

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:	R-4A Multi-Family Residential Mixed Use	
8		
9 Name of Project:	Park Plaza II	
10 Address or Location of Project:	16th Avenue and A Street	
11 Current Zoning:	B-3	General Business
12 Proposed Zoning:	R-4A	Multi-Family Residential 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	5-story, 100-unit residential building over underground and ground floor parking including some office space and a health club. For testing purposes 20 units are assumed to meet proposed Title 21 definition for affordable housing. Health club and office space are for purposes of test considered separate primary allowed uses.	
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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	26	15,600	600
22		Dwellings, Multifamily or Mixed-use - 1 Bedroom	54	43,200	800
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	20	20,000	1,000
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400
25		<i>Total Dwelling Units</i>	100	78,800	
26					Square Feet in ea. Affordable Unit
27	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing			
28		Efficiency	10	6,000	
29		1 Bedroom	5	3,500	600
30		2 Bedroom	5	4,000	700
31		3 Bedroom	-	-	800
32		TOTAL Affordable Units	20	13,500	1,100
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		<i>27,000</i>	<i>2 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		1,500	
44		Office, health and medical		-	
45		Health Club, Fitness		5,000	
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		-		
57		<i>Total Commercial Square Feet</i>		6,500	
58					
59	STRUCTURED PARKING	Parking, above grade in the building or a separate structure		18,500	
60		Structured parking below grade or in the basement		41,000	
61		<i>Total Square Feet</i>		144,800	
62					

63	Proposed Building Dimensions						
64	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size		
65		First Floor	1	10	25,000	square feet	
66		Second Floor and/or Mezzanine	1	10	22,500	square feet	
67		Third Floor	1	10	22,500	square feet	
68		Fourth Floor	1	10	22,500	square feet	
69		Fifth Floor	1	10	11,300	square feet	
70		Number of Additional Floors	-	0		square feet	
71		Mechanical Storage Penthouse	-	0		square feet	
72		Attic or Sloping Roof (Above Eave)	-	8			
73		<i>Total Floors Above Grade</i>		5			
74	Basement Floors (Below Grade)	1	0	41,000	square feet		
75	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		144,800	square feet		
76		Gross Floor Area of proposed uses (from previous page)		144,800	square feet		
77		Gross Floor Area excluding below grade structured parking		103,800	square feet		
78		Gross Floor Area excluding all structured parking		85,300	square feet		
79		Net Floor Area (useable or leasable) excluding parking		72,505	square feet		
80		Floor Area Efficiency		85%			
81	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		58	feet	Building height is in compliance with code.	
82		Allowable	Current code	B-3	Unlimited		feet
83		Height	Proposed Code	R-4A	90		feet
84	LOT COVERAGE	Gross Building Footprint		25,000	square feet		
85		Minimum Building Footprint Requirement		5,000	square feet		
86		Gross Footprint as Percent of Site Area		45.5%			
87		Maximum Allowed Lot Coverage	B-3	Unrestricted			
88		R-4A	65%				
89	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
90		Near Front Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line abuts a street and has the primary front setback feet	
91		Length of Façade near Front Lot Line		158	158		
92		Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
93		Length of Façade near Side Lot Line		158	158		
94		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line" feet	
95		Length of Façade near Other Side Lot Line		0	0		
96	Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line" feet		
97	Length of Façade near Rear Lot Line		0	0			
98	FLOOR AREA RATIO (FAR)	Current Code		B-3			
99		Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.	
100		Proposed FAR		1.89	Proposed Floor Area	103,800 sq. ft.	
101		Proposed Code		R-4A			
102		Maximum FAR By right		1.00	Maximum Floor Area By right:	55,000 sq. ft.	
103		Maximum FAR with bonuses		3.00	Maximum Floor Area with Bonuses:	165,000 sq. ft.	
104		<i>Allowable FAR with bonuses proposed</i>		2.51	<i>Allowable floor area in this case:</i>	137,800 sq. ft.	
105	<i>Proposed FAR</i>		1.89	<i>Proposed floor area:</i>	103,800 sq. ft.		

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How many public streets border this property?						
Three, two corners, no rear street						
Types of Streets along Boundaries		Street Name		Driveways	Driveway Width	
Primary front lot line	Collector Street	East 16th Avenue	1	24	feet	
Secondary street frontage 1	Arterial Street	A Street			feet	
Secondary street frontage 2	Local Street	East 15th Avenue	1	24	feet	
Not Applicable	Not Applicable	None			feet	
Lot Dimensions in Feet						
Front lot line	275	feet	This lot line abuts a street and has the primary front setback			
Side lot line	200	feet	This lot line is located clockwise from the "Front Lot Line"			
Other side lot line	200	feet	This is located counter-clockwise from the "Front Lot Line"			
Lot line opposite front line (rear)	275	feet	This lot line is located opposite from the "Front Lot Line"			
Other		feet	This is an additional lot line for testing irregular shaped lots.			
Estimated land area			55,000	square feet		
<i>(accept the calculation or enter exact)</i>			1.26	acres		
Adjacent and Abutting Properties			Zoning		Land Use	District
			Current Code	Proposed Code		
Front lot line	Adjacent	PLI-p	PR	Non-Residential	Non-Residential	
Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential	
Other side lot line	Adjacent	R-4	R-4	Residential	Residential	
Lot line opposite front line (rear)	Abutting	R-4	R-4	Residential	Residential	

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		197 spaces
162			
163	Parking space distribution		Gross Land Area per Space
164	Surface parking		25 12.7% 400 square feet
165	Within building, above ground	Number of levels: 1	52 26.4% - square feet
166	Within building, below ground	Number of levels: 1	120 60.9% - 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		197 100.0% 51 square feet
171	Total Land Area Requirement	10,000 square feet	
172		0.23 acres	
173	Percent of Gross Site Area	18%	

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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.								
176									
177	Dwellings, Multifamily Efficiency	1.00	100%	90%	90%	95%	100%	100%	20.01
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	90%	95%	100%	100%	49.86
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	90%	95%	100%	100%	24.62
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%	3.66
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%	19.00
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%	-
196	Total parking required								118
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	7,200	square feet						
207		0.17	acres						
208	Percent of Gross Site Area	13.1%							
209									
210	Bonus Potential: Below Ground Parking								
211	Number of Below Ground Spaces					80	spaces		
212	Square feet of below ground parking					28,000	square feet		
213	Added building floor area allowed at					55,000	square feet (up to 1.0 added FAR)		

Gross Land Area per Space			
18	15%	400	square feet
20	17%	-	square feet
80	68%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
118	100%	51	square feet

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Minimum Setback Requirements		Current Code	B-3	Proposed Code	R-4A
<i>Types of Streets along Boundaries</i>					
Collector Street	Front lot line		10 feet		10 feet
Arterial Street	Side lot line		5 feet		5 feet
Not Applicable	Other side lot line		10 feet		5 feet
Local Street	Lot line opposite front line (rear)		5 feet		5 feet

221

Site Perimeter Utility Easements		Current Code	B-3	Proposed Code	R-4A
<i>Linear utility easements along perimeter of site.</i>					
	Front lot line		0 feet		0 feet
	Side lot line		0 feet		0 feet
	Other side lot line		0 feet		0 feet
	Lot line opposite front line (rear)		10 feet		10 feet

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Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	B-3	Proposed Code R-4A			
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
Side lot line	Arterial Street	R-O	6	R-O	L3	15	15
Other side lot line	Residential	R-4	10	R-4	None	0	0
Lot line opposite front line (rear)	Local Street	R-4	0	R-4	L2	8	14

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Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code R-4A				
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	
								Front lot line
Side lot line	R-O	6	0	R-O	L2	8	0	0
Other side lot line	R-4	10	0	R-4	L2	8	0	0
Lot line opposite front line (rear)	R-4	10	0	R-4	L2	8	0	0

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Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code R-4A		
Greater of minimum zoning requirements or landscaping requirements.	Front lot line	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
		Side lot line	6	10	8	8
Other side lot line	6	6	15	15	15	feet
Lot line opposite front line (rear)	10	10	0	0	5	feet
	0	10	8	14	14	feet

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Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	B-3	Proposed Code	R-4A
Front lot line			2,138 square feet		2,372 square feet
Side lot line			1,200 square feet		3,000 square feet
Other side lot line			2,000 square feet		0 square feet
Lot line opposite front line (rear)			0 square feet		3,850 square feet
TOTAL			5,338 square feet		9,222 square feet

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256	Parking Interior Lot Landscaping Requirements	Current Code	B-3	Proposed Code	R-4A	
257	Number of surface parking spaces		25 spaces		18 spaces	
258	Surface parking land area		10,000 square feet		7,200 square feet	
259	Percent of parking area for landscaping		0%		0%	
260	Required Landscaping Area (in addition to surface parking area)		0 square feet		0 square feet	
261						
262	Loading Area Requirements	Current Code	B-3	Proposed Code	R-4A	
263	Berth Type		B		B	
264	Number of Berths Required		1		1	
265	Land Area per Berth		400 square feet		400 square feet	
266	Total Loading Area Land Area Requirement		400 square feet		400 square feet	
267						
268	Lighting Requirements	Current Code	B-3	Proposed Code	R-4A	
269	Surface parking land area		10,000 square feet		7,200 square feet	
270						
271						
272						
273						
274	Private Open Space Requirements	Current Code	B-3	Proposed Code	R-4A	
275	Required for Residential Dwellings		10,000 square feet		10,000 square feet	
276	Required for Non-residential Uses		- square feet		325 square feet	
277	Required in return for Parking Reductions		square feet		1,320	
278	Total Required Private Open Space		10,000 square feet		11,645 square feet	
279	Amount actually provided on or in the building(s)		5,000 sq. ft.		5,000 sq. ft.	
280	Amount actually provided on the land		5,000 sq. ft.		6,645 sq. ft.	11,200
281	Total Private Open Space Provided		10,000 sq. ft.		11,645 sq. ft.	
282	Acres				0.15 acres	
283	Percent of Site				12.1%	
284	Excess Private Open Space Provided (R-4A)				- sq. ft.	
285	Added 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	R-4A	
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	Percent of Site				0.0%	
296						
297						

298	Pedestrian Connections Requirements		Current Code B-3	Proposed Code R-4A
299	Required Walkways		No Pedestrian Requirements	825 square feet
300	Bus Stop (may be required for transit-related parking reduction)			900 square feet
301	Required in return for a Parking Reduction?	Yes	(Accept default or enter yes or no)	
302	Is it located along an Arterial class street?	Yes	(Enter yes or no)	
303	Additional area for on-site transit facilities	600	square feet	
304	Primary Pedestrian Walkways			160 linear feet of primary pedestrian walkway
305				1,920 square feet of primary pedestrian walkway
306	Bonus floor area allowed at	5 square feet per lin. ft.		800 square feet of bonus floor area
307				
308	Pedestrian Connections Square Feet			2,845 square feet
309	Pedestrian Connections in Acres			0.1 acres
310	Percent of Site			5.2%
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	R-4A	
321	Land Area in Square Feet					
322	Building Footprint	25,000	square feet	25,000	square feet	
323	Parking	10,000	square feet	7,200	square feet	
324	Setbacks, Easements and Perimeter Landscaping	5,338	square feet	9,222	square feet	
325	Parking Lot Interior Landscaping	-	square feet	-	square feet	
326	Loading Area	400	square feet	400	square feet	
327	Lighting	Same as Parking	square feet	Same as Parking	square feet	
328	Private Open Space	5,000	square feet	6,645	square feet	
329	Snow Storage	-	square feet	-	square feet	
330	Pedestrian Connections	-	square feet	2,845	square feet	
331	TOTAL	45,738	square feet	51,312	square feet	
332	Total Site Area	55,000	square feet	55,000	square feet	12% higher
333	Percent of Total Site Area					
334	Building Footprint	45.5%		45.5%		
335	Parking	18.2%		13.1%		
336	Setbacks, Easements and Perimeter Landscaping	9.7%		16.8%		
337	Parking Lot Interior Landscaping	0.0%		0.0%		
338	Loading Area	0.7%		0.7%		
339	Lighting	NA		NA		
340	Private Open Space	9.1%		12.1%		
341	Snow Storage	0.0%		0.0%		
342	Pedestrian Connections	0.0%		5.2%		
343	TOTAL	83.2%		93.3%		
344	Total Site Area	100.0%		100.0%		
345						

Summary Cost Requirements			Current Code B-3	Proposed Code R-4A	
346					
347	Parking Construction				Pct. of Current
348	Surface parking	\$8,000 per space	\$200,000	\$144,000	72%
349	Within building, above ground	\$35,000 per space	\$1,820,000	\$735,000	40%
350	Within building, below ground	\$60,000 per space	\$7,200,000	\$4,800,000	67%
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			\$9,220,000	\$5,679,000 62%
355					
356	Setbacks, Easements and Perimeter Landscaping				
357	Current Code	\$ 7.85 per square foot	\$41,900		
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$83,800	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$3,600	
360	Proposed Code - total			\$87,400	209%
361					
362	Parking Lot Interior Landscaping				
363	Current Code	\$ 7.85 per square foot	\$0		
364	Proposed Code	\$ 11.32 per square foot		\$0	
365					
366	Site Enhancement Landscaping				
367	Current Code	\$1.20 per square foot	\$11,100		
368	Proposed Code	\$2.00 per square foot		\$7,400	67%
369					
370	Loading Area	\$ 20.00 per square foot	\$8,000	\$8,000	100%
371					
372	Lighting Current Code	\$ 0.08 per square foot	\$800		
373	Proposed Code	\$ 0.10 per square foot		\$700	88%
374					
375	Private Open Space				0%
376	Current Code	\$ 7.85 per square foot	\$78,500		
377	Proposed Code	\$ 11.32 per square foot		\$131,800	168%
378					
379	Snow Storage	\$ 11.32	\$0	\$0	
380					
381	Pedestrian Connections	\$ 11.32 per square foot	\$0	\$32,200	
382					
383	COST OF SITE DEVELOPMENT (Including structured parking)			\$9,360,300	\$5,946,500 64%
384					
385	COST OF BUILDING CONSTRUCTION			\$13,133,000	\$13,789,000 105%
386					
387	TOTAL COST OF DEVELOPMENT			\$22,493,300	\$19,735,500 88%