

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
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7	Proposed Title 21 Zoning District:	B-3	General Business
8			
9	Name of Project:	The Shops Building	
10	Address or Location of Project:	110 W Tudor Road	
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, multi-tenant retail strip mall with surface parking, drive-through queuing aisle and perimeter landscaping, located on the south side of Tudor Road one block east of C Street. The building is 7,700 square feet and includes the following establishments: a restaurant (1,600 sf), a menswear store (1,440 sf), a boutique / cosmetics store / spa (1,440 sf), a chiropractor (1,440 sf) and a coffee shop with a drive-thru (1,780 sf). To simplify testing a 20 foot wide utility easement along the west property line was ignored, since the majority of this easement overlaps with a shared access easement that is being used for a shared access driveway. The area being used for the shared access driveway appears under the "Other Facilities" section below.		
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		TOTAL Affordable Units	-	-
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	1,440	
45		Health Club, Fitness	-	
46		Restaurant	1,600	41
47		Restaurant with Drive-through Service	1,780	41
48		Retail, grocery	-	
49		Retail, general - general, convenience store, building materials	2,880	
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>	7,700	
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>	7,700	
63				

64	Proposed Building Dimensions						
65	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size		
66		First Floor	1	18	7,700	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)	1	6			
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)		7,700	square feet		
78		Gross Floor Area of proposed uses (from previous page)		7,700	square feet		
79		Gross Floor Area excluding below grade structured parking		7,700	square feet		
80		Gross Floor Area excluding all structured parking		7,700	square feet		
81							
82	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		24	feet	Building height is in compliance with code.	
83		Allowable	Current code	B-3	Unlimited		feet
85		Height	Proposed Code	B-3	45		feet
87							
88	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)		7,700			
89		Length of Building's Front and Rear Elevations (feet)		120.00	120.00		
90		Length of Building's Side Elevations (feet)		80.00	80.00		
91		Minimum Building Footprint Requirement (square feet)		5,000			
92		Gross Footprint as Percent of Site Area		19.2%			
93		Maximum Allowed Lot Coverage	0	Unrestricted			
94	0		Unrestricted				
95							
96	BUILDING LOCATION	Building Location Relative to Perimeter Lot Lines		Current Code	Proposed Code		
97		Near Front Lot Line, not set back behind vehicle area?		No	No	This lot line abuts a street and has the primary front setback feet	
98		Length of Façade near Front Lot Line		0	0		
99		Near Side Lot Line, not set back behind vehicle area?		No	No	This lot line is located clockwise from the "Front Lot Line" feet	
100		Length of Façade near Side Lot Line		0	0		
101		Near Other Side Lot Line, not set back behind vehicle area?		No	No	This is located counter-clockwise from the "Front Lot Line" feet	
102		Length of Façade near Other Side Lot Line		0	0		
103		Near Rear Lot Line, not set back behind vehicle area?		No	No	This lot line is located opposite from the "Front Lot Line" feet	
104	Length of Façade near Rear Lot Line		0	0			
105							
106	FLOOR AREA RATIO (FAR)	Current Code		B-3			
107		Maximum FAR Allowed		Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.	
108		Proposed FAR		0.19	Proposed Floor Area	7,700 sq. ft.	
109		Proposed Code		B-3			
110		Maximum FAR By right		Unrestricted	Maximum Floor Area By right:	NA sq. ft.	
111		Maximum FAR with bonuses		Unrestricted	Maximum Floor Area with Bonuses:	NA sq. ft.	
112		Allowable FAR with bonuses proposed		Unrestricted	Allowable floor area in this case:	NA sq. ft.	
113		Proposed FAR		0.19	Proposed floor area:	7,700 sq. ft.	
114							

115							
116	How many public streets border this property?						
117	Two, corner lot						
118							
119	Types of Streets along Boundaries		Street Name		Driveways	Driveway Width	
120	Primary front lot line	Arterial Street	West Tudor Road	0			feet
121	Secondary street frontage	Local Street	A Street	1		24	feet
122	Not Applicable	Not Applicable	Driveway Easemnt	1		24	feet
123	Not Applicable	Not Applicable	None				feet
124							
125	Lot Dimensions in Feet		Front lot line	223	feet	This lot line abuts a street and has the primary front setback	
126			Side lot line	180	feet	This lot line is located clockwise from the "Front Lot Line"	
127			Other side lot line	180	feet	This is located counter-clockwise from the "Front Lot Line"	
128			Lot line opposite front line (rear)	223	feet	This lot line is located opposite from the "Front Lot Line"	
129			Other		feet	This is an additional lot line for testing irregular shaped lots.	
130							
131	Estimated land area		40,140	square feet			
132	(accept the calculation or enter exact)		0.92	acres			
133							
134	Adjacent and Abutting Properties		Zoning		Land Use	District	
135			Current Code	Proposed Code			
136	Front lot line	Adjacent	B-3	B-3	Non-Residential	Non-Residential	
137	Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential	
138	Other side lot line	Abutting	B-3	B-3	Non-Residential	Non-Residential	
139	Lot line opposite front line (rear)	Abutting	B-3	B-3	Non-Residential	Non-Residential	
140							

141	Parking Requirements and Land Utilization for Parking				
142	Current Title 21	B-3	General Business		
143	Dwellings, Multifamily or Mixed-use - Efficiency			1.40	spaces per dwelling unit
144	Dwellings, Multifamily or Mixed-use - 1 Bedroom			1.68	spaces per dwelling unit
145	Dwellings, Multifamily or Mixed-use - 2 Bedroom			2.00	spaces per dwelling unit
146	Dwellings, Multifamily or Mixed-use - 3 Bedroom			2.80	spaces per dwelling unit
147	Hotel			1.00	space per room
148	Office, business, professional and financial			3.33	spaces per 1,000 gross square feet
149	Office, health and medical			4.00	spaces per 1,000 gross square feet
150	Health Club, Fitness			3.33	spaces per 1,000 gross square feet
151	Restaurant			1.00	spaces per 3 seats
152	Restaurant with Drive-through Service			1.00	spaces per 3 seats
153	Retail, grocery			5.00	spaces per 1,000 gross square feet
154	Retail, general - general, convenience store, building materials			3.33	spaces per 1,000 gross square feet
155	Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores			3.33	spaces per 1,000 gross square feet
156	Retail, large goods - furniture, home appliance, flooring			3.33	spaces per 1,000 gross square feet
157	Retail, large shopping mall			4.00	spaces per 1,000 gross square feet
158	Manufacturing, small			2.50	spaces per 1,000 gross square feet
159	Manufacturing, large			2.50	spaces per 1,000 gross square feet
160	Warehouse, small			1.00	space per 1,000 gross square feet
161	Warehouse, large			1.00	space per 1,000 gross square feet
162	Accessory storage/mechanical area			1.00	space per 1,000 gross square feet
163	Total parking required				43 spaces
164					
165	Parking space distribution				Gross Land Area per Space
166	Surface parking			43	100.0%
167	Within building, above ground	Number of levels:	1	-	0.0%
168	Within building, below ground	Number of levels:	1	-	0.0%
169	Above grade structure	Number of levels:	1	-	0.0%
170	Below grade structure	Number of levels:	1	-	0.0%
171	Off-site			-	0.0%
172	TOTAL			43	100.0%
173	Total Land Area Requirement	17,200	square feet		
174		0.39	acres		
175	Percent of Gross Site Area	43%			

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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 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	
The private open space requirement increases by 40 square feet for every parking space that is subtracted as part of the Parking Reductions.									
Dwellings, Multifamily Efficiency		1.00	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 1 Bedroom		1.00	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 2 Bedroom		1.50	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 3 Bedroom		2.00	100%	100%	100%	95%	100%	100%	-
Hotel		0.90	100%	100%	100%	95%	100%	100%	-
Office, business, professional and financial		2.86	100%	100%	100%	95%	100%	100%	-
Office, health and medical		4.00	100%	100%	100%	95%	100%	100%	5.47
Health Club, Fitness		4.44	100%	100%	100%	95%	100%	100%	-
Restaurant		13.33	100%	100%	100%	95%	100%	100%	20.26
Restaurant with Drive-through Service		8.00	100%	100%	100%	95%	100%	100%	13.53
Retail, grocery		4.00	100%	100%	100%	95%	100%	100%	-
Retail, general		3.33	100%	100%	100%	95%	100%	100%	9.12
Retail, other		2.50	100%	100%	100%	95%	100%	100%	-
Retail, large goods		1.25	100%	100%	100%	95%	100%	100%	-
Retail, large shopping mall		3.33	100%	100%	100%	95%	100%	100%	-
Manufacturing, small		1.00	100%	100%	100%	95%	100%	100%	-
Manufacturing, large		0.67	100%	100%	100%	95%	100%	100%	-
Warehouse, small		0.80	100%	100%	100%	95%	100%	100%	-
Warehouse, large		0.67	100%	100%	100%	95%	100%	100%	-
Accessory storage/mechanical area		0.80	100%	100%	100%	95%	100%	100%	-
Total parking required									49
Parking space distribution									
Surface parking									
Within building			Number of levels:		1				
Within building, below ground			Number of levels:		1				
Above grade structure			Number of levels:		1				
Below grade structure			Number of levels:		1				
Off-site									
TOTAL									
Total Land Area Requirement		19,600 square feet							
Percent of Gross Site Area		0.45 acres							
Bonus Potential: Below Ground Parking		48.8%							
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

49	100%	400	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
49	100%	400	square feet

Title 21 Economic Impact Analysis (EIA) Model

Municipality of Anchorage

11/21/2008

217							Is this a renovation / expansion of an existing building?	
218	Minimum Setback Requirements		Current Code B-3		Proposed Code B-3			
219	Types of Streets along Boundaries						No	
220	Arterial Street	Front lot line	10 feet		10 feet			
221	Local Street	Side lot line	5 feet		5 feet			
222	Not Applicable	Other side lot line	10 feet		10 feet			
223	Not Applicable	Lot line opposite front line (rear)	10 feet		10 feet			
224								
225	Site Perimeter Utility Easements		Current Code B-3		Proposed Code B-3			
226	Linear utility easements along perimeter of site.	Front lot line	0 feet		0 feet			
227		Side lot line	20 feet		20 feet			
228		Other side lot line	0 feet		0 feet			
229		Lot line opposite front line (rear)	10 feet		10 feet			
230								
231	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code B-3		Proposed Code B-3			
232				Minimum Perimeter Landscaping Width (feet)		Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
233	Front lot line	Arterial Street	B-3	6	B-3	L2	8	8
234	Side lot line	Local Street	R-O	0	R-O	L2	8	8
235	Other side lot line	Non-Residential	B-3	0	B-3	None	0	0
236	Lot line opposite front line (rear)	Non-Residential	B-3	0	B-3	None	0	0
237								
238	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-3		Proposed Code B-3			
239			Adjacent Zoning	Perimeter Landscaping Width (feet)	Adjacent Zoning	Parking Lot Perimeter Landscaping Level	Perimeter Landscaping Width (feet)	Perimeter Landscaping Length (feet)
240	Front lot line	B-3	6	200	B-3	L2	8	200
241	Side lot line	R-O	8	170	R-O	L2	8	170
242	Other side lot line	B-3	8	170	B-3	L2	8	170
243	Lot line opposite front line (rear)	B-3	8	223	B-3	L2	8	223
244								
245	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-3		Proposed Code B-3			
246			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
247		Front lot line	6	10	8	8	10	feet
248	Greater of minimum zoning requirements or	Side lot line	8	20	8	8	20	feet
249	landscaping requirements.	Other side lot line	8	10	8	8	10	feet
250		Lot line opposite front line (rear)	8	10	8	8	10	feet
251								
252	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-3		Proposed Code B-3			
253		Front lot line	1,338	square feet	1,784	square feet	subtracted	
254		Side lot line	1,168	square feet	1,248	square feet		
255		Other side lot line	1,168	square feet	1,168	square feet		
256		Lot line opposite front line (rear)	1,784	square feet	1,784	square feet		
257		TOTAL	5,458	square feet	5,984	square feet		
258								

259	Parking Interior Lot Landscaping Requirements		Current Code B-3	Proposed Code B-3
260	Number of surface parking spaces		43 spaces	49 spaces
261	Surface parking land area		17,200 square feet	19,600 square feet
262	Percent of parking area for landscaping		0%	5%
263	Required Landscaping Area (in addition to surface parking area)		0 square feet	980 square feet
264				
265	Loading Area Requirements		Current Code B-3	Proposed Code B-3
266	Berth Type		B	B
267	Number of Berths Required		0	0
268	Land Area per Berth		400 square feet	400 square feet
269	Total Loading Area Land Area Requirement		0 square feet	0 square feet
270				
271	Lighting Requirements		Current Code B-3	Proposed Code B-3
272	Surface parking land area		17,200 square feet	19,600 square feet
273				
274				
275				
276				
277	Private Open Space Requirements		Current Code B-3	Proposed Code B-3
278	Required for Residential Dwellings		- square feet	- square feet
279	Required for Non-residential Uses		- square feet	385 square feet
280	Required in return for Parking Reductions		square feet	120
281	Total Required Private Open Space		- square feet	505 square feet
282	Amount actually provided on or in the building(s)		-	- sq. ft.
283	Amount actually provided on the land		-	505 sq. ft.
284	Total Private Open Space Provided		-	505 sq. ft.
285	<i>Acres</i>			0.01 acres
286	<i>Percent of Site</i>			1.3%
287	Excess Private Open Space Provided (R-4)			- sq. ft.
288	Bonus floor area allowed:			
289	0 sq. ft. of floor area per	1 sq. ft. of excess private open space		- sq. ft. of added floor area
290				
291				
292	Snow Storage Area Requirement	Type of Snow Storage	Current Code B-3	Proposed Code B-3
293	5% of parking facility plowed surface area		No Requirement	980 square feet
294	less	Removed		less
295	0% of private open space on the land			- square feet
296	Total Snow Storage Requirement			980 square feet
297				0.02 acres
298	<i>Percent of Site</i>			2.4%
299				
300				

301	Pedestrian Connections Requirements		Current code B-3		Proposed Code B-3		
302	Required Walkways		Bldg. next to parking x4:	800 square feet	1,602 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.
303	Bus Stop (may be required for transit-related parking reduction)				- square feet		
304	Required in return for a Parking Reduction?		No	(Accept default or enter yes or no)			
305	Is it located along an Arterial class street?		No	(Enter yes or no)			
306	Additional area for on-site transit facilities		0	square feet			
307	Primary Pedestrian Walkways				-	linear feet of primary pedestrian walkway	
308					-	square feet of primary pedestrian walkway	
309	Bonus floor area allowed at		5	square feet per lin. ft.	-	square feet of bonus floor area	
310							
311	Pedestrian Connections Square Feet				1,602 square feet		
312	Pedestrian Connections in Acres				0.0 acres		
313	Percent of Site				4.0%		
314							
315							
316	Other Facilities or Undeveloped Areas (Optional)			Area (sf)	Brief Description of Facility		
317	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.			2,480	Union Square Dr - private access drive shared with TGI Fridays, etc.		
318				3,900	Drive Through aisle, queuing for restaurant/coffee shop tenant space		
319							
320							
321				TOTAL AREA	6,380 square feet		
322							

Summary Site Area Requirements	Current Code B-3	Proposed Code B-3	
Land Area in Square Feet			
Building Footprint	7,700 square feet	7,700 square feet	
Parking	17,200 square feet	19,600 square feet	
Setbacks, Easements and Perimeter Landscaping	5,458 square feet	5,984 square feet	
Parking Lot Interior Landscaping	- square feet	980 square feet	
Loading Area	- square feet	- square feet	
Lighting	Same as Parking square feet	Same as Parking square feet	
Private Open Space	- square feet	505 square feet	
Snow Storage	- square feet	980 square feet	
Pedestrian Connections	800 square feet	1,602 square feet	
TOTAL	31,158 square feet	37,351 square feet	20% higher
Total Site Area	40,140 square feet	40,140 square feet	
Total Site Usage with "Other Facilities" included	37,538	43,731	
Percent of Total Site Area			
Building Footprint	19.2%	19.2%	
Parking	42.9%	48.8%	
Setbacks, Easements and Perimeter Landscaping	13.6%	14.9%	
Parking Lot Interior Landscaping	0.0%	2.4%	
Loading Area	0.0%	0.0%	
Lighting	NA	NA	
Private Open Space	0.0%	1.3%	
Snow Storage	0.0%	2.4%	
Pedestrian Connections	2.0%	4.0%	
TOTAL	77.6%	93.1%	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	93.5%	108.9%	

Summary Cost Requirements			Current Code B-3	Proposed Code B-3	
Parking Construction					Pct. of Current
Surface parking	\$8,000	per space	\$344,000	\$392,000	114%
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			\$344,000	\$392,000	114%
Perimeter Landscaping					
Current Code	\$ 7.85	per square foot	\$42,800		
Proposed Code - perimeter landsc.	\$ 11.32	per square foot		\$72,100	168%
Parking Lot Interior Landscaping					
Current Code	\$ 7.85	per square foot	\$0		
Proposed Code	\$ 11.32	per square foot		\$11,100	
Site Enhancement / Setbacks Landscaping					
Current Code	\$1.20	per square foot	\$3,100		
Proposed Code	\$2.00	per square foot		\$2,100	68%
Loading Area	\$ 20.00	per square foot	\$0	\$0	
Lighting					
Current Code	\$ 0.08	per square foot	\$1,400		
Proposed Code	\$ 0.10	per square foot		\$1,900	136%
Private Open Space					
Current Code	\$ 7.85	per square foot	\$0		
Proposed Code	\$ 11.32	per square foot		\$5,700	
Snow Storage Type: Removed	\$ 2.00	per square foot	\$0	\$2,000	
Pedestrian Connections	\$ 11.32	per square foot	\$9,100	\$18,100	199%
COST OF SITE DEVELOPMENT (Including structured parking)			\$400,400	\$505,000	126%
COST OF BUILDING CONSTRUCTION			\$1,477,000	\$1,551,000	105%
TOTAL COST OF DEVELOPMENT			\$1,877,400	\$2,056,000	110%