

1 ECONOMIC COST & BENEFIT COMPARISON WORKSHEET		
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 Current Title 21 Zoning District:	R-4	Multiple Family Residential
6		
7 Proposed Title 21 Zoning District:	R-4	Multiple Family Residential
8		
9 Name of Project:	A.L. Spenard Apartments	
10 Address or Location of Project:	1082 W 26th Avenue	
11 Current Zoning:	R-4	Multiple Family Residential
12 Proposed Zoning:	R-4	Multiple Family Residential
13 Is this project in Downtown vicinity?	No	Answer "Yes" if North of 15th Avenue, west of Merrill Field, east of L Street and south of Ship Creek
14 If not, is this project in the Central City?	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 Written description of proposed project:		
17	A three-story residential multifamily building containing 20 apartment units, with surface parking and perimeter landscaping. This is an infill/redevelopment of a lot in Spenard that previously contained another structure. The lot straddles the B-3 commercial corridor along Spenard Road and an R-4 multifamily district. Actual GFA of the example project is 16,500 sf, however the building also has 500 sf exterior access corridor balconies to 2nd and 3rd floor units, which for testing purposes the model assumes are included in the GFA.	
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	12	9,600
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	8	8,000
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-
25		<i>Total Dwelling Units</i>	<i>20</i>	<i>17,600</i>
26	Bonus Potential: Affordable Housing			Square Feet GFA per Dwelling Unit
27		Dwellings from above that are qualified as Affordable Housing		
28		Efficiency	-	600
29		1 Bedroom	-	800
30		2 Bedroom	-	1,000
31		3 Bedroom	-	1,400
32		<i>TOTAL Affordable Units</i>	<i>-</i>	<i>-</i>
33		<i>Added building floor area allowed (up to 0.5 added FAR)</i>	<i>-</i>	<i>2 sq. ft. per affordable housing sq. ft.</i>
34	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	<i>-</i>	<i>0 sq. ft. per housing sq. ft.</i>
35				
36				
37	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
38		<i>Total Hotel Rooms</i>	<i>-</i>	<i>1,000</i>
39				
40	COMMERCIAL USES		Square Feet	Seats (Occupancy)
41		Office, business, professional and financial	-	-
42		Office, health and medical	-	-
43		Health Club, Fitness	-	-
44		Restaurant	-	-
45		Restaurant with Drive-through Service	-	-
46		Retail, grocery	-	-
47		Retail, general - general, convenience store, building materials	-	-
48		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	-	-
49		Retail, large goods - furniture, home appliance, flooring	-	-
50		Retail, large shopping mall	-	-
51		Manufacturing, small	-	-
52		Manufacturing, large	-	-
53		Warehouse, small	-	-
54		Warehouse, large	-	-
55		Accessory storage/mechanical area	-	-
56		<i>Total Commercial Square Feet</i>	<i>-</i>	<i>-</i>
57				
58	STRUCTURED PARKING	Parking, above grade in the building or a separate structure	-	-
59		Structured parking below grade or in the basement	-	-
60	<i>Total Square Feet</i>		<i>17,600</i>	
61				
62				
63				

64	Proposed Building Dimensions									
65	FLOORS	Number of Floors			Floor Height (ft)	Floorplate Size				
66		First Floor	1	10	5,600	square feet				
67		Second Floor and/or Mezzanine	1	10	6,000	square feet				
68		Third Floor	1	10	6,000	square feet				
69		Fourth Floor	-	0	0	square feet				
70		Fifth Floor	-	0	0	square feet				
71		Number of Additional Floors	-	0		square feet				
72		Mechanical Storage Penthouse	-	0		square feet				
73		Attic or Sloping Roof (Above Eave)	-	5						
74		Total Floors Above Grade	3							
75	Basement Floors (Below Grade)	-	0	0	square feet					
76	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)			17,600	square feet				
78		Gross Floor Area of proposed uses (from previous page)			17,600	square feet				
79		Gross Floor Area excluding below grade structured parking			17,600	square feet				
80		Gross Floor Area excluding all structured parking			17,600	square feet				
81	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)			35	feet				
83		Allowable	Current code	R-4	Unlimited	feet				
85		Height	Proposed Code	R-4	60	feet				
87	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)			5,600					
89		Length of Building's Front and Rear Elevation (feet)			128.00	48.00				
90		Length of Building's Side Elevations (feet)			44.00	118.00				
91		Minimum Building Footprint Requirement (square feet)			5,000					
92		Gross Footprint as Percent of Site Area			25.7%					
93		Maximum Allowed Lot Coverage			R-4	50.0				
94			R-4	65%						
95	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines			Current Code	Proposed Code				
97		Near Front Lot Line, not set back behind vehicle area?			No	Yes				
98		Length of Façade near Front Lot Line			0	48				
99		Near Side Lot Line, not set back behind vehicle area?			Yes	Yes				
100		Length of Façade near Side Lot Line			44	118				
101		Near Other Side Lot Line, not set back behind vehicle area?			Yes	No				
102		Length of Façade near Other Side Lot Line			44	0				
103		Near Rear Lot Line, not set back behind vehicle area?			Yes	Yes				
104		Length of Façade near Rear Lot Line			128	48				
105	FLOOR AREA RATIO (FAR)	Current Code			R-4					
107		Maximum FAR Allowed			2.00	Maximum Floor Area Allowed:				
108		Proposed FAR			0.81	Proposed Floor Area				
109		Proposed Code			R-4					
110		Maximum FAR By right			1.00	Maximum Floor Area By right:				
111		Maximum FAR with bonuses			2.00	Maximum Floor Area with Bonuses:				
112		Allowable FAR with bonuses proposed			1.00	Allowable floor area in this case:				
113		Proposed FAR			0.81	Proposed floor area:				
114										

115							
116	How many public streets border this property?						
117	One, front						
118							
119	Types of Streets along Boundaries		Street Name		Driveways	Driveway Width	
120	Front lot line	Local Street	West 26th Avenue	2	24	feet	
121	Not Applicable	Not Applicable				feet	
122	Not Applicable	Not Applicable				feet	
123	Not Applicable	Not Applicable				feet	
124							
125	Lot Dimensions in Feet		Front lot line	150	feet	This lot line abuts a street and has the primary front setback	
126			Side lot line	145	feet	This lot line is located clockwise from the "Front Lot Line"	
127			Other side lot line	145	feet	This is located counter-clockwise from the "Front Lot Line"	
128			Lot line opposite front line (rear)	150	feet	This lot line is located opposite from the "Front Lot Line"	
129			Other			This is an additional lot line for testing irregular shaped lots.	
130							
131	Estimated land area		21,750		square feet		
132	(accept the calculation or enter exact)		0.50		acres		
133							
134	Adjacent and Abutting Properties		Zoning		Land Use	District	
135			Current Code	Proposed Code			
136	Front lot line	Adjacent	R-4	R-4	Residential	Residential	
137	Side lot line	Abutting	R-4	R-4	Residential	Residential	
138	Other side lot line	Abutting	B-3	CMU	Mixed-Use	Mixed-Use	
139	Lot line opposite front line (rear)	Abutting	R-4	R-4	Residential	Residential	
140							

141	Parking Requirements and Land Utilization for Parking			
142	Current Title 21	R-4	Multiple Family Residential	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	20.2
145	Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	16.0
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	-
152	Restaurant with Drive-through Service	1.00	spaces per 3 seats	-
153	Retail, grocery	5.00	spaces per 1,000 gross square feet	-
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	-
163	Total parking required			37 spaces
164				
165	Parking space distribution			Gross Land Area per Space
166	Surface parking	37	100.0%	375 square feet
167	Within building, above ground	Number of levels: 1	-	0.0% square feet
168	Within building, below ground	Number of levels: 1	-	0.0% square feet
169	Above grade structure	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		37	100.0% 375 square feet
173	Total Land Area Requirement	13.875	square feet	
174		0.32	acres	
175	Percent of Gross Site Area	64%		

176

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	
177	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.								
178									
179	Dwellings, Multifamily Efficiency	1.00	100%	90%	100%	95%	100%	100%	-
180	Dwellings, Multifamily 1 Bedroom	1.00	100%	90%	100%	95%	100%	100%	10.26
181	Dwellings, Multifamily 2 Bedroom	1.50	100%	90%	100%	95%	100%	100%	10.26
182	Dwellings, Multifamily 3 Bedroom	2.00	100%	90%	100%	95%	100%	100%	-
183	Hotel	0.90	100%	100%	100%	95%	100%	100%	-
184	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	-
185	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	-
186	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	-
187	Restaurant	13.33	100%	100%	100%	95%	100%	100%	-
188	Restaurant with Drive-through Service	8.00	100%	100%	100%	95%	100%	100%	-
189	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	-
190	Retail, general	3.33	100%	100%	100%	95%	100%	100%	-
191	Retail, other	2.50	100%	100%	100%	95%	100%	100%	-
192	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	-
193	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	-
194	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	-
195	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	-
196	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	-
197	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	-
198	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	-
199	Total parking required								21
200									
201	Parking space distribution								
202	Surface parking								
203	Within building		Number of levels:	1					
204	Within building, below ground		Number of levels:	1					
205	Above grade structure		Number of levels:	1					
206	Below grade structure		Number of levels:	1					
207	Off-site and/or On-street Curb								
208	TOTAL								
209	Total Land Area Requirement	7.875	square feet						
210		0.18	acres						
211	Percent of Gross Site Area	36.2%							
212									
213	Bonus Potential: Below Ground Parking								
214	Number of Below Ground Spaces								- spaces
215	Square feet of below ground parking								- square feet
216	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

21	100%	375	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
21	100%	375	square feet

217

218	Minimum Setback Requirements		Current Code R-4		Proposed Code R-4		Is this a renovation / expansion of an existing building?	
219	Types of Streets along Boundaries						No	
220	Local Street	Front lot line	10 feet		10 feet			
221	Not Applicable	Side lot line	5 feet		5 feet			
222	Not Applicable	Other side lot line	5 feet		5 feet			
223	Not Applicable	Lot line opposite front line (rear)	10 feet		10 feet			
224								
225	Site Perimeter Utility Easements		Current Code R-4		Proposed Code R-4			
226	Linear utility easements along perimeter of site.	Front lot line	0 feet		0 feet			
227		Side lot line	0 feet		0 feet			
228		Other side lot line	0 feet		0 feet			
229		Lot line opposite front line (rear)	15 feet		15 feet			
230								
231	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code R-4		Proposed Code R-4		R-4	
232				Minimum Perimeter Landscaping Width (feet)		Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
233	Front lot line	Local Street	R-4	0	R-4	L2	8	8
234	Side lot line	Residential	R-4	0	R-4	None	0	0
235	Other side lot line	Mixed-Use	B-3	0	CMU	L3	15	15
236	Lot line opposite front line (rear)	Residential	R-4	0	R-4	None	0	0
237								
238	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code R-4		Proposed Code R-4			
239		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)
240	Front lot line	R-4	8	130	R-4	L2	8	64
241	Side lot line	R-4	8	107	R-4	L2	8	0
242	Other side lot line	B-3	8	107	CMU	L2	8	145
243	Lot line opposite front line (rear)	R-4	8	0	R-4	L2	8	64
244								
245	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code R-4		Proposed Code R-4			
246			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
247		Front lot line	8	10	8	8	10	feet
248	Greater of minimum zoning requirements or landscaping requirements.	Side lot line	8	5	0	0	5	feet
249		Other side lot line	8	5	15	15	15	feet
250		Lot line opposite front line (rear)	0	15	8	8	15	feet
251								
252	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code R-4		Proposed Code R-4			
253		Front lot line	656 square feet		1,104 square feet			
254		Side lot line	1,074 square feet		590 square feet			
255		Other side lot line	1,076 square feet		2,175 square feet			
256		Lot line opposite front line (rear)	1,920 square feet		1,232 square feet			
257		TOTAL	4,726 square feet		5,101 square feet			
258								

259	Parking Interior Lot Landscaping Requirements		Current Code R-4	Proposed Code R-4
260	Number of surface parking spaces		37 spaces	21 spaces
261	Surface parking land area		13,875 square feet	7,875 square feet
262	Percent of parking area for landscaping		0%	5%
263	Required Landscaping Area (in addition to surface parking area)		0 square feet	394 square feet
264				
265	Loading Area Requirements		Current Code R-4	Proposed Code R-4
266	Berth Type		B	B
267	Number of Berths Required		0	0
268	Land Area per Berth		400 square feet	400 square feet
269	Total Loading Area Land Area Requirement		0 square feet	0 square feet
270				
271	Lighting Requirements		Current Code R-4	Proposed Code R-4
272	Surface parking land area		13,875 square feet	7,875 square feet
273				
274				
275				
276				
277	Private Open Space Requirements		Current Code R-4	Proposed Code R-4
278	Required for Residential Dwellings		2,000 square feet	2,000 square feet
279	Required for Non-residential Uses		- square feet	- square feet
280	Required in return for Parking Reductions		square feet	160
281	Total Required Private Open Space		2,000 square feet	2,160 square feet
282	Amount actually provided on or in the building(s)		- sq. ft.	- sq. ft.
283	Amount actually provided on the land		2,000 sq. ft.	2,160 sq. ft.
284	Total Private Open Space Provided		2,000 sq. ft.	2,160 sq. ft.
285	<i>Acres</i>			0.05 acres
286	<i>Percent of Site</i>			9.9%
287	Excess Private Open Space Provided (R-4)			- sq. ft.
288	Added floor area allowed:			
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	Snow Storage Area Requirement		Current Code R-4	Proposed Code R-4
293	15% of parking facility plowed surface area	Type of Snow Storage	No Requirement	1,181 square feet
294	less	Distributed		less
295	15% of private open space on the land			324 square feet
296	Total Snow Storage Requirement			857 square feet
297				0.02 acres
298	<i>Percent of Site</i>			3.9%
299				
300				

301	Pedestrian Connections Requirements		Current code R-4	Proposed Code R-4	
302	Required Walkways		Bldg. next to parking x4: 508 square feet	916 square feet	<i>Walkway length based on perimeter of building adjacent to parking. Proposed code: add 1.5% of total site area as a rule of thumb.</i>
303	Bus Stop (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	Primary Pedestrian Walkways			-	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			916	square feet
312	Pedestrian Connections in Acres			0.0	acres
313	Percent of Site			4.2%	
314					
315					
316	Other Facilities or Undeveloped Areas (Optional)		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.				
318					
319					
320					
321	TOTAL AREA		-	square feet	
322					

Summary Site Area Requirements	Current Code R-4	Proposed Code R-4	
Land Area in Square Feet			
Building Footprint	5,600 square feet	5,600 square feet	
Parking	13,875 square feet	7,875 square feet	
Setbacks, Easements and Perimeter Landscaping	4,726 square feet	5,101 square feet	
Parking Lot Interior Landscaping	-	394 square feet	
Loading Area	-	-	
Lighting	Same as Parking	Same as Parking	
Private Open Space	2,000 square feet	2,160 square feet	
Snow Storage	-	857 square feet	
Pedestrian Connections	508 square feet	916 square feet	
TOTAL	26,709 square feet	22,903 square feet	14% lower
Total Site Area	21,750 square feet	21,750 square feet	
Total Site Usage with "Other Facilities" included	26,709	22,903	
Percent of Total Site Area			
Building Footprint	25.7%	25.7%	
Parking	63.8%	36.2%	
Setbacks, Easements and Perimeter Landscaping	21.7%	23.5%	
Parking Lot Interior Landscaping	0.0%	1.8%	
Loading Area	0.0%	0.0%	
Lighting	NA	NA	
Private Open Space	9.2%	9.9%	
Snow Storage	0.0%	3.9%	
Pedestrian Connections	2.3%	4.2%	
TOTAL	122.8%	105.3%	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	122.8%	105.3%	

354	Summary Cost Requirements		Current Code R-4	Proposed Code R-4	
355	Parking Construction				Pct. of Current
356	Surface parking	\$8,000 per space	\$296,000	\$168,000	57%
357	Within building, above ground	\$35,000 per space	\$0	\$0	
358	Within building, below ground	\$60,000 per space	\$0	\$0	
359	Above grade structure	\$35,000 per space	\$0	\$0	
360	Below grade structure	\$60,000 per space	\$0	\$0	
361	Off-site	\$0 per space	\$0	\$0	
362	Total Parking Construction		\$296,000	\$168,000	57%
363	Perimeter Landscaping				
365	Current Code	\$ 7.85 per square foot	\$37,100		
366	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$41,800	113%
367	Parking Lot Interior Landscaping				
369	Current Code	\$ 7.85 per square foot	\$0		
370	Proposed Code	\$ 11.32 per square foot		\$4,500	
371	Site Enhancement / Setbacks Landscaping				
373	Current Code	\$1.20 per square foot	\$0		
374	Proposed Code	\$2.00 per square foot		\$2,800	
375	Loading Area				
376		\$ 21.33 per square foot	\$0	\$0	
377	Lighting				
378	Current Code	\$ 0.08 per square foot	\$1,100		
379	Proposed Code	\$ 0.10 per square foot		\$800	73%
380	Private Open Space				
382	Current Code	\$ 7.85 per square foot	\$15,700		
383	Proposed Code	\$ 11.32 per square foot		\$24,500	156%
384	Snow Storage Type: Distributed				
385		\$ 11.32 per square foot	\$0	\$9,700	
386	Pedestrian Connections				
387		\$ 11.32 per square foot	\$5,800	\$10,400	179%
388	COST OF SITE DEVELOPMENT (Including structured parking)		\$355,700	\$262,500	74%
389	COST OF BUILDING CONSTRUCTION		\$2,640,000	\$2,772,000	105%
390	TOTAL COST OF DEVELOPMENT		\$2,995,700	\$3,034,500	101%
391					
392					
393					
394					