

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
1			
2	<b>Name of Project:</b>	Alaska USA Federal Credit Union	
		<b>Current Code</b>	<b>B-3</b>
		<b>Proposed Code</b>	<b>NMU</b>
3	<b>Project Development Category</b> (drop down menu, select one)	Low-to-Medium Rise Building (up to 75 feet in height), all surface parking	
4	<b>Proposed Building Footprint</b> <i>To be altered and tested by user for largest building possible.</i>	15,195 square feet	23,050 square feet
5	<b>Maximum Allowable Stories</b>	5.00	3.00
6	<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	5.00	3.00
7	<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>		
8	<b>Amount of Site Area Utilized</b>	144,798 square feet	144,898 square feet
9	<b>Percent of Site Area Utilized</b>	99.9% <i>Increase the size of the footprint or number of stories.</i>	100.0% <i>Increase the size of the footprint or number of stories.</i>
10	<b>Maximum Possible Building Size (modified by max allowed FAR)</b>	103,326 square feet	73,450 square feet
11	<b>Maximum Possible Floor Area Ratio</b>	0.71	0.51

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Summary Site Area Requirements Including Building Footprint			
Land Area in Square Feet	Current Code B-3	Proposed Code NMU	
Building Footprint (from line 4, above)	15,195 square feet	23,050	square feet
Parking	111,200 square feet	79,431	square feet
Setbacks and Perimeter Landscaping	12,043 square feet	25,069	square feet
Parking Interior Lot Landscaping	5,560 square feet	7,943	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	6,431	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	144,898	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	78,370	square feet
Basement Floor Area Assumption (one basement level)	15,195 square feet	23,050	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	101,420	square feet
Largest Building Possible, accounting for any specific FAR limitations in the district	103,326 square feet	73,450	square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.71	0.51	
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.71	0.51	
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	

FOR USE WITH DETERMINING LARGEST BUILDING POSSIBLE ONLY. DO NOT MAKE ALTERATIONS BELOW.						
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54	<b>Proposed Uses on the Site</b>					
55	<b>RESIDENTIAL</b>		Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
56		Dwellings, Multifamily or Mixed-use - Efficiency	-	-	600	-
57		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	800	-
58		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	1,000	-
59		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400	-
60		<i>Total Dwelling Units</i>	-	-	-	-
61						
62	<b>Bonus Potential: Affordable Housing</b>	Dwellings from above that are qualified as Affordable Housing		Square Feet in ea. Affordable Unit		
63		Efficiency	-	-		
64		1 Bedroom	-	-	600	-
65		2 Bedroom	-	-	700	-
66		3 Bedroom	-	-	800	-
67		TOTAL Affordable Units	-	-	1,100	-
68		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		-	<i>3 sq. ft. per affordable housing sq. ft.</i>	
69						
70	<b>Bonus Potential: Housing Square Feet</b>	<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>
71						
72						
73	<b>HOTEL</b>		Current Code	Square Feet GFA per hotel room	Proposed Code	
74			-	1,000	-	
75		<i>Total Hotel Rooms</i>	-	-	-	
76						
77	<b>COMMERCIAL USES</b>		Square Feet			
78		Office - business, professional and financial	74,842			73,461
79		Office - health and medical	-			-
80		Health Club, Fitness	-			-
81		Restaurant	-			-
82		Retail, grocery	-			-
83		Retail, general - general, convenience store, building materials	-			-
84		Retail, other - pharmacy, video rental, liquor store, wholesale,	-			-
85		Retail, large goods - furniture, home appliance, flooring	-			-
86		Retail, large shopping mall	-			-
87		Manufacturing, small	-			-
88		Manufacturing, large	-			-
89		Warehouse, small	-			-
90		Warehouse, large	-			-
91	Accessory storage/mechanical area	28,484			27,959	
92		<i>Total Commercial Square Feet</i>	<i>103,326</i>			<i>101,420</i>
93						
94	<b>STRUCTURED</b>	Parking, above grade in the building or a separate structure	-			-
95	<b>PARKING</b>	Structured parking below grade or in the basement	-			-
96		<i>Total Square Feet</i>	<i>103,326</i>			<i>101,420</i>
97						

Proposed Building Dimensions				Proposed Code			
<b>FLOORS</b>		Number of Floors: Current Code	Floor Height (ft)	Floorplate Size		No. of Floors	Floorplate Size
100	First Floor	1	15	15,195 square feet		1	23,050
101	Second Floor and/or Mezzanine	1	15	18,234 square feet		1	27,660
102	Third Floor	1	15	18,234 square feet		1	27,660
103	Fourth Floor	1	15	18,234 square feet		-	-
104	Fifth Floor	1	15	18,234 square feet		-	-
105	Number of Additional Floors	-	0	- square feet		-	-
106	Mechanical Storage Penthouse	-	0	10,130 square feet		-	-
107	Attic or Sloping Roof (Above Eave)	-	0			-	-
108	<i>Total Floors Above Grade</i>		<i>5</i>			<i>3</i>	
109	Basement Floors (Below Grade)	1	0	15,195 square feet		1	23,050
<b>GROSS FLOOR AREA</b>		Gross Floor Area (based on floor dimensions)		103,326 square feet		101,420 square feet	
		Gross Floor Area of proposed uses (from previous page)		103,326 square feet		101,420 square feet	
		Gross Floor Area excluding below grade structured parking		103,326 square feet		101,420 square feet	
		Gross Floor Area excluding all structured parking		103,326 square feet		101,420 square feet	
		Net Floor Area (useable or leasable) excluding parking		87,827 square feet			
		Floor Area Efficiency		85%			
<b>BUILDING HEIGHT</b>		Height of Proposed Building (based on floor dimensions)		75 feet		45 feet	
		Allowable	Current code	B-3		Unlimited	
		Height	Proposed Code	NMU		45	
<b>LOT COVERAGE</b>		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		NMU: Unrestricted	
<b>BUILDING LOCATION</b>		Building Location Relative to Perimeter Lot Lines		Current Code		Proposed Code	
		Near Front Lot Line, not set back behind vehicle area?		No		Yes	This lot line abuts a street and has the primary front setback
		Length of Façade near Front Lot Line		0		152	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		No	This lot line is located opposite from the "Front Lot Line"
		Length of Façade near Rear Lot Line		123		0	feet
<b>FLOOR AREA RATIO (FAR)</b>		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		NMU			
		Maximum FAR By right		0.50		Maximum Floor Area By right:	72,450 sq. ft.
		Maximum FAR with bonuses		1.00		Maximum Floor Area with Bonuses:	144,900 sq. ft.
		Allowable FAR with bonuses proposed		0.51		Allowable floor area in this case:	73,450 sq. ft.
		Proposed FAR		0.70		Proposed floor area:	101,420 sq. ft.
<b>WARNING: Proposed FAR exceeds allowable FAR.</b>							

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150 **How many public streets border this property?**

151 Two, corner lot

152

153 **Types of Streets along Boundaries**

			Street Name	Driveways	Driveway Width	
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

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159 **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.

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165 **Estimated land area**

166 (accept the calculation or enter exact )

144,900	square feet
3.33	acres

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168 **Adjacent and Abutting Properties**

			Zoning		Land Use	District
			Current Code	Proposed Code		
169	Front lot line	Adjacent	B-3	NMU	Non-Residential	Non-Residential
170	Side lot line	Adjacent	B-3	NMU	Non-Residential	Non-Residential
171	Other side lot line	Abutting	B-3	B-3	Non-Residential	Non-Residential
172	Lot line opposite front line (rear)	Abutting	B-3	NMU	Non-Residential	Non-Residential
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175 Parking Requirements and Land Utilization for Parking			
176 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	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		3.33 spaces per 1,000 gross square feet
189	Retail, large goods - furniture, home appliance, flooring		3.33 spaces per 1,000 gross square feet
190	Retail, large shopping mall		4.00 spaces per 1,000 gross square feet
191	Manufacturing, small		2.50 spaces per 1,000 gross square feet
192	Manufacturing, large		2.50 spaces per 1,000 gross square feet
193	Warehouse, small		1.00 space per 1,000 gross square feet
194	Warehouse, large		1.00 space per 1,000 gross square feet
195	Accessory storage/mechanical area		1.00 space per 1,000 gross square feet
196	<b>Total parking required</b>		<b>278</b> spaces
197			
198	Parking space distribution		
199	Surface parking		
200	Within building, above ground	Number of levels: 1	278 111.6% 400 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		Spaces 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	Yes	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%	90%	95%	100%	100%	-
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	90%	95%	100%	100%	-
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	90%	95%	100%	100%	-
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	90%	95%	100%	100%	-
216	Hotel	0.90	100%	100%	90%	95%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	90%	95%	100%	100%	179.45
218	Office, health and medical	4.00	100%	100%	90%	95%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	90%	95%	100%	100%	-
220	Restaurant	10.00	100%	100%	90%	95%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	90%	95%	100%	100%	-
222	Retail, general	3.33	100%	100%	90%	95%	100%	100%	-
223	Retail, other	2.50	100%	100%	90%	95%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	90%	95%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	90%	95%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	90%	95%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	90%	95%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	90%	95%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	90%	95%	100%	100%	-
230	Accessory storage/mechanical area	0.80	100%	100%	90%	95%	100%	100%	19.12
231	<b>Total parking required</b>								<b>199</b>
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	<b>TOTAL</b>								
241	Total Land Area Requirement	79,431	square feet						
242		1.82	acres						
243	Percent of Gross Site Area	54.8%							
244									
245	<b>Bonus Potential: Below Ground Parking</b>								
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		
		199	109%	400
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
		199	109%	400

  

Number of levels:	1
Number of levels:	1
Number of levels:	1
Number of levels:	1

250	<b>Minimum Setback Requirements</b>		Current Code	B-3	Proposed Code	NMU		
251	<i>Types of Streets along Boundaries</i>							
252	Arterial Street	Front lot line		10 feet		0 feet		
253	Local Street	Side lot line		5 feet		0 feet		
254	Not Applicable	Other side lot line		10 feet		5 feet		
255	Not Applicable	Lot line opposite front line (rear)		0 feet		5 feet		
256	<b>Site Perimeter Utility Easements</b>							
257	<i>Linear utility easements along perimeter of site.</i>		Current Code	B-3	Proposed Code	NMU		
258		Front lot line		10 feet		10 feet		
259		Side lot line		10 feet		10 feet		
260		Other side lot line		20 feet		20 feet		
261		Lot line opposite front line (rear)		10 feet		10 feet		
262	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>							
263			Current Code	B-3	Proposed Code NMU			
264		Adjacent Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
265	Front lot line	Arterial Street	B-3	6	NMU	None	0	0
266	Side lot line	Local Street	B-3	0	NMU	None	0	0
267	Other side lot line	Non-Residential	B-3	0	B-3	L2	8	24
268	Lot line opposite front line (rear)	Non-Residential	B-3	0	NMU	None	0	0
269	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>							
270			Current Code	B-3	Proposed Code NMU			
271		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)
272	Front lot line	B-3	6	630	NMU	L2	8	478
273	Side lot line	B-3	8	216	NMU	L2	8	214
274	Other side lot line	B-3	8	216	B-3	L2	8	214
275	Lot line opposite front line (rear)	B-3	8	507	NMU	L2	8	630
276	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>							
277			Current Code	B-3	Proposed Code NMU			
278			Landscaping	Building Setback	Landscaping... ..with easements	Building Setback		
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	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>							
284			Current Code	B-3	Proposed Code NMU			
285	Front lot line		3,492	square feet	7,925	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	8,820	square feet		
289	TOTAL		12,043	square feet	25,069	square feet		



291	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code	B-3	Proposed Code	NMU
292	Number of surface parking spaces	278	spaces	199	spaces
293	Surface parking land area	111,200	square feet	79,431	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	7,943	square feet
296					
297	<b>Loading Area Requirements</b>	Current Code	B-3	Proposed Code	NMU
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	<b>Lighting Requirements</b>	Current Code	B-3	Proposed Code	NMU
304	Surface parking land area	111,200	square feet	79,431	square feet
305					
306					
307					
308					
309	<b>Private Open Space Requirements</b>	Current Code	B-3	Proposed Code	NMU
310	Required for Residential Dwellings	-	square feet	-	square feet
311	Required for Non-residential Uses	-	square feet	5,071	square feet
312	Required in return for Parking Reductions	-	square feet	1,360	square feet
313	<b>Total Required Private Open Space</b>	-	<b>square feet</b>	<b>6,431</b>	<b>square feet</b>
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		6,431	sq. ft.
316	<b>Total Private Open Space Provided</b>	-		<b>6,431</b>	<b>sq. ft.</b>
317	<i>Acres</i>	-		0.15	acres
318	<i>Percent of Site</i>	-		4.4%	
319	<b>Excess Private Open Space Provided (R-4)</b>	-		-	sq. ft.
320	<b>Bonus floor area allowed:</b>				
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	<b>Snow Storage Area Requirement</b>	Current Code	B-3	Proposed Code	NMU
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	<b>Total Snow Storage Requirement</b>			-	<b>square feet</b>
329				-	<i>acres</i>
330	<i>Percent of Site</i>			0.0%	
331					
332					

333	<b>Pedestrian Connections Requirements</b>	Current Code B-3	Proposed Code NMU	
334	<b>Required Walkways</b>	No Pedestrian Requirements	2,174 square feet	362.333333
335	<b>Bus Stop</b> (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	<b>Primary Pedestrian Walkways</b>		- linear feet of primary pedestrian walkway	
340			- square feet of primary pedestrian walkway	
341	<b>Bonus floor area allowed at</b>	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>		2.5%	

348	<b>Other Facilities or Undeveloped Areas (Optional)</b>	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 but needed by the use type. Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.	-	-	0
350		-	-	0
351		-	-	0
352		-	-	0
353		-	-	Total Area in Square Feet

354

355 <b>Summary Site Area Requirements</b>		356 Current Code B-3		357 Proposed Code NMU		
356	Land Area in Square Feet					
357	Building Footprint	15,195	square feet	23,050	square feet	
358	Parking	111,200	square feet	79,431	square feet	
359	Setbacks, Easements and Perimeter Landscaping	12,043	square feet	25,069	square feet	
360	Parking Lot Interior Landscaping	5,560	square feet	7,943	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	6,431	square feet	
364	Snow Storage	-	square feet	-	square feet	
365	Pedestrian Connections	-	square feet	2,174	square feet	
366	<b>TOTAL</b>	<b>144,798</b>	<b>square feet</b>	<b>144,898</b>	<b>square feet</b>	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%		15.9%		
370	Parking	76.7%		54.8%		
371	Setbacks, Easements and Perimeter Landscaping	8.3%		17.3%		
372	Parking Lot Interior Landscaping	3.8%		5.5%		
373	Loading Area	0.6%		0.6%		
374	Lighting	NA		NA		
375	Private Open Space	0.0%		4.4%		
376	Snow Storage	0.0%		0.0%		
377	Pedestrian Connections	0.0%		1.5%		
378	<b>TOTAL</b>	<b>99.9%</b>		<b>100.0%</b>		
379	Total Site Area	100.0%		100.0%		
380						

Summary Cost Requirements			Current Code B-3	Proposed Code NMU	
381					
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$2,224,000	\$1,588,600	71%
384	Within building, above ground	\$35,000 per space	\$0	\$0	
385	Within building, below ground	\$60,000 per space	\$0	\$0	
386	Above grade structure	\$35,000 per space	\$0	\$0	
387	Below grade structure	\$60,000 per space	\$0	\$0	
388	Off-site	\$0 per space	\$0	\$0	
389	Total Parking Construction			\$2,224,000	\$1,588,600 71%
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		\$140,600	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$25,300	
395	Proposed Code - total				\$165,900 176%
396					
397	Parking Lot Interior Landscaping				
398	Current Code	\$7.85 per square foot	\$43,600		
399	Proposed Code	\$11.32 per square foot		\$89,900	206%
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 Current Code	\$0.08 per square foot	\$9,200		
408	Proposed Code	\$0.10 per square foot		\$7,900	86%
409					
410	Private Open Space				
411	Current Code	\$ 7.85 per square foot	\$0		
412	Proposed Code	\$ 11.32 per square foot		\$72,800	
413					
414	Snow Storage	\$11.32	\$0	\$0	
415					
416	Pedestrian Connections	\$11.32 per square foot	\$0	\$24,600	
417					
418	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>			<b>\$2,387,400</b>	<b>\$1,965,700 82%</b>
419					
420	<b>COST OF BUILDING CONSTRUCTION</b>			<b>\$16,833,000</b>	<b>\$17,674,000 105%</b>
421					
422	<b>TOTAL COST OF DEVELOPMENT</b>			<b>\$19,220,400</b>	<b>\$19,639,700 102%</b>