

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:	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 proposed lower parking requirements for a number of retail uses, this test assumes the proposed parking requirement is 1 space per 400 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	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	-	-
23		Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-
24		Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-
25		<i>Total Dwelling Units</i>	-	-
26				
27	Bonus Potential: Affordable Housing	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	Bonus Potential: Housing Square Feet	<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	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
39			-	1,000
40		<i>Total Hotel Rooms</i>	-	-
41				
42	COMMERCIAL USES		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	-	-
50		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	6,600	-
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	STRUCTURED PARKING	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							

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	-		
154	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores			3.33 spaces per 1,000 gross square feet	22.0		
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%					

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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)
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	No	Yes	No	No	
Dwellings, Multifamily Efficiency	1.00	100%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 1 Bedroom	1.00	100%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 2 Bedroom	1.50	100%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 3 Bedroom	2.00	100%	100%	100%	100%	95%	100%	100%	-
Hotel	0.90	100%	100%	100%	100%	95%	100%	100%	-
Office, business, professional and financial	2.86	100%	100%	100%	100%	95%	100%	100%	-
Office, health and medical	4.00	100%	100%	100%	100%	95%	100%	100%	-
Health Club, Fitness	4.44	100%	100%	100%	100%	95%	100%	100%	-
Restaurant	13.33	100%	100%	100%	100%	95%	100%	100%	-
Restaurant with Drive-through Service	8.00	100%	100%	100%	100%	95%	100%	100%	-
Retail, grocery	4.00	100%	100%	100%	100%	95%	100%	100%	-
Retail, general	3.33	100%	100%	100%	100%	95%	100%	100%	-
Retail, other	2.50	100%	100%	100%	100%	95%	100%	100%	15.68
Retail, large goods	1.25	100%	100%	100%	100%	95%	100%	100%	-
Retail, large shopping mall	3.33	100%	100%	100%	100%	95%	100%	100%	-
Manufacturing, small	1.00	100%	100%	100%	100%	95%	100%	100%	-
Manufacturing, large	0.67	100%	100%	100%	100%	95%	100%	100%	-
Warehouse, small	0.80	100%	100%	100%	100%	95%	100%	100%	-
Warehouse, large	0.67	100%	100%	100%	100%	95%	100%	100%	-
Accessory storage/mechanical area	0.80	100%	100%	100%	100%	95%	100%	100%	-
Total parking required									16
Parking space distribution									
Surface parking									
Within building									
Within building, below ground									
Above grade structure									
Below grade structure									
Off-site									
TOTAL									
Total Land Area Requirement	6,400	square feet							
	0.15	acres							
Percent of Gross Site Area	21.3%								
Bonus Potential: Below Ground Parking									
Number of Below Ground Spaces									
Square feet of below ground parking									
Added building floor area allowed at	2	sq. ft. per sq. ft. of below ground parking							

Gross Land Area per Space

16	100%	400	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
16	100%	400	square feet

- spaces
- square feet
- square feet (up to 1.0 added FAR)

Title 21 Economic Impact Analysis (EIA) Model

Municipality of Anchorage

11/21/2008

216							Is this a renovation / expansion of an existing building?
217	Minimum Setback Requirements		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	Site Perimeter Utility Easements		Current Code B-3		Proposed Code B-3		
225	<i>Linear utility easements along perimeter of site.</i>	Front lot line	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 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	Minimum Parking Lot Perimeter Landscaping Setbacks		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	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code B-3		
245		Front lot line	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
246		Side lot line	8	5	8	8	feet
247		Other side lot line	0	10	0	0	feet
248		Lot line opposite front line (rear)	10	10	15	15	feet
249							
250	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3		Proposed Code B-3		
251		Front lot line	2,042	square feet	2,356	square feet	
252		Side lot line	628	square feet	784	square feet	
253		Other side lot line	0	square feet	0	square feet	
254		Lot line opposite front line (rear)	2,900	square feet	4,350	square feet	
255		TOTAL	5,570	square feet	7,490	square feet	
256							
257							

258	Parking Interior Lot Landscaping Requirements		Current Code B-3	Proposed Code B-3	
259	Number of surface parking spaces		22 spaces	16 spaces	
260	Surface parking land area		8,800 square feet	6,400 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	Loading Area Requirements		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	Lighting Requirements		Current Code B-3	Proposed Code B-3	
271	Surface parking land area		8,800 square feet	6,400 square feet	
272					
273					
274					
275					
276	Private Open Space Requirements		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	40	
280	Total Required Private Open Space		- square feet	370 square feet	
281	Amount actually provided on or in the building(s)		-	- sq. ft.	
282	Amount actually provided on the land		-	370 sq. ft.	
283	Total Private Open Space Provided		-	370 sq. ft.	
284	Acres			0.01 acres	
285	Percent of Site			1.2%	
286	Excess Private Open Space Provided (R-4)			- sq. ft.	
287	Bonus floor area allowed:				
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	Snow Storage Area Requirement		Current Code B-3	Proposed Code B-3	
292	5% of parking facility plowed surface area	Type of Snow Storage	No Requirement	320 square feet	
293	less	Removed		less	
294	0% of private open space on the land			- square feet	
295	Total Snow Storage Requirement			320 square feet	
296				0.01 acres	
297	Percent of Site			1.1%	
298					
299					

300	Pedestrian Connections Requirements		Current code B-3	Proposed Code B-3	
301	Required Walkways		Bldg. next to parking x4: 680 square feet	1,300 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.
302	Bus Stop (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	Primary Pedestrian Walkways			- 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					
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	Other Facilities or Undeveloped Areas (Optional)		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		

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	6,400	square feet
Setbacks, Easements and Perimeter Landscaping	5,570	square feet	7,490	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	370	square feet
Snow Storage	-	square feet	320	square feet
Pedestrian Connections	680	square feet	1,300	square feet
TOTAL	21,650	square feet	22,480	square feet
Total Site Area	30,000	square feet	30,000	square feet
Total Site Usage with "Other Facilities" included	21,650		22,480	4% higher
Percent of Total Site Area				
Building Footprint	22.0%		22.0%	
Parking	29.3%		21.3%	
Setbacks, Easements and Perimeter Landscaping	18.6%		25.0%	
Parking Lot Interior Landscaping	0.0%		0.0%	
Loading Area	0.0%		0.0%	
Lighting	NA		NA	
Private Open Space	0.0%		1.2%	
Snow Storage	0.0%		1.1%	
Pedestrian Connections	2.3%		4.3%	
TOTAL	72.2%		74.9%	
Total Site Area	100.0%		100.0%	
Total Site Usage with "Other Facilities" included	72.2%		74.9%	

353 Summary Cost Requirements		Current Code B-3	Proposed Code B-3	
354 Parking Construction			Pct. of Current	
355 Surface parking	\$8,000 per space	\$176,000	\$128,000	73%
356 Within building, above ground	\$35,000 per space	\$0	\$0	
357 Within building, below ground	\$60,000 per space	\$0	\$0	
358 Above grade structure	\$35,000 per space	\$0	\$0	
359 Below grade structure	\$60,000 per space	\$0	\$0	
360 Off-site	\$0 per space	\$0	\$0	
361 Total Parking Construction		\$176,000	\$128,000	73%
362				
363 Perimeter Landscaping				
364 Current Code	\$ 7.85 per square foot	\$43,700		
365 Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$86,600	198%
366				
367 Parking Lot Interior Landscaping				
368 Current Code	\$ 7.85 per square foot	\$0		
369 Proposed Code	\$ 11.32 per square foot		\$0	
370				
371 Site Enhancement / Setbacks Landscaping				
372 Current Code	\$1.20 per square foot	\$10,000		
373 Proposed Code	\$2.00 per square foot		\$14,700	147%
374				
375 Loading Area	\$ 20.00 per square foot	\$0	\$0	
376				
377 Lighting Current Code	\$ 0.08 per square foot	\$700		
378 Proposed Code	\$ 0.10 per square foot		\$600	86%
379				
380 Private Open Space				
381 Current Code	\$ 7.85 per square foot	\$0		
382 Proposed Code	\$ 11.32 per square foot		\$4,200	
383				
384 Snow Storage Type: Removed	\$ 2.00 per square foot	\$0	\$600	
385				
386 Pedestrian Connections	\$ 11.32 per square foot	\$7,700	\$14,700	191%
387				
388 COST OF SITE DEVELOPMENT (Including structured parking)		\$238,100	\$249,400	105%
389				
390 COST OF BUILDING CONSTRUCTION		\$1,155,000	\$1,213,000	105%
391				
392 TOTAL COST OF DEVELOPMENT		\$1,393,100	\$1,462,400	105%