

SUPPLEMENTARY MODEL: DETERMINING LARGEST BUILDING POSSIBLE			
1			
2	Name of Project:	Alaska USA Federal Credit Union	
		Current Code B-3	Proposed Code RMU
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>	5.00	4.00
7	<i>Warning notice appears if proposed stories exceed maximum possible stories.</i>		
8	Amount of Site Area Utilized	144,798 square feet	144,854 square feet
9	Percent of Site Area Utilized	99.9% <i>footprint or number of stories.</i>	100.0% <i>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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13	Summary Site Area Requirements Including Building Footprint		
14	Land Area in Square Feet	Current Code B-3	Proposed Code RMU
15	Building Footprint (from line 4, above)	15,195 square feet	18,890 square feet
16	Parking	111,200 square feet	82,849 square feet
17	Setbacks and Perimeter Landscaping	12,043 square feet	25,126 square feet
18	Parking Interior Lot Landscaping	5,560 square feet	8,285 square feet
19	Loading Area	800 square feet	800 square feet
20	Lighting	Same as Parking square feet	Same as Parking square feet
21	Private Open Space	- square feet	6,729 square feet
22	Snow Storage	- square feet	- square feet
23	Pedestrian Connections	- square feet	2,174 square feet
24	Other Facilities	- square feet	- square feet
25	TOTAL	144,798 square feet	144,854 square feet
26	Total Site Area	144,900 square feet	144,900 square feet
27			
28	Summary of Building Size Parameters and Calculations		
29	Height per Story	15 feet	15 feet
30	Maximum Building Height Allowed by Zoning	Unlimited feet	60 feet
31	Maximum Building Height in the Project DevelopmentCategory	75 feet	60 feet
32	Maximum Possible Stories	5 stories	4 stories
33	Maximum Possible Stories - accounting for attic or sloping roof	5 stories	4 stories
34	Optional Cantilevered Space Ratio - Upper Floors	20%	20%
35	Maximum Possible Floor Area of Building above grade	88,131 square feet	86,894 square feet
36	Basement Floor Area Assumption (one basement level)	15,195 square feet	18,890 square feet
37	Basement Floor Area - underground parking only	- square feet	- square feet
38	Largest Building Possible (gross floor area above and below grade)	103,326 square feet	105,784 square feet
39	Largest Building Possible, accounting for any specific FAR limitations in the district	103,326 square feet	105,784 square feet
40	Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.71	0.73
41	Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.71	0.73
42			
43	Actual Existing Building Size (approximate): Alaska USA Federal Credit Union		
44	Planned Floor Area above grade	77,500 square feet	77,500 square feet
45	Planned Floor Area below grade	15,000 square feet	15,000 square feet
46	Planned Floor Area below grade - underground parking only	- square feet	- square feet
47	Planned Building Size (gross floor area above and below grade)	92,500 square feet	92,500 square feet
48	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		Current Code	Square Feet	Square Feet GFA per Dwelling Unit	Proposed Code
RESIDENTIAL					
	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					
	Dwellings from above that are qualified as Affordable Housing			Square Feet in ea. Affordable Unit	
	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>2 sq. ft. per housing sq. ft.</i>	
	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>		-		
HOTEL					
		Current Code	Square Feet GFA per hotel room		Proposed Code
	<i>Total Hotel Rooms</i>	-	1,000		-
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>		103,326		105,784
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>		103,326		105,784

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	18,890	
	Second Floor and/or Mezzanine	1	15	18,234 square feet	1	22,668	
	Third Floor	1	15	18,234 square feet	1	22,668	
	Fourth Floor	1	15	18,234 square feet	1	22,668	
	Fifth Floor	1	15	18,234 square feet	-	-	
	Number of Additional Floors	-	0	- square feet	-	-	
	Mechanical Storage Penthouse	-	0	10,130 square feet	-	-	
	Attic or Sloping Roof (Above Eave)	-	0	-	-	-	
	<i>Total Floors Above Grade</i>	<i>5</i>			<i>4</i>		
	Basement Floors (Below Grade)	1	0	15,195 square feet	1	18,890	
GROSS FLOOR AREA		Gross Floor Area (based on floor dimensions)		103,326 square feet	105,784 square feet		
	Gross Floor Area of proposed uses (from previous page)		103,326 square feet	105,784 square feet			
	Gross Floor Area excluding below grade structured parking		103,326 square feet	105,784 square feet			
	Gross Floor Area excluding all structured parking		103,326 square feet	105,784 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	60 feet		
	Allowable	Current code	B-3	Unlimited feet			
	Height	Proposed Code	RMU	60 feet			
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				
		RMU	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	Yes	This lot line abuts a street and has the primary front setback		
	Length of Façade near Front Lot Line		0	137	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		
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		RMU			
	Maximum FAR By right	1.00	Maximum Floor Area By right:	144,900	sq. ft.		
		Maximum FAR with bonuses	2.00	Maximum Floor Area with Bonuses:	289,800	sq. ft.	
	<i>Allowable FAR with bonuses proposed</i>		1.01	<i>Allowable floor area in this case:</i>	145,900	sq. ft.	
	<i>Proposed FAR</i>		0.73	<i>Proposed floor area:</i>	105,784	sq. ft.	

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
158							
159	Lot Dimensions in Feet	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							
165	Estimated land area		144,900	square feet			
166	(accept the calculation or enter exact)		3.33	acres			
167							
168	Adjacent and Abutting Properties			Zoning		Land Use	District
169				Current Code	Proposed Code		
170		Front lot line	Adjacent	B-3	RMU	Non-Residential	Non-Residential
171		Side lot line	Adjacent	B-3	RMU	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	RMU	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	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	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%	

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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									

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

Gross Land Area per Space		
207	114%	400
-	0%	-
-	0%	-
-	0%	-
-	0%	-
-	0%	-
207	114%	400

250	Minimum Setback Requirements		Current Code	B-3	Proposed Code	RMU	
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	RMU	
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 RMU		
264		Adjacent Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	
265	Front lot line	Arterial Street	B-3	6	RMU	None	
266	Side lot line	Local Street	B-3	0	RMU	None	
267	Other side lot line	Non-Residential	B-3	0	B-3	L2	
268	Lot line opposite front line (rear)	Non-Residential	B-3	0	RMU	None	
269	Minimum Parking Lot Perimeter Landscaping Setbacks						
270			Current Code	B-3	Proposed Code RMU		
271		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)
272	Front lot line	B-3	6	630	RMU	L2	8
273	Side lot line	B-3	8	216	RMU	L2	8
274	Other side lot line	B-3	8	216	B-3	L2	8
275	Lot line opposite front line (rear)	B-3	8	507	RMU	L2	8
276	Combined Minimum Landscaping and Setback Requirements from Lot Lines						
277			Current Code	B-3	Proposed Code RMU		
278			Landscaping	Building Setback	Landscaping... ..with easements	Building Setback	
279	Front lot line		6	10	8	14	
280	Side lot line		8	10	8	14	
281	Other side lot line		8	20	8	24	
282	Lot line opposite front line (rear)		8	10	8	14	
283	Setback, Easement and Perimeter Landscaping Site Area Requirements						
284			Current Code	B-3	Proposed Code RMU		
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	RMU
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	RMU
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	RMU
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	RMU
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	RMU
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 RMU	
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>		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. 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 Summary Site Area Requirements		356 Current Code	B-3	356 Proposed Code	RMU	
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						

Summary Cost Requirements			Current Code B-3	Proposed Code RMU	
381					
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%