

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:	RMU Regional Mixed Use
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:	RMU Regional Mixed Use
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.
18	

19	Proposed Uses on the Site			
20	RESIDENTIAL		Number of Dwelling Units	Square Feet
21		Dwellings, Multifamily or Mixed-use - Efficiency	-	-
22		Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-
25		<i>Total Dwelling Units</i>	-	-
26				Square Feet GFA per Dwelling Unit
27				600
28				800
29				1,000
30				1,400
31				
32	Bonus Potential: Affordable Housing	Dwellings from above that are qualified as Affordable Housing		Square Feet in ea. Affordable Unit
33		Efficiency	-	-
34		1 Bedroom	-	-
35		2 Bedroom	-	600
36		3 Bedroom	-	700
37		TOTAL Affordable Units	-	800
38		<i>Added building floor area allowed (up to 0.5 added FAR)</i>	-	1,100
39				<i>3 sq. ft. per affordable housing sq. ft.</i>
40	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	<i>2 sq. ft. per housing sq. ft.</i>
41				
42	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
43		<i>Total Hotel Rooms</i>	-	1,000
44			-	-
45	COMMERCIAL USES			Square Feet
46		Office, business, professional and financial		6,000
47		Office, health and medical		-
48		Health Club, Fitness		-
49		Restaurant		-
50		Retail, grocery		-
51		Retail, general - general, convenience store, building materials		-
52		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		-
53		Retail, large goods - furniture, home appliance, flooring		-
54		Retail, large shopping mall		-
55		Manufacturing, small		-
56		Manufacturing, large		-
57		Warehouse, small		-
58		Warehouse, large		233,000
59		Accessory storage/mechanical area		-
60		<i>Total Commercial Square Feet</i>		239,000
61	STRUCTURED PARKING	Parking, above grade in the building or a separate structure		-
62		Structured parking below grade or in the basement		-
		<i>Total Square Feet</i>		239,000

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	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	Current code	I-1	Unlimited	
83		Height	Proposed Code	RMU	60	
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			RMU	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	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
93		Length of Façade near Side Lot Line	0	200		
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
100			Proposed FAR		0.38	Proposed Floor Area
101		Proposed Code		RMU		
102		Maximum FAR By right	1.00		Maximum Floor Area By right:	634,400
103			Maximum FAR with bonuses		2.00	Maximum Floor Area with Bonuses:
104		<i>Allowable FAR with bonuses proposed</i>		1.00	<i>Allowable floor area in this case:</i>	634,400
105	<i>Proposed FAR</i>		0.38	<i>Proposed floor area:</i>	239,000	

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	RMU	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	I-1	RMU	Non-Residential	Non-Residential	
137	Other side lot line	Abutting	I-1	RMU	Non-Residential	Non-Residential	
138	Lot line opposite front line (rear)	Abutting	I-1	RMU	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)
			No	No	Yes	No	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%	100%	90%	100%	100%	100%	-
178	Dwellings, Multifamily 1 Bedroom	1.20	100%	100%	90%	100%	100%	100%	-
179	Dwellings, Multifamily 2 Bedroom	1.60	100%	100%	90%	100%	100%	100%	-
180	Dwellings, Multifamily 3 Bedroom	2.10	100%	100%	90%	100%	100%	100%	-
181	Hotel	0.90	100%	100%	90%	100%	100%	100%	-
182	Office, business, professional and financial	2.86	100%	100%	90%	100%	100%	100%	15.43
183	Office, health and medical	4.00	100%	100%	90%	100%	100%	100%	-
184	Health Club, Fitness	4.44	100%	100%	90%	100%	100%	100%	-
185	Restaurant	16.67	100%	100%	90%	100%	100%	100%	-
186	Retail, grocery	4.00	100%	100%	90%	100%	100%	100%	-
187	Retail, general	3.33	100%	100%	90%	100%	100%	100%	-
188	Retail, other	2.50	100%	100%	90%	100%	100%	100%	-
189	Retail, large goods	1.25	100%	100%	90%	100%	100%	100%	-
190	Retail, large shopping mall	3.33	100%	100%	90%	100%	100%	100%	-
191	Manufacturing, small	1.00	100%	100%	90%	100%	100%	100%	-
192	Manufacturing, large	0.67	100%	100%	90%	100%	100%	100%	-
193	Warehouse, small	0.80	100%	100%	90%	100%	100%	100%	-
194	Warehouse, large	0.67	100%	100%	90%	100%	100%	100%	139.80
195	Accessory storage/mechanical area	0.80	100%	100%	90%	100%	100%	100%	-
196	Total parking required								156
197									
198	Parking space distribution								
199	Surface parking								
200	Within building								
201	Within building, below ground								
202	Above grade structure								
203	Below grade structure								
204	Off-site								
205	TOTAL								
206	Total Land Area Requirement	62,400 square feet							
207		1.43 acres							
208	Percent of Gross Site Area	9.8%							
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								- square feet (up to 1.0 added FAR)

			Gross Land Area per Space		
156	100%	400	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
-	0%	-	square feet		
156	100%	400	square feet		

Number of levels:	1
Number of levels:	1
Number of levels:	1
Number of levels:	1

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

Site Perimeter Utility Easements		Current Code	I-1	Proposed Code	RMU
<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			RMU
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	RMU	None	0	0
	Side lot line	Local Street	I-1	0	RMU	None	0	0
	Other side lot line	Non-Residential	I-1	0	RMU	None	0	0
	Lot line opposite front line (rear)	Non-Residential	I-1	0	RMU	None	0	0

Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code			I-1	Proposed Code				RMU
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	RMU	L2	8	0	0	
	Side lot line	I-1	8	318	RMU	L2	8	250	8	
	Other side lot line	I-1	8	0	RMU	L2	8	0	0	
	Lot line opposite front line (rear)	I-1	8	318	RMU	L2	8	250	8	

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

Setback and Landscaping Site Area Requirements		Current Code	I-1	Proposed Code		RMU
	Front lot line	9,760	square feet	0	square feet	
	Side lot line	2,161	square feet	1,614	square feet	
	Other side lot line	0	square feet	0	square feet	
	Lot line opposite front line (rear)	5,545	square feet	4,998	square feet	
	TOTAL	17,466	square feet	6,613	square feet	

256	Parking Interior Lot Landscaping Requirements	Current Code	I-1	Proposed Code	RMU
257	Number of surface parking spaces	253	spaces	156	spaces
258	Surface parking land area	101,200	square feet	62,400	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	6,240	square feet
261					
262	Loading Area Requirements	Current Code	I-1	Proposed Code	RMU
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	RMU
269	Surface parking land area	101,200	square feet	62,400	square feet
270					
271					
272					
273					
274	Private Open Space Requirements	Current Code	I-1	Proposed Code	RMU
275	Required for Residential Dwellings	-	square feet	-	square feet
276	Required for Non-residential Uses	-	square feet	11,950	square feet
277	Required in return for Parking Reductions		square feet	720	
278	Total Required Private Open Space	-	square feet	12,670	square feet
279	Amount actually provided on or in the building(s)	-		-	sq. ft.
280	Amount actually provided on the land	-		12,670	sq. ft.
281	Total Private Open Space Provided			12,670	sq. ft.
282	Acres			0.29	acres
283	Percent of Site			2.0%	
284	Excess Private Open Space Provided (R-4)			-	sq. ft.
285	Bonus floor area allowed:				
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	Snow Storage Area Requirement	Current Code	I-1	Proposed Code	RMU
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	Percent of Site			0.0%	
296					
297					

298	Pedestrian Connections Requirements		Current Code I-1	Proposed Code RMU
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	5	square feet per lin. ft.	- square feet of bonus floor area
307				
308	<i>Pedestrian Connections Square Feet</i>			9,516 square feet
309	<i>Pedestrian Connections in Acres</i>			0.2 acres
310	<i>Percent of Site</i>			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 RMU	
321	Land Area in Square Feet			
322	Building Footprint	233,000 square feet	233,000 square feet	
323	Parking	101,200 square feet	62,400 square feet	
324	Setbacks and Landscaping	17,466 square feet	6,613 square feet	
325	Parking Interior Lot Landscaping	5,060 square feet	6,240 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	12,670 square feet	
329	Snow Storage	- square feet	- square feet	
330	Pedestrian Connections	- square feet	9,516 square feet	
331	TOTAL	359,926 square feet	333,639 square feet	7% lower
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%	9.8%	
336	Setbacks and Landscaping	2.8%	1.0%	
337	Parking Lot Landscaping	0.8%	1.0%	
338	Loading Area	0.5%	0.5%	
339	Lighting	NA	NA	
340	Private Open Space	0.0%	2.0%	
341	Snow Storage	0.0%	0.0%	
342	Pedestrian Connections	0.0%	1.5%	
343	TOTAL	56.7%	52.6%	
344	Total Site Area	100.0%	100.0%	
345				

Summary Cost Requirements			Current Code I-1	Proposed Code RMU	Pct. of Current
347	Parking Construction				
348	Surface parking	\$8,000 per space	\$2,024,000	\$1,248,000	62%
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	\$1,248,000	62%
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		\$45,200	
359	Proposed Code - easement landsc.	\$ 2.00 per square foot		\$5,200	
360	Proposed Code - total			\$50,400	37%
361					
362	Parking Lot Interior Landscaping				
363	Current Code	\$ 7.85 per square foot	\$39,700		
364	Proposed Code	\$ 11.32 per square foot		\$70,600	178%
365					
366	Site Enhancement Landscaping				
367	Current Code	\$1.20 per square foot	\$68,900		
368	Proposed Code	\$2.00 per square foot		\$121,500	176%
369					
370	Loading Area				
371		\$ 20.00 per square foot	\$64,000	\$64,000	100%
372	Lighting				
373	Current Code	\$ 0.08 per square foot	\$8,300		
374	Proposed Code	\$ 0.10 per square foot		\$6,200	75%
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				
380		\$ 2.00	\$0	\$0	
381	Pedestrian Connections				
382		\$ 11.32 per square foot	\$0	\$107,700	
383	COST OF SITE DEVELOPMENT (Including structured parking)		\$2,341,900	\$1,668,400	71%
384	COST OF BUILDING CONSTRUCTION		\$26,680,000	\$26,680,000	100%
386	TOTAL COST OF DEVELOPMENT		\$29,021,900	\$28,348,400	98%