

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-1A	Local and Neighborhood Business District
6		
7 Proposed Title 21 Zoning District:	B-1A	Local and Neighborhood Business District
8		
9 Name of Project:	New Sagaya's City Market	
10 Address or Location of Project:	900 W 13th Avenue	
11 Current Zoning:	B-1A	Local and Neighborhood Business District
12 Proposed Zoning:	B-1A	Local and Neighborhood Business District
13 Is this project in Downtown vicinity?	Yes	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 reuse, renovation and expansion of an existing building into a new single-story grocery store and restaurant (coffee shop and cafeteria) with surface parking and perimeter landscaping, located at the corner of 13th Avenue and I Street. To portray the existing building's setbacks on 13th Ave, I Street and the alley, this test overrides the model setback assumptions for the districts tested, except that for simplicity a bump-out on the south side of the building along the alley is ignored. There is also an override of the model assumption for the height of a second floor storage area. This model test reflects the provision in the draft code that allows on-street curb parking to be used toward parking requirements without variances.	
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	-	-
45		Health Club, Fitness	-	-
46		Restaurant	1,850	74
47		Restaurant with Drive-through Service	-	-
48		Retail, grocery	10,500	-
49		Retail, general - general, convenience store, building materials	-	-
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	2,900	-
58		<i>Total Commercial Square Feet</i>	15,250	-
59				
60	STRUCTURED PARKING	Parking, above grade in the building or a separate structure	-	-
61		Structured parking below grade or in the basement	-	-
62	Total Square Feet		15,250	-
63				

64	Proposed Building Dimensions						
65	FLOORS	Number of Floors		Floor Height (ft)	Floorplate Size		
66		First Floor	1	12	13,050	square feet	
67		Second Floor and/or Mezzanine	1	8	1,100	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	2				
75	Basement Floors (Below Grade)	1	0	1,100	square feet		
76							
77	GROSS FLOOR AREA	Gross Floor Area (based on floor dimensions)		15,250	square feet		
78		Gross Floor Area of proposed uses (from previous page)		15,250	square feet		
79		Gross Floor Area excluding below grade structured parking		15,250	square feet		
80		Gross Floor Area excluding all structured parking		15,250	square feet		
81							
82	BUILDING HEIGHT	Height of Proposed Building (based on floor dimensions)		20	feet	Building height is in compliance with code.	
83		Allowable	Current code	B-1A	25		feet
85		Height	Proposed Code	B-1A	30		feet
87							
88	LOT COVERAGE AND BUILDING LENGTH	Gross Building Footprint (square feet)		13,050			
89		Length of Building's Front and Rear Elevations (feet)		120.00	120.00		
90		Length of Building's Side Elevations (feet)		120.00	120.00		
91		Minimum Building Footprint Requirement (square feet)		5,000			
92		Gross Footprint as Percent of Site Area		31.1%			
93		Maximum Allowed Lot Coverage	B-1A	50.0%			
94	B-1A		50.0%				
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?		Yes	Yes	This lot line abuts a street and has the primary front setback feet	
98		Length of Façade near Front Lot Line		120	120		
99		Near Side Lot Line, not set back behind vehicle area?		Yes	Yes	This lot line is located clockwise from the "Front Lot Line" feet	
100		Length of Façade near Side Lot Line		120	120		
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-1A			
107			Maximum FAR Allowed	Unrestricted	Maximum Floor Area Allowed:	NA sq. ft.	
108			Proposed FAR	0.36	Proposed Floor Area	15,250 sq. ft.	
109		Proposed Code		B-1A			
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	0.36	Proposed floor area:	15,250 sq. ft.	
114							

115						
116	How many public streets border this property?					
117	Three, two corners, no rear street					
118						
119	Types of Streets along Boundaries		Street Name	Driveways	Driveway Width	
120	Primary front lot line	Local Street	W 13th Avenue	1	24	feet
121	Secondary street frontage	Arterial Street	I Street	0	0	feet
122	Secondary street frontage	Local Street	K Street	0	0	feet
123	Not Applicable	Not Applicable	Alley	1	24	feet
124						
125	Lot Dimensions in Feet		Front lot line	300	feet	This lot line abuts a street and has the primary front setback
126			Side lot line	140	feet	This lot line is located clockwise from the "Front Lot Line"
127			Other side lot line	140	feet	This is located counter-clockwise from the "Front Lot Line"
128			Lot line opposite front line (rear)	300	feet	This lot line is located opposite from the "Front Lot Line"
129			Other			This is an additional lot line for testing irregular shaped lots.
130						
131	Estimated land area		42,000	square feet		
132	(accept the calculation or enter exact)		0.96	acres		
133						
134	Adjacent and Abutting Properties		Zoning		Land Use	District
135			Current Code	Proposed Code		
136	Front lot line	Adjacent	R-3	R-3	Residential	Residential
137	Side lot line	Adjacent	R-2M	R-2M	Residential	Residential
138	Other side lot line	Adjacent	R-2M	R-2M	Residential	Residential
139	Lot line opposite front line (rear)	Abutting	R-2M	R-2M	Residential	Residential
140						

141	Parking Requirements and Land Utilization for Parking				
142	Current Title 21	B-1A	Local and Neighborhood Business District		
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				81 spaces
164					
165	Parking space distribution				
166	Surface parking			81	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			81	100.0%
173	Total Land Area Requirement	32,400	square feet		
174		0.74	acres		
175	Percent of Gross Site Area	77%			

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

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.			Yes	No	No	Yes	No	No	
Dwellings, Multifamily Efficiency	1.00	60%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 1 Bedroom	1.00	60%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 2 Bedroom	1.50	60%	100%	100%	100%	95%	100%	100%	-
Dwellings, Multifamily 3 Bedroom	2.00	60%	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%	23.43
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%	39.90
Retail, general	3.33	100%	100%	100%	100%	95%	100%	100%	-
Retail, other	2.50	100%	100%	100%	100%	95%	100%	100%	-
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%	2.20
Total parking required									66
Parking space distribution									
Surface parking						56	85%	400	square feet
Within building			Number of levels:	1		-	0%	-	square feet
Within building, below ground			Number of levels:	1		-	0%	-	square feet
Above grade structure			Number of levels:	1		-	0%	-	square feet
Below grade structure			Number of levels:	1		-	0%	-	square feet
Off-site and/or On-street Curb						10	15%	-	square feet
TOTAL						66	100%	400	square feet
Total Land Area Requirement	22,400	square feet							
	0.51	acres							
Percent of Gross Site Area	53.3%								
Bonus Potential: Below Ground Parking									
Number of Below Ground Spaces									- spaces
Square feet of below ground parking									- square feet
Added building floor area allowed at	2 sq. ft. per sq. ft. of below ground parking								- square feet (up to 1.0 added FAR)

217	Minimum Setback Requirements		Current Code B-1A		Proposed Code B-1A		Is this a renovation / expansion of an existing building?	
219	<i>Types of Streets along Boundaries</i>						Yes	
220	Local Street	Front lot line	10	feet	10	feet	(Reflects existing building setback)	
221	Arterial Street	Side lot line	10	feet	10	feet	(Reflects existing building setback)	
222	Local Street	Other side lot line	20	feet	10	feet		
223	Not Applicable	Lot line opposite front line (rear)	10	feet	10	feet	(Reflects existing building setback)	
224								
225	Site Perimeter Utility Easements		Current Code B-1A		Proposed Code B-1A			
226	<i>Linear utility easements along perimeter of site.</i>	Front lot line	0	feet	0	feet		
227		Side lot line	0	feet	0	feet		
228		Other side lot line	0	feet	0	feet		
229		Lot line opposite front line (rear)	0	feet	0	feet		
230								
231	Minimum Perimeter Landscaping Setbacks from Adjacent Uses		Current Code B-1A		Proposed Code B-1A			
232				Minimum Perimeter Landscaping Width (feet)			Minimum Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
233	Front lot line	Local Street	R-3	10	R-3	None	0	0
234	Side lot line	Arterial Street	R-2M	6	R-2M	None	0	0
235	Other side lot line	Local Street	R-2M	10	R-2M	None	0	0
236	Lot line opposite front line (rear)	Residential	R-2M	10	R-2M	None	0	0
237								
238	Minimum Parking Lot Perimeter Landscaping Setbacks		Current Code B-1A		Proposed Code B-1A			
239		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)
240	Front lot line	R-3	8	165	R-3	L2	8	165
241	Side lot line	R-2M	6	0	R-2M	L2	8	0
242	Other side lot line	R-2M	8	140	R-2M	L2	8	140
243	Lot line opposite front line (rear)	R-2M	8	165	R-2M	L2	8	165
244								
245	Combined Minimum Landscaping and Setback Requirements from Lot Lines		Current Code B-1A		Proposed Code B-1A			
246			Landscaping	Building Setback	Landscaping...	... with easements	Building Setback	
247		Front lot line	10	10	8	8	10	feet
248	<i>Greater of minimum zoning requirements or landscaping requirements.</i>	Side lot line	6	10	8	8	10	feet
249		Other side lot line	10	20	8	8	10	feet
250		Lot line opposite front line (rear)	10	10	8	8	10	feet
251								
252	Setback, Easement and Perimeter Landscaping Site Area Requirements		Current Code B-1A		Proposed Code B-1A			
253		Front lot line	2,760	square feet	2,328	square feet	subtracted	
254		Side lot line	1,320	square feet	1,200	square feet		
255		Other side lot line	1,400	square feet	1,120	square feet		
256		Lot line opposite front line (rear)	2,760	square feet	1,128	square feet		
257		TOTAL	8,240	square feet	5,776	square feet		
258								

259	Parking Interior Lot Landscaping Requirements		Current Code B-1A	Proposed Code B-1A	
260	Number of surface parking spaces		81 spaces	56 spaces	
261	Surface parking land area		32,400 square feet	22,400 square feet	
262	Percent of parking area for landscaping		5%	5%	
263	Required Landscaping Area (in addition to surface parking area)		1,620 square feet	1,120 square feet	
264					
265	Loading Area Requirements		Current Code B-1A	Proposed Code B-1A	
266	Berth Type		B	B	
267	Number of Berths Required		1	1	
268	Land Area per Berth		400 square feet	400 square feet	
269	Total Loading Area Land Area Requirement		400 square feet	400 square feet	
270					
271	Lighting Requirements		Current Code B-1A	Proposed Code B-1A	
272	Surface parking land area		32,400 square feet	22,400 square feet	
273					
274					
275					
276					
277	Private Open Space Requirements		Current Code B-1A	Proposed Code B-1A	
278	Required for Residential Dwellings		- square feet	- square feet	
279	Required for Non-residential Uses		- square feet	763 square feet	
280	Required in return for Parking Reductions		square feet	160	
281	Total Required Private Open Space		- square feet	923 square feet	
282	Amount actually provided on or in the building(s)		-	- sq. ft.	
283	Amount actually provided on the land		-	923 sq. ft.	
284	Total Private Open Space Provided		-	923 sq. ft.	
285	<i>Acres</i>			0.02 acres	
286	<i>Percent of Site</i>			2.2%	
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		Current Code B-1A	Proposed Code B-1A	
293	5% of parking facility plowed surface area	Type of Snow Storage	No Requirement	1,140 square feet	
294	less	Removed		less	
295	0% of private open space on the land			- square feet	
296	Total Snow Storage Requirement			1,140 square feet	
297				0.03 acres	
298	<i>Percent of Site</i>			2.7%	
299					
300					

301	Pedestrian Connections Requirements		Current code B-3	Proposed Code B-1A	
302	Required Walkways		Bldg. next to parking x4: 480 square feet	1,230 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>
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			1,230	square feet
312	Pedestrian Connections in Acres			0.0	acres
313	Percent of Site			2.9%	
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.				
318					
319					
320					
321	TOTAL AREA		-	square feet	
322					

Summary Site Area Requirements	Current Code B-1A	Proposed Code B-1A	
Land Area in Square Feet			
Building Footprint	13,050 square feet	13,050 square feet	
Parking	32,400 square feet	22,400 square feet	
Setbacks, Easements and Perimeter Landscaping	8,240 square feet	5,776 square feet	
Parking Lot Interior Landscaping	1,620 square feet	1,120 square feet	
Loading Area	400 square feet	400 square feet	
Lighting	Same as Parking square feet	Same as Parking square feet	
Private Open Space	- square feet	923 square feet	
Snow Storage	- square feet	1,140 square feet	
Pedestrian Connections	480 square feet	1,230 square feet	
TOTAL	56,190 square feet	46,039 square feet	18% lower
Total Site Area	42,000 square feet	42,000 square feet	
Total Site Usage with "Other Facilities" included	56,190	46,039	
Percent of Total Site Area			
Building Footprint	31.1%	31.1%	
Parking	77.1%	53.3%	
Setbacks, Easements and Perimeter Landscaping	19.6%	13.8%	
Parking Lot Interior Landscaping	3.9%	2.7%	
Loading Area	1.0%	1.0%	
Lighting	NA	NA	
Private Open Space	0.0%	2.2%	
Snow Storage	0.0%	2.7%	
Pedestrian Connections	1.1%	2.9%	
TOTAL	133.8%	109.6%	
Total Site Area	74.7%	91.2%	
Total Site Usage with "Other Facilities" included	133.8%	109.6%	

Summary Cost Requirements			Current Code B-1A	Proposed Code B-1A	
Parking Construction					Pct. of Current
Surface parking	\$8,000	per space	\$648,000	\$448,000	69%
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			\$648,000	\$448,000	69%
Perimeter Landscaping					
Current Code	\$ 7.85	per square foot	\$64,600		
Proposed Code - perimeter landsc.	\$ 11.32	per square foot		\$42,600	66%
Parking Lot Interior Landscaping					
Current Code	\$ 7.85	per square foot	\$12,700		
Proposed Code	\$ 11.32	per square foot		\$12,700	100%
Site Enhancement / Setbacks Landscaping					
Current Code	\$1.20	per square foot	\$0		
Proposed Code	\$2.00	per square foot		\$4,000	
Loading Area	\$ 20.00	per square foot	\$8,000	\$8,000	100%
Lighting					
Current Code	\$ 0.08	per square foot	\$2,700		
Proposed Code	\$ 0.10	per square foot		\$2,200	81%
Private Open Space					
Current Code	\$ 7.85	per square foot	\$0		
Proposed Code	\$ 11.32	per square foot		\$10,400	
Snow Storage Type: Removed	\$ 2.00	per square foot	\$0	\$2,300	
Pedestrian Connections	\$ 11.32	per square foot	\$5,400	\$13,900	257%
COST OF SITE DEVELOPMENT (Including structured parking)			\$741,400	\$544,100	73%
COST OF BUILDING CONSTRUCTION			\$2,524,000	\$2,650,000	105%
TOTAL COST OF DEVELOPMENT			\$3,265,400	\$3,194,100	98%