

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:	The Bicycle Shop at Dimond	
10 Address or Location of Project:	1801 W Dimond Boulevard	
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?	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	A single story retail store with surface parking and perimeter landscaping, located along a major arterial in South Anchorage. The building is a 6,600 square foot bicycle shop. To illustrate the effects of staying at the current parking requirements for many retail uses, this test assumes the proposed parking requirement is 1 space per 300 square feet. To simplify testing the western boundary of the parcel has been assumed to be a straight line, and all properties to the north are assumed to be residentially zoned rather than a mix of residential and commercial zoning abutting the site's northern property line.	
18		

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>	-	0 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>	-	0 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	-	-
47		Restaurant with Drive-through Service	-	-
48		Retail, grocery	-	-
49		Retail, general - general, convenience store, building materials	6,600	-
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>	-	-
58		<i>Total Commercial Square Feet</i>	6,600	-
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>	6,600	-
63				

64	Proposed Building Dimensions									
65	FLOORS	Number of Floors			Floor Height (ft)		Floorplate Size			
66		First Floor	1	21	6,600	square feet				
67		Second Floor and/or Mezzanine	-	0	0	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	1							
75	Basement Floors (Below Grade)	-	0	0	square feet					
76										
77	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)			6,600	square feet				
78		Gross Floor Area of proposed uses (from previous page)			6,600	square feet				
79		Gross Floor Area excluding below grade structured parking			6,600	square feet				
80		Gross Floor Area excluding all structured parking			6,600	square feet				
81										
82	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)			21	feet	Building height is in compliance with code.			
83		Allowable	Current code	B-3	Unlimited	feet				
85		Height	Proposed Code	B-3	45	feet				
86										
87	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)			6,600					
88		Length of Building's Front and Rear Elevation (feet)			110	110				
89		Length of Building's Side Elevations (feet)			60	60				
90		Minimum Building Footprint Requirement (square feet)			1,000					
91		Gross Footprint as Percent of Site Area			22.0%					
92		Maximum Allowed Lot Coverage	B-3	Unrestricted						
93	B-3		Unrestricted							
94										
95	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines			Current Code	Proposed Code				
96		Near Front Lot Line, not set back behind vehicle area?			Yes	Yes	This lot line abuts a street and has the primary front setback feet			
97		Length of Façade near Front Lot Line			110	110				
98		Near Side Lot Line, not set back behind vehicle area?			Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet			
99		Length of Façade near Side Lot Line			60	60				
100		Near Other Side Lot Line, not set back behind vehicle area?			No	No	This is located counter-clockwise from the "Front Lot Line" feet			
101		Length of Façade near Other Side Lot Line			0	0				
102	Near Rear Lot Line, not set back behind vehicle area?			No	No	This lot line is located opposite from the "Front Lot Line" feet				
103	Length of Façade near Rear Lot Line			0	0					
104										
105	FLOOR AREA RATIO (FAR)	Current Code		B-3						
106			Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:		NA	sq. ft.	
107			Proposed FAR		0.22	Proposed Floor Area		6,600	sq. ft.	
108		Proposed Code		B-3						
109			Maximum FAR By right		Unrestricted	Maximum Floor Area By right:		NA	sq. ft.	
110			Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:		NA	sq. ft.	
111			Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:		NA	sq. ft.	
112			Proposed FAR		0.22	Proposed floor area:		6,600	sq. ft.	
113										

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	W Dimond Blvd	0			feet
120	Secondary street frontage	Local Street	Vernye Place	1		24	feet
121	Not Applicable	Not Applicable	None				feet
122	Not Applicable	Not Applicable	None				feet
123							
124	Lot Dimensions in Feet		Front lot line	267	feet	This lot line abuts a street and has the primary front setback	
125			Side lot line	146	feet	This lot line is located clockwise from the "Front Lot Line"	
126			Other side lot line	30	feet	This is located counter-clockwise from the "Front Lot Line"	
127			Lot line opposite front line (rear)	290	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			30,000	square feet		
131	(accept the calculation or enter exact )			0.69	acres		
132							
133	Adjacent and Abutting Properties		Zoning		Land Use	District	
134			Current Code	Proposed Code			
135	Front lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
137	Other side lot line	Abutting	B-3	B-3	Non-Residential	Non-Residential	
138	Lot line opposite front line (rear)	Abutting	R-5	R-5	Residential	Residential	
139							

Parking Requirements and Land Utilization for Parking				
Current Title 21	B-3	General Business		Total Spaces
Dwellings, Multifamily or Mixed-use - Efficiency			1.40 spaces per dwelling unit	-
Dwellings, Multifamily or Mixed-use - 1 Bedroom			1.68 spaces per dwelling unit	-
Dwellings, Multifamily or Mixed-use - 2 Bedroom			2.00 spaces per dwelling unit	-
Dwellings, Multifamily or Mixed-use - 3 Bedroom			2.80 spaces per dwelling unit	-
Hotel			1.00 space per room	-
Office, business, professional and financial			3.33 spaces per 1,000 gross square feet	-
Office, health and medical			4.00 spaces per 1,000 gross square feet	-
Health Club, Fitness			3.33 spaces per 1,000 gross square feet	-
Restaurant			1.00 spaces per 3 seats	-
Restaurant with Drive-through Service			1.00 spaces per 3 seats	-
Retail, grocery			5.00 spaces per 1,000 gross square feet	-
Retail, general - general, convenience store, building materials			3.33 spaces per 1,000 gross square feet	22.0
Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores			3.33 spaces per 1,000 gross square feet	-
Retail, large goods - furniture, home appliance, flooring			3.33 spaces per 1,000 gross square feet	-
Retail, large shopping mall			4.00 spaces per 1,000 gross square feet	-
Manufacturing, small			2.50 spaces per 1,000 gross square feet	-
Manufacturing, large			2.50 spaces per 1,000 gross square feet	-
Warehouse, small			1.00 space per 1,000 gross square feet	-
Warehouse, large			1.00 space per 1,000 gross square feet	-
Accessory storage/mechanical area			1.00 space per 1,000 gross square feet	-
<b>Total parking required</b>				<b>22</b> spaces
Parking space distribution			Gross Land Area per Space	
Surface parking			22	100.0%
Within building, above ground	Number of levels:	1	-	0.0%
Within building, below ground	Number of levels:	1	-	0.0%
Above grade structure	Number of levels:	1	-	0.0%
Below grade structure	Number of levels:	1	-	0.0%
Off-site			-	0.0%
<b>TOTAL</b>			22	100.0%
Total Land Area Requirement	8,800	square feet		
	0.20	acres		
Percent of Gross Site Area	29%			

175

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	No	Yes	No	No	
176	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.								
177									
178	Dwellings, Multifamily Efficiency	1.00	100%	100%	100%	95%	100%	100%	-
179	Dwellings, Multifamily 1 Bedroom	1.00	100%	100%	100%	95%	100%	100%	-
180	Dwellings, Multifamily 2 Bedroom	1.50	100%	100%	100%	95%	100%	100%	-
181	Dwellings, Multifamily 3 Bedroom	2.00	100%	100%	100%	95%	100%	100%	-
182	Hotel	0.90	100%	100%	100%	95%	100%	100%	-
183	Office, business, professional and financial	2.86	100%	100%	100%	95%	100%	100%	-
184	Office, health and medical	4.00	100%	100%	100%	95%	100%	100%	-
185	Health Club, Fitness	4.44	100%	100%	100%	95%	100%	100%	-
186	Restaurant	13.33	100%	100%	100%	95%	100%	100%	-
187	Restaurant with Drive-through Service	8.00	100%	100%	100%	95%	100%	100%	-
188	Retail, grocery	4.00	100%	100%	100%	95%	100%	100%	-
189	Retail, general	3.33	100%	100%	100%	95%	100%	100%	20.90
190	Retail, other	2.50	100%	100%	100%	95%	100%	100%	-
191	Retail, large goods	1.25	100%	100%	100%	95%	100%	100%	-
192	Retail, large shopping mall	3.33	100%	100%	100%	95%	100%	100%	-
193	Manufacturing, small	1.00	100%	100%	100%	95%	100%	100%	-
194	Manufacturing, large	0.67	100%	100%	100%	95%	100%	100%	-
195	Warehouse, small	0.80	100%	100%	100%	95%	100%	100%	-
196	Warehouse, large	0.67	100%	100%	100%	95%	100%	100%	-
197	Accessory storage/mechanical area	0.80	100%	100%	100%	95%	100%	100%	-
198	<b>Total parking required</b>								<b>21</b>
199									
200	Parking space distribution								
201	Surface parking								
202	Within building		Number of levels:		1				
203	Within building, below ground		Number of levels:		1				
204	Above grade structure		Number of levels:		1				
205	Below grade structure		Number of levels:		1				
206	Off-site								
207	<b>TOTAL</b>								
208	Total Land Area Requirement	8,400 square feet							
209		0.19 acres							
210	Percent of Gross Site Area	28.0%							
211									
212	<b>Bonus Potential: Below Ground Parking</b>								
213	Number of Below Ground Spaces								- spaces
214	Square feet of below ground parking								- square feet
215	Added building floor area allowed at								- square feet (up to 1.0 added FAR)

Gross Land Area per Space

21	100%	400	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
21	100%	400	square feet

Title 21 Economic Impact Analysis (EIA) Model

Municipality of Anchorage

11/21/2008

216							Is this a renovation / expansion of an existing building?
217	<b>Minimum Setback Requirements</b>		Current Code B-3		Proposed Code B-3		
218	<i>Types of Streets along Boundaries</i>						No
219	Arterial Street	Front lot line	10 feet		10 feet		
220	Local Street	Side lot line	5 feet		5 feet		
221	Not Applicable	Other side lot line	10 feet		10 feet		
222	Not Applicable	Lot line opposite front line (rear)	10 feet		15 feet		
223							
224	<b>Site Perimeter Utility Easements</b>		Current Code B-3		Proposed Code B-3		
225	<i>Linear utility easements along perimeter of site.</i>						
226		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)	0 feet		0 feet		
230	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code B-3		Proposed Code B-3		
231		Adjacent or Abutting Uses	Adjacent Zoning	Minimum Perimeter Landscaping Width (feet)	Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)
232	Front lot line	Arterial Street	B-3	6	B-3	L2	8
233	Side lot line	Local Street	B-3	0	B-3	L2	8
234	Other side lot line	Non-Residential	B-3	0	B-3	None	0
235	Lot line opposite front line (rear)	Residential	R-5	10	R-5	L3	15
236							
237	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		Current Code B-3		Proposed Code B-3		
238		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)
239	Front lot line	B-3	6	80	B-3	L2	8
240	Side lot line	B-3	8	65	B-3	L2	8
241	Other side lot line	B-3	8	0	B-3	L2	8
242	Lot line opposite front line (rear)	R-5	10	240	R-5	L3	15
243							
244	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		Current Code B-3		Proposed Code B-3		
245			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
246		Front lot line	6	10	8	8	10 feet
247		Side lot line	8	5	8	8	8 feet
248		Other side lot line	0	10	0	0	10 feet
249		Lot line opposite front line (rear)	10	10	15	15	15 feet
250							
251	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code B-3		Proposed Code B-3		
252		Front lot line	2,042	square feet	2,356	square feet	
253		Side lot line	628	square feet	784	square feet	
254		Other side lot line	0	square feet	0	square feet	
255		Lot line opposite front line (rear)	2,900	square feet	4,350	square feet	
256		TOTAL	5,570	square feet	7,490	square feet	
257							

258	<b>Parking Interior Lot Landscaping Requirements</b>		Current Code B-3	Proposed Code B-3
259	Number of surface parking spaces		22 spaces	21 spaces
260	Surface parking land area		8,800 square feet	8,400 square feet
261	Percent of parking area for landscaping		0%	5%
262	Required Landscaping Area (in addition to surface parking area)		0 square feet	420 square feet
263				
264	<b>Loading Area Requirements</b>		Current Code B-3	Proposed Code B-3
265	Berth Type		B	B
266	Number of Berths Required		0	0
267	Land Area per Berth		400 square feet	400 square feet
268	Total Loading Area Land Area Requirement		0 square feet	0 square feet
269				
270	<b>Lighting Requirements</b>		Current Code B-3	Proposed Code B-3
271	Surface parking land area		8,800 square feet	8,400 square feet
272				
273				
274				
275				
276	<b>Private Open Space Requirements</b>		Current Code B-3	Proposed Code B-3
277	Required for Residential Dwellings		- square feet	- square feet
278	Required for Non-residential Uses		- square feet	330 square feet
279	Required in return for Parking Reductions		square feet	80
280	<b>Total Required Private Open Space</b>		- square feet	410 square feet
281	Amount actually provided on or in the building(s)		-	- sq. ft.
282	Amount actually provided on the land		-	410 sq. ft.
283	<b>Total Private Open Space Provided</b>		-	410 sq. ft.
284	Acres			0.01 acres
285	Percent of Site			1.4%
286	<b>Excess Private Open Space Provided (R-4)</b>			- sq. ft.
287	<b>Bonus floor area allowed:</b>			
288	0 sq. ft. of floor area per	1 sq. ft. of excess private open space		- sq. ft. of added floor area
289				
290				
291	<b>Snow Storage Area Requirement</b>	<b>Type of Snow Storage</b>	Current Code B-3	Proposed Code B-3
292	5% of parking facility plowed surface area	Removed	No Requirement	420 square feet
293	less			less
294	0% of private open space on the land			- square feet
295	<b>Total Snow Storage Requirement</b>			420 square feet
296				0.01 acres
297	Percent of Site			1.4%
298				
299				

300	<b>Pedestrian Connections Requirements</b>		Current code B-3	Proposed Code B-3	
301	<b>Required Walkways</b>		Bldg. next to parking x4: 680 square feet	1,300 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>
302	<b>Bus Stop</b> (may be required for transit-related parking reduction)			- square feet	
303	Required in return for a Parking Reduction?	No	(Accept default or enter yes or no)		
304	Is it located along an Arterial class street?	No	(Enter yes or no)		
305	Additional area for on-site transit facilities	0	square feet		
306	<b>Primary Pedestrian Walkways</b>			- linear feet of primary pedestrian walkway	
307				- square feet of primary pedestrian walkway	
308	<b>Bonus floor area allowed at</b>	5	square feet per lin. ft.	- square feet of bonus floor area	
309					
310	Pedestrian Connections Square Feet			1,300 square feet	
311	Pedestrian Connections in Acres			0.0 acres	
312	Percent of Site			4.3%	
313					
314					
315	<b>Other Facilities or Undeveloped Areas (Optional)</b>		Area (sf)	Brief Description of Facility	
316	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.				
317					
318					
319					
320	TOTAL AREA		-	square feet	
321					

Summary Site Area Requirements	Current Code B-3	Proposed Code B-3	
Land Area in Square Feet			
Building Footprint	6,600 square feet	6,600 square feet	
Parking	8,800 square feet	8,400 square feet	
Setbacks, Easements and Perimeter Landscaping	5,570 square feet	7,490 square feet	
Parking Lot Interior Landscaping	-	420 square feet	
Loading Area	-	-	
Lighting	Same as Parking square feet	Same as Parking square feet	
Private Open Space	-	410 square feet	
Snow Storage	-	420 square feet	
Pedestrian Connections	680 square feet	1,300 square feet	
<b>TOTAL</b>	<b>21,650 square feet</b>	<b>25,040 square feet</b>	16% higher
Total Site Area	30,000 square feet	30,000 square feet	
Total Site Usage with "Other Facilities" included	21,650	25,040	
Percent of Total Site Area			
Building Footprint	22.0%	22.0%	
Parking	29.3%	28.0%	
Setbacks, Easements and Perimeter Landscaping	18.6%	25.0%	
Parking Lot Interior Landscaping	0.0%	1.4%	
Loading Area	0.0%	0.0%	
Lighting	NA	NA	
Private Open Space	0.0%	1.4%	
Snow Storage	0.0%	1.4%	
Pedestrian Connections	2.3%	4.3%	
<b>TOTAL</b>	<b>72.2%</b>	<b>83.5%</b>	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	72.2%	83.5%	

Summary Cost Requirements			Current Code B-3	Proposed Code B-3	
Parking Construction					Pct. of Current
Surface parking	\$8,000	per space	\$176,000	\$168,000	95%
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			\$176,000	\$168,000	95%
Perimeter Landscaping					
Current Code	\$ 7.85	per square foot	\$43,700		
Proposed Code - perimeter landsc.	\$ 11.32	per square foot		\$86,600	198%
Parking Lot Interior Landscaping					
Current Code	\$ 7.85	per square foot	\$0		
Proposed Code	\$ 11.32	per square foot		\$4,800	
Site Enhancement / Setbacks Landscaping					
Current Code	\$1.20	per square foot	\$10,000		
Proposed Code	\$2.00	per square foot		\$9,600	96%
Loading Area					
	\$ 20.00	per square foot	\$0	\$0	
Lighting					
Current Code	\$ 0.08	per square foot	\$700		
Proposed Code	\$ 0.10	per square foot		\$800	114%
Private Open Space					
Current Code	\$ 7.85	per square foot	\$0		
Proposed Code	\$ 11.32	per square foot		\$4,600	
Snow Storage Type: Removed					
	\$ 2.00	per square foot	\$0	\$800	
Pedestrian Connections					
	\$ 11.32	per square foot	\$7,700	\$14,700	191%
COST OF SITE DEVELOPMENT (Including structured parking)			\$238,100	\$289,900	122%
COST OF BUILDING CONSTRUCTION			\$1,155,000	\$1,213,000	105%
TOTAL COST OF DEVELOPMENT			\$1,393,100	\$1,502,900	108%