

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	Current Title 21 Zoning District:	B-3	General Business
6			
7	Proposed Title 21 Zoning District:	B-3	General Business
8			
9	Name of Project:	A.L. Spenard Apartments	
10	Address or Location of Project:	1082 W 26th Avenue	
11	Current Zoning:	B-3	General Business
12	Proposed Zoning:	B-3	General Business
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	<b>Proposed Uses on the Site</b>				
20	<b>RESIDENTIAL</b>		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	12	9,600	800
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	8	8,000	1,000
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	1,400
25		<i>Total Dwelling Units</i>	<i>20</i>	<i>17,600</i>	
26	<b>Bonus Potential: Affordable Housing</b>	Dwellings from above that are qualified as Affordable Housing			Square Feet in ea. Affordable Unit
27		Efficiency	-	-	600
28		1 Bedroom	-	-	700
29		2 Bedroom	-	-	800
30		3 Bedroom	-	-	1,100
31		<b>TOTAL Affordable Units</b>	-	-	
32		<i>Added building floor area allowed (up to 0.5 added FAR)</i>		-	<i>0 sq. ft. per affordable housing sq. ft.</i>
33					
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>		-	<i>0 sq. ft. per housing sq. ft.</i>
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	<u>Seats (Occupancy)</u>	
43		Office, business, professional and financial	-	-	
44		Office, health and medical	-	-	
45		Health Club, Fitness	-	-	
46		Restaurant	-	-	
47		Restaurant with Drive-through Service	-	-	
48		Retail, grocery	-	-	
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		Accessory storage/mechanical area	-	-	
58		<i>Total Commercial Square Feet</i>		-	
59					
60	<b>STRUCTURED</b>	Parking, above grade in the building or a separate structure	-	-	
61	<b>PARKING</b>	Structured parking below grade or in the basement	-	-	
62	<b>Total Square Feet</b>			<b>17,600</b>	
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		square feet			
71		Number of Additional Floors		-	0		square feet			
72		Mechanical Storage Penthouse		-	0	0	square feet			
73		Attic or Sloping Roof (Above Eave)		1	5					
74		Total Floors Above Grade		3						
75	Basement Floors (Below Grade)		-	0	0	square feet				
76										
77	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										
82	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)			35	feet	Building height is in compliance with code.			
83		Allowable	Current code	B-3	Unlimited	feet				
85		Height	Proposed Code	B-3	45	feet				
87										
88	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		0	50.0	Multifamily same as R-4				
94				0	Unrestricted					
95										
96	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	This lot line abuts a street and has the primary front setback feet			
98		Length of Façade near Front Lot Line			0	48				
99		Near Side Lot Line, not set back behind vehicle area?			Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet			
100		Length of Façade near Side Lot Line			44	118				
101		Near Other Side Lot Line, not set back behind vehicle area?			Yes	No	This is located counter-clockwise from the "Front Lot Line" feet			
102		Length of Façade near Other Side Lot Line			44	0				
103	Near Rear Lot Line, not set back behind vehicle area?			Yes	Yes	This lot line is located opposite from the "Front Lot Line" feet				
104	Length of Façade near Rear Lot Line			128	48					
105										
106	FLOOR AREA RATIO (FAR)	Current Code		B-3						
107			Maximum FAR Allowed	2.00	Maximum Floor Area Allowed:	43,500	sq. ft.			
108			Proposed FAR	0.81	Proposed Floor Area	17,600	sq. ft.			
109		Proposed Code		B-3						
110			Maximum FAR By right	Unrestricted	Maximum Floor Area By right:	NA	sq. ft.			
111			Maximum FAR with bonuses	Unrestricted	Maximum Floor Area with Bonuses:	NA	sq. ft.			
112			Allowable FAR with bonuses proposed	Unrestricted	Allowable floor area in this case:	NA	sq. ft.			
113			Proposed FAR	0.81	Proposed floor area:	17,600	sq. ft.			
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	B-3	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	B-3	General Business				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	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	<b>Total parking required</b>								<b>21</b>
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	<b>TOTAL</b>								
209	Total Land Area Requirement	7.875 square feet							
210		0.18 acres							
211	Percent of Gross Site Area	36.2%							
212									
213	<b>Bonus Potential: Below Ground Parking</b>								
214	Number of Below Ground Spaces								- spaces
215	Square feet of below ground parking								- square feet
216	Added building floor area allowed at								- 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

Title 21 Economic Impact Analysis (EIA) Model

Municipality of Anchorage

11/21/2008

217							Is this a renovation / expansion of an existing building?
218	<b>Minimum Setback Requirements</b>		Current Code B-3		Proposed Code B-3		
219	<i>Types of Streets along Boundaries</i>		<i>Multifamily same as R-4</i>				No
220	Local Street	Front lot line	10 feet		10 feet		
221	Not Applicable	Side lot line	5 feet		15 feet		
222	Not Applicable	Other side lot line	5 feet		10 feet		
223	Not Applicable	Lot line opposite front line (rear)	10 feet		15 feet		
224							
225	<b>Site Perimeter Utility Easements</b>		Current Code B-3		Proposed Code B-3		
226	<i>Linear utility easements along perimeter of site.</i>		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	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code B-3		Proposed Code B-3		
232		Adjacent or Abutting Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)
233	Front lot line	Local Street	R-4	0	R-4	L2	8
234	Side lot line	Residential	R-4	10	R-4	L3	15
235	Other side lot line	Mixed-Use	B-3	0	B-3	None	0
236	Lot line opposite front line (rear)	Residential	R-4	10	R-4	L3	15
237							
238	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code B-3		Proposed Code B-3		
239		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)
240	Front lot line	R-4	8	130	R-4	L2	8
241	Side lot line	R-4	8	107	R-4	L2	8
242	Other side lot line	B-3	8	107	B-3	L2	8
243	Lot line opposite front line (rear)	R-4	8	0	R-4	L2	8
244							
245	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code B-3		Proposed Code B-3		
246		Front lot line	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
247			8	10	8	8	10
248	<i>Greater of minimum zoning requirements or landscaping requirements.</i>		10	10	15	15	15
249		Other side lot line	8	5	8	8	10
250		Lot line opposite front line (rear)	10	15	15	15	15
251							
252	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code B-3		Proposed Code B-3		
253		Front lot line	656 square feet		1,104 square feet		
254		Side lot line	1,450 square feet		2,175 square feet		
255		Other side lot line	1,076 square feet		1,160 square feet		
256		Lot line opposite front line (rear)	2,140 square feet		2,250 square feet		
257		TOTAL	5,322 square feet		6,689 square feet		
258							



259	<b>Parking Interior Lot Landscaping Requirements</b>		Current Code B-3	Proposed Code B-3
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	<b>Loading Area Requirements</b>		Current Code B-3	Proposed Code B-3
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	<b>Lighting Requirements</b>		Current Code B-3	Proposed Code B-3
272	Surface parking land area		13,875 square feet	7,875 square feet
273				
274				
275				
276				
277	<b>Private Open Space Requirements</b>		Current Code B-3	Proposed Code B-3
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	<b>Total Required Private Open Space</b>		<b>2,000 square feet</b>	<b>2,160 square feet</b>
282	Amount actually provided on or in the building(s)		-	- sq. ft.
283	Amount actually provided on the land		2,000	2,160 sq. ft.
284	<b>Total Private Open Space Provided</b>		<b>2,000</b>	<b>2,160 sq. ft.</b>
285	<i>Acres</i>			0.05 acres
286	<i>Percent of Site</i>			9.9%
287	<b>Excess Private Open Space Provided (R-4)</b>			- sq. ft.
288	<b>Bonus floor area allowed:</b>			
289	0 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>	<b>Type of Snow Storage</b>	Current Code B-3	Proposed Code B-3
293	15% of parking facility plowed surface area		No Requirement	1,181 square feet
294	less	Distributed		less
295	15% of private open space on the land			324 square feet
296	<b>Total Snow Storage Requirement</b>			<b>857 square feet</b>
297				0.02 acres
298	<i>Percent of Site</i>			3.9%
299				
300				



301	<b>Pedestrian Connections Requirements</b>		Current code B-3	Proposed Code B-3	
302	<b>Required Walkways</b>		Bldg. next to parking x4: 508 square feet	916 square feet	Walkway length based on perimeter of building adjacent to parking. Proposed code: add 1.5% of total site area as a rule of thumb.
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			916 square feet	
312	Pedestrian Connections in Acres			0.0 acres	
313	Percent of Site			4.2%	
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.				
318					
319					
320					
321	TOTAL AREA		-	square feet	
322					

Summary Site Area Requirements	Current Code B-3	Proposed Code B-3	
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	5,322 square feet	6,689 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	
<b>TOTAL</b>	<b>27,305 square feet</b>	<b>24,491 square feet</b>	10% lower
Total Site Area	21,750 square feet	21,750 square feet	
Total Site Usage with "Other Facilities" included	27,305	24,491	
Percent of Total Site Area			
Building Footprint	25.7%	25.7%	
Parking	63.8%	36.2%	
Setbacks, Easements and Perimeter Landscaping	24.5%	30.8%	
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%	
<b>TOTAL</b>	<b>125.5%</b>	<b>112.6%</b>	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	125.5%	112.6%	

354	Summary Cost Requirements		Current Code B-3	Proposed Code B-3	
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					
364	Perimeter Landscaping				
365	Current Code	\$ 7.85 per square foot	\$41,800		
366	Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$74,600	178%
367					
368	Parking Lot Interior Landscaping				
369	Current Code	\$ 7.85 per square foot	\$0		
370	Proposed Code	\$ 11.32 per square foot		\$4,500	
371					
372	Site Enhancement / Setbacks Landscaping				
373	Current Code	\$1.20 per square foot	\$0		
374	Proposed Code	\$2.00 per square foot		\$200	
375					
376	Loading Area	\$ 21.33 per square foot	\$0	\$0	
377					
378	Lighting Current Code	\$ 0.08 per square foot	\$1,100		
379	Proposed Code	\$ 0.10 per square foot		\$800	73%
380					
381	Private Open Space				0%
382	Current Code	\$ 7.85 per square foot	\$15,700		
383	Proposed Code	\$ 11.32 per square foot		\$24,500	156%
384					
385	Snow Storage Type: Distributed	\$ 11.32 per square foot	\$0	\$9,700	
386					
387	Pedestrian Connections	\$ 11.32 per square foot	\$5,800	\$10,400	179%
388					
389	COST OF SITE DEVELOPMENT (Including structured parking)		\$360,400	\$292,700	81%
390					
391	COST OF BUILDING CONSTRUCTION		\$2,640,000	\$2,772,000	105%
392					
393	TOTAL COST OF DEVELOPMENT		\$3,000,400	\$3,064,700	102%