

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 Shops Building	
10 Address or Location of Project:	110 W Tudor Road	
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, 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	<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 ea. Affordable Unit
28		Efficiency	-	600
29		1 Bedroom	-	700
30		2 Bedroom	-	800
31		3 Bedroom	-	1,100
32		<b>TOTAL Affordable Units</b>	-	-
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	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	<b>STRUCTURED</b>	Parking, above grade in the building or a separate structure	-	
61	<b>PARKING</b>	Structured parking below grade or in the basement	-	
62	<b>Total Square Feet</b>		7,700	



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		
85		Height	Proposed Code	CMU	60		feet
86							
87	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)		7,700			
88		Length of Building's Front and Rear Elevations (feet)		120.00	60.00		
89		Length of Building's Side Elevations (feet)		80.00	140.00		
90		Minimum Building Footprint Requirement (square feet)		1,000			
91		Gross Footprint as Percent of Site Area		19.2%			
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?		No	Yes	This lot line abuts a street and has the primary front setback feet	
97		Length of Façade near Front Lot Line		0	60		
98		Near Side Lot Line, not set back behind vehicle area?		No	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
99		Length of Façade near Side Lot Line		0	140		
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	0.19	Proposed Floor Area	7,700 sq. ft.	
108		Proposed Code		CMU			
109			Maximum FAR By right	1.00	Maximum Floor Area By right:	40,140 sq. ft.	
110			Maximum FAR with bonuses	2.00	Maximum Floor Area with Bonuses:	80,280 sq. ft.	
111			Allowable FAR with bonuses proposed	1.00	Allowable floor area in this case:	40,140 sq. ft.	
112			Proposed FAR	0.19	Proposed floor area:	7,700 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	West Tudor Road	0		24	feet
120	Secondary street frontage	Local Street	A Street	1		24	feet
121	Not Applicable	Not Applicable	Driveway Easemnt	1		24	feet
122	Not Applicable	Not Applicable	None				feet
123							
124	Lot Dimensions in Feet		Front lot line	223	feet	This lot line abuts a street and has the primary front setback	
125			Side lot line	180	feet	This lot line is located clockwise from the "Front Lot Line"	
126			Other side lot line	180	feet	This is located counter-clockwise from the "Front Lot Line"	
127			Lot line opposite front line (rear)	223	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		40,140	square feet			
131	(accept the calculation or enter exact )		0.92	acres			
132							
133	Adjacent and Abutting Properties		Zoning		Land Use	District	
134			Current Code	Proposed Code			
135	Front lot line	Adjacent	B-3	CMU	Non-Residential	Non-Residential	
136	Side lot line	Adjacent	R-O	R-O	Non-Residential	Non-Residential	
137	Other side lot line	Abutting	B-3	CMU	Non-Residential	Non-Residential	
138	Lot line opposite front line (rear)	Abutting	B-3	CMU	Non-Residential	Non-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	5.8		
149	Health Club, Fitness			3.33 spaces per 1,000 gross square feet	-		
150	Restaurant			1.00 spaces per 3 seats	13.7		
151	Restaurant with Drive-through Service			1.00 spaces per 3 seats	13.7		
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	9.6		
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				43 spaces		
163							
164	Parking space distribution				Gross Land Area per Space		
165	Surface parking			43	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			43	100.0%	400	square feet
172	Total Land Area Requirement	17,200	square feet				
173		0.39	acres				
174	Percent of Gross Site Area	43%					
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			No	No	Yes	Yes	No	No	
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%	4.92
185	Health Club, Fitness	4.44	100%	100%	90%	95%	100%	100%	-
186	Restaurant	13.33	100%	100%	90%	100%	100%	100%	19.20
187	Restaurant with Drive-through Service	8.00	100%	100%	90%	100%	100%	100%	12.82
188	Retail, grocery	4.00	100%	100%	90%	95%	100%	100%	-
189	Retail, general	3.33	100%	100%	90%	95%	100%	100%	8.21
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>46</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	18,400 square feet							
209		0.42 acres							
210	Percent of Gross Site Area	45.8%							
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)

Gross Land Area per Space

46	100%	400	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
-	0%	-	square feet
46	100%	400	square feet



216							Is this a renovation / expansion of an existing building?
217	<b>Minimum Setback Requirements</b>		Current Code B-3		Proposed Code CMU		
218	<i>Types of Streets along Boundaries</i>						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		5 feet		
222	Not Applicable	Lot line opposite front line (rear)	10 feet		5 feet		
223							
224	<b>Site Perimeter Utility Easements</b>		Current Code B-3		Proposed Code CMU		
225	<i>Linear utility easements along perimeter of site.</i>						
226		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	<b>Minimum Perimeter Landscaping Setbacks from Adjacent Uses</b>		Current Code B-3		Proposed Code CMU		
231				Minimum Perimeter Landscaping Width (feet)			Landscaping Width with Utility Easement
232		Adjacent Uses	Adjacent Zoning		Adjacent Zoning	Site Perimeter Landscaping Level	Minimum Perimeter Landscaping Width (feet)
233	Front lot line	Arterial Street	B-3	6	CMU	None	0
234	Side lot line	Local Street	R-O	0	R-O	None	0
235	Other side lot line	Non-Residential	B-3	0	CMU	None	0
236	Lot line opposite front line (rear)	Non-Residential	B-3	0	CMU	None	0
237	<b>Minimum Parking Lot Perimeter Landscaping Setbacks</b>		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)
239	Front lot line	B-3	6	200	CMU	L2	8
240	Side lot line	R-O	8	170	R-O	L2	8
241	Other side lot line	B-3	8	170	CMU	L2	8
242	Lot line opposite front line (rear)	B-3	8	223	CMU	L2	8
243							
244	<b>Combined Minimum Landscaping and Setback Requirements from Lot Lines</b>		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	20	8	8	20 feet
248		Other side lot line	8	10	8	8	5 feet
249		Lot line opposite front line (rear)	8	10	8	8	10 feet
250							
251	<b>Setback, Easement and Perimeter Landscaping Site Area Requirements</b>		Current Code B-3		Proposed Code CMU		
252		Front lot line	1,338 square feet		800 square feet		
253		Side lot line	1,168 square feet		2,608 square feet		
254		Other side lot line	1,168 square feet		1,168 square feet		
255		Lot line opposite front line (rear)	1,784 square feet		1,784 square feet		
256		TOTAL	5,458 square feet		6,360 square feet		
257							

258	<b>Parking Interior Lot Landscaping Requirements</b>		Current Code B-3	Proposed Code CMU	
259	Number of surface parking spaces		43 spaces	46 spaces	
260	Surface parking land area		17,200 square feet	18,400 square feet	
261	Percent of parking area for landscaping		0%	5%	
262	Required Landscaping Area (in addition to surface parking area)		0 square feet	920 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		17,200 square feet	18,400 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	385 square feet	
279	Required in return for Parking Reductions		square feet	240 square feet	
280	<b>Total Required Private Open Space</b>		- square feet	625 square feet	
281	Amount provided on or in the building(s)		-	- sq. ft.	
282	Amount provided on the land		-	625 sq. ft.	
283	<b>Total Private Open Space Provided</b>			625 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	920 square feet	
293	less	Removed		less	
294	0% of private open space on the land			- square feet	
295	<b>Total Snow Storage Requirement</b>			920 square feet	
296				0.02 acres	
297	<i>Percent of Site</i>			2.3%	
298					
299					



300	<b>Pedestrian Connections Requirements</b>		Current code B-3	Proposed Code CMU	
301	<b>Required Walkways</b>		<i>Bldg. next to parking x4:</i> 800 square feet	1,602 square feet	<i>Walkway length based on perimeter of building adjacent to parking. Proposed code; add 1.5% of total site area as a rule of thumb.</i>
302	<b>Bus Stop</b> (may be required for transit-related parking reduction)			- square feet	
303	<i>Required in return for a Parking Reduction?</i>	No	(Accept default or enter yes or no)		
304	<i>Is it located along an Arterial class street?</i>	No	(Enter yes or no)		
305	<i>Additional area for on-site transit facilities</i>	0	square feet		
306	<b>Primary Pedestrian Walkways</b>			- linear feet of primary pedestrian walkway	
307				- square feet of primary pedestrian walkway	
308	<b>Bonus floor area allowed at</b> 5	square feet per lin. ft.		- square feet of bonus floor area	
309					
310	<i>Pedestrian Connections Square Feet</i>			1,602 square feet	
311	<i>Pedestrian Connections in Acres</i>			0.0 acres	
312	<i>Percent of Site</i>			4.0%	
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.		2,480	Union Square Dr - private access drive shared with TGI Fridays, etc.	
317			3,900	Drive Through aisle, queuing for restaurant/coffee shop tenant space	
318					
319					
320	TOTAL AREA		6,380	square feet	
321					

Summary Site Area Requirements	Current Code B-3	Proposed Code CMU	
Land Area in Square Feet			
Building Footprint	7,700 square feet	7,700 square feet	
Parking	17,200 square feet	18,400 square feet	
Setbacks, Easements and Perimeter Landscaping	5,458 square feet	6,360 square feet	
Parking Lot Interior Landscaping	- square feet	920 square feet	
Loading Area	- square feet	- square feet	
Lighting	Same as Parking square feet	Same as Parking square feet	
Private Open Space	- square feet	625 square feet	
Snow Storage	- square feet	920 square feet	
Pedestrian Connections	800 square feet	1,602 square feet	
<b>TOTAL</b>	<b>31,158 square feet</b>	<b>36,527 square feet</b>	17% higher
Total Site Area	40,140 square feet	40,140 square feet	
Total Site Usage with "Other Facilities" included	37,538	42,907	
Percent of Total Site Area			
Building Footprint	19.2%	19.2%	
Parking	42.9%	45.8%	
Setbacks, Easements and Perimeter Landscaping	13.6%	15.8%	
Parking Lot Interior Landscaping	0.0%	2.3%	
Loading Area	0.0%	0.0%	
Lighting	NA	NA	
Private Open Space	0.0%	1.6%	
Snow Storage	0.0%	2.3%	
Pedestrian Connections	2.0%	4.0%	
<b>TOTAL</b>	<b>77.6%</b>	<b>91.0%</b>	
Total Site Area	100.0%	100.0%	
Total Site Usage with "Other Facilities" included	93.5%	106.9%	



Summary Cost Requirements	Current Code B-3	Proposed Code CMU	
Parking Construction		Pct. of Current	
Surface parking	\$8,000 per space	\$344,000	\$368,000 107%
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	\$368,000 107%
Perimeter Landscaping			
Current Code	\$ 7.85 per square foot	\$42,800	
Proposed Code - perimeter landsc.	\$ 11.32 per square foot		\$44,600 104%
Parking Lot Interior Landscaping			
Current Code	\$ 7.85 per square foot	\$0	
Proposed Code	\$ 11.32 per square foot		\$10,400
Site Enhancement / Setbacks Landscaping			
Current Code	\$1.20 per square foot	\$3,100	
Proposed Code	\$2.00 per square foot		\$4,800 155%
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		\$1,800 129%
Private Open Space			
Current Code	\$ 7.85 per square foot	\$0	
Proposed Code	\$ 11.32 per square foot		\$7,100
Snow Storage Type: Removed	\$ 2.00 per square foot	\$0	\$1,800
Pedestrian Connections	\$ 11.32 per square foot	\$9,100	\$18,100 199%
COST OF SITE DEVELOPMENT (Including structured parking)		\$400,400	\$456,600 114%
COST OF BUILDING CONSTRUCTION		\$1,477,000	\$1,551,000 105%
TOTAL COST OF DEVELOPMENT		\$1,877,400	\$2,007,600 107%