

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:	CMU Community 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:	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 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 in ea. Affordable Unit
27		Dwellings from above that are qualified as Affordable Housing		
28		Efficiency	-	-
29		1 Bedroom	-	-
30		2 Bedroom	-	-
31		3 Bedroom	-	-
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	Bonus Potential: Housing Square Feet	<i>Potential bonus square feet from housing square feet (up to 0.5 added FAR)</i>	-	2 sq. ft. per housing sq. ft.
35				
36				
37	HOTEL		Number of Hotel Rooms	Square Feet GFA per hotel room
38			-	1,000
39		<i>Total Hotel Rooms</i>	-	-
40				
41	COMMERCIAL USES		Square Feet	Seats (Occupancy)
42		Office, business, professional and financial	-	-
43		Office, health and medical	-	-
44		Health Club, Fitness	-	-
45		Restaurant	-	-
46		Restaurant with Drive-through Service	-	-
47		Retail, grocery	-	-
48		Retail, general - general, convenience store, building materials	-	-
49		Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	6,600	-
50		Retail, large goods - furniture, home appliance, flooring	-	-
51		Retail, large shopping mall	-	-
52		Manufacturing, small	-	-
53		Manufacturing, large	-	-
54		Warehouse, small	-	-
55		Warehouse, large	-	-
56		Accessory storage/mechanical area	-	-
57		<i>Total Commercial Square Feet</i>	6,600	-
58				
59	STRUCTURED PARKING	Parking, above grade in the building or a separate structure	-	-
60		Structured parking below grade or in the basement	-	-
61	<i>Total Square Feet</i>		6,600	-
62				

64	Proposed Building Dimensions							
65	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size	square feet		
66		First Floor	1	21	6,600			
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 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		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						

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%	-
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:						
203	Within building, below ground		Number of levels:						
204	Above grade structure		Number of levels:						
205	Below grade structure		Number of levels:						
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				Current Code B-3		Proposed Code CMU		Is this a renovation / expansion of an existing building?	
217	Minimum Setback Requirements								
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.			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 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)	Landscaping Width with Utility Easement
239	Front lot line	B-3	6	80	B-3	L2	8	60	8
240	Side lot line	B-3	8	65	B-3	L2	8	65	8
241	Other side lot line	B-3	8	0	B-3	L2	8	0	8
242	Lot line opposite front line (rear)	R-5	10	240	R-5	L3	15	240	15
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		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 CMU
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 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	Lighting Requirements		Current Code B-3	Proposed Code CMU
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 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	120 square feet
280	Total Required Private Open Space		- square feet	450 square feet
281	Amount provided on or in the building(s)		-	sq. ft.
282	Amount 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 CMU
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 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	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	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	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 CMU	
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	7% lower
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 CMU	
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%

Why do we have a 5% premium?