

1 ECONOMIC COST & BENEFIT COMPARISON WORKSHEET		
2 Title 21 Land Use Code	CELL	Cells requiring direct input.
3 Current Code vs. Proposed Code (2007 Public Hearing Draft)	COLOR	Cells calculated by the model; can be overridden by direct input.
4 Anchorage, Alaska	CODES	Cells with drop-down answer menus.
5 Current Title 21 Zoning District:	I-1	Light Industrial
6		
7 Proposed Title 21 Zoning District:	I-2	Heavy Industrial
8		
9 Name of Project:	Carr Gottstein Distribution Warehouse	
10 Address or Location of Project:	6441 C Street	
11 Current Zoning:	I-1	Light Industrial
12 Proposed Zoning:	I-2	Heavy Industrial
13 Is this project in Downtown vicinity?	No	Answer "Yes" if North of 15th Avenue, west of Gambell Street, east of L Street and south of Ship Creek
14 If not, is this project in the Central City?	No	Answer "Yes" if North of Tudor Rd, east of Minnesota Dr and west of Seward Hwy, or in Fairview, Mt. View, or Gov't Hill neighborhood.
15		
16 Written description of proposed project:		
17	Commercial cold storage facility, distribution warehouse, multi-use office, and vehicle parts and maintenance. To simplify testing the shape of the parcel has been generalized to a rectangle by squaring off the south diagonal lot line along the Alaska Railroad utility corridor and simplifying the east boundary. The site area and general proportions, configuration of uses and facilities on-site and the site's surrounding context are generalizations of the actual development.	
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19	Proposed Uses on the Site				
20	RESIDENTIAL		Number of Dwelling Units	Square Feet	Square Feet GFA per Dwelling Unit
21		Dwellings, Multifamily or Mixed-use - Efficiency	-	-	600
22		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	800
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	1,000
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400
25		<i>Total Dwelling Units</i>	-	-	
26					Square Feet in ea. Affordable Unit
27	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing			
28		Efficiency	-	-	
29		1 Bedroom	-	-	600
30		2 Bedroom	-	-	700
31		3 Bedroom	-	-	800
32		TOTAL Affordable Units	-	-	1,100
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		-	<i>0 sq. ft. per affordable housing sq. ft.</i>
34					
35	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>		-	<i>0 sq. ft. per housing sq. ft.</i>
36					
37					
38	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room	
39			-	1,000	
40		<i>Total Hotel Rooms</i>	-	-	
41					
42	COMMERCIAL USES			Square Feet	
43		Office, business, professional and financial		6,000	
44		Office, health and medical		-	
45		Health Club, Fitness		-	
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		233,000	
56		Accessory storage/mechanical area		-	
57		<i>Total Commercial Square Feet</i>		239,000	
58					
59	STRUCTURED PARKING	Parking, above grade in the building or a separate structure		-	
60		Structured parking below grade or in the basement		-	
61		<i>Total Square Feet</i>		239,000	
62					

63	Proposed Building Dimensions				
64	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size
65		First Floor	1	25	233,000 square feet
66		Second Floor and/or Mezzanine	1	15	6,000 square feet
67		Third Floor	-	0	0 square feet
68		Fourth Floor	-	0	0 square feet
69		Fifth Floor	-	0	0 square feet
70		Number of Additional Floors	-	0	0 square feet
71		Mechanical Storage Penthouse	-	0	0 square feet
72		Attic or Sloping Roof (Above Eave)	-	0	
73		<i>Total Floors Above Grade</i>		2	
74	Basement Floors (Below Grade)		-	0 square feet	
75	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		239,000 square feet	
76		Gross Floor Area of proposed uses (from previous page)		239,000 square feet	
77		Gross Floor Area excluding below grade structured parking		239,000 square feet	
78		Gross Floor Area excluding all structured parking		239,000 square feet	
79		Net Floor Area (useable or leasable) excluding parking		203,150 square feet	
80		Floor Area Efficiency		85%	
81	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		40 feet	
82		Allowable Height	Current code	I-1	Unlimited feet
83			Proposed Code	I-2	Unlimited feet
84	LOT COVERAGE	Gross Building Footprint		233,000 square feet	
85		Minimum Building Footprint Requirement		5,000 square feet	
86		Gross Footprint as Percent of Site Area		36.7%	
87		Maximum Allowed Lot Coverage	I-1	Unrestricted	
88			I-2	Unrestricted	
89	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code
90		Near Front Lot Line, not set back behind vehicle area?	No	No	This lot line abuts a street and has the primary front setback feet
91		Length of Façade near Front Lot Line	0	0	
92		Near Side Lot Line, not set back behind vehicle area?	No	No	This lot line is located clockwise from the "Front Lot Line" feet
93		Length of Façade near Side Lot Line	0	0	
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?	Yes	Yes	This lot line is located opposite from the "Front Lot Line" feet	
97	Length of Façade near Rear Lot Line	600	600		
98	FLOOR AREA RATIO (FAR)	Current Code		I-1	
99		Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.
100		Proposed FAR	0.38	Proposed Floor Area	239,000 sq. ft.
101		Proposed Code		I-2	
102		Maximum FAR By right	Unrestricted	Maximum Floor Area By right:	NA sq. ft.
103		Maximum FAR with bonuses	Unrestricted	Maximum Floor Area with Bonuses:	NA sq. ft.
104		<i>Allowable FAR with bonuses proposed</i>	Unrestricted	<i>Allowable floor area in this case:</i>	NA sq. ft.
105	<i>Proposed FAR</i>	0.38	<i>Proposed floor area:</i>	239,000 sq. ft.	

Building height is in compliance with code.

114							
115	How many public streets border this property?						
116	Two, corner lot						
117							
118	Types of Streets along Boundaries		Street Name		Driveways	Driveway Width	
119	Primary front lot line	Arterial Street	C Street	2	24	feet	
120	Secondary street frontage	Local Street	64th Avenue				feet
121	Not Applicable	Not Applicable	None				feet
122	Not Applicable	Not Applicable	None				feet
123							
124	Lot Dimensions in Feet		Front lot line	1,220	feet	This lot line abuts a street and has the primary front setback	
125			Side lot line	520	feet	This lot line is located clockwise from the "Front Lot Line"	
126			Other side lot line	520	feet	This is located counter-clockwise from the "Front Lot Line"	
127			Lot line opposite front line (rear)	1,220	feet	This lot line is located opposite from the "Front Lot Line"	
128			Other		feet	This is an additional lot line for testing irregular shaped lots.	
129							
130	Estimated land area		634,400	square feet			
131	<i>(accept the calculation or enter exact)</i>		14.56	acres			
132							
133	Adjacent and Abutting Properties		Zoning		Land Use	District	
134			Current Code	Proposed Code			
135	Front lot line	Adjacent	I-1	I-2	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	I-1	I-2	Non-Residential	Non-Residential	
137	Other side lot line	Abutting	I-1	I-2	Non-Residential	Non-Residential	
138	Lot line opposite front line (rear)	Abutting	I-1	I-2	Non-Residential	Non-Residential	
139							

140 Parking Requirements and Land Utilization for Parking			
141 Current Title 21	I-1	Light Industrial	
142	Dwellings,		spaces per dwelling unit
143	Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.68 spaces per dwelling unit
144	Dwellings, Multifamily or Mixed-use - 2 Bedroom		2.00 spaces per dwelling unit
145	Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.80 spaces per dwelling unit
146	Hotel		1.00 space per room
147	Office, business, professional and financial		3.33 spaces per 1,000 gross square feet
148	Office, health and medical		4.00 spaces per 1,000 gross square feet
149	Health Club, Fitness		3.33 spaces per 1,000 gross square feet
150	Restaurant		13.33 spaces per 1,000 gross square feet
151	Retail, grocery		5.00 spaces per 1,000 gross square feet
152	Retail, general - general, convenience store, building materials		3.33 spaces per 1,000 gross square feet
153	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		3.33 spaces per 1,000 gross square feet
154	Retail, large goods - furniture, home appliance, flooring		3.33 spaces per 1,000 gross square feet
155	Retail, large shopping mall		4.00 spaces per 1,000 gross square feet
156	Manufacturing, small		2.50 spaces per 1,000 gross square feet
157	Manufacturing, large		2.50 spaces per 1,000 gross square feet
158	Warehouse, small		1.00 space per 1,000 gross square feet
159	Warehouse, large		1.00 space per 1,000 gross square feet
160	Accessory storage/mechanical area		1.00 space per 1,000 gross square feet
161	Total parking required		253 spaces
162			
163	Parking space distribution		Gross Land Area per Space
164	Surface parking		253 100.0% 400 square feet
165	Within building, above ground	Number of levels: 1	- 0.0% - square feet
166	Within building, below ground	Number of levels: 1	- 0.0% - square feet
167	Above grade structure	Number of levels: 1	- 0.0% - square feet
168	Below grade structure	Number of levels: 1	- 0.0% - square feet
169	Off-site		- 0.0% - square feet
170	TOTAL		253 100.0% 400 square feet
171	Total Land Area Requirement	101,200 square feet	
172		2.32 acres	
173	Percent of Gross Site Area	16%	

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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)
The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.		No	No	No	No	No	No	No	
177	Dwellings, Multifamily Efficiency	1.00	100%	100%	100%	100%	100%	100%	-
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	100%	100%	100%	100%	100%	-
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	100%	100%	100%	100%	100%	-
180	Dwellings, Multifamily 3 Bedroom	2.10	100%	100%	100%	100%	100%	100%	-
181	Hotel	0.90	100%	100%	100%	100%	100%	100%	-
182	Office, business, professional and financial	2.86	100%	100%	100%	100%	100%	100%	17.14
183	Office, health and medical	4.00	100%	100%	100%	100%	100%	100%	-
184	Health Club, Fitness	4.44	100%	100%	100%	100%	100%	100%	-
185	Restaurant	16.67	100%	100%	100%	100%	100%	100%	-
186	Retail, grocery	4.00	100%	100%	100%	100%	100%	100%	-
187	Retail, general	3.33	100%	100%	100%	100%	100%	100%	-
188	Retail, other	2.50	100%	100%	100%	100%	100%	100%	-
189	Retail, large goods	1.25	100%	100%	100%	100%	100%	100%	-
190	Retail, large shopping mall	3.33	100%	100%	100%	100%	100%	100%	-
191	Manufacturing, small	1.00	100%	100%	100%	100%	100%	100%	-
192	Manufacturing, large	0.67	100%	100%	100%	100%	100%	100%	-
193	Warehouse, small	0.80	100%	100%	100%	100%	100%	100%	-
194	Warehouse, large	0.67	100%	100%	100%	100%	100%	100%	155.33
195	Accessory storage/mechanical area	0.80	100%	100%	100%	100%	100%	100%	-
196	Total parking required								173
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	TOTAL								
206	Total Land Area Requirement	69,200	square feet						
207		1.59	acres						
208	Percent of Gross Site Area	10.9%							
209									
210	Bonus Potential: Below Ground Parking								
211	Number of Below Ground Spaces								- spaces
212	Square feet of below ground parking								- square feet
213	Added building floor area allowed at		2 sq. ft. per sq. ft. of below ground parking						- square feet (up to 1.0 added FAR)

Gross Land Area per Space		
173	100%	400
-	0%	-
-	0%	-
-	0%	-
-	0%	-
-	0%	-
173	100%	400

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Minimum Setback Requirements		Current Code	I-1	Proposed Code	I-2
<i>Types of Streets along Boundaries</i>					
Arterial Street	Front lot line		10 feet		10 feet
Local Street	Side lot line		5 feet		5 feet
Not Applicable	Other side lot line		5 feet		0 feet
Not Applicable	Lot line opposite front line (rear)		5 feet		0 feet

Site Perimeter Utility Easements		Current Code	I-1	Proposed Code	I-2
<i>Linear utility easements along perimeter of site.</i>					
	Front lot line		25 feet		25 feet
	Side lot line		0 feet		0 feet
	Other side lot line		10 feet		10 feet
	Lot line opposite front line (rear)		0 feet		0 feet

Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code	I-1	Proposed Code	I-2		
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	Arterial Street	I-1	8	I-2	L2	8	29
Side lot line	Local Street	I-1	0	I-2	L2	8	8
Other side lot line	Non-Residential	I-1	0	I-2	None	0	0
Lot line opposite front line (rear)	Non-Residential	I-1	0	I-2	None	0	0

Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code		I-1	Proposed Code				I-2
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	I-1	8	0	I-2	L2	8	0	0	
Side lot line	I-1	8	318	I-2	L2	8	263	8	
Other side lot line	I-1	8	0	I-2	L2	8	0	0	
Lot line opposite front line (rear)	I-1	8	318	I-2	L2	8	263	8	

Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code	I-1	Proposed Code			I-2
Greater of minimum zoning requirements or landscaping requirements.		Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
Front lot line		8	25	8	29	29	feet
Side lot line		8	5	8	8	8	feet
Other side lot line		0	10	0	0	10	feet
Lot line opposite front line (rear)		8	5	8	8	0	feet

Setback and Landscaping Site Area Requirements		Current Code	I-1	Proposed Code	I-2
Front lot line		9,760	square feet	35,380	square feet
Side lot line		2,161	square feet	3,776	square feet
Other side lot line		0	square feet	0	square feet
Lot line opposite front line (rear)		5,545	square feet	2,104	square feet
TOTAL		17,466	square feet	41,260	square feet

256 Parking Interior Lot Landscaping Requirements		Current Code	I-1	Proposed Code	I-2
257	Number of surface parking spaces	253	spaces	173	spaces
258	Surface parking land area	101,200	square feet	69,200	square feet
259	Percent of parking area for landscaping	5%		10%	
260	Required Landscaping Area (in addition to surface parking area)	5,060	square feet	6,920	square feet
261					
262 Loading Area Requirements		Current Code	I-1	Proposed Code	I-2
263	Berth Type	A		A	
264	Number of Berths Required	4		4	
265	Land Area per Berth	800	square feet	800	square feet
266	Total Loading Area Land Area Requirement	3,200	square feet	3,200	square feet
267					
268 Lighting Requirements		Current Code	I-1	Proposed Code	I-2
269	Surface parking land area	101,200	square feet	69,200	square feet
270					
271					
272					
273					
274 Private Open Space Requirements		Current Code	I-1	Proposed Code	I-2
275	Required for Residential Dwellings	-	square feet	-	square feet
276	Required for Non-residential Uses	-	square feet	-	square feet
277	Required in return for Parking Reductions	-	square feet	-	square feet
278	Total Required Private Open Space	-	square feet	-	square feet
279	Amount actually provided on or in the building(s)	-		-	sq. ft.
280	Amount actually provided on the land	-		-	sq. ft.
281	Total Private Open Space Provided	-		-	sq. ft.
282	<i>Acres</i>	-		-	acres
283	<i>Percent of Site</i>	-		0.0%	
284	Excess Private Open Space Provided (R-4)	-		-	sq. ft.
285	Bonus floor area allowed:				
286	0 sq. ft. of floor area per		1 sq. ft. of excess private open space	-	sq. ft. of added floor area
287					
288					
289 Snow Storage Area Requirement		Current Code	I-1	Proposed Code	I-2
290	20% of multi-family surface parking requirements	No Requirement		-	square feet
291	less			-	less
292	25% of private open space provided on the land			-	square feet
293	Total Snow Storage Requirement			-	square feet
294				-	acres
295	<i>Percent of Site</i>			0.0%	
296					
297					

298	Pedestrian Connections Requirements		Current Code I-1	Proposed Code I-2
299	Required Walkways		No Pedestrian Requirements	9,516 square feet
300	Bus Stop (may be required for transit-related parking reduction)			- square feet
301	Required in return for a Parking Reduction?	No	(Accept default or enter yes or no)	
302	Is it located along an Arterial class street?	No	(Enter yes or no)	
303	Additional area for on-site transit facilities	0	square feet	
304	Primary Pedestrian Walkways			- linear feet of primary pedestrian walkway
305				- square feet of primary pedestrian walkway
306	Bonus floor area allowed at	0	square feet per lin. ft.	
307				- square feet of bonus floor area
308	Pedestrian Connections Square Feet			9,516 square feet
309	Pedestrian Connections in Acres			0.2 acres
310	Percent of Site			1.5%
311				
312				
313	Other Facilities or Undeveloped Areas (Optional)		Area (sf)	Brief Description of Facility
314	Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type. Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage, loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily counting them toward required site enhancement landscaping costs.		170,000	Tractor-trailer parking, loading and storage
315			70,000	Undeveloped portion(s) of site left in natural vegetation
316				
317				
318	TOTAL AREA		240,000	square feet
319				

320 Summary Site Area Requirements		Current Code	I-1	Proposed Code	I-2	
321	Land Area in Square Feet					
322	Building Footprint	233,000	square feet	233,000	square feet	
323	Parking	101,200	square feet	69,200	square feet	
324	Setbacks and Landscaping	17,466	square feet	41,260	square feet	
325	Parking Interior Lot Landscaping	5,060	square feet	6,920	square feet	
326	Loading Area	3,200	square feet	3,200	square feet	
327	Lighting	Same as Parking	square feet	Same as Parking	square feet	
328	Private Open Space	-	square feet	-	square feet	
329	Snow Storage	-	square feet	-	square feet	
330	Pedestrian Connections	-	square feet	9,516	square feet	
331	TOTAL	359,926	square feet	363,096	square feet	1% higher
332	Total Site Area	634,400	square feet	634,400	square feet	
333	Percent of Total Site Area					
334	Building Footprint	36.7%		36.7%		
335	Parking	16.0%		10.9%		
336	Setbacks and Landscaping	2.8%		6.5%		
337	Parking Lot Landscaping	0.8%		1.1%		
338	Loading Area	0.5%		0.5%		
339	Lighting	NA		NA		
340	Private Open Space	0.0%		0.0%		
341	Snow Storage	0.0%		0.0%		
342	Pedestrian Connections	0.0%		1.5%		
343	TOTAL	56.7%		57.2%		
344	Total Site Area	100.0%		100.0%		
345						

Summary Cost Requirements			Current Code I-1	Proposed Code I-2	
347	Parking Construction				Pct. of Current
348	Surface parking	\$8,000 per space	\$2,024,000	\$1,384,000	68%
349	Within building, above ground	\$35,000 per space	\$0	\$0	
350	Within building, below ground	\$60,000 per space	\$0	\$0	
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		\$2,024,000	\$1,384,000	68%
355					
356	Setbacks, Easements and Perimeter Landscaping				
357	Current Code	\$ 7.85 per square foot	\$137,000		
358	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$181,400	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$50,500	
360	Proposed Code - total			\$231,900	169%
361					
362	Parking Lot Interior Landscaping				
363	Current Code	\$ 7.85 per square foot	\$39,700		
364	Proposed Code	\$ 11.32 per square foot		\$78,300	197%
365					
366	Site Enhancement Landscaping				
367	Current Code	\$1.20 per square foot	\$68,900		
368	Proposed Code	\$2.00 per square foot		\$62,600	91%
369					
370	Loading Area	\$ 20.00 per square foot	\$64,000	\$64,000	100%
371					
372	Lighting	Current Code \$ 0.08 per square foot	\$8,300		
373	Proposed Code	\$ 0.10 per square foot		\$6,900	83%
374					
375	Private Open Space				
376	Current Code	\$ 7.85 per square foot	\$0		
377	Proposed Code	\$ 11.32 per square foot		\$0	
378					
379	Snow Storage	\$ 2.00	\$0	\$0	
380					
381	Pedestrian Connections	\$ 11.32 per square foot	\$0	\$107,700	
382					
383	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,341,900	\$1,935,400	83%
384					
385	COST OF BUILDING CONSTRUCTION		\$26,680,000	\$26,680,000	100%
386					
387	TOTAL COST OF DEVELOPMENT		\$29,021,900	\$28,615,400	99%