

|  |  |   |
|--|--|---|
| 1 <b>ECONOMIC COST &amp; BENEFIT COMPARISON WORKSHEET</b>    |  |   |
| 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 <b>Current Title 21 Zoning District:</b>                   | <b>R-4</b>   | <b>Multiple Family Residential</b>  |
| 6  |  |   |
| 7 <b>Proposed Title 21 Zoning District:</b>                  | <b>R-4</b>   | <b>Multiple Family Residential</b>  |
| 8  |  |   |
| 9 <b>Name of Project:</b>                                    | <b>Park Plaza II</b>   |   |
| 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-4  | Multiple Family Residential   |
| 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<br>Dwelling Units | Square Feet                       | Square Feet GFA<br>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>                     | Residential                                     |
| 26 |   |  |                             |                                   | Square Feet in ea.<br>Affordable Unit           |
| 27 | <b>Bonus Potential:<br/>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>   |                             | <i>27,000</i>                     | <i>2 sq. ft. per affordable housing sq. ft.</i> |
| 34 |   |  |                             |                                   |   |
| 35 | <b>Bonus Potential:<br/>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<br>Rooms    | Square Feet GFA per<br>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,<br>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<br/>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 |   | <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>                             |                          | 5                   |   |                                  |
| 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   | Current code             | R-4                 |   |                                  |
| 83  |                                     | Height  | Proposed Code            | R-4                 |   |                                  |
| 84  |                                     |   | Unlimited                | feet                |   |                                  |
| 85  |                                     |   | 60                       | feet                |   |                                  |
| 86  | <b>LOT COVERAGE</b>                 | Gross Building Footprint                                    |                          | 25,000 square feet  |   |                                  |
| 87  |                                     | Minimum Building Footprint Requirement                      |                          | 1,000 square feet   |   |                                  |
| 88  |                                     | Gross Footprint as Percent of Site Area                     |                          | 45.5%               |   |                                  |
| 89  |                                     | Maximum Allowed Lot Coverage                                | R-4                      | Unrestricted        |   |                                  |
| 90  |                                     |   | R-4                      | 65%                 |   |                                  |
| 91  | <b>BUILDING LOCATION</b>            | Building Location Relative to Perimeter Lot Lines           |                          | Current Code        | Proposed Code   |                                  |
| 92  |                                     | 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 |                                  |
| 93  |                                     | Length of Façade near Front Lot Line                        | 158                      | 158                 |   |                                  |
| 94  |                                     | Near Side Lot Line, not set back behind vehicle area?       | Yes                      | Yes                 | This lot line is located clockwise from the "Front Lot Line" feet   |                                  |
| 95  |                                     | Length of Façade near Side Lot Line                         | 158                      | 158                 |   |                                  |
| 96  |                                     | Near Other Side Lot Line, not set back behind vehicle area? | No                       | No                  | This is located counter-clockwise from the "Front Lot Line" feet    |                                  |
| 97  |                                     | Length of Façade near Other Side Lot Line                   | 0                        | 0                   |   |                                  |
| 98  |                                     | Near Rear Lot Line, not set back behind vehicle area?       | No                       | No                  | This lot line is located opposite from the "Front Lot Line" feet    |                                  |
| 99  | Length of Façade near Rear Lot Line | 0   | 0                        |                     |   |                                  |
| 100 | <b>FLOOR AREA RATIO (FAR)</b>       | Current Code  |                          | R-4                 |   |                                  |
| 101 |                                     | Maximum FAR Allowed   | Unrestricted             |                     | Maximum Floor Area Allowed:   | NA sq. ft.                       |
| 102 |                                     |   | Proposed FAR             |                     | 1.89  | Proposed Floor Area              |
| 103 |                                     | Proposed Code   |                          | R-4                 |   |                                  |
| 104 |                                     | Maximum FAR By right  | 1.00                     |                     | Maximum Floor Area By right:  | 55,000 sq. ft.                   |
| 105 |                                     |   | Maximum FAR with bonuses |                     | 2.00  | Maximum Floor Area with Bonuses: |
| 106 |                                     | <i>Allowable FAR with bonuses proposed</i>                  |                          | 2.00                | <i>Allowable floor area in this case:</i>                           | 110,000 sq. ft.                  |
| 107 |                                     | <i>Proposed FAR</i>   |                          | 1.89                | <i>Proposed floor area:</i>   | 103,800 sq. ft.                  |
| 108 |                                     |   |                          |                     |   |                                  |

|     |  |                  |                                     |               |                  |   |                 |
|-----|--|------------------|-------------------------------------|---------------|------------------|---|-----------------|
| 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-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>   |        |                                    |
| 162   |   |        |                                    |
| 163   | Parking space distribution  |        |                                    |
| 164   | Surface parking   | 25     | 12.7%                              |
| 165   | Within building, above ground   | 52     | 26.4%                              |
| 166   | Within building, below ground   | 120    | 60.9%                              |
| 167   | Above grade structure   | -      | 0.0%                               |
| 168   | Below grade structure   | -      | 0.0%                               |
| 169   | Off-site  | -      | 0.0%                               |
| 170   | TOTAL   | 197    | 100.0%                             |
| 171   | Total Land Area Requirement   | 10,000 | square feet                        |
| 172   |   | 0.23   | acres                              |
| 173   | Percent of Gross Site Area  | 18%    |                                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

  

| 162 |                               |     |                           |
|-----|-------------------------------|-----|---------------------------|
|     |                               |     | Gross Land Area per Space |
| 164 | Surface parking               | 25  | 12.7%                     |
| 165 | Within building, above ground | 52  | 26.4%                     |
| 166 | Within building, below ground | 120 | 60.9%                     |
| 167 | Above grade structure         | -   | 0.0%                      |
| 168 | Below grade structure         | -   | 0.0%                      |
| 169 | Off-site                      | -   | 0.0%                      |
| 170 | TOTAL                         | 197 | 100.0%                    |

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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   | <b>Total parking required</b>  |  |  |   |   |  |   |   | <b>131</b>                                      |
| 197   |  |  |  |   |   |  |   |   |   |
| 198   | Parking space distribution   |  |  |   |   |  |   |   |   |
| 199   | Surface parking  |  |  |   |   |  |   |   |   |
| 200   | Within building  |  |  | <i>Number of levels:</i>  | 1   |  |   |   |   |
| 201   | Within building, below ground  |  |  | <i>Number of levels:</i>  | 1   |  |   |   |   |
| 202   | Above grade structure  |  |  | <i>Number of levels:</i>  | 1   |  |   |   |   |
| 203   | Below grade structure  |  |  | <i>Number of levels:</i>  | 1   |  |   |   |   |
| 204   | Off-site   |  |  |   |   |  |   |   |   |
| 205   | <b>TOTAL</b>   |  |  |   |   |  |   |   |   |
| 206   | Total Land Area Requirement  | 7,600 square feet  |  |   |   |  |   |   |   |
| 207   |  | 0.17 acres   |  |   |   |  |   |   |   |
| 208   | Percent of Gross Site Area   | 13.8%  |  |   |   |  |   |   |   |
| 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   |  |  |   |   | 55,000 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        |
| <b>131</b>                | <b>100%</b> | <b>51</b> | <b>square feet</b> |

214

| Minimum Setback Requirements             |                                     | Current Code | R-4     | Proposed Code | R-4     |
|--|-------------------------------------|--------------|---------|---------------|---------|
| <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 |               | 10 feet |
| Local Street                             | Lot line opposite front line (rear) |              | 5 feet  |               | 5 feet  |

221

| Site Perimeter Utility Easements                         |                                     | Current Code | R-4     | Proposed Code | R-4     |
|--|-------------------------------------|--------------|---------|---------------|---------|
| <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-4                              | Proposed Code                              | R-4                                     |  |
|---|------------------|--|-----------------|----------------------------------|--|---|--|
| 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 | 0  | PLI-p           | PR                               | 8  | 8                                       |  |
| Side lot line   | Arterial Street  | 0  | R-O             | R-O                              | 15   | 15                                      |  |
| Other side lot line                                       | Residential      | 0  | R-4             | R-4                              | 0  | 0                                       |  |
| Lot line opposite front line (rear)                       | Local Street     | 0  | R-4             | R-4                              | 8  | 14                                      |  |

234

| 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 |  |
| Front lot line                                     | 8                                  | 100                                 | PR              | L2                                      | 8                                | 87                                | 8                                       |  |
| Side lot line                                      | 8                                  | 0                                   | R-O             | L2                                      | 8                                | 0                                 | 0                                       |  |
| Other side lot line                                | 10                                 | 0                                   | R-4             | L2                                      | 8                                | 0                                 | 0                                       |  |
| Lot line opposite front line (rear)                | 10                                 | 0                                   | R-4             | L2                                      | 8                                | 0                                 | 0                                       |  |

241

| Combined Minimum Landscaping and Setback Requirements from Lot Lines |                                     | Current Code | R-4              |                | Proposed Code     | R-4              |      |
|--|-------------------------------------|--------------|------------------|----------------|-------------------|------------------|------|
| Front lot line   | Side lot line                       | Landscaping  | Building Setback | Landscaping... | ...with easements | Building Setback |      |
| Front lot line   | Side lot line                       | 8            | 10               | 8              | 8                 | 10               | feet |
| Greater of minimum zoning requirements or landscaping requirements.  | Other side lot line                 | 0            | 5                | 15             | 15                | 15               | feet |
|  | Lot line opposite front line (rear) | 0            | 10               | 0              | 0                 | 9.6              | feet |
|  |                                     | 0            | 10               | 8              | 14                | 14               | feet |

248

| Setback, Easement and Perimeter Landscaping Site Area Requirements |  | Current Code | R-4         |       | Proposed Code | R-4 |  |
|--|--|--------------|-------------|-------|---------------|-----|--|
| 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-4                                    | Proposed Code | R-4                           |
| 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 | <b>Loading Area Requirements</b>                                | Current Code   | R-4                                    | Proposed Code | R-4                           |
| 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-4                           |
| 269 | Surface parking land area                                       | 10,000         | square feet                            | 7,600         | square feet                   |
| 270 |   |                |  |               |                               |
| 271 |   |                |  |               |                               |
| 272 |   |                |  |               |                               |
| 273 |   |                |  |               |                               |
| 274 | <b>Private Open Space Requirements</b>                          | Current Code   | R-4                                    | Proposed Code | R-4                           |
| 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                            | 800           | square feet                   |
| 278 | <b>Total Required Private Open Space</b>                        | <b>10,000</b>  | <b>square feet</b>                     | <b>11,125</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.                                | 6,125         | sq. ft.                       |
| 281 | <b>Total Private Open Space Provided</b>                        | <b>10,000</b>  | <b>sq. ft.</b>                         | <b>11,125</b> | <b>sq. ft.</b>                |
| 282 | <i>Acres</i>  |                |  | 0.14          | acres                         |
| 283 | <i>Percent of Site</i>  |                |  | 11.1%         |                               |
| 284 | <b>Excess Private Open Space Provided (R-4)</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-4                           |
| 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 | <i>Percent of Site</i>  |                |  | 0.0%          |                               |
| 296 |   |                |  |               |                               |
| 297 |   |                |  |               |                               |



|     |   |   |                            |   |
|-----|---|---|----------------------------|---|
| 298 | <b>Pedestrian Connections Requirements</b>  |   | Current Code R-4           | Proposed Code R-4                               |
| 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%  |
| 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 |   |   |                            |   |

| Summary Site Area Requirements |   | Current Code R-4            | Proposed Code R-4           |            |
|--------------------------------|---|-----------------------------|-----------------------------|------------|
| 320                            | Land Area in Square Feet                      |                             |                             |            |
| 321                            | Building Footprint                            | 25,000 square feet          | 25,000 square feet          |            |
| 322                            | Parking                                       | 10,000 square feet          | 7,600 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           | 6,125 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>51,144 square feet</b>   |            |
| 331                            | Total Site Area                               | 55,000 square feet          | 55,000 square feet          | 18% higher |
| 332                            | Percent of Total Site Area                    |                             |                             |            |
| 333                            | Building Footprint                            | 45.5%                       | 45.5%                       |            |
| 334                            | Parking                                       | 18.2%                       | 13.8%                       |            |
| 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%                        | 11.1%                       |            |
| 340                            | Snow Storage                                  | 0.0%                        | 0.0%                        |            |
| 341                            | Pedestrian Connections                        | 0.0%                        | 5.2%                        |            |
| 342                            | <b>TOTAL</b>                                  | <b>78.9%</b>                | <b>93.0%</b>                |            |
| 343                            | Total Site Area                               | 100.0%                      | 100.0%                      |            |
| 344                            |   |                             |                             |            |
| 345                            |   |                             |                             |            |

| Summary Cost Requirements |  |                          | Current Code R-4 | Proposed Code R-4   |                          |
|---------------------------|--|--------------------------|------------------|---------------------|--------------------------|
| 346                       | Summary Cost Requirements                                      |                          |                  |                     |                          |
| 347                       | Parking Construction   |                          |                  |                     | Pct. of Current          |
| 348                       | Surface parking  | \$8,000 per space        | \$200,000        | \$152,000           | 76%                      |
| 349                       | Within building, above ground                                  | \$35,000 per space       | \$1,820,000      | \$1,176,000         | 65%                      |
| 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         | \$6,128,000 66%          |
| 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   |                  | \$7,700             | 55%                      |
| 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  |                  | \$800               | 100%                     |
| 374                       |  |                          |                  |                     |                          |
| 375                       | Private Open Space   |                          |                  |                     | 0%                       |
| 376                       | Current Code   | \$ 7.85 per square foot  | \$78,500         |                     |                          |
| 377                       | Proposed Code  | \$ 11.32 per square foot |                  | \$125,900           | 160%                     |
| 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>\$6,389,900 68%</b>   |
| 384                       |  |                          |                  |                     |                          |
| 385                       | <b>COST OF BUILDING CONSTRUCTION</b>                           |                          |                  | <b>\$13,133,000</b> | <b>\$13,789,000 105%</b> |
| 386                       |  |                          |                  |                     |                          |
| 387                       | <b>TOTAL COST OF DEVELOPMENT</b>                               |                          |                  | <b>\$22,477,600</b> | <b>\$20,178,900 90%</b>  |