

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 (Draft as of December 2008)	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>B-1A</b>	<b>Local and Neighborhood Business District</b>
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7 <b>Proposed Title 21 Zoning District:</b>	<b>NMU</b>	<b>Neighborhood Mixed Use</b>
8		
9 Name of Project:	New Sagaya's City Market	
10 Address or Location of Project:	900 W 13th Avenue	
11 Current Zoning:	B-1A	Local and Neighborhood Business District
12 Proposed Zoning:	NMU	Neighborhood Mixed Use
13 Is this project in Downtown vicinity?	Yes	Answer "Yes" if North of 15th Avenue, west of Merrill Field, east of I 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 <b>Written description of proposed project:</b>		
17	A reuse, renovation and expansion of an existing building into a new single-story grocery store and restaurant (coffee shop and cafeteria) with surface parking and perimeter landscaping, located at the corner of 13th Avenue and I Street. To portray the existing building's setbacks on 13th Ave, I Street and the alley, this test overrides the model setback assumptions for the districts tested, except that for simplicity a bump-out on the south side of the building along the alley is ignored. There is also an override of the model assumption for the height of a second floor storage area. This model test reflects the provision in the draft code that allows on-street curb parking to be used toward parking requirements without variances.	
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19	<b>Proposed Uses on the Site</b>			
20	<b>RESIDENTIAL</b>		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				
27	<b>Bonus Potential: Affordable Housing</b>	Dwellings from above that are qualified as Affordable Housing		Square Feet in ea. Affordable Unit
28		Efficiency	-	600
29		1 Bedroom	-	700
30		2 Bedroom	-	800
31		3 Bedroom	-	1,100
32		<i>TOTAL Affordable Units</i>	-	-
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>	-	3 sq. ft. per affordable housing sq. ft.
34				
35	<b>Bonus Potential: Housing Square Feet</b>	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	2 sq. ft. per housing sq. ft.
36				
37				
38	<b>HOTEL</b>		Number of Hotel Rooms	Square Feet GFA per hotel room
39			-	1,000
40		<i>Total Hotel Rooms</i>	-	-
41				
42	<b>COMMERCIAL USES</b>		Square Feet	Seats (Occupancy)
43		Office, business, professional and financial	-	-
44		Office, health and medical	-	-
45		Health Club, Fitness	-	-
46		Restaurant	1,850	74
47		Restaurant with Drive-through Service	-	-
48		Retail, grocery	10,500	-
49		Retail, general - general, convenience store, building materials	-	-
50		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	-	-
51		Retail, large goods - furniture, home appliance, flooring	-	-
52		Retail, large shopping mall	-	-
53		Manufacturing, small	-	-
54		Manufacturing, large	-	-
55		Warehouse, small	-	-
56		Warehouse, large	-	-
57		<i>Accessory storage/mechanical area</i>	2,900	-
58		<i>Total Commercial Square Feet</i>	15,250	-
59				
60	<b>STRUCTURED PARKING</b>	Parking, above grade in the building or a separate structure	-	-
61		Structured parking below grade or in the basement	-	-
62		<i>Total Square Feet</i>	15,250	-



64	<b>Proposed Building Dimensions</b>				
65	<b>FLOORS</b>	Number of Floors		Floor Height (ft)	Floorplate Size
66		First Floor	1	12	13,050 square feet
67		Second Floor and/or Mezzanine	1	8	1,100 square feet
68		Third Floor	-	0	0 square feet
69		Fourth Floor	-	0	0 square feet
70		Fifth Floor	-	0	0 square feet
71		Number of Additional Floors	-	0	0 square feet
72		Mechanical Storage Penthouse	-	0	0 square feet
73		Attic or Sloping Roof (Above Eave)	-	0	
74		Total Floors Above Grade	2		
75		Basement Floors (Below Grade)	1	0	1,100 square feet
76	<b>GROSS FLOOR AREA</b>				
77		Gross Floor Area (based on floor dimensions)	15,250	square feet	
78		Gross Floor Area of proposed uses (from previous page)	15,250	square feet	
79		Gross Floor Area excluding below grade structured parking	15,250	square feet	
80		Gross Floor Area excluding all structured parking	15,250	square feet	
81	<b>BUILDING HEIGHT</b>				
82		Height of Proposed Building (based on floor dimensions)	20	feet	Building height is in compliance with code.
83		Allowable Current code	B-1A	25	
84		Height Proposed Code	NMU	45	
85	<b>LOT COVERAGE AND BUILDING LENGTH</b>				
86		Gross Building Footprint (square feet)	13,050		
87		Length of Building's Front and Rear Elevation (feet)	120.00	120.00	
88		Length of Building's Side Elevation (feet)	120.00	120.00	
89		Minimum Building Footprint Requirement (square feet)	5,000	square feet	
90		Gross Footprint as Percent of Site Area	31.1%		
91		Maximum Allowed Lot Coverage	B-1A	50.0%	
92			NMU	Unrestricted	
93	<b>BUILDING LOCATION</b>				
94		Building Location Relative to Perimeter Lot Lines	Current Code	Proposed Code	
95		Near Front Lot Line, not set back behind vehicle area?	Yes	Yes	This lot line abuts a street and has the primary front setback
96		Length of Façade near Front Lot Line	120	120	feet
97		Near Side Lot Line, not set back behind vehicle area?	Yes	Yes	This lot line is located clockwise from the "Front Lot Line"
98		Length of Façade near Side Lot Line	120	120	feet
99		Near Other Side Lot Line, not set back behind vehicle area?	No	No	This is located counter-clockwise from the "Front Lot Line"
100		Length of Façade near Other Side Lot Line	0	0	feet
101		Near Rear Lot Line, not set back behind vehicle area?	No	No	This lot line is located opposite from the "Front Lot Line"
102		Length of Façade near Rear Lot Line	0	0	feet
103	<b>FLOOR AREA RATIO (FAR)</b>				
104		Current Code	B-1A		
105		Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.
106		Proposed FAR	0.36	Proposed Floor Area	15,250 sq. ft.
107		Proposed Code	NMU		
108		Maximum FAR By right	0.50	Maximum Floor Area By right:	21,000 sq. ft.
109		Maximum FAR with bonuses	1.00	Maximum Floor Area with Bonuses:	42,000 sq. ft.
110		Allowable FAR with bonuses proposed	0.50	Allowable floor area in this case:	21,000 sq. ft.
111		Proposed FAR	0.36	Proposed floor area:	15,250 sq. ft.
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116	How many public streets border this property?						
117	Three, two corners, no rear street						
118							
119	Types of Streets along Boundaries		Street Name		Driveways	Driveway Width	
120	Primary front lot line	Local Street	W 13th Avenue	1	24	feet	
121	Secondary street frontage	Arterial Street	I Street	0	0	feet	
122	Secondary street frontage	Local Street	K Street	0	0	feet	
123	Not Applicable	Not Applicable	Alley	1	24	feet	
124							
125	Lot Dimensions in Feet		Front lot line	300	feet	This lot line abuts a street and has the primary front setback	
126			Side lot line	140	feet	This lot line is located clockwise from the "Front Lot Line"	
127			Other side lot line	140	feet	This is located counter-clockwise from the "Front Lot Line"	
128			Lot line opposite front line (rear)	300	feet	This lot line is located opposite from the "Front Lot Line"	
129			Other		feet	This is an additional lot line for testing irregular shaped lots.	
130							
131	Estimated land area		42,000	square feet			
132	(accept the calculation or enter exact )		0.96	acres			
133							
134	Adjacent and Abutting Properties		Zoning		Land Use	District	
135			Current Code	Proposed Code			
136	Front lot line	Adjacent	R-3	R-3	Residential	Residential	
137	Side lot line	Adjacent	R-2M	R-2M	Residential	Residential	
138	Other side lot line	Adjacent	R-2M	R-2M	Residential	Residential	
139	Lot line opposite front line (rear)	Abutting	R-2M	R-2M	Residential	Residential	
140							



141	Parking Requirements and Land Utilization for Parking				
142	Current Title 21	B-1A	Local and Neighborhood Business District		Total Spaces
143	Dwellings, Multifamily or Mixed-use - Efficiency		1.40	spaces per dwelling unit	-
144	Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.68	spaces per dwelling unit	-
145	Dwellings, Multifamily or Mixed-use - 2 Bedroom		2.00	spaces per dwelling unit	-
146	Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.80	spaces per dwelling unit	-
147	Hotel		1.00	space per room	-
148	Office, business, professional and financial		3.33	spaces per 1,000 gross square feet	-
149	Office, health and medical		4.00	spaces per 1,000 gross square feet	-
150	Health Club, Fitness		3.33	spaces per 1,000 gross square feet	-
151	Restaurant		1.00	spaces per 3 seats	24.7
152	Restaurant with Drive-through Service		1.00	spaces per 3 seats	-
153	Retail, grocery		5.00	spaces per 1,000 gross square feet	52.5
154	Retail, general - general, convenience store, building materials		3.33	spaces per 1,000 gross square feet	-
155	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores		3.33	spaces per 1,000 gross square feet	-
156	Retail, large goods - furniture, home appliance, flooring		3.33	spaces per 1,000 gross square feet	-
157	Retail, large shopping mall		4.00	spaces per 1,000 gross square feet	-
158	Manufacturing, small		2.50	spaces per 1,000 gross square feet	-
159	Manufacturing, large		2.50	spaces per 1,000 gross square feet	-
160	Warehouse, small		1.00	space per 1,000 gross square feet	-
161	Warehouse, large		1.00	space per 1,000 gross square feet	-
162	Accessory storage/mechanical area		1.00	space per 1,000 gross square feet	2.9
163	Total parking required				81 spaces
164					
165	Parking space distribution				Gross Land Area per Space
166	Surface parking		81	100.0%	400 square feet
167	Within building	Number of levels: 1	-	0.0%	- square feet
168	Within building, above ground	Number of levels: 1	-	0.0%	- square feet
169	Within building, below ground	Number of levels: 1	-	0.0%	- square feet
170	Below grade structure	Number of levels: 1	-	0.0%	- square feet
171	Off-site		-	0.0%	- square feet
172	TOTAL		81	100.0%	400 square feet
173	Total Land Area Requirement	32,400 square feet			
174		0.74 acres			
175	Percent of Gross Site Area	77%			

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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)
			Yes	No	Yes	Yes	No	No	
The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.									
Dwellings, Multifamily Efficiency		1.00	60%	100%	90%	95%	100%	100%	-
Dwellings, Multifamily 1 Bedroom		1.00	60%	100%	90%	95%	100%	100%	-
Dwellings, Multifamily 2 Bedroom		1.50	60%	100%	90%	95%	100%	100%	-
Dwellings, Multifamily 3 Bedroom		2.00	60%	100%	90%	95%	100%	100%	-
Hotel		0.90	100%	100%	90%	95%	100%	100%	-
Office, business, professional and financial		2.86	100%	100%	90%	95%	100%	100%	-
Office, health and medical		4.00	100%	100%	90%	95%	100%	100%	-
Health Club, Fitness		4.44	100%	100%	90%	95%	100%	100%	-
Restaurant		13.33	100%	100%	90%	95%	100%	100%	21.08
Restaurant with Drive-through Service		8.00	100%	100%	100%	95%	100%	100%	-
Retail, grocery		4.00	100%	100%	90%	95%	100%	100%	35.91
Retail, general		3.33	100%	100%	90%	95%	100%	100%	-
Retail, other		2.50	100%	100%	90%	95%	100%	100%	-
Retail, large goods		1.25	100%	100%	90%	95%	100%	100%	-
Retail, large shopping mall		3.33	100%	100%	90%	95%	100%	100%	-
Manufacturing, small		1.00	100%	100%	90%	95%	100%	100%	-
Manufacturing, large		0.67	100%	100%	90%	95%	100%	100%	-
Warehouse, small		0.80	100%	100%	90%	95%	100%	100%	-
Warehouse, large		0.67	100%	100%	90%	95%	100%	100%	-
Accessory storage/mechanical area		0.80	100%	100%	90%	95%	100%	100%	1.98
Total parking required									59
Parking space distribution									
Surface parking						49	83%	400	square feet
Within building			Number of levels:	1		-	0%	-	square feet
Within building, below ground			Number of levels:	1		-	0%	-	square feet
Above grade structure			Number of levels:	1		-	0%	-	square feet
Below grade structure			Number of levels:	1		-	0%	-	square feet
Off-site and/or On-street Curb						10	17%	-	square feet
TOTAL						59	100%	400	square feet
Total Land Area Requirement		19,600	square feet						
		0.45	acres						
Percent of Gross Site Area		46.7%							
Bonus Potential: Below Ground Parking									
Number of Below Ground Spaces						-	spaces		
Square feet of below ground parking						-	square feet		
Added building floor area allowed at			2 sq. ft. per sq. ft. of below ground parking			-	square feet (up to 1.0 added FAR)		



217							Is this a renovation / expansion of an existing building?
218	<b>Minimum Setback Requirements</b>		Current Code B-1A		Proposed Code NMU		
219	<i>Types of Streets along Boundaries</i>						Yes
220	Local Street	Front lot line	10	feet	10	feet	(Reflects existing building setback)
221	Arterial Street	Side lot line	10	feet	10	feet	(Reflects existing building setback)
222	Local Street	Other side lot line	20	feet	15	feet	
223	Not Applicable	Lot line opposite front line (rear)	10	feet	10	feet	(Reflects existing building setback)
224							
225	<b>Site Perimeter Utility Easements</b>		Current Code B-1A		Proposed Code NMU		
226	<i>Linear utility easements along perimeter of site.</i>						
227		Front lot line	0	feet	0	feet	
228		Side lot line	0	feet	0	feet	
229		Other side lot line	0	feet	0	feet	
230		Lot line opposite front line (rear)	0	feet	0	feet	
231	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code B-1A		Proposed Code NMU		
232				Minimum Perimeter Landscaping Width (feet)		Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)
233	Front lot line	Local Street	R-3	10	R-3	None	0
234	Side lot line	Arterial Street	R-2M	6	R-2M	None	0
235	Other side lot line	Local Street	R-2M	10	R-2M	None	0
236	Lot line opposite front line (rear)	Residential	R-2M	10	R-2M	None	0
237							
238	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code B-1A		Proposed Code NMU		
239			Adjacent Zoning	Perimeter Landscaping Width (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)
240	Front lot line	R-3	8	165	R-3	L2	8
241	Side lot line	R-2M	6	0	R-2M	L2	8
242	Other side lot line	R-2M	8	140	R-2M	L2	8
243	Lot line opposite front line (rear)	R-2M	8	165	R-2M	L2	8
244							
245	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code B-1A		Proposed Code NMU		
246			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
247		Front lot line	10	10	8	8	10
248		Side lot line	6	10	8	8	10
249		Other side lot line	10	20	8	8	15
250		Lot line opposite front line (rear)	10	10	8	8	10
251							
252	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code B-1A		Proposed Code NMU		
253		Front lot line	2,760	square feet	2,328	square feet	
254		Side lot line	1,320	square feet	1,200	square feet	
255		Other side lot line	1,400	square feet	1,120	square feet	
256		Lot line opposite front line (rear)	2,760	square feet	1,128	square feet	
257		TOTAL	8,240	square feet	5,776	square feet	
258							

259	<b>Parking Interior Lot Landscaping Requirements</b>		Current Code B-1A	Proposed Code NMU	
260	Number of surface parking spaces		81 spaces	49 spaces	
261	Surface parking land area		32,400 square feet	19,600 square feet	
262	Percent of parking area for landscaping		5%	5%	
263	Required Landscaping Area (in addition to surface parking area)		1,620 square feet	980 square feet	
264					
265	<b>Loading Area Requirements</b>		Current Code B-1A	Proposed Code NMU	
266	Berth Type		B	B	
267	Number of Berths Required		1	1	
268	Land Area per Berth		400 square feet	400 square feet	
269	Total Loading Area Land Area Requirement		400 square feet	400 square feet	
270					
271	<b>Lighting Requirements</b>		Current Code B-1A	Proposed Code NMU	
272	Surface parking land area		32,400 square feet	19,600 square feet	
273					
274					
275					
276					
277	<b>Private Open Space Requirements</b>		Current Code B-1A	Proposed Code NMU	
278	Required for Residential Dwellings		- square feet	- square feet	
279	Required for Non-residential Uses		- square feet	763 square feet	
280	Required in return for Parking Reductions		square feet	400	
281	<b>Total Required Private Open Space</b>		- square feet	1,163 square feet	
282	Amount actually provided on or in the building(s)		-	- sq. ft.	
283	Amount actually provided on the land		-	1,163 sq. ft.	
284	<b>Total Private Open Space Provided</b>			1,163 sq. ft.	
285	<i>Acres</i>			0.03 acres	
286	<i>Percent of Site</i>			2.8%	
287	<b>Excess Private Open Space Provided (R-4)</b>			- sq. ft.	
288	<b>Bonus floor area allowed:</b>				
289	1 sq. ft. of floor area per	1 sq. ft. of excess private open space		- sq. ft. of added floor area	
290					
291					
292	<b>Snow Storage Area Requirement</b>		Current Code B-1A	Proposed Code NMU	
293	5% of parking facility plowed surface area	Type of Snow Storage	No Requirement	1,000 square feet	
294	less	Removed		less	
295	0% of private open space on the land			- square feet	
296	<b>Total Snow Storage Requirement</b>			1,000 square feet	
297				0.02 acres	
298	<i>Percent of Site</i>			2.4%	
299					
300					



301	<b>Pedestrian Connections Requirements</b>		Current code B-3	Proposed Code NMU	
302	<b>Required Walkways</b>		Bldg next to parking x4': 480 square feet	1,230 square feet	<i>Walkway length based on perimeter of building adjacent to parking. Proposed code: either add 1.5% of total site area as rule of thumb or override based on site plan sketch.</i>
303	<b>Bus Stop</b> (may be required for transit-related parking reduction)			- square feet	
304	Required in return for a Parking Reduction?	No	(Accept default or enter yes or no)		
305	Is it located along an Arterial class street?	No	(Enter yes or no)		
306	Additional area for on-site transit facilities	0	square feet		
307	<b>Primary Pedestrian Walkways</b>			- linear feet of primary pedestrian walkway	
308				- square feet of primary pedestrian walkway	
309	Bonus floor area allowed at	5	square feet per lin. ft.	- square feet of bonus floor area	
310					
311	Pedestrian Connections Square Feet			1,230 square feet	
312	Pedestrian Connections in Acres			0.0 acres	
313	Percent of Site			2.9%	
314					
315					
316	<b>Other Facilities or Undeveloped Areas (Optional)</b>		Area (sf)	Brief Description of Facility	
317	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.				
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320					
321	TOTAL AREA		-	square feet	
322					

Summary Site Area Requirements	Current Code	B-1A	Proposed Code NMU	
Land Area in Square Feet				
Building Footprint	13,050	square feet	13,050	square feet
Parking	32,400	square feet	19,600	square feet
Setbacks, Easements and Perimeter Landscaping	8,240	square feet	5,776	square feet
Parking Lot Interior Landscaping	1,620	square feet	980	square feet
Loading Area	400	square feet	400	square feet
Lighting	Same as Parking	square feet	Same as Parking	square feet
Private Open Space	-	square feet	1,163	square feet
Snow Storage	-	square feet	1,000	square feet
Pedestrian Connections	480	square feet	1,230	square feet
<b>TOTAL</b>	<b>56,190</b>	<b>square feet</b>	<b>43,199</b>	<b>square feet</b>
Total Site Area	42,000	square feet	42,000	square feet
				23% lower
Total Site Usage with "Other Facilities" included	56,190		43,199	
Percent of Total Site Area				
Building Footprint	31.1%		31.1%	
Parking	77.1%		46.7%	
Setbacks, Easements and Perimeter Landscaping	19.6%		13.8%	
Parking Lot Interior Landscaping	3.9%		2.3%	
Loading Area	1.0%		1.0%	
Lighting	NA		NA	
Private Open Space	0.0%		2.8%	
Snow Storage	0.0%		2.4%	
Pedestrian Connections	1.1%		2.9%	
<b>TOTAL</b>	<b>133.8%</b>		<b>102.9%</b>	
Total Site Area	74.7%		97.2%	
Total Site Usage with "Other Facilities" included	133.8%		102.9%	



Summary Cost Requirements		Current Code B-1A	Proposed Code NMU	
Parking Construction			Pct. of Current	
Surface parking	\$8,000 per space	\$648,000	\$392,000	60%
Within building, above ground	\$35,000 per space	\$0	\$0	
Within building, below ground	\$60,000 per space	\$0	\$0	
Above grade structure	\$35,000 per space	\$0	\$0	
Below grade structure	\$60,000 per space	\$0	\$0	
Off-site	\$0 per space	\$0	\$0	
Total Parking Construction		\$648,000	\$392,000	60%
Perimeter Landscaping				
Current Code	\$ 7.85 per square foot	\$64,600		
Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$42,600	66%
Parking Lot Interior Landscaping				
Current Code	\$ 7.85 per square foot	\$12,700		
Proposed Code	\$ 11.32 per square foot		\$11,100	87%
Site Enhancement / Setbacks Landscaping				
Current Code	\$1.20 per square foot	\$0		
Proposed Code	\$2.00 per square foot		\$4,000	
Loading Area	\$ 20.00 per square foot	\$8,000	\$8,000	100%
Lighting				
Current Code	\$ 0.08 per square foot	\$2,700		
Proposed Code	\$ 0.10 per square foot		\$1,900	70%
Private Open Space				
Current Code	\$ 7.85 per square foot	\$0		
Proposed Code	\$ 11.32 per square foot		\$13,200	
Snow Storage Type: Removed	\$ 2.00 per square foot	\$0	\$2,000	
Pedestrian Connections	\$ 11.32 per square foot	\$5,400	\$13,900	257%
COST OF SITE DEVELOPMENT (Including structured parking)		\$741,400	\$488,700	66%
COST OF BUILDING CONSTRUCTION		\$2,524,000	\$2,650,000	105%
TOTAL COST OF DEVELOPMENT		\$3,265,400	\$3,138,700	96%