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NEW YORK STATE URBAN DEVELOPMENT CORPORATION  
D/B/A EMPIRE STATE DEVELOPMENT CORPORATION

STATE ENVIRONMENTAL QUALITY REVIEW  
DRAFT SCOPING REPORT FOR  
GENERIC ENVIRONMENTAL IMPACT STATEMENT

PROPOSED ACTION:  
RICHARDSON OLMSTED COMPLEX MASTER PLAN

THURSDAY  
DECEMBER 17, 2009

Rockwell Hall  
1300 Elmwood Avenue  
Buffalo, New York

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In Attendance: **Christopher Greene**  
Richardson Center Corporation

**Paul Tronolone,**  
**Senior Project Manager**  
Empire State Development  
Corporation

**David Gamble**  
Chan Krieger Sieniewicz

**Mark Tytka**  
Parsons Brinckerhoff

Also Present: **Alex Krieger, Principal**  
Chan Krieger Sieniewicz

**Gail Johnstone**  
Richardson Center Corporation

**Richard Tobe**  
Richardson Center Corporation

PUBLIC SPEAKERS1  
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<u>Name</u>	<u>Corporation</u>	<u>Page</u>
Tim Tielman	Greater Buffalo History, Architecture and Culture	46
Adam Sokol		55
Franklin Lavoie		57
Mark Kubiniec	Grand Manor Business Association	60
Martin Wachadlo		62
Sandra O'Toole		65

1 MR. GREENE: I think many of you have been  
2 with us in other hearings and the other hearings  
3 have been more interactive. This is a little bit  
4 more formal, as you'll find out, because it has  
5 to be because of the reason we're hear which  
6 you'll hear more about. You'll hear these words,  
7 generic environmental impact statement, a lot  
8 tonight. My name is Chris Greene. I am an  
9 Officer and a Board Member of the Richardson  
10 Center Corporation which is a New York  
11 not-for-profit corporation charged with the duty  
12 of stabilization, rehabilitation and adaptive  
13 reuse of this beautiful Richardson Olmsted  
14 Complex that you're, I'm sure all familiar with.  
15 Let me introduce Gail Johnstone and Richard Tobe  
16 who are my Board Members, and they are waving and  
17 are also here tonight. Thank you for being here.

18 The Richardson Olmsted Complex Master Plan  
19 is complete. We are proceeding with the required  
20 Environmental Review. Completion of this process  
21 in the fall of 2010 will enable modifications of  
22 the historic buildings and grounds for reuse.  
23 We're happy with our progress and we think we're

1 on the right track, and we are moving forward.

2 The input at today's meeting builds upon a  
3 year-long public process to refine the Master  
4 Plan, including significant input from the  
5 Community Advisory Group and three public, very  
6 well-attended public meetings. We're moving  
7 forward with the Plan that you helped shape.  
8 We've listened to your ideas and incorporated  
9 them into the Master Plan, and they include the  
10 importance of public access to the buildings and  
11 grounds and the connection to the neighborhoods,  
12 the importance of the South Lawn rehabilitation  
13 and extending the Olmsted Park System from  
14 Delaware Park, uses that compliment the site and  
15 the neighborhoods and the reuse of the historic  
16 buildings rather than new buildings.

17 Today we want to hear your comments. We  
18 are here to listen. We will evaluate the  
19 environmental, social and economic impacts of the  
20 key priorities and reuse activities that are best  
21 defined. Our questions are: Have we correctly  
22 identified the potential impacts to be studied?  
23 Have we identified an appropriate way to study

1           them? Do you have any information to assist us  
2           in this analysis?

3           The Master Plan recommends a mixed-use  
4           campus which will start with the historic  
5           buildings. The Iconic Towers Administration  
6           Building, Tower 45, the two flanking wards and  
7           the two former kitchens. It envisions a core set  
8           of integrated uses: An architecture center, a  
9           regional visitor center, a boutique hotel and an  
10          event conference space that will utilize up to  
11          188,000 square feet, or one-third of the total of  
12          the historic buildings, including the basements.

13          The first steps enabled by the approved  
14          GEIS will be to obtain ownership, create a  
15          renewed entry and landscape off of Forest Avenue,  
16          the parking will be located and a contemporary  
17          landscape will be created by using Olmstedian  
18          elements in a design suited for today's users  
19          rather than the mental patients of yesteryear,  
20          and we will ready the buildings for new uses.

21          Stabilization has been underway. By the  
22          end of 2010, \$10 million in stabilization monies  
23          will be used, and that process, that

1 stabilization process will be completed. To  
2 date, \$1 million has been spent stabilizing the  
3 weakest areas at risk of collapse, sealing roofs,  
4 completing electric plans, and providing ongoing  
5 security.

6 We're here tonight to announce a very  
7 positive development. We have received and  
8 secured an additional \$7.8 million last week in  
9 stabilization money. Upcoming monies for this  
10 activity will include reconnecting the electric  
11 to light the perimeter, installation of interior  
12 outlets, abatement and cleanup of the Towers  
13 Building and the two adjacent Ward Buildings so  
14 as to start readying the space for development,  
15 sealing and stabilizing the brick buildings and  
16 beginning landscape work outside by dealing with  
17 dead and dying trees, so you're going to begin to  
18 see something outside as well.

19 Our State funding allocation for capital  
20 costs is therefore secure, and operating costs  
21 have been obtained through a mix of public and  
22 private funds. The Empire State Development  
23 Corporation represented by Paul Tronolone is our

1 lead agency for the GEIS. David Gamble is here  
2 representing Chan Krieger Sieniewicz to review  
3 the Master Plan. We also welcome Alex Krieger,  
4 Principal at Chan Krieger Sieniewicz, and Mark  
5 Tytka of Parsons Brinckerhoff will present the  
6 GEIS process. Let me introduce Paul Tronolone  
7 who will review the document and moderate the  
8 comment period. Thank you.

9 MR. TRONOLONE: Good evening everyone.  
10 Welcome to the Public Scoping Meeting for the  
11 Environmental Impact Statement. As Chris said,  
12 I'm Paul Tronolone. I am a Senior Project  
13 Manager for Empire State Development, or ESDC as  
14 we're known as. I'll be moderating tonight's  
15 session and I would just like to make a few  
16 introductory comments on the process we're  
17 following.

18 Now ESDC is the lead agency, as Chris said,  
19 for the Environmental Review for the Complex.  
20 Now, unlike a lot of the actions that ESDC  
21 typically undertakes, we're not actually  
22 undertaking this particular project, but rather  
23 we're administering the State funds that have



1           been set aside for investment in rehabilitating  
2           the Complex through disbursements to the  
3           Richardson Center Corporation. Now, about 12 to  
4           14 months ago, at the start of the Master Plan  
5           process, we solicited to other, what I referred  
6           to as involved agencies, those that might have  
7           jurisdiction, ownership interest or review  
8           authority over the Complex, such as the Office of  
9           Mental Health or the City of Buffalo, just to  
10          name a couple, on whether they would have any  
11          issues with ESDC taking the lead in the  
12          Environmental Review Process. And hearing that  
13          we had no objections, we assumed that role.

14                 Now, after reviewing the preliminary  
15          information on the Master Plan, ESDC determined  
16          that given the aspects of the action and the  
17          community interest in the Complex, that an  
18          Environmental Impact Statement would have to be  
19          prepared.

20                 Now moving on, this is the agenda for the  
21          balance of tonight's meeting, and Chris talked  
22          about it. After my remarks, I'll turn the  
23          meeting over to David Gamble to go over a brief

1 presentation of the major aspects of the Master  
2 Plan of which the proposed action for the  
3 proposed EIS grows out of. And David will be  
4 followed by Mark Tytka which will give you a  
5 brief overview of what was included in the draft  
6 Scoping document and the issues that will be  
7 reviewed in the EIS. But the main purpose of  
8 tonight's meeting is we'll open it up to receive  
9 your comments and the items which you think we  
10 should focus that EIS upon.

11 Now, while the review process for  
12 implementing the proposals in the Master Plan  
13 will involve a series of laws and regulations; I  
14 have to touch, just for the record, upon some of  
15 the key ones that are listed here. The first of  
16 these is the State Environmental Quality Review  
17 Act, sometimes known as SEQRA or SEQR. Now, SEQR  
18 requires all State and local agencies to first  
19 consider the social, economic, and environmental  
20 impacts of their actions before they undertake,  
21 fund or approve such activities. Now, tonight's  
22 Scoping Meeting is one of the first steps in that  
23 process by introducing the proposed action to

1           you, which grows out of the Master Plan, and to  
2           hear from you on issues you feel are most  
3           important to study.

4                       Now, the process will also address ESDC's  
5           unique requirements under what's called the New  
6           York State Urban Development Corporation Act.  
7           Now this law requires us to prepare what's called  
8           a General Project Plan, based upon the  
9           information that will be presented to you  
10          tonight, along with information on funding  
11          sources, objectives that the project is supposed  
12          to achieve and required findings, and we make  
13          that Plan available for public comment. We  
14          anticipate that we will be issuing a General  
15          Project Plan for public comment consistent,  
16          concurrent with the issuance of the Draft  
17          Environmental Impact Statement.

18                      Now, in addition, because the Complex is a  
19          national historic landmark and is listed on the  
20          State and National Registers of Historic Places,  
21          the review also has to address the requirements  
22          of what's called Section 14.09 of the New York  
23          State Parks, Recreation & Historic Preservation

1 Law. This law requires that State agencies  
2 assess the affects of their actions in  
3 consultation with the Office of Parks typically  
4 referred to under the federal moniker as the  
5 State Historic Preservation Office. You hear it  
6 sometimes referred to as SHPO, on the affects of  
7 their actions on historic resources.

8 So in essence, in coordinating all these  
9 different laws and processes under one single EIS  
10 process, it gives you one-stop shopping. You can  
11 make your comments on various aspects of the  
12 project at various points in the review process.

13 In order to address these requirements, we  
14 are undertaking what's called a Generic  
15 Environmental Impact Statement. Now, among other  
16 types of actions, Generic EISS are typically used  
17 to comprehensively assess the environmental  
18 affects of projects, like long-term master plans,  
19 that are to be developed in stages or phases,  
20 even when the future phases of the project are  
21 not yet necessarily fully designed or fully  
22 identified. In such a process, the portions of  
23 the proposed action that we really know about

1 that we actually know we're going to advance, we  
2 review like any other environmental review.

3 But in a generic review, if you have  
4 components like the future use of a particular  
5 parcel or the actual square footage of something  
6 that we don't know that's going to tenant in a  
7 particular space in the Complex, we mix that with  
8 the other subsequent areas that we know in a  
9 single environmental review creating like a  
10 development scenario that we access in the EIS.

11 We also, for such future components, the  
12 review is done using established thresholds, such  
13 as a maximum amount of square feet of development  
14 or uses to serve as the basis for assessing  
15 impacts. Now, Mark will discuss this in a little  
16 bit more detail in his part of the presentation.

17 Now, as future phases come on line for  
18 implementation, the agency that is responsible,  
19 say the City of Buffalo, for site-plan approval  
20 or zoning decisions of a particular reuse, would  
21 review that part of the Master Plan that is going  
22 to be implemented against what's done in the  
23 Generic EIS. And if the review is actually fully

1 consistent, or the action is fully consistent  
2 with the review that was done in that generic  
3 review, it would require no additional  
4 environmental review. But if the future phase  
5 was not adequately addressed in the EIS or does  
6 not meet its conditions, there would have to be  
7 an additional review or subsequent review would  
8 have to be done.

9 With that said, I have to go over a few  
10 housekeeping issues for the meeting.

11 First, the public notice for this meeting  
12 was published in the Buffalo News on December  
13 1st. Notices were also mailed to agencies  
14 involved in the process and to various  
15 organizations and members of the public currently  
16 on the project mailing list.

17 Second, the Draft Scoping document and  
18 Master Plan can be downloaded at the Project  
19 website, richardson-olmsted.com; copies are also  
20 on file for review at the downtown and crane  
21 branches of the public library. In the interest  
22 of saving a few trees, having to kill a few more  
23 trees for additional printing, we'd hope you --

1 we urge you to use those avenues to review the  
2 document. But if you can't do that, we always  
3 understand that, there are a few limited copies  
4 of the Draft Scoping document at the front table,  
5 if you'd like, as you exit.

6 Now, speaking of the sign-in table, if you  
7 haven't done so already, we hope that you will  
8 sign in for the meeting before you leave tonight.  
9 The sign-in sheet is our official record of the  
10 meeting. It also provides you the opportunity to  
11 be added to the mailing list for future  
12 announcements for steps in the process.

13 Also at the sign-in desk you were given,  
14 you were supposed to be given a speaker  
15 registration card and a written comment sheet.  
16 If you'd like to speak tonight, please fill out  
17 the card and place it in the speakers box or give  
18 it to one of the people around the auditorium.  
19 The speaker cards will be picked at random to  
20 call you to one of the microphones to make your  
21 comment. Depending on the number of speakers, we  
22 may have to impose time limits for comments. If  
23 you didn't get a speaker card, you can ask I

1 believe Monica or Laura who are in the  
2 auditorium. If you look around, Laura is right  
3 in the back of the auditorium, and Monica is  
4 right over there. If you need a speaker card to  
5 fill out, they will give you one.

6 Now, for those who don't want to stand up  
7 and make a comment this evening, comment sheets  
8 provide you a way to give us written comments  
9 tonight, or they can be folded over and it's  
10 pre-addressed and can be mailed back to us. You  
11 can also send us an e-mail or regular letter.  
12 All of the contact information is provided on the  
13 sheets. Please send us your comments by January  
14 15th, 2010 to be included in the Final Scoping  
15 document.

16 Now, finally, I'd like to remind everyone  
17 again, as Chris pointed out, the primary purpose  
18 of tonight's meeting is to provide you with an  
19 overview of the proposed action, being the Master  
20 Plan, and to get your comments on the scope of  
21 the Generic EIS that will be prepared, what  
22 should we be focusing upon and how we should be  
23 doing the impact assessments. It is not a



1 question and answer session. Your comments will  
2 be incorporated into the Final Scoping document.  
3 It will basically serve as the outline for the  
4 Draft EIS. With that, I'd like to turn the  
5 meeting over to David Gamble to provide an  
6 overview of the Master Plan.

7 MR. GAMBLE: Thank you Paul, and thank you  
8 very much for coming this evening. Again, I'm  
9 David Gamble, an architect and urban designer  
10 representing Chan Krieger Sieniewicz. They're  
11 based in Cambridge, Massachusetts, and we are a  
12 part of a much larger team of actually seven  
13 firms that helped the Richardson Center  
14 Corporation over the last year and one-half  
15 actually on the Master Plan.

16 The Master Plan began after a Cultural  
17 Landscape Report and a Historic Structures  
18 Report. That was information that was provided  
19 to us by other teams that really analyzed the  
20 building and the grounds in a highly academic and  
21 professional way. It was a great amount of  
22 research that we built upon for the Master Plan.  
23 If I could just see a show of hands of those of

1 you that were at the July public meeting, the  
2 last public meeting, if you could just raise your  
3 hands. Okay. So what I'm going to try to do is  
4 to boil down about 85 slides to the most salient  
5 ones that give you a sense of where the Master  
6 Plan is. And there can be little doubt about the  
7 historical and cultural significance of these  
8 buildings. They are absolute treasures.  
9 National historic landmarks the highest  
10 designation of any building in our country, and  
11 if you think about the nine national historic  
12 landmarks in Buffalo, two other ones were  
13 recently restored, architectural gems; the Darwin  
14 Martin House and the Louis Sullivan's Guaranty  
15 Building, the Prudential Building downtown. HH  
16 Richardson's Complex and the Olmsted landscape  
17 really represents the third jewel that's about to  
18 be restored and rehabilitated. It's really an  
19 incredible collection of landmarks that the city  
20 has, and you should think about the  
21 rehabilitation of this Complex in that light,  
22 that Buffalo has a tremendous amount of assets to  
23 build upon, and this one languishing for really

1 four decades about to be experiencing a rebirth.  
2 And the Master Plan fluctuates, as all plans do,  
3 between long-term visions and short-term steps to  
4 get you there. So what I'm going to try to do is  
5 show you the range, the overall vision, the  
6 long-term aspirations, looking perhaps 20, 25  
7 years into the future, and we'll show you some  
8 images of that, but also really the mandate by  
9 the Richardson Center Corporation, we think  
10 rightly so, to use the resources that have been  
11 dedicated very judiciously and incrementally, and  
12 in that sense, what can you do now that might  
13 catalyze future development. So the principle of  
14 a baseline plan emerged early on actually, using  
15 the resources that are available to catalyze  
16 future steps, and it really came down to these  
17 five baseline principles:

18 Stabilizing an historic structure. And  
19 Chris Greene mentioned that already \$1 million  
20 has been spent on emergency repairs. That's  
21 great. That stops water penetration for example.  
22 But the next 8 million will really concentrate on  
23 the core, main Administration Tower, Building 45,

1 and the adjacent two wings, the Sandstone  
2 buildings. So stabilizing the structure is  
3 absolutely paramount to move forward.

4 Rationalizing the site. So thinking hard  
5 about a way to perhaps reconfigure parking and  
6 circulation to make it much more in line with  
7 Olmsted's original vision. That's the second  
8 principle.

9 Prioritizing landscape investment.  
10 Clearly, almost 90 acres of landscape, in fact,  
11 originally 180 acres of landscape comprised the  
12 Olmsted grounds. How can you prioritize those  
13 monies, again, to the highest effect? What are  
14 the likely programs that can go here? And how  
15 can one establish public access, both to the  
16 grounds and to the buildings? And in all of  
17 those public meetings we had, that was, that  
18 really came almost as the top priority. Let's  
19 just get on the site and access it and start to  
20 use the environment. So I'm just going to walk  
21 you through those five baseline principles.

22 This drawing here, we're floating above the  
23 Complex. Rockwell Road would be here. We're

1 looking south. Here's Building 45, the main  
2 administration building. These were the numbers  
3 that we came up with early on, emergency repairs  
4 required, and what it could cost just to do the  
5 most minimum effort. And as you can see, and  
6 perhaps as you've experienced, as the Complex  
7 moves to the east and the west, the deterioration  
8 gets worse and worse, and some of the brick  
9 buildings where some of the gaping holes are  
10 apparent will be repaired under this 7.8 million  
11 to stop the deterioration, with a concentration  
12 primarily here in the most iconic portion of the  
13 building itself.

14 Currently, the light gray represents areas  
15 that are paved over. It's a very different  
16 configuration than what was there 40 years ago,  
17 and the dark buildings are the footprints. So we  
18 are located here, Rockwell Hall, and the  
19 boundaries of the Master Plan team was given is  
20 basically Elmwood to Forest to Rees and Rockwell.  
21 That's, again, about 90 acres. Now, not all of  
22 that is essentially something that the Richardson  
23 Olmsted Complex can engage in because the Office

1 of Mental Health still has existing facilities  
2 and quite a lot of territory. So here's the  
3 Burchfield Penney. So really all of this is the  
4 Office of Mental Health, and the principle as we  
5 started out was, we're working with the Buffalo  
6 Psychiatric Center trying to make sure that  
7 whatever is proposed here is in sync with other  
8 aspirations there as well, and thinking then not  
9 only about this territory, what's called a  
10 surplus but, and as all master plans do, what are  
11 the other connections that lie outside of that?  
12 What can the rehabilitation of this Complex do  
13 for the adjacent neighborhoods. That's an  
14 important consideration.

15 So one way to rationalize the site was to  
16 think about actually restoring the original  
17 alignment that Olmsted had planned here on the  
18 south. So again, this is Richmond. How can one  
19 deal with recreating an approach that was once  
20 there, so the red dash line thinks about a new  
21 Olmstedian street that brings you up to the core  
22 building, Building 45, in the south. But then,  
23 also re-imagine another east-west connection on

1 the north side of the Complex. And most people  
2 think of that as the back. In fact, if you look  
3 at it from here, just outside of Rockwell Hall,  
4 it's a pretty incredible ensemble building, but  
5 really an alternative back on the site. So one  
6 of the things, one of the principles about  
7 rationalizing the site is actually trying to make  
8 the Complex not have a front and back, but think  
9 of it as accessible in both directions. In fact,  
10 there's a lot of benefits to having a connection  
11 here. So this is perhaps a new Olmstedian  
12 boulevard, linking over to Bradley, making a  
13 connection to the neighborhood and creating what  
14 we call an Address Road for the north side of the  
15 Complex. So essentially you can have front doors  
16 on the north side of the Complex and not just  
17 having front and back. So rationalizing the site  
18 tends to remove some parking, for example right  
19 here in front of Building 45, and help working  
20 with the Psychiatric Center to take those 112  
21 spaces and put them elsewhere, because this  
22 really is a primary image and approach to the  
23 building, and then also this connection here.

1 That actually still needs to be determined.  
2 There's a lot more planning that needs to be made  
3 there, but it's an important inspiration for  
4 helping to rationalize the site. So if you  
5 overlay a new circulation system, so again,  
6 here's the existing and here's the proposed, that  
7 connectivity can actually occur on the edges as  
8 well, so that one can actually circumnavigate the  
9 site. In fact, as you can do with any good plans  
10 across the nation. That access actually creates  
11 opportunities to engage the landscape directly  
12 and the most important areas are what we are  
13 determining Area A, right at the forefront of  
14 Building 45, and the area directly to the north  
15 of that, Area B. So landscape investment  
16 rehabilitation will occur in these two areas  
17 primarily. In addition to stabilization across,  
18 as Chris mentioned, the South Lawn which is  
19 really how one perceives the primary entrance  
20 into the Complex.

21 In the 19th Century, it was imagined that  
22 landscapes are both the cause and the cure for  
23 mental illness, and that you could design a



1 landscape in a way that would help people in a  
2 therapeutic manner. That's really an inspiring  
3 notion that we're starting to revisit today. How  
4 can you design this landscape and integrate it  
5 with the building in such a manner to create a  
6 place of enjoyment, of public access, of  
7 recreation. Really, all of those things I've  
8 mentioned time and time again in public meetings.

9 And so, there's a great digital model that  
10 the urban design project, one of our colleagues  
11 has produced. It will run over on the side  
12 there. This is just a snapshot here. You're  
13 basically going above the Strozzi Building, and  
14 you're looking here at Building 45. This is the  
15 parking lot, which by the way is used a lot by  
16 the Psychiatric Center. It's their primary  
17 parking space actually, but they've agreed to  
18 work with the Richardson Center Corporation to  
19 remove that parking elsewhere and then after  
20 thinking about a new lawn at the forefront of  
21 Building 45, a landscape. This was, this area  
22 was actually identified by Heritage Landscapes  
23 that did the Cultural Landscape Report as having

1 the most intact trees and landscape in the entire  
2 90 acres, so this is really the most precious  
3 part of the landscape here.

4 What are the likely uses? Well, we've  
5 spent a lot of time and looked at a lot of  
6 different possibilities. Retail would be  
7 possible but unlikely. One wants to place that  
8 use actually in the neighborhoods along Elmwood  
9 or Grant to help support the neighborhoods.

10 Office. Possible, but also unlikely given  
11 the cost of rehabilitation and occupying the  
12 space, but possible. The four actually that  
13 emerged early on through an analysis and market  
14 study was the concept of something that's much  
15 more mixed-use than just a single program. And  
16 you may have heard a discussion about an  
17 architecture center. Well, that's actually the  
18 bubble in these four bubbles, that has the most  
19 attraction. That's being advanced relatively  
20 quickly in the reuse of the historic structures.  
21 So if you imagine what we were calling the ROC,  
22 the Richardson Olmsted Complex, the ROC for a  
23 better term, a combination of uses in the primary

1 Building 45 and the adjacent two wings, that  
2 actually is about 120,000 square feet. That's a  
3 lot of space. Probably too much for a single  
4 tenant. But if you imagine a series of uses that  
5 are actually working very well together, like an  
6 architecture center, with a visitor center, with  
7 event and conference space that would be used by  
8 the art institutions, the universities that ring  
9 the site, as well as a boutique hotel. These  
10 four programs have emerged as the most likely  
11 tenants in what we were calling the core project,  
12 and they have great opportunities for synergy  
13 together. So all of the art institutions, the  
14 Albright-Knox, the Burchfield Penney, the idea of  
15 an arts district, there's a great need for hotel  
16 space, for conference space. There's a threshold  
17 in economics which says that when hotel occupancy  
18 reaches about 60 percent, there may be an  
19 opportunity for a new hotel. And here, this is  
20 not your standard hotel. This is a boutique  
21 hotel. It's one that doesn't have all of the  
22 amenities imbedded within it, but rather shares  
23 space, with for example a conference center. So

1 approximately 80 to 100 rooms for the boutique  
2 hotel layout fairly well in the footprint of the  
3 building, which by the way, since it's a national  
4 historic landmark, there's lots of things that  
5 you cannot do, but actually the floor plans  
6 layout fairly well on three of the floors of the  
7 two wings, 44 and 10th. So those four programs  
8 working together in concert in what's called the  
9 Richardson Olmsted Complex, actually helped to  
10 create an identity both for those uses, but also  
11 for other programs that we'd want to locate here  
12 over time.

13 So what's fascinating about this concept is  
14 it's ability to be flexible to the market  
15 demands, and there's many other types of  
16 complimentary programs that emerged in our  
17 meetings with the partners and the institutions.  
18 There are residential components, something that  
19 you also see in other Kirkbrides around the  
20 country, but tend to be high-end condominiums  
21 because of the cost of rehabilitation. Academic  
22 uses, there's a plethora of opportunities for  
23 Buffalo State College and synergies with their

1 classes. Some office space. Potential cultural  
2 partnerships. Arts-related uses. Michael  
3 McClean had a great idea about actually  
4 dedicating a portion of the Complex to  
5 commemorate both the history of psychiatric care,  
6 but also the future. And you can imagine a  
7 portion of the rehabilitated Complex  
8 incorporating that as a museum or cultural use.  
9 Bookstore retail, cafe restaurants. So really,  
10 all of those uses and more could be collected  
11 around this idea of a destination comprised with  
12 those four uses.

13 And finally, public access. This is an  
14 image in Philadelphia of another national  
15 historic landmark. In this case it was a jail.  
16 But, and it's hard to see. This is a plan  
17 graphic. But over the last 20 years, tours have  
18 been conducted through this building, and much of  
19 it actually is in a state of disrepair, a ruin,  
20 worse in fact, than the Richardson Olmsted  
21 Complex. But through this tour and this  
22 trajectory, you can get a sense of what the  
23 architecture was like, the sense of the space and

1 character, and it's really phenomenal. And  
2 people love to see buildings as they are being  
3 rehabilitated. That's actually one of the more  
4 interesting aspects of this particular tour.

5 So the public access, while it's still  
6 being worked out in terms of the legal  
7 requirements of getting on there, really is  
8 critical in getting energy onto the site and  
9 removing that fence, allowing for fairly specific  
10 educational tours through the building, as well  
11 as on the site itself and on the landscape.

12 So public access in this two-tone drawing,  
13 what we're trying to show is actually the  
14 circulation system. The thicker lines being the  
15 roadways, and the thinner lines being a much more  
16 sinuous collection of pedestrian paths that  
17 crisscross the site and allow for connections  
18 into the neighborhoods. So that was actually a  
19 very important Olmstedian principle was a  
20 separation of sidewalks from cartways, or in this  
21 case the roads. So what you're seeing here is  
22 moments that we think connections should be made  
23 through the site. And of course, as you probably

1 know now, if you want to go now from one end of  
2 the site to the other, you really have to go all  
3 the way around, and maintaining these two  
4 passageways underneath Building 45 are absolutely  
5 critical. It's actually the defining feature of  
6 the architecture. And that those pathways help  
7 to create opportunities for public space, some  
8 areas that could be unprogrammed, and others that  
9 could be large fields for recreation or community  
10 gardens or a tree nursery.

11 So those five baseline principles are  
12 really what the Master Plan builds off of. And  
13 in this image where we're showing all five,  
14 again, here's Forest Avenue, and we're  
15 highlighting Buildings 45, 44 and 10, and the  
16 adjacent to kitchen. So all of that is over  
17 150,000 square feet. But imagine a new arrival  
18 from the north side. Essentially, you would look  
19 at that from here. Also, arrival on Forest  
20 Avenue. Relocated the parking, the Psychiatric  
21 Center, recreating this east-west road, and  
22 providing opportunities to enter the building on  
23 the north side. And one of the primary

1 inspirations for that is, if you have large  
2 numbers of visitors and they're coming in, you  
3 really cannot do that from Forest Avenue. In  
4 fact, there's an accessibility challenge there.  
5 So in addition, the Strozzi Building is actually  
6 right here. That large modern building that the  
7 Psychiatric Center still uses. So a couple of  
8 the inspirations for entering the site from this  
9 direction was to background that building, and  
10 you would actually enter the historic structures  
11 from this side.

12 Stabilizing the south line is another one  
13 of the principles, and that's actually beginning  
14 in this \$7.8 million that's been recently  
15 dedicated. And so those are the principles  
16 essentially forming the core project. And this  
17 is, again, the plan. I'm transitioning now into  
18 these development strategies that Mark will  
19 mention. Again, we're here. So Buildings 45, 44  
20 and 10, activating those uses, creating a new  
21 drop off sequence. And in fact, I maybe misspoke  
22 a little bit. The drop off for 45 would not be  
23 the identical drop off that Olmsted planned,



1 because in order to do that, it would not align  
2 with Richmond. This is one of those things that  
3 needs to be studied a lot further. Is it an  
4 exact replica of Olmsted's plan, but that creates  
5 traffic constraints. This is something that will  
6 be studied in the GEIS. Or does it align with  
7 Richmond here. It's a detail, but it does impact  
8 traffic. And then an east-west road here with a  
9 new loop connecting on the north side of the  
10 Complex. This lighter tone represents  
11 stabilization of all of that landscape, and  
12 prioritizing the landscape in this zone.

13 The next strategy takes the core projects  
14 and expands it out. As the market unfolds, as  
15 different users or different collaborators come  
16 to the table, you can imagine the adjacent wings,  
17 42 and 9, and maybe here, starting to spread out  
18 from the development of the core. Now, this  
19 requires a relocation of the Psychiatric Center's  
20 Maintenance Building. That's actually not in  
21 their budget, and it will be a big deal. But  
22 long-term, we think that this is very important.  
23 That, again, the view and the experience of the

1 Complex from this side really deserves a greater  
2 relationship to the Buffalo State College. It  
3 may require re-thinking where that actually goes.  
4 We're showing some parking being relocated here,  
5 and Buffalo State College continues to use this  
6 north/west quadrant.

7 If individual buildings, historic buildings  
8 are an opportunity for a destination, then  
9 ensembles of buildings or collections of  
10 buildings are even more so. So, while this is a  
11 long-term vision, because it requires the  
12 rehabilitation of over 480,000 square feet of  
13 space, that's all of the historic structures.  
14 This vision imagines all of that, it's reuse, and  
15 then the entirety of the landscape actually gets  
16 rehabilitated. So it requires collaborating with  
17 the College to remove the almost 600 surface  
18 spaces in this location, replaced with a  
19 landscape nursery. This is essentially a  
20 strategy to help replant portions of the  
21 landscape by developing it as a nursery. A  
22 long-term vision imagines a relocation of Buffalo  
23 State College's Maintenance Building too.

1           Again, thinking long-term would have to be  
2           a collaboration, a lot of work would need to be  
3           done, a lot of planning, but imagine then, this  
4           large field of park space surrounding the  
5           historic Complex itself with pockets of green  
6           space surrounded by dense space. That is, in  
7           fact, the inspiration of the Olmsted landscape.  
8           And because the Master Plan really should not  
9           preclude the possibility for future development,  
10          in fact, one of the tenets is to strive for the  
11          maximum flexibility, depending upon the economic  
12          conditions, including today, and the economic  
13          melees that we're currently experiencing.

14          So part of the opportunity is imaging that  
15          a portion perhaps of the northern lands might be  
16          made available for future development. But  
17          again, that is not the focus of the Richardson  
18          Center Corporation. It's not the focus of the  
19          Plan. The resources that are going in are  
20          basically concentrating on the historic  
21          structures, but we would be remiss not to at  
22          least leave the possibility open, but that would  
23          entail an entire other public process and lots

1 more planning, and we first have to fill up  
2 480,000 square feet. So what we were calling a  
3 land-holding strategy is thinking about where  
4 might one consider to do that within the  
5 framework of the Master Plan, even though no  
6 tenant is available, no one has stepped up to the  
7 table. And by the way, in this quadrant, already  
8 there is a lot of building there now. You just  
9 don't notice it because they are maintenance  
10 buildings. So the overall vision then, at least  
11 leaves that possibility open. I'm going to turn  
12 it over to Mark, and he's going to then walk you  
13 through the GEIS.

14 MR. TYTKA: Thanks, David. My name is Mark  
15 Tytka and I'm here tonight to give you a brief  
16 overview. And it's brief because we're here to  
17 hear you speak tonight. You're not here to hear  
18 what I have to say as much, of the Environment  
19 Review Process for the Olmsted, Richardson  
20 Olmsted Center. And I want to briefly cover some  
21 of the content of the Scoping document. A lot of  
22 the things that I'm scheduled to say have already  
23 been mentioned by some of the other speakers, so

1           it's really going to reinforce some of the  
2           messages.  What I would like to do first is I  
3           would like to commend the Richardson Center  
4           Corporation for the public involvement program  
5           that they have had ongoing through the Master  
6           Planning process.  I think that they have done a  
7           good job with engaging the public throughout the  
8           process, and what we want to do is continue to  
9           engage you through the Environmental Review  
10          Process, and it's really seamless; input that  
11          you've provided to us early during the Master  
12          Planning process, we want to be able to carry  
13          that forward into the Environmental Review  
14          Process.  So, again, thank you for all of the  
15          input that you've provided so far.

16                 Where we are today is we're really at the  
17          start of the Environmental Review Process.  This  
18          slide up here basically shows the key steps,  
19          milestones that we go through in the SEQR review  
20          process.  Again, we are at the first step which  
21          is scoping, and really that's our opportunity to  
22          come to you and ask you to review the Scoping  
23          document; did we get it right?  Are we focusing

1 the study in the way that it needs to be focused?  
2 Have we identified the proper issues? Are we  
3 looking at information that needs to be assessed?  
4 We want your input on this study to help us make  
5 it a better, stronger Environmental Review.

6 Basically, there's seven sections to the  
7 draft Scoping document, and these are standard  
8 across the board for any scoping document. You  
9 see them time and time again. What I really want  
10 to focus on tonight are really going to be a  
11 description of the proposed actions, the  
12 Environmental Review Process which Paul already  
13 covered pretty much about this being a Generic  
14 Environmental Review, the preliminary scope,  
15 again, what are some of the issues that we're  
16 looking at, the key issues, and what are the  
17 project alternatives that are being considered.

18 The proposed actions: There are a series  
19 of discretionary decisions that have to be made  
20 during the implementation process for the project  
21 to occur, and those begin with really acquiring  
22 property. The Richardson Center Corporation  
23 needs to acquire land that has been deemed

1 surplus by the Office of Mental Health, and there  
2 are additional properties which have been  
3 identified which would also be beneficial to the  
4 project. Those properties do need to be acquired  
5 to allow the project to move forward.

6 Secondly, the site is currently zoned R2,  
7 which is a dwelling district, and it's been that  
8 way for many, many decades. The Master Plan  
9 proposes a series of new uses. And what we need  
10 to do as part of the Environmental Review Process  
11 is look at zoning classifications and re-zoning  
12 the property so that it meets the uses that are  
13 being proposed in the Master Plan. Most  
14 importantly, we also have to do the Environment  
15 Review for the State and the Richardson  
16 Corporation to be able to spend State dollars on  
17 the site, and look at the key components, that's  
18 on the buildings, the landscape and the  
19 infrastructure that would support the overall  
20 development. And again, there are other actions  
21 to a lesser degree which also have to be  
22 considered.

23 What I really wanted to show you is this

1 slide of a 32-acre parcel -- 38-acre parcel which  
2 is really land that had been deemed surplus by  
3 the Office of Mental Health. This is the  
4 property which would first be acquired by the  
5 Richardson Center Corporation. The second slide  
6 here shows some additional property which is not  
7 currently deemed surplus property, which the  
8 Richardson Center Corporation is in discussions  
9 with the Office of Mental Health to acquire.  
10 Again, these lands then would make up the overall  
11 project site. And what we would do is seek to  
12 re-zone those properties again to uses or to  
13 classifications that would be consistent and  
14 allow and permit the uses that are proposed by  
15 the Master Plan.

16 Paul spent a bit of time discussing the  
17 Generic Environmental Impact Statement, how  
18 that's different from a project specific  
19 environmental impact statement. And what I would  
20 like maybe to just highlight here is, we are  
21 going to take the space program and use program  
22 that's been developed as part of the Master Plan  
23 and we're going to develop what we call



1 thresholds or scenarios that would basically  
2 assume certain types of development densities,  
3 certain types of uses and certain phasing of  
4 activities. We will then assess the impacts of  
5 those uses. And again, as Paul said, it's a  
6 long-term Master Plan. There are some elements  
7 that are well-defined, and some elements not so  
8 well-defined at this point in time, and that's  
9 the benefit of using the Generic Environmental  
10 Impact Statement because it allows us; one, to  
11 address what we know well now, make some  
12 assumptions about what could happen in the  
13 future, and conditions for how we would handle  
14 changes if something were to exceed that in the  
15 future. And also, what are the steps that we're  
16 going to use to address those open issues in the  
17 future. And that's what the Generic  
18 Environmental Impact Statement really allows us  
19 to do.

20 And importantly, when this document is  
21 completed, it's not only going to be used by the  
22 Empire State Development Corporation to make  
23 their decisions on whether to approve or fund the

1 project, it's also going to be used by any other  
2 agency that has a discretionary approval. They  
3 are going to have to do an environmental review  
4 or use this document to base their decisions.

5 The preliminary scope for the Generic  
6 Environmental Impact Statement, again, needs to  
7 address potentially significant adverse impacts,  
8 what types of information are we going to look  
9 at, what types of information are we going to  
10 use, and this is important when we reach out to  
11 the community because often, you as members of  
12 the community may know things about the site, you  
13 know information that exists that might be  
14 beneficial to us, and this is an opportunity for  
15 you to share that information with us, if you  
16 have information or if you know of such  
17 information being available that would help us  
18 with our analysis.

19 We also look at proposed mitigation  
20 measures. If there is a significant impact, what  
21 can we do to avoid that impact? What can we do  
22 to minimize its impact on the community or on the  
23 environment? Some of the key issues we're going

1 to focus on, I'm not going to go through an  
2 exhaustive list but just give you a sense, it's  
3 elaborated more in the Scoping document, but  
4 cultural resources. Again, historic buildings,  
5 historic landscapes and also important on this  
6 site is archaeology. We're going to look at the  
7 land use as related to zoning, and the  
8 intensities of land uses that are going to be  
9 created. We're also going to look at traffic and  
10 its connections for automobiles, its connections  
11 for pedestrians. So it's a wide range of  
12 different traffic impacts that could occur on  
13 this site and we'll be taking a look at those in  
14 detail.

15 And one of the other things that we've  
16 heard is public safety through the public  
17 hearings that we had during the Master Plan.  
18 People do have a concern about how safety will  
19 occur on the site, how do you prevent people from  
20 being injured while the site is under  
21 construction, and there's a number of different  
22 aspects of public safety that we'll be addressing  
23 through the Generic Environmental Impact

1 Statement.

2 We also look at project alternatives.  
3 Number one, David described the proposed Master  
4 Plan, the proposed action. That's what we call  
5 our proposed action, preferred action at this  
6 point in time. We also assess a no-build  
7 alternative, which basically says, if we did  
8 nothing, what would the future look like on the  
9 site? And we use that to compare project  
10 alternatives. It's basically a baseline  
11 condition. And through the Master Planning  
12 process, there are also a number of other  
13 scenarios, alternatives which were developed and  
14 we're going to, in the Generic Environmental  
15 Impact Statement, also discuss those and present  
16 those and the implications of those.

17 Moving forward from tonight, we are in the  
18 Scoping process. Tonight is the completion of  
19 our Public Scoping Meeting. We like comments  
20 tonight, but again, the Scoping period is open  
21 until January 15th to submit comments. At that  
22 point in time, we're then going to use that  
23 information to prepare what's called a Final

1 Scoping Document, and that's a revision to the  
2 draft Scoping document that basically spells out,  
3 here is the scope of work, scope of study that  
4 we're going to follow. And that's distributed to  
5 the public if you're interested in receiving a  
6 copy. It also goes to the various regulatory  
7 agencies who are going to be involved in the  
8 process in reviewing the project. We hope to  
9 have that done and completed in February of this  
10 year and we begin writing and preparing the Draft  
11 Generic Environmental Impact Statement. We're  
12 hoping to have that completed in the April, May  
13 timeframe.

14 Following that will be a public comment  
15 period. That's your next time to come back and  
16 look at the Environmental Impact Statement and  
17 say; did they address the issues that were  
18 important? Did they cover all of the topics?  
19 Were they covered in sufficient detail? So  
20 again, there's going to be another public  
21 meeting. We'll be inviting you to come and  
22 comment. There will also be a public comment  
23 period associated with that. Overall, we're

1 looking to wrap up the Environmental Review  
2 Process by the fall. Again, the schedule may be  
3 accelerated. We may see it slip a little bit  
4 depending how on things progress with the study.  
5 But we're going to try to get through this as  
6 expeditiously as possible. With that, I'd like  
7 to turn it back over to Paul.

8 MR. TRONOLONE: Thank you, Mark. We've now  
9 come to the point where we're going to open up  
10 the comment session. I'm just going to remind  
11 you that Monica is over here and Laura is  
12 somewhere in the -- Monica has speaker cards.  
13 I've only received two speaker cards, so I'm not  
14 going to impose hard time limits. I would just  
15 say, you have the room until when, Monica? Until  
16 8:00. So don't go two hours. The first speaker  
17 is Tim Tielman. I'd ask that you come up to the  
18 microphone, Mr. Tielman. We have one other  
19 microphone set up in the other aisle. I'll call  
20 the next person who is Adam Sokol. Mr. Tielman,  
21 if you would state your name for the record and  
22 any organization that you might represent for the  
23 record, and how you spell your name.

1           TIM TIELMAN: My name is Tim Tielman. I'm  
2 representing the Campaign for Greater Buffalo  
3 History, Architecture and Culture. The name is  
4 T-I-E-L-M-A-N. First, I do want to open by saying  
5 we've been involved in a number of these issues.  
6 This process as conducted by the Richardson  
7 Center Corporation I think is an exemplary  
8 process. I can contrast it with the process  
9 that's going on on the waterfront, and Mr.  
10 Tronolone is involved with both so I don't think  
11 that he's the issue. But it is an amazing  
12 difference to the public. And take it from  
13 someone who's been involved in a lot of these  
14 things, I think this is a very good process.  
15 That does not, of course, necessarily mean we  
16 agree with everything. So I did want to offer  
17 some avenues that we think deserve more  
18 exploration in the -- in the Scoping document and  
19 the Environmental Review.

20           First, we view the resource as the entire  
21 90 acres of land or so; between Forest Avenue,  
22 Rockwell Road, Elmwood Avenue and Rees Street.  
23 And you know, we recognize that there's a

1 difference between using the resource, which of  
2 course everyone wants to do. We want to maximize  
3 the number of people on there in consuming the  
4 resource. So I kind of want to make comments  
5 that kind of touch upon using the resource but  
6 not consuming it. And you know, the first issue  
7 is the Address Road because it's a significant  
8 issue. It's creating something, a transverse  
9 roadway that doesn't exist right now. It changes  
10 the use of a section of the property from one of  
11 internal circulation to one of cutting across.  
12 And so I think the study has to look very  
13 carefully at the amount of traffic that would be  
14 generated by essentially people foregoing Forest  
15 Avenue, and simply from Grant Street to Elmwood,  
16 going back and forth using that diagonal. You  
17 know, how much traffic is simply going to be not  
18 related to uses on the property, but cutting  
19 through? We have seen that in a number of  
20 Buffalo parks. In fact, South Park, they've had  
21 to put up guardrails to prevent all that traffic  
22 going through. It was an issue in Delaware Park  
23 as well. So it was interfering with the



1 enjoyment of the landscape. People going there  
2 to enjoy the park with cross traffic. So that  
3 would be one issue with the Address Road.

4 The other issue is that we feel that the  
5 Address Road, in its orientation, while it's  
6 optional, we're holding the possibility out that  
7 there could be development north of it. We  
8 think, in fact, that it encourages the notion  
9 that that land is available for development. And  
10 you know, we would much -- we see that as  
11 consuming the resource obviously, because  
12 buildings aren't going on that northwest  
13 quadrant. It's not being used as open space and  
14 it shouldn't be viewed as simply vacant space.

15 One can think of Buffalo State College as  
16 buying land on Rees Street. That land on Rees  
17 Street becomes more valuable if it's overlooking  
18 green space. The upper west side of the city has  
19 a real recreational deficit in open-field sports,  
20 baseball, football. Right now it's just used by  
21 Buff State. It would be interesting to see if  
22 that could be used by the community during the  
23 summer when the baseball leagues are especially

1 active. There could be some synergy with the  
2 city pool and recreation center at Bradley and  
3 Rees Street.

4 So the northwest quad is an issue for  
5 future development, but also the Address Road, in  
6 order to align itself with Bradley Street, causes  
7 potentially the forfeiture of restoring or  
8 constructing the perimeter roadways that Olmsted  
9 intended, because in the northwest quadrant, the  
10 Olmstedian Road, you know, if you're coming from  
11 Forest Avenue, curves up and around so you get a  
12 spectacular view, and I think this was Olmsted's  
13 intent. He didn't really do things without  
14 thinking of it. A spectacular view toward  
15 Elmwood Avenue, a raking view. You get to see  
16 the entire Complex from a distance, the roof  
17 lines, very important component of Olmsted's  
18 design and Richardson's design, and the Address  
19 Road may affect that.

20 The other thing that, you know, is central  
21 to the design, and some concerns is the  
22 rationalization of the site, the parking and the  
23 circulation. The -- I think the EIS moving

1 forward, has to really closely examine the  
2 parking demand, and that means not the demand for  
3 free parking, and not the demand, supposing a  
4 hotel generates X number of parking spaces, but  
5 to say, what impact would a given cost for  
6 parking have in reducing the need for parking?  
7 Okay. That can do two things: It can generate  
8 revenue to maintain the property, maybe kick some  
9 back to the neighborhood for neighborhood  
10 improvements, but it also can reduce consumption  
11 of the resource. Okay. You have to build fewer  
12 parking spaces, maintain fewer parking spaces.  
13 So what we'd like to see is actually an  
14 examination of, what if anyone using the land had  
15 to pay for the privilege of bringing an  
16 automobile onto it? What if people had to pay a  
17 dollar? What if they had to pay two dollars, and  
18 could that revenue be used on the property? Pay  
19 for cutting the grass. Pay for new sidewalks.  
20 And you know, it wasn't the goal of the Scoping  
21 document I think to get into it in depth, but we  
22 think that's worthwhile to discuss.

23 I got a unique thing that's very

1 interesting from a preservation perspective. It  
2 would be a wonderful debate to have. Building  
3 number 41 is a building that was constructed, you  
4 know, after Olmsted and Richardson had left the  
5 scene. There are two buildings that are the  
6 kitchens and the dining areas. One serves the  
7 male ward and one serves the female ward. It  
8 would be interesting to see if the female  
9 building, number 41, could actually be removed.  
10 I know the cultural resources study indicated  
11 that all of the buildings are, or most of the  
12 buildings on the site are significant because  
13 they show the evolution of it, but we do have a  
14 matching building on the east side of the  
15 Complex. The removal of building number 41 would  
16 enable the public to see the buildings as  
17 Richardson had originally designed it, as Olmsted  
18 intended them to be seen.

19 It would be interesting to see that debate  
20 because that debate was held with the restoration  
21 of the Martin House complex. So it would be  
22 interesting to see it here. I think it would be  
23 an interesting benefit. I wouldn't want to see

1 the other dining hall removed because right now  
2 the buildings to the east, the Richardson  
3 buildings have been removed and that building  
4 actually is, it serves a very important function  
5 of a terminating vista from the west.

6 Lastly, the City of Buffalo really doesn't  
7 have a lot of money. That's not news. But there  
8 are things I think the Richardson Corporation can  
9 do on the city sidewalks along Forest Avenue and  
10 along Elmwood that would help use of the grounds  
11 themselves and help connect the corner of Forest  
12 and Elmwood with the heart of the Center. We  
13 don't know and it wasn't in the Scoping Plan,  
14 when the Richardson Corporation will ever get  
15 control of the old Mache [phonetics] land that's  
16 at that intersection. It's very important to get  
17 people from the most pedestrian, most active  
18 pedestrian corner, which is Elmwood and Forest,  
19 on to the site. So I wonder if the Corporation  
20 could expend money in essentially widening the  
21 sidewalks, creating promenades if you will, a  
22 tiered promenade nine blocks long from Forest to  
23 Rees, and one along Elmwood too, from Forest to

1 Rockwell Road, and consider that as part of the  
2 circulation plan of the overall Complex. The  
3 sidewalks are in deplorable condition, they are  
4 very narrow, and they could be greatly improved  
5 and I think that would benefit the neighborhood.  
6 And in conjunction with that, the access points,  
7 it would help the neighborhood tremendously. And  
8 I know a goal of the planners is to help the  
9 upper west side. If at the end of every single  
10 block along Forest Avenue, if there was an  
11 opening in the fence. We view the fence as an  
12 historic artifact. It is, but to enable  
13 pedestrians, homeowners who are investing,  
14 perhaps buying because of proximity to this new  
15 Olmsted landscape, can look up the street and see  
16 the way in right from there.

17 So decreasing the amount of travel for  
18 pedestrians is really important in their  
19 perception for how close this resource is. So if  
20 the goal is to really help the upper west side, I  
21 think an entry point at each and every  
22 intersecting roadway is critical to the success  
23 of the project and its impact on the west side.

1 Thank you.

2 MR. TRONOLONE: Thank you, Mr. Tielman.  
3 Adam Sokol.

4 ADAM SOKOL: Hi. My name is Adam Sokol.  
5 I'm a member of the Architecture Department  
6 Faculty Member at UB.

7 MR. TRONOLONE: Please spell your name for  
8 the record sir.

9 ADAM SOKOL: S-O-K-O-L. I should clarify  
10 that I'm not here on behalf of UB in any way. I  
11 have two questions I guess. First of all, unless  
12 I've missed something, the only reference to  
13 demolition was with respect to the two  
14 maintenance structures, and I'm curious whether  
15 demolition of any of the historic buildings is on  
16 the table or has that been definitively been  
17 ruled out?

18 MR. TRONOLONE: Well, as of right now,  
19 that's not envisioned by the Master Plan. But,  
20 like I've said, this is not a question and answer  
21 period. Obviously your concern is you don't want  
22 to rip down any of the historic resources of the  
23 Olmsted buildings.

1           ADAM SOKOL: Okay. My second comment has  
2 to do with the relationship to the Psych Center,  
3 the Office of Mental Health. There was some  
4 discussion with synergies with Buff State with  
5 some of the other architectural landmarks in  
6 Buffalo, which is great. I thought it was sort  
7 of curious that there was no mention of synergies  
8 such as it might be with the Psych Center itself.  
9 For me personally, what I find really inspiring  
10 about this place, is that you look at it and you  
11 see that at some point in the past that people of  
12 New York State saw fit to not only care for the  
13 mentally ill, but to do it in a place like that.  
14 I mean, it's phenomenal, especially if you  
15 contrast that with the health care discussions  
16 going on in Washington and sort of pettiness  
17 we've seen in some corridors. So I'm curious if  
18 removing this sort of medical component from the  
19 historic structures entirely would rob them of  
20 some of their impact? Contrary to that, perhaps  
21 I would just ask if using them in some capacity  
22 for the OMH is not a consideration and if this  
23 therapeutic nature of the landscape, which of



1 course initially was a big part of the rationale  
2 for that, is also not as significant to OMH as it  
3 once was, and does it make sense then to think  
4 about whether it might be feasible to relocate  
5 OMH entirely to a different location in Buffalo?  
6 That's it. Thank you.

7 MR. TRONOLONE: Thank you very much. That  
8 is the list of people that registered for  
9 comment. Can I ask anyone in the audience, are  
10 there any other comments that people would like  
11 to make on the scope? Sir, in the back. You can  
12 approach the microphone. I would ask that you  
13 state your name for the record, spell your name  
14 and say if you are a member of an organization.

15 FRANKLIN LAVOIE: Franklin Lavoie. It's  
16 F-R-A-N-K-L-I-N, L-A-V-O-I-E. Because the grounds  
17 were designed as a center of health and respited,  
18 the gentleman mentioned, I would like to see that  
19 that continued there. I believe we're looking at  
20 one of the greatest centers of respite and  
21 psychological restoration in the world and we  
22 should respect that aspect of the grounds, and as  
23 well, I believe we have an opportunity to create

1 a research center for clean energy. The greatest  
2 green revolution in the history of the world was  
3 the Niagara Power Project, and coincidentally,  
4 Nikola Tesla had also invented the technology to  
5 draw energy straight out of the atmosphere. We  
6 have a strong connection with Tesla here at  
7 Buffalo/Niagara, and it seems to me this is the  
8 ideal spot in America to bring that research that  
9 Nikola Tesla had already developed to draw energy  
10 out of the ionosphere. We would like to see that  
11 research brought home here, at this facility in  
12 particular, because it seems to go along with the  
13 aesthetic, holistic, environmental, pastoral  
14 healing of green energy revolution would be a  
15 tremendous coupling to that idea of a green  
16 healing center. A center that is researching,  
17 especially Tesla's lost technologies that would  
18 revolutionize as dramatically as the first  
19 revolution. We would have a second green  
20 revolution in the same spot that would bring the  
21 world to an entirely new plateau of energy and  
22 independence.

23 As well, I believe we should have colleges.

1 Buffalo has such a plethora of universities and  
2 colleges, and an unbelievable, unparalleled  
3 housing stock that is sitting dilapidated. I  
4 believe that the Richardson Olmsted Center is the  
5 ideal location to begin to coordinate stimulus  
6 money from Washington. University research and  
7 Buffalo's housing stock to go one house at a  
8 time, one class at a time, one semester at a  
9 time, to show the world how to take houses and  
10 make them energy efficient, even returning energy  
11 to the grid. And this is an ideal location for  
12 that kind of coordination between universities,  
13 Washington looking for alternative energy and  
14 Buffalo's need to use it's greatest resource  
15 perhaps, the housing that just sits there built a  
16 100 years ago with the highest skilled and the  
17 greatest resources.

18 A brief comment about the access road  
19 coming in on the south side on Forest.  
20 Aesthetically I believe it should be a wider loop  
21 with the entrance closer to Elmwood. The other  
22 side could even be pushed a little closer to Rees  
23 Street to create a longer, wider, instead of that

1 short, little in front of the towers. It could  
2 be a longer -- I think you understand what I'm  
3 saying there. And also, I have been, I'll just  
4 say it one more time, a labyrinth. Now, you may  
5 argue that a labyrinth may not belong in the  
6 Olmsted landscape, but when we look at the  
7 Richardsonian Towers from the 12th Century  
8 inspiration, the landscape labyrinth is vital,  
9 integral, it has powers that are difficult to  
10 talk about in the 20th Century, but it would be a  
11 marvelous great attractor and it belongs there.  
12 So again, I wanted to say something about  
13 labyrinth on the grounds. Thank you very much.

14 MR. TRONOLONE: Thank you. I'll ask if  
15 there's any other people that would like to make  
16 comments? Sir.

17 MARK KUBINIEC: I'm Mark Kubiniec. It's  
18 spelled M-A-R-K, K-U-B-I-N-I-E-C. I'm a member of  
19 Grand Manor Business Association. One of the  
20 neighboring areas to the Richardson Complex. And  
21 for this draft Scoping process, many of us here  
22 are looking from the outside in, and I think  
23 what's lacking is the ability for us to look from

1 the inside of the building out. I'd like to ask  
2 for a show of hands for the number of people who  
3 have been inside the Richardson Towers here? It  
4 looks like about 10 or 11 people. Well, maybe  
5 15, 17. Maybe a third of the people here. I  
6 think that the opportunity to comment for this  
7 Scoping document should include the ability to be  
8 inside the building and to have the opportunity  
9 to go up to the top of the buildings and look out  
10 and see what kind of views there are, to see and  
11 experience the space inside before there are  
12 specific uses applied or limited to the spaces  
13 that we're considering putting a large investment  
14 into and that have already had an extremely large  
15 investment from the public. It's going to  
16 continue to need extensive amounts of public  
17 support. The facilities that are here are  
18 incredible and I think that whether it's a  
19 boutique hotel in part, academic facilities in  
20 part, architecture center, that there, the  
21 ability to really give meaningful comment is, in  
22 part, based on what's inside, and that these  
23 facilities should be opened up for tours before

1 there's finalization of what's going to be  
2 included in these spaces.

3 The slide that was shown earlier about the  
4 prison included one little shot of a hallway and  
5 a route of a tour that's offered. These  
6 opportunities really haven't been given too much  
7 on the Richardson Complex at this time. It's now  
8 pretty well secured and gated off and that's for  
9 other important reasons, so that deterioration  
10 doesn't continue and vandalism doesn't occur.  
11 But I do think that the amount of thought and  
12 planning that's going into this, that one  
13 stabilization can permit access. There should be  
14 access, and this scoping should not be stopped  
15 before that access is allowed. Thank you.

16 MR. TRONOLONE: Thank you. Other comments.  
17 I saw a hand over here, I saw a hand over here.  
18 Sir, come down. Ma'am, you can start going to  
19 the other microphone and I'll take you next.  
20 Sir, if you would state your name for the record,  
21 spell your name and tell us, if applicable, if  
22 you represent an organization.

23 MARTIN WACHADLO: My name is Martin.

1 M-A-R-T-I-N, Wachadlo, W-A-C-H-A-D-L-O. I'm an  
2 architectural historian, but I am not  
3 representing any organization at this moment in  
4 this context. I'm very concerned most of all  
5 about the Plan, which is a very interesting and  
6 well done Plan, but I think there's a flaw in the  
7 Plan in that the critical out buildings that were  
8 a part of the original design are eliminated in  
9 any future reuse of the property. The Power  
10 House Building, which was the first building on  
11 the site completed and is part of the original  
12 Gambrel and Richardson design is because it has  
13 been seriously altered over the years, especially  
14 in the early 60's when it assumed its present  
15 appearance, has been deemed not worthy of  
16 preservation, and I believe the State stated that  
17 it was not individually eligible for the national  
18 register. But I would argue, this is a critical  
19 element of the overall original design, and  
20 removing it as the last major out building once  
21 existed north of the Complex would take away the  
22 last link we have with understanding what was  
23 going on behind the facade of these buildings.

1           The elimination also, I do not see any  
2 reuse of the greenhouse or reconstruction of the  
3 1888 greenhouse, which the foundations there and  
4 the lower walls actually predate the entire west  
5 wing of the Complex. So that is also a critical  
6 element that was actually there before the west  
7 wing was built.

8           And the third element is the small frame  
9 cottage which may have been one of the, one of  
10 the picnic houses, one of the three houses that  
11 were pavilions that were designed in 1887, 1888.  
12 Now, that would probably be the easiest thing to  
13 figure out because that is small enough and could  
14 be moved and relocated on another part of the  
15 grounds and restored. But the greenhouse and the  
16 Power House complex I believe should be  
17 reconsidered as reuseable portions and important  
18 portions in re-interpreting and reusing the  
19 Complex. That is not to say that the Power House  
20 should be kept as is. I think it's quite  
21 possible that it could be reduced in size to its  
22 original configuration, and the stonework from  
23 the walls that would be removed, could be reused



1 to reconstruct the gables in the building. But I  
2 would definitely urge that this be re-looked into  
3 as an important critical design that was part of  
4 the original architectural design of Gambrel and  
5 Richardson and take into consideration by Olmsted  
6 in the overall landscaping. Thank you.

7 MR. TRONOLONE: Thank you.

8 SANDRA O'TOOLE: My name is Sandra O'Toole.  
9 O'T-O-O-L-E. The group I represent is, this is my  
10 alma mater. This is the college that I graduated  
11 from, and I am so happy to see that progress will  
12 be made in this area using students from Buff  
13 State. For the students are the future of our  
14 country and the future of what will happen in our  
15 environment. So hence, when we speak about  
16 environmental review, I would like to just make  
17 note of the speakers that spoke before me, how  
18 important green ecology is. That these students,  
19 not just from Buffalo State but other  
20 universities could come here to this spot and do  
21 research on green ecology. In my numerous number  
22 of years of teaching students, I can't tell you  
23 how often they address the future. What will we

1 be like in 20 years, 30 years? Will my children  
2 be able to enjoy fresh air? Will they be able to  
3 understand what green ecology is? So when I  
4 speak, I just don't speak for the moment, but I  
5 speak for the future. For the future of all the  
6 children that will follow. For all the people  
7 that will follow in the future, and what a  
8 marvelous opportunity it is for your project here  
9 to include green ecology so these students cannot  
10 only study it, and also give you wonderful ideas  
11 because our young people today are very, very  
12 smart, but also set the pace for the future  
13 because when they leave this college, they will  
14 be in charge of the future, and what will the  
15 future look like.

16 So if we can offer a spot here for them to  
17 consider this and make this not only a better  
18 Buffalo and put our name truly on the map for  
19 green ecology, just think of what Buffalo will  
20 look like and stand for in the rest of our  
21 country and in the world. And that's all I have  
22 to say. Thank you.

23 MR. TRONOLONE: Thank you. Other comments

1 on the Scoping document? Seeing none, I'll  
2 remind you all we accept written comments and the  
3 contact information is on the screen and in the  
4 handouts tonight until January 15th, 2010. I  
5 thank you all for coming. Have a good holiday  
6 season.

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STATE OF NEW YORK)

) ss.


COUNTY OF ERIE )

I, Judith E. Peterson, in and for the County of Erie, State of New York, do hereby certify:

That the witness whose testimony appears hereinbefore was, before the commencement of their testimony, duly sworn to testify the truth, the whole truth and nothing but the truth; that said testimony was taken pursuant to notice at the time and place as herein set forth; that said testimony was taken down by me and thereafter transcribed into typewriting, and I hereby certify the foregoing testimony is a full, true and correct transcription of my shorthand notes so taken.

I further certify that I am neither counsel for nor related to any party to said action, nor in any way interested in the outcome thereof.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 30<sup>th</sup> day of December, 2009.

  
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Judith E. Peterson, Notary Public  
State of New York, County of Erie  
Expiration: 3/19/11

<b>\$</b>	85 - 18:4 8:00 - 46:16	agency - 8:1, 8:18, 13:18, 42:2	assets - 18:22
<b>\$10 - 6:22</b>	<b>9</b>	agenda - 9:20	assist - 6:1
<b>1</b>	9 - 33:17	ago - 9:4, 21:16, 59:16	associated - 45:23
1 - 7:2, 19:19	90 - 20:10, 21:21, 26:2, 47:21	agree - 47:16	Association - 3:8, 60:19
10 - 31:15, 32:20, 61:4	<b>A</b>	agreed - 25:17	assume - 41:2
100 - 28:1, 59:16	abatement - 7:12	air - 66:2	assumed - 9:13, 63:14
10th - 28:7	ability - 28:14, 60:23, 61:7, 61:21	aisle - 46:19	assumptions - 41:12
11 - 61:4	able - 37:12, 39:16, 66:2	Albright - 27:14	atmosphere - 58:5
112 - 23:20	absolute - 18:8	Albright-knox - 27:14	Attendance - 2:1
12 - 9:3	absolutely - 20:3, 31:4	Alex - 2:8, 8:3	attended - 5:6
120,000 - 27:2	Academic - 28:21	align - 33:1, 33:6, 50:6	attraction - 26:19
12th - 60:7	academic - 17:20, 61:19	alignment - 22:17	attractor - 60:11
1300 - 1:18	accelerated - 46:3	allocation - 7:19	audience - 57:9
14 - 9:4	accept - 67:2	allow - 30:17, 39:5, 40:14	auditorium - 15:18, 16:2, 16:3
14.09 - 11:22	access - 5:10, 13:10, 20:15, 20:19, 24:10, 25:6, 29:13, 30:5, 30:12, 54:6, 59:18, 62:13, 62:14, 62:15	allowed - 62:15	authority - 9:8
15 - 61:5	accessibility - 32:4	allowing - 30:9	automobile - 51:16
150,000 - 31:17	accessible - 23:9	allows - 41:10, 41:18	automobiles - 43:10
15th - 16:14, 44:21, 67:4	achieve - 11:12	alma - 65:10	available - 11:13, 19:15, 35:16, 36:6, 42:17, 49:9
17 - 1:14, 61:5	acquisition - 38:23, 40:9	almost - 20:10, 20:18, 34:17	Avenue - 1:18, 6:15, 31:14, 31:20, 32:3, 47:21, 47:22, 48:15, 50:11, 50:15, 53:9, 54:10
180 - 20:11	acquired - 39:4, 40:4	altered - 63:13	avenues - 15:1, 47:17
188,000 - 6:11	acquiring - 38:21	alternative - 23:5, 44:7, 59:13	avoid - 42:21
1887 - 64:11	acres - 20:10, 20:11, 21:21, 26:2, 47:21	alternatives - 38:17, 44:2, 44:10, 44:13	<b>B</b>
1888 - 64:3, 64:11	Act - 10:17, 11:6	amazing - 47:11	background - 32:9
19th - 24:21	Action - 1:9	amenities - 27:22	balance - 9:21
1st - 14:13	action - 9:16, 10:2, 10:23, 12:23, 14:1, 16:19, 44:4, 44:5, 68:14	America - 58:8	base - 42:4
<b>2</b>	actions - 8:20, 10:20, 12:2, 12:7, 12:16, 38:11, 38:18, 39:20	amount - 13:13, 17:21, 18:22, 48:13, 54:17, 62:11	baseball - 49:20, 49:23
20 - 19:6, 29:17, 66:1	activating - 32:20	amounts - 61:16	based - 11:8, 17:11, 61:22
2009 - 1:14, 68:17	active - 50:1, 53:17	analysis - 6:2, 26:13, 42:18	baseline - 19:14, 19:17, 20:21, 31:11, 44:10
2010 - 4:21, 6:22, 16:14, 67:4	activities - 5:20, 10:21, 41:4	analyzed - 17:19	basements - 6:12
20th - 60:10	activity - 7:10	announce - 7:6	basis - 13:14
25 - 19:6	actual - 13:5	announcements - 15:12	beautiful - 4:13
<b>3</b>	Adam - 3:5, 46:20, 55:3, 55:4, 55:9, 56:1	answer - 17:1, 55:20	becomes - 49:17
3/19/11 - 68:20	adaptive - 4:12	anticipate - 11:14	begin - 17:16
30 - 66:1	added - 15:11	apparent - 21:10	begin - 7:17, 38:21, 45:10, 59:5
32-acre - 40:1	addition - 11:18, 24:17, 32:5	appearance - 63:15	beginning - 7:16, 32:13
38-acre - 40:1	additional - 7:8, 14:3, 14:7, 14:23, 39:2, 40:6	applicable - 62:21	behalf - 55:10
<b>4</b>	address - 11:4, 11:21, 12:13, 41:11, 41:16, 42:7, 45:17, 65:23	applied - 61:12	behind - 63:23
40 - 21:16	Address - 23:14, 48:7, 49:3, 49:5, 50:5, 50:18	approach - 22:19, 23:22, 57:12	belong - 60:5
41 - 52:3, 52:9, 52:15	addressed - 14:5, 16:10	appropriate - 5:23	belongs - 60:11
42 - 33:17	addressing - 43:22	approval - 13:19, 42:2	beneficial - 39:3, 42:14
44 - 28:7, 31:15, 32:19	adequately - 14:5	approve - 10:21, 41:23	benefit - 41:9, 52:23, 54:5
45 - 6:6, 19:23, 21:1, 22:22, 23:19, 24:14, 25:14, 25:21, 27:1, 31:4, 31:15, 32:19, 32:22	adjacent - 7:13, 20:1, 22:13, 27:1, 31:16, 33:16	approved - 6:13	benefits - 23:10
46 - 3:4	administering - 8:23	April - 45:12	best - 5:20
480,000 - 34:12, 36:2	administration - 21:2	archaeology - 43:6	better - 26:23, 38:5, 66:17
<b>5</b>	Administration - 6:5, 19:23	architect - 17:9	between - 19:3, 47:21, 48:1, 59:12
55 - 3:5	advance - 13:1	architectural - 18:13, 56:5, 63:2, 65:4	big - 33:21, 57:1
57 - 3:6	advanced - 26:19	Architecture - 3:4, 47:3, 55:5	bit - 4:3, 13:16, 32:22, 40:16, 46:3
<b>6</b>	adverse - 42:7	architecture - 6:8, 26:17, 27:6, 29:23, 31:6, 61:20	block - 54:10
60 - 3:7, 27:18	Advisory - 5:5	Area - 24:13, 24:15	blocks - 53:22
60's - 63:14	aesthetic - 58:13	area - 24:14, 25:21, 65:12	board - 38:8
600 - 34:17	Aesthetically - 59:20	areas - 7:3, 13:8, 21:14, 24:12, 24:16, 31:8, 52:6, 60:20	Board - 4:9, 4:16
62 - 3:9	affect - 50:19	argue - 60:5, 63:18	boil - 18:4
65 - 3:10	affects - 12:2, 12:6, 12:18	arrival - 31:17, 31:19	Bookstore - 29:9
<b>7</b>	affixed - 68:16	art - 27:8, 27:13	boulevard - 23:12
7.8 - 7:8, 21:10, 32:14	agencies - 9:6, 10:18, 12:1, 14:13, 45:7	artifact - 54:12	boundaries - 21:19
<b>8</b>		Arts - 29:2	boutique - 6:9, 27:9, 27:20, 28:1, 61:19
8 - 19:22		arts - 27:15	box - 15:17
80 - 28:1		Arts-related - 29:2	Bradley - 23:12, 50:2, 50:6
		aside - 9:1	branches - 14:21
		aspect - 57:22	brick - 7:15, 21:8
		aspects - 9:16, 10:1, 12:11, 30:4, 43:22	brief - 9:23, 10:5, 36:15, 36:16, 59:18
		aspirations - 19:6, 22:8	briefly - 36:20
		assess - 12:2, 12:17, 41:4, 44:6	Brinckerhoff - 2:7, 8:5
		assessed - 38:3	bring - 58:8, 58:20
		assessing - 13:14	bringing - 51:15
		assessments - 16:23	brings - 22:21
			brought - 58:11

<p>bubble - 26:18 bubbles - 26:18 budget - 33:21 Buff - 49:21, 56:4, 65:12 Buffalo - 1:18, 3:4, 9:9, 13:19, 14:12, 18:12, 18:22, 22:5, 28:23, 34:2, 34:5, 34:22, 47:2, 48:20, 49:15, 53:6, 56:6, 57:5, 59:1, 65:19, 66:18, 66:19 Buffalo's - 59:7, 59:14 Buffalo/niagara - 58:7 build - 18:23, 44:6, 51:11 Building - 6:6, 7:13, 18:15, 19:23, 21:1, 22:22, 23:19, 24:14, 25:13, 25:14, 25:21, 27:1, 31:4, 32:5, 33:20, 34:23, 52:2, 63:10 building - 17:20, 18:10, 21:2, 21:13, 22:22, 23:4, 23:23, 25:5, 28:3, 29:18, 30:10, 31:22, 32:6, 32:9, 36:8, 52:3, 52:9, 52:14, 52:15, 53:3, 61:1, 61:8, 63:10, 63:20, 65:1 buildings - 4:22, 5:10, 5:16, 6:5, 6:12, 6:20, 7:15, 18:8, 20:2, 20:16, 21:9, 21:17, 30:2, 34:7, 34:9, 34:10, 36:10, 39:18, 43:4, 49:12, 52:5, 52:11, 52:12, 52:16, 53:2, 53:3, 55:15, 55:23, 61:9, 63:7, 63:23 Buildings - 7:13, 31:15, 32:19 builds - 5:2, 31:12 built - 17:22, 59:15, 64:7 Burchfield - 22:3, 27:14 Business - 3:7, 60:19 buying - 49:16, 54:14</p>	<p>character - 30:1 charge - 66:14 charged - 4:11 children - 66:1, 66:6 Chris - 4:8, 8:11, 8:18, 9:21, 16:17, 19:19, 24:18 Christopher - 2:1 circulation - 20:6, 24:5, 30:14, 48:11, 50:23, 54:2 circumnavigate - 24:8 City - 9:9, 13:19, 53:6 city - 18:19, 49:18, 50:2, 53:9 clarify - 55:9 class - 59:8 classes - 29:1 classifications - 39:11, 40:13 clean - 58:1 cleanup - 7:12 Clearly - 20:10 close - 54:19 closely - 51:1 closer - 59:21, 59:22 coincidentally - 58:3 collaborating - 34:16 collaboration - 35:2 collaborators - 33:15 collapse - 7:3 colleagues - 25:10 collected - 29:10 collection - 18:19, 30:16 collections - 34:9 college - 65:10, 66:13 College - 28:23, 34:2, 34:5, 34:17, 49:15 College's - 34:23 colleges - 58:23, 59:2 combination - 26:23 coming - 17:8, 32:2, 50:10, 59:19, 67:5 commemorate - 29:5 commencement - 68:7 commend - 37:3 comment - 8:8, 11:13, 11:15, 15:15, 15:21, 16:7, 45:14, 45:22, 46:10, 56:1, 57:9, 59:18, 61:6, 61:21 comments - 5:17, 8:16, 10:9, 12:11, 15:22, 16:8, 16:13, 16:20, 17:1, 44:19, 44:21, 48:4, 57:10, 60:16, 62:16, 66:23, 67:2 community - 9:17, 31:9, 42:11, 42:12, 42:22, 49:22 Community - 5:5 compare - 44:9 complete - 4:19 completed - 7:1, 41:21, 45:9, 45:12, 63:11 completing - 7:4 completion - 44:18 Completion - 4:20 Complex - 1:10, 4:14, 4:18, 8:19, 9:2, 9:8, 9:17, 11:18, 13:7, 18:16, 18:21, 20:23, 21:6, 21:23, 22:12, 23:1, 23:8, 23:15, 23:16, 24:20, 26:22, 28:9, 29:4, 29:7, 29:21, 33:10, 34:1, 35:5, 50:16, 52:15, 54:2, 60:20, 62:7, 63:21, 64:5, 64:19 complex - 52:21, 64:16 compliment - 5:14 complimentary - 28:16 component - 50:17, 56:18 components - 13:4, 13:11, 28:18, 39:17 comprehensively - 12:17</p>	<p>comprised - 20:11, 29:11 concentrate - 19:22 concentrating - 35:20 concentration - 21:11 concept - 26:14, 28:13 concern - 43:18, 55:21 concerned - 63:4 concerns - 50:21 concert - 28:8 concurrent - 11:16 condition - 44:11, 54:3 conditions - 14:6, 35:12, 41:13 condominiums - 28:20 conducted - 29:18, 47:6 conference - 6:10, 27:7, 27:16, 27:23 configuration - 21:16, 64:22 conjunction - 54:6 connect - 53:11 connecting - 33:9 connection - 5:11, 22:23, 23:10, 23:13, 23:23, 58:6 connections - 22:11, 30:17, 30:22, 43:10 connectivity - 24:7 consider - 10:19, 36:4, 54:1, 66:17 consideration - 22:14, 56:22, 65:5 considered - 38:17, 39:22 considering - 61:13 consistent - 11:15, 14:1, 40:13 constraints - 33:5 constructed - 52:3 constructing - 50:8 construction - 43:21 consultation - 12:3 consuming - 48:3, 48:6, 49:11 consumption - 51:10 contact - 16:12, 67:3 contemporary - 6:16 content - 36:21 context - 63:4 continue - 37:8, 61:16, 62:10 continued - 57:19 continues - 34:5 Contrary - 56:20 contrast - 47:8, 56:15 control - 53:15 coordinate - 59:5 coordinating - 12:8 coordination - 59:12 copies - 14:19, 15:3 copy - 45:6 core - 6:7, 19:23, 22:21, 27:11, 32:16, 33:13, 33:18 corner - 53:11, 53:18 corporation - 4:11 Corporation - 1:1, 2:1, 2:4, 2:10, 2:12, 3:3, 4:10, 7:23, 9:3, 11:6, 17:14, 19:9, 25:18, 35:18, 37:4, 38:22, 39:16, 40:5, 40:8, 41:22, 47:7, 53:8, 53:14, 53:19 correct - 68:11 correctly - 5:21 corridors - 56:17 cost - 21:4, 26:11, 28:21, 51:5 costs - 7:20 cottage - 64:9 counsel - 68:13 country - 18:10, 28:20, 65:14, 66:21 County - 68:3, 68:5, 68:20</p>	<p>couple - 9:10, 32:7 coupling - 58:15 course - 30:23, 47:15, 48:2, 57:1 cover - 36:20, 45:18 covered - 38:13, 45:19 crane - 14:20 create - 6:14, 25:5, 28:10, 31:7, 57:23, 59:23 created - 6:17, 43:9 creates - 24:10, 33:4 creating - 13:9, 23:13, 32:20, 48:8, 53:21 crisscross - 30:17 critical - 30:8, 31:5, 54:22, 63:7, 63:18, 64:5, 65:3 cross - 49:2 Cultural - 17:16, 25:23 cultural - 18:7, 29:1, 29:8, 43:4, 52:10 Culture - 3:4, 47:3 cure - 24:22 curious - 55:14, 56:7, 56:17 curves - 50:11 cutting - 48:11, 48:18, 51:19</p>
<p style="text-align: center;"><b>C</b></p> <p>cafe - 29:9 Cambridge - 17:11 Campaign - 47:2 campus - 6:4 cannot - 28:5, 32:3, 66:9 capacity - 56:21 capital - 7:19 card - 15:15, 15:17, 15:23, 16:4 cards - 15:19, 46:12, 46:13 care - 29:5, 56:12, 56:15 carefully - 48:13 carry - 37:12 cartways - 30:20 case - 29:15, 30:21 catalyze - 19:13, 19:15 causes - 50:6 Center - 2:1, 2:10, 2:12, 4:10, 9:3, 17:13, 19:9, 22:6, 23:20, 25:16, 25:18, 31:21, 32:7, 35:18, 36:20, 37:3, 38:22, 40:5, 40:8, 47:7, 53:12, 56:2, 56:8, 59:4 center - 6:8, 6:9, 26:17, 27:6, 27:23, 50:2, 57:17, 58:1, 58:16, 61:20 Center's - 33:19 centers - 57:20 central - 50:20 Century - 24:21, 60:7, 60:10 certain - 41:2, 41:3 certify - 68:5, 68:11, 68:13 challenge - 32:4 Chan - 2:5, 2:9, 8:2, 8:4, 17:10 changes - 41:14, 48:9</p>	<p style="text-align: center;"><b>D</b></p> <p>D/b/a - 1:1 dark - 21:17 Darwin - 18:13 dash - 22:20 date - 7:2 David - 2:5, 8:1, 9:23, 10:3, 17:5, 17:9, 36:14, 44:3 dead - 7:17 deal - 22:19, 33:21 dealing - 7:16 debate - 52:2, 52:19, 52:20 decades - 19:1, 39:8 December - 1:14, 14:12, 68:17 decisions - 13:20, 38:19, 41:23, 42:4 decreasing - 54:17 dedicated - 19:11, 32:15 dedicating - 29:4 deemed - 38:23, 40:2, 40:7, 63:15 deficit - 49:19 defined - 5:21, 41:7, 41:8 defining - 31:5 definitely - 65:2 definitively - 55:16 degree - 39:21 Delaware - 5:14, 48:22 demand - 51:2, 51:3 demands - 28:15 demolition - 55:13, 55:15 dense - 35:6 densities - 41:2 Department - 55:5 deplorable - 54:3 depth - 51:21 described - 44:3 description - 38:11 deserve - 47:17 deserves - 34:1 design - 6:18, 24:23, 25:4, 25:10, 50:18, 50:21, 63:8, 63:12, 63:19, 65:3, 65:4 designation - 18:10 designed - 12:21, 52:17, 57:17, 64:11 designer - 17:9 desk - 15:13 destination - 29:11, 34:8 detail - 13:16, 33:7, 43:14</p>		

<p>45:19  <b>deterioration</b> - 21:7, 21:11, 62:9  <b>determined</b> - 9:15, 24:1  <b>determining</b> - 24:13  <b>develop</b> - 40:23  <b>developed</b> - 12:19, 40:22, 44:13, 58:9  <b>developing</b> - 34:21  <b>development</b> - 7:7, 7:14, 13:10, 13:13, 19:13, 32:18, 33:18, 35:9, 35:16, 39:20, 41:2, 49:7, 49:9, 50:5  <b>Development</b> - 1:1, 2:3, 7:22, 8:13, 11:6, 41:22  <b>diagonal</b> - 48:16  <b>difference</b> - 47:12, 48:1  <b>different</b> - 12:9, 21:15, 26:6, 33:15, 40:18, 43:12, 43:21, 57:5  <b>difficult</b> - 60:9  <b>digital</b> - 25:9  <b>dilapidated</b> - 59:3  <b>dining</b> - 52:6, 53:1  <b>direction</b> - 32:9  <b>directions</b> - 23:9  <b>directly</b> - 24:11, 24:14  <b>disbursements</b> - 9:2  <b>discretionary</b> - 38:19, 42:2  <b>discuss</b> - 13:15, 44:15, 51:22  <b>discussing</b> - 40:16  <b>discussion</b> - 26:16, 56:4  <b>discussions</b> - 40:8, 56:15  <b>disrepair</b> - 29:19  <b>distance</b> - 50:16  <b>distributed</b> - 45:4  <b>district</b> - 27:15, 39:7  <b>document</b> - 8:7, 10:6, 14:17, 15:2, 15:4, 16:15, 17:2, 36:21, 37:23, 38:7, 38:8, 41:20, 42:4, 43:3, 45:2, 47:18, 51:21, 61:7, 67:1  <b>Document</b> - 45:1  <b>dollar</b> - 51:17  <b>dollars</b> - 39:16, 51:17  <b>done</b> - 13:12, 13:22, 14:2, 14:8, 15:7, 35:3, 37:6, 45:9, 63:6  <b>doors</b> - 23:15  <b>doubt</b> - 18:6  <b>down</b> - 18:4, 19:16, 55:22, 62:18, 68:10  <b>downloaded</b> - 14:18  <b>downtown</b> - 14:20, 18:15  <b>Draft</b> - 1:6, 11:16, 14:17, 15:4, 17:4, 45:10  <b>draft</b> - 10:5, 38:7, 45:2, 60:21  <b>dramatically</b> - 58:18  <b>draw</b> - 58:5, 58:9  <b>drawing</b> - 20:22, 30:12  <b>drop</b> - 32:21, 32:22, 32:23  <b>duly</b> - 68:8  <b>during</b> - 37:11, 38:20, 43:17, 49:22  <b>duty</b> - 4:11  <b>dwelling</b> - 39:7  <b>dying</b> - 7:17</p>	<p><b>ecology</b> - 65:18, 65:21, 66:3, 66:9, 66:19  <b>economic</b> - 5:19, 10:19, 35:11, 35:12  <b>economics</b> - 27:17  <b>edges</b> - 24:7  <b>educational</b> - 30:10  <b>effect</b> - 20:13  <b>efficient</b> - 59:10  <b>effort</b> - 21:5  <b>Eis</b> - 10:3, 10:7, 10:10, 12:9, 13:10, 13:23, 14:5, 16:21, 17:4, 50:23  <b>Eiss</b> - 12:16  <b>elaborated</b> - 43:3  <b>electric</b> - 7:4, 7:10  <b>element</b> - 63:19, 64:6, 64:8  <b>elements</b> - 6:18, 41:6, 41:7  <b>eligible</b> - 63:17  <b>eliminated</b> - 63:8  <b>elimination</b> - 64:1  <b>Elmwood</b> - 1:18, 21:20, 26:8, 47:22, 48:15, 50:15, 53:10, 53:12, 53:18, 53:23, 59:21  <b>elsewhere</b> - 23:21, 25:19  <b>emerged</b> - 19:14, 26:13, 27:10, 28:16  <b>emergency</b> - 19:20, 21:3  <b>Empire</b> - 1:1, 2:3, 7:22, 8:13, 41:22  <b>enable</b> - 4:21, 52:16, 54:12  <b>enabled</b> - 6:13  <b>encourages</b> - 49:8  <b>end</b> - 6:22, 28:20, 31:1, 54:9  <b>energy</b> - 30:8, 58:1, 58:5, 58:9, 58:14, 58:21, 59:10, 59:13  <b>engage</b> - 21:23, 24:11, 37:9  <b>engaging</b> - 37:7  <b>enjoy</b> - 49:2, 66:2  <b>enjoyment</b> - 25:6, 49:1  <b>ensemble</b> - 23:4  <b>ensembles</b> - 34:9  <b>entail</b> - 35:23  <b>enter</b> - 31:22, 32:10  <b>entering</b> - 32:8  <b>entire</b> - 26:1, 35:23, 47:20, 50:16, 64:4  <b>entirely</b> - 56:19, 57:5, 58:21  <b>entirety</b> - 34:15  <b>entrance</b> - 24:19, 59:21  <b>entry</b> - 6:15, 54:21  <b>Environment</b> - 36:18, 39:14  <b>environment</b> - 20:20, 42:23, 65:15  <b>environmental</b> - 4:7, 5:19, 10:19, 12:17, 13:2, 13:9, 14:4, 40:19, 42:3, 58:13, 65:16  <b>Environmental</b> - 1:5, 1:6, 4:20, 8:11, 8:19, 9:12, 9:18, 10:16, 11:17, 12:15, 37:9, 37:13, 37:17, 38:5, 38:12, 38:14, 39:10, 40:17, 41:9, 41:18, 42:6, 43:23, 44:14, 45:11, 45:16, 46:1, 47:19  <b>envisioned</b> - 55:19  <b>envisions</b> - 6:7  <b>Erie</b> - 68:3, 68:5, 68:20  <b>Esdc</b> - 8:13, 8:18, 8:20, 9:11, 9:15  <b>Esdc's</b> - 11:4  <b>especially</b> - 49:23, 56:14, 58:17, 63:13  <b>essence</b> - 12:8</p>	<p><b>Essentially</b> - 31:18  <b>essentially</b> - 21:22, 23:15, 32:16, 34:19, 48:14, 53:20  <b>establish</b> - 20:15  <b>established</b> - 13:12  <b>evaluate</b> - 5:18  <b>evening</b> - 8:9, 16:7, 17:8  <b>event</b> - 6:10, 27:7  <b>evolution</b> - 52:13  <b>exact</b> - 33:4  <b>examination</b> - 51:14  <b>examine</b> - 51:1  <b>example</b> - 19:21, 23:18, 27:23  <b>exceed</b> - 41:14  <b>exemplary</b> - 47:7  <b>exhaustive</b> - 43:2  <b>exist</b> - 48:9  <b>existed</b> - 63:21  <b>existing</b> - 22:1, 24:6  <b>exists</b> - 42:13  <b>exit</b> - 15:5  <b>expands</b> - 33:14  <b>expeditiously</b> - 46:6  <b>expand</b> - 53:20  <b>experience</b> - 33:23, 61:11  <b>experienced</b> - 21:6  <b>experiencing</b> - 19:1, 35:13  <b>Expiration</b> - 68:20  <b>exploration</b> - 47:18  <b>extending</b> - 5:13  <b>extensive</b> - 61:16  <b>extremely</b> - 61:14</p>	<p><b>flaw</b> - 63:6  <b>flexibility</b> - 35:11  <b>flexible</b> - 28:14  <b>floating</b> - 20:22  <b>floor</b> - 28:5  <b>floors</b> - 28:6  <b>fluctuates</b> - 19:2  <b>focus</b> - 10:10, 35:17, 35:18, 38:10, 43:1  <b>focused</b> - 38:1  <b>focusing</b> - 16:22, 37:23  <b>folded</b> - 16:9  <b>follow</b> - 45:4, 66:6, 66:7  <b>followed</b> - 10:4  <b>following</b> - 8:17  <b>Following</b> - 45:14  <b>footage</b> - 13:5  <b>football</b> - 49:20  <b>footprint</b> - 28:2  <b>footprints</b> - 21:17  <b>forefront</b> - 24:13, 25:20  <b>foregoing</b> - 48:14, 68:11  <b>Forest</b> - 6:15, 21:20, 31:14, 31:19, 32:3, 47:21, 48:14, 50:11, 53:9, 53:11, 53:18, 53:22, 53:23, 54:10, 59:19  <b>forfeiture</b> - 50:7  <b>formal</b> - 4:4  <b>former</b> - 6:7  <b>forming</b> - 32:16  <b>forth</b> - 48:16, 68:9  <b>forward</b> - 5:1, 5:7, 20:3, 37:13, 39:5, 44:17, 51:1  <b>foundations</b> - 64:3  <b>four</b> - 19:1, 26:12, 26:18, 27:10, 28:7, 29:12  <b>frame</b> - 64:8  <b>framework</b> - 36:5  <b>Franklin</b> - 3:6, 57:15, 57:16  <b>free</b> - 51:3  <b>fresh</b> - 66:2  <b>front</b> - 15:4, 23:8, 23:15, 23:17, 23:19, 60:1  <b>full</b> - 68:11  <b>fully</b> - 12:21, 13:23, 14:1  <b>function</b> - 53:4  <b>fund</b> - 10:21, 41:23  <b>funding</b> - 7:19, 11:10  <b>funds</b> - 7:22, 8:23  <b>future</b> - 12:20, 13:4, 13:11, 13:17, 14:4, 15:11, 19:7, 19:13, 19:16, 29:6, 35:9, 35:16, 41:13, 41:15, 41:17, 44:8, 50:5, 63:9, 65:13, 65:14, 65:23, 66:5, 66:7, 66:12, 66:14, 66:15</p>
<b>E</b>		<b>F</b>	
<p><b>e-mail</b> - 16:11  <b>early</b> - 19:14, 21:3, 26:13, 37:11, 63:14  <b>easiest</b> - 64:12  <b>east</b> - 21:7, 22:23, 31:21, 33:8, 52:14, 53:2  <b>east-west</b> - 22:23, 31:21, 33:8</p>		<p><b>facade</b> - 63:23  <b>facilities</b> - 22:1, 61:17, 61:19, 61:23  <b>facility</b> - 58:11  <b>fact</b> - 20:10, 23:2, 23:9, 24:9, 29:20, 32:4, 32:21, 35:7, 35:10, 48:20, 49:8  <b>Faculty</b> - 55:6  <b>fairly</b> - 28:2, 28:6, 30:9  <b>fall</b> - 4:21, 46:2  <b>familiar</b> - 4:14  <b>far</b> - 37:15  <b>fascinating</b> - 28:13  <b>feasible</b> - 57:4  <b>feature</b> - 31:5  <b>February</b> - 45:9  <b>federal</b> - 12:4  <b>feet</b> - 6:11, 13:13, 27:2, 31:17, 34:12, 36:2  <b>female</b> - 52:7, 52:8  <b>fence</b> - 30:9, 54:11  <b>few</b> - 8:15, 14:9, 14:22, 15:3  <b>fewer</b> - 51:11, 51:12  <b>field</b> - 35:4, 49:19  <b>fields</b> - 31:9  <b>figure</b> - 64:13  <b>file</b> - 14:20  <b>fill</b> - 15:16, 16:5, 36:1  <b>Final</b> - 16:14, 17:2, 44:23  <b>finalization</b> - 62:1  <b>finally</b> - 16:16, 29:13  <b>findings</b> - 11:12  <b>firms</b> - 17:13  <b>First</b> - 14:11, 47:4, 47:20, 55:11  <b>first</b> - 6:13, 10:15, 10:18, 10:22, 36:1, 37:2, 37:20, 40:4, 46:16, 48:6, 58:18, 63:10  <b>fit</b> - 56:12  <b>five</b> - 19:17, 20:21, 31:11, 31:13  <b>flanking</b> - 6:6</p>	<b>G</b> <p><b>gables</b> - 65:1  <b>Gail</b> - 2:10, 4:15  <b>Gamble</b> - 2:5, 8:1, 9:23, 17:5, 17:7, 17:9  <b>Gambrel</b> - 63:12, 65:4  <b>gaping</b> - 21:9  <b>gardens</b> - 31:10  <b>gated</b> - 62:8  <b>Geis</b> - 6:14, 8:1, 8:6, 33:6, 36:13  <b>gems</b> - 18:13  <b>General</b> - 11:8, 11:14  <b>generate</b> - 51:7  <b>generated</b> - 48:14  <b>generates</b> - 51:4  <b>generic</b> - 4:7, 13:3, 14:2  <b>Generic</b> - 1:6, 12:14, 12:16, 13:23, 16:21, 38:13, 40:17, 41:9, 41:17, 42:5, 43:23, 44:14, 45:11  <b>gentleman</b> - 57:18</p>

<p>given - 9:16, 15:13, 15:14, 21:19, 26:10, 51:5, 62:6 goal - 51:20, 54:8, 54:20 graduated - 65:10 Grand - 3:7, 60:19 Grant - 26:9, 48:15 graphic - 29:17 grass - 51:19 gray - 21:14 great - 17:21, 19:21, 25:9, 27:12, 27:15, 29:3, 56:6, 60:11 Greater - 3:4, 47:2 greater - 34:1 greatest - 57:20, 58:1, 59:14, 59:17 greatly - 54:4 green - 35:5, 49:18, 58:2, 58:14, 58:15, 58:19, 65:18, 65:21, 66:3, 66:9, 66:19 Greene - 2:1, 4:1, 4:8, 19:19 greenhouse - 64:2, 64:3, 64:15 grid - 59:11 grounds - 4:22, 5:11, 17:20, 20:12, 20:16, 53:10, 57:16, 57:22, 60:13, 64:15 group - 65:9 Group - 5:5 grows - 10:3, 11:1 Guaranty - 18:14 guardrails - 48:21 guess - 55:11</p>	<p>historic - 4:22, 5:15, 6:4, 6:12, 11:19, 12:7, 18:9, 18:11, 19:18, 26:20, 28:4, 29:15, 32:10, 34:7, 34:13, 35:5, 35:20, 43:4, 43:5, 54:12, 55:15, 55:22, 56:19 Historic - 11:20, 11:23, 12:5, 17:17 historical - 18:7 history - 29:5, 58:2 History - 3:4, 47:3 holding - 36:3, 49:6 holes - 21:9 holiday - 67:5 holistic - 58:13 home - 58:11 homeowners - 54:13 hope - 14:23, 15:7, 45:8 hoping - 45:12 hotel - 6:9, 27:9, 27:15, 27:17, 27:19, 27:20, 27:21, 28:2, 51:4, 61:19 hours - 46:16 house - 59:7 House - 18:14, 52:21, 63:10, 64:16, 64:19 housekeeping - 14:10 houses - 59:9, 64:10 housing - 59:3, 59:7, 59:15</p>	<p>include - 5:9, 7:10, 61:7, 66:9 included - 10:5, 16:14, 62:2, 62:4 including - 5:4, 6:12, 35:12 incorporated - 5:8, 17:2 incorporating - 29:8 incredible - 18:19, 23:4, 61:18 incrementally - 19:11 independence - 58:22 indicated - 52:10 individual - 34:7 individually - 63:17 information - 6:1, 9:15, 11:9, 11:10, 16:12, 17:18, 38:3, 42:8, 42:9, 42:13, 42:15, 42:16, 42:17, 44:23, 67:3 infrastructure - 39:19 injured - 43:20 input - 5:2, 5:4, 37:10, 37:15, 38:4 inside - 61:1, 61:3, 61:8, 61:11, 61:22 inspiration - 24:3, 35:7, 60:8 inspirations - 32:1, 32:8 inspiring - 25:2, 56:9 installation - 7:11 instead - 59:23 institutions - 27:8, 27:13, 28:17 intact - 26:1 integral - 60:9 integrate - 25:4 integrated - 6:8 intended - 50:9, 52:18 intensities - 43:8 intent - 50:13 interactive - 4:3 interest - 9:7, 9:17, 14:21 interested - 45:5, 68:14 interesting - 30:4, 49:21, 52:1, 52:8, 52:19, 52:22, 52:23, 63:5 interfering - 48:23 interior - 7:11 internal - 48:11 interpreting - 64:18 intersecting - 54:22 intersection - 53:16 introduce - 4:15, 8:6 introducing - 10:23 introductory - 8:16 invented - 58:4 investing - 54:13 investment - 9:1, 20:9, 24:15, 61:13, 61:15 inviting - 45:21 involve - 10:13 involved - 9:6, 14:14, 45:7, 47:5, 47:10, 47:13 involvement - 37:4 ionosphere - 58:10 issuance - 11:16 issue - 47:11, 48:6, 48:8, 48:22, 49:3, 49:4, 50:4 issues - 9:11, 10:6, 11:2, 14:10, 38:2, 38:15, 38:16, 41:16, 42:23, 45:17, 47:5 issuing - 11:14 items - 10:9 itself - 21:13, 30:11, 35:5, 50:6, 56:8</p>	<p>January- 16:13, 44:21, 67:4 jewel - 18:17 job - 37:7 Johnstone- 2:10, 4:15 judiciously - 19:11 Judith- 68:4, 68:19 July- 18:1 jurisdiction - 9:7</p>
<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>
<p>half - 17:14 hall - 53:1 Hall - 1:17, 21:18, 23:3 hallway - 62:4 hand - 62:17 handle - 41:13 handouts - 67:4 hands - 17:23, 18:3, 61:2 happy - 4:23, 65:11 hard - 20:4, 29:16, 46:14 healing - 58:14, 58:16 health - 56:15, 57:17 Health - 9:9, 22:1, 22:4, 39:1, 40:3, 40:9, 56:3 hear - 4:5, 4:6, 5:17, 11:2, 12:5, 36:17 heard - 26:16, 43:16 hearing - 9:12 hearings - 4:2, 43:17 heart - 53:12 held - 52:20 help - 23:19, 25:1, 26:9, 31:6, 34:20, 38:4, 42:17, 53:10, 53:11, 54:7, 54:8, 54:20 helped - 5:7, 17:13, 28:9 helping - 24:4 hence - 65:15 hereby - 68:5, 68:10 herein - 68:9 hereinbefore - 68:7 hereunto - 68:16 Heritage - 25:22 Hh - 18:15 Hi - 55:4 high - 28:20 high-end - 28:20 highest - 18:9, 20:13, 59:16 highlight - 40:20 highlighting - 31:15 highly - 17:20 historian - 63:2</p>	<p>Iconic - 6:5 iconic - 21:12 idea - 27:14, 29:3, 29:11, 58:15 ideal - 58:8, 59:5, 59:11 ideas - 5:8, 66:10 identical - 32:23 identified - 5:22, 5:23, 12:22, 25:22, 38:2, 39:3 identity - 28:10 ill - 56:13 illness - 24:23 image - 23:22, 29:14, 31:13 images - 19:8 imagine - 22:23, 26:21, 27:4, 29:6, 31:17, 33:16, 35:3 imagined - 24:21 imagines - 34:14, 34:22 imaging - 35:14 imbedded - 27:22 impact - 4:7, 16:23, 33:7, 40:19, 42:20, 42:21, 42:22, 51:5, 54:23, 56:20 Impact - 1:6, 8:11, 9:18, 11:17, 12:15, 40:17, 41:10, 41:18, 42:6, 43:23, 44:15, 45:11, 45:16 impacts - 5:19, 5:22, 10:20, 13:15, 41:4, 42:7, 43:12 implementation - 13:18, 38:20 implemented - 13:22 implementing - 10:12 implications - 44:16 importance - 5:10, 5:12 important - 11:3, 22:14, 24:3, 24:12, 30:19, 33:22, 42:10, 43:5, 45:18, 50:17, 53:4, 53:16, 54:18, 62:9, 64:17, 65:3, 65:18 importantly - 39:14, 41:20 impose - 15:22, 46:14 improved - 54:4 improvements - 51:10</p>	<p>jail - 29:15</p>	<p>kept - 64:20 key - 5:20, 10:15, 37:18, 38:16, 39:17, 42:23 kick - 51:8 kill - 14:22 kind - 48:4, 48:5, 59:12, 61:10 Kirkbrides - 28:19 kitchen - 31:16 kitchens - 6:7, 52:6 known - 8:14, 10:17 knox - 27:14 Krieger - 2:5, 2:8, 2:9, 8:2, 8:3, 8:4, 17:10 Kubiniec - 3:7, 60:17, 60:18</p>
<b>L</b>	<b>M</b>	<b>N</b>	<p>labyrinth - 60:4, 60:5, 60:8, 60:13 lacking - 60:23 land - 36:3, 38:23, 40:2, 43:7, 43:8, 47:21, 49:9, 49:16, 51:14, 53:15 land-holding - 36:3 landmark - 11:19, 28:4, 29:15 landmarks - 18:9, 18:12, 18:19, 56:5 lands - 35:15, 40:10 landscape - 6:15, 6:17, 7:16, 18:16, 20:9, 20:10, 20:11, 24:11, 24:15, 25:1, 25:4, 25:21, 26:1, 26:3, 30:11, 33:11, 33:12, 34:15, 34:19, 34:21, 35:7, 39:18, 49:1, 54:15, 56:23, 60:6, 60:8 Landscape- 17:17, 25:23 Landscapes- 25:22 landscapes - 24:22, 43:5 landscaping - 65:6 languishing - 18:23 large - 31:9, 32:1, 32:6, 35:4, 61:13, 61:14 larger - 17:12 last - 7:8, 17:14, 18:2, 29:17, 63:20, 63:22 Lastly- 53:6 Laura- 16:1, 16:2, 46:11 Lavoie- 3:6, 57:15, 57:16 law - 11:7, 12:1 Law- 12:1 Lawn- 5:12, 24:18 lawn - 25:20 laws - 10:13, 12:9 layout - 28:2, 28:6 lead - 8:1, 8:18, 9:11 leagues - 49:23 least - 35:22, 36:10 leave - 15:8, 35:22, 66:13 leaves - 36:11 left - 52:4 legal - 30:6 lesser - 39:21 letter - 16:11 library - 14:21</p>



<p>lie - 22:11 light - 7:11, 18:21, 21:14 lighter - 33:10 likely - 20:14, 26:4, 27:10 limited - 15:3, 61:12 limits - 15:22, 46:14 line - 13:17, 20:6, 22:20, 32:12 lines - 30:14, 30:15, 50:17 link - 63:22 linking - 23:12 list - 14:16, 15:11, 43:2, 57:8 listed - 10:15, 11:19 listen - 5:18 listened - 5:8 local - 10:18 locate - 28:11 located - 6:16, 21:18 location - 34:18, 57:5, 59:5, 59:11 long-term - 12:18, 19:3, 19:6, 33:22, 34:11, 34:22, 35:1, 41:6 look - 16:2, 23:2, 31:18, 39:11, 39:17, 42:8, 42:19, 43:6, 43:9, 43:13, 44:2, 44:8, 45:16, 48:12, 54:15, 56:10, 60:6, 60:23, 61:9, 66:15, 66:20 looked - 26:5, 65:2 looking - 19:6, 21:1, 25:14, 38:3, 38:16, 46:1, 57:19, 59:13, 60:22 looks - 61:4 loop - 33:9, 59:20 lost - 58:17 Louis - 18:14 love - 30:2 lower - 64:4</p>	<p>matching - 52:14 mater - 65:10 maximize - 48:2 maximum - 13:13, 35:11 McClean - 29:3 mean - 47:15, 56:14 meaningful - 61:21 means - 51:2 measures - 42:20 medical - 56:18 meet - 14:6 Meeting - 8:10, 10:22, 44:19 meeting - 5:2, 9:21, 9:23, 10:8, 14:10, 14:11, 15:8, 15:10, 16:18, 17:5, 18:1, 18:2, 45:21 meetings - 5:6, 20:17, 25:8, 28:17 meets - 39:12 melees - 35:13 Member - 4:9, 55:6 member - 55:5, 57:14, 60:18 members - 14:15, 42:11 Members - 4:16 mental - 6:19, 24:23 Mental - 9:9, 22:1, 22:4, 39:1, 40:3, 40:9, 56:3 mentally - 56:13 mention - 32:19, 56:7 mentioned - 19:19, 24:18, 25:8, 36:23, 57:18 messages - 37:2 Michael - 29:2 microphone - 46:18, 46:19, 57:12, 62:19 microphones - 15:20 might - 9:6, 19:12, 35:15, 36:4, 42:13, 46:22, 56:8, 57:4 milestones - 37:19 million - 6:22, 7:2, 7:8, 19:19, 19:22, 21:10, 32:14 minimize - 42:22 minimum - 21:5 missed - 55:12 misspoke - 32:21 mitigation - 42:19 mix - 7:21, 13:7 mixed - 6:3, 26:15 mixed-use - 6:3, 26:15 model - 25:9 moderate - 8:7 moderating - 8:14 modern - 32:6 modifications - 4:21 moment - 63:3, 66:4 moments - 30:22 money - 7:9, 53:7, 53:20, 59:6 Monica - 16:1, 16:3, 46:11, 46:12, 46:15 monies - 6:22, 7:9, 20:13 moniker - 12:4 months - 9:4 Most - 39:13 most - 11:2, 18:4, 21:5, 21:12, 23:1, 24:12, 26:1, 26:2, 26:18, 27:10, 52:11, 53:17, 63:4 move - 20:3, 39:5 moved - 64:14 moves - 21:7 moving - 5:1, 5:6, 9:20, 50:23 Moving - 44:17 museum - 29:8</p>	<p>name - 4:8, 9:10, 36:14, 46:21, 46:23, 47:1, 47:3, 55:4, 55:7, 57:13, 62:20, 62:21, 62:23, 65:8, 66:18, 68:16 Name - 3:3 narrow - 54:4 nation - 24:10 national - 11:19, 18:11, 28:3, 29:14, 63:17 National - 11:20, 18:9 nature - 56:23 necessarily - 12:21, 47:15 need - 16:4, 27:15, 35:2, 39:4, 39:9, 51:6, 59:14, 61:16 needs - 24:1, 24:2, 33:3, 38:1, 38:3, 38:23, 42:6 neighborhood - 23:13, 51:9, 54:5, 54:7 neighborhoods - 5:11, 5:15, 22:13, 26:8, 26:9, 30:18 neighboring - 60:20 New - 1:1, 1:18, 4:10, 11:5, 11:22, 56:12, 68:1, 68:5, 68:20 new - 5:16, 6:20, 22:20, 23:11, 24:5, 25:20, 27:19, 31:17, 32:20, 33:9, 39:9, 51:19, 54:14, 58:21 news - 53:7 News - 14:12 next - 19:22, 33:13, 45:15, 46:20, 62:19 Niagara - 58:3 Nikola - 58:4, 58:9 nine - 18:11, 53:22 no-build - 44:6 none - 67:1 north - 23:1, 23:14, 23:16, 24:14, 31:18, 31:23, 33:9, 49:7, 63:21 northwest - 34:6 northern - 35:15 northwest - 49:12, 50:4, 50:9 not-for-profit - 4:11 Notary - 68:19 note - 65:17 notes - 68:11 nothing - 44:8, 68:8 notice - 14:11, 36:9, 68:9 Notices - 14:13 notion - 25:3, 49:8 Number - 44:3 number - 15:21, 43:21, 44:12, 47:5, 48:3, 48:19, 51:4, 52:3, 52:9, 52:15, 61:2, 65:21 numbers - 21:2, 32:2 numerous - 65:21 nursery - 31:10, 34:19, 34:21</p>	<p>43:12, 43:19, 62:10 offer - 47:16, 66:16 offered - 62:5 office - 29:1 Office - 9:8, 12:3, 12:5, 21:23, 22:4, 26:10, 39:1, 40:3, 40:9, 56:3 Officer - 4:9 official - 15:9 often - 42:11, 65:23 old - 53:15 Olmsted - 1:10, 4:13, 4:18, 5:13, 18:16, 20:12, 21:23, 22:17, 26:22, 28:9, 29:20, 32:23, 35:7, 36:19, 36:20, 50:8, 52:4, 52:17, 54:15, 55:23, 59:4, 60:6, 65:5 Olmsted's - 20:7, 33:4, 50:12, 50:17 olmsted.com - 14:19 Olmstedian - 6:17, 22:21, 23:11, 30:19, 50:10 Omh - 56:22, 57:2, 57:5 once - 22:19, 57:3, 63:20 One - 26:7, 49:15, 52:6, 60:19 one - 6:11, 10:22, 12:9, 12:10, 15:18, 15:20, 16:5, 17:14, 18:23, 20:15, 22:15, 22:18, 23:5, 23:6, 24:8, 24:19, 25:10, 27:21, 30:3, 31:1, 31:23, 32:12, 33:2, 35:10, 36:4, 36:6, 41:10, 43:15, 44:3, 46:18, 48:10, 48:11, 49:3, 52:7, 53:23, 57:20, 59:7, 59:8, 60:4, 62:4, 62:12, 64:9, 64:10 one-half - 17:14 one-stop - 12:10 one-third - 6:11 ones - 10:15, 18:5, 18:12 ongoing - 7:4, 37:5 open - 10:8, 35:22, 36:11, 41:16, 44:20, 46:9, 47:4, 49:13, 49:19 open-field - 49:19 opened - 61:23 opening - 54:11 operating - 7:20 opportunities - 24:11, 27:12, 28:22, 31:7, 31:22, 62:6 opportunity - 15:10, 27:19, 34:8, 35:14, 37:21, 42:14, 57:23, 61:6, 61:8, 66:8 optional - 49:6 order - 12:13, 33:1, 50:6 organization - 46:22, 57:14, 62:22, 63:3 organizations - 14:15 orientation - 49:5 original - 20:7, 22:16, 63:8, 63:11, 63:19, 64:22, 65:4 originally - 20:11, 52:17 outcome - 68:14 outlets - 7:12 outline - 17:3 outside - 7:16, 7:18, 22:11, 23:3, 60:22 Overall - 45:23 overall - 19:5, 36:10, 39:19, 40:10, 54:2, 63:19, 65:6 overlay - 24:5 overlooking - 49:17 overview - 10:5, 16:19, 17:6, 36:16 ownership - 6:14, 9:7</p>
<b>M</b>		<b>O</b>	
<p>Ma'am - 62:18 Mache - 53:15 mail - 16:11 mailed - 14:13, 16:10 mailing - 14:16, 15:11 main - 10:7, 19:23, 21:1 maintain - 51:8, 51:12 maintaining - 31:3 Maintenance - 33:20, 34:23 maintenance - 36:9, 55:14 major - 10:1, 63:20 male - 52:7 Manager - 2:3, 8:13 mandate - 19:8 manner - 25:2, 25:5 Manor - 3:7, 60:19 map - 66:18 Mark - 2:6, 3:7, 8:4, 10:4, 13:15, 32:18, 36:12, 36:14, 46:8, 60:17, 60:18 market - 26:13, 28:14, 33:14 Martin - 3:9, 18:14, 52:21, 62:23, 63:1 marvelous - 60:11, 66:8 Massachusetts - 17:11 Master - 1:10, 4:18, 5:3, 5:9, 6:3, 8:3, 9:4, 9:15, 10:1, 10:12, 11:1, 13:21, 14:18, 16:19, 17:6, 17:15, 17:16, 17:22, 18:5, 19:2, 21:19, 31:12, 35:8, 36:5, 37:5, 37:11, 39:8, 39:13, 40:15, 40:22, 41:6, 43:17, 44:3, 44:11, 55:19 master - 12:18, 22:10</p>	<p>milestones - 37:19 million - 6:22, 7:2, 7:8, 19:19, 19:22, 21:10, 32:14 minimize - 42:22 minimum - 21:5 missed - 55:12 misspoke - 32:21 mitigation - 42:19 mix - 7:21, 13:7 mixed - 6:3, 26:15 mixed-use - 6:3, 26:15 model - 25:9 moderate - 8:7 moderating - 8:14 modern - 32:6 modifications - 4:21 moment - 63:3, 66:4 moments - 30:22 money - 7:9, 53:7, 53:20, 59:6 Monica - 16:1, 16:3, 46:11, 46:12, 46:15 monies - 6:22, 7:9, 20:13 moniker - 12:4 months - 9:4 Most - 39:13 most - 11:2, 18:4, 21:5, 21:12, 23:1, 24:12, 26:1, 26:2, 26:18, 27:10, 52:11, 53:17, 63:4 move - 20:3, 39:5 moved - 64:14 moves - 21:7 moving - 5:1, 5:6, 9:20, 50:23 Moving - 44:17 museum - 29:8</p>	<p>not-for-profit - 4:11 Notary - 68:19 note - 65:17 notes - 68:11 nothing - 44:8, 68:8 notice - 14:11, 36:9, 68:9 Notices - 14:13 notion - 25:3, 49:8 Number - 44:3 number - 15:21, 43:21, 44:12, 47:5, 48:3, 48:19, 51:4, 52:3, 52:9, 52:15, 61:2, 65:21 numbers - 21:2, 32:2 numerous - 65:21 nursery - 31:10, 34:19, 34:21</p>	<p>originally - 20:11, 52:17 outcome - 68:14 outlets - 7:12 outline - 17:3 outside - 7:16, 7:18, 22:11, 23:3, 60:22 Overall - 45:23 overall - 19:5, 36:10, 39:19, 40:10, 54:2, 63:19, 65:6 overlay - 24:5 overlooking - 49:17 overview - 10:5, 16:19, 17:6, 36:16 ownership - 6:14, 9:7</p>
<b>N</b>		<b>O</b>	

P			49:13, 50:9 Quality- 1:5, 10:16 questions - 5:21, 55:11 quickly - 26:20 quite - 22:2, 64:20
<p>pace - 66:12 Page - 3:3 paramount - 20:3 parcel - 13:5, 40:1 Park - 5:13, 5:14, 48:20, 48:22 park - 35:4, 49:2 parking - 6:16, 20:5, 23:18, 25:15, 25:17, 25:19, 31:20, 34:4, 50:22, 51:2, 51:3, 51:4, 51:6, 51:12 parks - 48:20 Parks - 11:23, 12:3 Parsons - 2:7, 8:5 part - 13:16, 13:21, 17:12, 26:3, 35:14, 39:10, 40:22, 54:1, 57:1, 61:19, 61:20, 61:22, 63:8, 63:11, 64:14, 65:3 particular - 8:22, 13:4, 13:7, 13:20, 30:4, 58:12 partners - 28:17 partnerships - 29:2 party - 68:14 passageways - 31:4 past - 56:11 pastoral - 58:13 paths - 30:16 pathways - 31:6 patients - 6:19 Paul - 2:2, 7:23, 8:6, 8:12, 17:7, 38:12, 40:16, 41:5, 46:7 paved - 21:15 pavilions - 64:11 pay - 51:15, 51:16, 51:17 Pay - 51:18, 51:19 pedestrian - 30:16, 53:17, 53:18 pedestrians - 43:11, 54:13, 54:18 penetration - 19:21 Penney - 22:3, 27:14 people - 15:18, 23:1, 25:1, 30:2, 43:19, 48:3, 48:14, 51:16, 53:17, 56:11, 57:8, 57:10, 60:15, 61:2, 61:4, 61:5, 66:6, 66:11 People - 43:18, 49:1 perceives - 24:19 percent - 27:18 perception - 54:19 perhaps - 19:6, 20:5, 21:6, 23:11, 35:15, 54:14, 56:20, 59:15 perimeter - 7:11, 50:8 period - 8:8, 44:20, 45:15, 45:23, 55:21 permit - 40:14, 62:13 person - 46:20 personally - 56:9 perspective - 52:1 Peterson - 68:4, 68:19 pettiness - 56:16 phase - 14:4 phases - 12:19, 12:20, 13:17 phasing - 41:3 phenomenal - 30:1, 56:14 Philadelphia - 29:14 phonetics - 53:15 picked - 15:19 picnic - 64:10 place - 15:17, 25:6, 26:7, 56:10, 56:13, 68:9 Places - 11:20 Plan - 1:10, 4:18, 5:4, 5:7,</p>	<p>5:9, 6:3, 8:3, 9:4, 9:15, 10:2, 10:12, 11:1, 11:8, 11:13, 11:15, 13:21, 14:18, 16:20, 17:6, 17:15, 17:16, 17:22, 18:6, 19:2, 21:19, 31:12, 35:8, 35:19, 36:5, 39:8, 39:13, 40:15, 40:22, 41:6, 43:17, 44:4, 53:13, 55:19, 63:5, 63:6, 63:7 plan - 13:19, 19:14, 29:16, 32:17, 33:4, 54:2 planned - 22:17, 32:23 planners - 54:8 Planning - 37:6, 37:12, 44:11 planning - 24:2, 35:3, 36:1, 62:12 plans - 7:4, 12:18, 19:2, 22:10, 24:9, 28:5 plateau - 58:21 plethora - 28:22, 59:1 pockets - 35:5 point - 41:8, 44:6, 44:22, 46:9, 54:21, 56:11 pointed - 16:17 points - 12:12, 54:6 pool - 50:2 portion - 21:12, 29:4, 29:7, 35:15 portions - 12:22, 34:20, 64:17, 64:18 positive - 7:7 possibilities - 26:6 possibility - 35:9, 35:22, 36:11, 49:6 possible - 26:7, 26:12, 46:6, 64:21 Possible - 26:10 potential - 5:22 Potential - 29:1 potentially - 42:7, 50:7 Power - 58:3, 63:9, 64:16, 64:19 powers - 60:9 pre - 16:10 pre-addressed - 16:10 precious - 26:2 preclude - 35:9 predate - 64:4 preferred - 44:5 preliminary - 9:14, 38:14, 42:5 prepare - 11:7, 44:23 prepared - 9:19, 16:21 preparing - 45:10 present - 8:5, 44:15, 63:14 Present - 2:8 presentation - 10:1, 13:16 presented - 11:9 preservation - 52:1, 63:16 Preservation - 11:23, 12:5 pretty - 23:4, 38:13, 62:8 prevent - 43:19, 48:21 primarily - 21:12, 24:17 primary - 16:17, 23:22, 24:19, 25:16, 26:23, 31:23 Principal - 2:8, 8:4 principle - 19:13, 20:8, 22:4, 30:19 principles - 19:17, 20:21, 23:6, 31:11, 32:13, 32:15 printing - 14:23 priorities - 5:20 prioritize - 20:12 prioritizing - 33:12 Prioritizing - 20:9 priority - 20:18 prison - 62:4 private - 7:22 privilege - 51:15</p>	<p>proceeding - 4:19 Process - 9:12, 36:19, 37:10, 37:14, 37:17, 38:12, 39:10, 46:2 process - 4:20, 5:3, 6:23, 7:1, 8:6, 8:16, 9:5, 10:11, 10:23, 11:4, 12:10, 12:12, 12:22, 14:14, 15:12, 35:23, 37:6, 37:8, 37:12, 37:20, 38:20, 44:12, 44:18, 45:8, 47:6, 47:8, 47:14, 60:21 processes - 12:9 produced - 25:11 professional - 17:21 profit - 4:11 program - 26:15, 37:4, 40:21 programs - 20:14, 27:10, 28:7, 28:11, 28:16 progress - 4:23, 46:4, 65:11 project - 8:22, 11:11, 12:12, 12:20, 14:16, 25:10, 27:11, 32:16, 38:17, 38:20, 39:4, 39:5, 40:11, 40:18, 42:1, 44:2, 44:9, 45:8, 54:23, 66:8 Project - 2:3, 8:12, 11:8, 11:15, 14:18, 58:3 projects - 12:18, 33:13 promenade - 53:22 promenades - 53:21 proper - 38:2 properties - 39:2, 39:4, 40:12 property - 38:22, 39:12, 40:4, 40:6, 40:7, 48:10, 48:18, 51:8, 51:18, 63:9 proposals - 10:12 Proposed - 1:9 proposed - 10:2, 10:3, 10:23, 12:23, 16:19, 22:7, 24:6, 38:11, 38:18, 39:13, 40:14, 42:19, 44:3, 44:4, 44:5 proposes - 39:9 provide - 16:8, 16:18, 17:5 provided - 16:12, 17:18, 37:11, 37:15 provides - 15:10 providing - 7:4, 31:22 proximity - 54:14 Prudential - 18:15 Psych - 56:2, 56:8 Psychiatric - 22:6, 23:20, 25:16, 31:20, 32:7, 33:19 psychiatric - 29:5 psychological - 57:21 public - 5:3, 5:5, 5:6, 5:10, 7:21, 11:13, 11:15, 14:11, 14:15, 14:21, 18:1, 18:2, 20:15, 20:17, 25:6, 25:8, 29:13, 30:5, 30:12, 31:7, 35:23, 37:4, 37:7, 43:16, 43:22, 45:5, 45:14, 45:20, 45:22, 47:12, 52:16, 61:15, 61:16 Public - 3:1, 8:10, 44:19, 68:19 published - 14:12 purpose - 10:7, 16:17 pursuant - 68:9 pushed - 59:22 put - 23:21, 48:21, 66:18 putting - 61:13</p>	<p>R R2- 39:6 raise - 18:2 raking - 50:15 random - 15:19 range - 19:5, 43:11 rather - 5:16, 6:19, 8:22, 27:22 rationale - 57:1 rationalization - 50:22 rationalize - 22:15, 24:4 rationalizing - 23:7, 23:17 Rationalizing- 20:4 re - 22:23, 34:3, 39:11, 40:12, 64:18, 65:2 re-imagine - 22:23 re-interpreting - 64:18 re-looked - 65:2 re-thinking - 34:3 re-zone - 40:12 re-zoning - 39:11 reach - 42:10 reaches - 27:18 ready - 6:20 readying - 7:14 real - 49:19 really - 12:23, 17:19, 18:17, 18:18, 18:23, 19:8, 19:16, 19:22, 20:18, 22:3, 23:5, 23:22, 24:19, 25:2, 26:2, 29:9, 30:1, 30:7, 31:2, 31:12, 32:3, 34:1, 35:8, 37:1, 37:10, 37:16, 37:21, 38:9, 38:10, 38:21, 39:23, 40:2, 41:18, 50:13, 51:1, 53:6, 54:18, 54:20, 56:9, 61:21, 62:6 Really- 25:7 reason - 4:5 reasons - 62:9 rebirth - 19:1 receive - 10:8 received - 7:7, 46:13 receiving - 45:5 recently - 18:13, 32:14 recognize - 47:23 recommends - 6:3 reconfigure - 20:5 reconnecting - 7:10 reconsidered - 64:17 reconstruct - 65:1 reconstruction - 64:2 record - 10:14, 15:9, 46:21, 46:23, 55:8, 57:13, 62:20 recreating - 22:19, 31:21 Recreation- 11:23 recreation - 25:7, 31:9, 50:2 recreational - 49:19 red - 22:20 reduce - 51:10 reduced - 64:21 reducing - 51:6 Rees- 21:20, 47:22, 49:16, 50:3, 53:23, 59:22 reference - 55:12 referred - 9:5, 12:4, 12:6 refine - 5:3 regional - 6:9 register - 63:18 registered - 57:8 Registers- 11:20</p>
		<p>Q quad - 50:4 quadrant - 34:6, 36:7,</p>	

<p> <b>registration</b> - 15:15  <b>regular</b> - 16:11  <b>regulations</b> - 10:13  <b>regulatory</b> - 45:6  <b>rehabilitated</b> - 18:18, 29:7, 30:3, 34:16  <b>rehabilitating</b> - 9:1  <b>rehabilitation</b> - 4:12, 5:12, 18:21, 22:12, 24:16, 26:11, 28:21, 34:12  <b>reinforce</b> - 37:1  <b>related</b> - 29:2, 43:7, 48:18, 68:14  <b>relationship</b> - 34:2, 56:2  <b>relatively</b> - 26:19  <b>relocate</b> - 57:4  <b>relocated</b> - 34:4, 64:14  <b>Relocated-</b> 31:20  <b>relocation</b> - 33:19, 34:22  <b>remarks</b> - 9:22  <b>remind</b> - 16:16, 46:10, 67:2  <b>remiss</b> - 35:21  <b>removal</b> - 52:15  <b>remove</b> - 23:18, 25:19, 34:17  <b>removed</b> - 52:9, 53:1, 53:3, 64:23  <b>removing</b> - 30:9, 56:18, 63:20  <b>renewed</b> - 6:15  <b>repaired</b> - 21:10  <b>repairs</b> - 19:20, 21:3  <b>replaced</b> - 34:18  <b>replant</b> - 34:20  <b>replica</b> - 33:4  <b>Report</b> - 1:6, 17:17, 17:18, 25:23  <b>represent</b> - 46:22, 62:22, 65:9  <b>represented</b> - 7:23  <b>representing</b> - 8:2, 17:10, 47:2, 63:3  <b>represents</b> - 18:17, 21:14, 33:10  <b>require</b> - 14:3, 34:3  <b>required</b> - 4:19, 11:12, 21:4  <b>requirements</b> - 11:5, 11:21, 12:13, 30:7  <b>requires</b> - 10:18, 11:7, 12:1, 33:19, 34:11, 34:16  <b>research</b> - 17:22, 58:1, 58:8, 58:11, 59:6, 65:21  <b>researching</b> - 58:16  <b>residential</b> - 28:18  <b>resource</b> - 47:20, 48:1, 48:4, 48:5, 49:11, 51:11, 54:19, 59:14  <b>resources</b> - 12:7, 19:10, 19:15, 35:19, 43:4, 52:10, 55:22, 59:17  <b>respect</b> - 55:13, 57:22  <b>respite</b> - 57:20  <b>respected</b> - 57:17  <b>responsible</b> - 13:18  <b>rest</b> - 66:20  <b>restaurants</b> - 29:9  <b>restoration</b> - 52:20, 57:21  <b>restored</b> - 18:13, 18:18, 64:15  <b>restoring</b> - 22:16, 50:7  <b>Retail</b> - 26:6  <b>retail</b> - 29:9  <b>returning</b> - 59:10  <b>reuse</b> - 4:13, 4:22, 5:15, 5:20, 13:20, 26:20, 34:14, 63:9, 64:2  <b>reusable</b> - 64:17  <b>reused</b> - 64:23 </p>	<p> <b>reusing</b> - 64:18  <b>revenue</b> - 51:8, 51:18  <b>Review-</b> 1:5, 4:20, 8:19, 9:12, 10:16, 36:19, 37:9, 37:13, 37:17, 38:5, 38:12, 38:14, 39:10, 39:15, 46:1, 47:19  <b>review</b> - 8:2, 8:7, 9:7, 10:11, 11:21, 12:12, 13:2, 13:3, 13:9, 13:12, 13:21, 13:23, 14:2, 14:3, 14:4, 14:7, 14:20, 15:1, 37:19, 37:22, 42:3, 65:16  <b>reviewed</b> - 10:7  <b>reviewing</b> - 9:14, 45:8  <b>revision</b> - 45:1  <b>revisit</b> - 25:3  <b>revolution</b> - 58:2, 58:14, 58:19, 58:20  <b>revolutionize</b> - 58:18  <b>Richard</b> - 2:11, 4:15  <b>richardson</b> - 14:19  <b>Richardson-</b> 1:10, 2:1, 2:10, 2:12, 4:9, 4:13, 4:18, 9:3, 17:13, 19:9, 21:22, 25:18, 26:22, 28:9, 29:20, 35:17, 36:19, 37:3, 38:22, 39:15, 40:5, 40:8, 47:6, 52:4, 52:17, 53:2, 53:8, 53:14, 59:4, 60:20, 61:3, 62:7, 63:12, 65:5  <b>Richardson's-</b> 18:16, 50:18  <b>richardson-olmsted.com</b> - 14:19  <b>Richardsonian</b> - 60:7  <b>Richmond-</b> 22:18, 33:2, 33:7  <b>rightly</b> - 19:10  <b>ring</b> - 27:8  <b>rip</b> - 55:22  <b>risk</b> - 7:3  <b>road</b> - 31:21, 33:8, 59:18  <b>Road-</b> 20:23, 23:14, 47:22, 48:7, 49:3, 49:5, 50:5, 50:10, 50:19, 54:1  <b>roads</b> - 30:21  <b>roadway</b> - 48:9, 54:22  <b>roadways</b> - 30:15, 50:8  <b>rob</b> - 56:19  <b>Roc-</b> 26:21, 26:22  <b>Rockwell-</b> 1:17, 20:23, 21:18, 21:20, 23:3, 47:22, 54:1  <b>role</b> - 9:13  <b>roof</b> - 50:16  <b>roofs</b> - 7:3  <b>room</b> - 46:15  <b>rooms</b> - 28:1  <b>route</b> - 62:5  <b>ruin</b> - 29:19  <b>ruled</b> - 55:17  <b>run</b> - 25:11 </p>	<p> <b>scoping</b> - 37:21, 38:8, 62:14  <b>Scoping</b> - 1:6, 8:10, 10:6, 10:22, 14:17, 15:4, 16:14, 17:2, 36:21, 37:22, 38:7, 43:3, 44:18, 44:19, 44:20, 45:1, 45:2, 47:18, 51:20, 53:13, 60:21, 61:7, 67:1  <b>screen</b> - 67:3  <b>seal</b> - 68:16  <b>sealing</b> - 7:3, 7:15  <b>seamless</b> - 37:10  <b>season</b> - 67:6  <b>Second</b> - 14:17  <b>second</b> - 20:7, 40:5, 56:1, 58:19  <b>Secondly</b> - 39:6  <b>section</b> - 48:10  <b>Section</b> - 11:22  <b>sections</b> - 38:6  <b>secure</b> - 7:20  <b>secured</b> - 7:8, 62:8  <b>security</b> - 7:5  <b>see</b> - 7:18, 17:23, 21:5, 28:19, 29:16, 30:2, 38:9, 46:3, 49:10, 49:21, 50:15, 51:13, 52:8, 52:16, 52:19, 52:22, 52:23, 54:15, 56:11, 57:18, 58:10, 61:10, 64:1, 65:11  <b>Seeing</b> - 67:1  <b>seeing</b> - 30:21  <b>seek</b> - 40:11  <b>semester</b> - 59:8  <b>send</b> - 16:11, 16:13  <b>Senior</b> - 2:3, 8:12  <b>sense</b> - 18:5, 19:12, 29:22, 29:23, 43:2, 57:3  <b>separation</b> - 30:20  <b>Seqr</b> - 10:17, 37:19  <b>Seqra</b> - 10:17  <b>sequence</b> - 32:21  <b>series</b> - 10:13, 27:4, 38:18, 39:9  <b>seriously</b> - 63:13  <b>serve</b> - 13:14, 17:3  <b>serves</b> - 52:6, 52:7, 53:4  <b>session</b> - 8:15, 17:1, 46:10  <b>set</b> - 6:7, 9:1, 46:19, 66:12, 68:9  <b>seven</b> - 17:12, 38:6  <b>shape</b> - 5:7  <b>share</b> - 42:15  <b>shares</b> - 27:22  <b>sheet</b> - 15:9, 15:15  <b>sheets</b> - 16:7, 16:13  <b>shopping</b> - 12:10  <b>short</b> - 19:3, 60:1  <b>short-term</b> - 19:3  <b>shorthand</b> - 68:11  <b>shot</b> - 62:4  <b>show</b> - 17:23, 19:5, 19:7, 30:13, 39:23, 52:13, 59:9, 61:2  <b>showing</b> - 31:13, 34:4  <b>shown</b> - 62:3  <b>shows</b> - 37:18, 40:6  <b>Shpo</b> - 12:6  <b>side</b> - 23:1, 23:14, 23:16, 25:11, 31:18, 31:23, 32:11, 33:9, 34:1, 49:18, 52:14, 54:9, 54:20, 54:23, 59:19, 59:22  <b>sidewalks</b> - 30:20, 51:19, 53:9, 53:21, 54:3  <b>Sieniewicz</b> - 2:5, 2:9, 8:2, 8:4, 17:10  <b>sign</b> - 15:6, 15:8, 15:9, 15:13  <b>sign-in</b> - 15:6, 15:9, 15:13 </p>	<p> <b>significance</b> - 18:7  <b>significant</b> - 5:4, 42:7, 42:20, 48:7, 52:12, 57:2  <b>simply</b> - 48:15, 48:17, 49:14  <b>single</b> - 12:9, 13:9, 26:15, 27:3, 54:9  <b>sinuous</b> - 30:16  <b>site</b> - 5:14, 13:19, 20:4, 20:19, 22:15, 23:5, 23:7, 23:17, 24:4, 24:9, 27:9, 30:8, 30:11, 30:17, 30:23, 31:2, 32:8, 39:6, 39:17, 40:11, 42:12, 43:6, 43:13, 43:19, 43:20, 44:9, 50:22, 52:12, 53:19, 63:11  <b>site-plan</b> - 13:19  <b>sits</b> - 59:15  <b>sitting</b> - 59:3  <b>size</b> - 64:21  <b>skilled</b> - 59:16  <b>slide</b> - 37:18, 40:1, 40:5, 62:3  <b>slides</b> - 18:4  <b>slip</b> - 46:3  <b>small</b> - 64:8, 64:13  <b>smart</b> - 66:12  <b>snapshot</b> - 25:12  <b>social</b> - 5:19, 10:19  <b>Sokol</b> - 3:5, 46:20, 55:3, 55:4, 55:9, 56:1  <b>solicited</b> - 9:5  <b>someone</b> - 47:13  <b>sometimes</b> - 10:17, 12:6  <b>somewhere</b> - 46:12  <b>sort</b> - 56:6, 56:16, 56:18  <b>sources</b> - 11:11  <b>south</b> - 21:1, 22:18, 22:22, 32:12, 59:19  <b>South</b> - 5:12, 24:18, 48:20  <b>space</b> - 6:10, 7:14, 13:7, 25:17, 26:12, 27:3, 27:7, 27:16, 27:23, 29:1, 29:23, 31:7, 34:13, 35:4, 35:6, 40:21, 49:13, 49:14, 49:18, 61:11  <b>spaces</b> - 23:21, 34:18, 51:4, 51:12, 61:12, 62:2  <b>speaker</b> - 15:14, 15:19, 15:23, 16:4, 46:12, 46:13, 46:16  <b>Speakers</b> - 3:1  <b>speakers</b> - 15:17, 15:21, 36:23, 65:17  <b>speaking</b> - 15:6  <b>specific</b> - 30:9, 40:18, 61:12  <b>spectacular</b> - 50:12, 50:14  <b>spell</b> - 46:23, 55:7, 57:13, 62:21  <b>spelled</b> - 60:18  <b>spells</b> - 45:2  <b>spend</b> - 39:16  <b>spent</b> - 7:2, 19:20, 26:5, 40:16  <b>sports</b> - 49:19  <b>spot</b> - 58:8, 58:20, 65:20, 66:16  <b>spread</b> - 33:17  <b>square</b> - 6:11, 13:5, 13:13, 27:2, 31:17, 34:12, 36:2  <b>ss</b> - 68:2  <b>Stabilization</b> - 6:21  <b>stabilization</b> - 4:12, 6:22, 7:1, 7:9, 24:17, 33:11, 62:13  <b>Stabilizing</b> - 19:18, 32:12  <b>stabilizing</b> - 7:2, 7:15, 20:2  <b>stages</b> - 12:19  <b>stand</b> - 16:6, 66:20 </p>
<b>S</b>			
<p> <b>safety</b> - 43:16, 43:18, 43:22  <b>salient</b> - 18:4  <b>Sandra</b> - 3:10, 65:8  <b>Sandstone</b> - 20:1  <b>saving</b> - 14:22  <b>saw</b> - 56:12, 62:17  <b>scenario</b> - 13:10  <b>scenarios</b> - 41:1, 44:13  <b>scene</b> - 52:5  <b>schedule</b> - 46:2  <b>scheduled</b> - 36:22  <b>scope</b> - 16:20, 38:14, 42:5, 45:3, 57:11 </p>	<p> <b>scoping</b> - 37:21, 38:8, 62:14  <b>Scoping</b> - 1:6, 8:10, 10:6, 10:22, 14:17, 15:4, 16:14, 17:2, 36:21, 37:22, 38:7, 43:3, 44:18, 44:19, 44:20, 45:1, 45:2, 47:18, 51:20, 53:13, 60:21, 61:7, 67:1  <b>screen</b> - 67:3  <b>seal</b> - 68:16  <b>sealing</b> - 7:3, 7:15  <b>seamless</b> - 37:10  <b>season</b> - 67:6  <b>Second</b> - 14:17  <b>second</b> - 20:7, 40:5, 56:1, 58:19  <b>Secondly</b> - 39:6  <b>section</b> - 48:10  <b>Section</b> - 11:22  <b>sections</b> - 38:6  <b>secure</b> - 7:20  <b>secured</b> - 7:8, 62:8  <b>security</b> - 7:5  <b>see</b> - 7:18, 17:23, 21:5, 28:19, 29:16, 30:2, 38:9, 46:3, 49:10, 49:21, 50:15, 51:13, 52:8, 52:16, 52:19, 52:22, 52:23, 54:15, 56:11, 57:18, 58:10, 61:10, 64:1, 65:11  <b>Seeing</b> - 67:1  <b>seeing</b> - 30:21  <b>seek</b> - 40:11  <b>semester</b> - 59:8  <b>send</b> - 16:11, 16:13  <b>Senior</b> - 2:3, 8:12  <b>sense</b> - 18:5, 19:12, 29:22, 29:23, 43:2, 57:3  <b>separation</b> - 30:20  <b>Seqr</b> - 10:17, 37:19  <b>Seqra</b> - 10:17  <b>sequence</b> - 32:21  <b>series</b> - 10:13, 27:4, 38:18, 39:9  <b>seriously</b> - 63:13  <b>serve</b> - 13:14, 17:3  <b>serves</b> - 52:6, 52:7, 53:4  <b>session</b> - 8:15, 17:1, 46:10  <b>set</b> - 6:7, 9:1, 46:19, 66:12, 68:9  <b>seven</b> - 17:12, 38:6  <b>shape</b> - 5:7  <b>share</b> - 42:15  <b>shares</b> - 27:22  <b>sheet</b> - 15:9, 15:15  <b>sheets</b> - 16:7, 16:13  <b>shopping</b> - 12:10  <b>short</b> - 19:3, 60:1  <b>short-term</b> - 19:3  <b>shorthand</b> - 68:11  <b>shot</b> - 62:4  <b>show</b> - 17:23, 19:5, 19:7, 30:13, 39:23, 52:13, 59:9, 61:2  <b>showing</b> - 31:13, 34:4  <b>shown</b> - 62:3  <b>shows</b> - 37:18, 40:6  <b>Shpo</b> - 12:6  <b>side</b> - 23:1, 23:14, 23:16, 25:11, 31:18, 31:23, 32:11, 33:9, 34:1, 49:18, 52:14, 54:9, 54:20, 54:23, 59:19, 59:22  <b>sidewalks</b> - 30:20, 51:19, 53:9, 53:21, 54:3  <b>Sieniewicz</b> - 2:5, 2:9, 8:2, 8:4, 17:10  <b>sign</b> - 15:6, 15:8, 15:9, 15:13  <b>sign-in</b> - 15:6, 15:9, 15:13 </p>	<p> <b>significance</b> - 18:7  <b>significant</b> - 5:4, 42:7, 42:20, 48:7, 52:12, 57:2  <b>simply</b> - 48:15, 48:17, 49:14  <b>single</b> - 12:9, 13:9, 26:15, 27:3, 54:9  <b>sinuous</b> - 30:16  <b>site</b> - 5:14, 13:19, 20:4, 20:19, 22:15, 23:5, 23:7, 23:17, 24:4, 24:9, 27:9, 30:8, 30:11, 30:17, 30:23, 31:2, 32:8, 39:6, 39:17, 40:11, 42:12, 43:6, 43:13, 43:19, 43:20, 44:9, 50:22, 52:12, 53:19, 63:11  <b>site-plan</b> - 13:19  <b>sits</b> - 59:15  <b>sitting</b> - 59:3  <b>size</b> - 64:21  <b>skilled</b> - 59:16  <b>slide</b> - 37:18, 40:1, 40:5, 62:3  <b>slides</b> - 18:4  <b>slip</b> - 46:3  <b>small</b> - 64:8, 64:13  <b>smart</b> - 66:12  <b>snapshot</b> - 25:12  <b>social</b> - 5:19, 10:19  <b>Sokol</b> - 3:5, 46:20, 55:3, 55:4, 55:9, 56:1  <b>solicited</b> - 9:5  <b>someone</b> - 47:13  <b>sometimes</b> - 10:17, 12:6  <b>somewhere</b> - 46:12  <b>sort</b> - 56:6, 56:16, 56:18  <b>sources</b> - 11:11  <b>south</b> - 21:1, 22:18, 22:22, 32:12, 59:19  <b>South</b> - 5:12, 24:18, 48:20  <b>space</b> - 6:10, 7:14, 13:7, 25:17, 26:12, 27:3, 27:7, 27:16, 27:23, 29:1, 29:23, 31:7, 34:13, 35:4, 35:6, 40:21, 49:13, 49:14, 49:18, 61:11  <b>spaces</b> - 23:21, 34:18, 51:4, 51:12, 61:12, 62:2  <b>speaker</b> - 15:14, 15:19, 15:23, 16:4, 46:12, 46:13, 46:16  <b>Speakers</b> - 3:1  <b>speakers</b> - 15:17, 15:21, 36:23, 65:17  <b>speaking</b> - 15:6  <b>specific</b> - 30:9, 40:18, 61:12  <b>spectacular</b> - 50:12, 50:14  <b>spell</b> - 46:23, 55:7, 57:13, 62:21  <b>spelled</b> - 60:18  <b>spells</b> - 45:2  <b>spend</b> - 39:16  <b>spent</b> - 7:2, 19:20, 26:5, 40:16  <b>sports</b> - 49:19  <b>spot</b> - 58:8, 58:20, 65:20, 66:16  <b>spread</b> - 33:17  <b>square</b> - 6:11, 13:5, 13:13, 27:2, 31:17, 34:12, 36:2  <b>ss</b> - 68:2  <b>Stabilization</b> - 6:21  <b>stabilization</b> - 4:12, 6:22, 7:1, 7:9, 24:17, 33:11, 62:13  <b>Stabilizing</b> - 19:18, 32:12  <b>stabilizing</b> - 7:2, 7:15, 20:2  <b>stages</b> - 12:19  <b>stand</b> - 16:6, 66:20 </p>	

<p><b>standard</b> - 27:20, 38:7  <b>start</b> - 6:4, 7:14, 9:4, 20:19, 37:17, 62:18  <b>started</b> - 22:5  <b>starting</b> - 25:3, 33:17  <b>State</b> - 1:1, 1:5, 2:3, 7:19, 7:22, 8:13, 8:23, 10:16, 10:18, 11:6, 11:20, 11:23, 12:1, 12:5, 28:23, 34:2, 34:5, 34:23, 39:15, 39:16, 41:22, 49:15, 49:21, 56:4, 56:12, 63:16, 65:13, 65:19, 68:1, 68:5, 68:20  <b>state</b> - 29:19, 46:21, 57:13, 62:20  <b>statement</b> - 4:7, 40:19  <b>Statement</b> - 1:6, 8:11, 9:18, 11:17, 12:15, 40:17, 41:10, 41:18, 42:6, 44:1, 44:15, 45:11, 45:16  <b>step</b> - 37:20  <b>stepped</b> - 36:6  <b>steps</b> - 6:13, 10:22, 15:12, 19:3, 19:16, 37:18, 41:15  <b>still</b> - 22:1, 24:1, 30:5, 32:7  <b>stimulus</b> - 59:5  <b>stock</b> - 59:3, 59:7  <b>stonework</b> - 64:22  <b>stop</b> - 12:10, 21:11  <b>stopped</b> - 62:14  <b>stops</b> - 19:21  <b>straight</b> - 58:5  <b>strategies</b> - 32:18  <b>strategy</b> - 33:13, 34:20, 36:3  <b>Street</b> - 47:22, 48:15, 49:16, 49:17, 50:3, 50:6, 59:23  <b>street</b> - 22:21, 54:15  <b>strive</b> - 35:10  <b>strong</b> - 58:6  <b>stronger</b> - 38:5  <b>Strozzi</b> - 25:13, 32:5  <b>structure</b> - 19:18, 20:2  <b>structures</b> - 26:20, 32:10, 34:13, 35:21, 55:14, 56:19  <b>Structures</b> - 17:17  <b>students</b> - 65:12, 65:13, 65:18, 65:22, 66:9  <b>studied</b> - 5:22, 33:3, 33:6  <b>study</b> - 5:23, 11:3, 26:14, 38:1, 38:4, 45:3, 46:4, 48:12, 52:10, 66:10  <b>submit</b> - 44:21  <b>subscribed</b> - 68:16  <b>subsequent</b> - 13:8, 14:7  <b>success</b> - 54:22  <b>sufficient</b> - 45:19  <b>suited</b> - 6:18  <b>Sullivan's</b> - 18:14  <b>summer</b> - 49:23  <b>support</b> - 26:9, 39:19, 61:17  <b>supposed</b> - 11:11, 15:14  <b>supposing</b> - 51:3  <b>surface</b> - 34:17  <b>surplus</b> - 22:10, 39:1, 40:2, 40:7  <b>surrounded</b> - 35:6  <b>surrounding</b> - 35:4  <b>sworn</b> - 68:8  <b>sync</b> - 22:7  <b>synergies</b> - 28:23, 56:4, 56:7  <b>synergy</b> - 27:12, 50:1  <b>System</b> - 5:13  <b>system</b> - 24:5, 30:14</p>	<p><b>table</b> - 15:4, 15:6, 33:16, 36:7, 55:16  <b>teaching</b> - 65:22  <b>team</b> - 17:12, 21:19  <b>teams</b> - 17:19  <b>technologies</b> - 58:17  <b>technology</b> - 58:4  <b>tenant</b> - 13:6, 27:4, 36:6  <b>tenants</b> - 27:11  <b>tend</b> - 28:20  <b>tends</b> - 23:18  <b>tenets</b> - 35:10  <b>term</b> - 12:18, 19:3, 19:6, 26:23, 33:22, 34:11, 34:22, 35:1, 41:6  <b>terminating</b> - 53:5  <b>terms</b> - 30:6  <b>territory</b> - 22:2, 22:9  <b>Tesla</b> - 58:4, 58:6, 58:9  <b>Tesla's</b> - 58:17  <b>testify</b> - 68:8  <b>testimony</b> - 68:7, 68:8, 68:9, 68:10, 68:11  <b>themselves</b> - 53:11  <b>therapeutic</b> - 25:2, 56:23  <b>thereafter</b> - 68:10  <b>therefore</b> - 7:20  <b>thereof</b> - 68:14  <b>they've</b> - 25:17, 48:20  <b>thicker</b> - 30:14  <b>thinking</b> - 20:4, 22:8, 25:20, 34:3, 35:1, 36:3, 50:14  <b>thinks</b> - 22:20  <b>thinner</b> - 30:15  <b>third</b> - 6:11, 18:17, 61:5, 64:8  <b>three</b> - 5:5, 28:6, 64:10  <b>threshold</b> - 27:16  <b>thresholds</b> - 13:12, 41:1  <b>throughout</b> - 37:7  <b>Thursday</b> - 1:13  <b>Tielman</b> - 3:4, 46:17, 46:18, 46:20, 47:1, 47:4, 55:2  <b>tiered</b> - 53:22  <b>Tim</b> - 3:4, 46:17, 47:1  <b>timeframe</b> - 45:13  <b>Tobe</b> - 2:11, 4:15  <b>Today</b> - 5:17  <b>today</b> - 25:3, 35:12, 37:16, 66:11  <b>today's</b> - 5:2, 6:18  <b>together</b> - 27:5, 27:13, 28:8  <b>tone</b> - 30:12, 33:10  <b>tonight</b> - 4:8, 4:17, 7:6, 11:10, 15:8, 15:16, 16:9, 36:15, 36:17, 38:10, 44:17, 44:20, 67:4  <b>Tonight</b> - 44:18  <b>tonight's</b> - 8:14, 9:21, 10:8, 10:21, 16:18  <b>top</b> - 20:18, 61:9  <b>topics</b> - 45:18  <b>total</b> - 6:11  <b>touch</b> - 10:14, 48:5  <b>tour</b> - 29:21, 30:4, 62:5  <b>tours</b> - 29:17, 30:10, 61:23  <b>toward</b> - 50:14  <b>Tower</b> - 6:6, 19:23  <b>towers</b> - 60:1  <b>Towers</b> - 6:5, 7:12, 60:7, 61:3  <b>track</b> - 5:1  <b>traffic</b> - 33:5, 33:8, 43:9, 43:12, 48:13, 48:17, 48:21, 49:2  <b>trajectory</b> - 29:22  <b>transcribed</b> - 68:10</p>	<p><b>transcription</b> - 68:11  <b>transitioning</b> - 32:17  <b>transverse</b> - 48:8  <b>travel</b> - 54:17  <b>treasures</b> - 18:8  <b>tree</b> - 31:10  <b>trees</b> - 7:17, 14:22, 14:23, 26:1  <b>tremendous</b> - 18:22, 58:15  <b>tremendously</b> - 54:7  <b>Tronolone</b> - 2:2, 7:23, 8:6, 8:9, 8:12, 46:8, 47:10, 55:2, 55:7, 55:18, 57:7, 60:14, 62:16, 65:7, 66:23  <b>true</b> - 68:11  <b>truly</b> - 66:18  <b>truth</b> - 68:8  <b>try</b> - 18:3, 19:4, 46:5  <b>trying</b> - 22:6, 23:7, 30:13  <b>turn</b> - 9:22, 17:4, 36:11, 46:7  <b>two</b> - 6:6, 6:7, 7:13, 18:12, 20:1, 24:16, 27:1, 28:7, 30:12, 31:3, 46:13, 46:16, 51:7, 51:17, 52:5, 55:11, 55:13  <b>two-tone</b> - 30:12  <b>types</b> - 12:16, 28:15, 41:2, 41:3, 42:8, 42:9  <b>typewriting</b> - 68:10  <b>typically</b> - 8:21, 12:3, 12:16  <b>Tytka</b> - 2:6, 8:5, 10:4, 36:14, 36:15</p>	<p><b>various</b> - 12:11, 12:12, 14:14, 45:6  <b>view</b> - 33:23, 47:20, 50:12, 50:14, 50:15, 54:11  <b>viewed</b> - 49:14  <b>views</b> - 61:10  <b>vision</b> - 19:5, 20:7, 34:11, 34:14, 34:22, 36:10  <b>visions</b> - 19:3  <b>visitor</b> - 6:9, 27:6  <b>visitors</b> - 32:2  <b>vista</b> - 53:5  <b>vital</b> - 60:8</p>
<b>W</b>			
<p><b>Wachadjo</b> - 3:9, 62:23, 63:1  <b>walk</b> - 20:20, 36:12  <b>walls</b> - 64:4, 64:23  <b>wants</b> - 26:7, 48:2  <b>Ward</b> - 7:13  <b>ward</b> - 52:7  <b>wards</b> - 6:6  <b>Washington</b> - 56:16, 59:6, 59:13  <b>water</b> - 19:21  <b>waterfront</b> - 47:9  <b>waving</b> - 4:16  <b>weakest</b> - 7:3  <b>website</b> - 14:19  <b>week</b> - 7:8  <b>welcome</b> - 8:3  <b>Welcome</b> - 8:10  <b>well-attended</b> - 5:6  <b>well-defined</b> - 41:7, 41:8  <b>west</b> - 21:7, 22:23, 31:21, 33:8, 49:18, 53:5, 54:9, 54:20, 54:23, 64:4, 64:6  <b>Whereof</b> - 68:16  <b>whole</b> - 68:8  <b>wide</b> - 43:11  <b>widening</b> - 53:20  <b>wider</b> - 59:20, 59:23  <b>wing</b> - 64:5, 64:7  <b>wings</b> - 20:1, 27:1, 28:7, 33:16  <b>witness</b> - 68:7  <b>Witness</b> - 68:16  <b>wonder</b> - 53:19  <b>wonderful</b> - 52:2, 66:10  <b>words</b> - 4:6  <b>world</b> - 57:21, 58:2, 58:21, 59:9, 66:21  <b>worse</b> - 21:8, 29:20  <b>worthwhile</b> - 51:22  <b>worthy</b> - 63:15  <b>wrap</b> - 46:1  <b>writing</b> - 45:10  <b>written</b> - 15:15, 16:8, 67:2</p>			
<b>U</b>			
<p><b>Ub</b> - 55:6, 55:10  <b>unbelievable</b> - 59:2  <b>under</b> - 11:5, 12:4, 12:9, 21:10, 43:20  <b>underneath</b> - 31:4  <b>undertake</b> - 10:20  <b>undertakes</b> - 8:21  <b>undertaking</b> - 8:22, 12:14  <b>underway</b> - 6:21  <b>unfolds</b> - 33:14  <b>unique</b> - 11:5, 51:23  <b>universities</b> - 27:8, 59:1, 59:12, 65:20  <b>University</b> - 59:6  <b>unless</b> - 55:11  <b>unlike</b> - 8:20  <b>unlikely</b> - 26:7, 26:10  <b>unparalleled</b> - 59:2  <b>unprogrammed</b> - 31:8  <b>up</b> - 6:10, 10:8, 16:6, 21:3, 22:21, 36:1, 36:6, 37:18, 40:10, 46:1, 46:9, 46:17, 46:19, 48:21, 50:11, 54:15, 61:9, 61:23  <b>Upcoming</b> - 7:9  <b>upper</b> - 49:18, 54:9, 54:20  <b>Urban</b> - 1:1, 11:6  <b>urban</b> - 17:9, 25:10  <b>urge</b> - 15:1, 65:2  <b>users</b> - 6:18, 33:15  <b>uses</b> - 5:14, 6:8, 6:20, 13:14, 26:4, 26:23, 27:4, 28:10, 28:22, 29:2, 29:10, 29:12, 32:7, 32:20, 39:9, 39:12, 40:12, 40:14, 41:3, 41:5, 43:8, 48:18, 61:12  <b>utilize</b> - 6:10</p>			
<b>Y</b>			
<p><b>year</b> - 5:3, 17:14, 45:10  <b>year-long</b> - 5:3  <b>years</b> - 19:7, 21:16, 29:17, 59:16, 63:13, 65:22, 66:1  <b>yesteryear</b> - 6:19  <b>York</b> - 1:1, 1:18, 4:10, 11:6, 11:22, 56:12, 68:1, 68:5, 68:20  <b>young</b> - 66:11</p>			
<b>Z</b>			
<p><b>zone</b> - 33:12, 40:12  <b>zoned</b> - 39:6  <b>zoning</b> - 13:20, 39:11, 43:7</p>			
<b>T</b>			