

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:	NMU Neighborhood Mixed Use
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:	NMU Neighborhood Mixed Use
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 zone is NMU, 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
21		Dwellings, Multifamily or Mixed-use - Efficiency	-	-
22		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-
25		<i>Total Dwelling Units</i>	-	-
26				Square Feet GFA per Dwelling Unit
27	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing		
28		Efficiency	-	-
29		1 Bedroom	-	-
30		2 Bedroom	-	-
31		3 Bedroom	-	-
32		TOTAL Affordable Units	-	-
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>	-	-
34				Square Feet in ea. Affordable Unit
35	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	-
36				3 sq. ft. per affordable housing sq. ft.
37				2 sq. ft. per housing sq. ft.
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		Total Square Feet		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	NMU	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			NMU	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	Yes	This lot line abuts a street and has the primary front setback feet	
97		Length of Façade near Front Lot Line	0	122		
98		Near Side Lot Line, not set back behind vehicle area?	No	No	This lot line is located clockwise from the "Front Lot Line" feet	
99		Length of Façade near Side Lot Line	0	0		
100		Near Other Side Lot Line, not set back behind vehicle area?	No	No	This is located counter-clockwise from the "Front Lot Line" feet	
101		Length of Façade near Other Side Lot Line	0	0		
102	Near Rear Lot Line, not set back behind vehicle area?	Yes	No	This lot line is located opposite from the "Front Lot Line" feet		
103	Length of Façade near Rear Lot Line	122	0			
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
108		Proposed Code		NMU		
109		Maximum FAR By right	0.50	Maximum Floor Area By right:	72,450	sq. ft.
110			Maximum FAR with bonuses	1.00	Maximum Floor Area with Bonuses:	144,900
111		<i>Allowable FAR with bonuses proposed</i>		0.51	<i>Allowable floor area in this case:</i>	
112		<i>Proposed FAR</i>		0.64	<i>Proposed floor area:</i>	
113				92,500	sq. ft.	

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.

WARNING: Proposed FAR exceeds allowable FAR.

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	<i>(accept the calculation or enter exact)</i>		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	NMU	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	B-3	NMU	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	NMU	Non-Residential	Non-Residential	
139							

140 Parking Requirements and Land Utilization for Parking			
141	Current Title 21	B-3	General Business
142	Dwellings, Multifamily or Mixed-use - Efficiency	1.68	spaces per dwelling unit
143	Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit
144	Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit
145	Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit
146	Hotel	1.00	space per room
147	Office, business, professional and financial	3.33	spaces per 1,000 gross square feet
148	Office, health and medical	4.00	spaces per 1,000 gross square feet
149	Health Club, Fitness	3.33	spaces per 1,000 gross square feet
150	Restaurant	13.33	spaces per 1,000 gross square feet
151	Retail, grocery	5.00	spaces per 1,000 gross square feet
152	Retail, general - general, convenience store, building materials	3.33	spaces per 1,000 gross square feet
153	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	3.33	spaces per 1,000 gross square feet
154	Retail, large goods - furniture, home appliance, flooring	3.33	spaces per 1,000 gross square feet
155	Retail, large shopping mall	4.00	spaces per 1,000 gross square feet
156	Manufacturing, small	2.50	spaces per 1,000 gross square feet
157	Manufacturing, large	2.50	spaces per 1,000 gross square feet
158	Warehouse, small	1.00	space per 1,000 gross square feet
159	Warehouse, large	1.00	space per 1,000 gross square feet
160	Accessory storage/mechanical area	1.00	space per 1,000 gross square feet
161	Total parking required		249 spaces
162			
163	Parking space distribution		
164	Surface parking		
165	Within building	Number of levels: 1	249 100.0% 400 square feet
166	Within building, above ground	Number of levels: 1	- 0.0% - square feet
167	Within building, below ground	Number of levels: 1	- 0.0% - square feet
168	Below grade structure	Number of levels: 1	- 0.0% - square feet
169	Off-site		- 0.0% - square feet
170	TOTAL		249 100.0% 400 square feet
171	Total Land Area Requirement	99,600 square feet	
172		2.29 acres	
173	Percent of Gross Site Area	69%	

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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	
175	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%	90%	95%	100%	100%	-
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	90%	95%	100%	100%	-
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	90%	95%	100%	100%	-
180	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	90%	95%	100%	100%	-
181	Hotel	0.90	100%	100%	90%	95%	100%	100%	-
182	Office, business, professional and financial	2.86	100%	100%	90%	95%	100%	100%	163.67
183	Office, health and medical	4.00	100%	100%	90%	95%	100%	100%	-
184	Health Club, Fitness	4.44	100%	100%	90%	95%	100%	100%	-
185	Restaurant	16.67	100%	100%	90%	95%	100%	100%	-
186	Retail, grocery	4.00	100%	100%	90%	95%	100%	100%	-
187	Retail, general	3.33	100%	100%	90%	95%	100%	100%	-
188	Retail, other	2.50	100%	100%	90%	95%	100%	100%	-
189	Retail, large goods	1.25	100%	100%	90%	95%	100%	100%	-
190	Retail, large shopping mall	3.33	100%	100%	90%	95%	100%	100%	-
191	Manufacturing, small	1.00	100%	100%	90%	95%	100%	100%	-
192	Manufacturing, large	0.67	100%	100%	90%	95%	100%	100%	-
193	Warehouse, small	0.80	100%	100%	90%	95%	100%	100%	-
194	Warehouse, large	0.67	100%	100%	90%	95%	100%	100%	-
195	Accessory storage/mechanical area	0.80	100%	100%	90%	95%	100%	100%	17.44
196	Total parking required								182
197									
198	Parking space distribution								
199	Surface parking					182	100%	400	square feet
200	Within building		Number of levels:	1		-	0%	-	square feet
201	Within building, below ground		Number of levels:	1		-	0%	-	square feet
202	Above grade structure		Number of levels:	1		-	0%	-	square feet
203	Below grade structure		Number of levels:	1		-	0%	-	square feet
204	Off-site					-	0%	-	square feet
205	TOTAL					182	100%	400	square feet
206	Total Land Area Requirement	72,800	square feet						
207		1.67	acres						
208	Percent of Gross Site Area	50.2%							
209									
210	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		2 sq. ft. per sq. ft. of below ground parking						- square feet (up to 1.0 added FAR)

214

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

221

Site Perimeter Utility Easements		Current Code	B-3	Proposed Code	NMU
<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

227

Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	B-3	Proposed Code	NMU		
	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
	Front lot line	B-3	6	NMU	None	0	0
	Side lot line	B-3	0	NMU	None	0	0
	Other side lot line	B-3	0	B-3	L2	8	24
	Lot line opposite front line (rear)	B-3	0	NMU	None	0	0

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Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code			Proposed Code				
	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	NMU	L2	8	423	14
	Side lot line	B-3	8	216	NMU	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	NMU	L2	8	545	14

241

Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	B-3	Proposed Code	NMU		
	Front lot line	Landscaping	Building Setback	Landscaping... with easements	Building Setback		feet
	Side lot line	8	10	8	14	10	feet
	Other side lot line	8	20	8	24	24	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	NMU
	Front lot line	3,780	square feet	7,143	square feet
	Side lot line	1,728	square feet	2,996	square feet
	Other side lot line	1,728	square feet	5,520	square feet
	Lot line opposite front line (rear)	5,285	square feet	7,633	square feet
	TOTAL	12,521	square feet	23,293	square feet

255

256	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	NMU
257	Number of surface parking spaces	249	spaces	182	spaces
258	Surface parking land area	99,600	square feet	72,800	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	7,280	square feet
261					
262	Loading Area Requirements	Current Code	B-3	Proposed Code	NMU
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					
268	Lighting Requirements	Current Code	B-3	Proposed Code	NMU
269	Surface parking land area	99,600	square feet	72,800	square feet
270					
271					
272					
273					
274	Private Open Space Requirements	Current Code	B-3	Proposed Code	NMU
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	1,240	square feet
278	Total Required Private Open Space	-	square feet	5,865	square feet
279	Amount actually provided on or in the building(s)	-		-	sq. ft.
280	Amount actually provided on the land	-		5,865	sq. ft.
281	Total Private Open Space Provided	-		5,865	sq. ft.
282	<i>Acres</i>			0.13	acres
283	<i>Percent of Site</i>			4.0%	
284	Excess Private Open Space Provided (R-4)			-	sq. ft.
285	Bonus floor area allowed:				
286	1 sq. ft. of floor area per		1 sq. ft. of excess private open space		- sq. ft. of added floor area
287					
288					
289	Snow Storage Area Requirement	Current Code	B-3	Proposed Code	NMU
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					acres
295	<i>Percent of Site</i>			0.0%	
296					
297					

298	Pedestrian Connections Requirements		Current Code B-3	Proposed Code NMU
299	Required Walkways		No Pedestrian Requirements	2,174 square feet
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			200 linear feet of primary pedestrian walkway
305				2,400 square feet of primary pedestrian walkway
306	Bonus floor area allowed at	5 square feet per lin. ft.		1,000 square feet of bonus floor area
307				
308	Pedestrian Connections Square Feet			3,574 square feet
309	Pedestrian Connections in Acres			0.1 acres
310	Percent of Site			2.5%
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				

320 Summary Site Area Requirements		Current Code	B-3	Proposed Code	NMU	
321	Land Area in Square Feet					
322	Building Footprint	15,000	square feet	15,000	square feet	
323	Parking	99,600	square feet	72,800	square feet	
324	Setbacks, Easements and Perimeter Landscaping	12,521	square feet	23,293	square feet	
325	Parking Lot Interior Landscaping	4,980	square feet	7,280	square feet	
326	Loading Area	800	square feet	800	square feet	
327	Lighting	Same as Parking	square feet	Same as Parking	square feet	
328	Private Open Space	-	square feet	5,865	square feet	
329	Snow Storage	-	square feet	-	square feet	
330	Pedestrian Connections	-	square feet	3,574	square feet	
331	TOTAL	132,901	square feet	128,612	square feet	3% lower
332	Total Site Area	144,900	square feet	144,900	square feet	
333	Percent of Total Site Area					
334	Building Footprint	10.4%		10.4%		
335	Parking	68.7%		50.2%		
336	Setbacks, Easements and Perimeter Landscaping	8.6%		16.1%		
337	Parking Lot Interior Landscaping	3.4%		5.0%		
338	Loading Area	0.6%		0.6%		
339	Lighting	NA		NA		
340	Private Open Space	0.0%		4.0%		
341	Snow Storage	0.0%		0.0%		
342	Pedestrian Connections	0.0%		2.5%		
343	TOTAL	91.7%		88.8%		
344	Total Site Area	100.0%		100.0%		
345						

346 Summary Cost Requirements			Current Code B-3	Proposed Code NMU	
347	Parking Construction				Pct. of Current
348	Surface parking	\$8,000 per space	\$1,992,000	\$1,456,000	73%
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	\$1,456,000	73%
355					
356	Setbacks, Easements and Perimeter Landscaping				
357	Current Code	\$ 7.85 per square foot	\$98,200		
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$127,900	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$24,000	
360	Proposed Code - total			\$151,900	155%
361					
362	Parking Lot Interior Landscaping				
363	Current Code	\$ 7.85 per square foot	\$39,100		
364	Proposed Code	\$ 11.32 per square foot		\$82,400	211%
365					
366	Site Enhancement Landscaping				
367	Current Code	\$1.20 per square foot	\$14,400		
368	Proposed Code	\$2.00 per square foot		\$32,600	226%
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		\$7,200	88%
374					
375	Private Open Space				
376	Current Code	\$ 7.85 per square foot	\$0		
377	Proposed Code	\$ 11.32 per square foot		\$66,400	
378					
379	Snow Storage	\$ 11.32	\$0	\$0	
380					
381	Pedestrian Connections	\$ 11.32 per square foot	\$0	\$40,500	
382					
383	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,167,900	\$1,829,000	84%
384					
385	COST OF BUILDING CONSTRUCTION		\$15,088,000	\$15,842,000	105%
386					
387	TOTAL COST OF DEVELOPMENT		\$17,255,900	\$17,671,000	102%