

Exhibit B

Summary of Public Benefits of Approved PUD and Second-Stage PUD

Below is a summary of the public benefits of the Approved PUD (i.e., Z.C. Order No. 14-12, with all references below being to the Conditions thereof) together with the status of each benefit and, where applicable, the enhancement of each benefit as a result of the instant application (shown highlighted in yellow). The vast majority of the benefits are either underway or complete; the second-stage PUD includes two substantially increased benefits were and two new benefits.

Approved Public Benefit	Status
Affordable Housing (Condition B.1) South Building – 8% of res. GFA at 80% AMI + 2 50% AMI units North Building – 8% of res. GFA at 80% AMI	<i>South Building – Forthcoming</i> North Building – Increased: 9% of res. GFA with 30% at 50% AMI + 70% at 60% AMI
Sustainability (Condition B.2) South Building – LEED Silver v2009 North Building – LEED Silver v2009 (no solar panel requirement)	<i>South Building – Forthcoming</i> Increased to LEED Gold v4 = LEED Platinum v2009 + 2,000 sf Solar Panels
Urban Park/Plaza (Conditions B.3 and B.4) Park – 7000 sf Plaza – 12,500 sf	<i>Park – Forthcoming</i> Plaza – Included with North Building
The Market (Conditions B.5 and B.6) Keep The Market open during construction/retain existing building	Open/operating
Security (Condition B.7) Provide patrols at cost of \$400,000/year	EDENS has begun to provide patrols
Education Programs (Condition B.8) (a) Tours with high school students (monthly) (b) High school internships (one student per year) (c) Education sessions (five sessions per year)	EDENS has begun to provide tours EDENS has begun to provide internships EDENS has begun to provide sessions
Parking Management (Condition B.9) Interim parking plan on 5 th Street, NE	Complete
Free Community Events (Conditions B.10 and B.11) \$30,000/year worth of community-serving events 10 community events per year	EDENS has begun to provide events
Sidewalk upgrades (Condition B.12) Upgrades to Neal Place, NE and Penn Street, NE	<i>Forthcoming</i>
Streetscape Design Guidelines (Condition B.13) Create guidelines for all of Union Market for DDOT/OP approval	Complete
Adopt-A-Block (Condition B.14) 5 th and 6 th Streets, NE between Florida Ave., NE and Penn Street, NE	EDENS has begun this program
Signage (Condition B.15) Install wayfinding signage from New York Avenue	EDENS has begun to install signage
First Source (Condition B.16) Enter into a First Source Employment Agreement	Executed; compliance begins upon commencement of construction
New Public Benefit	Status
PDR/Maker Use Space (NEW BENEFIT) 50% of commercial GFA is PDR/Maker ready + 5% reserved for PDR/Maker uses	New benefit proffered for this second-stage PUD
Capital BikeShare (Condition C.1(f) / NEW BENEFIT) South Building – \$14,000 of Capital BikeShare or car share memberships to residents North Building – \$40,000 of Capital BikeShare memberships to residents	<i>South Building – Forthcoming</i> North Building – New benefit and substantially increased over South Building’s requirement