

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:	CMU Community 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:	CMU	Community 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 that the proposed zone is CMU, 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 and 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				600
28				800
29				1,000
30				1,400
31				
32	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing		Square Feet in ea. Affordable Unit
33		Efficiency	-	-
34		1 Bedroom	-	-
35		2 Bedroom	-	600
36		3 Bedroom	-	700
37		TOTAL Affordable Units	-	800
38		<i>Added building floor area allowed (up to 0.5 added FAR)</i>	-	1,100
39				<i>3 sq. ft. per affordable housing sq. ft.</i>
40				
41	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	<i>2 sq. ft. per housing sq. ft.</i>
42				
43	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
44			-	1,000
45		<i>Total Hotel Rooms</i>	-	-
46				
47	COMMERCIAL USES			Square Feet
48		Office, business, professional and financial		67,000
49		Office, health and medical		-
50		Health Club, Fitness		-
51		Restaurant		-
52		Retail, grocery		-
53		Retail, general - general, convenience store, building materials		-
54		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		-
55		Retail, large goods - furniture, home appliance, flooring		-
56		Retail, large shopping mall		-
57		Manufacturing, small		-
58		Manufacturing, large		-
59		Warehouse, small		-
60		Warehouse, large		-
61		Accessory storage/mechanical area		25,500
62		<i>Total Commercial Square Feet</i>		<i>92,500</i>
63				
64	STRUCTURED PARKING	Parking, above grade in the building or a separate structure	-	-
65		Structured parking below grade or in the basement	-	-
66		<i>Total Square Feet</i>		<i>92,500</i>

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	CMU	60	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			CMU	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	
97		Length of Façade near Front Lot Line	0	122	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	No	This lot line is located opposite from the "Front Lot Line"		
103	Length of Façade near Rear Lot Line	122	0	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
108		Proposed Code		CMU		
109		Maximum FAR By right	1.00	Maximum Floor Area By right:	144,900	sq. ft.
110			Maximum FAR with bonuses	2.00	Maximum Floor Area with Bonuses:	289,800
111		<i>Allowable FAR with bonuses proposed</i>		1.01	<i>Allowable floor area in this case:</i>	145,900
112	<i>Proposed FAR</i>		0.64	<i>Proposed floor area:</i>	92,500	sq. ft.
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	<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	CMU	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	B-3	CMU	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	CMU	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, above ground	Number of levels: 1	249 100.0% 400 square feet
166	Within building, below ground	Number of levels: 1	- 0.0% - square feet
167	Above grade structure	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%	

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.								
176									
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								
200	Within building								
201	Within building, below ground								
202	Above grade structure								
203	Below grade structure								
204	Off-site								
205	TOTAL								
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								- square feet (up to 1.0 added FAR)
214									

Gross Land Area per Space			
182	100%	400	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
182	100%	400	square feet

215	Minimum Setback Requirements		Current Code	B-3	Proposed Code	CMU			
216	<i>Types of Streets along Boundaries</i>								
217	Arterial Street	Front lot line		10 feet		0 feet			
218	Local Street	Side lot line		5 feet		0 feet			
219	Not Applicable	Other side lot line		10 feet		5 feet			
220	Not Applicable	Lot line opposite front line (rear)		0 feet		5 feet			
221									
222	Site Perimeter Utility Easements		Current Code	B-3	Proposed Code	CMU			
223	<i>Linear utility easements along perimeter of site.</i>								
224		Front lot line		10 feet		10 feet			
224		Side lot line		10 feet		10 feet			
225		Other side lot line		20 feet		20 feet			
226		Lot line opposite front line (rear)		10 feet		10 feet			
227									
228	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	B-3	Proposed Code	CMU			
229		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	
230	Front lot line	Arterial Street	B-3	6	CMU	None	0	0	
231	Side lot line	Local Street	B-3	0	CMU	None	0	0	
232	Other side lot line	Non-Residential	B-3	0	B-3	L2	8	24	
233	Lot line opposite front line (rear)	Non-Residential	B-3	0	CMU	None	0	0	
234									
235	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code	B-3	Proposed Code	CMU			
236		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Parking Landscaping Width (feet)	Parking Landscaping Length (feet)	Landscaping Width with Utility Easement
237	Front lot line	B-3	6	630	CMU	L2	8	423	14
238	Side lot line	B-3	8	216	CMU	L2	8	214	14
239	Other side lot line	B-3	8	216	B-3	L2	8	214	24
240	Lot line opposite front line (rear)	B-3	8	508	CMU	L2	8	545	14
241									
242	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	B-3	Proposed Code	CMU			
243		Front lot line	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
244		Side lot line	8	10	8	14	10	feet	
245		Other side lot line	8	20	8	24	24	feet	
246		Lot line opposite front line (rear)	8	10	8	14	10	feet	
247	<i>Greater of minimum zoning requirements or landscaping requirements.</i>								
248									
249	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	B-3	Proposed Code	CMU			
250		Front lot line	3,492	square feet	6,855	square feet			
251		Side lot line	1,536	square feet	2,804	square feet			
252		Other side lot line	1,728	square feet	5,520	square feet			
253		Lot line opposite front line (rear)	5,285	square feet	7,633	square feet			
254		TOTAL	12,041	square feet	22,813	square feet			
255									

256	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	CMU
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	CMU
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	CMU
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	CMU
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 provided on or in the building(s)	-		-	sq. ft.
280	Amount 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	CMU
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 CMU
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	<i>Pedestrian Connections Square Feet</i>			3,574 square feet
309	<i>Pedestrian Connections in Acres</i>			0.1 acres
310	<i>Percent of Site</i>			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	CMU	
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	12,041	square feet	22,813	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	132,421	square feet	128,132	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	8.3%		15.7%		
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	91.4%		88.4%		
344	Total Site Area	100.0%		100.0%		
345						

346 Summary Cost Requirements			Current Code B-3	Proposed Code CMU	
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	\$94,500		
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$127,900	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$23,000	
360	Proposed Code - total			\$150,900	160%
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	\$15,000		
368	Proposed Code	\$2.00 per square foot		\$33,500	223%
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)		\$2,164,800	\$1,852,900	86%
384					
385	COST OF BUILDING CONSTRUCTION		\$15,088,000	\$15,842,000	105%
386					
387	TOTAL COST OF DEVELOPMENT		\$17,252,800	\$17,694,900	103%