank you Mr. Iraola. 17 So let's go ahead and start getting into your detailed expert 18 analysis. And we will call out what exhibits we are 19 referencing as well as the numbers so that they can be pulled 20 up for discussion purposes. Can you go ahead and please 21 describe the subject property including the zoning and land- 22 uses? 23 MR. IRAOLA: Sure. I would ask that we put up 24 Exhibit 13 for reference. 25 MS. DLHOPOLSKY: And that's the existing</p> | <p>31</p> <p>1 exhibit. The subject property is currently zoned CR, 2 commercial residential 2.0. Commercial value would be 0.75. 3 The residential value, 1.5, and the height, 200. 4 MS. DLHOPOLSKY: Madam Hearing Examiner, if I 5 could just interrupt for one moment. 6 HEARING EXAMINER: Sure. 7 MS. DLHOPOLSKY: Ian Duke has noted that they 8 can't see the exhibit on the screen. 9 HEARING EXAMINER: All right. He's going to fix 10 that. 11 MS. DLHOPOLSKY: Great, thank you. Should we 12 continue? 13 HEARING EXAMINER: Yeah, go ahead and keep going 14 while he works on that. 15 MS. DLHOPOLSKY: Thank you. 16 MS. DLHOPOLSKY: Mr. Iraola, can you please 17 describe the surrounding neighborhood including zoning and 18 land usage? 19 MR. IRAOLA: Sure. I would like to introduce 20 the -- well, put up Exhibit 14A, which is the surrounding 21 neighborhood plan. So as I described the surrounding 22 neighborhood here on Exhibit 14A, the plan is oriented to the 23 North in this plan. In other words it's pointing towards the 24 top. So the surrounding neighborhood boundary is defined by 25 the bold red line around it. So Twinbrook Parkway is the</p> |
| <p>30</p> <p>1 conditions plan. 2 TECH: What was the number again? 3 THE WITNESS: Exhibit 13. 4 TECH: Thirteen. 5 MR. IRAOLA: The Pike Center property is located 6 at 12101 Rockville Pike in Rockville, Maryland, as shown here 7 on Exhibit 13. North is towards the left of this exhibit. 8 The subject property is approximately 6.7 acres in size and 9 contains the 81,007 square feet Pike Center shopping center. 10 The Pike Center is a conventional suburban strip type 11 shopping center comprised of a main E-shaped building and two 12 freestanding buildings. All are one story in height. The 13 main building orients towards Rockville Pike to the West and 14 has rear frontage towards Chapman Avenue. Chapman Avenue is 15 at the top of the page. Rockville Pike is to the bottom of 16 the page. The property abuts commercial uses towards the 17 North and the Northern property line is also the City of 18 Rockville city limits. The Pike Center has various retail 19 and services ranging from golf equipment to mailing services, 20 with surface parking immediately in front of the storefronts. 21 The main building is served by an alley along the Northern 22 property line. The freestanding buildings contain a jewelry 23 store and a branch bank. The NorthWest end of the main 24 building has an attached gasoline station, which would be on 25 the lower left-hand corner of the property here in this</p> | <p>32</p> <p>1 roadway to the North of the boundary. The CSX Metrorail 2 tracks are to the East. The Montrose Road and Randolph Road 3 or to the South. And E. Jefferson St. is to the West. This 4 boundary is approximately 179 acres in size. The subject 5 property is labeled and shaded red and defined by Maryland 6 355 Rockville Pike to the West, Bou Avenue to the South, 7 Chapman Avenue to the East. And the property abuts the City 8 of Rockville city limits which is delineated by that light 9 blue dash line to the North. I should also mention that the 10 planning staff does agree with this delineation of the 11 surrounding neighborhood boundary. So in terms of context, 12 confronting the subject property to the West on Rockville 13 Pike is the Federal Plaza and Towne Plaza shopping centers. 14 They have retail and restaurant uses primarily with surface 15 parking. And confronting the project to the South on Bou 16 Avenue is the Montrose Crossing shopping center, which is 17 labeled. It has one and two story retail uses which include 18 several major anchor stores. There are large areas of 19 surface parking associated with that use as well. 20 Additionally there is the 18 story Midtown Bethesda North 21 condominium building which confronts the property on the 22 East, the East side on -- or actually to the South, I'm 23 sorry. To the East on Chapman Avenue is the Guitar Center, 24 some offices, and the Flagship Car Wash center. All of those 25 are located within the City of Rockville. Confronting the</p> |

Transcript of Hearing
Conducted on May 15, 2025

9 (33 to 36)

| | |
|--|--|
| <p>33</p> <p>1 subject property to the North are various retail and 2 restaurant uses, gas stations, a cannabis dispensary. Also 3 all of those are within the city limits of Rockville. So in 4 general, the uses within the surrounding neighborhood 5 boundary are predominately retail and services concentrated 6 along the Rockville Pike corridor. Also among Chapman Avenue 7 and Twinbrook Parkway. So they also include the Federal 8 Plaza shopping center which is labeled, the Towne Plaza 9 shopping center and the Montrose Crossing shopping centers 10 are the primary retail centers that are near the subject 11 property. Residential and institutional uses are also 12 located, but they're predominately located in the Southwest 13 quadrant along E. Jefferson St. and Montrose Road. The 14 institutional uses include the Bender Jewish Community Center 15 of greater Washington, which is in the lower left-hand corner 16 of this image. There also some high-rise residential 17 buildings within the boundary, namely the mid-down Bethesda 18 North condominiums, the Arrive apartments, and the Revits 19 House which is independent senior living building which is 20 associated with the Bender Center. There are also some other 21 multifamily communities which include the Morgan Apartments 22 and the Miramont Apartments. They are also labeled on the 23 exhibit. The Twinbrook Metro station is located North just 24 outside of the surrounding neighborhood boundary on Chapman 25 Avenue is the M which is on the very top of that image there.</p> | <p>35</p> <p>1 just note where the City of Rockville properties are with 2 respect to -- and what sort of cardinal direction the City of 3 Rockville properties are? 4 MR. IRAOLA: Sure. On the exhibit where you see 5 the subject property, which is shaded in red, immediately 6 North of that where it's labeled mixed commercial, that's 7 within the City of Rockville, between that and the boundary, 8 which the boundary is Twinbrook Parkway in this exhibit. 9 HEARING EXAMINER: And that's the blue dotted 10 line? 11 MR. IRAOLA: The blue line is the city limits. 12 HEARING EXAMINER: Yes, okay. 13 MS. DLHOPOLSKY: Thank you, very much. Just for 14 the record, I also wanted to note, Mr. Iraola referred to 15 planning staff's definition of the surrounding area. And I 16 wanted to note that that is part of the staff report that's 17 in the record as Exhibit 44. All right. Mr. Iraola, can you 18 please generally describe the proposed improvements and 19 reference the exhibits that you need to do so, so that we can 20 pull them up on the screen? 21 MR. IRAOLA: The CR zoning provisions address 22 compatibility. And this is about compatibility, correct? 23 MS. DLHOPOLSKY: I'll, I apologize. I skipped 24 over it, yes. These address compatibility with the 25 surrounding area.</p> |
| <p>34</p> <p>1 I think it's important to note that the Metro station is 2 within a 5-to-10-minute walking distance from the subject 3 property. Additionally, there is North Bethesda Metro 4 station which is about a 15-minute walking distance to the 5 South, but outside the boundary. The zoning patterns are 6 generally in line with the existing land uses. And I will 7 reference it's really hard to read though, but the certified 8 zoning map which is Exhibit 8. But in general, CR and CRT 9 zoning are located East of Rockville Pike with building 10 heights up to 200 feet permitted. Properties that about 11 Rockville Pike on the left are CR and CR2 or CRT I should 12 say, zoning, which permitted -- which have permitted zoning 13 has between 75 and 150 feet. The Miramont apartments which 14 are zoned R20, which is multi-unit medium density and the 15 Bender Center, which is zoned R200, is a residential zone, 16 but it exists under a special exception which is case number 17 CBA-1867A. Also within the surrounding neighborhood boundary 18 but located East and South of the subject property, all these 19 properties are within the City of Rockville and their zoning 20 categories range from MXCT, which is mixed use corridor of 21 transition, MXCD, which is mixed use corridor district, and 22 MXTD, mixed-use transit districts, which are complementary to 23 the CR zones in McMurray County. 24 MS. DLHOPOLSKY: Mr. Iraola, can I ask you one 25 quick question? I might have heard incorrectly, but can you</p> | <p>36</p> <p>1 MR. IRAOLA: So the CR zoning provisions address 2 compatibility when a new development confronts or abuts 3 single-family residential and assumes that uses permitted 4 under the CR zone are typically deemed compatible. There are 5 no single family residential within the surrounding 6 neighborhood apart from the special exception use in the -- 7 on the Bender Center. And the existing uses are 8 predominantly commercial and multifamily within the 9 surrounding neighborhood and therefore compatible with the 10 uses proposed and permitted under the CR zone. The future 11 development vision for the area as a whole includes mixed 12 used developments of an intensity and height similar to what 13 is being proposed by this project. Additionally, the City of 14 Rockville has a complementary vision for the mixed-use 15 transit corridor immediately North of the property and 16 focused on the Twinbrook Metro station. The planning staff 17 agrees with the definition of the surrounding neighborhood as 18 discussed in my land use report. 19 MS. DLHOPOLSKY: Great, thank you. And now can 20 you please generally describe the proposed improvements, 21 referencing exhibits as appropriate? 22 MR. IRAOLA: Sure. And if you could put up 23 Exhibit 12A, please. So the development proposal for the 24 application as shown here on Exhibit 12A, which is the 25 floating zone plan page 2, the plan is oriented to the North,</p> |

Transcript of Hearing
Conducted on May 15, 2025

10 (37 to 40)

| | |
|--|--|
| <p>37</p> <p>1 with North to the left. So the orientation is slightly 2 different than the surrounding neighborhood exhibit. The 3 application proposes a two-phase redevelopment with up to 760 4 multifamily dwelling units with 15 percent moderately priced 5 dwelling units or MPDUs in two buildings. There's up to 6 90,000 square feet of non-residential space proposed. 7 Parking will be accommodated in both structure and on street 8 configurations. There are two new streets being proposed, 9 labeled Street A and Street B, and a new half-acre 10 neighborhood green to be designated as public is proposed. 11 Additionally, there are street, bicycle, and pedestrian 12 improvements. The initial phase, which is the rectangular 13 building labeled Building A, is located at the Southern end 14 of the subject property or on the right-hand side of the 15 property as it's shown. So this initial phase proposes a few 16 things. First is a partial demolition of the existing Pike 17 Center main building, that E-shaped building that I described 18 earlier, a portion of the surface parking and both 19 freestanding retail buildings. A new multifamily building is 20 proposed up to 90 feet in height on this this end of the 21 proposal with ground-floor retail which located and oriented 22 towards Rockville Pike and new Street A. New Street A will 23 connect to Chapman Avenue on the -- in this case on the upper 24 part of the exhibit, with Rockville Pike to the lower part 25 and will essentially create a new block that defines the</p> | <p>39</p> <p>1 MS. DLHOPOLSKY: Thank you. And can you please 2 describe how in your view the project and the proposed 3 rezoning meet the requirements of the CRF zone? 4 MR. IRAOLA: Sure. The purpose of the commercial 5 residential floating zone has really three components. The 6 first is to allow the development of mixed-use centers and 7 communities at a range of densities and height, and flexible 8 enough to respond to various settings. This development 9 proposal is a mixed-use development with both residential and 10 nonresidential with two buildings of varying height. The 11 second is to allow flexibility in use for a site. The 12 development proposed will be phased to be flexible in terms 13 of implementation. And the third is to provide mixed-use 14 development that is compatible with adjacent development. As 15 I described earlier, the proposal is compatible with adjacent 16 development which is primarily comprised of commercial and 17 retail uses within their own large areas of service parking 18 and specifically with a high-rise condominium building which 19 is located directly to the South. 20 MS. DLHOPOLSKY: And can you also go ahead and 21 discuss land use and building types permitted in the CRF 22 zone? 23 MR. IRAOLA: So the CR zone permits a wide range 24 of uses, CRF in this case. I will reference the used table 25 which is in section 59-3.1.6. And those uses include</p> |
| <p>38</p> <p>1 phase 1 improvements. And that block will be defined by 2 Chapman Avenue to the East, Bou Avenue to the South, 3 Rockville Pike to the West, and the new Street A to the 4 North. And the second phase would complete the redevelopment 5 with improvements North of new Street A. So this phase 6 proposes the complete demolition of the remaining Pike Center 7 building and the remaining surface parking. Plus a new 8 multifamily building would be built, which is labeled 9 Building B on this exhibit. And this building height would 10 be up to 200 feet with additional ground-floor retail which 11 would be located and oriented towards Rockville Pike and also 12 along the new neighborhood green. New Street B, which is 13 that kind of curvilinear street, will connect Street A with 14 Rockville Pike. And at Rockville Pike would be an 15 existing -- would engage in an existing signalized 16 intersection. 17 MS. DLHOPOLSKY: Thank you Mr. Iraola. And can 18 you please generally describe how the proposed project in 19 your view will be compatible with existing and approved 20 adjacent development? 21 MR. IRAOLA: So the proposed project is compatible 22 with existing properties that abut or confront the subject 23 property. The project is compatible in terms of the zoning, 24 land use, and the future potential redevelopment of nearby 25 properties.</p> | <p>40</p> <p>1 multiunit living, restaurants, offices, structured parking, 2 and a variety of retail service establishments among those. 3 These proposed uses are permitted here the proposed uses for 4 the subject property are permitted in this zone. 5 MS. DLHOPOLSKY: Great. Thank you very much. And 6 can you please discuss the development centers of the CRF 7 zone? 8 MR. IRAOLA: Right. So there are five applicable 9 development standards I would like to address. The first 10 being density. The sector plan does not include a floating 11 zone recommendation for this property. However, section 59- 12 5.3.5.A.2 establishes that the apical density limits based on 13 the pre-existing Euclidean zone, which in this case would be 14 CR, the density requested by this application is well within 15 those limits. 16 MS. DLHOPOLSKY: Great, thank you. And I -- oh, 17 go ahead. 18 MR. IRAOLA: The second one would be set back in 19 height. So section 59-5.3.5.B of the zoning ordinance 20 provides that because a floating zone is not specifically 21 recommended for the property in the sector plan, setbacks 22 from the site boundary and the maximum height will be 23 established by the floating zone plan itself. So as is shown 24 on Exhibit 12 and 12A, the proposed maximum height on the 25 property is 200 feet while the maximum building height of the</p> |

Transcript of Hearing
Conducted on May 15, 2025

11 (41 to 44)

| | |
|---|--|
| <p>41</p> <p>1 proposed new building will not exceed 90 feet in height. 2 MS. DLHOPOLSKY: And that was proposed new 3 building? 4 MR. IRAOLA: I'm sorry, for -- 90 feet for 5 Building A. I'm sorry. 6 MS. DLHOPOLSKY: Thank you. 7 MR. IRAOLA: And Building B will not exceed 200 8 feet. The project does not require to satisfy the height 9 compatibility provisions of section 59-4.1.A.B of the zoning 10 ordinance since the property does not abut or confront a 11 single-family catch zone. Lot size is the third component. 12 Section 59-4.3.5.C provides that minimum lot sizes will be 13 established as part of the site plan review process. The 14 Applicant will seek the regulatory approvals for the project 15 including sketch plan, site plan, preliminary plan following 16 the final District Council action on this application. There 17 are also some general requirements which is the fourth 18 component. The project will be required to comply with the 19 CR zone requirements for parking, recreational facilities, 20 general landscaping, outdoor lighting, screening, loading, 21 and open space. And the fifth component is public benefits. 22 So 69 -- I'm sorry. Section 59-5.3.5.E of the zoning 23 ordinance states that public benefits are required since the 24 project reposes an FAR of 2.5. Anything over .5 is 25 essentially what happens. Currently the Applicant</p> | <p>43</p> <p>1 MR. IRAOLA: That would be at the time of the 2 sketch plan and site plan. 3 MS. DLHOPOLSKY: Great, thank you. And also did 4 just want to note for the record Mr. Iraola, I assume that 5 you are sort of summarizing the information that is included 6 in your land-use report at Exhibit 16 with this testimony. 7 MR. IRAOLA: That is correct. 8 MS. DLHOPOLSKY: Okay, terrific. Thank you. And 9 again, I'm noting that you are summarizing the land-use 10 report in the record as Exhibit 16. Can you please describe 11 how the proposed project you believe -- or I should say the 12 proposed rezoning would be in accordance with applicable 13 general and master plans? 14 MR. IRAOLA: Sure. The 2018 White Flint 2 sector 15 plan, which is the plan that this is the subject property -- 16 property is within, it recognizes the property as being 17 within the Rockville Pike Montrose North District. The 18 proposed project substantially conforms with many of the 19 objections of the sector plan. I will go over some general 20 recommendations which are shown on page 20 of the sector 21 plan, first being land-use and zoning. The sector plan 22 recommends the transformation of single use shopping centers 23 into mixed-use places along Rockville Pike. The Pike Center 24 redevelopment is being proposed as a mixed-use center as 25 envisioned in the sector plan. The second being mobility.</p> |
| <p>42</p> <p>1 anticipates achieving public benefit points in the following 2 five categories. The first being transient proximity, in 3 this case, proximity to the Twinbrook Metro station. 4 Connectivity and attached the second would be connectivity 5 and mobility which we will be providing the minimum parking, 6 some public parking, and trip mitigation. The third, 7 diversity of uses and activities and enhancements for 8 accessibility for the disabled, portable housing, and small 9 business opportunities. Fourth, quality building and site 10 design for its category or the subcategory would be 11 exceptional design, public open space, structured parking, 12 and the tower set back. And the fifth category would be 13 protection and enhancement of the natural environment which 14 includes building lot termination and cool roof. The final 15 benefit points categories points and the specific way in 16 which this requirement will be detailed and finalized will be 17 at the time of the subsequent sketch plan and site plan 18 applications for the property. 19 MS. DLHOPOLSKY: Thank you, Mr. Iraola. And just 20 quickly going back to the general requirements you mentioned 21 a moment ago. And what time are those laid out and finalized 22 per the zoning ordinance requirements? 23 MR. IRAOLA: For the -- 24 MS. DLHOPOLSKY: For the general requirements. So 25 the things like parking, rec facilities, landscaping.</p> | <p>44</p> <p>1 The sector plan recommends providing new streets and bikeways 2 that permit alternative ways to navigate the plan and also 3 provide links to adjacent communities. The redevelopment for 4 the Pike Center will accommodate Rockville Pike into a -- as 5 a multimodal boulevard. The redevelopment also provides a 6 new street and new bikeways or side paths to connect to the 7 City of Rockville along Chapman Avenue and to surrounding 8 developments. The urban design general recommendations also 9 on page 20 of the sector plan, the sector plan further 10 promotes walkability with new streets and enhanced 11 streetscapes to define the public around. The sector plan 12 specifically promotes a variety in building height and 13 massing to maximize access to natural light and air. This 14 project proposes two distinct buildings of varying height, a 15 high-rise and a midrise that orient to the street and frame 16 open spaces. The project also creates a new block to promote 17 walkability and added connectivity. The fourth being 18 affordable housing also on page 20 and 21 of the sector plan. 19 The sector plan promotes diverse mix of housing options and 20 encourages 15 percent moderately priced dwelling units or 21 MPDUs. So this project proposes at least 15 percent MPDUs as 22 part of the redevelopment. The additional density also 23 increases the proportional amount of MPDUs that otherwise 24 would not have been realized. Parks and open space is the 25 fifth also on page 21 of the sector plan. The plan further</p> |

Transcript of Hearing
Conducted on May 15, 2025

12 (45 to 48)

| | | |
|----|---|----|
| 45 | <p>1 suggests that new parks and open spaces are linked by</p> <p>2 existing and proposed trails and bikeways. The sector plan</p> <p>3 looks to encourage at least 10 acres of public open space</p> <p>4 within the planning area. This project provides a half-acre</p> <p>5 of neighborhood green specifically recommended for the</p> <p>6 property. And that's on page 45 of the sector plan. And</p> <p>7 therefore adding towards that 10-acre goal. The new</p> <p>8 neighborhood green will be accessed by sidewalks and bikeways</p> <p>9 and oriented along streets.</p> <p>10 HEARING EXAMINER: May I ask a quick question</p> <p>11 about the open space neighborhood green?</p> <p>12 MR. IRAOLA: Sure.</p> <p>13 HEARING EXAMINER: Would that ownership -- that</p> <p>14 might be a better -- be a question for you. Will the current</p> <p>15 ownership group maintain ownership of that property? So</p> <p>16 while it says public open space it's still maintained by the</p> <p>17 ownership group? It's still within the boundaries of the</p> <p>18 property?</p> <p>19 MS. DLHOPOLSKY: Yeah, the goal would be there is</p> <p>20 a public access easement and so -- but we'll own it and</p> <p>21 maintain it, but it will be available for public use.</p> <p>22 HEARING EXAMINER: Excellent, thank you.</p> <p>23 MR. IRAOLA: The sixth would be community</p> <p>24 facilities. The sector plan identifies school capacity</p> <p>25 issues for the Walter Johnson cluster. The property is</p> | 47 |
| 46 | <p>1 served by Walter Johnson High School, Tilden Middle School,</p> <p>2 and Farmland Elementary School. So per the recently adopted</p> <p>3 growth and infrastructure policy FY 2025 school test which is</p> <p>4 an appendix to the CIP, all three schools serving this</p> <p>5 property currently have adequate capacity. Walter Johnson</p> <p>6 High School at 94.6, Tilden Middle School at 87.5, and</p> <p>7 Farmland Elementary School at 109.4 percent.</p> <p>8 MS. DLHOPOLSKY: Mr. Iraola, just briefly, is it</p> <p>9 your understanding that school capacity and just adequate</p> <p>10 public facilities in general will be further evaluated at the</p> <p>11 time of preliminary plan of subdivision?</p> <p>12 MR. IRAOLA: That is correct a perimeter plan.</p> <p>13 MS. DLHOPOLSKY: Great, thank you.</p> <p>14 MR. IRAOLA: The sustainability aspects of it will</p> <p>15 be another person's testimony. Matthew Fitzsimmons will be</p> <p>16 addressing those components of the sector plan. The eighth</p> <p>17 being neighborhood compatibility, which is page 21 of the</p> <p>18 sector plan. The sector plan recommends adequate transitions</p> <p>19 between the new development and existing neighborhoods to</p> <p>20 appropriate height and development intensities. The plan</p> <p>21 further promotes new pedestrian paths and bikeways between</p> <p>22 the existing neighborhoods and new mixed-use development. So</p> <p>23 this project is compatible with existing and approved</p> <p>24 adjacent to filament. There are no single-family residences</p> <p>25 located anywhere near the property nor any residentially</p> | 48 |
| | <p>1 zoned land near the subject property. The closest</p> <p>2 residential zone is the R200 Bender Center and the R20 zoned</p> <p>3 land for the Miramont Apartments, all within the</p> <p>4 neighborhood. The subject property is surrounded by existing</p> <p>5 commercial retail uses. The subject property and all</p> <p>6 surrounding and nearby areas are zoned for significantly</p> <p>7 greater density and height that are currently being</p> <p>8 developed. And given the age of adjacent and surrounding</p> <p>9 commercial uses, it's likely that they will redevelop at a</p> <p>10 new time at a similar scale as proposed by this project. The</p> <p>11 sector plan has specific recommendations related to the</p> <p>12 Rockville Pike Montrose North area district which is -- in</p> <p>13 this case there is a subdistrict called Area 5 called</p> <p>14 Montrose Crossing and I will discuss them as follows. It's</p> <p>15 on page 44 and 45 of the sector plan. So the sector plan</p> <p>16 recognizes the potential for the Pike Center to become -- and</p> <p>17 this is specific to the Pike Center. To become a, quote,</p> <p>18 major mixed-use destination along Rockville Pike a get</p> <p>19 acknowledges the existing long-term leases that may affect</p> <p>20 the pace at which redevelopment could occur. The plan</p> <p>21 recommends additional street connections and improvements to</p> <p>22 improve the vehicular and pedestrian connections. The plan</p> <p>23 also recommends a half-acre neighborhood green on the</p> <p>24 property. The property will be developed as a mixed-use</p> <p>25 development comprised of retail and residential apartments</p> | |
| | <p>1 vertically mixed. The property is also oriented to and would</p> <p>2 be highly visible from Rockville Pike. The phased</p> <p>3 development strategy allows the Applicant to redevelopment</p> <p>4 incrementally and still address existing tenant leases. The</p> <p>5 property is proposing the half-acre highly visible</p> <p>6 neighborhood green as recommended. There are some specific</p> <p>7 recommendations in the sector plan also related to the</p> <p>8 subject property. These are land-use recommendations. The</p> <p>9 sector plan in 2018 recommended the current CR2.0, C0.75,</p> <p>10 R1.5, H-200 zone to promote mixed-use development along</p> <p>11 Rockville Pike and to contribute to the potential public</p> <p>12 benefits which includes park and housing options.</p> <p>13 HEARING EXAMINER: Just to confirm, it's a half-</p> <p>14 acre open space site, correct?</p> <p>15 MR. IRAOLA: That is correct.</p> <p>16 HEARING EXAMINER: Thank you.</p> <p>17 MS. DLHOPOLSKY: So this application will seek to</p> <p>18 amend the recommendation to achieve the urban design housing</p> <p>19 and mobility goals of the plan.</p> <p>20 MS. DLHOPOLSKY: Just a quick question. It's not</p> <p>21 seeking to amend but conform to; is that correct?</p> <p>22 MR. IRAOLA: That's right, yes. Thank you for --</p> <p>23 MS. DLHOPOLSKY: Yeah.</p> <p>24 MR. IRAOLA: I'm not amending the sector plan,</p> <p>25 just to be clear.</p> | |

Transcript of Hearing
Conducted on May 15, 2025

13 (49 to 52)

| | | | |
|----|---|----|---|
| 49 | <p>1 MS. DLHOPOLSKY: Yes. Not seeking an amendment to</p> <p>2 the sector plan.</p> <p>3 HEARING EXAMINER: I don't think you would want</p> <p>4 to.</p> <p>5 MR. IRAOLA: No.</p> <p>6 MS. DLHOPOLSKY: No. No, absolutely not.</p> <p>7 MR. IRAOLA: Been there and done that.</p> <p>8 HEARING EXAMINER: That's a whole different kettle</p> <p>9 of fish.</p> <p>10 MR. IRAOLA: Been there and done that.</p> <p>11 HEARING EXAMINER: All right got you.</p> <p>12 MR. IRAOLA: The project will require rezoning of</p> <p>13 the property from its current CR2.0, C0.75, R1.5, H-200 to</p> <p>14 increase the CR total, which is the maximum total, to 2.5 FAR</p> <p>15 and the R value or the residential value, to 2.25 FAR. The</p> <p>16 slight increase in permissible density, predominantly</p> <p>17 residential density, will result in a better redevelopment</p> <p>18 vision for the site. But these increases are more consistent</p> <p>19 with nearby properties. For example, directly across from</p> <p>20 Rockville Pike from this property is the Federal Plaza and</p> <p>21 Towne Plaza shopping centers, both of which are zoned CR2.25,</p> <p>22 C.75, R1.5, H-150. Therefore their zoning permits 50 feet</p> <p>23 less in height than the subject property is zoned for, but</p> <p>24 with a total density permitted of .25 greater than this</p> <p>25 property. Allowing that additional .5 FAR of maximum overall</p> | 51 | <p>1 Lafarge with active public spaces. Building A will fully</p> <p>2 address Bou Avenue with a strong Street wall and enhance</p> <p>3 pedestrian and bicycle amenities. Also, the project also</p> <p>4 addresses Rockville Pike and acknowledges that it is the more</p> <p>5 important street in this case. With regards to the general</p> <p>6 plan -- I will move on to the general plan. This is the</p> <p>7 Thrive. So the application also conforms to Drive Montgomery</p> <p>8 2050, which is the general plan. Some of the items addressed</p> <p>9 by this application includes -- and this is -- they coincide</p> <p>10 essentially with the Thrive -- a lot of the Thrive</p> <p>11 recommendations. But to focus growth along the major core</p> <p>12 doors like Rockville Pike, also to provide equal access to</p> <p>13 affordable housing or MPDUs in this case, economic</p> <p>14 opportunities such as the new retail, and transit. We are</p> <p>15 approximate to two Metro stations, albeit the North Bethesda</p> <p>16 station is about a 15 minute walk. This is closer to 5 to 7</p> <p>17 minutes up to Twinbrook Metro. It also increases the</p> <p>18 county's economic competitiveness providing infrastructure in</p> <p>19 the form of complete streets, and amenities such as the new</p> <p>20 neighborhood green, emphasizes walking, biking, and transit,</p> <p>21 which this is -- the proposal is doing. Also embeds social</p> <p>22 connections and public health amenities such as pedestrian</p> <p>23 accommodations, the new neighborhood green certainly from a</p> <p>24 recreational standpoint. And also there is a reference to</p> <p>25 making connections to the Bethesda trolley trail which does</p> |
| 50 | <p>1 density, the CR value, and additional .75 FAR of residential</p> <p>2 density, that's the R value, would result in a better project</p> <p>3 by adding more residential density including more MPDUs in</p> <p>4 proximity to the Twinbrook Metro Center.</p> <p>5 MS. DLHOPOLSKY: Just a quick -- not</p> <p>6 clarification, but just a note. The requested rezoning does</p> <p>7 not request any increase in height above what is currently</p> <p>8 permitted under zoning for the property?</p> <p>9 MR. IRAOLA: That is correct. Nor is it</p> <p>10 requesting any of the C value additional.</p> <p>11 MS. DLHOPOLSKY: Great, thank you.</p> <p>12 MR. IRAOLA: The sector plan also has a specific</p> <p>13 design and connectivity recommendations for this subject</p> <p>14 property, also on page 45 of the sector plan. So the sector</p> <p>15 plan recommends redevelopment on the Pike Center property to</p> <p>16 have a network of short blocks and internal streets and</p> <p>17 provide that half-acre neighborhood green, also to create</p> <p>18 building frontages along Rockville Pike and Bou Avenue that</p> <p>19 enhance the public realm. So this application creates a new</p> <p>20 block with the addition of Capitol Street A and for the as</p> <p>21 connectivity with Street B. These are all internal streets</p> <p>22 as recommended in the sector plan. The project also proposes</p> <p>23 a new neighborhood green as the central organizing open space</p> <p>24 for the entire development. This neighborhood green</p> <p>25 reinforces the importance of Rockville Pike as a future</p> | 52 | <p>1 engage this site on the South and to the East. It's signed,</p> <p>2 but you can barely see it. Also to target growth that's</p> <p>3 already developed in areas, to put less pressure on the</p> <p>4 agricultural reserves. So in other words, redevelopment.</p> <p>5 Build more housing with reasonable price points and lifestyle</p> <p>6 choices. So the subject property substantially conforms to</p> <p>7 these general plan recommendations.</p> <p>8 MS. DLHOPOLSKY: And in your view the proposed</p> <p>9 rezoning conforms to the general plan recommendations as</p> <p>10 well?</p> <p>11 MR. IRAOLA: I do. I do think that they do as</p> <p>12 well.</p> <p>13 MS. DLHOPOLSKY: Great, thank you. And would you</p> <p>14 say that the proposed rezoning will further the public</p> <p>15 interest? And if so, can you please explain how?</p> <p>16 MR. IRAOLA: Sure. The project is in the public's</p> <p>17 interest by permitting the additional .5 FAR maximum density,</p> <p>18 the CR value, and the additional .75 FAR residential density,</p> <p>19 the R value. This would result in a better redevelopment</p> <p>20 because the added entity utilizes the public investment in</p> <p>21 transit given its proximity to the Twinbrook Metro station,</p> <p>22 which is about 1500 feet away. Additionally, transit</p> <p>23 oriented developments such as this one proposed, lessens the</p> <p>24 need for single occupancy vehicles and resulting in</p> <p>25 environmental benefits such as reduced car dependency. The</p> |

Transcript of Hearing
Conducted on May 15, 2025

14 (53 to 56)

| | |
|---|--|
| <p>53</p> <p>1 added density allows for more housing opportunities and adds 2 vitality by providing new retail, services, and amenities all 3 benefiting the surrounding community. The surrounding 4 streets will be improved with bikeways and widening sidewalks 5 to improve the comfort of new residents to access Metro and 6 to surrounding neighborhoods. The project anticipates 7 contributing additional right-of-way towards the ultimate 8 reconfiguration of Rockville Pike. And lastly the added 9 density permits two different building types, high-rise and 10 midrise, which allows for housing choice in apartment living. 11 MS. DLHOPOLSKY: Thank you, Mr. Iraola. I just 12 have a few conclusion questions to ask you. So in your 13 opinion, and on drawing from your testimony, will the 14 application and specifically the floating zone plan, 15 substantially conform with the recommendations of the 16 applicable master plan, general plan, and other applicable 17 county plans? 18 MR. IRAOLA: Yes. As I previously testified and 19 described in my land-use report, this application 20 substantially conforms to the recommendations in the White 21 Flint 2 sector plan and the Drive Montgomery 2050 general 22 plan. 23 MS. DLHOPOLSKY: Great. And in your opinion and 24 then drawing upon your testimony, will the application, 25 specifically the floating zone plan, further the public</p> | <p>55</p> <p>1 MS. DLHOPOLSKY: And again, in your opinion and as 2 drawing upon your testimony, will the application, 3 specifically the floating zone plan be compatible with 4 existing and approved adjacent development? 5 MR. IRAOLA: Yes, as I stated in my testimony and 6 described in my report, the project is compatible with the 7 existing approved adjacent development. Notably, there are 8 no single-family residences located anywhere near the 9 property, nor are there any residentially zoned land. The 10 closest residential zone as I mentioned, is the Marimont 11 Apartments which is R20, which is behind the Towne Plaza 12 shopping center on Rockville Pike. The property is 13 surrounded by existing commercial and retail uses with it the 14 18 story Midtown Bethesda North condominium building to the 15 South of the property across Bou Avenue. The subject 16 property and all surrounding and neighborhood areas are zoned 17 for significantly greater density and height than are 18 currently developed. And given the age of the adjacent 19 surrounding commercial uses, it is likely they will redevelop 20 at a time in similar scale that is being proposed by this 21 project. 22 MS. DLHOPOLSKY: Great. And final question, in 23 your opinion, does the final finding that is required to be 24 made for approval of a rezoning application that's contained 25 in section 59721E1F, does that finding apply here and can you</p> |
| <p>54</p> <p>1 interest? 2 MR. IRAOLA: Yes, the Applicant -- the application 3 is in the public's interest. The property is currently 4 developed as an aging, functionally obsolete strip type 5 shopping center. Given the size proximity to two Metrorail 6 stations within easy walking distance and location on 7 Rockville Pike, the property could be better utilized from 8 the use, density, and functional perspective. This 9 application would allow the redevelopment of the property 10 with a mix of uses and at densities and heights appropriate 11 to the area as envisioned in the sector plan. In addition, 12 three public street frontages will be improved when the 13 property be developed in the sector plan recommendations for 14 a half-acre neighborhood green as well as additional street 15 connections will enhance connectivity. 16 MS. DLHOPOLSKY: Great, thank you. And in your 17 opinion and drawing upon your testimony, does the application 18 and specifically the floating zone plan satisfy the intent 19 and standards of the proposed zone? And to the extent the 20 Hearing Examiner finds it necessary to ensure compatibility, 21 meet other applicable requirements of this chapter? 22 MR. IRAOLA: Yes, as detailed in my report and 23 direct testimony, the application satisfies the intent, 24 purpose, and standards of the proposed CRF, that's commercial 25 residential floating zone, and the zoning requirements.</p> | <p>56</p> <p>1 explain why or why not? 2 MR. IRAOLA: Sure. No, because the finding does 3 not apply since the existing zoning of the subject property 4 is not a residentially detached zone, residential detached 5 zone. 6 MS. DLHOPOLSKY: Great, thank you. 7 MS. DLHOPOLSKY: That is my final question for 8 this witness, Madam Hearing Examiner. 9 HEARING EXAMINER: Thank you. Just a quick 10 question. Part of the review was, did the City of Rockville 11 comment or participate in the review and did they have 12 anything that was -- did they have anything to say, I guess, 13 that's pertinent to this? 14 MR. IRAOLA: We did approach the City of Rockville 15 during the concept plan phase. And primarily the discussion 16 focused on bikeways and connection backup to Twinbrook 17 Parkway and how those would connect to go beyond, because 18 this is the Southern end of the city. So there is a 19 transition that occurs between this property and say 20 Twinbrook Parkway. 21 HEARING EXAMINER: All right, but other than that, 22 that was -- 23 MR. IRAOLA: That was -- 24 HEARING EXAMINER: That was pretty much how it was 25 going to connect?</p> |

Transcript of Hearing
Conducted on May 15, 2025

15 (57 to 60)

| | |
|---|---|
| <p>57</p> <p>1 MR. IRAOLA: Correct.</p> <p>2 HEARING EXAMINER: All right. Then I have no</p> <p>3 further questions.</p> <p>4 MS. DLHOPOLSKY: Thank you, very much.</p> <p>5 HEARING EXAMINER: Can we take a quick five minute</p> <p>6 break? I'm just going to talk to these guys in the back. So</p> <p>7 we are going to go off the record for five minutes. We will</p> <p>8 be right back.</p> <p>9 (Whereupon a recess was taken at 10:38 a.m.)</p> <p>10 HEARING EXAMINER: And we are back on the record.</p> <p>11 MS. DLHOPOLSKY: Great. Thank you, Madam Hearing</p> <p>12 Examiner. Thank you, Madam Hearing Examiner. I like to call</p> <p>13 as our next witness, Mike Workosky.</p> <p>14 HEARING EXAMINER: Mr. Workosky, if you could</p> <p>15 raise your right hand. Do you swear to tell the truth, the</p> <p>16 whole truth and nothing but the truth?</p> <p>17 MR. WORKOSKY: I do.</p> <p>18 HEARING EXAMINER: Thank you. And you could spell</p> <p>19 your first and last name for the court reporter.</p> <p>20 MR. WORKOSKY: Sure, my name is Michael;</p> <p>21 M-I-C-H-A-E-L. Last name is Workosky; W-O-R-K-O-S-K-Y.</p> <p>22 MS. DLHOPOLSKY: Great. Mr. Workosky, can you</p> <p>23 please state your employer, business address, and your</p> <p>24 occupation?</p> <p>25 MR. WORKOSKY: Yes, I'm a professional</p> | <p>59</p> <p>1 application number H-155?</p> <p>2 MR. WORKOSKY: Yes, I am familiar with the</p> <p>3 rezoning application.</p> <p>4 MS. DLHOPOLSKY: Great. And are you familiar with</p> <p>5 and have you visited the property that is the subject of this</p> <p>6 application?</p> <p>7 MR. WORKOSKY: Yes, I have visited the property on</p> <p>8 several occasions as we have prepared our traffic study and</p> <p>9 also recently over the course of the last two years.</p> <p>10 MS. DLHOPOLSKY: Great. And are you familiar</p> <p>11 with -- have you visited the area surrounding the subject</p> <p>12 property?</p> <p>13 MR. WORKOSKY: Yes, I have on several occasions.</p> <p>14 MS. DLHOPOLSKY: Great. And are you familiar with</p> <p>15 the physical conditions of the property and in particular</p> <p>16 characteristics of the site important for your area of</p> <p>17 expertise and the proposed improvements?</p> <p>18 MR. WORKOSKY: Yes, I'm familiar site area as I</p> <p>19 visited on several occasions. I paid attention to the</p> <p>20 vehicle traffic movements, general congestion, traffic</p> <p>21 operations, also petition movements and state of the</p> <p>22 pedestrian conditions in the area, cyclists, how cyclists</p> <p>23 move about, and in transit facilities that are in and around</p> <p>24 the property.</p> <p>25 MS. DLHOPOLSKY: Great, thank you. And what</p> |
| <p>58</p> <p>1 transportation planner with the firm of Wells and Associates.</p> <p>2 And we are located at 1420 Springhill Road, Suite 600, in</p> <p>3 Tysons, Virginia 22102.</p> <p>4 MS. DLHOPOLSKY: Great, thank you. And have you</p> <p>5 been recognized as an expert in transportation planning and</p> <p>6 engineering before by the Office of Zoning and Administrative</p> <p>7 Hearings here?</p> <p>8 MR. WORKOSKY: I have. I've testified in civil</p> <p>9 cases over a number of years. I have 35 plus years</p> <p>10 experience in traffic engineering and planning and design.</p> <p>11 MS. DLHOPOLSKY: Madam Hearing Examiner, I'm happy</p> <p>12 to go into more questions regarding his expertise, but we</p> <p>13 would like to have him recognized as an expert in</p> <p>14 transportation planning and engineering.</p> <p>15 HEARING EXAMINER: Based on his presentation, and</p> <p>16 I think we have his resume --</p> <p>17 MS. DLHOPOLSKY: I'll, I -- yes, his resume --</p> <p>18 (Crosstalk)</p> <p>19 MS. DLHOPOLSKY: His in the record at Exhibit 36.</p> <p>20 HEARING EXAMINER: We will accept him as an expert</p> <p>21 in transportation planning and engineering.</p> <p>22 MS. DLHOPOLSKY: Great, thank you very much.</p> <p>23 MS. DLHOPOLSKY: All right. So we are just going</p> <p>24 to go over some background here before we get into the meat</p> <p>25 of it, Mr. Workosky. Are you familiar with rezoning</p> | <p>60</p> <p>1 specific services did you and your firm provide with respect</p> <p>2 to the application?</p> <p>3 MR. WORKOSKY: So we prepared the local</p> <p>4 transportation area review or the LATR. And that was</p> <p>5 prepared originally in July 2024. We had an updated version</p> <p>6 of that report which responded to comments that were received</p> <p>7 from Park and Planning and other entities that was updated in</p> <p>8 October 2024. And then we had to supplemental studies that</p> <p>9 we submitted specifically to respond to comments that we</p> <p>10 received from the various agencies. One was in December 2024</p> <p>11 and then the final was in February 2025.</p> <p>12 MS. DLHOPOLSKY: And I just wanted to note for the</p> <p>13 record the original LATR was in record of Exhibit 15. The</p> <p>14 update, the October 2024 update that was referenced is in</p> <p>15 record as Exhibits 15A through 15D. And then the</p> <p>16 supplemental analyses that Mr. Workosky just referenced are</p> <p>17 in the record as Exhibit 38 and Exhibit 40.</p> <p>18 MS. DLHOPOLSKY: And in your -- as you go into</p> <p>19 your expert analysis and testimony, if you could please go</p> <p>20 ahead and reference the appropriate exhibits. So can you go</p> <p>21 ahead and describe the area and the subject property from a</p> <p>22 transit, traffic, bicycle, and pedestrian perspective?</p> <p>23 MR. WORKOSKY: Sure.</p> <p>24 MS. DLHOPOLSKY: And please again, reference</p> <p>25 whatever exhibits you may need for your testimony.</p> |

Transcript of Hearing
Conducted on May 15, 2025

16 (61 to 64)

| | |
|---|--|
| <p>61</p> <p>1 MR. WORKOSKY: Maybe if we could -- can we pull up 2 Exhibit 13, which is the existing conditions plan? There we 3 go. So shown on this exhibit, which North is to the left of 4 the page, the site is primarily served from three sides, 5 Rockville Pike on the West side, Bou Avenue to the South, and 6 Chapman Avenue on the North. So on this plan, Rockville Pike 7 is on the bottom of the page. Bou is on the right-hand side 8 of the page and Chapman is on the top with the North side of 9 the page. Rockville Pike, which is on the South side of the 10 page, is a six-lane arterial. It has a meeting with multiple 11 turn lanes at various locations, has a posted speed limit of 12 40 mph. And as shown on this exhibit, there is a signalized 13 intersection which currently serves the main entrance. There 14 are also two entrances just to the North, or to the left of 15 that entrance on this exhibit, that accesses an existing gas 16 station that is on the property today. Bou is on the South 17 side of the site, or the right-hand side of this page. There 18 is a -- Bou is a four-lane undivided street. It has a posted 19 speed of 25 miles an hour and there are no turn lanes at this 20 location. There is one driveway that serves the site which 21 is between Rockville Pike and Chapman Avenue and it's a full 22 movement intersection that allows left and right turns in and 23 out. Finally on the North -- or I guess on the East side of 24 the site, sorry, is Chapman Avenue. This is generally a 25 four-lane roadway. It has a posted speed limit of 30 miles</p> | <p>63</p> <p>1 appreciate the description of the existing conditions. Can 2 you please describe the proposed vehicular, pedestrian, 3 bicycle, ingress, egress, and circulation on the subject 4 property referencing exhibits as needed. 5 MR. WORKOSKY: So can we go to Exhibit 17A, 6 please? 7 MS. DLHOPOLSKY: And we would note that that is 8 the circulation plan. 9 MR. WORKOSKY: So this exhibit illustrates the 10 anticipated axis to the site under the conditions with the 11 redevelopment. So on the West side, which is the Rockville 12 Pike side, the existing traffic signal will remain in place. 13 So this is to the left or the Northernmost driveway. And 14 notes just to the North of that, the two driveways they 15 currently serve the gas station will be eliminated at that 16 point. That street connection will be made with a future 17 development facing. And then the new street, which is an 18 extension of Rollins Avenue which is shown in the North-South 19 direction here will also connect with Rockville Pike as a 20 right in right out driveway. There will be -- and as that 21 street extension goes to Chapman Avenue, there will be a new 22 full movement intersection there that's opposite Rollins 23 Avenue. On the South side, the Bou Avenue axis will remain 24 in its current location and is currently plan as a full 25 movement driveway. The existing driveways that were -- that</p> |
| <p>62</p> <p>1 an hour. And there are two driveways that serve the site on 2 Chapman. One is just to the North of Rollins Avenue and just 3 to the South of Twinbrook Parkway. And then another one that 4 is South of Rollins Avenue and just North of Bou Avenue. I 5 would note that Chapman Avenue is also planned as a future 6 multimodal Street. So there are some provisions as was 7 mentioned previously that I will discuss later in my 8 testimony. There are sidewalks that are all around the 9 property. In general, the sidewalks that are shown on this 10 exhibit that are right on the site frontages are in good 11 condition. They provide a fairly wide sidewalk with a buffer 12 and street trees, but as you get off the property, those 13 sidewalks become much more narrow and don't include buffers 14 and street trees and those sorts of elements that enhance the 15 street network. There are no offstreet dedicated bicycle 16 lanes that are on this exhibit. There are separated bike 17 lanes going to the Northwest on Twinbrook Parkway that lead 18 up to the Twinbrook Metrorail station into the South, but 19 there are none in this particular section. There is a bus 20 stop with a shelter. It's located in the Southwest portion 21 of the site. So it is on the right-hand side of the page 22 just to the left of Bou Avenue and that has -- includes a 23 shelter and is used today. There are a number of us transit 24 facilities that are around the property. 25 MS. DLHOPOLSKY: Great, thank you. So I</p> | <p>64</p> <p>1 are on Chapman Avenue, the one to than with would remain, 2 become a loading access. And the one to the South that 3 currently exists would be eliminated in the future condition. 4 So the plan that you see here represents the access points 5 under both phase 1 and phase 2. 6 MS. DLHOPOLSKY: Great, thank you very much. Can 7 you please go ahead and describe the findings of your local 8 area transportation report which we had previously noted the 9 exhibits that those are in the record? 10 MR. WORKOSKY: Yes. So as mentioned we prepared a 11 local transportation area of review. This project or 12 property is in the orange policy area. And we followed the 13 transportation review requirements in accordance with the 14 county standards. That begins with estimating the number of 15 net new person trips that would be generated by the site with 16 it's redevelopment. Since -- 17 HEARING EXAMINER: Could you explain the orange 18 policy area for me? Like what does that mean? 19 MR. WORKOSKY: So there are various policy areas 20 that require different levels of review for mitigation 21 purposes. Red policy area is more to the South where you 22 don't have -- you are not subject to mitigation at 23 intersections. So they could exceed the standard, but 24 mitigation wouldn't trigger. The orange policy area, you are 25 subject to mitigation at those intersections that are within</p> |

Transcript of Hearing
Conducted on May 15, 2025

17 (65 to 68)

| | |
|--|--|
| <p>65</p> <p>1 that area. So we are in the orange policy area. We have a 2 number of intersections that are within that area. We 3 studied a total of 17 intersections. Nine of those 4 intersections are within the orange policy area and subject 5 to mitigation. Since we do generate more than 50 net new 6 person trips, we are subject to the multimodal adequacy tests 7 that are in the local area transportation review. So the 8 motor vehicle test, the pedestrian system test, the bicycle 9 system test, the best transit system test, and a -- and a 10 vision zero statement that has to be provided. So we are 11 subject to all of those tests in this case.</p> <p>12 MS. DLHOPOLSKY: Mr. Workosky, can I ask just one 13 quick question? Who establishes the policy areas?</p> <p>14 MR. WORKOSKY: Montgomery County, they establish 15 the policy areas and it's very specific as to what 16 intersections and parts are within and outside of that area.</p> <p>17 MS. DLHOPOLSKY: Thank you.</p> <p>18 MR. WORKOSKY: That goes to the scoping process to 19 understand what those areas are, what intersections need to 20 be studied. And it relates to the pedestrian bicycle in 21 transit tests because it establishes a radius that needs to 22 be evaluated from the site. So in this case we generate more 23 than 350 total person, net new person trips. And because of 24 that our pedestrian and bicycle radius is 1,000 feet from the 25 property. The transit test is 1,500 feet. So each one of</p> | <p>67</p> <p>1 submitted there are some additional studies that will be 2 necessary. So it will be sort of retested at that time.</p> <p>3 MS. DLHOPOLSKY: Thank you.</p> <p>4 MR. WORKOSKY: Just in order of magnitude, phase 1 5 with the reconfiguration of the retail and the 290 midrise 6 multifamily residential units, that would generate 403 a.m. 7 peak hour and 667 p.m. peak hour net new person trips, a 8 calculation that is made to the county requirements to 9 understand what that is. The auto driver or vehicle trips 10 are 212 additional in the morning and 348 p.m. peak hour 11 trips. This is in phase 1. And it does account for the 12 current density that's on the site. In phase 2 the total 13 person trips ranges from 612 in the morning to 936 in the 14 evening. And the vehicle trips are 324 in the morning and 15 492 during the p.m. peak hour.</p> <p>16 HEARING EXAMINER: What would -- I think I only 17 captured the vehicle trips for phase 1. What was the total 18 trips?</p> <p>19 MR. WORKOSKY: For phase 1?</p> <p>20 HEARING EXAMINER: Mm-hmm.</p> <p>21 MR. WORKOSKY: It was 212 in the morning and 348 22 in the evening.</p> <p>23 HEARING EXAMINER: Okay.</p> <p>24 MR. WORKOSKY: And then, in Phase 2 the vehicle 25 trips were 324 in the morning and 492 in the evening. And</p> |
| <p>66</p> <p>1 those is based on the number of net new person trips that are 2 generated by the site.</p> <p>3 MS. DLHOPOLSKY: Thank you.</p> <p>4 MR. WORKOSKY: As was mentioned previously, and 5 I'm not sure about the specifics, but just in general there 6 is about 81,000 square feet of commercial retail space that's 7 on the property today. The property is planned to be 8 redeveloped into phases. Phase 1 generally reconfigures some 9 of the retail space, maintains and some of the other space. 10 And we would add 290 midrise residential apartments. The 11 phase 2 or the buildout phase adds some additional retail, 12 but the totals about 90,000. So pretty close to what the 13 existing retail, although obviously reconfigured and would 14 add another 470 high-rise multifamily units. Those two 15 phases for purposes of our study were 2034 and 2039, although 16 we all recognize that those may shift depending on market 17 conditions. But it's as best as we know today as when those 18 may occur. So those were the two buildout years that we 19 evaluated.</p> <p>20 MS. DLHOPOLSKY: One quick question Mr. Workosky. 21 Will you -- if this rezoning application is approved, at the 22 time a preliminary plan of subdivision, would you have to 23 update and do a new LATR study at that time?</p> <p>24 MR. WORKOSKY: Yes, there would be additional 25 studies that will come after. As the preliminary plans are</p> | <p>68</p> <p>1 that's with the -- primarily that's the addition of the other 2 residential building.</p> <p>3 HEARING EXAMINER: Right.</p> <p>4 MR. WORKOSKY: The high-rise building that gets 5 built.</p> <p>6 HEARING EXAMINER: Okay.</p> <p>7 MR. WORKOSKY: And the midrise building and the 8 high-rise building have two different traffic generation 9 rates just because of the nature of the building, and how 10 there -- the types of tenants and such that they get in those 11 buildings.</p> <p>12 HEARING EXAMINER: Okay. Thank you.</p> <p>13 MS. DLHOPOLSKY: Now just a quick question, Mr. 14 smith, who establishes the generation rates for the different 15 types of uses?</p> <p>16 MR. WORKOSKY: Those are established by the 17 County. And there are national standards that are used to 18 calculate those rates.</p> <p>19 MS. DLHOPOLSKY: Thank you.</p> <p>20 MR. WORKOSKY: So I mentioned the upgrades to the 21 system that are shown on the exhibit here. The Rollins 22 Avenue extension that would be built in the future. The 23 motor vehicle test included and, you know, made adjustments 24 for those connections and assigned traffic to those 25 locations. We had, as I mentioned, 17 intersections. Nine</p> |

Transcript of Hearing
Conducted on May 15, 2025

18 (69 to 72)

| | |
|---|---|
| <p>69</p> <p>1 of those were within the orange policy area so they're 2 subject to mitigation. We looked at all the intersections 3 for existing background and total future conditions. So 4 existing in 2024 what we call background conditions, those 5 are future conditions without the redevelopment of the site. 6 But it includes all of the pipeline development. So other 7 approved but unbuilt projects in the area. Those are 8 outlined, again, through the county staff and through our 9 scoping process to make sure that we've captured all of those 10 correctly. There are 15 of those projects that get added in 11 as part of the background condition that we evaluated. And 12 then, finally, the future condition includes the site 13 redevelopment for those additional vehicle trips that get 14 generated by the project. So we look at those three 15 conditions. Each one of those we developed through 16 collecting existing traffic counts at all the intersections 17 that I mentioned. And then, we estimated vehicle trips 18 generated by all the pipeline and background developments, 19 applied that to the road network. And then finally, the new 20 vehicle traffic generated by the redevelopment. That 21 accounts for the new connections and such that will be made. 22 And that, you know, includes the extension of Rollins Avenue 23 and the right-in, right-out on Rockville Pike. So we had two 24 types of analysis. One is the critical lane volume lane 25 analysis. The second is the highway capacity manual analysis</p> | <p>71</p> <p>1 ahead. 2 MR. WORKOSKY: So now moving to the pedestrian 3 adequacy test, which is another component of the LATR. This 4 is, as I mentioned within 1,000 foot radius of the property 5 so it's very extensive field work to evaluate all of the 6 sidewalk segments and crosswalks and ADA ramps and such 7 within that 1,000 foot radius. The test for this evaluation 8 is the pedestrian level of comfort and that ranges from 1 9 through 6 with 1 being the best and 6 being the worst. As I 10 mentioned, the frontages around the property, they are what 11 they call somewhat comfortable so they have a rating of 2, 12 which is just below the highest rating today. And that's 13 because they are fairly wide, they have street trees, buffer, 14 those are really the elements that improve the pedestrian 15 level of comfort. When you get off the property there are 16 lots of road segments that are within 1,000 feet where the 17 sidewalks are very narrow. They may be four feet. Some are 18 right against the curb with no buffer and those are in the 19 undesirable category so they range above, you know, 4 through 20 6 for the majority of those. And those are all outlined as 21 part of the LATR. And as we go through that we estimate the 22 proportionality index which is part of that study. And that 23 give us the potential cap for off-site improvement costs. 24 And as part of that when we get to the preliminary plan stage 25 those potential projects can be funded through that</p> |
| <p>70</p> <p>1 and both of those indicated that all the intersections would 2 operate within the acceptable thresholds under both Phase 1 3 and Phase 2 conditions from a critical lane volume 4 perspective. Our initial LATR that we prepared in October so 5 the updated LATR, that indicated that the intersection of 6 Rockville Pike and Bou Avenue would exceed the delay 7 threshold which is 72 seconds during the PM peak hour in 8 Phase 2. But as we received comments and provided our 9 supplemental studies later on we found that there were some 10 signal timing adjustments that Montgomery County had made in 11 between the time we prepared our original LATR and the 12 supplement. And the signal timing adjustments resulted in 13 reducing the he overall delay slightly so it's with, so that 14 it is ultimately within the acceptable threshold. So that 15 those intersections will meet the motor vehicle test under 16 that condition. We also did look at queuing as a requirement 17 of the LATR at the intersections. There were some locations 18 where we noted that the queue may exceed the storage under 19 the AM or the PM peak hour, but in most locations the queue 20 wouldn't have any operational -- create operational or safety 21 issues. And there were very minor, the increases by the 22 additional vehicle trips that the site would generate. So 23 not major -- no major queuing issues that would impact 24 traffic operations. So -- 25 MS. DLHOPOLSKY: Okay. So -- Oh, sorry. Go</p> | <p>72</p> <p>1 proportionality index to upgrade those locations that need it 2 the most. So that is part of the evaluation is to identify 3 how those systems work today around the property and then 4 identify potential locations for mitigation in the future. 5 We also verified as part of that the street lighting within 6 1,000 foot radius, which they were all operational within the 7 radius. The ones along the property frontages would be 8 upgraded with the site redevelopment so those will be redone. 9 There are some ADA ramps that are deficient that we noted. 10 And this is as we looked at all of the cross-walks and ramps 11 within this 1,000 foot radius. And so those were also 12 identified for potential mitigation in the future. So that 13 is the elements of the pedestrian test. Moving to the 14 bicycle system we see the radius for this is again 1,000 feet 15 because of the 350 person or more generation. This is 16 measured in what's called the bicycle level of traffic 17 stress. And that's a range that goes from 1 through 4, 1 18 being the best, 43 being the worst. As I mentioned, there 19 are no dedicated bike lanes that are within the immediate 20 frontages. They are essentially just off of our site. And 21 so we have high levels of traffic stress, you know, on these 22 roads where essentially it's a shared facility. So cyclists 23 have to ride in mixed traffic, which raises that level of 24 bicycle stress. Because of the upgrades that we'll be making 25 along the frontages and the path that was mentioned previous</p> |

Transcript of Hearing
Conducted on May 15, 2025

19 (73 to 76)

| | |
|--|---|
| <p>73</p> <p>1 along Chapman, that will be a two-way facility. So that will 2 reduce that level of bicycle traffic stress and help make the 3 connection to these off-site locations that allows cyclists 4 to transition from on-street to off-street facilities and 5 helps make the connections, primarily to Metro Rail station 6 as well. And that is both on Chapman Avenue which we'll be 7 reserving additional land to make that connection and along 8 Bou Avenue also where we'll have the paths there to do that. 9 We also, I think as was mentioned in previous testimony that 10 was also a discussion we had with the City of Rockville staff 11 and it relates to not only the bicycle but also the 12 pedestrian connections I mentioned earlier. We had some 13 meetings and such with wah their desires were and how we 14 could best accommodate that even though, you know, we're 15 immediately adjacent, technically out of the jurisdiction, 16 but the connection to be able to make those work. That also 17 applies to Rockville Pike because of the alternative 18 Rockville Pike plan so that we have sufficient right-of-way 19 and setbacks and such to be able to accommodate that plan in 20 the future and VRT potential that will eventually come 21 through. So those are all -- the planning elements that get 22 part of the overall evaluation the pedestrian test and then 23 the bicycle level of traffic stress. 24 MS. DLHOPOLSKY: And Mr. Workosky, is it your 25 understanding that again if the rezoning application is</p> | <p>75</p> <p>1 standard calculation that the information is provided by 2 County staff. In this case, it's a total of 5.1 million, 3 basically. And that accounts for the development and the 4 residential that will be built. And so that's a cap for 5 improvements that gets refined as part of the preliminary 6 plan process as the site plans may change a little bit that 7 would be refined and then those items that were identified 8 for potential offsite mitigation are used by the fund. The 9 last part of the local area transportation review is the 10 Vision Zero portion. And so that includes a review of the 11 high-injury network segments, proximity of our access points 12 and potential safety issues and then a speed study of the 13 adjacent roadways that are around the site. The segment of 14 Rockville Pike is located within the high-injury network. 15 There are -- we looked at crash data for a five year period. 16 The local MCDOT and Maryland State highway is -- they're well 17 aware of how these networks operate, of safety issues that 18 may be associated with them. They're very sensitive to it. 19 It's an ongoing thing. They publish the information and 20 provide it to us to review and summarize in our LATR report. 21 Of all the crashes in that section on Maryland 355, there 22 were -- about 80 percent of them were vehicle related, 15 23 percent were pedestrian related, and then 5 percent were 24 bicycle related, and within the 5-year period. None of those 25 severe injury crashes were at any of the site entrances.</p> |
| <p>74</p> <p>1 approved that at the time of preliminary plan of subdivision 2 there would be further coordination with the County 3 Transportation department, but as well the City of Rockville 4 staff regarding the transition? 5 MR. WORKOSKY: Yes. There certainly be both as 6 they work hand-in-hand with each other to be able to meet the 7 connections and make sure that things match up on either end. 8 So there will certainly be that. The bus transit system 9 test. The requirement is within 1,500 feet of the site. And 10 the applicable test here is to provide four shelters within 11 that 1,500 feet if they are not provided today. There are 12 12 stops within that 1,500 feet. Eight of them today have 13 shelters. We identified four other locations that could 14 potentially have shelters in the future as part of that 15 mitigation plan. Two of those, or I'm sorry, one of those is 16 within the City of Rockville and so they're aware that one of 17 those locations is there. The others are generally to the 18 South that are within Montgomery County. And those also, 19 again, they relate to the future conditions, preliminary plan 20 stage. And that also identifies potential locations because 21 sometimes it just depends on the physical conditions whether 22 a shelter is the best thing to provide. Sometimes a bench is 23 the best thing to provide, land availability and those sorts 24 of things. I did mention that we estimated the 25 proportionality cost for off site improvements. So that's a</p> | <p>76</p> <p>1 They were generally to the North, Twinbrook Parkway and some 2 of the intersection as you go further North on Rockville 3 Pike. We also prepared speed studies for Rockville Pike, 4 Twinbrook Parkway, Chapman Avenue, and Bou Avenue where we 5 measured the 85th percentile speed on those facilities. Each 6 one, the metric for this is if the 85th percentile speed 7 is -- exceeds the posted speed by 120 percent then that 8 indicates that there may be speed measure resource speed 9 reduction measures that may be necessary. All of the 10 segments, so you do it lane by lane on each one of those. On 11 Rockville Pike, on Twinbrook Parkway, and on Chapman Avenue 12 they were within the standard. So that means that the 85th 13 percentile speed did not exceed by more than 120 percent of 14 the posted speed limit. On Bou Avenue, which is the roadway 15 to the South that one did exceed. So it's posted for 25 16 miles an hour, it's a relatively short segment. It's four 17 lanes that's undivided but we do plan to add curb parking 18 along a section of that and adding that also creates some 19 side friction, which I think will help reduce speeds in that 20 area. We can also see if we can refer to the exhibit in the 21 North East corner of this exhibit you can see the curb return 22 at Chapman and Bou. You can see that curb return is planned 23 to be extended so it's planned to be extended to the South. 24 And what that does is it creates, it shields the curb parking 25 that we had planned to provide along Bou, but it also</p> |

Transcript of Hearing
Conducted on May 15, 2025

20 (77 to 80)

| | |
|--|--|
| <p>77</p> <p>1 shortens the crossing distance across Bou there as well going 2 both directions, so that will be an improvement that helps 3 that intersection itself. The other thing I would mention 4 is, you know, there are pedestrians out there and you know, 5 if you walk the site and you're out there at various times of 6 the day people use that route to get to and from Metro. But 7 when we relocate and provide 700 residential units right in 8 this location there's going to be a lot more street activity 9 out there. And so I think that's going to help kind of calm, 10 if you will, the traffic flow that's along Bou Avenue today. 11 MS. DLHOPOLSKY: Just a practical question. How 12 do you actually go about measuring the real speed on the 13 roads? Are those the lines? Those little -- 14 MR. WORKOSKY: Yes. 15 HEARING EXAMINER: -- things that you see in the 16 road? 17 MR. WORKOSKY: They are. 18 MS. DLHOPOLSKY: On either side? 19 MR. WORKOSKY: Yes. 20 MS. DLHOPOLSKY: Is that how you gauge it? 21 MR. WORKOSKY: Yes, there are ways to do it with 22 cameras, but generally there are tubes that are on the road 23 and they just -- they measure the -- we also do that, and we 24 have -- there are plates so they're maybe a quarter inch 25 thick that are a little smaller than sort of an 8-1/2 by 11</p> | <p>79</p> <p>1 MR. WORKOSKY: They're just sitting there. 2 They're not driving at speed. So the rubberized mats do a 3 better job of not -- they record much better under those 4 conditions. 5 HEARING EXAMINER: Okay. Thank you. 6 MR. WORKOSKY: So that's how we do it. It's 7 really fun discussing when it's 100° outside, or in the 8 winter. But yes, that's how we do those things. So none of 9 those were over the threshold and Bou was the only location, 10 as I mentioned, you know, I think it will remediate itself 11 just from the perspective of because you don't have all that 12 activity today motorists are expecting to encounter somebody. 13 They don't see people walking on the street in their 14 peripheral. You don't have curb parking which we'll have 15 part of the portion there. So just those parking and on 16 parking maneuvers creates the kind of side friction that we 17 really want in some cases to kind of slow traffic down in 18 those sections. That concludes the LATR which has all those 19 parts to it. We did have some recommendations, as I 20 mentioned, that were from Park and Planning staff, Montgomery 21 County Department of Transportation and State Highway 22 Administration. So subsequent to our original LATR, we had 23 comments. We have addressed those comments and that was the 24 updated document that was in October. Subsequent to that 25 submission and as we went through really working through the</p> |
| <p>78</p> <p>1 piece of paper, and we have a rubberized mat and they slip 2 into that mat and we program those plates and then the 3 rubberized mat gets attached to the road. And what it does, 4 it's electromagnetic so, I know, who knew, right? 5 HEARING EXAMINER: Or, you see these things all 6 the time and -- 7 MR. WORKOSKY: So when you go over it it 8 determines lots of things. It records the temperature when 9 you collected the count. It records the number of axles. So 10 it tells us a breakdown of the various vehicle types. It 11 does it by -- we program them generally by 15 minute 12 intervals so we can see what those are, and it also records 13 the 85th percentile speed. And so you do that over, it's 14 like a three day window, and then we take those and we 15 download all the data from that. And then, that data tells 16 us, you know, here were the number of cars at these hours. 17 Here are the number of passenger cars, like commercial kind 18 of box trucks. And then, large trucks, more axle vehicles. 19 And then, it also tells us the 85th percentile speed. It 20 generates a curve so it can tell us when that speed occurred, 21 at what time of day or night and a lot of information. So 22 those are a little easier to use than the tubes that you see 23 simply because what happens with the tubes is if there's a 24 queue problem -- 25 HEARING EXAMINER: Yeah, sitting on the tube.</p> | <p>80</p> <p>1 Bou Avenue and Rockville Pike intersection where we had some 2 recommendations of whether we could adjust signal timing and 3 those sorts of things, one of the comments we received that 4 was a through MCDOT, Montgomery County Department of 5 Transportation, was to really look at a couple of things. 6 One, they gave us updated traffic signal timings that we were 7 able to use at that intersection and other off-site 8 intersections. But they also suggested that the Bou Avenue 9 driveway may need to be right in, right out, rather than full 10 movement just because of its operation and proximity to 11 Rockville Pike, there was a concern that it may need to be 12 right in, right out. And then, they also suggested that we 13 may need a traffic signal, ultimately at the Rollins Avenue, 14 Chapman Avenue intersection so that new -- we'll be adding 15 the fourth leg to that intersection, if you will, as the site 16 gets redeveloped. And there was the potential for a traffic 17 signal at that location. So that's what prompted us to 18 prepare our supplemental studies and that we provided. The 19 final one was the February 2025 study. And what that did was 20 that took the updated traffic signal timings and incorporated 21 those. And then, we took the comments of make Bou Avenue may 22 be right in, right out, and potentially signalize the Chapman 23 and Rollins intersection and see how that impacts other 24 intersections. Because that may be a condition where, you 25 know, it could force traffic to go a different direction.</p> |

Transcript of Hearing
Conducted on May 15, 2025

21 (81 to 84)

| | |
|--|---|
| <p style="text-align: right;">81</p> <p>1 And so we made the adjustments to figure out those 2 implications. And that result is it didn't impact any of 3 those intersections. So our overall results that we had 4 that, we showed adequacy and being below the threshold still 5 remained even under those conditions. And those, again, will 6 be reassessed when we get to the preliminary plan stage 7 which, you know, acknowledged in the comment letters and such 8 that we received. But they showed that at that level, even 9 if those changes were made we would still meet the adequacy 10 test. So that was the purpose of the supplemental 11 information that we provided in February.</p> <p>12 MS. DLHOPOLSKY: Great. Thank you, Mr. Smith. 13 And I just wanted to ask you a few -- we appreciate that very 14 detailed testimony, ask you a few sort of conclusion 15 questions. In your opinion, as an expert in transportation 16 engineering and planning, and based upon your testimony, if 17 this application is approved will the projects internal 18 vehicular and pedestrian circulation system, site visibility 19 and points of access be safe, adequate, and efficient?</p> <p>20 MR. WORKOSKY: Yes, it will. Based on our 21 multimodal traffic analysis that evaluated the motor vehicle 22 conditions, pedestrian evaluation, bicycle evaluation, 23 transit evaluation, and safety, the project circulation 24 systems will adequately and efficiently serve the site. The 25 new Rollins Avenue extension that's planned will improved</p> | <p style="text-align: right;">83</p> <p>1 MS. DLHOPOLSKY: Thank you, Mr. Smith. I have no 2 further questions for this witness.</p> <p>3 HEARING EXAMINER: Thank you. That was ample.</p> <p>4 MS. DLHOPOLSKY: All right. I would like to call 5 our next witness, and just for purposes of planning, we have 6 this witness and one more. I expect that they probably will 7 be briefer than the preceding witnesses.</p> <p>8 HEARING EXAMINER: So if everybody is fine will 9 just keep going until we're done?</p> <p>10 MS. DLHOPOLSKY: I think that works well for us. 11 Absolutely.</p> <p>12 HEARING EXAMINER: Okay. All right. Thank you. 13 Go ahead.</p> <p>14 MS. DLHOPOLSKY: All right. I call our next 15 witness, Mr. Matthew Fitzsimmons.</p> <p>16 HEARING EXAMINER: Raise your right hand, and you 17 promise to tell the truth, the whole truth, and nothing but 18 the truth?</p> <p>19 MR. FITZSIMMONS: I do.</p> <p>20 HEARING EXAMINER: And could you spell your first 21 and last name for the court reporter?</p> <p>22 MR. FITZSIMMONS: Absolutely. Matthew, 23 M-A-T-T-H-E-W. Last name, Fitzsimmons, 24 F-I-T-Z-S-I-M-M-O-N-S.</p> <p>25 MS. DLHOPOLSKY: All right. And Mr. Fitzsimmons,</p> |
| <p style="text-align: right;">82</p> <p>1 access and mobility for residents in there and visitors that 2 are coming to and from the site. And our other improvements 3 will also improve the experience for pedestrians and cyclists 4 on the property based on those frontage improvements that 5 will be provided on primarily Chapman and Bou, but also 6 what's provided on Rockville Pike.</p> <p>7 MS. DLHOPOLSKY: Great. Thank you. And in your 8 opinion as an expert in transportation engineering and 9 planning, and based on your testimony, will the application 10 and specifically the floating zone plan generate traffic that 11 does not exceed the critical lane volume or volume capacity 12 ratio standard as applicable under the Planning Board's LATR 13 guidelines? Or if traffic exceeds the applicable standard is 14 it your opinion that the Applicant has demonstrated an 15 ability to mitigate such adverse impacts?</p> <p>16 MR. WORKOSKY: Yes. What our analysis indicated 17 that the amount of additional vehicle trips that would be 18 generated by the project would not exceed the critical lane 19 volume or volume the capacity ratio thresholds as defined for 20 intersections within the orange policy area that are subject 21 to mitigation. The planned improvements that are around the 22 site will adequately accommodate the additional vehicle trips 23 and understanding that there may be potential mitigation 24 measures in the future that would be further evaluated and 25 applied at the preliminary plan stage.</p> | <p style="text-align: right;">84</p> <p>1 can you please state -- well, you said your name. Can you 2 please state your address and what firm you work for?</p> <p>3 MR. FITZSIMMONS: Yes. 700 E. Pratt Street, 4 Suite 1200, Baltimore, MD 21202 and I work for Hord Coplan 5 Macht or HCM.</p> <p>6 MS. DLHOPOLSKY: Great. Thank you. And what is 7 your occupation and for how long have you been engaged in 8 this occupation?</p> <p>9 MR. FITZSIMMONS: I've been practicing 10 architectural and planning design for 21 years.</p> <p>11 MS. DLHOPOLSKY: And you already noted that your 12 with Hord Coplan Macht, can you note your job title and for 13 how long you held this position?</p> <p>14 MR. FITZSIMMONS: I've been a principal, and I've 15 been employed there for 19 years. I don't think I was a 16 principal for all 19, but --</p> <p>17 MS. DLHOPOLSKY: Understood. And what are your 18 particular areas of expertise in your capacity with Hord 19 Coplan Macht?</p> <p>20 MR. FITZSIMMONS: My areas of expertise looks at 21 combining architectural design and planning, particularly 22 during master planning and concept design phases of a design 23 project. Many of my projects focus on infill and urban 24 mixed-use and multi family residential development.</p> <p>25 MS. DLHOPOLSKY: And can you please describe your</p> |

Transcript of Hearing
Conducted on May 15, 2025

22 (85 to 88)

| | |
|--|--|
| <p>85</p> <p>1 educational and professional background?</p> <p>2 MR. FITZSIMMONS: I have earned a masters of</p> <p>3 architecture and a Masters of community planning from the</p> <p>4 University of Maryland, and I have a bachelors of science</p> <p>5 from Towson University.</p> <p>6 MS. DLHOPOLSKY: Thank you. And are you a member</p> <p>7 of any professional societies or organizations in the field</p> <p>8 of architecture are planning?</p> <p>9 MR. FITZSIMMONS: Yes. I'm a member of the</p> <p>10 American Institute of Architects, that's AIA, and a member of</p> <p>11 the American Planning Association, that's the APA. With AIA,</p> <p>12 I also was a chairperson for the urban design committee of</p> <p>13 the Baltimore chapter.</p> <p>14 MS. DLHOPOLSKY: Thank you. And are you a</p> <p>15 registered professional other architect or planner?</p> <p>16 MR. FITZSIMMONS: I'm a licensed architect in the</p> <p>17 state of Maryland, and have been so for 13 years. I'm a</p> <p>18 certified planner, that's AICP, the American Institute of</p> <p>19 Certified Planners. And I've been a planner for 16 years. I</p> <p>20 am also a LEED, that's Leadership in Energy and Environmental</p> <p>21 Design accredited professional. And I've been in that</p> <p>22 position for 19 years.</p> <p>23 MS. DLHOPOLSKY: Thank you. Can you please review</p> <p>24 your previous work experience in the fields of architecture</p> <p>25 and planning?</p> | <p>87</p> <p>1 planning, façade design and lands great improvements to those</p> <p>2 commercial centers in the County.</p> <p>3 MS. DLHOPOLSKY: Great. Thank you. And have you</p> <p>4 ever testified before any public or quasi-judicial bodies in</p> <p>5 the field of architecture or planning?</p> <p>6 MR. FITZSIMMONS: I have testified before Howard</p> <p>7 County Zoning Board and Planning Board, for the Hickory Ridge</p> <p>8 Village Center and redevelopment of Columbia Village Center</p> <p>9 in Howard County.</p> <p>10 MS. DLHOPOLSKY: And I'd like to just note that</p> <p>11 Mr. Fitzsimmons resume is in the record as Exhibit 35. And</p> <p>12 based on the preceding questions we would like to request</p> <p>13 that he be recognized as an expert in architecture and</p> <p>14 planning services.</p> <p>15 HEARING EXAMINER: He will be admitted as an</p> <p>16 expert in architecture and planning.</p> <p>17 MR. FITZSIMMONS: Thank you.</p> <p>18 MS. DLHOPOLSKY: Thank you very much. Thank you,</p> <p>19 Mr. Fitzsimmons for detailing all of that. Let's proceed to</p> <p>20 your expert report and then we will go into analysis. Are</p> <p>21 you familiar with rezoning application number H-155?</p> <p>22 MR. FITZSIMMONS: Yes, I am familiar with this</p> <p>23 local amendment H-155 for the Pike Center Shopping Center.</p> <p>24 MS. DLHOPOLSKY: And are you familiar with and</p> <p>25 have you visited the property that is the subject of this</p> |
| <p>86</p> <p>1 MR. FITZSIMMONS: Might work experience includes,</p> <p>2 as I said earlier, planning and architectural design for a</p> <p>3 variety of commercial and residential buildings including</p> <p>4 mixed-use development. I have extensive work experience,</p> <p>5 particularly in the Washington DMV region, particularly in</p> <p>6 Montgomery County. Just to give you an example of some of</p> <p>7 the projects in Montgomery County that I've worked on, Black</p> <p>8 Hill, which is a 170 acre mixed-use development in Germantown</p> <p>9 which included designing and planning for approximately 650</p> <p>10 multi family units, and 7,000 square feet of retail. Our</p> <p>11 team provided architectural land planning, urban design, and</p> <p>12 landscape architecture for that project. The Galvan, which</p> <p>13 is a mixed-use project in Rockville not far from this site.</p> <p>14 It is a 350 unit building, 100,000 square feet of retail,</p> <p>15 integrated mixed-use and we provided architectural land</p> <p>16 planning and landscape design for that project. Glenmont</p> <p>17 Metro, another section of the county was a 30 acre mixed use</p> <p>18 development, approximately 1500 dwelling units, 90,000 square</p> <p>19 feet of commercial space. We provided land planning and</p> <p>20 urban design and concept level architecture and landscape</p> <p>21 design for that project, not the full architectural design.</p> <p>22 And then, in collaboration with Montgomery County Department</p> <p>23 of Housing and Community Affairs we did planning and design</p> <p>24 work for the W. Howard Avenue in the Colesville commercial</p> <p>25 area of urban design studies. Again, we provided land</p> | <p>88</p> <p>1 application?</p> <p>2 MR. FITZSIMMONS: Yes, I have. I am familiar and</p> <p>3 have visited the site.</p> <p>4 MS. DLHOPOLSKY: And are you familiar with the,</p> <p>5 and have you visited the area surrounding the subject</p> <p>6 property?</p> <p>7 MR. FITZSIMMONS: Yes. I am familiar and have</p> <p>8 visited the surrounding properties.</p> <p>9 MS. DLHOPOLSKY: And are you familiar with the</p> <p>10 physical conditions of the property, and in particular,</p> <p>11 characteristics of the site important for your area of</p> <p>12 expertise?</p> <p>13 MR. FITZSIMMONS: I am.</p> <p>14 MS. DLHOPOLSKY: And are you generally familiar</p> <p>15 with the CRF zoning requirements?</p> <p>16 MR. FITZSIMMONS: Yes.</p> <p>17 MS. DLHOPOLSKY: And are you familiar with</p> <p>18 applicable building codes, and life safety codes that will be</p> <p>19 applicable to construction of this project?</p> <p>20 MR. FITZSIMMONS: Yes, I am.</p> <p>21 MS. DLHOPOLSKY: All right. And I would ask if</p> <p>22 you can describe the specific services that you and your firm</p> <p>23 provided with respect to the application, and feel free to</p> <p>24 reference exhibits as needed.</p> <p>25 MR. FITZSIMMONS: Okay. So HCM was the architect</p> |

Transcript of Hearing
Conducted on May 15, 2025

23 (89 to 92)

| | |
|--|--|
| <p style="text-align: right;">89</p> <p>1 and urban planner on this assignment. We reviewed the zoning 2 ordinance, the 2018 White Plan 2 sector plan, the Thrive 3 Montgomery 2050 general plan all for compliance for this 4 project. We developed concept floor plans, building massing, 5 site sections to support the development and to understand 6 the feasibility of the proposal. We coordinated the 7 architecture and the site design with the civil and 8 transportation engineers who are here. And then, prior to 9 the H-155 application we prepared architecture and site 10 design for a concept plan submission for initial review by 11 MNCPPC staff, I believe in 2023. I've been involved in and 12 attended meetings with Park and Planning staff and other 13 county agencies such as the City of Rockville. And we 14 revised the building and site layouts during this process to 15 include changes to the massing and building layout to reflect 16 comments that we have received to date from Planning, MNCPPC 17 staff and other agencies to improve the redevelopment. 18 MS. DLHOPOLSKY: Thank you. And can you go ahead 19 and referencing exhibits as needed, and I think we will 20 likely be referencing the concept massing plans sections and 21 floor plans, these are Exhibits 23 through 25, but I will let 22 you specifically reference them as you describe the 23 anticipated phasing, buildings, parking's, et cetera. 24 MR. FITZSIMMONS: Yes. So to start off with if we 25 could go to Exhibit 24. And if we could just maybe zoom into</p> | <p style="text-align: right;">91</p> <p>1 framed by Rockville Pike in the foreground, and then Chapman 2 Avenue, again hard to see, is on the backside of the 3 building. On the left-hand side of the building that block 4 is adjacent to the Northern parcel of the redevelopment site, 5 which is also the boundary line with the City of Rockville. 6 To the right of building B is New Street A, or the extension, 7 and then along the Western face of building B is what we're 8 calling New Street B which link said that building to the 9 neighborhood green in the foreground. The irregular shape of 10 this building and block really reinforces the adjacent urban 11 street edges that we're trying to develop as well as wraps 12 around it and defines the neighborhood green on two sides. 13 Building B has a variety of different building heights to 14 create visual interest in the skyline. The taller portion of 15 the building fronts on to Rockville Pike and the neighborhood 16 green. And then, the building transitions down from a height 17 of 14 and 17 stories to a 7 story reading along Street A and 18 Chapman Avenue making that height comparable to Building A 19 across Street A. The ground level of both buildings will 20 have commercial and residential lobbies that are oriented 21 towards the green, the neighborhood green, and Rockville 22 Pike. Along Street A, Chapman Avenue and portions of Bou 23 Avenue, the ground level will transition to a more 24 residential oriented frontages which would include individual 25 entries, articulated stoops and the associated landscape that</p> |
| <p style="text-align: right;">90</p> <p>1 the bottom portion of the large massing diagram, that would 2 be appreciated. Thank you. The Pike Center redevelopment is 3 shown in Exhibit 24 on the screen, particularly this view, 4 the proposed massing in view of Rockville Pike, this 5 illustrates that the proposed two blocks of redevelopment 6 surrounding the central open space which is the neighborhood 7 green that's been referenced. For the purposes of 8 orientation, the neighborhood green is shown in green, it's 9 the green area in the middle front center of this view. In 10 the proposed redevelopment buildings are actually color-coded 11 as opposed to the realistic view of this image. Yellow 12 indicating residential program, and then red indicating 13 commercial program. This massing view is looking East, 14 flying over Rockville Pike. Rockville Pike is in the 15 foreground and North for orientation purposes, would it be to 16 the left on this image, or screen. Building A, the building 17 on the right is a mid rise of mixed use building that forms 18 the Southern half of the redevelopment site. This is a 19 rectangular block and it's framed on four sides by roads. 20 Rockville Pike in the foreground, Bou Avenue to the right of 21 the building, Chapman Avenue, it's hard to see, but behind it 22 and New Street A, or Rollins Avenue extension as we've been 23 referencing it is to the left of building A. Building B is 24 the high-rise mixed use building that forms the Northern 25 portion of the redevelopment site. This block is again,</p> | <p style="text-align: right;">92</p> <p>1 makes it feel more residential in character as opposed to 2 mixed use in character. If we could flip to Exhibit 23. I 3 hope that's correct, the land use plan, or the concept floor 4 plans. If we could zoom into level 1. On this board, all of 5 the plans that we will reference North is to the left, East 6 generally is to the top of the page, or straight. On this 7 view, the ground floor, that ground floor land use pattern 8 that I described is reflected here in the plan. The red 9 commercial spaces and the brighter yellow spaces which are 10 residential lobbies are all oriented to the bottom of the 11 page which is Rockville Pike and the neighborhood green. 12 While the paler yellow color which represents the private 13 residential spaces are more oriented to the Eastern portion 14 of the development along Chapman, Bou, and New Street A. The 15 building systems, Building A as I said earlier is a midrise 16 building. This is consisting of wood and metal framing 17 systems which is classified as a type 3 construction over a 18 concrete podium which would be our type 1 system on the 19 ground floor. And the building wraps around a precast 20 parking garage as seen -- I guess you can see it in level 1 21 here, but if you wouldn't mind just going to levels 3 through 22 7 plan which are typical floor plans. I think it might be 23 down and to the right. Thank you. This is kind of a better 24 diagram. You can see in Building A, you can see the parking 25 garage in the middle of Building A's building. Building B,</p> |

Transcript of Hearing
Conducted on May 15, 2025

24 (93 to 96)

| | |
|---|---|
| <p style="text-align: right;">93</p> <p>1 the building on the left is going to be constructed of high-</p> <p>2 rise system, either steel or concrete construction and that</p> <p>3 would all be type 1 construction system. That building is</p> <p>4 allowed to go up to 200 feet as described earlier. Building</p> <p>5 A is permitted to go up to 90 feet in height.</p> <p>6 MS. DLHOPOLSKY: So would Building A stay as</p> <p>7 construction type 3? Or what was it?</p> <p>8 MR. FITZSIMMONS: Building A would have -- it's</p> <p>9 what we call type 3 over type 1.</p> <p>10 MS. DLHOPOLSKY: Right.</p> <p>11 MR. FITZSIMMONS: So it will have stick</p> <p>12 construction over top of a --</p> <p>13 MS. DLHOPOLSKY: Concrete base?</p> <p>14 MR. FITZSIMMONS: -- concrete base.</p> <p>15 MS. DLHOPOLSKY: Okay. And then the higher ones,</p> <p>16 that's what you were alluding to that you needed that extra</p> <p>17 height because of the full concrete construction takes up so</p> <p>18 much space in between all of that. Okay. That helps.</p> <p>19 MR. FITZSIMMONS: Thank you. Yeah. If we could</p> <p>20 go to level 2 plan, which I believe is up, right there.</p> <p>21 Perfect. I'm not going to go back to level I, but the</p> <p>22 residential lobbies that we talked about are there facing</p> <p>23 some of the public realm. The immunity spaces for both of</p> <p>24 these buildings are elevated up to the second floor and it's</p> <p>25 represented in that orangey color. They have great access to</p> | <p style="text-align: right;">95</p> <p>1 to both parking garages are off of Rollins, Rollins Avenue</p> <p>2 extension or Street A, if you go to level 1 plan you'll see</p> <p>3 that access point. Go up one. Yeah. Is -- there's two</p> <p>4 access points off of Street A. One into Building A and then</p> <p>5 to the left into Building B.</p> <p>6 MS. DLHOPOLSKY: Do you know, can you confirm for</p> <p>7 me, like, the number of vehicular parking spaces that are</p> <p>8 going to be on site or is that the next witness?</p> <p>9 MR. FITZSIMMONS: I don't have the number in front</p> <p>10 of me --</p> <p>11 MS. DLHOPOLSKY: Okay.</p> <p>12 MR. FITZSIMMONS: -- of the total parking spaces,</p> <p>13 but I can tell you -- I can describe to you what's --</p> <p>14 MS. DLHOPOLSKY: What's -- yeah, what's proposed,</p> <p>15 I guess.</p> <p>16 MR. FITZSIMMONS: What's being proposed. So</p> <p>17 basically, we're looking at, based on the residential and</p> <p>18 commercial program we're looking to provide roughly 1.3</p> <p>19 spaces per residential.</p> <p>20 MS. DLHOPOLSKY: 1.3, okay, that's --</p> <p>21 MR. FITZSIMMONS: For residential.</p> <p>22 MS. DLHOPOLSKY: The calculation is fine. 1.3</p> <p>23 space per residential --</p> <p>24 MR. FITZSIMMONS: Per residential unit. And</p> <p>25 approximately 4 spaces per 1,000 square feet of commercial</p> |
| <p style="text-align: right;">94</p> <p>1 open space amenities which are the green and kind of tan</p> <p>2 color plaza spaces that are placed on top of commercial or</p> <p>3 parking spaces below. Building A in particular has, if we</p> <p>4 could just kind of go to the levels 13 through 17. I think</p> <p>5 you will see this has a diagram. Building A because of its</p> <p>6 construction type and high-rise, we are offering great</p> <p>7 opportunities to have amenity space up at the roof level with</p> <p>8 great views of the city and the county. Again, the location</p> <p>9 of these amenities and similar types of facilities within the</p> <p>10 building at this point in time are conceptual in nature and</p> <p>11 will be finalized at the site plan. Briefly talk about</p> <p>12 structured parking?</p> <p>13 MS. DLHOPOLSKY: Yes.</p> <p>14 MR. FITZSIMMONS: Building A maybe if we just go</p> <p>15 back to the typical floor plan levels 3 through 7, I think</p> <p>16 you will see this diagrammatically easier. Building A, as I</p> <p>17 said before, it includes, there's some below grade parking on</p> <p>18 the P level. But most of the parking is within the precast</p> <p>19 parking garage which is internal to the block as seen in this</p> <p>20 plan on the right. Building B contains internal parking</p> <p>21 located kind of stacked from P1 to level 7, all integrated</p> <p>22 into that building system. In both cases, residential and</p> <p>23 commercial uses are wrapping around the parking facilities</p> <p>24 concealing them from view, particularly from the neighborhood</p> <p>25 green and the streets at the perimeter of the site. Access</p> | <p style="text-align: right;">96</p> <p>1 uses.</p> <p>2 MS. DLHOPOLSKY: Okay.</p> <p>3 MR. FITZSIMMONS: And again, I think there's going</p> <p>4 to be some fluctuation as we go and we'll be --</p> <p>5 MS. DLHOPOLSKY: Right. Depending on ultimately</p> <p>6 what it is.</p> <p>7 MR. FITZSIMMONS: And refined during site</p> <p>8 planning.</p> <p>9 MS. DLHOPOLSKY: Okay. And I would just also note</p> <p>10 for the record that Exhibit 11A, which is the planning zone</p> <p>11 map contains the data tables and indicates a range of minimum</p> <p>12 and maximum parking spaces.</p> <p>13 HEARING EXAMINER: Okay.</p> <p>14 MS. DLHOPOLSKY: Yeah.</p> <p>15 HEARING EXAMINER: Preliminary has the data table.</p> <p>16 All right. Thank you.</p> <p>17 MS. DLHOPOLSKY: And I guess, Mr. Fitzsimmons,</p> <p>18 with regard to parking, as you were saying earlier with</p> <p>19 regard to things like, I think you said the amenity spaces</p> <p>20 with regard to parking, is it your understanding it's sort</p> <p>21 the final number of spaces are set as part of the site plan</p> <p>22 process?</p> <p>23 MR. FITZSIMMONS: Will be set during that process.</p> <p>24 Correct.</p> <p>25 MS. DLHOPOLSKY: Thank you.</p> |

Transcript of Hearing
Conducted on May 15, 2025

25 (97 to 100)

| | |
|---|--|
| <p style="text-align: right;">97</p> <p>1 MR. FITZSIMMONS: Okay. With regards to servicing 2 the buildings. Both buildings have service and loading docks 3 that are internal to the building. This is being done to 4 conceal this activity from public view and to avoid having 5 vehicles back out into the public right-of-way. To make this 6 work efficiently, service vehicles will flow more or less in 7 a one-way system entering the building at one location, which 8 would be off of Street A, and then exiting at a different 9 point to just allow the vehicles to kind of flow through the 10 building without -- with minimal disruption to parking -- 11 private vehicles getting to the parking facilities. Building 12 A, service vehicles would exit on Bou Avenue. And this is 13 generally mid-block.</p> <p>14 MS. DLHOPOLSKY: Actually, can we go ahead and put 15 a reference of, I think we probably want to go back to the 16 floor plan.</p> <p>17 MR. FITZSIMMONS: We do. I think that was Exhibit 18 23. And I guess we could just look at the ground floor plan, 19 level 1.</p> <p>20 HEARING EXAMINER: Okay.</p> <p>21 MR. FITZSIMMONS: Yeah. So on building 1, you can 22 see the darker gray areas are the servicing bays, internal to 23 the building. Again, access into the buildings for both of 24 them are off of Street A which is the North/South street 25 through the middle of the site. Building A vehicles, service</p> | <p style="text-align: right;">99</p> <p>1 described in the White Flint 2 sector plan and the CR zoning 2 regulations all taken into consideration to address 3 compatibility with the surrounding use. As described earlier 4 by Mr. Iraola, the property is generally surrounded by 5 commercial and retail uses with pockets of office, 6 institutional, and multifamily residential of various 7 building types and sizes. If we could go to Exhibit 25, the 8 massing view again. And just as a reminder as of this comes 9 up -- that I asked for the wrong one?</p> <p>10 MS. DLHOPOLSKY: I think 25 is the sections.</p> <p>11 MR. FITZSIMMONS: Oh, I'm sorry. I meant --</p> <p>12 HEARING EXAMINER: 24?</p> <p>13 MR. FITZSIMMONS: 24. So just as a reminder, 14 North is to page left, or screen left and East is to the top 15 of the screen. Immediately to the North of the property, 16 tucked away behind Building B our single-story commercial 17 buildings that face Twinbrook Parkway. To the South, to the 18 right, across Bou Avenue is the Montrose Crossing shopping 19 center. This center consists of one and two-story commercial 20 buildings, with the exception of the Midtown Condominium high 21 rise building, which is 18 stories. You can see it on the 22 right-hand side of the image. It has that brownish color. 23 And that's catty-corner to our property, adjacent to Building 24 A. The existing parcels to the East, tucked away behind 25 Building A and B in this view between Chapman Avenue and the</p> |
| <p style="text-align: right;">98</p> <p>1 vehicles would exit onto Bou Avenue to the right of the 2 drawing or to the South of the building. Again, that's 3 generally midblock and generally where the existing curb cut 4 is today on the site. Building B, the service vehicles would 5 exit at the Northeast corner. That's the kind of top left 6 corner of this drawing and accessing onto Chapman Avenue. 7 This is approximately midway between Rollins Avenue and 8 Twinbrook Parkway. This location too is generally where an 9 existing curb cut exists today to service the existing 10 retail. In terms of emergency and fire vehicle access, 11 Building A has, as shown in this diagram, level 1 has street 12 frontage on all four sides, which makes it easy for emergency 13 vehicles to service the building. Building B has street 14 frontage on three sides. There is a rear setback along the 15 Northern parcel line, which is the page left, or screen left 16 in this view. It's approximately, I think I said 22 feet. 17 This is space to allow for emergency responders to gain 18 access to the back of the building.</p> <p>19 MS. DLHOPOLSKY: Thank you very much. And can you 20 just go ahead and describe the factors that you took into 21 consideration in designing a project that will be compatible 22 with surrounding uses?</p> <p>23 MR. FITZSIMMONS: Yes, certainly. We looked at 24 existing local patterns of scale, height, massing, the land 25 uses of the surrounding properties. We looked at the vision</p> | <p style="text-align: right;">100</p> <p>1 WAMATA tracks, this includes 1 and 2 story commercial 2 buildings including Guitar Center and the Flagship Car Wash. 3 And then, across Rockville Pike to the West, which is on the 4 bottom of the screen, the property confronts to commercial 5 centers, the Town Plaza, and Federal Plaza Centers, both 6 consisting of multiple 1 and 2 story commercial buildings. 7 Multifamily buildings as it described earlier in the 8 surrounding neighborhood have a range of building heights and 9 form from 3 to 6 stories, low and mid-rise and building 10 configurations up to high rise towers like the Midtown 11 Condominium in this image or the Arrive Apartments further 12 South on Rockville Pike. As Mr. Iraola stated earlier, 13 within the immediate context of the property there are no 14 single-family homes or zone districts. Recent development 15 recent development around Twinbrook Metro Station, 16 approximately a third of a mile Northeast of Chapman Ave. 17 from the project, or from the property are located in the 18 City of Rockville, I think some of these projects here 19 exemplify the intent of creating mixed-use, urban infill 20 development to create that more pedestrian oriented 21 neighborhood this kind of described as a goal of the White 22 Flint 2 sector plan period these new infill mixed-use 23 buildings take advantage of, clearly, access to metro but 24 also that pedestrian oriented streetscapes that are 25 developing in this area. Three recently built projects of</p> |

| | |
|---|---|
| <p>101</p> <p>1 which, if we could just maybe pan to the left a little bit we 2 can see some of the form of those -- other direction, I'm 3 sorry. Thank you. I'm going to describe 2 buildings that 4 are in this view. The Galvan which is the grayish building 5 just below the WAMATA Metro symbol on this view. The Galvan 6 is a 6-story mixed use building. It has retail. It's 7 fronting the Rockville Pike in the foreground and the 8 residential lobby of that building is actually oriented 9 towards Chapman and the metro gates to the North. Sorry, to 10 the East. The Escher Building which is kind of to the right 11 of the metro symbol, must past those trees, that's a 6-story 12 with some ground-floor retail on Chapman Avenue. Like the 13 Galvan, this building takes up an entire block reinforcing 14 the street edges and the public realm around those buildings. 15 Unfortunately, the Milton at Twinbrook corner just coming 16 online very soon, not in this view, but it's two blocks off 17 of the image North of the Galvan is a 12-story mixed use 18 building with retail on Rockville Pike. It transitions down 19 in scale to about 4 and 5 stories oriented towards Chapman 20 Avenue, the Southeast corner of Chapman Avenue and oriented 21 towards the Metro Center. These recently constructed 22 buildings are urban in character. The buildings are oriented 23 towards, and frame the streets and public spaces. They use a 24 variety of building heights and massing strategies to provide 25 architectural interest. Ground-floor commercial activity is</p> | <p>103</p> <p>1 the sector plan. The urban character and intensity of this 2 redevelopment reflects the intent of the CR zoning to promote 3 a mix of commercial and residential uses, create interactive 4 streets, provide meaningful public spaces, foster job and 5 services where people can live, work, shop, and play within a 6 given neighborhood. The property and surrounding properties 7 are all zoned for significant greater density and height than 8 currently developed. As described earlier it's just a matter 9 of time before the surrounding blocks of redevelopment will 10 meet that zoning potential.</p> <p>11 MS. DLHOPOLSKY: Thank you. And let me just ask, 12 are you prepared to just briefly speak to the sector plan 13 sustainability recommendation as well?</p> <p>14 MR. FITZSIMMONS: Yes.</p> <p>15 MS. DLHOPOLSKY: Okay.</p> <p>16 MR. FITZSIMMONS: We looked at Thrive Montgomery 17 County 2050. The proposed redevelopment supports the smart 18 growth goals of creating dense compact development with mixed 19 uses served by transportation infrastructure and design 20 approaches that encourage walking, biking, transit use, 21 concentrating in areas where existing infrastructure like 22 Rockville Pike can support additional development while 23 minimizing environmental impacts elsewhere in the County. 24 This compact mixed-use development adds, as we said, 760 25 dwelling units and up to 90,000 square feet of commercial</p> |
| <p>102</p> <p>1 generally oriented towards Rockville Pike. Parking is 2 concealed and contained within those structures out of sight. 3 And residential amenities are located above the ground floor 4 for those residents. The proposed Pike Center redevelopment 5 if we could maybe just center the view is in keeping with 6 these projects. We are doing the same. Commercial activity 7 storefronts and building lobbies are oriented towards 8 Rockville Pike with residential frontages and being located 9 towards Chapman Avenue away from the Pike. We're applying a 10 variety of building heights and massing to provide -- to 11 create visual interest while stepping down in height towards 12 Chapman Avenue. As we said earlier, Building B is allowed to 13 go up to 200 feet in height. This provides, this location 14 for height allows us to have separation of approximately 600 15 feet from the Midtown Condominium building which on the view 16 is on the right. The closest high rise building to our site. 17 Also, placing height on Building B places height on the 18 Northern parcel of the redevelopment which allowed adequate 19 light and air to get into our central neighborhood green 20 space. The Pike Center has potential to become a major 21 mixed-use destination along Rockville Pike as identified in 22 the White Flint 2 sector plan. This organization of the two 23 blocks framing -- the two mixed use blocks framing the 24 neighborhood green really helps energize the property 25 transforming into that mixed use destination as described in</p> | <p>104</p> <p>1 uses. To a surface park single-use commercial property 2 that's there today. The property's within walking distance 3 to multiple forms of transit including Metro, bus services on 4 Rockville Pike. The proposed project and surrounding 5 properties provide a mix of uses including groceries, retail, 6 employment opportunities for the proposed households that 7 would come and live in this development. And the 8 redevelopment will expand local pedestrian, and bike 9 infrastructure all around. When looking at the sector plan 10 as it addresses the sector plan, the proposed development 11 complies with the following stated goals related to 12 sustainability, its promotion of energy efficiency, encourage 13 net zero energy building design, improve urban ecology by 14 incorporating best practices such as goals to reduce heat 15 island effect and promote environmental site design in 16 stormwater management. Including sustainable design 17 solutions to create an attractive public ground with 18 integrated green features and enhanced mobility and 19 walkability. Today, approximately two-thirds of the property 20 is covered in impervious surfaces, that's the asphalt, 21 concrete, and buildings themselves. The proposed compact 22 redevelopment will reduce the amount of imperviousness by 23 consolidating parking efficiently into the building 24 structures themselves, as well as creating that half acre 25 neighborhood green on the site. The project aims to reduce</p> |

Transcript of Hearing
Conducted on May 15, 2025

27 (105 to 108)

| | |
|---|--|
| <p>105</p> <p>1 both heat, urban heat, by introducing additional tree 2 canopies, and also using (indiscernible) surfaces to reduce 3 urban heat on the buildings, and roofs, and services On the 4 site. As the design of the buildings advances in detail the 5 Applicant and design team will investigate building systems, 6 materials, such as geothermal heating and cooling, solar 7 panels, applying greater insulation and using higher 8 efficient appliances and plumbing fixtures to reduce energy 9 consumption and water use Of the buildings. 10 MS. DLHOPOLSKY: Thank you. And just a final 11 conclusion question. In your opinion, and based upon your 12 expertise, as well as your testimony, will the application, 13 specifically the floating zone plan, be compatible with 14 existing and approved adjacent development? 15 MR. FITZSIMMONS: Yes. Yes, in my opinion, the 16 proposed zoning application and the floating zone plan is 17 compatible with existing and approved adjacent developments. 18 The plan offers a range of building heights, massing, 19 compatible with existing and proposed mix of commercial and 20 multifamily uses as permitted under the CR zoning. The 21 arrangement of mixed-use buildings around the neighborhood of 22 green is in line with the urban design goals of the White 23 Flint 2 sector plan. 24 MS. DLHOPOLSKY: Thank you, Mr. Fitzsimmons. I 25 have no further questions for this witness.</p> | <p>107</p> <p>1 one for this hearing. 2 HEARING EXAMINER: He is accepted as an expert in 3 civil engineering. 4 MS. DLHOPOLSKY: Great. Thank you. Mr. Morelock, 5 Are you familiar with rezoning application number H-155? 6 MR. FITZSIMMONS: Yes, I am. 7 MS. DLHOPOLSKY: And are you familiar with and 8 have you visited the subject property? 9 MR. FITZSIMMONS: Yes, I'm familiar with the 10 property and I've visited the site numerous times, just as 11 recently as last week. 12 MS. DLHOPOLSKY: Thank you. And are you familiar 13 with and have you visited the area surrounding the subject 14 property? 15 MR. FITZSIMMONS: Yes, I have. 16 MS. DLHOPOLSKY: And have you and your firm been 17 employed by the Applicant to provide certain services, and if 18 so can you please describe those? 19 MR. FITZSIMMONS: Yes, we have. We've been hired 20 to provide comprehensive civil engineering and surveying 21 services for the project. 22 MS. DLHOPOLSKY: And have you prepared any expert 23 reports or materials, and can you please go ahead and 24 describe those? 25 MR. FITZSIMMONS: Yes. Under my direction we have</p> |
| <p>106</p> <p>1 HEARING EXAMINER: That's it. I think all my 2 questions were answered. 3 MS. DLHOPOLSKY: Okay. I would like to call our 4 final witness, Mr. Mark Morelock. 5 HEARING EXAMINER: Can you raise your right hand 6 and do you promise to tell the truth, the whole truth, and 7 nothing but the truth? 8 MR. MORELOCK: I do. 9 HEARING EXAMINER: All right. Could you spell 10 your first and last name for the court reporter? 11 MR. FITZSIMMONS: Sure. M-A-R-K, Morelock, 12 M-O-R-E-L-O-C-K. 13 MS. DLHOPOLSKY: Thank you, Mr. Morelock. Can you 14 please state your employer, address, and occupation? 15 MR. FITZSIMMONS: Sure. My employer is VIK A 16 Maryland, LLC. It's located at 20251 Century Boulevard, 17 Suite 400, Germantown, Maryland 20874. 18 MS. DLHOPOLSKY: And have you been accepted as an 19 expert in civil engineering before the Office of Zoning and 20 Administrative Hearings previously? 21 MR. FITZSIMMONS: I have. 22 MS. DLHOPOLSKY: And I would just like to note Mr. 23 Morelock's resume is in the record at Exhibit 33. And based 24 upon his resume and his acceptance as an expert in civil 25 engineering before we would request that he be recognized as</p> | <p>108</p> <p>1 prepared the following documents. The existing conditions 2 plan in the record at Exhibit 13. The natural resource 3 inventory, forest stand delineation plan in the records at 4 Exhibits 26 and 27. The preliminary forest conservation plan 5 in the record at Exhibits 28 through 30A. And grading and 6 utility plan in the record at Exhibit 18A. That includes 7 water, sewer, and drain utilities, sediment control practices 8 and storm water design. Plus a civil engineering report in 9 the record at Exhibit 42. 10 MS. DLHOPOLSKY: Thank you. So let's just go into 11 your analysis. Have you analyzed the suitability of the 12 subject property for the proposed rezoning from a civil 13 engineering and environmental standpoint? 14 MR. FITZSIMMONS: Yes, I have. 15 MS. DLHOPOLSKY: And can you please go ahead and 16 review for the hearing examiner the findings and conclusions 17 of your analysis? 18 MR. FITZSIMMONS: Yes, I can. I will start with 19 the description of the existing natural resources. That 20 would be shown in the records at Exhibit 26 and 27. We 21 should probably start, I think, with Exhibit 26. The project 22 site is subject to this simplified NRI. It's numbers 4202, 23 40570. It was approved on November 16, 2023. According to 24 this NRI, as you see on the existing plan, there are no 25 wetlands, highly erodible soils, or intermittent or perennial</p> |

Transcript of Hearing
Conducted on May 15, 2025

28 (109 to 112)

| | |
|---|---|
| <p>109</p> <p>1 streams, wetlands, or environmental buffers that have been 2 identified. In addition, there is no existing forest cover 3 on the site. As you can see, it's an existing shopping 4 center. The property is not within Montgomery County Special 5 Protection area. The project site is located entirely within 6 zone X, which is determined as areas determined to be outside 7 of a 0.2 percent chance of a floodplain. As shown on the 8 front panel map 24031C, 0361D, dated September 29, 2006. And 9 you can look on the NRI plan here you will notice there are 10 several circles to the left of the plan, or plan N. Those 11 are the existing significant trees that have been identified 12 on the site. There's approximately 5 there, and then there's 13 a one the North off site at the existing -- East of the site 14 to the North, I mean to the top of the plan, just off of the 15 car wash site there's one more tree that's identified there 16 on the NRI. Also, as shown, if we switch to Exhibit 27 on 17 the NRI FSD cover plan, this is a simplified 1, the Wildlife 18 and Heritage Division of the Maryland DNR stated there are no 19 federal or state records of rare, threatened, or endangered 20 species or critical habitats located on the property, or 21 within the study area. In addition, we didn't see any and 22 there were no rare, threatened, or endangered species noted 23 during our field work In August of 2023. As we move to the 24 preliminary forest conservation plan, its number is 20240990. 25 It's in the record as Exhibits 28 to 30A. And I would</p> | <p>111</p> <p>1 MS. DLHOPOLSKY: Great thank you for that 2 description. 3 MR. FITZSIMMONS: Sure. 4 MS. DLHOPOLSKY: Can you go ahead and discuss the 5 existing public facilities including storm drainage, storm 6 water management, water, and sewer? 7 MR. FITZSIMMONS: Sure. We will probably go to 8 Exhibit 13, which is existing conditions plan. As shown on 9 this existing condition plan, there are existing storm water 10 underground vaults on the site already and they are located 11 to the South which is closest to Rockville Pike. I mean, to 12 the West which is closest to Rockville Pike for the -- in the 13 parking lot areas. There's three of them located on the 14 site. These connect to underground, private storm drainage 15 systems. Specifically, the majority of this runoff from the 16 project site discharges to the North to a storm drain system 17 that now falls to the Rock Creek watershed. The remaining 18 site runoff discharges South to a storm drain system that 19 outfalls to the Cabin John Creek watershed. 20 HEARING EXAMINER: How will anything change as 21 far as with the new laws, and obviously, storm water 22 management, the nitty gritty, the details, it's further down 23 the line. But what's the comma I guess the storm water 24 management impact from what it exists today to what it will 25 be like when the development is finished?</p> |
| <p>110</p> <p>1 probably start with 30A. Again, this is the proposed site 2 plan showing those six significant trees that we've talked 3 about previously. Three are shaded that we're showing to be 4 removed, and three that will be saved. Because of that, as 5 part of the forest conservation plan we will see nine 6 additional trees that are located on the North property line 7 side which is to the West of the building, or the smaller -- 8 we'll put 9 trees because 27 inches of replacement was 9 required for the three trees that are being removed. So the 10 liminary forest conservation plan was approved by the 11 Montgomery County Planning Board with conditions as follows. 12 The Applicant must submit a final forest conservation plan 13 for review and approval and that typically will happen with 14 the approval of the preliminary plan and the site plan, and 15 prior to any demolition, clearing, grading, or construction 16 on the property. This final forest conservation plan must be 17 consistent with the approved preliminary one which you see. 18 And the final forest conservation plan must include the 19 planning locations and details for a minimum of 27 inches of 20 native canopy trees as mitigation for the removal of those 21 protected trees. The variance of trees must be a minimum of 22 three inches, which is why we showed nine of them. The 23 afforestation requirement for the site is 1.1 acres Which 24 will be met off site in a forest bank or payment of fee in 25 lieu.</p> | <p>112</p> <p>1 MR. FITZSIMMONS: Well, we're required by law to 2 meet, ESD to the MEP because it's a redevelopment site in 3 Montgomery County and that's also state law. And ESD to MEP 4 means environmental site design to the maximum extent 5 practicable. In this case, we designed to a target rainfall 6 so we analyzed the existing site, we looked at the existing 7 type of, this is considered urban land, obviously, it's 8 completely impervious so it gets a category D. And from 9 that, we get a target PE ratio which is a rainfall ration, 10 and in this case it's 1.8 inches. So we're going to need to 11 treat 1.8 inches across the site. That is the current, the 12 law. And then we've done a concept storm water narrative 13 that has shown through the proposed facilities that we'll 14 show in the future that provides 1.84 inches of treatment. 15 So it's conceptually designed and obviously it'll get more 16 refined and changed as we go through. But that concept 17 narrative was submitted as part of the concept plan through 18 the Park and Planning and in the record. 19 HEARING EXAMINER: Okay. Thank you. 20 MR. FITZSIMMONS: Mm-hmm. 21 MS. DLHOPOLSKY: And I -- 22 MR. FITZSIMMONS: That's the storm drain. And 23 we'll go on to water and sewer? 24 MS. DLHOPOLSKY: Yeah. Perfect. Thanks. 25 MR. FITZSIMMONS: Okay. So in addition, we're</p> |

Transcript of Hearing
Conducted on May 15, 2025

29 (113 to 116)

| | |
|---|---|
| <p>113</p> <p>1 going to talk about water and sewer now. The property is 2 classified as a water category W1 and a sewer category S1, 3 which is defined as areas that are already served by public 4 systems that are existing or under construction. And in 5 this case, they're all existing. Sanitary and sewer -- 6 sanitary sewer and the water services are provided by 7 Washington Suburban Sanitary Commission, commonly known as 8 WSSC, as shown on the exiting conditions plan. Again, the 9 property has two sewers. One is located in Chapman Avenue to 10 the East or to the top of the page and one is located in Bou 11 Avenue, or South of the site which is just to the right of 12 the page. They're both 8-inch sewers and will handle the 13 site. The property also has 8-inch water in Chapman Avenue, 14 again to the East of the site, a 12-inch water on Bou Avenue 15 to the South of the site and a 14-inch water line located to 16 the West side of Rockville Pike. Electric service is 17 currently provided by Potomac Electric Power Company or 18 PEPCO. And natural gas service is currently provided to the 19 property through -- by Washington Gas. 20 MS. DLHOPOLSKY: Great. Thank you. And I think 21 you just a moment ago described the proposed storm drainage 22 and storm water management. Is there anything else that you 23 wanted to add to that? 24 MR. FITZSIMMONS: Well, the -- yeah, I guess the 25 only thing we would go to Exhibit 18A just to help reflect</p> | <p>115</p> <p>1 looping the main, which means when we will be connecting the 2 main in Rockville Pike, the 14 inch, up through private 3 Street A, and connecting it to Chapman Ave. water line to 4 provide better water service and pressure for the site. That 5 they could get access either there or again on the adjacent 6 streets. 7 MS. DLHOPOLSKY: And just a final conclusion 8 question, from a civil engineering perspective and based upon 9 your testimony, will the proposed rezoning be served by 10 adequate public services and facilities including water, 11 sanitary sewer, and storm drainage? 12 MR. FITZSIMMONS: In my professional opinion, yes. 13 MS. DLHOPOLSKY: Thank you so much. That's my 14 final question for the witness. 15 HEARING EXAMINER: All right. That's good. Thank 16 you, I have no further questions. Do you want to talk about 17 the binding elements? 18 MS. DLHOPOLSKY: Yes, that was what I figured you 19 wanted to talk about as well and I had on my list. 20 HEARING EXAMINER: All right. So looking at the 21 binding elements as they are identified, I'm just looking at 22 page 3 of the staff report. So we have the first binding 23 element as permitted uses on the property include up 806,888 24 square feet of residential uses, up to 760 units including a 25 minimum of 15 percent MPDUs, which is what was testified to</p> |
| <p>114</p> <p>1 this. So that they could see this. So as you can see on 18A 2 the proposed development areas will provide stormwater 3 management as we talked about to ESD to the MEP. A 4 combination of microbio retention and modular wetlands with 5 associated storage pipe is proposed. And again, you can see 6 these located, if you look on Building A up on the terraces 7 or on top of the parking garage you will see a triangular -- 8 I mean, a rectangular facilities that are in gray. Those are 9 located in the courtyard areas. They will be the 10 bioretention areas, and then they will flow through the 11 building down out through a pipe system into the drainage. 12 The intent of these is to provide water quality to clean the 13 water as it's filtrated. And the same holds true along the 14 site. We will have 20 facilities approximately along Street 15 A, Street B and along the building frontages down at the 16 ground level or on the second story that also provide water 17 quality. 18 MS. DLHOPOLSKY: And can you describe the proposed 19 water and sewer improvements as well? 20 MR. FITZSIMMONS: Sure. Proposed sewer will be, 21 again, you heard we have existing services already in Chapman 22 and Bou Avenues and they would be locations that could be 23 provided there. But in addition we'll constructing a new 24 sewer line along private Street A that will connect into the 25 Chapman Avenue and discharge off site. For water, we will be</p> | <p>116</p> <p>1 today, and up to 90,000 square feet of commercial uses which 2 was also what was testified to today. 3 MS. DLHOPOLSKY: Yes. 4 HEARING EXAMINER: So binding element number 1, 5 check? 6 MS. DLHOPOLSKY: Yes. 7 HEARING EXAMINER: All right. And then, we have, 8 provide a minimum of 10 percent of the site area as usable 9 public open space. So I guess my question is that half acre 10 of green open space, does that amount to the minimum of 10 11 percent? 12 MS. DLHOPOLSKY: It is within our total of 10%. 13 We have an open space exhibit, I don't remember which number 14 it is. The open space plan is 19A. 15 HEARING EXAMINER: Okay. All right. So just 16 making sure that all of our -- you know, everything lines up 17 according with that percentage. And then, we have, and we 18 talked about this Ms. Oklak's testimony, Applicant must 19 provide a minimum half acre of a neighborhood green 20 identified for the site sector plan. This space will be open 21 space, blah, blah, blah at the future site plan. 22 MS. DLHOPOLSKY: Yes. 23 HEARING EXAMINER: Before we get into 3, I guess 24 my question is should there be another binding element 25 regarding height? That B to 200 and Building A to, what did</p> |

Transcript of Hearing
Conducted on May 15, 2025

30 (117 to 120)

| | |
|---|---|
| <p>117</p> <p>1 we say? Was it --</p> <p>2 MS. DLHOPOLSKY: So we had actually proposed that</p> <p>3 as a binding element.</p> <p>4 HEARING EXAMINER: Okay.</p> <p>5 MS. DLHOPOLSKY: And the staff took that out. So</p> <p>6 I think if you look at our declaration of covenants, or</p> <p>7 actually I think the binding elements are probably on the</p> <p>8 floating zone plan.</p> <p>9 HEARING EXAMINER: Right.</p> <p>10 MS. DLHOPOLSKY: But if you go to Exhibit 3, if</p> <p>11 you scroll to the second page, our first binding element</p> <p>12 number 1, we had that in there and they took it out. We're</p> <p>13 fine adding it back in.</p> <p>14 HEARING EXAMINER: Right. I mean, I just think</p> <p>15 you've talked about it so much as part of the -- one of the</p> <p>16 hard things about LMAs is walking the fine line of making</p> <p>17 that there's enough binding elements for that concept plan,</p> <p>18 but not so many that you're completely restricted from when</p> <p>19 you come back.</p> <p>20 MS. DLHOPOLSKY: Right.</p> <p>21 HEARING EXAMINER: But since all of this testimony</p> <p>22 about design and massing, and construction type, I mean it</p> <p>23 seems to make sense to me to have that in there because it</p> <p>24 doesn't seem like it's not going anywhere.</p> <p>25 MS. DLHOPOLSKY: Yeah.</p> | <p>119</p> <p>1 HEARING EXAMINER: All right.</p> <p>2 MS. DLHOPOLSKY: Yeah, I'm not sure why staff had</p> <p>3 taken it out, but once again, we had proposed it initially so</p> <p>4 definitely fine.</p> <p>5 HEARING EXAMINER: Because I mean, I think, you</p> <p>6 have 3 that talks about your up and you have 4 that talks</p> <p>7 about your out.</p> <p>8 MS. DLHOPOLSKY: Right.</p> <p>9 HEARING EXAMINER: Right. So I think that makes</p> <p>10 the most sense, provides enough for you guys to have</p> <p>11 flexibility and working with when you get to preliminary site</p> <p>12 and all of that, but then gives the District Council that</p> <p>13 comfort that this is really what it's going to be like.</p> <p>14 MS. DLHOPOLSKY: So just procedurally, the</p> <p>15 proposed binding elements as we originally proposed them are</p> <p>16 shown on exhibit 11A which is the first page of the floating</p> <p>17 zone plan, and again on Exhibit 3, which is the declaration</p> <p>18 of covenants. Would you like us to submit within the next</p> <p>19 few days and updated floating zone plan with this new binding</p> <p>20 element?</p> <p>21 HEARING EXAMINER: Yes.</p> <p>22 MS. DLHOPOLSKY: And then an updated draft</p> <p>23 declaration of covenants?</p> <p>24 HEARING EXAMINER: Yes.</p> <p>25 MS. DLHOPOLSKY: Okay. That's what I figured.</p> |
| <p>118</p> <p>1 HEARING EXAMINER: Right? Like that's the core of</p> <p>2 your design is really not going to change.</p> <p>3 MS. DLHOPOLSKY: We are totally fine. Like I</p> <p>4 said, if you look at the Exhibit 3, number 1, we are very</p> <p>5 happy adding back in, I guess it was maybe number 3?</p> <p>6 HEARING EXAMINER: It would then be, yeah. Let's</p> <p>7 make that number 3.</p> <p>8 MS. DLHOPOLSKY: And you can just take the</p> <p>9 language from 1 and the declaration of covenants.</p> <p>10 HEARING EXAMINER: Yeah.</p> <p>11 MS. DLHOPOLSKY: Yeah, we're perfectly fine with</p> <p>12 that.</p> <p>13 HEARING EXAMINER: And then, we'll make number 3,</p> <p>14 4.</p> <p>15 MS. DLHOPOLSKY: Yes.</p> <p>16 HEARING EXAMINER: And again, I think this is</p> <p>17 enough that gives the flat lay of the land, so to speak,</p> <p>18 enough to hold it together so that the original concept as</p> <p>19 everything is in, it won't -- in all of the traffic reports,</p> <p>20 I think everything, you know what I mean, I think that we</p> <p>21 keep this number 3 now as number 4. And so with that we now</p> <p>22 have these four binding elements. Does that work for you</p> <p>23 guys?</p> <p>24 MS. OKLAK: Yeah.</p> <p>25 MS. DLHOPOLSKY: I think so.</p> | <p>120</p> <p>1 HEARING EXAMINER: And then, I can make them --</p> <p>2 you know what, we're not going to ABCD it. We're going to</p> <p>3 make them brand new exhibit numbers.</p> <p>4 MS. DLHOPOLSKY: Okay.</p> <p>5 HEARING EXAMINER: And that way they'll be easy to</p> <p>6 follow. So then 47 will be the new Declaration of Covenants</p> <p>7 and then 48 will be the new Floating Zone Plan with the</p> <p>8 binding elements. And then, assuming everything goes</p> <p>9 forward, once I get into the nitty gritty and the District</p> <p>10 Council adopts it then that 48 will be that final plan.</p> <p>11 MS. DLHOPOLSKY: The final. Yeah. Okay. Got it.</p> <p>12 Perfect.</p> <p>13 HEARING EXAMINER: That was kind of my only -- but</p> <p>14 yeah. Very good. All my questions for the most part were</p> <p>15 answered as we went through.</p> <p>16 MS. DLHOPOLSKY: Terrific. That was our aim.</p> <p>17 HEARING EXAMINER: All right. So anything else</p> <p>18 you'd like to say?</p> <p>19 MS. DLHOPOLSKY: No thank you, Madam Hearing</p> <p>20 Examiner. I appreciate your time today. I think through the</p> <p>21 testimony of, for context and background Abbey Oklah, and</p> <p>22 then our expert witnesses we both believe we addressed the</p> <p>23 legal findings that are required to be made for a</p> <p>24 recommendation of approval of the rezoning application, and</p> <p>25 we appreciate your time and effort.</p> |



Transcript of Hearing
Conducted on May 15, 2025

31 (121 to 124)

| | |
|--|--|
| <p>121</p> <p>1 HEARING EXAMINER: All right. So just before we 2 conclude, just a few final things. The record will be held 3 open for a period of 10 business days. This will allow for 4 the transcript to be prepared and forwarded to us. This will 5 also allow for the Applicant to provide the affidavit of 6 posting. And so if you could both mail original and scan and 7 e-mail so that I can keep the electronic copy and I'll put 8 everything in.</p> <p>9 MS. DLHOPOLSKY: Yeah.</p> <p>10 HEARING EXAMINER: Here we have our new Exhibit 1A 11 with the F added to the original Application. We'll get 12 those -- that new Declaration of Covenants which will be 13 Exhibit 47 and the new Floating Zone Plan with the additional 14 binding element which will be Exhibit 48. Do you think you 15 guys could get those to us within the 10 business days?</p> <p>16 MS. DLHOPOLSKY: Let me ask one question. I see 17 Ian Duke has put a thumbs up. So he is fine with the 18 Floating Zone Plan. I'm fine with the Declaration of 19 Covenants. Application form, are we editing the current 20 application form or do we need a new signature?</p> <p>21 HEARING EXAMINER: No, you can add it the current 22 one and just have someone initial it.</p> <p>23 MS. DLHOPOLSKY: Okay.</p> <p>24 HEARING EXAMINER: And if they initial the added 25 it will be fine.</p> | <p>123</p> <p>1 HEARING EXAMINER: Right.</p> <p>2 MS. DLHOPOLSKY: But yeah, we can get everything 3 to you in 10 business days.</p> <p>4 HEARING EXAMINER: Okay. So we have 10 business 5 days for all those documents, for the final transcript. So 6 then, a decision once the record closes a decision will be 7 rendered within 45 days of when the record is finally close 8 to period now, I am worried about the Council's recess that 9 is in August.</p> <p>10 MS. DLHOPOLSKY: Yes. Yes.</p> <p>11 HEARING EXAMINER: So 45 days plus 10 days we're 12 looking, you know, close to two months from today. So that 13 kind of puts us in the middle of July by when my report will 14 be due. Council takes of the entire month of August. So I 15 have a feeling, and I'll talk to Tilly Vu (phonetic) and say, 16 you know, what's your what do you think will have happened 17 because the Council does have discretion to -- they generally 18 have to get it done within 60 days. So it's possible that 19 from the middle of July they can get everything done by the 20 middle of September. In theory it should fall when they come 21 back, I just, I'm going to give her that heads up now. Like 22 that's the only thing that wood for a meat. And we also want 23 to get it done before -- and this is something that I've 24 learned as well. It doesn't impact us this year but next 25 year is an election year.</p> |
| <p>122</p> <p>1 MS. DLHOPOLSKY: Okay.</p> <p>2 HEARING EXAMINER: Because there's so much 3 information in there, like I don't want you to have to start 4 over and do it again. It's simply to correct a typo.</p> <p>5 MS. DLHOPOLSKY: Yes.</p> <p>6 HEARING EXAMINER: So it's not substantive in any 7 way, but we want to make sure that that accurately reflects 8 it because when I write my report I go back to that.</p> <p>9 MS. DLHOPOLSKY: Oh, yeah.</p> <p>10 HEARING EXAMINER: And I go back to Exhibit 1, and 11 the last thing I want is to have the F missing throughout the 12 entire report.</p> <p>13 MS. DLHOPOLSKY: Oh, absolutely.</p> <p>14 HEARING EXAMINER: You know what I mean?</p> <p>15 MS. DLHOPOLSKY: And then that gets carried 16 forward and carried over.</p> <p>17 HEARING EXAMINER: Right. It's more a self- 18 preservation thing for me than anything else.</p> <p>19 MS. DLHOPOLSKY: Oh I get it. Yeah.</p> <p>20 HEARING EXAMINER: But no. If you just -- if we 21 have like amend it, add the F, have someone initially it as 22 it's corrected. I think that's essentially all we need.</p> <p>23 MS. DLHOPOLSKY: Okay. And we definitely can do 24 that within 10 days. We just need a new signature just 25 because it's composed, you know, sort of hierarchy structure.</p> | <p>124</p> <p>1 MS. DLHOPOLSKY: Yes.</p> <p>2 HEARING EXAMINER: And so no LMAs can be approved 3 from that October 1st deadline which means that nothing can 4 fall between October 1, and what is essentially going to be 5 the middle of January.</p> <p>6 MS. DLHOPOLSKY: Right. Yeah.</p> <p>7 HEARING EXAMINER: So this is a good year for you.</p> <p>8 MS. OKLAK: Yes.</p> <p>9 MS. DLHOPOLSKY: Yes, odd number years.</p> <p>10 HEARING EXAMINER: Yeah. So I think we should be 11 fine but I just want to put that out there that I will double 12 check with her.</p> <p>13 MS. DLHOPOLSKY: Yeah. We had sort of noted that 14 we were going to fall right on the cusp there too. I think 15 even if we end up in in mid-September that that will be fine 16 for us. But we appreciate you noting that.</p> <p>17 HEARING EXAMINER: All right. Sounds good. Okay. 18 so with that I think that concludes our hearing today and we 19 are off the record.</p> <p>20 (Off the record at 12:31 p.m.)</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |

Transcript of Hearing
Conducted on May 15, 2025

32 (125 to 128)

| | |
|---|---|
| <p>125</p> <p>1 CERTIFICATE OF TRANSCRIBER</p> <p>2 I, Molly Bugher, do hereby certify that the</p> <p>3 foregoing transcript is a true and correct record of the</p> <p>4 recorded proceedings; that said proceedings were transcribed</p> <p>5 to the best of my ability from the audio recording as</p> <p>6 provided; and that I am neither counsel for, related to, nor</p> <p>7 employed by and of the parties to this case and have no</p> <p>8 interest, financial or otherwise, in its outcome.</p> <p>9</p> <p>10 </p> <p>11 _____</p> <p>12 MOLLY BUGHER, CDLT-161</p> <p>13 May 27, 2025</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> | <p>126</p> <p>1 CERTIFICATE OF COURT REPORTER-NOTARY PUBLIC</p> <p>2</p> <p>3 I, Konly Harding, CER, the officer before</p> <p>4 whom the foregoing proceedings were taken, do</p> <p>5 hereby certify that any witness(es) in the</p> <p>6 foregoing proceedings were fully sworn; that</p> <p>7 the proceedings were recorded by me and</p> <p>8 thereafter reduced to typewriting by a</p> <p>9 qualified transcriptionist; that said digital</p> <p>10 audio recording of said proceedings are a true</p> <p>11 and accurate record to the best of my</p> <p>12 knowledge, skills, and ability; and that I am</p> <p>13 neither counsel for, related to, nor employed</p> <p>14 by any of the parties to this case and have no</p> <p>15 interest, financial or otherwise, in its</p> <p>16 outcome.</p> <p>17 Notary Registration No.: 7929796</p> <p>18 My Commission Expires: 7/31/25</p> <p>19</p> <p>20 </p> <p>21 _____</p> <p>22 Konly Harding, CER</p> <p>23</p> <p>24</p> <p>25</p> |
|---|---|

| A | | | |
|-------------------|-----------------------|---------------------|---------------------|
| a's | acceptable | accurate | ada |
| 92:25 | 70:2, 70:14 | 11:1, 126:11 | 71:6, 72:9 |
| a-b-b-e-y | acceptance | accurately | add |
| 15:23 | 106:24 | 122:7 | 18:14, 66:10, |
| abbey | accepted | achieve | 66:14, 76:17, |
| 3:5, 4:23, | 25:20, 25:24, | 27:12, 48:18 | 113:23, 121:21, |
| 7:16, 15:16, | 106:18, 107:2 | achieved | 122:21 |
| 15:23, 120:21 | access | 27:6 | added |
| abcd | 4:14, 44:13, | achieving | 44:17, 52:20, |
| 120:2 | 45:20, 51:12, | 42:1 | 53:1, 53:8, |
| ability | 53:5, 64:2, | acknowledged | 69:10, 121:11, |
| 82:15, 125:5, | 64:4, 75:11, | 81:7 | 121:24 |
| 126:12 | 81:19, 82:1, | acknowledges | adding |
| able | 93:25, 94:25, | 47:19, 51:4 | 45:7, 50:3, |
| 73:16, 73:19, | 95:3, 95:4, | acquired | 76:18, 80:14, |
| 74:6, 80:7 | 97:23, 98:10, | 18:22 | 117:13, 118:5 |
| about | 98:18, 100:23, | acquisition | addition |
| 11:19, 21:24, | 115:5 | 18:24 | 50:20, 54:11, |
| 26:14, 34:4, | accessed | acre | 68:1, 109:2, |
| 34:10, 35:22, | 45:8 | 45:7, 48:14, | 109:21, 112:25, |
| 45:11, 51:16, | accesses | 86:8, 86:17, | 114:23 |
| 52:22, 59:23, | 61:15 | 104:24, 116:9, | additional |
| 66:5, 66:6, | accessibility | 116:19 | 38:10, 44:22, |
| 66:12, 75:22, | 42:8 | acres | 47:21, 49:25, |
| 77:12, 93:22, | accessing | 30:8, 32:4, | 50:1, 50:10, |
| 94:11, 101:19, | 98:6 | 45:3, 110:23 | 52:17, 52:18, |
| 110:3, 113:1, | accommodate | across | 53:7, 54:14, |
| 114:3, 115:16, | 44:4, 73:14, | 49:19, 55:15, | 66:11, 66:24, |
| 115:19, 116:18, | 73:19, 82:22 | 77:1, 91:19, | 67:1, 67:10, |
| 117:15, 117:16, | accommodated | 99:18, 100:3, | 69:13, 70:22, |
| 117:22, 119:6, | 37:7 | 112:11 | 73:7, 82:17, |
| 119:7, 123:8 | accommodations | action | 82:22, 103:22, |
| above | 51:23 | 41:16 | 105:1, 110:6, |
| 50:7, 71:19, | accompanying | active | 121:13 |
| 102:3 | 28:10 | 51:1 | additionally |
| absolutely | accordance | activities | 32:20, 34:3, |
| 27:5, 49:6, | 23:20, 43:12, | 42:7 | 36:13, 37:11, |
| 83:11, 83:22, | 64:13 | activity | 52:22 |
| 122:13 | according | 77:8, 79:12, | address |
| abut | 108:23, 116:17 | 97:4, 101:25, | 16:3, 16:5, |
| 38:22, 41:10 | accordingly | 102:6 | 25:13, 35:21, |
| abuts | 20:19 | actual | 35:24, 36:1, |
| 30:16, 32:7, | account | 21:23, 24:5 | 40:9, 48:4, |
| 36:2 | 67:11 | actually | 51:2, 57:23, |
| accept | accounts | 26:23, 32:22, | 84:2, 99:2, |
| 20:15, 58:20 | 69:21, 75:3 | 77:12, 90:10, | 106:14 |
| | accredited | 97:14, 101:8, | addressed |
| | 85:21 | 117:2, 117:7 | 14:4, 51:8, |

| | | | |
|--|--|--|--|
| 79:23, 120:22 addresses 51:4, 104:10 addressing 46:16 adds 53:1, 66:11, 103:24 adequacy 65:6, 71:3, 81:4, 81:9 adequate 46:5, 46:9, 46:18, 81:19, 102:18, 115:10 adequately 81:24, 82:22 adjacent 28:6, 38:20, 39:14, 39:15, 44:3, 46:24, 47:8, 55:4, 55:7, 55:18, 73:15, 75:13, 91:4, 91:10, 99:23, 105:14, 105:17, 115:5 adjoining 3:18 adjust 80:2 adjustments 68:23, 70:10, 70:12, 81:1 administration 79:22 administrative 1:1, 2:3, 11:16, 25:21, 58:6, 106:20 admit 26:3 admitted 87:15 adopted 46:2 adopts 120:10 | advance 23:5 advances 105:4 advantage 100:23 adverse 82:15 advisory 23:12 affairs 86:23 affect 47:19 affidavit 5:16, 13:9, 13:21, 15:9, 15:12, 121:5 affordable 44:18, 51:13 afforestation 110:23 after 6:19, 6:21, 14:24, 15:10, 21:10, 22:6, 23:13, 66:25 again 8:10, 8:21, 9:19, 11:9, 11:10, 11:15, 14:24, 21:2, 30:2, 43:9, 55:1, 60:24, 69:8, 72:14, 73:25, 74:19, 81:5, 86:25, 90:25, 91:2, 94:8, 96:3, 97:23, 98:2, 99:8, 110:1, 113:8, 113:14, 114:5, 114:21, 115:5, 118:16, 119:3, 119:17, 122:4 against 71:18 | age 47:8, 55:18 agencies 60:10, 89:13, 89:17 aggrieved 6:20 aging 54:4 ago 19:21, 42:21, 113:21 agree 20:18, 32:10 agrees 36:17 agricultural 52:4 ahead 7:7, 11:15, 28:23, 29:17, 29:20, 31:13, 39:20, 40:17, 60:20, 60:21, 64:7, 71:1, 83:13, 89:18, 97:14, 98:20, 107:23, 108:15, 111:4 aia 85:10, 85:11 aicp 17:2, 85:18 aim 18:4, 120:16 aims 104:25 air 44:13, 102:19 al 120:14 albeit 51:15 all 6:24, 7:6, 8:4, 8:7, 8:8, 8:16, 9:6, 10:9, 10:12, 10:24, | 11:12, 11:14, 11:15, 12:19, 13:13, 13:14, 15:8, 15:12, 17:21, 21:14, 22:1, 22:8, 22:12, 23:22, 24:20, 24:24, 29:16, 30:12, 31:9, 32:24, 33:3, 34:18, 35:17, 46:4, 47:3, 47:5, 49:11, 50:21, 53:2, 55:16, 56:21, 57:2, 58:23, 62:8, 65:11, 66:16, 69:2, 69:6, 69:9, 69:16, 69:18, 70:1, 71:5, 71:20, 72:6, 72:10, 73:21, 75:21, 76:9, 78:5, 78:15, 79:11, 79:18, 83:4, 83:12, 83:14, 83:25, 84:16, 87:19, 88:21, 89:3, 92:4, 92:10, 93:3, 93:18, 94:21, 96:16, 98:12, 99:2, 103:7, 104:9, 106:1, 106:9, 113:5, 115:15, 115:20, 116:7, 116:15, 116:16, 117:21, 118:19, 119:1, 119:12, 120:17, 121:1, 122:22, 123:5, 124:17 alley 30:21 allow 21:11, 39:6, |
|--|--|--|--|

| | | | |
|---|---|---|--|
| 39:11, 54:9, 97:9, 98:17, 121:3, 121:5 allowable 19:13 allowed 93:4, 102:12, 102:18 allowing 49:25 allows 48:3, 53:1, 53:10, 61:22, 73:3, 102:14 alluding 93:16 along 17:21, 20:11, 30:21, 33:6, 33:13, 38:12, 43:23, 44:7, 45:9, 47:18, 48:10, 50:18, 51:11, 72:7, 72:25, 73:1, 73:7, 76:18, 76:25, 77:10, 91:7, 91:17, 91:22, 92:14, 98:14, 102:21, 114:13, 114:14, 114:15, 114:24 already 9:4, 18:13, 25:25, 52:3, 84:11, 111:10, 113:3, 114:21 also 6:14, 8:2, 18:14, 18:18, 19:21, 23:10, 30:17, 32:9, 33:2, 33:6, 33:7, 33:11, 33:16, 33:20, 33:22, 34:17, 35:14, 38:11, 39:20, 41:17, | 43:3, 44:2, 44:5, 44:8, 44:16, 44:18, 44:22, 44:25, 47:23, 48:1, 48:7, 50:12, 50:14, 50:17, 50:22, 51:3, 51:7, 51:12, 51:17, 51:21, 51:24, 52:2, 59:9, 59:21, 61:14, 62:5, 63:19, 70:16, 72:5, 72:11, 73:8, 73:9, 73:10, 73:11, 73:16, 74:18, 74:20, 76:3, 76:18, 76:20, 76:25, 77:23, 78:12, 78:19, 80:8, 80:12, 82:3, 82:5, 85:12, 85:20, 91:5, 96:9, 100:24, 102:17, 105:2, 109:16, 112:3, 113:13, 114:16, 116:2, 121:5, 123:22 alternative 44:2, 73:17 although 66:13, 66:15 always 10:3, 13:3 amend 14:14, 15:10, 48:18, 48:21, 122:21 amending 48:24 amendment 6:4, 26:16, 49:1, 87:23 amendments 20:18 | amenities 51:3, 51:19, 51:22, 53:2, 94:1, 94:9, 102:3 amenity 94:7, 96:19 america's 17:17 american 85:10, 85:11, 85:18 among 33:6, 40:2 amount 44:23, 82:17, 104:22, 116:10 ample 83:3 analyses 60:16 analysis 5:8, 5:10, 26:14, 29:18, 60:19, 69:24, 69:25, 81:21, 82:16, 87:20, 108:11, 108:17 analyzed 28:16, 108:11, 112:6 anchor 32:18 anchored 17:18, 18:5 another 46:15, 62:3, 66:14, 71:3, 86:17, 116:24 answered 106:2, 120:15 anticipate 7:23 anticipated 21:1, 63:10, 89:23 anticipates 42:1, 53:6 | any 6:20, 6:23, 11:22, 11:24, 13:6, 24:23, 46:25, 50:7, 50:10, 55:9, 70:20, 75:25, 81:2, 85:7, 87:4, 107:22, 109:21, 110:15, 122:6, 126:5, 126:14 anybody 9:8 anyone 11:20 anything 9:9, 41:24, 56:12, 111:20, 113:22, 120:17, 122:18 anyway 12:10, 24:14 anywhere 46:25, 55:8, 117:24 apa 85:11 apart 36:6 apartment 53:10 apartments 33:18, 33:21, 33:22, 34:13, 47:3, 47:25, 55:11, 66:10, 100:11 apical 40:12 apologize 12:7, 35:23 appears 10:25 appendix 46:4 appliances 105:8 |
|---|---|---|--|

| | | | |
|---|---|---|---|
| applicable 28:14, 40:8, 43:12, 53:16, 54:21, 74:10, 82:12, 82:13, 88:18, 88:19 applicant 2:6, 6:5, 7:11, 7:17, 7:18, 15:16, 17:10, 41:14, 41:25, 48:3, 54:2, 82:14, 105:5, 107:17, 110:12, 116:18, 121:5 applicant's 5:15 application 3:12, 6:17, 11:21, 12:24, 13:2, 14:9, 14:15, 14:17, 15:6, 19:3, 19:4, 19:9, 20:16, 21:3, 21:16, 23:5, 23:8, 23:13, 23:18, 23:22, 26:15, 27:22, 28:10, 28:18, 36:24, 37:3, 40:14, 41:16, 48:17, 50:19, 51:7, 51:9, 53:14, 53:19, 53:24, 54:2, 54:9, 54:17, 54:23, 55:2, 55:24, 59:1, 59:3, 59:6, 60:2, 66:21, 73:25, 81:17, 82:9, 87:21, 88:1, 88:23, 89:9, 105:12, 105:16, 107:5, 120:24, 121:11, 121:19, 121:20 | applications 21:3, 22:1, 28:22, 42:18 applied 69:19, 82:25 applies 73:17 apply 11:18, 55:25, 56:3 applying 102:9, 105:7 appreciate 10:9, 15:15, 24:25, 27:18, 63:1, 81:13, 120:20, 120:25, 124:16 appreciated 90:2 approach 56:14 approaches 103:20 appropriate 19:16, 21:14, 36:21, 46:20, 54:10, 60:20 approval 7:23, 23:18, 28:9, 55:24, 110:13, 110:14, 120:24 approvals 41:14 approved 21:4, 21:16, 38:19, 46:23, 55:4, 55:7, 66:21, 69:7, 74:1, 81:17, 105:14, 105:17, 108:23, 110:10, 110:17, 124:2 approximate 51:15 approximately 16:11, 20:6, | 30:8, 32:4, 86:9, 86:18, 95:25, 98:7, 98:16, 100:16, 102:14, 104:19, 109:12, 114:14 architect 8:3, 17:2, 25:18, 85:15, 85:16, 88:25 architects 24:12, 25:16, 85:10 architectural 84:10, 84:21, 86:2, 86:11, 86:15, 86:21, 101:25 architecture 16:23, 26:6, 85:3, 85:8, 85:24, 86:12, 86:20, 87:5, 87:13, 87:16, 89:7, 89:9 area 3:25, 4:4, 4:5, 4:6, 4:7, 18:18, 27:13, 27:16, 27:25, 28:6, 35:15, 35:25, 36:11, 45:4, 47:12, 47:13, 54:11, 59:11, 59:16, 59:18, 59:22, 60:4, 60:21, 64:8, 64:11, 64:12, 64:18, 64:21, 64:24, 65:1, 65:2, 65:4, 65:7, 65:16, 69:1, 69:7, 75:9, 76:20, 82:20, 86:25, 88:5, 88:11, 90:9, 100:25, 107:13, 109:5, | 109:21, 116:8 areas 28:4, 32:18, 39:17, 47:6, 52:3, 55:16, 64:19, 65:13, 65:15, 65:19, 84:18, 84:20, 97:22, 103:21, 109:6, 111:13, 113:3, 114:2, 114:9, 114:10 argument 6:23, 6:24 around 12:1, 31:25, 44:11, 59:23, 62:8, 62:24, 71:10, 72:3, 75:13, 82:21, 91:12, 92:19, 94:23, 100:15, 101:14, 104:9, 105:21 arrangement 105:21 arrive 33:18, 100:11 arterial 61:10 article 6:18 articulated 91:25 asked 11:19, 99:9 aspects 7:20, 46:14 asphalt 104:20 assigned 6:3, 68:24 assignment 89:1 assisting 9:2 associated 32:19, 33:20, |
|---|---|---|---|

| | | | |
|--|--|---|--|
| 75:18, 91:25, 114:5 associates 8:1, 58:1 association 85:11 assume 43:4 assumes 36:3 assuming 120:8 attached 30:24, 42:4, 78:3 attended 89:12 attention 59:19 attorney 7:11 attractive 104:17 audible 11:3 audience 6:14 audio 125:5, 126:10 august 109:23, 123:9, 123:14 authorization 3:15 auto 67:9 availability 74:23 available 45:21 ave 100:16, 115:3 avenue 6:9, 30:14, 32:6, 32:7, 32:16, 32:23, 33:6, 33:25, 37:23, 38:2, | 44:7, 50:18, 51:2, 55:15, 61:5, 61:6, 61:21, 61:24, 62:2, 62:4, 62:5, 62:22, 63:18, 63:21, 63:23, 64:1, 68:22, 69:22, 70:6, 73:6, 73:8, 76:4, 76:11, 76:14, 77:10, 80:1, 80:8, 80:13, 80:14, 80:21, 81:25, 86:24, 90:20, 90:21, 90:22, 91:2, 91:18, 91:22, 91:23, 95:1, 97:12, 98:1, 98:6, 98:7, 99:18, 99:25, 101:12, 101:20, 102:9, 102:12, 113:9, 113:11, 113:13, 113:14, 114:25 avenues 20:11, 114:22 avoid 97:4 aware 74:16, 75:17 away 52:22, 99:16, 99:24, 102:9 axis 63:10, 63:23 axle 78:18 axles 78:9 <hr/> B <hr/> bachelors 85:4 back 7:5, 9:16, | 12:16, 40:18, 42:12, 42:20, 57:6, 57:8, 57:10, 93:21, 94:15, 97:5, 97:15, 98:18, 117:13, 117:19, 118:5, 122:8, 122:10, 123:21 background 9:2, 17:15, 58:24, 69:3, 69:4, 69:11, 69:18, 85:1, 120:21 backside 91:2 backup 56:16 baltimore 18:18, 25:17, 84:4, 85:13 bank 30:23, 110:24 barely 52:2 base 93:13, 93:14 based 40:12, 58:15, 66:1, 81:16, 81:20, 82:4, 82:9, 87:12, 95:17, 105:11, 106:23, 115:8 basically 22:8, 75:3, 95:17 bays 97:22 became 18:23 because 7:3, 9:16, 10:3, 10:20, 10:21, 12:6, 12:16, 13:3, 13:8, 18:6, | 19:11, 22:25, 25:23, 40:20, 52:20, 56:2, 56:17, 65:21, 65:23, 68:9, 71:13, 72:15, 72:24, 73:17, 74:20, 78:23, 79:11, 80:10, 80:24, 93:17, 94:5, 110:4, 110:8, 112:2, 117:23, 119:5, 122:2, 122:8, 122:25, 123:17 become 19:1, 47:16, 47:17, 62:13, 64:2, 102:20 been 9:17, 16:10, 23:10, 25:19, 25:24, 26:23, 44:24, 49:7, 49:10, 58:5, 84:7, 84:9, 84:14, 84:15, 85:17, 85:19, 85:21, 89:11, 90:7, 90:22, 106:18, 107:16, 107:19, 109:1, 109:11 before 9:17, 12:25, 13:4, 21:12, 21:23, 22:7, 25:20, 25:21, 25:24, 58:6, 58:24, 87:4, 87:6, 94:17, 103:9, 106:19, 106:25, 116:23, 121:1, 123:23, 126:3 begin 21:8, 21:9 begins 64:14 |
|--|--|---|--|

| | | | |
|--|--|--|--|
| behalf 2:2, 2:6, 7:17, 15:16 behind 22:12, 55:11, 90:21, 99:16, 99:24 being 6:12, 15:1, 15:6, 36:13, 37:8, 40:10, 42:2, 43:16, 43:21, 43:24, 43:25, 44:17, 46:17, 47:7, 55:20, 71:9, 72:18, 81:4, 95:16, 97:3, 102:8, 110:9 believe 43:11, 89:11, 93:20, 120:22 below 71:12, 81:4, 94:3, 94:17, 101:5 bench 74:22 bender 33:14, 33:20, 34:15, 36:7, 47:2 benefit 42:1, 42:15 benefiting 53:3 benefits 18:11, 41:21, 41:23, 48:12, 52:25 best 65:9, 66:17, 71:9, 72:18, 73:14, 74:22, 74:23, 104:14, 125:5, 126:11 bethesda 2:11, 32:20, | 33:17, 34:3, 51:15, 51:25, 55:14 better 7:4, 24:5, 24:6, 45:14, 49:17, 50:2, 52:19, 54:7, 79:3, 92:23, 115:4 between 17:9, 22:9, 34:13, 35:7, 46:19, 46:21, 56:19, 61:21, 70:11, 93:18, 98:7, 99:25, 124:4 beyond 56:17 bicycle 37:11, 51:3, 60:22, 62:15, 63:3, 65:8, 65:20, 65:24, 72:14, 72:16, 72:24, 73:2, 73:11, 73:23, 75:24, 81:22 bike 62:16, 72:19, 104:8 bikeways 44:1, 44:6, 45:2, 45:8, 46:21, 53:4, 56:16 biking 51:20, 103:20 binding 20:15, 20:17, 20:20, 23:22, 115:17, 115:21, 115:22, 116:4, 116:24, 117:3, 117:7, 117:11, 117:17, 118:22, 119:15, 119:19, | 120:8, 121:14 bioretention 114:10 bit 75:6, 101:1 black 86:7 blah 116:21 block 37:25, 38:1, 44:16, 50:20, 90:19, 90:25, 91:3, 91:10, 94:19, 101:13 blocks 50:16, 90:5, 101:16, 102:23, 103:9 blue 32:9, 35:9, 35:11 board 19:21, 87:7, 92:4, 110:11 board's 82:12 bodies 87:4 bold 31:25 bonn 6:9 both 37:7, 37:18, 39:9, 49:21, 64:5, 70:1, 70:2, 73:6, 74:5, 77:2, 91:19, 93:23, 94:22, 95:1, 97:2, 97:23, 100:5, 105:1, 113:12, 120:22, 121:6 bottom 30:15, 61:7, 90:1, 92:10, | 100:4 bou 20:11, 32:6, 32:15, 38:2, 50:18, 51:2, 55:15, 61:5, 61:7, 61:16, 61:18, 62:4, 62:22, 63:23, 70:6, 73:8, 76:4, 76:14, 76:22, 76:25, 77:1, 77:10, 79:9, 80:1, 80:8, 80:21, 82:5, 90:20, 91:22, 92:14, 97:12, 98:1, 99:18, 113:10, 113:14, 114:22 bought 18:25 boulevard 44:5, 106:16 boundaries 45:17 boundary 6:10, 31:24, 32:1, 32:4, 32:11, 33:5, 33:17, 33:24, 34:5, 34:17, 35:7, 35:8, 40:22, 91:5 box 78:18 branch 30:23 brand 120:3 break 57:6 breakdown 78:10 briefer 83:7 briefly 19:24, 23:3, |
|--|--|--|--|

| | | | |
|--|--|--|---|
| 26:14, 46:8, 94:11, 103:12 brighter 92:9 broadway 16:5 brownish 99:22 bryne 1:8 buffer 62:11, 71:13, 71:18 buffers 62:13, 109:1 bugher 1:25, 125:2, 125:12 build 52:5 buildings 20:6, 30:12, 30:22, 33:17, 37:5, 37:19, 39:10, 44:14, 68:11, 86:3, 89:23, 90:10, 91:19, 93:24, 97:2, 97:23, 99:17, 99:20, 100:2, 100:6, 100:7, 100:23, 101:3, 101:14, 101:22, 104:21, 105:3, 105:4, 105:9, 105:21 buildout 66:11, 66:18 built 38:8, 68:5, 68:22, 75:4, 100:25 bus 62:19, 74:8, 104:3 business 16:2, 16:5, 42:9, 57:23, | 121:3, 121:15, 123:3, 123:4 byrne 2:4, 6:2 <hr/> C <hr/> cabin 111:19 calculate 68:18 calculation 67:8, 75:1, 95:22 call 8:6, 13:7, 15:15, 25:2, 29:18, 57:12, 69:4, 71:11, 83:4, 83:14, 93:9, 106:3 called 18:23, 47:13, 72:16 calling 7:23, 91:8 calm 77:9 came 18:21 camera 7:5, 8:15, 8:21, 9:10 cameras 10:8, 77:22 can't 8:23, 8:24, 9:8, 31:8 cannabis 33:2 canopies 105:2 canopy 110:20 cap 71:23, 75:4 capable 24:9 capacity 45:24, 46:5, | 46:9, 69:25, 82:11, 82:19, 84:18 capitol 50:20 capture 12:15 captured 67:17, 69:9 car 32:24, 52:25, 100:2, 109:15 cardinal 35:2 career 16:23 carried 122:15, 122:16 carry 16:24 cars 78:16, 78:17 case 1:4, 7:12, 17:10, 27:10, 34:16, 37:23, 39:24, 40:13, 42:3, 47:13, 51:5, 51:13, 65:11, 65:22, 75:2, 112:5, 112:10, 113:5, 125:7, 126:14 cases 58:9, 79:17, 94:22 catch 41:11 categories 34:20, 42:2, 42:15 category 27:9, 42:10, 42:12, 71:19, 112:8, 113:2 catty-corner 99:23 cba-a 34:17 | cdlt 125:12 center 1:4, 3:25, 4:17, 5:8, 6:5, 16:19, 17:1, 17:9, 17:12, 18:2, 18:10, 18:16, 18:24, 26:17, 30:5, 30:9, 30:10, 30:11, 30:18, 32:16, 32:23, 32:24, 33:8, 33:9, 33:14, 33:20, 34:15, 36:7, 37:17, 38:6, 43:23, 43:24, 44:4, 47:2, 47:16, 47:17, 50:4, 50:15, 54:5, 55:12, 87:8, 87:23, 90:2, 90:9, 99:19, 100:2, 101:21, 102:4, 102:5, 102:20, 109:4 centers 17:19, 18:1, 18:5, 18:13, 18:15, 18:18, 32:13, 33:9, 33:10, 39:6, 40:6, 43:22, 49:21, 87:2, 100:5 central 50:23, 90:6, 102:19 century 106:16 cer 126:3, 126:22 certain 107:17 certainly 24:8, 25:9, |
|--|--|--|---|

| | | | |
|--|--|--|---|
| 27:1, 27:19, 51:23, 74:5, 74:8, 98:23 certificate 125:1, 126:1 certified 3:19, 34:7, 85:18, 85:19 certify 125:2, 126:5 cetera 28:6, 89:23 chairperson 85:12 chance 109:7 change 26:18, 75:6, 111:20, 118:2 changed 112:16 changes 81:9, 89:15 changing 18:9 chapman 6:9, 20:11, 30:14, 32:7, 32:23, 33:6, 33:24, 37:23, 38:2, 44:7, 61:6, 61:8, 61:21, 61:24, 62:2, 62:5, 63:21, 64:1, 73:1, 73:6, 76:4, 76:11, 76:22, 80:14, 80:22, 82:5, 90:21, 91:1, 91:18, 91:22, 92:14, 98:6, 99:25, 100:16, 101:9, 101:12, 101:19, 101:20, 102:9, 102:12, 113:9, 113:13, 114:21, 114:25, | 115:3 chapter 54:21, 85:13 character 92:1, 92:2, 101:22, 103:1 characteristics 28:4, 59:16, 88:11 chat 10:14 check 10:16, 116:5, 124:12 checklist 3:13, 10:13 choice 18:5, 53:10 choices 52:6 cip 46:4 circles 109:10 circulation 4:9, 63:3, 63:8, 81:18, 81:23 cities 17:21, 17:22 city 6:10, 18:16, 30:17, 30:18, 32:7, 32:8, 32:25, 33:3, 34:19, 35:1, 35:2, 35:7, 35:11, 36:13, 44:7, 56:10, 56:14, 56:18, 73:10, 74:3, 74:16, 89:13, 91:5, 94:8, 100:18 civil 5:12, 8:4, 58:8, 89:7, 106:19, 106:24, | 107:3, 107:20, 108:8, 108:12, 115:8 clarification 14:17, 50:6 classification 14:10, 14:11 classified 92:17, 113:2 clean 114:12 clear 10:1, 48:25 clearing 110:15 clearly 100:23 clocks 22:22 close 66:12, 123:7, 123:12 closer 51:16 closes 6:20, 123:6 closest 47:1, 55:10, 102:16, 111:11, 111:12 cluster 45:25 coast 17:21 codes 88:18 coincide 51:9 colesville 86:24 collaboration 29:9, 86:22 collected 78:9 collecting 69:16 color 92:12, 93:25, | 94:2, 99:22 color-coded 90:10 columbia 18:19, 87:8 combination 114:4 combining 84:21 come 66:25, 73:20, 104:7, 117:19, 123:20 comes 12:10, 15:11, 99:8 comfort 53:5, 71:8, 71:15, 119:13 comfortable 71:11 coming 82:2, 101:15 comma 111:23 comment 5:11, 56:11, 81:7 comments 60:6, 60:9, 70:8, 79:23, 80:3, 80:21, 89:16 commercial 6:6, 24:6, 26:19, 26:20, 27:8, 29:1, 30:16, 31:2, 35:6, 36:8, 39:4, 39:16, 47:5, 47:9, 54:24, 55:13, 55:19, 66:6, 78:17, 86:3, 86:19, 86:24, 87:2, 90:13, 91:20, 92:9, 94:2, 94:23, |
|--|--|--|---|

| | | | |
|---|--|--|--|
| <p>95:18, 95:25, 99:5, 99:16, 99:19, 100:1, 100:4, 100:6, 101:25, 102:6, 103:3, 103:25, 104:1, 105:19, 116:1 commission 5:13, 113:7, 126:18 commitment 20:8 committee 23:12, 85:12 commonly 113:7 communities 18:6, 33:21, 39:7, 44:3 community 13:1, 18:2, 18:7, 18:11, 18:19, 19:21, 23:4, 23:6, 23:14, 33:14, 45:23, 53:3, 85:3, 86:23 compact 103:18, 103:24, 104:21 company 11:7, 11:10, 16:10, 18:22, 21:11, 113:17 comparable 91:18 compatibility 35:22, 35:24, 36:2, 41:9, 46:17, 54:20, 99:3 compatible 36:4, 36:9, 38:19, 38:21, 38:23, 39:14, 39:15, 46:23, 55:3, 55:6,</p> | <p>98:21, 105:13, 105:17, 105:19 competitiveness 51:18 complementary 34:22, 36:14 complete 38:4, 38:6, 51:19 completed 22:21 completely 112:8, 117:18 compliance 23:21, 29:1, 29:3, 89:3 complies 104:11 comply 41:18 component 41:11, 41:18, 41:21, 71:3 components 39:5, 46:16 composed 122:25 composite 4:18 comprehensive 107:20 comprised 30:11, 39:16, 47:25 conceal 97:4 concealed 102:2 concealing 94:24 concentrated 33:5 concentrating 103:21 concept 4:15, 4:16, 4:17, 12:24, 16:16, 19:17,</p> | <p>20:7, 56:15, 84:22, 86:20, 89:4, 89:10, 89:20, 92:3, 112:12, 112:16, 112:17, 117:17, 118:18 conceptual 29:4, 94:10 conceptually 112:15 concern 80:11 conclude 121:2 concludes 79:18, 124:18 conclusion 15:4, 53:12, 81:14, 105:11, 115:7 conclusions 108:16 concrete 19:13, 19:14, 92:18, 93:2, 93:13, 93:14, 93:17, 104:21 condition 62:11, 64:3, 69:11, 69:12, 70:16, 80:24, 111:9 conditions 3:24, 16:21, 18:9, 20:16, 23:22, 28:3, 30:1, 59:15, 59:22, 61:2, 63:1, 63:10, 66:17, 69:3, 69:4, 69:5, 69:15, 70:3, 74:19, 74:21, 79:4, 81:5, 81:22, 88:10, 108:1, 110:11, 111:8, 113:8</p> | <p>condominium 32:21, 39:18, 55:14, 99:20, 100:11, 102:15 condominiums 33:18 conducted 6:12 configurations 37:8, 100:10 confirm 48:13, 95:6 conform 48:21, 53:15 conforms 43:18, 51:7, 52:6, 52:9, 53:20 confront 38:22, 41:10 confronting 3:18, 32:12, 32:15, 32:25 confronts 32:21, 36:2, 100:4 congestion 59:20 connect 37:23, 38:13, 44:6, 56:17, 56:25, 63:19, 111:14, 114:24 connecting 115:1, 115:3 connection 19:4, 56:16, 63:16, 73:3, 73:7, 73:16 connections 47:21, 47:22, 51:22, 51:25, 54:15, 68:24, 69:21, 73:5, 73:12, 74:7 connectivity 42:4, 44:17, 50:13, 50:21,</p> |
|---|--|--|--|

| | | | |
|---|--|--|--|
| <p>54:15 conservation 4:20, 4:21, 4:22, 108:4, 109:24, 110:5, 110:10, 110:12, 110:16, 110:18 consideration 98:21, 99:2 considered 112:7 consistent 49:18, 110:17 consisting 92:16, 100:6 consists 99:19 consolidating 104:23 construct 23:19 constructed 93:1, 101:21 constructing 114:23 construction 16:19, 19:13, 19:14, 21:9, 21:12, 21:23, 21:25, 22:6, 22:7, 22:9, 22:10, 22:21, 88:19, 92:17, 93:2, 93:3, 93:7, 93:12, 93:17, 94:6, 110:15, 113:4, 117:22 consultants 8:1 consumption 105:9 contain 30:22 contained 55:24, 102:2 contains 30:9, 94:20,</p> | <p>96:11 context 7:18, 29:11, 32:11, 100:13, 120:21 continue 31:12 continued 4:2, 5:2 contribute 48:11 contributing 53:7 control 108:7 convenience 28:24 conventional 30:10 cool 42:14 cooling 105:6 cooper 16:24 coordinated 89:6 coordination 74:2 coplan 7:25, 8:2, 25:15, 84:4, 84:12, 84:19 copy 6:24, 13:22, 14:21, 121:7 core 51:11, 118:1 corner 30:25, 33:15, 76:21, 98:5, 98:6, 101:15, 101:20 corporation 23:4 correct 10:23, 14:7, 14:19, 26:7,</p> | <p>27:14, 27:15, 35:22, 43:7, 46:12, 48:14, 48:15, 48:21, 50:9, 57:1, 92:3, 96:24, 122:4, 125:3 corrected 14:21, 14:25, 15:1, 15:5, 122:22 correctly 69:10 correlating 16:18 corridor 33:6, 34:20, 34:21, 36:15 cost 19:13, 74:25 costs 71:23 could 7:1, 8:15, 8:19, 8:20, 8:22, 9:9, 11:5, 14:2, 15:17, 15:21, 25:3, 25:7, 26:24, 31:5, 36:22, 47:20, 54:7, 57:14, 57:18, 60:19, 61:1, 64:17, 64:23, 73:14, 74:13, 80:2, 80:25, 83:20, 89:25, 92:2, 92:4, 93:19, 94:4, 97:18, 99:7, 101:1, 102:5, 106:9, 114:1, 114:22, 115:5, 121:6, 121:15 couldn't 8:20 council 6:17, 6:22,</p> | <p>23:17, 23:19, 41:16, 119:12, 120:10, 123:14, 123:17 council's 123:8 counsel 125:6, 126:13 count 78:9 country 17:22 counts 69:16 county 1:2, 2:2, 18:17, 34:23, 53:17, 64:14, 65:14, 67:8, 68:17, 69:8, 70:10, 74:2, 74:18, 75:2, 79:21, 80:4, 86:6, 86:7, 86:17, 86:22, 87:2, 87:7, 87:9, 89:13, 94:8, 103:17, 103:23, 109:4, 110:11, 112:3 county's 51:18 couple 19:21, 80:5 course 59:9 court 8:8, 10:17, 10:19, 10:23, 12:14, 15:22, 25:8, 57:19, 83:21, 106:10, 126:1 courtyard 114:9 covenants 3:14, 5:17, 117:6, 118:9,</p> |
|---|--|--|--|

| | | | |
|---|--|---|--|
| <p>119:18, 119:23, 120:6, 121:12, 121:19 cover 4:19, 4:20, 109:2, 109:17 covered 104:20 cr 6:5, 14:10, 26:19, 26:24, 27:5, 31:1, 34:8, 34:11, 34:23, 35:21, 36:1, 36:4, 36:10, 39:23, 40:14, 41:19, 48:9, 49:13, 49:14, 49:21, 50:1, 52:18, 99:1, 103:2, 105:20 cr2 34:11 crash 75:15 crashes 75:21, 75:25 create 18:10, 37:25, 50:17, 70:20, 91:14, 100:20, 102:11, 103:3, 104:17 creates 44:16, 50:19, 76:18, 76:24, 79:16 creating 100:19, 103:18, 104:24 creek 111:17, 111:19 crf 6:7, 26:20, 26:21, 28:8, 39:3, 39:21, 39:24, 40:6,</p> | <p>54:24, 88:15 criteria 6:18 critical 69:24, 70:3, 82:11, 82:18, 109:20 cross-examination 11:22 cross-walks 72:10 crossing 32:16, 33:9, 47:14, 77:1, 99:18 crosstalk 8:18, 9:18, 26:5, 58:18 crosswalks 71:6 crt 34:8, 34:11 csx 32:1 curb 71:18, 76:17, 76:21, 76:22, 76:24, 79:14, 98:3, 98:9 current 26:19, 45:14, 48:9, 49:13, 63:24, 67:12, 112:11, 121:19, 121:21 currently 31:1, 41:25, 46:5, 47:7, 50:7, 54:3, 55:18, 61:13, 63:15, 63:24, 64:3, 103:8, 113:17, 113:18 curve 78:20 curvilinear 38:13 cusp 124:14</p> | <p>cut 98:3, 98:9 cyclists 59:22, 72:22, 73:3, 82:3</p> <hr/> <p>D</p> <hr/> <p>darker 97:22 dash 32:9 data 75:15, 78:15, 96:11, 96:15 date 22:3, 23:11, 89:16 dated 109:8 dates 22:5 day 77:6, 78:14, 78:21 days 6:19, 6:21, 119:19, 121:3, 121:15, 122:24, 123:3, 123:5, 123:7, 123:11, 123:18 dc 16:23, 18:12 deadline 124:3 decade 16:25 december 60:10 decision 18:3, 123:6 declaration 3:14, 5:17, 117:6, 118:9, 119:17, 119:23, 120:6, 121:12, 121:18 dedicated 62:15, 72:19</p> | <p>deemed 36:4 deficient 72:9 define 44:11 defined 31:24, 32:5, 38:1, 82:19, 113:3 defines 37:25, 91:12 definitely 13:18, 119:4, 122:23 definition 35:15, 36:17 delay 70:6, 70:13 delineated 32:8 delineation 32:10, 108:3 demolition 37:16, 38:6, 110:15 demonstrated 82:14 dense 103:18 denser 19:15 densities 39:7, 54:10 density 19:11, 19:19, 19:20, 27:6, 34:14, 40:10, 40:12, 40:14, 44:22, 47:7, 49:16, 49:17, 49:24, 50:1, 50:2, 50:3, 52:17, 52:18, 53:1, 53:9, 54:8, 55:17, 67:12, 103:7 department 74:3, 79:21,</p> |
|---|--|---|--|

| | | | |
|--|--|---|---|
| 80:4, 86:22 depend 16:21 dependency 52:25 depending 66:16, 96:5 depends 74:21 describe 18:20, 19:24, 23:3, 29:21, 31:17, 35:18, 36:20, 38:18, 39:2, 43:10, 60:21, 63:2, 64:7, 84:25, 88:22, 89:22, 95:13, 98:20, 101:3, 107:18, 107:24, 114:18 described 31:21, 37:17, 39:15, 53:19, 55:6, 92:8, 93:4, 99:1, 99:3, 100:7, 100:21, 102:25, 103:8, 113:21 description 3:11, 4:3, 5:3, 63:1, 108:19, 111:2 design 13:8, 16:19, 16:24, 17:1, 19:5, 29:4, 42:10, 42:11, 44:8, 48:18, 50:13, 58:10, 84:10, 84:21, 84:22, 85:12, 85:21, 86:2, 86:11, 86:16, 86:20, 86:21, 86:23, 86:25, 87:1, 89:7, 89:10, 103:19, | 104:13, 104:15, 104:16, 105:4, 105:5, 105:22, 108:8, 112:4, 117:22, 118:2 designated 37:10 designed 112:5, 112:15 designing 86:9, 98:21 designs 16:16 desires 73:13 destination 18:5, 18:11, 47:18, 102:21, 102:25 detached 56:4 detail 20:1, 24:17, 26:2, 105:4 detailed 29:17, 42:16, 54:22, 81:14 detailing 87:19 details 110:19, 111:22 determine 16:14, 16:17 determined 109:6 determines 78:8 develop 19:6, 91:11 developed 47:8, 47:24, 52:3, 54:4, 54:13, 55:18, 69:15, 89:4, 103:8 developing 100:25 development 6:11, 16:12, | 19:16, 21:2, 29:5, 36:2, 36:11, 36:23, 38:20, 39:6, 39:8, 39:9, 39:12, 39:14, 39:16, 40:6, 40:9, 46:19, 46:20, 46:22, 47:25, 48:3, 48:10, 50:24, 55:4, 55:7, 63:17, 69:6, 75:3, 84:24, 86:4, 86:8, 86:18, 89:5, 92:14, 100:14, 100:15, 100:20, 103:18, 103:22, 103:24, 104:7, 104:10, 105:14, 111:25, 114:2 developments 36:12, 44:8, 52:23, 69:18, 105:17 diagram 90:1, 92:24, 94:5, 98:11 diagrammatically 94:16 different 37:2, 49:8, 53:9, 64:20, 68:8, 68:14, 80:25, 91:13, 97:8 digital 126:9 direct 54:23 direction 16:14, 35:2, 63:19, 80:25, 101:2, 107:25 directions 77:2 directly 6:9, 39:19, | 49:19 director 16:9 disabled 10:14, 42:8 discharge 114:25 discharges 111:16, 111:18 disclosure 3:16 discretion 123:17 discuss 28:20, 39:21, 40:6, 47:14, 62:7, 111:4 discussed 11:24, 13:8, 13:25, 36:18 discussing 79:7 discussion 29:20, 56:15, 73:10 dispensary 33:2 disruption 97:10 distance 34:2, 34:4, 54:6, 77:1, 104:2 distinct 44:14 district 6:17, 6:22, 23:17, 23:18, 34:21, 41:16, 43:17, 47:12, 119:12, 120:9 districts 34:22, 100:14 diverse 44:19 diversity 42:7 division 109:18 |
|--|--|---|---|

| | | | |
|---|---|---|---|
| dmv 86:5 dnr 109:18 docks 97:2 document 79:24 documents 108:1, 123:5 doing 7:6, 8:9, 22:12, 51:21, 102:6 done 10:13, 13:1, 14:3, 49:7, 49:10, 83:9, 97:3, 112:12, 123:18, 123:19, 123:23 doors 51:12 dotted 35:9 double 124:11 down 9:16, 9:17, 10:6, 11:15, 79:17, 91:16, 92:23, 101:18, 102:11, 111:22, 114:11, 114:15 download 78:15 draft 3:14, 119:22 drain 108:7, 111:16, 111:18, 112:22 drainage 111:5, 111:14, 113:21, 114:11, 115:11 drawing 53:13, 53:24, 54:17, 55:2, | 98:2, 98:6 drc 5:11 drive 51:7, 53:21 driver 67:9 driveway 61:20, 63:13, 63:20, 63:25, 80:9 driveways 62:1, 63:14, 63:25 driving 79:2 dropped 14:2 due 123:14 duke 8:15, 10:2, 10:24, 10:25, 11:3, 13:21, 31:7, 121:17 during 56:15, 67:15, 70:7, 84:22, 89:14, 96:7, 96:23, 109:23 dwelling 37:4, 37:5, 44:20, 86:18, 103:25 | earlier 37:18, 39:15, 73:12, 86:2, 92:15, 93:4, 96:18, 99:3, 100:7, 100:12, 102:12, 103:8 earned 85:2 easement 45:20 easier 78:22, 94:16 east 6:8, 17:21, 32:2, 32:7, 32:22, 32:23, 34:9, 34:18, 38:2, 52:1, 61:23, 76:21, 90:13, 92:5, 99:14, 99:24, 101:10, 109:13, 113:10, 113:14 eastern 92:13 easy 54:6, 98:12, 120:5 ecology 104:13 economic 51:13, 51:18 edges 91:11, 101:14 editing 121:19 educational 85:1 effect 104:15 efficiency 104:12 efficient 81:19, 105:8 efficiently 81:24, 97:6, 104:23 | effort 120:25 efforts 23:4 egress 63:3 eichorn 16:16 eight 74:12 eighth 46:16 either 19:22, 74:7, 77:18, 93:2, 115:5 election 123:25 electric 113:16, 113:17 electromagnetic 78:4 electronic 121:7 element 115:23, 116:4, 116:24, 117:3, 117:11, 119:20, 121:14 elementary 46:2, 46:7 elements 20:15, 20:17, 20:20, 23:22, 62:14, 71:14, 72:13, 73:21, 115:17, 115:21, 117:7, 117:17, 118:22, 119:15, 120:8 elevated 93:24 eliminated 63:15, 64:3 else 9:8, 14:24, 113:22, 120:17, 122:18 |
| E | | | |
| | e-mail 121:7 e-shaped 30:11, 37:17 elf 55:25 each 7:16, 8:6, 12:10, 16:21, 21:13, 65:25, 69:15, 74:6, 76:5, 76:10 | | |

| | | | |
|---|---|---|--|
| <p>elsewhere 103:23 email 23:14 emailed 13:25 embeds 51:21 emergency 98:10, 98:12, 98:17 emphasizes 51:20 employed 84:15, 107:17, 125:7, 126:13 employer 25:13, 57:23, 106:14, 106:15 employment 104:6 enable 6:10 encounter 79:12 encourage 45:3, 103:20, 104:12 encourages 44:20 end 10:4, 15:1, 30:23, 37:13, 37:20, 56:18, 74:7, 124:15 endangered 109:19, 109:22 ends 22:6 energize 102:24 energy 85:20, 104:12, 104:13, 105:8 engage 38:15, 52:1 engaged 84:7</p> | <p>engineer 8:4 engineering 5:12, 58:6, 58:10, 58:14, 58:21, 81:16, 82:8, 106:19, 106:25, 107:3, 107:20, 108:8, 108:13, 115:8 engineers 89:8 enhance 50:19, 51:2, 54:15, 62:14 enhanced 44:10, 104:18 enhancement 42:13 enhancements 42:7 enough 19:12, 19:14, 39:8, 117:17, 118:17, 118:18, 119:10 ensure 54:20 entering 97:7 entire 16:13, 50:24, 101:13, 122:12, 123:14 entirely 109:5 entities 60:7 entity 16:2, 17:10, 17:12, 52:20 entrance 61:13, 61:15 entrances 61:14, 75:25 entries 91:25 environment 42:13</p> | <p>environmental 5:12, 52:25, 85:20, 103:23, 104:15, 108:13, 109:1, 112:4 envisioned 43:25, 54:11 equal 51:12 equipment 30:19 erodible 108:25 escher 101:10 esd 112:2, 112:3, 114:3 esquire 2:7 essentially 11:23, 14:14, 21:18, 37:25, 41:25, 51:10, 72:20, 72:22, 122:22, 124:4 est 1:11 establish 65:14 established 40:23, 41:13, 68:16 establishes 40:12, 65:13, 65:21, 68:14 establishments 40:2 estate 17:23 estimate 71:21 estimated 69:17, 74:24 estimating 64:14 et 28:6, 89:23</p> | <p>euclidean 40:13 evaluate 71:5 evaluated 29:12, 46:10, 65:22, 66:19, 69:11, 81:21, 82:24 evaluation 71:7, 72:2, 73:22, 81:22, 81:23 even 19:13, 73:14, 81:5, 81:8, 124:15 evening 67:14, 67:22, 67:25 eventually 73:20 ever 87:4 everybody 7:7, 83:8 everyone 23:8 everything 14:6, 116:16, 118:19, 118:20, 120:8, 121:8, 123:2, 123:19 evidence 6:16, 11:18 evolve 18:8 exact 16:20 exactly 10:12, 12:15, 22:19, 22:22 examination 3:4 example 49:19, 86:6 exceed 41:1, 41:7,</p> |
|---|---|---|--|

| | | | |
|--|---|---|---|
| 64:23, 70:6, 70:18, 76:13, 76:15, 82:11, 82:18 exceeds 76:7, 82:13 excellent 9:6, 14:8, 15:8, 45:22 exception 34:16, 36:6, 99:20 exceptional 42:11 exchange 17:24 exemplify 100:19 exhibit 4:12, 11:25, 14:6, 14:17, 15:1, 15:2, 15:5, 15:10, 15:11, 15:12, 17:6, 26:1, 29:8, 29:14, 29:24, 30:3, 30:7, 31:1, 31:8, 31:20, 31:22, 33:23, 34:8, 35:4, 35:8, 35:17, 36:23, 36:24, 37:2, 37:24, 38:9, 40:24, 43:6, 43:10, 58:19, 60:13, 60:17, 61:2, 61:3, 61:12, 61:15, 62:10, 62:16, 63:5, 63:9, 68:21, 76:20, 76:21, 87:11, 89:25, 90:3, 92:2, 96:10, 97:17, 99:7, 106:23, 108:2, 108:6, | 108:9, 108:20, 108:21, 109:16, 111:8, 113:25, 116:13, 117:10, 118:4, 119:16, 119:17, 120:3, 121:10, 121:13, 121:14, 122:10 exhibits 12:12, 12:19, 28:24, 29:18, 35:19, 36:21, 60:15, 60:20, 60:25, 63:4, 64:9, 88:24, 89:19, 89:21, 108:4, 108:5, 109:25 existing 3:24, 16:12, 16:21, 21:6, 27:10, 29:25, 34:6, 36:7, 37:16, 38:15, 38:19, 38:22, 45:2, 46:19, 46:22, 46:23, 47:4, 47:19, 48:4, 55:4, 55:7, 55:13, 56:3, 61:2, 61:15, 63:1, 63:12, 63:25, 66:13, 69:3, 69:4, 69:16, 98:3, 98:9, 98:24, 99:24, 103:21, 105:14, 105:17, 105:19, 108:1, 108:19, 108:24, 109:2, 109:3, 109:11, 109:13, 111:5, 111:8, 111:9, 112:6, 113:4, 113:5, 114:21 exists 34:16, 64:3, | 98:9, 111:24 exit 97:12, 98:1, 98:5 exiting 97:8, 113:8 expand 104:8 expect 83:6 expecting 79:12 expense 26:2 experience 58:10, 82:3, 85:24, 86:1, 86:4 expert 25:20, 25:24, 25:25, 26:4, 26:14, 29:17, 58:5, 58:13, 58:20, 60:19, 81:15, 82:8, 87:13, 87:16, 87:20, 106:19, 106:24, 107:2, 107:22, 120:22 expertise 28:5, 58:12, 59:17, 84:18, 84:20, 88:12, 105:12 expiration 21:7, 22:3 expires 126:18 explain 19:8, 52:15, 56:1, 64:17 expressed 27:16 extended 76:23 extension 63:18, 63:21, 68:22, 69:22, | 81:25, 90:22, 91:6, 95:2 extensive 13:1, 71:5, 86:4 extent 54:19, 112:4 extra 93:16 extraordinaire 12:11 <hr/> F <hr/> f-i-t-z-s-i-m-m-- o-n-s 83:24 face 91:7, 99:17 facilities 41:19, 42:25, 45:24, 46:10, 59:23, 62:24, 73:4, 76:5, 94:9, 94:23, 97:11, 111:5, 112:13, 114:8, 114:14, 115:10 facility 72:22, 73:1 facing 63:17, 93:22 fact 14:25, 15:10 factors 98:20 fairly 62:11, 71:13 fall 123:20, 124:4, 124:14 falls 111:17 familiar 19:2, 26:15, 27:21, 27:24, 28:2, 28:7, 28:8, 28:11, 28:12, 58:25, |
|--|---|---|---|

| | | | |
|---|--|---|---|
| 59:2, 59:4, 59:10, 59:14, 59:18, 87:21, 87:22, 87:24, 88:2, 88:4, 88:7, 88:9, 88:14, 88:17, 107:5, 107:7, 107:9, 107:12 familiarize 29:11 family 36:5, 84:24, 86:10 far 11:24, 27:8, 27:10, 27:13, 41:24, 49:14, 49:15, 49:25, 50:1, 52:17, 52:18, 86:13, 111:21 farmland 46:2, 46:7 favor 26:23 façade 87:1 fcg 5:9 feasibility 89:6 features 104:18 february 60:11, 80:19, 81:11 federal 32:13, 33:7, 49:20, 100:5, 109:19 fee 1:4, 17:9, 17:12, 110:24 feedback 9:22, 10:6, 12:7, 19:20 feel 88:23, 92:1 | feeling 123:15 feet 20:6, 30:9, 34:10, 34:13, 37:6, 37:20, 38:10, 40:25, 41:1, 41:4, 41:8, 49:22, 52:22, 65:24, 65:25, 66:6, 71:16, 71:17, 72:14, 74:9, 74:11, 74:12, 86:10, 86:14, 86:19, 93:4, 93:5, 95:25, 98:16, 102:13, 102:15, 103:25, 115:24, 116:1 few 37:15, 53:12, 81:13, 81:14, 119:19, 121:2 field 25:20, 71:5, 85:7, 87:5, 109:23 fields 85:24 fifth 41:21, 42:12, 44:25 figure 81:1 figured 24:13, 115:18, 119:25 filament 46:24 file 6:22, 12:25, 21:14 filing 23:5 filtrated 114:13 final 20:20, 23:16, | 41:16, 42:14, 55:22, 55:23, 56:7, 60:11, 80:19, 96:21, 105:10, 106:4, 110:12, 110:16, 110:18, 115:7, 115:14, 120:10, 120:11, 121:2, 123:5 finalized 42:16, 42:21, 94:11 finally 8:3, 61:23, 69:12, 69:19, 123:7 financial 3:16, 125:8, 126:15 finding 55:23, 55:25, 56:2 findings 7:22, 64:7, 108:16, 120:23 finds 54:20 fine 83:8, 95:22, 117:13, 117:16, 118:3, 118:11, 119:4, 121:17, 121:18, 121:25, 124:11, 124:15 finished 22:7, 111:25 finishing 22:9 fire 4:14, 98:10 firm 16:24, 28:21, 58:1, 60:1, 84:2, 88:22, 107:16 first 7:16, 13:7, | 15:16, 15:21, 17:20, 22:20, 25:7, 26:13, 27:6, 37:16, 39:6, 40:9, 42:2, 43:21, 57:19, 83:20, 106:10, 115:22, 117:11, 119:16 fish 49:9 fitzsimmmons 3:8, 5:5, 8:2, 46:15, 83:15, 83:19, 83:22, 83:23, 83:25, 84:3, 84:9, 84:14, 84:20, 85:2, 85:9, 85:16, 86:1, 87:6, 87:11, 87:17, 87:19, 87:22, 88:2, 88:7, 88:13, 88:16, 88:20, 88:25, 89:24, 93:8, 93:11, 93:14, 93:19, 94:14, 95:9, 95:12, 95:16, 95:21, 95:24, 96:3, 96:7, 96:17, 96:23, 97:1, 97:17, 97:21, 98:23, 99:11, 99:13, 103:14, 103:16, 105:15, 105:24, 106:11, 106:15, 106:21, 107:6, 107:9, 107:15, 107:19, 107:25, 108:14, 108:18, 111:3, 111:7, 112:1, 112:20, 112:22, 112:25, 113:24, 114:20, 115:12 |
|---|--|---|---|

| | | | |
|---|---|---|---|
| <p>five 7:12, 21:9, 21:18, 21:25, 22:1, 22:2, 22:12, 40:8, 42:2, 57:5, 57:7, 75:15 fix 9:7, 31:9 fixtures 105:8 flagship 32:24, 100:2 flat 118:17 flexibility 39:11, 119:11 flexible 39:7, 39:12 flint 23:12, 28:13, 29:2, 43:14, 53:21, 99:1, 100:22, 102:22, 105:23 flip 92:2 floating 3:22, 3:23, 5:18, 6:6, 7:21, 20:19, 26:20, 28:10, 29:2, 36:25, 39:5, 40:10, 40:20, 40:23, 53:14, 53:25, 54:18, 54:25, 55:3, 82:10, 105:13, 105:16, 117:8, 119:16, 119:19, 120:7, 121:13, 121:18 floodplain 109:7 floor 4:15, 11:23, 12:20, 27:13, 27:16, 89:4,</p> | <p>89:21, 92:3, 92:7, 92:19, 92:22, 93:24, 94:15, 97:16, 97:18, 102:3 flow 77:10, 97:6, 97:9, 114:10 fluctuation 96:4 flying 90:14 focus 51:11, 84:23 focused 36:16, 56:16 follow 21:7, 120:6 followed 64:12 following 7:24, 15:4, 41:15, 42:1, 104:11, 108:1 follows 47:14, 110:11 foot 71:4, 71:7, 72:6, 72:11 footage 24:6 force 80:25 foregoing 125:3, 126:4, 126:6 foreground 90:15, 90:20, 91:1, 91:9, 101:7 forest 4:20, 4:21, 4:22, 108:3, 108:4, 109:2, 109:24, 110:5, 110:10, 110:12, 110:16, 110:18, 110:24</p> | <p>form 51:19, 100:9, 101:2, 121:19, 121:20 formal 11:17 formally 7:16 formas 16:16 format 6:13 forms 90:17, 90:24, 104:3 forth 6:18 forward 7:6, 11:24, 16:15, 16:17, 24:18, 120:9, 122:16 forwarded 121:4 foster 103:4 found 70:9 four 7:19, 71:17, 74:10, 74:13, 76:16, 90:19, 98:12, 118:22 four-lane 61:18, 61:25 fourth 41:17, 42:9, 44:17, 80:15 frame 44:15, 101:23 framed 90:19, 91:1 framing 92:16, 102:23 free 88:23 freestanding 30:12, 30:22,</p> | <p>37:19 friction 76:19, 79:16 friday 1:10 front 13:14, 30:20, 90:9, 95:9, 109:8 frontage 20:11, 30:14, 82:4, 98:12, 98:14 frontages 50:18, 54:12, 62:10, 71:10, 72:7, 72:20, 72:25, 91:24, 102:8, 114:15 fronting 101:7 fronts 91:15 fsd 4:19, 109:17 fsp 4:18 full 23:20, 61:21, 63:22, 63:24, 80:9, 86:21, 93:17 fully 7:6, 51:1, 126:6 fun 79:7 function 10:14 functional 54:8 functionally 54:4 fund 75:8 funded 71:25 funny 13:15</p> |
|---|---|---|---|

| | | | |
|--|---|--|---|
| <p>further 24:2, 24:23, 44:9, 44:25, 46:10, 46:21, 52:14, 53:25, 57:3, 74:2, 76:2, 82:24, 83:2, 100:11, 105:25, 111:22, 115:16 future 18:12, 20:13, 21:3, 36:10, 38:24, 50:25, 62:5, 63:16, 64:3, 68:22, 69:3, 69:5, 69:12, 72:4, 72:12, 73:20, 74:14, 74:19, 82:24, 112:14, 116:21 fy 46:3</p> <hr/> <p style="text-align: center;">G</p> <hr/> <p>gain 98:17 gaithersburg 18:16 galvan 86:12, 101:4, 101:5, 101:13, 101:17 garage 92:20, 92:25, 94:19, 114:7 garages 95:1 gas 33:2, 61:15, 63:15, 113:18, 113:19 gasoline 30:24 gates 101:9 gauge 77:20</p> | <p>gave 80:6 general 28:14, 29:3, 33:4, 34:8, 41:17, 41:20, 42:20, 42:24, 43:13, 43:19, 44:8, 46:10, 51:5, 51:6, 51:8, 52:7, 52:9, 53:16, 53:21, 59:20, 62:9, 66:5, 89:3 generally 11:17, 20:4, 21:1, 21:8, 34:6, 35:18, 36:20, 38:18, 61:24, 66:8, 74:17, 76:1, 77:22, 78:11, 88:14, 92:6, 97:13, 98:3, 98:8, 99:4, 102:1, 123:17 generate 65:5, 65:22, 67:6, 70:22, 82:10 generated 64:15, 66:2, 69:14, 69:18, 69:20, 82:18 generates 78:20 generation 68:8, 68:14, 72:15 geothermal 105:6 germantown 86:8, 106:17 getting 29:17, 97:11 gill 2:8, 7:10 give 9:5, 17:14,</p> | <p>71:23, 86:6, 123:21 given 47:8, 52:21, 54:5, 55:18, 103:6 gives 118:17, 119:12 giving 7:17 glenmont 86:16 go 7:4, 7:5, 7:7, 8:14, 11:14, 12:2, 12:16, 12:24, 13:12, 26:1, 28:23, 29:17, 29:20, 31:13, 39:20, 40:17, 43:19, 56:17, 57:7, 58:12, 58:24, 60:18, 60:19, 60:20, 61:3, 63:5, 64:7, 70:25, 71:21, 76:2, 77:12, 78:7, 80:25, 83:13, 87:20, 89:18, 89:25, 93:4, 93:5, 93:20, 93:21, 94:4, 94:14, 95:2, 95:3, 96:4, 97:14, 97:15, 98:20, 99:7, 102:13, 107:23, 108:10, 108:15, 111:4, 111:7, 112:16, 112:23, 113:25, 117:10, 122:8, 122:10 goal 45:7, 45:19, 100:21 goals 48:19, 103:18,</p> | <p>104:11, 104:14, 105:22 goes 63:21, 65:18, 72:17, 120:8 going 6:25, 8:10, 8:25, 9:11, 9:22, 10:4, 10:5, 10:7, 10:17, 10:25, 11:18, 20:22, 20:23, 26:22, 31:9, 31:13, 42:20, 56:25, 57:6, 57:7, 58:23, 62:17, 77:1, 77:8, 77:9, 83:9, 92:21, 93:1, 93:21, 95:8, 96:3, 101:3, 112:10, 113:1, 117:24, 118:2, 119:13, 120:2, 123:21, 124:4, 124:14 golf 30:19 gone 19:6 good 7:9, 8:8, 9:3, 12:9, 13:24, 62:10, 115:15, 120:14, 124:7, 124:17 grade 94:17 grading 4:10, 108:5, 110:15 granted 15:9, 23:19 gray 97:22, 114:8 grayish 101:4</p> |
|--|---|--|---|

| | | | |
|--|--|---|---|
| great 7:9, 9:7, 12:22, 14:23, 17:14, 19:7, 19:23, 20:14, 20:25, 23:1, 26:11, 28:20, 31:11, 36:19, 40:5, 40:16, 43:3, 46:13, 50:11, 52:13, 53:23, 54:16, 55:22, 56:6, 57:11, 57:22, 58:4, 58:22, 59:4, 59:10, 59:14, 59:25, 62:25, 64:6, 81:12, 82:7, 84:6, 87:1, 87:3, 93:25, 94:6, 94:8, 107:4, 111:1, 113:20 greater 33:15, 47:7, 49:24, 55:17, 103:7, 105:7 green 20:10, 37:10, 38:12, 45:5, 45:8, 45:11, 47:23, 48:6, 50:17, 50:23, 50:24, 51:20, 51:23, 54:14, 90:7, 90:8, 90:9, 91:9, 91:12, 91:16, 91:21, 92:11, 94:1, 94:25, 102:19, 102:24, 104:18, 104:25, 105:22, 116:10, 116:19 gregory 4:24 gritty 111:22, 120:9 | groceries 104:5 grocery 17:18, 18:3, 18:5 gross 24:17 ground 7:18, 22:18, 91:19, 91:23, 92:7, 92:19, 97:18, 102:3, 104:17, 114:16 ground-floor 37:21, 38:10, 101:12, 101:25 group 11:8, 11:11, 45:15, 45:17 growth 46:3, 51:11, 52:2, 103:18 guess 56:12, 61:23, 92:20, 95:15, 96:17, 97:18, 111:23, 113:24, 116:9, 116:23, 118:5 guidelines 82:13 guitar 32:23, 100:2 guys 10:7, 10:17, 57:6, 118:23, 119:10, 121:15 <hr/> H <hr/> h 6:7, 19:3, 26:15, 26:17, 26:19, 26:21, 48:10, 49:13, 49:22, 59:1, 87:21, 87:23, 89:9, 107:5 h-1 1:4 | habitats 109:20 half 48:13, 90:18, 104:24, 116:9, 116:19 half-acre 20:9, 37:9, 45:4, 47:23, 48:5, 50:17, 54:14 half-mile 19:15 hampden 2:9 hand 10:15, 15:18, 25:4, 57:15, 83:16, 106:5 hand-in-hand 74:6 handle 113:12 hands 11:20 happen 12:10, 110:13 happened 123:16 happens 12:16, 41:25, 78:23 happy 12:25, 13:5, 26:1, 58:11, 118:5 hard 13:22, 34:7, 90:21, 91:2, 117:16 harding 126:3, 126:22 hcm 84:5, 88:25 head 7:5 heads 123:21 | health 51:22 hear 7:2, 7:3, 8:13, 8:16, 8:20, 8:23, 8:25, 9:5, 9:6, 9:12, 9:25, 10:2, 12:5, 13:15, 13:17, 22:25 heard 34:25, 114:21 hearings 1:1, 2:3, 25:21, 58:7, 106:20 heat 104:14, 105:1, 105:3 heather 2:7, 7:10 heating 105:6 height 19:14, 27:11, 27:12, 30:12, 31:3, 36:12, 37:20, 38:9, 39:7, 39:10, 40:19, 40:22, 40:24, 40:25, 41:1, 41:8, 44:12, 44:14, 46:20, 47:7, 49:23, 50:7, 55:17, 91:16, 91:18, 93:5, 93:17, 98:24, 102:11, 102:13, 102:14, 102:17, 103:7, 116:25 heights 24:4, 34:10, 54:10, 91:13, 100:8, 101:24, 102:10, 105:18 held 23:6, 84:13, |
|--|--|---|---|

| | | | |
|---|--|---|---|
| <p>121:2 help 16:17, 19:6, 73:2, 76:19, 77:9, 113:25 helps 73:5, 77:2, 93:18, 102:24 here 6:14, 7:7, 7:8, 10:25, 11:20, 12:16, 12:17, 12:25, 13:5, 13:6, 16:18, 24:22, 30:6, 30:25, 31:22, 36:24, 40:3, 55:25, 58:7, 58:24, 63:19, 64:4, 68:21, 74:10, 78:16, 78:17, 89:8, 92:8, 92:21, 100:18, 109:9, 121:10 hereby 125:2, 126:5 heritage 109:18 hickory 87:7 hierarchy 122:25 high 19:12, 46:1, 46:6, 72:21, 93:1, 99:20, 100:10, 102:16 high-injury 75:11, 75:14 high-quality 17:18 high-rise 33:16, 39:18, 44:15, 53:9, 66:14, 68:4, 68:8, 90:24, 94:6</p> | <p>higher 93:15, 105:7 highest 71:12 highly 48:2, 48:5, 108:25 highway 69:25, 75:16, 79:21 hill 86:8 hired 107:19 hit 22:17 hold 8:20, 9:9, 22:9, 118:18 holding 22:11 holds 114:13 homes 100:14 hope 92:3 hord 7:24, 8:2, 25:15, 84:4, 84:12, 84:18 hour 61:19, 62:1, 67:7, 67:10, 67:15, 70:7, 70:19, 76:16 hours 78:16 house 33:19 households 104:6 housing 42:8, 44:18, 44:19, 48:12, 48:18, 51:13, 52:5, 53:1, 53:10, 86:23</p> | <p>howard 86:24, 87:6, 87:9 however 12:12, 40:11 hybrid 6:13</p> <hr/> <p>I</p> <hr/> <p>i-r-a-o-l-a 25:10 ian 10:25, 13:9, 13:21, 31:7, 121:17 id 3:20 identified 72:12, 74:13, 75:7, 102:21, 109:2, 109:11, 109:15, 115:21, 116:20 identifies 45:24, 74:20 identify 7:7, 72:2, 72:4 illustrates 63:9, 90:5 image 33:16, 33:25, 90:11, 90:16, 99:22, 100:11, 101:17 immediate 72:19, 100:13 immediately 30:20, 35:5, 36:15, 73:15, 99:15 immunity 93:23 impact 70:23, 81:2, 111:24, 123:24 impacts 80:23, 82:15, 103:23</p> | <p>impervious 104:20, 112:8 imperviousness 104:22 implementation 16:20, 23:12, 39:13 implications 81:2 importance 50:25 important 28:4, 34:1, 51:5, 59:16, 88:11 imposed 23:23 improve 16:16, 47:22, 53:5, 71:14, 82:3, 89:17, 104:13 improved 20:16, 53:4, 54:12, 81:25 improvement 71:23, 77:2 improvements 20:8, 20:11, 23:20, 28:5, 35:18, 36:20, 37:12, 38:1, 38:5, 47:21, 59:17, 74:25, 75:5, 82:2, 82:4, 82:21, 87:1, 114:19 inc 11:8, 11:11 inch 77:24, 113:14, 113:15, 115:2 inches 110:8, 110:19, 110:22, 112:10, 112:11, 112:14 include 14:15, 32:17,</p> |
|---|--|---|---|

| | | | |
|---|--|--|--|
| 33:7, 33:14, 33:21, 39:25, 40:10, 62:13, 89:15, 91:24, 110:18, 115:23 included 17:24, 43:5, 68:23, 86:9 includes 36:11, 42:14, 48:12, 51:9, 62:22, 69:6, 69:12, 69:22, 75:10, 86:1, 94:17, 100:1, 108:6 including 7:22, 18:16, 18:19, 20:8, 20:12, 28:5, 29:21, 31:17, 41:15, 50:3, 86:3, 100:2, 104:3, 104:5, 104:16, 111:5, 115:10, 115:24 incorporated 80:20 incorporating 104:14 incorrectly 34:25 increase 19:18, 19:20, 49:14, 49:16, 50:7 increased 20:12 increases 44:23, 49:18, 51:17, 70:21 incrementally 48:4 independent 33:19 index 71:22, 72:1 indicated 70:1, 70:5, | 82:16 indicates 76:8, 96:11 indicating 90:12 individual 23:14, 91:24 individuals 7:1 infill 84:23, 100:19, 100:22 informal 11:17 information 43:5, 75:1, 75:19, 78:21, 81:11, 122:3 infrastructure 46:3, 51:18, 103:19, 103:21, 104:9 ingress 63:3 initial 37:12, 37:15, 70:4, 89:10, 121:22, 121:24 initially 119:3, 122:21 injury 75:25 institute 85:10, 85:18 institutional 33:11, 33:14, 99:6 insulation 105:7 integrated 86:15, 94:21, 104:18 intended 19:24 intensities 46:20 intensity 36:12, 103:1 | intent 54:18, 54:23, 100:19, 103:2, 114:12 intention 23:19 interactive 103:3 interest 52:15, 52:17, 54:1, 54:3, 91:14, 101:25, 102:11, 125:8, 126:15 intermittent 108:25 internal 17:22, 50:16, 50:21, 81:17, 94:19, 94:20, 97:3, 97:22 interrupt 31:5 intersection 38:16, 61:13, 61:22, 63:22, 70:5, 76:2, 77:3, 80:1, 80:7, 80:14, 80:15, 80:23 intersections 64:23, 64:25, 65:2, 65:3, 65:4, 65:16, 65:19, 68:25, 69:2, 69:16, 70:1, 70:15, 70:17, 80:8, 80:24, 81:3, 82:20 intervals 78:12 introduce 7:16, 31:19 introducing 105:1 inventory 108:3 | invested 18:1 investigate 105:5 investment 17:23, 18:10, 52:20 involved 18:21, 89:11 iraola 3:6, 5:4, 7:24, 25:2, 25:3, 25:6, 25:9, 25:10, 25:12, 25:15, 25:19, 25:22, 26:13, 26:16, 27:1, 27:3, 27:5, 27:15, 27:19, 27:20, 27:23, 28:1, 28:7, 28:11, 28:15, 28:19, 28:25, 29:9, 29:16, 29:23, 30:5, 31:16, 31:19, 34:24, 35:4, 35:11, 35:14, 35:17, 35:21, 36:1, 36:22, 38:17, 38:21, 39:4, 39:23, 40:8, 40:18, 41:4, 41:7, 42:19, 42:23, 43:1, 43:4, 43:7, 43:14, 45:12, 45:23, 46:8, 46:12, 46:14, 48:15, 48:22, 48:24, 49:5, 49:7, 49:10, 49:12, 50:9, 50:12, 52:11, 52:16, 53:11, 53:18, 54:2, 54:22, 55:5, 56:2, |
|---|--|--|--|

| | | | |
|---|--|--|--|
| 56:14, 56:23, 57:1, 99:4, 100:12 irregular 91:9 island 104:15 issued 6:19, 6:21 issues 45:25, 70:21, 70:23, 75:12, 75:17 it'll 112:15 items 51:8, 75:7 itself 40:23, 77:3, 79:10 | jurisdictions 17:15 justification 3:17 | 116:16, 118:20, 120:2, 122:14, 122:25, 123:12, 123:16 knowledge 126:12 known 113:7 konly 126:3, 126:22 | lane 2:9, 69:24, 70:3, 76:10, 82:11, 82:18 lanes 61:11, 61:19, 62:16, 62:17, 72:19, 76:17 language 118:9 large 32:18, 39:17, 78:18, 90:1 largest 17:17 last 11:5, 11:6, 15:22, 25:8, 25:10, 57:19, 57:21, 59:9, 75:9, 83:21, 83:23, 106:10, 107:11, 122:11 lastly 53:8 later 62:7, 70:9 latr 60:4, 60:13, 66:23, 70:4, 70:5, 70:11, 70:17, 71:3, 71:21, 75:20, 79:18, 79:22, 82:12 law 112:1, 112:3, 112:12 laws 111:21 lay 118:17 layout 89:15 layouts 89:14 lead 17:1, 62:17 |
| J | K | L | |
| january 124:5 jefferson 32:3, 33:13 jericho 16:5 jewelry 30:22 jewish 33:14 job 1:23, 79:3, 84:12, 103:4 john 111:19 johnson 45:25, 46:1, 46:5 july 60:5, 123:13, 123:19 jump 10:25 june 23:7, 23:11 jurisdiction 73:15 | kathleen 1:8, 2:4 katie 6:2 keep 10:8, 20:22, 31:13, 83:9, 118:21, 121:7 keeping 102:5 kettle 49:8 kimco 16:4, 16:8, 16:10, 17:9, 17:11, 17:15, 17:17, 18:21, 18:22, 19:8, 23:4 kind 8:8, 22:17, 22:23, 22:24, 24:4, 38:13, 77:9, 78:17, 79:16, 79:17, 92:23, 94:1, 94:4, 94:21, 97:9, 98:5, 100:21, 101:10, 120:13, 123:13 knew 78:4 know 7:3, 8:11, 12:6, 20:23, 26:25, 66:17, 68:23, 69:22, 71:19, 72:21, 73:14, 77:4, 78:4, 78:16, 79:10, 80:25, 81:7, 95:6, | labeled 32:5, 32:17, 33:8, 33:22, 35:6, 37:9, 37:13, 38:8 lafarge 51:1 laid 42:21 land 4:8, 25:20, 25:25, 26:7, 26:8, 26:9, 26:10, 28:18, 29:6, 29:21, 31:18, 34:6, 36:18, 38:24, 39:21, 47:1, 47:3, 55:9, 73:7, 74:23, 86:11, 86:15, 86:19, 86:25, 92:3, 92:7, 98:24, 112:7, 118:17 land-use 7:11, 43:6, 43:9, 43:21, 48:8, 53:19 lands 87:1 landscape 25:17, 86:12, 86:16, 86:20, 91:25 landscaping 41:20, 42:25 | |

| | | | |
|---|--|---|--|
| leadership 85:20 lean 7:6 learned 123:24 lease 22:2, 22:3 leases 21:6, 21:8, 21:20, 47:19, 48:4 least 44:21, 45:3 leed 85:20 left 17:1, 30:7, 34:11, 37:1, 61:3, 61:14, 61:22, 62:22, 63:13, 90:16, 90:23, 92:5, 93:1, 95:5, 98:5, 98:15, 99:14, 101:1, 109:10 left-hand 30:25, 33:15, 91:3 leg 80:15 legal 7:22, 17:12, 120:23 less 49:23, 52:3, 97:6 lessens 52:23 let's 8:17, 8:21, 29:17, 87:19, 108:10, 118:6 letter 3:15, 5:11, 5:13 letters 81:7 | level 71:8, 71:15, 72:16, 72:23, 73:2, 73:23, 81:8, 86:20, 91:19, 91:23, 92:4, 92:20, 93:20, 93:21, 94:7, 94:18, 94:21, 95:2, 97:19, 98:11, 114:16 levels 64:20, 72:21, 92:21, 94:4, 94:15 licensed 17:2, 85:16 lieu 110:25 life 88:18 lifestyle 52:5 light 32:8, 44:13, 102:19 lighting 41:20, 72:5 likely 47:9, 55:19, 89:20 liminary 110:10 limit 61:11, 61:25, 76:14 limits 30:18, 32:8, 33:3, 35:11, 40:12, 40:15 line 30:17, 30:22, 31:25, 32:9, 34:6, 35:10, 35:11, 91:5, 98:15, 105:22, 110:6, 111:23, | 113:15, 114:24, 115:3, 117:16 lines 77:13, 116:16 link 91:8 linked 45:1 links 44:3 list 14:6, 15:10, 20:24, 26:1, 115:19 listen 6:15 little 15:13, 75:6, 77:13, 77:25, 78:22, 101:1 live 103:5, 104:7 living 33:19, 40:1, 53:10 llc 17:9, 17:12, 106:16 llp 2:8, 7:11 lma 1:4, 3:12, 14:17, 15:6 lmas 117:16, 124:2 loading 41:20, 64:2, 97:2 lobbies 91:20, 92:10, 93:22, 102:7 lobby 101:8 local 4:4, 4:5, 4:6, 4:7, 6:4, 26:16, 60:3, 64:7, 64:11, 65:7, | 75:9, 75:16, 87:23, 98:24, 104:8 located 6:8, 17:20, 18:6, 18:17, 30:5, 32:25, 33:12, 33:23, 34:9, 34:18, 37:13, 37:21, 38:11, 39:19, 46:25, 55:8, 58:2, 62:20, 75:14, 94:21, 100:17, 102:3, 102:8, 106:16, 109:5, 109:20, 110:6, 111:10, 111:13, 113:9, 113:10, 113:15, 114:6, 114:9 location 54:6, 61:20, 63:24, 77:8, 79:9, 80:17, 94:8, 97:7, 98:8, 102:13 locations 18:9, 61:11, 68:25, 70:17, 70:19, 72:1, 72:4, 73:3, 74:13, 74:17, 74:20, 110:19, 114:22 long 18:6, 84:7, 84:13 long-term 17:25, 47:19 longer 12:5 look 7:3, 12:16, 14:5, 15:9, 69:14, 70:16, 80:5, 97:18, 109:9, 114:6, |
|---|--|---|--|

| | | | |
|--|---|---|--|
| 117:6, 118:4 looked 69:2, 72:10, 75:15, 98:23, 98:25, 103:16, 112:6 looking 21:8, 24:18, 90:13, 95:17, 95:18, 104:9, 115:20, 115:21, 123:12 looks 45:3, 84:20 looping 115:1 lot 41:11, 41:12, 42:14, 51:10, 77:8, 78:21, 111:13 lots 71:16, 78:8 loud 9:25 low 9:13, 100:9 lower 30:25, 33:15, 37:24 | madam 7:9, 12:22, 14:20, 15:3, 15:15, 23:2, 23:17, 24:1, 26:12, 31:4, 56:8, 57:11, 57:12, 58:11, 120:19 made 7:22, 55:24, 63:16, 67:8, 68:23, 69:21, 70:10, 81:1, 81:9, 120:23 magnitude 67:4 mail 14:3, 121:6 mailed 13:4, 23:8 mailing 30:19 main 30:11, 30:13, 30:21, 30:23, 37:17, 61:13, 115:1, 115:2 mainly 7:17 maintain 45:15, 45:21 maintained 45:16 maintains 66:9 major 17:21, 18:12, 18:13, 32:18, 47:18, 51:11, 70:23, 102:20 majority 18:23, 71:20, 111:15 make 12:21, 14:14, 24:16, 69:9, 73:2, 73:5, | 73:7, 73:16, 74:7, 80:21, 97:5, 117:23, 118:7, 118:13, 120:1, 120:3, 122:7 makes 92:1, 98:12, 119:9 making 51:25, 72:24, 91:18, 116:16, 117:16 management 104:16, 111:6, 111:22, 111:24, 113:22, 114:3 manager 16:11 maneuvers 79:16 manual 69:25 many 43:18, 84:23, 117:18 map 3:19, 3:21, 3:22, 3:23, 6:4, 26:16, 34:8, 96:11, 109:8 marimont 55:10 mark 3:9, 4:25, 8:3, 106:4 market 66:16 maryland 1:2, 1:9, 6:8, 18:15, 18:19, 25:17, 30:6, 32:5, 75:16, 75:21, 85:4, 85:17, 106:16, 106:17, 109:18 massing 4:16, 44:13, | 89:4, 89:15, 89:20, 90:1, 90:4, 90:13, 98:24, 99:8, 101:24, 102:10, 105:18, 117:22 master 28:14, 43:13, 53:16, 84:22 masters 85:2, 85:3 mat 78:1, 78:2, 78:3 match 20:20, 21:16, 74:7 materials 28:22, 105:6, 107:23 mats 79:2 matter 6:3, 14:4, 103:8 matters 12:20 matthew 3:8, 5:5, 8:2, 46:15, 83:15, 83:22 maximize 44:13 maximum 27:10, 27:12, 40:22, 40:24, 40:25, 49:14, 49:25, 52:17, 96:12, 112:4 maybe 61:1, 77:24, 89:25, 94:14, 101:1, 102:5, 118:5 mcdot 75:16, 80:4 mcmurray 34:23 |
| M | | | |
| m-a-k-e-r 11:7 m-a-r-k 106:11 m-a-t-t-h-e-w 83:23 m-i-c-h-a-e-l 57:21 m-i-q-u-e-l 25:9 m-o-r-e-l-o-c-k 106:12 macht 7:25, 8:2, 25:15, 84:5, 84:12, 84:19 | | | |

| | | | |
|---|---|--|---|
| md 2:11, 84:4 mean 64:18, 109:14, 111:11, 114:8, 117:14, 117:22, 118:20, 119:5, 122:14 meaning 6:13 meaningful 103:4 means 6:15, 27:13, 76:12, 112:4, 115:1, 124:3 meant 99:11 measure 76:8, 77:23 measured 72:16, 76:5 measures 76:9, 82:24 measuring 77:12 meat 58:24, 123:22 medium 34:14 meet 39:3, 54:21, 70:15, 74:6, 81:9, 103:10, 112:2 meeting 23:6, 23:8, 61:10 meetings 73:13, 89:12 member 85:6, 85:9, 85:10 members 23:15, 29:10 mention 28:22, 32:9, 74:24, 77:3 | mentioned 42:20, 55:10, 62:7, 64:10, 66:4, 68:20, 68:25, 69:17, 71:4, 71:10, 72:18, 72:25, 73:9, 73:12, 79:10, 79:20 mep 112:2, 112:3, 114:3 mess 9:16 met 23:11, 110:24 metal 92:16 metric 76:6 metro 18:18, 19:15, 33:23, 34:1, 34:3, 36:16, 42:3, 50:4, 51:15, 51:17, 52:21, 53:5, 73:5, 77:6, 86:17, 100:15, 100:23, 101:5, 101:9, 101:11, 101:21, 104:3 metrorail 32:1, 54:5, 62:18 mic 13:10, 13:13 michael 3:7, 5:6, 57:20 microbio 114:4 microphone 9:23, 12:7 microphones 9:17, 13:19 mid 90:17 mid-block 97:13 | mid-down 33:17 mid-rise 100:9 mid-september 124:15 midblock 98:3 middle 46:1, 46:6, 90:9, 92:25, 97:25, 123:13, 123:19, 123:20, 124:5 midrise 44:15, 53:10, 66:10, 67:5, 68:7, 92:15 midtown 32:20, 55:14, 99:20, 100:10, 102:15 midway 98:7 might 18:4, 34:25, 45:14, 86:1, 92:22 miguel 3:6, 5:4, 7:24, 25:2, 25:9 mike 7:25, 57:13 mile 100:16 miles 61:19, 61:25, 76:16 million 75:2 milton 101:15 mind 92:21 minimal 97:10 minimizing 103:23 | minimum 21:10, 41:12, 42:5, 96:11, 110:19, 110:21, 115:25, 116:8, 116:10, 116:19 minor 20:18, 70:21 minute 34:4, 51:16, 57:5, 78:11 minutes 51:17, 57:7 miramont 33:22, 34:13, 47:3 missing 14:11, 14:12, 14:13, 122:11 mitigate 82:15 mitigation 42:6, 64:20, 64:22, 64:24, 64:25, 65:5, 69:2, 72:4, 72:12, 74:15, 75:8, 82:21, 82:23, 110:20 mix 44:19, 54:10, 103:3, 104:5, 105:19 mixed 16:24, 19:16, 34:20, 34:21, 35:6, 36:11, 48:1, 72:23, 86:17, 90:17, 90:24, 92:2, 101:6, 101:17, 102:23, 102:25, 103:18 mixed-use 6:11, 17:19, 18:11, 34:22, 36:14, 39:6, 39:9, 39:13, |
|---|---|--|---|

| | | | |
|--|---|---|---|
| 43:23, 43:24, 46:22, 47:18, 47:24, 48:10, 84:24, 86:4, 86:8, 86:13, 86:15, 100:19, 100:22, 102:21, 103:24, 105:21 mm-hmm 67:20, 112:20 mncppc 3:13, 19:17, 21:15, 89:11, 89:16 mobility 42:5, 43:25, 48:19, 82:1, 104:18 model 17:16 moderately 37:4, 44:20 modular 114:4 molly 1:25, 125:2, 125:12 moment 13:7, 31:5, 42:21, 113:21 monitor 12:3, 12:13 montgomery 1:2, 2:2, 18:17, 28:13, 29:3, 51:7, 53:21, 65:14, 70:10, 74:18, 79:20, 80:4, 86:6, 86:7, 86:22, 89:3, 103:16, 109:4, 110:11, 112:3 month 123:14 months 123:12 montrose 32:2, 32:16, | 33:9, 33:13, 43:17, 47:12, 47:14, 99:18 more 7:20, 9:1, 17:19, 18:18, 20:1, 26:2, 49:18, 50:3, 51:4, 52:5, 53:1, 58:12, 62:13, 64:21, 65:5, 65:22, 72:15, 76:13, 77:8, 78:18, 83:6, 91:23, 92:1, 92:13, 97:6, 100:20, 109:15, 112:15, 122:17 morelock 3:9, 4:25, 8:3, 106:4, 106:8, 106:11, 106:13, 107:4 morelock's 106:23 morgan 33:21 morning 7:9, 67:10, 67:13, 67:14, 67:21, 67:25 most 70:19, 72:2, 94:18, 119:10, 120:14 motion 14:14, 15:8 motor 65:8, 68:23, 70:15, 81:21 motorists 79:12 move 11:23, 14:21, 15:4, 16:14, 51:6, 59:23, 109:23 | movement 61:22, 63:22, 63:25, 80:10 movements 59:20, 59:21 moving 71:2, 72:13 mpd 20:9 mpdus 37:5, 44:21, 44:23, 50:3, 51:13, 115:25 mph 61:12 much 12:22, 15:14, 26:11, 35:13, 40:5, 56:24, 57:4, 58:22, 62:13, 64:6, 79:3, 87:18, 93:18, 98:19, 115:13, 117:15, 122:2 multi 84:24, 86:10 multi-unit 34:14 multifamily 16:9, 20:5, 33:21, 36:8, 37:4, 37:19, 38:8, 66:14, 67:6, 99:6, 100:7, 105:20 multimodal 44:5, 62:6, 65:6, 81:21 multiple 18:4, 61:10, 100:6, 104:3 multiunit 40:1 must 6:24, 7:22, 101:11, 110:12, 110:16, 110:18, | 110:21, 116:18 mxcd 34:21 mxct 34:20 mxttd 34:22 myself 29:11 <hr/> N <hr/> name 6:2, 11:2, 11:5, 11:6, 11:10, 15:22, 25:8, 25:10, 25:13, 57:19, 57:20, 57:21, 83:21, 83:23, 84:1, 106:10 namely 33:17 names 7:13, 8:7, 10:18 narrative 112:12, 112:17 narrow 62:13, 71:17 national 68:17 native 110:20 natural 42:13, 44:13, 108:2, 108:19, 113:18 nature 68:9, 94:10 navigate 44:2 near 33:10, 46:25, 47:1, 55:8 nearby 28:6, 38:24, 47:6, 49:19 necessary 21:3, 54:20, |
|--|---|---|---|

| | | | |
|--|--|---|--|
| 67:2, 76:9 need 10:14, 10:18, 12:13, 14:6, 21:19, 35:19, 52:24, 60:25, 65:19, 72:1, 80:9, 80:11, 80:13, 112:10, 121:20, 122:22, 122:24 needed 22:25, 63:4, 88:24, 89:19, 93:16 needs 65:21 neighborhood 3:25, 18:9, 20:10, 29:10, 29:12, 29:14, 31:17, 31:21, 31:22, 31:24, 32:11, 33:4, 33:24, 34:17, 36:6, 36:9, 36:17, 37:2, 37:10, 38:12, 45:5, 45:8, 45:11, 46:17, 47:4, 47:23, 48:6, 50:17, 50:23, 50:24, 51:20, 51:23, 54:14, 55:16, 90:6, 90:8, 91:9, 91:12, 91:15, 91:21, 92:11, 94:24, 100:8, 100:21, 102:19, 102:24, 103:6, 104:25, 105:21, 116:19 neighborhoods 46:19, 46:22, 53:6 neighbors 13:4 | neither 10:4, 125:6, 126:13 net 64:15, 65:5, 65:23, 66:1, 67:7, 104:13 network 50:16, 62:15, 69:19, 75:11, 75:14 networks 75:17 never 7:3 new 16:5, 17:23, 20:7, 22:10, 36:2, 37:8, 37:9, 37:19, 37:22, 37:25, 38:3, 38:5, 38:7, 38:12, 41:1, 41:2, 44:1, 44:6, 44:10, 44:16, 45:1, 45:7, 46:19, 46:21, 46:22, 47:10, 50:19, 50:23, 51:14, 51:19, 51:23, 53:2, 53:5, 63:17, 63:21, 64:15, 65:5, 65:23, 66:1, 66:23, 67:7, 69:19, 69:21, 80:14, 81:25, 90:22, 91:6, 91:8, 92:14, 100:22, 111:21, 114:23, 119:19, 120:3, 120:6, 120:7, 121:10, 121:12, 121:13, 121:20, 122:24 next 9:7, 21:9, | 21:12, 25:1, 27:7, 57:13, 83:5, 83:14, 95:8, 119:18, 123:24 night 78:21 nine 65:3, 68:25, 110:5, 110:22 nitty 111:22, 120:9 nitty-gritty 24:5 non-residential 37:6 none 62:19, 75:24, 79:8 nonresidential 20:7, 39:10 north 6:9, 17:17, 30:7, 30:17, 31:23, 32:1, 32:9, 32:20, 33:1, 33:18, 33:23, 34:3, 35:6, 36:15, 36:25, 37:1, 38:4, 38:5, 43:17, 47:12, 51:15, 55:14, 61:3, 61:6, 61:8, 61:14, 61:23, 62:2, 62:4, 63:14, 76:1, 76:2, 76:21, 90:15, 92:5, 97:24, 99:14, 99:15, 101:9, 101:17, 109:13, 109:14, 110:6, 111:16 north-south 63:18 northeast 98:5, 100:16 | northern 18:15, 30:17, 30:21, 90:24, 91:4, 98:15, 102:18 northernmost 63:13 northwest 30:23, 62:17 notably 55:7 notary 126:17 note 10:13, 13:8, 17:5, 19:25, 28:23, 29:7, 29:13, 34:1, 35:1, 35:14, 35:16, 43:4, 50:6, 60:12, 62:5, 63:7, 84:12, 87:10, 96:9, 106:22 noted 31:7, 64:8, 70:18, 72:9, 84:11, 109:22, 124:13 notes 63:14 nothing 15:19, 25:5, 57:16, 83:17, 106:7, 124:3 notice 5:7, 23:10, 109:9 notices 13:4, 23:8, 23:9 noting 43:9, 124:16 november 108:23 nri 4:18, 4:19, 108:22, 108:24, |
|--|--|---|--|

| | | | |
|---|--|--|---|
| 109:9, 109:16, 109:17 number 3:11, 4:3, 5:3, 18:12, 19:3, 21:5, 26:15, 30:2, 34:16, 58:9, 59:1, 62:23, 64:14, 65:2, 66:1, 78:9, 78:16, 78:17, 87:21, 95:7, 95:9, 96:21, 107:5, 109:24, 116:4, 116:13, 117:12, 118:4, 118:5, 118:7, 118:13, 118:21, 124:9 numbers 29:19, 108:22, 120:3 numerous 107:10 | 106:14 occur 47:20, 66:18 occurred 78:20 occurs 56:19 october 60:8, 60:14, 70:4, 79:24, 124:3, 124:4 odd 124:9 off-line 13:8 off-site 71:23, 73:3, 80:7 off-street 73:4 offering 94:6 offers 105:18 office 1:1, 2:2, 16:23, 25:21, 58:6, 99:5, 106:19 officer 2:4, 126:3 offices 32:24, 40:1 offsite 75:8 offstreet 62:15 oh 9:10, 9:11, 12:6, 13:12, 14:3, 14:12, 24:15, 24:19, 40:16, 70:25, 99:11, 122:9, 122:13, 122:19 okay 9:3, 9:6, 9:7, 9:9, 9:11, 11:4, | 11:21, 14:8, 14:12, 20:2, 22:24, 26:3, 35:12, 43:8, 67:23, 68:6, 68:12, 70:25, 79:5, 83:12, 88:25, 93:15, 93:18, 95:11, 95:20, 96:2, 96:9, 96:13, 97:1, 97:20, 103:15, 106:3, 112:19, 112:25, 116:15, 117:4, 119:25, 120:4, 120:11, 121:23, 122:1, 122:23, 123:4, 124:17 oklah 120:21 oklak 3:5, 4:23, 7:17, 15:16, 15:20, 15:23, 16:1, 16:4, 16:9, 17:8, 17:11, 17:17, 18:22, 19:5, 19:10, 20:4, 20:17, 20:25, 21:5, 21:21, 21:24, 22:4, 22:14, 22:16, 22:19, 22:22, 23:1, 23:6, 23:16, 23:24, 24:9, 24:21, 24:22, 118:24, 124:8 oklak's 17:6, 116:18 on-street 73:4 once 22:15, 119:3, 120:9, 123:6 one 7:16, 8:6, | 8:20, 10:4, 14:3, 30:12, 31:5, 32:17, 34:24, 40:18, 52:23, 60:10, 61:20, 62:2, 62:3, 64:1, 64:2, 65:12, 65:25, 66:20, 69:15, 69:24, 74:15, 74:16, 76:6, 76:10, 76:15, 80:3, 80:6, 80:19, 83:6, 95:3, 95:4, 97:7, 99:9, 99:19, 107:1, 109:13, 109:15, 110:17, 113:9, 113:10, 117:15, 121:16, 121:22 one-way 97:7 ones 72:7, 93:15 ongoing 75:19 online 101:16 only 18:17, 67:16, 73:11, 79:9, 113:25, 120:13, 123:22 open 41:21, 42:11, 44:16, 44:24, 45:1, 45:3, 45:11, 45:16, 48:14, 50:23, 90:6, 94:1, 116:9, 116:10, 116:13, 116:14, 116:20, 121:3 opening 12:21, 12:23, 21:10 |
| O | | | |
| o-k-l-a-k 15:24 oath 11:19 objections 43:19 observing 10:8 obsolete 54:4 obviously 8:7, 16:20, 66:13, 111:21, 112:7, 112:15 occasions 59:8, 59:13, 59:19 occupancy 52:24 occupation 25:14, 57:24, 84:7, 84:8, | | | |

| | | | |
|---|--|---|--|
| <p>operate 23:20, 70:2, 75:17 operation 80:10 operational 70:20, 72:6 operations 59:21, 70:24 operator 10:16, 12:11, 17:18 opinion 53:13, 53:23, 54:17, 55:1, 55:23, 81:15, 82:8, 82:14, 105:11, 105:15, 115:12 opportunities 42:9, 51:14, 53:1, 94:7, 104:6 opportunity 14:5, 18:10 opposed 90:11, 92:1 opposite 63:22 opposition 11:21, 13:6, 19:22 option 19:18 options 44:19, 48:12 oral 6:23 orange 64:12, 64:17, 64:24, 65:1, 65:4, 69:1, 82:20 orangey 93:25 order 7:22, 7:24, 14:6, 67:4</p> | <p>ordinance 23:10, 29:1, 40:19, 41:10, 41:23, 42:22, 89:2 organization 102:22 organizations 85:7 organizing 50:23 orient 44:15 orientation 37:1, 90:8, 90:15 oriented 31:22, 36:25, 37:21, 38:11, 45:9, 48:1, 52:23, 91:20, 91:24, 92:10, 92:13, 100:20, 100:24, 101:8, 101:19, 101:20, 101:22, 102:1, 102:7 orients 30:13 original 14:9, 14:15, 60:13, 70:11, 79:22, 118:18, 121:6, 121:11 originally 14:4, 60:5, 119:15 other 7:19, 14:3, 17:16, 20:22, 24:7, 28:13, 29:9, 31:23, 33:20, 52:4, 53:16, 54:21, 56:21, 60:7, 66:9, 68:1, 69:6, 74:6, 74:13, 77:3,</p> | <p>80:7, 80:23, 82:2, 85:15, 89:12, 89:17, 101:2 others 74:17 otherwise 44:23, 125:8, 126:15 ourselves 18:7 out 12:14, 15:13, 18:25, 21:19, 29:18, 42:21, 61:23, 63:20, 73:15, 77:4, 77:5, 77:9, 80:9, 80:12, 80:22, 81:1, 97:5, 102:2, 114:11, 117:5, 117:12, 119:3, 119:7, 124:11 outcome 125:8, 126:16 outdoor 41:20 outfalls 111:19 outlined 69:8, 71:20 outreach 13:1, 23:4 outside 33:24, 34:5, 65:16, 79:7, 109:6 over 16:25, 35:24, 41:24, 43:19, 58:9, 58:24, 59:9, 78:7, 78:13, 79:9, 90:14, 92:17, 93:9, 93:12, 122:4, 122:16 overall 27:6, 49:25,</p> | <p>70:13, 73:22, 81:3 own 17:16, 17:19, 18:12, 18:15, 18:18, 39:17, 45:20 owned 16:13 owner 17:11, 17:18, 18:23, 19:1 owners 3:18, 17:25, 18:7 ownership 45:13, 45:15, 45:17 owns 17:12 ozah 13:22</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>pl 94:21 pace 47:20 page 3:2, 3:23, 4:22, 5:9, 30:15, 30:16, 36:25, 43:20, 44:9, 44:18, 44:25, 45:6, 46:17, 47:15, 50:14, 61:4, 61:7, 61:8, 61:9, 61:10, 61:17, 62:21, 92:6, 92:11, 98:15, 99:14, 113:10, 113:12, 115:22, 117:11, 119:16 pages 1:24 paid 59:19</p> |
|---|--|---|--|

| | | | |
|---|---|--|---|
| paler 92:12 | 56:20, 62:3, 62:17, 76:1, | path 16:17, 72:25 | percentile 76:5, 76:6, |
| pan 101:1 | 76:4, 76:11, 98:8, 99:17 | paths 16:21, 44:6, | 76:13, 78:13, |
| panel 109:8 | part 4:4, 4:5, 4:6, | 46:21, 73:8 | 78:19 |
| panels 105:7 | 4:7, 13:2, 15:6, 18:7, 35:16, | pattern 92:7 | perennial 108:25 |
| paper 78:1 | 37:24, 41:13, 44:22, 56:10, | patterns 34:5, 98:24 | perfect 8:14, 93:21, |
| parcel 91:4, 98:15, 102:18 | 69:11, 71:21, 71:22, 71:24, | payment 110:24 | 112:24, 120:12 |
| parcels 99:24 | 72:2, 72:5, 73:22, 74:14, | pe 112:9 | perfectly 118:11 |
| park 48:12, 60:7, 79:20, 89:12, 104:1, 112:18 | 75:5, 75:9, 79:15, 96:21, 110:5, 112:17, 117:15, 120:14 | peak 67:7, 67:10, 67:15, 70:7, 70:19 | perimeter 46:12, 94:25 |
| parking 6:12, 20:9, 30:20, 32:15, 32:19, 37:7, 37:18, 38:7, 39:17, 40:1, 41:19, 42:5, 42:6, 42:11, 42:25, 76:17, 76:24, 79:14, 79:15, 79:16, 92:20, 92:24, 94:3, 94:12, 94:17, 94:18, 94:19, 94:20, 94:23, 95:1, 95:7, 95:12, 96:12, 96:18, 96:20, 97:10, 97:11, 102:1, 104:23, 111:13, 114:7 | partial 37:16 | pedestrian 37:11, 46:21, 47:22, 51:3, 51:22, 59:22, 60:22, 63:2, 65:8, 65:20, 65:24, 71:2, 71:8, 71:14, 72:13, 73:12, 73:22, 75:23, 81:18, 81:22, 100:20, 100:24, 104:8 | period 22:11, 75:15, 75:24, 100:22, 121:3, 123:8 |
| parking's 89:23 | participants 8:12 | pedestrians 77:4, 82:3 | peripheral 79:14 |
| parks 44:24, 45:1 | participate 10:15, 56:11 | people 6:13, 6:14, 7:1, 13:18, 77:6, 79:13, 103:5 | permissible 49:16 |
| parkway 31:25, 33:7, 35:8, 56:17, | participating 6:13, 10:17, 10:20 | percent 20:8, 37:4, 44:20, 44:21, 46:7, 75:22, 75:23, 76:7, 76:13, 109:7, 115:25, 116:8, 116:11 | permit 44:2 |
| | particular 21:19, 27:9, 28:3, 59:15, 62:19, 84:18, 88:10, 94:3 | pepco 113:18 | permits 39:23, 49:22, 53:9 |
| | particularly 84:21, 86:5, 90:3, 94:24 | percent 20:8, 37:4, 44:20, 44:21, 46:7, 75:22, 75:23, 76:7, 76:13, 109:7, 115:25, 116:8, 116:11 | permitted 27:8, 34:10, 34:12, 36:3, 36:10, 39:21, 40:3, 40:4, 49:24, 50:8, 93:5, 105:20, 115:23 |
| | parties 6:24, 125:7, 126:14 | percentage 116:17 | permitting 52:17 |
| | partner 18:25 | | person 12:10, 64:15, 65:6, 65:23, 66:1, 67:7, 67:13, 72:15 |
| | parts 65:16, 79:19 | | person's 46:15 |
| | party 6:20, 6:23 | | personal 18:3 |
| | passenger 78:17 | | perspective 54:8, 60:22, 70:4, 79:11, |
| | past 26:2, 101:11 | | |

| | | | |
|--|--|---|--|
| <p>115:8 pertinent 56:13 petition 59:21 phase 21:8, 21:10, 21:13, 21:19, 21:25, 22:7, 22:8, 22:20, 37:12, 37:15, 38:1, 38:4, 38:5, 56:15, 64:5, 66:8, 66:11, 67:4, 67:11, 67:12, 67:17, 67:19, 67:24, 70:2, 70:3, 70:8 phased 39:12, 48:2 phases 66:8, 66:15, 84:22 phasing 21:7, 89:23 phil 9:25 philip 9:9, 11:4 phone 2:12 phonetic 123:15 physical 28:3, 59:15, 74:21, 88:10 piece 78:1 pike 1:4, 3:25, 4:17, 5:8, 6:5, 6:8, 16:18, 17:9, 17:11, 18:10, 18:16, 18:23, 20:12, 26:17, 30:5, 30:6, 30:9,</p> | <p>30:10, 30:13, 30:15, 30:18, 32:6, 32:13, 33:6, 34:9, 34:11, 37:16, 37:22, 37:24, 38:3, 38:6, 38:11, 38:14, 43:17, 43:23, 44:4, 47:12, 47:16, 47:17, 47:18, 48:2, 48:11, 49:20, 50:15, 50:18, 50:25, 51:4, 51:12, 53:8, 54:7, 55:12, 61:5, 61:6, 61:9, 61:21, 63:12, 63:19, 69:23, 70:6, 73:17, 73:18, 75:14, 76:3, 76:11, 80:1, 80:11, 82:6, 87:23, 90:2, 90:4, 90:14, 90:20, 91:1, 91:15, 91:22, 92:11, 100:3, 100:12, 101:7, 101:18, 102:1, 102:4, 102:8, 102:9, 102:20, 102:21, 103:22, 104:4, 111:11, 111:12, 113:16, 115:2 pipe 114:5, 114:11 pipeline 69:6, 69:18 place 18:4, 63:12 placed 94:2 places 43:23, 102:17</p> | <p>placing 102:17 planned 62:5, 66:7, 76:22, 76:23, 76:25, 81:25, 82:21 planner 7:24, 8:3, 17:3, 25:17, 58:1, 85:15, 85:18, 85:19, 89:1 planners 24:11, 25:16, 85:19 planning 5:13, 19:20, 20:18, 22:23, 25:20, 25:25, 26:7, 26:8, 26:9, 26:10, 28:18, 32:10, 35:15, 36:16, 45:4, 58:5, 58:10, 58:14, 58:21, 60:7, 73:21, 79:20, 81:16, 82:9, 82:12, 83:5, 84:10, 84:21, 84:22, 85:3, 85:8, 85:11, 85:25, 86:2, 86:9, 86:11, 86:16, 86:19, 86:23, 87:1, 87:5, 87:7, 87:14, 87:16, 89:12, 89:16, 96:8, 96:10, 110:11, 110:19, 112:18 plans 4:15, 19:3, 20:1, 21:14, 22:8, 22:23, 23:21, 28:14,</p> | <p>43:13, 53:17, 66:25, 75:6, 89:4, 89:20, 89:21, 92:4, 92:5, 92:22 plat 3:20, 3:21 plates 77:24, 78:2 play 103:5 playing 10:11 plaza 32:13, 33:8, 49:20, 49:21, 55:11, 94:2, 100:5 please 9:10, 10:15, 15:18, 16:2, 19:8, 25:12, 29:20, 31:16, 35:18, 36:20, 36:23, 38:18, 39:1, 40:6, 43:10, 52:15, 57:23, 60:19, 60:24, 63:2, 63:6, 64:7, 84:1, 84:2, 84:25, 85:23, 106:14, 107:18, 107:23, 108:15 pleased 13:5 pluck 12:12 plumbing 105:8 plus 38:7, 58:9, 108:8, 123:11 pm 70:7, 70:19 pockets 99:5 podium 92:18</p> |
|--|--|---|--|

| | | | |
|--|---|---|---|
| <p>point 12:13, 18:24, 63:16, 94:10, 95:3, 97:9</p> <p>pointing 12:15, 31:23</p> <p>points 42:1, 42:15, 52:5, 64:4, 75:11, 81:19, 95:4</p> <p>policy 21:11, 46:3, 64:12, 64:18, 64:19, 64:21, 64:24, 65:1, 65:4, 65:13, 65:15, 69:1, 82:20</p> <p>portable 42:8</p> <p>portion 37:18, 62:20, 75:10, 79:15, 90:1, 90:25, 91:14, 92:13</p> <p>portions 91:22</p> <p>position 16:8, 84:13, 85:22</p> <p>positions 7:15</p> <p>possible 123:18</p> <p>post-hearing 20:19</p> <p>posted 23:10, 61:11, 61:18, 61:25, 76:7, 76:14, 76:15</p> <p>posting 13:8, 13:21, 121:6</p> <p>potential 38:24, 47:16, 48:11, 71:23,</p> | <p>71:25, 72:4, 72:12, 73:20, 74:20, 75:8, 75:12, 80:16, 82:23, 102:20, 103:10</p> <p>potentially 74:14, 80:22</p> <p>potomac 113:17</p> <p>power 113:17</p> <p>practicable 112:5</p> <p>practical 77:11</p> <p>practices 104:14, 108:7</p> <p>practicing 84:9</p> <p>pratt 25:16, 84:3</p> <p>pre-existing 40:13</p> <p>precast 92:19, 94:18</p> <p>preceding 83:7, 87:12</p> <p>predominantly 36:8, 49:16</p> <p>predominately 33:5, 33:12</p> <p>preliminary 4:20, 4:21, 4:22, 5:9, 12:20, 14:4, 15:13, 21:15, 41:15, 46:11, 66:22, 66:25, 71:24, 74:1, 74:19, 75:5, 81:6, 82:25, 96:15, 108:4, 109:24, 110:14, 110:17, 119:11</p> <p>prepare 80:18</p> <p>prepared 20:15, 29:6,</p> | <p>59:8, 60:3, 60:5, 64:10, 70:4, 70:11, 76:3, 89:9, 103:12, 107:22, 108:1, 121:4</p> <p>preparing 13:9, 13:21</p> <p>present 6:23, 14:10</p> <p>presentation 58:15</p> <p>preservation 122:18</p> <p>pressure 52:3, 115:4</p> <p>pretty 13:1, 56:24, 66:12</p> <p>previous 72:25, 73:9, 85:24</p> <p>previously 11:24, 16:22, 53:18, 62:7, 64:8, 66:4, 106:20, 110:3</p> <p>price 52:5</p> <p>priced 37:4, 44:20</p> <p>primarily 32:14, 39:16, 56:15, 61:4, 68:1, 73:5, 82:5</p> <p>primary 33:10</p> <p>principal 84:14, 84:16</p> <p>prior 23:7, 89:8, 110:15</p> <p>private 92:12, 97:11, 111:14, 114:24, 115:2</p> <p>pro 16:16</p> | <p>probably 15:1, 24:3, 83:6, 97:15, 108:21, 110:1, 111:7, 117:7</p> <p>problem 9:22, 78:24</p> <p>problem's 10:9</p> <p>procedurally 119:14</p> <p>procedures 11:16</p> <p>proceed 87:19</p> <p>proceedings 3:3, 125:4, 126:4, 126:6, 126:7, 126:10</p> <p>process 13:3, 19:6, 41:13, 65:18, 69:9, 75:6, 89:14, 96:22, 96:23</p> <p>processes 13:6</p> <p>produce 16:14</p> <p>products 16:20</p> <p>professional 57:25, 85:1, 85:7, 85:15, 85:21, 115:12</p> <p>program 78:2, 78:11, 90:12, 90:13, 95:18</p> <p>project 6:11, 16:11, 21:2, 32:15, 36:13, 38:18, 38:21, 38:23, 39:2, 41:8, 41:14, 41:18, 41:24, 43:11, 43:18, 44:14,</p> |
|--|---|---|---|

| | | | |
|--|---|--|--|
| <p>44:16, 44:21, 45:4, 46:23, 47:10, 49:12, 50:2, 50:22, 51:3, 52:16, 53:6, 55:6, 55:21, 64:11, 69:14, 81:23, 82:18, 84:23, 86:12, 86:13, 86:16, 86:21, 88:19, 89:4, 98:21, 100:17, 104:4, 104:25, 107:21, 108:21, 109:5, 111:16</p> <p>projects 16:12, 17:16, 69:7, 69:10, 71:25, 81:17, 84:23, 86:7, 100:18, 100:25, 102:6</p> <p>promise 15:18, 83:17, 106:6</p> <p>promote 44:16, 48:10, 103:2, 104:15</p> <p>promotes 44:10, 44:12, 44:19, 46:21</p> <p>promotion 104:12</p> <p>prompted 80:17</p> <p>proper 18:17</p> <p>properties 16:13, 17:16, 17:19, 17:20, 28:6, 34:10, 34:19, 35:1, 35:3, 38:22, 38:25, 49:19, 88:8, 98:25, 103:6, 104:5</p> <p>property's 16:21, 104:2</p> | <p>proportional 44:23</p> <p>proportionality 71:22, 72:1, 74:25</p> <p>proposal 36:23, 37:21, 39:9, 39:15, 51:21, 89:6</p> <p>proposed 7:21, 20:14, 20:17, 28:5, 28:17, 29:5, 35:18, 36:10, 36:13, 36:20, 37:6, 37:8, 37:10, 37:20, 38:18, 38:21, 39:2, 39:12, 40:3, 40:24, 41:1, 41:2, 43:11, 43:12, 43:18, 43:24, 45:2, 47:10, 52:8, 52:14, 52:23, 54:19, 54:24, 55:20, 59:17, 63:2, 90:4, 90:5, 90:10, 95:14, 95:16, 102:4, 103:17, 104:4, 104:6, 104:10, 104:21, 105:16, 105:19, 108:12, 110:1, 112:13, 113:21, 114:2, 114:5, 114:18, 114:20, 115:9, 117:2, 119:3, 119:15</p> <p>proposes 37:3, 37:15, 38:6, 44:14, 44:21, 50:22</p> <p>proposing 20:4, 48:5</p> <p>protected 110:21</p> | <p>protection 42:13, 109:5</p> <p>provide 39:13, 44:3, 50:17, 51:12, 60:1, 62:11, 74:10, 74:22, 74:23, 75:20, 76:25, 77:7, 95:18, 101:24, 102:10, 103:4, 104:5, 107:17, 107:20, 114:2, 114:12, 114:16, 115:4, 116:8, 116:19, 121:5</p> <p>provided 28:21, 65:10, 70:8, 74:11, 75:1, 80:18, 81:11, 82:5, 82:6, 86:11, 86:15, 86:19, 86:25, 88:23, 113:6, 113:17, 113:18, 114:23, 125:6</p> <p>provides 40:20, 41:12, 44:5, 45:4, 102:13, 112:14, 119:10</p> <p>providing 42:5, 44:1, 51:18, 53:2</p> <p>provisions 35:21, 36:1, 41:9, 62:6</p> <p>proximity 19:16, 42:2, 42:3, 50:4, 52:21, 54:5, 75:11, 80:10</p> <p>public 4:11, 6:4, 37:10, 41:21, 41:23, 42:1, 42:6, 42:11,</p> | <p>44:11, 45:3, 45:16, 45:20, 45:21, 46:10, 48:11, 50:19, 51:1, 51:22, 52:14, 52:20, 53:25, 54:12, 87:4, 93:23, 97:4, 97:5, 101:14, 101:23, 103:4, 104:17, 111:5, 113:3, 115:10, 116:9, 126:1</p> <p>public's 52:16, 54:3</p> <p>publicly 17:23, 17:25</p> <p>publish 75:19</p> <p>pull 12:8, 35:20, 61:1</p> <p>pulled 12:1, 29:19</p> <p>purpose 39:4, 54:24, 81:10</p> <p>purposes 29:20, 64:21, 66:15, 83:5, 90:7, 90:15</p> <p>pursuant 6:17</p> <p>pursuing 7:18</p> <p>push 12:8</p> <p>put 21:12, 29:23, 31:20, 36:22, 52:3, 97:14, 110:8, 121:7, 121:17, 124:11</p> <p>puts 123:13</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>quadrant 33:13</p> |
|--|---|--|--|

| | | | |
|---|---|--|--|
| qualified 126:9 quality 42:9, 114:12, 114:17 quarter 77:24 quasi-judicial 87:4 question 23:16, 34:25, 45:10, 45:14, 48:20, 55:22, 56:7, 56:10, 65:13, 66:20, 68:13, 77:11, 105:11, 115:8, 115:14, 116:9, 116:24, 121:16 questions 11:19, 23:14, 24:2, 24:4, 24:23, 53:12, 57:3, 58:12, 81:15, 83:2, 87:12, 105:25, 106:2, 115:16, 120:14 queue 70:18, 70:19, 78:24 queuing 70:16, 70:23 quick 34:25, 45:10, 48:20, 50:5, 56:9, 57:5, 65:13, 66:20, 68:13 quickly 42:20 quote 47:17 | 72:6, 72:7, 72:11, 72:14 rail 73:5 rainfall 112:5, 112:9 raise 10:15, 15:17, 25:4, 57:15, 83:16, 106:5 raises 72:23 ramps 71:6, 72:9, 72:10 randolph 32:2 range 16:17, 34:20, 39:7, 39:23, 71:19, 72:17, 96:11, 100:8, 105:18 ranges 67:13, 71:8 ranging 30:19 rank 17:20 rare 109:19, 109:22 rarely 18:1 rates 68:9, 68:14, 68:18 rather 20:9, 80:9 rating 71:11, 71:12 ratio 27:13, 27:15, 27:17, 82:12, 82:19, 112:9 ration 112:9 read 34:7 | reading 91:17 ready 15:25, 22:17 real 12:23, 17:22, 77:12 realistic 90:11 realized 44:24 really 12:14, 16:13, 34:7, 39:5, 71:14, 79:7, 79:17, 79:25, 80:5, 91:10, 102:24, 118:2, 119:13 realm 50:19, 93:23, 101:14 realty 16:4, 16:10, 17:11 rear 30:14, 98:14 reasonable 52:5 reassessed 81:6 rec 42:25 receive 13:4, 23:9 received 19:19, 23:15, 60:6, 60:10, 70:8, 80:3, 81:8, 89:16 recent 100:14, 100:15 recently 46:2, 59:9, 100:25, 101:21, 107:11 recess 57:9, 123:8 | recognize 66:16 recognized 58:5, 58:13, 87:13, 106:25 recognizes 43:16, 47:16 recommend 20:10 recommendation 6:16, 6:19, 6:22, 7:23, 40:11, 48:18, 103:13, 120:24 recommendations 43:20, 44:8, 47:11, 48:7, 48:8, 50:13, 51:11, 52:7, 52:9, 53:15, 53:20, 54:13, 79:19, 80:2 recommended 40:21, 45:5, 48:6, 48:9, 50:22 recommends 23:18, 43:22, 44:1, 46:18, 47:21, 47:23, 50:15 reconfiguration 53:8, 67:5 reconfigured 66:13 reconfigures 66:8 record 6:20, 13:23, 14:5, 14:14, 14:22, 15:5, 17:6, 19:25, 28:23, 29:8, 29:14, 35:14, 35:17, 43:4, 43:10, 57:7, 57:10, 58:19, 60:13, 60:15, |
| R | | | |
| radius 65:21, 65:24, 71:4, 71:7, | | | |

| | | | |
|--|---|---|--|
| 60:17, 64:9, 79:3, 87:11, 96:10, 106:23, 108:2, 108:5, 108:6, 108:9, 109:25, 112:18, 121:2, 123:6, 123:7, 124:19, 124:20, 125:3, 126:11 recorded 125:4, 126:7 recording 125:5, 126:10 records 78:8, 78:9, 78:12, 108:3, 108:20, 109:19 recreation 4:12 recreational 41:19, 51:24 rectangular 37:12, 90:19, 114:8 red 31:25, 32:5, 35:5, 64:21, 90:12, 92:8 redevelop 20:5, 47:9, 55:19 redeveloped 66:8, 80:16 redevelopment 16:10, 16:12, 19:24, 21:7, 37:3, 38:4, 38:24, 43:24, 44:3, 44:5, 44:22, 47:20, 48:3, 49:17, 50:15, 52:4, 52:19, 54:9, 63:11, 64:16, 69:5, 69:13, 69:20, 72:8, 87:8, 89:17, | 90:2, 90:5, 90:10, 90:18, 90:25, 91:4, 102:4, 102:18, 103:2, 103:9, 103:17, 104:8, 104:22, 112:2 redone 72:8 reduce 73:2, 76:19, 104:14, 104:22, 104:25, 105:2, 105:8 reduced 52:25, 126:8 reducing 70:13 reduction 76:9 reed 4:24 refer 11:25, 76:20 reference 29:24, 34:7, 35:19, 39:24, 51:24, 60:20, 60:24, 88:24, 89:22, 92:5, 97:15 referenced 60:14, 60:16, 90:7 referencing 14:18, 29:19, 36:21, 63:4, 89:19, 89:20, 90:23 referred 35:14 referring 12:15 refined 75:5, 75:7, 96:7, 112:16 reflect 89:15, 113:25 | reflected 92:8 reflecting 15:5 reflection 11:1 reflects 103:2, 122:7 regard 96:18, 96:19, 96:20 regarding 24:4, 58:12, 74:4, 116:25 regards 13:21, 51:5, 97:1 region 18:12, 86:5 register 17:3 registered 85:15 registration 126:17 regulations 99:2 regulatory 41:14 reinforces 50:25, 91:10 reinforcing 101:13 relate 74:19 related 47:11, 48:7, 75:22, 75:23, 75:24, 104:11, 125:6, 126:13 relates 65:20, 73:11 relationship 17:9 relatively 76:16 releasing 16:15 | relocate 77:7 remain 63:12, 63:23, 64:1 remainder 24:22 remained 81:5 remaining 38:6, 38:7, 111:17 remediate 79:10 remember 116:13 reminder 12:18, 99:8, 99:13 reminders 13:13 remote 9:14 removal 110:20 removed 110:4, 110:9 render 6:16 rendered 123:7 replacement 110:8 report 4:4, 4:5, 4:6, 4:7, 4:8, 5:12, 5:14, 6:16, 6:19, 6:21, 26:14, 29:6, 35:16, 36:18, 43:6, 43:10, 53:19, 54:22, 55:6, 60:6, 64:8, 75:20, 87:20, 108:8, 115:22, 122:8, 122:12, 123:13 reporter 8:8, 10:18, |
|--|---|---|--|

| | | | |
|---|--|---|--|
| 10:19, 10:23, 12:14, 15:22, 25:8, 57:19, 83:21, 106:10 reporter-notary 126:1 reports 19:3, 107:23, 118:19 reposes 41:24 represented 93:25 represents 64:4, 92:12 request 6:4, 6:23, 6:24, 12:11, 19:18, 19:22, 50:7, 87:12, 106:25 requested 14:11, 15:6, 40:14, 50:6 requesting 14:21, 50:10 requests 6:22 require 41:8, 49:12, 64:20 required 13:2, 22:1, 23:9, 41:18, 41:23, 55:23, 110:9, 112:1, 120:23 requirement 42:16, 70:16, 74:9, 110:23 requirements 28:9, 39:3, 41:17, 41:19, 42:20, 42:22, 42:24, 54:21, 54:25, 64:13, 67:8, 88:15 reserves 52:4 | reserving 73:7 residences 46:24, 55:8 residential 6:6, 6:11, 18:14, 19:11, 24:6, 26:19, 26:20, 27:9, 29:1, 31:2, 31:3, 33:11, 33:16, 34:15, 36:3, 36:5, 39:5, 39:9, 47:2, 47:25, 49:15, 49:17, 50:1, 50:3, 52:18, 54:25, 55:10, 56:4, 66:10, 67:6, 68:2, 75:4, 77:7, 84:24, 86:3, 90:12, 91:20, 91:24, 92:1, 92:10, 92:13, 93:22, 94:22, 95:17, 95:19, 95:21, 95:23, 95:24, 99:6, 101:8, 102:3, 102:8, 103:3, 115:24 residentially 46:25, 55:9, 56:4 residents 53:5, 82:1, 102:4 resource 76:8, 108:2 resources 108:19 respect 28:22, 35:2, 60:1, 88:23 respond 39:8, 60:9 responded 23:14, 60:6 | responders 98:17 response 5:11, 11:3 restaurant 32:14, 33:2 restaurants 40:1 restricted 117:18 resubmit 20:20 result 18:8, 18:9, 49:17, 50:2, 52:19, 81:2 resulted 70:12 resulting 52:24 results 81:3 resume 4:23, 4:24, 4:25, 5:4, 5:5, 5:6, 17:6, 25:25, 58:16, 58:17, 87:11, 106:23, 106:24 retail 21:11, 30:18, 32:14, 32:17, 33:1, 33:5, 33:10, 37:19, 37:21, 38:10, 39:17, 40:2, 47:5, 47:25, 51:14, 53:2, 55:13, 66:6, 66:9, 66:11, 66:13, 67:5, 86:10, 86:14, 98:10, 99:5, 101:6, 101:12, 101:18, 104:5 retention 114:4 retested 67:2 | return 76:21, 76:22 review 6:16, 41:13, 56:10, 56:11, 60:4, 64:11, 64:13, 64:20, 65:7, 75:9, 75:10, 75:20, 85:23, 89:10, 108:16, 110:13 reviewed 28:25, 29:2, 89:1 revised 89:14 revits 33:18 rezoning 6:5, 7:19, 7:21, 12:25, 13:2, 15:7, 19:3, 19:8, 19:10, 20:16, 21:2, 21:16, 26:15, 28:9, 28:17, 39:3, 43:12, 49:12, 50:6, 52:9, 52:14, 55:24, 58:25, 59:3, 66:21, 73:25, 87:21, 107:5, 108:12, 115:9, 120:24 rezonings 16:18 rh 6:6 ride 72:23 ridge 87:7 right 6:25, 7:6, 8:8, 8:16, 9:6, 10:9, 10:12, 10:24, 11:12, 11:14, |
|---|--|---|--|

| | | | |
|--|--|--|---|
| 11:15, 12:19, 13:9, 13:13, 15:8, 15:12, 15:17, 22:24, 23:13, 24:10, 24:20, 24:24, 25:4, 26:6, 29:16, 31:9, 35:17, 40:8, 48:22, 49:11, 56:21, 57:2, 57:8, 57:15, 58:23, 61:22, 62:10, 63:20, 68:3, 71:18, 77:7, 78:4, 80:9, 80:12, 80:22, 83:4, 83:12, 83:14, 83:16, 83:25, 88:21, 90:17, 90:20, 91:6, 92:23, 93:10, 93:20, 94:20, 96:5, 96:16, 98:1, 99:18, 101:10, 102:16, 106:5, 106:9, 113:11, 115:15, 115:20, 116:7, 116:15, 117:9, 117:14, 117:20, 118:1, 119:1, 119:8, 119:9, 120:17, 121:1, 122:17, 123:1, 124:6, 124:14, 124:17 right-hand 37:14, 61:7, 61:17, 62:21, 99:22 right-in 69:23 right-of-way 20:12, 53:7, 73:18, 97:5 right-out 69:23 | rise 90:17, 93:2, 99:21, 100:10, 102:16 road 4:13, 9:17, 32:2, 33:13, 58:2, 69:19, 71:16, 77:16, 77:22, 78:3 roads 72:22, 77:13, 90:19 roadway 32:1, 61:25, 76:14 roadways 75:13 rock 111:17 rockville 1:9, 6:8, 6:10, 20:12, 30:6, 30:13, 30:15, 30:18, 32:6, 32:8, 32:12, 32:25, 33:3, 33:6, 34:9, 34:11, 34:19, 35:1, 35:3, 35:7, 36:14, 37:22, 37:24, 38:3, 38:11, 38:14, 43:17, 43:23, 44:4, 44:7, 47:12, 47:18, 48:2, 48:11, 49:20, 50:18, 50:25, 51:4, 51:12, 53:8, 54:7, 55:12, 56:10, 56:14, 61:5, 61:6, 61:9, 61:21, 63:11, 63:19, 69:23, 70:6, 73:10, 73:17, 73:18, | 74:3, 74:16, 75:14, 76:2, 76:3, 76:11, 80:1, 80:11, 82:6, 86:13, 89:13, 90:4, 90:14, 90:20, 91:1, 91:5, 91:15, 91:21, 92:11, 100:3, 100:12, 100:18, 101:7, 101:18, 102:1, 102:8, 102:21, 103:22, 104:4, 111:11, 111:12, 113:16, 115:2 role 6:14, 16:11, 16:13 roles 7:15 rolling 22:5 rollins 62:2, 62:4, 63:18, 63:22, 68:21, 69:22, 80:13, 80:23, 81:25, 90:22, 95:1, 98:7 roof 42:14, 94:7 roofs 105:3 room 7:8, 8:4, 10:6 roughly 95:18 route 77:6 rubberized 78:1, 78:3, 79:2 rules 11:17 run 6:25, 7:13 | running 22:18 runoff 111:15, 111:18 <hr/> S <hr/> s&p 17:24 s-h-u 11:7 sl 113:2 safe 81:19 safety 70:20, 75:12, 75:17, 81:23, 88:18 said 84:1, 86:2, 91:8, 92:15, 94:17, 96:19, 98:16, 102:12, 103:24, 118:4, 125:4, 126:9, 126:10 same 11:17, 19:20, 23:11, 102:6, 114:13 sanitary 113:5, 113:6, 113:7, 115:11 satisfies 54:23 satisfy 41:8, 54:18 saved 110:4 say 11:9, 11:10, 11:18, 12:24, 34:12, 43:11, 52:14, 56:12, 56:19, 117:1, 120:18, 123:15 saying 12:4, 96:18 |
|--|--|--|---|

| | | | |
|---|---|---|--|
| <p>says 45:16 scale 47:10, 55:20, 98:24, 101:19 scan 121:6 scanned 13:25 scenarios 16:14 scene 22:12 school 45:24, 46:1, 46:2, 46:3, 46:6, 46:7, 46:9 schools 46:4 science 85:4 scoping 65:18, 69:9 screen 11:1, 31:8, 35:20, 90:3, 90:16, 98:15, 99:14, 99:15, 100:4 screening 41:20 scroll 117:11 sec 8:20 second 38:4, 39:11, 40:18, 42:4, 43:25, 69:25, 93:24, 114:16, 117:11 seconds 70:7 section 6:18, 20:13, 39:25, 40:11, 40:19, 41:9, 41:12, 41:22,</p> | <p>55:25, 62:19, 75:21, 76:18, 86:17 sections 4:13, 4:17, 79:18, 89:5, 89:20, 99:10 sector 20:10, 28:13, 29:2, 40:10, 40:21, 43:14, 43:19, 43:20, 43:21, 43:25, 44:1, 44:9, 44:11, 44:18, 44:19, 44:25, 45:2, 45:6, 45:24, 46:16, 46:18, 47:11, 47:15, 48:7, 48:9, 48:24, 49:2, 50:12, 50:14, 50:22, 53:21, 54:11, 54:13, 89:2, 99:1, 100:22, 102:22, 103:1, 103:12, 104:9, 104:10, 105:23, 116:20 sediment 108:7 see 7:1, 7:2, 7:4, 8:12, 8:13, 8:15, 8:16, 8:17, 8:19, 8:21, 9:8, 9:10, 9:21, 10:25, 13:4, 18:7, 18:10, 31:8, 35:4, 52:2, 64:4, 72:14, 76:20, 76:21, 76:22, 77:15, 78:5, 78:12, 78:22, 79:13, 80:23, 90:21,</p> | <p>91:2, 92:20, 92:24, 94:5, 94:16, 95:2, 97:22, 99:21, 101:2, 108:24, 109:3, 109:21, 110:5, 110:17, 114:1, 114:5, 114:7, 121:16 seek 41:14, 48:17 seeking 19:8, 48:21, 49:1 seeks 26:18 seem 117:24 seems 117:23 seen 92:20, 94:19 segment 75:13, 76:16 segments 71:6, 71:16, 75:11, 76:10 self 122:17 sell 18:1 send 6:24 senior 33:19 sense 117:23, 119:10 sensitive 75:18 separated 62:16 separation 102:14 september 23:12, 109:8, 123:20 serve 62:1, 63:15,</p> | <p>81:24 served 30:21, 46:1, 61:4, 103:19, 113:3, 115:9 serves 61:13, 61:20 service 39:17, 40:2, 97:2, 97:6, 97:12, 97:25, 98:4, 98:9, 98:13, 113:16, 113:18, 115:4 services 28:21, 30:19, 33:5, 53:2, 60:1, 87:14, 88:22, 103:5, 104:3, 105:3, 107:17, 107:21, 113:6, 114:21, 115:10 servicing 97:1, 97:22 serving 46:4 set 6:18, 40:18, 42:12, 96:21, 96:23 setback 98:14 setbacks 40:21, 73:19 settings 39:8 several 18:13, 29:10, 32:18, 59:8, 59:13, 59:19, 109:10 severe 75:25 sewer 108:7, 111:6, 112:23, 113:1, 113:2, 113:5,</p> |
|---|---|---|--|

| | | | |
|---|---|---|---|
| <p>113:6, 114:19, 114:20, 114:24, 115:11 sewers 113:9, 113:12 shaded 32:5, 35:5, 110:3 shape 91:9 shared 19:17, 72:22 sheet 4:19 shelter 62:20, 62:23, 74:22 shelters 74:10, 74:13, 74:14 shields 76:24 shift 66:16 ship 12:1 shop 18:3, 103:5 shopping 17:18, 18:13, 26:17, 30:9, 30:11, 32:13, 32:16, 33:8, 33:9, 43:22, 49:21, 54:5, 55:12, 87:23, 99:18, 109:3 short 50:16, 76:16 shortens 77:1 should 20:16, 21:2, 24:22, 31:11, 32:9, 34:11, 43:11, 108:21, 116:24, 123:20, 124:10</p> | <p>show 11:20, 112:14 showed 81:4, 81:8, 110:22 showing 110:2, 110:3 shown 30:6, 36:24, 37:15, 40:23, 43:20, 61:3, 61:12, 62:9, 63:18, 68:21, 90:3, 90:8, 98:11, 108:20, 109:7, 109:16, 111:8, 112:13, 113:8, 119:16 shumaker 9:20, 9:25, 11:6, 11:11, 11:13 side 6:8, 32:22, 37:14, 44:6, 61:5, 61:7, 61:8, 61:9, 61:17, 61:23, 62:21, 63:11, 63:12, 63:23, 76:19, 77:18, 79:16, 91:3, 99:22, 110:7, 113:16 sides 61:4, 90:19, 91:12, 98:12, 98:14 sidewalk 62:11, 71:6 sidewalks 45:8, 53:4, 62:8, 62:9, 62:13, 71:17 sight 102:2 signal 63:12, 70:10,</p> | <p>70:12, 80:2, 80:6, 80:13, 80:17, 80:20 signalize 80:22 signalized 38:15, 61:12 signature 121:20, 122:24 signature-mig2k 125:10 signature-plkal 126:20 signed 52:1 significant 20:7, 103:7, 109:11, 110:2 significantly 47:6, 55:17 signs 13:4 similar 36:12, 47:10, 55:20, 94:9 simplified 4:18, 108:22, 109:17 simply 78:23, 122:4 since 10:7, 23:11, 41:10, 41:23, 56:3, 64:16, 65:5, 117:21 single 36:5, 43:22, 52:24 single-family 36:3, 41:11, 46:24, 55:8, 100:14 single-story 99:16 single-use 104:1 sir 9:24</p> | <p>sitting 13:14, 78:25, 79:1 six 110:2 six-lane 61:10 sixth 45:23 size 30:8, 32:4, 41:11, 54:5 sizes 41:12, 99:7 sketch 21:14, 41:15, 42:17, 43:2 skills 126:12 skipped 35:23 skyline 91:14 slight 49:16 slightly 37:1, 70:13 slip 78:1 slow 79:17 small 18:25, 42:8 smaller 77:25, 110:7 smart 103:17 smith 68:14, 81:12, 83:1 social 51:21 societies 85:7 soils 108:25 solar 105:6</p> |
|---|---|---|---|

| | | | |
|---|--|---|---|
| <p>sole 17:11, 19:1 solutions 104:17 solved 10:10 some 17:15, 22:4, 22:23, 32:24, 33:16, 33:20, 41:17, 42:6, 43:19, 48:6, 51:8, 58:24, 62:6, 66:8, 66:9, 66:11, 67:1, 70:9, 70:17, 71:17, 72:9, 73:12, 76:1, 76:18, 79:17, 79:19, 80:1, 86:6, 93:23, 94:17, 96:4, 100:18, 101:2, 101:12 somebody 79:12 someone 121:22, 122:21 something 14:24, 123:23 sometimes 74:21, 74:22 somewhat 71:11 somewhere 22:4 soon 101:16 sorry 10:3, 11:9, 29:5, 32:23, 41:4, 41:5, 41:22, 61:24, 70:25, 74:15, 99:11, 101:3, 101:9 sort 9:12, 10:9,</p> | <p>35:2, 43:5, 67:2, 77:25, 81:14, 96:20, 122:25, 124:13 sorts 62:14, 74:23, 80:3 sound 10:16, 11:5, 11:15 sounds 9:3, 13:24, 124:17 south 6:10, 32:3, 32:6, 32:15, 32:22, 34:5, 34:18, 38:2, 39:19, 52:1, 55:15, 61:5, 61:9, 61:16, 62:3, 62:4, 62:18, 63:23, 64:2, 64:21, 74:18, 76:15, 76:23, 97:24, 98:2, 99:17, 100:12, 111:11, 111:18, 113:11, 113:15 southeast 101:20 southern 37:13, 56:18, 90:18 southwest 33:12, 62:20 space 16:15, 37:6, 41:21, 42:11, 44:24, 45:3, 45:11, 45:16, 48:14, 50:23, 66:6, 66:9, 86:19, 90:6, 93:18, 94:1, 94:7, 95:23, 98:17, 102:20,</p> | <p>116:9, 116:10, 116:13, 116:14, 116:20, 116:21 spaces 44:16, 45:1, 51:1, 92:9, 92:13, 93:23, 94:2, 94:3, 95:7, 95:12, 95:19, 95:25, 96:12, 96:19, 96:21, 101:23, 103:4 speak 7:20, 9:19, 20:1, 21:1, 26:14, 103:12, 118:17 speaker 13:10, 24:2, 25:1 speakers 12:2, 12:9 speaking 9:23, 9:24, 10:5, 24:9 special 34:16, 36:6, 109:4 species 109:20, 109:22 specific 12:14, 12:18, 12:19, 24:4, 28:21, 42:15, 47:11, 47:17, 48:6, 50:12, 60:1, 65:15, 88:22 specifically 19:11, 26:21, 39:18, 40:20, 44:12, 45:5, 53:14, 53:25, 54:18, 55:3, 60:9, 82:10, 89:22, 105:13, 111:15</p> | <p>specifications 23:21 specifics 66:5 speed 61:11, 61:19, 61:25, 75:12, 76:3, 76:5, 76:6, 76:7, 76:8, 76:13, 76:14, 77:12, 78:13, 78:19, 78:20, 79:2 speeds 76:19 spell 15:21, 25:7, 57:18, 83:20, 106:9 spelling 8:7, 11:2 spellings 10:18 springhill 58:2 square 20:6, 24:5, 30:9, 37:6, 66:6, 86:10, 86:14, 86:18, 95:25, 103:25, 115:24, 116:1 st 25:16, 32:3, 33:13 stabilize 21:12 stacked 94:21 staff 5:14, 19:17, 20:20, 32:10, 35:16, 36:16, 69:8, 73:10, 74:4, 75:2, 79:20, 89:11, 89:12, 89:17, 115:22, 117:5,</p> |
|---|--|---|---|

| | | | |
|---|--|---|--|
| <p>119:2 staff's 20:18, 35:15 stage 71:24, 74:20, 81:6, 82:25 stand 27:2, 108:3 standard 64:23, 75:1, 76:12, 82:12, 82:13 standards 28:9, 40:9, 54:19, 54:24, 64:14, 68:17 standpoint 28:18, 51:24, 108:13 start 7:8, 21:25, 29:17, 89:24, 108:18, 108:21, 110:1, 122:3 starting 22:7 state 16:2, 17:2, 25:13, 57:23, 59:21, 75:16, 79:21, 84:1, 84:2, 85:17, 106:14, 109:19, 112:3 stated 55:5, 100:12, 104:11, 109:18 statement 3:16, 3:17, 5:15, 12:21, 12:23, 65:10 states 41:23 stating 11:19 station 19:15, 30:24, 33:23, 34:1,</p> | <p>34:4, 36:16, 42:3, 51:16, 52:21, 61:16, 62:18, 63:15, 73:5, 100:15 stations 33:2, 51:15, 54:6 stay 93:6 steel 93:2 stepping 102:11 steps 16:20 stick 93:11 still 45:16, 45:17, 48:4, 81:4, 81:9 stock 17:24 stoops 91:25 stop 62:20 stops 74:12 storage 70:18, 114:5 store 30:23 storefronts 30:20, 102:7 stores 32:18 stories 91:17, 99:21, 100:9, 101:19 storm 108:8, 111:5, 111:9, 111:14, 111:16, 111:18, 111:21, 111:23, 112:12, 112:22, 113:21, 113:22, 115:11</p> | <p>stormwater 104:16, 114:2 story 30:12, 32:17, 32:20, 55:14, 91:17, 100:1, 100:6, 101:17, 114:16 straight 92:6 strategic 17:22 strategically 17:20 strategies 101:24 strategy 48:3 streams 109:1 street 20:13, 37:7, 37:9, 37:11, 37:22, 38:3, 38:5, 38:12, 38:13, 44:6, 44:15, 47:21, 50:20, 50:21, 51:2, 51:5, 54:12, 54:14, 61:18, 62:6, 62:12, 62:14, 62:15, 63:16, 63:17, 63:21, 71:13, 72:5, 77:8, 79:13, 84:3, 90:22, 91:6, 91:8, 91:11, 91:17, 91:19, 91:22, 92:14, 95:2, 95:4, 97:8, 97:24, 98:11, 98:13, 101:14, 114:14, 114:15, 114:24, 115:3 streets 37:8, 44:1,</p> | <p>44:10, 45:9, 50:16, 50:21, 51:19, 53:4, 94:25, 101:23, 103:4, 115:6 streetscapes 44:11, 100:24 stress 72:17, 72:21, 72:24, 73:2, 73:23 strip 30:10, 54:4 strong 19:19, 51:2 structure 20:9, 37:7, 122:25 structured 6:12, 40:1, 42:11, 94:12 structures 102:2, 104:24 students 26:23 studied 65:3, 65:20 studies 60:8, 66:25, 67:1, 70:9, 76:3, 80:18, 86:25 studio 17:1 studios 16:25 study 59:8, 66:15, 66:23, 71:22, 75:12, 80:19, 109:21 stuff 8:8 subcategory 42:10 subdistrict 47:13 subdivision 21:15, 46:11,</p> |
|---|--|---|--|

| | | | |
|---|--|---|---|
| 66:22, 74:1 subject 18:21, 19:9, 26:18, 27:22, 27:25, 28:17, 29:21, 30:8, 31:1, 32:4, 32:12, 33:1, 33:10, 34:2, 34:18, 35:5, 37:14, 38:22, 40:4, 43:15, 47:1, 47:4, 47:5, 48:8, 49:23, 50:13, 52:6, 55:15, 56:3, 59:5, 59:11, 60:21, 63:3, 64:22, 64:25, 65:4, 65:6, 65:11, 69:2, 82:20, 87:25, 88:5, 107:8, 107:13, 108:12, 108:22 submission 23:7, 79:25, 89:10 submit 14:24, 15:5, 110:12, 119:18 submits 6:23 submittal 6:17 submitted 6:4, 19:4, 23:13, 23:21, 60:9, 67:1, 112:17 subsequent 42:17, 79:22, 79:24 substantially 43:18, 52:6, 53:15, 53:20 substantive 122:6 | suburban 30:10, 113:7 suburbs 17:20, 18:16 success 18:2 sufficient 73:18 suggest 25:23 suggested 80:8, 80:12 suggests 45:1 suitability 28:17, 108:11 suite 2:10, 16:5, 25:16, 58:2, 84:4, 106:17 summarize 75:20 summarizing 43:5, 43:9 supervised 29:4 supplement 13:22, 70:12 supplemental 5:8, 5:10, 60:8, 60:16, 70:9, 80:18, 81:10 support 19:12, 19:19, 89:5, 103:22 supports 103:17 sure 7:14, 11:6, 24:16, 25:15, 28:25, 29:23, 31:6, 31:19, 35:4, 36:22, 39:4, 43:14, 45:12, 52:16, 56:2, 57:20, 60:23, 66:5, | 69:9, 74:7, 106:11, 106:15, 111:3, 111:7, 114:20, 116:16, 119:2, 122:7 surface 20:9, 30:20, 32:14, 32:19, 37:18, 38:7, 104:1 surfaces 104:20, 105:2 surrounded 47:4, 55:13, 99:4 surrounding 3:25, 27:25, 28:6, 29:12, 29:14, 31:17, 31:20, 31:21, 31:24, 32:11, 33:4, 33:24, 34:17, 35:15, 35:25, 36:5, 36:9, 36:17, 37:2, 44:7, 47:6, 47:8, 53:3, 53:6, 55:16, 55:19, 59:11, 88:5, 88:8, 90:6, 98:22, 98:25, 99:3, 100:8, 103:6, 103:9, 104:4, 107:13 surveying 107:20 sustainability 46:14, 103:13, 104:12 sustainable 104:16 swear 25:4, 57:15 switch 109:16 sworn 126:6 | symbol 101:5, 101:11 system 65:8, 65:9, 68:21, 72:14, 74:8, 81:18, 92:18, 93:2, 93:3, 94:22, 97:7, 111:16, 111:18, 114:11 systems 72:3, 81:24, 92:15, 92:17, 105:5, 111:15, 113:4 <hr/> <p style="text-align: center;">T</p> <hr/> table 39:24, 96:15 tables 96:11 take 14:5, 16:22, 57:5, 78:14, 100:23, 118:8 taken 57:9, 99:2, 119:3, 126:4 takes 93:17, 101:13, 123:14 talk 8:10, 13:3, 57:6, 94:11, 113:1, 115:16, 115:19, 123:15 talked 93:22, 110:2, 114:3, 116:18, 117:15 talks 119:6 taller 91:14 tan 94:1 target 52:2, 112:5, |
|---|--|---|---|

| | | | |
|--|---|---|---|
| <p>112:9 team 7:12, 16:13, 16:17, 19:6, 29:9, 86:11, 105:5 tech 8:10, 8:13, 8:23, 30:2, 30:4 technical 7:20, 20:1 technically 73:15 tell 11:5, 15:18, 25:4, 26:24, 57:15, 78:20, 83:17, 95:13, 106:6 tells 78:10, 78:15, 78:19 temperature 78:8 tenant 16:15, 48:4 tenants 18:3, 18:12, 21:6, 68:10 term 18:7 termination 42:14 terms 17:15, 21:6, 32:11, 38:23, 39:12, 98:10 terraces 114:6 terrific 43:8, 120:16 test 46:3, 65:8, 65:9, 65:25, 68:23, 70:15, 71:3, 71:7, 72:13, 73:22, 74:9, 74:10,</p> | <p>81:10 testified 53:18, 58:8, 87:4, 87:6, 115:25, 116:2 testify 12:11 testifying 7:12, 8:25, 9:11, 10:22, 26:2, 26:7 testimony 6:15, 7:20, 11:20, 43:6, 46:15, 53:13, 53:24, 54:17, 54:23, 55:2, 55:5, 60:19, 60:25, 62:8, 73:9, 81:14, 81:16, 82:9, 105:12, 115:9, 116:18, 117:21, 120:21 tests 65:6, 65:11, 65:21 th 23:11, 76:5, 76:6, 76:12, 78:13, 78:19 thank 10:9, 11:12, 11:15, 12:22, 15:14, 16:7, 17:4, 17:7, 19:7, 19:23, 20:2, 20:25, 23:1, 23:25, 24:21, 24:24, 25:11, 26:11, 27:18, 27:20, 29:16, 31:11, 31:15, 35:13, 36:19, 38:17, 39:1, 40:5, 40:16, 41:6, 42:19, 43:3,</p> | <p>43:8, 45:22, 46:13, 48:16, 48:22, 50:11, 52:13, 53:11, 54:16, 56:6, 56:9, 57:4, 57:11, 57:12, 57:18, 58:4, 58:22, 59:25, 62:25, 64:6, 65:17, 66:3, 67:3, 68:12, 68:19, 79:5, 81:12, 82:7, 83:1, 83:3, 83:12, 84:6, 85:6, 85:14, 85:23, 87:3, 87:17, 87:18, 89:18, 90:2, 92:23, 93:19, 96:16, 96:25, 98:19, 101:3, 103:11, 105:10, 105:24, 106:13, 107:4, 107:12, 108:10, 111:1, 112:19, 113:20, 115:13, 115:15, 120:19 thanks 112:24 themselves 104:21, 104:24 theory 123:20 thereafter 126:8 therefore 18:1, 36:9, 45:7, 49:22 thick 77:25 thing 20:22, 74:22, 74:23, 75:19, 77:3, 113:25, 122:11, 122:18,</p> | <p>123:22 things 12:13, 15:13, 24:4, 37:16, 42:25, 74:7, 74:24, 77:15, 78:5, 78:8, 79:8, 80:3, 80:5, 96:19, 117:16, 121:2 think 9:15, 21:24, 24:8, 34:1, 49:3, 52:11, 58:16, 67:16, 73:9, 76:19, 77:9, 79:10, 83:10, 84:15, 89:19, 92:22, 94:4, 94:15, 96:3, 96:19, 97:15, 97:17, 98:16, 99:10, 100:18, 106:1, 108:21, 113:20, 117:6, 117:7, 117:14, 118:16, 118:20, 118:25, 119:5, 119:9, 120:20, 121:14, 122:22, 123:16, 124:10, 124:14, 124:18 third 39:13, 41:11, 42:6, 100:16 thirteen 30:4 threatened 109:19, 109:22 three 16:11, 39:5, 46:4, 54:12, 61:4, 69:14, 78:14, 98:14, 100:25, 110:3, 110:4, 110:9, 110:22, 111:13</p> |
|--|---|---|---|

| | | | |
|--|---|--|--|
| threshold 70:7, 70:14, 79:9, 81:4 thresholds 70:2, 82:19 thrive 28:13, 29:3, 51:7, 51:10, 89:2, 103:16 through 6:25, 7:13, 12:19, 12:24, 19:6, 24:14, 26:1, 60:15, 69:8, 69:15, 71:9, 71:19, 71:21, 71:25, 72:17, 73:21, 79:25, 80:4, 89:21, 92:21, 94:4, 94:15, 97:9, 97:25, 108:5, 112:13, 112:16, 112:17, 113:19, 114:10, 114:11, 115:2, 120:15, 120:20 throughout 13:6, 122:11 thumbs 9:6, 121:17 tied 13:18 tilden 46:1, 46:6 tilly 123:15 time 9:7, 11:17, 18:24, 21:19, 42:17, 42:21, 43:1, 46:11, 47:10, 55:20, 66:22, 66:23, 67:2, 70:11, 74:1, 78:6, 78:21, 94:10, 103:9, 120:20, | 120:25 timeline 22:9 timelines 22:25 times 18:4, 29:11, 77:5, 107:10 timing 21:1, 70:10, 70:12, 80:2 timings 80:6, 80:20 title 15:2, 84:12 today 7:12, 8:5, 9:11, 9:23, 9:24, 10:5, 11:21, 13:1, 16:19, 21:17, 61:16, 62:23, 66:7, 66:17, 71:12, 72:3, 74:11, 74:12, 77:10, 79:12, 98:4, 98:9, 104:2, 104:19, 111:24, 116:1, 116:2, 120:20, 123:12, 124:18 together 118:18 took 23:4, 80:20, 80:21, 98:20, 117:5, 117:12 top 30:15, 31:24, 33:25, 61:8, 92:6, 93:12, 94:2, 98:5, 99:14, 109:14, 113:10, 114:7 total 27:6, 49:14, 49:24, 65:3, 65:23, 67:12, | 67:17, 69:3, 75:2, 95:12, 116:12 totally 118:3 totals 66:12 towards 30:7, 30:13, 30:14, 30:16, 31:23, 37:22, 38:11, 45:7, 53:7, 91:21, 101:9, 101:19, 101:21, 101:23, 102:1, 102:7, 102:9, 102:11 tower 42:12 towers 100:10 town 100:5 towne 32:13, 33:8, 49:21, 55:11 towson 85:5 tracks 32:2, 100:1 traded 17:23, 17:25 traffic 5:10, 8:1, 58:10, 59:8, 59:20, 60:22, 63:12, 68:8, 68:24, 69:16, 69:20, 70:24, 72:16, 72:21, 72:23, 73:2, 73:23, 77:10, 79:17, 80:6, 80:13, 80:16, 80:20, 80:25, 81:21, 82:10, 82:13, 118:19 trail 51:25 | trails 45:2 transcribed 1:25, 125:4 transcriber 125:1 transcript 3:3, 121:4, 123:5, 125:3 transcriptionist 126:9 transformation 43:22 transforming 102:25 transient 42:2 transit 19:17, 34:22, 36:15, 51:14, 51:20, 52:21, 52:22, 59:23, 60:22, 62:23, 65:9, 65:21, 65:25, 74:8, 81:23, 103:20, 104:3 transition 34:21, 56:19, 73:4, 74:4, 91:23 transitions 46:18, 91:16, 101:18 transmittal 5:13 transportation 4:4, 4:5, 4:6, 4:7, 8:1, 58:1, 58:5, 58:14, 58:21, 60:4, 64:8, 64:11, 64:13, 65:7, 74:3, 75:9, 79:21, 80:5, 81:15, 82:8, 89:8, 103:19 treat 112:11 |
|--|---|--|--|

| | | | |
|--|--|--|--|
| treatment 112:14 tree 105:1, 109:15 trees 62:12, 62:14, 71:13, 101:11, 109:11, 110:2, 110:6, 110:8, 110:9, 110:20, 110:21 triangular 114:7 trigger 64:24 trip 42:6 trips 64:15, 65:6, 65:23, 66:1, 67:7, 67:9, 67:11, 67:13, 67:14, 67:17, 67:18, 67:25, 69:13, 69:17, 70:22, 82:17, 82:22 trolley 51:25 trucks 78:18 true 114:13, 125:3, 126:10 trust 17:23 truth 15:18, 15:19, 25:4, 25:5, 57:15, 57:16, 83:17, 83:18, 106:6, 106:7 try 12:18 trying 16:15, 91:11 tube 78:25 | tubes 77:22, 78:22, 78:23 tucked 99:16, 99:24 turn 8:15, 8:20, 9:10, 9:16, 9:22, 10:3, 10:5, 11:5, 11:15, 61:11, 61:19 turned 12:7, 13:10 turns 61:22 tv 9:14 twgi 9:9 twinbrook 19:15, 31:25, 33:7, 33:23, 35:8, 36:16, 42:3, 50:4, 51:17, 52:21, 56:16, 56:20, 62:3, 62:17, 62:18, 76:1, 76:4, 76:11, 98:8, 99:17, 100:15, 101:15 two 21:10, 21:12, 21:22, 22:6, 26:23, 30:11, 32:17, 37:5, 37:8, 39:10, 44:14, 51:15, 53:9, 54:5, 59:9, 61:14, 62:1, 63:14, 66:14, 66:18, 68:8, 69:23, 74:15, 90:5, 91:12, 95:3, 101:16, 102:22, 102:23, 113:9, | 123:12 two-phase 37:3 two-story 99:19 two-thirds 104:19 two-way 73:1 two-year 22:9 type 30:10, 54:4, 92:17, 92:18, 93:3, 93:7, 93:9, 94:6, 112:7, 117:22 types 39:21, 53:9, 68:10, 68:15, 69:24, 78:10, 94:9, 99:7 typewriting 126:8 typical 92:22, 94:15 typically 21:13, 36:4, 110:13 typo 14:9, 122:4 tysons 58:3 | 70:15, 70:18, 79:3, 81:5, 82:12, 105:20, 107:25, 113:4 underground 111:10, 111:14 understand 18:8, 65:19, 67:9, 89:5 understanding 46:9, 73:25, 82:23, 96:20 understood 13:20, 84:17 undesirable 71:19 undivided 61:18, 76:17 unfortunately 101:15 unidentified 13:10 unit 86:14, 95:24 units 20:5, 37:4, 37:5, 44:20, 66:14, 67:6, 77:7, 86:10, 86:18, 103:25, 115:24 university 85:4, 85:5 unmute 8:15, 8:22 unmuted 8:23, 8:24 until 83:9 upcoming 19:25 update 20:19, 60:14, 66:23 updated 14:25, 60:5, 60:7, 70:5, 79:24, 80:6, |
|--|--|--|--|

| | | | |
|---|---|---|---|
| 80:20, 119:19, 119:22 upgrade 72:1 upgraded 72:8 upgrades 68:20, 72:24 upper 37:23 urban 16:24, 17:1, 44:8, 48:18, 84:23, 85:12, 86:11, 86:20, 86:25, 89:1, 91:10, 100:19, 101:22, 103:1, 104:13, 105:1, 105:3, 105:22, 112:7 usable 116:8 usage 31:18 use 4:8, 4:11, 10:15, 16:25, 19:16, 20:9, 29:6, 32:19, 34:20, 34:21, 36:6, 36:18, 38:24, 39:11, 39:21, 43:22, 45:21, 54:8, 77:6, 78:22, 80:7, 86:17, 90:17, 90:24, 92:2, 92:3, 92:7, 99:3, 101:6, 101:17, 101:23, 102:23, 102:25, 103:20, 105:9 uses 20:7, 29:22, 30:16, 32:14, 32:17, 33:2, | 33:4, 33:11, 33:14, 34:6, 36:3, 36:7, 36:10, 39:17, 39:24, 39:25, 40:3, 42:7, 47:5, 47:9, 54:10, 55:13, 55:19, 68:15, 94:23, 96:1, 98:22, 98:25, 99:5, 103:3, 103:19, 104:1, 104:5, 105:20, 115:23, 115:24, 116:1 using 105:2, 105:7 utilities 108:7 utility 4:10, 108:6 utilized 54:7 utilizes 52:20 <hr/> V <hr/> value 27:6, 27:7, 27:11, 31:2, 31:3, 49:15, 50:1, 50:2, 50:10, 52:18, 52:19 values 27:3 variance 110:21 variety 40:2, 44:12, 86:3, 91:13, 101:24, 102:10 various 30:18, 33:1, 39:8, 60:10, 61:11, 64:19, 77:5, 78:10, | 99:6 varying 39:10, 44:14 vaults 111:10 vehicle 59:20, 65:8, 67:9, 67:14, 67:17, 67:24, 68:23, 69:13, 69:17, 69:20, 70:15, 70:22, 75:22, 78:10, 81:21, 82:17, 82:22, 98:10 vehicles 52:24, 78:18, 97:5, 97:6, 97:9, 97:11, 97:12, 97:25, 98:1, 98:4, 98:13 vehicular 47:22, 63:2, 81:18, 95:7 verified 72:5 version 60:5 versus 24:6 vertically 48:1 via 6:13, 10:21 view 38:19, 39:2, 52:8, 90:3, 90:4, 90:9, 90:11, 90:13, 92:7, 94:24, 97:4, 98:16, 99:8, 99:25, 101:4, 101:5, 101:16, 102:5, 102:15 views 94:8 | vika 8:4, 13:9, 106:15 village 87:8 virginia 17:2, 18:15, 58:3 visibility 81:18 visible 48:2, 48:5 vision 36:11, 36:14, 49:18, 65:10, 75:10, 98:25 visit 18:4 visited 27:21, 27:25, 29:10, 59:5, 59:7, 59:11, 59:19, 87:25, 88:3, 88:5, 88:8, 107:8, 107:10, 107:13 visitors 82:1 visual 91:14, 102:11 vitality 53:2 volume 10:3, 10:6, 69:24, 70:3, 82:11, 82:19 vrt 73:20 vu 123:15 <hr/> W <hr/> w-o-r-k-o-s-k-y 57:21 wl 113:2 wah 73:13 |
|---|---|---|---|

| | | | |
|---|---|---|---|
| <p>wait 21:22, 22:6</p> <p>walk 12:13, 24:13, 51:16, 77:5</p> <p>walkability 44:10, 44:17, 104:19</p> <p>walking 12:19, 34:2, 34:4, 51:20, 54:6, 79:13, 103:20, 104:2, 117:16</p> <p>wall 51:2</p> <p>walter 45:25, 46:1, 46:5</p> <p>wamata 100:1, 101:5</p> <p>want 7:2, 8:13, 11:25, 12:2, 12:12, 13:8, 17:5, 19:25, 24:3, 43:4, 49:3, 79:17, 97:15, 115:16, 122:3, 122:7, 122:11, 123:22, 124:11</p> <p>wanted 14:4, 15:13, 24:16, 35:14, 35:16, 60:12, 81:13, 113:23, 115:19</p> <p>wash 32:24, 100:2, 109:15</p> <p>washington 33:15, 86:5, 113:7, 113:19</p> <p>watching 10:21</p> <p>water 105:9, 108:7,</p> | <p>108:8, 111:6, 111:9, 111:21, 111:23, 112:12, 112:23, 113:1, 113:2, 113:6, 113:13, 113:14, 113:15, 113:22, 114:12, 114:13, 114:16, 114:19, 114:25, 115:3, 115:4, 115:10</p> <p>watershed 111:17, 111:19</p> <p>waving 8:21</p> <p>way 7:3, 15:13, 21:24, 22:23, 42:15, 120:5, 122:7</p> <p>ways 44:2, 77:21</p> <p>we'll 26:3, 26:13, 45:20, 72:24, 73:6, 73:8, 79:14, 80:14, 96:4, 110:8, 112:13, 112:23, 114:23, 118:13, 121:11</p> <p>we're 6:25, 10:5, 73:14, 83:9, 91:7, 91:11, 95:17, 95:18, 102:9, 110:3, 112:1, 112:10, 112:25, 117:12, 118:11, 120:2, 123:11</p> <p>we've 10:13, 69:9, 90:22, 107:19, 110:2, 112:12</p> <p>website 11:25</p> <p>week 18:4, 107:11</p> | <p>weeks 19:21</p> <p>weingarten 18:23</p> <p>welcome 11:13</p> <p>wells 7:25, 58:1</p> <p>went 79:25, 120:15</p> <p>west 6:9, 17:21, 30:13, 32:3, 32:6, 32:12, 38:3, 61:5, 63:11, 100:3, 110:7, 111:12, 113:16</p> <p>western 91:7</p> <p>wetlands 108:25, 109:1, 114:4</p> <p>whack-a-mole 10:11</p> <p>whatever 11:18, 12:2, 60:25</p> <p>whenever 15:25, 22:5</p> <p>whereupon 57:9</p> <p>whether 74:21, 80:2</p> <p>white 23:11, 28:13, 29:2, 43:14, 53:20, 89:2, 99:1, 100:21, 102:22, 105:22</p> <p>whole 15:18, 25:5, 36:11, 49:8, 57:16, 83:17, 106:6</p> <p>wide 39:23, 62:11, 71:13</p> | <p>widening 53:4</p> <p>wildlife 109:17</p> <p>wills 11:7, 11:11</p> <p>window 78:14</p> <p>winter 79:8</p> <p>wire 2:8, 7:10</p> <p>wish 12:21</p> <p>within 6:19, 6:21, 19:15, 19:16, 21:9, 21:25, 22:1, 32:25, 33:3, 33:4, 33:17, 34:2, 34:17, 34:19, 35:7, 36:5, 36:8, 39:17, 40:14, 43:16, 43:17, 45:4, 45:17, 47:3, 54:6, 64:25, 65:2, 65:4, 65:16, 69:1, 70:2, 70:14, 71:4, 71:7, 71:16, 72:5, 72:6, 72:11, 72:19, 74:9, 74:10, 74:12, 74:16, 74:18, 75:14, 75:24, 76:12, 82:20, 94:9, 94:18, 100:13, 102:2, 103:5, 104:2, 109:4, 109:5, 109:21, 116:12, 119:18, 121:15, 122:24, 123:7, 123:18</p> <p>without 69:5, 97:10</p> |
|---|---|---|---|

Transcript of Hearing
Conducted on May 15, 2025

80

| | | | |
|--|--|--|---|
| witness 13:7, 15:16, 26:8, 30:3, 56:8, 57:13, 83:2, 83:5, 83:6, 83:15, 95:8, 105:25, 106:4, 115:14 witness(es) 126:5 witnesses 3:4, 7:19, 20:1, 24:7, 83:7, 120:22 wood 92:16, 123:22 words 31:23, 52:4 work 16:2, 16:4, 22:13, 71:5, 72:3, 73:16, 74:6, 84:2, 84:4, 85:24, 86:1, 86:4, 86:24, 97:6, 103:5, 109:23, 118:22 worked 16:23, 16:25, 19:5, 86:7 working 18:14, 26:24, 79:25, 119:11 workosky 3:7, 5:6, 7:25, 57:13, 57:14, 57:17, 57:20, 57:21, 57:22, 57:25, 58:8, 58:25, 59:2, 59:7, 59:13, 59:18, 60:3, 60:16, 60:23, 61:1, 63:5, 63:9, 64:10, 64:19, 65:12, 65:14, 65:18, | 66:4, 66:20, 66:24, 67:4, 67:19, 67:21, 67:24, 68:4, 68:7, 68:16, 68:20, 71:2, 73:24, 74:5, 77:14, 77:17, 77:19, 77:21, 78:7, 79:1, 79:6, 81:20, 82:16 works 13:14, 16:13, 31:14, 83:10 worried 123:8 worst 71:9, 72:18 wouldn't 64:24, 70:20, 92:21 wrapping 94:23 wraps 91:11, 92:19 write 122:8 wrong 99:9 wssc 113:8 <hr/> Y <hr/> yeah 8:11, 8:23, 9:13, 9:21, 11:11, 13:24, 20:3, 20:4, 22:4, 22:16, 24:8, 27:4, 31:13, 45:19, 48:23, 78:25, 93:19, 95:3, 95:14, 96:14, 97:21, 112:24, 113:24, 117:25, 118:6, 118:10, | 118:11, 118:24, 119:2, 120:11, 120:14, 121:9, 122:9, 122:19, 123:2, 124:6, 124:10, 124:13 year 75:15, 123:24, 123:25, 124:7 years 16:11, 21:9, 21:10, 21:12, 21:18, 21:23, 21:25, 22:1, 22:2, 22:6, 22:12, 58:9, 59:9, 66:18, 84:10, 84:15, 85:17, 85:19, 85:22, 124:9 yellow 90:11, 92:9, 92:12 york 16:6, 17:24 yourself 13:16, 13:17 <hr/> Z <hr/> zero 65:10, 75:10, 104:13 zone 3:22, 3:23, 5:18, 6:6, 7:21, 20:19, 26:20, 28:10, 29:2, 34:15, 36:4, 36:10, 36:25, 39:3, 39:5, 39:22, 39:23, 40:4, 40:7, 40:11, 40:13, 40:20, 40:23, 41:11, 41:19, 47:2, 48:10, 53:14, 53:25, 54:18, 54:19, | 54:25, 55:3, 55:10, 56:4, 56:5, 82:10, 96:10, 100:14, 105:13, 105:16, 109:6, 117:8, 119:17, 119:19, 120:7, 121:13, 121:18 zoned 31:1, 34:14, 34:15, 47:1, 47:2, 47:6, 49:21, 49:23, 55:9, 55:16, 103:7 zones 27:5, 34:23 zoning 1:1, 2:2, 3:19, 7:11, 16:18, 23:9, 25:21, 26:18, 27:9, 27:10, 28:9, 28:25, 29:21, 31:17, 34:5, 34:8, 34:9, 34:12, 34:19, 35:21, 36:1, 38:23, 40:19, 41:9, 41:22, 42:22, 43:21, 49:22, 50:8, 54:25, 56:3, 58:6, 87:7, 88:15, 89:1, 99:1, 103:2, 103:10, 105:16, 105:20, 106:19 zoom 6:14, 6:25, 7:1, 10:13, 10:14, 10:15, 10:21, 12:1, 12:8, 12:11, 12:12, 13:18, 89:25, 92:4 <hr/> .1 6:18 |
|--|--|--|---|

Transcript of Hearing
Conducted on May 15, 2025

81

| | | | |
|--|---|--|--|
| <p>.2 40:12 .25 49:24 .5 40:12, 40:19, 41:12, 41:22, 41:24, 49:25, 52:17 .6 39:25 .75 6:6, 6:7, 26:19, 49:22, 50:1, 52:18</p> <hr/> <p style="text-align: center;">0</p> <hr/> <p>0.2 109:7 0.75 26:21, 31:2, 48:9, 49:13 0361 109:8</p> <hr/> <p style="text-align: center;">1</p> <hr/> <p>1,000 65:24, 71:4, 71:7, 71:16, 72:6, 72:11, 72:14, 95:25 1,500 65:25, 74:9, 74:11, 74:12 1.1 110:23 1.3 95:18, 95:20, 95:22 1.5 6:6, 26:19, 27:10, 31:3, 48:10, 49:13, 49:22 1.8 112:10, 112:11 1.84 112:14</p> | <p>10 3:21, 5:8, 6:21, 34:2, 45:3, 45:7, 57:9, 116:8, 116:10, 116:12, 121:3, 121:15, 122:24, 123:3, 123:4, 123:11 100 79:7 100,000 86:14 106 3:9 109.4 46:7 11 3:22, 77:25, 96:10, 119:16 11753 16:6 12 3:23, 5:10, 36:23, 36:24, 40:24, 74:11, 101:17, 113:14, 124:20 120 76:7, 76:13 1200 25:16, 84:4 12101 6:8, 30:6 126 1:24 13 3:24, 29:24, 30:3, 30:7, 61:2, 85:17, 94:4, 108:2, 111:8 14 3:25, 18:15, 29:15, 31:20, 31:22, 91:17, 113:15, 115:2 1420 58:2</p> | <p>15 3:5, 4:4, 4:5, 4:6, 4:7, 20:8, 34:4, 37:4, 44:20, 44:21, 51:16, 60:13, 60:15, 69:10, 75:22, 78:11, 115:25 150 34:13, 49:22 1500 52:22, 86:18 155 19:3, 26:15, 26:17, 59:1, 87:21, 87:23, 89:9, 107:5 16 1:10, 4:8, 23:12, 29:8, 43:6, 43:10, 85:19, 108:23 161 125:12 17 4:9, 63:5, 65:3, 68:25, 91:17, 94:4 170 86:8 179 32:4 18 4:10, 32:20, 55:14, 99:21, 108:6, 113:25, 114:1 1807 1:4, 17:9, 17:12 1867 34:17 19 4:11, 84:15, 84:16, 85:22, 116:14 1a 15:2, 15:5,</p> | <p>15:11, 121:10 1st 124:3</p> <hr/> <p style="text-align: center;">2</p> <hr/> <p>2- 5:8 2.0 6:5, 26:19, 31:2, 48:9, 49:13 2.25 6:7, 26:21, 49:15, 49:21 2.5 6:7, 26:21, 41:24, 49:14 20 4:12, 23:7, 34:14, 43:20, 44:9, 44:18, 47:2, 55:11, 114:14 200 2:10, 6:6, 6:7, 26:19, 26:21, 27:11, 31:3, 34:10, 34:15, 38:10, 40:25, 41:7, 47:2, 48:10, 49:13, 93:4, 102:13, 116:25 2006 109:8 201 16:5 2018 28:12, 29:2, 43:14, 48:9, 89:2 2021 18:22 2023 18:25, 19:18, 89:11, 108:23, 109:23 2024 23:7, 23:13,</p> |
|--|---|--|--|

Transcript of Hearing
Conducted on May 15, 2025

82

| | | | |
|---|--|--|--|
| 60:5, 60:8, 60:10, 60:14, 69:4 20240990 109:24 2025 1:10, 46:3, 60:11, 80:19, 125:13 20251 106:16 2034 66:15 2039 66:15 2050 28:13, 29:3, 51:8, 53:21, 89:3, 103:17 20814 2:11 20874 106:17 21 4:13, 44:18, 44:25, 46:17, 84:10 212 67:10, 67:21 21202 25:17, 84:4 22 4:14, 98:16 22102 58:3 23 4:15, 89:21, 92:2, 97:18 24 4:16, 5:10, 23:7, 23:11, 89:25, 90:3, 99:12, 99:13 24031 109:8 25 3:6, 4:17, 5:8, 61:19, 76:15, | 89:21, 99:7, 99:10, 126:18 26 4:18, 108:4, 108:20, 108:21 263 2:12 27 4:19, 108:4, 108:20, 109:16, 110:8, 110:19, 125:13 28 4:20, 108:5, 109:25 29 4:21, 109:8 290 66:10, 67:5 <hr/> 3 <hr/> 3.1 39:25 30 4:22, 18:18, 61:25, 86:17, 108:5, 109:25, 110:1 301 2:12 31 1:11, 4:23, 17:6, 124:20, 126:18 32 4:24 324 67:14, 67:25 33 4:25, 106:23 34 5:4, 26:1 348 67:10, 67:21 35 5:5, 58:9, 87:11 350 65:23, 72:15, | 86:14 355 6:9, 32:6, 75:21 36 5:6, 58:19 37 5:7 38 5:8, 57:9, 60:17 39 5:9 <hr/> 4 <hr/> 4.1 41:9 4.3 41:12 40 5:10, 60:17, 61:12 400 106:17 403 67:6 40570 108:23 41 5:11 42 5:12, 108:9 4202 108:22 43 5:13, 72:18 44 5:14, 35:17, 47:15 45 5:15, 6:19, 45:6, 47:15, 50:14, 123:7, 123:11 46 5:16, 15:12 47 5:17, 120:6, | 121:13 470 66:14 48 5:18, 120:7, 120:10, 121:14 4800 2:9 492 67:15, 67:25 <hr/> 5 <hr/> 5 5:10 5-to--minute 34:2 5-year 75:24 5.1 75:2 5.3 40:12, 40:19, 41:22 50 49:22, 65:5 500 16:5, 17:24 560 17:19 57 3:7 578102 1:23 59 6:18, 39:25, 40:11, 40:19, 41:9, 41:12, 41:22 59721 55:25 <hr/> 6 <hr/> 6-story 101:6, 101:11 6.7 30:8 60 123:18 |
|---|--|--|--|

| | | |
|--|--|--|
| <p>600 58:2, 102:14 612 67:13 6275 2:12 650 86:9 667 67:7 69 41:22 6a 3:17</p> <hr/> <p>7</p> <hr/> <p>7,000 86:10 7.2 6:18 700 25:16, 77:7, 84:3 72 70:7 75 34:13 760 20:5, 37:3, 103:24, 115:24 7929796 126:17</p> <hr/> <p>8</p> <hr/> <p>8-1 77:25 8-inch 113:12, 113:13 80 75:22 806,888 115:23 81,000 66:6 81,007 30:9 83 3:8</p> | <p>85 76:5, 76:6, 76:12, 78:13, 78:19 87.5 46:6</p> <hr/> <p>9</p> <hr/> <p>9 1:11 90 37:20, 41:1, 41:4, 93:5 90,000 20:6, 37:6, 66:12, 86:18, 103:25, 116:1 936 67:13 94.6 46:6</p> | |
|--|--|--|