

1	SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE		
2	Name of Project:	Alaska USA Federal Credit Union	
		Current Code B-3	Proposed Code CMU
3	Project Development Category (drop down menu, select one)	Low-to-Medium Rise Building (up to 75 feet in height), all surface parking	
4	Proposed Building Footprint <i>To be altered and tested by user for largest building possible.</i>	15,195 square feet	18,890 square feet
5	Maximum Allowable Stories	5.00	4.00
6	<i>Effective number of stories (if greater than proposed, attic area may be too large)</i>	<i>5.00</i>	<i>4.00</i>
7	Warning notice appears if proposed stories exceed maximum possible stories.		
8	Amount of Site Area Utilized	144,798 square feet	144,854 square feet
9	Percent of Site Area Utilized	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	Maximum Possible Building Size	103,326 square feet	105,784 square feet
11	Maximum Possible Floor Area Ratio	0.71	0.73

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Summary Site Area Requirements Including Building Footprint			
		Current Code B-3	Proposed Code CMU
Land Area in Square Feet			
Building Footprint (from line 4, above)		15,195 square feet	18,890 square feet
Parking		111,200 square feet	82,849 square feet
Setbacks and Perimeter Landscaping		12,043 square feet	25,126 square feet
Parking Interior Lot Landscaping		5,560 square feet	8,285 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	6,729 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	144,854 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	60 feet
Maximum Building Height in the Project DevelopmentCategory		75 feet	60 feet
Maximum Possible Stories		5 stories	4 stories
Maximum Possible Stories - accounting for attic or sloping roof		5 stories	4 stories
Optional Cantilevered Space Ratio - Upper Floors		20%	20%
Maximum Possible Floor Area of Building above grade		88,131 square feet	86,894 square feet
Basement Floor Area Assumption (one basement level)		15,195 square feet	18,890 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	105,784 square feet
Largest Building Possible, accounting for any specific FAR limitations in the district		103,326 square feet	105,784 square feet
Maximum Possible Floor Area Ratio (FAR does not include underground parking)		0.71	0.73
Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area		0.71	0.73
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

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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>	-	-	-	-
	Bonus Potential: Affordable Housing			Square Feet in ea. Affordable Unit	
	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		76,622
	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		29,162
	<i>Total Commercial Square Feet</i>		<i>103,326</i>		<i>105,784</i>
	STRUCTURED PARKING				
	Parking, above grade in the building or a separate structure		-		-
	Structured parking below grade or in the basement		-		-
	<i>Total Square Feet</i>		<i>103,326</i>		<i>105,784</i>

98	Proposed Building Dimensions				Proposed Code			
99	FLOORS	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	18,890	
101		Second Floor and/or Mezzanine	1	15	18,234 square feet	1	22,668	
102		Third Floor	1	15	18,234 square feet	1	22,668	
103		Fourth Floor	1	15	18,234 square feet	1	22,668	
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>		5		4		
109	Basement Floors (Below Grade)	1	0	15,195 square feet	1	18,890		
110								
111	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		103,326 square feet		105,784 square feet		
112		Gross Floor Area of proposed uses (from previous page)		103,326 square feet		105,784 square feet		
113		Gross Floor Area excluding below grade structured parking		103,326 square feet		105,784 square feet		
114		Gross Floor Area excluding all structured parking		103,326 square feet		105,784 square feet		
115		Net Floor Area (useable or leasable) excluding parking		87,827 square feet				
116		Floor Area Efficiency		85%				
117								
118	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		75 feet		60 feet		
119		Allowable	Current code	B-3	Unlimited feet			
121		Height	Proposed Code	CMU	60 feet			
122								
123								
124	LOT COVERAGE	Gross Building Footprint		15,195 square feet				
125		Minimum Building Footprint Requirement		5,000 square feet				
126		Gross Footprint as Percent of Site Area		10.5%				
127		Maximum Allowed Lot Coverage	B-3	Unrestricted				
128			CMU	Unrestricted				
129								
130	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code			
131		Near Front Lot Line, not set back behind vehicle area?		No	Yes	This lot line abuts a street and has the primary front setback		
132		Length of Façade near Front Lot Line		0	137	feet		
133		Near Side Lot Line, not set back behind vehicle area?		No	No	This lot line is located clockwise from the "Front Lot Line"		
134		Length of Façade near Side Lot Line		0	0	feet		
135		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"		
136		Length of Façade near Other Side Lot Line		0	0	feet		
137	Near Rear Lot Line, not set back behind vehicle area?		Yes	No	This lot line is located opposite from the "Front Lot Line"			
138	Length of Façade near Rear Lot Line		123	0	feet			
139								
140	FLOOR AREA RATIO (FAR)	Current Code		B-3				
141		Proposed FAR	Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.	
142			Proposed FAR		0.71	Proposed Floor Area	103,326 sq. ft.	
143		Proposed Code		CMU				
144		Proposed FAR	Maximum FAR By right		1.00	Maximum Floor Area By right:	144,900 sq. ft.	
145			Maximum FAR with bonuses		2.00	Maximum Floor Area with Bonuses:	289,800 sq. ft.	
146			Allowable FAR with bonuses proposed		1.01	Allowable floor area in this case:	145,900 sq. ft.	
147	Proposed FAR		0.73	Proposed floor area:	105,784 sq. ft.			
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150	How many public streets border this property?	
151		Two, corner lot

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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

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.

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165	Estimated land area	144,900	square feet
166	(accept the calculation or enter exact)	3.33	acres

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Adjacent and Abutting Properties		Zoning		Land Use	District	
		Current Code	Proposed Code			
169	Front lot line	Adjacent	B-3	CMU	Non-Residential	Non-Residential
170	Side lot line	Adjacent	B-3	CMU	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	CMU	Non-Residential	Non-Residential
173						

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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		249.5		
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		28.5		
196	Total parking required						278		spaces
197									
198	Parking space distribution								Gross Land Area per Space
199	Surface parking					278	111.6%	400	square feet
200	Within building, above ground		<i>Number of levels:</i>		1	-	0.0%	-	square feet
201	Within building, below ground		<i>Number of levels:</i>		1	-	0.0%	-	square feet
202	Above grade structure		<i>Number of levels:</i>		1	-	0.0%	-	square feet
203	Below grade structure		<i>Number of levels:</i>		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%	187.18
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%	19.95
231	Total parking required								207
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	82,849	square feet						
242		1.90	acres						
243	Percent of Gross Site Area	57.2%							
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		
		207	114%	400
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
		-	0%	-
		207	114%	400

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

250	Minimum Setback Requirements		Current Code B-3		Proposed Code CMU				
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	Site Perimeter Utility Easements								
257	<i>Linear utility easements along perimeter of site.</i>		Current Code B-3		Proposed Code CMU				
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	Minimum Perimeter Landscaping Setbacks from Adjacent Uses								
263			Current Code B-3		Proposed Code CMU				
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	CMU	None	0	0	
266	Side lot line	Local Street	B-3	0	CMU	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	CMU	None	0	0	
269	Minimum Parking Lot Perimeter Landscaping Setbacks								
270			Current Code B-3		Proposed Code CMU				
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)	Landscaping Width with Utility Easement
272	Front lot line	B-3	6	630	CMU	L2	8	493	14
273	Side lot line	B-3	8	216	CMU	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	CMU	L2	8	630	14
276	Combined Minimum Landscaping and Setback Requirements from Lot Lines								
277			Current Code B-3		Proposed Code CMU				
278			Landscaping	Building Setback	Landscaping... ..with easements	Building Setback			
279		Front lot line	6	10	8	14	10	feet	
280	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		8	10	8	14	10	feet	
281		Side lot line	8	20	8	24	24	feet	
282		Other side lot line	8	10	8	14	10	feet	
283		Lot line opposite front line (rear)	8	10	8	14	10	feet	
284	Setback, Easement and Perimeter Landscaping Site Area Requirements								
285		Front lot line	3,492	square feet	7,982	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	25,126	square feet			

291	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	CMU
292	Number of surface parking spaces	278	spaces	207	spaces
293	Surface parking land area	111,200	square feet	82,849	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	8,285	square feet
296					
297	Loading Area Requirements	Current Code	B-3	Proposed Code	CMU
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	CMU
304	Surface parking land area	111,200	square feet	82,849	square feet
305					
306					
307					
308					
309	Private Open Space Requirements	Current Code	B-3	Proposed Code	CMU
310	Required for Residential Dwellings	-	square feet	-	square feet
311	Required for Non-residential Uses	-	square feet	5,289	square feet
312	Required in return for Parking Reductions		square feet	1,440	square feet
313	Total Required Private Open Space	-	square feet	6,729	square feet
314	Amount provided on or in the building(s)	-		-	sq. ft.
315	Amount provided on the land	-		6,729	sq. ft.
316	Total Private Open Space Provided			6,729	sq. ft.
317	<i>Acres</i>			0.15	acres
318	<i>Percent of Site</i>			4.6%	
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	CMU
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 CMU	
334	Required Walkways	No Pedestrian Requirements	2,174 square feet	362.333333
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>		2.5%	
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 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.	-	-	0
350		-	-	0
351	The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.	-	-	0
352		-	-	0
353		-	-	Total Area in Square Feet
354				

355 Summary Site Area Requirements		Current Code B-3	Proposed Code CMU	
356	Land Area in Square Feet			
357	Building Footprint	15,195 square feet	18,890 square feet	
358	Parking	111,200 square feet	82,849 square feet	
359	Setbacks, Easements and Perimeter Landscaping	12,043 square feet	25,126 square feet	
360	Parking Lot Interior Landscaping	5,560 square feet	8,285 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	6,729 square feet	
364	Snow Storage	- square feet	- square feet	
365	Pedestrian Connections	- square feet	2,174 square feet	
366	TOTAL	144,798 square feet	144,854 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%	13.0%	
370	Parking	76.7%	57.2%	
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%	4.6%	
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 B-3	382 Proposed Code CMU	
382	Parking Construction				Pct. of Current
383	Surface parking	\$8,000 per space	\$2,224,000	\$1,657,000	75%
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	\$1,657,000	75%
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		\$141,900	
394	Proposed Code - easement landsc.	\$2.00 per square foot		\$25,200	
395	Proposed Code - total			\$167,100	177%
396					
397	Parking Lot Interior Landscaping				
398	Current Code	\$7.85 per square foot	\$43,600		
399	Proposed Code	\$11.32 per square foot		\$93,800	215%
400					
401	Site Enhancement Landscaping				
402	Current Code	\$1.20 per square foot	\$100		
403	Proposed Code	\$2.00 per square foot		\$100	100%
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		\$8,200	89%
409					
410	Private Open Space				
411	Current Code	\$ 7.85 per square foot	\$0		
412	Proposed Code	\$ 11.32 per square foot		\$76,200	
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	\$2,043,000	86%
419					
420	COST OF BUILDING CONSTRUCTION		\$16,833,000	\$17,674,000	105%
421					
422	TOTAL COST OF DEVELOPMENT		\$19,220,400	\$19,717,000	103%