

DISTRICT OF COLUMBIA
+ + + + +
ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
MEETING

IN THE MATTER OF:

First Street Fields, LLC
t/a First Street Fields Fact-
25 Potomac Avenue, SE Finding
Retailer CX - ANC-6D Hearing
License No. 94104

(New License)

April 9, 2014

The Alcoholic Beverage Control Board met in the Alcoholic Beverage Control Hearing Room, Reeves Building, 2000 14th Street, N.W., Suite 400S, Washington, D.C. 20009, Chairperson Ruthanne Miller, presiding.

PRESENT:

RUTHANNE MILLER, Chairperson
NICK ALBERTI, Member
DONALD BROOKS, Member
MIKE SILVERSTEIN, Member
HECTOR RODRIGUEZ, Member
JAMES SHORT, Member

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

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

(11:38 a.m.)

CHAIRPERSON MILLER: Okay. The Board is back on the record for its 11:30 a.m. Fact-Finding Hearing and that is the case of First Street Fields, LLC t/a First Street Fields located at 25 Potomac Avenue, S.E., License No. 94104, in ANC-6D. This is a new licensee.

And why don't you introduce yourselves for the record?

MR. MPRAS: Emanuel Mpras representing First Street Fields.

MR. MARTENS: Stuart Martens, First Street Fields.

CHAIRPERSON MILLER: Okay. So this is a Fact-Finding Hearing. It's not an evidentiary hearing. We are just trying to gather more facts about your application. And right up front, and you are probably aware that we recently considered an application for the same property, Riverfront, and that was

1 protested and a lot of issues came out in that
2 case and it was eventually denied.

3 Now, your application was not
4 protested and so we just want to assure
5 ourselves that some of the concerns that were
6 raised previously are not -- are being
7 addressed by you or they are different or
8 whatever. So it makes sense that your
9 application should just go through.

10 So we are looking at, you know,
11 appropriateness standards, peace and quiet,
12 order, effects on parking, etcetera. So let
13 me just start by saying I think some of the
14 key issues there were safety and noise, just
15 to begin with, because actually the MPD was
16 opposed to that application as well, which is
17 unusual.

18 So are you familiar with the
19 Riverfront application to do a comparison or
20 otherwise we can just treat you, you know, all
21 by yourself and look at your application.

22 MR. MARTENS: We are pretty

1 familiar.

2 CHAIRPERSON MILLER: Okay. So for
3 instance, can you give an overview as to how
4 you are going to use the property? And then
5 maybe we can start from there.

6 MR. MARTENS: Absolutely. So the
7 intent of -- we were dealing with the
8 developer. The goal is really to not leave it
9 as a vacant lot.

10 CHAIRPERSON MILLER: Right.

11 MR. MARTENS: First and foremost.
12 So there we will be truly to activate the
13 space. We have got a unique concept that we
14 have been working on. One of the issues the
15 city is grappling with right now, I don't know
16 if it's a major issue, but it is certainly one
17 that is affecting a group of people that are
18 trying to play social sports.

19 So social sports while it is not--
20 you know, it's more, you know, casual,
21 recreational meet sports, so Bocci,
22 volleyball, soccer, frisbee, kickball,

1 softball, so the alumni softball team. We're
2 having a very hard time finding places to
3 play.

4 And we have been working with some
5 of these leagues for quite some time now
6 trying to create a venue for them. So when
7 this space -- when we started working with the
8 developer, there was an opportunity to create
9 an adult social sports venue. And that venue
10 is really truly designed to cater to them in
11 their varying different sporting needs.

12 So what we have created is a
13 multi-flex facility so we can have four
14 kickball teams there playing or four fields
15 configured. I can have whiffleball going. I
16 can have volleyball going, dodgeball, soccer,
17 you know, you name it. So we have enough
18 space where, you know, we can really kind of
19 cater to these leagues and provide a space
20 place for them where they can go, a contained
21 venue.

22 One of the things that they have

1 issues with currently is there is no lighting
2 on the National Mall, so the time period in
3 which they can play is very minimal. Most
4 people these days don't get off work at 5:00.
5 It just is a reality of the situation, so they
6 -- most of them can't start playing until
7 about 7:00.

8 And as you all know, even in the
9 lightest period of the year, it's maybe light
10 enough to play until about 8:30. So we can
11 provide lighting for them. We can provide a
12 fenced in secure venue. We can help the
13 leagues on their overhead in terms of not
14 bringing in -- you know, they don't have to
15 lug equipment all over the city from field to
16 field.

17 You know, one thing that they are
18 facing is they might have a team that plays in
19 Adams Morgan, then one team at the Mall and
20 one team in another part of the city. So we
21 can bring an entire league into one facility
22 at one time, which helps them, because they

1 can better manage the teams and better manage
2 what is going on.

3 One of the other things that we
4 have worked with them on is to provide a suite
5 of services that they can't otherwise get when
6 playing on the National Mall. So changing
7 stations, real bathrooms, you know, places --
8 little mini lockers for them to secure purses
9 or valuables while they go play.

10 And frankly, the site once it gets
11 constructed will be really beautiful. It's
12 right down on the water. Currently it is an
13 ugly recycled concrete factory and doesn't
14 really do much for anybody and we are going to
15 come in and really make a great venue that I
16 think -- well, certainly our core principle of
17 the model is to focus on the adult social
18 sports league and provide a venue for them
19 seven days a week during the prime playing
20 seasons.

21 During the day, we are looking at
22 doing corporate rentals for -- you know, a lot

1 of corporations go out and do their summer
2 picnic or they might go do a ropes course. So
3 what we are going to be selling is, you know,
4 a corporate field day just like you would have
5 as a kid in, you know, a giant recess day
6 where your family comes and, you know, there
7 are sports and a barbecue. So something like
8 that, that's what we are going to be pushing.

9 And then probably the last part of
10 our business that we will be really focusing
11 on is day-to-day rentals, just like at
12 Pinstripes in Georgetown. So if you are in
13 the neighborhood and you want to go play a
14 game of Bocci and we have a court available,
15 you can reserve a court on-line and go play
16 Bocci or, you know, even sand volleyball on
17 the weekends with your friends.

18 So almost a mixture. Again, our
19 focus is going to be the social sports, then
20 corporate rentals during the day for
21 corporations looking to do field days and then
22 private rentals per se, just like we would go

1 to bowl and reserve an alley and play for an
2 hour.

3 CHAIRPERSON MILLER: So I hear you
4 are going to be creating specific fields,
5 right?

6 MR. MARTENS: Yes. And as you
7 see, we have some proposed layout plans on --
8 at the end of this document. I'll give you
9 the exact page number, I believe.

10 CHAIRPERSON MILLER: Okay. Oh,
11 here.

12 MR. MARTENS: It's page 12, 13 and
13 14.

14 CHAIRPERSON MILLER: Okay.

15 MR. MARTENS: These are
16 dimensional drawings that are -- show the
17 various layouts that we are considering and
18 working with the leagues on.

19 CHAIRPERSON MILLER: Okay.

20 MR. MARTENS: The middle part on
21 Site Plan 1, that's basically a regulation
22 size flag football, frisbee or small soccer

1 can average. So the five-on-five soccer, six-
2 on-six soccer.

3 And then the bottom is the
4 volleyball courts. These are actually sand
5 volleyball. So one of the things in the city,
6 there is only seven sand volleyball courts in
7 the District of Columbia today right down by
8 the Lincoln. I don't know if anyone has seen
9 those, but they are in pretty bad disrepair.

10 It is very difficult to get a
11 spot. You actually have to go out on April
12 2nd, stand in line starting at about 2:00 in
13 the morning and you have to have one person
14 there for every court you want to rent for
15 every hour. That's kind of NPS' policy.

16 So the people who are trying to
17 get access to those courts really can't. It's
18 very difficult. So we are -- we know we have
19 a tremendous gap to fill in regards to the
20 sand volleyball, hence why we decided to go
21 with nine of those.

22 Below that is Bocci courts. The

1 Site Plan 2 illustrates a kickball field in
2 the middle, a full-sized kickball field.
3 Again, we are capable of putting two kickball
4 fields in the sand, so people can actually
5 play sand kickball.

6 And then on the third plan on Page
7 14 you see three whiffleball courts configured
8 there, so that's how we intend to work with
9 the leagues and they can rent it out under
10 various different configurations, based on the
11 types of leagues they have and the players
12 they have.

13 CHAIRPERSON MILLER: So these can
14 be reconfigured depending on the sport? Is
15 that it?

16 MR. MARTENS: Absolutely.

17 CHAIRPERSON MILLER: Okay.

18 MR. MARTENS: So, you know, one
19 day, you know, American Social Sports could
20 play frisbee. The next night, you know,
21 United Social Sports will come in and play
22 kickball. You know, all of them have

1 different configurations within their leagues.

2 Now, some of them focus on
3 kickball, some of them focus on softball, some
4 of them focus on soccer. So our goal is to
5 try to be a multi-purpose facility for them to
6 come in and bring whatever sports are really,
7 frankly, most popular among their patrons.

8 CHAIRPERSON MILLER: And you are
9 going to have real restrooms as opposed to
10 temporary?

11 MR. MARTENS: We are working on
12 it. We are actually working with a fabricator
13 out of Ohio.

14 CHAIRPERSON MILLER: Um-hum.

15 MR. MARTENS: It would be a
16 trailer, so imagine those VIP restrooms. They
17 have got built-in septic and water.

18 CHAIRPERSON MILLER: Um-hum.

19 MR. MARTENS: So it would not be a
20 port-a-potty. You know, that's our -- our
21 intent is to get two of those, a male and a
22 female, and have those around our central

1 power source. The issue is we don't currently
2 have plumbing on the site.

3 CHAIRPERSON MILLER: Right, okay.

4 MR. MARTENS: And that's going to
5 be for the near -- for the next 15 months
6 virtually impossible. So what we have worked
7 with the fabricator is, basically, designing
8 a trailer that can operate sans plumbing. It
9 needs power to operate, but it can work out
10 well.

11 CHAIRPERSON MILLER: Right. Okay.
12 So how does the alcohol figure in with the
13 sports concept?

14 MR. MARTENS: Well, we are
15 operating a food and beverage facility as
16 well. So we want to make sure that -- a lot
17 of these people are coming right from work, so
18 they -- before they go play, they want to get
19 something to eat, want to get something to
20 drink. A lot of these social sports leagues
21 they do go to local bars afterwards as a team
22 and, you know, go hang out for an hour or so.

1 So I don't want to say it's
2 essential to their operation, but it certainly
3 is a part of the program. A lot of them have
4 national sponsors with different beverage
5 providers, everything from Coke to Budweiser
6 and, you know, we are there to, basically,
7 help support them in terms of making sure that
8 there is plenty of food and plenty of
9 beverages there for them at the venue.

10 CHAIRPERSON MILLER: Okay. And
11 I'm going to let my colleagues ask some
12 questions in one second.

13 I just want to ask you about are
14 leagues primarily 21 and over?

15 MR. MARTENS: They are always 21
16 and over.

17 CHAIRPERSON MILLER: They are 21
18 and over.

19 MR. MARTENS: Yes.

20 CHAIRPERSON MILLER: Okay. All
21 right. I'm going to let others ask some
22 questions. Yes, Mr. Brooks?

1 MEMBER BROOKS: Thank you, Madam
2 Chair. A number of questions. I want to get
3 the exact location. Now, is this west of
4 South Capitol Street or is it the same side as
5 the ballpark?

6 MR. MARTENS: It's the same side
7 as the ballpark. This is directly south of
8 the ballpark, so if you go on Page 4, you will
9 see an illustrative map that is an arrow, an
10 angle, so right there the street just below
11 the facility is South Capitol. And I mean,
12 you are below from the stadium, so we are
13 directly across the street on the south end of
14 the stadium.

15 MEMBER ALBERTI: This is the
16 river. South Capitol Street is near the
17 river.

18 MEMBER BROOKS: Okay. But you are
19 on the same side as the ballpark?

20 MR. MARTENS: Yes, sir, same side
21 as South Capitol, but on the other side of
22 Potomac Avenue.

1 MEMBER BROOKS: Okay. Okay. I
2 gotcha. Okay. Now, what is the anticipated
3 occupancy, the capacity?

4 MR. MARTENS: It depends on any
5 given night, based on the leagues, but most of
6 these leagues on a given night are operating
7 about 2,000 to 2,500 in terms of active
8 players on a night. That can change in time
9 and then at the end of various seasons, they
10 normally have seven to eight week playing
11 seasons with their last week being a
12 culminating kind of playoff evening or day.
13 A lot of times that occurs on a weekend and
14 they bring all their teams in for a round
15 robin tournament, which is going to elevate
16 that number probably to the tune of 3,000 to
17 4,000 perhaps. So we do need space for those
18 people to go.

19 And it depends. So I would say
20 for the most part, that's their active
21 leagues. You know, our facility where we are
22 requesting 2,000, that's what we are asking in

1 regards to our license.

2 MEMBER BROOKS: So but if --

3 MEMBER SILVERSTEIN: Could you say
4 that again? 2,000?

5 MR. MARTENS: We are requesting a
6 liquor license with 2,000.

7 MEMBER BROOKS: Okay. So but any
8 given night, you might have 2,000 people. Is
9 that --

10 MR. MARTENS: Potentially.

11 MEMBER BROOKS: -- approximately?
12 Yes.

13 MR. MARTENS: We are -- you know,
14 again, we are working with the leagues to try
15 and figure out what those active rosters are
16 going to play with. Certainly our limiting
17 factor is going to be our capacity.

18 MEMBER BROOKS: Okay.

19 MR. MARTENS: I would imagine we
20 are in a workable zone with the leagues. We
21 have talked to them. I mean, that's the
22 reason we have requested 2,000, so that we can

1 accommodate bigger nights for them.

2 MEMBER BROOKS: Yes. And I know
3 they are still building condos and residences
4 down there, but how close do you anticipate
5 you're going to be to the closest, nearest
6 resident?

7 MR. MARTENS: Actually, if you
8 look on Page 21, it is 652 feet and 4 inches
9 from First Street Fields, the Red Line in the
10 top photo. And actually that residence is
11 blocked by the large -- I don't know if anyone
12 has been down there, but there is a very large
13 structure, a concrete structure built out of
14 mason block that is the U-Haul Truck Rental
15 and Self-Storage Unit. So it's a very thick
16 building that is blocking that residence.

17 So there is actually no visible
18 residence from the lot today that you can
19 really see into the facility.

20 MEMBER BROOKS: Okay. The
21 residences in Yards Park, Yards Park the
22 residents, how near are they?

1 MR. MARTENS: Much farther than
2 that. It's pretty far. I don't know the
3 exact measurement or the exact distance, but
4 it's certainly farther than that.

5 MEMBER BROOKS: Okay. Now, what
6 is the --

7 MR. MARTENS: Just real quick,
8 sorry to interrupt.

9 MEMBER BROOKS: Okay.

10 MR. MARTENS: Lots H and I are the
11 parking lots for the Nats games, clearly
12 separate that and then you have the Department
13 of Transportation and then The Lofts, I think,
14 is the closest residential building to that,
15 which would put it at least three blocks away
16 from the facility.

17 MEMBER BROOKS: Okay. Now, I'm
18 also concerned about noise. Being an outside
19 venue, how are you going to mitigate the
20 effect of noise?

21 MR. MARTENS: Absolutely. If you
22 check Page 20, we have actually been working

1 with a sound engineer from Walt Disney World
2 to help us create a sound plan that will
3 mitigate any kind of outflow of noise from the
4 facility.

5 So we have done several different
6 things. We are working with a specialized
7 speaker system. We have worked with a company
8 called Acoustiblok, which creates fence panels
9 that go along your fencing. And I go into --
10 we will talk more about that on Page 22. But
11 if you look at the illustrative drawing in
12 between the Acoustiblok logo and the nearest
13 residential unit, there is actually a raise in
14 the land where the Acoustiblok panels will go,
15 so that sound will run into that fencing with
16 the Acoustiblok product. So that's the first
17 thing.

18 Jonathan Moran, the sound engineer
19 again that I referenced, is working on a
20 buried or a semi-underground sound system, so
21 that the sound -- the speakers are not going
22 to be elevated in the facility. They are

1 going to be very close to the ground, so the
2 ground can absorb the majority of that noise.

3 And for the most part, we are
4 going to be very low-key. I mean, one of the
5 key things for having a sound system is, you
6 know, say you lose your keys over by the
7 volleyball court and we know you are playing
8 on XYZ team, we have Shirlez ID or keys or
9 something. You know, we can target that noise
10 to a specific location in the facility via
11 directional speakers and an integrated speaker
12 management system, which is actually
13 passworded for management-only.

14 So only one manager is actually
15 able to turn and adjust the volume or actually
16 make those series of announcements, if they
17 needed to do so. But again, we are working
18 with directional speakers, sound absorption
19 products, people placement and this integrated
20 speaker management system that will,
21 hopefully, allow us to control noise levels
22 and control the direction of where sound flows

1 throughout the venue.

2 MEMBER BROOKS: Okay. And finally
3 parking and pedestrian safety. Do you have a
4 plan for that?

5 MR. MARTENS: We do. We have put
6 a proposed pedestrian and crowd control plan
7 in place. We are working with the developer
8 to put a covered walkway along Potomac Avenue.
9 We are still determining if we can get the
10 permit to do that, but that would help make
11 sure there are only two ways to enter and exit
12 and that's at the actual crosswalks.

13 And our -- really our concern
14 there is only during Nationals games, because
15 of the amount of people there that are going
16 to the stadium at that time, but the good news
17 is during Nats games there is actually DDOT
18 officers at those crosswalks, so that helps as
19 well to make sure that people are moving in
20 the crosswalks and not jaywalking.

21 From our perspective, we don't
22 offer parking inside the venue. There is no

1 parking for patrons that we particularly
2 offer. We are focusing on public
3 transportation, use of companies like Uber and
4 Lyft, and we are working with several parking
5 lots, you know, right down the street.

6 We are working with Lots H and I,
7 Colonial Parking and Atlantic Parking to
8 secure parking for patrons that are nearby and
9 that are in walkable areas that they are not
10 crossing major thoroughfares.

11 MEMBER BROOKS: Okay. And
12 finally, have you had the opportunity to speak
13 with the Metropolitan Police Department about
14 your proposal here?

15 MR. MARTENS: We have contacted.

16 MEMBER BROOKS: And what was their
17 reaction?

18 MR. MARTENS: We reached out to
19 Commander Brown several times and got no
20 response.

21 MEMBER BROOKS: No response?

22 MR. MARTENS: No, sir.

1 MEMBER BROOKS: Okay. Thank you,
2 Madam Chair.

3 CHAIRPERSON MILLER: Okay.
4 Others? Yes, Mr. Rodriguez?

5 MEMBER RODRIGUEZ: Yes. I like
6 basketball. I don't see basketball here. I
7 know it has nothing to do with the liquor,
8 but, you know, I just wondered why you skipped
9 my favorite sport. But on a serious note,
10 that is a social sport by the way.

11 On a more serious note, let me
12 understand this. Now, sir, you have -- this
13 project is being presented to the District
14 Government for the Office of Economic
15 Development? In other words, are you going to
16 be leasing this spot? I want to understand
17 the relationship with your -- is this going to
18 be leased, a leased property?

19 MR. MARTENS: The property is
20 leased to us.

21 MEMBER RODRIGUEZ: Leased to you.

22 MR. MARTENS: It's our venture.

1 MEMBER RODRIGUEZ: Okay.

2 MR. MARTENS: And I don't intend
3 to sublease it, per se.

4 MEMBER RODRIGUEZ: Okay.

5 MR. MARTENS: People will be able
6 to come in just like a -- think about like a
7 bowling alley. You will be able to go rent a
8 lane or rent a court on any given day, whether
9 you are a league or you are a person, you're
10 an individual and you want to have your son or
11 daughter's birthday party and they want to
12 play Bocci.

13 MEMBER RODRIGUEZ: Right.

14 MR. MARTENS: You know, on a
15 weekend when we are not running adult social
16 sports.

17 MEMBER RODRIGUEZ: I understand
18 that part. But so you would be leasing
19 through what department in the --

20 MR. MARTENS: It's private
21 property.

22 MEMBER RODRIGUEZ: Oh, it is

1 private?

2 MR. MARTENS: It's private
3 property, yes.

4 MEMBER RODRIGUEZ: Okay. Then you
5 just have to get the permits from the local
6 Government establishment.

7 MR. MARTENS: We are already good
8 with it. We have got our landlord -- well,
9 actually our landlord is going to be a partner
10 in the project.

11 MEMBER RODRIGUEZ: That is near
12 water.

13 MR. MARTENS: Right next to it.

14 MEMBER RODRIGUEZ: And lots of
15 boats and people drinking. How do you control
16 the -- how will you be controlling the control
17 -- what are the controls so that liquor does
18 not get out of your establishment and into the
19 waterways?

20 MR. MARTENS: We have an internal
21 fencing plan, so fencing throughout the venue.
22 In particular, down by the water to make sure

1 that none gets in. We certainly want to
2 control the movement of alcohol, we certainly
3 want to make sure that people are contained in
4 the venue.

5 There is no boats. Boats can't
6 pull up to the venue. There is no pier.
7 There is no dock. It's actually if you were
8 to look down, straight down, it's a berm wall
9 that is holding all of this recycled concrete
10 in.

11 MEMBER RODRIGUEZ: Um-hum.

12 MR. MARTENS: It's about a 13 foot
13 drop and it's into mud.

14 MEMBER RODRIGUEZ: Right.

15 MR. MARTENS: So there is no --
16 it's the Anacostia. It's not a very deep
17 waterway.

18 MEMBER RODRIGUEZ: Right.

19 MR. MARTENS: And frankly, there
20 is not a lot of boat traffic out there either.

21 MEMBER RODRIGUEZ: Right.

22 MR. MARTENS: It's not like

1 Georgetown Waterfront where there is a lot of
2 boats there.

3 MEMBER RODRIGUEZ: Right.

4 MR. MARTENS: So --

5 COURT REPORTER: I'm sorry, could
6 you speak up?

7 MR. MARTENS: Sure. In that,
8 there is really no way -- you could not pull
9 a boat up to the facility.

10 MEMBER RODRIGUEZ: Right.

11 MR. MARTENS: And somebody
12 couldn't get on or off. You functionally
13 could not, unless you had go-go gadget arms,
14 you could not hand somebody a bottle of beer.

15 MEMBER RODRIGUEZ: Right. But
16 people can leave with liquor, right? How do
17 you control that?

18 MR. MARTENS: Well, you can't
19 drink while you play sports. So if you are
20 playing volleyball, there is going to be no
21 drinking while playing. All right?

22 CHAIRPERSON MILLER: Okay.

1 MEMBER SILVERSTEIN: What's the
2 purpose of softball then?

3 MR. MARTENS: You can have, you
4 know, a beer when you are done. So, you know,
5 unfortunately, one of the issues I think that
6 a lot of these leagues face today is that a
7 lot of these people when they go play softball
8 on the National Mall, you technically can't
9 drink there.

10 It's the same thing. It's a
11 safety issue for us. We don't want you
12 drinking and playing kickball and, you know,
13 we don't want people spraining their ankles.
14 We want people to have a good experience, get
15 off the playing fields. If that's in your
16 agenda and you want to go have a few beers
17 with some friends, we certainly are going to
18 be there to provide you that.

19 But at the end of the day, you
20 know, we want people coming in and having a
21 great experience and leaving safely and making
22 sure that when they play, alcohol is not a

1 contributing factor to injuries and other
2 things.

3 MEMBER RODRIGUEZ: So what
4 controls will you have in the perimeter, as I
5 might say --

6 MR. MARTENS: So if you look --

7 MEMBER RODRIGUEZ: -- so that
8 people don't out with liquor and --

9 MR. MARTENS: -- on Page 4, just
10 like with any establishment, there is entrance
11 and exits. We will have security guards at
12 those entrances and exits watching for the
13 product being in people's hands. We certainly
14 won't let that walk out the door.

15 But internally, if you look at
16 that piece of fence that runs through the
17 middle of the facility, you can see a small
18 gap and there is going to be more gaps than
19 that, but we will have people stationed in
20 those areas and roaming guards, staff inside
21 the playing areas who will be looking for
22 people drinking.

1 And, frankly, if they do see that
2 -- you know, our first approach is to make
3 sure that it doesn't even enter the playing
4 fields. The second thing is if it does and
5 somebody has put something in their pocket or
6 hidden something, which is going to be very
7 hard to do, because we don't give you the
8 bottle, we pour it into a pink cup, so it's
9 going to be -- you are not going to put a cup
10 full of beer in your pocket, that probably
11 wouldn't go over too well.

12 MEMBER RODRIGUEZ: Right.

13 MR. MARTENS: They are not going
14 to be able to take that out there. And if
15 they do, we will take it.

16 MEMBER RODRIGUEZ: Okay. My last
17 question deals with control of weapons and
18 people bringing any dangerous objects into
19 your area.

20 MR. MARTENS: Sure.

21 MEMBER RODRIGUEZ: What kind of
22 procedures have you -- are you establishing to

1 prevent people from coming in with weapons
2 into the impact area?

3 MR. MARTENS: Sure. Well, you
4 will be able to see our proposed control plans
5 on the back of this document. But what we --
6 you know, like any establishment, you know, we
7 are going to have security available and
8 security there, any time we are open for
9 operations, who are going to have the ability
10 to search bags, search people, you know, if
11 they suspect anything.

12 We are working with several folks
13 right now on security companies that we intend
14 to hire, a third-party security firm. And we
15 have addressed that. And I don't think we are
16 going to see too much of an issue.

17 Another thing that we know is
18 going to occur is people are coming from work.
19 And say you are playing softball later that
20 evening, we are not -- you've got to bring
21 your softball clothes in something. So people
22 are going to be bringing a gym bag or

1 something of that nature.

2 MEMBER RODRIGUEZ: Yes.

3 MR. MARTENS: One of the things we
4 are looking to do right at the entrance, just
5 like when you go to the ballpark, we are going
6 to have a 6 foot table there where a guard can
7 wand a bag and do a visual check to make sure
8 that there is -- you know, we don't want
9 somebody bringing in, you know, a handle of
10 vodka or their own beer, because they don't
11 want to buy it.

12 MEMBER RODRIGUEZ: Um-hum.

13 MR. MARTENS: So we are going to
14 be certainly looking for that, but clearly,
15 obviously, also looking for weapons or
16 anything else that shouldn't be in the
17 facility. And then we also have internal and
18 external signage plans that will just like
19 basically -- just like when you go to the TSA,
20 you know, don't come in here with outside food
21 or beverages. Don't bring a weapon. Don't,
22 you know.

1 MEMBER RODRIGUEZ: Okay. I have
2 no more questions, Madam Chair.

3 CHAIRPERSON MILLER: Okay. Mr.
4 Silverstein?

5 MEMBER SILVERSTEIN: Thank you
6 very much for coming, Mr. Martens. The fence,
7 the height of the internal fence and the
8 external fence, what will they be?

9 MR. MARTENS: It --

10 MEMBER SILVERSTEIN: What will the
11 manufacture be?

12 MR. MARTENS: So we are going to
13 be working -- we have actually worked with two
14 companies to date. One being Sonco and the
15 other being Longfence and we are looking at a
16 chest-high fence for internal fencing. We can
17 still have a good view of the river. The out
18 -- the perimeter fencing is going to be --
19 currently, I think it is about 10.5 feet high
20 along the outside. It is currently chain-
21 link. The internal fencing we are trying to
22 do something a little bit more aesthetic, so

1 not chain-link.

2 And one of the things we are
3 actually toying with is kind of making it like
4 an ivy wall to simulate kind of being in a
5 baseball stadium, you know, with the Wrigley
6 ivy along that fencing, but it will be chest-
7 high fencing internally.

8 Again, on the perimeter, you are
9 looking at currently about a 10 foot high
10 fence.

11 MEMBER SILVERSTEIN: The other
12 questions I have, one of the main reasons why
13 we turned down the previous application was
14 the concern of the police and the neighbors
15 and the ANC regarding pedestrian safety,
16 pedestrian and traffic plans and things like
17 that. I don't want to get too into the weeds
18 on that personally, because that's not our
19 field of expertise.

20 But when you are dealing with
21 3,000 to 4,000 people, that's a substantial
22 crowd. It's obvious on days when there aren't

1 Nats games and some people can drive and park
2 in Lots H and I and, you know, there are
3 plenty of places to park on those particular
4 days. I assume a lot of these people are
5 going to be just getting off at the Navy Yard.

6 MR. MARTENS: Yes.

7 MEMBER SILVERSTEIN: And walking.

8 But I would feel much more comfortable
9 regarding pedestrian safety if you worked --
10 if the police were to work with you, you got
11 some cooperation from them and from the ANC
12 and the neighbors who are directly affected
13 and the police would sign-off on some kind of
14 pedestrian plan, so that we don't have people
15 crossing South Capitol Street in a haphazard
16 manner, that we don't have people who have
17 been there who have partied and whatever
18 running across to where their cars are parked
19 in a residential neighborhood.

20 I don't see this as
21 insurmountable. I don't see this as
22 difficult, but I would feel very comfortable

1 if we had some kind of plan and some kind of
2 neighborhood input, so that it went smoothly,
3 so that people didn't come to us afterwards or
4 after an accident and say, gee, why didn't you
5 do this?

6 MR. MARTENS: Well, some of the
7 things we actually have already done that I
8 can probably shed some light on.

9 MEMBER SILVERSTEIN: Yes, please.

10 MR. MARTENS: While I did not get
11 in touch with Commander Brown about the plan,
12 they clearly didn't protest us. For last
13 summer, I was working very closely with Nick
14 Farr, who is in charge of --

15 MEMBER SILVERSTEIN: Please speak
16 up.

17 MR. MARTENS: I was working with
18 Nick Farr, who is the SOD Commander down there
19 and he is in charge of the Nats Traffic Plan
20 and working with -- I think it's called the
21 TOPP Plan perhaps. We have read it. It's a
22 plan that was designed specifically for the

1 Nationals by SOD in conjunction with DDOT and
2 several other agencies.

3 We were working with him very
4 closely to understand what the pain points are
5 that they have on Nats days and just in that
6 area generally speaking. So we were working
7 very closely with him. And as you'll see in
8 our amendments in the back, that really was
9 the basis of our conversations with Lieutenant
10 Farr and several of his other officers that we
11 worked with to create this plan.

12 So I will tell you that this is
13 basically -- this plan we currently have is a
14 result of all of our dealings with SOD over
15 the past 8 to 12 months.

16 MEMBER SILVERSTEIN: Well, you
17 know, the concern was such at Riverfront that
18 Commander Hickson was here.

19 MR. MARTENS: Correct.

20 MEMBER SILVERSTEIN: And testified
21 as to the great concern. And I don't want
22 those concerns to fall through the cracks

1 because this is a smaller proposal. You know,
2 the safety issues are still there. I haven't
3 had a chance to really eyeball and look at
4 what you are going to do.

5 MR. MARTENS: Sure.

6 MEMBER SILVERSTEIN: And to me,
7 this may be the, you know, final hurdle that
8 we all have to get through. But considering
9 the difficulties and the mess that is down
10 there on game day and all of these things,
11 having it become a good fit and having it be
12 safe is probably my checkoff.

13 MR. MARTENS: I would agree with
14 you. And I would -- I met with Commander
15 Hickson once. I can't tell you the time
16 frame, but it was last summer, early -- late
17 summer I think. And he and I spoke at length
18 about some of the issues. And I will tell you
19 that probably his bigger issue over that was
20 more so people drinking and playing at the
21 same time.

22 But when they leave the facility,

1 he and I and Lieutenant Farr spoke at length
2 as to how we can mitigate accidents and
3 issues. And again, the current plan we have
4 is a result of the conversations with
5 Lieutenant Farr and Commander Hickson, both of
6 whom were very active in helping us, give
7 guidance as to what we should and shouldn't do
8 and how we can really utilize their team to
9 make sure that especially on game day, our
10 patrons are safe and they are moving between,
11 you know, public transportation in our
12 facility safely and easily.

13 We worked in particular on a
14 Traffic Flow Plan with Mr. Hickson. Really,
15 in essence, one of the bigger concerns was
16 that we were not guiding and directing people
17 towards South Capitol, but instead to go up
18 1st Street --

19 MEMBER SILVERSTEIN: Right.

20 MR. MARTENS: -- using the
21 sidewalk on the east side of 1st and Potomac,
22 because there is a crosswalk right there at

1 that intersection that would then -- once they
2 get past the ballpark, the streets are closed
3 on game days and they can direct shot right to
4 the Metro there.

5 MEMBER SILVERSTEIN: Right.

6 MR. MARTENS: So ideally, there is
7 only one street that they are actually
8 crossing where there could potentially be
9 traffic. And as some of you may or may not
10 know, on game days, they actually close
11 portions of Potomac Avenue. In fact most of
12 it, especially if it's a busy game play, for
13 example, with the Phillies or something where
14 there just is -- you know, they are at
15 capacity inside the stadium.

16 Yeah, again, I think from that,
17 you know, we are going to work with Capitol
18 Bikeshare and several other, you know, city-
19 sponsored public transportation means that
20 will really, really help ensure that people
21 are leaving the facility safely and they are
22 getting on a mode of transportation that is

1 safe and they are doing it in a manner where
2 they are not crossing busy streets.

3 And then the other -- one of the
4 other things that Commander Hickson and
5 Lieutenant Farr mentioned that we should do is
6 the placement of those actual bikeshares, so
7 that we can make sure that when people are
8 getting on them, they are not doing so where
9 they actually have to cross a busy street.

10 We would actually rather have them
11 walk across the busy street in a crosswalk --

12 CHAIRPERSON MILLER: Um-hum.

13 MR. MARTENS: -- with a DDOT
14 Crossing Guard there or, even one of the
15 things we talked about, some of our staff
16 there and get them on a bikeshare or to the
17 Metro via a route that is less trafficked.

18 MEMBER SILVERSTEIN: Thank you.
19 There is a little work to do on that and, you
20 know, to me, that's critical, but I think
21 that's the -- to me, that is a major hurdle.
22 I'm speaking only of myself, only to myself

1 and for myself. But the idea is that, to me,
2 was my major concern. There were others as
3 well.

4 MR. MARTENS: Certainly.

5 MEMBER SILVERSTEIN: But if we can
6 work on the pedestrians and ingress and
7 egress, we're good.

8 MR. MARTENS: Okay. Great.

9 MEMBER SILVERSTEIN: No further
10 questions, Madam Chair.

11 CHAIRPERSON MILLER: Mr. Short?

12 MEMBER SHORT: Good afternoon. I
13 would like to ask you about your capacity when
14 you start talking about utilities. And
15 especially if you are going to have lighting,
16 it means you are going to be utilizing
17 generators, I would imagine?

18 MR. MARTENS: No, sir. We have
19 actually -- we are working with PEPCO to drop
20 in permanent power. Our intent is to not use
21 generators. Generators are very expensive.
22 It would actually cost us to the tune of

1 \$75,000 a month in generator rentals and
2 diesel to give us the power requirement we
3 need.

4 Given the fact that we are
5 partnering with, you know, the developer, they
6 are going to eventually build and they have
7 worked with PEPCO on a power plan. Our intent
8 would be to tap into that and that's what we
9 are planning on doing, so that we can power
10 our lighting systems, our food and beverage
11 operations, the bathrooms and the various
12 other systems that would require electrical
13 power within the facility. So our intention
14 is to not use generators.

15 MEMBER SHORT: Okay. So you would
16 have an electrical engineer as part of your
17 staff there apparently?

18 MR. MARTENS: Well, not
19 internally, but we have contracted with a
20 third-party master electrical engineer who is
21 permitted and worked with creating the plan to
22 do so.

1 MEMBER SHORT: Okay. The reason
2 why I --

3 MR. MARTENS: That plan is on
4 public record with PEPCO currently.

5 MEMBER SHORT: Okay. The reason
6 why I'm asking those questions is because
7 you're going to have 3,000 people there and
8 power, electricity, whether it is generators
9 or PEPCO, then those wiring have to be -- so
10 they don't become a tripping hazard --

11 MR. MARTENS: Right.

12 MEMBER SHORT: -- or someone gets
13 electrocuted. People drinking and electricity
14 don't get along too well.

15 MR. MARTENS: Well, I can assure
16 you there is not going to be wiring kind of
17 running on the ground. We are actually
18 looking at burying conduit and/or having
19 conduit that runs along the fence lines, so
20 you have PVC piping with any kind of power
21 running through that. So it would be
22 inaccessible to a patron.

1 MEMBER SHORT: Okay. That sounds
2 great. Now, the capacity of your restrooms?

3 MR. MARTENS: Well, we're working
4 on that right now with a fabricator out of
5 Ohio.

6 MEMBER SHORT: If you're talking
7 about 3,000 people and someone drinking beer
8 and spirits.

9 MR. MARTENS: 2,000.

10 MEMBER SHORT: 2,000 people.
11 Okay.

12 MR. MARTENS: That's our -- you
13 know, again, I can tell you that, you know,
14 when the leagues have their final kind of
15 playoff day, you are going to see those
16 numbers perhaps. We are still not sure.
17 Granted, I would love 2,000 people to be
18 there. But at the end of the day, you know,
19 day-to-day operations, you are not going to be
20 seeing 2,000 people in the facility. It's
21 just my guess. Several hundred perhaps, yes.

22 So our bathroom situation, I mean,

1 we are looking at making sure that we can
2 accommodate the day-to-day needs of people
3 with restroom facilities and, you know, we are
4 going to take a look at it and make sure our
5 numbers are as close to accurate as possible.
6 And if need be, we can bring in some Port-a-
7 Johns while we have another tractor trailer
8 made to bring in and have another restroom put
9 in place.

10 MEMBER SHORT: You do have a plan?

11 MR. MARTENS: We do have a plan.

12 MEMBER SHORT: All right. And
13 then lastly, the grading of the property that
14 we are talking about, there is a sloping on
15 the property that goes down towards the river.
16 Am I correct?

17 MR. MARTENS: Very minimal, but,
18 yes.

19 MEMBER SHORT: It is very minimal?

20 MR. MARTENS: It's very minimal.

21 And part of our construction plan is a grading
22 plan on areas where there is a grade of any

1 substantial nature, which that's few and far
2 between. It would -- we would level that out.
3 But for the most part, I mean, it slopes down
4 not -- you wouldn't even be able to tell with
5 the naked eye that it is going down.

6 MEMBER SHORT: You can now, but
7 you're going to do some adjustments?

8 MR. MARTENS: In some spots you
9 can, but it's -- again, I would tell you it's
10 minimal.

11 MEMBER SHORT: Okay. But again,
12 you have tripping hazards just speaking with
13 that, along those lines, the first day if
14 you're talking about 1,000 people or 500
15 people, if it's not a day that the ballpark is
16 open --

17 MR. MARTENS: Yes, sir.

18 MEMBER SHORT: -- and you have
19 that number of people and you make provisions
20 for some type of first aid or some type of --
21 even if a person becomes choked while drinking
22 or eating?

1 MR. MARTENS: Absolutely, sir. To
2 address your first point, when we are done
3 construction, there should be no tripping
4 hazards. Just like any place, it's going to
5 be good level ground. It should be a really
6 nice aesthetically-pleasing facility where
7 people are going to enjoy themselves and
8 ideally we are -- if there is a tripping
9 hazard, we will remove that.

10 But I can tell you the current
11 grade would not cause anybody to trip. And
12 the ground layer we are looking at putting
13 down, also would not do that.

14 To the second point, we are going
15 to have an in-house, you know, first aid
16 system and we have a health medical and safety
17 plan in the back here that addresses that. We
18 will have, you know, standard first aid and
19 equipment on site. But if there was a day, I
20 think, where we felt that the crowd was large
21 enough to require bringing in perhaps an ALS
22 Unit, for example, you know, I'm not -- I'm no

1 fool that someone is going to trip at some
2 point in time playing soccer or somebody is
3 going to roll an ankle, it's going to happen.

4 So we intend to have ice packs on
5 site, Ace bandages, things of that nature. If
6 it's something we can't handle in-house and
7 it's beyond a basic screen, clearly, 911 is a
8 call away and we can, you know, get a non-
9 emergency ambulance over there to handle
10 somebody if it's anything of a more serious
11 nature.

12 Okay. We are not talking about
13 people professionally playing sports. So
14 hopefully it's more of a casual game play.

15 MEMBER SHORT: I thank you. Thank
16 you, Madam Chair.

17 CHAIRPERSON MILLER: Okay. Mr.
18 Alberti?

19 MEMBER ALBERTI: Good afternoon,
20 Mr. Martens. Thank you for coming. Okay.
21 Earlier you mentioned that you were partnering
22 with your landlord.

1 MR. MARTENS: Yes, sir.

2 MEMBER ALBERTI: What's that? How
3 does that -- what is that association? Are
4 they listed here as the licensee or is that
5 Daniel -- I see Daniel Cooke, III. Is that
6 your landlord?

7 MR. MARTENS: No. He is my
8 business partner. On Page 6, you will see a
9 logo for MRP.

10 MEMBER ALBERTI: On Page 6 of your
11 handout?

12 MR. MARTENS: Yes, sir.

13 MEMBER ALBERTI: Okay.

14 MR. MARTENS: On the bottom. The
15 property is owned by Florida Rock and MRP is
16 the development partner.

17 MEMBER ALBERTI: So what is their
18 relationship to the business?

19 MR. MARTENS: We are partnering
20 with them to operate the facility. They are
21 providing the land. We are providing the
22 concept and the business. They are the

1 operating partners.

2 MEMBER ALBERTI: They are
3 providing the land?

4 MR. MARTENS: Correct.

5 MEMBER ALBERTI: Okay. I'm just
6 trying to figure out what their association
7 with the license is. One of our concerns is
8 who is responsible?

9 MR. MARTENS: We are.

10 MEMBER ALBERTI: All right.

11 MR. MARTENS: So our -- and our
12 First Street Fields, LLC --

13 MEMBER ALBERTI: All right.

14 MR. MARTENS: -- is listed on that
15 application as well and --

16 MEMBER ALBERTI: All right.

17 MR. MARTENS: -- myself are the
18 ones requesting the application, submitted for
19 the application.

20 MEMBER ALBERTI: Okay.

21 MR. MARTENS: And we will be
22 ultimately responsible as we are the operating

1 partner of the business.

2 MEMBER ALBERTI: Okay.

3 MR. MPRAS: Mr. Alberti, on the
4 legal side, their gain from that is the rent,
5 that's their -- as far as any revenues that
6 are derived from the venue, that stays with
7 First Street, LLC and they are not involved
8 with the business, the license or anything
9 else.

10 MEMBER ALBERTI: Okay. Thank you.
11 Thank you for that, Mr. Mpras. You certainly
12 understood my question. Thank you.

13 Mr. Martens, since we had a
14 previous licensee, you are well-known in the
15 city, did you have any relationship with that
16 current -- the previous applicants in terms of
17 this -- with respect to this land, that
18 application?

19 MR. MARTENS: Never signed an
20 agreement with them, but we were initially, I
21 would call it, in a consultative relationship,
22 at a point in time. And that at one point in

1 time, they stopped. Well, we didn't see eye-
2 to-eye as to the future of the business.
3 Hence, we dropped out.

4 When it became apparent that they
5 were not going to be able to get a license, we
6 approached MRP and MRP -- actually, we were
7 working together and that's how we are here
8 today.

9 MEMBER ALBERTI: Okay. Thank you
10 for that. Now, let me go back to some basics
11 here. Okay. As I see it, there -- and this
12 is a polygon, but I'll say there are four
13 sides here. There is South Capitol Street,
14 Potomac Avenue, the Field side and the
15 Riverside.

16 MR. MARTENS: Yes, sir.

17 MEMBER ALBERTI: All right. The
18 fencing on all four sides, what -- how high is
19 it?

20 MR. MARTENS: It's about 10 -- so
21 right now, currently, the only fencing on the
22 property today --

1 MEMBER ALBERTI: But what will you
2 install, is what I'm asking.

3 MR. MARTENS: Well, we are going
4 to match the fencing that is there today.
5 It's about 10. As I mentioned earlier, it's
6 about 10 feet high.

7 MEMBER ALBERTI: About 10 feet
8 high.

9 MR. MARTENS: On the north. So
10 the fence along Potomac. There currently is
11 no fence on -- the facilities western portion
12 is basically the concrete that is holding the
13 bridge up. So you are not going through that.
14 There is a --

15 MEMBER ALBERTI: Wait, wait, wait,
16 wait, wait. Okay. So let's take this step-
17 by-step. Along Potomac Avenue about a 10 foot
18 fence?

19 MR. MARTENS: Yes, sir.

20 MEMBER ALBERTI: All right. Now,
21 along East Capitol Street?

22 MR. MARTENS: So excuse me, South

1 Capitol Street.

2 MEMBER ALBERTI: South Capitol
3 Street, yeah, okay.

4 MR. MARTENS: So the bridge is
5 actually -- the physical bridge in the venue
6 is the barrier. It is concrete, you know. As
7 you enter --

8 MEMBER ALBERTI: The whole way up?

9 MR. MARTENS: Yes. The bridge --
10 so as you start going from here down, it's not
11 visible in this drawing, but the bridge, the
12 actual concrete of the bridge is going up 20,
13 25, 30 feet in the air.

14 MEMBER ALBERTI: Okay.

15 MR. MARTENS: So that is the
16 barrier. And then the bridge has the pillars.
17 So there is about maybe a 50 foot gap about
18 right here.

19 MEMBER ALBERTI: Right.

20 MR. MARTENS: You know, in the
21 middle of the facility here to here --

22 MEMBER ALBERTI: Right.

1 MR. MARTENS: -- where it becomes
2 the overpass and it goes into the new concrete
3 factory. And we will need to be putting up a
4 10 foot fence there --

5 MEMBER ALBERTI: Okay.

6 MR. MARTENS: -- to block that.

7 MEMBER ALBERTI: Okay.

8 MR. MARTENS: There also is
9 currently only a basic silt fence along the
10 southern edge, so there is no fence along the
11 water.

12 MEMBER ALBERTI: Right.

13 MR. MARTENS: But we intend to
14 install that on the water.

15 MEMBER ALBERTI: Oh, how tall?

16 MR. MARTENS: About chest-high, so
17 probably about chest-high. That fence, we are
18 going to keep a little bit lower.

19 MEMBER ALBERTI: Okay.

20 MR. MARTENS: And then the fence
21 on the west -- the eastern portion is going to
22 not change the northern portion and any fence

1 on the east -- the western side, which is
2 going to be about 10 feet high.

3 MEMBER ALBERTI: About 10 feet.
4 Okay. And so along the river it's going to be
5 about chest-high, so people have a view of the
6 river?

7 MR. MARTENS: People will have a
8 view, but that would be very difficult to --

9 MEMBER ALBERTI: All right. I see
10 in one of your diagrams you have got this
11 black fabric along the fences. Where is that
12 going to be installed?

13 MR. MARTENS: Repeat that? I'm
14 sorry.

15 MEMBER ALBERTI: Yes, I see in
16 your diagrams you have this black fabric.

17 MR. MARTENS: Correct.

18 MEMBER ALBERTI: And you call it
19 Acoustiblok. Okay. Where is that going to be
20 installed?

21 MR. MARTENS: Most likely on the
22 northwest corner. So that is the closest

1 residence nearby where we really want to
2 concentrate mitigating sound.

3 MEMBER ALBERTI: Okay.

4 MR. MARTENS: So that -- on the
5 chain link fence we would install the fencing
6 panels there and anywhere else where we feel
7 might -- sound might be leaking out. The
8 fencing is very, very, very expensive. So we
9 are going to make sure that it is in areas
10 where sound actually would --

11 MEMBER ALBERTI: So it's not going
12 to go the full --

13 MR. MARTENS: -- be.

14 MEMBER ALBERTI: -- length of the
15 Potomac Avenue on that side?

16 MR. MARTENS: Well, and you have
17 to remember there is several portions of the
18 perimeter of the facility that are large
19 concrete walls or there is no capable --

20 MEMBER ALBERTI: No, my question
21 was Potomac Avenue.

22 MR. MARTENS: Yeah, we are going

1 to have it up on the northwest and Potomac
2 Avenue.

3 MEMBER ALBERTI: But not along the
4 entire perimeter of the Potomac Avenue side?

5 MR. MARTENS: Mostly likely not.

6 MEMBER ALBERTI: Okay. All right.
7 And the east side and south side would not
8 have it, right?

9 MR. MARTENS: Correct.

10 MEMBER ALBERTI: Okay. So why do
11 you need just a chest-high fence at the south
12 -- at the Riverside if it's going to be chain
13 link? I mean, you can have 10 foot fence and
14 they would still be able to see through it.

15 MR. MARTENS: We are not -- we are
16 looking to not do chain link fence. We are
17 probably -- as I mentioned earlier, we are
18 looking to do something a little bit more
19 aesthetic than chain link on the internal
20 fencing.

21 MEMBER ALBERTI: Well, I don't see
22 that as internal. Along the river, that's not

1 internal.

2 MR. MARTENS: Well, it's still
3 part of the venue. You are going to be able
4 to go, you know, with about -- to about 3
5 feet, 4 feet to the berm wall and there will
6 be that fence there that would stop you
7 ultimately from --

8 MEMBER ALBERTI: And it will be
9 chest-high?

10 MR. MARTENS: At least.

11 MEMBER ALBERTI: Only. Okay.

12 MR. MARTENS: Yes.

13 MEMBER ALBERTI: All right. All
14 right. What are the dimensions? Okay. Now,
15 we have -- looking at your diagram, you have
16 got this area where you don't appear to have
17 sports fields. It is a blue area on the
18 northern end. It's a rectangle. What are the
19 dimensions there?

20 MR. MARTENS: I would honestly
21 need to get back to you on that. I don't have
22 the exact dimensions, but I certainly can get

1 you that.

2 MEMBER ALBERTI: It's not very --
3 I'm kind of disappointed because that's
4 important to me as I evaluate this project is
5 the dimensions of these areas.

6 MR. MARTENS: Well, actually, I
7 can probably tell you. Hold on one second,
8 because I can -- so it is 190 feet wide.

9 MEMBER ALBERTI: Um-hum.

10 MR. MARTENS: And by 175.

11 MEMBER ALBERTI: Okay.

12 MR. MARTENS: And that's the blue
13 area on the northern end of the facility.

14 MEMBER ALBERTI: All right. All
15 right. The bottom polygon --

16 MR. MARTENS: Yes, sir.

17 MEMBER ALBERTI: Any idea what the
18 dimensions are there?

19 MR. MARTENS: 200 and --

20 MEMBER ALBERTI: Okay. I've got--

21 MR. MARTENS: 300.

22 MEMBER ALBERTI: The fence line

1 would -- not polygon. The fence line along
2 South Capitol Street, any idea how far that
3 is?

4 MR. MARTENS: About -- the fence
5 line -- remember, the fence line is only
6 needed on about a 60 foot portion, because the
7 actual --

8 MEMBER ALBERTI: Well, okay. The
9 perimeter. The perimeter from that rectangle
10 all the way down to the bottom along east --
11 South Capitol Street, how -- what's the length
12 of that perimeter?

13 MR. MARTENS: 300 feet about.

14 MEMBER ALBERTI: About 300 feet.

15 Along the river any idea?

16 MR. MARTENS: 300 feet.

17 MEMBER ALBERTI: Okay.

18 MR. MARTENS: Those -- the courts
19 you see down there, the three --

20 MEMBER ALBERTI: Okay.

21 MR. MARTENS: -- smaller courts
22 are 90 foot each. And there is about a 5 foot

1 gap in between each of those and another 5
2 feet on --

3 MEMBER ALBERTI: Oh, the
4 volleyball courts are 90 foot each?

5 MR. MARTENS: Well, they have the
6 Bocci courts that are down below that.

7 MEMBER ALBERTI: Oh, down below
8 that. Oh, I see.

9 MR. MARTENS: That's about 300
10 feet.

11 MEMBER ALBERTI: Okay. So all
12 right. I'm trying to understand where you are
13 going to be serving alcohol, because you've
14 got two blue areas.

15 MR. MARTENS: In the --

16 MEMBER ALBERTI: You have got two
17 blue areas.

18 MR. MARTENS: Well, the blue is
19 not -- the blue is just representative of a
20 different zone. It's not representative of
21 anything other than -- our main service area
22 is going to be on the northern end of the

1 facility.

2 MEMBER ALBERTI: Okay. Because I
3 was -- wait, wait. I was just confused
4 because you labeled it as food beverage areas.
5 Okay, so that's fine. So where are you going
6 to be serving -- where will -- let's put it
7 this way. Where will the patrons be allowed
8 to consume alcohol?

9 MR. MARTENS: In the, technically,
10 blue areas. But in the -- as long as they are
11 not playing sports, right? So the sports
12 fields are in the middle that are not -- there
13 is technically only Bocci in the bottom blue
14 area.

15 MEMBER ALBERTI: Right. I see
16 over by the river are the Bocci courts, right?

17 MR. MARTENS: So right now, our
18 proposed plan is to try to have food and
19 beverage accessible in both those areas. So
20 if you are farther south and you need a
21 Gatorade or a water, we have it down there and
22 we have stuff up north as well.

1 MEMBER ALBERTI: Okay. So will
2 people be able to wander from the Bocci ball
3 courts over to the volleyball courts with
4 beverage in their hand?

5 MR. MARTENS: No.

6 MEMBER ALBERTI: No?

7 MR. MARTENS: Not if they are
8 drinking.

9 MEMBER ALBERTI: Not if they are
10 what?

11 MR. MARTENS: Not if they are
12 drinking. And if there is active sports being
13 played, they cannot be playing sports and
14 drinking.

15 MEMBER ALBERTI: All right.

16 MR. MARTENS: So for example --

17 MEMBER ALBERTI: Look, look, let's
18 simplify this. I don't care about whether
19 they are playing sports, hopscotch.

20 MR. MARTENS: Sure.

21 MEMBER ALBERTI: Tying their
22 shoes. I want to know where they are able to

1 drink. If I'm in there and I don't really
2 care about sports, I just want to watch
3 everybody, I can drink in the blue area down
4 by the river.

5 MR. MARTENS: You can.

6 MEMBER ALBERTI: Can I take my
7 drink over to the volleyball courts and watch
8 my girlfriend play?

9 MR. MARTENS: Not if they are
10 playing sports.

11 MEMBER ALBERTI: And her friends.
12 All right. And you have that other blue area.
13 I can drink in there, but I can't wander over
14 to this tennis court or the volleyball courts
15 from there?

16 MR. MARTENS: Not if you are
17 drinking, no.

18 MEMBER ALBERTI: All right. So I
19 see the fence. Along the rectangle I see a
20 fence area, a fence that defines that big blue
21 rectangle on the northern end, right?

22 MR. MARTENS: Yes, sir.

1 MEMBER ALBERTI: What will prevent
2 me from going over to the volleyball courts
3 from the Bocci ball court area, that other
4 blue -- that smaller blue area?

5 MR. MARTENS: Chest-high fence.

6 MEMBER ALBERTI: Pardon?

7 MR. MARTENS: A chest-high fence.

8 MEMBER ALBERTI: Okay. So both of
9 those -- okay. So the designated areas where
10 you can consume alcohol will be divided from
11 the rest of the facility by fences?

12 MR. MARTENS: Correct.

13 MEMBER ALBERTI: Okay. Very good.

14 MR. MARTENS: For example, the --
15 I would like to make sure you have complete
16 clarity. If we are having a special event, so
17 one of the things that we are talking about
18 doing is having farmers markets or other
19 things, you know, we would -- as long as
20 people are not playing sports, you know, if
21 there is not a sporting event going on inside
22 that facility, let's say we do do the farmers

1 market or we do do several of the other things
2 we are proposing on doing, it's like a fall
3 market or a holiday bazaar, we would probably
4 put that where you current see that kickball
5 court.

6 So again, we would allow, at that
7 point in time, you know, people to move about
8 the facility, but again --

9 MEMBER ALBERTI: So they would be
10 able to have alcohol there?

11 MR. MARTENS: -- the -- correct.

12 MEMBER ALBERTI: So really, you
13 are licensing the entire venue?

14 MR. MARTENS: Correct.

15 MEMBER ALBERTI: For alcohol
16 consumption.

17 MR. MARTENS: The key factor is
18 for us, our designation and the way this is
19 working is if there are sports being played,
20 if there are league play or even non-league
21 play --

22 MEMBER ALBERTI: I understand.

1 You know, you can make all the promises you
2 want, but what matters to me, just put my hat
3 on, --

4 MR. MARTENS: Certainly.

5 MEMBER ALBERTI: -- is in terms of
6 what you are licensed for, where you are
7 allowed to --

8 MR. MARTENS: Certainly.

9 MEMBER ALBERTI: -- serve alcohol.

10 MR. MARTENS: I want to make sure
11 you have a complete picture.

12 MEMBER ALBERTI: I understand what
13 your intentions are.

14 MR. MARTENS: All right.

15 MEMBER ALBERTI: But I want to
16 know what you are asking for. And you are
17 asking for alcohol service throughout the
18 entire venue.

19 MR. MARTENS: Correct.

20 MEMBER ALBERTI: All right. All
21 right. You have listed hours until 2:00 and
22 3:00 a.m. All right. How late -- what would

1 happen like after 9:00 there, after 10:00?

2 What would they use the facility for after
3 10:00?

4 MR. MARTENS: On what night of the
5 week?

6 MEMBER ALBERTI: I don't care.
7 Any night of the week.

8 MR. MARTENS: Sir, typically, I
9 mean, during the week because of the fact that
10 we are able to provide lighting, a lot of the
11 leagues are capable of playing later into the
12 evening.

13 MEMBER ALBERTI: Until what time?

14 MR. MARTENS: We are not sure. We
15 are working with them on that right now in
16 terms of the schedules and the configurations.
17 But probably easily a lot of these -- a lot of
18 their practices are starting at 10:30. Some
19 of them -- some of the practice facilities
20 that they play, especially for volleyball,
21 don't even start until 10:30, especially if
22 they are Alexandria facility and locations and

1 those teams.

2 Practice is about an hour, hour
3 and 15 minutes. For games about an hour, hour
4 and 15 minutes. So ideally, we are probably
5 in most cases going to be wrapped up by
6 midnight at the latest during the weekdays.

7 MEMBER ALBERTI: So why have it
8 licensed until 2:00 a.m. When would you ever
9 use it until that hour?

10 MR. MARTENS: I couldn't even give
11 you a situation when we would. I'm not sure.
12 We are working on -- again, part of what we
13 are doing right now is working with our
14 different meet partners to figure out when
15 their actual play time is going to be.

16 MEMBER ALBERTI: Okay. No, look,
17 I'm not -- I understand flexibility from a
18 business owner's standpoint, but I have to
19 ask. All right. So you are not asking for
20 any entertainment endorsement, right?

21 MR. MPRAS: No, sir. We are
22 asking for a CX License.

1 MEMBER ALBERTI: All right.

2 MR. MARTENS: Yes.

3 MEMBER ALBERTI: So you would
4 never have -- you wouldn't have bands there,
5 right? You wouldn't have a stage with bands
6 and everything?

7 MR. MARTENS: Well, for example,
8 if we did a farmers market or something like
9 that on the weekend, we might want to have
10 that on the weekend perhaps, but I would tell
11 you on a Monday night at 9:00 p.m., I'm not
12 bringing in a rock band.

13 MEMBER ALBERTI: Okay. So you
14 would have to have -- you would ask for a one
15 day license for entertainment?

16 MR. MPRAS: Mr. Alberti, a CX
17 License doesn't require an entertainment
18 endorsement.

19 MEMBER ALBERTI: Oh, you're right.
20 You're right. Um-hum. Oh, so you do plan to
21 have bands there occasionally.

22 MR. MARTENS: For perhaps a

1 special event, but again on a day-to-day
2 basis, the intent is not to have a band
3 playing. The intent is to run a social sports
4 venue.

5 MEMBER ALBERTI: So this blue
6 rectangular area, you really haven't talked
7 about what that would be used for.

8 MR. MARTENS: So on the right hand
9 side of the -- you are talking about the
10 northern blue area, correct?

11 MEMBER ALBERTI: Yeah.

12 MR. MARTENS: There is restrooms
13 on the right, so men's and women's restroom
14 trailers, that's where all are kept there.
15 The area just to the north of that outside,
16 you can see it outside the fenced-in area is
17 actually our dropped in power from PEPCO.
18 It's a large power drop box.

19 And then on the eastern side -- on
20 the western side, there are storage lockers
21 for the various leagues and their supporting
22 equipment, those are the two storage sheds

1 that are on the southern most portion of that
2 blue rectangle.

3 MEMBER ALBERTI: Yes.

4 MR. MARTENS: Then there are two
5 larger rectangles which are the food and
6 beverage operations that would occur out of
7 those two. They are actually prefabricated
8 horse barns that we are purchasing that are
9 going to be put on the facility that are 30
10 feet long and 12 feet deep. And those --
11 there is a tent in the middle that we can --
12 if it does start raining, we can provide
13 shelter for people.

14 MEMBER ALBERTI: Um-hum.

15 MR. MARTENS: And then the other
16 two smaller rectangles at the northern --

17 MEMBER ALBERTI: A tent in the
18 middle? Is that -- what do you mean a tent in
19 the middle?

20 MR. MARTENS: So if you are
21 looking at Site Plan 1203 --

22 MEMBER ALBERTI: Yes, there is a

1 tent in the middle?

2 MR. MARTENS: -- Page 12.

3 MEMBER ALBERTI: Okay.

4 MR. MARTENS: We are looking at
5 putting a tent in, so that we can provide
6 shade and coverage if it does start raining.

7 MEMBER ALBERTI: All right. But
8 that's a big area.

9 MR. MARTENS: It's not small.

10 MEMBER ALBERTI: No.

11 MR. MARTENS: It's also not -- I
12 mean --

13 MEMBER ALBERTI: So what are you
14 going to do with all that extra area? How
15 will you utilize it? You haven't talked about
16 -- you have talked about the sports fields.
17 Gotcha. Volleyball, Bocci, gotcha. You've
18 got a big area over here. You have got almost
19 200 -- I don't know, a 4,000 square foot area
20 there almost, a 3,000 square foot area. How
21 is it going to be used?

22 MR. MARTENS: Primarily food and

1 beverage. So we are going to be able to serve
2 people food. There is going to be tables
3 there for people to sit down, eat, drink.
4 Again --

5 MEMBER ALBERTI: But admittedly,
6 that would allow you to have a crowd for a
7 special event. You could put 2,000 people
8 there for a special event, I'm thinking.

9 MR. MARTENS: Certainly, it would.
10 And one of the things that we would like to
11 do, again, if we host a farmers market there,
12 we would like to be able to put all the -- you
13 know, prop up there, let them bring their
14 tents and let them bring in any --

15 MEMBER ALBERTI: And you could
16 have entertainment until 2:00 in the morning
17 with 1,500 people in that area. Is that
18 possible?

19 MR. MARTENS: I'm not sure from a
20 legal perspective, if that's possible.

21 MEMBER ALBERTI: Why not? That's
22 what your license allows.

1 MR. MPRAS: Can operate and serve
2 until 2:00.

3 MEMBER ALBERTI: I mean, Mr. Mpras
4 just pointed out to me that you don't need an
5 entertainment endorsement.

6 MR. MARTENS: I guess my
7 understanding is because it's an outdoor
8 venue, I am not sure you can operate because
9 of the noise decibels after 10:00 p.m., but
10 I'm not sure. I don't know.

11 MEMBER ALBERTI: So you would be
12 willing to not have entertainment past 10:00
13 p.m.?

14 MR. MARTENS: If it's
15 entertainment that would be violating the
16 noise --

17 MEMBER ALBERTI: That's not my
18 question.

19 MR. MARTENS: Define entertainment
20 though. I mean, if we are talking about
21 having a rock band outside?

22 MEMBER ALBERTI: Yeah.

1 MR. MARTENS: That's --

2 MEMBER ALBERTI: Any kind of band.
3 Any kind of --

4 MR. MARTENS: No. Frankly, the
5 social sports are entertainment, so that's --

6 MEMBER ALBERTI: Well, no, no, no.
7 I'm talking about technically what we think of
8 entertainment would be, live music, a DJ,
9 those sorts of things.

10 MR. MPRAS: Mr. Alberti, you are
11 absolutely right. The license don't permit
12 that as much as possible and in applying for
13 the maximum hours, he's looking for
14 flexibility to run his business. That's not
15 the main part of this business, but if he
16 would like to do that and it's permissible,
17 you know, by law, I don't see why he should be
18 prohibited from doing so, assuming that there
19 is no --

20 MEMBER ALBERTI: A rock band
21 blasting --

22 MR. MPRAS: -- detriment to the --

1 there is no detriment to --

2 MEMBER ALBERTI: Absolutely, Mr.
3 Mpras. A rock band blasting to 2,000 patrons
4 at 1:00 in the morning is above concern to me.

5 MR. MPRAS: I understand that, Mr.
6 Alberti, but the fact that a license enables
7 someone to provide entertainment, does not
8 mean that they are going to go and do things
9 that are disruptive to the neighborhood.

10 You are dealing with a person you
11 have seen before many times who runs good
12 operations throughout the city and has never
13 violated the terms of any license and --

14 MEMBER ALBERTI: Absolutely. But
15 I'm looking at an outdoor venue. I'm looking
16 at an outdoor venue where it is very hard to
17 control noise emanating out into the
18 residential areas. All right?

19 MR. MARTENS: Right.

20 MEMBER ALBERTI: That's what I'm
21 looking at.

22 MR. MPRAS: Well, I guess --

1 MEMBER ALBERTI: I mean, he could
2 be an angel. There is still the potential
3 here in an outdoor area, Mr. Mpras.

4 MR. MARTENS: I think there is two
5 key points and those for me are the fact that
6 we are running a social sports venue. We are
7 not running a music venue. That's not the
8 intent or the purpose of this facility, number
9 one.

10 The second thing is, you know, we
11 have worked diligently with a world-renowned
12 sound engineer to create a system in which
13 when we do -- just like any restaurant or any
14 bar, you know, a facility that is going to be
15 well-run, well-managed and the sound is going
16 to be contained and controlled of the sound
17 that we do have.

18 So I guess there, you know, we are
19 going to work with the community. We are
20 going to work with the neighborhood. And if
21 we are doing something that, at any given
22 time, doesn't, you know --

1 MEMBER ALBERTI: So your focus is
2 on sports. I mean, again, would you be
3 willing to limit -- to have some time limit
4 for when you would have entertainment?

5 MR. MARTENS: And I don't know why
6 I'm being -- I think it is relatively
7 irrelevant for me in the sense that we are
8 operating a sports venue. We are not
9 operating a concert hall. I'm just --

10 MEMBER ALBERTI: But eight times a
11 year you could promote a big music event. You
12 have the ability to do that, whether it is --
13 and if that is not in your business plan, then
14 what harm is it to commit to saying we are not
15 going to have music past let's say 12:00 or
16 something. I don't know.

17 MR. MARTENS: The reason --

18 MEMBER ALBERTI: What harm is it
19 to you?

20 MR. MARTENS: I haven't even
21 considered it, so I haven't even had time to
22 truly think about it or give you a response

1 that would merit --

2 MEMBER ALBERTI: That's a fair
3 response. But --

4 MR. MARTENS: So unfortunately, I
5 can't speak to that, because my business model
6 is running a social sports league, not running
7 a music hall, so if I were answering you --

8 MEMBER ALBERTI: I see.

9 MR. MARTENS: -- I would be giving
10 you something that would be totally --

11 MEMBER ALBERTI: Gotcha.

12 MR. MARTENS: I'm not going to
13 give you an answer without giving it some good
14 thought.

15 MEMBER ALBERTI: All right. Will
16 you have a security plan?

17 MR. MARTENS: It's in the back.
18 So all our control plans have been listed.
19 Our proposed control plans and you will see in
20 the table of contents they are listed out. We
21 have a health medical safety control plan, an
22 emergency control plan, a crowd control plan,

1 sound control plan, alcohol control plan,
2 security control plan and a parking and
3 transportation control plan.

4 MEMBER ALBERTI: Okay. All right.

5 MR. MARTENS: All of which, I
6 might add, I have worked with several
7 different agencies to construct. As I
8 mentioned earlier in working with --

9 MEMBER ALBERTI: All right.

10 Lastly, I will tell you that I am questioning
11 whether it is a CX License or not. CX
12 Licenses by law are for arts venues,
13 entertainment venues. I don't really see this
14 as, I mean, you know, a music hall, that sort
15 of thing. I don't really see this as that,
16 but I will take a closer look at that.

17 I have no further questions.

18 CHAIRPERSON MILLER: Okay.

19 MEMBER RODRIGUEZ: I have a
20 question.

21 CHAIRPERSON MILLER: You go ahead
22 and then I'll go.

1 MEMBER RODRIGUEZ: Okay. Mr.
2 Martens?

3 MR. MARTENS: Yes, sir.

4 MEMBER RODRIGUEZ: On Page 4 of
5 your proposed site layout --

6 MR. MARTENS: Yes, sir.

7 MEMBER RODRIGUEZ: -- I am to
8 understand that that sand area to the right,
9 you are not -- you have no plans for that?

10 MR. MARTENS: It is currently sand
11 right now. So actually, as the -- if you look
12 at the site today, there was a -- from the
13 water to where there is currently what is
14 called a silt fence, it is -- I don't know how
15 deep it goes, but probably very deep. It's
16 all sand and that is acting as a natural
17 filter, so that any kind of runoff that comes
18 through the current facility that would
19 essentially go down into the water is filtered
20 by that sand.

21 MEMBER RODRIGUEZ: Okay. My --

22 MR. MARTENS: So that's sand.

1 MEMBER RODRIGUEZ: Okay. I just
2 want to be clear that as far a that sand area
3 there, you are not going to be utilizing that
4 for volleyball or anything like that?

5 MR. MARTENS: There are Bocci
6 courts in that area, so if you look at the
7 site plans --

8 MEMBER ALBERTI: Mr. Martens, I
9 think he is talking about the remainder of
10 that area that goes along Potomac Avenue.

11 MEMBER RODRIGUEZ: Yes.

12 MR. MARTENS: So --

13 MEMBER ALBERTI: On the northern
14 edge.

15 MR. MARTENS: Oh, this area. I'm
16 sorry.

17 MEMBER ALBERTI: Yes.

18 MR. MARTENS: I thought you were
19 talking --

20 MEMBER RODRIGUEZ: Yes.

21 MR. MARTENS: No, that has -- no.
22 We are not doing anything in that area. In

1 fact, in that portion MRP has plans for that.

2 MEMBER RODRIGUEZ: Okay.

3 MR. MARTENS: And I think even the
4 Kastles might be putting a facility there.

5 MEMBER RODRIGUEZ: My last
6 question is maybe I'm overlooking something,
7 but what are you going to do in the wintertime
8 with this?

9 MR. MARTENS: To be determined. I
10 think one of the things that we have never --
11 there is not a facility like this right now
12 that we have found that's in the country.

13 MEMBER RODRIGUEZ: Right. It
14 sounds exciting.

15 MR. MARTENS: So while it is very
16 interesting, there is a lot of questions that
17 we still have as to, you know, what is going
18 to happen in the winter. If we feel like --
19 there are winter leagues, so a lot of these --
20 some of the -- they have a winter softball
21 league. They have winter kickball leagues.
22 They have winter soccer. It's certainly

1 minimal at best.

2 So whether it makes sense to open
3 is something we are working with the leagues
4 to determine if there is even the capacity to
5 open. So I would call it probably a seasonal
6 business in the sense that as of right now,
7 our intent would probably be to close down
8 during winter months.

9 MEMBER RODRIGUEZ: And lastly, in
10 general, since we are talking about a facility
11 here. You are applying for local Government
12 permits and all that, how many jobs do you
13 think this facility will create?

14 MR. MARTENS: Probably to the tune
15 of 150 to 175 jobs. And if you look at our
16 community engagement plan, part of that is to
17 do local job postings first within that
18 neighborhood and within that ANC and ward. We
19 are going to actively work with them to make
20 sure that before we go hiring people from
21 Maryland or Virginia, we are focused on hiring
22 folks from within the District to start with.

1 MEMBER RODRIGUEZ: Thank you.

2 MR. MARTENS: You're welcome.

3 MEMBER RODRIGUEZ: Thank you. No
4 more questions, Madam Chair.

5 CHAIRPERSON MILLER: Okay. I just
6 have a few follow-up questions.

7 MR. MARTENS: Yes, ma'am.

8 CHAIRPERSON MILLER: So you met
9 with the ANC-6D?

10 MR. MARTENS: We did.

11 CHAIRPERSON MILLER: A few times
12 or one time or what?

13 MR. MARTENS: We presented our
14 plan to their ABRA Subcommittee twice. We
15 were in front of the ANC Board once, as the
16 entire board. So we were actively working
17 with them and we listened and addressed all
18 their concerns within the facility.

19 CHAIRPERSON MILLER: And did you
20 meet with other community groups or just --

21 MR. MARTENS: We've met with
22 several.

1 CHAIRPERSON MILLER: Several.

2 MR. MARTENS: We met with the
3 Earth Conservation Group that is down on the
4 pier. I probably don't know the distance, but
5 it would -- it's the Local 501(c)(3) that is
6 over on the Teague -- I think it's called the
7 Teague Pier, perhaps. You know, we have
8 reached out to the Nationals. We have reached
9 out to, again, several local agencies, in
10 particular, MPD, you know, has a serious
11 operation in that area, in that neighborhood.

12 CHAIRPERSON MILLER: So did the
13 ANC have concerns about noise?

14 MR. MARTENS: Of course.

15 CHAIRPERSON MILLER: Okay.

16 MR. MARTENS: And we presented
17 them our sound plan originally. We made some
18 amendments to that sound plan as well after
19 hearing some of their concerns, especially
20 into the direction. The reason we decided to
21 put the Acoustiblok fencing on the northern
22 portion of the facility is because that's the

1 closest residential unit to the facility.
2 There's not a real close residential unit to
3 that, which is why we are putting that fence
4 back there. A lot of the sound mitigation
5 issues up on the northwest corner of the
6 facility.

7 CHAIRPERSON MILLER: And did they
8 have any concerns about music or late night
9 music that Mr. Alberti was asking about?

10 MR. MARTENS: I think noise,
11 generally speaking, was a concern.

12 CHAIRPERSON MILLER: What was?

13 MR. MARTENS: Noise, generally
14 speaking.

15 CHAIRPERSON MILLER: So noise was
16 a concern? I mean, I know that --

17 MR. MARTENS: Parking was a
18 concern in the neighborhood. You know, people
19 parking in the neighborhood and taking away,
20 technically, a community spot was an issue.
21 We mitigated that by creating a parking plan
22 with several local parking providers, which we

1 intend to do, so people have a preferred rate
2 in a garage or a lot locally versus parking in
3 the neighborhood.

4 And again, as I mentioned, we are
5 working with a lot of DC-based public
6 transportation, Metro, Capitol Bikeshare, Uber
7 and other different --

8 CHAIRPERSON MILLER: So what you
9 did for the neighborhood though that is
10 reflected in here, I mean, is it the farmers
11 market?

12 MR. MARTENS: There are several
13 things, yeah. If you take a look on Page --
14 give me one moment, community engagement on
15 Page 10, definitely a lot of their issues were
16 making sure that we potentially do an ANC or
17 Ward/community-based events, so call it a
18 community field day that we could host and
19 have the community out.

20 We are looking at -- you know
21 again, one of the things that they found and
22 I in particular showcased is that the facility

1 will bring people who are not from that
2 neighborhood to that neighborhood, so they
3 might be able to take a -- you know, there is
4 a lot of great new residential units in and
5 around that area and/or just generally
6 speaking great businesses. A lot of new
7 restaurants are popping up that people might
8 be able to get exposed to because they are
9 coming down to this facility.

10 Again, the only thing that they
11 really were pushing us to do were the local
12 job announcements and that was an initiative
13 we put together after hearing that feedback to
14 make sure that, you know, we are working with
15 the community rec centers and posting those
16 job postings there and working with their
17 managers, so that they are getting the young
18 people, you know, they know that there are
19 jobs available with First Street Fields.

20 CHAIRPERSON MILLER: So like the
21 movie night, is that -- I mean, was that
22 originally your plan or is that theirs?

1 MR. MARTENS: So currently -- no.
2 It wasn't our plan. One of the things that I
3 would say the neighborhood is very invested in
4 is seeing something like a movie night come to
5 life, having a place for their local farmers
6 market that will be able to truly thrive. So
7 one of the issues they have is actually
8 shutting down the streets. It's very
9 difficult down there, especially on Nationals
10 home games.

11 So let's say the Nats play on a
12 Saturday, but their farmers market comes every
13 Saturday --

14 CHAIRPERSON MILLER: Um-hum.

15 MR. MARTENS: -- currently with
16 the Nats and the way that they affect the
17 neighborhood, they have to go in very weird
18 cycles that adjust to the Nats schedule.
19 Having First Street Fields would make a
20 farmers market available even if there was a
21 Nats game.

22 So that's one of the benefits that

1 we are looking at is making sure that things
2 like that are in place. For the neighborhood,
3 even though there is a Nats game going on,
4 let's say you don't care about the Nats, but
5 you live in that neighborhood and you still
6 want to have access to your farmers market,
7 First Street Fields will make that available
8 to them during the day.

9 The other thing we are doing with
10 them is we are going to do a sunrise yoga
11 program and provide yoga down by the water on
12 that beach area. That is going to be run by
13 a third-party. It will be available to, you
14 know, anybody who wants to come in to use the
15 sunrise yoga. And then afterwards, we will
16 have coffee and breakfast available via our
17 internal food service system.

18 So there is a lot of things that
19 have come to light in dealing with the
20 community, things that they are currently
21 doing that could be -- if they were to get in
22 the facility or a facility that would allow

1 them to operate, even if there was a Nats game
2 or other programming in that neighborhood.

3 And, frankly, just a better
4 operational facility that has more built in
5 features to do movie nights, to do farmers
6 markets, to bring specialty event programming
7 down there. And when we say specialty event
8 programming, you know, again, that's Brooklyn
9 Flea for example or the District Flea --

10 CHAIRPERSON MILLER: Um-hum.

11 MR. MARTENS: -- that would be a
12 great product to have in that lot that would
13 be, you know, a nice thing for that community
14 to have.

15 CHAIRPERSON MILLER: Well, that's
16 great. I just have a couple more questions.
17 So you know, like I often hear -- my kids are
18 grown up, but they played sports like with
19 Stoddard League or whatever and there was
20 always talk about it's hard to find fields to
21 play on or practice on. Have you heard that
22 with respect to anyone asking if you will make

1 your fields available?

2 MR. MARTENS: I mean, this is how
3 this business really kind of came to light.
4 We -- as you know, we run Drink The District
5 and we have a lot of relationships with the
6 social sports leagues via that business. And
7 we were hearing their pain points.

8 CHAIRPERSON MILLER: Right.

9 MR. MARTENS: And this -- that is
10 how we built this. They can't get fields,
11 right now. There -- you know, a lot of these
12 teams are having a very hard time booking a
13 kickball field, booking a volleyball field.

14 As I mentioned, there is literally
15 seven volleyball courts within the District of
16 Columbia. So there is -- and I'll tell you,
17 each one of these teams has over 200 people
18 signed up for a given, you know, week period.
19 There is just not enough supply for the demand
20 out there. And that is hence why we designed
21 this.

22 But again, yes, one of the things

1 that we talked about again on the community
2 side of things, beyond the businesses, the DC-
3 based businesses that are trying to run the
4 social sports in the District and are having
5 a hard time doing that, because of the lack of
6 facilities --

7 CHAIRPERSON MILLER: Um-hum.

8 MR. MARTENS: -- is the fact that
9 we can open up to various -- even beyond
10 social sports leagues. Clearly, the crux of
11 our business is going to occur. They mainly
12 play weeknights 5:30 and beyond. The benefit
13 now is that they can run their leagues a
14 little bit later. They have a hard time
15 getting people to come down at 5:30, because
16 they can't get off of work.

17 So they are basically telling us
18 that if they could start at 7:00 and go later,
19 it would be more suitable to their business
20 model and based on who their consumers are.
21 So outside of that on the weekends, what we
22 have looked at is a lot of different -- not

1 necessarily Stoddard, but there is a lot of
2 community leagues that operate non-, what we
3 would call, adult social sport leagues.

4 CHAIRPERSON MILLER: Um-hum.

5 MR. MARTENS: But one of the
6 things that -- we are partnering with a group
7 called the NVL and the AVP, the professional
8 volleyball associations. High school
9 volleyball tournaments, a lot of them it's
10 kind of like, you know, in the wintertime they
11 play indoors and in the summer, they try to
12 play on sand.

13 And so what this facility will --
14 what we are looking to do is create a
15 partnership with them where we bring regional
16 volleyball tournaments to the city. And this
17 would be a professional league designed court
18 system. And so hopefully that is going to be
19 a key to our business model as well.

20 CHAIRPERSON MILLER: I mean, I
21 think you might have said, you know, you are
22 the only one like this in the city, right?

1 MR. MARTENS: As far as we know,
2 there is nothing like this in the country.

3 CHAIRPERSON MILLER: We don't know
4 any. Right. Is it in the country though?
5 Have you modeled this?

6 MR. MARTENS: We have looked.
7 There is not a facility like this in the
8 country. There is actually several concepts
9 similar to it in Europe. We have examined
10 those and looked at those and tried to
11 understand what works and what doesn't work
12 looking at those.

13 Clearly, culturally, there is
14 different things going on there and people --
15 you know, it's a different way of life there.
16 So there certainly are some aspects to their
17 business models that are probably not -- you
18 can't duplicate that here, but we have
19 certainly taken some best practices from what
20 we have seen there and tried to apply that to
21 this business model.

22 But again, like I said, this

1 doesn't exist. There is no case study out
2 there to say, you know, so and so in San Jose,
3 California has done this.

4 CHAIRPERSON MILLER: Right.

5 MR. MARTENS: So we are -- really
6 are -- you know, this is kind of a working
7 model.

8 CHAIRPERSON MILLER: This is just
9 for a short period of time, right? A couple
10 of years.

11 MR. MARTENS: Ideally. You know,
12 in time, MRP intends to build buildings here.

13 CHAIRPERSON MILLER: Right.

14 MR. MARTENS: So it is not a long-
15 term project. I would say that we probably
16 have a life span of maybe five to nine years.

17 CHAIRPERSON MILLER: Oh, okay.

18 MR. MARTENS: Maybe. And that
19 would be being generous.

20 CHAIRPERSON MILLER: Okay. This
21 isn't a critical question, but I am just
22 curious. Are you doing any landscaping in

1 here?

2 MR. MARTENS: Yes, we actually
3 are. As I mentioned earlier, we -- one of the
4 things we have looked at doing is taking some
5 of the internal fencing, so it just doesn't
6 look like an ugly old fence and actually put
7 ivy up it and try to mimic the fact that you
8 would be like in a baseball stadium with ivy
9 on the walls.

10 We are going to put landscaping
11 features within the facility to try to make it
12 aesthetically pleasing, so it's not just, you
13 know. But again, I would say the nice part
14 about it is, you know, you are looking right
15 out on the water and as you look beyond, I
16 mean, it's a really great part of the city
17 that, frankly, is currently today an unused
18 gravel lot.

19 CHAIRPERSON MILLER: I think it
20 sounds great. Just one other basic question
21 on your -- on this little booklet.

22 MR. MARTENS: Yes.

1 CHAIRPERSON MILLER: For instance,
2 like when you describe pedestrian traffic in
3 there, I got the impression when you were
4 talking to Mr. Silverstein that there was a
5 lot more detail that you have somewhere else,
6 that this isn't your whole pedestrian/traffic
7 plan.

8 MR. MARTENS: This is our proposed
9 plan. We, again, as I mentioned, took -- and
10 one of the things I haven't put in here
11 because we haven't officially determined if we
12 can feasibly get the permit for it, is to see
13 if we can do that covered walkway on the
14 southern sidewalk of Potomac Avenue, so that
15 we can keep people -- you know, there are two
16 crosswalks on either east/west end of the Nats
17 Park.

18 And the goal is going to be to
19 make sure that people are not crossing in
20 between those crosswalks.

21 CHAIRPERSON MILLER: Right.

22 MR. MARTENS: Right? So that if

1 someone goes halfway out, they don't jaywalk.
2 We want to make sure they use the crosswalk.
3 And in doing that, we are exploring seeing if
4 we can put -- so standard construction. As if
5 there is, you know, construction overhead,
6 they build those walkways. That walkway
7 would, in effect, make it impossible for
8 somebody to not use one of the crosswalks.

9 So we are determining if that's
10 possible.

11 CHAIRPERSON MILLER: So what's the
12 status of that?

13 MR. MARTENS: Again, we are still
14 working --

15 CHAIRPERSON MILLER: I mean, is it
16 -- are you working with Department of
17 Transportation or what are you doing?

18 MR. MARTENS: No. Actually, it's
19 more of a construction permit through -- to
20 see if it --

21 CHAIRPERSON MILLER: Oh.

22 MR. MARTENS: -- they -- we are

1 working through them to see if it is possible
2 to get that established and built, based on
3 the plans I think they have currently
4 submitted.

5 CHAIRPERSON MILLER: Okay.

6 MR. MARTENS: So they are -- we
7 have not gotten a good answer back to put --
8 I would not feel comfortable putting that in
9 the plan, because I don't know if it is
10 actually feasible yet. So as I have
11 mentioned, it has been a discussion item. We
12 are working on it. We are seeing if it's a
13 possibility.

14 And frankly, at the end of the
15 day, we don't -- I'm not sure if that is
16 actually going to work or not.

17 CHAIRPERSON MILLER: Right.

18 MR. MARTENS: If it's -- if you
19 even need it, but it certainly is something
20 that could help mitigate.

21 CHAIRPERSON MILLER: Otherwise,
22 you are dealing with crossing guards or with--

1 MR. MARTENS: So during Nats
2 games, as there are the -- the SOD Units are
3 actually stationed on Potomac Avenue, all of
4 them for the most part, except for several
5 units that are on the northern end of the
6 stadium.

7 But their home-base of operations
8 is on Potomac Avenue. So there is a large SOD
9 police presence in that area and then you also
10 have DDOT crossing guards in the area as well
11 during Nats games.

12 CHAIRPERSON MILLER: Okay. So you
13 have been coordinating with them?

14 MR. MARTENS: We have spoken to
15 them before, yes. And I would say as we
16 continue to figure out what the next steps are
17 with the facility, especially on weekends, you
18 know, if we realize that there is a lot of
19 traffic into the facility on the weekends and
20 there is -- we need more DDOT crossing
21 guards --

22 CHAIRPERSON MILLER: Okay.

1 MR. MARTENS: -- we're certainly
2 open to adjusting to make sure that whatever
3 we -- whatever is happening with the business,
4 we are adjusting appropriately outside of that
5 in regards to making sure there is enough
6 pedestrian safety. I don't know what they are
7 called, the Pedestrian Safety -- they are not
8 called crossing guards. They are something,
9 but we will make sure there is enough of those
10 out there.

11 CHAIRPERSON MILLER: Okay. All
12 right.

13 MEMBER ALBERTI: I have one more
14 quick question.

15 CHAIRPERSON MILLER: Okay. Mr.
16 Alberti?

17 MEMBER ALBERTI: Yes. Mr.
18 Martens, so just all this discussion about
19 crossing during game days, are you planning on
20 any special programming on game days?

21 MR. MARTENS: Currently, you know,
22 the special programming is what is going on

1 inside with all the league play. You know,
2 leagues play on Monday night or Saturday
3 regardless of if there is a --

4 MEMBER ALBERTI: Absolutely.

5 MR. MARTENS: -- Nats game or not.
6 So unfortunately, you know, we are not at the
7 win. If the Nats were at the win in the
8 leagues and their league schedules, they play
9 for eight weeks. And --

10 MEMBER ALBERTI: Okay. So that
11 answers my question.

12 MR. MARTENS: -- the Nats game is
13 a Nats game.

14 MEMBER ALBERTI: Okay. So it's
15 not special events on game day, is your plan.

16 MR. MARTENS: No.

17 MEMBER ALBERTI: Okay. Great.
18 Thank you.

19 MR. MARTENS: All right. Again,
20 we are catering to their week schedule.

21 CHAIRPERSON MILLER: Oh, I'm
22 sorry?

1 MEMBER SHORT: I just --

2 CHAIRPERSON MILLER: Mr. Short?

3 MEMBER SHORT: Okay. You say you
4 talked to the Nationals?

5 MR. MARTENS: Yes. Greg McCarthy.

6 MEMBER SHORT: And they have no
7 problems with --

8 MR. MARTENS: I don't know if they
9 like anything that goes into the neighborhood
10 if it doesn't have a Nats logo on it, but I
11 know that originally in the original proposal,
12 they certainly submitted a letter. Greg
13 actually wrote the letter that he was not too
14 pleased with the original. I think it was
15 called the Riverfront Proposal.

16 You know, they certainly didn't
17 protest us. We reached out. MRP reached out
18 several times and, you know, I can tell you
19 well, they are probably not in support of it.
20 They are not sitting here. There is not much
21 they can do. And I don't know -- I don't
22 know. We have -- they are an interesting

1 gang.

2 MEMBER SHORT: Okay. Thank you.

3 CHAIRPERSON MILLER: Okay.

4 MEMBER RODRIGUEZ: I have a
5 question.

6 CHAIRPERSON MILLER: Mr.
7 Rodriguez?

8 MEMBER RODRIGUEZ: Mr. Martens?

9 MR. MARTENS: Yes, sir.

10 MEMBER RODRIGUEZ: I spoke on a
11 lighter note about a sport that, you know, I
12 kind of enjoy and thousands of people in D.C.
13 enjoy, but urban neighborhood culturally-
14 speaking, am I the only one that has asked
15 about basketball at this venue?

16 MR. MARTENS: You are not. We get
17 basketball brought up a lot. One of the
18 things that we have looked at, there is a
19 product out there called an outdoor sports
20 tile. We originally in the original plan was
21 to attempt to build our volleyball courts out
22 of this tiling. You can actually use it for

1 any kind of outdoor court like tennis, like
2 basketball.

3 We were concerned initially that
4 basketball might not be that popular with the
5 social sports leagues. So not with generally
6 speaking everybody, but the social sports
7 leagues that we have partnered with don't
8 currently promote or use -- run basketball
9 leagues.

10 The reason being a lot of the
11 basketball leagues are run by municipal kind
12 of -- very similar to like a Stoddard or an
13 MSI. And they have long-standing contracts
14 with gymnasiums throughout the city. So what
15 we have learned and what we have been told is
16 that us actually being able to rent out a
17 basketball court would be hard to do, because
18 of the fact that the rates within the city
19 buildings are very low to the tune of like \$7
20 an hour.

21 We would have a hard time renting
22 those out and covering our operating costs of

1 running a basketball facility.

2 Now, one thing that we have done
3 and we have looked at, there are several city-
4 wide basketball tournaments with several
5 promoters that bring in, you know, youth,
6 city-wide tournaments and even adult city-wide
7 tournaments. They have several. They used to
8 occur before the City Center project was up
9 and running. They have that large parking lot
10 where the old convention center was. And they
11 brought it there.

12 Several times they have brought it
13 to RFK. We have been in contact with them to
14 see if we could potentially bring that. It's
15 all -- everything is portable and everything
16 comes in on a temporary basis, but we have
17 looked at being able to do that in this
18 facility, if that's something of interest to
19 them.

20 So that's the one thing, I guess,
21 we are trying to do, but I would say that on
22 a regular basis, based on our knowledge and

1 our information gathering when we were writing
2 the business plan was that basketball would be
3 very hard to promote and get it actually
4 filled.

5 MEMBER RODRIGUEZ: Okay. Thank
6 you for your answer. I appreciate it.

7 MR. MARTENS: And keep in mind
8 there is -- also one of the other reasons is
9 there is a multitude of free courts in and
10 around the community --

11 MEMBER RODRIGUEZ: Um-hum.

12 MR. MARTENS: -- that we were
13 basically told why am I going to come to your
14 facility and lease a basketball court when I
15 can go play it for free across the street?
16 And unfortunately for us, we can't just put it
17 up for free.

18 CHAIRPERSON MILLER: Right.

19 MEMBER RODRIGUEZ: Okay. Thank
20 you.

21 MR. MARTENS: Thank you.

22 CHAIRPERSON MILLER: Okay.

1 MEMBER SILVERSTEIN: Makes sense.

2 CHAIRPERSON MILLER: Makes sense.

3 That means we don't have any other questions.

4 Right? Everyone has the information they need

5 to --

6 MEMBER SILVERSTEIN: Madam Chair,

7 I move to take this matter under advisement?

8 CHAIRPERSON MILLER: Yes, okay.

9 Yeah.

10 MR. MARTENS: Thank you.

11 CHAIRPERSON MILLER: But we will

12 get back to you soon.

13 MR. MARTENS: Appreciate it.

14 CHAIRPERSON MILLER: It sounds

15 very exciting though.

16 MR. MARTENS: Thank you.

17 CHAIRPERSON MILLER: So thank you.

18 MR. MPRAS: Thank you.

19 CHAIRPERSON MILLER: Okay. We are

20 going to adjourn and return for our afternoon

21 hearing.

22 (Whereupon, the Fact-Finding

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

Hearing in the above-entitled matter was
concluded at 1:01 p.m.)

barns 75:8	40:15	Brooklyn 96:8	capable 11:3 59:19	91:7,12,15 92:8
barrier 56:6,16	bikeshare 41:18	Brooks 1:16 14:22	71:11	93:20 94:14 96:10
bars 13:21	42:16 92:6	15:1,18 16:1 17:2	capacity 16:3 17:17	96:15 97:8 98:7
baseball 35:5 102:8	bikeshares 42:6	17:7,11,18 18:2	41:15 43:13 46:2	99:4,20 100:3
based 11:10 16:5	birthday 25:11	18:20 19:5,9,17	88:4	101:4,8,13,17,20
98:3,20 105:2	bit 34:22 57:18	22:2 23:11,16,21	Capitol 15:4,11,16	102:19 103:1,21
112:22	60:18 98:14	24:1	15:21 36:15 40:17	104:11,15,21
basic 50:7 57:9	black 58:11,16	brought 110:17	41:17 54:13 55:21	105:5,17,21
102:20	blasting 79:21 80:3	112:11,12	56:1,2 63:2,11	106:12,22 107:11
basically 9:21 13:7	block 18:14 57:6	Brown 23:19 37:11	92:6	107:15 108:21
14:6 33:19 38:13	blocked 18:11	Budweiser 14:5	care 66:18 67:2	109:2 110:3,6
55:12 98:17	blocking 18:16	build 44:6 101:12	71:6 95:4	113:18,22 114:2,8
113:13	blocks 19:15	104:6 110:21	cars 36:18	114:11,14,17,19
basics 54:10	blue 61:17 62:12	building 1:12 18:3	case 2:5 3:2 101:1	chance 39:3
basis 38:9 74:2	64:14,17,18,19	18:16 19:14	cases 72:5	change 16:8 57:22
112:16,22	65:10,13 67:3,12	buildings 101:12	casual 4:20 50:14	changing 7:6
basketball 24:6,6	67:20 68:4,4 74:5	111:19	cater 5:10,19	charge 37:14,19
110:15,17 111:2,4	74:10 75:2	built 18:13 96:4	catering 108:20	check 19:22 33:7
111:8,11,17 112:1	board 1:2,11 2:4	97:10 105:2	cause 49:11	checkoff 39:12
112:4 113:2,14	89:15,16	built-in 12:17	center 112:8,10	chest 35:6
bathroom 46:22	boat 27:20 28:9	buried 20:20	centers 93:15	chest-high 34:16
bathrooms 7:7	boats 26:15 27:5,5	burying 45:18	central 12:22	57:16,17 58:5
44:11	28:2	business 8:10 51:8	certainly 4:16 7:16	60:11 61:9 68:5,7
bazaar 69:3	Bocci 4:21 8:14,16	51:18,22 53:1,8	14:2 17:16 19:4	choked 48:21
beach 95:12	10:22 25:12 64:6	54:2 72:18 79:14	27:1,2 29:17	city 4:15 6:15,20
beautiful 7:11	65:13,16 66:2	79:15 82:13 83:5	30:13 33:14 43:4	10:5 41:18 53:15
beer 28:14 29:4	68:3 76:17 86:5	88:6 97:3,6 98:11	53:11 61:22 70:4	80:12 99:16,22
31:10 33:10 46:7	booking 97:12,13	98:19 99:19	70:8 77:9 87:22	102:16 111:14,18
beers 29:16	booklet 102:21	100:17,21 107:3	100:16,19 105:19	112:3,8
believe 9:9	bottle 28:14 31:8	113:2	107:1 109:12,16	city-wide 112:6,6
benefit 98:12	bottom 10:3 51:14	businesses 93:6	chain 34:20 59:5	clarity 68:16
benefits 94:22	62:15 63:10 65:13	98:2,3	60:12,16,19	clear 86:2
berm 27:8 61:5	bowl 9:1	busy 41:12 42:2,9	chain-link 35:1	clearly 19:11 33:14
best 88:1 100:19	bowling 25:7	42:11	Chair 15:2 24:2	37:12 50:7 98:10
better 7:1,1 96:3	box 74:18	buy 33:11	34:2 43:10 50:16	100:13
beverage 1:2,11,11	breakfast 95:16	by-step 55:17	89:4 114:6	close 18:4 21:1
13:15 14:4 44:10	bridge 55:13 56:4,5		Chairperson 1:13	41:10 47:5 88:7
65:4,19 66:4 75:6	56:9,11,12,16	C	1:15 2:3,16 4:2,10	91:2
77:1	bring 6:21 12:6	California 101:3	9:3,10,14,19	closed 41:2
beverages 14:9	16:14 32:20 33:21	call 50:8 53:21	11:13,17 12:8,14	closely 37:13 38:4,7
33:21	47:6,8 77:13,14	58:18 88:5 92:17	12:18 13:3,11	closer 84:16
beyond 50:7 98:2,9	93:1 96:6 99:15	99:3	14:10,17,20 24:3	closest 18:5 19:14
98:12 102:15	112:5,14	called 20:8 37:20	28:22 34:3 42:12	58:22 91:1
big 67:20 76:8,18	bringing 6:14	85:14 90:6 99:7	43:11 50:17 84:18	clothes 32:21
82:11	31:18 32:22 33:9	107:7,8 109:15	84:21 89:5,8,11	coffee 95:16
bigger 18:1 39:19	49:21 73:12	110:19	89:19 90:1,12,15	Coke 14:5

<p>colleagues 14:11 Colonial 23:7 Columbia 1:1 10:7 97:16 come 7:15 11:21 12:6 25:6 33:20 37:3 94:4 95:14 95:19 98:15 113:13 comes 8:6 85:17 94:12 112:16 comfortable 36:8 36:22 105:8 coming 13:17 29:20 32:1,18 34:6 50:20 93:9 Commander 23:19 37:11,18 38:18 39:14 40:5 42:4 commit 82:14 community 81:19 88:16 89:20 91:20 92:14,18,19 93:15 95:20 96:13 98:1 99:2 113:10 companies 23:3 32:13 34:14 company 20:7 comparison 3:19 complete 68:15 70:11 concentrate 59:2 concept 4:13 13:13 51:22 concepts 100:8 concern 22:13 35:14 38:17,21 43:2 80:4 91:11 91:16,18 concerned 19:18 111:3 concerns 3:5 38:22 40:15 52:7 89:18 90:13,19 91:8 concert 82:9 concluded 115:2</p>	<p>concrete 7:13 18:13 27:9 55:12 56:6 56:12 57:2 59:19 condos 18:3 conduit 45:18,19 configurations 11:10 12:1 71:16 configured 5:15 11:7 confused 65:3 conjunction 38:1 Conservation 90:3 considered 2:21 82:21 considering 9:17 39:8 construct 84:7 constructed 7:11 construction 47:21 49:3 104:4,5,19 consultative 53:21 consume 65:8 68:10 consumers 98:20 consumption 69:16 contact 112:13 contacted 23:15 contained 5:20 27:3 81:16 contents 83:20 continue 106:16 contracted 44:19 contracts 111:13 contributing 30:1 control 1:2,11,11 21:21,22 22:6 26:15,16 27:2 28:17 31:17 32:4 80:17 83:18,19,21 83:22,22 84:1,1,2 84:3 controlled 81:16 controlling 26:16 controls 26:17 30:4 convention 112:10 conversations 38:9</p>	<p>40:4 Cooke 51:5 cooperation 36:11 coordinating 106:13 core 7:16 corner 58:22 91:5 corporate 7:22 8:4 8:20 corporations 8:1 8:21 correct 38:19 47:16 52:4 58:17 60:9 68:12 69:11,14 70:19 74:10 cost 43:22 costs 111:22 country 87:12 100:2,4,8 couple 96:16 101:9 course 8:2 90:14 court 8:14,15 10:14 21:7 25:8 28:5 67:14 68:3 69:5 99:17 111:1,17 113:14 courts 10:4,6,17,22 11:7 63:18,21 64:4,6 65:16 66:3 66:3 67:7,14 68:2 86:6 97:15 110:21 113:9 coverage 76:6 covered 22:8 103:13 covering 111:22 cracks 38:22 create 5:6,8 20:2 38:11 81:12 88:13 99:14 created 5:12 creates 20:8 creating 9:4 44:21 91:21 critical 42:20 101:21</p>	<p>cross 42:9 crossing 23:10 36:15 41:8 42:2 42:14 103:19 105:22 106:10,20 107:8,19 crosswalk 40:22 42:11 104:2 crosswalks 22:12 22:18,20 103:16 103:20 104:8 crowd 22:6 35:22 49:20 77:6 83:22 crux 98:10 culminating 16:12 culturally 100:13 110:13 cup 31:8,9 curious 101:22 current 40:3 49:10 53:16 69:4 85:18 currently 6:1 7:12 13:1 34:19,20 35:9 38:13 45:4 54:21 55:10 57:9 85:10,13 94:1,15 95:20 102:17 105:3 107:21 111:8 CX 1:7 72:22 73:16 84:11,11 cycles 94:18</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D.C 1:12 110:12 dangerous 31:18 Daniel 51:5,5 date 34:14 daughter's 25:11 day 7:21 8:4,5,20 11:19 16:12 25:8 29:19 39:10 40:9 46:15,18 48:13,15 49:19 73:15 92:18 95:8 105:15 108:15</p>	<p>day-to-day 8:11 46:19 47:2 74:1 days 6:4 7:19 8:21 35:22 36:4 38:5 41:3,10 107:19,20 DC 98:2 DC-based 92:5 DDOT 22:17 38:1 42:13 106:10,20 dealing 4:7 35:20 80:10 95:19 105:22 dealings 38:14 deals 31:17 decibels 78:9 decided 10:20 90:20 deep 27:16 75:10 85:15,15 Define 78:19 defines 67:20 definitely 92:15 demand 97:19 denied 3:2 department 19:12 23:13 25:19 104:16 depending 11:14 depends 16:4,19 derived 53:6 describe 103:2 designated 68:9 designation 69:18 designed 5:10 37:22 97:20 99:17 designing 13:7 detail 103:5 determine 88:4 determined 87:9 103:11 determining 22:9 104:9 detriment 79:22 80:1 developer 4:8 5:8 22:7 44:5</p>
--	---	---	---	---

<p>development 24:15 51:16</p> <p>diagram 61:15</p> <p>diagrams 58:10,16</p> <p>diesel 44:2</p> <p>different 3:7 5:11 11:10 12:1 14:4 20:5 64:20 72:14 84:7 92:7 98:22 100:14,15</p> <p>difficult 10:10,18 36:22 58:8 94:9</p> <p>difficulties 39:9</p> <p>diligently 81:11</p> <p>dimensional 9:16</p> <p>dimensions 61:14 61:19,22 62:5,18</p> <p>direct 41:3</p> <p>directing 40:16</p> <p>direction 21:22 90:20</p> <p>directional 21:11 21:18</p> <p>directly 15:7,13 36:12</p> <p>disappointed 62:3</p> <p>discussion 105:11 107:18</p> <p>Disney 20:1</p> <p>disrepair 10:9</p> <p>disruptive 80:9</p> <p>distance 19:3 90:4</p> <p>District 1:1 10:7 24:13 88:22 96:9 97:4,15 98:4</p> <p>divided 68:10</p> <p>DJ 79:8</p> <p>dock 27:7</p> <p>document 9:8 32:5</p> <p>dodgeball 5:16</p> <p>doing 7:22 42:1,8 44:9 68:18 69:2 72:13 79:18 81:21 86:22 95:9,21 98:5 101:22 102:4 104:3,17</p>	<p>DONALD 1:16</p> <p>door 30:14</p> <p>drawing 20:11 56:11</p> <p>drawings 9:16</p> <p>drink 13:20 28:19 29:9 67:1,3,7,13 77:3 97:4</p> <p>drinking 26:15 28:21 29:12 30:22 39:20 45:13 46:7 48:21 66:8,12,14 67:17</p> <p>drive 36:1</p> <p>drop 27:13 43:19 74:18</p> <p>dropped 54:3 74:17</p> <p>duplicate 100:18</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>earlier 50:21 55:5 60:17 84:8 102:3</p> <p>early 39:16</p> <p>Earth 90:3</p> <p>easily 40:12 71:17</p> <p>east 40:21 55:21 58:1 60:7 63:10</p> <p>east/west 103:16</p> <p>eastern 57:21 74:19</p> <p>eat 13:19 77:3</p> <p>eating 48:22</p> <p>Economic 24:14</p> <p>edge 57:10 86:14</p> <p>effect 19:20 104:7</p> <p>effects 3:12</p> <p>egress 43:7</p> <p>eight 16:10 82:10 108:9</p> <p>either 27:20 103:16</p> <p>electrical 44:12,16 44:20</p> <p>electricity 45:8,13</p> <p>electrocuted 45:13</p> <p>elevate 16:15</p> <p>elevated 20:22</p> <p>emanating 80:17</p>	<p>Emanuel 2:12</p> <p>emergency 50:9 83:22</p> <p>enables 80:6</p> <p>endorsement 72:20 73:18 78:5</p> <p>engagement 88:16 92:14</p> <p>engineer 20:1,18 44:16,20 81:12</p> <p>enjoy 49:7 110:12 110:13</p> <p>ensure 41:20</p> <p>enter 22:11 31:3 56:7</p> <p>entertainment 72:20 73:15,17 77:16 78:5,12,15 78:19 79:5,8 80:7 82:4 84:13</p> <p>entire 6:21 60:4 69:13 70:18 89:16</p> <p>entrance 30:10 33:4</p> <p>entrances 30:12</p> <p>equipment 6:15 49:19 74:22</p> <p>especially 40:9 41:12 43:15 71:20 71:21 90:19 94:9 106:17</p> <p>essence 40:15</p> <p>essential 14:2</p> <p>essentially 85:19</p> <p>established 105:2</p> <p>establishing 31:22</p> <p>establishment 26:6 26:18 30:10 32:6</p> <p>etcetera 3:12</p> <p>Europe 100:9</p> <p>evaluate 62:4</p> <p>evening 16:12 32:20 71:12</p> <p>event 68:16,21 74:1 77:7,8 82:11 96:6 96:7</p>	<p>events 92:17 108:15</p> <p>eventually 3:2 44:6</p> <p>everybody 67:3 111:6</p> <p>evidentiary 2:18</p> <p>exact 9:9 15:3 19:3 19:3 61:22</p> <p>examined 100:9</p> <p>example 41:13 49:22 66:16 68:14 73:7 96:9</p> <p>exciting 87:14 114:15</p> <p>excuse 55:22</p> <p>exist 101:1</p> <p>exit 22:11</p> <p>exits 30:11,12</p> <p>expensive 43:21 59:8</p> <p>experience 29:14 29:21</p> <p>expertise 35:19</p> <p>exploring 104:3</p> <p>exposed 93:8</p> <p>external 33:18 34:8</p> <p>extra 76:14</p> <p>eye 48:5 54:1</p> <p>eyeball 39:3</p> <hr/> <p style="text-align: center;">F</p> <hr/> <p>fabric 58:11,16</p> <p>fabricator 12:12 13:7 46:4</p> <p>face 29:6</p> <p>facilities 47:3 55:11 71:19 98:6</p> <p>facility 5:13 6:21 12:5 13:15 15:11 16:21 18:19 19:16 20:4,22 21:10 28:9 30:17 33:17 39:22 40:12 41:21 44:13 46:20 49:6 51:20 56:21 59:18 62:13 65:1 68:11</p> <p>68:22 69:8 71:2 71:22 75:9 81:8 81:14 85:18 87:4 87:11 88:10,13 89:18 90:22 91:1 91:6 92:22 93:9 95:22,22 96:4 99:13 100:7 102:11 106:17,19 112:1,18 113:14</p> <p>facing 6:18</p> <p>fact 1:6 41:11 44:4 71:9 80:6 81:5 87:1 98:8 102:7 111:18</p> <p>Fact-Finding 2:5 2:17 114:22</p> <p>factor 17:17 30:1 69:17</p> <p>factory 7:13 57:3</p> <p>facts 2:19</p> <p>fair 83:2</p> <p>fall 38:22 69:2</p> <p>familiar 3:18 4:1</p> <p>family 8:6</p> <p>far 19:2 48:1 53:5 63:2 86:2 100:1</p> <p>farmers 68:18,22 73:8 77:11 92:10 94:5,12,20 95:6 96:5</p> <p>Farr 37:14,18 38:10 40:1,5 42:5</p> <p>farther 19:1,4 65:20</p> <p>favorite 24:9</p> <p>feasible 105:10</p> <p>feasibly 103:12</p> <p>features 96:5 102:11</p> <p>feedback 93:13</p> <p>feel 36:8,22 59:6 87:18 105:8</p> <p>feet 18:8 34:19 55:6 55:7 56:13 58:2,3 61:5,5 62:8 63:13</p>
--	--	---	---

63:14,16 64:2,10 75:10,10 felt 49:20 female 12:22 fence 20:8 30:16 34:6,7,8,16 35:10 45:19 55:10,11,18 57:4,9,10,17,20 57:22 59:5 60:11 60:13,16 61:6 62:22 63:1,4,5 67:19,20,20 68:5 68:7 85:14 91:3 102:6 fenced 6:12 fenced-in 74:16 fences 58:11 68:11 fencing 20:9,15 26:21,21 34:16,18 34:21 35:6,7 54:18,21 55:4 59:5,8 60:20 90:21 102:5 field 6:15,16 8:4,21 11:1,2 35:19 54:14 92:18 97:13 97:13 fields 1:5,6 2:6,7,13 2:15 5:14 9:4 11:4 18:9 29:15 31:4 52:12 61:17 65:12 76:16 93:19 94:19 95:7 96:20 97:1,10 figure 13:12 17:15 52:6 72:14 106:16 fill 10:19 filled 113:4 filter 85:17 filtered 85:19 final 39:7 46:14 finally 22:2 23:12 find 96:20 finding 1:6 5:2 fine 65:5 firm 32:14	first 1:5,6 2:6,6,13 2:15 4:11 18:9 20:16 31:2 48:13 48:20 49:2,15,18 52:12 53:7 88:17 93:19 94:19 95:7 fit 39:11 five 101:16 five-on-five 10:1 flag 9:22 Flea 96:9,9 flexibility 72:17 79:14 Florida 51:15 Flow 40:14 flows 21:22 focus 7:17 8:19 12:2,3,4 82:1 focused 88:21 focusing 8:10 23:2 folks 32:12 88:22 follow-up 89:6 food 13:15 14:8 33:20 44:10 65:4 65:18 75:5 76:22 77:2 95:17 fool 50:1 foot 27:12 33:6 35:9 55:17 56:17 57:4 60:13 63:6 63:22,22 64:4 76:19,20 football 9:22 foremost 4:11 found 87:12 92:21 four 5:13,14 54:12 54:18 frame 39:16 frankly 7:10 12:7 27:19 31:1 79:4 96:3 102:17 105:14 free 113:9,15,17 friends 8:17 29:17 67:11 frisbee 4:22 9:22	11:20 front 2:20 89:15 full 31:10 59:12 full-sized 11:2 functionally 28:12 further 43:9 84:17 future 54:2 <hr/> G <hr/> gadget 28:13 gain 53:4 game 8:14 39:10 40:9 41:3,10,12 50:14 94:21 95:3 96:1 107:19,20 108:5,12,13,15 games 19:11 22:14 22:17 36:1 72:3 94:10 106:2,11 gang 110:1 gap 10:19 30:18 56:17 64:1 gaps 30:18 garage 92:2 gather 2:19 gathering 113:1 Gatorade 65:21 gee 37:4 general 88:10 generally 38:6 91:11,13 93:5 111:5 generator 44:1 generators 43:17 43:21,21 44:14 45:8 generous 101:19 Georgetown 8:12 28:1 getting 36:5 41:22 42:8 93:17 98:15 giant 8:5 girlfriend 67:8 give 4:3 9:8 31:7 40:6 44:2 72:10 82:22 83:13 92:14	given 16:5,6 17:8 25:8 44:4 81:21 97:18 giving 83:9,13 go 3:9 5:20 7:9 8:1 8:2,13,15,22 10:11,20 13:18,21 13:22 15:8 16:18 20:9,9,14 25:7 29:7,16 31:11 33:5,19 40:17 54:10 59:12 61:4 80:8 84:21,22 85:19 88:20 94:17 98:18 113:15 go-go 28:13 goal 4:8 12:4 103:18 goes 47:15 57:2 85:15 86:10 104:1 109:9 going 4:4 5:15,16 7:2,14 8:3,8,19 9:4 12:9 13:4 14:11,21 16:15 17:16,17 18:5 19:19 20:21 21:1 21:4 22:15 24:15 24:17 26:9 28:20 29:17 30:18 31:6 31:9,9,13 32:7,9 32:16,18,22 33:5 33:13 34:12,18 36:5 39:4 41:17 43:15,16 44:6 45:7,16 46:15,19 47:4 48:5,7 49:4,7 49:14 50:1,3,3 54:5 55:3,13 56:10,12 57:18,21 58:2,4,12,19 59:9 59:11,22 60:12 61:3 64:13,22 65:5 68:2,21 72:5 72:15 75:9 76:14 76:21 77:1,2 80:8	81:14,15,19,20 82:15 83:12 86:3 87:7,17 88:19 95:3,10,12 98:11 99:18 100:14 102:10 103:18 105:16 107:22 113:13 114:20 good 22:16 26:7 29:14 34:17 39:11 43:7,12 49:5 50:19 68:13 80:11 83:13 105:7 gotcha 16:2 76:17 76:17 83:11 gotten 105:7 Government 24:14 26:6 88:11 grade 47:22 49:11 grading 47:13,21 Granted 46:17 grappling 4:15 gravel 102:18 great 7:15 29:21 38:21 43:8 46:2 93:4,6 96:12,16 102:16,20 108:17 Greg 109:5,12 ground 21:1,2 45:17 49:5,12 group 4:17 90:3 99:6 groups 89:20 grown 96:18 guard 33:6 42:14 guards 30:11,20 105:22 106:10,21 107:8 guess 46:21 78:6 80:22 81:18 112:20 guidance 40:7 guiding 40:16 gym 32:22 gymnasiums 111:14
--	---	---	--	--

H

H 19:10 23:6 36:2
halfway 104:1
hall 82:9 83:7
 84:14
hand 28:14 66:4
 74:8
handle 33:9 50:6,9
handout 51:11
hands 30:13
hang 13:22
haphazard 36:15
happen 50:3 71:1
 87:18
happening 107:3
hard 5:2 31:7 80:16
 96:20 97:12 98:5
 98:14 111:17,21
 113:3
harm 82:14,18
hat 70:2
hazard 45:10 49:9
hazards 48:12 49:4
health 49:16 83:21
hear 9:3 96:17
heard 96:21
hearing 1:7,12 2:5
 2:17,18 90:19
 93:13 97:7 114:21
 115:1
HECTOR 1:17
height 34:7
help 6:12 14:7 20:2
 22:10 41:20
 105:20
helping 40:6
helps 6:22 22:18
Hickson 38:18
 39:15 40:5,14
 42:4
hidden 31:6
high 34:19 35:7,9
 54:18 55:6,8 58:2
 99:8
hire 32:14
hiring 88:20,21

Hold 62:7
holding 27:9 55:12
holiday 69:3
home 94:10
home-base 106:7
honestly 61:20
hopefully 21:21
 50:14 99:18
hopscotch 66:19
horse 75:8
host 77:11 92:18
hour 9:2 10:15
 13:22 72:2,2,3,3,9
 111:20
hours 70:21 79:13
hundred 46:21
hurdle 39:7 42:21

I

ice 50:4
ID 21:8
idea 43:1 62:17
 63:2,15
ideally 41:6 49:8
 72:4 101:11
III 51:5
illustrates 11:1
illustrative 15:9
 20:11
imagine 12:16
 17:19 43:17
impact 32:2
important 62:4
impossible 13:6
 104:7
impression 103:3
in-house 49:15 50:6
inaccessible 45:22
inches 18:8
individual 25:10
indoors 99:11
information 113:1
 114:4
ingress 43:6
initially 53:20
 111:3

initiative 93:12
injuries 30:1
input 37:2
inside 22:22 30:20
 41:15 68:21 108:1
install 55:2 57:14
 59:5
installed 58:12,20
instance 4:3 103:1
insurmountable
 36:21
integrated 21:11,19
intend 11:8 25:2
 32:13 50:4 57:13
 92:1
intends 101:12
intent 4:7 12:21
 43:20 44:7 74:2,3
 81:8 88:7
intention 44:13
intentions 70:13
interest 112:18
interesting 87:16
 109:22
internal 26:20
 33:17 34:7,16,21
 60:19,22 61:1
 95:17 102:5
internally 30:15
 35:7 44:19
interrupt 19:8
intersection 41:1
introduce 2:10
invested 94:3
involved 53:7
irrelevant 82:7
issue 4:16 13:1
 29:11 32:16 39:19
 91:20
issues 3:1,14 4:14
 6:1 29:5 39:2,18
 40:3 91:5 92:15
 94:7
item 105:11
ivy 35:4,6 102:7,8

J

JAMES 1:18
jaywalk 104:1
jaywalking 22:20
job 88:17 93:12,16
jobs 88:12,15 93:19
Johns 47:7
Jonathan 20:18
Jose 101:2

K

Kastles 87:4
keep 57:18 103:15
 113:7
kept 74:14
key 3:14 21:5 69:17
 81:5 99:19
keys 21:6,8
kickball 4:22 5:14
 11:1,2,3,5,22 12:3
 29:12 69:4 87:21
 97:13
kid 8:5
kids 96:17
kind 5:18 10:15
 16:12 20:3 31:21
 35:3,4 36:13 37:1
 37:1 45:16,20
 46:14 62:3 79:2,3
 85:17 97:3 99:10
 101:6 110:12
 111:1,11
know 3:10,20 4:15
 4:20,20 5:17,18
 6:8,14,17 7:7,22
 8:3,5,6,16 10:8,18
 11:18,19,20,22
 12:20 13:22 14:6
 16:21 17:13 18:2
 18:11 19:2 21:6,7
 21:9 23:5 24:7,8
 25:14 29:4,4,12
 29:20 31:2 32:6,6
 32:10,17 33:8,9
 33:20,22 35:5
 36:2 38:17 39:1,7

40:11 41:10,14,17
 41:18 42:20 44:5
 46:13,13,18 47:3
 49:15,18,22 50:8
 56:6,20 61:4
 66:22 68:19,20
 69:7 70:1,16
 76:19 77:13 78:10
 79:17 81:10,14,18
 81:22 82:5,16
 84:14 85:14 87:17
 90:4,7,10 91:16
 91:18 92:20 93:3
 93:14,18,18 95:14
 96:8,13,17 97:4
 97:11,18 99:10,21
 100:1,3,15 101:2
 101:6,11 102:13
 102:14 103:15
 104:5 105:9
 106:18 107:6,21
 108:1,6 109:8,11
 109:16,18,21,22
 110:11 112:5
knowledge 112:22

L

labeled 65:4
lack 98:5
land 20:14 51:21
 52:3 53:17
landlord 26:8,9
 50:22 51:6
landscaping 101:22
 102:10
lane 25:8
large 18:11,12
 49:20 59:18 74:18
 106:8 112:9
larger 75:5
lastly 47:13 84:10
 88:9
late 39:16 70:22
 91:8
latest 72:6
law 79:17 84:12

layer 49:12	40:1,5 42:5	20:11 27:8 30:6	79:15	48:8,17 49:1
layout 9:7 85:5	life 94:5 100:15	30:15 39:3 47:4	major 4:16 23:10	50:20 51:1,7,12
layouts 9:17	101:16	66:17,17 72:16	42:21 43:2	51:14,19 52:4,9
league 6:21 7:18	light 6:9 37:8 95:19	84:16 85:11 86:6	majority 21:2	52:11,14,17,21
25:9 69:20 83:6	97:3	88:15 92:13 102:6	making 14:7 29:21	53:13,19 54:16,20
87:21 96:19 99:17	lighter 110:11	102:15	35:3 47:1 92:16	55:3,9,19,22 56:4
108:1,8	lightest 6:9	looked 98:22 100:6	95:1 107:5	56:9,15,20 57:1,6
leagues 5:5,19 6:13	lighting 6:1,11	100:10 102:4	male 12:21	57:8,13,16,20
9:18 11:9,11 12:1	43:15 44:10 71:10	110:18 112:3,17	Mall 6:2,19 7:6	58:7,13,17,21
13:20 14:14 16:5	limit 82:3,3	looking 3:10 7:21	29:8	59:4,13,16,22
16:6,21 17:14,20	limiting 17:16	8:21 30:21 33:4	manage 7:1,1	60:5,9,15 61:2,10
29:6 46:14 71:11	Lincoln 10:8	33:14,15 34:15	management 21:12	61:12,20 62:6,10
74:21 87:19,21	line 10:12 18:9	35:9 45:18 47:1	21:20	62:12,16,19,21
88:3 97:6 98:10	62:22 63:1,5,5	49:12 60:16,18	management-only	63:4,13,16,18,21
98:13 99:2,3	lines 45:19 48:13	61:15 75:21 76:4	21:13	64:5,9,15,18 65:9
108:2,8 111:5,7,9	link 34:21 59:5	79:13 80:15,15,21	manager 21:14	65:17 66:5,7,11
111:11	60:13,16,19	92:20 95:1 99:14	managers 93:17	66:16,20 67:5,9
leaking 59:7	liquor 17:6 24:7	100:12 102:14	manner 36:16 42:1	67:16,22 68:5,7
learned 111:15	26:17 28:16 30:8	lose 21:6	manufacture 34:11	68:12,14 69:11,14
lease 113:14	listed 51:4 52:14	lot 3:1 4:9 7:22	map 15:9	69:17 70:4,8,10
leased 24:18,18,20	70:21 83:18,20	13:16,20 14:3	market 69:1,3 73:8	70:14,19 71:4,8
24:21	listened 89:17	16:13 18:18 27:20	77:11 92:11 94:6	71:14 72:10 73:2
leasing 24:16 25:18	literally 97:14	28:1 29:6,7 36:4	94:12,20 95:6	73:7,22 74:8,12
leave 4:8 28:16	little 7:8 34:22	71:10,17,17 87:16	markets 68:18 96:6	75:4,15,20 76:2,4
39:22	42:19 57:18 60:18	87:19 91:4 92:2,5	Martens 2:14,14	76:9,11,22 77:9
leaving 29:21 41:21	98:14 102:21	92:15 93:4,6	3:22 4:6,11 9:6,12	77:19 78:6,14,19
legal 53:4 77:20	live 79:8 95:5	95:18 96:12 97:5	9:15,20 11:16,18	79:1,4 80:19 81:4
length 39:17 40:1	LLC 1:5 2:6 52:12	97:11 98:22 99:1	12:11,15,19 13:4	82:5,17,20 83:4,9
59:14 63:11	53:7	99:9 102:18 103:5	13:14 14:15,19	83:12,17 84:5
let's 55:16 65:6	local 13:21 26:5	106:18 110:17	15:6,20 16:4 17:5	85:2,3,6,10,22
66:17 68:22 82:15	88:11,17 90:5,9	111:10 112:9	17:10,13,19 18:7	86:5,8,12,15,18
94:11 95:4	91:22 93:11 94:5	lots 19:10,11 23:5,6	19:1,7,10,21 22:5	86:21 87:3,9,15
letter 109:12,13	locally 92:2	26:14 36:2	23:15,18,22 24:19	88:14 89:2,7,10
level 48:2 49:5	located 2:7	love 46:17	24:22 25:2,5,14	89:13,21 90:2,14
levels 21:21	location 15:3 21:10	low 111:19	25:20 26:2,7,13	90:16 91:10,13,17
license 1:7,8 2:8	locations 71:22	low-key 21:4	26:20 27:12,15,19	92:12 94:1,15
17:1,6 52:7 53:8	lockers 7:8 74:20	lower 57:18	27:22 28:4,7,11	96:11 97:2,9 98:8
54:5 72:22 73:15	Lofts 19:13	lug 6:15	28:18 29:3 30:6,9	99:5 100:1,6
73:17 77:22 79:11	logo 20:12 51:9	Lyft 23:4	31:13,20 32:3	101:5,11,14,18
80:6,13 84:11	109:10		33:3,13 34:6,9,12	102:2,22 103:8,22
licensed 70:6 72:8	long 65:10 68:19	M	36:6 37:6,10,17	104:13,18,22
licensee 2:9 51:4	75:10 101:14	ma'am 89:7	38:19 39:5,13	105:6,18 106:1,14
53:14	long-standing	Madam 15:1 24:2	40:20 41:6 42:13	107:1,18,21 108:5
Licenses 84:12	111:13	34:2 43:10 50:16	43:4,8,18 44:18	108:12,16,19
licensing 69:13	Longfence 34:15	89:4 114:6	45:3,11,15 46:3,9	109:5,8 110:8,9
Lieutenant 38:9	look 3:21 18:8	main 35:12 64:21	46:12 47:11,17,20	110:16 113:7,12

113:21 114:10,13 114:16 Maryland 88:21 mason 18:14 master 44:20 match 55:4 matter 1:4 114:7 115:1 matters 70:2 maximum 79:13 McCarthy 109:5 mean 15:11 17:21 21:4 46:22 48:3 60:13 71:9 75:18 76:12 78:3,20 80:8 81:1 82:2 84:14 91:16 92:10 93:21 97:2 99:20 102:16 104:15 means 41:19 43:16 114:3 measurement 19:3 medical 49:16 83:21 meet 4:21 72:14 89:20 MEETING 1:3 Member 1:16,16,17 1:17,18 15:1,15 15:18 16:1 17:2,3 17:7,11,18 18:2 18:20 19:5,9,17 22:2 23:11,16,21 24:1,5,21 25:1,4 25:13,17,22 26:4 26:11,14 27:11,14 27:18,21 28:3,10 28:15 29:1 30:3,7 31:12,16,21 33:2 33:12 34:1,5,10 35:11 36:7 37:9 37:15 38:16,20 39:6 40:19 41:5 42:18 43:5,9,12 44:15 45:1,5,12 46:1,6,10 47:10	47:12,19 48:6,11 48:18 50:15,19 51:2,10,13,17 52:2,5,10,13,16 52:20 53:2,10 54:9,17 55:1,7,15 55:20 56:2,8,14 56:19,22 57:5,7 57:12,15,19 58:3 58:9,15,18 59:3 59:11,14,20 60:3 60:6,10,21 61:8 61:11,13 62:2,9 62:11,14,17,20,22 63:8,14,17,20 64:3,7,11,16 65:2 65:15 66:1,6,9,15 66:17,21 67:6,11 67:18 68:1,6,8,13 69:9,12,15,22 70:5,9,12,15,20 71:6,13 72:7,16 73:1,3,13,19 74:5 74:11 75:3,14,17 75:22 76:3,7,10 76:13 77:5,15,21 78:3,11,17,22 79:2,6,20 80:2,14 80:20 81:1 82:1 82:10,18 83:2,8 83:11,15 84:4,9 84:19 85:1,4,7,21 86:1,8,11,13,17 86:20 87:2,5,13 88:9 89:1,3 107:13,17 108:4 108:10,14,17 109:1,3,6 110:2,4 110:8,10 113:5,11 113:19 114:1,6 men's 74:13 mentioned 42:5 50:21 55:5 60:17 84:8 92:4 97:14 102:3 103:9 105:11	merit 83:1 mess 39:9 met 1:11 39:14 89:8 89:21 90:2 Metro 41:4 42:17 92:6 Metropolitan 23:13 middle 9:20 11:2 30:17 56:21 65:12 75:11,18,19 76:1 midnight 72:6 MIKE 1:17 Miller 1:13,15 2:3 2:16 4:2,10 9:3,10 9:14,19 11:13,17 12:8,14,18 13:3 13:11 14:10,17,20 24:3 28:22 34:3 42:12 43:11 50:17 84:18,21 89:5,8 89:11,19 90:1,12 90:15 91:7,12,15 92:8 93:20 94:14 96:10,15 97:8 98:7 99:4,20 100:3 101:4,8,13 101:17,20 102:19 103:1,21 104:11 104:15,21 105:5 105:17,21 106:12 106:22 107:11,15 108:21 109:2 110:3,6 113:18,22 114:2,8,11,14,17 114:19 mimic 102:7 mind 113:7 mini 7:8 minimal 6:3 47:17 47:19,20 48:10 88:1 minutes 72:3,4 mitigate 19:19 20:3 40:2 105:20 mitigated 91:21	mitigating 59:2 mitigation 91:4 mixture 8:18 mode 41:22 model 7:17 83:5 98:20 99:19 100:21 101:7 modeled 100:5 models 100:17 moment 92:14 Monday 73:11 108:2 month 44:1 months 13:5 38:15 88:8 Moran 20:18 Morgan 6:19 morning 10:13 77:16 80:4 move 69:7 114:7 movement 27:2 movie 93:21 94:4 96:5 moving 22:19 40:10 MPD 3:15 90:10 Mpras 2:12,12 53:3 53:11 72:21 73:16 78:1,3 79:10,22 80:3,5,22 81:3 114:18 MRP 51:9,15 54:6 54:6 87:1 101:12 109:17 MSI 111:13 mud 27:13 multi-flex 5:13 multi-purpose 12:5 multitude 113:9 municipal 111:11 music 79:8 81:7 82:11,15 83:7 84:14 91:8,9	naked 48:5 name 5:17 national 6:2 7:6 14:4 29:8 Nationals 22:14 38:1 90:8 94:9 109:4 Nats 19:11 22:17 36:1 37:19 38:5 94:11,16,18,21 95:3,4 96:1 103:16 106:1,11 108:5,7,12,13 109:10 natural 85:16 nature 33:1 48:1 50:5,11 Navy 36:5 near 13:5 15:16 18:22 26:11 nearby 23:8 59:1 nearest 18:5 20:12 necessarily 99:1 need 16:17 44:3 47:6 57:3 60:11 61:21 65:20 78:4 105:19 106:20 114:4 needed 21:17 63:6 needs 5:11 13:9 47:2 neighborhood 8:13 36:19 37:2 80:9 81:20 88:18 90:11 91:18,19 92:3,9 93:2,2 94:3,17 95:2,5 96:2 109:9 110:13 neighbors 35:14 36:12 never 53:19 73:4 80:12 87:10 new 1:8 2:8 57:2 93:4,6 news 22:16 nice 49:6 96:13		
<hr/>			N	<hr/>		
			N.W 1:12			

47:9 49:4 94:5 95:2 placement 21:19 42:6 places 5:2 7:7 36:3 plan 9:21 11:1,6 20:2 22:4,6 26:21 36:14 37:1,11,19 37:21,22 38:11,13 40:3,14 44:7,21 45:3 47:10,11,21 47:22 49:17 65:18 73:20 75:21 82:13 83:16,21,22,22 84:1,1,2,3 88:16 89:14 90:17,18 91:21 93:22 94:2 103:7,9 105:9 108:15 110:20 113:2 planning 44:9 107:19 plans 9:7 32:4 33:18 35:16 83:18 83:19 85:9 86:7 87:1 105:3 play 4:18 5:3 6:3,10 7:9 8:13,15 9:1 11:5,20,21 13:18 17:16 25:12 28:19 29:7,22 41:12 50:14 67:8 69:20 69:21 71:20 72:15 94:11 96:21 98:12 99:11,12 108:1,2 108:8 113:15 played 66:13 69:19 96:18 players 11:11 16:8 playing 5:14 6:6 7:6,19 16:10 21:7 28:20,21 29:12,15 30:21 31:3 32:19 39:20 50:2,13 65:11 66:13,19 67:10 68:20 71:11	74:3 playoff 16:12 46:15 plays 6:18 please 37:9,15 pleased 109:14 pleasing 102:12 plenty 14:8,8 36:3 plumbing 13:2,8 pocket 31:5,10 point 49:2,14 50:2 53:22,22 69:7 pointed 78:4 points 38:4 81:5 97:7 police 23:13 35:14 36:10,13 106:9 policy 10:15 polygon 54:12 62:15 63:1 popping 93:7 popular 12:7 111:4 Port-a 47:6 port-a-potty 12:20 portable 112:15 portion 55:11 57:21,22 63:6 75:1 87:1 90:22 portions 41:11 59:17 possibility 105:13 possible 47:5 77:18 77:20 79:12 104:10 105:1 posting 93:15 postings 88:17 93:16 potential 81:2 potentially 17:10 41:8 92:16 112:14 Potomac 1:6 2:7 15:22 22:8 40:21 41:11 54:14 55:10 55:17 59:15,21 60:1,4 86:10 103:14 106:3,8 pour 31:8	power 13:1,9 43:20 44:2,7,9,13 45:8 45:20 74:17,18 practice 71:19 72:2 96:21 practices 71:18 100:19 prefabricated 75:7 preferred 92:1 presence 106:9 PRESENT 1:14 presented 24:13 89:13 90:16 presiding 1:13 pretty 3:22 10:9 19:2 prevent 32:1 68:1 previous 35:13 53:14,16 previously 3:6 primarily 14:14 76:22 prime 7:19 principle 7:16 private 8:22 25:20 26:1,2 probably 2:20 8:9 16:16 31:10 37:8 39:12,19 57:17 60:17 62:7 69:3 71:17 72:4 85:15 88:5,7,14 90:4 100:17 101:15 109:19 problems 109:7 procedures 31:22 product 20:16 30:13 96:12 110:19 products 21:19 professional 99:7 99:17 professionally 50:13 program 14:3 95:11	programming 96:2 96:6,8 107:20,22 prohibited 79:18 project 24:13 26:10 62:4 101:15 112:8 promises 70:1 promote 82:11 111:8 113:3 promoters 112:5 prop 77:13 property 2:22 4:4 24:18,19 25:21 26:3 47:13,15 51:15 54:22 proposal 23:14 39:1 109:11,15 proposed 9:7 22:6 32:4 65:18 83:19 85:5 103:8 proposing 69:2 protest 37:12 109:17 protested 3:1,4 provide 5:19 6:11 6:11 7:4,18 29:18 71:10 75:12 76:5 80:7 95:11 providers 14:5 91:22 providing 51:21,21 52:3 provisions 48:19 public 23:2 40:11 41:19 45:4 92:5 pull 27:6 28:8 purchasing 75:8 purpose 29:2 81:8 purses 7:8 pushing 8:8 93:11 put 19:15 22:5,8 31:5,9 47:8 65:6 69:4 70:2 75:9 77:7,12 90:21 93:13 102:6,10 103:10 104:4 105:7 113:16	putting 11:3 49:12 57:3 76:5 87:4 91:3 105:8 PVC 45:20 <hr/> Q <hr/> question 31:17 53:12 59:20 78:18 84:20 87:6 101:21 102:20 107:14 108:11 110:5 questioning 84:10 questions 14:12,22 15:2 34:2 35:12 43:10 45:6 84:17 87:16 89:4,6 96:16 114:3 quick 19:7 107:14 quiet 3:11 quite 5:5 <hr/> R <hr/> raining 75:12 76:6 raise 20:13 raised 3:6 rate 92:1 rates 111:18 reached 23:18 90:8 90:8 109:17,17 reaction 23:17 read 37:21 real 7:7 12:9 19:7 91:2 reality 6:5 realize 106:18 really 4:8 5:10,18 7:11,14,15 8:10 10:17 12:6 18:19 22:13 28:8 38:8 39:3 40:8,14 41:20,20 49:5 59:1 67:1 69:12 74:6 84:13,15 93:11 97:3 101:5 102:16 reason 17:22 45:1,5 82:17 90:20
--	---	--	---	--

111:10	requested 17:22	65:17 66:15 67:12	run 20:15 74:3	security 30:11 32:7
reasons 35:12	requesting 16:22	67:18,21 70:14,20	79:14 95:12 97:4	32:8,13,14 83:16
113:8	17:5 52:18	70:21,22 71:15	98:3,13 111:8,11	84:2
rec 93:15	require 44:12	72:13,19,20 73:1	running 25:15	see 9:7 11:7 15:9
recess 8:5	49:21 73:17	73:5,19,20 74:8	36:18 45:17,21	18:19 24:6 30:17
reconfigured 11:14	requirement 44:2	74:13 76:7 79:11	81:6,7 83:6,6	31:1 32:4,16
record 2:4,11 45:4	reserve 8:15 9:1	80:18,19 83:15	112:1,9	36:20,21 38:7
recreational 4:21	residence 18:10,16	84:4,9 85:8,11	runoff 85:17	46:15 51:5,8 54:1
rectangle 61:18	18:18 59:1	87:11,13 88:6	runs 30:16 45:19	54:11 58:9,15
63:9 67:19,21	residences 18:3,21	97:8,11 99:22	80:11	60:14,21 63:19
75:2	resident 18:6	100:4 101:4,9,13	Ruthanne 1:13,15	64:8 65:15 67:19
rectangles 75:5,16	residential 19:14	102:14 103:21,22		67:19 69:4 74:16
rectangular 74:6	20:13 36:19 80:18	105:17 107:12	S	79:17 83:8,19
recycled 7:13 27:9	91:1,2 93:4	108:19 113:18	S.E 2:7	84:13,15 103:12
Red 18:9	residents 18:22	114:4	safe 39:12 40:10	104:20 105:1
Reeves 1:12	respect 53:17 96:22	river 15:16,17	42:1	112:14
referenced 20:19	response 23:20,21	34:17 47:15 58:4	safely 29:21 40:12	seeing 46:20 94:4
reflected 92:10	82:22 83:3	58:6 60:22 63:15	41:21	104:3 105:12
regarding 35:15	responsible 52:8,22	65:16 67:4	safety 3:14 22:3	seen 10:8 80:11
36:9	rest 68:11	Riverfront 2:22	29:11 35:15 36:9	100:20
regardless 108:3	restaurant 81:13	3:19 38:17 109:15	39:2 49:16 83:21	Self-Storage 18:15
regards 10:19 17:1	restaurants 93:7	Riverside 54:15	107:6,7	selling 8:3
107:5	restroom 47:3,8	60:12	San 101:2	semi-underground
regional 99:15	74:13	roaming 30:20	sand 8:16 10:4,6,20	20:20
regular 112:22	restrooms 12:9,16	robin 16:15	11:4,5 85:8,10,16	sense 3:8 82:7 88:2
regulation 9:21	46:2 74:12	rock 51:15 73:12	85:20,22 86:2	88:6 114:1,2
relationship 24:17	result 38:14 40:4	78:21 79:20 80:3	99:12	separate 19:12
51:18 53:15,21	Retailer 1:7	Rodriguez 1:17	sans 13:8	septic 12:17
relationships 97:5	return 114:20	24:4,5,21 25:1,4	Saturday 94:12,13	series 21:16
relatively 82:6	revenues 53:5	25:13,17,22 26:4	108:2	serious 24:9,11
remainder 86:9	RFK 112:13	26:11,14 27:11,14	saying 3:13 82:14	50:10 90:10
remember 59:17	right 2:20 4:10,15	27:18,21 28:3,10	schedule 94:18	serve 70:9 77:1
63:5	7:12 9:5 10:7	28:15 30:3,7	108:20	78:1
remove 49:9	13:3,11,17 14:21	31:12,16,21 33:2	schedules 71:16	service 64:21 70:17
rent 10:14 11:9	15:10 23:5 25:13	33:12 34:1 84:19	108:8	95:17
25:7,8 53:4	26:13 27:14,18,21	85:1,4,7,21 86:1	school 99:8	services 7:5
111:16	28:3,10,15,16,21	86:11,20 87:2,5	screen 50:7	serving 64:13 65:6
Rental 18:14	31:12 32:13 33:4	87:13 88:9 89:1,3	se 1:6 8:22 25:3	seven 7:19 10:6
rentals 7:22 8:11	40:19,22 41:3,5	110:4,7,8,10	search 32:10,10	16:10 97:15
8:20,22 44:1	45:11 46:4 47:12	113:5,11,19	seasonal 88:5	shade 76:6
renting 111:21	52:10,13,16 54:17	roll 50:3	seasons 7:20 16:9	shed 37:8
Repeat 58:13	54:21 55:20 56:18	Room 1:12	16:11	sheds 74:22
REPORTER 28:5	56:19,22 57:12	ropes 8:2	second 14:12 31:4	shelter 75:13
representative	58:9 60:6,8 61:13	rosters 17:15	49:14 62:7 81:10	Shirlez 21:8
64:19,20	61:14 62:14,15	round 16:14	secure 6:12 7:8	shoes 66:22
representing 2:13	64:12 65:11,15,16	route 42:17	23:8	short 1:18 43:11,12

44:15 45:1,5,12 46:1,6,10 47:10 47:12,19 48:6,11 48:18 50:15 101:9 109:1,2,3,6 110:2 shot 41:3 show 9:16 showcased 92:22 shutting 94:8 side 15:4,6,19,20 15:21 40:21 53:4 54:14 58:1 59:15 60:4,7,7 74:9,19 74:20 98:2 sides 54:13,18 sidewalk 40:21 103:14 sign-off 36:13 signage 33:18 signed 53:19 97:18 silt 57:9 85:14 Silverstein 1:17 17:3 29:1 34:4,5 34:10 35:11 36:7 37:9,15 38:16,20 39:6 40:19 41:5 42:18 43:5,9 103:4 114:1,6 similar 100:9 111:12 simplify 66:18 simulate 35:4 sir 15:20 23:22 24:12 43:18 48:17 49:1 51:1,12 54:16 55:19 62:16 67:22 71:8 72:21 85:3,6 110:9 sit 77:3 site 7:10 9:21 11:1 13:2 49:19 50:5 75:21 85:5,12 86:7 sitting 109:20 situation 6:5 46:22 72:11	six 10:1 size 9:22 skipped 24:8 slopes 48:3 sloping 47:14 small 9:22 30:17 76:9 smaller 39:1 63:21 68:4 75:16 smoothly 37:2 soccer 4:22 5:16 9:22 10:1,2 12:4 50:2 87:22 social 4:18,19 5:9 7:17 8:19 11:19 11:21 13:20 24:10 25:15 74:3 79:5 81:6 83:6 97:6 98:4,10 99:3 111:5,6 SOD 37:18 38:1,14 106:2,8 softball 5:1,1 12:3 29:2,7 32:19,21 87:20 somebody 28:11,14 31:5 33:9 50:2,10 104:8 son 25:10 Sonco 34:14 soon 114:12 sorry 19:8 28:5 58:14 86:16 108:22 sort 84:14 sorts 79:9 sound 20:1,2,15,18 20:20,21 21:5,18 21:22 59:2,7,10 81:12,15,16 84:1 90:17,18 91:4 sounds 46:1 87:14 102:20 114:14 source 13:1 south 15:4,7,11,13 15:16,21 36:15	40:17 54:13 55:22 56:2 60:7,11 63:2 63:11 65:20 southern 57:10 75:1 103:14 space 4:13 5:7,18 5:19 16:17 span 101:16 speak 23:12 28:6 37:15 83:5 speaker 20:7 21:11 21:20 speakers 20:21 21:11,18 speaking 38:6 42:22 48:12 91:11 91:14 93:6 110:14 111:6 special 68:16 74:1 77:7,8 107:20,22 108:15 specialized 20:6 specialty 96:6,7 specific 9:4 21:10 specifically 37:22 spirits 46:8 spoke 39:17 40:1 110:10 spoken 106:14 sponsored 41:19 sponsors 14:4 sport 11:14 24:9,10 99:3 110:11 sporting 5:11 68:21 sports 4:18,19,21 5:9 7:18 8:7,19 11:19,21 12:6 13:13,20 25:16 28:19 50:13 61:17 65:11,11 66:12,13 66:19 67:2,10 68:20 69:19 74:3 76:16 79:5 81:6 82:2,8 83:6 96:18 97:6 98:4,10 110:19 111:5,6	spot 10:11 24:16 91:20 spots 48:8 spraining 29:13 square 76:19,20 stadium 15:12,14 22:16 35:5 41:15 102:8 106:6 staff 30:20 42:15 44:17 stage 73:5 stand 10:12 standard 49:18 104:4 standards 3:11 standpoint 72:18 start 3:13 4:5 6:6 43:14 56:10 71:21 75:12 76:6 88:22 98:18 started 5:7 starting 10:12 71:18 stationed 30:19 106:3 stations 7:7 status 104:12 stays 53:6 step 55:16 steps 106:16 Stoddard 96:19 99:1 111:12 stop 61:6 stopped 54:1 storage 74:20,22 straight 27:8 street 1:5,6,12 2:6,6 2:13,15 15:4,10 15:13,16 18:9 23:5 36:15 40:18 41:7 42:9,11 52:12 53:7 54:13 55:21 56:1,3 63:2 63:11 93:19 94:19 95:7 113:15 streets 41:2 42:2	94:8 structure 18:13,13 Stuart 2:14 study 101:1 stuff 65:22 Subcommittee 89:14 sublease 25:3 submitted 52:18 105:4 109:12 substantial 35:21 48:1 suitable 98:19 suite 1:12 7:4 summer 8:1 37:13 39:16,17 99:11 sunrise 95:10,15 supply 97:19 support 14:7 109:19 supporting 74:21 sure 13:16 14:7 22:11,19 26:22 27:3 28:7 29:22 31:3,20 32:3 33:7 39:5 40:9 42:7 46:16 47:1,4 59:9 66:20 68:15 70:10 71:14 72:11 77:19 78:8,10 88:20 92:16 93:14 95:1 103:19 104:2 105:15 107:2,5,9 suspect 32:11 system 20:7,20 21:5 21:12,20 49:16 81:12 95:17 99:18 systems 44:10,12
T				
t/a 1:6 2:6 table 33:6 83:20 tables 77:2 take 31:14,15 47:4 55:16 67:6 84:16 92:13 93:3 114:7				

taken 100:19	theirs 93:22	53:22 54:1 69:7	5:6 10:16 34:21	unusual 3:17
talk 20:10 96:20	thick 18:15	71:13 72:15 81:22	52:6 64:12 98:3	urban 110:13
talked 17:21 42:15	thing 6:17 20:17	82:3,21 89:12	112:21	use 4:4 23:3 43:20
74:6 76:15,16	29:10 31:4 32:17	97:12 98:5,14	TSA 33:19	44:14 71:2 72:9
98:1 109:4	81:10 84:15 93:10	101:9,12 111:21	tune 16:16 43:22	95:14 104:2,8
talking 43:14 46:6	95:9 96:13 112:2	times 16:13 23:19	88:14 111:19	110:22 111:8
47:14 48:14 50:12	112:20	80:11 82:10 89:11	turn 21:15	utilities 43:14
68:17 74:9 78:20	things 5:22 7:3	109:18 112:12	turned 35:13	utilize 40:8 76:15
79:7 86:9,19	10:5 20:6 21:5	to-eye 54:2	twice 89:14	utilizing 43:16 86:3
88:10 103:4	30:2 33:3 35:2,16	today 10:7 18:18	two 11:3 12:21	
tall 57:15	37:7 39:10 42:4	29:6 54:8,22 55:4	22:11 34:13 64:14	<hr/> V <hr/>
tap 44:8	42:15 50:5 68:17	85:12 102:17	64:16 74:22 75:4	vacant 4:9
target 21:9	68:19 69:1 77:10	told 111:15 113:13	75:7,16 81:4	valuables 7:9
Teague 90:6,7	79:9 80:8 87:10	top 18:10	103:15	various 9:17 11:10
team 5:1 6:18,19,20	92:13,21 94:2	TOPP 37:21	Tying 66:21	16:9 44:11 74:21
13:21 21:8 40:8	95:1,18,20 97:22	totally 83:10	type 48:20,20	98:9
teams 5:14 7:1	98:2 99:6 100:14	touch 37:11	types 11:11	varying 5:11
16:14 72:1 97:12	102:4 103:10	tournament 16:15	typically 71:8	venture 24:22
97:17	110:18	tournaments 99:9		venue 5:6,9,9,21
technically 29:8	think 3:13 7:16	99:16 112:4,6,7	<hr/> U <hr/>	6:12 7:15,18 14:9
65:9,13 79:7	19:13 25:6 29:5	toying 35:3	U-Haul 18:14	19:19 22:1,22
91:20	32:15 34:19 37:20	tractor 47:7	Uber 23:3 92:6	26:21 27:4,6 53:6
tell 38:12 39:15,18	39:17 41:16 42:20	traffic 27:20 35:16	ugly 7:13 102:6	56:5 61:3 69:13
46:13 48:4,9	49:20 79:7 81:4	37:19 40:14 41:9	ultimately 52:22	70:18 74:4 78:8
49:10 62:7 73:10	82:6,22 86:9 87:3	103:2 106:19	61:7	80:15,16 81:6,7
84:10 97:16	87:10 88:13 90:6	trafficked 42:17	Um-hum 12:14,18	82:8 110:15
109:18	91:10 99:21	trailer 12:16 13:8	27:11 33:12 42:12	venues 84:12,13
telling 98:17	102:19 105:3	47:7	62:9 73:20 75:14	versus 92:2
temporary 12:10	109:14	trailers 74:14	94:14 96:10 98:7	view 34:17 58:5,8
112:16	thinking 77:8	transportation	99:4 113:11	violated 80:13
tennis 67:14 111:1	third 11:6	19:13 23:3 40:11	understand 24:12	violating 78:15
tent 75:11,17,18	third-party 32:14	41:19,22 84:3	24:16 25:17 38:4	VIP 12:16
76:1,5	44:20 95:13	92:6 104:17	64:12 69:22 70:12	Virginia 88:21
tents 77:14	thoroughfares	treat 3:20	72:17 80:5 85:8	virtually 13:6
term 101:15	23:10	tremendous 10:19	100:11	visible 18:17 56:11
terms 6:13 14:7	thought 83:14	tried 100:10,20	understanding	visual 33:7
16:7 53:16 70:5	86:18	trip 49:11 50:1	78:7	vodka 33:10
71:16 80:13	thousands 110:12	tripping 45:10	understood 53:12	volleyball 4:22 5:16
testified 38:20	three 11:7 19:15	48:12 49:3,8	unfortunately 29:5	8:16 10:4,5,6,20
thank 15:1 24:1	63:19	Truck 18:14	83:4 108:6 113:16	21:7 28:20 64:4
34:5 42:18 50:15	thrive 94:6	truly 4:12 5:10	unique 4:13	66:3 67:7,14 68:2
50:15,20 53:10,11	tile 110:20	82:22 94:6	unit 18:15 20:13	71:20 76:17 86:4
53:12 54:9 89:1,3	tiling 110:22	try 12:5 17:14	49:22 91:1,2	97:13,15 99:8,9
108:18 110:2	time 5:2,5 6:2,22	65:18 99:11 102:7	United 11:21	99:16 110:21
113:5,19,21	16:8 22:16 32:8	102:11	units 93:4 106:2,5	volume 21:15
114:10,16,17,18	39:15,21 50:2	trying 2:18 4:18	unused 102:17	
				<hr/> W <hr/>

wait 55:15,15,15,16 55:16 65:3,3	weapon 33:21	38:11 40:13 44:7	1 9:21	2nd 10:12
walk 30:14 42:11	weapons 31:17	44:21 81:11 84:6	1,000 48:14	<hr/> 3 <hr/>
walkable 23:9	32:1 33:15	working 4:14 5:4,7	1,500 77:17	3 61:4
walking 36:7	weeds 35:17	9:18 12:11,12	1:00 80:4	3,000 16:16 35:21
walkway 22:8	week 7:19 16:10,11	17:14 19:22 20:6	1:01 115:2	45:7 46:7 76:20
103:13 104:6	71:5,7,9 97:18	20:19 21:17 22:7	10 35:9 54:20 55:5	3:00 70:22
walkways 104:6	108:20	23:4,6 32:12	55:6,7,17 57:4	30 56:13 75:9
wall 27:8 35:4 61:5	weekdays 72:6	34:13 37:13,17,20	58:2,3 60:13	300 62:21 63:13,14
walls 59:19 102:9	weekend 16:13	38:3,6 43:19 46:3	92:15	63:16 64:9
Walt 20:1	25:15 73:9,10	54:7 69:19 71:15	10.5 34:19	<hr/> 4 <hr/>
wand 33:7	weekends 8:17	72:12,13 84:8	10:00 71:1,3 78:9	4 15:8 18:8 30:9
wander 66:2 67:13	98:21 106:17,19	88:3 89:16 92:5	78:12	61:5 85:4
want 3:4 8:13	weeknights 98:12	93:14,16 101:6	10:30 71:18,21	4,000 16:17 35:21
10:14 13:16,18,19	weeks 108:9	104:14,16 105:1	11:30 2:4	76:19
14:1,13 15:2	weird 94:17	105:12	11:38 2:2	400S 1:12
24:16 25:10,11	welcome 89:2	works 100:11	12 9:12 38:15 75:10	<hr/> 5 <hr/>
27:1,3 29:11,13	well-known 53:14	World 20:1	76:2	5 63:22 64:1
29:14,16,20 33:8	well-managed	world-renowned	12:00 82:15	5:00 6:4
33:11 35:17 38:21	81:15	81:11	1203 75:21	5:30 98:12,15
59:1 66:22 67:2	well-run 81:15	wouldn't 31:11	13 9:12 27:12	50 56:17
70:2,10,15 73:9	went 37:2	48:4 73:4,5	14 9:13 11:7	500 48:14
86:2 95:6 104:2	west 15:3 57:21	wrapped 72:5	14th 1:12	501(c)(3) 90:5
wants 95:14	western 55:11 58:1	Wrigley 35:5	15 13:5 72:3,4	<hr/> 6 <hr/>
ward 88:18	74:20	writing 113:1	150 88:15	6 33:6 51:8,10
Ward/communit...	whiffleball 5:15	wrote 109:13	175 62:10 88:15	60 63:6
92:17	11:7	<hr/> X <hr/>	190 62:8	652 18:8
Washington 1:12	wide 62:8 112:4	XYZ 21:8	1st 40:18,21	<hr/> 7 <hr/>
wasn't 94:2	willing 78:12 82:3	<hr/> Y <hr/>	<hr/> 2 <hr/>	7:00 6:7 98:18
watch 67:2,7	win 108:7,7	Yard 36:5	2 11:1	<hr/> 8 <hr/>
watching 30:12	winter 87:18,19,20	Yards 18:21,21	2,000 16:7,22 17:4	8 38:15
water 7:12 12:17	87:21,22 88:8	yeah 41:16 56:3	17:6,8,22 46:9,10	8:30 6:10
26:12,22 57:11,14	99:10	59:22 74:11 78:22	46:17,20 77:7	<hr/> 9 <hr/>
65:21 85:13,19	wiring 45:9,16	92:13 114:9	80:3	9 1:10
95:11 102:15	women's 74:13	year 6:9 82:11	2,500 16:7	9:00 71:1 73:11
Waterfront 28:1	wondered 24:8	years 101:10,16	2:00 10:12 70:21	90 63:22 64:4
waterway 27:17	words 24:15	yoga 95:10,11,15	72:8 77:16 78:2	911 50:7
waterways 26:19	work 6:4 11:8 13:9	young 93:17	20 19:22 56:12	94104 1:7 2:8
way 24:10 28:8	13:17 32:18 36:10	youth 112:5	200 62:19 76:19	
56:8 63:10 65:7	41:17 42:19 43:6	<hr/> Z <hr/>	97:17	
69:18 94:16	81:19,20 88:19	zone 17:20 64:20	2000 1:12	
100:15	98:16 100:11	<hr/> 0 <hr/>	20009 1:13	
ways 22:11	105:16	<hr/> 1 <hr/>	2014 1:10	
we're 5:1 43:7 46:3	workable 17:20		21 14:14,15,17 18:8	
107:1	worked 7:4 13:6		22 20:10	
We've 89:21	20:7 34:13 36:9		25 1:6 2:7 56:13	