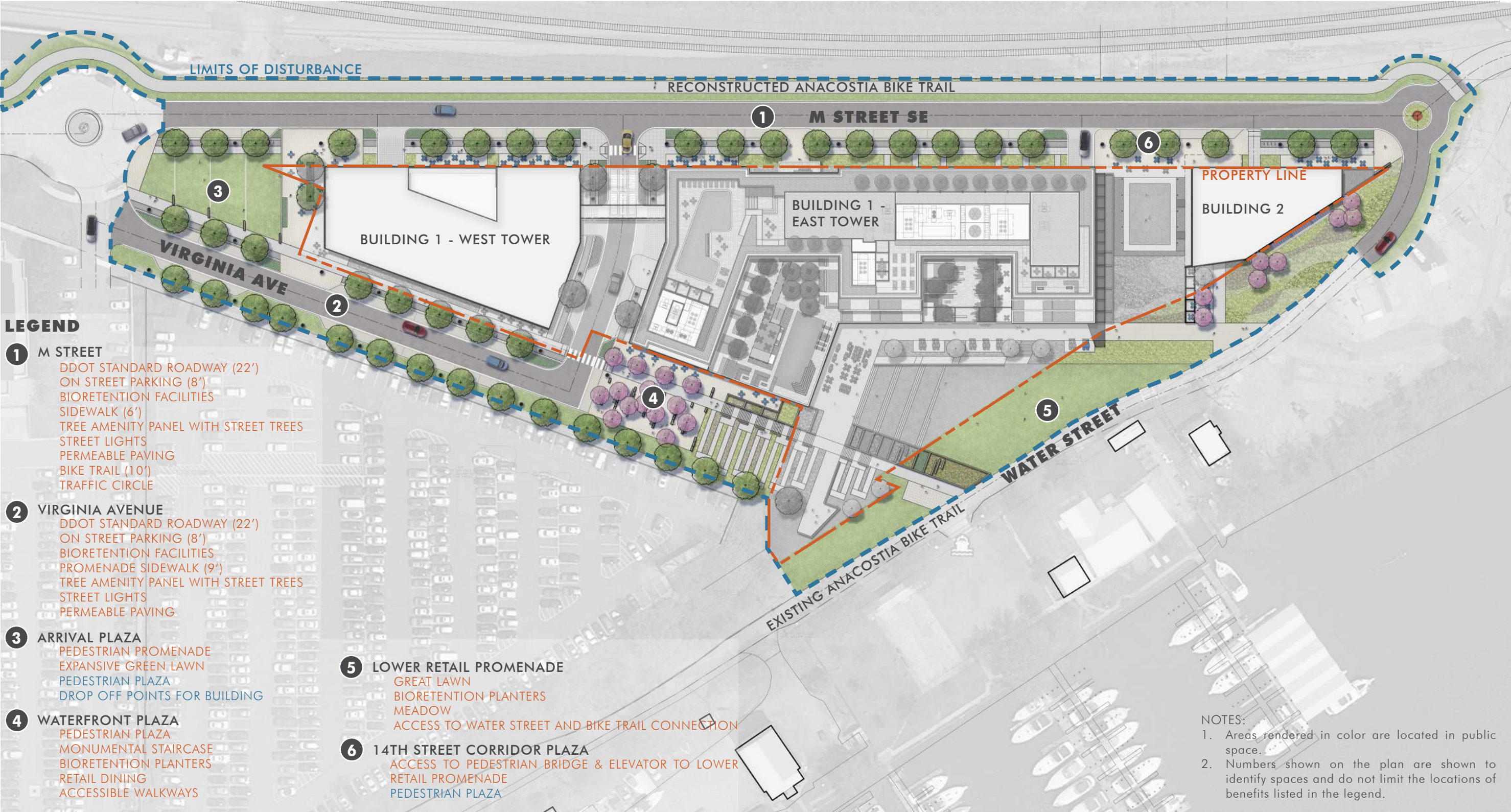


EXHIBIT B

Benefits in **ORANGE** text indicate improvement to be done at Phase 1.
Benefits in **BLUE** text indicate improvement to be done at Phase 2.



1333 M Street SE
ZC 20-06

VII Public Benefits - Overall PUD

6.3.20

TABLE 2. PUD Benefits, Amenities and Proffers

Item	Proffered by Applicant	Mitigation	Public Benefit	Project Amenity	Required	Cost
Publicly accessible terrace, plaza, great lawn on private land, and extensive improvements to Virginia Ave., M Street and public space	Yes	No	Yes	Yes	No	See below, itemized
Note 3 - Arrival Plaza						\$ 322,150
Note 4 - Waterfront Plaza						\$ 726,400
Note 5 - Lower Retail Promenade						\$ 361,500
Note 6 - 14th St Corridor Plaza						\$ 999,400
Incl. steel walk to river including stair to retail promenade and ADA elevator with associated lobbies						in above
Greater connectivity through construction of Virginia Ave., private rd., reconstruction of M St. and publicly accessible north-south connections	Yes	partially	Yes	Yes	Partially	See below, itemized
Note 1 - M Street - Full reconstruction 22' Section						\$ 2,517,970
Note 2 - Virginia Ave - New Road Construction						\$ 983,300
Private Road - New Construction						\$ 523,680
M Street Bike Path relocation	Yes	partially	Yes	Yes	Partially	\$ 387,500
Traffic Circle at eastern end of M Street, SE	No	Yes	Yes	No	Possibly by TDM	In above M Street Value
TOTAL Public Benefits & Amenities - ZC 20-06 Proposed (not incl. IZ Proffer)						\$ 6,821,900
TOTAL Public Benefits & Amenities - ZC 13-12 Approved (not incl. IZ Proffer)						\$ 3,932,500