

1 ECONOMIC COST & BENEFIT COMPARISON WORKSHEET		
2 Title 21 Land Use Code	CELL	Cells requiring direct input.
3 Current Code vs. Proposed Code (2007 Public Hearing Draft)	COLOR	Cells calculated by the model; can be overridden by direct input.
4 Anchorage, Alaska	CODES	Cells with drop-down answer menus.
5 Current Title 21 Zoning District:	B-3 General Business	
6		
7 Proposed Title 21 Zoning District:	B-3 General Business	
8		
9 Name of Project:	Alaska USA Federal Credit Union	
10 Address or Location of Project:	500 West 36th Avenue	
11 Current Zoning:	B-3	General Business
12 Proposed Zoning:	B-3	General Business
13 Is this project in Downtown vicinity?	No	Answer "Yes" if North of 15th Avenue, west of Gambell Street, east of L Street and south of Ship Creek
14 If not, is this project in the Central City?	Yes	Answer "Yes" if North of Tudor Rd, east of Minnesota Dr and west of Seward Hwy, or in Fairview, Mt. View, or Gov't Hill neighborhood.
15		
16 Written description of proposed project:		
17	A low-medium rise financial services office building surrounded by surface parking lot and landscaping. This test assumes the proposed zoning is to remain B-3, although this location in central Midtown would more likely be eligible for rezoning to a more intensive Midtown Core (MT) district. MT zoning has yet to be developed so is not available for testing.	
18		

19	Proposed Uses on the Site				
20	RESIDENTIAL		Number of Dwelling Units	Square Feet	Square Feet GFA per Dwelling Unit
21		Dwellings, Multifamily or Mixed-use - Efficiency	-	-	600
22		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	800
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	1,000
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400
25		<i>Total Dwelling Units</i>	-	-	
26					Square Feet in ea. Affordable Unit
27	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing			
28		Efficiency	-	-	
29		1 Bedroom	-	-	600
30		2 Bedroom	-	-	700
31		3 Bedroom	-	-	800
32		TOTAL Affordable Units	-	-	1,100
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		-	<i>0 sq. ft. per affordable housing sq. ft.</i>
34					
35	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>		-	<i>0 sq. ft. per housing sq. ft.</i>
36					
37					
38	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room	
39			-	1,000	
40		<i>Total Hotel Rooms</i>	-	-	
41					
42	COMMERCIAL USES			Square Feet	
43		Office, business, professional and financial		67,000	
44		Office, health and medical		-	
45		Health Club, Fitness		-	
46		Restaurant		-	
47		Retail, grocery		-	
48		Retail, general - general, convenience store, building materials		-	
49		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		-	
50		Retail, large goods - furniture, home appliance, flooring		-	
51		Retail, large shopping mall		-	
52		Manufacturing, small		-	
53		Manufacturing, large		-	
54		Warehouse, small		-	
55	Warehouse, large		-		
56	Accessory storage/mechanical area		25,500		
57		<i>Total Commercial Square Feet</i>		92,500	
58					
59	STRUCTURED	Parking, above grade in the building or a separate structure		-	
60	PARKING	Structured parking below grade or in the basement		-	
61		<i>Total Square Feet</i>		92,500	
62					

63	Proposed Building Dimensions					
64	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size	
65		First Floor	1	15	15,000 square feet	
66		Second Floor and/or Mezzanine	1	15	17,500 square feet	
67		Third Floor	1	15	17,500 square feet	
68		Fourth Floor	1	15	17,500 square feet	
69		Fifth Floor	-	0	square feet	
70		Number of Additional Floors	-	0	square feet	
71		Mechanical Storage Penthouse	1	15	10,000 square feet	
72		Attic or Sloping Roof (Above Eave)	-	0		
73		<i>Total Floors Above Grade</i>		5		
74	Basement Floors (Below Grade)		1	0	15,000 square feet	
75						
76	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		92,500	square feet	
77		Gross Floor Area of proposed uses (from previous page)		92,500	square feet	
78		Gross Floor Area excluding below grade structured parking		92,500	square feet	
79		Gross Floor Area excluding all structured parking		92,500	square feet	
80		Net Floor Area (useable or leasable) excluding parking		78,625	square feet	
81		Floor Area Efficiency		85%		
82						
83	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		75	feet	
84		Allowable	Current code	B-3	Unlimited	feet
86		Height	Proposed Code	B-3	45	feet
88						
89	LOT COVERAGE	Gross Building Footprint		15,000	square feet	
90		Minimum Building Footprint Requirement		5,000	square feet	
91		Gross Footprint as Percent of Site Area		10.4%		
92		Maximum Allowed Lot Coverage	B-3	Unrestricted		
93			B-3	Unrestricted		
94						
95	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code	
96		Near Front Lot Line, not set back behind vehicle area?		No	No	This lot line abuts a street and has the primary front setback
97		Length of Façade near Front Lot Line		0	0	feet
98		Near Side Lot Line, not set back behind vehicle area?		No	No	This lot line is located clockwise from the "Front Lot Line"
99		Length of Façade near Side Lot Line		0	0	feet
100		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"
101		Length of Façade near Other Side Lot Line		0	0	feet
102	Near Rear Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located opposite from the "Front Lot Line"	
103	Length of Façade near Rear Lot Line		122	122	feet	
104						
105	FLOOR AREA RATIO (FAR)	Current Code		B-3		
106			Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed: NA sq. ft.
107			Proposed FAR		0.64	Proposed Floor Area 92,500 sq. ft.
108		Proposed Code		B-3		
109			Maximum FAR By right		Unrestricted	Maximum Floor Area By right: NA sq. ft.
110			Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses: NA sq. ft.
111			<i>Allowable FAR with bonuses proposed</i>		Unrestricted	<i>Allowable floor area in this case: NA sq. ft.</i>
112			<i>Proposed FAR</i>		0.64	<i>Proposed floor area: 92,500 sq. ft.</i>
113						

NOTICE: Mechanical penthouse appurtenance exceeds 33% rooftop coverage, and so will be counted as an additional floor. If as a result the building exceeds height limits, consider reducing appurtenance floor area or redistributing it to a basement.

WARNING: Building height exceeds allowable maximum in proposed code. Consider reducing the number of floors for the proposed code analysis, in part by increasing the number of square feet per floor to compensate for the lower building height.

114							
115	How many public streets border this property?						
116	Two, corner lot						
117							
118	Types of Streets along Boundaries		Street Name	Driveways	Driveway Width		
119	Primary front lot line	Arterial Street	West 36th Avenue	2	24	feet	
120	Secondary street frontage	Local Street	Centerpoint Drive	1	24	feet	
121	Not Applicable	Not Applicable	None			feet	
122	Not Applicable	Not Applicable	None			feet	
123							
124	Lot Dimensions in Feet	Front lot line	630	feet	This lot line abuts a street and has the primary front setback		
125		Side lot line	230	feet	This lot line is located clockwise from the "Front Lot Line"		
126		Other side lot line	230	feet	This is located counter-clockwise from the "Front Lot Line"		
127		Lot line opposite front line (rear)	630	feet	This lot line is located opposite from the "Front Lot Line"		
128		Other		feet	This is an additional lot line for testing irregular shaped lots.		
129							
130	Estimated land area		144,900	square feet			
131	(accept the calculation or enter exact)		3.33	acres			
132							
133	Adjacent and Abutting Properties		Zoning		Land Use	District	
134			Current Code	Proposed Code			
135	Front lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
137	Other side lot line	Abutting	B-3	B-3	Non-Residential	Non-Residential	
138	Lot line opposite front line (rear)	Abutting	B-3	B-3	Non-Residential	Non-Residential	
139							

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175	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	No	Yes	No	Yes	No	Yes	No	Yes			
176	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.														
177	Dwellings, Multifamily Efficiency	1.00	100%	90%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
180	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
181	Hotel	0.90	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
182	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	181.86
183	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
184	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
185	Restaurant	16.67	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
186	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
187	Retail, general	3.33	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
188	Retail, other	2.50	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
189	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
190	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
191	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
192	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
193	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
194	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	-
195	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	95%	100%	100%	100%	100%	100%	19.38
196	Total parking required														202
197	Parking space distribution														
199	Surface parking														
200	Within building			<i>Number of levels:</i>	1										
201	Within building, below ground			<i>Number of levels:</i>	1										
202	Above grade structure			<i>Number of levels:</i>	1										
203	Below grade structure			<i>Number of levels:</i>	1										
204	Off-site														
205	TOTAL														
206	Total Land Area Requirement	80,800	square feet												
207		1.85	acres												
208	Percent of Gross Site Area	55.8%													
209	Bonus Potential: Below Ground Parking														
211	Number of Below Ground Spaces														- spaces
212	Square feet of below ground parking														- square feet
213	Added building floor area allowed at														- square feet (up to 1.0 added FAR)

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Minimum Setback Requirements			Current Code B-3	Proposed Code B-3
<i>Types of Streets along Boundaries</i>				
Arterial Street	Front lot line		10 feet	10 feet
Local Street	Side lot line		5 feet	5 feet
Not Applicable	Other side lot line		10 feet	10 feet
Not Applicable	Lot line opposite front line (rear)		0 feet	10 feet

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Site Perimeter Utility Easements			Current Code B-3	Proposed Code B-3
<i>Linear utility easements along perimeter of site.</i>				
	Front lot line		10 feet	10 feet
	Side lot line		10 feet	10 feet
	Other side lot line		20 feet	20 feet
	Lot line opposite front line (rear)		10 feet	10 feet

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Minimum Perimeter Landscaping Setbacks from Adjacent Uses	Adjacent or Abutting Uses	Current Code B-3		Proposed Code B-3			Landscaping Width with Utility Easement
		Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	
Front lot line	Arterial Street	B-3	6	B-3	L2	8	14
Side lot line	Local Street	B-3	0	B-3	L2	8	14
Other side lot line	Non-Residential	B-3	0	B-3	None	0	0
Lot line opposite front line (rear)	Non-Residential	B-3	0	B-3	None	0	0

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Minimum Parking Lot Perimeter Landscaping Setbacks	Current Code B-3			Proposed Code B-3				
	Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Landscaping Width with Utility Easement
Front lot line	B-3	6	630	B-3	L2	8	571	14
Side lot line	B-3	8	216	B-3	L2	8	214	14
Other side lot line	B-3	8	216	B-3	L2	8	214	24
Lot line opposite front line (rear)	B-3	8	508	B-3	L2	8	448	14

241

Combined Minimum Landscaping and Setback Requirements from Lot Lines	Current Code B-3		Proposed Code B-3		
	Landscaping	Building Setback	Landscaping...with easements	Building Setback	
Front lot line	6	10	8	14	14 feet
Side lot line	8	10	8	14	14 feet
Other side lot line	8	20	8	24	20 feet
Lot line opposite front line (rear)	8	10	8	14	10 feet

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Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3	Proposed Code B-3
Front lot line		3,492 square feet	8,820 square feet
Side lot line		1,536 square feet	3,220 square feet
Other side lot line		1,728 square feet	5,136 square feet
Lot line opposite front line (rear)		5,285 square feet	7,498 square feet
TOTAL		12,041 square feet	24,674 square feet

255

Parking Interior Lot Landscaping Requirements		Current Code	B-3	Proposed Code	B-3
256					
257	Number of surface parking spaces	249	spaces	202	spaces
258	Surface parking land area	99,600	square feet	80,800	square feet
259	Percent of parking area for landscaping	5%		10%	
260	Required Landscaping Area (in addition to surface parking area)	4,980	square feet	8,080	square feet
261					
Loading Area Requirements		Current Code	B-3	Proposed Code	B-3
262					
263	Berth Type	B		B	
264	Number of Berths Required	2		2	
265	Land Area per Berth	400	square feet	400	square feet
266	Total Loading Area Land Area Requirement	800	square feet	800	square feet
267					
Lighting Requirements		Current Code	B-3	Proposed Code	B-3
268					
269	Surface parking land area	99,600	square feet	80,800	square feet
270					
271					
272					
273					
Private Open Space Requirements		Current Code	B-3	Proposed Code	B-3
274					
275	Required for Residential Dwellings	-	square feet	-	square feet
276	Required for Non-residential Uses	-	square feet	4,625	square feet
277	Required in return for Parking Reductions	-	square feet	440	square feet
278	Total Required Private Open Space	-	square feet	5,065	square feet
279	Amount actually provided on or in the building(s)	-		-	sq. ft.
280	Amount actually provided on the land	-		5,065	sq. ft.
281	Total Private Open Space Provided	-		5,065	sq. ft.
282	<i>Acres</i>	-		0.12	acres
283	<i>Percent of Site</i>	-		3.5%	
284	Excess Private Open Space Provided (R-4)	-		-	sq. ft.
285	Bonus floor area allowed:				
286	0 sq. ft. of floor area per		1 sq. ft. of excess private open space	-	sq. ft. of added floor area
287					
288					
Snow Storage Area Requirement		Current Code	B-3	Proposed Code	B-3
289					
290	20% of multi-family surface parking requirements	No Requirement		-	square feet
291	less			-	less
292	25% of private open space provided on the land			-	square feet
293	Total Snow Storage Requirement			-	square feet
294				-	<i>acres</i>
295	<i>Percent of Site</i>			0.0%	
296					
297					

298	Pedestrian Connections Requirements		Current Code B-3	Proposed Code B-3	
299	Required Walkways		No Pedestrian Requirements	2,174 square feet	1.5% of total site area rule of thumb
300	Bus Stop (may be required for transit-related parking reduction)			- square feet	
301	Required in return for a Parking Reduction?	No	(Accept default or enter yes or no)		
302	Is it located along an Arterial class street?	No	(Enter yes or no)		
303	Additional area for on-site transit facilities	0	square feet		
304	Primary Pedestrian Walkways			- linear feet of primary pedestrian walkway	
305				- square feet of primary pedestrian walkway	
306	Bonus floor area allowed at	0	square feet per lin. ft.	- square feet of bonus floor area	
307					
308	<i>Pedestrian Connections Square Feet</i>			2,174 square feet	
309	<i>Pedestrian Connections in Acres</i>			0.0 acres	
310	<i>Percent of Site</i>			1.5%	
311					
312					
313	Other Facilities or Undeveloped Areas (Optional)		Area (sf)	Brief Description of Facility	
314	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.				
315					
316					
317					
318			TOTAL AREA	- square feet	
319					

Summary Site Area Requirements		Current Code	B-3	Proposed Code	B-3
320	Land Area in Square Feet				
321	Building Footprint	15,000	square feet	15,000	square feet
322	Parking	99,600	square feet	80,800	square feet
323	Setbacks, Easements and Perimeter Landscaping	12,041	square feet	24,674	square feet
324	Parking Lot Interior Landscaping	4,980	square feet	8,080	square feet
325	Loading Area	800	square feet	800	square feet
326	Lighting	Same as Parking	square feet	Same as Parking	square feet
327	Private Open Space	-	square feet	5,065	square feet
328	Snow Storage	-	square feet	-	square feet
329	Pedestrian Connections	-	square feet	2,174	square feet
330	TOTAL	132,421	square feet	136,593	square feet
331	Total Site Area	144,900	square feet	144,900	square feet
332					3% higher
333	Percent of Total Site Area				
334	Building Footprint	10.4%		10.4%	
335	Parking	68.7%		55.8%	
336	Setbacks, Easements and Perimeter Landscaping	8.3%		17.0%	
337	Parking Lot Interior Landscaping	3.4%		5.6%	
338	Loading Area	0.6%		0.6%	
339	Lighting	NA		NA	
340	Private Open Space	0.0%		3.5%	
341	Snow Storage	0.0%		0.0%	
342	Pedestrian Connections	0.0%		1.5%	
343	TOTAL	91.4%		94.3%	
344	Total Site Area	100.0%		100.0%	

345

346 Summary Cost Requirements			Current Code	B-3	Proposed Code	B-3	
347	Parking Construction						Pct. of Current
348	Surface parking	\$8,000 per space	\$1,992,000		\$1,616,000		81%
349	Within building, above ground	\$35,000 per space	\$0		\$0		
350	Within building, below ground	\$60,000 per space	\$0		\$0		
351	Above grade structure	\$35,000 per space	\$0		\$0		
352	Below grade structure	\$60,000 per space	\$0		\$0		
353	Off-site	\$0 per space	\$0		\$0		
354	Total Parking Construction		\$1,992,000		\$1,616,000		81%
355							
356	Setbacks, Easements and Perimeter Landscaping						
357	Current Code	\$ 7.85 per square foot	\$94,500				
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot			\$137,800		
359	Proposed Code - easement landsc.	\$ 2.00 per square foot			\$25,000		
360	Proposed Code - total				\$162,800		172%
361							
362	Parking Lot Interior Landscaping						
363	Current Code	\$ 7.85 per square foot	\$39,100				
364	Proposed Code	\$ 11.32 per square foot			\$91,500		234%
365							
366	Site Enhancement Landscaping						
367	Current Code	\$1.20 per square foot	\$15,000				
368	Proposed Code	\$2.00 per square foot			\$16,600		111%
369							
370	Loading Area	\$ 20.00 per square foot	\$16,000		\$16,000		100%
371							
372	Lighting	Current Code \$ 0.08 per square foot	\$8,200				
373	Proposed Code	\$ 0.10 per square foot			\$8,000		98%
374							
375	Private Open Space						
376	Current Code	\$ 7.85 per square foot	\$0				
377	Proposed Code	\$ 11.32 per square foot			\$57,300		
378							
379	Snow Storage	\$ 11.32	\$0		\$0		
380							
381	Pedestrian Connections	\$ 11.32 per square foot	\$0		\$24,600		
382							
383	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,164,800		\$1,967,800		91%
384							
385	COST OF BUILDING CONSTRUCTION		\$15,088,000		\$15,842,000		105%
386							
387	TOTAL COST OF DEVELOPMENT		\$17,252,800		\$17,809,800		103%