

EXHIBIT B- MEETING SUMMARY

After the hearing on April 21, 2022, the Applicant coordinated with OP, the ANC, the party in opposition, and DDOT. As of April 26, 2022, the Applicant had 5 meetings with the ANC subcommittee, met once with the party in opposition (and followed up via email several times with no response). It also met with the Office of Planning and reached out to DDOT.

For reference, here is a summary of all meetings that occurred between the hearing on April 21st and this submission:

- **May 5th**: The first group meeting with SMD Rhonda Hamilton and Vice Chair Fredrica Kramer was limited to primarily design-related comments. The meeting was positive overall and the Applicant continued to revise the design based on feedback, including increasing green space in front of the
- **May 9th**: Meeting with Applicant's counsel, Alexandra Wilson, Ari Theresa, attorney for party in opposition, and architect Rich Markus. After the meeting, Applicant's counsel followed up with Mr. Theresa to proffer three conditions to make Party Opponents more comfortable with the potential use of the easement:
 - o (1) No portion of the building will be located in the easement;
 - o (2) The Applicant will post "Emergency Exit Only- Alarm will sound" signs on the doors leading to the court, which will limit pedestrian exit/entrance;
 - o (3) The Applicant will not use the court for any loading/unloading.
- **May 10th**: The second ANC Committee meeting was related to other concerns (trash, loading, parking, and community benefits). Prior to the meeting, the Applicant sent a memorandum outlining how the Applicant is proposing to address all concerns (similar to the list submitted with this filing), the ANC was also provided with a copy of the Good Neighbor Agreement. Loading was also discussed in more detail, ending with the Applicant explaining that loading was not required, and the Public Space committee was unlikely to approve a curb cut with no loading required.
- **May 16th**: The third ANC Committee meeting revisited the design. It was held in person. While the ANC indicated it appreciated the design changes, it was also stated that the ANC would not support the project unless loading could take place on site.
- **May 18th**: The Applicant emailed Mr. Theresa to schedule a second meeting and to check the status of the acceptability of proposed conditions.
- **May 20th**: Meeting with the Office of Planning to discuss plan changes. Matt Jesick and Chris Shaheen attended from the Office of Planning. Architect Rich Markus and Traffic Consultant, Will Zeid attended for the Applicant. Overall positive reaction to design changes but had further requests, such as reducing the green space near the corner and near commercial entrances and continuing the projections at the corner down to the street façade to create a more prominent retail entrance and define the corner.

(Directly after OP Meeting) Fourth ANC meeting with SMD Commissioner Hamilton and Vice Chair Kramer. Virtual meeting with Will Zeid, from Gorove Slade, as well as Rich Markus, project architect. Main points of discussion related to feedback from OP that Applicant had just received. Loading discussion occurred again. Applicant offered to return to the Zoning Commission in the (unlikely) event that public space approved the previously attempted curb cut and loading plan—the Applicant originally attempted on-site loading.

- **May 24th**: Applicant's counsel emailed Party Opponents and their counsel again. Architect Rich Markus attended Fifth meeting with the Commissioners, in-person.

In addition to the Executive Committee meeting June 6th and the Full Meeting June 13th, the Applicant will continue to meet with the smaller group of commissioners (primarily Vice Chair Kramer and SMD, Rhonda Hamilton) as requested. The Applicant will also continue to reach out to the Parties in Opposition. The Applicant will also engage further with the Office of Planning to refine details as requested.