

1
2
3
4
5
6
7
8
9
10
11

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
Name of Project:		Alaska USA Federal Credit Union	
		Current Code B-3	Proposed Code B-3
Project Development Category (drop down menu, select one)		Low-to-Medium Rise Building (up to 75 feet in height), all surface parking	
Proposed Building Footprint		15,195 square feet	21,425 square feet
<i>To be altered and tested by user for largest building possible.</i>			
Maximum Allowable Stories		5.00	3.00
<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>		5.00	3.00
<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>			
Amount of Site Area Utilized		144,798 square feet	144,882 square feet
<i>Percent of Site Area Utilized</i>		<i>99.9% footprint or number of stories.</i>	<i>100.0% the footprint or number of stories.</i>
Maximum Possible Building Size		103,326 square feet	94,270 square feet
Maximum Possible Floor Area Ratio		0.71	0.65

12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code B-3	Proposed Code B-3	
Building Footprint (from line 4, above)	15,195 square feet	21,425	square feet
Parking	111,200 square feet	82,035	square feet
Setbacks and Perimeter Landscaping	12,043 square feet	25,091	square feet
Parking Interior Lot Landscaping	5,560 square feet	8,204	square feet
Loading Area	800 square feet	800	square feet
Lighting	Same as Parking square feet	Same as Parking	square feet
Private Open Space	- square feet	5,154	square feet
Snow Storage	- square feet	-	square feet
Pedestrian Connections	- square feet	2,174	square feet
Other Facilities	- square feet	-	square feet
TOTAL	144,798 square feet	144,882	square feet
Total Site Area	144,900 square feet	144,900	square feet
Summary of Building Size Parameters and Calculations			
Height per Story	15 feet	15 feet	
Maximum Building Height Allowed by Zoning	Unlimited feet	45 feet	
Maximum Building Height in the Project DevelopmentCategory	75 feet	45 feet	
Maximum Possible Stories	5 stories	3 stories	
Maximum Possible Stories - accounting for attic or sloping roof	5 stories	3 stories	
Optional Cantilevered Space Ratio - Upper Floors	20%	20%	
Maximum Possible Floor Area of Building above grade	88,131 square feet	72,845	square feet
Basement Floor Area Assumption (one basement level)	15,195 square feet	21,425	square feet
Basement Floor Area - underground parking only	- square feet	-	square feet
Largest Building Possible (gross floor area above and below grade)	103,326 square feet	94,270	square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	103,326 square feet	94,270	square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.71	0.65	
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.71	0.65	
Actual Existing Building Size (approximate):	Alaska USA Federal Credit Union		
Planned Floor Area above grade	77,500 square feet	77,500	square feet
Planned Floor Area below grade	15,000 square feet	15,000	square feet
Planned Floor Area below grade - underground parking only	- square feet	-	square feet
Planned Building Size (gross floor area above and below grade)	92,500 square feet	92,500	square feet
Planned Floor Area Ratio (FAR) (FAR does not include underground parking areas)	0.64	0.64	

50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97

FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.						
Proposed Uses on the Site						
RESIDENTIAL			Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
	Dwellings, Multifamily or Mixed-use - Efficiency		-	-	600	-
	Dwellings, Multifamily or Mixed-use - 1 Bedroom		-	-	800	-
	Dwellings, Multifamily or Mixed-use - 2 Bedroom		-	-	1,000	-
	Dwellings, Multifamily or Mixed-use - 3 Bedroom		-	-	1,400	-
	<i>Total Dwelling Units</i>		-	-	-	-
					Square Feet in ea. Affordable Unit	
	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing				
		Efficiency	-	-		
		1 Bedroom	-	-	600	-
	2 Bedroom	-	-	700	-	
	3 Bedroom	-	-	800	-	
	TOTAL Affordable Units	-	-	1,100	-	
	<i>Added building floor area allowed (up to 0.5 added FAR)</i>				<i>3 sq. ft. per affordable housing sq. ft.</i>	
	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>				<i>2 sq. ft. per housing sq. ft.</i>
HOTEL			Current Code	Square Feet GFA per hotel room		Proposed Code
			-	1,000		-
		<i>Total Hotel Rooms</i>	-	-		-
COMMERCIAL USES				Square Feet		
		Office - business, professional and financial		74,842		68,282
		Office - health and medical		-		-
		Health Club, Fitness		-		-
		Restaurant		-		-
		Retail, grocery		-		-
		Retail, general - general, convenience store, building materials		-		-
		Retail, other - pharmacy, video rental, liquor store, wholesale,		-		-
		Retail, large goods - furniture, home appliance, flooring		-		-
		Retail, large shopping mall		-		-
		Manufacturing, small		-		-
		Manufacturing, large		-		-
		Warehouse, small		-		-
		Warehouse, large		-		-
	Accessory storage/mechanical area		28,484		25,988	
	<i>Total Commercial Square Feet</i>		103,326		94,270	
STRUCTURED	Parking, above grade in the building or a separate structure		-		-	
PARKING	Structured parking below grade or in the basement		-		-	
	<i>Total Square Feet</i>		103,326		94,270	

Proposed Building Dimensions				Proposed Code			
FLOORS		Number of Floors: Current Code		Floor Height (ft)	Floorplate Size	No. of Floors	Floorplate Size
	First Floor	1	15	15,195 square feet	1	21,425	
	Second Floor and/or Mezzanine	1	15	18,234 square feet	1	25,710	
	Third Floor	1	15	18,234 square feet	1	25,710	
	Fourth Floor	1	15	18,234 square feet	-	-	
	Fifth Floor	1	15	18,234 square feet	-	-	
	Number of Additional Floors	-	0	- square feet	-	-	
	Mechanical Storage Penthouse	-	0	12,034 square feet	-	8,484	
	Attic or Sloping Roof (Above Eave)	-	0	-	-	-	
	<i>Total Floors Above Grade</i>	<i>5</i>			<i>3</i>		
	Basement Floors (Below Grade)	1	0	15,195 square feet	1	21,425	
GROSS FLOOR AREA		Gross Floor Area (based on floor dimensions)		103,326 square feet	94,270 square feet		
		Gross Floor Area of proposed uses (from previous page)		103,326 square feet	94,270 square feet		
		Gross Floor Area excluding below grade structured parking		103,326 square feet	94,270 square feet		
		Gross Floor Area excluding all structured parking		103,326 square feet	94,270 square feet		
		Net Floor Area (useable or leasable) excluding parking		87,827 square feet			
		Floor Area Efficiency		85%			
BUILDING HEIGHT		Height of Proposed Building (based on floor dimensions)		75 feet	45 feet		
		Allowable	Current code	B-3	Unlimited		
		Height	Proposed Code	B-3	45		
LOT COVERAGE		Gross Building Footprint		15,195 square feet			
		Minimum Building Footprint Requirement		5,000 square feet			
		Gross Footprint as Percent of Site Area		10.5%			
		Maximum Allowed Lot Coverage	B-3	Unrestricted			
			B-3	Unrestricted			
BUILDING LOCATION		Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
		Near Front Lot Line, not set back behind vehicle area?		No	No	This lot line abuts a street and has the primary front setback	
		Length of Façade near Front Lot Line		0	0	feet	
		Near Side Lot Line, not set back behind vehicle area?		No	No	This lot line is located clockwise from the "Front Lot Line"	
		Length of Façade near Side Lot Line		0	0	feet	
		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"	
		Length of Façade near Other Side Lot Line		0	0	feet	
		Near Rear Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located opposite from the "Front Lot Line"	
		Length of Façade near Rear Lot Line		123	146	feet	
FLOOR AREA RATIO (FAR)		Current Code		B-3			
		Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.	
		Proposed FAR		0.71	Proposed Floor Area	103,326 sq. ft.	
		Proposed Code		B-3			
		Maximum FAR By right		Unrestricted	Maximum Floor Area By right:	NA sq. ft.	
		Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:	NA sq. ft.	
		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:	NA sq. ft.	
		Proposed FAR		0.65	Proposed floor area:	94,270 sq. ft.	

150	How many public streets border this property?						
151	Two, corner lot						
152	Types of Streets along Boundaries						
154	Primary front lot line	Arterial Street		West 36th Avenue	2	24	feet
155	Secondary street frontage	Local Street		Centerpoint Drive	1	24	feet
156	Not Applicable	Not Applicable		None	-	-	feet
157	Not Applicable	Not Applicable		None	-	-	feet
158	Lot Dimensions in Feet						
159	Front lot line		630	feet	This lot line abuts a street and has the primary front setback		
160	Side lot line		230	feet	This lot line is located clockwise from the "Front Lot Line"		
161	Other side lot line		230	feet	This is located counter-clockwise from the "Front Lot Line"		
162	Lot line opposite front line (rear)		630	feet	This lot line is located opposite from the "Front Lot Line"		
163	Other			feet	This is an additional lot line for testing irregular shaped lots.		
164	Estimated land area						
165	(accept the calculation or enter exact)		144,900	square feet			
166			3.33	acres			
167	Adjacent and Abutting Properties						
168				Zoning		Land Use	District
169				Current Code	Proposed Code		
170	Front lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
171	Side lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
172	Other side lot line	Abutting	B-3	B-3	Non-Residential	Non-Residential	
173	Lot line opposite front line (rear)	Abutting	B-3	B-3	Non-Residential	Non-Residential	
174							

Parking Requirements and Land Utilization for Parking			
Current Title 21	B-3	General Business	
			Total Spaces
177	Dwellings, Multifamily or Mixed-use - Efficiency		1.40 spaces per dwelling unit
178	Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.68 spaces per dwelling unit
179	Dwellings, Multifamily or Mixed-use - 2 Bedroom		2.00 spaces per dwelling unit
180	Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.80 spaces per dwelling unit
181	Hotel Visitor Accommodations		1.00 space per room
182	Office - business, professional and financial		3.33 spaces per 1,000 gross square feet
183	Office - health and medical		4.00 spaces per 1,000 gross square feet
184	Health Club, Fitness		3.33 spaces per 1,000 gross square feet
185	Restaurant		13.33 spaces per 1,000 gross square feet
186	Retail, grocery		5.00 spaces per 1,000 gross square feet
187	Retail, general - general, convenience store, building materials		3.33 spaces per 1,000 gross square feet
188			
189	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		3.33 spaces per 1,000 gross square feet
190	Retail, large goods - furniture, home appliance, flooring		3.33 spaces per 1,000 gross square feet
191	Retail, large shopping mall		4.00 spaces per 1,000 gross square feet
192	Manufacturing, small		2.50 spaces per 1,000 gross square feet
193	Manufacturing, large		2.50 spaces per 1,000 gross square feet
194	Warehouse, small		1.00 space per 1,000 gross square feet
195	Warehouse, large		1.00 space per 1,000 gross square feet
196	Accessory storage/mechanical area		1.00 space per 1,000 gross square feet
197	Total parking required		278 spaces
198	Parking space distribution		Gross Land Area per Space
199	Surface parking		278 111.6% 400 square feet
200	Within building, above ground	Number of levels: 1	- 0.0% - square feet
201	Within building, below ground	Number of levels: 1	- 0.0% - square feet
202	Above grade structure	Number of levels: 1	- 0.0% - square feet
203	Below grade structure	Number of levels: 1	- 0.0% - square feet
204	Off-site		- 0.0% - square feet
205	TOTAL		278 111.6% 400 square feet
206	Total Land Area Requirement	111,200 square feet	
207		2.55 acres	
208	Percent of Gross Site Area	77%	

Parking Requirements and Land Utilization Proposed Title 21		required per 1,000 GSF (non-resid.) or per dwelling or per hotel room	40% Reduction in parking requirement for Downtown vicinity Residential	10% Reduction in parking requirement for Central City Residential	10% Reduction in parking requirement in Mixed-use Zones - NMU, CMU, RMU or R-4A	5% Reduction in parking requirement for Uses Adjacent to Transit Service	Reduction in parking requirement for Shared Parking	10% Reduction for Transit Pass Benefits or Parking Cash-out	Total Parking Spaces Required (with Reductions)
			No	Yes	No	Yes	No	No	
210	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.								
211									
212	Dwellings, Multifamily Efficiency	1.00	100%	90%	100%	95%	100%	100%	-
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	-
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	-
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	100%	95%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	95%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	185.34
218	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	-
220	Restaurant	10.00	100%	100%	100%	95%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	95%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	95%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	19.75
231	Total parking required								205
232									
233	Parking space distribution								
234	Surface parking								
235	Within building								
236	Within building, below ground								
237	Above grade structure								
238	Below grade structure								
239	Off-site								
240	TOTAL								
241	Total Land Area Requirement	82,035	square feet						
242		1.88	acres						
243	Percent of Gross Site Area	56.6%							
244									
245	Bonus Potential: Below Ground Parking								
246	Number of Below Ground Spaces								- spaces
247	Square feet of below ground parking								- square feet
248	Added building floor area allowed at								- square feet (up to 1.0 added FAR)
249									

		Gross Land Area per Space			
	Number of levels:				
234	Surface parking	205	102%	400	square feet
235	Within building	-	0%	-	square feet
236	Within building, below ground	-	0%	-	square feet
237	Above grade structure	-	0%	-	square feet
238	Below grade structure	-	0%	-	square feet
239	Off-site	-	0%	-	square feet
240	TOTAL	205	102%	400	square feet

250	Minimum Setback Requirements		Current Code B-3		Proposed Code B-3				
251	<i>Types of Streets along Boundaries</i>								
252	Arterial Street	Front lot line	10 feet	10 feet	10 feet	10 feet			
253	Local Street	Side lot line	5 feet	5 feet	5 feet	5 feet			
254	Not Applicable	Other side lot line	10 feet	10 feet	10 feet	10 feet			
255	Not Applicable	Lot line opposite front line (rear)	0 feet	0 feet	10 feet	10 feet			
256	Site Perimeter Utility Easements		Current Code B-3		Proposed Code B-3				
257	<i>Linear utility easements along perimeter of site.</i>								
258		Front lot line	10 feet	10 feet	10 feet	10 feet			
259		Side lot line	10 feet	10 feet	10 feet	10 feet			
260		Other side lot line	20 feet	20 feet	20 feet	20 feet			
261		Lot line opposite front line (rear)	10 feet	10 feet	10 feet	10 feet			
262	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code B-3		Proposed Code B-3				
263				Minimum Perimeter Landscaping Width (feet)		Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement		
264		Adjacent Uses	Adjacent Zoning		Adjacent Zoning	Site Perimeter Landscaping Level			
265	Front lot line	Arterial Street	B-3	6	B-3	None	0		
266	Side lot line	Local Street	B-3	0	B-3	None	0		
267	Other side lot line	Non-Residential	B-3	0	B-3	L2	24		
268	Lot line opposite front line (rear)	Non-Residential	B-3	0	B-3	None	0		
269	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code B-3				
270		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)	Parking Landscaping Length (feet)	Landscaping Width with Utility Easement
271									
272	Front lot line	B-3	6	630	B-3	L2	8	630	14
273	Side lot line	B-3	8	216	B-3	L2	8	214	14
274	Other side lot line	B-3	8	216	B-3	L2	8	214	24
275	Lot line opposite front line (rear)	B-3	8	507	B-3	L2	8	484	14
276	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code B-3				
277			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
278									
279	Front lot line		6	10	8	14	10	feet	
280	Side lot line		8	10	8	14	10	feet	
281	Other side lot line		8	20	8	24	24	feet	
282	Lot line opposite front line (rear)		8	10	8	14	10	feet	
283	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3		Proposed Code B-3				
284									
285	Front lot line		3,492	square feet	8,532	square feet			
286	Side lot line		1,536	square feet	2,804	square feet			
287	Other side lot line		1,728	square feet	5,520	square feet			
288	Lot line opposite front line (rear)		5,287	square feet	8,235	square feet			
289		TOTAL	12,043	square feet	25,091	square feet			

291	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	B-3
292	Number of surface parking spaces	278	spaces	205	spaces
293	Surface parking land area	111,200	square feet	82,035	square feet
294	Percent of parking area for landscaping	5%		10%	
295	Required Landscaping Area (in addition to surface parking area)	5,560	square feet	8,204	square feet
296					
297	Loading Area Requirements	Current Code	B-3	Proposed Code	B-3
298	Berth Type	B		B	
299	Number of Berths Required	2		2	
300	Land Area per Berth	400	square feet	400	square feet
301	Total Loading Area Land Area Requirement	800	square feet	800	square feet
302					
303	Lighting Requirements	Current Code	B-3	Proposed Code	B-3
304	Surface parking land area	111,200	square feet	82,035	square feet
305					
306					
307					
308					
309	Private Open Space Requirements	Current Code	B-3	Proposed Code	B-3
310	Required for Residential Dwellings	-	square feet	-	square feet
311	Required for Non-residential Uses	-	square feet	4,714	square feet
312	Required in return for Parking Reductions		square feet	440	square feet
313	Total Required Private Open Space	-	square feet	5,154	square feet
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		5,154	sq. ft.
316	Total Private Open Space Provided			5,154	sq. ft.
317	<i>Acres</i>			0.12	acres
318	<i>Percent of Site</i>			3.6%	
319	Excess Private Open Space Provided (R-4)			-	sq. ft.
320	Bonus floor area allowed:				
321	1 sq. ft. of floor area per		1 sq. ft. of excess private open space		- sq. ft. of added floor area
322					
323					
324	Snow Storage Area Requirement	Current Code	B-3	Proposed Code	B-3
325	20% of multi-family surface parking requirements	No Requirement		-	square feet
326	less				less
327	25% of private open space provided on the land			-	square feet
328	Total Snow Storage Requirement			-	square feet
329				-	acres
330	<i>Percent of Site</i>			0.0%	
331					
332					

333	Pedestrian Connections Requirements		Current Code B-3	Proposed Code B-3	
334	Required Walkways		No Pedestrian Requirements	2,174 square feet	362.3333333
335	Bus Stop (may be required for transit-related parking reduction)			- square feet	
336	<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)			
337	<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)			
338	<i>Additional area for on-site transit facilities</i>	0 square feet			
339	Primary Pedestrian Walkways			- linear feet of primary pedestrian walkway	
340				- square feet of primary pedestrian walkway	
341	Bonus floor area allowed at	5 square feet per lin. ft.		- square feet of bonus floor area	
342					
343	<i>Pedestrian Connections Square Feet</i>			2,174 square feet	
344	<i>Pedestrian Connections in Acres</i>			0.05 acres	
345	<i>Percent of Site</i>			1.5%	
346					
347					
348	Other Facilities or Undeveloped Areas (Optional)		Area (sf) - Current Code	Area (sf) - Proposed Code	Brief Description of Facility
349	Area of site encumbered by other facilities not necessarily required by the zoning ordinance		-	-	0
350	but needed by the use type. Such areas may include, for example, portions of the site left		-	-	0
351	undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas.		-	-	0
352	The model provides the option to account for such areas to avoid unnecessarily counting		-	-	0
353	them toward required site enhancement landscaping costs.		-	-	Total Area in Square Feet
354					

355 Summary Site Area Requirements		356 Current Code	B-3	Proposed Code	B-3	
356	Land Area in Square Feet					
357	Building Footprint	15,195	square feet	21,425	square feet	
358	Parking	111,200	square feet	82,035	square feet	
359	Setbacks, Easements and Perimeter Landscaping	12,043	square feet	25,091	square feet	
360	Parking Lot Interior Landscaping	5,560	square feet	8,204	square feet	
361	Loading Area	800	square feet	800	square feet	
362	Lighting	Same as Parking	square feet	Same as Parking	square feet	
363	Private Open Space	-	square feet	5,154	square feet	
364	Snow Storage	-	square feet	-	square feet	
365	Pedestrian Connections	-	square feet	2,174	square feet	
366	TOTAL	144,798	square feet	144,882	square feet	0% higher
367	Total Site Area	144,900	square feet	144,900	square feet	
368	Percent of Total Site Area					
369	Building Footprint	10.5%		14.8%		
370	Parking	76.7%		56.6%		
371	Setbacks, Easements and Perimeter Landscaping	8.3%		17.3%		
372	Parking Lot Interior Landscaping	3.8%		5.7%		
373	Loading Area	0.6%		0.6%		
374	Lighting	NA		NA		
375	Private Open Space	0.0%		3.6%		
376	Snow Storage	0.0%		0.0%		
377	Pedestrian Connections	0.0%		1.5%		
378	TOTAL	99.9%		100.0%		
379	Total Site Area	100.0%		100.0%		
380						

381 Summary Cost Requirements		382 Current Code	382 B-3	382 Proposed Code	382 B-3	382 Pct. of Current
382	Parking Construction					
383	<i>Surface parking</i>	\$8,000	per space	\$2,224,000	\$1,640,700	74%
384	<i>Within building, above ground</i>	\$35,000	per space	\$0	\$0	
385	<i>Within building, below ground</i>	\$60,000	per space	\$0	\$0	
386	<i>Above grade structure</i>	\$35,000	per space	\$0	\$0	
387	<i>Below grade structure</i>	\$60,000	per space	\$0	\$0	
388	<i>Off-site</i>	\$0	per space	\$0	\$0	
389	Total Parking Construction			\$2,224,000	\$1,640,700	74%
390						
391	Setbacks, Easements and Perimeter Landscaping					
392	Current Code	\$7.85	per square foot	\$94,500		
393	Proposed Code - perimeter landsc.	\$11.32	per square foot		\$141,100	
394	Proposed Code - easement landsc.	\$2.00	per square foot		\$25,300	
395	Proposed Code - total				\$166,400	176%
396						
397	Parking Lot Interior Landscaping					
398	Current Code	\$7.85	per square foot	\$43,600		
399	Proposed Code	\$11.32	per square foot		\$92,900	213%
400						
401	Site Enhancement Landscaping					
402	Current Code	\$1.20	per square foot	\$100		
403	Proposed Code	\$2.00	per square foot		\$0	0%
404						
405	Loading Area	\$20.00	per square foot	\$16,000	\$16,000	100%
406						
407	Lighting					
408	Current Code	\$0.08	per square foot	\$9,200		
409	Proposed Code	\$0.10	per square foot		\$8,100	88%
410	Private Open Space					
411	Current Code	\$ 7.85	per square foot	\$0		
412	Proposed Code	\$ 11.32	per square foot		\$58,300	
413						
414	Snow Storage	\$11.32		\$0	\$0	
415						
416	Pedestrian Connections	\$11.32	per square foot	\$0	\$24,600	
417						
418	COST OF SITE DEVELOPMENT (Including structured parking)			\$2,387,400	\$2,007,000	84%
419						
420	COST OF BUILDING CONSTRUCTION			\$16,833,000	\$17,674,000	105%
421						
422	TOTAL COST OF DEVELOPMENT			\$19,220,400	\$19,681,000	102%