1	SUPPLEMENTARY MODEL: DETERMINING LA	ARGEST BUILDING POSSIBLE	
2	Name of Project: Carr Gottstein Distribution Warehouse	Current Code I-2	Proposed Code I-1
3	Project Development Category (drop down menu, select one) Single Story Building,	all surface parking	
4	Proposed Building Footprint To be altered and tested by user for largest building possible.	289,000 square feet	285,850 square feet
5	Maximum Allowable Stories	1.00	1.00
6	Effective number of stories (if greater than proposed, attic area may be too large)	1.00	1.00
7	Warning notice appears if proposed stories exceed maximum possible stories.		
8	Amount of Site Area Utilized	634,187 square feet	634,110 square feet
9	Percent of Site Area Utilized	Increase the size of the 100.0% footprint or number of stories.	Increase the size of 100.0% the footprint or number of stories.
10	Maximum Possible Building Size	289,000 square feet	285,850 square feet
11	Maximum Possible Floor Area Ratio	0.46	0.45

12			
13	Summary Site Area Requirements Including Building Footprint		
14	Land Area in Square Feet	Current Code I-2	Proposed Code I-1
15	Building Footprint (from line 4, above)	289,000 square feet	285,850 square feet
16	Parking	122,400 square feet	82,514 square feet
17	Setbacks and Perimeter Landscaping	7,902 square feet	41,454 square feet
18	Parking Interior Lot Landscaping	6,120 square feet	8,251 square feet
.9	Loading Area	3,200 square feet	3,200 square feet
20	Lighting	Same as Parking square feet	Same as Parking square feet
21	Private Open Space	 square feet 	 square feet
22	Snow Storage	 square feet 	- square feet
.3	Pedestrian Connections	 square feet 	9,516 square feet
24	Other Facilities	205,565 square feet	203,324 square feet
25	TOTAL	634,187 square feet	634,110 square feet
26	Total Site Area	634,400 square feet	634,400 square feet
27			
28	Summary of Building Size Parameters and Calculations		
29	Height per Story	25 feet	25 feet
80	Maximum Building Height Allowed by Zoning	Unlimited feet	50 feet
31	Maximum Building Height in the Project DevelopmentCategory	25 feet	25 feet
32	Maximum Possible Stories	1 stories	1 stories
33	Maximum Possible Stories - accounting for attic or sloping roof	1 stories	1 stories
34	Optional Cantilevered Space Ratio - Upper Floors	20%	20%
35	Maximum Possible Floor Area of Building above grade	289,000 square feet	285,850 square feet
36	Basement Floor Area Assumption (one basement level)	 square feet 	 square feet
37	Basement Floor Area - underground parking only	 square feet 	 square feet
38	Largest Building Possible (gross floor area above and below grade)	289,000 square feet	285,850 square feet
39	Largest Building Possible, accounting for any specific FAR limitations in the district	289,000 square feet	285,850 square feet
10	Maximum Possible Floor Area Ratio (FAR does not include underground parking)	0.46	0.45
11	Maximum Possible Floor Area Ratio (FAR) excluding parking garage floor area	0.46	0.45
12			
13	Actual Existing Building Size (approximate): Carr Gottstein Distribution Warehouse		
14	Planned Floor Area above grade	239,000 square feet	239,000 square feet
5	Planned Floor Area below grade	 square feet 	 square feet
6	Planned Floor Area below grade - underground parking only	 square feet 	- square feet
7	Planned Building Size (gross floor area above and below grade)	239,000 square feet	239,000 square feet
8	Planned Floor Area Ratio (FAR) (FAR does not include underground parking areas)	0.38	0.38
19			
50			
1			

FUK USE WIT	H DETERMINING LARGEST BUILDING POS	SSIBLE UNLY.	DO NOT MAKE AL	LIEKATIONS BELOW.	
Jses on the Site				g P GP	
RESIDENTIA	٠	0 .01		Square Feet GFA	
	5 111 26 11 26 1	Current Code	Square Feet		ropose
	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	
	Total Dwelling Units	-	-	-	
				Square Feet in ea.	
Bonus Potentia		ng		Affordable Unit	
Affordable Ho	3	-	-		
	1 Bedroom	-	-	600	
	2 Bedroom	-	-	700	
	3 Bedroom	-	-	800	
	TOTAL Affordable Units	-	-	1,100	
	Added building floor area allowed (up to 0.5 added FAR)		-	3 sq. ft. per affordable hous	ing se
Bonus Potentia Housing Squar).5 added FAR)	-	2 sq. ft. per housing sq. ft.	
HOTEL			Square Feet GFA per		
HOTEL		Current Code	hotel room	Dr	ropose
		-	1,000	FI	opose
	Total Hotel Rooms	_	-	_	
COMMERCIA	L USES		Square Feet		
	Office - business, professional and financial		7,255		
	Office - health and medical		-		
	Health Club, Fitness		-		
	Restaurant		-		
	Retail, grocery		-		
	Retail, general - general, convenience store, building materia	ls	-		
	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		281,745		
	Accessory storage/mechanical area		_		
	Total Commercial Square Feet		289,000		
STRUCTURE	E, E E I		-		
PARKING	Structured parking below grade or in the basement				
Total Square Feet			289,000		

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oposea Bun	ding Dimensions					1			d Code
	FLOORS		Number of Floors: Curre	ent Code	Floor Height (ft)	Floorplate Size	_		Floorplate Siz
		First Floor		1	25	289,000	square feet	1	285
		Second Floor	and/or Mezzanine	-	0	-	square feet	-	
		Third Floor		-	0	-	square feet	-	
		Fourth Floor		-	0	-	square feet	-	
		Fifth Floor		-	0	-	square feet	-	
		Number of A	dditional Floors	-	0	-	square feet	-	
		Mechanical S	torage Penthouse	-	0	-	square feet	-	
		Attic or Slop	ing Roof (Above Eave)	-	0			-	
			Total Floors Above Grade	1		_		1	
		Basement Flo	oors (Below Grade)	-	0	-	square feet	-	
						_			
	GROSS FLOOR AREA	Gross Floor	Area (based on floor dimensi	ons)	289,000	square feet		285,850	square feet
		Gross Floor	Area of proposed uses (from	previous page)	289,000	square feet		285,850	square feet
			Area excluding below grade:		289,000	square feet			square feet
			Area excluding all structured		289,000	square feet		285,850	square feet
		Net Floor Ar	ea (useable or leasable) exclu	ıding parking	245,650	square feet			
		Floor Area E	fficiency		85%				
	<u></u>					•			
	BUILDING HEIGHT	Height of Pro	posed Building (based on flo	oor dimensions)	25	feet		25	feet
		Allowable	Current code	I-2	Unlimited	feet			
		Height	Proposed Code	I-1	50	feet			
	·								
		•	•			<u>.</u>			
	LOT COVERAGE	Gross Buildin	ng Footprint		289,000	square feet			
			ilding Footprint Requiremer	nt	1,000	square feet			
		Gross Footpr	int as Percent of Site Area		45.6%				
		Maximum A	lowed Lot Coverage	I-2	Unrestricted				
		Maximum A	nowed Lot Coverage	I-1	Unrestricted				
							_		
	BUILDING LOCATION		ling Location Relative to Per		Current Code	Proposed Code			
		Near Front L	ot Line, not set back behind	vehicle area?	No	No	This lot line abuts a str	reet and has the primary front	t setback
				çade near Front Lot Line	0	0	feet		
		Near Side Lo	t Line, not set back behind v	ehicle area?	No	No	This lot line is located	clockwise from the "Front L	ot Line"
				açade near Side Lot Line	0	0	feet		
		Near Other S	ide Lot Line, not set back be	hind vehicle area?	No	No	This is located counter	r-clockwise from the "Front I	Lot Line"
				near Other Side Lot Line	0	0	feet		
		Near Rear Lo	t Line, not set back behind v	rehicle area?	Yes	Yes	This lot line is located	opposite from the "Front Lot	t Line"
			Length of Fa	açade near Rear Lot Line	538	535	feet		
	FLOOR AREA RATIO	Current Code		I-2					
	(FAR)		Maximum FAR Allowed		Unrestricted	Maximum Floor Are	a Allowed:		sq. ft.
			Proposed FAR		0.46	Proposed Floor Area		289,000	sq. ft.
		Proposed Co		I-1					
			Maximum FAR By right		Unrestricted	Maximum Floor Are	a By right:	NA	sq. ft.
		1	Maximum FAR with bonus	ses	Unrestricted	Maximum Floor Are	a with Bonuses:	NA	sq. ft.
		1			**	Allowable floor area	1 .	NT.4	ft
			Allowable FAR with bonus	es proposed	Unrestricted	Allowable floor area	in this case:	NA 285,850	

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150 How 1	many public streets border this prope	rty?							
151	Two, corner lot								
152									
153 Types	of Streets along Boundaries					Street Name	Driveways	Driveway Width	
154	Primary front lot line	Arterial Street				C Street	-	-	feet
155	Secondary street frontage	Local Street				64th Avenue	2	24	feet
156	Not Applicable	Not Applicable				None	-	-	feet
157	Not Applicable	Not Applicable				None	-	-	feet
158						_			
159 Lot D	imensions in Feet	Front lot line		1,220	feet	This lot line abuts a st	treet and has the prim	ary front setback	
160		Side lot line		520	feet	This lot line is located	d clockwise from the	"Front Lot Line"	
161		Other side lot line		520	feet	This is located counte	er-clockwise from the	"Front Lot Line"	
162		Lot line opposite front line (rea	ır)	1,220	feet	This lot line is located	d opposite from the "I	Front Lot Line"	
163		Other			feet	This is an additional l	ot line for testing irre	gular shaped lots.	
164									
165 Estim	ated land area			634,400	square feet				
166 (ассер	ot the calculation or enter exact)			14.56	acres				
167									
168 Adja o	ent and Abutting Properties				7	Zoning			
169					Current Code	Proposed Code	Land Use	District	
170		Front lot line	Adjacent		I-2	I-1	Non-Residential	Non-Residential	
171		Side lot line	Adjacent		I-2	I-1	Non-Residential	Non-Residential	
172		Other side lot line	Abutting		I-2	I-1	Non-Residential	Non-Residential	
173		Lot line opposite front line (rea	ır) Abutting		I-2	I-1	Non-Residential	Non-Residential	
174									

Curr	ent Title 21 I-2	Heavy Industrial				Total Spaces	
	Dwellings, Multifamily or Mixed-use - Efficiency		1.40	spaces per dwelling u	ınit	-	ĺ
	Dwellings, Multifamily or Mixed-use - 1 Bedroor	n	1.68	spaces per dwelling u	ınit	-	
	Dwellings, Multifamily or Mixed-use - 2 Bedroor	n	2.00	spaces per dwelling t	ınit	-	
	Dwellings, Multifamily or Mixed-use - 3 Bedroor	n	2.80	spaces per dwelling t	ınit	-	
	Hotel Visitor Accommodations		1.00	space per room		-	
	Office - business, professional and financial		3.33	spaces per 1,000 gros	•	24.2	
	Office - health and medical		4.00	spaces per 1,000 gros	•	-	
	Health Club, Fitness		3.33	spaces per 1,000 gros	•	-	
	Restaurant		13.33	spaces per 1,000 gros	•	-	
	Retail, grocery		5.00	spaces per 1,000 gros		-	
	Retail, general - general, convenience store, build	ng materials	3.33	spaces per 1,000 gros	s square feet	-	
	Retail, other - pharmacy, video rental, liquor store	, wholesale, business service, vehicle parts stores	3.33	spaces per 1,000 gros	s square feet	_	
	Retail, large goods - furniture, home appliance, flo	poring	3.33	spaces per 1,000 gros	s square feet	-	
	Retail, large shopping mall		4.00	spaces per 1,000 gros	s square feet	-	
	Manufacturing, small		2.50	spaces per 1,000 gros	s square feet	-	
	Manufacturing, large		2.50	spaces per 1,000 gros	s square feet	-	
	Warehouse, small		1.00	space per 1,000 gross		-	
	Warehouse, large		1.00	space per 1,000 gross	square feet	281.7	
	Accessory storage/mechanical area		1.00	space per 1,000 gross	square feet	-	
	Total parking required					306	spaces
	Parking space distribution					Gross Land A	rea ner Snac
	Surface parking			306	120.9%		square feet
	Within building, above ground	Number of levels:		-	0.0%	-	square feet
	Within building, below ground	Number of levels: 1		_	0.0%	_	square feet
	Above grade structure	Number of levels: 1		-	0.0%	_	square feet
	Below grade structure	Number of levels:		_	0.0%	_	square feet
	Off-site			-	0.0%	-	square feet
	TOTAL			306	120.9%	400	square feet
	Total Land Area Requirement 122,4	square feet					
	2	81 acres					
	Percent of Gross Site Area	<mark>9%-</mark>					

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	Parking Requirements and Land Utilization	· ,			10% Reduction in				
	Proposed Title 21	required per 1,000 GSF			parking				
	*	(non-resid.)		10% Reduction in	requirement in	5% Reduction in	Reduction in	10% Reduction for	
210	The private open space requirement increases by 40	or per	40% Reduction in parking			parking requirement	parking	Transit Pass	
	square feet for every parking space that is subtracted as	dwelling or	requirement for Downtown		NMU, CMU,	for Uses Adjacent to	requirement for	Benefits or Parking	Total Parking
	part of the Parking Reductions.	per hotel	vicinity Residential	Residential	RMU or R-4A	Transit Service	Shared Parking	Cash-out	Spaces Required
211		room	No	No	No	No	No	No	(with Reductions)
212	Dwellings, Multifamily Efficiency	1.00	100%	100%	100%	100%	100%	100%	-
213	Dwellings, Multifamily 1 Bedroom	1.20	100%	100%	100%	100%	100%	100%	-
214	Dwellings, Multifamily 2 Bedroom	1.60	100%	100%	100%	100%	100%	100%	-
215	Dwellings, Multifamily 3 Bedroom	2.10	100%	100%	100%	100%	100%	100%	-
216	Hotel	0.90	100%	100%	100%	100%	100%	100%	-
217	Office, business, professional and financial	2.86	100%	100%	100%	100%	100%	100%	20.50
218	Office, health and medical	4.00	100%	100%	100%	100%	100%	100%	-
219	Health Club, Fitness	4.44	100%	100%	100%	100%	100%	100%	-
220	Restaurant	10.00	100%	100%	100%	100%	100%	100%	-
221	Retail, grocery	4.00	100%	100%	100%	100%	100%	100%	-
222	Retail, general	3.33	100%	100%	100%	100%	100%	100%	-
223	Retail, other	2.50	100%	100%	100%	100%	100%	100%	-
224	Retail, large goods	1.25	100%	100%	100%	100%	100%	100%	-
225	Retail, large shopping mall	3.33	100%	100%	100%	100%	100%	100%	-
226	Manufacturing, small	1.00	100%	100%	100%	100%	100%	100%	-
227	Manufacturing, large	0.67	100%	100%	100%	100%	100%	100%	-
228	Warehouse, small	0.80	100%	100%	100%	100%	100%	100%	-
229	Warehouse, large	0.67	100%	100%	100%	100%	100%	100%	185.78
230	Accessory storage/mechanical area	0.80	100%	100%	100%	100%	100%	100%	-
231	Total parking required								206
232									
233	Parking space distribution							Gross Land A	ea per Space
234	Surface parking				-	206	119%		square feet
235	Within building		Number of levels:	1		-	0%	-	square feet
236	Within building, below ground		Number of levels:	1		-	0%	-	square feet
237	Above grade structure		Number of levels:	1		-	0%	-	square feet
238	Below grade structure		Number of levels:	1		-	0%	-	square feet
239						-	0%	-	square feet
240	TOTAL		1 .			206	119%	400	square feet
	Total Land Area Requirement		square feet						
242	D CG GC A		acres						
243 244	Percent of Gross Site Area	13.0%							
	Bonus Potential: Below Ground Parking								
	Number of Below Ground Spaces					_	spaces		
	Square feet of below ground parking						square feet		
	Added building floor area allowed at	2	sq. ft. per sq. ft. of below gre	ound parking			square feet (up to 1.	0 added FAR)	
249							-	*	

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Attrial Street Front lot line Side lot l	50 Minimum Setback Requirements			Current Code	1.2	Proposed Code	. T 1	1	
1		J		Current Code	1-2	Proposed Code	: 1-1		
Second Side Side		Front lot line		10	fact	10	. foot		
Not Applicable Other side to line Other side				-		-			
National Continue			line.			_			
	**								
Carrent Cultify Excements Carrent Cultify Excements along perimeter of site. Side for line Side for	**	Lot line oppo	site from time (rear)	3	reet	U	leet	J	
1				Commont Code	1.2	Duamanad Cada	т 1	1	
Side Notes Side Side Notes Side Side	•	Front lot line					_	•	
Other side lot line Current Code For this proposed from tine (rear) Current Code For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For the foliage For this proposed from tine (rear) For this proposed f									
			line			-			
						-			
Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Lot line oppo	site front fine (rear)	Ü	rect	· ·	1000	1	
Very		n Adiacent		Current Code	I-2		Proposed Code	I-1	
		y							
Adjacent Zoning					Perimeter			Minimum Perimeter	Landscaping
Front lot line	64				Landscaping		Site Perimeter	Landscaping Width	Width with Utility
Front lot line			Adiacent Uses	Adjacent Zoning	Width (feet)	Adjacent Zoning	Landscaping Level	(feet)	Easement
Other side lot line	65 Front lot line		,	I-2	0	I-1	None	0	29
	66 Side lot line		Local Street	I-2	0	I-1	None	0	8
Minimum Parking Lot Perimeter Landscaping Setbacks Adjacent Zoning Zoning Width (feet) Adjacent Zoning Width (feet) Reprimeter Landscaping Landscaping Landscaping Length (feet) Landscaping Landsca	Other side lot line		Non-Residential	I-2	0	I-1	None	0	0
	68 Lot line opposite front line (rear)		Non-Residential	I-2	0	I-1	None	0	0
Setbacks Adjacent Perimeter Landscaping Perim									
Perimeter Landscaping Perimeter Landscaping Perimeter Landscaping Length (feet) Adjacent Zoning Landscaping Level Creek Creek									
Front lot line			Current Code	I-2					
Front lot line	Setbacks					Parking Lot	Parking		Landscaping
Side lot line	Setbacks	3	Perimeter Landscaping	Perimeter Landscaping		Parking Lot Perimeter	Parking Landscaping Width	Landscaping Length	Width with Utility
Other side lot line I-2	Setbacks 71	Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)	Landscaping Length (feet)	Width with Utility
Lot line opposite front line (rear) I-2 8 350 I-1 L2 8 287 89 287 89 287	Setbacks 71 72 Front lot line	Zoning I-2	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning I-1	Parking Lot Perimeter Landscaping Level L2	Parking Landscaping Width (feet)	Landscaping Length (feet)	Width with Utility
Current Code I-2 Proposed Code I-1 Landscaping with easements Building Setback Building Setback Landscaping with easements Proposed Code I-1 Landscaping with easements Proposed Code I-1 Landscaping with easements Building Setback Landscaping with easements Building Setback Landscaping with easements Proposed Code I-1 Landscaping with easements Landscaping with easements Proposed Code I-1 Landscaping with easements Proposed Code I-1 Landscaping with easements Landscaping with easements Proposed Code I-1 Landscaping with easements Landscaping with easements Proposed Code I-1 Landscaping with easements Landscaping with easements Landscaping with easements Landscaping with easements Landscaping with e	Setbacks 71 72 Front lot line 73 Side lot line	Zoning I-2 I-2	Perimeter Landscaping Width (feet) 8 8	Perimeter Landscaping Length (feet) 0 350	Adjacent Zoning I-1 I-1	Parking Lot Perimeter Landscaping Level L2 L2	Parking Landscaping Width (feet)	Landscaping Length (feet) 0 287	Width with Utility
Current Code I-2 Proposed Code I-1 Proposed Code I-1	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line	Zoning I-2 I-2 I-2	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0	Adjacent Zoning I-1 I-1 I-1	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2	Parking Landscaping Width (feet) 8 8 8	Landscaping Length (feet) 0 287 0	Width with Utility
Landscaping Building Setback Landscaping with easements Building Setback Bui	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear)	Zoning I-2 I-2 I-2	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0	Adjacent Zoning I-1 I-1 I-1	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2	Parking Landscaping Width (feet) 8 8 8	Landscaping Length (feet) 0 287 0	Width with Utility
Front lot line 8 25 8 0 29 feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76	Zoning I-2 I-2 I-2	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350	Adjacent Zoning I-1 I-1 I-1 I-1	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2	Parking Landscaping Width (feet) 8 8 8 8	Landscaping Length (feet) 0 287 0	Width with Utility
280 Greater of minimum zoning requirements or Side lot line 8 5 8 8 6 6 6 6 6 6 6 6	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback	Zoning I-2 I-2 I-2	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code	Adjacent Zoning I-1 I-1 I-1 I-1 I-1	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 Proposed Code	Parking Landscaping Width (feet) 8 8 8 8 8	Landscaping Length (feet) 0 287 0 287	Width with Utility
Landscaping requirements.	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback Requirements from Lot Lines	Zoning I-2 I-2 I-2 I-2 I-2 I-2	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback	Parking Lot Perimeter Landscaping Level L2	Parking Landscaping Width (feet) 8 8 8 8 8 1-1with easements	Landscaping Length (feet) 0 287 0 287 Building Setback	Width with Utility Easemen
282 Lot line opposite front line (rear) 8 5 8 8 0 feet 283 284 Setback, Easement and Perimeter Landscaping Site Area Requirements Current Code I-2 Proposed Code I-1 285 Front lot line 0 square feet 35,380 square feet 286 Side lot line 2,415 square feet 3,776 square feet 287 Other side lot line 0 square feet 0 square feet 288 Lot line opposite front line (rear) 5,487 square feet 2,298 square feet 289 TOTAL 7,902 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79	Zoning I-2 I-2 I-2 I-2 I-2 I-7	Perimeter Landscaping Width (feet) 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 L3 L2 L2 L2 L3	Parking Landscaping Width (feet) 8 8 8 8 8 2 I-1with easements	Landscaping Length (feet) 0 287 0 287 Building Setback 29	Width with Utility Easemen 0 8 0 8
283	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or	Zoning I-2 I-2 I-2 I-2 I-2 I-3	Perimeter Landscaping Width (feet) 8 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8	I-1 I-1 I-1 I-2 Building Setback 25 5	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 L2 L3 L2 L2 L2 L2 L2 L3 Proposed Code Landscaping 8 8	Parking Landscaping Width (feet) 8 8 8 8 8with easements 0 8	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8	Width with Utility Easemen 0 8 0 8 feet feet
284 Setback, Easement and Perimeter Landscaping Site Area Requirements Current Code I-2 Proposed Code I-1 Square feet Side Iot line Square feet Side Iot line Square feet Side Iot line Square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or 81 landscaping requirements.	Zoning I-2 I-2 I-2 I-2 I-2 I-0 Front lot line Side lot line Other side lot	Perimeter Landscaping Width (feet) 8 8 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8	Adjacent Zoning I-1 I-1 I-1 I-1 Building Setback 25 5 10	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 L2 L3 L2 L2 L2 L2 L2 L3 L2 L2 L2 L2 L3 L2 L2 L2 L3 L2 L2 L2 L3 L2 L3 L2 L4 L5	Parking Landscaping Width (feet) 8 8 8 8 8 1 1with easements 0 8 0	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
Front lot line 0 square feet 35,380 square feet Side lot line 2,415 square feet 3,776 square feet Other side lot line 0 square feet 0 square feet Lot line opposite front line (rear) 5,487 square feet 2,298 square feet TOTAL 7,902 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82	Zoning I-2 I-2 I-2 I-2 I-2 I-0 Front lot line Side lot line Other side lot	Perimeter Landscaping Width (feet) 8 8 8 8 8	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8	Adjacent Zoning I-1 I-1 I-1 I-1 Building Setback 25 5 10	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 L2 L3 L2 L2 L2 L2 L2 L3 L2 L2 L2 L2 L3 L2 L2 L2 L3 L2 L2 L2 L3 L2 L3 L2 L4 L5	Parking Landscaping Width (feet) 8 8 8 8 8 1 1with easements 0 8 0	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
286 Side lot line 2,415 square feet 3,776 square feet 287 Other side lot line 0 square feet square feet 288 Lot line opposite front line (rear) 5,487 square feet 2,298 square feet 289 TOTAL 7,902 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82 83	Zoning I-2 I-2 I-2 I-2 I-2 I-1 I-2 I-2 I-1 I-2 I-1 I-2 I-1	Perimeter Landscaping Width (feet) 8 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8 8	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25 5 10 5	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 8 Proposed Code Landscaping 8 8 8 8	Parking Landscaping Width (feet) 8 8 8 8 8 1with easements 0 8 0 8	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
287 Other side lot line 0 square feet 0 square feet 288 Lot line opposite front line (rear) 5,487 square feet 2,298 square feet 289 TOTAL 7,902 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82 83 84 Setback, Easement and Perimeter Landscaping setting sett	Zoning I-2 I-2 I-2 I-2 I-2 I-C	Perimeter Landscaping Width (feet) 8 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8 8 8 Current Code	Adjacent Zoning I-1 I-1 I-1 I-1 I-1 Building Setback 25 5 10 5	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 Represent Code Landscaping 8 8 8 8 8 Proposed Code	Parking Landscaping Width (feet) 8 8 8 8 8 1-1with easements 0 8 0 8	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
Lot line opposite front line (rear) TOTAL Lot line opposite front line (rear) TOTAL 5,487 square feet 2,298 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 Combined Minimum Landscaping and Setback 78 Requirements from Lot Lines 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82 83 84 Setback, Easement and Perimeter Landscaping 3	Zoning I-2 I-2 I-2 I-2 I-2 I-C	Perimeter Landscaping Width (feet) 8 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8 8 8 Current Code	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25 5 10 5 I-2 square feet	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 Proposed Code Landscaping 8 8 8 8 8 Proposed Code 35,380	Parking Landscaping Width (feet) 8 8 8 8 8 1-1with easements 0 8 0 8	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen Control Solution Feet Feet Feet Feet Feet
TOTAL 7,902 square feet 41,454 square feet	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 78 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82 83 84 Setback, Easement and Perimeter Landscaping s 85 86	Zoning I-2 I-2 I-2 I-2 I-2 I-C	Perimeter Landscaping Width (feet) 8 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 Signature Code Landscaping 8 8 8 8 8 Current Code Landscaping 0 2,415	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25 5 10 5 I-2 square feet square feet	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 Service Ser	Parking Landscaping Width (feet) 8 8 8 8 8 8 1-1with easements 0 8 0 8 1-1 square feet square feet	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 78 78 79 80 Greater of minimum Landscaping and Setback 81 landscaping requirements or 81 landscaping requirements. 82 83 84 Setback, Easement and Perimeter Landscaping set	Zoning I-2 I-2 I-2 I-2 I-2 I-7 I-2 I-1-2 I-2 I-1-2 I-1	Perimeter Landscaping Width (feet) 8 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 0 350 Current Code Landscaping 8 8 8 8 8 Current Code 0 2,415	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25 5 10 5 I-2 square feet square feet square feet	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 Service Ser	Parking Landscaping Width (feet) 8 8 8 8 8 8 1-1with easements 0 8 0 8 2 I-1 square feet square feet square feet	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easemen 0 8 0 8 feet feet feet feet
	Setbacks 71 72 Front lot line 73 Side lot line 74 Other side lot line 75 Lot line opposite front line (rear) 76 77 78 79 80 Greater of minimum zoning requirements or 81 landscaping requirements. 82 83 84 Setback, Easement and Perimeter Landscaping s 85 86 87 88	Zoning I-2 I-2 I-2 I-2 I-2 I-7 I-2 I-1-2 I-2 I-1-2 I-1	Perimeter Landscaping Width (feet) 8 8 8 8 8 line site front line (rear)	Perimeter Landscaping Length (feet) 0 350 0 350 Current Code Landscaping 8 8 8 8 Current Code 2,415 0 5,487	Adjacent Zoning I-1 I-1 I-1 I-1 I-2 Building Setback 25 5 10 5 I-2 square feet square feet square feet square feet	Parking Lot Perimeter Landscaping Level L2 L2 L2 L2 L2 L2 Service Landscaping 8 8 8 8 8 9 Proposed Code 35,380 3,776 0 2,298	Parking Landscaping Width (feet) 8 8 8 8 8 8 1-1with easements 0 8 0 8 2 I-1] square feet square feet square feet square feet	Landscaping Length (feet) 0 287 0 287 Building Setback 29 8 10	Width with Utility Easement 0 8 0 8 feet feet feet feet

Title 21 Economic Impact Analysis Model Municipality of Anchorage June 2, 2008

291 Parking Interior Lot Landscaping Requirements		Current Code I-2	Proposed Code I-1	
292 Number of surface parking spaces		306 spaces	206 spaces	
293 Surface parking land area		122,400 square feet	82,514 square feet	
294 Percent of parking area for landscaping		5%	10%	
295 Required Landscaping Area (in addition to surface par	king area)	6,120 square feet	8,251 square feet	
296		oquae soo	,, <u></u> , ,,	
297 Loading Area Requirements		Current Code I-2	Proposed Code I-1	
298 Berth Type		A	A	
299 Number of Berths Required		4	4	
300 Land Area per Berth		800 square feet	800 square feet	
301 Total Loading Area Land Area Requirement		3,200 square feet	3,200 square feet	
302		-		
303 Lighting Requirements		Current Code I-2	Proposed Code I-1	
304 Surface parking land area	-	122,400 square feet	82,514 square feet	
305				
306				
307				
308				
309 Private Open Space Requirements		Current Code I-2	Proposed Code I-1	
310 Required for Residential Dwellings	-	- square feet	- square feet	
311 Required for Non-residential Uses		- square feet	- square feet	
312 Required in return for Parking Reductions		square feet	- square feet	
313 Total Required Private Open Space		- square feet	- square feet	
Amount provided on or in the building(s)		-	- sq. ft.	
315 Amount provided on the land		-	- sq. ft.	
316 Total Private Open Space Provided			- sq. ft.	
317 Acres			- acres	
318 Percent of Site			0.0%	
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 oper	space	- sq. ft. of added floor	area
322				
323				
323 324 Snow Storage Area Requirement		Current Code I-2	Proposed Code I-1	
323		Current Code I-2 No Requirement	- square feet	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less			- square feet less	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less 327 25% of private open space provided on the land			- square feet less - square feet	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less			- square feet less	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less 327 25% of private open space provided on the land 328 Total Snow Storage Requirement 329			- square feet less - square feet - square feet - acres	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less 327 25% of private open space provided on the land 328 Total Snow Storage Requirement			- square feet less - square feet - square feet	
323 324 Snow Storage Area Requirement 325 20% of multi-family surface parking requirements 326 less 327 25% of private open space provided on the land 328 Total Snow Storage Requirement 329			- square feet less - square feet - square feet - acres	

Title 21 Economic Impact Analysis Model Municipality of Anchorage June 2, 2008

333 Pedestrian Connections Requirements		Current Code	I-2	Proposed Code	I-1	
334 Required Walkways	•	No Pedestrian Ro	equirements	9,516	square feet	1586
335 Bus Stop (may be required for transit-related parking	reduction)			-	square feet	
336 Required in return for a Parking Reduction?	No	(Accept default or enter	yes or no)			
337 Is it located along an Arterial class street?	No	(Enter yes or no)				
338 Additional area for on-site transit facilities	0	square feet				
339 Primary Pedestrian Walkways				-	linear feet of primar	y pedestrian walkway
340				-	square feet of prima	ry pedestrian walkway
341 Bonus floor area allowed at 0	square feet per lin. ft.			-	square feet of bonus	floor area
342						
343 Pedestrian Connections Square Feet				9,516	square feet	
344 Pedestrian Connections in Acres				0.22	acres	
345 Percent of Site				1.5%		
346						
347						
348		Area (sf) -	Area (sf) -			
Other Facilities or Undeveloped Areas (Optional)		Current Code	Proppsed Code	Brief Descripti	on of Facility	
349 Area of site encumbered by other facilities not necessarily requir	ed by the zoning ordinance	205,565	203,324	Т	ractor-trailer parking	, loading and storage
350 but needed by the use type. Such areas may include, for example	•		-		0	
351 undeveloped, storage areas, trailer parking and storage, loading a			-		0	
352 The model provides the option to account for such areas to avoid	unnecessarily counting		-		0	
them toward required site enhancement landscaping costs.		205,565	203,324	Total Area in Square	Feet	

355	Summary Site Area Requirements		Current Code	I-2	Proposed Code	I-1	
356	Land Area in Square Feet	_					
357	Building Footprint		289,000	square feet	285,850	square feet	
358	Parking		122,400	square feet	82,514	square feet	
359	Setbacks, Easements and Perime	neter Landscaping	7,902	square feet	41,454	square feet	
360	Parking Lot Interior Landscapin	ng	6,120	square feet	8,251	square feet	
361	Loading Area			square feet	3,200	square feet	
362	Lighting		Same as Parking	square feet	Same as Parking	square feet	
363	Private Open Space		-	square feet	-	square feet	
364	Snow Storage		-	square feet	-	square feet	
365	Pedestrian Connections		-	square feet	9,516	square feet	
366	TOTAL			square feet		square feet	1% higher
367	Total Site Area		634,400	square feet	634,400	square feet	
368	Percent of Total Site Area						
369	Building Footprint		45.6%		45.1%		
370	Parking		19.3%		13.0%		
371	Setbacks, Easements and Perime	neter Landscaping	1.2%		6.5%		
372	Parking Lot Interior Landscapin	ng	1.0%		1.3%		
373	Loading Area		0.5%		0.5%		
374	Lighting		NA		NA		
375	Private Open Space		0.0%		0.0%		
376	Snow Storage		0.0%		0.0%		
377	Pedestrian Connections		0.0%		1.5%		
378	TOTAL		67.6%		67.9%		
379	Total Site Area		100.0%		100.0%		
380							

Pet. of Current Surface parking St. 200 per space S. 2.448,000 S1,650,300 67% S1,650,300 67% S1,650,300 67% S1,650,300 67% S1,650,300 67% S1,650,300 67% S1,650,300 Per space S0 S0 S0 S0 S1,650,300 Per space S0 S0 S0 S1,650,300 Per space S0 S0 S0 S0 S1,650,300 Per space S0 S0 S0 S0 S0 S0 S0 S	381	Summary Cost Requir	ements	1			Current Co	le I-2	Proposed Code	I-1
Same				_						
Section Sect				\$8	8,000	per space	\$2,448,00	0	\$1,650,300	67%
Safe Above grade structure Safe	384	Within building, abo	ove ground	\$33	5,000	per space		<u>0</u>	\$0	
Section Sect	385	Within building, bel	ow ground	\$60	0,000	per space		<u>0 </u>	\$0	
Sale Offs-site So per space So So So So So So So S	386	Above grade structi	ıre	\$33	5,000	per space		<u>0 </u>	\$0	
Total Parking Construction \$2,448,000 \$1,650,300 67%	387	Below grade structi	ıre	\$60	0,000	per space		<u>0 </u>	\$0	
390 Setbacks, Easements and Perimeter Landscaping 391 Setbacks, Easements and Perimeter Landscaping 392 Current Code \$7.85 per square foot \$62,000 \$53,000 \$79,000 \$79,000 \$75,700	388	Off-site			\$0	per space	;	<u>0 </u>	\$0	
Set	389	Total Parking Const	ruction				\$2,448,0	<mark>0</mark>	\$1,650,300	67%
Section Sec	390									
10	391									
394						• •	\$62,0	00		
Section Sect										
396 397 Parking Lot Interior Landscaping 398 Current Code \$7.85 per square foot \$48,000 \$93,400 \$195% \$400 \$40				,	\$2.00	per square foot				
Parking Lot Interior Landscaping S7.85 per square foot \$48,000 \$99 Proposed Code \$11.32 per square foot \$93,400 195%		Proposed C	Code - total						\$125,700	203%
Section Sect										
Size Proposed Code Si Size Square foot Square		-								
400 401 Site Enhancement Landscaping 402						• •	\$48,0	00		
Site Enhancement Landscaping 402 Current Code \$1.20 per square foot \$2,900		Proposed C	Code	\$	11.32	per square foot			\$93,400	195%
Current Code \$1.20 per square foot \$2,900										
Proposed Code \$2.00 per square foot \$64,000 \$64,000 \$100%										
404 405 Loading Area \$20.00 per square foot \$64,000 \$64,000 \$100% 406 407 Lighting Current Code \$0.08 per square foot \$10,100 408 Proposed Code \$0.10 per square foot \$8,200 81% 409 410 Private Open Space 411 Current Code \$7.85 per square foot \$0 412 Proposed Code \$11.32 per square foot \$0 413 414 Snow Storage \$2.00 \$0 \$0 415 416 Pedestrian Connections \$11.32 per square foot \$0 \$107,700 417 418 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421 442 443 444 445 445 445 445 445 444 445 445 445 445 445 445 445 445 456 457						• •	\$2,9	00		
Loading Area \$20.00 per square foot \$64,000 \$64,000 \$64,000 \$0.0		Proposed C	Code		\$2.00	per square foot			\$600	21%
Lighting Current Code \$0.08 per square foot \$10,100				_			***			
Lighting Current Code \$0.08 per square foot \$10,100 408 Proposed Code \$0.10 per square foot \$8,200 81% 409 410 Private Open Space 411 Current Code \$7.85 per square foot \$0 412 Proposed Code \$11.32 per square foot \$0 413 Snow Storage \$2.00 \$0 \$0 \$0 414 Pedestrian Connections \$11.32 per square foot \$0 415 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 419 420 COST OF BUILDING CONSTRUCTION \$31,910,000 98%		Loading Area		\$	20.00	per square foot	\$64,0	00	\$64,000	100%
Proposed Code			,		Φ0.00	6 .	Ø10.1			
409 Private Open Space		0 0				• •	\$10,1	00	фр. 2 00	0.107
Private Open Space		Proposed C	code		\$0.10	per square foot			\$8,200	81%
411 Current Code \$ 7.85 per square foot \$0 412 Proposed Code \$ 11.32 per square foot \$0 413 414 Snow Storage \$2.00 \$0 \$0 415 416 Pedestrian Connections \$11.32 per square foot \$0 417 418 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 419 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421		Duissata Oman Emas								
412			do	¢	7 05	nor square foot		20		
413 Snow Storage \$2.00 \$0 \$0 \$0 \$0 \$107,700 \$11.32 per square foot \$0 \$107,700 \$107,7						• •			¢0	
\$11.32 per square foot \$0 \$107,700 \$117		r toposed C	ode	Ф	11.32	per square root			\$0	
415 416 Pedestrian Connections \$11.32 per square foot \$0 \$107,700 417 418 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 419 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421 421 420 421 420 421 421 431,910,000 431,910,		Snow Storage			\$2.00			20	\$0	
416 Pedestrian Connections \$11.32 per square foot \$0 \$107,700 417 418 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 419 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421		snow storage		,	\$2.00			oo	\$0	
417 418 COST OF SITE DEVELOPMENT (Including structured parking) 419 420 COST OF BUILDING CONSTRUCTION 421 420 COST OF BUILDING CONSTRUCTION 421		Pedestrian Connections		\$	11 32	ner square foot		: 0	\$107.700	
418 COST OF SITE DEVELOPMENT (Including structured parking) \$2,635,000 \$2,049,900 78% 419 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421		Cacsarian Connections		ф	11.32	per square root			\$107,700	
419 420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421		COST OF SITE DEVI	ELOPMENT (Including s	tructure	d nark	ring)	\$2,635.0	0	\$2,049,900	78%
420 COST OF BUILDING CONSTRUCTION \$32,437,000 \$31,910,000 98% 421		COST OF SHE DEVI	DECLINE (Including s		a park	·····5/	Ψμ,033,0		Ψ2,042,200	7070
421		COST OF BUILDING	CONSTRUCTION				\$32,437.0	0	\$31 910 000	98%
		COST OF BUILDING	. CO. DIRECTION				Ψο2,401,0	· <u>~</u>	ΨΟ1,>10,000	7070
		TOTAL COST OF DE	EVELOPMENT				\$35,072,0	0	\$33,959,900	97%