

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:	R-O Residential-Office	
6		
7 Proposed Title 21 Zoning District:	R-O Residential-Office	
8		
9 Name of Project:	Park Plaza II	
10 Address or Location of Project:	16th Avenue and A Street	
11 Current Zoning:	R-O	Residential-Office
12 Proposed Zoning:	R-O	Residential-Office
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.	
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	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>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		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, above grade in the building or a separate structure		18,500	
60	PARKING	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			
82		Allowable	Current code	R-O	Unlimited feet		
83		Height	Proposed Code	R-O	45 feet		
84	LOT COVERAGE	Gross Building Footprint		25,000 square feet			
85		Minimum Building Footprint Requirement		1,000 square feet			
86		Gross Footprint as Percent of Site Area		45.5%			
87		Maximum Allowed Lot Coverage	R-O	Unrestricted			
88			R-O	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		R-O			
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-O			
102		Maximum FAR By right	Unrestricted		Maximum Floor Area By right:	NA sq. ft.	
103			Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:	NA sq. ft.
104		<i>Allowable FAR with bonuses proposed</i>		Unrestricted		<i>Allowable floor area in this case:</i>	NA sq. ft.
105		<i>Proposed FAR</i>		1.89		<i>Proposed floor area:</i>	103,800 sq. ft.

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	Three, two corners, no rear street						
117							
118	Types of Streets along Boundaries		Street Name	Driveways	Driveway Width		
119	Primary front lot line	Collector Street	East 16th Avenue	1	24	feet	
120	Secondary street frontage 1	Arterial Street	A Street			feet	
121	Secondary street frontage 2	Local Street	East 15th Avenue	1	24	feet	
122	Not Applicable	Not Applicable	None			feet	
123							
124	Lot Dimensions in Feet	Front lot line	275	feet	This lot line abuts a street and has the primary front setback		
125		Side lot line	200	feet	This lot line is located clockwise from the "Front Lot Line"		
126		Other side lot line	200	feet	This is located counter-clockwise from the "Front Lot Line"		
127		Lot line opposite front line (rear)	275	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		55,000	square feet			
131	<i>(accept the calculation or enter exact)</i>		1.26	acres			
132							
133	Adjacent and Abutting Properties		Zoning		Land Use	District	
134			Current Code	Proposed Code			
135	Front lot line	Adjacent	PLI-p	PR	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential	
137	Other side lot line	Adjacent	R-4	R-4	Residential	Residential	
138	Lot line opposite front line (rear)	Abutting	R-4	R-4	Residential	Residential	
139							

140 Parking Requirements and Land Utilization for Parking			
141 Current Title 21	R-O	Residential-Office	
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		
164	Surface parking		
165	Within building, above ground	Number of levels: 1	25 12.7% 400 square feet
166	Within building, below ground	Number of levels: 1	52 26.4% - square feet
167	Above grade structure	Number of levels: 1	120 60.9% - 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	No	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%	22.23
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	90%	100%	95%	100%	100%	55.40
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	90%	100%	95%	100%	100%	27.36
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%	4.07
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%	21.11
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								131
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	7,600	square feet						
207		0.17	acres						
208	Percent of Gross Site Area	13.8%							
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					-	square feet (up to 1.0 added FAR)		

Gross Land Area per Space			
19	15%	400	square feet
32	24%	-	square feet
80	61%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
131	100%	51	square feet

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

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Site Perimeter Utility Easements		Current Code	R-O	Proposed Code	R-O
<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	R-O	Proposed Code	R-O	Landscaping Width with Utility Easement
Adjacent Uses		Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)
Front lot line	Collector Street	PLI-p	0	PR	L2	8
Side lot line	Arterial Street	R-O	0	R-O	L2	8
Other side lot line	Residential	R-4	0	R-4	L3	15
Lot line opposite front line (rear)	Local Street	R-4	0	R-4	L2	8

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Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code		R-O	Proposed Code				R-O
		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		PLI-p	8	100	PR	L2	8	87	8
Side lot line		R-O	8	0	R-O	L2	8	0	0
Other side lot line		R-4	10	0	R-4	L3	15	0	0
Lot line opposite front line (rear)		R-4	10	0	R-4	L3	15	0	0

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Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	R-O	Proposed Code			R-O
		Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
Front lot line		8	10	8	8	10	feet
Side lot line		0	5	8	8	10	feet
Other side lot line		0	10	15	15	15	feet
Lot line opposite front line (rear)		0	10	8	14	14	feet

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Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	R-O	Proposed Code	R-O
Front lot line		2,189	square feet	2,324	square feet
Side lot line		791	square feet	1,916	square feet
Other side lot line		0	square feet	3,000	square feet
Lot line opposite front line (rear)		0	square feet	3,850	square feet
TOTAL		2,980	square feet	11,090	square feet

255

256	Parking Interior Lot Landscaping Requirements	Current Code	R-O	Proposed Code	R-O
257	Number of surface parking spaces	25	spaces	19	spaces
258	Surface parking land area	10,000	square feet	7,600	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	R-O	Proposed Code	R-O
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	R-O	Proposed Code	R-O
269	Surface parking land area	10,000	square feet	7,600	square feet
270					
271					
272					
273					
274	Private Open Space Requirements	Current Code	R-O	Proposed Code	R-O
275	Required for Residential Dwellings	10,000	square feet	6,000	square feet
276	Required for Non-residential Uses	-	square feet	325	square feet
277	Required in return for Parking Reductions		square feet	800	
278	Total Required Private Open Space	10,000	square feet	7,125	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.	2,125	sq. ft.
281	Total Private Open Space Provided	10,000	sq. ft.	7,125	sq. ft.
282	Acres			0.05	acres
283	Percent of Site			3.9%	
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					
289	Snow Storage Area Requirement	Current Code	R-O	Proposed Code	R-O
290	20% of multi-family surface parking requirements	No Requirement		8,400	square feet
291	less				less
292	25% of private open space provided on the land			531	square feet
293	Total Snow Storage Requirement			7,868	square feet
294				0.18	acres
295	Percent of Site			14.3%	
296					
297					

298	Pedestrian Connections Requirements		Current Code	R-O	Proposed Code	R-O
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	0	square feet per lin. ft.		-	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					
315	but needed by the use type. Such areas may include, for example, portions of the site left					
316	undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas.					
317	The model provides the option to account for such areas to avoid unnecessarily counting					
318	them toward required site enhancement landscaping costs.		TOTAL AREA		-	square feet
319						

320 Summary Site Area Requirements		Current Code	R-O	Proposed Code	R-O	
321	Land Area in Square Feet					
322	Building Footprint	25,000	square feet	25,000	square feet	
323	Parking	10,000	square feet	7,600	square feet	
324	Setbacks, Easements and Perimeter Landscaping	2,980	square feet	11,090	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	2,125	square feet	
329	Snow Storage	-	square feet	7,868	square feet	
330	Pedestrian Connections	-	square feet	2,845	square feet	
331	TOTAL	43,380	square feet	56,929	square feet	
332	Total Site Area	55,000	square feet	55,000	square feet	31% higher
333	Percent of Total Site Area					
334	Building Footprint	45.5%		45.5%		
335	Parking	18.2%		13.8%		
336	Setbacks, Easements and Perimeter Landscaping	5.4%		20.2%		
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%		3.9%		
341	Snow Storage	0.0%		14.3%		
342	Pedestrian Connections	0.0%		5.2%		
343	TOTAL	78.9%		103.5%		
344	Total Site Area	100.0%		100.0%		
345						

Summary Cost Requirements			Current Code	R-O	Proposed Code	R-O	
346	Parking Construction						Pct. of Current
347	Surface parking	\$8,000 per space		\$200,000		\$152,000	76%
348	Within building, above ground	\$35,000 per space		\$1,820,000		\$1,176,000	65%
349	Within building, below ground	\$60,000 per space		\$7,200,000		\$4,800,000	67%
350	Above grade structure	\$35,000 per space		\$0		\$0	
351	Below grade structure	\$60,000 per space		\$0		\$0	
352	Off-site	\$0 per space		\$0		\$0	
353	Total Parking Construction			\$9,220,000		\$6,128,000	66%
354	Setbacks, Easements and Perimeter Landscaping						
355	Current Code	\$ 7.85 per square foot		\$23,400			
356	Proposed Code - perimeter landsc.	\$ 11.32 per square foot				\$101,900	
357	Proposed Code - easement landsc.	\$ 2.00 per square foot				\$4,200	
358	Proposed Code - total					\$106,100	453%
359	Parking Lot Interior Landscaping						
360	Current Code	\$ 7.85 per square foot		\$0			
361	Proposed Code	\$ 11.32 per square foot				\$0	
362	Site Enhancement Landscaping						
363	Current Code	\$1.20 per square foot		\$13,900			
364	Proposed Code	\$2.00 per square foot				\$0	0%
365	Loading Area						
366		\$ 20.00 per square foot		\$8,000		\$8,000	100%
367	Lighting						
368	Current Code	\$ 0.08 per square foot		\$800			
369	Proposed Code	\$ 0.10 per square foot				\$800	100%
370	Private Open Space						
371	Current Code	\$ 7.85 per square foot		\$78,500			0%
372	Proposed Code	\$ 11.32 per square foot				\$80,700	103%
373	Snow Storage						
374		\$ 11.32		\$0		\$89,100	
375	Pedestrian Connections						
376		\$ 11.32 per square foot		\$0		\$32,200	
377	COST OF SITE DEVELOPMENT (Including structured parking)						
378				\$9,344,600		\$6,444,900	69%
379	COST OF BUILDING CONSTRUCTION						
380				\$13,133,000		\$13,789,000	105%
381	TOTAL COST OF DEVELOPMENT						
382				\$22,477,600		\$20,233,900	90%