

Sherwin Williams Project
Community Benefits for Development Bonus Points
Priorities and Estimated Costs

	Estimate	Running Total	Remaining
Estimated Value of Community Benefits*:	\$7,000,000		\$7,000,000

FLEXIBLE COMMUNITY BENEFIT:

1	<i>Retrofit Building 1-31 for Pass Through</i>	<i>\$1,000,000</i>	<i>\$1,000,000</i>	<i>6,000,000</i>
2	<i>Public Art Gallery/Community Meeting Room</i>	<i>\$600,000</i>	<i>\$1,600,000</i>	<i>5,400,000</i>
3	<i>West Oakland BART Shuttle (5 years)</i>	<i>\$900,000</i>	<i>\$2,500,000</i>	<i>4,500,000</i>

PUBLIC IMPROVEMENTS:

Priority	Street	Side	From	To	Item			
1	<i>Hubbard Street</i>	<i>East</i>	<i>Sherwin</i>	<i>Park</i>	<i>Sidewalk** and Utility Undergrounding***</i>	<i>\$700,000</i>	<i>\$3,350,000</i>	<i>3,650,000</i>
2	<i>Horton Street</i>	<i>East</i>	<i>Park</i>	<i>46th</i>	<i>Utility Undergrounding</i>	<i>\$1,800,000</i>	<i>\$5,150,000</i>	<i>1,850,000</i>
3	<i>Sherwin Avenue</i>	<i>South</i>	<i>Horton</i>	<i>Hubbard</i>	<i>Sidewalk</i>	<i>\$150,000</i>	<i>\$2,650,000</i>	<i>4,350,000</i>
4	Hubbard Street	Both	Park	40th	Sidewalk and Utility Undergrounding	\$680,000	<i>\$5,830,000</i>	<i>1,170,000</i>
5	Halleck	West	Sherwin	Pelco Bldg	Sidewalk	\$90,000	<i>\$5,920,000</i>	<i>1,080,000</i>
6	Horton Street	West	Sherwin	Park	Sidewalk	\$200,000	<i>\$6,120,000</i>	<i>880,000</i>
7	45th Street	Both	Horton	Hollis	Utility Undergrounding	\$1,440,000	<i>\$7,560,000</i>	<i>-560,000</i>
8	Horton Street	East	46th	53rd	Utility Undergrounding	\$1,050,000	<i>\$8,610,000</i>	<i>-1,610,000</i>
9	Halleck Street	West	Park	Beach	Utility Undergrounding	\$750,000	<i>\$9,360,000</i>	<i>-2,360,000</i>

Items in bold italics are part of PARC/Lennar agreement. Other items added by staff.

* Assumes some additional work not included in applicant's estimate plus ENR escalator of 3.5% for FY2017-2108

** Sidewalks are to be consistent with Park Avenue District Plan and existing side streets in the district, as follows:

12' total width from face of curb to edge of right-of-way consisting of:

6" wide curb

4' wide tree well/planter strip/stormwater treatment area/concrete between curb and pedestrian pathway (trees, luminaires, street signs, and any other street furniture go in this zone)

7.5' concrete clear pedestrian walkway

4' x 6' tree wells

Ginkgo biloba street trees at an average distance of 22' on center

Lumec Candela Single Pedestrian Luminaires spaced at 80' average on center per side, staggered (40' average on center both sides)

*** Utility undergrounding assumes payment of all necessary service connections (estimated at \$12,000 each), and installation of luminaires if not in conjunction with new sidewalk.

Sherwin Williams Project Map of Community Benefits Public Improvements For Development Bonus Points

