

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-4 Multiple Family Residential</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-4	Multiple Family Residential
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	3,500	600
30		2 Bedroom	5	4,000	700
31		3 Bedroom	-	-	800
32		<b>TOTAL Affordable Units</b>	<b>20</b>	<b>13,500</b>	<b>1,100</b>
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		27,000	<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 PARKING</b>	Parking, above grade in the building or a separate structure		18,500	
60		Structured parking below grade or in the basement		41,000	
61		<b>Total Square Feet</b>		<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>		5			
74		Basement Floors (Below Grade)	1	0	41,000	square feet	
75	<b>GROSS FLOOR AREA</b>						
76	Gross Floor Area (based on floor dimensions)		144,800	square feet			
77	Gross Floor Area of proposed uses (from previous page)		144,800	square feet			
78	Gross Floor Area excluding below grade structured parking		103,800	square feet			
79	Gross Floor Area excluding all structured parking		85,300	square feet			
80	Net Floor Area (useable or leasable) excluding parking		72,505	square feet			
81	Floor Area Efficiency		85%				
82	<b>BUILDING HEIGHT</b>						
83	Height of Proposed Building (based on floor dimensions)		58	feet	<b>Building height is in compliance with code.</b>		
84	Allowable	Current code	R-4	Unlimited			feet
86	Height	Proposed Code	R-4A	90			feet
88	<b>LOT COVERAGE</b>						
89	Gross Building Footprint		25,000	square feet			
90	Minimum Building Footprint Requirement		1,000	square feet			
91	Gross Footprint as Percent of Site Area		45.5%				
92	Maximum Allowed Lot Coverage		R-4	Unrestricted			
93			R-4A	65%			
94	<b>BUILDING LOCATION</b>						
95	Building Location Relative to Perimeter Lot Lines			Current Code	Proposed Code		
96	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	
97	Length of Façade near Front Lot Line			158	158		
98	Near Side Lot Line, not set back behind vehicle area?			Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
99	Length of Façade near Side Lot Line			158	158		
100	Near Other Side Lot Line, not set back behind vehicle area?			No	No	This is located counter-clockwise from the "Front Lot Line" feet	
101	Length of Façade near Other Side Lot Line			0	0		
102	Near Rear Lot Line, not set back behind vehicle area?			No	No	This lot line is located opposite from the "Front Lot Line" feet	
103	Length of Façade near Rear Lot Line			0	0		
104	<b>FLOOR AREA RATIO (FAR)</b>						
105	Current Code		R-4				
106		Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA	sq. ft.	
107		Proposed FAR	1.89	Proposed Floor Area	103,800	sq. ft.	
108	Proposed Code		R-4A				
109		Maximum FAR By right	1.00	Maximum Floor Area By right:	55,000	sq. ft.	
110		Maximum FAR with bonuses	3.00	Maximum Floor Area with Bonuses:	165,000	sq. ft.	
111		Allowable FAR with bonuses proposed	2.51	Allowable floor area in this case:	137,800	sq. ft.	
112		Proposed FAR	1.89	Proposed floor area:	103,800	sq. ft.	
113							

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>		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	<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-4	Multiple Family Residential
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)
The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.			No	Yes	Yes	Yes	No	No	
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		Number of levels:	1					
201	Within building, below ground		Number of levels:	1					
202	Above grade structure		Number of levels:	1					
203	Below grade structure		Number of levels:	1					
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					80	spaces		
212	Square feet of below ground parking					28,000	square feet		
213	Added building floor area allowed at		2 sq. ft. per sq. ft. of below ground parking			55,000	square feet (up to 1.0 added FAR)		

Gross Land Area per Space		
18	15%	400
20	17%	-
80	68%	-
-	0%	-
-	0%	-
-	0%	-
<b>118</b>	<b>100%</b>	<b>51</b>

214

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

221

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

227

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

234

235 Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code			Proposed Code				
		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	PLI-p	8	100	PR	L2	8	85	8
238	Side lot line	R-O	8	0	R-O	L2	8	0	0
239	Other side lot line	R-4	10	0	R-4	L2	8	0	0
240	Lot line opposite front line (rear)	R-4	10	0	R-4	L2	8	0	0

241

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

248

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

255

256	<b>Parking Interior Lot Landscaping Requirements</b>	Current Code	R-4	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-4	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-4	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-4	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	square feet
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	<i>Acres</i>			0.15	acres
283	<i>Percent of Site</i>			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-4	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				-	<i>acres</i>
295	<i>Percent of Site</i>			0.0%	
296					
297					



Pedestrian Connections Requirements		Current Code R-4	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 (Accept default or enter yes or no)	
302	<i>Is it located along an Arterial class street?</i>	Yes (Enter yes or no)	
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%

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

Summary Site Area Requirements		Current Code R-4	Proposed Code R-4A	
320	Land Area in Square Feet			
321	Building Footprint	25,000 square feet	25,000 square feet	
322	Parking	10,000 square feet	7,200 square feet	
323	Setbacks, Easements and Perimeter Landscaping	2,980 square feet	9,174 square feet	
324	Parking Lot Interior Landscaping	- square feet	- square feet	
325	Loading Area	400 square feet	400 square feet	
326	Lighting	Same as Parking square feet	Same as Parking square feet	
327	Private Open Space	5,000 square feet	6,645 square feet	
328	Snow Storage	- square feet	- square feet	
329	Pedestrian Connections	- square feet	2,845 square feet	
330	<b>TOTAL</b>	<b>43,380 square feet</b>	<b>51,264 square feet</b>	18% higher
331	Total Site Area	55,000 square feet	55,000 square feet	
332	Percent of Total Site Area			
333	Building Footprint	45.5%	45.5%	
334	Parking	18.2%	13.1%	
335	Setbacks, Easements and Perimeter Landscaping	5.4%	16.7%	
336	Parking Lot Interior Landscaping	0.0%	0.0%	
337	Loading Area	0.7%	0.7%	
338	Lighting	NA	NA	
339	Private Open Space	9.1%	12.1%	
340	Snow Storage	0.0%	0.0%	
341	Pedestrian Connections	0.0%	5.2%	
342	<b>TOTAL</b>	<b>78.9%</b>	<b>93.2%</b>	
343	Total Site Area	100.0%	100.0%	
344				
345				

Summary Cost Requirements			Current Code R-4	Proposed Code R-4A	
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	\$23,400		
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$83,800	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$3,500	
360	Proposed Code - total			\$87,300	373%
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	\$13,900		
368	Proposed Code	\$2.00 per square foot		\$7,500	54%
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	<b>COST OF SITE DEVELOPMENT (Including structured parking)</b>		<b>\$9,344,600</b>	<b>\$5,946,500</b>	<b>64%</b>
384					
385	<b>COST OF BUILDING CONSTRUCTION</b>		<b>\$13,133,000</b>	<b>\$13,789,000</b>	<b>105%</b>
386					
387	<b>TOTAL COST OF DEVELOPMENT</b>		<b>\$22,477,600</b>	<b>\$19,735,500</b>	<b>88%</b>