

Exhibit B-1
One-Page Summary of Responses to Zoning Commission and OP

Zoning Commission Comments from June 10, 2021 and October 14, 2021 Public Meetings	
Affordable Housing	The Applicant has increased the affordable housing proffer and deepened the level of affordability consistent with recommendation (13% IZ overall with 2% at 50% MFI and 11% at 60% MFI, up from 12% at 60% MFI). Additional 50% MFI IZ units provided for habitable penthouse space.
Signage and Lighting	The Project no longer includes the western façade building signage and lighting elements that the Commission discussed at the June 10 th public meeting. See Exhibit F at pages 5-7.
PDR Uses	The Applicant has: (a) doubled its commitment to reserve 10% (i.e., up to 4,548 sf) of non-residential GFA to PDR/Maker use for 5 years and (b) will build 50% of the ground floor to PDR/Maker specs.
Solar Panels	The Project includes solar panels capable of supplying 1% of the Project's common area energy need.
OP Comments from June 1, 2021 and October 4, 2021 Reports (Exhibits 14 and 18)	
1. PDR Use Commitment	The Applicant has doubled its PDR commitment, now reserving 10% (i.e., up to 4,548 sf) of the non-residential GFA for PDR/Maker use for 5 years. OP's request for approximately 27,000 sf of PDR/Maker use is infeasible given the existing non-PDR use of the Property and PDR/Maker space demand.
2. IZ Proffer	The Applicant increased the amount of affordable housing and deepened the level of affordability per OP and DHCD comments: 13% IZ overall with 11% at 60% MFI + 2% at 50% MFI + ~640 sf of 50% MFI units for the penthouse, an increase from the previous proposal of 12% 60% MFI.
3. PDR/Maker Use Definition	The Applicant's PDR/Maker use definition is consistent with analogous proffers in prior approved PUDs in the area and contributes to the long-term health and viability of both industrial and commercial uses in the Union Market District. Applicant would like to correct the record to note that the PDR/Maker use definition from the Applicant's materials does not allow general retail.
4. Small Business Commitment	The Market includes 40 small and local vendors that EDENS incubated, and La Cosecha comprises 17 small businesses, all of which are minority-owned. Notably, 42% of the current business in the Union Market District are minority-owned, and 33% are women-owned. See more in Exhibit B-2.
5. <i>Ward 5 Works Study</i>	A more complete analysis of the Project's consistency with the <i>Ward 5 Works</i> study and the updated Comprehensive Plan will follow in the Applicant's supplemental pre-hearing submission.
6. Wholesale	The nature of the Union Market District's wholesalers is changing and has changed. Many wholesalers now sell goods at retail too (or exclusively). A more detailed explanation is in Exhibit B-2.
7. FAR Flexibility	The additional density allows the Project to maintain a continuous streetwall, respond to grade changes, and create mezzanines essential for the Project's public space relationship. See Exhibit B-2.
8. Family-Sized Units	Up to 15 of the Project's units will be three-bedroom units, and 3 of those will be affordable. One-third of the Project's units (>125 units) are two or more bedrooms, large enough for families.
9. 1346 4 th Street Plans	A more complete set of drawings showing the interim and final conditions for this portion of the Project are will follow in the Applicant's supplemental pre-hearing submission.
10. Rooftop Use Mix	The Applicant hopes to install commercial uses, including food and beverage uses, on the rooftop to be a regional draw to the Union Market District given the unique views from the Property. This use and rooftop configuration will satisfy the special exception criteria. See Exhibit C.
11. Façade Design	Drawings filed September 28, 2021 at Exhibit 16 and included again here at Exhibit F, pages 6-7 show enhanced articulation and additional balconies on the Project's western façade.
12. Balconies	Greater than 25% of the Project's units now have balconies, an increase from 17% initially.
13. Sign Plan	The large sign on the western façade has been removed. A full signage plan will be included in the Applicant's 20-day submission.
14. Solar	Solar panels with an area capable of supplying 1% of the Project's common area energy demand.