

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:	MT Midtown Core / 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:	MT	Midtown Core / 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 location in central Midtown would most likely be eligible for rezoning to an intensive Midtown Core (MT) district. MT zoning has yet to be developed and so is not available for testing.	
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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>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>sq. ft. per housing sq. ft.</i>
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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	

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Proposed Building Dimensions						
FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size		
	First Floor	1	15	15,000	square feet	
	Second Floor and/or Mezzanine	1	15	17,500	square feet	
	Third Floor	1	15	17,500	square feet	
	Fourth Floor	1	15	17,500	square feet	
	Fifth Floor	-	0		square feet	
	Number of Additional Floors	-	0		square feet	
	Mechanical Storage Penthouse	1	15	10,000	square feet	
	Attic or Sloping Roof (Above Eave)	-	0			
	<i>Total Floors Above Grade</i>		<i>5</i>			
Basement Floors (Below Grade)	1	0	15,000	square feet		
GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		92,500		square feet	
	Gross Floor Area of proposed uses (from previous page)		92,500		square feet	
	Gross Floor Area excluding below grade structured parking		92,500		square feet	
	Gross Floor Area excluding all structured parking		92,500		square feet	
	Net Floor Area (useable or leasable) excluding parking		78,625		square feet	
	Floor Area Efficiency		85%			
BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		75		feet	
	Allowable	Current code	B-3	Unlimited	feet	
	Height	Proposed Code	MT		feet	
LOT COVERAGE	Gross Building Footprint		15,000		square feet	
	Minimum Building Footprint Requirement		1,000		square feet	
	Gross Footprint as Percent of Site Area		10.4%			
	Maximum Allowed Lot Coverage	B-3	Unrestricted			
MT						
BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
	Near Front Lot Line, not set back behind vehicle area?		No		This lot line abuts a street and has the primary front setback	
	Length of Façade near Front Lot Line		0		feet	
	Near Side Lot Line, not set back behind vehicle area?		No		This lot line is located clockwise from the "Front Lot Line"	
	Length of Façade near Side Lot Line		0		feet	
	Near Other Side Lot Line, not set back behind vehicle area?		No		This is located counter-clockwise from the "Front Lot Line"	
	Length of Façade near Other Side Lot Line		0		feet	
Near Rear Lot Line, not set back behind vehicle area?		Yes		This lot line is located opposite from the "Front Lot Line"		
Length of Façade near Rear Lot Line		122		feet		
FLOOR AREA RATIO (FAR)	Current Code		B-3			
		Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA	sq. ft.
		Proposed FAR	0.64	Proposed Floor Area	92,500	sq. ft.
	Proposed Code		MT			
		Maximum FAR By right		Maximum Floor Area By right:		sq. ft.
		Maximum FAR with bonuses		Maximum Floor Area with Bonuses:		sq. ft.
		Allowable FAR with bonuses proposed		Allowable floor area in this case:		sq. ft.
	Proposed FAR	0.64	Proposed floor area:	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.

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115	How many public streets border this property?	
116	Two, corner lot	

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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

Lot Dimensions in Feet				
124	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.

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130	Estimated land area	144,900	square feet
131	(accept the calculation or enter exact)	3.33	acres

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Adjacent and Abutting Properties			Zoning		Land Use	District
			Current Code	Proposed Code		
134	Front lot line	Adjacent	B-3		Non-Residential	Non-Residential
135	Side lot line	Adjacent	B-3		Non-Residential	Non-Residential
136	Other side lot line	Abutting	B-3		Non-Residential	Non-Residential
137	Lot line opposite front line (rear)	Abutting	B-3		Non-Residential	Non-Residential

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Parking Requirements and Land Utilization for Parking										
Current Title 21	B-3	General Business						Total Spaces		
	Dwellings, Multifamily or Mixed-use - Efficiency			1.68	spaces per dwelling unit			-		
	Dwellings, Multifamily or Mixed-use - 1 Bedroom			1.68	spaces per dwelling unit			-		
	Dwellings, Multifamily or Mixed-use - 2 Bedroom			2.00	spaces per dwelling unit			-		
	Dwellings, Multifamily or Mixed-use - 3 Bedroom			2.80	spaces per dwelling unit			-		
	Hotel			1.00	space per room			-		
	Office, business, professional and financial			3.33	spaces per 1,000 gross square feet			223.3		
	Office, health and medical			4.00	spaces per 1,000 gross square feet			-		
	Health Club, Fitness			3.33	spaces per 1,000 gross square feet			-		
	Restaurant			13.33	spaces per 1,000 gross square feet			-		
	Retail, grocery			5.00	spaces per 1,000 gross square feet			-		
	Retail, general - general, convenience store, building materials			3.33	spaces per 1,000 gross square feet			-		
	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores			3.33	spaces per 1,000 gross square feet			-		
	Retail, large goods - furniture, home appliance, flooring			3.33	spaces per 1,000 gross square feet			-		
	Retail, large shopping mall			4.00	spaces per 1,000 gross square feet			-		
	Manufacturing, small			2.50	spaces per 1,000 gross square feet			-		
	Manufacturing, large			2.50	spaces per 1,000 gross square feet			-		
	Warehouse, small			1.00	space per 1,000 gross square feet			-		
	Warehouse, large			1.00	space per 1,000 gross square feet			-		
	Accessory storage/mechanical area			1.00	space per 1,000 gross square feet			25.5		
	Total parking required							249	spaces	
	Parking space distribution							Gross Land Area per Space		
	Surface parking						249	100.0%	400 square feet	
	Within building, above ground		<i>Number of levels:</i>	1			-	0.0%	- square feet	
	Within building, below ground		<i>Number of levels:</i>	1			-	0.0%	- square feet	
	Above grade structure		<i>Number of levels:</i>	1			-	0.0%	- square feet	
	Below grade structure		<i>Number of levels:</i>	1			-	0.0%	- square feet	
	Off-site						-	0.0%	- square feet	
	TOTAL						249	100.0%	400 square feet	
	Total Land Area Requirement	99,600	square feet							
		2.29	acres							
	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	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%	100%	95%	100%	100%	
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	
180	Dwellings, Multifamily 3 Bedroom	2.10	100%	90%	100%	95%	100%	100%	
181	Hotel	0.90	100%	100%	100%	95%	100%	100%	
182	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	
183	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	
184	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	
185	Restaurant	16.67	100%	100%	100%	95%	100%	100%	
186	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	
187	Retail, general	3.33	100%	100%	100%	95%	100%	100%	
188	Retail, other	2.50	100%	100%	100%	95%	100%	100%	
189	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	
190	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	
191	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	
192	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	
193	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	
194	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	
195	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	
196	Total parking required								
197									
198	Parking space distribution								
199	Surface parking								Gross Land Area per Space
200	Within building		Number of levels:	1			#DIV/0!	400	square feet
201	Within building, below ground		Number of levels:	1			#DIV/0!	-	square feet
202	Above grade structure		Number of levels:	1			#DIV/0!	-	square feet
203	Below grade structure		Number of levels:	1			#DIV/0!	-	square feet
204	Off-site						#DIV/0!	-	square feet
205	TOTAL						#DIV/0!	400	square feet
206	Total Land Area Requirement	-							square feet
207									acres
208	Percent of Gross Site Area	0.0%							
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 ??? added FAR)
214									

215	Minimum Setback Requirements		Current Code B-3		Proposed Code MT			
216	<i>Types of Streets along Boundaries</i>							
217	Arterial Street	Front lot line	10	feet			feet	
218	Local Street	Side lot line	5	feet			feet	
219	Not Applicable	Other side lot line	10	feet			feet	
220	Not Applicable	Lot line opposite front line (rear)	0	feet			feet	
221								
222	Site Perimeter Utility Easements		Current Code B-3		Proposed Code MT			
223	<i>Linear utility easements along perimeter of site.</i>		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 MT			
229		Adjacent Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	
230	Front lot line	Arterial Street	B-3	6	-	-		
231	Side lot line	Local Street	B-3	0	-	-		
232	Other side lot line	Non-Residential	B-3	0	-	-		
233	Lot line opposite front line (rear)	Non-Residential	B-3	0	-	-		
234								
235	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code MT			
236		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)
237	Front lot line	B-3	6	630	-	-	-	-
238	Side lot line	B-3	8	216	-	-	-	-
239	Other side lot line	B-3	8	216	-	-	-	-
240	Lot line opposite front line (rear)	B-3	8	508	-	-	-	-
241								
242	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code MT			
243			Landscaping	Building Setback	Landscaping... ..with easements	Building Setback		
244		Front lot line	6	10			feet	
245	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		8	10			feet	
246		Other side lot line	8	20			feet	
247		Lot line opposite front line (rear)	8	10			feet	
248								
249	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3		Proposed Code MT			
250		Front lot line	3,780	square feet			square feet	
251		Side lot line	1,728	square feet			square feet	
252		Other side lot line	1,728	square feet			square feet	
253		Lot line opposite front line (rear)	5,285	square feet			square feet	
254		TOTAL	12,521	square feet			square feet	
255								

256	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	MT
257	Number of surface parking spaces	249	spaces		spaces
258	Surface parking land area	99,600	square feet		square feet
259	Percent of parking area for landscaping	5%			
260	Required Landscaping Area (in addition to surface parking area)	4,980	square feet		square feet
261					
262	Loading Area Requirements	Current Code	B-3	Proposed Code	MT
263	Berth Type	B			
264	Number of Berths Required	2			
265	Land Area per Berth	400	square feet		square feet
266	Total Loading Area Land Area Requirement	800	square feet		square feet
267					
268	Lighting Requirements	Current Code	B-3	Proposed Code	MT
269	Surface parking land area	99,600	square feet		square feet
270					
271					
272					
273					
274	Private Open Space Requirements	Current Code	B-3	Proposed Code	MT
275	Required for Residential Dwellings	-	square feet		square feet
276	Required for Non-residential Uses	-	square feet		square feet
277	Required in return for Parking Reductions		square feet		
278	Total Required Private Open Space	-	square feet		square feet
279	Amount actually provided on or in the building(s)	-			sq. ft.
280	Amount actually provided on the land	-			sq. ft.
281	Total Private Open Space Provided				sq. ft.
282	<i>Acres</i>				acres
283	<i>Percent of Site</i>				
284	Excess Private Open Space Provided (R-4)				sq. ft.
285	Bonus floor area allowed:				
286	sq. ft. of floor area per		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	MT
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>				<i>0.0%</i>
296					
297					

298	Pedestrian Connections Requirements		Current Code B-3	Proposed Code MT
299	Required Walkways		No Pedestrian Requirements	square feet
300	Bus Stop (may be required for transit-related parking reduction)			square feet
301	<i>Required in return for a Parking Reduction?</i>		(Accept default or enter yes or no)	
302	<i>Is it located along an Arterial class street?</i>		(Enter yes or no)	
303	<i>Additional area for on-site transit facilities</i>			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	square feet per lin. ft.		square feet of bonus floor area
308	<i>Pedestrian Connections Square Feet</i>			square feet
309	<i>Pedestrian Connections in Acres</i>			acres
310	<i>Percent of Site</i>			0.0%
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.			
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318	TOTAL AREA		-	square feet
319				

320 Summary Site Area Requirements		321 Current Code	B-3	Proposed Code MT	
321	Land Area in Square Feet				
322	Building Footprint	15,000	square feet		
323	Parking	99,600	square feet		
324	Setbacks, Easements and Perimeter Landscaping	12,521	square feet		
325	Parking Lot Interior Landscaping	4,980	square feet		
326	Loading Area	800	square feet		
327	Lighting	Same as Parking	square feet		
328	Private Open Space	-	square feet		
329	Snow Storage	-	square feet		
330	Pedestrian Connections	-	square feet		
331	TOTAL	132,901	square feet		
332	Total Site Area	144,900	square feet		100% lower
333	Percent of Total Site Area				
334	Building Footprint	10.4%		#DIV/0!	
335	Parking	68.7%		#DIV/0!	
336	Setbacks, Easements and Perimeter Landscaping	8.6%		#DIV/0!	
337	Parking Lot Interior Landscaping	3.4%		#DIV/0!	
338	Loading Area	0.6%		#DIV/0!	
339	Lighting	NA		NA	
340	Private Open Space	0.0%		#DIV/0!	
341	Snow Storage	0.0%		#DIV/0!	
342	Pedestrian Connections	0.0%		#DIV/0!	
343	TOTAL	91.7%		#DIV/0!	
344	Total Site Area	100.0%		#DIV/0!	
345					

Summary Cost Requirements			Current Code B-3	Proposed Code MT
346	Parking Construction			Pct. of Current
347	Surface parking	\$8,000 per space	\$1,992,000	0%
348	Within building, above ground	\$35,000 per space	\$0	
349	Within building, below ground	\$60,000 per space	\$0	
350	Above grade structure	\$35,000 per space	\$0	
351	Below grade structure	\$60,000 per space	\$0	
352	Off-site	\$0 per space	\$0	
353	Total Parking Construction		\$1,992,000	0%
354	Setbacks, Easements and Perimeter Landscaping			
355	Current Code	\$ 7.85 per square foot	\$98,200	
356	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		
357	Proposed Code - easement landsc.	\$ 2.00 per square foot		
358	Proposed Code - total			0%
359	Parking Lot Interior Landscaping			
360	Current Code	\$ 7.85 per square foot	\$39,100	
361	Proposed Code	\$ 11.32 per square foot		0%
362	Site Enhancement Landscaping			
363	Current Code	\$1.20 per square foot	\$14,400	
364	Proposed Code	\$2.00 per square foot		0%
365	Loading Area			
366		\$ 20.00 per square foot	\$16,000	0%
367	Lighting			
368	Current Code	\$ 0.08 per square foot	\$8,200	
369	Proposed Code	\$ 0.10 per square foot		0%
370	Private Open Space			
371	Current Code	\$ 7.85 per square foot	\$0	
372	Proposed Code	\$ 11.32 per square foot		
373	Snow Storage			
374		\$ 11.32	\$0	
375	Pedestrian Connections			
376		\$ 11.32 per square foot	\$0	
377	COST OF SITE DEVELOPMENT (Including structured parking)			0%
378	COST OF BUILDING CONSTRUCTION			0%
379	TOTAL COST OF DEVELOPMENT			0%