

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-3 General Business</b>	
6		
7 <b>Proposed Title 21 Zoning District:</b>	<b>CMU Community Mixed Use</b>	
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:	CMU	Community Mixed Use
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 <b>Written description of proposed project:</b>		
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 ca. 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	-	-
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		Accessory storage/mechanical area	-	-
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	-



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		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)	-	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	CMU	60			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)		5,000				
91		Gross Footprint as Percent of Site Area		22.0%				
92		Maximum Allowed Lot Coverage		0	Unrestricted			
93			0	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		
97		Length of Façade near Front Lot Line		110	110	feet		
98		Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line"		
99		Length of Façade near Side Lot Line		60	60	feet		
100		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line"		
101		Length of Façade near Other Side Lot Line		0	0	feet		
102		Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line"		
103		Length of Façade near Rear Lot Line		0	0	feet		
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		CMU				
109			Maximum FAR By right	1.00	Maximum Floor Area By right:	30,000	sq. ft.	
110			Maximum FAR with bonuses	2.00	Maximum Floor Area with Bonuses:	60,000	sq. ft.	
111			Allowable FAR with bonuses proposed	1.00	Allowable floor area in this case:	30,000	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						



140	Parking Requirements and Land Utilization for Parking								
141	Current Title 21	B-3	General Business					Total Spaces	
142	Dwellings, Multifamily or Mixed-use - Efficiency			1.40	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			1.00	spaces per 3 seats		-		
151	Restaurant with Drive-through Service			1.00	spaces per 3 seats		-		
152	Retail, grocery			5.00	spaces per 1,000 gross square feet		-		
153	Retail, general - general, convenience store, building materials			3.33	spaces per 1,000 gross square feet		22.0		
154	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores			3.33	spaces per 1,000 gross square feet		-		
155	Retail, large goods - furniture, home appliance, flooring			3.33	spaces per 1,000 gross square feet		-		
156	Retail, large shopping mall			4.00	spaces per 1,000 gross square feet		-		
157	Manufacturing, small			2.50	spaces per 1,000 gross square feet		-		
158	Manufacturing, large			2.50	spaces per 1,000 gross square feet		-		
159	Warehouse, small			1.00	space per 1,000 gross square feet		-		
160	Warehouse, large			1.00	space per 1,000 gross square feet		-		
161	Accessory storage/mechanical area			1.00	space per 1,000 gross square feet		-		
162	Total parking required						22	spaces	
163									
164	Parking space distribution							Gross Land Area per Space	
165	Surface parking			22	100.0%	400	square feet		
166	Within building, above ground	Number of levels:	1	-	0.0%	-	square feet		
167	Within building, below ground	Number of levels:	1	-	0.0%	-	square feet		
168	Above grade structure	Number of levels:	1	-	0.0%	-	square feet		
169	Below grade structure	Number of levels:	1	-	0.0%	-	square feet		
170	Off-site			-	0.0%	-	square feet		
171	TOTAL			22	100.0%	400	square feet		
172	Total Land Area Requirement	8,800	square feet						
173		0.20	acres						
174	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)
176	The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.		No	No	Yes	Yes	No	No	
177									
178	Dwellings, Multifamily Efficiency	1.00	100%	100%	90%	95%	100%	100%	-
179	Dwellings, Multifamily 1 Bedroom	1.00	100%	100%	90%	95%	100%	100%	-
180	Dwellings, Multifamily 2 Bedroom	1.50	100%	100%	90%	95%	100%	100%	-
181	Dwellings, Multifamily 3 Bedroom	2.00	100%	100%	90%	95%	100%	100%	-
182	Hotel	0.90	100%	100%	90%	95%	100%	100%	-
183	Office, business, professional and financial	2.86	100%	100%	90%	95%	100%	100%	-
184	Office, health and medical	4.00	100%	100%	90%	95%	100%	100%	-
185	Health Club, Fitness	4.44	100%	100%	90%	95%	100%	100%	-
186	Restaurant	13.33	100%	100%	90%	95%	100%	100%	-
187	Restaurant with Drive-through Service	8.00	100%	100%	90%	95%	100%	100%	-
188	Retail, grocery	4.00	100%	100%	90%	95%	100%	100%	-
189	Retail, general	3.33	100%	100%	90%	95%	100%	100%	18.81
190	Retail, other	2.50	100%	100%	90%	95%	100%	100%	-
191	Retail, large goods	1.25	100%	100%	90%	95%	100%	100%	-
192	Retail, large shopping mall	3.33	100%	100%	90%	95%	100%	100%	-
193	Manufacturing, small	1.00	100%	100%	90%	95%	100%	100%	-
194	Manufacturing, large	0.67	100%	100%	90%	95%	100%	100%	-
195	Warehouse, small	0.80	100%	100%	90%	95%	100%	100%	-
196	Warehouse, large	0.67	100%	100%	90%	95%	100%	100%	-
197	Accessory storage/mechanical area	0.80	100%	100%	90%	95%	100%	100%	-
198	<b>Total parking required</b>								<b>19</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	7,600	square feet						
209		0.17	acres						
210	Percent of Gross Site Area	25.3%							
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		2 sq. ft. per sq. ft. of below ground parking						- square feet (up to 1.0 added FAR)



216

217	Minimum Setback Requirements		Current Code B-3		Proposed Code CMU		Is this a renovation / expansion of an existing building?	
218	Types of Streets along Boundaries						No	
219	Arterial Street	Front lot line	10 feet		0 feet			
220	Local Street	Side lot line	5 feet		0 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	Site Perimeter Utility Easements		Current Code B-3		Proposed Code CMU			
225	Linear utility easements along perimeter of site.		0 feet		0 feet			
226		Side lot line	0 feet		0 feet			
227		Other side lot line	0 feet		0 feet			
228		Lot line opposite front line (rear)	0 feet		0 feet			
229								
230	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code B-3		Proposed Code CMU			
231				Minimum Perimeter Landscaping Width (feet)			Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
		Adjacent Uses	Adjacent Zoning		Adjacent Zoning	Site Perimeter Landscaping Level		
232	Front lot line	Arterial Street	B-3	6	B-3	None	0	0
233	Side lot line	Local Street	B-3	0	B-3	None	0	0
234	Other side lot line	Non-Residential	B-3	0	B-3	L2	8	8
235	Lot line opposite front line (rear)	Residential	R-5	10	R-5	L3	15	15
236								
237	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code CMU			
238		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)
239	Front lot line	B-3	6	80	B-3	L2	8	80
240	Side lot line	B-3	8	65	B-3	L2	8	65
241	Other side lot line	B-3	8	0	B-3	L2	8	0
242	Lot line opposite front line (rear)	R-5	10	240	R-5	L3	15	240
243								
244	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code CMU			
245			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
246		Front lot line	6	10	8	8	0	feet
247		Side lot line	8	5	8	8	0	feet
248		Other side lot line	0	10	8	8	10	feet
249		Lot line opposite front line (rear)	10	10	15	15	15	feet
250								
251	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3		Proposed Code CMU			
252		Front lot line	2,042 square feet		640 square feet			
253		Side lot line	628 square feet		328 square feet			
254		Other side lot line	0 square feet		240 square feet			
255		Lot line opposite front line (rear)	2,900 square feet		4,350 square feet			
256		TOTAL	5,570 square feet		5,558 square feet			
257								

258	<b>Parking Interior Lot Landscaping Requirements</b>		Current Code B-3	Proposed Code CMU	
259	Number of surface parking spaces		22 spaces	19 spaces	
260	Surface parking land area		8,800 square feet	7,600 square feet	
261	Percent of parking area for landscaping		0%	0%	
262	Required Landscaping Area (in addition to surface parking area)		0 square feet	0 square feet	
263					
264	<b>Loading Area Requirements</b>		Current Code B-3	Proposed Code CMU	
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 CMU	
271	Surface parking land area		8,800 square feet	7,600 square feet	
272					
273					
274					
275					
276	<b>Private Open Space Requirements</b>		Current Code B-3	Proposed Code CMU	
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	160 square feet	
280	<b>Total Required Private Open Space</b>		- square feet	490 square feet	
281	Amount provided on or in the building(s)		-	- sq. ft.	
282	Amount provided on the land		-	490 sq. ft.	
283	<b>Total Private Open Space Provided</b>			490 sq. ft.	
284	<i>Acres</i>			0.01 acres	
285	<i>Percent of Site</i>			1.6%	
286	<b>Excess Private Open Space Provided (R-4)</b>			- sq. ft.	
287	<b>Bonus floor area allowed:</b>				
288	1 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>		Current Code B-3	Proposed Code CMU	
292	5% of parking facility plowed surface area	Type of Snow Storage	No Requirement	380 square feet	
293	less	Removed		less	
294	0% of private open space on the land			- square feet	
295	<b>Total Snow Storage Requirement</b>			380 square feet	
296				0.01 acres	
297	<i>Percent of Site</i>			1.3%	
298					
299					



300	<b>Pedestrian Connections Requirements</b>		Current code B-3	Proposed Code CMU	Walkway length based on perimeter of building adjacent to parking. Proposed code: add 1.5% of total site area as a rule of thumb.
301	<b>Required Walkways</b>		Bldg. next to parking x4: 680 square feet	1,300 square feet	
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	Bonus floor area allowed at	5 square feet per lin. ft.		- square feet of bonus floor area	
309	Pedestrian Connections Square Feet			1,300 square feet	
310	Pedestrian Connections in Acres			0.0 acres	
311	Percent of Site			4.3%	
312					
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	CMU	
Land Area in Square Feet					
Building Footprint	6,600	square feet	6,600	square feet	
Parking	8,800	square feet	7,600	square feet	
Setbacks, Easements and Perimeter Landscaping	5,570	square feet	5,558	square feet	
Parking Lot Interior Landscaping	-	square feet	-	square feet	
Loading Area	-	square feet	-	square feet	
Lighting	Same as Parking	square feet	Same as Parking	square feet	
Private Open Space	-	square feet	490	square feet	
Snow Storage	-	square feet	380	square feet	
Pedestrian Connections	680	square feet	1,300	square feet	
<b>TOTAL</b>	<b>21,650</b>	<b>square feet</b>	<b>21,928</b>	<b>square feet</b>	1% higher
Total Site Area	30,000	square feet	30,000	square feet	
Total Site Usage with "Other Facilities" included	21,650		21,928		
Percent of Total Site Area					
Building Footprint	22.0%		22.0%		
Parking	29.3%		25.3%		
Setbacks, Easements and Perimeter Landscaping	18.6%		18.5%		
Parking Lot Interior Landscaping	0.0%		0.0%		
Loading Area	0.0%		0.0%		
Lighting	NA		NA		
Private Open Space	0.0%		1.6%		
Snow Storage	0.0%		1.3%		
Pedestrian Connections	2.3%		4.3%		
<b>TOTAL</b>	<b>72.2%</b>		<b>73.1%</b>		
Total Site Area	100.0%		100.0%		
Total Site Usage with "Other Facilities" included	72.2%		73.1%		

Summary Cost Requirements				Current Code	B-3	Proposed Code	CMU
						Pct. of Current	
Parking Construction							
Surface parking	\$8,000	per space		\$176,000		\$152,000	86%
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		\$152,000	86%
Perimeter Landscaping							
Current Code	\$ 7.85	per square foot		\$43,700			
Proposed Code - perimeter landsc.	\$ 11.32	per square foot				\$65,100	149%
Parking Lot Interior Landscaping							
Current Code	\$ 7.85	per square foot		\$0			
Proposed Code	\$ 11.32	per square foot				\$0	
Site Enhancement / Setbacks Landscaping							
Current Code	\$1.20	per square foot		\$10,000			
Proposed Code	\$2.00	per square foot				\$15,700	157%
Loading Area				\$ 20.00	per square foot	\$0	
Lighting				\$ 0.08	per square foot	\$700	
				\$ 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				\$5,500	
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		\$254,600	107%
COST OF BUILDING CONSTRUCTION				\$1,155,000		\$1,213,000	105%
TOTAL COST OF DEVELOPMENT				\$1,393,100		\$1,467,600	105%