

1 <b>ECONOMIC COST &amp; BENEFIT COMPARISON WORKSHEET</b>		
2 <b>Title 21 Land Use Code</b>	CELL	Cells requiring direct input.
3 <b>Current Code vs. Proposed Code (2007 Public Hearing Draft)</b>	COLOR	Cells calculated by the model; can be overridden by direct input.
4 <b>Anchorage, Alaska</b>	CODES	Cells with drop-down answer menus.
5 <b>Current Title 21 Zoning District:</b>	<b>R-O Residential-Office</b>	
6		
7 <b>Proposed Title 21 Zoning District:</b>	<b>R-4A Multi-Family Residential Mixed Use</b>	
8		
9 <b>Name of Project:</b>	Park Plaza II	
10 <b>Address or Location of Project:</b>	16th Avenue and A Street	
11 <b>Current Zoning:</b>	R-O	Residential-Office
12 <b>Proposed Zoning:</b>	R-4A	Multi-Family Residential Mixed Use
13 <b>Is this project in Downtown vicinity?</b>	No	Answer "Yes" if North of 15th Avenue, west of Gambell Street, east of L Street and south of Ship Creek
14 <b>If not, is this project in the Central City?</b>	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 <b>Written description of proposed project:</b>		
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	<b>Proposed Uses on the Site</b>				
20	<b>RESIDENTIAL</b>		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>	<b>100</b>	<b>78,800</b>	
26					Square Feet in ea. Affordable Unit
27	<b>Bonus Potential: Affordable Housing</b>	Dwellings from above that are qualified as Affordable Housing			
28		Efficiency	10	6,000	
29		1 Bedroom	5	3,000	600
30		2 Bedroom	5	3,500	700
31		3 Bedroom	-	-	800
32		<b>TOTAL Affordable Units</b>	<b>20</b>	<b>12,500</b>	<b>1,100</b>
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		<i>25,000</i>	<i>2 sq. ft. per affordable housing sq. ft.</i>
34					
35	<b>Bonus Potential: Housing Square Feet</b>	<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	<b>HOTEL</b>		Number of Hotel Rooms	Square Feet GFA per hotel room	
39			-	1,000	
40		<i>Total Hotel Rooms</i>	-	-	
41					
42	<b>COMMERCIAL USES</b>		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>	<b>6,500</b>		
58					
59	<b>STRUCTURED</b>	Parking, above grade in the building or a separate structure		18,500	
60	<b>PARKING</b>	Structured parking below grade or in the basement		41,000	
61		<i>Total Square Feet</i>		<b>144,800</b>	
62					

63	<b>Proposed Building Dimensions</b>					
64	<b>FLOORS</b>	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>		<b>5</b>		
74	Basement Floors (Below Grade)	1	0	41,000 square feet		
75	<b>GROSS FLOOR AREA</b>	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	<b>BUILDING HEIGHT</b>	Height of Proposed Building (based on floor dimensions)		58 feet		
82		Allowable Height	Current code	R-O	Unlimited feet	
83			Proposed Code	R-4A	90 feet	
84	<b>LOT COVERAGE</b>	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-4A	65%		
89	<b>BUILDING LOCATION</b>	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	<b>FLOOR AREA RATIO (FAR)</b>	Current Code		R-O		
99		Maximum FAR Allowed	Unrestricted		Maximum Floor Area Allowed:	NA sq. ft.
100			Proposed FAR		1.89	Proposed Floor Area
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:
104		<i>Allowable FAR with bonuses proposed</i>		2.08	<i>Allowable floor area in this case:</i>	114,400 sq. ft.
105		<i>Proposed FAR</i>		1.89	<i>Proposed floor area:</i>	103,800 sq. ft.

**Building height is in compliance with code.**

114							
115	<b>How many public streets border this property?</b>						
116	Three, two corners, no rear street						
117							
118	<b>Types of Streets along Boundaries</b>		<b>Street Name</b>		<b>Driveways</b>	<b>Driveway Width</b>	
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	<b>Lot Dimensions in Feet</b>		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	<b>Estimated land area</b>		55,000	square	feet		
131	<i>(accept the calculation or enter exact )</i>		1.26	acres			
132							
133	<b>Adjacent and Abutting Properties</b>		<b>Zoning</b>		<b>Land Use</b>	<b>District</b>	
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	<b>Total parking required</b>		<b>197</b> 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%	

174

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	<b>Total parking required</b>								<b>118</b>
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	<b>TOTAL</b>								
206	Total Land Area Requirement	7,200	square feet						
207		0.17	acres						
208	Percent of Gross Site Area	13.1%							
209									
210	<b>Bonus Potential: Below Ground Parking</b>								
211	Number of Below Ground Spaces					48	spaces		
212	Square feet of below ground parking					16,800	square feet		
213	Added building floor area allowed at		2 sq. ft. per sq. ft. of below ground parking			33,600	square feet (up to 1.0 added FAR)		

Gross Land Area per Space			
18	15%	400	square feet
52	44%	-	square feet
48	41%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
<b>118</b>	<b>100%</b>	<b>51</b>	<b>square feet</b>

214

Minimum Setback Requirements		Current Code	R-O	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	R-O	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

227

Minimum Perimeter Landscaping Setbacks from Adjacent Uses			Current Code	R-O	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	Collector Street		PLI-p	0	PR	L2	8	8
Side lot line	Arterial Street		R-O	0	R-O	L3	15	15
Other side lot line	Residential		R-4	0	R-4	None	0	0
Lot line opposite front line (rear)	Local Street		R-4	0	R-4	L2	8	14

234

Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code			R-O	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		PLI-p	8	100	PR	L2	8	85	8	
Side lot line		R-O	8	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	

241

Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	R-O	Proposed Code			R-4A
		Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
Front lot line		8	10	8	8	10	feet
Side lot line		0	5	15	15	15	feet
Other side lot line		0	10	0	0	5	feet
Lot line opposite front line (rear)		0	10	8	14	14	feet

248

Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code	R-O	Proposed Code		R-4A
Front lot line		2,189	square feet	2,324	square feet	
Side lot line		791	square feet	3,000	square feet	
Other side lot line		0	square feet	0	square feet	
Lot line opposite front line (rear)		0	square feet	3,850	square feet	
TOTAL		2,980	square feet	9,174	square feet	

255

256	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code	R-O	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	<b>Loading Area Requirements</b>	Current Code	R-O	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	<b>Lighting Requirements</b>	Current Code	R-O	Proposed Code	R-4A
269	Surface parking land area	10,000	square feet	7,200	square feet
270					
271					
272					
273					
274	<b>Private Open Space Requirements</b>	Current Code	R-O	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	<b>Total Required Private Open Space</b>	<b>10,000</b>	<b>square feet</b>	<b>11,645</b>	<b>square feet</b>
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.
281	<b>Total Private Open Space Provided</b>	<b>10,000</b>	<b>sq. ft.</b>	<b>11,645</b>	<b>sq. ft.</b>
282	Acres			0.15	acres
283	Percent of Site			12.1%	
284	<b>Excess Private Open Space Provided (R-4A)</b>			-	sq. ft.
285	<b>Added floor area allowed:</b>				
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	<b>Snow Storage Area Requirement</b>	Current Code	R-O	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	<b>Total Snow Storage Requirement</b>			-	<b>square feet</b>
294				-	acres
295	Percent of Site			0.0%	
296					
297					



298	<b>Pedestrian Connections Requirements</b>		Current Code	R-O	Proposed Code	R-4A
299	<b>Required Walkways</b>		No Pedestrian Requirements		825	square feet
300	<b>Bus Stop</b> (may be required for transit-related parking reduction)				900	square feet
301	<i>Required in return for a Parking Reduction?</i>	Yes	<i>(Accept default or enter yes or no)</i>			
302	<i>Is it located along an Arterial class street?</i>	Yes	<i>(Enter yes or no)</i>			
303	<i>Additional area for on-site transit facilities</i>	600	square feet			
304	<b>Primary Pedestrian Walkways</b>				160	linear feet of primary pedestrian walkway
305					1,920	square feet of primary pedestrian walkway
306	<b>Bonus floor area allowed at</b>	5	square feet per lin. ft.		800	square feet of bonus floor area
307						
308	<i>Pedestrian Connections Square Feet</i>				2,845	square feet
309	<i>Pedestrian Connections in Acres</i>				0.1	acres
310	<i>Percent of Site</i>				5.2%	
311						
312						
313	<b>Other Facilities or Undeveloped Areas (Optional)</b>		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	R-O	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	2,980	square feet	9,174	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	<b>TOTAL</b>	<b>43,380</b>	<b>square feet</b>	<b>51,264</b>	<b>square feet</b>	18% higher
332	Total Site Area	55,000	square feet	55,000	square feet	
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	5.4%		16.7%		
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	<b>TOTAL</b>	<b>78.9%</b>		<b>93.2%</b>		
344	Total Site Area	100.0%		100.0%		
345						

Summary Cost Requirements			Current Code R-O	Proposed Code R-4A	
346	Parking Construction				Pct. of Current
347	Surface parking	\$8,000 per space	\$200,000	\$144,000	72%
348	Within building, above ground	\$35,000 per space	\$1,820,000	\$1,911,000	105%
349	Within building, below ground	\$60,000 per space	\$7,200,000	\$2,880,000	40%
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	\$4,935,000	54%
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		\$83,800	
357	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$3,500	
358	Proposed Code - total			\$87,300	373%
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		\$7,500	54%
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		\$700	88%
370	Private Open Space				
371	Current Code	\$ 7.85 per square foot	\$78,500		0%
372	Proposed Code	\$ 11.32 per square foot		\$131,800	168%
373	Snow Storage				
374		\$ 11.32	\$0	\$0	
375	Pedestrian Connections				
376		\$ 11.32 per square foot	\$0	\$32,200	
377	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>				
378			<b>\$9,344,600</b>	<b>\$5,202,500</b>	<b>56%</b>
379	<b>COST OF BUILDING CONSTRUCTION</b>				
380			<b>\$13,133,000</b>	<b>\$13,789,000</b>	<b>105%</b>
381	<b>TOTAL COST OF DEVELOPMENT</b>				
382			<b>\$22,477,600</b>	<b>\$18,991,500</b>	<b>84%</b>