

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:	NMU Neighborhood Mixed Use	
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:	NMU	Neighborhood 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 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	Bonus Potential: Affordable Housing			Square Feet GFA per Dwelling Unit
27		Dwellings from above that are qualified as Affordable Housing		
28		Efficiency	-	-
29		1 Bedroom	-	-
30		2 Bedroom	-	-
31		3 Bedroom	-	-
32		TOTAL Affordable Units	-	-
33	Bonus Potential: Housing Square Feet	<i>Added building floor area allowed (up to 0.5 added FAR)</i>	-	-
34		<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	-
35				
36				
37				
38	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
39		<i>Total Hotel Rooms</i>	-	1,000
40				
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	-

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 Height	Current code	B-3	Unlimited		
84		Proposed Code	NMU	45	feet		
85							
86	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)		6,600			
87		Length of Building's Front and Rear Elevation (feet)		110	110		
88		Length of Building's Side Elevations (feet)		60	60		
89		Minimum Building Footprint Requirement (square feet)		5,000			
90		Gross Footprint as Percent of Site Area		22.0%			
91		Maximum Allowed Lot Coverage	NMU	Unrestricted			
92	0		Unrestricted				
93							
94	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
95		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	
96		Length of Façade near Front Lot Line		110	110		
97		Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
98		Length of Façade near Side Lot Line		60	60		
99		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line" feet	
100		Length of Façade near Other Side Lot Line		0	0		
101		Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line" feet	
102	Length of Façade near Rear Lot Line		0	0			
103							
104	FLOOR AREA RATIO (FAR)	Current Code		B-3			
105			Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA	sq. ft.
106			Proposed FAR	0.22	Proposed Floor Area	6,600	sq. ft.
107		Proposed Code		NMU			
108			Maximum FAR By right	0.50	Maximum Floor Area By right:	15,000	sq. ft.
109			Maximum FAR with bonuses	1.00	Maximum Floor Area with Bonuses:	30,000	sq. ft.
110			Allowable FAR with bonuses proposed	0.50	Allowable floor area in this case:	15,000	sq. ft.
111			Proposed FAR	0.22	Proposed floor area:	6,600	sq. ft.
112							
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		24	feet
120	Secondary street frontage	Local Street	Vernye Place	1			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	
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	<i>Number of levels:</i> 1	-	0.0% - square feet
167	Within building, above ground	<i>Number of levels:</i> 1	-	0.0% - square feet
168	Within building, below ground	<i>Number of levels:</i> 1	-	0.0% - square feet
169	Below grade structure	<i>Number of levels:</i> 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)
			No	No	Yes	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%	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%	-
190	Retail, other	2.50	100%	100%	90%	95%	100%	100%	14.11
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	Total parking required								15
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	TOTAL								
208	Total Land Area Requirement	6,000	square feet						
209		0.14	acres						
210	Percent of Gross Site Area	20.0%							
211									
212	Bonus Potential: Below Ground Parking								
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 NMU		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 NMU			
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 NMU			
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 NMU			
238		Adjacent Zoning	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)
239	Front lot line	B-3	6	80	B-3	L2	8	60
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 NMU			
245			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
246		Front lot line	6	10	8	8	0	feet
247	Greater of minimum zoning requirements or landscaping requirements.			8	5	8	8	0
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 NMU			
252		Front lot line	2,042 square feet		480 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		5,398 square feet			
257								

258	Parking Interior Lot Landscaping Requirements		Current Code B-3	Proposed Code NMU	
259	Number of surface parking spaces		22 spaces	15 spaces	
260	Surface parking land area		8,800 square feet	6,000 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 NMU	
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 NMU	
271	Surface parking land area		8,800 square feet	6,000 square feet	
272					
273					
274					
275					
276	Private Open Space Requirements		Current Code B-3	Proposed Code NMU	
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	120	
280	Total Required Private Open Space		- square feet	450 square feet	
281	Amount actually provided on or in the building(s)		-	- sq. ft.	
282	Amount actually provided on the land		-	450 sq. ft.	
283	Total Private Open Space Provided			450 sq. ft.	
284	<i>Acres</i>			0.01 acres	
285	<i>Percent of Site</i>			1.5%	
286	Excess Private Open Space Provided (R-4)			- sq. ft.	
287	Bonus floor area allowed:				
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	Snow Storage Area Requirement		Current Code B-3	Proposed Code NMU	
292	5% of parking facility plowed surface area	Type of Snow Storage	No Requirement	300 square feet	
293	less	Removed		less	
294	0% of private open space on the land			- square feet	
295	Total Snow Storage Requirement			300 square feet	
296				0.01 acres	
297	<i>Percent of Site</i>			1.0%	
298					
299					

300 Pedestrian Connections Requirements		Current code B-3		Proposed Code NMU	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	Required Walkways	Bldg. next to parking x4:	680 square feet	1,300 square feet	
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	
321					

Summary Site Area Requirements	Current Code B-3	Proposed Code NMU	7% lower
Land Area in Square Feet			
Building Footprint	6,600 square feet	6,600 square feet	
Parking	8,800 square feet	6,000 square feet	
Setbacks, Easements and Perimeter Landscaping	5,570 square feet	5,398 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	450 square feet	
Snow Storage	- square feet	300 square feet	
Pedestrian Connections	680 square feet	1,300 square feet	
TOTAL	21,650 square feet	20,048 square feet	
Total Site Area	30,000 square feet	30,000 square feet	
Total Site Usage with "Other Facilities" included	21,650	20,048	
Percent of Total Site Area			
Building Footprint	22.0%	22.0%	
Parking	29.3%	20.0%	
Setbacks, Easements and Perimeter Landscaping	18.6%	18.0%	
Parking Lot Interior Landscaping	0.0%	0.0%	
Loading Area	0.0%	0.0%	
Lighting	NA	NA	
Private Open Space	0.0%	1.5%	
Snow Storage	0.0%	1.0%	
Pedestrian Connections	2.3%	4.3%	
TOTAL	72.2%	66.8%	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	72.2%	66.8%	

Summary Cost Requirements	Current Code B-3	Proposed Code NMU	
Parking Construction		Pct. of Current	
Surface parking \$8,000 per space	\$176,000	\$120,000	68%
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	\$120,000	68%
Perimeter Landscaping			
Current Code \$ 7.85 per square foot	\$43,700		
Proposed Code - perimeter landsc. \$ 11.32 per square foot		\$63,300	145%
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		\$19,500	195%
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		\$600	86%
Private Open Space			
Current Code \$ 7.85 per square foot	\$0		
Proposed Code \$ 11.32 per square foot		\$5,100	
Snow Storage Type: Removed \$ 2.00 per square foot	\$0	\$600	
Pedestrian Connections \$ 11.32 per square foot	\$7,700	\$14,700	191%
COST OF SITE DEVELOPMENT (Including structured parking)	\$238,100	\$223,800	94%
COST OF BUILDING CONSTRUCTION	\$1,155,000	\$1,213,000	105%
TOTAL COST OF DEVELOPMENT	\$1,393,100	\$1,436,800	103%