

315 H Street Community Benefits		Cost	Notes
1	Deeper Affordability Levels	\$ 261,221.00	Valuation of the NOI gap between 80% AMI and 50%/60% AMI
3	Bike Room 1st Floor	\$ 79,600.00	Loss of amenity space and cost of parking room, equipment
4	Storage Area for the ANC	\$ 45,000.00	Loss of a parking space
5	Prohibition from Residents on RPP	\$ -	
6	Achieve Leed Silver Certification	\$ 454,100.00	2% of hard costs
7	Reconstruct Alley	\$ 45,000.00	
8	Improve Alley Lighting	\$ 15,000.00	Assumes 3 lights
9	Provide Bike Share, Smarttrip, and Zipcar Memberships to all Residents for 2 years	\$ 35,100.00	based on Membership and annual fees for 135 units
10	Provide Transit Screen in Lobby and Elevators	\$ 5,000.00	
11	Repair drains in alley towards 4th Street and also in alley heading south	\$ 5,000.00	
12	Preconstruction survey of select Cap Place HOA townhomes	\$ 2,000.00	
13	Required retail depth of view for H Street storefront	\$ -	
14	Loading Management Plan limiting trucks to 30', enter and exit from 4th Street NE	\$ -	
15	Construction Management Plan	\$ -	
16	SMD COMMISSIONER		
17	new street tree on H in front of site (current one is dead)	\$ 1,000.00	
	4 bike racks (inverted-U type) in front of site & 2 around corner on 4th (located		
18	somewhere TBD between corner & alley entrance)	\$ 1,000.00	
19	CP HOA		
20	Replace railroad ties for planting beds with decorative concrete	\$ 15,000.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
21	Install new irrigation system for Cap Place HOA	\$ 10,000.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
22	Replacement of Capitol Place HOA owned trees due to excavation	\$ 7,500.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
23	Lighting improvements in the common space	\$ 7,500.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
24	Replace/Maintain Cap Place HOA wall	\$ 5,000.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
25	Installation of 1 new street tree in front of 769 3rd Street	\$ 1,000.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
26	3rd Street needs tree boxes from H to G	\$ 12,500.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
27	Installation of new trees in Cap Place HOA (3)	\$ 3,000.00	Final scope to be determined by lands architect with total MRP costs capped at \$50,000
28	Reroute low voltage wires on utility pole in alley (at MRP's cost)	\$ 25,000.00	Cost estimate from Davis Utility
		\$ 1,035,521.00	
		26% Delta between By right of 4.2 vs 6 FAR	