

In The Matter Of:
TOWN COUNCIL PUBLIC EVENING HEARING

January 12, 2016

*BCT Reporting LLC
PO Box 1774
Bristol, CT 06010
860.302.1876*

Original File 12Jan2016 WHartford Center Development.txt

Min-U-Script® with Word Index

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

TOWN OF WEST HARTFORD

TOWN COUNCIL PUBLIC HEARING

January 12, 2016, 6:30 p.m.,

Legislative Chambers

Re Application On Behalf of Center
Development Corporation, Contract Purchaser
and Intended Developer, and the Sisters of
Saint Joseph, the Owner of the Property Known
as 27 Park Road and 14 Ringgold Street, to
Rezone a Majority of the Property from R-6 to
RM-MS, and then to Designate the Rezoned Area
to a Special Development District to
Facilitate the Redevelopment and Reuse of the
Existing Primary Building and the
Construction of a New Residential Building
Containing 310 Apartments Units and 36
Residential Living Units Together with All
Associated Parking, Landscaping, Lighting and
Signage

1 **A p p e a r a n c e s :**

2 **Town Council Members Present:**

3 **MAYOR SCOTT SLIFKA**

4 **CHRIS BARNES**

5 **DENISE HALL**

6 **LEON DAVIDOFF**

7 **SHARI CANTOR**

8 **CHRIS WILLIAMS**

9 **BETH KERRIGAN**

10 **BEN WENOGRAD**

11

12 **Alternates**

13 **BERNARD KAVALER**

14

15 **RONALD VAN WINKLE**

16 **Town Manager**

17

18 **JOSEPH A. O'BRIEN, ESQ.**

19 **Corporation Counsel**

20

21 **PATRICK ALAIR, ESQ.**

22 **Deputy Corporation Counsel**

23

24

25

1 A p p e a r a n c e s:(cont'd)

2 For the Applicant:

3 UPDIKE, KELLY & SPELLACY, P.C.

4 100 Pearl St

5 Hartford, Connecticut 06103

6 By: SUSAN A. HAYS, ESQ.

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 PRESIDENT SLIFKA: Okay.
2 We're going to call the 6:30 public hearing
3 to order.

4 This is an Application on
5 Behalf of Center Development Corporation,
6 Contract Purchaser and Intended Developer,
7 and the Sisters of St. Joseph, the Owner of
8 the Property Known as 27 Park Road and 14
9 Ringgold Street to Rezone a Majority of the
10 Property from RM-6 to RM-MS, and then to
11 Designate the Rezoned area to a Special
12 Development District to Facilitate the
13 Redevelopment and Reuse of the Existing
14 Primary Building, and the Construction of a
15 New Residential Building Containing 310
16 Apartment Units and 36 Residential Living
17 Units, Together With All Associated Parking,
18 Landscaping, Lighting and Signage.

19 A rollcall, please,
20 Ms. Labrot?

21 MS. LABROT: Mr. Barnes.

22 COUNCILOR BARNES: Present.

23 MS. LABROT: Ms. Cantor.

24 COUNCILOR CANTOR: Here.

25 MS. LABROT: Ms. Casperson is

1 absent.

2 Mr. Davidoff.

3 COUNCILOR DAVIDOFF: Here.

4 MS. LABROT: Ms. Hall.

5 COUNCILOR HALL: Here.

6 MS. LABROT: Ms. Kerrigan.

7 COUNCILOR KERRIGAN: Here.

8 MS. LABROT: Mr. Slifka.

9 PRESIDENT SLIFKA: Here.

10 MS. LABROT: Mr. Wenograd.

11 COUNCILOR WENOGRAD: Here.

12 MS. LABROT: Mr. Williams.

13 COUNCILOR WILLIAMS: Here.

14 MS. LABROT: And Mr. Kavalier
15 for Ms. Casperson.

16 MR. KAVALER: Here.

17 PRESIDENT SLIFKA: Thank you,
18 Ms. Labrot.

19 Just keeping out of the order,
20 before we begin, to read into the record a
21 letter dated January 25, 2016, from the TPZ
22 recommending approval.

23 And at this point we will turn
24 it back to the applicant for the continuation
25 of their presentation.

1 MS. HAYES: Good evening. I
2 remembered my mic. Susan Hayes, Updike,
3 Kelly & Spellacy, 100 Pearl Street, Hartford,
4 Connecticut, and 104 Oakwood Avenue, West
5 Hartford, Connecticut, my residence.

6 Basically what we would like
7 to do at this point in time is go over some
8 of the open items that we had from the last
9 meeting and then I guess answer any final
10 questions that you guys may have. And then
11 we would wrap it up.

12 I guess in furtherance of the
13 TP and Z letter that recommends approval of
14 the application, we also received wetlands
15 approval of the application at our last
16 meeting. And to the best of my knowledge all
17 of the issues that were outstanding at our
18 last meeting with respect to staff comments
19 on engineering, planning and wetlands have
20 all been addressed. So there, to the best of
21 my knowledge there are no outstanding issues
22 from that perspective.

23 And what I just handed out to
24 you is one of the questions that came up last
25 time, which was a question about, what if

1 anything could we do at the Park Road and
2 Prospect Avenue intersection?

3 And so after the meeting we
4 had a meeting with the town staff and we
5 talked with Duane about what it would be that
6 he would like to see there, because it really
7 isn't -- wasn't really our purview to sort of
8 redo the entire intersection when we're not
9 having any impact on it, but we wanted to
10 talk with him about what did he think that
11 would work in that intersection that would
12 make him happy, and that would make that
13 intersection function also.

14 So we talked with him and we
15 basically came up with the plan that you guys
16 have in front of you, which is a restriping
17 of all of the approaches, the north approach,
18 south approach and the east approach. The
19 west, the west approach coming from Hartford
20 we're not touching. We'll leave that as it
21 is because they did that when they recently
22 worked on Park Road in Hartford.

23 So we proposed the attached,
24 showed it to Duane. Duane was very happy
25 with it and satisfied with it. And we then

1 asked Duane, please -- because one, the
2 southbound approach on Prospect is owned by
3 Hartford -- to please communicate with
4 Hartford about this because we didn't want to
5 propose something that ultimately we would
6 not be able to do. And he did. And today
7 we -- Duane got back communication from the
8 City of Hartford that they are fine with what
9 we're proposing to do.

10 So we, as the applicant, would
11 be proposing to restripe the intersection
12 essentially as you see in front of you.
13 Things may be a little bit different with
14 lengths of lanes and stuff like that. The
15 traffic engineers will have to get involved
16 in it and figure out, you know, what the
17 stacking distance is.

18 But essentially the lane
19 configuration that you will see is northbound
20 Prospect will have a dedicated left, a
21 through lane, and a right through lane.
22 Southbound Prospect will have a dedicated
23 left and through right lane. And east,
24 eastbound Park will have a dedicated
25 left-turn lane, dedicated through lane and a

1 dedicated right-turn lane. So I wanted to
2 make sure you guys were aware of that.

3 And then what we'd like to do,
4 there were a few other issues that were
5 outstanding, some questions that people had,
6 which involved -- included showing some floor
7 plans and some finishes for the facility.

8 And then there, I think that's
9 probably it. I think the only other real
10 pressing issue that was -- or plan issue that
11 was outstanding -- oh, no. Excuse me. And
12 we do have a little bit of a discussion about
13 how the internal parking will work, and some
14 better graphics so that people can understand
15 that a little bit better.

16 But first what I'd like to do
17 is I'd like to have Chuck come up. And he's
18 going to give you a little bit of an update
19 on what we've done in our outreach in the
20 last month. And then Sean will come up and
21 will walk through those two items.

22 And then John Scobie, the
23 developer will get up and talk about a couple
24 of different issues.

25 MR. COURSEY: For the record,

1 Chuck Coursey, 21 Walbridge Road, West
2 Hartford, Connecticut.

3 You have before you an
4 updated, Mr. Mayor and members of the
5 Council, you have before you an updated
6 outreach report in addition to what I
7 presented and submitted at the last month's
8 meeting. The plan that we initially went out
9 to the neighborhood with remains consistent
10 and hasn't changed.

11 I spent a good deal of time
12 talking, going back to those folks in the
13 immediate neighborhood that were most
14 engaged, the ones that actually wanted to
15 talk to me. I went back and spoke with many
16 of them on Ringgold, Gillette and Crestview.

17 We did, through Mr. McGovern
18 and Mr. Dumais, we found that there were two
19 correspondences that you received that
20 expressed some concerns about the project.
21 One was from a gentleman on South Highland
22 that wrote in. Another was from a woman,
23 Ms. Mary Nagy who lives on Acadia Street. No
24 relation.

25 Acadia Street is outside of

1 the area that I did my outreach in. It's
2 over closer to Quaker Lane and Smith School,
3 but she had some concerns.

4 Ms. Nagy actually came to the
5 planning and zoning meeting last week. As
6 you can see from my report, I did introduce
7 myself to her after she had made a
8 presentation. I told her I would be more
9 than happy to sit down with her and go over
10 the project and address any concerns or
11 questions she might have. And she asked that
12 I call and leave a message at her home. I
13 did that the next day, but I did not hear
14 back from her.

15 The gentleman on South
16 Highland, Mr. Crugas, I did get ahold of him.
17 He did outline any concerns that he had. You
18 can see that they were in my report. He had
19 concerns about traffic, water pressure,
20 stability to the electric grid and sewage. I
21 attempted to try and engage him in a
22 conversation and address some of those
23 concerns. I offered to come and meet with
24 him face to face, as I prefer to do, and he
25 declined those, that offer. So again, in

1 talking with the neighbors in the immediate
2 area there were no concerns to the proposal
3 that I had presented and that was presented
4 by the team at the last meeting.

5 Many folks have read the
6 reports in the media about what happened at
7 the last public hearing and about the desires
8 by folks in the affordable housing community,
9 those advocates, that a portion of this
10 project be set aside for affordable housing.
11 Again to those folks, that would be a change
12 in the project, obviously. And I had
13 maintained to those folks that the
14 presentation that I had given them was
15 consistent with what the developer is
16 proposing.

17 And toward that Mr. Scobie is
18 going to be addressing some of those issues
19 in a few minutes. I'd be more than happy to
20 answer any questions with regards to outreach
21 and some of the things that you may have
22 read, if you had trouble sleeping, and wanted
23 to look at the outreach report.

24 But at this time that's it for
25 my presentation. I'd be more than happy to

1 answer any questions.

2 PRESIDENT SLIFKA: Thank you,
3 Mr. Coursey.

4 Any there questions for
5 Mr. Coursey at this time?

6 (No response.)

7 PRESIDENT SLIFKA: Okay. I
8 guess not. Thank you.

9 MR. COURSEY: Thank you.

10 MR. DONADIO: Good evening.

11 For the record, Sean Donadio, Northeast
12 Collaborative Architects, Middletown,
13 Connecticut.

14 We're passing around a couple
15 of handouts that are the same that you'll see
16 on the screen, but I thought it might be
17 helpful to see a little close up.

18 We started off last time -- I
19 know there were some questions in regards to
20 how the parking worked. This was a section
21 that I showed last time. I did some titles
22 on it. I have some additional graphics to
23 kind of try and make that a little bit more
24 clear. But the top level I'll be talking
25 about was the upper level off of the Park

1 Road elevation. And then the lower level is
2 off of Prospect Avenue.

3 The image that you're looking
4 at now is the lower level of the garage, same
5 as your handout. It's as if I cut the
6 building and took the roof off and all of the
7 housing off and we're looking down into the
8 lowest level of the garage. Put in some
9 arrows so that you can kind of see off of
10 Prospect. You would be coming at the same
11 level. The garage is at that same level that
12 you're entering in off of Prospect.

13 You can come in either way on
14 the west side or the east side and you can
15 work your way through the parking garage.
16 It's two-way traffic, but you can loop
17 around. If it's all full it would indicate
18 that it's full, but you can still continue to
19 drive through and come out the other side.

20 On the far left of the screen
21 you see the arrows going up. The slope of
22 the site is such that you can continue from
23 this lowest level all the way up to the upper
24 level.

25 This is now looking at the

1 upper level of the garage. Ripped the roof
2 off, and the housing office. And you're
3 looking on the upper level. As the arrows
4 indicate, you can come in from Prospect, or
5 as I said earlier, you can come in up the
6 hill -- I'm sorry. From Prospect you can
7 come up the hill or you can come off of Park
8 Road. You can go straight down into the
9 parking garage on the left-hand side. Again
10 two-way traffic. You can work your way
11 through and up parallel to Prospect and go
12 parallel to Park Road. So either way that
13 you travel into the garage you can loop
14 around.

15 Again, if this level is full
16 you can follow it around, go down the hill on
17 the west side or the left-hand side of the
18 page and go into the lower level of the
19 garage. So there's no ramps that connect
20 them, but you have connectivity through the
21 site. So I'm hoping that's a little bit more
22 clear than my section last time.

23 COUNCILOR BARNES: Can I ask a
24 question?

25 PRESIDENT SLIFKA: A question

1 Mr. Barnes?

2 COUNCILOR BARNES: Thank you.
3 And I think you just answered it on the lower
4 level. Go back a slide.

5 MR. DONADIO: Absolutely.

6 COUNCILOR BARNES: And then on
7 the right, my right side there where the
8 arrows are coming and going there isn't a way
9 to get up to the upper level from the end of
10 that corridor there?

11 MR. DONADIO: No. No, there
12 are no ramps interior that connect the two
13 levels.

14 COUNCILOR BARNES: Okay. So
15 that traffic just dead-ends.

16 MR. DONADIO: That traffic
17 dead-ends. There's some storage and
18 maintenance off the end, but that's below
19 grade.

20 COUNCILOR BARNES: All right.
21 Thank you.

22 PRESIDENT SLIFKA: Another
23 question, Mrs. Hall?

24 COUNCILOR HALL: Just to
25 follow up on that. So is there room if

1 someone gets to the end and there's no spaces
2 where they can turn around? Or is there a
3 dedicated turnaround spot there?

4 MR. DONADIO: There is an area
5 at the end to where you can do a K-turn and
6 turn, turn around if in fact that whole wing
7 is full. I don't know the letter, but I
8 think it's K.

9 PRESIDENT SLIFKA: Anyone
10 else?

11 COUNCILOR CANTOR: Is there
12 bike storage or places to put bikes in there,
13 in the garage? Or is it all encased?

14 MR. DONADIO: Bike storage is
15 up on the left-hand side of the entrance
16 coming in off of Park Road. There are two
17 rooms on either side flanking the entrance
18 that are secured for parking for bikes, bike
19 storage.

20 PRESIDENT SLIFKA:
21 Mr. Wenograd?

22 COUNCILOR WENOGRAD: So on the
23 upper-level parking -- I'm really bad at this
24 sort of visualization. If you come in -- so
25 the entrances are -- I'm missing it. Coming

1 in off Park Road, show me how a car comes to
2 that lot. I mean, I see the arrows, but --

3 MR. DONADIO: Coming in off of
4 Park Road you would come in on the far side.
5 You can turn and take a left and go in front
6 of the existing convent, come in past the
7 chapel which will be our commons and main
8 entrance, and you can come into this side.

9 COUNCILOR WENOGRAD: Okay. So
10 you're coming in basically above where the
11 dead-end was?

12 MR. DONADIO: Correct.

13 COUNCILOR WENOGRAD: How steep
14 is that grade at that point?

15 MR. DONADIO: That's pretty
16 level and it slopes down slightly at the
17 entrance. Past the circle there's a slope
18 down into the --

19 COUNCILOR WENOGRAD: Okay. A
20 gentle slope?

21 MR. DONADIO: Correct. And if
22 you come in off of Park Road you can come in
23 and turn slightly to the left and straight
24 down, and come into this entrance to the far
25 left, and come in. And you would be under

1 the addition, this long band.

2 COUNCILOR WENOGRAD: That's
3 where I'm confused. Isn't there an
4 entrance -- there's an entrance below there
5 as well?

6 MR. DONADIO: Correct.

7 COUNCILOR WENOGRAD: So how
8 does that work?

9 MR. DONADIO: It's two
10 different levels.

11 COUNCILOR WENOGRAD: Is one
12 up, one down? Or are they both?

13 MR. DONADIO: No, it's
14 completely flat. So the garage is completely
15 flat. You come in on this level and you go
16 out the garage level. The lower level is
17 level with the ground and you can come in.
18 It's just different levels.

19 COUNCILOR WENOGRAD: Oh, I
20 see. Okay. So you're coming in --

21 MR. DONADIO: Like, the second
22 story.

23 COUNCILOR WENOGRAD: Right.
24 So you're coming in on the right side of
25 that -- on the left-hand side of this map

1 you're coming in on the right side of where
2 the arrows, the middle arrows, the right side
3 of that green?

4 MR. DONADIO: Correct.

5 COUNCILOR WENOGRAD: Closer to
6 the building?

7 MR. DONADIO: Correct.

8 COUNCILOR WENOGRAD: Okay.

9 And pedestrians are going to be where
10 compared to that? Are there sidewalks on
11 there as well?

12 MR. DONADIO: In terms of
13 where you're coming in? There's sidewalks
14 all along the front. There's sidewalks on
15 the side over here, and then if you park into
16 the lot surface parking on the south side of
17 the building there's entrances into the lower
18 level of the garage that you can take an
19 elevator up into the addition.

20 COUNCILOR WENOGRAD: Okay.

21 And the stairwells for each of the parking
22 levels, are they the same stairwell for each
23 level?

24 MR. DONADIO: They connect.

25 Yeah, they connect on all, all the levels.

1 So once you get into the garage whether
2 you're in the lower level or the upper level,
3 the stairs and elevators connect all the way
4 up.

5 COUNCILOR WENOGRAD: Okay.
6 Thank you.

7 PRESIDENT SLIFKA:
8 Mr. Davidoff?

9 COUNCILOR DAVIDOFF: Thank
10 you. I just want to talk about the
11 upper-level parking. So if no one can come
12 in where the circle is, there's no entrance
13 into the site?

14 MR. DONADIO: There is no
15 entrance into the site from the circle.

16 COUNCILOR DAVIDOFF: So we've
17 eliminated that. So they come in further to
18 the right. Correct? On Park Road where you
19 have those red arrows. Correct?

20 MR. DONADIO: Correct.

21 COUNCILOR DAVIDOFF: And if
22 they want to traverse they'll come all the
23 way past the building and then they'll enter
24 that circle?

25 MR. DONADIO: Correct.

1 COUNCILOR DAVIDOFF: And past
2 that circle they can enter into the garage
3 for the top floor?

4 MR. DONADIO: Correct.

5 COUNCILOR DAVIDOFF: What are
6 the rules for parking within that circle that
7 they wouldn't impede the flow of traffic?

8 MR. DONADIO: There's no
9 parking spaces and it's signed to be no
10 parking. There's just a turnaround to where
11 if you had a visitor they could turn around
12 within that loop.

13 And it's shown gray because we
14 do have an emergency exit there. We have
15 gates so that the firetrucks can actually
16 exit in case of an emergency.

17 COUNCILOR DAVIDOFF: So what
18 is the width of the travel lane in that
19 circle? Because I'm certain that at some
20 point somebody will be parking there to say,
21 I'm just discharging somebody, or I'm just
22 waiting for a short period of time for
23 someone to come down out of the building.

24 MR. WITHERS: Hi. Good
25 evening. For the record my name is Henry

1 Withers. I'm a landscape architect with CR3
2 and we're the project landscape architects.

3 Maybe it would be a little bit
4 clearer if -- I think the graphics show --
5 have a bicolor there with an island. The
6 reality is that little center island is in
7 granite sets, but it's flush. And in the
8 entire rest of the circle is also pavers. We
9 wanted to make that a connection back out to
10 Park Road and make it very clear to cars that
11 they're crossing over a pedestrian area, to
12 be careful and what have you.

13 So if somebody were to pull up
14 and discharge a passenger at the main
15 entrance there and just stay there for 30
16 seconds or so, anybody could go around them
17 right over the top of the cobbles. Those are
18 more graphic to guide you around the circle
19 than they are -- there's no curb there. It's
20 flat.

21 Again, I think as Sean just
22 alluded, that whole area is there partially
23 for the purpose of providing emergency egress
24 as well. So we wanted to make sure if a
25 firetruck came in or left on Park, that they

1 would have full access to that entire circle
2 area.

3 COUNCILOR DAVIDOFF: All
4 right. So it really doesn't make a lot of
5 sense for somebody just to traverse the
6 entire front portion of the parcel there to
7 get to that far right portion of the parking
8 lot. They can just go straight in.

9 So when somebody becomes a
10 tenant of the property are you going to
11 explain to them that maybe its a good idea
12 that if you're coming in off of Park Road, if
13 you want to park in the garage, that you
14 should just go straight instead of coming
15 across?

16 MR. WITHERS: Who knows? They
17 may have a favorite space because it's nearer
18 to their elevator. Who knows? But yeah, I
19 think people will find their own favorite
20 spots that they park -- is what typically
21 happens. And they'll think they're sneaky
22 going through that way and they can get into
23 their space. Who knows?

24 COUNCILOR DAVIDOFF: Because I
25 really don't think that you're going find

1 absolutely nobody parked in that circle. I
2 would be hard pressed to think that's not the
3 case.

4 MR. WITHERS: Oh, I don't
5 think the management will let people park in
6 the circle. I thought you meant --

7 And just to be clear as well,
8 where you believe that circle -- again as
9 Sean indicated, that circle is really for a
10 turnaround for somebody that's a guest that
11 comes down there and then needs to swing back
12 and find visitor parking along that main
13 front area that's not cordoned off.

14 But there actually is a
15 security gate where you start going around
16 that little curve portion. So that's really
17 for tenants only. They can't -- just a
18 normal guest can't get into that area. So if
19 somebody finds themselves at the end of that
20 loop road they now have a place where they
21 could pull around and go back the other way
22 and find a parking space.

23 COUNCILOR DAVIDOFF: Where is
24 the security gate? Where did you say it was?

25 MR. WITHERS: I'm not sure if

1 I can -- I guess I can't leave a shadow that
2 hi.

3 It's up where you see the
4 lower red arrow. It is about where that
5 lower red arrow point is. That secures those
6 few spaces that are going down into the
7 garage for tenants only. So guests would
8 just turn around in the circle and go back
9 and find guest parking along Park there.

10 COUNCILOR DAVIDOFF: All
11 right. Thank you.

12 PRESIDENT SLIFKA: Anybody
13 else?

14 (No response.)

15 PRESIDENT SLIFKA: All right.
16 Back to the applicant.

17 MR. DONADIO: So I just wanted
18 to show you the units. We have some
19 floorplans to show the different units. We
20 have a typical studio one bedroom and two
21 bedroom.

22 On the left-hand side is,
23 absent a metric, looking down into the
24 apartment. You'll see in the kitchen area we
25 have tile, ceramic tile on the floors. We

1 have engineered wood in the unit, tile in the
2 bathrooms. The counters all are quartz style
3 stone. On the far right side there's a
4 perspective as if you're standing at the edge
5 of the bed within the studio looking back
6 into the living room and the kitchen area.

7 Here's the views of the one
8 bedroom. Similar finishes, again the
9 engineered wood within the living room,
10 carpet within the bedroom, tile within the
11 kitchen and bathrooms. We have a styled
12 stone quartz, again on the counters.

13 The image perspective on the
14 far right is if your back is up against the
15 sliding doors. The image into the living
16 room, open-plan dining room and the kitchen.
17 And we have some pendants over the counter
18 with the stools.

19 And quickly again, the
20 finishes are the same for the two bedroom.
21 The bedrooms would be carpet again. And a
22 similar feel to the perspective on the right
23 where you have the living room. The dining
24 room opens into the kitchen a little
25 differently with the stools and bar seating

1 close to the entrance.

2 Here's some perspectives of
3 what we're looking at for reinventing the
4 commons, the chapel. The left-hand side is
5 looking back towards the Park Road entrance.
6 This will be the main entrance you'll come in
7 at grade. There will be a grand stair up
8 into the now commons. We're going to have
9 some lighting.

10 As this illustration shows,
11 there's common seating and work stations
12 within the space. This is going to be their
13 common living room area. The elevator on the
14 right and a spiraling stair on the left-hand
15 side will bring you up to that second level.
16 Right now it's an existing choir loft. It
17 will be leveled off, and there's another
18 seating area up there.

19 On the far right is looking
20 back at what is now the altar area, the
21 south, towards the south. You'll start to
22 see some of the hotel sort of seating areas,
23 common spaces. There's a kitchen on the
24 left. We're reusing the baldacchino, moving
25 it down off of the altar. It will be a

1 seating area and bar area, reusing the
2 screens and relocating those. And then on
3 the backside is glass walls into the offices
4 where the management will be.

5 And that's all the images that
6 I have for you.

7 So I know that there were some
8 questions in regards to what we're looking at
9 to be sustainable. And holistically the
10 project has looked at trying to reuse, to
11 reuse as much as we can within the building.
12 We're also trying to look at using recyclable
13 materials.

14 Most of the lighting is LED
15 lighting, both interior and exterior, so that
16 helps to reduce. Occupancy and daylighting
17 and controls for the garage lighting, which
18 is a major use area. We're using occupancy
19 controls in lighting in the corridors
20 reducing to 50 percent when occupied. The
21 occupancy sensors will turn them on when our
22 guests or our tenants come through.

23 Occupancy controlled lighting within the
24 public bathrooms, offices, et cetera within
25 that, those spaces.

1 Gas-fired condensing domestic
2 water heaters within the C wing, and we're
3 using high-efficiency condensing gas-fired
4 furnaces within the apartments. This has
5 been major in terms of trying to reduce the
6 amount of heating costs, natural ventilation.

7 So those are some of the
8 things that we're looking at to do to try and
9 be sustainable.

10 Are there any questions?

11 PRESIDENT SLIFKA: Okay.

12 Nothing at this time. Thank you.

13 MS. HAYES: So John Scobie is
14 with Center Development Corporation, and they
15 are the developer of this project. And we're
16 going to ask him to -- I guess I'm not sure
17 if the correct word is "respond" to, but to
18 discuss the affordable housing issues, some
19 of the issues that were raised at the last
20 meeting.

21 And does anybody want to still
22 look at the picture of West Hartford? Or do
23 you think it would be okay if we raised the
24 screen?

25 PRESIDENT SLIFKA: That would

1 be fine. Thank you.

2 MR. SCOBIE: Good evening.
3 John Scobie. I'm with Center Development
4 Corporation, New York, New York.

5 Thank you. We greatly applaud
6 organizations like the Partnership for Strong
7 Communities who are working to expand housing
8 opportunities for all and we agree that
9 communities should be inclusive, and that
10 this requires a full range of housing
11 options.

12 Our history as a company
13 underscores our commitment to affordable
14 housing. We were founded in the seventies as
15 a not-for-profit whose mission was the
16 development of subsidized housing in
17 devastated areas of Harlem and the South
18 Bronx. Affordable housing accounts for two
19 thirds of the 4,000 units that we have
20 developed since that time and we continue to
21 develop affordable housing today.

22 Our last project immediately
23 prior to Arcadia Crossing was a 372-unit
24 low-income housing tax credit property in the
25 Bronx. There we layer our tax credits,

1 Section 8 rental subsidies, tax exempt
2 mortgage bonds and Article 11 property tax
3 abatement in order to achieve the established
4 affordability goals.

5 However, our development
6 experience has taught us that not every site
7 or development opportunity is well suited for
8 affordable housing. Frankly, if there was an
9 affordability requirement in place when we
10 received the request for proposals from the
11 Sisters of St. Joseph it is unlikely that we
12 would be standing in front of you tonight.

13 Twenty-seven Park Road
14 presents a number of challenges that greatly
15 add to the cost of development there. We
16 knew that the soil conditions had limited
17 bearing capacity and would require special
18 foundations. We now know that those special
19 foundations will add \$2 million to the
20 construction cost. We knew that the site had
21 extensive wetlands and that the Sisters
22 wanted to preserve as much open space as
23 possible.

24 So we understood that we had
25 to meet a substantial portion of the parking

1 requirements in a garage at a cost of 32,000
2 dollars per space, versus approximately 6,000
3 per space for surface parking, a premium, an
4 overall premium of 7 million dollars. We
5 knew that it was critical to the Sisters that
6 the existing structures on the site be
7 preserved, however doing so will require the
8 safe removal of hazardous materials at a cost
9 of \$2.2 million.

10 We have worked very closely
11 with the Sisters to explore various options
12 that would allow them to maintain a presence
13 on the site. Ultimately it was determined
14 that the most cost-effective option for them
15 was to remain in the west wing, a space that
16 represents 25 percent of the total space of
17 the existing buildings.

18 That reduced our development
19 yield by 22 units that we had originally
20 planned to build out in that space, with a
21 corresponding reduction in our net operating
22 income. Given that the Sisters will continue
23 to occupy the west wing we would submit that
24 the project already includes an affordable
25 component.

1 With what we knew about the
2 extraordinary costs associated with the
3 development of the 27 Park Road site we
4 understood from the beginning that only a
5 market-rate rental project would be feasible
6 there. And over the past three years we have
7 consistently presented our project as such to
8 town officials and the community at large.

9 While we appreciate the
10 efforts of organizations like the partnership
11 for strong communities imposing an affordable
12 requirement on this particular project, it
13 will make it unworkable for us. We believe
14 that our past track record with affordable
15 housing demonstrates that we would have
16 included it in this project if it were
17 achievable.

18 Thank you.

19 PRESIDENT SLIFKA: Thank you,
20 Mr. Scobie.

21 I sense there will be
22 questions for Mr. Scobie. You're willing to
23 take them, I assume, at this time.

24 MR. SCOBIE: I am.

25 PRESIDENT SLIFKA: I know

1 that, you know, the whole Council has been
2 receiving a lot of information. So some of
3 this may be -- I'm hopefully including
4 questions that my colleagues might have, but
5 I just have two I want to start with.

6 One, you or somebody on the
7 team covered a little bit of it in the first
8 hearing. We want to just clarify it little
9 bit, which is essentially you kind of teed it
10 up in a way that you make an argument that
11 there's affordability component already in
12 this building by virtue of the units for the
13 Sisters, you discussed in the first hearing
14 the ultimate disposition of those.

15 So let's say we, you know, if
16 those comprise an affordable wing, such as it
17 is that's intended to be affordable forever,
18 if that's part of the application, we have an
19 usual situation here where the Sisters are
20 dedicated to go into the, quote, unquote,
21 affordable spot.

22 What happens with those units
23 over time if they're not going to be filled
24 with Sisters in the future? And I sure hope
25 that they are. But if some of them do become

1 vacant in the future, where do those go? In
2 other words, do they remain affordable in
3 some fashion if they were to go out to the
4 public?

5 MR. SCOBIE: The Sisters have,
6 you know, obviously the right to continue to
7 own the west wing for as long as they need
8 it, whether that's 20 years or another 100
9 years. We have an option to purchase the
10 west wing from the Sisters at such time as
11 they may no longer need it.

12 This zoning application does
13 not anticipate any further conversion of that
14 space to rental units. So we would have to
15 come before you again at such time to request
16 an amendment, I guess, to the special
17 development district to expand the apartments
18 to that space. And as I said, we originally
19 anticipated about 22 units in that space, but
20 that would be at some future date. And
21 again, would require your approval in that.

22 MS. HAYES: And if I could
23 just jump in just to clarify a little bit on
24 your comment on, as if a unit in the Sisters'
25 becomes empty, or if they're not using them

1 all.

2 As we had mentioned in the
3 first hearing we intend to condominium-ize
4 this property. So the Sisters will own
5 entirely that west wing. You know, if it
6 turns out that it's only half used, it's only
7 half used. I mean, we would have nothing, no
8 rights to it and nothing to do with it.

9 And the Sisters would, you
10 know, maybe at that point in time decide they
11 didn't need it and, you know, would offer it
12 to us. But they may decide that they want to
13 continue to use it until even if there's only
14 one sister that lives there until there are
15 no more Sisters that live there.

16 PRESIDENT SLIFKA: So the
17 decision is really up to the Sisters at that
18 point?

19 MS. HAYES: It's up to the
20 Sisters, yes.

21 MR. SCOBIE: And just to be
22 clear, it will be set up as a residential
23 care facility. Although it's generally been
24 spoken of as having 36 units, they are not
25 units in the sense that apartments are units.

1 MS. HAYES: And also the
2 agreement that we have with them is that the
3 use of the wing, while they are the owners,
4 will be limited to -- and Karen, help me if I
5 get this wrong -- vowed, women, religious.

6 PRESIDENT SLIFKA: That's
7 pretty specific.

8 MS. HAYES: Yes.

9 PRESIDENT SLIFKA: Okay. And
10 before I turn over to my colleagues, the one
11 other part I wanted to cover -- and I may get
12 some of the detail on this wrong because I
13 don't have the e-mail in front of me.

14 But I understand that, well,
15 at the last hearing and then we've heard, you
16 know, through materials that have been sent
17 to us since then, that an argument was made
18 that there are financing options available in
19 the State or other entities that would allow
20 you even at this late date to pursue an
21 additional affordable component beyond what
22 you might have already for the Sisters.

23 Can you address what you've
24 done with those, or if anything, and your
25 reaction to them?

1 MR. SCOBIE: The only
2 financing option that we're aware of is the
3 Department of Housing's Just In Time program,
4 which Mr. Fink brought up at the last
5 hearing. That's a program that essentially
6 subsidizes the inclusion of affordable units
7 by funding the difference between market
8 rents and the affordable rents over a 15-year
9 rent restricted period.

10 The rent differential is
11 calculated using a fixed rent escalation rate
12 over that 15-year period, and then it's
13 brought to present-day dollars by using a
14 fixed discount rate. There, there are a
15 number of features of the program that are
16 unattractive and unappealing to us.

17 The very first is that we
18 would be required to fix our market rents
19 before they're tested in the marketplace.
20 The second is that it's very hard to
21 anticipate a fixed rent escalation rate for a
22 15-year period. Third, it's likewise hard to
23 anticipate a fixed discount rate for a
24 15-year period.

25 We found the model that the

1 State provided to us for our project
2 particularly unappealing because it utilized
3 a 2 percent annual rent escalation rate and
4 an 8 percent discount rate at which those
5 rents were brought back to present value. So
6 we basically had a situation where our rents
7 in essence declined over time.

8 These programs, this
9 particular program is also exceedingly
10 difficult to administer because it has, not
11 only a rent limit, but it has an underwriting
12 criteria that requires that tenants pay no
13 more than 30 percent of their income.

14 So you're faced with an
15 exceptionally narrow band of qualified
16 tenants who could actually pay the stipulated
17 rent. You literally would have to find
18 someone at 50 percent of median income who
19 could afford to pay the stipulated rent
20 because that's how the rent is established.
21 It's 30 percent of that household income.

22 What occurs over time -- and
23 we've worked with programs like this -- are
24 basically two things. You either have
25 extended vacancy periods in the units while

1 you try to find this very elusive band of
2 household income, or you agree to take a
3 rental rate that's lower than you could
4 charge because you can't find someone in
5 that, in that income band.

6 You also have the problem
7 going forward where, no matter what
8 escalation rate you've agreed to, the family
9 in that apartment may not continue to
10 increase their income at the escalation rate
11 that you're permitted on the rents. And
12 again, what are your options? I guess you
13 could evict them, but that certainly wouldn't
14 be something we would want to do to. So
15 again, you're sort of forced to accept a
16 lower rent than you might otherwise be
17 allowed to charge.

18 So all of these factors really
19 lead to a situation where the differential
20 between the market rent and what you're
21 actually collecting is quite substantial.
22 You know, it may seem -- these points with
23 regard to discount rates and annual rent
24 increases, you know, may seem a little
25 arcane, but to give you an example we have --

1 our two-bedroom units we were hoping to
2 charge in the area of \$2600.

3 And if we escalated that at
4 2 percent, which the State had proposed over
5 15 years, the rent would be \$3500. If we
6 escalated it at 3.4 percent, which based on
7 our market study we understand is the actual
8 annual escalation rate that's been achieved
9 over the last 14 years in this market, the
10 rent, the \$2600 rent becomes \$4293. So it's
11 a very substantial difference.

12 If we start with the \$4293
13 rent and we discount it back at, say,
14 4 percent, our present value is \$2361. If we
15 discount it back at 8 percent, the present
16 value is \$1,002. It's a difference of \$1359
17 a month.

18 So these factors, although
19 they may sound a little complex, in fact
20 result in very substantial economic
21 consequences to the project, which for the
22 reasons that I noted in my brief
23 presentation, this project is ill equipped to
24 sustain by virtue of the extraordinary
25 development costs that this site requires.

1 PRESIDENT SLIFKA: Thank you,
2 Mr. Scobie. I'm going to rest for the moment
3 and turn this over to my colleagues. I do
4 know that, while some of us may have glossed
5 over the discount rate references,
6 particularly we're keen for Mrs. Cantor and
7 Mrs. Hall. So at least two of us were
8 following along.

9 Is there anybody else who
10 would like to ask anything else?

11 Mrs. Cantor?

12 COUNCILOR CANTOR: Just to go
13 a little bit further into the analysis and to
14 see if things were a little bit different and
15 when this would work, have other developments
16 that you've done been mixed where you have
17 market and a portion that is affordable?
18 Because it sounded like you've done --

19 MR. SCOBIE: Yeah -- sorry.
20 For example, Park Place Towers which we
21 develop in Hartford is a 451-unit project.
22 That's a so-called 80/20 project, 80 percent
23 market, 20 percent affordable.

24 In that case, the
25 affordability was achieved by -- on several

1 fronts by using the tax-exempt mortgage
2 revenue bonds to fund the mortgage, by
3 getting a very substantial tax abatement from
4 the City of Hartford, and by getting a \$9
5 million urban development action grant.

6 COUNCILOR CANTOR: Okay. And
7 so if you -- and another question, the 22
8 units. If you had developed those as market
9 it still would not probably have worked to
10 develop this as a mixed income in your plan
11 because it was such a high-cost project.
12 Correct?

13 MR. SCOBIE: You know, losing
14 22 units certainly exacerbated the problem,
15 but as I characterize it there were other
16 issues that added extraordinary costs to the
17 development.

18 COUNCILOR CANTOR: All right.
19 I may have more. Thanks.

20 PRESIDENT SLIFKA: Anyone
21 else?

22 Mr. Williams.

23 COUNCILOR WILLIAMS: Thank
24 you, Mr. Mayor.

25 We've been hearing a lot about

1 the term "affordable housing," a layperson's
2 definition, and then there's actually
3 regulatory. I'm just interested being
4 someone in the industry when you hear the
5 term "affordable housing" what does that mean
6 to you?

7 MR. SCOBIE: It means
8 virtually nothing, because as you say there's
9 an extremely broad spectrum. At Park Place
10 Towers affordability in the judgment of the
11 City of Hartford Council was 80 percent of
12 median income.

13 In tax credit, low-income
14 housing tax credit transactions there's
15 usually a choice about the unit mix and the
16 percentage of area median income that you can
17 use, but it's usually in the 50 to 60 percent
18 range.

19 There are, you know, a variety
20 of programs, unique, that are somewhat unique
21 to New York City that underwrite a very
22 substantial reduction in what otherwise would
23 be the market rent appointed in support of
24 people making 30 percent of area median
25 income. So it's a pretty broad spectrum.

1 There are also programs in New York that
2 judge units to be affordable if they can be
3 acquired or rented by families making 165
4 percent of area median income, so there's no
5 common understanding of the term.

6 COUNCILOR WILLIAMS: A broad
7 continuum?

8 MR. SCOBIE: Yeah.

9 COUNCILOR WILLIAMS: I believe
10 you said, and I don't want to put words in
11 your mouth, that had there been an affordable
12 housing requirement on the project you may
13 not have bid on it in the first place. Is
14 that right?

15 MR. SCOBIE: Yes. I mean,
16 understanding what we did know before we bid
17 about the requirements of the site.

18 COUNCILOR WILLIAMS: Can you
19 give me an idea of why that would be as far
20 as, sort of, the upfront costs that you would
21 know just as someone interested in a project
22 at its genesis, why it would be that an
23 affordable housing requirement would sort of
24 deter you from bidding at that point?

25 MR. SCOBIE: Well, the primary

1 reason, as I mentioned, was the garage
2 parking requirement. That itself added
3 \$7 million to the development cost. We were
4 aware -- Park Place towers is only a mile
5 down the road from Arcadia Crossing. We were
6 aware of the soils issues at this site. And
7 the Sisters were good enough to include in
8 the due diligence package a hazardous
9 material studies that they had prepared.

10 So we were aware of those,
11 those factors, and they all mitigate against
12 anything other than market-rate housing.

13 COUNCILOR WILLIAMS: Thank
14 you.

15 PRESIDENT SLIFKA: Thank you,
16 Mr. Williams.

17 Anyone else? Mrs. Hall, go
18 ahead.

19 COUNCILOR HALL: How long do
20 you think it's going to take before you get
21 the return on your investment? Like, eight,
22 ten years?

23 MR. SCOBIE: Yeah, we normally
24 analyze transactions on what's called a
25 ten-year hold period. That's not necessarily

1 typical of our -- how long we hold onto a
2 project. Many of the projects we did 30
3 years ago we still own. But we look at the
4 investment and whether it's a viable
5 investment based on the ten-year hold
6 scenario.

7 COUNCILOR HALL: Thank you.

8 PRESIDENT SLIFKA: Mr. Barnes?

9 COUNCILOR BARNES: Thank you.

10 Mr. Scobie, when did you
11 complete the RFP for the project? Do you
12 recall?

13 MR. SCOBIE: I think it was
14 back in December of 2012.

15 COUNCILOR BARNES: And during
16 your earlier comments you mentioned that you
17 contacted the State about the Just In Time
18 Program and you were talking about the
19 different components of it?

20 MR. SCOBIE: They had actually
21 contacted us.

22 COUNCILOR BARNES: Okay. And
23 when did that happen?

24 MR. SCOBIE: That happened a
25 week before Christmas, this year.

1 COUNCILOR BARNES: Okay. And
2 do you know why they contacted you?

3 MR. SCOBIE: I assume that
4 Mr. Fink asked them to contact us. I'm not
5 sure.

6 COUNCILOR BARNES: But you
7 didn't contact the State?

8 MR. SCOBIE: No.

9 COUNCILOR BARNES: And did you
10 meet with the State?

11 MR. SCOBIE: No, I had a
12 conference call with the commissioner and the
13 deputy commissioner and then received an
14 e-mail with informational material that I had
15 requested, which I received -- I can't quite
16 recall, but I think it was Christmas Eve.

17 And I indicated to the deputy
18 commissioner who sent it to me that I would
19 review it once I came back from my holiday
20 vacation, and I did. But I didn't get to it
21 until late last week.

22 COUNCILOR BARNES: Okay. And
23 you didn't pursue it with the State?

24 MR. SCOBIE: No, I have not.

25 COUNCILOR BARNES: Okay. And

1 when did you first learn about this, the
2 community's concern or interest in having
3 affordable housing be a component of this
4 project?

5 MR. SCOBIE: We first learned
6 about it, I believe Mr. Fink contacted
7 Mr. Coursey who was doing the community
8 outreach, but that wouldn't have been more
9 than, you know, several months ago.
10 Mr. Coursey can address when he was contacted
11 by Mr. Fink, but that was the earliest.

12 At no time prior to that did
13 anyone ever mention affordable housing or a
14 desire to include affordable housing in the
15 project.

16 COUNCILOR BARNES: Okay. So
17 within the last couple months?

18 MR. SCOBIE: Yes, definitely.

19 COUNCILOR BARNES: And then
20 two questions about some of the other
21 comments that you made. You mentioned that
22 the west wing constitutes about 25 percent of
23 the property?

24 MR. SCOBIE: Of the existing
25 buildings.

1 COUNCILOR BARNES: The
2 existing buildings, okay.

3 MR. SCOBIE: So the existing
4 buildings I believe are around 186,000 square
5 feet. That's about 25 percent.

6 COUNCILOR BARNES: Okay. So I
7 was doing the math. Between 22 units
8 compared to 300-plus units and that didn't
9 work out to about 25 percent to me. So
10 you're saying of the existing space?

11 MR. SCOBIE: Oh, that's
12 correct. Yeah, and we only have, in the
13 existing buildings, we only have 66 of the
14 310 units that we're planning. So it's the
15 additions that carry the weight of the
16 majority of the units.

17 COUNCILOR BARNES: Okay.
18 Thank you. And just to be clear, the Sisters
19 have a fee interest. They own the west wing.
20 Is that correct?

21 MR. SCOBIE: Yes, they
22 currently own the entire property and it will
23 be condominium-ized, and they will own the
24 west wing and an outdoor space area adjacent
25 to the west wing. And there will be certain

1 common elements as there are in any
2 condominium and, you know, we are building --
3 they will have use of 35 parking spaces
4 associated with their facility.

5 COUNCILOR BARNES: Okay. And
6 you mentioned condominiums. What are the
7 condominiums that are part of this project?
8 Is it where the west wing is? Or are we
9 talking about apartments? Where are the
10 condominiums?

11 MR. SCOBIE: There are simply
12 two condominiums. What is the west wing and
13 a small associated outdoor area, and the
14 other is the balance of the existing
15 buildings and the rest of the site.

16 COUNCILOR BARNES: Okay. And
17 I don't know. Why do we refer to them as
18 condominiums?

19 MR. SCOBIE: That's really the
20 only, you know, form of ownership we could
21 devise that would allow the Sisters to retain
22 control of the west wing and, frankly, not be
23 subject to property tax.

24 COUNCILOR BARNES: All right.
25 Thank you.

1 PRESIDENT SLIFKA: Anyone
2 else?

3 Mr. Davidoff.

4 COUNCILOR DAVIDOFF: Thank
5 you.

6 So the site is quite vast and
7 I was wondering whether or not you have any
8 other development possibilities on the site
9 other than what's currently being proposed?

10 MR. SCOBIE: No. The terms of
11 our purchase and sale agreement with the
12 Sisters require us to get their approval for
13 what we've put forth here. They, in their
14 RFP and in our many discussions with them,
15 indicated a very strong preference that as
16 much open land be maintained as possible. So
17 our only future development goal, if at some
18 much future date, would be to develop the
19 west wing.

20 COUNCILOR DAVIDOFF: All
21 right. So I just want to get that on the
22 record. So the parcel that abuts Ringgold
23 Street would not be seen as a parcel that
24 would be considered developable?

25 MR. SCOBIE: It's developable,

1 but we've chosen not to develop it.

2 COUNCILOR DAVIDOFF: And what
3 kind of uses could and you anticipate for
4 that parcel?

5 MR. SCOBIE: There was a plan
6 that the Sisters had developed that showed
7 some smaller apartment buildings. I believe
8 there were three or four of them along
9 Ringgold Street.

10 COUNCILOR DAVIDOFF: And how
11 many units would it be able to be?

12 MR. SCOBIE: I don't recall.
13 It's not an alternative that we pursued.

14 COUNCILOR DAVIDOFF: All
15 right. But that is a possibility?

16 MR. SCOBIE: It's certainly a
17 possibility.

18 COUNCILOR DAVIDOFF: But one
19 that has been discussed with the Sisters, or
20 not with the Sisters?

21 MR. SCOBIE: Yes, we chose not
22 to pursue that option.

23 MS. HAYES: Susan Hayes, if I
24 could jump in here, too. And I guess I would
25 say that we consider ourselves very fortunate

1 and very lucky -- not lucky, but very
2 fortunate after a lot of hard work to obtain
3 the approval of the wetlands commission for
4 the proposal, because what is not being
5 developed under this proposal and even a
6 portion of what we are showing under this
7 proposal is all upland review area, wetlands
8 or floodplain.

9 So when you talk about -- when
10 you see the vast expanse of land out there,
11 you say, my goodness gracious. But when you
12 talk about the actual developability of that
13 land -- over on Ringgold Street if you've
14 driven down that street and you've looked at
15 the existing house that is on there that the
16 Sisters own, and you look in the back, and
17 you will see that the land goes down and the
18 house basically sits on retaining.

19 Once that house is gone, which
20 is what's going to happen in conjunction with
21 this project if it gets approved and that
22 land is graded, basically you're maybe
23 looking at a -- I don't know. Henry, correct
24 me if I'm wrong. A 20, 30-foot strip that's
25 outside of an upland review area, a wetland

1 or a floodplain. So there would be
2 significant hurdles to do any kind of
3 development along Ringgold Street.

4 PRESIDENT SLIFKA:

5 Mr. Wenograd.

6 COUNCILOR WENOGRAD: Thank
7 you.

8 Just there's been some
9 criticism in town on other projects in terms
10 of historic preservation. So you talk a
11 little bit about what obstacles this
12 historical preservation had. Was that an
13 additional added cost? How did what you're
14 doing here to preserve some of the buildings
15 add to your concerns about -- or issues, you
16 know, raising the cost of this? Or was it
17 something that actually was more easily done?

18 MR. SCOBIE: I wouldn't say
19 that it necessarily raised the cost. We are
20 pursuing, you know, an historic registry
21 designation for the existing buildings. We
22 hope to get some historic tax credits if we
23 are successful in that regard.

24 That type of designation
25 certainly does come with some additional

1 expense with regard to the types of windows
2 that are used, or even some interior
3 features. But generally speaking, any such
4 additional expense is offset by the historic
5 tax credits themselves.

6 MS. HAYES: But I think, and
7 correct me if I'm wrong, John, because I
8 think we had mentioned this at the last
9 meeting. It would be a lot easier, quite
10 frankly, if we could just demo the entire
11 existing building and start from scratch. I
12 mean, that would be a developer's dream.
13 That was not what was part of the RFP that
14 the Sisters issued and not part of our
15 agreement with them.

16 And quite frankly, we also
17 believe -- and I know that Center Development
18 is a very strong proponent of historic
19 preservation. We believe that the existing
20 building, notwithstanding the fact that makes
21 development much more difficult, it's going
22 to involve a significant remediation, which
23 you had mentioned a little bit earlier. It's
24 a beautiful building and it's a wonderful
25 presence and it's got some very great,

1 historic aspects to it, both from a building
2 perspective and just from an historic
3 perspective with the Sisters.

4 So we're happy,
5 notwithstanding that cost, to basically
6 preserve the building even though it would be
7 easier to do the development without it.

8 COUNCILOR WENOGRAD: Thank
9 you.

10 PRESIDENT SLIFKA: Just
11 following up on Mr. Wenograd's question, I
12 had a note, and I think Mrs. Cantor had the
13 same one, that from your earlier testimony
14 that related to preservation. You had
15 increased costs of roughly 2.2 million. I
16 just want to make sure I'm right.

17 MR. SCOBIE: It's related
18 to -- the fact of the matter is that the
19 buildings have hazardous building materials
20 in them. And in order to safely remove those
21 we're incurring an additional expense of
22 2.2 million.

23 PRESIDENT SLIFKA: Thank you.
24 Anybody else? Mrs. Hall.

25 COUNCILOR HALL: This may be a

1 question for Mr. Coursey. Did any of the
2 immediate neighbors express a desire for
3 affordable housing there?

4 MR. COURSEY: I appreciate
5 your question, but I don't want to speak for
6 any of the neighbors. I think it would be
7 better to let them speak for themselves.
8 That was not part of -- an affordable
9 component wasn't part of the application. It
10 wasn't part of my conversations with
11 neighbors.

12 COUNCILOR HALL: Okay. I just
13 don't know whether it came up in
14 conversation.

15 MR. COURSEY: As I said
16 earlier, though, there was a concern that
17 neighbors had that it sounded like there was
18 a possibility that the project that was
19 presented to them could be changed, and that
20 was a concern that they had.

21 COUNCILOR HALL: Thanks.

22 PRESIDENT SLIFKA: Anyone
23 Else?

24 (No response.)

25 PRESIDENT SLIFKA: Mr. Scobie,

1 thank you.

2 Anything more, Ms. Hayes?

3 MS. HAYES: We're done with
4 our presentation. We're happy to answer any
5 questions. I haven't looked -- well, I was
6 going to say, I haven't looked to the back of
7 the room in a little while. I don't know
8 if -- since there's a lot of people here,
9 we're certainly happy to hold off on
10 answering questions until they talk, whatever
11 the Council desires.

12 PRESIDENT SLIFKA: I think if
13 my colleagues agree, maybe we'll proceed to
14 the public comment at this point. And then
15 of course you can respond to that. We may
16 have more questions.

17 MS. HAYES: And then, you
18 know, just reserve a few minutes at the end.

19 PRESIDENT SLIFKA: Absolutely.

20 Okay. I had gotten an
21 instruction at the beginning that either
22 Carol Mulready or Tracey Wilson was going to
23 speak at this point, depending on who was in
24 the room. And so it looks like Ms. Mulready
25 will go first.

1 And just for Ms. Mulready who
2 knows the rules, but all those that do not,
3 if you could just please state your name and
4 address for the record when you get to the
5 mic.

6 Thank you.

7 CAROL MULREADY: My name is
8 Carol Mulready. I live at 25 Montclair
9 Drive. The instruction you have, Mr. Mayor,
10 is we were going to switch position because
11 Ms. Wilson had another engagement and didn't
12 expect the presentation. So the question is
13 now, will you allow me to read her testimony
14 and my own as well?

15 PRESIDENT SLIFKA: Yes.

16 CAROL MULREADY: Thank you.
17 So I am speaking for Tracey Wilson who lives
18 at 99 Outlook Avenue. She speaks this
19 evening in support of moderate income housing
20 as part of the Arcadia Crossing development
21 for the cause of equity, fairness,
22 inclusiveness and in an effort to open up
23 opportunities for moderate-income families.
24 And she does support the affordable units at
25 Arcadia Crossing.

1 As the town historian, I think
2 it is important to know something of the
3 context of affordable housing in our town.
4 Connecticut's 169 separate towns have made
5 barriers for many who live in our state. We
6 have some of the biggest differences in
7 income and housing prices between towns and
8 cities as anyone in the country.

9 In 1943 during World War II
10 when the federal government contacted the
11 West Hartford Housing Authority to build more
12 workers' housing, Frank Duffy, Chief of the
13 Housing authority tried to keep it out saying
14 he wanted, quote, no slums in West Hartford,
15 end quote. He agreed to the project only
16 that after he was assured that the structures
17 would be torn down at war's end. The Housing
18 Authority successfully kept African-Americans
19 from residing here. By 1958 the two
20 multiunit projects were demolished.

21 Just over the line on Flatbush
22 Avenue in Hartford the federal government
23 built Charter Oak Terrace in Rice Heights
24 with a thousand residential units for the
25 returning war workers. Unlike West

1 Hartford's war housing, these were not torn
2 down. When they were 50 years later in the
3 late 1990s they were part of a change in what
4 were seen as best practices in situating low
5 and moderate-income housing. That is
6 federal, state and local governments realized
7 that segregation of low and moderate-income
8 housing was counterproductive and did not
9 bring economic justice.

10 Arcadia Crossing is a place
11 where West Hartford Town Council can lead.
12 We can say as a community like Cambridge,
13 Massachusetts does, that scattered-site
14 moderate-income housing is good for our
15 community. The easiest thing for you to do
16 is to say it is too late.

17 If you believe this is
18 important it is not too late for the Town
19 Council and Town Manager to sit down with the
20 developer and consider the use of the State's
21 Just In Time funding to make this happen.

22 As I put on another hat as a
23 member of the Universalist Church of West
24 Hartford, our church believes that we live in
25 faith through our deeds. From this faith I

1 ask you, what do we want to be? Do we want
2 to be in an exclusive enclave? Or do we want
3 to be a community that is broadly inclusive
4 of everybody?

5 Thank you.

6 And I will speak for myself at
7 the lower level that you have there.

8 PRESIDENT SLIFKA: You can
9 continue for efficiency's sake.

10 CAROL MULREADY: Other people
11 may have to leave.

12 PRESIDENT SLIFKA: Okay. Per
13 her instructions, next is Lori Powers.

14 LORI POWERS: Good evening.
15 For the record, Lori Powers, 58 Crescent
16 Street, West Hartford. I just had a quick
17 couple of questions, and one of them I
18 believe you brought up earlier was, what is
19 the definition of affordable housing?

20 No one seems to have a clear
21 definition of that for any of the residents
22 that are in the vicinity of this proposed
23 plan. Can I get a response to that?

24 PRESIDENT SLIFKA: Just so you
25 know, we will generally try to bring those

1 out through the rest of the hearing process.
2 We don't get into a dialogue here, but I'm
3 certain we will raise that when the Council
4 is in its dialogue.

5 LORI POWERS: Okay. And then
6 my second question will be for the
7 development. In the event that the market
8 prices cannot be met, what will happen to the
9 apartments then?

10 PRESIDENT SLIFKA: We'll ask
11 the developer to address that, and then come
12 back up after the public speaks.

13 LORI POWERS: And that's all I
14 have.

15 PRESIDENT SLIFKA: Thank you.
16 Margaret Glynn is next.

17 MARGARET GLYNN: Margaret
18 Glynn, 145 Brace Road.

19 My subject is air quality. A
20 major source of residential air pollution is
21 the exhaust from clothes dryers with their
22 heavy burden of fragrances and fabric
23 softeners. Arcadia Crossing will have 310
24 individual apartment dryers as well as the
25 laundry facility for the Sisters' residence.

1 I was told after the last
2 meeting that the original plan was to
3 aggregate the dryer exhaust into vertical
4 ducts and to disperse it at the roof level.
5 However, because the fire code requires fire
6 stops in the ducts rising more than four
7 levels, this was deemed cost prohibitive.
8 And therefore, the current plan is that all
9 the dryers will now be fitted directly
10 through the exterior walls.

11 Much effort has been made to
12 preserve and enhance the bucolic quality of
13 the site and to provide open-air courtyards
14 and walkways adjacent to the structure.
15 These amenities should not be robbed of
16 clean, fresh air by what amounts to 310
17 perfume pumps.

18 I wonder if the designers and
19 the fire marshal could look at a third
20 alternative in which all the dryers from the
21 first four levels only could still be ducted
22 vertically and vented near the roof, as
23 originally planned, and that only the dryers
24 from the fifth level be vented directly
25 through the exterior wall. This could

1 satisfy the fire code and still allow most of
2 the dryer exhaust to be dispersed in the
3 upper air currents.

4 Thank you.

5 PRESIDENT SLIFKA: Thank you,
6 Ms. Glynn.

7 The next speaker is Kevin
8 Clewes.

9 KEVIN CLEWES: Good evening.
10 I'm Kevin Clewes. I live at 73 Ringgold. So
11 we're one of the properties that actually
12 lives right adjacent to what's going on in
13 here. And we've heard everything that's
14 going on back and forth with the developers,
15 and Mr. Scobie and everything.

16 And one of the things that
17 drew us to that location was, you know, we
18 were right on the Hartford border and we
19 understood that -- but that great property
20 that's across the street. I mean, the
21 Sisters have been phenomenal neighbors for
22 the last 13 years. We have loved them over
23 there.

24 But like the woods, the
25 cemetery obviously, the willows, that was our

1 big concern to make sure that those stayed in
2 place. You know, now they are wetlands, and
3 development and things like that. So
4 basically I'm up here in support of the
5 development. And so we would love to see it
6 go forward, because this is an opportunity to
7 keep that location in what it is, and then
8 add 300 extra people to the community. And
9 that's it.

10 PRESIDENT SLIFKA: Thank you
11 Mr. Clewes.

12 Ms. Mulready, I've got bad
13 news. You're up again. If you choose to
14 accept, it's your turn.

15 CAROL MULREADY: My name is
16 Carol Mulready. I live at 25 Montclair
17 Drive. I am here on behalf of the League of
18 Women Voters of Greater Hartford to speak in
19 favor of affordable housing in West Hartford,
20 particularly at this time in the proposed
21 development at 27 Park Road, the property of
22 the Sisters of St. Joseph.

23 The League of Women Voters has
24 a long history of support for programs that
25 promote social and economic justice, and the

1 health and safety of all Americans. During
2 the 1960s the league began building a
3 foundation of support for equal access to
4 education, employment and housing.

5 As a result of the League of
6 Women Voters' national and local studies, and
7 consideration of societal change, the league
8 continues to hold positions on housing,
9 including support for inclusionary zoning and
10 land-use policies to encourage affordable
11 housing production and rehabilitation,
12 encouragement of private sector investment in
13 affordable housing, housing design that
14 encourages economic integration within
15 apartment buildings as well as within
16 neighborhoods.

17 During the late seventies and
18 early eighties there was a very active
19 promotion of affordable housing in West
20 Hartford and a commitment to make certain
21 that there would be scattered sites of
22 affordable housing throughout town. One
23 memorable one being on a Flag Road. Since
24 then there has been a good deal of housing
25 development in town, but very little has been

1 affordable. The Town missed an opportunity
2 when Blue Back Square was developed by not
3 requiring that some of the units be
4 affordable.

5 Please do not let another
6 opportunity go by without addressing this
7 very important need. It seems that it is
8 time again for the Council to make a
9 commitment to affordable housing. Some
10 positive steps have been taken in this
11 direction, fifteen units in the Goodwin, the
12 newly constructed apartment building on
13 Newington Road, 15 that are affordable units.

14 We realized this development
15 is very complex, a very complex one that is
16 done to benefit the Sisters of St. Joseph in
17 its housing needs. However, with 310
18 additional proposed units we believe it makes
19 sense to have some units that can be truly
20 affordable to the young workers in all
21 professions that keep a community vibrant.

22 I read that the starting rent
23 for Arcadia Crossing is \$1400 a month, which
24 I assume is a studio apartment, as opposed to
25 the one and two-bedroom units. With some

1 basic calculation using \$1400 as one third of
2 a person's monthly income, the maximum one
3 should use for housing, I found that the
4 per-hour wage required to meet the rent would
5 be \$24 an hour, or \$50,400 a year.

6 For comparison the beginning
7 salary for a first-year teacher with a
8 bachelor's degree in West Hartford is just
9 under \$49,000, according to information on
10 the town website, out of range for Arcadia
11 Crossing. This would likewise be out of
12 range for senior citizens on fixed income who
13 would like to stay in town after selling a
14 home. We encourage serious consideration of
15 reserving some units as affordable in this
16 development.

17 Thank you very much for your
18 consideration.

19 PRESIDENT SLIFKA: Thank you,
20 Ms. Mulready. Is this the last time you'll
21 be up here tonight?

22 CAROL MULREADY: It is.

23 PRESIDENT SLIFKA: Then we'll
24 say goodbye.

25 The next speaker is Chuck

1 Joseph.

2 CHARLES JOSEPH: Good evening
3 Chuck Joseph, 220 Sedgwick Road. I'm the
4 Director of Human Resources for Joseph Family
5 Markets. We own and operate, my family does,
6 the ShopRite of West Hartford. And our store
7 is directly adjacent to the property being
8 discussed. I'm here to recommend that you
9 approve the Arcadia Crossing project on Park
10 Road.

11 When we opened our store in
12 2010 we were welcomed by the Park Road
13 Association, a group of business owners and
14 entrepreneurs who meet regularly to discuss
15 how to improve the Park Road experience.
16 Like our store, many of these businesses are
17 local family-owned operations that work
18 extremely hard to compete in a difficult and
19 crowded marketplace. I cannot overstate how
20 impactful I believe the development Arcadia
21 Crossing would be on all of our businesses.

22 Since our store opened the
23 competition in West Hartford has grown, in
24 particular with national and international
25 brands such as Stop & Shop, Big Y, Walmart

1 and Costco. While competition can be a
2 positive force for consumers and residents,
3 it also poses a challenge for local family
4 businesses like ours.

5 Arcadia Crossing stands to
6 place over 300 families within walking
7 distance of our store and the other
8 businesses on Park Road. The foot traffic
9 from Arcadia Crossing will help our store to
10 compete with those large out-of-state
11 businesses as well as online retailers like
12 Amazon who for years paid no sales tax to the
13 State of Connecticut.

14 I believe our store is unique
15 in the West Hartford marketplace because of
16 our family's presence both in the store and
17 in the community. We currently employ 160
18 associates in our store including over 30
19 full-time career positions. When it comes to
20 our associates, they're not just numbers on a
21 page to our family. We know our associates
22 personally and by name and work very hard to
23 provide them with opportunities to grow
24 professionally and personally. The same is
25 true for our customers.

1 Over the years we've gotten to
2 know many of our customers personally and our
3 close attention to customer feedback allows
4 us to present a store that is tailored to the
5 unique needs of our community. When it comes
6 to the community we have tried to engage our
7 neighbors in a variety of ways, including
8 through our registered dietitian Shayna, our
9 pharmacists Kim and Kristin, and our
10 community relations manager, Carrie.

11 We've partnered with local
12 nonprofits, schools and other businesses to
13 try to have a positive impact on our local
14 community. Our donations include 51,922
15 meals to Foodshare in 2014 alone, and over
16 \$330,000 reinvested in our local community
17 over the last five years. I share this
18 because I believe that our store is different
19 than many other supermarkets in town.

20 There's certainly no shortage
21 of national and international brand
22 supermarkets in our area, I believe we are
23 the only full-service supermarket locally
24 owned and operated by a family living right
25 here in town. And I do believe that the

1 people of West Hartford value the ability to
2 shop and do business with a local
3 family-owned store that gives back to the
4 community.

5 With that said, I'm making the
6 recommendation that you approve the
7 development Arcadia Crossing. I believe it
8 is a positive impact on the Park Road
9 neighborhood, the businesses in the area and
10 certainly on our ShopRite store. By voting
11 to support the project you will be helping
12 all of our businesses continue to serve the
13 Town and its residents, something I know we
14 all hope to do for many, many years to come.

15 Thank you.

16 PRESIDENT SLIFKA: Thank you,
17 Mr. Joseph.

18 The next speaker is Linda
19 Scacco.

20 LINDA SCACCO: For the record
21 my name is Linda Scacco. I live at 25
22 Arlington Road. I've lived in West Hartford
23 since 1988. My husband and I have raised
24 three children, now grown, in this town, and
25 today I speak as a resident of West Hartford

1 as well as a member of a larger group.

2 I'm a member of the Standing
3 On The Side of Justice, a social justice
4 initiative originating out of the
5 Universalist Church of West Hartford. This
6 is a group of about a dozen volunteers whose
7 mission is to support social justice
8 initiatives both locally and nationally.

9 Recently we held a postcard writing meeting
10 in which over 25 members of our church wrote
11 letters in support of affordable housing in
12 this town, and I sent those out to you with a
13 cover letter several weeks ago.

14 The essence of our position is
15 this, as a member of a faith community that
16 values the inherent worth and dignity of
17 every individual regardless of race, class,
18 sex, sexual orientation or socioeconomic
19 status, we strongly support bringing
20 affordable housing to West Hartford.

21 Only 7 to 8 percent of housing
22 in West Hartford is considered affordable.

23 We ask the Town require that at least
24 10 percent of the units planned for Arcadia
25 Crossing on Park and Prospect be constructed

1 as affordable. And in addition, we ask the
2 Town of West Hartford develop a broad-based
3 affordable housing policy beyond the Arcadia
4 Crossing development.

5 We wish for West Hartford to
6 be at the forefront in encouraging and
7 providing opportunities that promote
8 diversity, inclusiveness and social justice.
9 It is the right and compassionate thing to do
10 to provide housing for people who wish to
11 live in a vibrant and diverse community with
12 an excellent school system, good employment
13 and a variety of recreational resources for
14 both children and senior citizens.

15 Eleanor Roosevelt said, one's
16 philosophy is not expressed in words. It's
17 expressed in the choices one makes, and the
18 choices are within our responsibility.

19 Anne Frank said, how wonderful
20 it is that no one need to wait a single
21 moment to start to improve the world. It is
22 our single moment here. It is our
23 responsibility to make a choice to change the
24 world in one small way, and that is by
25 including affordable housing in the Town of

1 West Hartford.

2 Thank you.

3 PRESIDENT SLIFKA: Thank you.

4 The next speaker is Angelo

5 Faenza.

6 ANGELO FAENZA: Good evening.

7 My name is Angelo Faenza, former President of
8 the Park Road Association. I've been on Park
9 Road since I owned the Prospect Cafe and the
10 property since 1965. I'm here in support of
11 this project. I think this is the right
12 time, the right place, the right development
13 for that property.

14 I think Park Road right now
15 needs a shot in the arm. If you look at the
16 properties down in that area you will find
17 that there hasn't been much investment, and I
18 believe that's because there's no stability.
19 We've worked hard as an association, as
20 someone said before, meeting once a month to
21 keep the neighborhood safe and clean.

22 I think this is the right
23 thing again, like I said, the right place and
24 the right development. And I know I'm going
25 to miss the Sisters. It's nice that they

1 maintain a presence there, and I'm happy that
2 they finally, it seems like after a decade,
3 have come together with this agreement and
4 this contract.

5 Thank you.

6 PRESIDENT SLIFKA: Thank you,
7 Mr. Faenza.

8 I see Mrs. Faenza has signed
9 up, too. Were you coming, or were you
10 just --

11 MAUREEN FAENZA: No.

12 PRESIDENT SLIFKA: You're in
13 solidarity. That's why I asked. Thank you.

14 Next then is Carrie Tibelo.

15 CARRIE TITOLO: Good evening.
16 Carrie Titolo, 43 Westfield Road.

17 PRESIDENT SLIFKA: Sorry for
18 that one.

19 CARRIE TITOLO: It's okay. I
20 have bad handwriting. My name is Carrie
21 Titolo and I'm the Community Relations
22 Manager for Joseph Family Markets, as Chuck
23 mentioned, the owner and operator of the Shop
24 Rites in West Hartford and Canton. I'm also
25 a member of the Park Road Association and a

1 West Hartford resident. My husband and I,
2 when we first moved to West Hartford our
3 first apartment was on Beverly Road in the
4 heart of the Park Road neighborhood.

5 I'm here tonight in support of
6 the Arcadia Crossing project. The addition
7 of these housing units would be an exciting
8 welcome change to the neighborhood. This
9 project was designed to appeal to young
10 professionals and growing families. Just
11 think of the incredible energy and increased
12 foot traffic these new residents would bring
13 to the area.

14 Park Road would become a
15 walking neighborhood again, as opposed to the
16 quaint destination that most patrons drive
17 to. The resulting reinvigoration would be a
18 boon to the numerous family-owned businesses
19 on Park Road and in the surrounding area,
20 hopefully leading to increased business
21 growth and development where it has fallen
22 short in the past. The Park Road area in
23 particular has seen see many new businesses
24 fail quickly due to lack of patronage, a
25 problem that will only be assuaged by this

1 project.

2 Working for ShopRite, a
3 family-owned business that is literally right
4 around the corner from the proposed Arcadia
5 Crossing site, it's very obvious what we
6 stand to gain from the completion of this
7 project. And Chuck has eloquently explained
8 this in greater detail. I would like to
9 reiterate his point that anything we are able
10 to gain from this project we will pay forward
11 in accordance with our mission to positively
12 impact our associates, customers and
13 community. I would love to see this project
14 go forward.

15 In voting to support Arcadia
16 Crossing you will be helping to sustain and
17 cultivate one of West Hartford's most
18 historic neighborhoods while supporting the
19 livelihood and development of so many
20 family-owned businesses.

21 Thank you.

22 PRESIDENT SLIFKA: Thank you.

23 Lest I botch this one, too,
24 the best I can do is say, it's Lola Elliott,
25 57 Crescent Street. And the last name I

1 cannot quite read. Hi there. We've got a
2 winner.

3 LOLA ELLIOTT-HUGH: Hi there.
4 For the record it's Lola Elliott-Hugh. And I
5 really don't have a lot to add that hasn't
6 been said already. I'm in support of
7 Arcadia. I live at 57 Crescent Street.

8 I'm right there in the
9 neighborhood. The development company has
10 done a wonderful job of outreach, but I would
11 be remiss as an old social service worker to
12 say we have a lot of missed opportunity, not
13 just in this project, but all, you know,
14 through past projects. Blue Back, Mercy
15 Housing, all of those. You know, it's time
16 for West Hartford to have a viable policy on
17 affordable housing. We don't need to be
18 afraid of it.

19 So I just would like to say,
20 while I'm in support of this, I think it's
21 high time that we come together as a
22 community, not just to talk about affordable
23 housing on this side of town where the median
24 income is lower than in other parts of West
25 Hartford, but just to talk about what is

1 right and just and the next fair thing to do.

2 Thank you.

3 PRESIDENT SLIFKA: Thank you.

4 The next speaker is Theresa

5 Emery.

6 THERESA EMERY: Hello. My

7 name is Theresa Emery and I'm here to

8 represent my sons Paul and Jeff Emery who

9 recently invested and reopened the Prospect

10 Cafe.

11 My sons put a load of personal

12 physical labor into that building and a lot

13 of money into that building. And one of the

14 things they were looking forward to was the

15 opening of the complex across the street.

16 The Sisters were one of the first people that

17 came across the street to meet us when we

18 were working on the building back in the

19 spring, and now that it's open they've come

20 in occasionally, once I think, to watch a

21 basketball game.

22 My sons both live in West

23 Hartford. They're very committed to the

24 town. They want the Prospect Cafe to be a

25 vibrant place for the neighborhood. It

1 appears that the neighborhood has a lot of
2 low income and moderate-income housing
3 already, and what it really needs is some
4 market-rate housing to stabilize the
5 community, to stabilize that corner, and as
6 other people said, make it a vibrant place.

7 We hope that the project goes
8 through. We're very supportive of it. The
9 whole community has been very welcoming to
10 our family and we're really happy for that,
11 and we'd like to see the project go forward
12 as planned.

13 Thank you.

14 PRESIDENT SLIFKA: Thank you.
15 Next is Sister Elizabeth Anderson.

16 ELIZABETH ANDERSON: Thank
17 you. My name is Sister Elizabeth Anderson.
18 I'm a member of the leadership team for the
19 Sisters of St. Joseph at 27 Park Road.

20 We have submitted a letter to
21 the Mayor and members of the Town Council,
22 and I'm giving you a copy if you don't have
23 it. We are in support of the development and
24 for the applications that the Center
25 Development Corporation has submitted.

1 When we realized that for
2 financial reasons we needed to downsize we
3 issued a request for a proposal for the
4 development of the property. We chose the
5 Center Development Corporation because they
6 were the only developer willing to work with
7 us to provide housing for our Sisters. It
8 has taken three years of planning, but we
9 will reside in West Hartford at the far west
10 wing of the convent.

11 We are grateful to John Scobie
12 and Center Development Corporation for
13 developing a plan that provides housing for
14 36 of our Sisters and enhances the beauty of
15 the grounds.

16 Thank you.

17 PRESIDENT SLIFKA: Thank you,
18 Sister.

19 The next speaker is Chip Kohn.

20 CHIP KOHN: Thanks, Scott.

21 My name is Chip Kohn and I
22 live at 25 Farnham Road. I've lived in West
23 Hartford my whole life. And I own both Park
24 Tavern, 140 Park Road, and Beachland Tavern,
25 1128 New Britain Avenue.

1 I am in support of this
2 project as it stands. I don't think there's
3 a need for affordable housing. I do think
4 affordable housing is a good thing. I feel
5 like with this it was added late, which I
6 don't think is the best practice, but I feel
7 like there's a lot of affordable housing
8 around that area already. And I think this
9 is going to be a great thing.

10 Owning a business that doesn't
11 have a lot of parking, to have people there
12 that have foot traffic is going to be a huge
13 thing for me, for the business, for everybody
14 that's really on Park Road. And I've watched
15 this at Beachland with Quaker Green. It's
16 been huge for my business, for businesses all
17 up and down New Britain Avenue. So I just
18 want to say that I am in support of this
19 project as is.

20 PRESIDENT SLIFKA: Thank you,
21 Chip.

22 Next is John Paindiris.

23 JOHN PAINDIRIS: Good evening.

24 John Paindiris, owner Effies Place

25 Restaurant, 91 Park Road. I'm here tonight

1 as an owner of a business and a copresident
2 of the Park Road Association and a strong
3 supporter of the community.

4 There's not a lot I can say
5 that hasn't already been stated. It's a good
6 project. For years we've been saying that,
7 you know, what can we do to increase foot
8 traffic in our neighborhood? And this
9 project is a home run for that. You know,
10 you're talking about 300-plus units with foot
11 traffic to the local businesses.

12 You know, my family has been
13 in business in this town for almost 50 years
14 and we would like to stay here and continue
15 that tradition, and this is the boost that we
16 need. This isn't going to put us in any
17 different level. It's just going to kind of
18 bring us up.

19 New Britain Avenue has had
20 some beautification in the last few years, as
21 the Center has, and we're just going to kind
22 of meet the changes. And we really need
23 this. I think there's a lot of affordable
24 housing in the area already and I'm not
25 opposed to affordable housing. I think that

1 the discussion should be had, but again, just
2 to agree with the rest of the folks that
3 spoke in support of this, that it's kind of
4 late coming into the field of this.

5 So we would like to see this
6 project move forward. It's been going on, as
7 we said, 2012 I think. And it's four years
8 later. It's time to kind of wrap this up and
9 get this built and then see some people in
10 the neighborhood.

11 So thank you.

12 PRESIDENT SLIFKA: Thank you
13 very much.

14 Next is Julie Krug.

15 JULIE CRUGG: Hi. Thank you
16 for pronouncing my name properly.

17 PRESIDENT SLIFKA: I had some
18 practice.

19 JULIE KRUG: So I'm Julie
20 Krug. I live at 56 Lostbrook Road. I'm in
21 the Junior League of Hartford, which is at
22 993 Farmington Avenue. And we own and
23 operate the Clothes Horse at 175 Park Road.
24 And we've been on Park Road for 40 years.
25 We've been in business for 65 -- over 40

1 years actually on Park Road. We are in
2 support of the project as is. We very highly
3 want to revitalize the area.

4 On a personal note, I've
5 worked with the Sisters of St. Joseph on the
6 IA board and I would like to say that
7 whatever they want is what they should have.

8 Thank you.

9 PRESIDENT SLIFKA: Thank you,
10 Julie. Next is Anthony Sullo.

11 ANTHONY SULLO: Good evening.
12 My name is Anthony Sullo, 37 Clark Drive,
13 West Hartford, and I also own Joey's Pizza
14 Pie on Park Road. And I agree exactly with
15 what Julie said, whatever the Sisters want
16 they should get.

17 It's their building. They've
18 been there for a hundred years, and if
19 they've deemed that affordable housing should
20 have been part of this, then I'm sure they
21 would have brought that up in the beginning.

22 Thank you.

23 PRESIDENT SLIFKA: Thank you.
24 That concludes our sign-up sheet. Is there
25 anybody who did not sign up who wished to

1 speak? Just please come on up and identify
2 yourself by saying your name and address for
3 the record.

4 NICHOLAS LUNDGREN: Hi. Good
5 evening. My name is Nick Lundgren. I'm the
6 Deputy Commissioner of the Department of
7 Housing and I'm also here in my capacity as a
8 resident of West Hartford. I live at 35
9 Stratford Road.

10 I had not been planning to
11 speak this evening, more just to be a part of
12 the proceedings as an audience member because
13 I care about this project. And from what I
14 know about this project it sounds like a
15 great project. So in terms of support, I
16 support the project.

17 I do feel that it's necessary
18 at this point to try to clarify a couple of
19 things that were mentioned during the
20 presentation by Center Development
21 Corporation. In order to assist this, the
22 Town Council to make a decision regarding the
23 project as proposed, the first thing that
24 everybody should understand is that the Just
25 In time Program is an entirely voluntary

1 program.

2 It is not an imposition. It's
3 designed that way in order to make a valuable
4 resource available to a developer that's
5 interested, or to communities that are
6 interested in blending affordability with
7 market-rate housing. So that's critical.
8 There's no imposition from the Department of
9 Housing. There's no imposition from the
10 State here.

11 The idea of this program is
12 really to create a very flexible resource for
13 communities and for developers that want to
14 go beyond the sort of formulaic approach as
15 to affordable housing that exists in some
16 other programs. And I think that's one of
17 the reasons why the program is so valuable,
18 and also unique in my experience.

19 I'm not aware of any other
20 program in any other state where such a
21 program exists. That flexibility I think is
22 critical both in general and also for this
23 project in particular.

24 So some of the concerns that
25 Mr. Scobie raised, I think that he described

1 as unattractive features of the program, I
2 want to make sure that we're all clear about
3 how the program works. The Department of
4 Housing, as was said, did reach out to Center
5 Development Corporation and provided some
6 information about the program. And I'm
7 afraid there might have been some
8 misperceptions about the program parameters.

9 So the first thing is that
10 there is no requirement that a developer
11 administer the program to always reset their
12 rents so that a resident does not pay more
13 than 30 percent of its actual income. That's
14 not the requirement. So that burden on the
15 administration of the property does not
16 exist.

17 Something else that's
18 important to understand is concerns -- there
19 were three issues. One was about calculating
20 the discount rate, one was about escalating
21 rates and one was about estimated market
22 rates.

23 Estimating market rate, market
24 rent rates is something that any lender is
25 going to do, any developer is going to do.

1 Nobody knows the future, but in order to
2 engage and to invest in a property, or to
3 agree to lend into a property you're going to
4 want to know exactly what you think the
5 return on your investment is going to be, or
6 what the capacity is of your borrower to pay
7 that.

8 So the market may go up. The
9 market may go down, but at the outset you are
10 going to try to underwrite that deal and
11 you're going to do that based on estimated
12 revenues. This project is no different than
13 that, so it would be based on estimated
14 revenues. Those are negotiable. The
15 escalation in the rents, again rents may go
16 up. Rents may go down. They may rise at 2
17 percent. They might rise at 3 percent, but
18 that's entirely negotiable.

19 The third thing is the
20 discount rate. So the cost to the -- the
21 opportunity cost for our developer, that's
22 also negotiable.

23 There's no fixed discount
24 rate. It's going to change in every
25 community based on the type of property

1 whether it's multifamily, whether it's, you
2 know, large, small. And those were all made
3 very clear at the outset in our
4 communication. If they weren't, if it wasn't
5 more clearly expressed, then that's
6 unfortunate, but I don't want anybody to walk
7 away from this hearing today with a
8 misperception about the flexibility or the
9 negotiability of some of these terms.

10 The point of this program is
11 not create a one-size-fits-all program for
12 all communities throughout the state. It's
13 to create an opportunity to really craft a
14 mix of affordability that works within the
15 context of a community and within the context
16 of the specific development.

17 So from the Department of
18 Housing's standpoint we stand ready to
19 continue those discussions, those
20 negotiations and we hope that that's an
21 opportunity that we'll have. We will gladly
22 take that up and have further discussions
23 with Center Development Corporation if
24 they're interested, or if this Town Council
25 deems that part of their decisions with

1 regard to the project.

2 Thank you.

3 PRESIDENT SLIFKA: Thank you,
4 Commissioner Lundgren.

5 GREG KIRSCHNER: Good evening.
6 My name is Greg Kirschner, 114 Lancaster Road
7 in West Hartford. I'm here on behalf of
8 myself and my family, and also as the Legal
9 Director of the Connecticut Fair Housing
10 Center. We're a statewide organization that
11 is committed to eliminating barriers to
12 housing based on illegal discrimination.

13 I guess I just want to briefly
14 address the idea of adding affordable housing
15 here, as perceived as a negative or an
16 impediment to this development. I don't
17 think anyone would advocate derailing this
18 project, which seems to be a wonderful
19 project that will add a great deal to Park
20 Road and to the town.

21 And I don't think anyone
22 believes that putting in a massive subsidized
23 housing project at this property would be the
24 way to go either, because this part of town
25 is one of the more affordable parts of town.

1 But we do have to recognize that there's a
2 long history of racial and economic
3 segregation in the State of Connecticut, in
4 the Greater Hartford Area, and indeed in West
5 Hartford.

6 West Hartford not too long ago
7 had racial covenants that prohibited the sale
8 of houses to African-Americans. You can
9 still find those if you go down the hall and
10 look at any deeds. And it's not that long
11 ago. We're talking the 1940s and 1950s.

12 So it is incumbent upon the
13 town to come up with a plan of action, not
14 just at this property, but in general to make
15 sure that it meets its obligations to
16 affirmatively further fair housing. It's not
17 just a moral obligation. It's an obligation
18 imposed by the receipt of federal funds, as
19 I'm sure you all know.

20 The Department of Housing and
21 Urban Development is looking very closely at
22 this issue across the country. The United
23 States Supreme Court in the past year has
24 found that disparate impact is a viable
25 theory under the Fair Housing Act, and that

1 municipalities and other governmental
2 agencies will be held accountable if their
3 policies or lack of policies work a disparate
4 impact on people of color wanting to live in
5 particular areas.

6 So I certainly understand from
7 the developer's standpoint and from many
8 people's standpoint that this may seem like
9 it's coming up late in the day, but it seems
10 like it's coming up late in the day at
11 various projects over time, Blue Back Square,
12 Steele Road, other places in town. And at
13 some point in time if the Town does not
14 proactively address this that will begin to
15 look like a pattern. That will begin to look
16 like a problem.

17 So I would urge the Town to
18 work with the developer to see if there's
19 some way to add some affordable housing
20 component to this. It sounds like the
21 Department of Housing is willing to step up
22 and make that economically viable,
23 integrating a reasonable percentage, you
24 know, no more than 10 percent, say, into
25 market-rate units is the sensible and best

1 practice for adding affordable housing in a
2 community.

3 And it sounds like, you know,
4 it could be an absolute win-win situation if
5 the State is willing to step up. The Town
6 can start working on a plan to make sure we
7 have this addressed going forward. So I
8 would certainly encourage everyone to come to
9 the table and see if there's a way of either
10 adding density, and getting funding from the
11 State, some way to make it feasible and make
12 it work for folks, not take away from the
13 current development, but make sure it's
14 accessible to everyone.

15 Thank you.

16 PRESIDENT SLIFKA: Thank you.
17 In that we have concluded our sign-up sheet
18 and the floor is open to anybody who did not
19 sign up, but it seems we may have exhausted
20 those people who wanted to speak.

21 Okay. With that then I turn
22 it back over to the applicant. Ms. Hayes.

23 MS. HAYES: I don't know if
24 there are any other questions that we can
25 answer for any of the Councilmembers.

1 PRESIDENT SLIFKA: Well, I
2 took a few notes from the public. So I'm
3 hoping you guys did, too. I don't know if I
4 have them all, but I know that Ms. Powers had
5 two questions. And one was on them was on
6 the definition of affordable. Perhaps we'll
7 also get into that with our own
8 administration.

9 I have not written her second
10 question.

11 MR. COURSEY: Oh, if market
12 prices can't be met, what happens?

13 PRESIDENT SLIFKA: Okay. That
14 one. Then Ms. Glynn had a question about the
15 dryers. And the Commissioner -- I don't know
16 if you have any response to Commissioner
17 Lundgren, the issues that he raised, but I'll
18 leave that. Those were the ones that I had
19 down. I want to make sure we address those
20 we committed to at the start of the public
21 comment.

22 MS. HAYES: I'm glad to know
23 that Commissioner Lundgren is here, because I
24 do represent the Department of Housing. And
25 now I want to make sure I don't misstate

1 anything with respect to that.

2 I guess, Sean, do you want to
3 address the dryer? I don't know if you were
4 familiar with it. I personally don't recall
5 even discussing that at the last meeting.

6 MR. DONADIO: There was a side
7 conversation that was had. It was a question
8 in regards to the venting of the dryers.
9 There was an issue in terms of code of
10 connecting all of those. As it was
11 questioned we wouldn't be able to connect the
12 lower floors because that still would
13 penetrate through the upper floors. It's
14 just a challenge that, in terms of multiple
15 housing that we'd have to look at it.

16 It was looking at cost and the
17 ability to create an elevation that we were
18 looking at with DRAC. We worked with DRAC to
19 locate the dryer vents in a way that would be
20 acceptable in terms of the look of it.

21 We are at a higher elevation
22 in terms of the addition with the two levels
23 of the garage. So we kind of felt that it is
24 in the higher area of the air to where it's
25 not where people are walking around within

1 the large, vast meadow.

2 MR. SCOBIE: John Scobie,
3 Center Development. Obviously if we don't
4 achieve the rents that we project we
5 struggle. And we've had to struggle in the
6 past in different projects. We've worked
7 with our lenders and we've always gotten
8 through the struggles. So not much else I
9 can say on that.

10 PRESIDENT SLIFKA: Thank you.

11 Anything else from the Council
12 for the applicant at this point?

13 Mr. Davidoff.

14 COUNCILOR DAVIDOFF: Thank
15 you, Mr. Mayor.

16 A few weeks ago I sent a memo
17 to the manager to get a few points clarified
18 on the record for this application and I just
19 want to go through some of them, and one in
20 particular in more detail.

21 I did drive by the site and
22 noticed that the signs were located on the
23 property. And there's been no mention of the
24 signed affidavit being in the record, and I
25 just want to get that on the record.

1 MS. HAYES: Yes, that was
2 submitted at the night of the first public
3 hearing.

4 COUNCILOR DAVIDOFF: The
5 second point that I brought up was the issue
6 of the width of the driveway with respect to
7 fire apparatus and emergency vehicle
8 apparatus. And I can report this evening
9 that we did get a sign-off from our fire
10 marshals that the width was sufficient.

11 With respect to the
12 improvements, you've already discussed that
13 with respect to the turn lanes, the left-turn
14 lanes without requiring signalization. And I
15 think that inquiry and idea and cooperation
16 that we got from the City of Hartford was the
17 result of my inquiry in terms of, I think, it
18 was comment number nine and ten in the
19 planner's memo so that we could make it safer
20 for the increased amount of motorists to go
21 through that intersection.

22 MS. HAYES: Not to correct you
23 on that. We actually had started that
24 process right after the last public hearing.

25 COUNCILOR DAVIDOFF: Right.

1 But I just want to say, I did raise that.

2 MS. HAYES: Yes, you did.

3 COUNCILOR DAVIDOFF: And I
4 just want to make certain that we got that on
5 the record.

6 It's my understanding that a
7 separate lot split application is going to be
8 submitted at a later date. Correct?

9 MS. HAYES: Karen, is that
10 correct?

11 Yes, for the cemetery, yes.
12 The administrative free cut process under the
13 zoning regulations.

14 COUNCILOR DAVIDOFF: All
15 right. Nowhere during our discussion did we
16 ever talk about the applicant will leave from
17 the R-6 zone to the RM-MS zone, to the SDD
18 nature of the proposal. And I think that's
19 important to get that onto the record as to
20 why you're seeking that zone change because
21 that's a major portion of your application.

22 MS. HAYES: Yeah, I think we
23 probably mentioned it at the very first
24 hearing and kind of glossed over it, because
25 that is a part of the application. And quite

1 frankly, the reason for doing that is to
2 allow us to have the density that we need to
3 develop the property.

4 Under the current -- and just
5 hang on a second. I printed out some charts,
6 so let me get those.

7 All right. I'm just going to
8 have to go from memory on this. I did print
9 off the zoning chart on the front of our
10 application, and then made it really big so I
11 could actually read it because I was
12 anticipating perhaps some of these questions.

13 But my recollection is that
14 under the current zoning regulation, which is
15 the R-6, is that we would be able to have, I
16 think, 136 units on the property. Under the
17 RM-MS it allows you to have one unit per
18 thousand square feet of real estate that's
19 located within the property.

20 We are proposing 310, and I
21 believe under the RM-MS we would be able to
22 have -- don't quote me on this. We can look
23 at the chart, but somewhere in the
24 neighborhood of 800 units. But the reason we
25 went to the RM-MS, quite frankly, is for the

1 height. Because the RM-MS has a height
2 requirement or a height limitation of seven
3 stories and I believe it's 85 feet. And we
4 are at seven stories and I think it's
5 84 feet.

6 So that's essentially the
7 purpose for the zoning change from R-6 to
8 RM-MS. And if we were to keep the property
9 at the R-6 we would not be able to develop
10 the property because one of the things that
11 we cannot do with an SDD is increase the
12 density on the site.

13 COUNCILOR DAVIDOFF: So some
14 of my questions are just to get these things
15 on the record should anyone find it necessary
16 to appeal, or whether or not the Council did
17 its due diligence in asking the proper
18 questions. So that's why I asked some of
19 these questions. So just bear with me.

20 In your construction
21 management program it was outlined that, in
22 the draft that I read -- and I haven't seen
23 an updated version as of this evening -- that
24 the start time for the construction was to --
25 it's stated in the plan that I've read, that

1 it was at 6:30 a.m. Has that been modified?

2 MS. HAYES: We did submit a
3 modified plan. I'm not sure if that's what
4 you looked at or not. One of the comments
5 that we did get from town staff was that we
6 needed to comply with the Town's
7 requirements.

8 My understanding is that that
9 report was modified to reflect the town
10 requirements. If it were not, then it will
11 be when we go through the process with town
12 staff on, sort of, finalizing all the details
13 for the construction plan.

14 COUNCILOR DAVIDOFF: According
15 to town ordinances the start time for
16 construction zones can't be any earlier than
17 7 a.m. Monday through Saturday. So I would
18 anticipate that the applicant would be fine
19 with that?

20 MS. HAYES: We would comply
21 with that, yes.

22 COUNCILOR DAVIDOFF: Okay. In
23 light of some of the recent developments we
24 had in town I think it would be important to
25 get on the record that seven o'clock means

1 that that's the time that the vehicle starts
2 warming up. It does not mean at 6:30 we
3 arrive at the site, and we started warming up
4 the vehicle at 6:30.

5 We've had several
6 communications from residents who are quite
7 annoyed that seven o'clock really doesn't
8 mean seven o'clock. It means 6:30. And a
9 project of this scope in this residential
10 neighborhood where there's abutting neighbors
11 that are a residential type, I think it would
12 only be fair that you have adequate notice at
13 this hearing that seven o'clock means
14 seven o'clock.

15 MS. HAYES: That's correct,
16 yes.

17 COUNCILOR DAVIDOFF: So there
18 was also in the construction management plan
19 a discussion of proposing truck routing onto
20 Park Road. And I'd like to explore that a
21 little further as to the travel plans for
22 construction vehicles and equipment delivery
23 and material delivery.

24 What do you intend to be your
25 preferred route?

1 MS. HAYES: At this point in
2 time we don't have that information.
3 Basically the route, the construction route
4 depends on where the materials are coming
5 from.

6 What we would prefer for the
7 drivers to do would be to get off at the
8 Oakwood Prospect exit, go down, take a right.
9 I mean, I guess if they're coming from the
10 east. I'm just trying to think of how I come
11 home from the office. Coming from the east,
12 get off at Prospect Oakwood, take a right
13 onto Kane Street, take a left onto Prospect.
14 And then enter into the site either through
15 the Prospect Ave entrance or from Park Road.

16 And leaving would be the same.
17 And it would be the same coming from the west
18 that they get off at Prospect Oakwood, drive
19 up to the intersection at Prospect, take a
20 left and go that way.

21 My understanding of how the,
22 sort of, construction process and traffic
23 works in the Town of West Hartford is it's
24 something that we deal with and address at
25 the time of the building permit where we sit

1 down with town staff and we sort of figure
2 out -- at that point in time we'll know who
3 our contractors are, where they're located,
4 where they come from and then what would be
5 the best route for various things. And then
6 essentially try to direct the drivers, you
7 know, drivers of the trucks to use those
8 routes.

9 COUNCILOR DAVIDOFF: I don't
10 know if that's the course of action with the
11 Town of West Hartford, but I do think the
12 time to decide and discuss it is at this
13 meeting.

14 And given the scope of this
15 project and the magnitude of this project I
16 would expect that the answer would have been
17 that we were going to minimize the impact on
18 Park Road in particular, because of the width
19 of Park Road and the amount of activity on
20 Park Road with respect to parked vehicles
21 alongside the road and for customers to
22 easily access the buildings that are along
23 Park Road.

24 So I would have hoped that
25 your response this evening would have been

1 the preferred number one travel route for
2 deliveries and materials would be the
3 Prospect Oakwood Exit off of Interstate 84,
4 as that would really not impact vehicles
5 along Park Road or those kind of things, and
6 also the fact that the width of Prospect is
7 wide enough to accommodate the various
8 deliveries.

9 I understand that there would
10 be the access to Park Road, from Park Road to
11 your site for various things, but I would
12 think that the majority of your site access
13 could be handled through the Prospect Avenue
14 entrance. And the reason I think that this
15 is so important is when we were deciding Blue
16 Back Square there was a lot of discussion as
17 to how the construction vehicles and
18 materials were going to be delivered to the
19 site.

20 And it was made perfectly
21 clear to the developer -- and the size of
22 that project was similar in scope to yours in
23 terms of dollars spent -- that we weren't
24 anticipating vehicles coming down South Main
25 Street in West Hartford, nor were we

1 anticipating them coming up and down
2 Farmington Avenue. Rather, they were going
3 to use Trout Brook. And it was very clear
4 and very clearly stated in the public hearing
5 that that was the Council's intent. And I
6 don't think we waited until there was a
7 building permit sited to do that.

8 MS. HAYES: Well, I discussed
9 this with town staff and that's where that
10 came from. I wasn't, you know, making that,
11 about to pull a plot. And believe I did say
12 our preferred route for people would be to
13 come off Prospect Oakwood, go down Kane, take
14 a left on Prospect and come up. The issue is
15 we can't tell people they have to come into
16 Prospect because that's where the first
17 construction is going to occur.

18 So we're starting the
19 construction from the back and working our
20 way up. So we're going to be constructing,
21 doing a lot of construction in that area.
22 We'll make that a request, but we can't limit
23 it to Prospect. I mean, that will be our
24 goal, but I don't think we can agree to limit
25 it to Prospect -- unless John is telling me

1 I'm wrong.

2 MR. SCOBIE: These are
3 obviously lawyerly distinctions that are
4 being made here.

5 The primary ingress and egress
6 from the property during construction will be
7 from Prospect. The bulk of the construction
8 activity happens to the east and to the south
9 of the existing holdings proximal to the
10 Prospect Street access.

11 COUNCILOR DAVIDOFF: Thank
12 you, Mr. Scobie.

13 I'd like to now talk about the
14 streetscape along Park Road. And my first
15 question is, will it mirror the other side of
16 the street and the rest of Park Road with
17 regard to lighting?

18 MR. WITHERS: Hi. Henry
19 Withers, CR3.

20 It will. The intent is that
21 we'll be using the current standard. I guess
22 there are some of the older standards on the
23 street. And we've spoken with the planner
24 and we will be using the more current
25 standard on the streetscape.

1 COUNCILOR DAVIDOFF: So my
2 understanding is that you'll be digging out
3 what currently exists there and replacing the
4 fixtures that are there with those that match
5 the rest of the streetscape. Is that
6 correct?

7 MR. WITHERS: Yes.

8 COUNCILOR DAVIDOFF: So
9 there's going to be extensive trench work to
10 accomplish this?

11 MR. WITHERS: Well, we're
12 providing some changes in the sense that
13 we're putting a new bus pull-off area in that
14 area as well. We're providing an enclosure
15 to some of the entrances and we're also
16 providing a new curb cut, so those various
17 areas where we're opening the site, in any
18 case. And we hope to utilize that as best
19 suited as possible.

20 We're also, you know, going to
21 be moving along. Most of those lights are
22 located within a landscaped area that's just
23 off the sidewalk, and that whole area is
24 being relandscaped. So we have an
25 opportunity to trench within that landscaped

1 area as well.

2 COUNCILOR DAVIDOFF: Currently
3 the distance from Prospect to Quaker Lane,
4 the sidewalk materials that are used from the
5 street to the end of the town right-of-way
6 are pavers, and that was part of the Park
7 Road reconstruction. According to your plans
8 there's no call for pavers on the Park Road
9 site. Can you explain why?

10 MR. WITHERS: That's correct.
11 That was a budgeting issue and, you know, we
12 are providing some pavers where we're proving
13 the, as we indicated, where we're providing
14 the pedestrian connection across Park, and
15 not in the main sidewalk, though.

16 Most of that sidewalk or a lot
17 of that sidewalk is remaining and that's not
18 a part of the budget of this project right
19 now.

20 COUNCILOR DAVIDOFF: And I
21 understand that it's not part of the budget,
22 but what I do understand is that your project
23 is basically the gateway entrance to the town
24 of West Hartford and it's the entire Park
25 Road district. And the only parcel that

1 would not be in conformance with the paver
2 sidewalk program from the street to the
3 right-of-way would be your parcel.

4 And other than budgetary
5 reasons, is there a reason why you would be
6 not willing to conform to that design
7 standard?

8 MS. HAYES: I learned my
9 lesson with the last question. If you are to
10 make it a condition of our proposal,
11 obviously we have to comply with it. It is
12 not something that we have proposed. It is
13 not something that we intended to do, but if
14 it becomes a condition of approval, it
15 becomes a condition of approval and we do it.

16 COUNCILOR DAVIDOFF: Were
17 there any discussions with town staff about
18 this specific standard for pavers?

19 MS. HAYES: Yes, there were.

20 COUNCILOR DAVIDOFF: And can
21 you state for the record what those
22 discussions were?

23 MS. HAYES: They had said to
24 us that they would like to see the pavers as
25 they are across the street.

1 COUNCILOR DAVIDOFF: And your
2 response was?

3 MS. HAYES: Our response to
4 them was that we were not intending to do
5 that, that we were not digging up most of the
6 sidewalk. We didn't see a need to replace
7 it. And that in the areas where there was
8 going to be work we would replace it with the
9 current standard, which is I believe brick,
10 the curb, landscaping, brick, concrete, and
11 maybe brick again -- or just one level of
12 brick.

13 MR. WITHERS: We'll be
14 replacing the road where it's edged where
15 we're taking out the curb, any curbing
16 changing, curb cuts. We're replacing that
17 with the same section that's in Park and/or
18 Prospect. And we're replacing with granite
19 curb to meet town standards as well, and then
20 replacing with concrete sidewalk to meet town
21 standards as well.

22 COUNCILOR DAVIDOFF: Was there
23 any discussion about recent West Hartford
24 development projects such as the hotel and
25 the office building on the corner of Main and

1 Brace, and the types of streetscape
2 improvements that the Council required of
3 those developers?

4 MS. HAYES: Not that I recall.

5 COUNCILOR DAVIDOFF: Okay. So
6 let me just get on the record that for those
7 particular two projects the Council did
8 require that the developer put in streetscape
9 improvements that matched the rest of the
10 district so that the appearance of the
11 district was consistent. And with respect to
12 the hotel, that meant the streetscape would
13 have the brick pavers and as well with the
14 office building.

15 And we even had a discussion
16 at the council table with respect to tree
17 plantings as to whether or not they ought to
18 be graded or not graded. Okay? That's how
19 detailed we got here at the level of
20 improvements.

21 So this evening let me just
22 make certain I understand, because the
23 streetscape thing was a major concern of mine
24 with respect to performing with the rest of
25 the district, that if the Council imposed a

1 condition of approval that would require you
2 install the pavers to match the rest of the
3 district the applicant would comply to get a
4 condition of approval?

5 MS. HAYES: Yes.

6 COUNCILOR DAVIDOFF: Thank
7 you.

8 PRESIDENT SLIFKA: Anything
9 further from the Council at this point?

10 Ms. Kerrigan.

11 COUNCILOR KERRIGAN: Hi. This
12 is all so exciting, for me anyways. Because
13 I don't know how unique this is, but you have
14 the Sisters who own the property interested
15 in selling it and the neighbors are embracing
16 it. The businesses are embracing it. You
17 know, they love the individual that's going
18 to develop it. You know, they speak so
19 highly. It just seems a wonderful thing, but
20 I do have questions.

21 The home that is sitting there
22 on its own?

23 MS. HAYES: On Ringgold
24 Street?

25 COUNCILOR KERRIGAN: Yes, and

1 I know that it's a developer's dream to level
2 everything -- but we all have our dreams --
3 and it's in mint condition. I thought there
4 was some suggestion that the developer would
5 help fund the moving of that house if there
6 was a place we could move it to, or
7 something?

8 MS. HAYES: Yes, Chuck
9 mentioned in the first public hearing that we
10 would be willing to assist with relocation of
11 the facility, of that building. And I
12 believe, and correct me if I'm wrong, it
13 would be up to the extent of what the cost of
14 the demolition would be. So it would be, you
15 know, apples to apples from our perspective.

16 COUNCILOR KERRIGAN: So if
17 you're hoping to start this project in April,
18 how much time will there be sort of marketing
19 that house so that instead of it being
20 destroyed it could be preserved?

21 MS. HAYES: I'm going to speak
22 for myself, and then John, if I say something
23 wrong, please jump up and tell me I said
24 something wrong.

25 Since we're not doing any

1 construction in that area of the site there
2 is not a specific timeframe with respect to
3 eliminating that, that house. Our proposal
4 does call for some significant landscaping in
5 that area, so we kind of have to tie it into
6 a planting schedule. But I mean, we're not
7 talking about, you know, somebody has to come
8 and take it out by April 1st, or anything
9 like that. There definitely would be time to
10 get the word out that the house is available.

11 COUNCILOR KERRIGAN: So there
12 will be some efforts made to get the word
13 out.

14 MS. HAYES: Yeah, I'm not sure
15 how he would do that, but we could try.

16 COUNCILOR HALL: You just did
17 it, Beth.

18 COUNCILOR KERRIGAN: Okay.
19 There you have it. It's out there. There's
20 a house available.

21 I understand that the public
22 archaeology laboratory was there. Can you
23 just help me understand with respect to the
24 historical significance and the archives and
25 everything that the St. Joseph's convent has

1 with respect to history? It's so rich.

2 Religious artifacts. What is being
3 preserved?

4 MS. HAYES: Did you guys feel
5 comfortable coming up and answering that
6 question? That's really, I think, a question
7 for the Sisters. Other than the building,
8 which we're preserving, you know, all the
9 rest of the stuff is theirs.

10 ANNE KANE: Sister Anne Kane
11 of the leadership team of the Sisters of St.
12 Joseph.

13 We are, as far as the chapel
14 is concerned, and that is the, I suppose, the
15 most emotional part of our moving, we're
16 going to take eight of the stained glass
17 windows and we are going to bring them over
18 to our new chapel which will be at the west
19 wing. So we've designed a beautiful new
20 chapel and we're bringing over the stained
21 glass windows.

22 We are bringing over some of
23 the woodwork that has -- that was in the back
24 of the chapel that was part of the
25 confessionals. And those, that woodwork is

1 going to be part of our Chapel of Reserve
2 which is the newly designed chapel.

3 As far as bringing anything
4 else over, we're really not bringing anything
5 large over. We will try to find a place to
6 give our pews. The baldacchino is staying as
7 part of the community space. I think that's
8 about it. So we're not bringing over a lot.

9 COUNCILOR KERRIGAN: So does
10 the developer then have plans to preserve
11 some of those religious artifacts? Or are
12 there efforts being made, you know, the
13 statues outside?

14 ANNE DANA: We'll, we're
15 bringing over the statutes that are at the
16 main chapel. We're also bringing the
17 statutes and the niches that they're in.
18 They will come over to the main chapel. And
19 we really don't have a lot of artifacts that
20 would need to be moved.

21 Anything else that we were
22 going to bring over? The altar will come
23 over. The altar is wood. It's not the
24 marble altar. The marble altars will be --
25 we'll find a place for those.

1 COUNCILOR KERRIGAN: So now we
2 know where to go for confession. I
3 appreciate that. Thank you.

4 One last question. The
5 comment was made of a residential care
6 facility. I think that was John's. What do
7 you mean by that?

8 ELIZABETH ANDERSON: Sister
9 Elizabeth Anderson. A residential care
10 facility is a facility for persons who are
11 independent and according to the State
12 Department of Health, the only requirements
13 are that you provide laundry and you provide
14 meals. We do that pretty much now for our
15 Sisters, but we would also be providing many
16 other things, such as activities.

17 We provide support, physical
18 support in the sense if they're not able to
19 take their own medications, we remind them.
20 We set up medications for our Sisters. We do
21 many things that would help them to live
22 independently where they are. It would
23 almost be like assisted living.

24 COUNCILOR KERRIGAN: So that's
25 a state licensing.

1 ELIZABETH ANDERSON: It is a
2 state licensing and we are going to seek
3 licensure. We're in the process. We did
4 obtain a certificate of need and we're in the
5 process of looking for licensure, seek
6 licensure. And we're going to be licensing
7 24 units and 12 would be independent units
8 for the total of 36. We would have someone
9 available 24/7 that would be available if
10 someone had a need.

11 COUNCILOR KERRIGAN: So by
12 doing the state license you don't forfeit
13 your tax status?

14 ELIZABETH ANDERSON: No. No.
15 It would be like getting licensure for a
16 long-term care facility, but this is for
17 people that are independent. So we thought
18 it was a perfect fit for our Sisters so that
19 they could continue to be in the setting and
20 we could provide whatever they need in order
21 to stay there.

22 COUNCILOR KERRIGAN: So it was
23 my understanding that when you own those
24 condominiums it still will be tax free.

25 ELIZABETH ANDERSON: It's just

1 one condominium. The building is the
2 condominium.

3 COUNCILOR KERRIGAN: The one
4 condominium which is licensed as a
5 residential care facility?

6 ELIZABETH ANDERSON: Only 24
7 units will be licensed, 24. And when we say
8 units, we mean a bedroom with their own
9 private bathroom and shower. So there will
10 be what would be the equivalent of 36 private
11 rooms.

12 Everyone would come down to
13 the dining room. We would have services, as
14 we do now, that the Sisters would be able to
15 have three meals a day. And as we said, we
16 would have the chapel and activities. We
17 have yoga now. We do have movies. We do
18 have bingo. So as I said, we're very similar
19 to what would be assisted living.

20 COUNCILOR KERRIGAN: Thank
21 you, Sister Elizabeth. I appreciate it.

22 MS. HAYES: And if I could
23 clarify one thing, which if you have driven
24 by there you may have noticed that the
25 construction is already going on in the

1 facility.

2 And the Sisters have gotten
3 the approvals that they needed, the building
4 permits. They worked with zoning on the
5 determination as to the use and the
6 permitted-ness of the use. It's included as
7 part of our application because it's part of
8 the same property. This, quite frankly -- I
9 shouldn't say this, but this, the approval of
10 this is not necessary for them to continue on
11 with what they're doing, but it is included
12 because it is part of the property.

13 COUNCILOR KERRIGAN: So I
14 assume that the front entrance there, there's
15 a ramp for an individual if they were in a
16 wheelchair or something in the apartments
17 where the chapel is?

18 MS. HAYES: Yeah, it's all
19 going to be ADA compliant and accessible,
20 yes.

21 COUNCILOR KERRIGAN: Thanks.

22 PRESIDENT SLIFKA: Anybody
23 else for the applicant?

24 Mr. Kavalier.

25 MR. KAVALER: This is a very

1 complex project with a lot of questions that
2 members of the Council have raised. I hate
3 to prolong it for just a couple of moments,
4 but I do have a couple of questions about the
5 parking and the lighting that I'm still
6 troubled by a little bit. And I'll let you
7 get the right person up there if you need to.

8 MS. HAYES: You ask the
9 question and we'll figure out who needs to be
10 up here.

11 MR. KAVALER: All right. The
12 difference between, as I look at the material
13 you handed out this evening, the upper-level
14 parking and the lower-level parking, is that
15 on the upper level there is a relatively
16 easy, it seems, way to drive in one end and
17 drive out the other if you can't find a
18 parking place.

19 On the upper-level, however,
20 if you come in from Prospect, which I'm
21 guessing many people will do, and you drive
22 straight ahead -- because it looks like there
23 are at least a few dozen possible spaces, if
24 it turns out they're all full, the only way
25 to get out of there is to make a U-turn.

1 So I'm wondering two things,
2 what the lighting is like in there, since
3 it's the lower level, for you to have a shot
4 at looking down to see if there's a spot, and
5 if there isn't and you get to the end, which
6 I'm guessing might be where an elevator is
7 and people are walking, how much space is
8 there for folks to make that K-turn or
9 U-turn, or whatever turn? And how often do
10 you think that might happen since none of
11 these spaces are assigned?

12 MR. DONADIO: Sean Donadio.
13 And in regards to the lighting, the lighting
14 for the lower level and the upper level is
15 all the same. It would be surface mounted
16 lighting. Again, it's on the motion. It
17 will light up as cars come in closer. It's
18 always lit at a light level for safety.

19 In terms of that wing, it's a
20 small portion of the parking that we're
21 looking at. At the far end to the top of the
22 page there is open area that a car can
23 maneuver and work its way back down towards
24 the south. There's an area that they can --
25 one space that's vacant that they can pull in

1 and turn and come back down towards the
2 entrance that they came in.

3 MR. KAVALER: And in your
4 discussions with town staff were any concerns
5 raised about either the lighting or the
6 amount of space that there is for cars to
7 maneuver perhaps as pedestrians are trying to
8 get into the building from cars that they had
9 just parked?

10 MR. DONADIO: In terms of the
11 review we talked about access. We talked
12 about where we had some striping in terms of
13 the pathways. That's on the site plans that
14 we had given the last time.

15 In terms of getting
16 pedestrians safely across, there is striping.
17 I didn't have that within my model, but there
18 is striping where we're considering pathways
19 to elevators and stairs.

20 MR. KAVALER: And one more.
21 And does that striping for pedestrians
22 preclude cars making turns coming over the
23 striping to complete the K-turn.

24 MR. DONADIO: In terms of the
25 major pathways? No, there's no conflict of

1 the major pathways of pedestrian and where
2 cars are maneuvering.

3 MR. KAVALER: Okay. Thank
4 you.

5 Thank you, Mr. Mayor.

6 PRESIDENT SLIFKA: Thank you,
7 Mr. Kavalier.

8 Anything else for the
9 applicant at this point?

10 Ms.Hayes, we appear to have
11 run out of questions for you.

12 MS. HAYES: And you know what?
13 Of course as always, it's kind of like the
14 glasses on the top of your head. The sheets
15 with the zoning information was right here in
16 front of me.

17 And I was pretty darn close.
18 Under the R-6, 136 units would be permitted.
19 There actually are 138 living units nowadays.
20 Under the RM-MS, 819 would be permitted. And
21 we're basically looking at, as noted, 310
22 plus the 36 units for the Sisters.

23 So I won't take a lot of your
24 time because I know there are other hearings
25 after us and there's other things that are

1 going on. I did also want to point out,
2 because Chuck had mentioned in his
3 conversation with one of the gentleman who
4 had expressed some concerns about the
5 project, that we did receive -- and there
6 should be in your package a letter from the
7 MDC that basically establishes that there was
8 both capacity in the sewer system and in the
9 water system to service this, this project.

10 So hopefully, you know, there
11 won't be any other technical issues or
12 anything like that that have remained
13 unanswered or unresolved. And you know, I'm
14 sure that there are people who at this point
15 in time probably go through the application
16 that they have submitted, the SDD
17 application, and read from their application
18 how their project has met the criteria for
19 the zone change and for the SDD change. And
20 how we're in compliance with the plan of
21 conservation and development, and all that
22 stuff.

23 But since that's already in
24 the record in our writing I won't take up any
25 time tonight going through all that all over

1 again. But I do want to make just a couple
2 of remarks, and the first thing I want to do
3 is thank this commission, the Councilmembers
4 for their time and their patience with this.

5 These hearings I think maybe
6 have gone a little bit longer than some
7 people thought they might, but we do
8 appreciate the time that you have taken, the
9 questions you have asked, the insight that
10 you have given to us on this project.

11 I want to especially thank the
12 town staff. We have been working with them
13 for almost a year through, I don't know, 120
14 DRAC meetings, and you know, planning and
15 zoning and wetlands and that type of stuff.

16 And, you know, we've had our
17 issues with each other, but we've been able
18 to work through it all and have come up with
19 what we think is a really good project. They
20 have spent immeasurable time -- and I know
21 around Christmastime they were actually in
22 here on weekends working on this project. So
23 we really, really, really do appreciate all
24 the time that the staff has put into it.

25 And as a taxpayer in the town

1 of West Hartford I really do appreciate the,
2 you know, the expertise, the personal
3 interactions and how professional the staff
4 is.

5 You know, it's all been said.
6 I'll just, you know, say it one more time.
7 This is a great project. I live in this area
8 of town. I am ecstatic that something,
9 something nice, big, good is happening in
10 this area of town. It's, as people have
11 said, it's going to bring numerous new
12 residents to the town of West Hartford,
13 revitalize this area of Park Road.

14 And I have to say that given
15 the recent history between the City of
16 Hartford and the City of West Hartford when
17 it comes to projects on Prospect Avenue, the
18 City of Hartford is actually in favor of this
19 project and has not shown up or put any
20 impediments in front of us with respect to
21 this project.

22 It's something that is going
23 to be, you know, if you want to look at the
24 Hartford, the Park Road area in Hartford and
25 West Hartford as a little region, it's going

1 to be a project that's going to have a
2 tremendous, tremendous beneficial impact on
3 this area of town. And we sincerely hope
4 that you agree with us and we hope that you
5 will approve our applications.

6 Thank you.

7 PRESIDENT SLIFKA: Thank you,
8 Ms. Hayes, and your team.

9 I have some slightly
10 disappointing news for everyone. We're not
11 quite done yet. This is a little bit
12 unusual, but we've had roughly, you know, six
13 hours or so of public hearings over two
14 nights on this and there's some information
15 that the Council needs to receive from our
16 administration before we close the record on
17 this.

18 I wish in retrospect we had
19 covered this at the conclusion of the prior
20 hearing, because I think it would have helped
21 with some of the discussion that's gone on
22 publicly about this project. Before that I
23 think it would have been good for everybody
24 to have the info that you're about to get.

25 But we'll do it now. But we

1 tend to default to allow, obviously, the
2 applicant to go. And then we let the public
3 speak until they're completely done, which
4 sometimes leaves us last. And it's a little
5 unusual, but that's what we're going to do.
6 So I would like to start with Mr. O'Brien.

7 Obviously affordable housing
8 has been a quite significant element of the
9 discussion on this at the two nights of
10 hearings. And what has never been entered
11 into the record, until you're going to do
12 now, is that I believe on the eve of the
13 prior, the first public hearing, so roughly a
14 month or so ago, the Council actually
15 received an opinion from your office
16 regarding what we could and couldn't do
17 regarding affordable housing.

18 It's essentially the legality
19 of the proposal that's put forth by the
20 advocates to say we should impose it as a
21 condition of approval.

22 Could you please state that
23 opinion for the record?

24 MR. O'BRIEN: Yes, Mr. Mayor.
25 And it would be very problematic for this

1 Council to impose an affordable housing
2 requirement on this individual development.
3 And the reason for that is -- let's go to the
4 Connecticut statutes, the Connecticut zoning
5 statutes which enable communities to enact
6 zoning ordinances.

7 The Connecticut statutes with
8 regard to affordable housing authorize a
9 community to adopt affordable housing
10 regulations if you choose to do so and in the
11 manner that you choose. There's also the
12 affordable housing appeals statute, which is
13 an incentive to developers to include
14 affordable housing as part of their mix in
15 the development.

16 And further in the statute --
17 I think it's 8-30G, there's actually a
18 definition of what is affordable for purposes
19 of that kind of development proposal. And
20 what that really does is that if a zoning
21 commission turns down an affordable housing
22 project and it's appealed to court, the
23 burden is shifted to the zoning commission to
24 show why it turned down. Okay? That's one
25 aspect of the affordable housing statutory

1 stream in Connecticut.

2 The other is the enabling of
3 communities to adopt affordable housing
4 regulations. So far West Hartford has not
5 actually adopted affordable housing zoning
6 regulations. And in looking at court
7 decisions relating to conditions imposed
8 there's not an exact case that falls right on
9 point, but there's some that are very close.
10 They're in our opinion.

11 And basically if you impose
12 conditions which have no supporting
13 regulations in your zoning ordinances, then
14 courts pretty much have always struck those
15 down as being ones that you cannot impose on
16 a developer by surprise, so to speak. So you
17 really need the pre-existing adopted
18 affordable housing zoning regulations in
19 order to either impose or encourage
20 developers to come in with that sort of
21 proposal.

22 Under the special development
23 district process, the reason it's quite
24 popular is, especially in a large project
25 such as this, is it allows the Council to

1 waive certain regulations applicable to the
2 underlying zone. Here the developer has come
3 in and they want the zone changed to RM-MS,
4 and then ask for certain standards to be
5 changed.

6 All of those standards relate
7 to our regulations that exist, and within the
8 special development process you can grant
9 them that relief, or you even impose
10 additional conditions along those lines.
11 Okay? But for something where there's
12 absolutely no existing regulations, such as
13 affordable housing, it would be more likely
14 than not that such a condition would not
15 survive a court challenge if there was one.

16 There's not a bright line that
17 says you absolutely can't do it, but I
18 believe it would be very problematic to adopt
19 that in the absence of regulation.

20 PRESIDENT SLIFKA: Thank you.
21 Before I go to Mr. Van Winkle, anybody have
22 any questions for Mr. O'Brien?

23 (No response.)

24 PRESIDENT SLIFKA: Okay. And
25 so along with this -- so everybody knows

1 we've been attempting to do our due
2 diligence, all of us in various forms have
3 attempted get some information from Mr. Van
4 Winkle regarding the general topic of
5 affordable housing in town, including things
6 like the dialogue a resident brought up. And
7 Mr. Williams asked the question, too, about
8 what even the definition would be.

9 We were presented in the first
10 hearing, Mr. Van Winkle, with some data from
11 advocates characterizing the Town in one way.
12 He asked you to go back and we said, we're
13 not sure if it was that consistent with what
14 we've been told before. Could you check into
15 that?

16 So rather than giving a long
17 preamble, I just turn it over to you to share
18 that information with us so we can have it in
19 the hearing and part of the decision-making
20 process for this application.

21 MR. VAN WINKLE: Sure. Thank
22 you, Mr. Mayor.

23 We have this amazing town that
24 we live in, West Hartford. We have the best
25 schools in the state, the best schools in the

1 nation that people have given us awards for.
2 We have a community that is perhaps one of
3 the most diverse communities in the state of
4 Connecticut.

5 Our fastest-growing
6 populations are new Americans, are minority
7 populations. We're changing rapidly. We're
8 a town that works hard to make it friendly to
9 all people that come here.

10 What I'm going to say as I go
11 forward here is not to say there's not more
12 we can do in this community, because there's
13 always opportunities to do more. But I know
14 that we are not a tiny enclave of exclusive
15 homeowners. This is a community that
16 includes all people.

17 West Hartford has more
18 affordable housing than all but 20
19 communities in the state of Connecticut. 169
20 communities here. We have more affordable
21 housing in this community than all but 20.
22 We have more affordable housing that is deed
23 restricted, which is perhaps the most
24 restrictive way to control affordable housing
25 in all but seven communities in the state.

1 This is not a community that
2 doesn't have affordable housing. This is not
3 a community that has turned its back on
4 affordable housing. You've approved projects
5 recently for affordable. We have projects in
6 the work that are going to come before you.

7 So it's a community that has a
8 lot of, well, I don't want the public to sit
9 out there and think, you know, we don't like
10 that. We don't have any of that.

11 Mr. O'Brien mentioned a State
12 Law 8-30G. It was written in the late
13 eighties, early nineties to make it more
14 difficult for towns to turn down projects
15 that were considered affordable housing. And
16 in order to do that they wanted to have some
17 definition of what was affordable. And so
18 like all good economists, they picked
19 10 percent.

20 Everybody can make that
21 calculation, I guess, but they picked the
22 number. It's at 10 percent. If you've got
23 more than 10 percent you're okay. If you've
24 got less than 10 percent affordable housing
25 you're not okay. You may be taken to court

1 and have to defend your decision. And it's a
2 difficult decision to defend if you turn down
3 on affordable housing under this law.

4 But when they went to define
5 affordable housing they said, all right.
6 We're going to limit it to government
7 assisted housing. If the housing is
8 government assisted then we're going to
9 consider that among the affordable housing.
10 If it's financed by CHFA, we're going to
11 consider that among the affordable housing.

12 Section 8 certificates, which
13 we get a limited amount of, if it has one of
14 those we're going to consider that affordable
15 housing. Or if there's a deed restriction
16 that says, this shall be, you know, kept
17 affordable over the life of this property in
18 perpetuity. All of those are what the
19 statute uses to define what's affordable.

20 So if there's a house that is
21 deed restricted and its rent is \$800 a month,
22 and right next to it is a house, I mean, an
23 apartment that's \$800 dollars a month, and
24 there's an apartment that's the same \$800 a
25 month, that apartment is not affordable.

1 It's only affordable if it's got a deed
2 restriction on it, or it's got government
3 assistance on it somehow. That's how that
4 law defines affordability.

5 And so when we look at these
6 numbers that people throw around about our
7 community, they're not looking at whether
8 there is other affordability within the
9 community. And there is other affordability
10 within the community, without a doubt.

11 This is a community, again
12 diverse. We have million-dollar homes in
13 West Hartford. We have four-room capes. We
14 have expensive condominiums and we have
15 condominiums that are well less than a
16 hundred thousand dollars.

17 We have apartments that are
18 beautiful and new, like these apartments that
19 we're going to see here, that are going to be
20 wonderful new apartments, but we have
21 apartments in West Hartford that have been
22 part of our community for a long time and the
23 rents are much lower.

24 They may not be affordable.
25 They would be affordable to a person who is

1 80 percent of median income. All right. So
2 median income in the region is 87,000. So
3 you take 80 percent of that, and that's the
4 affordable rate. And you shouldn't spend
5 more than 30 percent of your income of that,
6 of that 70,000. You shouldn't spend more
7 than \$21,000, \$21,000 on rent. That's how
8 people look at it when these programs are
9 done. That's how they look at affordability.

10 So again, the numbers that
11 people toss around are about this restriction
12 and how you define affordable. It does not
13 necessarily mean we don't have existing
14 housing that is affordable. It's just not
15 controlled by some government entity.

16 So even when we use that
17 government restriction we are below the
18 10 percent number, but there are only 31
19 communities in the state of Connecticut that
20 are above it. And most of them, obviously
21 are all the urban communities, the densely
22 urban communities. We're a community of
23 18,000 single-family homes.

24 So you start with 18,000
25 single-family homes. You go, all right.

1 Ten percent of that, you need 1800 affordable
2 units somewhere. Single-family homes, we're
3 fully built. Single family-wise we build a
4 few homes every year.

5 So you know, we're not
6 building new single-family homes that are
7 affordable, or building multifamily. We
8 haven't seen multifamily housing built in
9 West Hartford in a long time. Blue Back
10 Square was the beginning of something that
11 occurred. They built condominiums and
12 apartments in that, but it was not until the
13 last few years that we begin to see everyone
14 coming with apartments. And that's true of
15 every community in the state of Connecticut.
16 Everyone is building apartments in the state
17 of Connecticut.

18 And so we look at this market
19 as kind of brand new. You have never really
20 adopted a plan to say 10 percent of all new
21 construction shall be affordable, or that
22 we'll give a density bonus to someone who
23 builds affordable, give an incentive. There
24 are all kinds of ways to do that and we're
25 certainly capable, the town staff, to look at

1 those issues and come back to you and help
2 you understand what options you might have as
3 we move forward.

4 But as we look at West
5 Hartford, I want to leave the impression we
6 haven't turned our back on affordability in
7 this community, not at all. And this is a
8 wonderful community and we work hard to make
9 this a great place if you have children, and
10 you're low income. They go to our schools,
11 and we work hard to make sure they get that
12 great education. We work hard to make sure
13 that they're protected by our police. We
14 treat everybody equally. So it's a great
15 community. People are always trying to come
16 in.

17 We do have people spending
18 more than 30 percent of their income, and
19 some of them do it because they want to get
20 into our school system. They want their
21 children to come here and be educated in West
22 Hartford. And in order to do that they might
23 not have high income and they're spending
24 more.

25 So it's a great community and

1 it's an issue that is before us. It's not
2 something we have not paid attention to.
3 You'll see some more applications coming that
4 will talk about affordability. But again,
5 the staff is ready to take a look at all
6 these questions.

7 But we've looked at what other
8 towns do, and how those operate. We
9 understand the state programs to assist
10 affordable housing. We saw the Governor talk
11 the other day about the number of affordable
12 housing units he has created, his
13 administration has created in just the last
14 few years, and it's pretty dramatic. So
15 there's some real opportunities here as we
16 look forward and we'll be happy to help you
17 think those out.

18 PRESIDENT SLIFKA: Thank you,
19 Mr. Van Winkle.

20 Any questions?

21 (No response.)

22 PRESIDENT SLIFKA: Okay. Well
23 then. I guess we can finally conclude the
24 hearing. We'll close this hearing and we're
25 going to need a short break, and we're going

1 to have another. So stick around if you'd
2 like.

3 (Whereupon, the above
4 proceedings were concluded at 9:10 p.m.)

5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I hereby certify that the foregoing 148 pages are a complete and accurate computer-aided transcription of my original verbatim notes taken of the Public Hearing in RE: APPLICATION ON BEHALF OF CENTER DEVELOPMENT CORPORATION, CONTRACT PURCHASER AND INTENDED DEVELOPER, AND THE SISTERS OF SAINT JOSEPH, THE OWNER OF THE PROPERTY KNOWN AS 27 PARK ROAD AND 14 RINGGOLD STREET, TO REZONE A MAJORITY OF THE PROPERTY FROM R-6 TO RM-MS, AND THEN TO DESIGNATE THE REZONED AREA TO A SPECIAL DEVELOPMENT DISTRICT TO FACILITATE THE REDEVELOPMENT AND REUSE OF THE EXISTING PRIMARY BUILDING AND THE CONSTRUCTION OF A NEW RESIDENTIAL BUILDING CONTAINING 310 APARTMENTS UNITS AND 36 RESIDENTIAL LIVING UNITS TOGETHER WITH ALL ASSOCIATED PARKING, LANDSCAPING, LIGHTING AND SIGNAGE, held before the West Hartford Town Council, at Town Hall, 50 South Main Street, Room 314, West Hartford, Connecticut, on January 12, 2016.



Robert G. Dixon, CVR-M 857
Notary Public
BCT Reporting, LLC
PO Box 1774
Bristol, Connecticut 06011

My Commission Expires: 6/30/2020

	accept (2) 0:15,14	0:15	aggregate (1) 0:3	0:24
\$	acceptable (1) 0:20	address (12) 0:10,22,23,10,4,11, 2,14,14,19,3,24	ago (7) 0:3,9,13,6,11,16,14	and/or (1) 0:17
\$1,002 (1) 0:16	access (7) 0:1,3,22,10,12,10, 11	addressed (2) 0:20,7	agree (8) 0:8,2,13,2,14,3,24,4	Anderson (9) 0:15,16,17,8,9,1,14, 25,6
\$1359 (1) 0:16	accessible (2) 0:14,19	addressing (2) 0:18,6	agreed (2) 0:8,15	Angelo (3) 0:4,6,7
\$1400 (2) 0:23,1	accommodate (1) 0:7	adequate (1) 0:12	agreement (4) 0:2,11,15,3	Anne (4) 0:19,10,10,14
\$2 (1) 0:19	accomplish (1) 0:10	adjacent (4) 0:24,14,12,7	ahead (2) 0:18,22	annoyed (1) 0:7
\$2.2 (1) 0:9	accordance (1) 0:11	administer (2) 0:10,11	ahold (1) 0:16	annual (3) 0:3,23,8
\$21,000 (2) 0:7,7	according (4) 0:9,14,7,11	administration (4) 0:15,8,16,13	air (5) 0:19,20,16,3,24	answered (1) 0:3
\$2361 (1) 0:14	accountable (1) 0:2	administrative (1) 0:12	allow (7) 0:12,19,21,13,1,2,1	Anthony (3) 0:10,11,12
\$24 (1) 0:5	accounts (1) 0:18	adopt (3) 0:9,3,18	allowed (1) 0:17	anticipate (5) 0:13,21,23,3,18
\$2600 (2) 0:2,10	achievable (1) 0:17	adopted (3) 0:5,17,20	allows (3) 0:3,17,25	anticipated (1) 0:19
\$330,000 (1) 0:16	achieve (2) 0:3,4	advocate (1) 0:17	alluded (1) 0:22	anticipating (3) 0:12,24,1
\$3500 (1) 0:5	achieved (2) 0:8,25	advocates (3) 0:9,20,11	almost (3) 0:13,23,13	anyways (1) 0:12
\$4293 (2) 0:10,12	acquired (1) 0:3	affidavit (1) 0:24	alone (1) 0:15	Apartment (12) 0:16,24,9,7,24,15, 12,24,3,23,24,25
\$49,000 (1) 0:9	across (8) 0:15,20,15,17,22, 14,25,16	affirmatively (1) 0:16	along (12) 0:14,12,9,8,8,3,22, 5,14,21,10,25	apartments (13) 0:4,17,25,9,9,16,17, 18,20,21,12,14,16
\$50,400 (1) 0:5	Act (1) 0:25	afford (1) 0:19	alongside (1) 0:21	apparatus (2) 0:7,8
\$7 (1) 0:3	action (3) 0:5,13,10	affordability (13) 0:4,9,11,25,10,6,14, 4,8,9,9,6,4	altar (5) 0:20,25,22,23,24	appeal (2) 0:9,16
\$800 (3) 0:21,23,24	active (1) 0:18	affordable (108) 0:8,10,18,13,18,21, 8,24,11,14,16,17,21,2, 21,6,8,17,23,1,5,2,11, 23,3,13,14,3,8,24,3, 19,19,10,13,19,22,1,4, 9,13,20,15,11,20,22,1, 3,25,17,22,3,4,7,23, 25,19,15,14,25,19,1,6, 7,17,1,8,9,12,14,18, 21,25,3,5,18,13,5,18, 20,22,24,2,4,5,15,17, 24,3,5,9,11,14,17,19, 25,1,24,25,4,12,14,1, 7,21,23,10,11	altars (1) 0:24	appealed (1) 0:22
\$9 (1) 0:4	activities (2) 0:16,16	afraid (2) 0:18,7	alternative (2) 0:13,20	appeals (1) 0:12
A	activity (2) 0:19,8	African-Americans (2) 0:18,8	Although (2) 0:23,18	appear (1) 0:10
abatement (2) 0:3,3	actual (3) 0:7,12,13	again (26) 0:25,11,9,15,21,8,8, 12,19,21,15,21,12,15, 13,8,23,15,1,15,11,16, 1,11,10,4	always (7) 0:11,7,18,13,14,13, 15	appearance (1) 0:10
ability (2) 0:1,17	actually (19) 0:14,4,15,14,16,21, 2,20,17,11,1,23,11,19, 21,18,14,17,5	against (2) 0:14,11	amazing (1) 0:23	appears (1) 0:1
able (10) 0:6,11,9,11,15,21,9, 18,14,17	ADA (1) 0:19	agencies (1) 0:2	Amazon (1) 0:12	applaud (1) 0:5
above (3) 0:10,20,3	add (7) 0:15,19,15,8,5,19, 19		amendment (1) 0:16	apples (2) 0:15,15
absence (1) 0:19	added (4) 0:16,2,13,5		amenities (1) 0:15	applicable (1) 0:1
absent (2) 0:1,23	adding (3) 0:14,1,10		Americans (2) 0:1,6	applicant (11) 0:24,10,16,22,12, 16,18,3,23,9,2
absolute (1) 0:4	addition (6) 0:6,1,19,1,6,22		among (2) 0:9,11	Application (16) 0:4,14,15,18,12,9, 18,7,21,25,10,7,15,17, 17,20
Absolutely (5) 0:5,1,19,12,17	additional (8) 0:22,21,13,25,4,21, 18,10		amount (5) 0:6,20,19,6,13	applications (3) 0:24,5,3
abuts (1) 0:22	additions (1)		amounts (1) 0:16	appointed (1) 0:23
abutting (1) 0:10			analysis (1) 0:13	
Acadia (2) 0:23,25			analyze (1)	

<p>appreciate (7) 0:9,4,3,21,8,23,1</p> <p>approach (6) 0:17,18,18,19,2,14</p> <p>approaches (1) 0:17</p> <p>approval (12) 0:22,13,15,21,12,3,14,15,1,4,9,21</p> <p>approvals (1) 0:3</p> <p>approve (3) 0:9,6,5</p> <p>approved (2) 0:21,4</p> <p>approximately (1) 0:2</p> <p>April (2) 0:17,8</p> <p>Arcadia (19) 0:23,5,20,25,10,23,23,10,9,20,5,9,7,24,3,6,4,15,7</p> <p>arcane (1) 0:25</p> <p>archaeology (1) 0:22</p> <p>architect (1) 0:1</p> <p>Architects (2) 0:12,2</p> <p>archives (1) 0:24</p> <p>area (51) 0:11,1,2,4,11,22,2,13,18,24,6,13,18,20,1,1,18,2,16,24,4,24,13,7,25,22,9,16,13,19,22,8,24,3,4,24,21,13,14,22,23,1,1,5,22,24,7,10,13,24,3</p> <p>areas (5) 0:22,17,5,17,7</p> <p>argument (2) 0:10,17</p> <p>Arlington (1) 0:22</p> <p>arm (1) 0:15</p> <p>around (20) 0:14,17,14,16,2,6,11,16,18,15,21,8,4,4,8,25,21,6,11,1</p> <p>arrive (1) 0:3</p> <p>arrow (2) 0:4,5</p> <p>arrows (8) 0:9,21,3,8,2,2,19</p> <p>Article (1) 0:2</p> <p>artifacts (3) 0:2,11,19</p>	<p>aside (1) 0:10</p> <p>aspect (1) 0:25</p> <p>aspects (1) 0:1</p> <p>assigned (1) 0:11</p> <p>assist (3) 0:21,10,9</p> <p>assistance (1) 0:3</p> <p>assisted (4) 0:23,19,7,8</p> <p>Associated (4) 0:17,2,4,13</p> <p>associates (4) 0:18,20,21,12</p> <p>Association (5) 0:13,8,19,25,2</p> <p>assuaged (1) 0:25</p> <p>assume (4) 0:23,3,24,14</p> <p>assured (1) 0:16</p> <p>attached (1) 0:23</p> <p>attempted (2) 0:21,3</p> <p>attempting (1) 0:1</p> <p>attention (2) 0:3,2</p> <p>audience (1) 0:12</p> <p>Authority (3) 0:11,13,18</p> <p>authorize (1) 0:8</p> <p>available (6) 0:18,4,10,20,9,9</p> <p>Ave (1) 0:15</p> <p>Avenue (12) 0:4,2,2,18,22,25,17,19,22,13,2,17</p> <p>awards (1) 0:1</p> <p>aware (6) 0:2,2,4,6,10,19</p> <p>away (2) 0:7,12</p>	<p>19,23,23,1,12,3,9,1,6</p> <p>backside (1) 0:3</p> <p>bad (3) 0:23,12,20</p> <p>balance (1) 0:14</p> <p>baldacchino (2) 0:24,6</p> <p>band (4) 0:1,15,1,5</p> <p>bar (2) 0:25,1</p> <p>Barnes (25) 0:21,22,23,1,2,6,14,20,8,9,15,22,1,6,9,22,25,16,19,1,6,17,5,16,24</p> <p>barriers (2) 0:5,11</p> <p>based (6) 0:6,5,11,13,25,12</p> <p>basic (1) 0:1</p> <p>Basically (14) 0:6,15,10,6,24,18,22,5,4,3,23,21,7,11</p> <p>basketball (1) 0:21</p> <p>bathroom (1) 0:9</p> <p>bathrooms (3) 0:2,11,24</p> <p>Beachland (2) 0:24,15</p> <p>bear (1) 0:19</p> <p>bearing (1) 0:17</p> <p>beautification (1) 0:20</p> <p>beautiful (3) 0:24,19,18</p> <p>beauty (1) 0:14</p> <p>become (2) 0:25,14</p> <p>becomes (5) 0:9,25,10,14,15</p> <p>bed (1) 0:5</p> <p>bedroom (6) 0:20,21,8,10,20,8</p> <p>bedrooms (1) 0:21</p> <p>began (1) 0:2</p> <p>begin (4) 0:20,14,15,13</p> <p>beginning (5) 0:4,21,6,21,10</p> <p>Behalf (3) 0:5,17,7</p>	<p>believes (2) 0:24,22</p> <p>below (3) 0:18,4,17</p> <p>beneficial (1) 0:2</p> <p>benefit (1) 0:16</p> <p>best (10) 0:16,20,4,24,6,25,5,18,24,25</p> <p>Beth (1) 0:17</p> <p>better (3) 0:14,15,7</p> <p>Beverly (1) 0:3</p> <p>beyond (3) 0:21,3,14</p> <p>bicolor (1) 0:5</p> <p>bid (2) 0:13,16</p> <p>bidding (1) 0:24</p> <p>big (4) 0:1,25,10,9</p> <p>biggest (1) 0:6</p> <p>bike (3) 0:12,14,18</p> <p>bikes (2) 0:12,18</p> <p>bingo (1) 0:18</p> <p>bit (17) 0:13,12,15,18,23,21,3,7,9,23,13,14,11,23,6,6,11</p> <p>blending (1) 0:6</p> <p>Blue (5) 0:2,14,11,15,9</p> <p>board (1) 0:6</p> <p>bonds (2) 0:2,2</p> <p>bonus (1) 0:22</p> <p>boon (1) 0:18</p> <p>boost (1) 0:15</p> <p>border (1) 0:18</p> <p>borrower (1) 0:6</p> <p>botch (1) 0:23</p> <p>both (10) 0:12,15,1,16,8,14,22,23,22,8</p> <p>Brace (2)</p>	<p>0:18,1</p> <p>brand (2) 0:21,19</p> <p>brands (1) 0:25</p> <p>break (1) 0:25</p> <p>brick (5) 0:9,10,11,12,13</p> <p>brief (1) 0:22</p> <p>briefly (1) 0:13</p> <p>bright (1) 0:16</p> <p>bring (8) 0:15,9,25,12,18,17,22,11</p> <p>bringing (8) 0:19,20,22,3,4,8,15,16</p> <p>Britain (3) 0:25,17,19</p> <p>broad (3) 0:9,25,6</p> <p>broad-based (1) 0:2</p> <p>broadly (1) 0:3</p> <p>Bronx (2) 0:18,25</p> <p>Brook (1) 0:3</p> <p>brought (7) 0:4,13,5,18,21,5,6</p> <p>bucolic (1) 0:12</p> <p>budget (2) 0:18,21</p> <p>budgetary (1) 0:4</p> <p>budgeting (1) 0:11</p> <p>build (3) 0:20,11,3</p> <p>Building (34) 0:14,15,6,6,17,23,23,11,12,2,11,20,24,1,6,19,2,12,12,13,18,17,25,7,25,14,11,7,1,3,8,6,7,16</p> <p>buildings (12) 0:17,25,2,4,13,15,7,14,21,19,15,22</p> <p>builds (1) 0:23</p> <p>built (5) 0:23,9,3,8,11</p> <p>bulk (1) 0:7</p> <p>burden (3) 0:22,14,23</p> <p>bus (1)</p>
	B			
	<p>bachelor's (1) 0:8</p> <p>back (40) 0:24,7,12,15,14,4,9,11,21,8,16,5,14,5,20,5,13,15,14,19,16,6,12,14,2,3,14,18,11,22,16,</p>			

0:13 business (10) 0:13,2,20,3,10,13, 16,1,13,25 businesses (14) 0:16,21,4,8,11,12,9, 12,18,23,20,16,11,16	carry (1) 0:15 cars (6) 0:10,17,6,8,22,2 case (5) 0:16,3,24,18,8 Casperson (2) 0:25,15 cause (1) 0:21 cemetery (2) 0:25,11 Center (14) 0:5,6,14,3,17,24,5, 12,21,20,4,23,10,3 ceramic (1) 0:25 certain (8) 0:19,25,3,20,4,22,1, 4 certainly (10) 0:13,14,16,25,9,20, 10,6,8,25 certificate (1) 0:4 certificates (1) 0:12 cetera (1) 0:24 challenge (3) 0:3,14,15 challenges (1) 0:14 change (10) 0:11,3,7,23,8,24,20, 7,19,19 changed (4) 0:10,19,3,5 changes (2) 0:22,12 changing (2) 0:16,7 chapel (12) 0:7,4,13,18,20,24,1, 2,16,18,16,17 characterize (1) 0:15 characterizing (1) 0:11 charge (3) 0:4,17,2 CHARLES (1) 0:2 chart (2) 0:9,23 Charter (1) 0:23 charts (1) 0:5 check (1) 0:14 CHFA (1) 0:10	Chief (1) 0:12 children (4) 0:24,14,9,21 Chip (4) 0:19,20,21,21 choice (2) 0:15,23 choices (2) 0:17,18 choir (1) 0:16 choose (3) 0:13,10,11 chose (2) 0:21,4 chosen (1) 0:1 Christmas (2) 0:25,16 Christmastime (1) 0:21 Chuck (8) 0:17,1,25,3,22,7,8,2 Church (4) 0:23,24,5,10 circle (15) 0:17,12,15,24,2,6, 19,8,18,1,1,6,8,9,8 cities (1) 0:8 citizens (2) 0:12,14 City (8) 0:8,4,11,21,16,15, 16,18 clarified (1) 0:17 clarify (4) 0:8,23,18,23 Clark (1) 0:12 class (1) 0:17 clean (2) 0:16,21 clear (11) 0:24,22,10,7,22,18, 20,2,3,21,3 clearer (1) 0:4 clearly (2) 0:5,4 Cleves (4) 0:8,9,10,11 close (7) 0:17,1,3,17,16,9,24 closely (2) 0:10,21 closer (3) 0:2,5,17 clothes (2) 0:21,23	cobbles (1) 0:17 code (3) 0:5,1,9 Collaborative (1) 0:12 colleagues (4) 0:4,10,3,13 collecting (1) 0:21 color (1) 0:4 comfortable (1) 0:5 coming (27) 0:19,10,8,16,25,3, 10,20,24,1,13,12,14,9, 4,9,10,4,9,11,17,24,1, 5,22,14,3 comment (5) 0:24,14,21,18,5 comments (4) 0:18,16,21,4 commission (4) 0:3,3,21,23 commissioner (8) 0:12,13,18,6,4,15, 16,23 commitment (3) 0:13,20,9 committed (3) 0:23,11,20 common (5) 0:11,13,23,5,1 commons (3) 0:7,4,8 communicate (1) 0:3 communication (2) 0:7,4 communications (1) 0:6 Communities (15) 0:7,9,11,5,13,12,5, 3,3,19,20,25,19,21,22 community (46) 0:8,8,7,12,15,3,8, 21,17,5,6,10,14,16,4, 15,11,21,13,22,5,9,3, 25,15,2,7,9,2,12,15, 21,1,3,7,7,9,10,11,22, 22,15,7,8,15,25 community's (1) 0:2 company (2) 0:12,9 compared (2) 0:10,8 comparison (1) 0:6 compassionate (1) 0:9 compete (2)	0:18,10 competition (2) 0:23,1 complete (2) 0:11,23 completely (3) 0:14,14,3 completion (1) 0:6 complex (5) 0:19,15,15,15,1 compliance (1) 0:20 compliant (1) 0:19 comply (4) 0:6,20,11,3 component (6) 0:25,11,21,3,9,20 components (1) 0:19 comprise (1) 0:16 concern (5) 0:2,16,20,1,23 concerned (1) 0:14 concerns (12) 0:20,3,10,17,19,23, 2,15,24,18,4,4 conclude (1) 0:23 concluded (2) 0:17,4 concludes (1) 0:24 conclusion (1) 0:19 concrete (2) 0:10,20 condensing (2) 0:1,3 condition (8) 0:10,14,15,1,4,3,21, 14 conditions (4) 0:16,7,12,10 condominium (4) 0:2,1,2,4 condominium-ize (1) 0:3 condominium-ized (1) 0:23 condominiums (9) 0:6,7,10,12,18,24, 14,15,11 conference (1) 0:12 confession (1) 0:2 confessionals (1) 0:25 configuration (1)
--	---	--	--	---

0:19 conflict (1) 0:25 conform (1) 0:6 conformance (1) 0:1 confused (1) 0:3 conjunction (1) 0:20 connect (6) 0:19,12,24,25,3,11 Connecticut (16) 0:4,5,2,13,13,9,3,4, 4,7,1,4,19,19,15,17 Connecticut's (1) 0:4 connecting (1) 0:10 connection (2) 0:9,14 connectivity (1) 0:20 consequences (1) 0:21 conservation (1) 0:21 consider (5) 0:25,20,9,11,14 consideration (3) 0:7,14,18 considered (3) 0:24,22,15 considering (1) 0:18 consistent (4) 0:9,15,11,13 consistently (1) 0:7 constitutes (1) 0:22 constructed (2) 0:12,25 constructing (1) 0:20 Construction (19) 0:14,20,20,24,13, 16,18,22,3,22,17,17, 19,21,6,7,1,25,21 consumers (1) 0:2 contact (2) 0:4,7 contacted (6) 0:17,21,2,6,10,10 Containing (1) 0:15 context (3) 0:3,15,15 continuation (1) 0:24 continue (13)	0:18,22,20,22,6,13, 9,9,12,14,19,19,10 continues (1) 0:8 continuum (1) 0:7 Contract (2) 0:6,4 contractors (1) 0:3 control (2) 0:22,24 controlled (2) 0:23,15 controls (2) 0:17,19 convent (3) 0:6,10,25 conversation (4) 0:22,14,7,3 conversations (1) 0:10 conversion (1) 0:13 cooperation (1) 0:15 copresident (1) 0:1 copy (1) 0:22 cordoned (1) 0:13 corner (3) 0:4,5,25 Corporation (9) 0:5,14,4,25,5,12,21, 5,23 correspondences (1) 0:19 corresponding (1) 0:21 corridor (1) 0:10 corridors (1) 0:19 cost (14) 0:15,20,1,8,3,13,16, 19,5,7,20,21,16,13 Costco (1) 0:1 cost-effective (1) 0:14 costs (6) 0:6,2,25,16,20,15 Council (23) 0:5,1,11,11,11,19,3, 8,21,22,24,11,16,2,7, 16,25,9,2,15,14,1,25 Councilmembers (2) 0:25,3 COUNCILOR (110) 0:22,24,3,5,7,11,13, 23,2,6,14,20,24,11,22,	9,13,19,2,7,11,19,23, 5,8,20,5,9,16,21,1,5, 17,3,24,23,10,12,6,18, 23,6,9,18,13,19,7,9, 15,22,1,6,9,22,25,16, 19,1,6,17,5,16,24,4, 20,2,10,14,18,6,8,25, 12,21,14,4,25,3,14,13, 14,22,17,9,11,1,8,2, 20,16,20,1,22,5,6,11, 25,16,11,16,18,9,1,24, 11,22,3,20,13,21 Council's (1) 0:5 counter (1) 0:17 counterproductive (1) 0:8 counters (2) 0:2,12 country (2) 0:8,22 couple (8) 0:23,14,17,17,18,3, 4,1 course (3) 0:15,10,13 COURSEY (11) 0:25,1,3,5,9,7,10,1, 4,15,11 Court (5) 0:23,22,6,15,25 courts (1) 0:14 courtyards (1) 0:13 covenants (1) 0:7 cover (2) 0:11,13 covered (2) 0:7,19 CR3 (2) 0:1,19 craft (1) 0:13 create (4) 0:12,11,13,17 created (2) 0:12,13 credit (3) 0:24,13,14 credits (3) 0:25,22,5 Crescent (3) 0:15,25,7 Crestview (1) 0:16 criteria (2) 0:12,18 critical (3) 0:5,7,22 criticism (1)	0:9 crossing (19) 0:11,23,5,20,25,10, 23,23,11,9,21,5,9,7, 25,4,6,5,16 crowded (1) 0:19 Crugas (1) 0:16 CRUGG (1) 0:15 cultivate (1) 0:17 curb (6) 0:19,16,10,15,16,19 curbing (1) 0:15 current (7) 0:8,13,4,14,21,24,9 currently (5) 0:22,9,17,3,2 currents (1) 0:3 curve (1) 0:16 customer (1) 0:3 customers (4) 0:25,2,12,21 cut (3) 0:5,12,16 cuts (1) 0:16	decade (1) 0:2 December (1) 0:14 decide (3) 0:10,12,12 deciding (1) 0:15 decision (4) 0:17,22,1,2 decision-making (1) 0:19 decisions (2) 0:25,7 declined (2) 0:25,7 dedicated (7) 0:20,22,24,25,1,3, 20 deed (4) 0:22,15,21,1 deeds (2) 0:25,10 deemed (2) 0:7,19 deems (1) 0:25 default (1) 0:1 defend (2) 0:1,2 define (3) 0:4,19,12 defines (1) 0:4 definitely (2) 0:18,9 definition (7) 0:2,19,21,6,18,8,17 degree (1) 0:8 delivered (1) 0:18 deliveries (2) 0:2,8 delivery (2) 0:22,23 demo (1) 0:10 demolished (1) 0:20 demolition (1) 0:14 demonstrates (1) 0:15 densely (1) 0:21 density (4) 0:10,2,12,22 Department (9) 0:3,6,8,3,17,20,21, 24,12 depending (1)
D				
			DANA (1) 0:14 darn (1) 0:17 data (1) 0:10 date (4) 0:20,20,18,8 dated (1) 0:21 Davidoff (42) 0:2,3,8,9,16,21,1,5, 17,3,24,23,10,3,4,20, 2,10,14,18,13,14,4,25, 3,14,13,14,22,17,9,11, 1,8,2,20,16,20,1,22,5, 6 day (5) 0:13,9,10,15,11 daylighting (1) 0:16 dead-end (1) 0:11 dead-ends (2) 0:15,17 deal (5) 0:11,24,10,19,24	

0:23 depends (1) 0:4 deposition (1) 0:14 deputy (3) 0:13,17,6 derailing (1) 0:17 described (1) 0:25 design (2) 0:13,6 Designate (1) 0:11 designation (2) 0:21,24 designed (4) 0:9,3,19,2 designers (1) 0:18 desire (2) 0:14,2 desires (2) 0:7,11 destination (1) 0:16 destroyed (1) 0:20 detail (3) 0:12,8,20 detailed (1) 0:19 details (1) 0:12 deter (1) 0:24 determination (1) 0:5 determined (1) 0:13 devastated (1) 0:17 develop (9) 0:21,21,10,18,1,2,3,9,18 developability (1) 0:12 developable (2) 0:24,25 developed (5) 0:20,8,6,5,2 Developer (18) 0:6,23,15,15,20,11,6,4,10,25,21,18,21,8,4,10,16,2 developers (5) 0:14,13,3,13,20 developer's (3) 0:12,7,1 developing (1) 0:13 Development (57)	0:5,12,14,3,16,5,7,15,18,3,17,25,5,17,3,8,17,3,17,21,7,20,7,3,5,21,25,14,16,20,7,4,12,24,21,19,9,23,25,4,5,12,20,5,16,23,16,21,13,3,24,21,2,15,19,22,8 developments (2) 0:15,23 devise (1) 0:21 dialogue (3) 0:2,4,6 dietitian (1) 0:8 difference (4) 0:7,11,16,12 differences (1) 0:6 different (11) 0:13,24,10,18,19,14,19,18,17,12,6 differential (2) 0:10,19 differently (1) 0:25 difficult (5) 0:10,21,18,14,2 digging (2) 0:2,5 dignity (1) 0:16 diligence (3) 0:8,17,2 dining (3) 0:16,23,13 direct (1) 0:6 direction (1) 0:11 directly (3) 0:9,24,7 Director (2) 0:4,9 disappointing (1) 0:10 discharge (1) 0:14 discharging (1) 0:21 discount (10) 0:14,23,4,23,13,15,5,20,20,23 discrimination (1) 0:12 discuss (3) 0:18,14,12 discussed (5) 0:13,19,8,12,8 discussing (1) 0:5 discussion (9)	0:12,1,15,19,16,23,15,21,9 discussions (6) 0:14,19,22,17,22,4 disparate (2) 0:24,3 disperse (1) 0:4 dispersed (1) 0:2 distance (3) 0:17,7,3 distinctions (1) 0:3 District (8) 0:12,17,25,10,11,25,3,23 diverse (3) 0:11,3,12 diversity (1) 0:8 dollars (6) 0:2,4,13,23,23,16 domestic (1) 0:1 DONADIO (30) 0:10,11,5,11,16,4,14,3,12,15,21,6,9,13,21,4,7,12,24,14,20,25,4,8,17,6,12,12,10,24 donations (1) 0:14 done (11) 0:19,24,16,18,17,3,16,10,11,3,9 doors (1) 0:15 doubt (1) 0:10 down (39) 0:9,7,8,16,16,18,24,12,23,11,6,23,25,5,14,17,17,2,19,16,17,9,16,9,19,8,1,24,1,13,12,4,23,1,21,24,15,14,2 downsize (1) 0:2 dozen (2) 0:6,23 DRAC (3) 0:18,18,14 draft (1) 0:22 dramatic (1) 0:14 dream (2) 0:12,1 dreams (1) 0:2 drew (1) 0:17 drive (10) 0:19,9,17,16,12,21,	18,16,17,21 driven (2) 0:14,23 drivers (3) 0:7,6,7 driveway (1) 0:6 dryer (4) 0:3,2,3,19 dryers (7) 0:21,24,9,20,23,15,8 Duane (5) 0:5,24,24,1,7 ducted (1) 0:21 ducts (2) 0:4,6 due (4) 0:8,24,17,1 Duffy (1) 0:12 Dumais (1) 0:18 during (7) 0:15,9,1,17,19,15,6 E earlier (7) 0:5,16,23,13,16,18,16 earliest (1) 0:11 early (2) 0:18,13 easier (2) 0:9,7 easiest (1) 0:15 easily (2) 0:17,22 east (6) 0:18,23,14,10,11,8 eastbound (1) 0:24 easy (1) 0:16 economic (5) 0:20,9,25,14,2 economically (1) 0:22 economists (1) 0:18 ecstatic (1) 0:8 edge (1) 0:4 edged (1) 0:14 educated (1) 0:21 education (2)	0:4,12 efficiency's (1) 0:9 Effies (1) 0:24 effort (2) 0:22,11 efforts (3) 0:10,12,12 egress (2) 0:23,5 eight (2) 0:21,16 eighties (2) 0:18,13 either (10) 0:13,12,17,24,21,24,9,14,5,19 Eleanor (1) 0:15 electric (1) 0:20 element (1) 0:8 elements (1) 0:1 elevation (3) 0:1,17,21 elevator (4) 0:19,18,13,6 elevators (2) 0:3,19 eliminated (1) 0:17 eliminating (2) 0:11,3 Elizabeth (10) 0:15,16,17,8,9,1,14,25,6,21 Elliott (1) 0:24 ELLIOTT-HUGH (2) 0:3,4 eloquently (1) 0:7 else (16) 0:10,13,9,10,21,17,2,24,23,17,8,11,4,21,23,8 elusive (1) 0:1 e-mail (2) 0:13,14 embracing (2) 0:15,16 emergency (4) 0:14,16,23,7 Emery (4) 0:5,6,7,8 emotional (1) 0:15 employ (1) 0:17
--	---	--	---	---

employment (2) 0:4,12	12,15,15,1,5,6,15,14, 23,14,2	0:8	exterior (3) 0:15,10,25	0:5
empty (1) 0:25	entrances (3) 0:25,17,15	exactly (2) 0:14,4	extra (1) 0:8	favor (2) 0:19,18
enable (1) 0:5	entrepreneurs (1) 0:14	example (2) 0:25,20	extraordinary (3) 0:2,24,16	favorite (2) 0:17,19
enabling (1) 0:2	equal (1) 0:3	exceedingly (1) 0:9	extremely (2) 0:9,18	feasible (2) 0:5,11
enact (1) 0:5	equally (1) 0:14	excellent (1) 0:12	F	features (3) 0:15,3,1
encased (1) 0:13	equipment (1) 0:22	exceptionally (1) 0:15	fabric (1) 0:22	federal (4) 0:10,22,6,18
enclave (2) 0:2,14	equipped (1) 0:23	exciting (2) 0:7,12	face (2) 0:24,24	fee (1) 0:19
enclosure (1) 0:14	equity (1) 0:21	exclusive (2) 0:2,14	faced (1) 0:14	feedback (1) 0:3
encourage (4) 0:10,14,8,19	equivalent (1) 0:10	Excuse (1) 0:11	Facilitate (1) 0:12	feel (5) 0:22,4,6,17,4
encouragement (1) 0:12	escalated (2) 0:3,6	exempt (1) 0:1	facility (11) 0:7,23,4,25,11,6,10, 10,16,5,1	feet (4) 0:5,18,3,5
encourages (1) 0:14	escalating (1) 0:20	exhaust (3) 0:21,3,2	fact (5) 0:6,19,20,18,6	felt (1) 0:23
encouraging (1) 0:6	escalation (7) 0:11,21,3,8,10,8,15	exhausted (1) 0:19	factors (3) 0:18,18,11	few (12) 0:4,19,6,18,20,2,16, 17,23,4,13,14
end (12) 0:9,18,1,5,19,18,15, 17,5,16,5,21	especially (2) 0:11,24	exist (2) 0:16,7	Faenza (6) 0:5,6,7,7,8,11	field (1) 0:4
energy (1) 0:11	essence (2) 0:7,14	Existing (18) 0:13,6,16,6,17,24,2, 3,10,13,14,15,21,11, 19,9,12,13	fail (1) 0:24	fifteen (1) 0:11
engage (3) 0:21,6,2	essentially (7) 0:12,18,9,5,6,6,18	exists (3) 0:15,21,3	fair (5) 0:1,9,16,25,12	fifth (1) 0:24
engaged (1) 0:14	established (2) 0:3,20	exit (4) 0:14,16,8,3	fairness (1) 0:21	figure (3) 0:16,1,9
engagement (1) 0:11	establishes (1) 0:7	expand (2) 0:7,17	faith (3) 0:25,25,15	filled (1) 0:23
engineered (2) 0:1,9	estate (1) 0:18	expansion (1) 0:10	fallen (1) 0:21	final (1) 0:9
engineering (1) 0:19	estimated (3) 0:21,11,13	expect (2) 0:12,16	falls (1) 0:8	finalizing (1) 0:12
engineers (1) 0:15	Estimating (1) 0:23	expense (3) 0:1,4,21	familiar (1) 0:4	finally (2) 0:2,23
enhance (1) 0:12	et (1) 0:24	expensive (1) 0:14	families (4) 0:3,23,6,10	financed (1) 0:10
enhances (1) 0:14	Eve (2) 0:16,12	experience (3) 0:6,15,18	family (10) 0:8,4,5,3,21,24,22, 10,12,8	financial (1) 0:2
enough (2) 0:7,7	even (10) 0:13,20,5,2,6,5,15, 9,8,16	expertise (1) 0:2	family-owned (5) 0:17,3,18,3,20	financing (2) 0:18,2
enter (3) 0:23,2,14	evening (20) 0:1,10,25,2,19,14,9, 2,6,15,23,11,5,11,5,8, 23,25,21,13	explain (2) 0:11,9	family's (1) 0:16	find (14) 0:19,25,12,22,9,17, 1,4,16,9,15,5,25,17
entered (1) 0:10	event (1) 0:7	explained (1) 0:7	family-wise (1) 0:3	finds (1) 0:19
entering (1) 0:12	everybody (7) 0:4,13,24,23,25,20, 14	explore (2) 0:11,20	far (13) 0:20,4,24,7,3,14,19, 19,9,13,3,21,4	fine (3) 0:8,1,18
entire (7) 0:8,8,1,6,22,10,24	everyone (6) 0:8,14,12,10,13,16	express (1) 0:2	Farmington (2) 0:22,2	finishes (3) 0:7,8,20
entirely (3) 0:5,25,18	evict (1) 0:13	expressed (5) 0:20,16,17,5,4	Farnham (1) 0:22	Fink (4) 0:4,4,6,11
entities (1) 0:19	exacerbated (1) 0:14	extended (1) 0:25	fashion (1) 0:3	fire (6) 0:5,5,19,1,7,9
entity (1) 0:15	exact (1)	extensive (2) 0:21,9	fastest-growing (1)	firetruck (1) 0:25
entrance (18) 0:15,17,8,17,24,4,4,		extent (1) 0:13		firetrucks (1) 0:15

<p>first (23) 0:16,7,13,3,17,13,1, 5,25,21,2,3,16,23,9,2, 23,16,14,9,2,13,9</p> <p>first-year (1) 0:7</p> <p>fit (1) 0:18</p> <p>fitted (1) 0:9</p> <p>five (1) 0:17</p> <p>fix (1) 0:18</p> <p>fixed (6) 0:11,14,21,23,12,23</p> <p>fixtures (1) 0:4</p> <p>Flag (1) 0:23</p> <p>flanking (1) 0:17</p> <p>flat (3) 0:14,15,20</p> <p>Flatbush (1) 0:21</p> <p>flexibility (2) 0:21,8</p> <p>flexible (1) 0:12</p> <p>floodplain (2) 0:8,1</p> <p>floor (3) 0:6,3,18</p> <p>floorplans (1) 0:19</p> <p>floors (3) 0:25,12,13</p> <p>flow (1) 0:7</p> <p>flush (1) 0:7</p> <p>folks (8) 0:12,5,8,11,13,2,12, 8</p> <p>follow (2) 0:16,25</p> <p>following (2) 0:8,11</p> <p>Foodshare (1) 0:15</p> <p>foot (5) 0:8,12,12,7,10</p> <p>force (1) 0:2</p> <p>forced (1) 0:15</p> <p>forefront (1) 0:6</p> <p>forever (1) 0:17</p> <p>forfeit (1) 0:12</p>	<p>form (1) 0:20</p> <p>former (1) 0:7</p> <p>forms (1) 0:2</p> <p>formulaic (1) 0:14</p> <p>forth (3) 0:13,14,19</p> <p>fortunate (2) 0:25,2</p> <p>forward (11) 0:7,6,10,14,14,11,6, 7,11,3,16</p> <p>found (4) 0:18,25,3,24</p> <p>foundation (1) 0:3</p> <p>foundations (2) 0:18,19</p> <p>founded (1) 0:14</p> <p>four (4) 0:8,6,21,7</p> <p>four-room (1) 0:13</p> <p>fragrances (1) 0:22</p> <p>Frank (2) 0:12,19</p> <p>Frankly (7) 0:8,22,10,16,1,25,8</p> <p>free (2) 0:12,24</p> <p>fresh (1) 0:16</p> <p>friendly (1) 0:8</p> <p>front (12) 0:16,12,5,14,6,13, 12,13,9,14,16,20</p> <p>fronts (1) 0:1</p> <p>full (7) 0:17,18,15,7,1,10, 24</p> <p>full-service (1) 0:23</p> <p>full-time (1) 0:19</p> <p>fully (1) 0:3</p> <p>function (1) 0:13</p> <p>fund (2) 0:2,5</p> <p>funding (3) 0:7,21,10</p> <p>funds (1) 0:18</p> <p>furnaces (1) 0:4</p>	<p>further (8) 0:17,13,13,22,16, 21,9,16</p> <p>furtherance (1) 0:12</p> <p>future (6) 0:24,1,20,17,18,1</p>	<p>goes (2) 0:17,7</p> <p>Good (25) 0:1,11,10,24,11,2,7, 14,14,9,24,2,12,6,15, 4,23,5,11,4,5,19,9,23, 18</p> <p>goodbye (1) 0:24</p> <p>goodness (1) 0:11</p> <p>Goodwin (1) 0:11</p> <p>government (7) 0:10,22,6,8,2,15,17</p> <p>governmental (1) 0:1</p> <p>governments (1) 0:6</p> <p>Governor (1) 0:10</p> <p>gracious (1) 0:11</p> <p>grade (3) 0:19,14,7</p> <p>graded (3) 0:22,18,18</p> <p>grand (1) 0:7</p> <p>granite (2) 0:7,18</p> <p>grant (2) 0:5,8</p> <p>graphic (1) 0:18</p> <p>graphics (3) 0:14,22,4</p> <p>grateful (1) 0:11</p> <p>gray (1) 0:13</p> <p>great (10) 0:25,19,9,15,19,7,9, 12,14,25</p> <p>Greater (3) 0:18,8,4</p> <p>greatly (2) 0:5,14</p> <p>green (2) 0:3,15</p> <p>GREG (2) 0:5,6</p> <p>grid (1) 0:20</p> <p>ground (1) 0:17</p> <p>grounds (1) 0:15</p> <p>group (3) 0:13,1,6</p> <p>grow (1) 0:23</p> <p>growing (1) 0:10</p>	<p>grown (2) 0:23,24</p> <p>growth (1) 0:21</p> <p>guess (14) 0:9,12,8,1,16,16,12, 24,13,2,9,21,21,23</p> <p>guessing (2) 0:21,6</p> <p>guest (3) 0:10,18,9</p> <p>guests (2) 0:7,22</p> <p>guide (1) 0:18</p> <p>guys (5) 0:10,15,2,3,4</p>
G				
<p>gain (2) 0:6,10</p> <p>game (1) 0:21</p> <p>garage (20) 0:4,8,11,15,1,9,13, 19,13,14,16,18,1,2,13, 7,17,1,1,23</p> <p>Gas-fired (2) 0:1,3</p> <p>gate (2) 0:15,24</p> <p>gates (1) 0:15</p> <p>gateway (1) 0:23</p> <p>general (3) 0:22,14,4</p> <p>generally (3) 0:23,3,25</p> <p>genesis (1) 0:22</p> <p>gentle (1) 0:20</p> <p>gentleman (3) 0:21,15,3</p> <p>gets (2) 0:1,21</p> <p>Gillette (1) 0:16</p> <p>given (7) 0:14,22,14,14,10, 14,1</p> <p>gives (1) 0:3</p> <p>giving (2) 0:22,16</p> <p>glad (1) 0:22</p> <p>gladly (1) 0:21</p> <p>glass (3) 0:3,16,21</p> <p>glasses (1) 0:14</p> <p>glossed (2) 0:4,24</p> <p>Glynn (5) 0:16,17,18,6,14</p> <p>goal (2) 0:17,24</p> <p>goals (1) 0:4</p>	<p>half (2) 0:6,7</p> <p>Hall (14) 0:4,5,23,24,7,17,19, 7,24,25,12,21,9,16</p> <p>handed (2) 0:23,13</p> <p>handled (1) 0:13</p> <p>handout (1) 0:5</p> <p>handouts (1) 0:15</p> <p>handwriting (1) 0:20</p> <p>hang (1) 0:5</p> <p>happen (5) 0:23,20,21,8,10</p> <p>happened (2) 0:6,24</p> <p>happening (1) 0:9</p> <p>happens (4) 0:21,22,12,8</p> <p>happy (11) 0:12,24,9,19,25,4,4, 9,1,10,16</p> <p>hard (11) 0:2,20,22,2,18,22, 19,8,8,11,12</p> <p>Harlem (1) 0:17</p> <p>Hartford (72) 0:3,5,19,22,3,4,8,2, 22,21,4,11,11,14,22, 11,24,16,18,18,19,20, 8,6,23,15,1,22,25,5, 20,22,2,5,1,24,1,2,16, 25,23,9,23,21,13,8,7, 4,5,6,16,23,11,25,24, 23,1,12,16,16,18,24,</p>			
H				

<p>24,25,4,24,17,13,21,9, 5,22 Hartford's (2) 0:1,17 hat (1) 0:22 hate (1) 0:2 HAYES (42) 0:1,2,13,22,19,1,8, 23,23,6,2,3,17,22,23, 22,1,22,2,9,22,2,20, 15,1,8,8,19,23,3,4,5, 23,8,21,14,4,22,18,8, 12,8 hazardous (3) 0:8,8,19 head (1) 0:14 health (2) 0:1,12 hear (2) 0:13,4 heard (2) 0:15,13 hearing (22) 0:2,7,8,13,3,15,5, 25,1,7,3,24,24,13,4,9, 20,13,10,19,24,24 hearings (4) 0:24,5,13,10 heart (1) 0:4 heaters (1) 0:2 heating (1) 0:6 heavy (1) 0:22 height (3) 0:1,1,2 Heights (1) 0:23 held (2) 0:9,2 Hello (1) 0:6 help (7) 0:4,9,5,23,21,1,16 helped (1) 0:20 helpful (1) 0:17 helping (2) 0:11,16 helps (1) 0:16 Henry (3) 0:25,23,18 Here's (2) 0:7,2 Hi (8) 0:24,2,1,3,15,4,18,</p>	<p>11 high (2) 0:21,23 high-cost (1) 0:11 high-efficiency (1) 0:3 higher (2) 0:21,24 Highland (2) 0:21,16 highly (2) 0:2,19 hill (3) 0:6,7,16 historian (1) 0:1 historic (8) 0:10,20,22,4,18,1,2, 18 historical (2) 0:12,24 history (5) 0:12,24,2,1,15 hold (5) 0:25,1,5,9,8 holdings (1) 0:9 holiday (1) 0:19 holistically (1) 0:9 home (5) 0:12,14,9,11,21 homeowners (1) 0:15 homes (6) 0:12,23,25,2,4,6 hope (8) 0:24,22,14,7,20,18, 3,4 hoped (1) 0:24 hopefully (3) 0:3,20,10 hoping (4) 0:21,1,3,17 Horse (1) 0:23 hotel (3) 0:22,24,12 hour (1) 0:5 hours (1) 0:13 house (10) 0:15,18,19,5,19,3, 10,20,20,22 household (2) 0:21,2 houses (1) 0:8 housing (118)</p>	<p>0:8,10,7,2,18,7,10, 14,16,18,21,24,8,15,1, 5,14,12,23,12,3,13,14, 3,19,3,7,11,12,13,17, 1,5,8,14,19,19,4,8,11, 13,13,19,22,24,9,17,3, 11,20,21,3,10,25,7,15, 17,23,2,4,7,13,3,4,7, 24,25,19,7,7,9,15,4,9, 12,14,23,16,20,25,19, 21,1,24,15,7,17,1,8,9, 12,14,21,25,3,5,18,13, 5,18,21,22,24,2,4,15, 24,3,5,7,7,9,11,15,14, 8,10,12 Housing's (2) 0:3,18 huge (2) 0:12,16 Human (1) 0:4 hundred (2) 0:18,16 hurdles (1) 0:2 husband (2) 0:23,1</p>	<p>impediments (1) 0:20 important (7) 0:2,18,7,18,19,24, 15 impose (6) 0:20,1,11,15,19,9 imposed (3) 0:18,25,7 imposing (1) 0:11 imposition (3) 0:2,8,9 impression (1) 0:5 improve (2) 0:15,21 improvements (4) 0:12,2,9,20 incentive (2) 0:13,23 include (4) 0:7,14,14,13 included (4) 0:6,16,6,11 includes (2) 0:24,16 including (6) 0:3,9,18,7,25,5 inclusion (1) 0:6 inclusionary (1) 0:9 inclusive (2) 0:9,3 inclusiveness (2) 0:22,8 income (25) 0:22,13,18,21,2,5, 10,10,12,16,25,4,19,7, 2,12,24,2,13,1,2,5,10, 18,23 increase (3) 0:10,7,11 increased (4) 0:15,11,20,20 increases (1) 0:24 incredible (1) 0:11 incumbent (1) 0:12 incurring (1) 0:21 indeed (1) 0:4 independent (3) 0:11,7,17 independently (1) 0:22 indicate (2) 0:17,4 indicated (4)</p>	<p>0:9,17,15,13 individual (5) 0:24,17,17,15,2 industry (1) 0:4 info (1) 0:24 information (8) 0:2,9,6,2,15,14,3,18 informational (1) 0:14 ingress (1) 0:5 inherent (1) 0:16 initially (1) 0:8 initiative (1) 0:4 initiatives (1) 0:8 inquiry (2) 0:15,17 insight (1) 0:9 install (1) 0:2 instead (2) 0:14,19 instruction (2) 0:21,9 instructions (1) 0:13 integrating (1) 0:23 integration (1) 0:14 intend (2) 0:3,24 Intended (3) 0:6,17,13 intending (1) 0:4 intent (2) 0:5,20 interactions (1) 0:3 interest (2) 0:2,19 interested (6) 0:3,21,5,6,24,14 interior (3) 0:12,15,2 internal (1) 0:13 international (2) 0:24,21 intersection (7) 0:2,8,11,13,11,21, 19 Interstate (1) 0:3 into (42)</p>
		I		
		<p>IA (1) 0:6 idea (5) 0:11,19,11,14,15 identify (1) 0:1 II (1) 0:9 ill (1) 0:23 illegal (1) 0:12 illustration (1) 0:10 image (3) 0:3,13,15 images (1) 0:5 immeasurable (1) 0:20 immediate (3) 0:13,1,2 immediately (1) 0:22 impact (9) 0:9,13,8,12,24,4,17, 4,2 impactful (1) 0:20 impede (1) 0:7 impediment (1) 0:16</p>		

0:20,7,8,13,18,8,18, 24,15,17,19,1,13,15,2, 22,18,6,23,6,15,24,8, 3,20,13,2,3,12,13,4,3, 24,7,14,15,5,8,24,11, 14,20	0:9,25,3,3,7,8	10,12,14,18	0:4	likely (1)
introduce (1) 0:6	K	lack (2) 0:24,3	leaving (1) 0:16	0:13
invest (1) 0:2	Kane (4) 0:13,13,10,10	Lancaster (1) 0:6	LED (1) 0:14	likewise (2) 0:22,11
invested (1) 0:9	Karen (2) 0:4,9	land (5) 0:16,10,13,17,22	left (11) 0:20,23,20,5,23,25, 25,24,13,20,14	limit (4) 0:11,22,24,6
investment (6) 0:21,4,5,12,17,5	Kavalier (9) 0:14,16,24,25,11,3, 20,3,7	landscape (2) 0:1,2	left-hand (7) 0:9,17,15,25,22,4, 14	limitation (1) 0:2
involve (1) 0:22	keen (1) 0:6	landscaped (2) 0:22,25	left-turn (2) 0:25,13	limited (3) 0:16,4,13
involved (2) 0:15,6	keep (5) 0:13,7,21,21,8	Landscaping (3) 0:18,10,4	Legal (1) 0:8	Linda (3) 0:18,20,21
island (2) 0:5,6	keeping (1) 0:19	land-use (1) 0:10	legality (1) 0:18	line (2) 0:21,16
issue (8) 0:10,10,22,9,5,14, 11,1	Kelly (1) 0:3	lane (10) 0:18,21,21,23,25, 25,1,2,18,3	lend (1) 0:3	lines (1) 0:10
issued (2) 0:14,3	kept (2) 0:18,16	lanes (3) 0:14,13,14	lender (1) 0:24	lit (1) 0:18
issues (15) 0:17,21,4,24,18,18, 19,16,6,15,19,17,11, 17,1	Kerrigan (17) 0:6,7,10,11,25,16, 11,18,9,1,24,11,22,3, 20,13,21	large (6) 0:8,10,2,1,5,24	lenders (1) 0:7	literally (2) 0:17,3
items (2) 0:8,21	Kevin (3) 0:7,9,10	larger (1) 0:1	lengths (1) 0:14	little (28) 0:13,12,15,18,17, 23,21,3,6,16,24,7,8, 23,24,19,13,14,11,23, 7,25,21,6,6,25,11,4
J	Kim (1) 0:9	last (34) 0:8,15,18,24,20,7,5, 4,7,18,21,22,19,22,15, 4,9,21,17,8,1,22,20, 17,25,20,5,24,9,4,14, 4,13,13	less (2) 0:24,15	live (17) 0:15,8,5,24,10,16, 21,11,7,22,22,20,8,4, 21,7,24
January (1) 0:21	kind (16) 0:23,9,9,3,2,17,21, 3,8,23,24,5,5,13,19,19	late (11) 0:20,21,3,16,18,17, 5,4,9,10,12	lesson (1) 0:9	lived (2) 0:22,22
Jeff (1) 0:8	kinds (1) 0:24	later (3) 0:2,8,8	Lest (1) 0:23	livelihood (1) 0:19
job (1) 0:10	KIRSCHNER (2) 0:5,6	laundry (2) 0:25,13	letter (6) 0:21,13,7,13,20,6	lives (4) 0:23,14,17,12
Joey's (1) 0:13	kitchen (6) 0:24,6,11,16,24,23	Law (3) 0:12,3,4	letters (1) 0:11	Living (10) 0:16,6,9,15,23,13, 24,23,19,19
John (11) 0:22,13,3,7,11,22, 23,24,2,25,22	knew (4) 0:16,20,5,1	lawyerly (1) 0:3	level (37) 0:24,25,1,4,8,11,11, 23,24,1,3,15,18,4,9, 16,15,16,16,17,18,23, 2,2,15,7,4,24,17,11, 19,1,15,3,14,14,18	load (1) 0:11
John's (1) 0:6	knowledge (2) 0:16,21	layer (1) 0:25	leveled (1) 0:17	local (9) 0:6,6,17,3,11,13,16, 2,11
Joseph (13) 0:7,11,22,16,1,2,3, 4,17,22,19,5,12	Known (1) 0:8	layperson's (1) 0:1	levels (8) 0:13,10,18,22,25,7, 21,22	locally (2) 0:23,8
Joseph's (1) 0:25	knows (6) 0:16,18,23,2,1,25	lead (2) 0:19,11	license (1) 0:12	locate (1) 0:19
judge (1) 0:2	Kohn (3) 0:19,20,21	leadership (2) 0:18,11	licensed (2) 0:4,7	located (4) 0:22,19,3,22
judgment (1) 0:10	Kristin (1) 0:9	leading (1) 0:20	licensing (3) 0:25,2,6	location (2) 0:17,7
Julie (6) 0:14,15,19,19,10,15	Krug (3) 0:14,19,20	League (6) 0:17,23,2,5,7,21	licensure (4) 0:3,5,6,15	loft (1) 0:16
jump (3) 0:23,24,23	K-turn (3) 0:5,8,23	learn (1) 0:1	life (2) 0:23,17	Lola (3) 0:24,3,4
Junior (1) 0:21	L	learned (2) 0:5,8	light (3) 0:23,17,18	long (11) 0:1,7,19,1,24,2,6, 10,16,22,9
justice (6)	labor (1) 0:12	least (3) 0:7,23,23	Lighting (14) 0:18,9,14,15,17,19, 23,17,5,2,13,13,16,5	longer (2) 0:11,6
	laboratory (1) 0:22	leave (7) 0:20,12,1,11,18,16, 5	lights (1) 0:21	long-term (1) 0:16
	Labrot (11) 0:20,21,23,25,4,6,8,	leaves (1)		look (23)

0:23,12,22,3,16,19, 15,10,15,15,15,20,22, 12,23,5,8,9,18,25,4,5, 16	makes (3) 0:20,18,17	may (28) 0:10,13,21,17,3,11, 12,11,9,22,24,19,4,19, 12,25,15,11,8,9,15,16, 16,8,19,24,25,24	met (3) 0:8,12,18	Monday (1) 0:17
looked (6) 0:10,14,5,6,4,7	making (5) 0:24,3,5,10,22	Maybe (7) 0:3,11,10,22,13,11, 5	metric (1) 0:23	money (1) 0:13
looking (22) 0:3,7,25,3,23,5,3,5, 19,8,8,23,14,21,16,18, 5,4,21,21,6,7	management (4) 0:5,4,21,18	Mayor (8) 0:4,24,9,21,15,5,24, 22	mic (2) 0:2,5	Montclair (2) 0:8,16
looks (2) 0:24,22	Manager (4) 0:19,10,22,17	McGovern (1) 0:17	middle (1) 0:2	month (8) 0:20,17,23,20,14, 21,23,25
loop (4) 0:16,13,12,20	maneuver (2) 0:23,7	MDC (1) 0:7	Middletown (1) 0:12	monthly (1) 0:2
Lori (5) 0:13,14,15,5,13	maneuvering (1) 0:2	meadow (1) 0:1	might (12) 0:11,16,4,22,16,7, 17,6,10,7,2,22	months (2) 0:9,17
losing (1) 0:13	manner (1) 0:11	meals (3) 0:15,14,15	mile (1) 0:4	month's (1) 0:7
Lostbrook (1) 0:20	many (17) 0:15,5,2,14,11,5,16, 2,19,14,14,23,19,7,15, 21,21	mean (15) 0:2,7,5,15,12,20,2, 8,9,23,6,7,8,22,13	million (7) 0:19,4,9,5,3,15,22	moral (1) 0:17
lot (26) 0:2,16,4,8,2,25,2,9, 8,5,12,12,1,7,11,4,23, 7,16,21,16,8,19,1,23,8	map (1) 0:25	means (4) 0:7,25,8,13	million-dollar (1) 0:12	more (38) 0:8,19,25,23,21,18, 15,13,19,8,17,21,2,16, 11,6,11,12,5,25,24,20, 24,20,6,13,11,13,17, 20,22,13,23,5,6,18,24, 3
love (3) 0:5,13,17	marble (2) 0:24,24	meant (2) 0:6,12	mine (1) 0:23	mortgage (3) 0:2,1,2
loved (1) 0:22	Margaret (3) 0:16,17,17	media (1) 0:6	minimize (1) 0:17	most (13) 0:13,14,14,1,16,17, 21,16,5,15,3,23,20
low (4) 0:4,7,2,10	market (17) 0:7,18,20,7,9,17,23, 8,23,7,21,23,23,8,9, 11,18	median (8) 0:18,12,16,24,4,23, 1,2	minority (1) 0:6	motion (1) 0:16
lower (17) 0:1,4,18,3,16,17,2, 4,5,3,16,7,24,12,3,14, 23	marketing (1) 0:18	medications (2) 0:19,20	mint (1) 0:3	motorists (1) 0:20
lower-level (1) 0:14	marketplace (3) 0:19,19,15	meet (9) 0:23,25,10,4,14,17, 22,19,20	minutes (2) 0:19,18	mounted (1) 0:15
lowest (2) 0:8,23	market-rate (5) 0:5,12,4,7,25	meeting (15) 0:9,16,18,3,4,8,5,4, 20,9,2,9,20,5,13	mis (1) 0:25	mouth (1) 0:11
low-income (2) 0:24,13	Markets (2) 0:5,22	meetings (1) 0:14	miss (1) 0:25	move (3) 0:6,6,3
lucky (2) 0:1,1	marshal (1) 0:19	meets (1) 0:15	missed (2) 0:1,12	moved (2) 0:2,20
LUNDGREN (5) 0:4,5,4,17,23	marshals (1) 0:10	member (7) 0:23,1,2,15,25,18, 12	missing (1) 0:25	movies (1) 0:17
M	Mary (1) 0:23	members (4) 0:4,10,21,2	misstate (1) 0:25	moving (4) 0:24,21,5,15
magnitude (1) 0:15	Massachusetts (1) 0:13	memo (2) 0:16,19	mitigate (1) 0:11	Mrs (8) 0:23,6,7,11,17,12, 24,8
main (9) 0:7,14,12,6,24,15, 25,16,18	massive (1) 0:22	memorable (1) 0:23	mix (3) 0:15,14,14	MsHayes (1) 0:10
maintain (2) 0:12,1	match (2) 0:4,2	memory (1) 0:8	mixed (2) 0:16,10	much (15) 0:11,22,16,18,21, 11,17,17,13,8,18,14,7, 14,23
maintained (2) 0:13,16	matched (1) 0:9	mention (2) 0:13,23	model (2) 0:25,17	Mulready (12) 0:22,24,1,7,8,16,10, 12,15,16,20,22
maintenance (1) 0:18	material (4) 0:9,14,23,12	mentioned (13) 0:2,1,16,21,6,8,23, 23,19,23,9,2,11	moderate (1) 0:19	multifamily (3) 0:1,7,8
major (7) 0:18,5,20,21,23,25, 1	materials (8) 0:13,8,16,19,4,2,18, 4	Mercy (1) 0:14	moderate-income (5) 0:23,5,7,14,2	multiple (1) 0:14
Majority (3) 0:9,16,12	math (1) 0:7	message (1) 0:12	modified (3) 0:1,3,9	multiunit (1) 0:20

<p>municipalities (1) 0:1</p> <p>myself (4) 0:7,6,8,22</p>	<p>Newington (1) 0:13</p> <p>newly (2) 0:12,2</p> <p>news (2) 0:13,10</p> <p>next (16) 0:13,13,16,7,25,18,4,14,1,4,15,19,22,14,10,22</p> <p>nice (2) 0:25,9</p> <p>niches (1) 0:17</p> <p>NICHOLAS (1) 0:4</p> <p>Nick (1) 0:5</p> <p>night (1) 0:2</p> <p>nights (2) 0:14,9</p> <p>nine (1) 0:18</p> <p>nineties (1) 0:13</p> <p>nobody (2) 0:1,1</p> <p>none (1) 0:10</p> <p>nonprofits (1) 0:12</p> <p>nor (1) 0:25</p> <p>normal (1) 0:18</p> <p>normally (1) 0:23</p> <p>north (1) 0:17</p> <p>northbound (1) 0:19</p> <p>Northeast (1) 0:11</p> <p>note (2) 0:12,4</p> <p>noted (2) 0:22,21</p> <p>notes (1) 0:2</p> <p>not-for-profit (1) 0:15</p> <p>notice (1) 0:12</p> <p>noticed (2) 0:22,24</p> <p>notwithstanding (2) 0:20,5</p> <p>nowadays (1) 0:19</p> <p>Nowhere (1) 0:15</p> <p>number (7)</p>	<p>0:14,15,18,1,22,18,11</p> <p>numbers (3) 0:20,6,10</p> <p>numerous (2) 0:18,11</p>	<p>old (1) 0:11</p> <p>older (1) 0:22</p> <p>once (5) 0:1,19,19,20,20</p> <p>one (58) 0:24,1,21,11,12,11,20,7,6,14,10,18,13,17,20,11,16,22,23,15,25,1,2,17,20,24,18,17,23,13,16,16,19,20,21,25,5,14,19,17,10,4,1,11,4,1,3,23,16,25,20,3,6,24,15,11,2,13</p> <p>ones (3) 0:14,18,15</p> <p>one's (1) 0:15</p> <p>one-size-fits-all (1) 0:11</p> <p>online (1) 0:11</p> <p>only (28) 0:9,17,7,4,6,6,13,1,11,4,12,13,20,17,15,21,23,23,21,25,6,12,25,12,6,24,1,18</p> <p>onto (5) 0:1,19,19,13,13</p> <p>open (7) 0:8,22,16,22,19,18,22</p> <p>open-air (1) 0:13</p> <p>opened (2) 0:11,22</p> <p>opening (2) 0:15,17</p> <p>open-plan (1) 0:16</p> <p>opens (1) 0:24</p> <p>operate (3) 0:5,23,8</p> <p>operated (1) 0:24</p> <p>operating (1) 0:21</p> <p>operations (1) 0:17</p> <p>operator (1) 0:23</p> <p>opinion (3) 0:15,23,10</p> <p>opportunities (6) 0:8,23,23,7,13,15</p> <p>opportunity (9) 0:7,6,1,6,12,21,13,21,25</p> <p>opposed (3) 0:24,15,25</p> <p>option (4)</p>	<p>0:14,9,2,22</p> <p>options (5) 0:11,11,18,12,2</p> <p>order (11) 0:3,19,3,20,21,3,1,20,19,16,22</p> <p>ordinances (3) 0:15,6,13</p> <p>organization (1) 0:10</p> <p>organizations (2) 0:6,10</p> <p>orientation (1) 0:18</p> <p>original (1) 0:2</p> <p>originally (3) 0:19,18,23</p> <p>originating (1) 0:4</p> <p>otherwise (2) 0:16,22</p> <p>ought (1) 0:17</p> <p>ours (1) 0:4</p> <p>ourselves (1) 0:25</p> <p>out (37) 0:19,23,16,8,19,16,23,9,20,3,6,9,10,13,1,10,11,4,12,4,5,2,2,15,8,10,13,19,9,13,17,24,25,11,1,9,17</p> <p>outdoor (2) 0:24,13</p> <p>outline (1) 0:17</p> <p>outlined (1) 0:21</p> <p>Outlook (1) 0:18</p> <p>out-of-state (1) 0:10</p> <p>outreach (7) 0:19,6,1,20,23,8,10</p> <p>outset (2) 0:9,3</p> <p>outside (3) 0:25,25,13</p> <p>outstanding (4) 0:17,21,5,11</p> <p>over (46) 0:7,2,9,15,11,17,17,6,23,10,8,12,7,22,4,9,3,5,13,21,22,6,18,1,15,17,10,25,11,22,24,17,20,22,4,5,8,15,18,22,23,22,25,13,17,17</p> <p>overall (1) 0:4</p> <p>overstate (1) 0:19</p>
<p>Nagy (2) 0:23,4</p> <p>name (17) 0:25,3,7,15,22,21,7,20,25,7,17,21,16,12,2,5,6</p> <p>narrow (1) 0:15</p> <p>nation (1) 0:1</p> <p>national (3) 0:6,24,21</p> <p>nationally (1) 0:8</p> <p>natural (1) 0:6</p> <p>nature (1) 0:18</p> <p>near (1) 0:22</p> <p>nearer (1) 0:17</p> <p>necessarily (3) 0:25,19,13</p> <p>necessary (3) 0:17,15,10</p> <p>need (19) 0:7,11,11,7,20,17,3,16,22,2,6,20,4,10,20,7,17,1,25</p> <p>needed (3) 0:2,6,3</p> <p>needs (7) 0:11,17,5,15,3,9,15</p> <p>negative (1) 0:15</p> <p>negotiability (1) 0:9</p> <p>negotiable (3) 0:14,18,22</p> <p>negotiations (1) 0:20</p> <p>neighborhood (14) 0:9,13,9,21,4,8,15,9,25,1,8,10,24,10</p> <p>neighborhoods (2) 0:16,18</p> <p>neighbors (9) 0:1,2,6,11,17,21,7,10,15</p> <p>net (1) 0:21</p> <p>New (21) 0:15,4,4,21,1,12,23,25,17,19,13,16,18,19,11,6,18,20,6,19,20</p>	<p>Oak (1) 0:23</p> <p>Oakwood (6) 0:4,8,12,18,3,13</p> <p>obligation (2) 0:17,17</p> <p>obligations (1) 0:15</p> <p>O'Brien (4) 0:6,24,22,11</p> <p>obstacles (1) 0:11</p> <p>obtain (2) 0:2,4</p> <p>obvious (1) 0:5</p> <p>obviously (9) 0:12,6,25,3,3,11,1,7,20</p> <p>occasionally (1) 0:20</p> <p>Occupancy (4) 0:16,18,21,23</p> <p>occupied (1) 0:20</p> <p>occupy (1) 0:23</p> <p>occur (1) 0:17</p> <p>occurred (1) 0:11</p> <p>occurs (1) 0:22</p> <p>o'clock (5) 0:25,7,8,13,14</p> <p>off (26) 0:18,25,2,6,7,9,12,2,7,18,16,1,3,22,12,13,17,25,9,9,7,12,18,3,13,23</p> <p>offer (2) 0:25,11</p> <p>offered (1) 0:23</p> <p>office (5) 0:2,11,25,14,15</p> <p>offices (2) 0:3,24</p> <p>officials (1) 0:8</p> <p>offset (1) 0:4</p> <p>often (1) 0:9</p>	<p>old (1) 0:11</p> <p>older (1) 0:22</p> <p>once (5) 0:1,19,19,20,20</p> <p>one (58) 0:24,1,21,11,12,11,20,7,6,14,10,18,13,17,20,11,16,22,23,15,25,1,2,17,20,24,18,17,23,13,16,16,19,20,21,25,5,14,19,17,10,4,1,11,4,1,3,23,16,25,20,3,6,24,15,11,2,13</p> <p>ones (3) 0:14,18,15</p> <p>one's (1) 0:15</p> <p>one-size-fits-all (1) 0:11</p> <p>online (1) 0:11</p> <p>only (28) 0:9,17,7,4,6,6,13,1,11,4,12,13,20,17,15,21,23,23,21,25,6,12,25,12,6,24,1,18</p> <p>onto (5) 0:1,19,19,13,13</p> <p>open (7) 0:8,22,16,22,19,18,22</p> <p>open-air (1) 0:13</p> <p>opened (2) 0:11,22</p> <p>opening (2) 0:15,17</p> <p>open-plan (1) 0:16</p> <p>opens (1) 0:24</p> <p>operate (3) 0:5,23,8</p> <p>operated (1) 0:24</p> <p>operating (1) 0:21</p> <p>operations (1) 0:17</p> <p>operator (1) 0:23</p> <p>opinion (3) 0:15,23,10</p> <p>opportunities (6) 0:8,23,23,7,13,15</p> <p>opportunity (9) 0:7,6,1,6,12,21,13,21,25</p> <p>opposed (3) 0:24,15,25</p> <p>option (4)</p>	<p>0:14,9,2,22</p> <p>options (5) 0:11,11,18,12,2</p> <p>order (11) 0:3,19,3,20,21,3,1,20,19,16,22</p> <p>ordinances (3) 0:15,6,13</p> <p>organization (1) 0:10</p> <p>organizations (2) 0:6,10</p> <p>orientation (1) 0:18</p> <p>original (1) 0:2</p> <p>originally (3) 0:19,18,23</p> <p>originating (1) 0:4</p> <p>otherwise (2) 0:16,22</p> <p>ought (1) 0:17</p> <p>ours (1) 0:4</p> <p>ourselves (1) 0:25</p> <p>out (37) 0:19,23,16,8,19,16,23,9,20,3,6,9,10,13,1,10,11,4,12,4,5,2,2,15,8,10,13,19,9,13,17,24,25,11,1,9,17</p> <p>outdoor (2) 0:24,13</p> <p>outline (1) 0:17</p> <p>outlined (1) 0:21</p> <p>Outlook (1) 0:18</p> <p>out-of-state (1) 0:10</p> <p>outreach (7) 0:19,6,1,20,23,8,10</p> <p>outset (2) 0:9,3</p> <p>outside (3) 0:25,25,13</p> <p>outstanding (4) 0:17,21,5,11</p> <p>over (46) 0:7,2,9,15,11,17,17,6,23,10,8,12,7,22,4,9,3,5,13,21,22,6,18,1,15,17,10,25,11,22,24,17,20,22,4,5,8,15,18,22,23,22,25,13,17,17</p> <p>overall (1) 0:4</p> <p>overstate (1) 0:19</p>	

<p>own (19) 0:19,7,4,3,19,22,23, 16,14,5,23,22,13,7,14, 22,19,23,8</p> <p>owned (3) 0:2,24,9</p> <p>Owner (4) 0:7,23,24,1</p> <p>owners (2) 0:3,13</p> <p>ownership (1) 0:20</p> <p>Owning (1) 0:10</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>package (2) 0:8,6</p> <p>page (3) 0:18,21,22</p> <p>paid (2) 0:12,2</p> <p>Paindiris (3) 0:22,23,24</p> <p>parallel (2) 0:11,12</p> <p>parameters (1) 0:8</p> <p>parcel (6) 0:6,22,23,4,25,3</p> <p>Park (70) 0:8,1,22,24,25,7,12, 16,1,4,22,15,18,10,25, 12,13,20,5,9,5,13,3, 20,9,4,21,9,12,15,8,8, 25,8,8,14,25,4,14,19, 22,19,23,24,14,25,2, 23,24,1,14,19,20,15, 18,19,20,23,5,10,10, 14,16,6,8,14,24,17,13, 24</p> <p>parked (3) 0:1,20,9</p> <p>Parking (28) 0:17,13,20,15,9,18, 23,16,21,11,6,9,10,20, 7,12,22,9,25,3,2,3,11, 5,14,14,18,20</p> <p>part (28) 0:18,11,7,13,14,8,9, 10,20,3,20,11,25,24, 25,6,18,21,15,24,1,7, 7,7,12,14,19,22</p> <p>partially (1) 0:22</p> <p>particular (9) 0:12,9,24,23,23,5, 20,18,7</p> <p>particularly (3) 0:2,6,20</p> <p>partnered (1) 0:11</p>	<p>Partnership (2) 0:6,10</p> <p>parts (2) 0:24,25</p> <p>passenger (1) 0:14</p> <p>passing (1) 0:14</p> <p>past (10) 0:6,17,23,1,6,14,22, 14,23,6</p> <p>pathways (4) 0:13,18,25,1</p> <p>patience (1) 0:4</p> <p>patronage (1) 0:24</p> <p>patrons (1) 0:16</p> <p>pattern (1) 0:15</p> <p>Paul (1) 0:8</p> <p>paver (1) 0:1</p> <p>pavers (8) 0:8,6,8,12,18,24,13, 2</p> <p>pay (6) 0:12,16,19,10,12,6</p> <p>Pearl (1) 0:3</p> <p>pedestrian (3) 0:11,14,1</p> <p>pedestrians (4) 0:9,7,16,21</p> <p>pendants (1) 0:17</p> <p>penetrate (1) 0:13</p> <p>people (33) 0:5,14,19,5,24,8,10, 8,1,10,16,6,11,9,4,20, 25,12,15,17,21,7,14,7, 10,1,9,16,6,8,11,15,17</p> <p>people's (1) 0:8</p> <p>per (4) 0:2,3,12,17</p> <p>perceived (1) 0:15</p> <p>percent (37) 0:20,16,3,4,13,18, 21,4,6,14,15,22,23,11, 17,24,4,22,5,9,21,24, 13,17,17,24,19,22,23, 24,1,3,5,18,1,20,18</p> <p>percentage (2) 0:16,23</p> <p>perfect (1) 0:18</p> <p>perfectly (1) 0:20</p>	<p>performing (1) 0:24</p> <p>perfume (1) 0:17</p> <p>Perhaps (5) 0:6,12,7,2,23</p> <p>per-hour (1) 0:4</p> <p>period (6) 0:22,9,12,22,24,25</p> <p>periods (1) 0:25</p> <p>permit (2) 0:25,7</p> <p>permits (1) 0:4</p> <p>permitted (3) 0:11,18,20</p> <p>permitted-ness (1) 0:6</p> <p>perpetuity (1) 0:18</p> <p>person (2) 0:7,25</p> <p>personal (3) 0:11,4,2</p> <p>personally (4) 0:22,24,2,4</p> <p>persons (1) 0:10</p> <p>person's (1) 0:2</p> <p>perspective (7) 0:22,4,13,22,2,3,15</p> <p>perspectives (1) 0:2</p> <p>pews (1) 0:6</p> <p>pharmacists (1) 0:9</p> <p>phenomenal (1) 0:21</p> <p>philosophy (1) 0:16</p> <p>physical (2) 0:12,17</p> <p>picked (2) 0:18,21</p> <p>picture (1) 0:22</p> <p>Pie (1) 0:14</p> <p>Pizza (1) 0:13</p> <p>place (19) 0:20,9,20,9,13,4,10, 2,6,12,23,25,6,24,6,5, 25,18,9</p> <p>places (2) 0:12,12</p> <p>plan (17) 0:15,10,8,10,5,23,2, 8,13,13,6,25,3,13,18,</p>	<p>20,20</p> <p>planned (4) 0:20,23,24,12</p> <p>planner (1) 0:23</p> <p>planner's (1) 0:19</p> <p>planning (6) 0:19,5,14,8,10,14</p> <p>plans (5) 0:7,21,7,10,13</p> <p>planting (1) 0:6</p> <p>plantings (1) 0:17</p> <p>please (8) 0:19,1,3,3,5,1,23,22</p> <p>plot (1) 0:11</p> <p>plus (1) 0:22</p> <p>pm (1) 0:4</p> <p>point (23) 0:23,7,14,20,5,10, 18,24,14,23,9,18,10, 13,12,5,1,2,9,9,1,14,9</p> <p>points (2) 0:22,17</p> <p>police (1) 0:13</p> <p>policies (3) 0:10,3,3</p> <p>policy (2) 0:3,16</p> <p>pollution (1) 0:20</p> <p>popular (1) 0:24</p> <p>populations (2) 0:6,7</p> <p>portion (9) 0:9,6,7,16,25,17,6, 21,20</p> <p>poses (1) 0:3</p> <p>position (2) 0:10,14</p> <p>positions (2) 0:8,19</p> <p>positive (4) 0:10,2,13,8</p> <p>positively (1) 0:11</p> <p>possibilities (1) 0:8</p> <p>possibility (3) 0:15,17,18</p> <p>possible (4) 0:23,16,19,23</p> <p>postcard (1) 0:9</p> <p>Powers (6)</p>	<p>0:13,14,15,5,13,4</p> <p>practice (3) 0:6,18,1</p> <p>practices (1) 0:4</p> <p>preamble (1) 0:17</p> <p>preclude (1) 0:22</p> <p>pre-existing (1) 0:17</p> <p>prefer (2) 0:24,6</p> <p>preference (1) 0:15</p> <p>preferred (3) 0:25,1,12</p> <p>premium (2) 0:3,4</p> <p>prepared (1) 0:9</p> <p>presence (4) 0:12,25,16,1</p> <p>Present (5) 0:22,5,14,15,4</p> <p>presentation (8) 0:25,8,14,25,23,4, 12,20</p> <p>present-day (1) 0:13</p> <p>presented (6) 0:7,3,3,7,19,9</p> <p>presents (1) 0:14</p> <p>preservation (4) 0:10,12,19,14</p> <p>preserve (5) 0:22,14,6,12,10</p> <p>preserved (3) 0:7,20,3</p> <p>preserving (1) 0:8</p> <p>PRESIDENT (69) 0:1,9,17,2,7,25,22, 9,20,7,12,15,11,25,19, 25,16,6,9,1,20,15,8,1, 4,10,23,22,25,12,19, 15,8,12,24,10,15,5,10, 19,23,16,3,7,6,12,17, 22,3,14,17,20,12,17,9, 23,3,16,1,13,10,8,22, 6,7,20,24,18,22</p> <p>pressed (1) 0:2</p> <p>pressing (1) 0:10</p> <p>pressure (1) 0:19</p> <p>pretty (7) 0:15,7,25,14,17,14, 14</p> <p>prices (3) 0:7,8,12</p>
--	---	---	---	--

<p>Primary (3) 0:14,25,5</p> <p>print (1) 0:8</p> <p>printed (1) 0:5</p> <p>prior (4) 0:23,12,19,13</p> <p>private (3) 0:12,9,10</p> <p>proactively (1) 0:14</p> <p>probably (4) 0:9,9,23,15</p> <p>problem (4) 0:6,14,25,16</p> <p>problematic (2) 0:25,18</p> <p>proceed (1) 0:13</p> <p>proceedings (2) 0:12,4</p> <p>process (10) 0:1,24,12,11,22,3,5,23,8,20</p> <p>production (1) 0:11</p> <p>professional (1) 0:3</p> <p>professionally (1) 0:24</p> <p>professionals (1) 0:10</p> <p>professions (1) 0:21</p> <p>program (20) 0:3,5,15,9,18,25,1,11,17,20,21,1,3,6,8,11,10,11,21,2</p> <p>programs (8) 0:8,23,20,1,24,16,8,9</p> <p>prohibited (1) 0:7</p> <p>prohibitive (1) 0:7</p> <p>project (80) 0:20,10,10,12,2,10,15,22,24,5,7,12,16,1,21,23,21,22,11,12,21,2,11,4,15,7,21,18,15,9,11,11,6,9,1,7,10,13,13,7,11,2,19,6,9,6,2,13,14,15,16,23,23,12,1,18,19,23,4,9,15,15,22,18,22,17,1,5,9,18,10,19,22,7,19,21,1,22,22,24</p> <p>projects (12) 0:2,9,20,14,11,6,24,7,17,4,5,14</p> <p>prolong (1) 0:3</p>	<p>promote (2) 0:25,7</p> <p>promotion (1) 0:19</p> <p>pronouncing (1) 0:16</p> <p>proper (1) 0:17</p> <p>properly (1) 0:16</p> <p>properties (2) 0:11,16</p> <p>Property (32) 0:8,10,10,24,2,4,23,22,23,19,21,7,10,13,4,15,2,3,25,23,14,23,3,16,19,8,10,6,14,8,12,17</p> <p>proponent (1) 0:18</p> <p>proposal (11) 0:2,4,5,7,3,18,10,3,19,19,21</p> <p>proposals (1) 0:10</p> <p>propose (1) 0:5</p> <p>proposed (9) 0:23,4,9,22,20,18,4,23,12</p> <p>proposing (5) 0:9,11,16,20,19</p> <p>Prospect (34) 0:2,2,20,22,2,10,12,4,6,11,25,9,9,24,8,12,13,15,18,19,3,6,13,13,14,16,23,25,7,10,3,18,20,17</p> <p>protected (1) 0:13</p> <p>provide (8) 0:13,23,10,7,13,13,17,20</p> <p>provided (2) 0:1,5</p> <p>provides (1) 0:13</p> <p>providing (8) 0:23,7,12,14,16,12,13,15</p> <p>proving (1) 0:12</p> <p>proximal (1) 0:9</p> <p>public (17) 0:2,7,24,4,14,12,2,20,2,24,4,9,21,13,2,13,8</p> <p>publicly (1) 0:22</p> <p>pull (4) 0:13,21,11,25</p> <p>pull-off (1)</p>	<p>0:13</p> <p>pumps (1) 0:17</p> <p>purchase (2) 0:9,11</p> <p>Purchaser (1) 0:6</p> <p>purpose (2) 0:23,7</p> <p>purposes (1) 0:18</p> <p>pursue (3) 0:20,23,22</p> <p>pursued (1) 0:13</p> <p>pursuing (1) 0:20</p> <p>purview (1) 0:7</p> <p>Put (11) 0:8,12,10,13,22,11,16,8,24,19,19</p> <p>putting (2) 0:22,13</p>	<p>0:15</p> <p>ramps (2) 0:19,12</p> <p>range (4) 0:10,18,10,12</p> <p>rapidly (1) 0:7</p> <p>rate (16) 0:11,14,21,23,3,4,3,8,10,8,5,20,23,20,24,4</p> <p>rates (4) 0:23,21,22,24</p> <p>Rather (2) 0:2,16</p> <p>reach (1) 0:4</p> <p>reaction (1) 0:25</p> <p>read (10) 0:20,5,22,13,22,1,11,22,25,17</p> <p>ready (2) 0:18,5</p> <p>real (3) 0:9,18,15</p> <p>reality (1) 0:6</p> <p>realized (3) 0:6,14,1</p> <p>really (31) 0:6,7,23,4,25,9,16,17,18,19,5,3,10,14,22,12,13,10,7,4,6,4,19,19,23,23,23,1,20,17,19</p> <p>reason (7) 0:1,1,24,14,5,3,23</p> <p>reasonable (1) 0:23</p> <p>reasons (4) 0:22,2,17,5</p> <p>recall (5) 0:12,16,12,4,4</p> <p>receipt (1) 0:18</p> <p>receive (2) 0:5,15</p> <p>received (6) 0:14,19,10,13,15,15</p> <p>receiving (1) 0:2</p> <p>recent (3) 0:23,23,15</p> <p>recently (4) 0:21,9,9,5</p> <p>recognize (1) 0:1</p> <p>recollection (1) 0:13</p> <p>recommend (1) 0:8</p> <p>recommendation (1) 0:6</p>	<p>recommending (1) 0:22</p> <p>recommends (1) 0:13</p> <p>reconstruction (1) 0:7</p> <p>record (24) 0:20,25,11,25,14,22,4,15,20,4,3,18,24,25,5,19,15,25,21,6,24,16,11,23</p> <p>recreational (1) 0:13</p> <p>recyclable (1) 0:12</p> <p>red (3) 0:19,4,5</p> <p>Redevelopment (1) 0:13</p> <p>redo (1) 0:8</p> <p>reduce (2) 0:16,5</p> <p>reduced (1) 0:18</p> <p>reducing (1) 0:20</p> <p>reduction (2) 0:21,22</p> <p>refer (1) 0:17</p> <p>references (1) 0:5</p> <p>reflect (1) 0:9</p> <p>regard (6) 0:23,23,1,1,17,8</p> <p>regarding (4) 0:22,16,17,4</p> <p>regardless (1) 0:17</p> <p>regards (5) 0:20,19,8,8,13</p> <p>region (2) 0:25,2</p> <p>registered (1) 0:8</p> <p>registry (1) 0:20</p> <p>regularly (1) 0:14</p> <p>regulation (2) 0:14,19</p> <p>regulations (9) 0:13,10,4,6,13,18,1,7,12</p> <p>regulatory (1) 0:3</p> <p>rehabilitation (1) 0:11</p> <p>reinventing (1) 0:3</p> <p>reinvested (1)</p>
		Q		
		<p>quaint (1) 0:16</p> <p>Quaker (3) 0:2,15,3</p> <p>qualified (1) 0:15</p> <p>quality (2) 0:19,12</p> <p>quartz (2) 0:2,12</p> <p>quick (1) 0:16</p> <p>quickly (2) 0:19,24</p> <p>quite (13) 0:21,15,6,9,16,1,25,25,6,8,11,8,23</p> <p>quote (4) 0:20,14,15,22</p>		
		R		
		<p>R-6 (5) 0:17,15,7,9,18</p> <p>race (1) 0:17</p> <p>racial (2) 0:2,7</p> <p>raise (2) 0:3,1</p> <p>raised (8) 0:19,23,19,23,25,17,2,5</p> <p>raising (1) 0:16</p> <p>ramp (1)</p>		

0:16 reinvigoration (1) 0:17 reiterate (1) 0:9 relandscaped (1) 0:24 relate (1) 0:6 related (2) 0:14,17 relating (1) 0:7 relation (1) 0:24 relations (2) 0:10,21 relatively (1) 0:15 relief (1) 0:9 religious (3) 0:5,2,11 relocating (1) 0:2 relocation (1) 0:10 remain (2) 0:15,2 remained (1) 0:12 remaining (1) 0:17 remains (1) 0:9 remarks (1) 0:2 remediation (1) 0:22 remembered (1) 0:2 remind (1) 0:19 remiss (1) 0:11 removal (1) 0:8 remove (1) 0:20 rent (22) 0:9,10,11,21,3,11, 17,19,20,16,20,23,5, 10,10,13,23,22,4,24, 21,7 rental (4) 0:1,5,14,3 rented (1) 0:3 rents (12) 0:8,8,18,5,6,11,12, 15,15,16,4,23 reopened (1) 0:9	replace (2) 0:6,8 replacing (5) 0:3,14,16,18,20 report (6) 0:6,6,18,23,8,9 reports (1) 0:6 represent (2) 0:8,24 represents (1) 0:16 request (4) 0:10,15,3,22 requested (1) 0:15 require (7) 0:17,7,21,12,23,8,1 required (3) 0:18,4,2 requirement (9) 0:9,12,12,23,2,10, 14,2,2 requirements (5) 0:1,17,7,10,12 requires (4) 0:10,12,25,5 requiring (2) 0:3,14 reserve (2) 0:18,1 reserving (1) 0:15 reset (1) 0:11 reside (1) 0:9 residence (2) 0:5,25 resident (5) 0:25,1,8,12,6 Residential (10) 0:15,16,22,24,20,9, 11,5,9,5 residents (6) 0:21,2,13,12,6,12 residing (1) 0:19 resource (2) 0:4,12 Resources (2) 0:4,13 respect (13) 0:18,1,6,11,13,20, 11,16,24,2,23,1,20 respond (2) 0:17,15 response (10) 0:6,14,24,23,16,25, 2,3,23,21 responsibility (2) 0:18,23 rest (11)	0:8,2,15,1,2,16,5,9, 24,2,9 Restaurant (1) 0:25 restricted (3) 0:9,23,21 restriction (4) 0:15,2,11,17 restrictive (1) 0:24 restripe (1) 0:11 restriping (1) 0:16 result (3) 0:20,5,17 resulting (1) 0:17 retailers (1) 0:11 retain (1) 0:21 retaining (1) 0:18 retrospect (1) 0:18 return (2) 0:21,5 returning (1) 0:25 Reuse (3) 0:13,10,11 reusing (2) 0:24,1 revenue (1) 0:2 revenues (2) 0:12,14 review (4) 0:19,7,25,11 revitalize (2) 0:3,13 Rezone (1) 0:9 Rezoned (1) 0:11 RFP (3) 0:11,14,13 Rice (1) 0:23 rich (1) 0:1 right (57) 0:21,23,7,7,20,23, 24,1,2,18,17,4,7,11, 15,3,14,22,14,16,19,6, 18,14,24,21,15,16,12, 18,24,9,11,12,12,14, 22,23,24,3,8,1,24,25, 15,7,8,12,18,7,11,15, 8,5,22,1,25 right-of-way (2) 0:5,3	rights (1) 0:8 right-turn (1) 0:1 Ringgold (8) 0:9,16,22,9,13,3,10, 23 Ripped (1) 0:1 rise (2) 0:16,17 rising (1) 0:6 Rites (1) 0:24 RM-6 (1) 0:10 RM-MS (9) 0:10,17,17,21,25,1, 8,20,3 Road (73) 0:8,1,22,1,1,8,12, 16,1,4,22,18,10,12,20, 5,13,3,5,18,21,23,13, 3,10,12,15,8,8,22,8,9, 14,16,25,3,4,14,19,22, 19,22,24,14,25,2,20, 23,24,1,14,9,6,20,12, 20,15,18,19,20,21,23, 5,10,10,14,16,7,8,25, 14,13,24 robbed (1) 0:15 rollcall (1) 0:19 roof (4) 0:6,1,4,22 room (11) 0:25,6,9,16,16,23, 24,13,7,24,13 rooms (2) 0:17,11 Roosevelt (1) 0:15 roughly (3) 0:15,12,13 route (6) 0:25,3,3,5,1,12 routes (1) 0:8 routing (1) 0:19 rules (2) 0:6,2 run (2) 0:9,11	safer (1) 0:19 safety (2) 0:1,18 sake (1) 0:9 salary (1) 0:7 sale (2) 0:11,7 sales (1) 0:12 same (14) 0:15,4,10,11,22,20, 13,24,16,17,17,8,15, 24 satisfied (1) 0:25 satisfy (1) 0:1 Saturday (1) 0:17 saw (1) 0:10 saying (4) 0:10,13,6,2 Scacco (3) 0:19,20,21 scattered (1) 0:21 scattered-site (1) 0:13 scenario (1) 0:6 schedule (1) 0:6 School (3) 0:2,12,20 schools (4) 0:12,25,25,10 Scobie (51) 0:22,17,13,2,3,20, 22,24,5,21,1,2,19,13, 7,8,15,25,23,10,13,20, 24,3,8,11,24,5,18,24, 3,11,21,11,19,10,25,5, 12,16,21,18,17,25,15, 11,25,2,2,2,12 scope (3) 0:9,14,22 Scott (1) 0:20 scratch (1) 0:11 screen (3) 0:16,20,24 screens (1) 0:2 SDD (4) 0:17,11,16,19 Sean (6) 0:20,11,21,9,2,12 seating (5)
S				
		safe (2) 0:8,21 safely (2) 0:20,16		

0:25,11,18,22,1 second (7) 0:21,15,20,6,9,5,5 seconds (1) 0:16 section (5) 0:20,22,1,17,12 sector (1) 0:12 secured (1) 0:18 secures (1) 0:5 security (2) 0:15,24 Sedgwick (1) 0:3 seek (2) 0:2,5 seeking (1) 0:20 seem (3) 0:22,24,8 seems (8) 0:20,7,2,18,9,19,19, 16 segregation (2) 0:7,3 selling (2) 0:13,15 senior (2) 0:12,14 sense (6) 0:5,21,25,19,12,18 sensible (1) 0:25 sensors (1) 0:21 sent (4) 0:16,18,12,16 separate (2) 0:4,7 serious (1) 0:14 serve (1) 0:12 service (2) 0:11,9 services (1) 0:13 set (3) 0:10,22,20 sets (1) 0:7 setting (1) 0:19 seven (8) 0:2,4,25,7,8,13,14, 25 seventies (2) 0:14,17 several (4) 0:25,9,13,5	sewage (1) 0:20 sewer (1) 0:8 sex (1) 0:18 sexual (1) 0:18 shadow (1) 0:1 shall (2) 0:16,21 share (2) 0:17,17 Shayna (1) 0:8 sheet (2) 0:24,17 sheets (1) 0:14 shifted (1) 0:23 Shop (3) 0:25,2,23 ShopRite (3) 0:6,10,2 short (3) 0:22,22,25 shortage (1) 0:20 shot (2) 0:15,3 show (5) 0:1,4,18,19,24 showed (3) 0:24,21,6 shower (1) 0:9 showing (2) 0:6,6 shown (2) 0:13,19 shows (1) 0:10 side (25) 0:14,14,19,9,17,17, 7,15,17,4,8,24,25,1,2, 15,16,22,3,4,15,3,23, 6,15 sidewalk (8) 0:23,4,15,16,17,2,6, 20 sidewalks (3) 0:10,13,14 sign (2) 0:25,19 Signage (1) 0:18 signalization (1) 0:14 signed (3) 0:9,8,24 significance (1)	0:24 significant (4) 0:2,22,4,8 sign-off (1) 0:9 signs (1) 0:22 sign-up (2) 0:24,17 Similar (4) 0:8,22,22,18 simply (1) 0:11 sincerely (1) 0:3 single (3) 0:20,22,3 single-family (4) 0:23,25,2,6 sister (7) 0:14,15,17,18,10,8, 21 Sisters (46) 0:7,11,21,5,11,22, 13,19,24,5,10,4,9,15, 17,20,22,7,18,21,12,6, 19,20,16,14,3,21,22, 16,25,16,19,7,14,5,15, 14,7,11,15,20,18,14,2, 22 Sisters' (2) 0:24,25 sit (4) 0:9,19,25,8 site (28) 0:22,21,13,15,6,20, 6,13,3,25,17,6,15,6,8, 13,5,21,12,3,14,11,12, 19,17,9,1,13 sited (1) 0:7 sites (1) 0:21 sits (1) 0:18 sitting (1) 0:21 situating (1) 0:4 situation (4) 0:19,6,19,4 six (1) 0:12 size (1) 0:21 sleeping (1) 0:22 slide (1) 0:4 sliding (1) 0:15 SLIFKA (69) 0:1,8,9,17,2,7,25,	22,9,20,7,12,15,11,25, 19,25,16,6,9,1,20,15, 8,1,4,10,23,22,25,12, 19,15,8,12,24,10,15,5, 10,19,23,16,3,6,12,17, 22,3,14,17,20,12,17,9, 23,3,16,1,13,10,8,22, 6,7,20,24,18,22 slightly (3) 0:16,23,9 slope (3) 0:21,17,20 slopes (1) 0:16 slums (1) 0:14 small (4) 0:13,24,2,20 smaller (1) 0:7 Smith (1) 0:2 sneaky (1) 0:21 so-called (1) 0:22 social (5) 0:25,3,7,8,11 societal (1) 0:7 socioeconomic (1) 0:18 softeners (1) 0:23 soil (1) 0:16 soils (1) 0:6 solidarity (1) 0:13 somebody (9) 0:20,21,13,5,9,10, 19,6,7 somehow (1) 0:3 someone (10) 0:1,23,18,4,4,21,20, 8,10,22 sometimes (1) 0:4 somewhat (1) 0:20 somewhere (2) 0:23,2 sons (3) 0:8,11,22 sorry (3) 0:6,19,17 sort (12) 0:7,24,22,15,20,23, 14,12,22,1,18,20 sound (1) 0:19	sounded (2) 0:18,17 sounds (3) 0:14,20,3 source (1) 0:20 south (10) 0:18,21,15,16,21, 21,17,24,8,24 southbound (2) 0:2,22 space (19) 0:17,23,22,12,22,2, 3,15,16,20,14,18,19, 10,24,7,7,25,6 spaces (8) 0:1,9,6,23,25,3,23, 11 speak (13) 0:5,7,23,6,18,25,1, 11,20,18,21,3,16 speaker (6) 0:7,25,18,4,4,19 speaking (2) 0:3,17 speaks (2) 0:18,12 Special (6) 0:11,17,18,16,22,8 specific (4) 0:7,16,18,2 spectrum (2) 0:9,25 Spellacy (1) 0:3 spend (2) 0:4,6 spending (2) 0:17,23 spent (3) 0:11,23,20 spiraling (1) 0:14 split (1) 0:7 spoke (2) 0:15,3 spoken (2) 0:24,23 spot (3) 0:3,21,4 spots (1) 0:20 spring (1) 0:19 square (6) 0:4,2,11,18,16,10 St (8) 0:7,11,22,16,19,5, 25,11 stability (2) 0:20,18 stabilize (2)
--	--	---	---	---

<p>0:4,5 stacking (1) 0:17 staff (13) 0:18,4,5,12,1,9,17, 4,12,24,3,25,5 stained (2) 0:16,20 stair (2) 0:7,14 stairs (2) 0:3,19 stairwell (1) 0:22 stairwells (1) 0:21 stand (2) 0:6,18 standard (5) 0:21,25,7,18,9 standards (5) 0:22,19,21,4,6 standing (3) 0:4,12,2 standpoint (3) 0:18,7,8 stands (2) 0:5,2 start (13) 0:15,21,5,12,11,21, 6,20,24,15,17,6,24 started (3) 0:18,23,3 starting (2) 0:22,18 starts (1) 0:1 State (32) 0:19,1,4,17,7,10,23, 3,5,6,13,10,20,12,3,5, 11,21,11,25,2,12,22, 25,3,19,25,11,19,15, 16,9 stated (3) 0:5,25,4 States (1) 0:23 State's (1) 0:20 statewide (1) 0:10 stations (1) 0:11 statues (1) 0:13 status (2) 0:19,13 statute (3) 0:12,16,19 statutes (5) 0:15,17,4,5,7 statutory (1) 0:25</p>	<p>stay (4) 0:15,13,14,21 stayed (1) 0:1 staying (1) 0:6 Steele (1) 0:12 steep (1) 0:13 step (2) 0:21,5 steps (1) 0:10 stick (1) 0:1 still (10) 0:18,21,9,3,21,1,9, 12,24,5 stipulated (2) 0:16,19 stone (2) 0:3,12 stools (2) 0:18,25 Stop (1) 0:25 stops (1) 0:6 storage (4) 0:17,12,14,19 store (13) 0:6,11,16,22,7,9,14, 16,18,4,18,3,10 stories (2) 0:3,4 story (1) 0:22 straight (5) 0:8,23,8,14,22 Stratford (1) 0:9 stream (1) 0:1 Street (24) 0:9,3,23,25,23,9,13, 14,3,16,20,25,7,15,17, 13,25,10,16,23,5,2,25, 24 streetscape (7) 0:14,25,5,1,8,12,23 strip (1) 0:24 striping (5) 0:12,16,18,21,23 Strong (5) 0:6,11,15,18,2 strongly (1) 0:19 struck (1) 0:14 structure (1) 0:14</p>	<p>structures (2) 0:6,16 struggle (2) 0:5,5 struggles (1) 0:8 studies (2) 0:9,6 studio (3) 0:20,5,24 study (1) 0:7 stuff (4) 0:14,9,22,15 style (1) 0:2 styled (1) 0:11 subject (2) 0:23,19 submit (2) 0:23,2 submitted (6) 0:7,20,25,2,8,16 subsidies (1) 0:1 subsidized (2) 0:16,22 subsidizes (1) 0:6 substantial (6) 0:25,21,11,20,3,22 successful (1) 0:23 successfully (1) 0:18 sufficient (1) 0:10 suggestion (1) 0:4 suited (2) 0:7,19 Sullo (3) 0:10,11,12 supermarket (1) 0:23 supermarkets (2) 0:19,22 support (25) 0:23,19,24,4,24,3,9, 11,7,11,19,10,5,15,6, 20,23,1,18,3,2,15,16, 17,18 supporter (1) 0:3 supporting (2) 0:18,12 supportive (1) 0:8 suppose (1) 0:14 Supreme (1) 0:23</p>	<p>sure (23) 0:2,24,25,16,24,5, 16,1,20,2,15,19,6,13, 19,25,3,14,14,13,21, 11,12 surface (3) 0:16,3,15 surprise (1) 0:16 surrounding (1) 0:19 survive (1) 0:15 Susan (2) 0:2,23 sustain (2) 0:24,16 sustainable (2) 0:9,9 swing (1) 0:11 switch (1) 0:10 system (4) 0:12,8,9,20</p>	<p>0:22,18,1 tenant (1) 0:10 tenants (5) 0:17,7,22,12,16 tend (1) 0:1 ten-year (2) 0:25,5 term (3) 0:1,5,5 terms (17) 0:12,5,10,9,15,9,9, 14,20,22,17,23,19,10, 12,15,24 Terrace (1) 0:23 tested (1) 0:19 testimony (2) 0:13,13 Thanks (4) 0:19,21,20,21 theirs (1) 0:9 theory (1) 0:25 therefore (1) 0:8 Theresa (3) 0:4,6,7 Third (4) 0:22,19,1,19 thirds (1) 0:19 though (3) 0:6,16,15 thought (5) 0:16,6,3,17,7 thousand (3) 0:24,18,16 three (6) 0:6,8,24,8,19,15 throughout (2) 0:22,12 throw (1) 0:6 Tibelo (1) 0:14 tie (1) 0:5 tile (4) 0:25,25,1,10 timeframe (1) 0:2 tiny (1) 0:14 titles (1) 0:21 TITOLO (4) 0:15,16,19,21 today (4) 0:6,21,25,7</p>
T				
			<p>table (2) 0:9,16 tailored (1) 0:4 talk (14) 0:10,23,15,10,9,12, 10,10,22,25,16,13,4, 10 talked (4) 0:5,14,11,11 talking (8) 0:12,1,24,18,9,10, 11,7 taught (1) 0:6 Tavern (2) 0:24,24 tax (13) 0:24,25,1,2,3,13,14, 23,22,5,12,13,24 tax-exempt (1) 0:1 taxpayer (1) 0:25 teacher (1) 0:7 team (5) 0:4,7,18,11,8 technical (1) 0:11 teed (1) 0:9 telling (1) 0:25 ten (3)</p>	

<p>Together (3) 0:17,3,21</p> <p>told (3) 0:8,1,14</p> <p>tonight (5) 0:12,21,5,25,25</p> <p>took (2) 0:6,2</p> <p>top (5) 0:24,3,17,21,14</p> <p>topic (1) 0:4</p> <p>torn (2) 0:17,1</p> <p>toss (1) 0:11</p> <p>total (2) 0:16,8</p> <p>touching (1) 0:20</p> <p>toward (1) 0:17</p> <p>towards (4) 0:5,21,23,1</p> <p>Towers (3) 0:20,10,4</p> <p>town (61) 0:4,8,9,1,3,11,18, 19,22,25,1,10,13,19, 25,13,24,12,23,2,25, 23,24,21,13,22,24,20, 24,25,13,12,13,17,5,5, 9,11,15,24,23,1,11,9, 5,23,17,19,20,4,12,25, 8,10,12,3,5,11,23,8,25</p> <p>towns (4) 0:4,7,14,8</p> <p>Town's (1) 0:6</p> <p>TP (1) 0:13</p> <p>TPZ (1) 0:21</p> <p>Tracey (2) 0:22,17</p> <p>track (1) 0:14</p> <p>tradition (1) 0:15</p> <p>traffic (13) 0:15,19,16,10,15, 16,7,8,12,12,8,11,22</p> <p>transactions (2) 0:14,24</p> <p>travel (4) 0:13,18,21,1</p> <p>traverse (2) 0:22,5</p> <p>treat (1) 0:14</p> <p>tree (1) 0:16</p> <p>tremendous (2)</p>	<p>0:2,2</p> <p>trench (2) 0:9,25</p> <p>tried (2) 0:13,6</p> <p>trouble (1) 0:22</p> <p>troubled (1) 0:6</p> <p>Trout (1) 0:3</p> <p>truck (1) 0:19</p> <p>trucks (1) 0:7</p> <p>true (2) 0:25,14</p> <p>truly (1) 0:19</p> <p>try (11) 0:21,23,8,1,25,13, 18,10,6,15,5</p> <p>trying (6) 0:10,12,5,10,7,15</p> <p>turn (19) 0:23,2,6,6,5,23,11, 8,21,10,3,14,21,13,9, 1,17,14,2</p> <p>turnaround (3) 0:3,10,10</p> <p>turned (3) 0:24,3,6</p> <p>turns (4) 0:6,24,22,21</p> <p>Twenty-seven (1) 0:13</p> <p>two (20) 0:21,18,12,16,9,20, 20,18,5,24,7,20,12,19, 5,22,7,1,13,9</p> <p>two-bedroom (2) 0:1,25</p> <p>two-way (2) 0:16,10</p> <p>type (4) 0:24,25,11,15</p> <p>types (2) 0:1,1</p> <p>typical (2) 0:20,1</p> <p>typically (1) 0:20</p>	<p>unattractive (2) 0:16,1</p> <p>under (14) 0:25,5,6,9,25,12,4, 14,16,21,18,20,22,3</p> <p>underlying (1) 0:2</p> <p>underscores (1) 0:13</p> <p>understood (3) 0:24,4,19</p> <p>underwrite (2) 0:21,10</p> <p>underwriting (1) 0:11</p> <p>unfortunate (1) 0:6</p> <p>unique (6) 0:20,20,14,5,18,13</p> <p>unit (4) 0:1,24,15,17</p> <p>United (1) 0:22</p> <p>Units (48) 0:16,17,18,19,19, 19,12,22,14,19,24,25, 25,6,25,1,8,14,2,7,8, 14,16,11,24,24,3,11, 13,18,19,25,15,24,7, 10,25,16,24,7,7,7,8, 18,19,22,2,12</p> <p>Universalist (2) 0:23,5</p> <p>unless (1) 0:25</p> <p>Unlike (1) 0:25</p> <p>unlikely (1) 0:11</p> <p>unquote (1) 0:20</p> <p>unresolved (1) 0:13</p> <p>unusual (2) 0:12,5</p> <p>unworkable (1) 0:13</p> <p>up (72) 0:11,24,15,17,20, 23,17,21,23,5,7,11,9, 25,15,12,19,4,13,3,14, 7,15,18,10,17,19,22,4, 11,13,22,18,12,4,13, 21,9,17,18,8,21,25,1, 8,16,22,13,9,10,21,5, 19,5,2,3,19,1,14,20,5, 13,23,5,20,7,10,17,24, 18,19,6</p> <p>update (1) 0:18</p> <p>updated (3) 0:4,5,23</p> <p>Udike (1)</p>	<p>0:2</p> <p>upfront (1) 0:20</p> <p>upland (2) 0:7,25</p> <p>upon (1) 0:12</p> <p>upper (10) 0:25,23,1,3,9,2,3, 13,15,14</p> <p>upper-level (4) 0:23,11,13,19</p> <p>urban (4) 0:5,21,21,22</p> <p>urge (1) 0:17</p> <p>use (12) 0:18,13,3,17,3,20,3, 7,3,5,6,16</p> <p>used (4) 0:6,7,2,4</p> <p>uses (2) 0:3,19</p> <p>using (10) 0:12,18,3,25,11,13, 1,1,21,24</p> <p>usual (1) 0:19</p> <p>usually (2) 0:15,17</p> <p>utilize (1) 0:18</p> <p>utilized (1) 0:2</p> <p>U-turn (2) 0:25,9</p>	<p>vented (2) 0:22,24</p> <p>ventilation (1) 0:6</p> <p>venting (1) 0:8</p> <p>vents (1) 0:19</p> <p>version (1) 0:23</p> <p>versus (1) 0:2</p> <p>vertical (1) 0:3</p> <p>vertically (1) 0:22</p> <p>viable (4) 0:4,16,24,22</p> <p>vibrant (4) 0:21,11,25,6</p> <p>vicinity (1) 0:22</p> <p>views (1) 0:7</p> <p>virtually (1) 0:8</p> <p>virtue (2) 0:12,24</p> <p>visitor (2) 0:11,12</p> <p>visualization (1) 0:24</p> <p>voluntary (1) 0:25</p> <p>volunteers (1) 0:6</p> <p>Voters (2) 0:18,23</p> <p>Voters' (1) 0:6</p> <p>voting (2) 0:10,15</p> <p>vowed (1) 0:5</p>
			V	
			<p>vacancy (1) 0:25</p> <p>vacant (2) 0:1,25</p> <p>vacation (1) 0:20</p> <p>valuable (2) 0:3,17</p> <p>value (4) 0:5,14,16,1</p> <p>values (1) 0:16</p> <p>Van (5) 0:21,3,10,21,19</p> <p>variety (3) 0:19,7,13</p> <p>various (7) 0:11,11,5,7,11,16,2</p> <p>vast (3) 0:6,10,1</p> <p>vehicle (3) 0:7,1,4</p> <p>vehicles (5) 0:22,20,4,17,24</p>	W
	U			<p>wage (1) 0:4</p> <p>wait (1) 0:20</p> <p>waited (1) 0:6</p> <p>waiting (1) 0:22</p> <p>waive (1) 0:1</p> <p>Walbridge (1) 0:1</p> <p>walk (2) 0:21,6</p> <p>walking (4) 0:6,15,25,7</p>
	<p>ultimate (1) 0:14</p> <p>ultimately (2) 0:5,13</p> <p>unanswered (1) 0:13</p> <p>unappealing (2) 0:16,2</p>	<p>update (1) 0:18</p> <p>updated (3) 0:4,5,23</p> <p>Udike (1)</p>		

walkways (1) 0:14	0:16	wondering (2) 0:7,1		1943 (1) 0:9
wall (1) 0:25	wetland (1) 0:25	wood (3) 0:1,9,23	Z	1950s (1) 0:11
walls (2) 0:3,10	wetlands (7) 0:14,19,21,3,7,2,15	woods (1) 0:24	zone (6) 0:17,17,20,19,2,3	1958 (1) 0:19
Walmart (1) 0:25	what's (5) 0:24,9,20,12,19	woodwork (2) 0:23,25	zones (1) 0:16	1960s (1) 0:2
War (3) 0:9,25,1	wheelchair (1) 0:16	word (3) 0:17,10,12	zoning (17) 0:5,12,9,13,9,14,7, 4,15,15,4,6,20,23,5, 13,18	1965 (1) 0:10
warming (2) 0:2,3	Whereupon (1) 0:3	words (3) 0:2,10,16	1	1988 (1) 0:23
war's (1) 0:17	whole (6) 0:6,22,1,9,23,23	work (23) 0:11,13,15,10,8,11, 15,9,2,17,22,6,3,18, 12,9,8,23,18,6,8,11,12	10 (8) 0:24,24,19,22,23, 24,18,20	1990s (1) 0:3
watch (1) 0:20	whose (2) 0:15,6	worked (10) 0:22,20,10,23,9,19, 5,18,6,4	100 (2) 0:3,8	2
watched (1) 0:14	wide (1) 0:7	worker (1) 0:11	104 (1) 0:4	2 (3) 0:3,4,16
water (3) 0:19,2,9	width (5) 0:18,6,10,18,6	workers (2) 0:25,20	11 (1) 0:2	2.2 (2) 0:15,22
way (25) 0:13,15,23,10,12,8, 3,23,22,21,10,24,3,24, 19,9,11,19,20,20,16, 24,23,11,24	Williams (10) 0:12,13,22,23,6,9, 18,13,16,7	workers' (1) 0:12	1128 (1) 0:25	20 (5) 0:8,23,24,18,21
ways (2) 0:7,24	willing (6) 0:22,6,21,5,6,10	working (7) 0:7,2,18,6,19,12,22	114 (1) 0:6	2010 (1) 0:12
website (1) 0:10	willows (1) 0:25	works (4) 0:3,14,23,8	12 (1) 0:7	2012 (2) 0:14,7
week (3) 0:5,25,21	Wilson (3) 0:22,11,17	World (3) 0:9,21,24	120 (1) 0:13	2014 (1) 0:15
weekends (1) 0:22	windows (3) 0:1,17,21	worth (1) 0:16	13 (1) 0:22	2016 (1) 0:21
weeks (2) 0:13,16	wing (20) 0:6,2,15,23,16,7,10, 5,3,22,19,24,25,8,12, 22,19,10,19,19	wrap (2) 0:11,8	136 (2) 0:16,18	21 (1) 0:1
weight (1) 0:15	Winkle (5) 0:21,4,10,21,19	writing (2) 0:9,24	138 (1) 0:19	22 (5) 0:19,19,7,14,7
welcome (1) 0:8	winner (1) 0:2	written (2) 0:9,12	14 (2) 0:8,9	220 (1) 0:3
welcomed (1) 0:12	win-win (1) 0:4	wrong (8) 0:5,12,24,7,1,12,23, 24	140 (1) 0:24	24 (3) 0:7,6,7
welcoming (1) 0:9	wish (3) 0:5,10,18	wrote (2) 0:22,10	145 (1) 0:18	24/7 (1) 0:9
Wenograd (19) 0:10,11,21,22,9,13, 19,2,7,11,19,23,5,8, 20,5,5,6,8	wished (1) 0:25	Y	15 (2) 0:5,13	25 (10) 0:21,16,22,5,9,8,16, 21,10,22
Wenograd's (1) 0:11	WITHERS (11) 0:24,1,16,4,25,18, 19,7,11,10,13	year (5) 0:25,5,23,13,4	15-year (4) 0:8,12,22,24	27 (4) 0:8,3,21,19
weren't (2) 0:4,23	within (27) 0:6,12,5,9,10,10,12, 11,23,24,2,4,17,14,15, 6,18,14,15,25,19,22, 25,17,7,8,10	years (23) 0:6,8,9,5,9,22,3,2, 22,12,1,17,14,8,6,13, 20,7,24,1,18,13,14	160 (1) 0:17	3
West (75) 0:4,19,19,1,14,17, 22,15,23,7,10,5,22,19, 24,25,8,12,22,19,11, 14,25,11,23,16,19,19, 8,6,23,15,1,22,25,5, 20,22,2,5,1,24,1,2,17, 16,24,22,9,9,22,13,8, 7,4,6,17,23,11,25,24, 23,18,1,12,16,25,4,24, 17,13,21,9,4,21	without (4) 0:7,6,14,10	yield (1) 0:19	165 (1) 0:3	3 (1) 0:17
Westfield (1)	woman (1) 0:22	yoga (1) 0:17	169 (2) 0:4,19	3.4 (1) 0:6
	women (4) 0:5,18,23,6	York (4) 0:4,4,21,1	175 (1) 0:23	30 (9) 0:15,13,21,24,2,18, 13,5,18
	wonder (1) 0:18	young (2) 0:20,9	18,000 (2) 0:23,24	300 (2) 0:8,6
	wonderful (7) 0:24,19,10,18,19, 20,8		1800 (1) 0:1	300-plus (2) 0:8,10
			186,000 (1) 0:4	30-foot (1)
			1940s (1) 0:11	

0:24	0:10			
31 (1)				
0:18	8			
310 (7)				
0:15,14,23,16,17, 20,21	8 (5) 0:1,4,15,21,12			
32,000 (1)	80 (4) 0:22,11,1,3			
0:1	80/20 (1) 0:22			
35 (2)	800 (1) 0:24			
0:3,8	819 (1) 0:20			
36 (6)	8-30G (2) 0:17,12			
0:16,24,14,8,10,22	84 (2) 0:5,3			
37 (1)	85 (1) 0:3			
0:12	87,000 (1) 0:2			
372-unit (1)				
0:23				
4	9			
4 (1)				
0:14	9:10 (1) 0:4			
4,000 (1)	91 (1) 0:25			
0:19	99 (1) 0:18			
40 (2)	993 (1) 0:22			
0:24,25				
43 (1)				
0:16				
451-unit (1)				
0:21				
5				
50 (5)				
0:20,18,17,2,13				
51,922 (1)				
0:14				
56 (1)				
0:20				
57 (2)				
0:25,7				
58 (1)				
0:15				
6				
6,000 (1)				
0:2				
6:30 (5)				
0:2,1,2,4,8				
60 (1)				
0:17				
65 (1)				
0:25				
66 (1)				
0:13				
7				
7 (3)				
0:4,21,17				
70,000 (1)				
0:6				
73 (1)				