

Exhibit E
of
PZC Case 2011-104 Issue Response

Title 21 Economic Impact Analysis (EIA)
May 2012 Updated Cost Comparisons


Note: An earlier summary of updated cost comparison test findings was provided to PZC at its December 5, 2011 work session. This memorandum updates these findings and is supplemented by the full testing results.



Municipality of Anchorage
Community Development Department
Planning Division



MEMORANDUM

Date: May 18, 2012
To: Planning and Zoning Commission
From:  Jerry T. Weaver, Jr., Director
Subject: Title 21 Economic Impacts Analysis (EIA) – May 2012 Updated Cost Comparisons, PZC Case 2011-104

This memorandum summarizes the updated site development cost comparison tests of the Title 21 Rewrite Economic Impact Analysis (EIA). These are the findings of the EIA tests which assess the potential impacts of the Provisionally Adopted Title 21 with the Administration's proposed amendments on the direct costs of site development. They update earlier testing on representative examples of commercial, industrial, and multifamily projects which were subject to previous versions of the EIA cost comparison model.

The summary of findings appears on pages 4 – 7. Selected project site profiles then follow.

In response to recent requests by the Planning and Zoning Commission, other EIA Exhibits (including forthcoming items) supplement this memorandum:

- Exhibit E-1: Title 21 Economic Impact Analysis Executive Summary and Addendum (2008)
- Exhibit E-2: Title 21 Economic Impact Analysis Draft Report (2008)
- Exhibit E-3: Municipal Assessor opinion: "Possible Property Value Impacts of Mixed-use Districts"
- Exhibit E-4 (forthcoming): a separate test of impacts on townhouse residential projects.
- Exhibit E-5 (forthcoming): an update review of property value impacts from the 2008 EIA report and discussion of "soft" costs related to permitting and administration.

The Title 21 EIA Cost Comparison Model

The provisionally adopted Title 21 rewrite modernizes the community's zoning regulations, which were last rewritten in the 1960s with a patchwork of amendments over the last 40 years. The new provisions are designed to be more efficient and user friendly, and to respond to the community's needs as it moves into second generation development. It is intended to address redevelopment and infill, establish minimum standards for certain developments, and respond to developer and citizen complaints. These changes are intended improve Anchorage's position as a community of lasting value, to the benefit of all in the long run.

However, the rewrite raised questions about potential economic impacts on property owners and real estate developers who would be subject to changes in the zoning ordinance. Would the minimum development standards in the provisionally adopted title 21 increase project monetary costs? Would more land be required for residential and commercial development? There were also concerns that it would reduce property value by restricting the number of allowed uses or development potential.

To evaluate potential economic impacts from the Title 21 rewrite, the Municipality contracted with Development Strategies, Inc., a nationally respected economic planning firm, to prepare an Economic Impact Analysis (EIA) of the rewrite. Originally prepared in 2008, the EIA is a technical study that estimates the immediate and direct economic impacts of compliance on individual properties. The EIA project included public meetings, and its methods and assumptions were subject to public review and numerous consultations with the development community.

During the title 21 rewrite project it was not assumed that the new code would not increase costs of development. A community objective for the project was to make improvements in the quality of development. It was expected that the costs of compliance could increase. The development cost comparison modeling requested by the community to estimate how much of an increase there might be, whether such increases are reasonable and lastly, have no unintended consequences.

The EIA cost comparison focuses on potential economic impacts on commercial, industrial, and multifamily properties and development projects, which were considered likely to be the most impacted by the new standards.¹ A cost comparison model was developed in partnership with the consultants and with substantial input from the local development community, in order to indicate potential impacts of the rewrite on site development costs (direct costs of improvements), as compared to existing title 21. The model was applied to representative example projects in 2008 and updated in 2011 and 2012 as presented below.

Cost Comparison Methodology

The cost comparison methodology is extensive with multiple quantitative analyses estimating *the immediate and direct economic impacts of compliance on individual properties*. Its analysis uses a rigorous, spreadsheet-based input-output computer model developed specifically for the EIA (EIA model). The EIA model is designed to comprehensively evaluate and compare the costs of zoning code compliance for representative site development scenarios in the existing zoning districts versus the proposed districts that would replace them.

The model uses a series “pair comparisons” between old and new districts. Each zoning district comparison test used a representative site development example representing office, warehouse, multifamily, stand-alone retail store, multi-tenant strip mall, or other development scenarios. An actual local development example was used for each scenario.

For each zoning pair comparison test of an example development site, development costs and key data for the site were input into the EIA model, which then calculates various outputs that measure economic impacts. Minor adjustments to actual site and building dimensions were made to

¹ A separate study of potential impacts on representative examples of townhouse residential projects is being prepared at the request of the Planning and Zoning Commission (forthcoming as Exhibit E-4).

simplify testing. For each scenario the EIA model calculates two types of potential costs of complying with current zoning compared to proposed zoning:

- (1) Anticipated costs in dollars; and
- (2) Anticipated land requirements in square feet.

The model is focused on a comparison of current and provisionally adopted zoning requirements. Therefore, it only tracks costs incurred by zoning regulations. Please not, other regulations required by building codes, fire codes, or other local, state, and federal entities are outside of the scope of the rewrite of title 21 zoning regulations.

Methodology Updated in 2011 and 2012

The EIA cost comparison model was updated in 2011 to reflect the provisionally adopted rewrite, and allow input of more accurate project characteristics, in response to comments and suggestions from members of the development community. The model has been updated again in 2012, to reflect the provisionally adopted rewrite with the Administration's proposed amendments to the provisionally adopted title 21, which were brought forward for public review at the end of 2011.

The model as updated more effectively captures the potential costs incurred by the rewrite than previous versions. However, improvements made to the draft Title 21 rewrite during the provisional adoption process, and with the Administration's proposed amendments, continue to corroborate the significant findings of previous versions of the EIA cost comparison modeling.

The updated 2012 EIA model allows the input of more accurate data regarding building height, façade length, parking lot length and building placement on the lot relative to setbacks and perimeter landscaping. Some dimensional assumptions used in the tests (e.g., parking space size) have changed based on public comments and research. Some of the other dimensional assumptions and calculations have been corrected or expanded to accommodate the location or physical characteristics of the new site development examples. Comments from the development community have also resulted in improvements to the model.

These improvements have reinforced the EIA model as the most accurate and comprehensive vehicle for making cost comparisons between current and provisionally adopted title 21:

- The EIA model comprehensively captures the individual and combined impacts of the Title 21 development regulations—for each zoning district and use type. The model already takes into account the land area and estimated costs of required landscaping, parking and loading, private open space, walkways, setbacks, snow storage and more. It simultaneously captures all of the current Title 21 requirements to provide cost comparisons with the new code.
- The EIA model automatically catches standards, menu choices and other nuances of the proposed code that manual site testing methods have tended to miss. Many of the proposed code's provisions are more flexible or tailored for different situations. Some of its standards, reductions and incentives may be relatively unfamiliar to potential testers. The model handles

this complexity and catches key nuances of the new code that even a professional designer might at first overlook, thereby making the EIA a more reliable estimation of impacts.

- The EIA model’s methods and assumptions are more transparent for the public. Each site test report consists of an 14 page spreadsheet, and is supported by publicly available documentation of unit cost and dimensional assumptions. The reader can see the estimated land area and construction cost for each individual site element—setbacks, snow storage, bicycle parking, etc.

Key Findings of the EIA Cost Comparisons

The main finding of the EIA tests was that impacts on development costs will vary from site to site, based on cost comparisons of current and proposed regulations on more than a dozen representative site development scenarios. Taken as a whole the tests case scenarios indicate in most cases **a generally neutral or positive economic impact of the new code.**

While there are some who claim that the title 21 rewrite will increase direct site development costs and require more land area for projects, comprehensive modeling and evaluation of how title 21 rewrite would actually impact 13 development scenarios indicates otherwise.

The main finding of the cost comparison testing is that the impacts on direct costs of site development are, in fact:

- Generally positive impacts (e.g., reduce costs); or
- Neutral (e.g., cost changes within one or two percentage points).

The development costs and land area requirements related to zoning compliance would generally be the same or lower under the provisionally adopted title 21, based on a majority of site development scenarios tested.

These findings indicate that, generally, for the predominant kinds of project development categories (e.g., low- and medium-rise projects outside of Midtown) that are anticipated for Anchorage by land market analyses², the same size or larger sized buildings would be enabled under the provisionally adopted rewrite. Most development in Anchorage will continue to be more limited by market forces and parking needs than by zoning regulations.

A summary of findings for each site is provided in **Table 1** below. The right-hand column in the table estimates the percent change in land area requirements under the proposed code. The column second from right estimates the percentage change in the monetary costs of site development and construction. (The monetary cost comparison does not include land acquisition, because land unit costs vary). Where a testing scenario predicts that the new code would increase costs, the percentage change figure has a “ + “ sign in front of it. If the new code is predicted to incur lower monetary or land area costs, the figure has a “ - “ sign.

² Exhibits E-1, E-2, E-3, H, G, and I.

Table 1. Site Development Cost Impacts of the Title 21 Rewrite ³

Comparing the Direct Costs of Complying with Current Zoning and Title 21 Rewrite

Example Development Scenario	Current Zoning District	Provisionally Adopted District	% Change in Monetary Cost of Site Development	% Change in Land Area Required
1. Medical Office (MGM Medical Building)	RO	RO	- 10	- 7
2. Commercial Office (Alaska USA FCU on 36 th)	B-3	B-3	- 6	- 7
	B-3	RMU	- 15	- 14
3. Grocery Store Reuse/Infill with restaurant (City Market)	B-1A	B-1A	- 17	- 26
4. Retail Store abutting R zone (Bicycle Shop Dimond)	B-3	B-3	+ 15	+ 4
	B-3	NMU	+ 2	- 5
5. Retail Store <u>not</u> abutting R (Bicycle Shop Dimond)	B-3	B-3	+ 7	- 3
	B-3	NMU	- 7	- 12
6. Multi-tenant Retail with coffee shop and restaurant (Shops Building Tudor uses)	B-3	B-3	+ 14	+ 6
7. Multi-tenant Retail without restaurants (Shops Building Tudor as permitted and built)	B-3	B-3	- 1	- 2
8. Industrial Warehouse (CG Warehouse)	I-1	I-1	- 6	0
9. Multifamily high density (Park Plaza II Apartments)	R-4	R-4	- 24	- 4
10. Multifamily med. density (Sunbeam Apartments)	R-4	R-4	- 15	- 17

³ Provisionally Adopted Title 21 with the Proposed Amendments brought forward by the Administration in 2011.

The findings of the individual cost comparisons in Table 1 may be itemized as follows:

1. Generally, site development costs and land area requirements for zoning compliance would be the same or lower under the provisionally adopted Title 21 than under the current title 21, for a majority of commercial, industrial, and multifamily residential sites tested:
 - 1 - 1. Direct monetary costs fell in nine of 13 cost comparison site tests. There was an average 7.8 percent reduction in cost over 13 tests.
 - 1 - 2. Land area requirements fell or remained neutral in 11 of 13 cost comparison tests. There was an average 7.5 percent reduction in required land area over 13 tests.
2. For most test cases, increases in landscaping and pedestrian requirements in the title 21 rewrite would be offset by its lower, more accurate and flexible parking requirements:
 - 2 - 1. Required parking was the primary direct cost and land encumbrance that zoning regulations incur on site development for all projects and land use categories tested.
 - 2 - 2. The rewrite's parking requirements are based on parking studies and other research to be more efficient and responsive to actual parking needs than is current title 21. Parking demand studies indicate the new code will meet parking demand without being as excessive and costly as current code. The builders of at least 7 of the 10 test sites requested or received (e.g., by variances) a lower parking requirement than current title 21 allows by-right. The reduced requirements would yield real savings opportunities in most test cases, and based on these project histories would be taken advantage of.
 - 2 - 3. Most of the sites tested already provide more landscaping, open space, or pedestrian facilities than currently required in title 21. For example, the MGM office site entrance plaza and pedestrian facilities exceed the provisionally adopted requirements. Walkways and open space improvements are not a significant percentage of site costs.
3. The results of individual cost comparison tests were varied, depending on the use and site characteristics:
 - 3 - 1. Employment uses including office, medical office, and industrial sites, as well as multifamily residential uses, experienced lower costs and land area requirements. Higher density multifamily and office employment experienced the most reduction.
 - 3 - 2. Some retail and restaurant test scenarios experienced lower direct site development costs and land area requirements, while others experienced higher requirements, under the title 21 rewrite. Two of the retail sites would each see either an increase or a decrease in costs and required land area, depending on the following key factors.
 - 3 - 3. Parking requirements by use type are the first key factor in varying cost comparison results. Office, industrial, and stacked multifamily would see the most reduction in parking requirements. Changes to retail parking depend more on the type of retail. The density of seating at restaurant uses relative to the amount of floor area influenced the outcomes at the City Market and Shops Tudor retail test sites.

- 3 - 4. A second key factor behind varying costs for non-residential sites is whether or not the site abuts residential zoned property. Title 21 rewrite introduces neighborhood protection provisions including stronger landscaping buffers.
- 3 - 5. Mixed use zoning helps reduce costs and land area requirements in comparison to the B-3 zoning. Test scenarios that assumed the site rezoned to mixed-use yielded more compact site development at lower cost than scenarios that assumed the site remains under the B-3 zoning.
- 3 - 6. The rewrite requires construction of street sidewalks if sidewalks are missing along the lot frontage, which impacted monetary costs on several sites.

Building Construction Costs

Because of the complexity of estimating the impact of the menu-based building design standards on the cost of building materials, fenestration, and building articulation, the cost comparison model focuses on site related development costs, including any structured parking costs.

A rule-of-thumb could be assumed that the building design standards would typically increase the cost of building construction by 1-5%, depending. However, some of the buildings that were tested would comply as built. Most others nearly comply. Others, such as the MGM medical building, might have been even less costly to construct had the title 21 rewrite been in effect, as it might have removed a need for cantilevering the second floor over the extra parking required by current code. To make possible a more tailored estimate of cost impacts of building design standards for each testing site, building cost information for the individual design feature menu choices would need to be available.

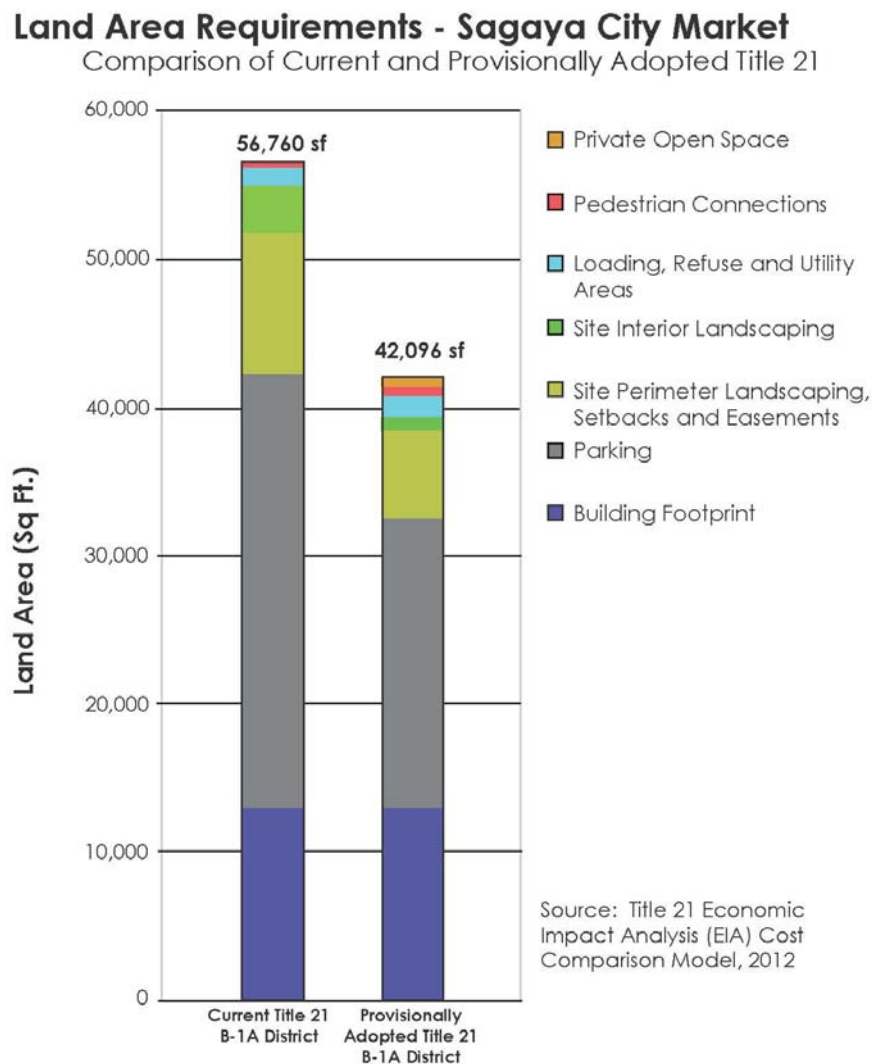
An estimate of building construction cost impacts based on the rule-of-thumb methodology is provided on line 556 of page 13 of the individual cost comparison spreadsheet tests. It uses a general rule of thumb that residential building construction costs would increase by 5%, commercial construction costs would increase by 1%, and that industrial buildings construction costs would not increase under the provisionally adopted title 21. However, as stated above, these rule-of-thumb figures are not based on local studies, nor are accurate to the specific test sites. They may have limited value for guess estimating order-of-magnitude impacts on potential costs.

Price of Land

The Planning and Zoning Commission, in reviewing a previous version of the cost comparison model findings several years ago, requested that in subsequent versions the EIA model would provide a way to factor in the square foot cost of land in the estimate of monetary costs. Line 553 of page 13 of the individual cost comparison spreadsheet tests provides a way to factor in land price for use in figuring monetary costs of development, based on assumptions about assessed property value.

Site Profile #1: Reuse of a Nonconforming Site

The site cost comparison test on the New Sagaya’s City Market, an adaptive reuse/redevelopment pictured on 13th and I Street, exemplifies the type of development is anticipated to occur more and more through reuse of existing sites. In its cost comparison test, City Market experienced 26 percent reduction in overall land area requirements, as illustrated below. (It also experienced a 17 percent reduction in direct site costs for zoning compliance.)



The right hand bar of the graph, which shows the amount of land area that would be required under the provisionally adopted rewrite, is actually about the same size of the actual site. Without the variances that this project received from parking and landscaping regulations, the current Title 21 would actually require significantly more land area than is available on the site. City Market as actually built more closely resembles the provisionally adopted requirements. It was only able to be built under current Title 21 because of multiple variances requiring special review and hearings.

Site Profile #2: Additional Office Test Site by Request

The addition of the MGM Professional Building test site was requested in 2010 by a group of development professionals who were concerned about the potential impacts of the Title 21 rewrite. It was not among the original sites tested in 2008. The MGM is a recent small lot infill site development in the growing medical field, and is located on Lake Otis Parkway a few blocks north of Tudor Road.



The updated EIA cost comparison model was applied to the MGM site, and the results appear on the following pages and in attachments to this memo.

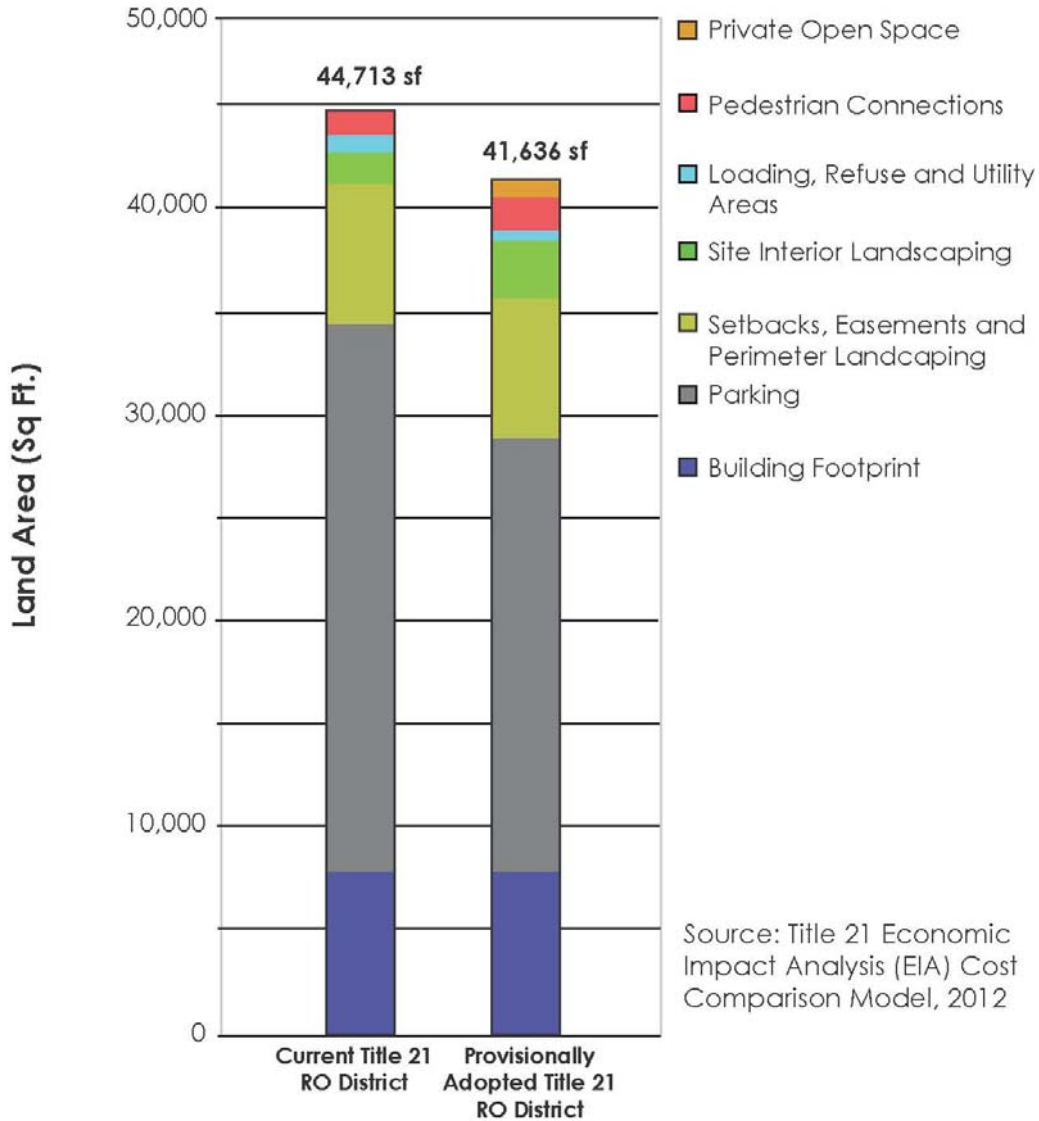
The first graph on the next page below shows that, as in the City Market example, the provisionally adopted Title 21 requires less land area than does current Title 21 to comply with site development requirements. Land requirements under the provisionally adopted Title 21 would be reduced, mainly due to lower parking requirements that outweigh moderate increases to landscaping and open space requirements. Parking surveys indicate the new code will meet parking demand at medical offices without being as excessive and costly as current code. The developers of the MGM site did indicate their preference for fewer parking spaces than the minimum number current title 21 allows.

Land area requirements for this example development are further visually delineated in the 11x17 attachments at the end of this memorandum. The first includes a pie chart that illustrates the breakdown of the land area requirements under both current and provisionally adopted Title 21. The pie charts display that, while there are minor increases in the percent of the site area encumbered for landscaping and pedestrian facilities, the overall usage of the site falls from 98% under current code to 90% under the provisionally adopted code.

The next several 11x17 attachments provide a sketch plan of the MGM development, as it was actually constructed, and annotates key changes that would occur under the provisionally adopted Title 21 standards as identified in the in the EIA model.

Land Area Requirements - MGM Medical Office

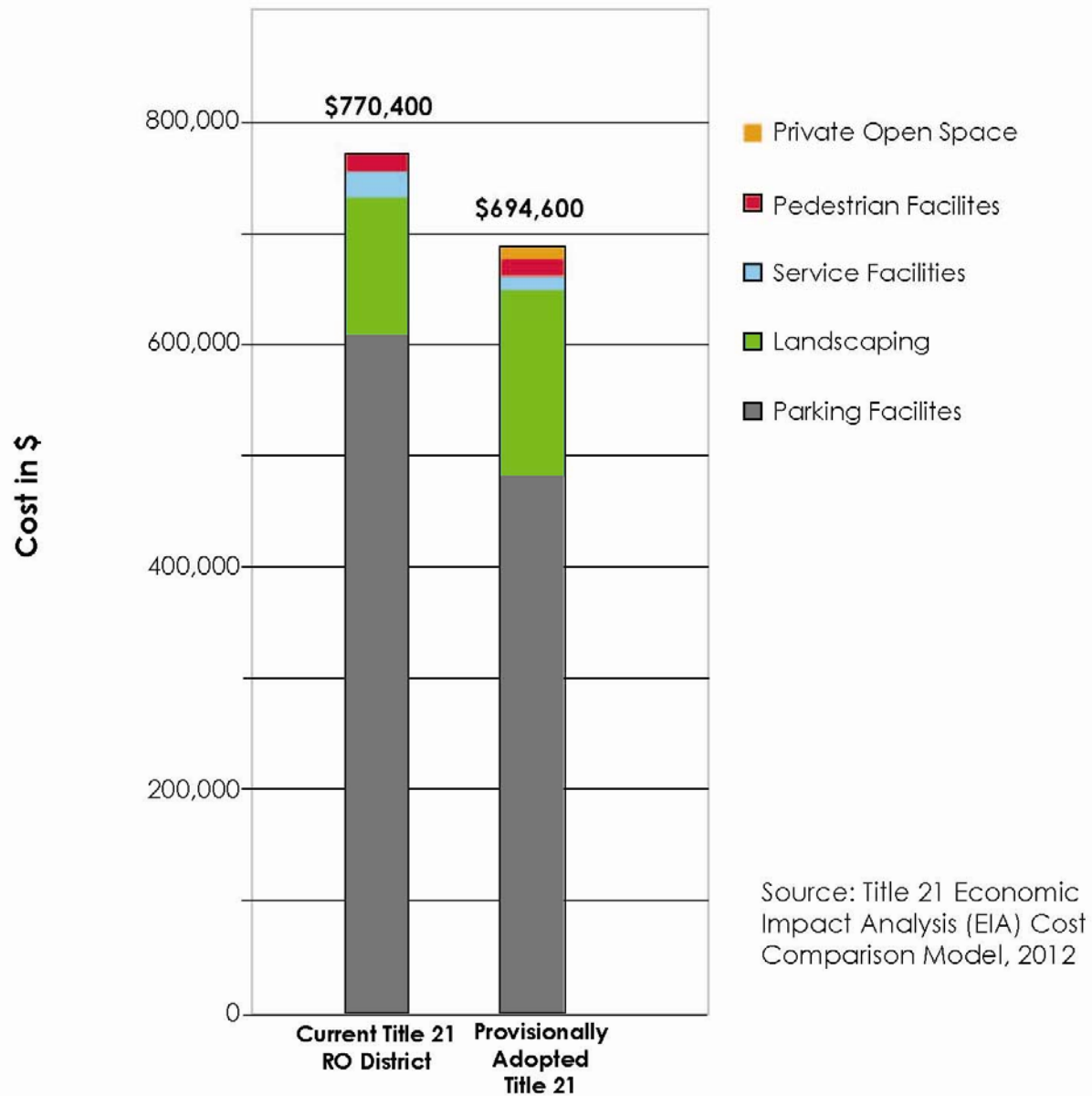
Comparison of Current and Provisionally Adopted Title 21



The next two graphs compare the direct monetary costs of compliance for the MGM site under current and provisionally adopted Title 21. The latter graph breaks out and monetizes each major required site element. The two graphs illustrate the extent to which parking requirements are the dominant cost of Title 21 compliance, and that moderate improvements in the landscaping and pedestrian facilities incur relatively minor costs relative to the substantial savings gained by the Rewrite’s more efficient parking requirements.

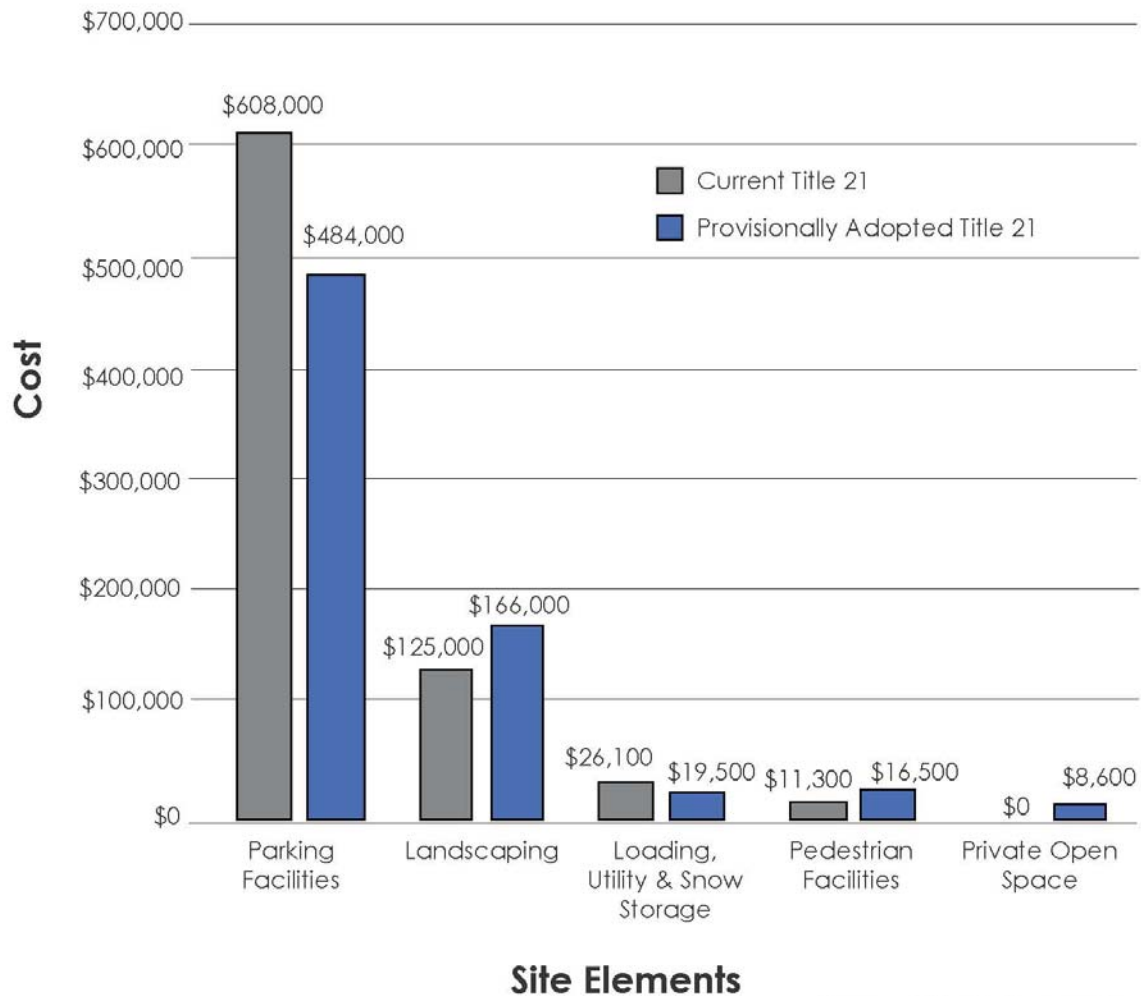
Direct Monetary Costs of Compliance - MGM Medical Office

Comparison of Current and Provisionally Adopted Title 21



Break-out Monetary Costs of Compliance - MGM Medical Office

Comparison of Current and Provisionally Adopted Title 21



Source: Title 21 Economic Impact Analysis (EIA) Cost Comparison Model, 2012

Parking requirements account for most of the costs of compliance under current code; the provisionally adopted code provides a somewhat greater balance between parking and other site features, although it leaves most site elements with only a tiny fraction of the overall cost.

A second office development example, the Alaska USA Federal Credit Union Financial Center on 36th Avenue, was tested with similar results using the updated EIA model.

Site Profile #3: Residential Multifamily Examples

Despite significant financial challenges for the near term and some claims in doubt of their future, new stacked multifamily projects continue to be built in Anchorage. According to the findings of the Housing Market Analysis (**Exhibit H**), stacked multifamily will also be a necessary component of future new housing stock in multifamily zones if Anchorage is to meet its projected housing needs.

The EIA cost comparison model finds that the provisionally adopted title 21 helps multifamily projects take a significant step toward financial feasibility. Multifamily site development would experience significantly lower overall costs of compliance with Title 21 site development standards, and need less land area per dwelling (even with improved minimum standards for landscaping, open space, refuse screening, snow storage area, and usable open space), based on medium and high density representative sites tested.

For example, under the provisionally adopted rewrite with the proposed amendments brought forward at the Administration's requests, parking requirements for the Park Plaza II high density test site would be reduced by 60 spaces. Parking surveys indicate this is much closer to the actual peak parking demand for this development. Testing results indicate that, because this is a high density development which relies on expensive structured parking within the building, the parking savings would yield a 30% reduction in the direct monetary cost of site development related to zoning compliance.



Park Plaza II



Sunbeam Apartments

The medium density multifamily test site, the Sunbeam Apartments, would experience a nearly 20% reduction in direct monetary costs and the amount of land needed to comply with Title 21 site development standards under the provisionally adopted code.

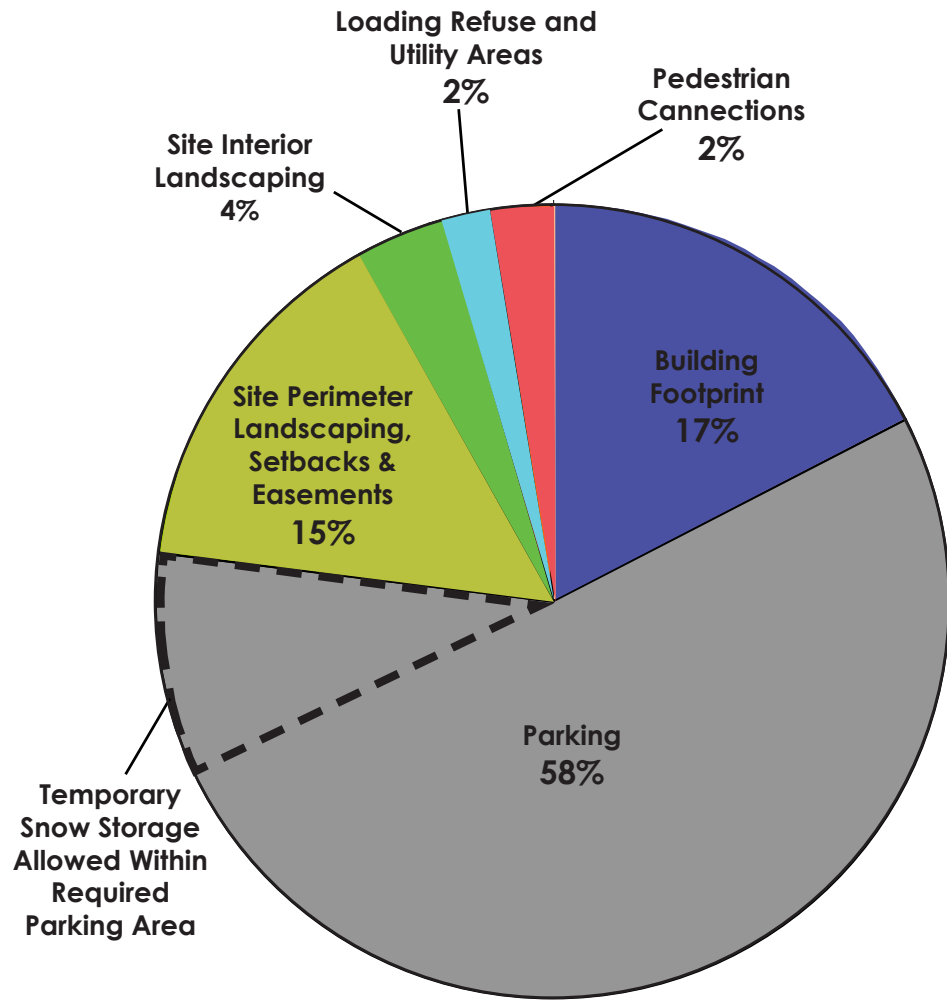
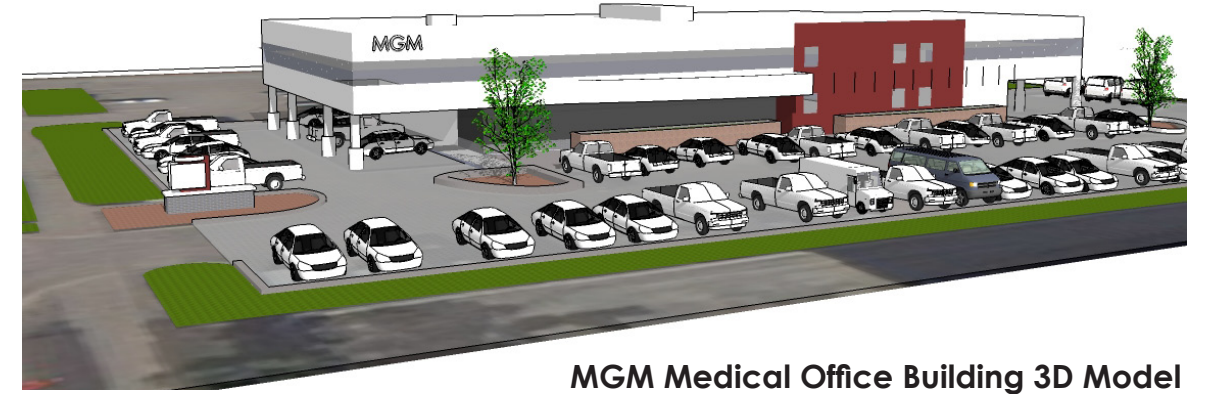
Townhouse Residential Testing

The scope of the EIA cost comparison model focused on medium to high density residential projects in the R-4 District. At the request of the Planning and Zoning Commission, Planning Division is preparing a separate review of potential impacts on representative townhouse residential projects. This review will be forthcoming in **Exhibit E-4**.

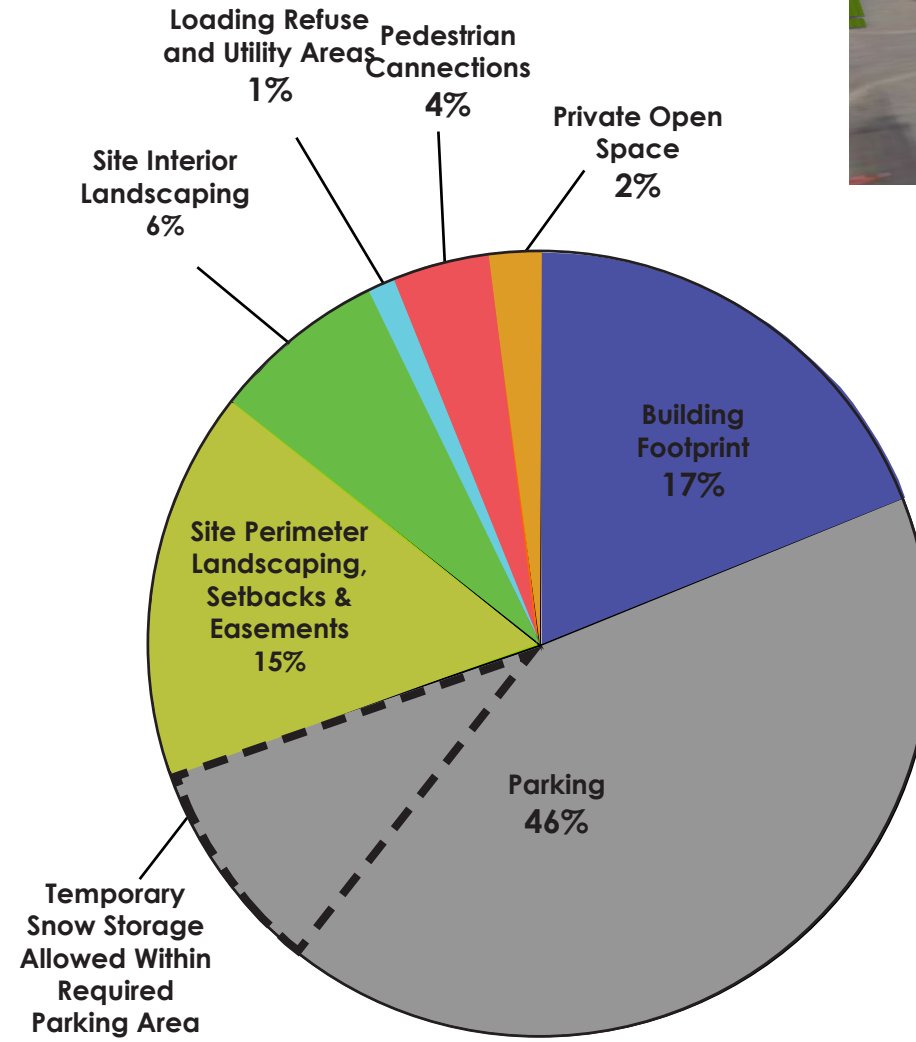
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Land Area Requirements as a Percent of Total Site - MGM Medical Office Building

Comparison of Current and Provisionally Adopted Title 21



Current Title 21 (97% of Total Site Area)



Provisionally Adopted Title 21 (90% of Total Site Area)

MGM Medical Office Building as actually Constructed (Plan View)

Required perimeter landscaping area is similar for this development under either current and provisionally adopted Title 21, except that under the provisionally adopted Title 21, the minimum bed width along the Lake Otis frontage would increase from 6' to 8' to provide enough space for trees.

MGM building walkway connections and entry plaza areas, as constructed, exceed the provisionally adopted Title 21 area requirements for pedestrian facilities and private open space.



Provisionally adopted Title 21 would reduce Loading and refuse area costs for this development.

Provisionally adopted Title 21 would reduce the parking requirement for MGM by approximately 16 spaces.

Consistent with current municipal reviews and requirements, the Title 21 rewrite draft provisions for snow storage allow snow piles to be accommodated within the required parking area if the developer documents that snow is intended to be removed (hailed off site) periodically. The rewrite also provides for snow melting and other snow management alternatives.

MGM Medical Office Building as actually Constructed (South West Corner View)



MGM Medical Office Building as actually Constructed (View from South)

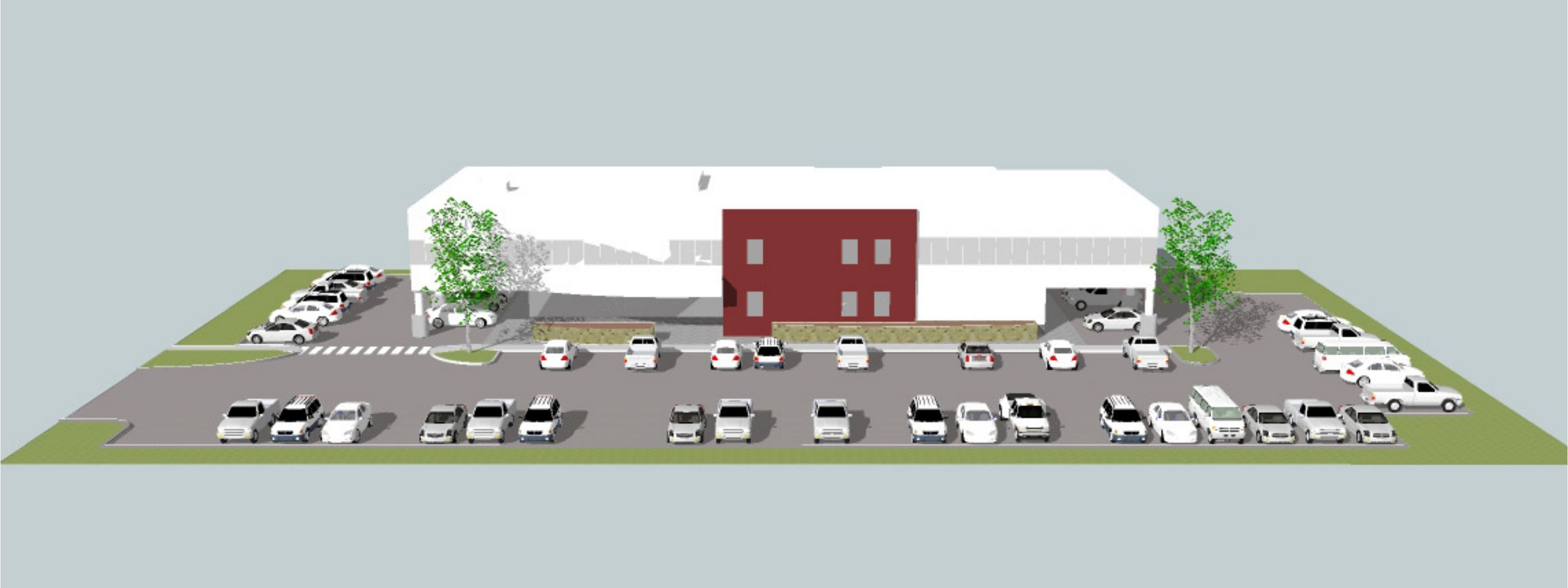


Exhibit E
of
PZC Case 2011-104 Issue Response

Title 21 Economic Impact Analysis (EIA)
May 2012 Updated Cost Comparisons


Note: This document contains the full testing results.

EIA Cost Comparison Models

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6		
7	Proposed Title 21 Zoning District:	RO Residential Office
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9	Name of Project:	MGM Professional Building
10	Address or Location of Project:	4015 Lake Otis Parkway, on east side of Tudor several lots north of 42nd.
11	Written Description of Project:	An 18,600 square foot low-rise medical office building containing outpatient medical care facilities and physicians' offices, and surrounded by surface parking and perimeter landscaping. The development project scenario is based on the two-story MGM Professional Building which was constructed in 2010.
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76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access										
93											
94	Site Location in Town										
95											
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No					
97	2. If not, then is it in a "Center City Neighborhood" ?					No					
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)										
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No					
100											
101											
102											
103	Site Dimensions										
104											
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):						
106	Lot line on the front		165 feet		Lot line that abuts a street and has primary front setback						
107	Lot line on the side		280 feet		Lot line located clockwise from "Lot line in the front"						
108	Lot line on the other side		280 feet		Lot line located counter clockwise from "Lot line in the front"						
109	Lot line on the back		165 feet		Lot line located opposite from "Lot line in the front"						
110											
111	Estimated Land Area of the Site		46,200 square feet								
112	(accept the calculation or enter exact)		1.06 acres								
113											
114											
115	Abutting Streets and Site Access										
116											
117	How many streets border this property?										
118	One street, along the front										
119											
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways? Driveway Width				
121	Lot line on the front		Arterial Street		Lake Otis Parkway		1 24 feet				
122	Lot line on the side		Not Applicable				1 24 feet				
123	Lot line on the other side		Not Applicable				0 0 feet				
124	Lot line on the back		Not Applicable				0 24 feet				
125											
126	Adjacent and Abutting Properties										
127											
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code Proposed Code						
130	Lot line on the front		Across Major Street		RO RO		Non-Residential		Non-Residential		No
131	Lot line on the side		Abutting		RO RO		Non-Residential		Non-Residential		No
132	Lot line on the other side		Abutting		RO RO		Non-Residential		Non-Residential		No
133	Lot line on the back		Abutting		RO RO		Non-Residential		Non-Residential		No
134											
135											
136											

Proposed Uses and Floor Area of Each Use Type		Current Code: RO		Proposed Code: RO	
RESIDENTIAL		Dwellings	Square Feet	Dwellings	Square Feet
	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:			Dwellings	Square Feet
	Dwellings from above that qualify as affordable				
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
	3 Bedroom			-	-
	TOTAL Affordable Units			-	-
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft
	FAR Bonus Potential:				
	Housing in mixed-use districts				
	<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft
HOTEL		Guest Rooms	Square Feet	Guest Rooms	Square Feet
	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)
	6. Office - business, professional and financial	-	-	-	-
	7. Office - health and medical	19,000	-	19,000	-
	8. Fitness and Health Club	-	-	-	-
	9. Restaurant	-	-	-	-
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	-	-	-	-
	12. Retail - General and miscellaneous	-	-	-	-
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-
	14. Retail - furniture, home appliance, building materials,	-	-	-	-
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-
	19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-
	<i>Total Commercial and Industrial Square Feet</i>	19,000		19,000	
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		19,000	square feet	19,000	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: RO			187 Proposed Code Scenario: RO		
188 FLOORS		188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	15	7,800	1	15	7,800
190	Second Floor and/or Mezzanine	1	15	11,200	1	15	11,200
191	(Instructions for the "floor height" column: accept default floor height or enter in a customized height.)	-	0	0	-	0	0
192	Third Floor	-	0	0	-	0	0
193	Fourth Floor	-	0	0	-	0	0
194	Fifth Floor	-	0	0	-	0	0
195	Number of Additional Floors	-	0	0	-	0	0
196	Mechanical Storage Penthouse	-	0	0	-	0	0
197	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
198	Total Floors Proposed Above Grade	2			2		
199	Basement Floors (Below Grade)	-	0	0	-	0	0
200		200 Current Code: RO			200 Proposed Code: RO		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)		30 feet as proposed	30 feet as proposed		
202		Max allowable height in the district		Unlimited feet allowed	45 feet allowed by-right		
203		Max allowable height with neighborhood height transition		Unlimited feet allowed	Unlimited feet allowed where building is placed		
204		204 Current Code: RO			204 Proposed Code: RO		
205	GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)		19,000 square feet	19,000 square feet		
206		Gross Floor Area of proposed uses (from page 3)		19,000 square feet	19,000 square feet		
207		Gross Floor Area excluding below grade parking		19,000 square feet	19,000 square feet		
208		Gross Floor Area above grade (excluding any basement)		19,000 square feet	19,000 square feet		
209		Gross Floor Area excluding all structured parking		19,000 square feet	19,000 square feet		
210		210 Current Code: RO			210 Proposed Code: RO		
211	FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district		Unlimited FAR	Unlimited FAR		
212		Maximum Floor Area Ratio allowed with bonuses		Unlimited FAR	Unlimited FAR		
213		Allowable FAR for this project given the bonuses it received		Unlimited FAR	Unlimited FAR		
214		Proposed Floor Area Ratio of this project		0.41 FAR	0.41 FAR		
215		Resulting Allowable Gross Floor Area for this project		Unlimited square feet GFA	Unlimited square feet GFA		
216		216 Current Code: RO			216 Proposed Code: RO		
217	LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)		7,800 square feet	7,800 square feet		
218		Length of front/rear elevation (must fit within setbacks)		72 feet	72 feet		
219		Length of side elevation (must fit within setbacks - p.7)		120 feet	120 feet		
220		Minimum building footprint size (EIA model assumption)		5,000 square feet	5,000 square feet		
221		Lot Coverage of building footprint		17%	17%		
222		Maximum Lot Coverage allowed in the district		100%	50%		
223		223 Current Code: RO			223 Proposed Code: RO		
224	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?		No Distance (feet):	No Distance (feet):		
225		Length of Façade near Front Lot Line (feet)		0 78	0 78		
226		Near Side Lot Line, not set back behind vehicle area?		Yes Distance (feet):	Yes Distance (feet):		
227		Length of Façade near Side Lot Line (feet)		120 10	120 10		
228		Near Other Side Lot Line, not set back behind vehicle area?		No Distance (feet):	No Distance (feet):		
229		Length of Façade near Other Side Lot Line (feet)		0 83	0 83		
230		Near Back Lot Line, not set back behind vehicle area?		No Distance (feet):	No Distance (feet):		
231		Length of Façade near Back Lot Line (feet)		0 82	0 82		
232		232 Current Code: RO			232 Proposed Code: RO		
233		233 Current Code: RO			233 Proposed Code: RO		

234 Parking Requirements - Current Code					
235	Use Types	Parking Space requirement per unit area		Spaces Required	
236	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
237	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
238	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
239	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
240	5. Hotel Visitor Accommodations	1.00	space per room	-	
241	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
242	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	76.0	spaces
243	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
244	9. Restaurant	1.00	space per 3 seats	-	
245	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
246	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
247	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
248	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
249	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
250	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
252	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
254	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
255	Total parking required			76	spaces
256	Parking space distribution				
257		Spaces		Gross Land Area per Space	
258	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>			
259	Within building, on ground floor	Number of levels:	1	76	100%
260	Within building, below ground	Number of levels:	1	-	0%
261	Above grade structure	Number of levels:	1	-	0%
262	Below grade structure	Number of levels:	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			76	100%
265					
266	Total Land Area Required for Parking	26,600	square feet		
267	<i>Percent of Total Site Area</i>	58%			
268					
269					
270					

271	Parking Requirements: Proposed Code						
272	Available Parking Reductions:	Residences Close to Downtown	Mixed-use, B-1A or R-4A District	Residences in Center City	Adjacency to Transit Service	Affordable or Senior Housing	Transit Pass or Cash-out
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)	No
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)						Yes
276							
277							
278	Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions		
279	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.10 per dwelling unit	-	-	-		
280	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.10 per dwelling unit	-	-	-		
281	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	1.60 per dwelling unit	-	-	-		
282	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.10 per dwelling unit	-	-	-		
283	5. Hotel Visitor Accommodations	0.90 per guest room	-	-	-		
284	6. Office - business, professional and financial	2.86 per 1,000 sf gfa	-	-	-		
285	7. Office - health and medical	3.33 per 1,000 sf gfa	63.27	(3.16)	60.11	spaces	
286	8. Fitness and Health Club	3.33 per 1,000 sf gfa	-	-	-		
287	9. Restaurant	10.00 per 1,000 sf gfa	-	-	-		
288	10. Restaurant with Drive-through Service	8.00 per 1,000 sf gfa	-	-	-		
289	11. Retail - Grocery or Food Store	4.00 per 1,000 sf gfa	-	-	-		
290	12. Retail - General and miscellaneous	2.86 per 1,000 sf gfa	-	-	-		
291	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	2.50 per 1,000 sf gfa	-	-	-		
292	14. Retail - furniture, home appliance, building materials, wholesale stores	1.25 per 1,000 sf gfa	-	-	-		
293	15. Manufacturing, small (LT 5,000 sf gfa)	1.00 per 1,000 sf gfa	-	-	-		
294	16. Manufacturing, large (GT 5,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-		
295	17. Warehouse, small (LT 50,000 sf gfa)	0.80 per 1,000 sf gfa	-	-	-		
296	18. Warehouse, large (GT 50,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-		
297	19. Accessory mechanical/HVAC area in its own floor or penthouse	0.00 per 1,000 sf gfa	-	-	-		
298	Total parking required		63.27	(3.16)	60	spaces	
299							
300	Parking space distribution		Spaces		Gross Land Area per Space		
301	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>	60	100%	350	square feet	
302	Within building, on ground floor	Number of levels: 1	-	0%	-	square feet	
303	Within building, below ground	Number of levels: 1	-	0%	-	square feet	
304	Above grade structure	Number of levels: 1	-	0%	-	square feet	
305	Below grade structure	Number of levels: 1	-	0%	-	square feet	
306	On-street and/or Off-site Parking	Spaces constructed already? No	-	0%	-	square feet	
307	Total parking spaces		60	100%			
308							
309	Total Land Area Required for Parking	21,048 square feet (including bicycle parking)	Bicycle Parking: 4 spaces required		12 sf per space	48 square feet	
310	Percent of Total Site Area	45.6%					
311							
312	FAR Bonus Potential: Below Ground Parking		sq. ft. of below ground / below grade parking:				
313	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking		additional square feet of floor area allowed (up to 0.5 added FAR)				
314							
315							

316 Setbacks, Easements, and Perimeter Landscaping Requirements									
317									
318 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	RO	Proposed Code	RO	Proposed Code	RO	
320 Lot line on the front		Front setback	10	feet	10	feet	Unlimited	feet	
321 Lot line on the side		Side setback	5	feet	5	feet	Unlimited	feet	
322 Lot line on the other side		Side setback	5	feet	5	feet	Unlimited	feet	
323 Lot line on the back		Rear setback	10	feet	10	feet	Unlimited	feet	
324									
325 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	RO	Proposed Code	RO			
326 <i>Linear utility easements along perimeter of site.</i>		Lot line on the front	15	feet	15	feet			
		Lot line on the side	10	feet	10	feet			
		Lot line on the other side	10	feet	10	feet			
		Lot line on the back	30	feet	30	feet			
330									
331 Site Perimeter Landscaping			Current Code	RO	Proposed Code	RO			
Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement	
332 Lot line on the front		Arterial Street	RO	0	RO	L2	8	8	
334 Lot line on the side		Non-Residential	RO	0	RO	None	0	0	
335 Lot line on the other side		Non-Residential	RO	0	RO	None	0	0	
336 Lot line on the back		Non-Residential	RO	0	RO	None	0	0	
337									
338 Parking Lot Perimeter Landscaping			Current Code	RO	Proposed Code	RO			
Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
339 Lot line on the front		Non-Residen	Non-Residential	8	165	L2	8	165	8
341 Lot line on the side		Non-Residen	Non-Residential	8	128	L2	8	128	8
342 Lot line on the other side		Non-Residen	Non-Residential	8	280	L2	8	280	8
343 Lot line on the back		Non-Residen	Non-Residential	8	165	L2	8	165	8
344									
345 Combined Perimeter Landscaping, Easement, and Setback Requirements			Current Code	RO	Proposed Code	RO			
Perimeter Lot Lines per EIA:				Landscaping	Building Setback	Landscaping...	... with easements	Building Setback	
347 Lot line on the front				8	15	8	8	15	feet
348 <i>Greater of minimum setback, easement, or landscaping requirements.</i>				8	10	8	8	10	feet
349 Lot line on the side				8	10	8	8	10	feet
350 Lot line on the back				8	30	8	8	30	feet
351									
352 Total Setback, Easement and Perimeter Landscaping Area Requirements			Current Code	RO	Proposed Code	RO			
353 Lot line on the front				1,128	square feet	1,128	square feet		
354 Lot line on the side				2,032	square feet	2,032	square feet		
355 Lot line on the other side				2,240	square feet	2,240	square feet		
356 Lot line on the back				1,320	square feet	1,320	square feet		
357 TOTAL AREA				6,720	square feet	6,720	square feet		
358									
359									

360	Parking and Loading Related Facility Requirements					
361						
362	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
363	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	76 spaces	60 spaces
364	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	26,600 sf	21,000 sf
365	How many parking lot corners to be landscaped?	2		Required landscaping area as a percent of parking area	5.0%	5.0%
366	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	1,330 sf	1,050 sf
367	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	800 extra sf
368	Did the actual project install vertical curbing around the parking area?	Yes		Total Area Encumbered by Parking Lot Interior Landsc.	1,330 sf	1,850 sf
369						
370	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
371						
372	Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code		
373		Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
374		Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
375		Other Paved Facilities? (from page 11)	0 sq ft	no minimum	equal to 0% of paved surface area	0 sf
376	Total Required Snow Storage Area		0 square feet		0 sf	
377						
378						
379	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)			Current Code	Proposed Code	
380	Surface parking area to be illuminated:			26,600 sq ft	21,000 sq ft	
381						
382	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			Current Code	Proposed Code	
383				Uses #1-4: 0	Uses #1-4: 0	
384	Required Type of Loading Berth	Current Code	Proposed Code	Uses #5-6: 0	Uses #5-7: 0	
385		B	B	Use #7: 1	Uses #8-14: 0	
386	Land Area per Loading Berth	400 square feet	400 square feet	Uses #8-14: 0	Uses #8-14: 0	
387	Is the loading area visible from a street or non-industrial zoning district?	Yes		Uses #15-18: 0	Uses #15-18: 0	
388	Enter width of mech. equipment within 40 ft of and facing a street	0		Total Number of Loading Berths Required	1 berths	0 berths
389				Subtotal Loading Area Requirement	400 square feet	0 square feet
390				...Area required for additional perimeter landscaping	0 square feet	0 square feet
391				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
392	Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21			400 square feet	0 square feet	
393						
394						
395	Refuse Receptacle Area and Screening Requirements			Current Code	Proposed Code	
396	Refuse Screening Questions:			Type of refuse receptacle	Dumpster	Dumpster
397	Do the receptacles abut an alley?	No		Number of Outdoor Refuse Receptacles	1	1
398	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Refuse Receptacles Stored Indoors	0	0
399	Would screening be necessary to screen view of containers from street?	No		Refuse Container Area (incl any Screening Enclosure)	120 sq ft	40 sq ft
400	Does the enclosure need a gate to screen the receptacle from a street?	No		% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street	75%	75%
401				Area Used Exclusively for Refuse Truck Maneuver Space	375 sq ft	375 sq ft
402				Total Refuse Collection Area Requirement	495 sq ft	415 sq ft
403						
404						
405						

Pedestrian Connections Requirements					Current Code RO	Proposed Code RO
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	Yes	138	0	0%	- square feet	690 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	72	72	No	0%	288 square feet	360 square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	120	120	No	50%	480 square feet	240 square feet
<i>Rear Elevation (opposite)</i>	72	72	No	0%	360 square feet	360 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>		No (Accept default or enter yes or no)			- square feet	- square feet
<i>Is it located along an Arterial class street?</i>		No (Enter yes or no)				
<i>Additional area for on-site transit facilities</i>		0 square feet				
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>		<i>linear feet</i>			- square feet	- square feet
0 sq. ft. of bonus floor area awarded per		1 sq. ft. of primary pedestrian walkway				
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					1,128 square feet	1,650 square feet
Percent of Total Site Area					2.4%	3.6%

Private Open Space Requirements		Assume High Quality Space Provided per standards of draft 21.07.030D?		Current Code	RO	Proposed Code	RO
448	Residential Private Open Space	No	-	-	square feet	-	square feet
449	Non-residential Private Open Space (Required for 5,000+ sf gfa)	Yes	-	-	square feet	713	square feet
450	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet
451	Total Required Private Open Space		-	-	square feet	713	square feet
453	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.
454	Amount actually provided on the land		-	-	sq. ft.	713	sq. ft.
455	Total Private Open Space Provided		-	-	sq. ft.	713	sq. ft.
456	Acres		-	-	acres	0.02	acres
457	Percent of Site		0.0%	-		1.5%	
458	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.
460	FAR Bonus potential: Additional Private Open Space						
461	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
466 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.	400	Loading berth not required by proposed code - add to proposed code total.
467 Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,		
468 loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily		
469 counting them toward required site enhancement landscaping costs.		
470 TOTAL AREA	400	square feet

472 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
473							
474 Total Land Area Required							
475 Site Element	476 Land Area in Square Feet				477 Comparison of Proposed to Current		
	478 Current Code	479 RO	480 Proposed Code	481 RO	482 Change in sq. ft.	483 % of Current	
477 Building Footprint	7,800	square feet	7,800	square feet			
478 Parking	26,600	square feet	21,048	square feet	(5,552)	79%	
479 Setbacks, Easements and Perimeter Landscaping	6,720	square feet	6,720	square feet		100%	
480 Parking Lot Interior Landscaping	1,330	square feet	1,850	square feet	520	139%	
481 Site Enhancement Landscaping	240	square feet	1,040	square feet		433%	
482 Snow Storage Areas	-	square feet	-	square feet			
483 Exterior Lighting	-	square feet	-	square feet			
484 Loading and Utility Areas incl. Screening	400	square feet	-	square feet	(400)	0%	
485 Refuse Collection Areas	495	square feet	415	square feet	(80)	84%	
486 Pedestrian Connections	1,128	square feet	1,650	square feet	522	146%	
487 Private Open Space	-	square feet	713	square feet	713		
488 TOTAL	44,713	square feet	41,236	square feet	(3,478)	92%	
489 Total Site Usage with "Other Facilities" included	44,713		41,636	square feet	(3,078)	93%	
490							
491 Total Area of Actual Site	46,200	square feet	46,200	square feet			
492							
493							
494 Percent of Total Site Area							
495 Site Element	496 Percent of Total Site Area						
	497 Current Code	498 RO	499 Proposed Code	500 RO			
497 Building Footprint	16.9%	of site area	16.9%	of site area			
498 Parking	57.6%	of site area	45.6%	of site area			
499 Setbacks, Easements and Perimeter Landscaping	14.5%	of site area	14.5%	of site area			
500 Parking Lot Interior Landscaping	2.9%	of site area	4.0%	of site area			
501 Site Enhancement Landscaping	0.5%	of site area	2.3%	of site area			
502 Snow Storage Areas	0.0%	of site area	0.0%	of site area			
503 Exterior Lighting	0.0%	of site area	0.0%	of site area			
504 Loading and Utility Areas incl. Screening	0.9%	of site area	0.0%	of site area			
505 Refuse Collection Areas	1.1%	of site area	0.9%	of site area			
506 Pedestrian Connections	2.4%	of site area	3.6%	of site area			
507 Private Open Space	0.0%	of site area	1.5%	of site area			
508 TOTAL	96.8%	of site area	89.3%	of site area			
509 Total Site Usage with "Other Facilities" included	97.6%	of site area	90.1%	of site area			
510							
511							
512	Question: If total site usage required by current code, as calculated		Answer: (Provide site				
513	above, is significantly greater than the size of the actual site, how was		specific answer if				
514	the actual project able to have been built?		needed)				
515							
516							
517							

518 Summary, Part 2: Total Monetary Costs Related to Title 21							
519 Site Elements (Required by Title 21)		520 Cost of Site Element		521 Comparison of Proposed to Current			
		522 Current Code	523 RO	524 Proposed Code	525 RO	526 Change in Cost	527 % of Current
528 Parking Facilities							
529	Surface parking	\$608,000		\$480,000		(\$128,000)	79%
530	Within building, above ground	\$0		\$0			
531	Within building, below ground	\$0		\$0			
532	Above grade structure	\$0		\$0			
533	Below grade structure	\$0		\$0			
534	On-street and/or Off-site	\$0		\$0			
535	Bicycle Parking	\$0		\$4,000		\$4,000	
536	Parking Subtotal	\$608,000		\$484,000		(\$124,000)	80%
537 Landscaping							
538	Site and Parking Lot Perimeter Landscaping	\$46,300		\$66,800		\$20,500	144%
539	Parking Lot Interior Landscaping	\$10,400		\$13,500		\$3,100	130%
540	Site Enhancement Landscaping	\$300		\$2,100		\$1,800	700%
541	Protective Vertical 6" Concrete Curbs	\$68,000		\$78,700		\$10,700	116%
542	120% Performance Bond 5% insurance fee	\$0		\$4,900		\$4,900	
543	Landscaping Subtotal	\$125,000		\$166,000		\$41,000	133%
544 Service Facilities and Facility Screening							
545	Snow Storage and Disposal	\$0		\$0			
546	Exterior (Parking Lot) Lighting	\$2,200		\$2,100		(\$100)	95%
547	Loading Facilities and Mechanical/Electrical Equipment	\$8,500		\$8,500			100%
548	Refuse Collection	\$15,400		\$8,900		(\$6,500)	58%
549	Service Facilities Subtotal	\$26,100		\$19,500		(\$6,600)	75%
550	Pedestrian Facilities	\$11,300		\$16,500		\$5,200	146%
551	Private Open Space	\$0		\$8,600		\$8,600	
552	A. Total Cost of All Site Elements Above Required by Title 21	\$770,400		\$694,600		(\$75,800)	90%
553	(including structured parking)						
554	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$894,300		\$824,700		(\$69,600)	92%
555	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$1,664,700		\$1,519,300		(\$145,400)	91%
556	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$51,000		\$51,000	
557	(assumed to add 1.0% to total building cost)						
558	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$770,400		\$745,600		(\$24,800)	97%
559							
560	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$2,435,100		\$2,264,900		(\$170,200)	93%
561							

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
7	Proposed Title 21 Zoning District:	B-3 General Business Midtown (Midtown Core)
8		
9	Name of Project:	Alaska USA Federal Credit Union Financial Center
10	Address or Location of Project:	500 West 36th Avenue, on SW corner of 36th and Centerpoint Drive
11	Written Description of Project:	A mid-rise (5 story) financial services office building surrounded by surface parking and landscaping. This test assumes the site will remain B-3 modified for central Midtown to facilitate higher densities. (Note: it would also be eligible for rezoning to the more intensive Regional Mixed-use (RMU) district.)
12		
13		
14		This test reflects that Title 21 Rewrite implementation is proposed to exempt central Midtown from proposed B-3 height limits. Low-rise height limits in Title 21 rewrite are not intended to apply in central Midtown. B-3 height limits in the rewrite are intended for outlying commercial districts. MT zoning has yet to be developed, is proposed for deletion, and so is not available for testing.
15		
16		
17		
18	Photographs or Illustrations of Project:	
19		
20		
21		
22		
23		
24		
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32		
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34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		



Table of Contents and Navigation of EIA Cost Comparison Model					
Table of Contents of the EIA Worksheet:					
<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
		Setback Requirements	8	Primary Pedestrian Walkways	10
Proposed Uses	4	Utility Easements	8		
Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
		Parking Lot Perimeter Landscaping	8		
Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
Floors and Floor Dimensions	5				
Building Height	5	Parking Lot Interior Landscaping	9		
Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
Lot Coverage and Building Length	5	Exterior Lighting	9		
Building Location within the Site	5	Loading and Utility Areas / Screening	9		
		Refuse Receptacle Areas / Enclosures	9		
EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
Cell Color Codes used in EIA Model Worksheet:					
Blue cells require direct input.					
Yellow cells are calculated by the model; can be overridden by direct input.					
Green cells have drop-down answer menus that require selection of a choice.					
Glossary of Terms specific to EIA Model Worksheet:					
<i>Term</i>	<i>Definition</i>				
Lot line on the front	Lot line that abuts a street and has primary front setback				
Lot line on the side	Lot line located clockwise from "Lot line in the front"				
Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
Lot line on the back	Lot line located opposite from "Lot line in the front"				

92 **Site Context: Location, Size and Access**

93

94 **Site Location in Town**

95

96 1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek) No

97 2. If not, then is it in a "Center City Neighborhood" ? Yes

98 (north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)

99

100 3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard? Yes

101

102

103 **Site Dimensions**

104

Perimeter Lot Lines per EIA:	Length:	Lot Line Definitions (repeated from page 2):
Lot line on the front	630 feet	Lot line that abuts a street and has primary front setback
Lot line on the side	230 feet	Lot line located clockwise from "Lot line in the front"
Lot line on the other side	230 feet	Lot line located counter clockwise from "Lot line in the front"
Lot line on the back	630 feet	Lot line located opposite from "Lot line in the front"

111 Estimated Land Area of the Site 144,900 square feet

112 (accept the calculation or enter exact) 3.33 acres

113

114

115 **Abutting Streets and Site Access**

116

117 How many streets border this property?

118 Two streets, corner lot

119

Perimeter Lot Lines per EIA:	Type of Street	Street Name	How Many Driveways?	Driveway Width
Lot line on the front	Arterial Street	W 36th Avenue	2	24 feet
Lot line on the side	Local Street	Centerpoint Drive	1	24 feet
Lot line on the other side	Not Applicable	None	0	0 feet
Lot line on the back	Not Applicable	None	0	0 feet

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126 **Adjacent and Abutting Properties**

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Perimeter Lot Lines per EIA:	Relationship to Neighboring Lot:	Adjacent Zoning District:		Category of Adjacent District:	Adjacent Use Classification:	Is Adjacent Use Single Family?
		Current Code	Proposed Code			
Lot line on the front	Across Major Street	B-3	B-3	Non-Residential	Non-Residential	No
Lot line on the side	Adjacent	B-3	B-3	Non-Residential	Non-Residential	No
Lot line on the other side	Abutting	B-3	B-3	Non-Residential	Non-Residential	No
Lot line on the back	Abutting	B-3	B-3	Non-Residential	Non-Residential	No

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Proposed Uses and Floor Area of Each Use Type					
		Current Code: B-3		Proposed Code: B-3	
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:			Dwellings	Square Feet
	Dwellings from above that qualify as affordable				
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
3 Bedroom			-	-	
TOTAL Affordable Units			-	-	
<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
FAR Bonus Potential:					
Housing in mixed-use districts				0 sq ft	
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>					
		Current Code: B-3		Proposed Code: B-3	
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	67,500		67,500	
	7. Office - health and medical	-		-	
	8. Fitness and Health Club	-		-	
	9. Restaurant	-	-	-	-
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	-		-	
	12. Retail - General and miscellaneous	-		-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-		-	
	14. Retail - furniture, home appliance, building materials,	-		-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-	
16. Manufacturing, large (GT 5,000 sf gfa)	-		-		
17. Warehouse, small (LT 50,000 sf gfa)	15,000		15,000		
18. Warehouse, large (GT 50,000 sf gfa)	-		-		
19. Accessory mechanical/HVAC area in its own floor or	10,000		10,000		
<i>Total Commercial and Industrial Square Feet</i>	92,500		92,500		
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		92,500	square feet	92,500	square feet

Proposed Building Dimensions		Current Code Scenario: B-3			Proposed Code Scenario: B-3		
FLOORS	Floor:	Number of Floors	Floor Height (ft)	Floorplate Size (sf)	Number of Floors	Floor Height (ft)	Floorplate Size (sf)
	First Floor	1	15	15,000	1	15	15,000
	Second Floor and/or Mezzanine	1	15	17,500	1	15	17,500
	Third Floor	1	15	17,500	1	15	17,500
	Fourth Floor	1	15	17,500	1	15	17,500
	Fifth Floor	-	0	0	-	0	0
	Number of Additional Floors	-	0	0	-	0	0
	Mechanical Storage Penthouse	1	15	10,000	1	15	10,000
	Attic or Sloping Roof (Above Eave)	-	0		-	0	
	<i>Total Floors Proposed Above Grade</i>	5			5		
	Basement Floors (Below Grade)	1	0	15,000	1	0	15,000
		Current Code: B-3			Proposed Code: B-3		
BUILDING HEIGHT	Height of Proposed Building (<i>using floor heights</i>)	75	feet as proposed		75	feet as proposed	
	Max allowable height in the district	Unlimited	feet allowed		Unlimited	feet allowed by-right	
	Max allowable height with neighborhood height transition	Unlimited	feet allowed		Unlimited	feet allowed where building is placed	
GROSS FLOOR AREA	Gross Floor Area (<i>based on floorplate sizes</i>)	92,500	square feet		92,500	square feet	
	Gross Floor Area of proposed uses (<i>from page 3</i>)	92,500	square feet		92,500	square feet	
	Gross Floor Area excluding below grade parking	92,500	square feet		92,500	square feet	
	Gross Floor Area above grade (<i>excluding any basement</i>)	77,500	square feet		77,500	square feet	
	Gross Floor Area excluding all structured parking	92,500	square feet		92,500	square feet	
FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district	Unlimited	FAR		Unlimited	FAR	
	Maximum Floor Area Ratio allowed with bonuses	Unlimited	FAR		Unlimited	FAR	
	Allowable FAR for this project given the bonuses it received	Unlimited	FAR		Unlimited	FAR	
	Proposed Floor Area Ratio of this project	0.64	FAR		0.64	FAR	
	Resulting Allowable Gross Floor Area for this project	Unlimited	square feet GFA		Unlimited	square feet GFA	
LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (<i>based on floorplates</i>)	15,000	square feet		15,000	square feet	
	Length of front/rear elevation (<i>must fit within setbacks</i>)	156	feet		156	feet	
	Length of side elevation (<i>must fit within setbacks - p.7</i>)	120	feet		120	feet	
	Minimum building footprint size (<i>EIA model assumption</i>)	5,000	square feet		5,000	square feet	
	Lot Coverage of building footprint	10%			10%		
	Maximum Lot Coverage allowed in the district	100%			100%		
BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?	No	Distance (feet):		No	Distance (feet):	
	Length of Façade near Front Lot Line (feet)	0	90		0	90	
	Near Side Lot Line, not set back behind vehicle area?	No	Distance (feet):		No	Distance (feet):	
	Length of Façade near Side Lot Line (feet)	0	230		0	230	
	Near Other Side Lot Line, not set back behind vehicle area?	No	Distance (feet):		No	Distance (feet):	
	Length of Façade near Other Side Lot Line (feet)	0	244		0	244	
	Near Back Lot Line, not set back behind vehicle area?	Yes	Distance (feet):		Yes	Distance (feet):	
	Length of Façade near Back Lot Line (feet)	156	20		156	20	

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	225.0	spaces
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	15.0	spaces
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			240	spaces
255	Parking space distribution				
256		Spaces		Gross Land Area per Space	
257	Surface parking	240		375 square feet	
258	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>				
259	Within building, on ground floor	-		-	
260	Within building, below ground	-		-	
261	Above grade structure	-		-	
262	Below grade structure	-		-	
263	Off-site Parking	-		-	
264	TOTAL	240		100%	
265					
266	Total Land Area Required for Parking	90,000		square feet	
267	<i>Percent of Total Site Area</i>	62%			
268					
269					

270	Parking Requirements: Proposed Code								
271		Available	Residences Close to	Mixed-use, B-1A or	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272		Parking Reductions:	Downtown	R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)	No	No	
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%	0%	
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							Yes	
276			Parking Space	Spaces Required before	Applicable	Spaces Required			
277	Use Types		Requirement per Unit Area	Reductions	Reduction	after Reductions			
278	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	-	-	-			
279	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	-	-	-			
280	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	-	-	-			
281	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-			
282	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-			
283	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	192.86	(9.64)	183.21	spaces		
284	7. Office - health and medical		3.33 per 1,000 sf gfa	-	-	-			
285	8. Fitness and Health Club		3.33 per 1,000 sf gfa	-	-	-			
286	9. Restaurant		10.00 per 1,000 sf gfa	-	-	-			
287	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	-	-	-			
288	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-			
289	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	-	-	-			
290	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-			
291	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-			
292	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-			
293	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
294	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	12.00	(0.60)	11.40	spaces		
295	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
296	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-			
297	Total parking required			204.86	(10.24)	195	spaces		
298	Parking space distribution			Spaces		Gross Land Area per Space			
299	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		195	100%	375	square feet		
300	Within building, on ground floor	<i>Number of levels:</i>		-	0%	-	square feet		
301	Within building, below ground	<i>Number of levels:</i>		-	0%	-	square feet		
302	Above grade structure	<i>Number of levels:</i>		-	0%	-	square feet		
303	Below grade structure	<i>Number of levels:</i>		-	0%	-	square feet		
304	On-street and/or Off-site Parking	<i>Spaces constructed already?</i>		-	0%	-	square feet		
305	Total parking spaces			195	100%				
306									
307	Total Land Area Required for Parking	73,173	square feet (including bicycle parking)	<i>Bicycle Parking:</i>	4 spaces required	12 sf per space	48 square feet		
308	<i>Percent of Total Site Area</i>	50.5%							
309									
310	FAR Bonus Potential: Below Ground Parking			-	sq. ft. of below ground / below grade parking:				
311	0	sq. ft. additional building floor area allowed per sq. ft. of below ground parking		-	additional square feet of floor area allowed (up to 0.5 added FAR)				
312									
313									

314 Setbacks, Easements, and Perimeter Landscaping Requirements										
315 Setback Requirements		Minimum Setback Distance				Maximum Setback Distance				
316 Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3		
317	Lot line on the front	Primary front setback	10	feet	10	feet	Unlimited	feet		
318	Lot line on the side	Secondary front setback	5	feet	5	feet	Unlimited	feet		
319	Lot line on the other side	Side setback	10	feet	10	feet	Unlimited	feet		
320	Lot line on the back	Side setback	10	feet	10	feet	Unlimited	feet		
321										
322										
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3				
324	<i>Linear utility easements along perimeter of site.</i>		10	feet	10	feet				
325	Lot line on the front		10	feet	10	feet				
326	Lot line on the side		20	feet	20	feet				
327	Lot line on the other side		10	feet	10	feet				
328	Lot line on the back									
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	B-3	Min Perimeter Landscaping Width	Landscaping Width with Utility Easement		
330	Perimeter Lot Lines per EIA:	Arterial Street	B-3	6	B-3	L2	8	8		
331	Lot line on the front	Local Street	B-3	0	B-3	L2	8	8		
332	Lot line on the side	Non-Residential	B-3	0	B-3	None	0	0		
333	Lot line on the other side	Non-Residential	B-3	0	B-3	None	0	0		
334	Lot line on the back									
335										
336 Parking Lot Perimeter Landscaping		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Proposed Code	B-3	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
337	Perimeter Lot Lines per EIA:	Non-Residen	Non-Residential	6	630	L2	8	630	8	8
338	Lot line on the front	Non-Residen	Non-Residential	8	216	L2	8	216	8	8
339	Lot line on the side	Non-Residen	Non-Residential	8	216	L2	8	216	8	8
340	Lot line on the other side	Non-Residen	Non-Residential	8	508	L2	8	508	8	8
341	Lot line on the back									
342										
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3	Landscaping... with easements	Building Setback		
344	Lot line on the front		6	10	8	8	10	feet		
345	Lot line on the side		8	10	8	8	10	feet		
346	Lot line on the other side		8	20	8	8	20	feet		
347	Lot line on the back		8	10	8	8	10	feet		
348	<i>Greater of minimum setback, easement, or landscaping requirements.</i>									
349										
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3				
351	Lot line on the front		3,492	square feet	4,656	square feet				
352	Lot line on the side		1,536	square feet	1,648	square feet				
353	Lot line on the other side		1,728	square feet	1,728	square feet				
354	Lot line on the back		5,624	square feet	5,624	square feet				
355	TOTAL AREA		12,380	square feet	13,656	square feet				
356										
357										

Parking and Loading Related Facility Requirements			
Parking Lot Interior Landscaping and Vertical Curb Requirements			
Landscaping and Curb Questions related to Proposed Code:			Current Code Proposed Code
Do landscaped parking lot corners count toward required interior landsc.?	No	Number of surface parking spaces	240 spaces 195 spaces
How many parking lot corners to be landscaped?	3	Surface parking land area	90,000 sf 73,125 sf
How many such corners will be used for required snow storage (see below)?	0	Required landscaping area as a percent of parking area	5.0% 7.5%
How many such corners will be used for a refuse receptacle (see below)?	0	Parking Lot Interior Landscaping Area Requirement	4,500 sf 5,484 sf
Did the actual project install vertical curbing around the parking area?	Yes	Area of landscaped parking lot corners that cannot count	0 extra sf 1,200 extra sf
		Total Area Encumbered by Parking Lot Interior Landsc.	4,500 sf 6,684 sf
Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)			
Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code
	Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area 0 sf
	Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area 0 sf
	Other Paved Facilities? (from page 11)	0 sq ft	equal to 0% of paved surface area 0 sf
	Total Required Snow Storage Area	0 square feet	0 sf
Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)			
		Current Code	Proposed Code
	Surface parking area to be illuminated:	90,000 sq ft	73,125 sq ft
Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			
		Current Code	Proposed Code
Required Type of Loading Berth	A	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0 Uses #1-4: 0 Uses #5-6: 2 Uses #5-7: 2 Use #7: 0 Uses #8-14: 0 Uses #8-14: 0 Uses #15-18: 0 Uses #15-18: 0
Land Area per Loading Berth	800 square feet 800 square feet	Total Number of Loading Berths Required	2 berths 2 berths
Is the loading area visible from a street or non-industrial zoning district?	Yes	Subtotal Loading Area Requirement	1,600 square feet 1,600 square feet
Enter width of mech. equipment within 40 ft of and facing a street	0	...Area required for additional perimeter landscaping	0 square feet 480 square feet
		...Area required for mech/electrical equipment screening	0 square feet 0 square feet
		Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21	1,600 square feet 2,080 square feet
Refuse Receptacle Area and Screening Requirements			
Refuse Screening Questions:			Current Code Proposed Code
Do the receptacles abut an alley?	No	Type of refuse receptacle	Dumpster Dumpster
Are the receptacles within or on same pavement as the parking facility?	Yes	Number of Outdoor Refuse Receptacles	1 1
Would screening be necessary to screen view of containers from street?	Yes	Number of Refuse Receptacles Stored Indoors	0 0
Does the enclosure need a gate to screen the receptacle from a street?	Yes	Refuse Container Area (incl any Screening Enclosure)	120 sq ft 120 sq ft
		% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street	25% 25%
		Area Used Exclusively for Refuse Truck Maneuver Space	1,125 sq ft 1,125 sq ft
		Total Refuse Collection Area Requirement	1,245 sq ft 1,245 sq ft

Pedestrian Connections Requirements					Current Code B-3	Proposed Code B-3
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	Yes	150	276	50%	- square feet	1,440 square feet
<i>On Other Side Elevation?</i>	Yes	150	0	0%	- square feet	750 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	156	156	No	100%	624 square feet	- square feet
<i>Side (clockwise from front)</i>	120	120	No	50%	480 square feet	300 square feet
<i>Other Side (counter clockwise)</i>	120	120	No	50%	480 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	0	0	No	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>			No (Accept default or enter yes or no)		- square feet	- square feet
<i>Is it located along an Arterial class street?</i>			No (Enter yes or no)			
<i>Additional area for on-site transit facilities</i>			0 square feet			
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>			<i>linear feet</i>		- square feet	- square feet
0 sq. ft. of bonus floor area awarded per		1 sq. ft. of primary pedestrian walkway		-		
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					1,584 square feet	2,790 square feet
Percent of Total Site Area					1.1%	1.9%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	B-3
444	Residential Private Open Space	No	-	-	square feet	-	square feet
446	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	2,000	square feet
447	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet
448	Total Required Private Open Space		-	-	square feet	2,000	square feet
449							
450	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.
451	Amount actually provided on the land		-	-	sq. ft.	2,000	sq. ft.
452	Total Private Open Space Provided		-	-	sq. ft.	2,000	sq. ft.
453	Acres		-	-	acres	0.05	acres
454	Percent of Site		0.0%			1.4%	
455	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.
456							
457							
458	FAR Bonus potential: Additional Private Open Space						
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
463		
464		
465		
466		
467		
468	TOTAL AREA	- square feet

470 **Summary, Part 1: Total Site Land Area Requirements Related to Title 21**

471

472 Total Land Area Required

Site Element	Land Area in Square Feet				Comparison of Proposed to Current	
	Current Code	B-3	Proposed Code	B-3	Change in sq. ft.	% of Current
Building Footprint	15,000	square feet	15,000	square feet		
Parking	90,000	square feet	73,173	square feet	(16,827)	81%
Setbacks, Easements and Perimeter Landscaping	12,380	square feet	13,656	square feet	1,276	110%
Parking Lot Interior Landscaping	4,500	square feet	6,684	square feet	2,184	149%
Site Enhancement Landscaping	312	square feet	1,512	square feet		
Snow Storage Areas	-	square feet	-	square feet		
Exterior Lighting	-	square feet	-	square feet		
Loading and Utility Areas incl. Screening	1,600	square feet	2,080	square feet	480	130%
Refuse Collection Areas	1,245	square feet	1,245	square feet		100%
Pedestrian Connections	1,584	square feet	2,790	square feet	1,206	176%
Private Open Space	-	square feet	2,000	square feet	2,000	
TOTAL	126,621	square feet	118,140	square feet	(8,481)	93%
Total Site Usage with "Other Facilities" included	126,621		118,140	square feet	(8,481)	93%
Total Area of Actual Site	144,900	square feet	144,900	square feet		

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491

492 Percent of Total Site Area

Site Element	Percent of Total Site Area			
	Current Code	B-3	Proposed Code	B-3
Building Footprint	10.4%	of site area	10.4%	of site area
Parking	62.1%	of site area	50.5%	of site area
Setbacks, Easements and Perimeter Landscaping	8.5%	of site area	9.4%	of site area
Parking Lot Interior Landscaping	3.1%	of site area	4.6%	of site area
Site Enhancement Landscaping	0.2%	of site area	1.0%	of site area
Snow Storage Areas	0.0%	of site area	0.0%	of site area
Exterior Lighting	0.0%	of site area	0.0%	of site area
Loading and Utility Areas incl. Screening	1.1%	of site area	1.4%	of site area
Refuse Collection Areas	0.9%	of site area	0.9%	of site area
Pedestrian Connections	1.1%	of site area	1.9%	of site area
Private Open Space	0.0%	of site area	1.4%	of site area
TOTAL	87.4%	of site area	81.5%	of site area
Total Site Usage with "Other Facilities" included	87.4%	of site area	81.5%	of site area

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<i>Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?</i>	<i>Answer: (Provide site specific answer if needed)</i>
--	---

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 B-3	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking		\$1,920,000		\$1,560,000		(\$360,000) 81%
521	Within building, above ground		\$0		\$0		
522	Within building, below ground		\$0		\$0		
523	Above grade structure		\$0		\$0		
524	Below grade structure		\$0		\$0		
525	On-street and/or Off-site		\$0		\$0		
526	Bicycle Parking		\$0		\$4,000		\$4,000
527	Parking Subtotal		\$1,920,000		\$1,564,000		(\$356,000) 81%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping		\$88,600		\$143,400		\$54,800 162%
530	Parking Lot Interior Landscaping		\$35,300		\$64,500		\$29,200 183%
531	Site Enhancement Landscaping		\$400		\$3,000		\$2,600 750%
532	Protective Vertical 6" Concrete Curbs		\$179,200		\$224,200		\$45,000 125%
533	120% Performance Bond 5% insurance fee		\$0		\$12,700		\$12,700
534	Landscaping Subtotal		\$303,500		\$447,800		\$144,300 148%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal		\$0		\$0		
537	Exterior (Parking Lot) Lighting		\$7,400		\$7,300		(\$100) 99%
538	Loading Facilities and Mechanical/Electrical Equipment		\$34,100		\$62,000		\$27,900 182%
539	Refuse Collection		\$31,400		\$33,400		\$2,000 106%
540	Service Facilities Subtotal		\$72,900		\$102,700		\$29,800 141%
541	Pedestrian Facilities		\$15,800		\$27,900		\$12,100 177%
542	Private Open Space		\$0		\$24,000		\$24,000
543							
544	A. Total Cost of All Site Elements Above Required by Title 21		\$2,312,200		\$2,166,400		(\$145,800) 94%
545	(including structured parking)						
546							
547	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)		\$2,532,400		\$2,362,800		(\$169,600) 93%
548	C. Combined Cost of All Site Elements above Plus Land (A + B)		\$4,844,600		\$4,529,200		(\$315,400) 93%
549							
550	D. Construction Cost of Building Standards of 21.07.110 and .120		\$0		\$149,000		\$149,000
551	(assumed to add 1.0% to total building cost)						
552	E. Combined Costs of Required Site Elements and Building Design (A + D)		\$2,312,200		\$2,315,400		\$3,200 100%
553							
554	F. Total Cost of Land + Required Site and Building Elements (A + B + D)		\$7,156,800		\$6,844,600		(\$312,200) 96%
555							
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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
7	Proposed Title 21 Zoning District:	RMU Regional Mixed Use (Midtown)
8		
9	Name of Project:	Alaska USA Federal Credit Union Financial Center
10	Address or Location of Project:	500 West 36th Avenue, on SW corner of 36th and Centerpoint Drive
11	Written Description of Project:	A mid-rise (5 story) financial services office building surrounded by surface parking and landscaping. This test reflects that this site in Midtown will be eligible to rezone, with reduced or waived rezoning fees, to RMU (Regional Mixed-Use). RMU is proposed to be modified to accommodate high density in Midtown.
12		
13		
14		This test reflects that Title 21 Rewrite is intended to allow tall buildings in Midtown. Specifically, RMU and B-3 zoned properties in central Midtown are proposed to be exempt from provisionally adopted height limits. Height limits in the rewrite are intended for outlying commercial districts. (Note: MT zoning has yet to be developed, is proposed for deletion, and so is not available for testing.)
15		
16		
17		
18	Photographs or Illustrations of Project:	
19		
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21		
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23		
24		
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35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

Table of Contents and Navigation of EIA Cost Comparison Model					
Table of Contents of the EIA Worksheet:					
<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
		Setback Requirements	8	Primary Pedestrian Walkways	10
Proposed Uses	4	Utility Easements	8		
Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
		Parking Lot Perimeter Landscaping	8		
Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
Floors and Floor Dimensions	5				
Building Height	5	Parking Lot Interior Landscaping	9		
Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
Lot Coverage and Building Length	5	Exterior Lighting	9		
Building Location within the Site	5	Loading and Utility Areas / Screening	9		
		Refuse Receptacle Areas / Enclosures	9		
EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
Cell Color Codes used in EIA Model Worksheet:					
Blue cells require direct input.					
Yellow cells are calculated by the model; can be overridden by direct input.					
Green cells have drop-down answer menus that require selection of a choice.					
Glossary of Terms specific to EIA Model Worksheet:					
<i>Term</i>	<i>Definition</i>				
Lot line on the front	Lot line that abuts a street and has primary front setback				
Lot line on the side	Lot line located clockwise from "Lot line in the front"				
Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
Lot line on the back	Lot line located opposite from "Lot line in the front"				

92	Site Context: Location, Size and Access						
93							
94	Site Location in Town						
95							
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No	
97	2. If not, then is it in a "Center City Neighborhood" ?					Yes	
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)						
99							
100	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					Yes	
101							
102							
103	Site Dimensions						
104							
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):		
106	Lot line on the front		630 feet		Lot line that abuts a street and has primary front setback		
107	Lot line on the side		230 feet		Lot line located clockwise from "Lot line in the front"		
108	Lot line on the other side		230 feet		Lot line located counter clockwise from "Lot line in the front"		
109	Lot line on the back		630 feet		Lot line located opposite from "Lot line in the front"		
110							
111	Estimated Land Area of the Site		144,900 square feet				
112	(accept the calculation or enter exact)		3.33 acres				
113							
114							
115	Abutting Streets and Site Access						
116							
117	How many streets border this property?						
118	Two streets, corner lot						
119							
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways?
121	Lot line on the front		Arterial Street		W 36th Avenue		24 feet
122	Lot line on the side		Local Street		Centerpoint Drive		24 feet
123	Lot line on the other side		Not Applicable		None		0 feet
124	Lot line on the back		Not Applicable		None		0 feet
125							
126	Adjacent and Abutting Properties						
127							
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:
129	Perimeter Lot Lines per EIA:				Current Code		Proposed Code
130	Lot line on the front		Across Major Street		B-3		B-3
131	Lot line on the side		Adjacent		B-3		B-3
132	Lot line on the other side		Abutting		B-3		B-3
133	Lot line on the back		Abutting		B-3		B-3
134					Non-Residential		Non-Residential
135					Non-Residential		Non-Residential
136					Non-Residential		Non-Residential

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: RMU	
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:				
	Dwellings from above that qualify as affordable				
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
	3 Bedroom			-	-
	TOTAL Affordable Units			-	-
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft
	FAR Bonus Potential:				
	Housing in mixed-use districts				
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft	
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	67,500		67,500	
	7. Office - health and medical	-		-	
	8. Fitness and Health Club	-		-	
	9. Restaurant	-	-	-	-
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	-		-	
	12. Retail - General and miscellaneous	-		-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-		-	
	14. Retail - furniture, home appliance, building materials,	-		-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-	
	16. Manufacturing, large (GT 5,000 sf gfa)	-		-	
	17. Warehouse, small (LT 50,000 sf gfa)	15,000		15,000	
	18. Warehouse, large (GT 50,000 sf gfa)	-		-	
19. Accessory mechanical/HVAC area in its own floor or	10,000		10,000		
<i>Total Commercial and Industrial Square Feet</i>	92,500		92,500		
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		92,500	square feet	92,500	square feet

Proposed Building Dimensions		Current Code Scenario: B-3			Proposed Code Scenario: RMU		
FLOORS	Floor:	Number of Floors	Floor Height (ft)	Floorplate Size (sf)	Number of Floors	Floor Height (ft)	Floorplate Size (sf)
	First Floor	1	15	15,000	1	15	15,000
	Second Floor and/or Mezzanine	1	15	17,500	1	15	17,500
	Third Floor	1	15	17,500	1	15	17,500
	Fourth Floor	1	15	17,500	1	15	17,500
	Fifth Floor	-	0	0	-	0	0
	Number of Additional Floors	-	0	0	-	0	0
	Mechanical Storage Penthouse	1	15	10,000	1	15	10,000
	Attic or Sloping Roof (Above Eave)	-	0		-	0	
	<i>Total Floors Proposed Above Grade</i>	<i>5</i>			<i>5</i>		
	Basement Floors (Below Grade)	1	0	15,000	1	0	15,000
		Current Code: B-3			Proposed Code: RMU		
BUILDING HEIGHT	Height of Proposed Building (<i>using floor heights</i>)	75	feet as proposed	75	feet as proposed		
	Max allowable height in the district	Unlimited	feet allowed	Unlimited	feet allowed by-right		
	Max allowable height with neighborhood height transition	Unlimited	feet allowed	Unlimited	feet allowed where building is placed		
GROSS FLOOR AREA	Gross Floor Area (<i>based on floorplate sizes</i>)	92,500	square feet	92,500	square feet		
	Gross Floor Area of proposed uses (<i>from page 3</i>)	92,500	square feet	92,500	square feet		
	Gross Floor Area excluding below grade parking	92,500	square feet	92,500	square feet		
	Gross Floor Area above grade (<i>excluding any basement</i>)	77,500	square feet	77,500	square feet		
	Gross Floor Area excluding all structured parking	92,500	square feet	92,500	square feet		
FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district	Unlimited	FAR	1.00	FAR		
	Maximum Floor Area Ratio allowed with bonuses	Unlimited	FAR	2.00	FAR		
	Allowable FAR for this project given the bonuses it received	Unlimited	FAR	1.00	FAR		
	Proposed Floor Area Ratio of this project	0.64	FAR	0.64	FAR		
	Resulting Allowable Gross Floor Area for this project	Unlimited	square feet GFA	144,900	square feet GFA		
LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (<i>based on floorplates</i>)	15,000	square feet	15,000	square feet		
	Length of front/rear elevation (<i>must fit within setbacks</i>)	156	feet	156	feet		
	Length of side elevation (<i>must fit within setbacks - p.7</i>)	120	feet	120	feet		
	Minimum building footprint size (<i>EIA model assumption</i>)	5,000	square feet	5,000	square feet		
	Lot Coverage of building footprint	10%		10%			
	Maximum Lot Coverage allowed in the district	100%		100%			
BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?	No	Distance (feet):	Yes	Distance (feet):		
	Length of Façade near Front Lot Line (feet)	0	90	156	20		
	Near Side Lot Line, not set back behind vehicle area?	No	Distance (feet):	Yes	Distance (feet):		
	Length of Façade near Side Lot Line (feet)	0	230	120	20		
	Near Other Side Lot Line, not set back behind vehicle area?	No	Distance (feet):	No	Distance (feet):		
	Length of Façade near Other Side Lot Line (feet)	0	244	0	454		
	Near Back Lot Line, not set back behind vehicle area?	Yes	Distance (feet):	No	Distance (feet):		
	Length of Façade near Back Lot Line (feet)	156	20	0	90		

233 Parking Requirements: Current Code			
234	Use Types	Parking Space requirement per unit area	Spaces Required
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40 spaces per dwelling unit	-
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68 spaces per dwelling unit	-
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00 spaces per dwelling unit	-
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80 spaces per dwelling unit	-
239	5. Hotel Visitor Accommodations	1.00 space per room	-
240	6. Office - business, professional and financial	3.33 spaces per 1,000 gross square feet	225.0 spaces
241	7. Office - health and medical	4.00 spaces per 1,000 gross square feet	-
242	8. Fitness and Health Club	3.33 spaces per 1,000 gross square feet	-
243	9. Restaurant	1.00 space per 3 seats	-
244	10. Restaurant with Drive-through Service	1.00 space per 3 seats	-
245	11. Retail - Grocery or Food Store	5.00 spaces per 1,000 gross square feet	-
246	12. Retail - General and miscellaneous	3.33 spaces per 1,000 gross square feet	-
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33 spaces per 1,000 gross square feet	-
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33 spaces per 1,000 gross square feet	-
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50 spaces per 1,000 gross square feet	-
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50 spaces per 1,000 gross square feet	-
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00 space per 1,000 gross square feet	15.0 spaces
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00 space per 1,000 gross square feet	-
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	- space per 1,000 gross square feet	-
254	Total parking required		240 spaces
255	Parking space distribution		
256		Spaces	Gross Land Area per Space
257	Surface parking	240	375 square feet
258	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		
259	Within building, on ground floor	-	- square feet
260	Within building, below ground	-	- square feet
261	Above grade structure	-	- square feet
262	Below grade structure	-	- square feet
263	Off-site Parking	-	- square feet
264	TOTAL	240	100%
265			
266	Total Land Area Required for Parking	90,000 square feet	
267	<i>Percent of Total Site Area</i>	62%	
268			
269			

270	Parking Requirements: Proposed Code								
271		Available	Residences Close to	Mixed-use, B-1A or	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272		Parking Reductions:	Downtown	R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	A. Is Project Eligible?	No	Yes	No	Yes	(enter # of units)	No		
274	B. Applicable Reduction:	0%	10%	0%	5%	0%	0%		
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							Yes	
276			Parking Space	Spaces Required before	Applicable	Spaces Required			
277	Use Types		Requirement per Unit Area	Reductions	Reduction	after Reductions			
278	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	-	-	-			
279	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	-	-	-			
280	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	-	-	-			
281	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-			
282	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-			
283	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	192.86	(27.96)	164.89	spaces		
284	7. Office - health and medical		3.33 per 1,000 sf gfa	-	-	-			
285	8. Fitness and Health Club		3.33 per 1,000 sf gfa	-	-	-			
286	9. Restaurant		10.00 per 1,000 sf gfa	-	-	-			
287	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	-	-	-			
288	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-			
289	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	-	-	-			
290	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-			
291	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-			
292	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-			
293	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
294	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	12.00	(1.74)	10.26	spaces		
295	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
296	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-			
297	Total parking required			204.86	(29.70)	175	spaces		
298	Parking space distribution			Spaces		Gross Land Area per Space			
299	Surface parking		Levels of Structured Parking: (Enter "1" for 0 or 1 levels)	175	100%	375	square feet		
300	Within building, on ground floor		Number of levels: 1	-	0%	-	square feet		
301	Within building, below ground		Number of levels: 1	-	0%	-	square feet		
302	Above grade structure		Number of levels: 1	-	0%	-	square feet		
303	Below grade structure		Number of levels: 1	-	0%	-	square feet		
304	On-street and/or Off-site Parking		Spaces constructed already? No	-	0%	-	square feet		
305	Total parking spaces			175	100%				
306									
307	Total Land Area Required for Parking	65,673	square feet (including bicycle parking)	Bicycle Parking:	4 spaces required	12 sf per space	48 square feet		
308	Percent of Total Site Area	45.3%							
309									
310	FAR Bonus Potential: Below Ground Parking			-	sq. ft. of below ground / below grade parking:				
311	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			-	additional square feet of floor area allowed (up to 0.5 added FAR)				
312									
313									

314 Setbacks, Easements, and Perimeter Landscaping Requirements							
315 Setback Requirements		Minimum Setback Distance			Maximum Setback Distance		
Perimeter Lot Lines per EIA:	Type of Setback:	Current Code	B-3	Proposed Code	RMU	Proposed Code	RMU
318	Lot line on the front	Primary front setback	10 feet	0 feet	0 feet	40 feet	
319	Lot line on the side	Secondary front setback	5 feet	0 feet	0 feet	Unlimited feet	
320	Lot line on the other side	Side setback	10 feet	5 feet	5 feet	Unlimited feet	
321	Lot line on the back	Side setback	10 feet	5 feet	5 feet	Unlimited feet	
322							
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	RMU	
324 <i>Linear utility easements along perimeter of site.</i>		Lot line on the front	10 feet	10 feet	10 feet		
325		Lot line on the side	10 feet	10 feet	10 feet		
326		Lot line on the other side	20 feet	20 feet	20 feet		
327		Lot line on the back	10 feet	10 feet	10 feet		
328							
329 Site Perimeter Landscaping		Current Code	B-3	Proposed Code	RMU		
Perimeter Lot Lines per EIA:	Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
331	Lot line on the front	Arterial Street	B-3 6	B-3	L2	8	8
332	Lot line on the side	Local Street	B-3 0	B-3	L2	8	8
333	Lot line on the other side	Non-Residential	B-3 0	B-3	None	0	0
334	Lot line on the back	Non-Residential	B-3 0	B-3	None	0	0
335							
336 Parking Lot Perimeter Landscaping		Current Code	B-3	Proposed Code	RMU		
Perimeter Lot Lines per EIA:	Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)
338	Lot line on the front	Non-Residen Non-Residential	6	630	L2	8	422
339	Lot line on the side	Non-Residen Non-Residential	8	216	L2	8	60
340	Lot line on the other side	Non-Residen Non-Residential	8	216	L2	8	216
341	Lot line on the back	Non-Residen Non-Residential	8	508	L2	8	630
342							
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Current Code	B-3	Proposed Code	RMU		
Perimeter Lot Lines per EIA:		Landscaping	Building Setback	Landscaping...	...with easements	Building Setback	
344	Lot line on the front	6	10	8	8	10	feet
346	Lot line on the side	8	10	8	8	10	feet
347	Lot line on the other side	8	20	8	8	20	feet
348	Lot line on the back	8	10	8	8	10	feet
349							
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Current Code	B-3	Proposed Code	RMU		
351	Lot line on the front	3,492	square feet	4,968	square feet		
352	Lot line on the side	1,536	square feet	1,888	square feet		
353	Lot line on the other side	1,728	square feet	1,728	square feet		
354	Lot line on the back	5,624	square feet	5,040	square feet		
355	TOTAL AREA	12,380	square feet	13,624	square feet		

Parking and Loading Related Facility Requirements			
Parking Lot Interior Landscaping and Vertical Curb Requirements			
Landscaping and Curb Questions related to Proposed Code:			Current Code Proposed Code
Do landscaped parking lot corners count toward required interior landsc.?	No	Number of surface parking spaces	240 spaces 175 spaces
How many parking lot corners to be landscaped?	2	Surface parking land area	90,000 sf 65,625 sf
How many such corners will be used for required snow storage (see below)?	0	Required landscaping area as a percent of parking area	5.0% 7.5%
How many such corners will be used for a refuse receptacle (see below)?	0	Parking Lot Interior Landscaping Area Requirement	4,500 sf 4,922 sf
Did the actual project install vertical curbing around the parking area?	Yes	Area of landscaped parking lot corners that cannot count	0 extra sf 800 extra sf
		Total Area Encumbered by Parking Lot Interior Landsc.	4,500 sf 5,722 sf
Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)			
Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code
	Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area 0 sf
	Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area 0 sf
	Other Paved Facilities? (from page 11)	0 sq ft	equal to 0% of paved surface area 0 sf
	Total Required Snow Storage Area	0 square feet	0 sf
Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)			
		Current Code	Proposed Code
		Surface parking area to be illuminated:	90,000 sq ft 65,625 sq ft
Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			
	Current Code	Proposed Code	Current Code Proposed Code
Required Type of Loading Berth	A	A	Uses #1-4: 0 Uses #1-4: 0
Land Area per Loading Berth	800 square feet	800 square feet	Uses #5-6: 2 Uses #5-7: 2
Is the loading area visible from a street or non-industrial zoning district?	Yes	Yes	Use #7: 0 Uses #8-14: 0
Enter width of mech. equipment within 40 ft of and facing a street	0	0	Uses #15-18: 0 Uses #15-18: 0
			Total Number of Loading Berths Required 2 berths 2 berths
			Subtotal Loading Area Requirement 1,600 square feet 1,600 square feet
			...Area required for additional perimeter landscaping 0 square feet 480 square feet
			...Area required for mech/electrical equipment screening 0 square feet 0 square feet
			Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21 1,600 square feet 2,080 square feet
Refuse Receptacle Area and Screening Requirements			
Refuse Screening Questions:	<i>Do the receptacles abut an alley?</i>	No	Current Code Proposed Code
	<i>Are the receptacles within or on same pavement as the parking facility?</i>	Yes	Type of refuse receptacle Dumpster Dumpster
	<i>Would screening be necessary to screen view of containers from street?</i>	Yes	Number of Outdoor Refuse Receptacles 1 1
	<i>Does the enclosure need a gate to screen the receptacle from a street?</i>	Yes	Number of Refuse Receptacles Stored Indoors 0 0
			Refuse Container Area (incl any Screening Enclosure) 120 sq ft 120 sq ft
			% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street 25% 25%
			Area Used Exclusively for Refuse Truck Maneuver Space 1,125 sq ft 1,125 sq ft
			Total Refuse Collection Area Requirement 1,245 sq ft 1,245 sq ft

Pedestrian Connections Requirements					Current Code B-3	Proposed Code RMU
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	Yes	20	276	75%	- square feet	445 square feet
<i>On Other Side Elevation?</i>	Yes	80	0	0%	- square feet	400 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	156	0	No	0%	624 square feet	- square feet
<i>Side (clockwise from front)</i>	120	0	No	0%	480 square feet	- square feet
<i>Other Side (counter clockwise)</i>	120	120	No	50%	480 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	0	156	No	0%	- square feet	780 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>		No (Accept default or enter yes or no)			- square feet	- square feet
<i>Is it located along an Arterial class street?</i>		No (Enter yes or no)				
<i>Additional area for on-site transit facilities</i>		0 square feet				
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>		<i>linear feet</i>			- square feet	- square feet
0 sq. ft. of bonus floor area awarded per		1 sq. ft. of primary pedestrian walkway				
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					1,584 square feet	1,925 square feet
Percent of Total Site Area					1.1%	1.3%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	RMU
Residential Private Open Space		No		-	square feet	-	square feet
Non-residential Private Open Space (Required for 5,000+ sf gfa)		No		-	square feet	2,000	square feet
Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)				-	square feet	-	square feet
Total Required Private Open Space				-	square feet	2,000	square feet
	Amount actually provided on or in the building(s)			-	sq. ft.	-	sq. ft.
	Amount actually provided on the land			-	sq. ft.	2,000	sq. ft.
	Total Private Open Space Provided			-	sq. ft.	2,000	sq. ft.
	Acres			-	acres	0.05	acres
	Percent of Site			0.0%		1.4%	
	Excess Private Open Space Provided			-	sq. ft.	-	sq. ft.
FAR Bonus potential: Additional Private Open Space							
	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space		-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)		Area (sf)	Brief Description of Facility
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.			
TOTAL AREA		-	square feet

470 **Summary, Part 1: Total Site Land Area Requirements Related to Title 21**

471

472 Total Land Area Required

Site Element	Land Area in Square Feet				Comparison of Proposed to Current	
	Current Code	B-3	Proposed Code	RMU	Change in sq. ft.	% of Current
Building Footprint	15,000	square feet	15,000	square feet		
Parking	90,000	square feet	65,673	square feet	(24,327)	73%
Setbacks, Easements and Perimeter Landscaping	12,380	square feet	13,624	square feet	1,244	110%
Parking Lot Interior Landscaping	4,500	square feet	5,722	square feet	1,222	127%
Site Enhancement Landscaping	312	square feet	1,352	square feet		
Snow Storage Areas	-	square feet	-	square feet		
Exterior Lighting	-	square feet	-	square feet		
Loading and Utility Areas incl. Screening	1,600	square feet	2,080	square feet	480	130%
Refuse Collection Areas	1,245	square feet	1,245	square feet		100%
Pedestrian Connections	1,584	square feet	1,925	square feet	341	122%
Private Open Space	-	square feet	2,000	square feet	2,000	
TOTAL	126,621	square feet	108,621	square feet	(18,000)	86%
Total Site Usage with "Other Facilities" included	126,621		108,621	square feet	(18,000)	86%
Total Area of Actual Site	144,900	square feet	144,900	square feet		

492 Percent of Total Site Area

Site Element	Percent of Total Site Area			
	Current Code	B-3	Proposed Code	RMU
Building Footprint	10.4%	of site area	10.4%	of site area
Parking	62.1%	of site area	45.3%	of site area
Setbacks, Easements and Perimeter Landscaping	8.5%	of site area	9.4%	of site area
Parking Lot Interior Landscaping	3.1%	of site area	3.9%	of site area
Site Enhancement Landscaping	0.2%	of site area	0.9%	of site area
Snow Storage Areas	0.0%	of site area	0.0%	of site area
Exterior Lighting	0.0%	of site area	0.0%	of site area
Loading and Utility Areas incl. Screening	1.1%	of site area	1.4%	of site area
Refuse Collection Areas	0.9%	of site area	0.9%	of site area
Pedestrian Connections	1.1%	of site area	1.3%	of site area
Private Open Space	0.0%	of site area	1.4%	of site area
TOTAL	87.4%	of site area	75.0%	of site area
Total Site Usage with "Other Facilities" included	87.4%	of site area	75.0%	of site area

Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?

Answer: (Provide site specific answer if needed)

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 RMU	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking	\$1,920,000		\$1,400,000		(\$520,000)	73%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$4,000		\$4,000	
527	Parking Subtotal	\$1,920,000		\$1,404,000		(\$516,000)	73%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping	\$88,600		\$154,500		\$65,900	174%
530	Parking Lot Interior Landscaping	\$35,300		\$57,300		\$22,000	162%
531	Site Enhancement Landscaping	\$400		\$2,700		\$2,300	675%
532	Protective Vertical 6" Concrete Curbs	\$179,200		\$191,100		\$11,900	107%
533	120% Performance Bond 5% insurance fee	\$0		\$12,900		\$12,900	
534	Landscaping Subtotal	\$303,500		\$418,500		\$115,000	138%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal	\$0		\$0			
537	Exterior (Parking Lot) Lighting	\$7,400		\$6,500		(\$900)	88%
538	Loading Facilities and Mechanical/Electrical Equipment	\$34,100		\$62,000		\$27,900	182%
539	Refuse Collection	\$31,400		\$33,400		\$2,000	106%
540	Service Facilities Subtotal	\$72,900		\$101,900		\$29,000	140%
541	Pedestrian Facilities	\$15,800		\$19,300		\$3,500	122%
542	Private Open Space	\$0		\$24,000		\$24,000	
543							
544	A. Total Cost of All Site Elements Above Required by Title 21	\$2,312,200		\$1,967,700		(\$344,500)	85%
545	(including structured parking)						
546							
547	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$2,532,400		\$2,172,400		(\$360,000)	86%
548	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$4,844,600		\$4,140,100		(\$704,500)	85%
549							
550	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$149,000		\$149,000	
551	(assumed to add 1.0% to total building cost)						
552	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$2,312,200		\$2,116,700		(\$195,500)	92%
553							
554	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$7,156,800		\$6,256,800		(\$900,000)	87%
555							
556							
557							
558							
559							

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
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, on SE corner of 13th and I Street
11	Written Description of Project:	A 15,000 square foot grocery store and restaurant (coffee shop and cafeteria), with surface parking and perimeter landscaping. The development project scenario is based on New Sagaya's City Market. To model the full effects of the minimum setbacks and other zoning regulations, this test overrides the nonconforming building setbacks and other grandfathered features of the pre-existing structure built in 1952. As a result this test estimates the overall effects of current versus provisionally adopted code as if the same sized building and City Market use were newly constructed. To compare apples to apples, it overrides several variances from regulations to which the actual City Market project received entitlement. For simplicity a bump-out on the south side of the building facing the alley is ignored. A bump-out on the west is incorporated to resemble the actual development's main entry facade.
12		
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18	Photographs or Illustrations of Project:	
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32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		



43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions		Appendix H	
70	Project Development Categories	Appendix B	Loading Facility Assumptions		Appendix I	
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions		Appendix J	
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions		Appendix K	
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions		Appendix L	
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions		Appendix M	
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model		Appendix N	
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access											
93												
94	Site Location in Town											
95												
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					Yes						
97	2. If not, then is it in a "Center City Neighborhood" ?					Yes						
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)											
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No						
100												
101												
102												
103	Site Dimensions											
104												
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):							
106	Lot line on the front		300 feet		Lot line that abuts a street and has primary front setback							
107	Lot line on the side		140 feet		Lot line located clockwise from "Lot line in the front"							
108	Lot line on the other side		140 feet		Lot line located counter clockwise from "Lot line in the front"							
109	Lot line on the back		300 feet		Lot line located opposite from "Lot line in the front"							
110												
111	Estimated Land Area of the Site		42,000 square feet									
112	(accept the calculation or enter exact)		0.96 acres									
113												
114												
115	Abutting Streets and Site Access											
116												
117	How many streets border this property?											
118	Three streets, along the front and the two sides											
119												
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways?		Driveway Width			
121	Lot line on the front		Local Street		W 13th Avenue		1		24 feet			
122	Lot line on the side		Arterial Street		I Street		0		0 feet			
123	Lot line on the other side		Local Street		K Street		0		0 feet			
124	Lot line on the back		Alley		Alley		1		24 feet			
125												
126	Adjacent and Abutting Properties											
127												
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?	
129	Perimeter Lot Lines per EIA:				Current Code		Proposed Code					
130	Lot line on the front		Adjacent		R-3		R-3		Residential		Residential	No
131	Lot line on the side		Across Major Street		R-2M		R-2M		Residential		Residential	Yes
132	Lot line on the other side		Adjacent		R-2M		R-2M		Residential		Residential	Yes
133	Lot line on the back		Across Alley		R-2M		R-2M		Residential		Residential	Yes
134												
135												
136												

Proposed Uses and Floor Area of Each Use Type		Current Code: B-1A		Proposed Code: B-1A	
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:				
	Dwellings from above that qualify as affordable			Dwellings	Square Feet
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
	3 Bedroom			-	-
	TOTAL Affordable Units			-	-
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft
	FAR Bonus Potential:				
	Housing in mixed-use districts				0 sq ft
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>					
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	-	-	-	-
	7. Office - health and medical	-	-	-	-
	8. Fitness and Health Club	-	-	-	-
	9. Restaurant	1,850	74	1,850	74
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	10,500		10,500	
	12. Retail - General and miscellaneous	-	-	-	-
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-
	14. Retail - furniture, home appliance, building materials,	-	-	-	-
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-
19. Accessory mechanical/HVAC area in its own floor or	2,900		2,900		
<i>Total Commercial and Industrial Square Feet</i>	15,250		15,250		
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		15,250	square feet	15,250	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: B-1A			187 Proposed Code Scenario: B-1A		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	12	13,050	1	12	13,050
190	Second Floor and/or Mezzanine	1	8	1,100	1	8	1,100
191	(Instructions for the "floor height" column: accept default floor height or enter in a customized height.)	-	0	0	-	0	0
192	Third Floor	-	0	0	-	0	0
193	Fourth Floor	-	0	0	-	0	0
194	Fifth Floor	-	0	0	-	0	0
195	Number of Additional Floors	-	0	0	-	0	0
196	Mechanical Storage Penthouse	-	0	0	-	0	0
197	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
198	Total Floors Proposed Above Grade	2			2		
199	Basement Floors (Below Grade)	1	0	1,100	1	0	1,100
200		200 Current Code: B-1A			200 Proposed Code: B-1A		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)		20 feet as proposed	20 feet as proposed		
202		Max allowable height in the district		25 feet allowed	30 feet allowed by-right		
203		Max allowable height with neighborhood height transition		25 feet allowed	33 feet allowed where building is placed		
204		204 GROSS FLOOR AREA			204 GROSS FLOOR AREA		
205		Gross Floor Area (based on floorplate sizes)		15,250 square feet	15,250 square feet		
206		Gross Floor Area of proposed uses (from page 3)		15,250 square feet	15,250 square feet		
207		Gross Floor Area excluding below grade parking		15,250 square feet	15,250 square feet		
208		Gross Floor Area above grade (excluding any basement)		14,150 square feet	14,150 square feet		
209		Gross Floor Area excluding all structured parking		15,250 square feet	15,250 square feet		
210		210 FLOOR AREA RATIO (FAR)			210 FLOOR AREA RATIO (FAR)		
211		Floor Area Ratio allowed by-right in the district		Unlimited FAR	Unlimited FAR		
212		Maximum Floor Area Ratio allowed with bonuses		Unlimited FAR	Unlimited FAR		
213		Allowable FAR for this project given the bonuses it received		Unlimited FAR	Unlimited FAR		
214		Proposed Floor Area Ratio of this project		0.36 FAR	0.36 FAR		
215		Resulting Allowable Gross Floor Area for this project		Unlimited square feet GFA	Unlimited square feet GFA		
216		216 LOT COVERAGE AND BUILDING LENGTH			216 LOT COVERAGE AND BUILDING LENGTH		
217		Proposed building footprint size (based on floorplates)		13,050 square feet	13,050 square feet		
218		Length of front/rear elevation (must fit within setbacks)		140 feet	120 feet		
219		Length of side elevation (must fit within setbacks - p.7)		100 feet	120 feet		
220		Minimum building footprint size (EIA model assumption)		5,000 square feet	5,000 square feet		
221		Lot Coverage of building footprint		31%	31%		
222		Maximum Lot Coverage allowed in the district		50%	50%		
223		223 BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES			223 BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES		
224		Near Front Lot Line, not set back behind vehicle area?		Yes Distance (feet): 140	Yes Distance (feet): 120		
225		Length of Façade near Front Lot Line (feet)		20	10		
226		Near Side Lot Line, not set back behind vehicle area?		Yes Distance (feet): 100	Yes Distance (feet): 120		
227		Length of Façade near Side Lot Line (feet)		10	10		
228		Near Other Side Lot Line, not set back behind vehicle area?		No Distance (feet): 0	No Distance (feet): 0		
229		Length of Façade near Other Side Lot Line (feet)		150	170		
230		Near Back Lot Line, not set back behind vehicle area?		No Distance (feet): 0	No Distance (feet): 0		
231		Length of Façade near Back Lot Line (feet)		20	10		

233 Parking Requirements: Current Code		234	
235 Use Types	236	237 Parking Space requirement per unit area	238 Spaces Required
239 1. Dwellings, Multifamily or Mixed-use - Efficiency	240	1.40 spaces per dwelling unit	-
241 2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	242	1.68 spaces per dwelling unit	-
243 3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	244	2.00 spaces per dwelling unit	-
245 4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	246	2.80 spaces per dwelling unit	-
247 5. Hotel Visitor Accommodations	248	1.00 space per room	-
249 6. Office - business, professional and financial	250	3.33 spaces per 1,000 gross square feet	-
251 7. Office - health and medical	252	4.00 spaces per 1,000 gross square feet	-
253 8. Fitness and Health Club	254	3.33 spaces per 1,000 gross square feet	-
255 9. Restaurant	256	1.00 space per 3 seats	24.7
257 10. Restaurant with Drive-through Service	258	1.00 space per 3 seats	-
259 11. Retail - Grocery or Food Store	260	5.00 spaces per 1,000 gross square feet	52.5
261 12. Retail - General and miscellaneous	262	3.33 spaces per 1,000 gross square feet	-
263 13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	264	3.33 spaces per 1,000 gross square feet	-
265 14. Retail - furniture, home appliance, building materials, wholesale stores	266	3.33 spaces per 1,000 gross square feet	-
267 15. Manufacturing, small (LT 5,000 sf gfa)	268	2.50 spaces per 1,000 gross square feet	-
269 16. Manufacturing, large (GT 5,000 sf gfa)		2.50 spaces per 1,000 gross square feet	-
17. Warehouse, small (LT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
18. Warehouse, large (GT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
19. Accessory mechanical/HVAC area in its own floor or penthouse		- space per 1,000 gross square feet	-
Total parking required			78 spaces
257 Parking space distribution		258 Spaces	
259 Surface parking		260 Gross Land Area per Space	
261 Within building, on ground floor		262 Levels of Structured Parking: (Enter "1" for 0 or 1 levels)	
263	264 Number of levels: 1	78	100%
265	266 Within building, below ground	-	0%
267	268 Number of levels: 1	-	0%
269	269 Above grade structure	-	0%
	270 Number of levels: 1	-	0%
	271 Below grade structure	-	0%
	272 Number of levels: 1	-	0%
	273 Off-site Parking	-	0%
	274 TOTAL	78	100%
275	276 Total Land Area Required for Parking	29,250	square feet
277	278 <i>Percent of Total Site Area</i>	70%	

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	Yes	No	Yes	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	10%	0%	5%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277								
278								
279								
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314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	B-1A	Proposed Code	B-1A	Proposed Code	B-1A	
318	Lot line on the front	Primary front setback	20	feet	10	feet	Unlimited	feet	
319	Lot line on the side	Secondary front setback	10	feet	5	feet	Unlimited	feet	
320	Lot line on the other side	Secondary front setback	10	feet	5	feet	Unlimited	feet	
321	Lot line on the back	Side setback	20	feet	10	feet	Unlimited	feet	
322									
323 Perimeter Utility Easements			Current Code		B-1A		Proposed Code		B-1A
324 Linear utility easements along perimeter of site.			Lot line on the front		0		feet		
			Lot line on the side		0		feet		
			Lot line on the other side		0		feet		
			Lot line on the back		0		feet		
328									
329 Site Perimeter Landscaping			Current Code		B-1A		Proposed Code		B-1A
Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement	
331	Lot line on the front	Local Street	R-3	10	R-3	L2	8	8	
332	Lot line on the side	Arterial Street	R-2M	6	R-2M	L2	8	8	
333	Lot line on the other side	Local Street	R-2M	10	R-2M	L2	8	8	
334	Lot line on the back	Alley	R-2M	10	R-2M	None	0	0	
335									
336 Parking Lot Perimeter Landscaping			Current Code		B-1A		Proposed Code		B-1A
Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
338	Lot line on the front	Residential	Residential	10	165	L2	8	165	8
339	Lot line on the side	Residential	Residential Single-family	6	0	L2	8	0	8
340	Lot line on the other side	Residential	Residential Single-family	10	140	L2	8	140	8
341	Lot line on the back	Residential	Residential Single-family	10	165	L2 with fence	8	165	8
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements			Current Code		B-1A		Proposed Code		B-1A
344			Perimeter Lot Lines per EIA:		Landscaping		Building Setback		
345			Lot line on the front		10		20		8
346			Lot line on the side		6		10		8
347			Lot line on the other side		10		10		8
348			Lot line on the back		10		20		8
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements			Current Code		B-1A		Proposed Code		B-1A
351			Lot line on the front		4,160 square feet		2,448 square feet		
352			Lot line on the side		1,240 square feet		1,120 square feet		
353			Lot line on the other side		1,400 square feet		1,120 square feet		
354			Lot line on the back		2,760 square feet		1,128 square feet		
355			TOTAL AREA		9,560 square feet		5,816 square feet		

356
357

358	Parking and Loading Related Facility Requirements					
359						
360	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
361	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	78 spaces	52 spaces
362	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	29,250 sf	19,500 sf
363	How many parking lot corners to be landscaped?	0		Required landscaping area as a percent of parking area	5.0%	5.0%
364	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	1,463 sf	975 sf
365	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	0 extra sf
366	Did the actual project install vertical curbing around the parking area?	No		Total Area Encumbered by Parking Lot Interior Landsc.	1,463 sf	975 sf
367						
368	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
369						
370	Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code		
371		Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
372		Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
373		Other Paved Facilities? (from page 11)	0 sq ft	no minimum	equal to 0% of paved surface area	0 sf
374	Total Required Snow Storage Area		0 square feet		0 sf	
375						
376						
377	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)					
378	Surface parking area to be illuminated:			Current Code	Proposed Code	
379				29,250 sq ft	19,500 sq ft	
380	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements					
381				Current Code	Proposed Code	
382	Required Type of Loading Berth	Current Code	Proposed Code	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0	Uses #1-4: 0
383		B	B	Uses #5-6: 0	Uses #5-7: 0	
384	Land Area per Loading Berth	400 square feet	400 square feet	Use #7: 0	Uses #8-14: 1	
385	Is the loading area visible from a street or non-industrial zoning district?	Yes		Uses #8-14: 1	Uses #8-14: 1	
386	Enter width of mech. equipment within 40 ft of and facing a street	0		Uses #15-18: 0	Uses #15-18: 0	
387				Total Number of Loading Berths Required	1 berths	1 berths
388				Subtotal Loading Area Requirement	400 square feet	400 square feet
389				...Area required for additional perimeter landscaping	0 square feet	240 square feet
390				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
391				Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21	400 square feet	640 square feet
392						
393	Refuse Receptacle Area and Screening Requirements					
394	Refuse Screening Questions:			Current Code	Proposed Code	
395	Do the receptacles abut an alley?	Yes		Type of refuse receptacle	Compactor	Compactor
396	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Outdoor Refuse Receptacles	1	1
397	Would screening be necessary to screen view of containers from street?	No		Number of Refuse Receptacles Stored Indoors	0	0
398	Does the enclosure need a gate to screen the receptacle from a street?	No		Refuse Container Area (incl any Screening Enclosure)	462 sq ft	184 sq ft
399	% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street				75%	75%
400	Area Used Exclusively for Refuse Truck Maneuver Space				375 sq ft	375 sq ft
401	Total Refuse Collection Area Requirement				837 sq ft	559 sq ft
402						
403						

Pedestrian Connections Requirements					Current Code B-1A	Proposed Code B-1A
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	Yes	70	0	0%	- square feet	350 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	0	0	No	0%	- square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	100	120	No	50%	400 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	140	120	Yes	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>		No (Accept default or enter yes or no)			- square feet	- square feet
<i>Is it located along an Arterial class street?</i>		No (Enter yes or no)				
<i>Additional area for on-site transit facilities</i>		0 square feet				
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>		<i>linear feet</i>			- square feet	- square feet
0 sq. ft. of bonus floor area awarded per		1 sq. ft. of primary pedestrian walkway		-		
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					400 square feet	650 square feet
Percent of Total Site Area					1.0%	1.5%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-1A	Proposed Code	B-1A	
444	Residential Private Open Space	No	-	-	square feet	-	square feet	
445	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	618	square feet	
446	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet	
447	Total Required Private Open Space		-	-	square feet	618	square feet	
448	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.	
449	Amount actually provided on the land		-	-	sq. ft.	618	sq. ft.	
450	Total Private Open Space Provided		-	-	sq. ft.	618	sq. ft.	
451	Acres		-	-	acres	0.01	acres	
452	Percent of Site		0.0%	-		1.5%		
453	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.	
454	FAR Bonus potential: Additional Private Open Space							
455	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
463		
464		
465		
466		
467		
468	TOTAL AREA	- square feet

470	Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471								
472	Total Land Area Required							
473	Site Element	Land Area in Square Feet				Comparison of Proposed to Current		
474		Current Code	B-1A	Proposed Code	B-1A	Change in sq. ft.	% of Current	
475	Building Footprint	13,050	square feet	13,050	square feet			
476	Parking	29,250	square feet	19,548	square feet	(9,702)	67%	
477	Setbacks, Easements and Perimeter Landscaping	9,560	square feet	5,816	square feet	(3,744)	61%	
478	Parking Lot Interior Landscaping	1,463	square feet	975	square feet	(488)	67%	
479	Site Enhancement Landscaping	1,800	square feet	240	square feet			
480	Snow Storage Areas	-	square feet	-	square feet			
481	Exterior Lighting	-	square feet	-	square feet			
482	Loading and Utility Areas incl. Screening	400	square feet	640	square feet	240	160%	
483	Refuse Collection Areas	837	square feet	559	square feet	(278)	67%	
484	Pedestrian Connections	400	square feet	650	square feet	250	163%	
485	Private Open Space	-	square feet	618	square feet	618		
486	TOTAL	56,760	square feet	42,096	square feet	(14,664)	74%	
487								
488	Total Site Usage with "Other Facilities" included	56,760		42,096	square feet	(14,664)	74%	
489								
490	Total Area of Actual Site	42,000	square feet	42,000	square feet			
491								
492	Percent of Total Site Area							
493	Site Element	Percent of Total Site Area						
494		Current Code	B-1A	Proposed Code	B-1A			
495	Building Footprint	31.1%	of site area	31.1%	of site area			
496	Parking	69.6%	of site area	46.5%	of site area			
497	Setbacks, Easements and Perimeter Landscaping	22.8%	of site area	13.8%	of site area			
498	Parking Lot Interior Landscaping	3.5%	of site area	2.3%	of site area			
499	Site Enhancement Landscaping	4.3%	of site area	0.6%	of site area			
500	Snow Storage Areas	0.0%	of site area	0.0%	of site area			
501	Exterior Lighting	0.0%	of site area	0.0%	of site area			
502	Loading and Utility Areas incl. Screening	1.0%	of site area	1.5%	of site area			
503	Refuse Collection Areas	2.0%	of site area	1.3%	of site area			
504	Pedestrian Connections	1.0%	of site area	1.5%	of site area			
505	Private Open Space	0.0%	of site area	1.5%	of site area			
506	TOTAL	135.1%	of site area	100.2%	of site area			
507								
508	Total Site Usage with "Other Facilities" included	135.1%	of site area	100.2%	of site area			
509								
510	Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?				Answer: Project received variances from regulations.			
511								
512								
513								
514								
515								

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		519 Current Code	519 B-1A	519 Proposed Code	519 B-1A	519 Change in Cost	519 % of Current
520 Parking Facilities							
	520 Surface parking	\$624,000		\$416,000		(\$208,000)	67%
	521 Within building, above ground	\$0		\$0			
	522 Within building, below ground	\$0		\$0			
	523 Above grade structure	\$0		\$0			
	524 Below grade structure	\$0		\$0			
	525 On-street and/or Off-site	\$0		\$0			
	526 Bicycle Parking	\$0		\$4,000		\$4,000	
	527 Parking Subtotal	\$624,000		\$420,000		(\$204,000)	67%
528 Landscaping							
	529 Site and Parking Lot Perimeter Landscaping	\$64,600		\$84,000		\$19,400	130%
	530 Parking Lot Interior Landscaping	\$11,500		\$11,000		(\$500)	96%
	531 Site Enhancement Landscaping	\$2,200		\$500		(\$1,700)	23%
	532 Protective Vertical 6" Concrete Curbs	\$0		\$46,000		\$46,000	
	533 120% Performance Bond 5% insurance fee	\$0		\$5,700		\$5,700	
	534 Landscaping Subtotal	\$78,300		\$147,200		\$68,900	188%
535 Service Facilities and Facility Screening							
	536 Snow Storage and Disposal	\$0		\$0			
	537 Exterior (Parking Lot) Lighting	\$2,400		\$1,900		(\$500)	79%
	538 Loading Facilities and Mechanical/Electrical Equipment	\$8,500		\$22,500		\$14,000	265%
	539 Refuse Collection	\$24,200		\$11,900		(\$12,300)	49%
	540 Service Facilities Subtotal	\$35,100		\$36,300		\$1,200	103%
	541 Pedestrian Facilities	\$4,000		\$6,500		\$2,500	163%
	542 Private Open Space	\$0		\$7,400		\$7,400	
543 A. Total Cost of All Site Elements Above Required by Title 21		\$741,400		\$617,400		(\$124,000)	83%
544 (including structured parking)							
	545 B. Cost of Land Area Needed \$25 per sf (2010 appraisal data)	\$1,419,000		\$1,052,400		(\$366,600)	74%
	546 C. Combined Cost of All Site Elements above Plus Land (A + B)	\$2,160,400		\$1,669,800		(\$490,600)	77%
	547 D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$25,000		\$25,000	
	548 (assumed to add 1.0% to total building cost)						
	549 E. Combined Costs of Required Site Elements and Building Design (A + D)	\$741,400		\$642,400		(\$99,000)	87%
	550 F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$2,901,800		\$2,312,200		(\$589,600)	80%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
7	Proposed Title 21 Zoning District:	B-3 General Business
8		
9	Name of Project:	The Bicycle Shop - Dimond Retail Store
10	Address or Location of Project:	1801 W Dimond Blvd
11	Written Description of Project:	A single story retail store with surface parking and perimeter landscaping, located along an arterial street and abutting a residential district. The building is a 6,600 square foot bicycle shop. To simplify testing the western property boundary is assumed to be a straight line. In addition, all abutting properties to the north are assumed to be residentially zoned rather than the mix of residential and commercial lots that exists to the north of the actual site. Therefore, this test emphasizes a scenario with landscaping buffering for residential neighborhood protection.
12		
13		
14		
15		
16		(Note: The shape of the actual lot is a trapezoid rather than a rectangle. Therefore, the model notes that its calculations of building and setback dimensions do not add up to match the lot's dimensions at bottom of page 5.)
17		
18		
19	Photographs or Illustrations of Project:	
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		



43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
70	Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access									
93										
94	Site Location in Town									
95										
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No				
97	2. If not, then is it in a "Center City Neighborhood" ?					No				
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)									
99										
100	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No				
101										
102										
103	Site Dimensions									
104										
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):					
106	Lot line on the front		267 feet		Lot line that abuts a street and has primary front setback					
107	Lot line on the side		146 feet		Lot line located clockwise from "Lot line in the front"					
108	Lot line on the other side		30 feet		Lot line located counter clockwise from "Lot line in the front"					
109	Lot line on the back		290 feet		Lot line located opposite from "Lot line in the front"					
110										
111	Estimated Land Area of the Site		30,000 square feet							
112	(accept the calculation or enter exact)		0.69 acres							
113										
114										
115	Abutting Streets and Site Access									
116										
117	How many streets border this property?									
118	Two streets, corner lot									
119										
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name	How Many Driveways?	Driveway Width			
121	Lot line on the front		Arterial Street		W Dimond Blvd	0	0 feet			
122	Lot line on the side		Local Street		Vernye Place	1	24 feet			
123	Lot line on the other side		Not Applicable		None	0	0 feet			
124	Lot line on the back		Not Applicable		None	0	0 feet			
125										
126	Adjacent and Abutting Properties									
127										
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:	Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code	Proposed Code				
130	Lot line on the front		Across Major Street		B-3	B-3	Non-Residential	Non-Residential		No
131	Lot line on the side		Adjacent		B-3	B-3	Non-Residential	Non-Residential		No
132	Lot line on the other side		Abutting		B-3	B-3	Non-Residential	Non-Residential		No
133	Lot line on the back		Abutting		B-3	R-5	Residential	Residential		Yes
134										
135										
136										

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: B-3		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-	
	FAR Bonus Potential: Dwellings from above that qualify as affordable			Dwellings	Square Feet	
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
	TOTAL Affordable Units			-	-	
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
	FAR Bonus Potential: Housing in mixed-use districts					
	<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft	
	HOTEL	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	-	-	-	-	
	7. Office - health and medical	-	-	-	-	
	8. Fitness and Health Club	-	-	-	-	
	9. Restaurant	-	-	-	-	
	10. Restaurant with Drive-through Service	-	-	-	-	
	11. Retail - Grocery or Food Store	-	-	-	-	
	12. Retail - General and miscellaneous	6,600		6,600		
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-	
	14. Retail - furniture, home appliance, building materials,	-	-	-	-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-	
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-	
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-	
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-	
	19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-	
	<i>Total Commercial and Industrial Square Feet</i>	6,600		6,600		
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		6,600	square feet	6,600	square feet

Proposed Building Dimensions		Current Code Scenario: B-3			Proposed Code Scenario: B-3		
FLOORS	Floor:	Number of Floors	Floor Height (ft)	Floorplate Size (sf)	Number of Floors	Floor Height (ft)	Floorplate Size (sf)
	First Floor	1	25	6,600	1	25	6,600
	Second Floor and/or Mezzanine	-	0	0	-	0	0
	Third Floor	-	0	0	-	0	0
	Fourth Floor	-	0	0	-	0	0
	Fifth Floor	-	0	0	-	0	0
	Number of Additional Floors	-	0	0	-	0	0
	Mechanical Storage Penthouse	-	0	0	-	0	0
	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
	<i>Total Floors Proposed Above Grade</i>	<i>1</i>			<i>1</i>		
	Basement Floors (Below Grade)	-	0	0	-	0	0
		Current Code: B-3			Proposed Code: B-3		
BUILDING HEIGHT	Height of Proposed Building (using floor heights)	25 feet as proposed		25 feet as proposed			
	Max allowable height in the district	Unlimited feet allowed		45 feet allowed by-right			
	Max allowable height with neighborhood height transition	Unlimited feet allowed		36 feet allowed where building is placed			
GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)	6,600 square feet		6,600 square feet			
	Gross Floor Area of proposed uses (from page 3)	6,600 square feet		6,600 square feet			
	Gross Floor Area excluding below grade parking	6,600 square feet		6,600 square feet			
	Gross Floor Area above grade (excluding any basement)	6,600 square feet		6,600 square feet			
	Gross Floor Area excluding all structured parking	6,600 square feet		6,600 square feet			
FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district	Unlimited FAR		Unlimited FAR			
	Maximum Floor Area Ratio allowed with bonuses	Unlimited FAR		Unlimited FAR			
	Allowable FAR for this project given the bonuses it received	Unlimited FAR		Unlimited FAR			
	Proposed Floor Area Ratio of this project	0.22 FAR		0.22 FAR			
	Resulting Allowable Gross Floor Area for this project	Unlimited square feet GFA		Unlimited square feet GFA			
LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)	6,600 square feet		6,600 square feet			
	Length of front/rear elevation (must fit within setbacks)	110 feet		110 feet			
	Length of side elevation (must fit within setbacks - p.7)	60 feet		60 feet			
	Minimum building footprint size (EIA model assumption)	1,000 square feet		1,000 square feet			
	Lot Coverage of building footprint	22%		22%			
	Maximum Lot Coverage allowed in the district	100%		100%			
BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?	Yes		Distance (feet):		Yes	
	Length of Façade near Front Lot Line (feet)	110		11		110	
	Near Side Lot Line, not set back behind vehicle area?	Yes		Distance (feet):		Yes	
	Length of Façade near Side Lot Line (feet)	60		22		60	
	Near Other Side Lot Line, not set back behind vehicle area?	No		Distance (feet):		No	
	Length of Façade near Other Side Lot Line (feet)	0		135		0	
	Near Back Lot Line, not set back behind vehicle area?	No		Distance (feet):		No	
Length of Façade near Back Lot Line (feet)	0		217		0		

Warning: Building elevation and setback dimensions do not add up to match the lot's dimensions.

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	22.0	spaces
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			22	spaces
255					
256					
257	Parking space distribution	Spaces		Gross Land Area per Space	
258	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		22	100%
259	Within building, on ground floor	Number of levels:	1	-	0%
260	Within building, below ground	Number of levels:	1	-	0%
261	Above grade structure	Number of levels:	1	-	0%
262	Below grade structure	Number of levels:	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			22	100%
265					
266	Total Land Area Required for Parking	8,800	square feet		
267	Percent of Total Site Area	29%			
268					
269					

270	Parking Requirements: Proposed Code								
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)		No	
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%	0%	
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)								Yes
276		Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions			
277	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	-	-	-			
278	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	-	-	-			
279	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	-	-	-			
280	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-			
281	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-			
282	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	-	-	-			
283	7. Office - health and medical		3.33 per 1,000 sf gfa	-	-	-			
284	8. Fitness and Health Club		3.33 per 1,000 sf gfa	-	-	-			
285	9. Restaurant		10.00 per 1,000 sf gfa	-	-	-			
286	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	-	-	-			
287	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-			
288	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	18.88	(0.94)	17.93	spaces		
289	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-			
290	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-			
291	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-			
292	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
293	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	-	-	-			
294	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
295	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-			
296	Total parking required			18.88	(0.94)	18	spaces		
297	Parking space distribution			Spaces		Gross Land Area per Space			
298	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>			18	100%	400	square feet	
299	Within building, on ground floor	<i>Number of levels:</i>			-	0%	-	square feet	
300	Within building, below ground	<i>Number of levels:</i>			-	0%	-	square feet	
301	Above grade structure	<i>Number of levels:</i>			-	0%	-	square feet	
302	Below grade structure	<i>Number of levels:</i>			-	0%	-	square feet	
303	On-street and/or Off-site Parking	<i>Spaces constructed already?</i>			-	0%	-	square feet	
304		No			-	0%	-	square feet	
305	Total parking spaces			18	100%				
306	Total Land Area Required for Parking			7,200	square feet (including bicycle parking)				
307	<i>Percent of Total Site Area</i>			24.0%					
308	FAR Bonus Potential: Below Ground Parking			-	sq. ft. of below ground / below grade parking:				
309	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			-	additional square feet of floor area allowed (up to 0.5 added FAR)				
310				-					
311				-					
312				-					
313				-					

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:	Type of Setback:	Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3	Proposed Code	B-3
317	Lot line on the front	Primary front setback	10	feet	10	feet	Unlimited	feet	
318	Lot line on the side	Secondary front setback	5	feet	5	feet	Unlimited	feet	
319	Lot line on the other side	Side setback	10	feet	10	feet	Unlimited	feet	
320	Lot line on the back	Side setback	10	feet	10	feet	Unlimited	feet	
321									
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3			
324	Linear utility easements along perimeter of site.	Lot line on the front	0	feet	0	feet			
325		Lot line on the side	0	feet	0	feet			
326		Lot line on the other side	0	feet	0	feet			
327		Lot line on the back	0	feet	0	feet			
328									
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	B-3	Min Perimeter Landscaping Width	Min Perimeter Landscaping Width	Landscaping Width with Utility Easement
330	Perimeter Lot Lines per EIA:	Arterial Street	B-3	6	B-3	L2	8	8	8
331	Lot line on the front	Local Street	B-3	0	B-3	L2	8	8	8
332	Lot line on the side	Non-Residential	B-3	0	B-3	None	0	0	0
333	Lot line on the other side	Residential	B-3	10	R-5	L3	15	15	15
334	Lot line on the back								
335									
336 Parking Lot Perimeter Landscaping		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement	
337	Perimeter Lot Lines per EIA:	Non-Residen	Non-Residential	6	80	L2	8	80	8
338	Lot line on the front	Non-Residen	Non-Residential	8	65	L2	8	65	8
339	Lot line on the side	Non-Residen	Non-Residential	8	0	L2	8	0	8
340	Lot line on the other side	Residential	Residential Single-family	10	240	L3	15	240	15
341	Lot line on the back								
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3	Building Setback	Building Setback	
344	Greater of minimum setback, easement, or landscaping requirements.	Lot line on the front	6	10	8	8	10	10	feet
345		Lot line on the side	8	5	8	8	8	8	feet
346		Lot line on the other side	0	10	0	0	10	10	feet
347		Lot line on the back	10	10	15	15	15	15	feet
348									
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Lot line on the front	Current Code	B-3	Proposed Code	B-3			
351		Lot line on the side	2,042	square feet	2,356	square feet			
352		Lot line on the other side	628	square feet	784	square feet			
353		Lot line on the back	0	square feet	0	square feet			
354			2,900	square feet	4,350	square feet			
355		TOTAL AREA	5,570	square feet	7,490	square feet			
356									
357									

358 Parking and Loading Related Facility Requirements										
359										
360 Parking Lot Interior Landscaping and Vertical Curb Requirements										
361 Landscaping and Curb Questions related to Proposed Code:					Current Code		Proposed Code			
362 Do landscaped parking lot corners count toward required interior landsc.?					No		Number of surface parking spaces		22 spaces	18 spaces
363 How many parking lot corners to be landscaped?					1		Surface parking land area		8,800 sf	7,200 sf
364 How many such corners will be used for <u>required</u> snow storage (see below)?					0		Required landscaping area as a percent of parking area		0.0%	0.0%
365 How many such corners will be used for a refuse receptacle (see below)?					0		Parking Lot Interior Landscaping Area Requirement		0 sf	0 sf
366 Did the actual project install vertical curbing around the parking area?					Yes		Area of landscaped parking lot corners that cannot count		0 extra sf	0 extra sf
							Total Area Encumbered by Parking Lot Interior Landsc.		0 sf	0 sf
367										
368 Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)										
369										
370										
371										
372										
373										
374										
375										
376										
377 Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)										
378										
379										
380 Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements										
381										
382										
383										
384										
385										
386										
387										
388										
389										
390										
391										
392										
393 Refuse Receptacle Area and Screening Requirements										
394										
395										
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400										
401										
402										
403										

Pedestrian Connections Requirements					Current Code B-3	Proposed Code B-3
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	Yes	77	0	0%	- square feet	385 square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	0	0	No	0%	- square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	60	60	No	0%	240 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	110	110	No	25%	440 square feet	413 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	Yes	146	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					680 square feet	1,098 square feet
Percent of Total Site Area					2.3%	3.7%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	B-3	
446	Residential Private Open Space	No	-	-	square feet	-	square feet	
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	330	square feet	
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet	
449	Total Required Private Open Space		-	-	square feet	330	square feet	
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.	
452	Amount actually provided on the land		-	-	sq. ft.	330	sq. ft.	
453	Total Private Open Space Provided		-	-	sq. ft.	330	sq. ft.	
454	Acres		-	-	acres	0.01	acres	
455	Percent of Site		0.0%	-		1.1%		
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.	
458	FAR Bonus potential: Additional Private Open Space							
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.		
465 Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,		
466 loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily		
467 counting them toward required site enhancement landscaping costs.		
468 TOTAL AREA	-	square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 B-3	478 Proposed Code	479 B-3	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	6,600	square feet	6,600	square feet			
483 Parking	8,800	square feet	7,200	square feet	(1,600)	82%	
484 Setbacks, Easements and Perimeter Landscaping	5,570	square feet	7,490	square feet	1,920	134%	
485 Parking Lot Interior Landscaping	-	square feet	-	square feet			
486 Site Enhancement Landscaping	440	square feet	220	square feet			
487 Snow Storage Areas	-	square feet	-	square feet			
488 Exterior Lighting	-	square feet	-	square feet			
489 Loading and Utility Areas incl. Screening	-	square feet	40	square feet	40		
490 Refuse Collection Areas	120	square feet	120	square feet		100%	
491 Pedestrian Connections	680	square feet	1,098	square feet	418	161%	
492 Private Open Space	-	square feet	330	square feet	330		
493 TOTAL	22,210	square feet	23,098	square feet	888	104%	
494 Total Site Usage with "Other Facilities" included	22,210		23,098	square feet	888	104%	
495 Total Area of Actual Site	30,000	square feet	30,000	square feet			
496 Percent of Total Site Area							
497 Site Element	498 Percent of Total Site Area						
	499 Current Code	500 B-3	501 Proposed Code	502 B-3			
503 Building Footprint	22.0%	of site area	22.0%	of site area			
504 Parking	29.3%	of site area	24.0%	of site area			
505 Setbacks, Easements and Perimeter Landscaping	18.6%	of site area	25.0%	of site area			
506 Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area			
507 Site Enhancement Landscaping	1.5%	of site area	0.7%	of site area			
508 Snow Storage Areas	0.0%	of site area	0.0%	of site area			
509 Exterior Lighting	0.0%	of site area	0.0%	of site area			
510 Loading and Utility Areas incl. Screening	0.0%	of site area	0.1%	of site area			
511 Refuse Collection Areas	0.4%	of site area	0.4%	of site area			
512 Pedestrian Connections	2.3%	of site area	3.7%	of site area			
513 Private Open Space	0.0%	of site area	1.1%	of site area			
514 TOTAL	74.0%	of site area	77.0%	of site area			
515 Total Site Usage with "Other Facilities" included	74.0%	of site area	77.0%	of site area			
516 Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?		517 Answer: (Provide site specific answer if needed)					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 B-3	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking	\$176,000		\$144,000		(\$32,000)	82%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$176,000		\$144,000		(\$32,000)	82%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping	\$39,400		\$87,100		\$47,700	221%
530	Parking Lot Interior Landscaping	\$0		\$0		\$0	
531	Site Enhancement Landscaping	\$500		\$400		(\$100)	80%
532	Protective Vertical 6" Concrete Curbs	\$21,200		\$21,200		\$0	100%
533	120% Performance Bond 5% insurance fee	\$0		\$5,300		\$5,300	
534	Landscaping Subtotal	\$61,100		\$114,000		\$52,900	187%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal	\$0		\$0			
537	Exterior (Parking Lot) Lighting	\$700		\$700		\$0	100%
538	Loading Facilities and Mechanical/Electrical Equipment	\$0		\$1,300		\$1,300	
539	Refuse Collection	\$7,400		\$7,400			100%
540	Service Facilities Subtotal	\$8,100		\$9,400		\$1,300	116%
541	Pedestrian Facilities	\$6,800		\$18,300		\$11,500	269%
542	Private Open Space	\$0		\$4,000		\$4,000	
543							
544	A. Total Cost of All Site Elements Above Required by Title 21	\$252,000		\$289,700		\$37,700	115%
545	(including structured parking)						
546	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$444,200		\$462,000		\$17,800	104%
547	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$696,200		\$751,700		\$55,500	108%
548	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$12,000		\$12,000	
549	(assumed to add 1.0% to total building cost)						
550	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$252,000		\$301,700		\$49,700	120%
551	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$948,200		\$1,053,400		\$105,200	111%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
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 - Dimond Retail Store
10	Address or Location of Project:	1801 W Dimond Blvd
11	Written Description of Project:	A single story retail store with surface parking and perimeter landscaping, located along an arterial street and abutting a residential district. The building is a 6,600 square foot bicycle shop. To simplify testing the western property boundary is assumed to be a straight line. In addition, all abutting properties to the north are assumed to be residentially zoned rather than the mix of residential and commercial lots that exists to the north of the actual site. Therefore, this test emphasizes a scenario with landscaping buffering for residential neighborhood protection.
12		
13		
14		
15		
16		This site is assumed to be eligible for rezoning to Neighborhood Mixed-use (NMU). (Note: The shape of the lot is a trapezoid rather than a rectangle. Therefore, the model notes that its calculations of building and setback dimensions do not add up to match the lot's dimensions at bottom of page 5.)
17		
18		
19	Photographs or Illustrations of Project:	
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
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44						
45	Table of Contents of the EIA Worksheet:					
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48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
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60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
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67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
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69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
70	Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
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77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access									
93										
94	Site Location in Town									
95										
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No				
97	2. If not, then is it in a "Center City Neighborhood" ?					No				
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)									
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No				
100										
101										
102										
103	Site Dimensions									
104										
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):					
106	Lot line on the front		267 feet		Lot line that abuts a street and has primary front setback					
107	Lot line on the side		146 feet		Lot line located clockwise from "Lot line in the front"					
108	Lot line on the other side		30 feet		Lot line located counter clockwise from "Lot line in the front"					
109	Lot line on the back		290 feet		Lot line located opposite from "Lot line in the front"					
110										
111	Estimated Land Area of the Site		30,000 square feet							
112	(accept the calculation or enter exact)		0.69 acres							
113										
114										
115	Abutting Streets and Site Access									
116										
117	How many streets border this property?									
118	Two streets, corner lot									
119										
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name	How Many Driveways?	Driveway Width			
121	Lot line on the front		Arterial Street		W Dimond Blvd	0	0 feet			
122	Lot line on the side		Local Street		Vernye Place	1	24 feet			
123	Lot line on the other side		Not Applicable		None	0	0 feet			
124	Lot line on the back		Not Applicable		None	0	0 feet			
125										
126	Adjacent and Abutting Properties									
127										
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:	Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code	Proposed Code				
130	Lot line on the front		Across Major Street		B-3	B-3	Non-Residential	Non-Residential		No
131	Lot line on the side		Adjacent		B-3	B-3	Non-Residential	Non-Residential		No
132	Lot line on the other side		Abutting		B-3	B-3	Non-Residential	Non-Residential		No
133	Lot line on the back		Abutting		B-3	R-5	Residential	Residential		Yes
134										
135										
136										

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: NMU	
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:				
	Dwellings from above that qualify as affordable				
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
	3 Bedroom			-	-
	TOTAL Affordable Units			-	-
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft
	FAR Bonus Potential:				
	Housing in mixed-use districts				0 sq ft
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft	
HOTEL		Current Code: B-3		Proposed Code: NMU	
	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)
	6. Office - business, professional and financial	-	-	-	-
	7. Office - health and medical	-	-	-	-
	8. Fitness and Health Club	-	-	-	-
	9. Restaurant	-	-	-	-
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	-	-	-	-
	12. Retail - General and miscellaneous	-	-	-	-
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	6,600	-	6,600	-
	14. Retail - furniture, home appliance, building materials,	-	-	-	-
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-
18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-	
19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-	
<i>Total Commercial and Industrial Square Feet</i>	6,600		6,600		
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		6,600	square feet	6,600	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: B-3			187 Proposed Code Scenario: NMU			
188 FLOORS		188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189 (Instructions for the "floor height" column: accept default floor height or enter in a customized height.)		189 First Floor	1	25	6,600	1	25	6,600
		190 Second Floor and/or Mezzanine	-	0	0	-	0	0
		191 Third Floor	-	0	0	-	0	0
		192 Fourth Floor	-	0	0	-	0	0
		193 Fifth Floor	-	0	0	-	0	0
		194 Number of Additional Floors	-	0	0	-	0	0
		195 Mechanical Storage Penthouse	-	0	0	-	0	0
		196 Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
		197 Total Floors Proposed Above Grade	1			1		
		198 Basement Floors (Below Grade)	-	0	0	-	0	0
		199						
		200						
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		232						

Warning: Building elevation and setback dimensions do not add up to match the lot's dimensions.

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	22.0	spaces
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			22	spaces
255					
256					
257	Parking space distribution	Spaces		Gross Land Area per Space	
258	Surface parking	Levels of Structured Parking: (Enter "1" for 0 or 1 levels)		22	100%
259	Within building, on ground floor	Number of levels:	1	-	0%
260	Within building, below ground	Number of levels:	1	-	0%
261	Above grade structure	Number of levels:	1	-	0%
262	Below grade structure	Number of levels:	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			22	100%
265					
266	Total Land Area Required for Parking	8,800	square feet		
267	Percent of Total Site Area	29%			
268					
269					

270	Parking Requirements: Proposed Code							
271	Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272	Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	Is Project Eligible?	No	Yes	No	Yes	(enter # of units)	No	
274	Applicable % Reduction:	0%	10%	0%	5%	0%	0%	
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							Yes
276	Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions			
277	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.10 per dwelling unit	-	-	-			
278	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.10 per dwelling unit	-	-	-			
279	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	1.60 per dwelling unit	-	-	-			
280	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.10 per dwelling unit	-	-	-			
281	5. Hotel Visitor Accommodations	0.90 per guest room	-	-	-			
282	6. Office - business, professional and financial	2.86 per 1,000 sf gfa	-	-	-			
283	7. Office - health and medical	3.33 per 1,000 sf gfa	-	-	-			
284	8. Fitness and Health Club	3.33 per 1,000 sf gfa	-	-	-			
285	9. Restaurant	10.00 per 1,000 sf gfa	-	-	-			
286	10. Restaurant with Drive-through Service	8.00 per 1,000 sf gfa	-	-	-			
287	11. Retail - Grocery or Food Store	4.00 per 1,000 sf gfa	-	-	-			
288	12. Retail - General and miscellaneous	2.86 per 1,000 sf gfa	-	-	-			
289	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	2.50 per 1,000 sf gfa	16.50	(2.39)	14.11	spaces		
290	14. Retail - furniture, home appliance, building materials, wholesale stores	1.25 per 1,000 sf gfa	-	-	-			
291	15. Manufacturing, small (LT 5,000 sf gfa)	1.00 per 1,000 sf gfa	-	-	-			
292	16. Manufacturing, large (GT 5,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-			
293	17. Warehouse, small (LT 50,000 sf gfa)	0.80 per 1,000 sf gfa	-	-	-			
294	18. Warehouse, large (GT 50,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-			
295	19. Accessory mechanical/HVAC area in its own floor or penthouse	0.00 per 1,000 sf gfa	-	-	-			
296	Total parking required		16.50	(2.39)	14	spaces		
297	Parking space distribution		Spaces		Gross Land Area per Space			
298	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		14	100%	400 square feet		
299	Within building, on ground floor	<i>Number of levels:</i>		-	0%	square feet		
300	Within building, below ground	<i>Number of levels:</i>		-	0%	square feet		
301	Above grade structure	<i>Number of levels:</i>		-	0%	square feet		
302	Below grade structure	<i>Number of levels:</i>		-	0%	square feet		
303	On-street and/or Off-site Parking	<i>Spaces constructed already?</i>		-	0%	square feet		
304	Total parking spaces			14	100%			
305	Total Land Area Required for Parking	5,600 square feet (including bicycle parking)	Bicycle Parking:		0 spaces required	12 sf per space	0 square feet	
306	<i>Percent of Total Site Area</i>	18.7%						
307	FAR Bonus Potential: Below Ground Parking							
308	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			-	sq. ft. of below ground / below grade parking:			
309				-	additional square feet of floor area allowed (up to 0.5 added FAR)			
310								
311								
312								
313								

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	B-3	Proposed Code	NMU	Proposed Code	NMU	
317	Lot line on the front	Primary front setback	10	feet	0	feet	40	feet	
318	Lot line on the side	Secondary front setback	5	feet	0	feet	Unlimited	feet	
319	Lot line on the other side	Side setback	10	feet	5	feet	Unlimited	feet	
320	Lot line on the back	Side setback	10	feet	15	feet	Unlimited	feet	
321									
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	NMU			
324	Linear utility easements along perimeter of site.	Lot line on the front	0	feet	0	feet			
325		Lot line on the side	0	feet	0	feet			
326		Lot line on the other side	0	feet	0	feet			
327		Lot line on the back	0	feet	0	feet			
328									
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	NMU	Min Perimeter Landscaping Width	Min Perimeter Landscaping Width	Landscaping Width with Utility Easement
330	Perimeter Lot Lines per EIA:	Arterial Street	B-3	6	B-3	L2	8	8	8
331	Lot line on the front	Local Street	B-3	0	B-3	L2	8	8	8
332	Lot line on the side	Non-Residential	B-3	0	B-3	None	0	0	0
333	Lot line on the other side	Residential	B-3	10	R-5	L3	15	15	15
334	Lot line on the back								
335									
336 Parking Lot Perimeter Landscaping		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
337	Perimeter Lot Lines per EIA:	Non-Residen	Non-Residential	6	80	L2	8	80	8
338	Lot line on the front	Non-Residen	Non-Residential	8	65	L2	8	65	8
339	Lot line on the side	Non-Residen	Non-Residential	8	0	L2	8	0	8
340	Lot line on the other side	Residential	Residential Single-family	10	240	L3	15	240	15
341	Lot line on the back								
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	NMU	Landscaping...	...with easements	Building Setback
344	Greater of minimum setback, easement, or landscaping requirements.	Lot line on the front	6	10	8	8	8	8	8 feet
345		Lot line on the side	8	5	8	8	8	8	8 feet
346		Lot line on the other side	0	10	0	0	5	5	5 feet
347		Lot line on the back	10	10	15	15	15	15	15 feet
348									
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Lot line on the front	Current Code	B-3	Proposed Code	NMU			
351		Lot line on the front	2,042	square feet	2,136	square feet			
352		Lot line on the side	628	square feet	784	square feet			
353		Lot line on the other side	0	square feet	0	square feet			
354		Lot line on the back	2,900	square feet	4,350	square feet			
355		TOTAL AREA	5,570	square feet	7,270	square feet			
356									
357									

358 Parking and Loading Related Facility Requirements			
359			
360 Parking Lot Interior Landscaping and Vertical Curb Requirements			
Landscaping and Curb Questions related to Proposed Code:		Number of surface parking spaces	Current Code: 22 spaces Proposed Code: 14 spaces
Do landscaped parking lot corners count toward required interior landsc.?	No	Surface parking land area	8,800 sf / 5,600 sf
How many parking lot corners to be landscaped?	1	Required landscaping area as a percent of parking area	0.0% / 0.0%
How many such corners will be used for <u>required</u> snow storage (see below)?	0	Parking Lot Interior Landscaping Area Requirement	0 sf / 0 sf
How many such corners will be used for a refuse receptacle (see below)?	0	Area of landscaped parking lot corners that cannot count	0 extra sf / 0 extra sf
Did the actual project install vertical curbing around the parking area?	Yes	Total Area Encumbered by Parking Lot Interior Landsc.	0 sf / 0 sf
367			
368 Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)			
369			
370 Select the Type of Snow Storage / Disposal: 371 Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code
	Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area / 0 sf
	Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area / 0 sf
	Other Paved Facilities? (from page 11)	0 sq ft	equal to 0% of paved surface area / 0 sf
Total Required Snow Storage Area		0 square feet	0 sf
375			
376			
377 Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)			
		Surface parking area to be illuminated:	Current Code: 8,800 sq ft Proposed Code: 5,600 sq ft
378			
379			
380 Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			
		Current Code	Proposed Code
Required Type of Loading Berth	B	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0 / Uses #1-4: 0 Uses #5-6: 0 / Uses #5-7: 0 Use #7: 0 / Uses #8-14: 0 Uses #8-14: 0 / Uses #8-14: 0 Uses #15-18: 0 / Uses #15-18: 0
Land Area per Loading Berth	400 square feet		
Is the loading area visible from a street or non-industrial zoning district?	Yes		
Enter width of mech. equipment within 40 ft of and facing a street	8	Total Number of Loading Berths Required	0 berths / 0 berths
		Subtotal Loading Area Requirement	0 square feet / 0 square feet
		...Area required for additional perimeter landscaping	0 square feet / 0 square feet
		...Area required for mech/electrical equipment screening	0 square feet / 40 square feet
		Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21	0 square feet / 40 square feet
387			
388			
389			
390			
391			
392			
393 Refuse Receptacle Area and Screening Requirements			
Refuse Screening Questions:		Current Code	Proposed Code
Do the receptacles abut an alley?	No	Type of refuse receptacle	Dumpster / Dumpster
Are the receptacles within or on same pavement as the parking facility?	Yes	Number of Outdoor Refuse Receptacles	1 / 1
Would screening be necessary to screen view of containers from street?	Yes	Number of Refuse Receptacles Stored Indoors	0 / 0
Does the enclosure need a gate to screen the receptacle from a street?	No	Refuse Container Area (incl any Screening Enclosure)	120 sq ft / 120 sq ft
		% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street	100% / 100%
		Area Used Exclusively for Refuse Truck Maneuver Space	0 sq ft / 0 sq ft
		Total Refuse Collection Area Requirement	120 sq ft / 120 sq ft
398			
399			
400			
401			
402			
403			

Pedestrian Connections Requirements					Current Code B-3	Proposed Code NMU
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	Yes	77	0	0%	- square feet	385 square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	0	0	No	0%	- square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	60	60	No	0%	240 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	110	110	No	25%	440 square feet	413 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	Yes	146	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					680 square feet	1,098 square feet
Percent of Total Site Area					2.3%	3.7%



Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	NMU	
446	Residential Private Open Space	No	-	-	square feet	-	square feet	
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	330	square feet	
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet	
449	Total Required Private Open Space		-	-	square feet	330	square feet	
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.	
452	Amount actually provided on the land		-	-	sq. ft.	330	sq. ft.	
453	Total Private Open Space Provided		-	-	sq. ft.	330	sq. ft.	
454	Acres		-	-	acres	0.01	acres	
455	Percent of Site		0.0%	-		1.1%		
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.	
458	FAR Bonus potential: Additional Private Open Space							
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464		Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.
465		Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,
466		loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily
467		counting them toward required site enhancement landscaping costs.
468	TOTAL AREA	- square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 B-3	478 Proposed Code	479 NMU	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	6,600	square feet	6,600	square feet			
483 Parking	8,800	square feet	5,600	square feet	(3,200)	64%	
484 Setbacks, Easements and Perimeter Landscaping	5,570	square feet	7,270	square feet	1,700	131%	
485 Parking Lot Interior Landscaping	-	square feet	-	square feet			
486 Site Enhancement Landscaping	440	square feet	-	square feet			
487 Snow Storage Areas	-	square feet	-	square feet			
488 Exterior Lighting	-	square feet	-	square feet			
489 Loading and Utility Areas incl. Screening	-	square feet	40	square feet	40		
490 Refuse Collection Areas	120	square feet	120	square feet		100%	
491 Pedestrian Connections	680	square feet	1,098	square feet	418	161%	
492 Private Open Space	-	square feet	330	square feet	330		
493 TOTAL	22,210	square feet	21,058	square feet	(1,153)	95%	
494 Total Site Usage with "Other Facilities" included	22,210		21,058	square feet	(1,153)	95%	
495 Total Area of Actual Site	30,000	square feet	30,000	square feet			
496 Percent of Total Site Area							
497 Site Element	498 Percent of Total Site Area						
	499 Current Code	500 B-3	501 Proposed Code	502 NMU			
503 Building Footprint	22.0%	of site area	22.0%	of site area			
504 Parking	29.3%	of site area	18.7%	of site area			
505 Setbacks, Easements and Perimeter Landscaping	18.6%	of site area	24.2%	of site area			
506 Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area			
507 Site Enhancement Landscaping	1.5%	of site area	0.0%	of site area			
508 Snow Storage Areas	0.0%	of site area	0.0%	of site area			
509 Exterior Lighting	0.0%	of site area	0.0%	of site area			
510 Loading and Utility Areas incl. Screening	0.0%	of site area	0.1%	of site area			
511 Refuse Collection Areas	0.4%	of site area	0.4%	of site area			
512 Pedestrian Connections	2.3%	of site area	3.7%	of site area			
513 Private Open Space	0.0%	of site area	1.1%	of site area			
514 TOTAL	74.0%	of site area	70.2%	of site area			
515 Total Site Usage with "Other Facilities" included	74.0%	of site area	70.2%	of site area			
516 Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?		517 Answer: (Provide site specific answer if needed)					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 NMU	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking	\$176,000		\$112,000		(\$64,000)	64%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$176,000		\$112,000		(\$64,000)	64%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping	\$39,400		\$87,100		\$47,700	221%
530	Parking Lot Interior Landscaping	\$0		\$0		\$0	
531	Site Enhancement Landscaping	\$500		\$0		(\$500)	0%
532	Protective Vertical 6" Concrete Curbs	\$21,200		\$21,200		\$0	100%
533	120% Performance Bond 5% insurance fee	\$0		\$5,200		\$5,200	
534	Landscaping Subtotal	\$61,100		\$113,500		\$52,400	186%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal	\$0		\$0			
537	Exterior (Parking Lot) Lighting	\$700		\$600		(\$100)	86%
538	Loading Facilities and Mechanical/Electrical Equipment	\$0		\$1,300		\$1,300	
539	Refuse Collection	\$7,400		\$7,400			100%
540	Service Facilities Subtotal	\$8,100		\$9,300		\$1,200	115%
541	Pedestrian Facilities	\$6,800		\$18,300		\$11,500	269%
542	Private Open Space	\$0		\$4,000		\$4,000	
543	A. Total Cost of All Site Elements Above Required by Title 21	\$252,000		\$257,100		\$5,100	102%
544	(including structured parking)						
545	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$444,200		\$421,200		(\$23,000)	95%
546	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$696,200		\$678,300		(\$17,900)	97%
547	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$12,000		\$12,000	
548	(assumed to add 1.0% to total building cost)						
549	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$252,000		\$269,100		\$17,100	107%
550	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$948,200		\$947,400		(\$800)	100%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
7	Proposed Title 21 Zoning District:	B-3 General Business
8		
9	Name of Project:	The Bicycle Shop - Dimond Retail Store
10	Address or Location of Project:	1801 W Dimond Blvd
11	Written Description of Project:	A 6,000 square foot, single story retail store with surface parking and perimeter landscaping. This scenario assumes the site is within a commercial area and not abutting a residential district, to reflect that only non-residential uses abut the lot, and to focus on the Rewrite's impacts where neighborhood protection buffering is not a primary feature. All abutting properties to the north are assumed to be commercially zoned rather than the mix of residential and commercial lots that exists to the north of the actual site.
12		
13		
14		
15		
16		To simplify testing the western property boundary is assumed to be a straight line. (Note: The shape of the actual lot is a trapezoid rather than a rectangle. So the model notes that its calculations of building and setback dimensions do not add up to match the lot's dimensions at bottom of page 5.)
17		
18		
19	Photographs or Illustrations of Project:	
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
70	Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access								
93									
94	Site Location in Town								
95									
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No			
97	2. If not, then is it in a "Center City Neighborhood" ?					No			
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)								
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No			
100									
101									
102									
103	Site Dimensions								
104									
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):				
106	Lot line on the front		267 feet		Lot line that abuts a street and has primary front setback				
107	Lot line on the side		146 feet		Lot line located clockwise from "Lot line in the front"				
108	Lot line on the other side		30 feet		Lot line located counter clockwise from "Lot line in the front"				
109	Lot line on the back		290 feet		Lot line located opposite from "Lot line in the front"				
110									
111	Estimated Land Area of the Site		30,000 square feet						
112	(accept the calculation or enter exact)		0.69 acres						
113									
114									
115	Abutting Streets and Site Access								
116									
117	How many streets border this property?								
118	Two streets, corner lot								
119									
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name	How Many Driveways?	Driveway Width		
121	Lot line on the front		Arterial Street		W Dimond Blvd	0	0 feet		
122	Lot line on the side		Local Street		Vernye Place	1	24 feet		
123	Lot line on the other side		Not Applicable		None	0	0 feet		
124	Lot line on the back		Not Applicable		None	0	0 feet		
125									
126	Adjacent and Abutting Properties								
127									
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:	Adjacent Use Classification:	Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code	Proposed Code			
130	Lot line on the front		Across Major Street		B-3	B-3	Non-Residential	Non-Residential	No
131	Lot line on the side		Adjacent		B-3	B-3	Non-Residential	Non-Residential	No
132	Lot line on the other side		Abutting		B-3	B-3	Non-Residential	Non-Residential	No
133	Lot line on the back		Abutting		B-3	B-3	Non-Residential	Non-Residential	No
134									
135									
136									

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: B-3		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-	
	FAR Bonus Potential:					
	Dwellings from above that qualify as affordable					
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
	TOTAL Affordable Units			-	-	
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
	FAR Bonus Potential:					
Housing in mixed-use districts						
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft		
HOTEL		Current Code: B-3		Proposed Code: B-3		
	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)	
	6. Office - business, professional and financial	-		-		
	7. Office - health and medical	-		-		
	8. Fitness and Health Club	-		-		
	9. Restaurant	-	-	-	-	
	10. Restaurant with Drive-through Service	-	-	-	-	
	11. Retail - Grocery or Food Store	-		-		
	12. Retail - General and miscellaneous	6,600		6,600		
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-		-		
	14. Retail - furniture, home appliance, building materials,	-		-		
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-		
	16. Manufacturing, large (GT 5,000 sf gfa)	-		-		
	17. Warehouse, small (LT 50,000 sf gfa)	-		-		
	18. Warehouse, large (GT 50,000 sf gfa)	-		-		
	19. Accessory mechanical/HVAC area in its own floor or	-		-		
	<i>Total Commercial and Industrial Square Feet</i>	6,600		6,600		
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		6,600	square feet	6,600	square feet

Proposed Building Dimensions		Current Code Scenario: B-3			Proposed Code Scenario: B-3		
FLOORS	Floor:	Number of Floors	Floor Height (ft)	Floorplate Size (sf)	Number of Floors	Floor Height (ft)	Floorplate Size (sf)
	First Floor	1	25	6,600	1	25	6,600
	Second Floor and/or Mezzanine	-	0	0	-	0	0
	Third Floor	-	0	0	-	0	0
	Fourth Floor	-	0	0	-	0	0
	Fifth Floor	-	0	0	-	0	0
	Number of Additional Floors	-	0	0	-	0	0
	Mechanical Storage Penthouse	-	0	0	-	0	0
	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
	<i>Total Floors Proposed Above Grade</i>	<i>1</i>			<i>1</i>		
	Basement Floors (Below Grade)	-	0	0	-	0	0
		Current Code: B-3			Proposed Code: B-3		
BUILDING HEIGHT	Height of Proposed Building (using floor heights)	25	feet as proposed	25	feet as proposed		
	Max allowable height in the district	Unlimited	feet allowed	45	feet allowed by-right		
	Max allowable height with neighborhood height transition	Unlimited	feet allowed	36	feet allowed where building is placed		
GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)	6,600	square feet	6,600	square feet		
	Gross Floor Area of proposed uses (from page 3)	6,600	square feet	6,600	square feet		
	Gross Floor Area excluding below grade parking	6,600	square feet	6,600	square feet		
	Gross Floor Area above grade (excluding any basement)	6,600	square feet	6,600	square feet		
	Gross Floor Area excluding all structured parking	6,600	square feet	6,600	square feet		
FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district	Unlimited	FAR	Unlimited	FAR		
	Maximum Floor Area Ratio allowed with bonuses	Unlimited	FAR	Unlimited	FAR		
	Allowable FAR for this project given the bonuses it received	Unlimited	FAR	Unlimited	FAR		
	Proposed Floor Area Ratio of this project	0.22	FAR	0.22	FAR		
	Resulting Allowable Gross Floor Area for this project	Unlimited	square feet GFA	Unlimited	square feet GFA		
LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)	6,600	square feet	6,600	square feet		
	Length of front/rear elevation (must fit within setbacks)	110	feet	110	feet		
	Length of side elevation (must fit within setbacks - p.7)	60	feet	60	feet		
	Minimum building footprint size (EIA model assumption)	1,000	square feet	1,000	square feet		
	Lot Coverage of building footprint	22%		22%			
	Maximum Lot Coverage allowed in the district	100%		100%			
Warning: Building elevation and setback dimensions do not add up to match the lot's dimensions.	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?	Yes	Distance (feet):	Yes	Distance (feet):	
		Length of Façade near Front Lot Line (feet)	110	11	110	11	
		Near Side Lot Line, not set back behind vehicle area?	Yes	Distance (feet):	Yes	Distance (feet):	
		Length of Façade near Side Lot Line (feet)	60	22	60	22	
		Near Other Side Lot Line, not set back behind vehicle area?	No	Distance (feet):	No	Distance (feet):	
		Length of Façade near Other Side Lot Line (feet)	0	135	0	135	
		Near Back Lot Line, not set back behind vehicle area?	No	Distance (feet):	No	Distance (feet):	
	Length of Façade near Back Lot Line (feet)	0	217	0	217		

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	22.0	spaces
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			22	spaces
255					
256					
257	Parking space distribution	Spaces		Gross Land Area per Space	
258	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		22	100%
259	Within building, on ground floor	Number of levels:	1	-	0%
260	Within building, below ground	Number of levels:	1	-	0%
261	Above grade structure	Number of levels:	1	-	0%
262	Below grade structure	Number of levels:	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			22	100%
265					
266	Total Land Area Required for Parking	8,800	square feet		
267	<i>Percent of Total Site Area</i>	29%			
268					
269					

270	Parking Requirements: Proposed Code								
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)	No	No	
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%	0%	
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)								Yes
276		Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions			
277	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	-	-	-			
278	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	-	-	-			
279	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	-	-	-			
280	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-			
281	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-			
282	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	-	-	-			
283	7. Office - health and medical		3.33 per 1,000 sf gfa	-	-	-			
284	8. Fitness and Health Club		3.33 per 1,000 sf gfa	-	-	-			
285	9. Restaurant		10.00 per 1,000 sf gfa	-	-	-			
286	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	-	-	-			
287	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-			
288	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	18.88	(0.94)	17.93	spaces		
289	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-			
290	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-			
291	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-			
292	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
293	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	-	-	-			
294	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-			
295	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-			
296	Total parking required			18.88	(0.94)	18	spaces		
297	Parking space distribution			Spaces		Gross Land Area per Space			
298	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>			18	100%	400	square feet	
299	Within building, on ground floor	<i>Number of levels:</i>			-	0%	-	square feet	
300	Within building, below ground	<i>Number of levels:</i>			-	0%	-	square feet	
301	Above grade structure	<i>Number of levels:</i>			-	0%	-	square feet	
302	Below grade structure	<i>Number of levels:</i>			-	0%	-	square feet	
303	On-street and/or Off-site Parking	<i>Spaces constructed already?</i>			-	0%	-	square feet	
304		No			-	0%	-	square feet	
305	Total parking spaces			18	100%				
306	Total Land Area Required for Parking			7,200	square feet (including bicycle parking)				
307	<i>Percent of Total Site Area</i>			24.0%					
308	FAR Bonus Potential: Below Ground Parking			-	sq. ft. of below ground / below grade parking:				
309	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			-	additional square feet of floor area allowed (up to 0.5 added FAR)				
310				-					
311				-					
312				-					
313				-					

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3	
317	Lot line on the front	Primary front setback	10	feet	10	feet	Unlimited	feet	
318	Lot line on the side	Secondary front setback	5	feet	5	feet	Unlimited	feet	
319	Lot line on the other side	Side setback	10	feet	10	feet	Unlimited	feet	
320	Lot line on the back	Side setback	10	feet	10	feet	Unlimited	feet	
321									
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3			
324	Linear utility easements along perimeter of site.	Lot line on the front	0	feet	0	feet			
325		Lot line on the side	0	feet	0	feet			
326		Lot line on the other side	0	feet	0	feet			
327		Lot line on the back	0	feet	0	feet			
328									
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	B-3	Min Perimeter Landscaping Width	Min Perimeter Landscaping Width	Landscaping Width with Utility Easement
330	Perimeter Lot Lines per EIA:		Adjoining or Adjacent Zoning	Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	(feet)	(feet)	
331	Lot line on the front	Arterial Street	B-3	6	B-3	L2	8	8	8
332	Lot line on the side	Local Street	B-3	0	B-3	L2	8	8	8
333	Lot line on the other side	Non-Residential	B-3	0	B-3	None	0	0	0
334	Lot line on the back	Non-Residential	B-3	0	B-3	None	0	0	0
335									
336 Parking Lot Perimeter Landscaping		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement	
337	Perimeter Lot Lines per EIA:								
338	Lot line on the front	Non-Residen	Non-Residential	6	80	L2	8	80	8
339	Lot line on the side	Non-Residen	Non-Residential	8	65	L2	8	65	8
340	Lot line on the other side	Non-Residen	Non-Residential	8	0	L2	8	0	8
341	Lot line on the back	Non-Residen	Non-Residential	8	240	L2	8	240	8
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3			
344	Greater of minimum setback, easement, or landscaping requirements.	Lot line on the front	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
345		Lot line on the front	6	10	8	8	10	feet	
346		Lot line on the side	8	5	8	8	8	feet	
347		Lot line on the other side	0	10	0	0	10	feet	
348		Lot line on the back	8	10	8	8	10	feet	
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3			
351		Lot line on the front	2,042	square feet	2,356	square feet			
352		Lot line on the side	628	square feet	784	square feet			
353		Lot line on the other side	0	square feet	0	square feet			
354		Lot line on the back	1,920	square feet	1,920	square feet			
355		TOTAL AREA	4,590	square feet	5,060	square feet			

358 Parking and Loading Related Facility Requirements										
359										
360 Parking Lot Interior Landscaping and Vertical Curb Requirements										
361 Landscaping and Curb Questions related to Proposed Code:					Current Code		Proposed Code			
362 Do landscaped parking lot corners count toward required interior landsc.?					No		Number of surface parking spaces		22 spaces	18 spaces
363 How many parking lot corners to be landscaped?					1		Surface parking land area		8,800 sf	7,200 sf
364 How many such corners will be used for required snow storage (see below)?					0		Required landscaping area as a percent of parking area		0.0%	0.0%
365 How many such corners will be used for a refuse receptacle (see below)?					0		Parking Lot Interior Landscaping Area Requirement		0 sf	0 sf
366 Did the actual project install vertical curbing around the parking area?					Yes		Area of landscaped parking lot corners that cannot count		0 extra sf	0 extra sf
							Total Area Encumbered by Parking Lot Interior Landsc.		0 sf	0 sf
367										
368 Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)										
369										
370										
371										
372										
373										
374										
375										
376										
377 Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)										
378										
379										
380 Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements										
381										
382										
383										
384										
385										
386										
387										
388										
389										
390										
391										
392										
393 Refuse Receptacle Area and Screening Requirements										
394										
395										
396										
397										
398										
399										
400										
401										
402										
403										

Pedestrian Connections Requirements					Current Code B-3	Proposed Code B-3
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	Yes	77	0	0%	- square feet	385 square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	0	0	No	0%	- square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	60	60	No	0%	240 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	110	110	No	25%	440 square feet	413 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	Yes	146	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					680 square feet	1,098 square feet
Percent of Total Site Area					2.3%	3.7%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	B-3
446	Residential Private Open Space	No	-	-	square feet	-	square feet
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	330	square feet
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet
449	Total Required Private Open Space		-	-	square feet	330	square feet
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.
452	Amount actually provided on the land		-	-	sq. ft.	330	sq. ft.
453	Total Private Open Space Provided		-	-	sq. ft.	330	sq. ft.
454	Acres		-	-	acres	0.01	acres
455	Percent of Site		0.0%	-		1.1%	
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.
458	FAR Bonus potential: Additional Private Open Space						
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.		
465 Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,		
466 loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily		
467 counting them toward required site enhancement landscaping costs.		
468 TOTAL AREA	-	square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 B-3	478 Proposed Code	479 B-3	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	6,600	square feet	6,600	square feet			
483 Parking	8,800	square feet	7,200	square feet	(1,600)	82%	
484 Setbacks, Easements and Perimeter Landscaping	4,590	square feet	5,060	square feet	470	110%	
485 Parking Lot Interior Landscaping	-	square feet	-	square feet			
486 Site Enhancement Landscaping	440	square feet	220	square feet			
487 Snow Storage Areas	-	square feet	-	square feet			
488 Exterior Lighting	-	square feet	-	square feet			
489 Loading and Utility Areas incl. Screening	-	square feet	40	square feet	40		
490 Refuse Collection Areas	120	square feet	120	square feet		100%	
491 Pedestrian Connections	680	square feet	1,098	square feet	418	161%	
492 Private Open Space	-	square feet	330	square feet	330		
493 TOTAL	21,230	square feet	20,668	square feet	(563)	97%	
494 Total Site Usage with "Other Facilities" included	21,230		20,668	square feet	(563)	97%	
495 Total Area of Actual Site	30,000	square feet	30,000	square feet			
496 Percent of Total Site Area							
497 Site Element	498 Percent of Total Site Area						
	499 Current Code	500 B-3	501 Proposed Code	502 B-3			
503 Building Footprint	22.0%	of site area	22.0%	of site area			
504 Parking	29.3%	of site area	24.0%	of site area			
505 Setbacks, Easements and Perimeter Landscaping	15.3%	of site area	16.9%	of site area			
506 Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area			
507 Site Enhancement Landscaping	1.5%	of site area	0.7%	of site area			
508 Snow Storage Areas	0.0%	of site area	0.0%	of site area			
509 Exterior Lighting	0.0%	of site area	0.0%	of site area			
510 Loading and Utility Areas incl. Screening	0.0%	of site area	0.1%	of site area			
511 Refuse Collection Areas	0.4%	of site area	0.4%	of site area			
512 Pedestrian Connections	2.3%	of site area	3.7%	of site area			
513 Private Open Space	0.0%	of site area	1.1%	of site area			
514 TOTAL	70.8%	of site area	68.9%	of site area			
515 Total Site Usage with "Other Facilities" included	70.8%	of site area	68.9%	of site area			
516 Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?		517 Answer: (Provide site specific answer if needed)					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 B-3	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking	\$176,000		\$144,000		(\$32,000)	82%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$176,000		\$144,000		(\$32,000)	82%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping	\$31,700		\$59,600		\$27,900	188%
530	Parking Lot Interior Landscaping	\$0		\$0		\$0	
531	Site Enhancement Landscaping	\$500		\$400		(\$100)	80%
532	Protective Vertical 6" Concrete Curbs	\$21,200		\$21,200		\$0	100%
533	120% Performance Bond 5% insurance fee	\$0		\$3,600		\$3,600	
534	Landscaping Subtotal	\$53,400		\$84,800		\$31,400	159%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal	\$0		\$0			
537	Exterior (Parking Lot) Lighting	\$700		\$700		\$0	100%
538	Loading Facilities and Mechanical/Electrical Equipment	\$0		\$1,300		\$1,300	
539	Refuse Collection	\$7,400		\$7,400			100%
540	Service Facilities Subtotal	\$8,100		\$9,400		\$1,300	116%
541	Pedestrian Facilities	\$6,800		\$18,300		\$11,500	269%
542	Private Open Space	\$0		\$4,000		\$4,000	
543							
544	A. Total Cost of All Site Elements Above Required by Title 21	\$244,300		\$260,500		\$16,200	107%
545	(including structured parking)						
546	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$424,600		\$413,400		(\$11,200)	97%
547	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$668,900		\$673,900		\$5,000	101%
548	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$12,000		\$12,000	
549	(assumed to add 1.0% to total building cost)						
550	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$244,300		\$272,500		\$28,200	112%
551	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$913,200		\$946,400		\$33,200	104%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
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 - Dimond Retail Store
10	Address or Location of Project:	1801 W Dimond Blvd
11	Written Description of Project:	A 6,000 square foot, single story retail store with surface parking and perimeter landscaping. This scenario assumes the site is within a commercial area and not abutting a residential district, to reflect that only non-residential uses abut the lot, and to focus on the Rewrite's impacts where neighborhood protection buffering is not a primary feature. All abutting properties to the north are assumed to be commercially zoned rather than the mix of residential and commercial lots that exists to the north of the actual site. This test reflects that the site would be eligible for rezoning to Neighborhood Mixed-use (NMU).
12		
13		
14		
15		
16		To simplify testing the western property boundary is assumed to be a straight line. (Note: The shape of the actual lot is a trapezoid rather than a rectangle. So the model notes that its calculations of building and setback dimensions do not add up to match the lot's dimensions at bottom of page 5.)
17		
18		
19	Photographs or Illustrations of Project:	
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		



43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
70	Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access									
93										
94	Site Location in Town									
95										
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No				
97	2. If not, then is it in a "Center City Neighborhood" ?					No				
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)									
99										
100	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No				
101										
102										
103	Site Dimensions									
104										
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):					
106	Lot line on the front		267 feet		Lot line that abuts a street and has primary front setback					
107	Lot line on the side		146 feet		Lot line located clockwise from "Lot line in the front"					
108	Lot line on the other side		30 feet		Lot line located counter clockwise from "Lot line in the front"					
109	Lot line on the back		290 feet		Lot line located opposite from "Lot line in the front"					
110										
111	Estimated Land Area of the Site		30,000 square feet							
112	(accept the calculation or enter exact)		0.69 acres							
113										
114										
115	Abutting Streets and Site Access									
116										
117	How many streets border this property?									
118	Two streets, corner lot									
119										
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name	How Many Driveways?	Driveway Width			
121	Lot line on the front		Arterial Street		W Dimond Blvd	0	0 feet			
122	Lot line on the side		Local Street		Vernye Place	1	24 feet			
123	Lot line on the other side		Not Applicable		None	0	0 feet			
124	Lot line on the back		Not Applicable		None	0	0 feet			
125										
126	Adjacent and Abutting Properties									
127										
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:	Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code	Proposed Code				
130	Lot line on the front		Across Major Street		B-3	B-3	Non-Residential	Non-Residential		No
131	Lot line on the side		Adjacent		B-3	B-3	Non-Residential	Non-Residential		No
132	Lot line on the other side		Abutting		B-3	B-3	Non-Residential	Non-Residential		No
133	Lot line on the back		Abutting		B-3	B-3	Non-Residential	Non-Residential		No
134										
135										
136										

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: NMU	
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-
	FAR Bonus Potential:				
	Dwellings from above that qualify as affordable				
	Efficiency			-	-
	1 Bedroom			-	-
	2 Bedroom			-	-
	3 Bedroom			-	-
	TOTAL Affordable Units			-	-
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft
	FAR Bonus Potential:				
Housing in mixed-use districts					
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft	
HOTEL		Current Code: B-3		Proposed Code: NMU	
	5. Hotel Visitor Accommodations	-	-	-	-
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)
	6. Office - business, professional and financial	-		-	
	7. Office - health and medical	-		-	
	8. Fitness and Health Club	-		-	
	9. Restaurant	-	-	-	-
	10. Restaurant with Drive-through Service	-	-	-	-
	11. Retail - Grocery or Food Store	-		-	
	12. Retail - General and miscellaneous	-		-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	6,600		6,600	
	14. Retail - furniture, home appliance, building materials,	-		-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-	
16. Manufacturing, large (GT 5,000 sf gfa)	-		-		
17. Warehouse, small (LT 50,000 sf gfa)	-		-		
18. Warehouse, large (GT 50,000 sf gfa)	-		-		
19. Accessory mechanical/HVAC area in its own floor or	-		-		
<i>Total Commercial and Industrial Square Feet</i>	6,600		6,600		
STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
	Parking below grade - in the basement or underground structure	-	square feet	-	square feet
Total floor area of all uses:		6,600	square feet	6,600	square feet

Proposed Building Dimensions		Current Code Scenario: B-3			Proposed Code Scenario: NMU		
FLOORS	Floor:	Number of Floors	Floor Height (ft)	Floorplate Size (sf)	Number of Floors	Floor Height (ft)	Floorplate Size (sf)
	First Floor	1	25	6,600	1	25	6,600
	Second Floor and/or Mezzanine	-	0	0	-	0	0
	Third Floor	-	0	0	-	0	0
	Fourth Floor	-	0	0	-	0	0
	Fifth Floor	-	0	0	-	0	0
	Number of Additional Floors	-	0	0	-	0	0
	Mechanical Storage Penthouse	-	0	0	-	0	0
	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
	<i>Total Floors Proposed Above Grade</i>	<i>1</i>			<i>1</i>		
	Basement Floors (Below Grade)	-	0	0	-	0	0
		Current Code: B-3			Proposed Code: NMU		
BUILDING HEIGHT	Height of Proposed Building (using floor heights)	25 feet as proposed			25 feet as proposed		
	Max allowable height in the district	Unlimited feet allowed			45 feet allowed by-right		
	Max allowable height with neighborhood height transition	Unlimited feet allowed			36 feet allowed where building is placed		
GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)	6,600 square feet			6,600 square feet		
	Gross Floor Area of proposed uses (from page 3)	6,600 square feet			6,600 square feet		
	Gross Floor Area excluding below grade parking	6,600 square feet			6,600 square feet		
	Gross Floor Area above grade (excluding any basement)	6,600 square feet			6,600 square feet		
	Gross Floor Area excluding all structured parking	6,600 square feet			6,600 square feet		
FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district	Unlimited FAR			0.75 FAR		
	Maximum Floor Area Ratio allowed with bonuses	Unlimited FAR			1.50 FAR		
	Allowable FAR for this project given the bonuses it received	Unlimited FAR			0.75 FAR		
	Proposed Floor Area Ratio of this project	0.22 FAR			0.22 FAR		
	Resulting Allowable Gross Floor Area for this project	Unlimited square feet GFA			22,500 square feet GFA		
LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)	6,600 square feet			6,600 square feet		
	Length of front/rear elevation (must fit within setbacks)	110 feet			110 feet		
	Length of side elevation (must fit within setbacks - p.7)	60 feet			60 feet		
	Minimum building footprint size (EIA model assumption)	1,000 square feet			1,000 square feet		
	Lot Coverage of building footprint	22%			22%		
	Maximum Lot Coverage allowed in the district	100%			100%		
BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?	Yes		Distance (feet):	Yes		Distance (feet):
	Length of Façade near Front Lot Line (feet)	110		11	110		11
	Near Side Lot Line, not set back behind vehicle area?	Yes		Distance (feet):	Yes		Distance (feet):
	Length of Façade near Side Lot Line (feet)	60		22	60		22
	Near Other Side Lot Line, not set back behind vehicle area?	No		Distance (feet):	No		Distance (feet):
	Length of Façade near Other Side Lot Line (feet)	0		135	0		135
	Near Back Lot Line, not set back behind vehicle area?	No		Distance (feet):	No		Distance (feet):
Length of Façade near Back Lot Line (feet)	0		217	0		217	

Warning: Building elevation and setback dimensions do not add up to match the lot's dimensions.

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	22.0	spaces
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			22	spaces
255					
256					
257	Parking space distribution	Spaces		Gross Land Area per Space	
258	Surface parking	Levels of Structured Parking: (Enter "1" for 0 or 1 levels)		22	100%
259	Within building, on ground floor	Number of levels:	1	-	0%
260	Within building, below ground	Number of levels:	1	-	0%
261	Above grade structure	Number of levels:	1	-	0%
262	Below grade structure	Number of levels:	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			22	100%
265					
266	Total Land Area Required for Parking	8,800	square feet		
267	Percent of Total Site Area	29%			
268					
269					

270	Parking Requirements: Proposed Code							
271	Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass	
272	Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out	
273	Is Project Eligible?	No	Yes	No	Yes	(enter # of units)	No	
274	Applicable % Reduction:	0%	10%	0%	5%	0%	0%	
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							Yes
276	Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions			
277	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.10 per dwelling unit	-	-	-			
278	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.10 per dwelling unit	-	-	-			
279	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	1.60 per dwelling unit	-	-	-			
280	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.10 per dwelling unit	-	-	-			
281	5. Hotel Visitor Accommodations	0.90 per guest room	-	-	-			
282	6. Office - business, professional and financial	2.86 per 1,000 sf gfa	-	-	-			
283	7. Office - health and medical	3.33 per 1,000 sf gfa	-	-	-			
284	8. Fitness and Health Club	3.33 per 1,000 sf gfa	-	-	-			
285	9. Restaurant	10.00 per 1,000 sf gfa	-	-	-			
286	10. Restaurant with Drive-through Service	8.00 per 1,000 sf gfa	-	-	-			
287	11. Retail - Grocery or Food Store	4.00 per 1,000 sf gfa	-	-	-			
288	12. Retail - General and miscellaneous	2.86 per 1,000 sf gfa	-	-	-			
289	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	2.50 per 1,000 sf gfa	16.50	(2.39)	14.11	spaces		
290	14. Retail - furniture, home appliance, building materials, wholesale stores	1.25 per 1,000 sf gfa	-	-	-			
291	15. Manufacturing, small (LT 5,000 sf gfa)	1.00 per 1,000 sf gfa	-	-	-			
292	16. Manufacturing, large (GT 5,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-			
293	17. Warehouse, small (LT 50,000 sf gfa)	0.80 per 1,000 sf gfa	-	-	-			
294	18. Warehouse, large (GT 50,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-			
295	19. Accessory mechanical/HVAC area in its own floor or penthouse	0.00 per 1,000 sf gfa	-	-	-			
296	Total parking required		16.50	(2.39)	14	spaces		
297	Parking space distribution		Spaces		Gross Land Area per Space			
298	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		14	100%	400 square feet		
299	Within building, on ground floor	<i>Number of levels:</i>		-	0%	square feet		
300	Within building, below ground	<i>Number of levels:</i>		-	0%	square feet		
301	Above grade structure	<i>Number of levels:</i>		-	0%	square feet		
302	Below grade structure	<i>Number of levels:</i>		-	0%	square feet		
303	On-street and/or Off-site Parking	<i>Spaces constructed already?</i>		-	0%	square feet		
304	Total parking spaces			14	100%			
305	Total Land Area Required for Parking	5,600 square feet (including bicycle parking)	Bicycle Parking:		0 spaces required	12 sf per space	0 square feet	
306	<i>Percent of Total Site Area</i>	18.7%						
307	FAR Bonus Potential: Below Ground Parking							
308	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			-	sq. ft. of below ground / below grade parking:			
309				-	additional square feet of floor area allowed (up to 0.5 added FAR)			
310								
311								
312								
313								

314 Setbacks, Easements, and Perimeter Landscaping Requirements							
316 Setback Requirements		Minimum Setback Distance			Maximum Setback Distance		
Perimeter Lot Lines per EIA:	Type of Setback:	Current Code	B-3	Proposed Code	NMU	Proposed Code	NMU
318	Lot line on the front	Primary front setback	10 feet	0 feet	0 feet	40 feet	
319	Lot line on the side	Secondary front setback	5 feet	0 feet	0 feet	Unlimited feet	
320	Lot line on the other side	Side setback	10 feet	5 feet	5 feet	Unlimited feet	
321	Lot line on the back	Side setback	10 feet	5 feet	5 feet	Unlimited feet	
322							
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	NMU	
324 <i>Linear utility easements along perimeter of site.</i>		Lot line on the front	0 feet	0 feet	0 feet	0 feet	
325		Lot line on the side	0 feet	0 feet	0 feet	0 feet	
326		Lot line on the other side	0 feet	0 feet	0 feet	0 feet	
327		Lot line on the back	0 feet	0 feet	0 feet	0 feet	
328							
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	NMU	
Perimeter Lot Lines per EIA:			Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet) with Utility Easement
331	Lot line on the front	Arterial Street	B-3	6	B-3	L2	8
332	Lot line on the side	Local Street	B-3	0	B-3	L2	8
333	Lot line on the other side	Non-Residential	B-3	0	B-3	None	0
334	Lot line on the back	Non-Residential	B-3	0	B-3	None	0
335							
336 Parking Lot Perimeter Landscaping		Category of Adjacent Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Proposed Code	NMU	
Perimeter Lot Lines per EIA:			Parking Lot Perimeter Landscaping (feet)	Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft) with Utility Easement
338	Lot line on the front	Non-Residen Non-Residential	6	80	L2	8	80
339	Lot line on the side	Non-Residen Non-Residential	8	65	L2	8	65
340	Lot line on the other side	Non-Residen Non-Residential	8	0	L2	8	0
341	Lot line on the back	Non-Residen Non-Residential	8	240	L2	8	240
342							
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	NMU	
344		Lot line on the front	Landscaping	Building Setback	Landscaping...	...with easements	Building Setback
345		Lot line on the front	6	10	8	8	8 feet
346 <i>Greater of minimum setback, easement, or landscaping requirements.</i>		Lot line on the side	8	5	8	8	8 feet
347		Lot line on the other side	0	10	0	5	5 feet
348		Lot line on the back	8	10	8	8	5 feet
349							
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	NMU	
351		Lot line on the front	2,042 square feet	2,042 square feet	2,136 square feet	2,136 square feet	
352		Lot line on the side	628 square feet	628 square feet	784 square feet	784 square feet	
353		Lot line on the other side	0 square feet	0 square feet	0 square feet	0 square feet	
354		Lot line on the back	1,920 square feet	1,920 square feet	1,920 square feet	1,920 square feet	
355		TOTAL AREA	4,590 square feet	4,590 square feet	4,840 square feet	4,840 square feet	
356							
357							

358 Parking and Loading Related Facility Requirements										
359										
360 Parking Lot Interior Landscaping and Vertical Curb Requirements										
361 Landscaping and Curb Questions related to Proposed Code:							Current Code		Proposed Code	
362 Do landscaped parking lot corners count toward required interior landsc.?					No		Number of surface parking spaces		22 spaces	14 spaces
363 How many parking lot corners to be landscaped?					1		Surface parking land area		8,800 sf	5,600 sf
364 How many such corners will be used for required snow storage (see below)?					0		Required landscaping area as a percent of parking area		0.0%	0.0%
365 How many such corners will be used for a refuse receptacle (see below)?					0		Parking Lot Interior Landscaping Area Requirement		0 sf	0 sf
366 Did the actual project install vertical curbing around the parking area?					Yes		Area of landscaped parking lot corners that cannot count		0 extra sf	0 extra sf
							Total Area Encumbered by Parking Lot Interior Landsc.		0 sf	0 sf
367										
368 Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)										
369										
370										
371										
372										
373										
374										
375										
376										
377 Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)										
378										
379										
380 Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements										
381										
382										
383										
384										
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387										
388										
389										
390										
391										
392										
393 Refuse Receptacle Area and Screening Requirements										
394										
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401										
402										
403										

Pedestrian Connections Requirements					Current Code B-3	Proposed Code NMU
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	Yes	77	0	0%	- square feet	385 square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	0	0	No	0%	- square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	60	60	No	0%	240 square feet	300 square feet
<i>Rear Elevation (opposite)</i>	110	110	No	25%	440 square feet	413 square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	Yes	146	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					680 square feet	1,098 square feet
Percent of Total Site Area					2.3%	3.7%


Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	NMU
446	Residential Private Open Space	No		-	square feet	-	square feet
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No		-	square feet	330	square feet
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)			-	square feet	-	square feet
449	Total Required Private Open Space			-	square feet	330	square feet
451	Amount actually provided on or in the building(s)			-	sq. ft.	-	sq. ft.
452	Amount actually provided on the land			-	sq. ft.	330	sq. ft.
453	Total Private Open Space Provided			-	sq. ft.	330	sq. ft.
454	Acres			-	acres	0.01	acres
455	Percent of Site			0.0%		1.1%	
456	Excess Private Open Space Provided			-	sq. ft.	-	sq. ft.
458	FAR Bonus potential: Additional Private Open Space						
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space		-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.		
465 Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,		
466 loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily		
467 counting them toward required site enhancement landscaping costs.		
468 TOTAL AREA	-	square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 B-3	478 Proposed Code	479 NMU	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	6,600	square feet	6,600	square feet			
483 Parking	8,800	square feet	5,600	square feet	(3,200)	64%	
484 Setbacks, Easements and Perimeter Landscaping	4,590	square feet	4,840	square feet	250	105%	
485 Parking Lot Interior Landscaping	-	square feet	-	square feet			
486 Site Enhancement Landscaping	440	square feet	-	square feet			
487 Snow Storage Areas	-	square feet	-	square feet			
488 Exterior Lighting	-	square feet	-	square feet			
489 Loading and Utility Areas incl. Screening	-	square feet	40	square feet	40		
490 Refuse Collection Areas	120	square feet	120	square feet		100%	
491 Pedestrian Connections	680	square feet	1,098	square feet	418	161%	
492 Private Open Space	-	square feet	330	square feet	330		
493 TOTAL	21,230	square feet	18,628	square feet	(2,603)	88%	
494 Total Site Usage with "Other Facilities" included	21,230		18,628	square feet	(2,603)	88%	
495 Total Area of Actual Site	30,000	square feet	30,000	square feet			
496 Percent of Total Site Area							
497 Site Element	498 Percent of Total Site Area						
	499 Current Code	500 B-3	501 Proposed Code	502 NMU			
503 Building Footprint	22.0%	of site area	22.0%	of site area			
504 Parking	29.3%	of site area	18.7%	of site area			
505 Setbacks, Easements and Perimeter Landscaping	15.3%	of site area	16.1%	of site area			
506 Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area			
507 Site Enhancement Landscaping	1.5%	of site area	0.0%	of site area			
508 Snow Storage Areas	0.0%	of site area	0.0%	of site area			
509 Exterior Lighting	0.0%	of site area	0.0%	of site area			
510 Loading and Utility Areas incl. Screening	0.0%	of site area	0.1%	of site area			
511 Refuse Collection Areas	0.4%	of site area	0.4%	of site area			
512 Pedestrian Connections	2.3%	of site area	3.7%	of site area			
513 Private Open Space	0.0%	of site area	1.1%	of site area			
514 TOTAL	70.8%	of site area	62.1%	of site area			
515 Total Site Usage with "Other Facilities" included	70.8%	of site area	62.1%	of site area			
516 Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?		517 Answer: (Provide site specific answer if needed)					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		518 Current Code	518 B-3	518 Proposed Code	518 NMU	518 Change in Cost	518 % of Current
519 Parking Facilities							
520	Surface parking	\$176,000		\$112,000		(\$64,000)	64%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$176,000		\$112,000		(\$64,000)	64%
528 Landscaping							
529	Site and Parking Lot Perimeter Landscaping	\$31,700		\$59,600		\$27,900	188%
530	Parking Lot Interior Landscaping	\$0		\$0		\$0	
531	Site Enhancement Landscaping	\$500		\$0		(\$500)	0%
532	Protective Vertical 6" Concrete Curbs	\$21,200		\$21,200		\$0	100%
533	120% Performance Bond 5% insurance fee	\$0		\$3,600		\$3,600	
534	Landscaping Subtotal	\$53,400		\$84,400		\$31,000	158%
535 Service Facilities and Facility Screening							
536	Snow Storage and Disposal	\$0		\$0			
537	Exterior (Parking Lot) Lighting	\$700		\$600		(\$100)	86%
538	Loading Facilities and Mechanical/Electrical Equipment	\$0		\$1,300		\$1,300	
539	Refuse Collection	\$7,400		\$7,400			100%
540	Service Facilities Subtotal	\$8,100		\$9,300		\$1,200	115%
541	Pedestrian Facilities	\$6,800		\$18,300		\$11,500	269%
542	Private Open Space	\$0		\$4,000		\$4,000	
543	A. Total Cost of All Site Elements Above Required by Title 21	\$244,300		\$228,000		(\$16,300)	93%
544	(including structured parking)						
545	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$424,600		\$372,600		(\$52,000)	88%
546	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$668,900		\$600,600		(\$68,300)	90%
547	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$12,000		\$12,000	
548	(assumed to add 1.0% to total building cost)						
549	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$244,300		\$240,000		(\$4,300)	98%
550	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$913,200		\$840,600		(\$72,600)	92%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
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, one block east of SE corner of Tudor and C Street
11	Written Description of Project:	A single-story, multi-tenant retail strip mall with surface parking, drive-through queuing aisle and perimeter landscaping. The building is 7,700 square feet and includes the following establishments: two restaurant uses including a coffee shop (3,380 sf); and three general retail tenant spaces (4,320 sf). The restaurants in this particular development emphasize drive-thru and take-out service so have a relatively low density of restaurant seating per floor area. To simplify testing using the EIA model, 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 was constructed as a shared access driveway for this and other developments in the area. The area being used for the shared access driveway appears under the "Other Facilities" section below.
12		
13		
14		
15		
16		
17		
18	Photographs or Illustrations of Project:	
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions	Appendix H		
70	Project Development Categories	Appendix B	Loading Facility Assumptions	Appendix I		
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions	Appendix J		
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions	Appendix K		
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions	Appendix L		
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions	Appendix M		
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model	Appendix N		
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access											
93												
94	Site Location in Town											
95												
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No						
97	2. If not, then is it in a "Center City Neighborhood" ?					No						
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)											
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No						
100												
101												
102												
103	Site Dimensions											
104												
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):							
106	Lot line on the front		223 feet		Lot line that abuts a street and has primary front setback							
107	Lot line on the side		180 feet		Lot line located clockwise from "Lot line in the front"							
108	Lot line on the other side		180 feet		Lot line located counter clockwise from "Lot line in the front"							
109	Lot line on the back		223 feet		Lot line located opposite from "Lot line in the front"							
110												
111	Estimated Land Area of the Site		40,140 square feet									
112	(accept the calculation or enter exact)		0.92 acres									
113												
114												
115	Abutting Streets and Site Access											
116												
117	How many streets border this property?											
118	Two streets, corner lot											
119												
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways? Driveway Width					
121	Lot line on the front		Arterial Street		W Tudor Road		0 0 feet					
122	Lot line on the side		Local Street		A Street		1 24 feet					
123	Lot line on the other side		Not Applicable		Driveway Easement		1 24 feet					
124	Lot line on the back		Not Applicable		None		0 0 feet					
125												
126	Adjacent and Abutting Properties											
127												
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?	
129	Perimeter Lot Lines per EIA:				Current Code Proposed Code							
130	Lot line on the front		Across Major Street		B-3 B-3		Non-Residential		Non-Residential		No	
131	Lot line on the side		Adjacent		RO RO		Non-Residential		Non-Residential		No	
132	Lot line on the other side		Abutting		B-3 B-3		Non-Residential		Non-Residential		No	
133	Lot line on the back		Abutting		B-3 B-3		Non-Residential		Non-Residential		No	
134												
135												
136												

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: B-3		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-	
	FAR Bonus Potential:					
	Dwellings from above that qualify as affordable					
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
	TOTAL Affordable Units			-	-	
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
	FAR Bonus Potential:					
	Housing in mixed-use districts					
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft		
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	-	-	-	-	
	7. Office - health and medical	1,440	-	1,440	-	
	8. Fitness and Health Club	-	-	-	-	
	9. Restaurant	1,600	41	1,600	41	
	10. Restaurant with Drive-through Service	1,780	41	1,780	41	
	11. Retail - Grocery or Food Store	-	-	-	-	
	12. Retail - General and miscellaneous	2,880	-	2,880	-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-	
	14. Retail - furniture, home appliance, building materials,	-	-	-	-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-	
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-	
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-	
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-	
	19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-	
	<i>Total Commercial and Industrial Square Feet</i>	7,700		7,700		
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		7,700	square feet	7,700	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: B-3			187 Proposed Code Scenario: B-3		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	18	7,700	1	18	7,700
190	Second Floor and/or Mezzanine	-	0	0	-	0	0
191	Third Floor	-	0	0	-	0	0
192	Fourth Floor	-	0	0	-	0	0
193	Fifth Floor	-	0	0	-	0	0
194	Number of Additional Floors	-	0	0	-	0	0
195	Mechanical Storage Penthouse	-	0	0	-	0	0
196	Attic or Sloping Roof (Above Eave)	1	6		1	6	
197	Total Floors Proposed Above Grade	1			1		
198	Basement Floors (Below Grade)	-	0	0	-	0	0
200		Current Code: B-3			Proposed Code: B-3		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)			24 feet as proposed		
202		Max allowable height in the district			Unlimited feet allowed		
203		Max allowable height with neighborhood height transition			Unlimited feet allowed where building is placed		
204	GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)			7,700 square feet		
205		Gross Floor Area of proposed uses (from page 3)			7,700 square feet		
206		Gross Floor Area excluding below grade parking			7,700 square feet		
207		Gross Floor Area above grade (excluding any basement)			7,700 square feet		
208		Gross Floor Area excluding all structured parking			7,700 square feet		
210	FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district			Unlimited FAR		
211		Maximum Floor Area Ratio allowed with bonuses			Unlimited FAR		
212		Allowable FAR for this project given the bonuses it received			Unlimited FAR		
213		Proposed Floor Area Ratio of this project			0.19 FAR		
214		Resulting Allowable Gross Floor Area for this project			Unlimited square feet GFA		
216	LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)			7,700 square feet		
217		Length of front/rear elevation (must fit within setbacks)			120 feet		
218		Length of side elevation (must fit within setbacks - p.7)			80 feet		
219		Minimum building footprint size (EIA model assumption)			1,000 square feet		
220		Lot Coverage of building footprint			19%		
221		Maximum Lot Coverage allowed in the district			100%		
223	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?		No	Distance (feet):		No
224		Length of Façade near Front Lot Line (feet)		0	74		0
225		Near Side Lot Line, not set back behind vehicle area?		No	Distance (feet):		No
226		Length of Façade near Side Lot Line (feet)		0	25		0
227		Near Other Side Lot Line, not set back behind vehicle area?		No	Distance (feet):		No
228		Length of Façade near Other Side Lot Line (feet)		0	78		0
229		Near Back Lot Line, not set back behind vehicle area?		No	Distance (feet):		No
230		Length of Façade near Back Lot Line (feet)		0	26		0

233 Parking Requirements: Current Code		234	
235 Use Types	236	237 Parking Space requirement per unit area	238 Spaces Required
239 1. Dwellings, Multifamily or Mixed-use - Efficiency	240	1.40 spaces per dwelling unit	-
241 2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	242	1.68 spaces per dwelling unit	-
243 3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	244	2.00 spaces per dwelling unit	-
245 4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	246	2.80 spaces per dwelling unit	-
247 5. Hotel Visitor Accommodations	248	1.00 space per room	-
249 6. Office - business, professional and financial	250	3.33 spaces per 1,000 gross square feet	-
251 7. Office - health and medical	252	4.00 spaces per 1,000 gross square feet	5.8 spaces
253 8. Fitness and Health Club	254	3.33 spaces per 1,000 gross square feet	-
255 9. Restaurant	256	1.00 space per 3 seats	13.7
257 10. Restaurant with Drive-through Service	258	1.00 space per 3 seats	13.7 spaces
259 11. Retail - Grocery or Food Store	260	5.00 spaces per 1,000 gross square feet	-
261 12. Retail - General and miscellaneous	262	3.33 spaces per 1,000 gross square feet	9.6 spaces
263 13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	264	3.33 spaces per 1,000 gross square feet	-
265 14. Retail - furniture, home appliance, building materials, wholesale stores	266	3.33 spaces per 1,000 gross square feet	-
267 15. Manufacturing, small (LT 5,000 sf gfa)	268	2.50 spaces per 1,000 gross square feet	-
269 16. Manufacturing, large (GT 5,000 sf gfa)		2.50 spaces per 1,000 gross square feet	-
17. Warehouse, small (LT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
18. Warehouse, large (GT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
19. Accessory mechanical/HVAC area in its own floor or penthouse		- space per 1,000 gross square feet	-
Total parking required			43 spaces
257 Parking space distribution		258 Spaces	
259 Surface parking		259 Gross Land Area per Space	
260 Within building, on ground floor		260 Levels of Structured Parking: (Enter "1" for 0 or 1 levels)	
261 Within building, below ground		261 Number of levels: 1	
262 Above grade structure		262 Number of levels: 1	
263 Below grade structure		263 Number of levels: 1	
264 Off-site Parking		264	
265 TOTAL		265 43 100%	
266 Total Land Area Required for Parking		266 17,200 square feet	
267 <i>Percent of Total Site Area</i>		267 43%	

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277			Parking Space	Spaces Required	Applicable	Spaces Required		
278	Use Types		Requirement per Unit Area	before Reductions	Reduction	after Reductions		
279	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	-	-	-		
280	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	-	-	-		
281	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	-	-	-		
282	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-		
283	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-		
284	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	-	-	-		
285	7. Office - health and medical		3.33 per 1,000 sf gfa	4.80	(0.24)	4.56	spaces	
286	8. Fitness and Health Club		3.33 per 1,000 sf gfa	-	-	-		
287	9. Restaurant		10.00 per 1,000 sf gfa	16.00	(0.80)	15.20		
288	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	14.24	(0.71)	13.53	spaces	
289	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-		
290	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	8.24	(0.41)	7.82	spaces	
291	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-		
292	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-		
293	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-		
294	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-		
295	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	-	-	-		
296	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-		
297	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-		
298	Total parking required			43.27	(2.16)	41	spaces	
299	Parking space distribution			Spaces		Gross Land Area per Space		
300	Surface parking		<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>	41	100%	400	square feet	
301	Within building, on ground floor		<i>Number of levels:</i> 1	-	0%	-	square feet	
302	Within building, below ground		<i>Number of levels:</i> 1	-	0%	-	square feet	
303	Above grade structure		<i>Number of levels:</i> 1	-	0%	-	square feet	
304	Below grade structure		<i>Number of levels:</i> 1	-	0%	-	square feet	
305	On-street and/or Off-site Parking		<i>Spaces constructed already?</i> No	-	0%	-	square feet	
306	Total parking spaces			41	100%			
307	Total Land Area Required for Parking	16,448	square feet (including bicycle parking)	Bicycle Parking: 4 spaces required	12 sf per space	48 square feet		
308	<i>Percent of Total Site Area</i>	41.0%						
309	FAR Bonus Potential: Below Ground Parking	-	sq. ft. of below ground / below grade parking:					
310	0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking	-	additional square feet of floor area allowed (up to 0.5 added FAR)					

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3	
317	Lot line on the front	Primary front setback	10	feet	10	feet	Unlimited	feet	
318	Lot line on the side	Secondary front setback	5	feet	5	feet	Unlimited	feet	
319	Lot line on the other side	Side setback	10	feet	10	feet	Unlimited	feet	
320	Lot line on the back	Side setback	10	feet	10	feet	Unlimited	feet	
321									
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3			
324	Linear utility easements along perimeter of site.	Lot line on the front	0	feet	0	feet			
325		Lot line on the side	20	feet	20	feet			
326		Lot line on the other side	0	feet	0	feet			
327		Lot line on the back	10	feet	10	feet			
328									
329 Site Perimeter Landscaping		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Current Code	B-3	Proposed Code	B-3	Min Perimeter Landscaping Width	Min Perimeter Landscaping Width	Landscaping Width with Utility Easement
330	Perimeter Lot Lines per EIA:	Arterial Street	B-3	6	B-3	L2	8	8	8
331	Lot line on the front	Local Street	RO	0	RO	L2	8	8	8
332	Lot line on the side	Non-Residential	B-3	0	B-3	None	0	0	0
333	Lot line on the other side	Non-Residential	B-3	0	B-3	None	0	0	0
334	Lot line on the back								
335									
336 Parking Lot Perimeter Landscaping		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement	
337	Perimeter Lot Lines per EIA:	Non-Residen	Non-Residential	6	200	8	200	8	8
338	Lot line on the front	Non-Residen	Non-Residential	8	170	8	170	8	8
339	Lot line on the side	Non-Residen	Non-Residential	8	170	8	170	8	8
340	Lot line on the other side	Non-Residen	Non-Residential	8	223	8	223	8	8
341	Lot line on the back								
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Perimeter Lot Lines per EIA:	Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3	
344	Greater of minimum setback, easement, or landscaping requirements.	Lot line on the front	6	10	8	8	10	10	feet
345		Lot line on the side	8	20	8	8	20	20	feet
346		Lot line on the other side	8	10	8	8	10	10	feet
347		Lot line on the back	8	10	8	8	10	10	feet
348									
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Current Code	B-3	Proposed Code	B-3				
351	Lot line on the front	1,338	square feet	1,784	square feet				
352	Lot line on the side	1,168	square feet	1,248	square feet				
353	Lot line on the other side	1,168	square feet	1,168	square feet				
354	Lot line on the back	1,784	square feet	1,784	square feet				
355	TOTAL AREA	5,458	square feet	5,984	square feet				
356									
357									

358	Parking and Loading Related Facility Requirements					
359						
360	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
361	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	43 spaces	41 spaces
362	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	17,200 sf	16,400 sf
363	How many parking lot corners to be landscaped?	0		Required landscaping area as a percent of parking area	0.0%	5.0%
364	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	0 sf	820 sf
365	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	0 extra sf
366	Did the actual project install vertical curbing around the parking area?	Yes		Total Area Encumbered by Parking Lot Interior Landsc.	0 sf	820 sf
367						
368	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
369						
370	Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code		
371		Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
372		Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
373		Other Paved Facilities? (from page 11)	0 sq ft	no minimum	equal to 0% of paved surface area	0 sf
374	Total Required Snow Storage Area		0 square feet		0 sf	
375						
376						
377	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)					
378	Surface parking area to be illuminated:			Current Code	Proposed Code	
379				17,200 sq ft	16,400 sq ft	
380	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements					
381				Current Code	Proposed Code	
382	Required Type of Loading Berth	Current Code	Proposed Code	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0	Uses #1-4: 0
383		B	B		Uses #5-6: 0	Uses #5-7: 0
384	Land Area per Loading Berth	400 square feet	400 square feet		Use #7: 0	Uses #8-14: 0
385	Is the loading area visible from a street or non-industrial zoning district?	Yes			Uses #8-14: 0	Uses #8-14: 0
386	Enter width of mech. equipment within 40 ft of and facing a street	0		Total Number of Loading Berths Required	0 berths	0 berths
387				Subtotal Loading Area Requirement	0 square feet	0 square feet
388				...Area required for additional perimeter landscaping	0 square feet	0 square feet
389				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
390	Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21				0 square feet	0 square feet
391						
392						
393	Refuse Receptacle Area and Screening Requirements					
394	Refuse Screening Questions:			Current Code	Proposed Code	
395	Do the receptacles abut an alley?	No		Type of refuse receptacle	Dumpster	Dumpster
396	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Outdoor Refuse Receptacles	1	1
397	Would screening be necessary to screen view of containers from street?	Yes		Number of Refuse Receptacles Stored Indoors	0	0
398	Does the enclosure need a gate to screen the receptacle from a street?	Yes		Refuse Container Area (incl any Screening Enclosure)	120 sq ft	120 sq ft
399	% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street				100%	100%
400	Area Used Exclusively for Refuse Truck Maneuver Space				0 sq ft	0 sq ft
401	Total Refuse Collection Area Requirement				120 sq ft	120 sq ft
402						
403						

Pedestrian Connections Requirements					Current Code B-3	Proposed Code B-3
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	Yes	74	100	50%	- square feet	620 square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	Yes	114	0	0%	- square feet	570 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	120	120	No	50%	480 square feet	300 square feet
<i>Side (clockwise from front)</i>	80	80	Yes	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	80	80	No	50%	320 square feet	200 square feet
<i>Rear Elevation (opposite)</i>	120	120	Yes	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, commercial and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					800 square feet	1,690 square feet
Percent of Total Site Area					2.0%	4.2%


Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	B-3	
446	Residential Private Open Space	No	-	-	square feet	-	square feet	
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	385	square feet	
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet	
449	Total Required Private Open Space		-	-	square feet	385	square feet	
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.	
452	Amount actually provided on the land		-	-	sq. ft.	385	sq. ft.	
453	Total Private Open Space Provided		-	-	sq. ft.	385	sq. ft.	
454	Acres		-	-	acres	0.01	acres	
455	Percent of Site		0.0%	-		1.0%		
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.	
458	FAR Bonus potential: Additional Private Open Space							
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.	2,480	Union Square Drive - private access drive shared with TGI Fridays, etc.
465 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.	3,900	Drive through aisle - queuing for restaurant tenant space
468 TOTAL AREA	6,380	square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 B-3	478 Proposed Code	479 B-3	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	483 7,700	484 square feet	485 7,700	486 square feet			
487 Parking	488 17,200	489 square feet	490 16,448	491 square feet	492 (752)	493 96%	
494 Setbacks, Easements and Perimeter Landscaping	495 5,458	496 square feet	497 5,984	498 square feet	499 526	500 110%	
501 Parking Lot Interior Landscaping	502 -	503 square feet	504 820	505 square feet	506 820		
507 Site Enhancement Landscaping	508 -	509 square feet	510 -	511 square feet			
512 Snow Storage Areas	513 -	514 square feet	515 -	516 square feet			
517 Exterior Lighting	518 -	519 square feet	520 -	521 square feet			
522 Loading and Utility Areas incl. Screening	523 -	524 square feet	525 -	526 square feet			
527 Refuse Collection Areas	528 120	529 square feet	530 120	531 square feet		532 100%	
533 Pedestrian Connections	534 800	535 square feet	536 1,690	537 square feet	538 890	539 211%	
540 Private Open Space	541 -	542 square feet	543 385	544 square feet	545 385		
546 TOTAL	547 31,278	548 square feet	549 33,147	550 square feet	551 1,869	552 106%	
553 Total Site Usage with "Other Facilities" included	554 37,658		555 39,527	556 square feet	557 1,869	558 105%	
559 Total Area of Actual Site	560 40,140	561 square feet	562 40,140	563 square feet			
492 Percent of Total Site Area							
493 Site Element	494 Percent of Total Site Area						
	495 Current Code	496 B-3	497 Proposed Code	498 B-3			
499 Building Footprint	500 19.2%	501 of site area	502 19.2%	503 of site area			
504 Parking	505 42.9%	506 of site area	507 41.0%	508 of site area			
509 Setbacks, Easements and Perimeter Landscaping	510 13.6%	511 of site area	512 14.9%	513 of site area			
514 Parking Lot Interior Landscaping	515 0.0%	516 of site area	517 2.0%	518 of site area			
519 Site Enhancement Landscaping	520 0.0%	521 of site area	522 0.0%	523 of site area			
524 Snow Storage Areas	525 0.0%	526 of site area	527 0.0%	528 of site area			
529 Exterior Lighting	530 0.0%	531 of site area	532 0.0%	533 of site area			
534 Loading and Utility Areas incl. Screening	535 0.0%	536 of site area	537 0.0%	538 of site area			
539 Refuse Collection Areas	540 0.3%	541 of site area	542 0.3%	543 of site area			
544 Pedestrian Connections	545 2.0%	546 of site area	547 4.2%	548 of site area			
549 Private Open Space	550 0.0%	551 of site area	552 1.0%	553 of site area			
554 TOTAL	555 77.9%	556 of site area	557 82.6%	558 of site area			
559 Total Site Usage with "Other Facilities" included	560 93.8%	561 of site area	562 98.5%	563 of site area			
564 <i>Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?</i>		565 <i>Answer: (Provide site specific answer if needed)</i>					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		519 Current Code	519 B-3	519 Proposed Code	519 B-3	519 Change in Cost	519 % of Current
520 Parking Facilities							
	520 Surface parking	\$344,000		\$328,000		(\$16,000)	95%
	521 Within building, above ground	\$0		\$0			
	522 Within building, below ground	\$0		\$0			
	523 Above grade structure	\$0		\$0			
	524 Below grade structure	\$0		\$0			
	525 On-street and/or Off-site	\$0		\$0			
	526 Bicycle Parking	\$0		\$4,000		\$4,000	
	527 Parking Subtotal	\$344,000		\$332,000		(\$12,000)	97%
528 Landscaping							
	529 Site and Parking Lot Perimeter Landscaping	\$45,800		\$72,100		\$26,300	157%
	530 Parking Lot Interior Landscaping	\$0		\$9,300		\$9,300	
	531 Site Enhancement Landscaping	\$0		\$0		\$0	
	532 Protective Vertical 6" Concrete Curbs	\$42,000		\$58,900		\$16,900	140%
	533 120% Performance Bond 5% insurance fee	\$0		\$4,900		\$4,900	
	534 Landscaping Subtotal	\$87,800		\$145,200		\$57,400	165%
535 Service Facilities and Facility Screening							
	536 Snow Storage and Disposal	\$0		\$0			
	537 Exterior (Parking Lot) Lighting	\$1,400		\$1,600		\$200	114%
	538 Loading Facilities and Mechanical/Electrical Equipment	\$0		\$0			
	539 Refuse Collection	\$7,400		\$9,400		\$2,000	127%
	540 Service Facilities Subtotal	\$8,800		\$11,000		\$2,200	125%
	541 Pedestrian Facilities	\$8,000		\$16,900		\$8,900	211%
	542 Private Open Space	\$0		\$4,600		\$4,600	
543 A. Total Cost of All Site Elements Above Required by Title 21							
	544 (including structured parking)	\$448,600		\$509,700		\$61,100	114%
545 B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)		\$625,600		\$662,900		\$37,300	106%
546 C. Combined Cost of All Site Elements above Plus Land (A + B)		\$1,074,200		\$1,172,600		\$98,400	109%
547 D. Construction Cost of Building Standards of 21.07.110 and .120		\$0		\$15,000		\$15,000	
	548 (assumed to add 1.0% to total building cost)						
549 E. Combined Costs of Required Site Elements and Building Design (A + D)		\$448,600		\$524,700		\$76,100	117%
550 F. Total Cost of Land + Required Site and Building Elements (A + B + D)		\$1,522,800		\$1,697,300		\$174,500	111%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	B-3 General Business
6		
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, one block east of SE corner of Tudor and C Street
11	Written Description of Project:	A single-story, 7,700 sf multi-tenant retail strip mall with surface parking, drive-through queuing aisle and perimeter landscaping. This test case reflects how the building was actually permitted and approved -- as a retail building without restaurant-based amount of required parking (although restaurants later moved in). Therefore this is a test of how a retail (non-restaurant) building would fare under current versus new title 21. To simplify testing using the EIA model, 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 was constructed as a shared access driveway for this and other developments in the area. The area being used for the shared access driveway appears under the "Other Facilities" section below.
12		
13		
14		
15		
16		
17		
18	Photographs or Illustrations of Project:	
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions		Appendix H	
70	Project Development Categories	Appendix B	Loading Facility Assumptions		Appendix I	
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions		Appendix J	
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions		Appendix K	
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions		Appendix L	
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions		Appendix M	
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model		Appendix N	
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access										
93											
94	Site Location in Town										
95											
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No					
97	2. If not, then is it in a "Center City Neighborhood" ?					No					
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)										
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No					
100											
101											
102											
103	Site Dimensions										
104											
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):						
106	Lot line on the front		223 feet		Lot line that abuts a street and has primary front setback						
107	Lot line on the side		180 feet		Lot line located clockwise from "Lot line in the front"						
108	Lot line on the other side		180 feet		Lot line located counter clockwise from "Lot line in the front"						
109	Lot line on the back		223 feet		Lot line located opposite from "Lot line in the front"						
110											
111	Estimated Land Area of the Site		40,140 square feet								
112	(accept the calculation or enter exact)		0.92 acres								
113											
114											
115	Abutting Streets and Site Access										
116											
117	How many streets border this property?										
118	Two streets, corner lot										
119											
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways? Driveway Width				
121	Lot line on the front		Arterial Street		W Tudor Road		0 0 feet				
122	Lot line on the side		Local Street		A Street		1 24 feet				
123	Lot line on the other side		Not Applicable		Driveway Easement		1 24 feet				
124	Lot line on the back		Not Applicable		None		0 0 feet				
125											
126	Adjacent and Abutting Properties										
127											
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code Proposed Code						
130	Lot line on the front		Across Major Street		B-3 B-3		Non-Residential		Non-Residential		No
131	Lot line on the side		Adjacent		RO RO		Non-Residential		Non-Residential		No
132	Lot line on the other side		Abutting		B-3 B-3		Non-Residential		Non-Residential		No
133	Lot line on the back		Abutting		B-3 B-3		Non-Residential		Non-Residential		No
134											
135											
136											

Proposed Uses and Floor Area of Each Use Type		Current Code: B-3		Proposed Code: B-3		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-	
	FAR Bonus Potential:					
	Dwellings from above that qualify as affordable					
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
	TOTAL Affordable Units			-	-	
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
	FAR Bonus Potential:					
	Housing in mixed-use districts				0 sq ft	
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft		
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	-	-	-	-	
	7. Office - health and medical	-	-	-	-	
	8. Fitness and Health Club	-	-	-	-	
	9. Restaurant	-	-	-	-	
	10. Restaurant with Drive-through Service	-	-	-	-	
	11. Retail - Grocery or Food Store	-	-	-	-	
	12. Retail - General and miscellaneous	7,700	-	7,700	-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-	
	14. Retail - furniture, home appliance, building materials,	-	-	-	-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-	
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-	
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-	
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-	
	19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-	
	<i>Total Commercial and Industrial Square Feet</i>	7,700	-	7,700	-	
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		7,700	square feet	7,700	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: B-3			187 Proposed Code Scenario: B-3		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	18	7,700	1	18	7,700
190	Second Floor and/or Mezzanine	-	0	0	-	0	0
191	Third Floor	-	0	0	-	0	0
192	Fourth Floor	-	0	0	-	0	0
193	Fifth Floor	-	0	0	-	0	0
194	Number of Additional Floors	-	0	0	-	0	0
195	Mechanical Storage Penthouse	-	0	0	-	0	0
196	Attic or Sloping Roof (Above Eave)	1	6		1	6	
197	Total Floors Proposed Above Grade	1			1		
198	Basement Floors (Below Grade)	-	0	0	-	0	0
200		Current Code: B-3			Proposed Code: B-3		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)			24 feet as proposed		
202		Max allowable height in the district			Unlimited feet allowed		
203		Max allowable height with neighborhood height transition			Unlimited feet allowed where building is placed		
204	GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)			7,700 square feet		
205		Gross Floor Area of proposed uses (from page 3)			7,700 square feet		
206		Gross Floor Area excluding below grade parking			7,700 square feet		
207		Gross Floor Area above grade (excluding any basement)			7,700 square feet		
208		Gross Floor Area excluding all structured parking			7,700 square feet		
210	FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district			Unlimited FAR		
211		Maximum Floor Area Ratio allowed with bonuses			Unlimited FAR		
212		Allowable FAR for this project given the bonuses it received			Unlimited FAR		
213		Proposed Floor Area Ratio of this project			0.19 FAR		
214		Resulting Allowable Gross Floor Area for this project			Unlimited square feet GFA		
216	LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)			7,700 square feet		
217		Length of front/rear elevation (must fit within setbacks)			120 feet		
218		Length of side elevation (must fit within setbacks - p.7)			80 feet		
219		Minimum building footprint size (EIA model assumption)			1,000 square feet		
220		Lot Coverage of building footprint			19%		
221		Maximum Lot Coverage allowed in the district			100%		
223	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?			No Distance (feet):		
224		Length of Façade near Front Lot Line (feet)			0 74		
225		Near Side Lot Line, not set back behind vehicle area?			No Distance (feet):		
226		Length of Façade near Side Lot Line (feet)			0 25		
227		Near Other Side Lot Line, not set back behind vehicle area?			No Distance (feet):		
228		Length of Façade near Other Side Lot Line (feet)			0 78		
229		Near Back Lot Line, not set back behind vehicle area?			No Distance (feet):		
230		Length of Façade near Back Lot Line (feet)			0 26		

233 Parking Requirements: Current Code		234	
235 Use Types	236	237 Parking Space requirement per unit area	238 Spaces Required
239 1. Dwellings, Multifamily or Mixed-use - Efficiency	240	1.40 spaces per dwelling unit	-
241 2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	242	1.68 spaces per dwelling unit	-
243 3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	244	2.00 spaces per dwelling unit	-
245 4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	246	2.80 spaces per dwelling unit	-
247 5. Hotel Visitor Accommodations	248	1.00 space per room	-
249 6. Office - business, professional and financial	250	3.33 spaces per 1,000 gross square feet	-
251 7. Office - health and medical	252	4.00 spaces per 1,000 gross square feet	-
253 8. Fitness and Health Club	254	3.33 spaces per 1,000 gross square feet	-
255 9. Restaurant	256	1.00 space per 3 seats	-
257 10. Restaurant with Drive-through Service	258	1.00 space per 3 seats	-
259 11. Retail - Grocery or Food Store	260	5.00 spaces per 1,000 gross square feet	-
261 12. Retail - General and miscellaneous	262	3.33 spaces per 1,000 gross square feet	25.7 spaces
263 13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	264	3.33 spaces per 1,000 gross square feet	-
265 14. Retail - furniture, home appliance, building materials, wholesale stores	266	3.33 spaces per 1,000 gross square feet	-
267 15. Manufacturing, small (LT 5,000 sf gfa)	268	2.50 spaces per 1,000 gross square feet	-
269 16. Manufacturing, large (GT 5,000 sf gfa)		2.50 spaces per 1,000 gross square feet	-
17. Warehouse, small (LT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
18. Warehouse, large (GT 50,000 sf gfa)		1.00 space per 1,000 gross square feet	-
19. Accessory mechanical/HVAC area in its own floor or penthouse		- space per 1,000 gross square feet	-
Total parking required			26 spaces
257 Parking space distribution		258 Spaces	
259 Surface parking		260 Gross Land Area per Space	
261 Within building, on ground floor		262 Levels of Structured Parking: (Enter "1" for 0 or 1 levels)	
263	264	265	266
267	268	269	270
271	272	273	274
275	276	277	278
279	280	281	282
283	284	285	286
287	288	289	290
291	292	293	294
295	296	297	298
299	300	301	302
303	304	305	306
307	308	309	310
311	312	313	314
315	316	317	318
319	320	321	322
323	324	325	326
327	328	329	330
331	332	333	334
335	336	337	338
339	340	341	342
343	344	345	346
347	348	349	350
351	352	353	354
355	356	357	358
359	360	361	362
363	364	365	366
367	368	369	370
371	372	373	374
375	376	377	378
379	380	381	382
383	384	385	386
387	388	389	390
391	392	393	394
395	396	397	398
399	400	401	402
403	404	405	406
407	408	409	410
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415	416	417	418
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423	424	425	426
427	428	429	430
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443	444	445	446
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463	464	465	466
467	468	469	470
471	472	473	474
475	476	477	478
479	480	481	482
483	484	485	486
487	488	489	490
491	492	493	494
495	496	497	498
499	500	501	502
503	504	505	506
507	508	509	510
511	512	513	514
515	516	517	518
519	520	521	522
523	524	525	526
527	528	529	530
531	532	533	534
535	536	537	538
539	540	541	542
543	544	545	546
547	548	549	550
551	552	553	554
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559	560	561	562
563	564	565	566
567	568	569	570
571	572	573	574
575	576	577	578
579	580	581	582
583	584	585	586
587	588	589	590
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595	596	597	598
599	600	601	602
603	604	605	606
607	608	609	610
611	612	613	614
615	616	617	618
619	620	621	622
623	624	625	626
627	628	629	630
631	632	633	634
635	636	637	638
639	640	641	642
643	644	645	646
647	648	649	650
651	652	653	654
655	656	657	658
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663	664	665	666
667	668	669	670
671	672	673	674
675	676	677	678
679	680	681	682
683	684	685	686
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703	704	705	706
707	708	709	710
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715	716	717	718
719	720	721	722
723	724	725	726
727	728	729	730
731	732	733	734
735	736	737	738
739	740	741	742
743	744	745	746
747	748	749	750
751	752	753	754
755	756	757	758
759	760	761	762
763	764	765	766
767	768	769	770
771	772	773	774
775	776	777	778
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783	784	785	786
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807	808	809	810
811	812	813	814
815	816	817	818
819	820	821	822
823	824	825	826
827	828	829	830
831	832	833	834
835	836	837	838
839	840	841	842
843	844	845	846
847	848	849	850
851	852	853	854
855	856	857	858
859	860	861	862
863	864	865	866
867	868	869	870
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903	904	905	906
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911	912	913	914
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947	948	949	950
951	952	953	954
955	956	957	958
959	960	961	962
963	964	965	966
967	968	969	970
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975	976	977	978
979	980	981	982
983	984	985	986
987	988	989	990
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995	996	997	998
999	1000	1001	1002

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	No	No	Yes	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	0%	0%	5%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277								
278								
279								
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Use Types	Parking Space Requirement per Unit Area	Spaces Required before Reductions	Applicable Reduction	Spaces Required after Reductions
1. Dwellings, Multifamily or Mixed-use - Efficiency	1.10 per dwelling unit	-	-	-
2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.10 per dwelling unit	-	-	-
3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	1.60 per dwelling unit	-	-	-
4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.10 per dwelling unit	-	-	-
5. Hotel Visitor Accommodations	0.90 per guest room	-	-	-
6. Office - business, professional and financial	2.86 per 1,000 sf gfa	-	-	-
7. Office - health and medical	3.33 per 1,000 sf gfa	-	-	-
8. Fitness and Health Club	3.33 per 1,000 sf gfa	-	-	-
9. Restaurant	10.00 per 1,000 sf gfa	-	-	-
10. Restaurant with Drive-through Service	8.00 per 1,000 sf gfa	-	-	-
11. Retail - Grocery or Food Store	4.00 per 1,000 sf gfa	-	-	-
12. Retail - General and miscellaneous	2.86 per 1,000 sf gfa	22.02	(1.10)	20.92 spaces
13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	2.50 per 1,000 sf gfa	-	-	-
14. Retail - furniture, home appliance, building materials, wholesale stores	1.25 per 1,000 sf gfa	-	-	-
15. Manufacturing, small (LT 5,000 sf gfa)	1.00 per 1,000 sf gfa	-	-	-
16. Manufacturing, large (GT 5,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-
17. Warehouse, small (LT 50,000 sf gfa)	0.80 per 1,000 sf gfa	-	-	-
18. Warehouse, large (GT 50,000 sf gfa)	0.67 per 1,000 sf gfa	-	-	-
19. Accessory mechanical/HVAC area in its own floor or penthouse	0.00 per 1,000 sf gfa	-	-	-
Total parking required		22.02	(1.10)	21 spaces

Parking space distribution	Levels of Structured Parking: (Enter "1" for 0 or 1 levels)	Spaces	Gross Land Area per Space
Surface parking		21	400 square feet
Within building, on ground floor	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
On-street and/or Off-site Parking	Spaces constructed already? No	-	0 square feet
Total parking spaces		21	100%

Total Land Area Required for Parking	8,400 square feet (including bicycle parking)	Bicycle Parking:	0 spaces required	12 sf per space	0 square feet
Percent of Total Site Area	20.9%				
FAR Bonus Potential: Below Ground Parking					
0 sq. ft. additional building floor area allowed per sq. ft. of below ground parking					

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements		Minimum Setback Distance				Maximum Setback Distance			
317 Perimeter Lot Lines per EIA:		Type of Setback:		Current Code	B-3	Proposed Code	B-3	Proposed Code	B-3
318	Lot line on the front	Primary front setback		10	feet	10	feet	Unlimited	feet
319	Lot line on the side	Secondary front setback		5	feet	5	feet	Unlimited	feet
320	Lot line on the other side	Side setback		10	feet	10	feet	Unlimited	feet
321	Lot line on the back	Side setback		10	feet	10	feet	Unlimited	feet
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:		Current Code	B-3	Proposed Code	B-3		
324	Linear utility easements along perimeter of site.		Lot line on the front	0	feet	0	feet		
325			Lot line on the side	20	feet	20	feet		
326			Lot line on the other side	0	feet	0	feet		
327			Lot line on the back	10	feet	10	feet		
328									
329 Site Perimeter Landscaping		Current Code				Proposed Code			
330 Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):		Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement
331	Lot line on the front	Arterial Street		B-3	6	B-3	L2	8	8
332	Lot line on the side	Local Street		RO	0	RO	L2	8	8
333	Lot line on the other side	Non-Residential		B-3	0	B-3	None	0	0
334	Lot line on the back	Non-Residential		B-3	0	B-3	None	0	0
335									
336 Parking Lot Perimeter Landscaping		Current Code				Proposed Code			
337 Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
338	Lot line on the front	Non-Residen	Non-Residential	6	200	L2	8	200	8
339	Lot line on the side	Non-Residen	Non-Residential	8	170	L2	8	170	8
340	Lot line on the other side	Non-Residen	Non-Residential	8	170	L2	8	170	8
341	Lot line on the back	Non-Residen	Non-Residential	8	223	L2	8	223	8
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements		Current Code				Proposed Code			
344 Perimeter Lot Lines per EIA:		Landscaping	Building Setback	Landscaping...	...with easements	Building Setback			
345	Lot line on the front	6	10	8	8	10	feet		
346	Lot line on the side	8	20	8	8	20	feet		
347	Lot line on the other side	8	10	8	8	10	feet		
348	Lot line on the back	8	10	8	8	10	feet		
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements		Current Code				Proposed Code			
351	Lot line on the front	1,338 square feet		1,784 square feet					
352	Lot line on the side	1,168 square feet		1,248 square feet					
353	Lot line on the other side	1,168 square feet		1,168 square feet					
354	Lot line on the back	1,784 square feet		1,784 square feet					
355	TOTAL AREA	5,458 square feet		5,984 square feet					
356									
357									

358	Parking and Loading Related Facility Requirements					
359						
360	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
361	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	26 spaces	21 spaces
362	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	10,400 sf	8,400 sf
363	How many parking lot corners to be landscaped?	0		Required landscaping area as a percent of parking area	0.0%	0.0%
364	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	0 sf	0 sf
365	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	0 extra sf
366	Did the actual project install vertical curbing around the parking area?	Yes		Total Area Encumbered by Parking Lot Interior Landsc.	0 sf	0 sf
367						
368	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
369						
370	Select the Type of Snow Storage / Disposal: Owner indicates snow will be removed from site	Type of Use or Facility	Current Code	Proposed Code		
371		Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
372		Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
373		Other Paved Facilities? (from page 11)	0 sq ft	no minimum	equal to 0% of paved surface area	0 sf
374	Total Required Snow Storage Area		0 square feet		0 sf	
375						
376						
377	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)					
378	Surface parking area to be illuminated:			Current Code	Proposed Code	
379				10,400 sq ft	8,400 sq ft	
380	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements					
381				Current Code	Proposed Code	
382	Required Type of Loading Berth	Current Code	Proposed Code	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0	Uses #1-4: 0
383		B	B		Uses #5-6: 0	Uses #5-7: 0
384	Land Area per Loading Berth	400 square feet	400 square feet		Use #7: 0	
385	Is the loading area visible from a street or non-industrial zoning district?	Yes			Uses #8-14: 1	Uses #8-14: 0
386	Enter width of mech. equipment within 40 ft of and facing a street	0			Uses #15-18: 0	Uses #15-18: 0
387				Total Number of Loading Berths Required	1 berths	0 berths
388				Subtotal Loading Area Requirement	400 square feet	0 square feet
389				...Area required for additional perimeter landscaping	0 square feet	0 square feet
390				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
391				Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21	400 square feet	0 square feet
392						
393	Refuse Receptacle Area and Screening Requirements					
394	Refuse Screening Questions:			Current Code	Proposed Code	
395	Do the receptacles abut an alley?	No		Type of refuse receptacle	Dumpster	Dumpster
396	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Outdoor Refuse Receptacles	1	1
397	Would screening be necessary to screen view of containers from street?	Yes		Number of Refuse Receptacles Stored Indoors	0	0
398	Does the enclosure need a gate to screen the receptacle from a street?	Yes		Refuse Container Area (incl any Screening Enclosure)	120 sq ft	120 sq ft
399	% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street				100%	100%
400	Area Used Exclusively for Refuse Truck Maneuver Space				0 sq ft	0 sq ft
401	Total Refuse Collection Area Requirement				120 sq ft	120 sq ft
402						
403						

Pedestrian Connections Requirements					Current Code B-3	Proposed Code B-3
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	Yes	74	100	50%	- square feet	620 square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	Yes	114	0	0%	- square feet	570 square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	120	120	No	50%	480 square feet	300 square feet
<i>Side (clockwise from front)</i>	80	80	Yes	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	80	80	No	50%	320 square feet	200 square feet
<i>Rear Elevation (opposite)</i>	120	120	Yes	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, commercial and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					800 square feet	1,690 square feet
Percent of Total Site Area					2.0%	4.2%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	B-3	Proposed Code	B-3	
446	Residential Private Open Space	No	-	-	square feet	-	square feet	
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	385	square feet	
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet	
449	Total Required Private Open Space		-	-	square feet	385	square feet	
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.	
452	Amount actually provided on the land		-	-	sq. ft.	385	sq. ft.	
453	Total Private Open Space Provided		-	-	sq. ft.	385	sq. ft.	
454	Acres		-	-	acres	0.01	acres	
455	Percent of Site		0.0%	-		1.0%		
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.	
458	FAR Bonus potential: Additional Private Open Space							
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464 Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.	2,480	Union Square Drive - private access drive shared with TGI Fridays, etc.
465 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.	3,900	Drive through aisle - queuing for restaurant tenant space
468 TOTAL AREA	6,380	square feet

470 **Summary, Part 1: Total Site Land Area Requirements Related to Title 21**

471

472 **Total Land Area Required**

Site Element	Land Area in Square Feet				Comparison of Proposed to Current	
	Current Code	B-3	Proposed Code	B-3	Change in sq. ft.	% of Current
Building Footprint	7,700	square feet	7,700	square feet		
Parking	10,400	square feet	8,400	square feet	(2,000)	81%
Setbacks, Easements and Perimeter Landscaping	5,458	square feet	5,984	square feet	526	110%
Parking Lot Interior Landscaping	-	square feet	-	square feet		
Site Enhancement Landscaping	-	square feet	-	square feet		
Snow Storage Areas	-	square feet	-	square feet		
Exterior Lighting	-	square feet	-	square feet		
Loading and Utility Areas incl. Screening	400	square feet	-	square feet	(400)	0%
Refuse Collection Areas	120	square feet	120	square feet		100%
Pedestrian Connections	800	square feet	1,690	square feet	890	211%
Private Open Space	-	square feet	385	square feet	385	
TOTAL	24,878	square feet	24,279	square feet	(599)	98%
Total Site Usage with "Other Facilities" included	31,258		30,659	square feet	(599)	98%
Total Area of Actual Site	40,140	square feet	40,140	square feet		

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492 **Percent of Total Site Area**

Site Element	Percent of Total Site Area			
	Current Code	B-3	Proposed Code	B-3
Building Footprint	19.2%	of site area	19.2%	of site area
Parking	25.9%	of site area	20.9%	of site area
Setbacks, Easements and Perimeter Landscaping	13.6%	of site area	14.9%	of site area
Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area
Site Enhancement Landscaping	0.0%	of site area	0.0%	of site area
Snow Storage Areas	0.0%	of site area	0.0%	of site area
Exterior Lighting	0.0%	of site area	0.0%	of site area
Loading and Utility Areas incl. Screening	1.0%	of site area	0.0%	of site area
Refuse Collection Areas	0.3%	of site area	0.3%	of site area
Pedestrian Connections	2.0%	of site area	4.2%	of site area
Private Open Space	0.0%	of site area	1.0%	of site area
TOTAL	62.0%	of site area	60.5%	of site area
Total Site Usage with "Other Facilities" included	77.9%	of site area	76.4%	of site area

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<i>Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?</i>	<i>Answer: (Provide site specific answer if needed)</i>
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516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		519 Current Code	519 B-3	519 Proposed Code	519 B-3	519 Change in Cost	519 % of Current
520 Parking Facilities							
520	Surface parking	\$208,000		\$168,000		(\$40,000)	81%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$208,000		\$168,000		(\$40,000)	81%
529 Landscaping							
530	Site and Parking Lot Perimeter Landscaping	\$45,800		\$72,100		\$26,300	157%
531	Parking Lot Interior Landscaping	\$0		\$0		\$0	
532	Site Enhancement Landscaping	\$0		\$0		\$0	
533	Protective Vertical 6" Concrete Curbs	\$42,000		\$42,000		\$0	100%
534	120% Performance Bond 5% insurance fee	\$0		\$4,300		\$4,300	
535	Landscaping Subtotal	\$87,800		\$118,400		\$30,600	135%
537 Service Facilities and Facility Screening							
538	Snow Storage and Disposal	\$0		\$0			
539	Exterior (Parking Lot) Lighting	\$900		\$800		(\$100)	89%
540	Loading Facilities and Mechanical/Electrical Equipment	\$8,500		\$0		(\$8,500)	0%
541	Refuse Collection	\$7,400		\$9,400		\$2,000	127%
542	Service Facilities Subtotal	\$16,800		\$10,200		(\$6,600)	61%
543							
544	Pedestrian Facilities	\$8,000		\$16,900		\$8,900	211%
545							
546	Private Open Space	\$0		\$4,600		\$4,600	
547							
548	A. Total Cost of All Site Elements Above Required by Title 21	\$320,600		\$318,100		(\$2,500)	99%
549	(including structured parking)						
550							
551	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$497,600		\$485,600		(\$12,000)	98%
552	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$818,200		\$803,700		(\$14,500)	98%
553							
554	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$14,000		\$14,000	
555	(assumed to add 1.0% to total building cost)						
556	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$320,600		\$332,100		\$11,500	104%
557							
558	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$1,138,800		\$1,135,800		(\$3,000)	100%
559							

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	I-1 Light Industrial
6		
7	Proposed Title 21 Zoning District:	I-1 Light Industrial
8		
9	Name of Project:	Carr Gottstein Distribution Warehouse
10	Address or Location of Project:	6441 C Street, on the SE corner of C St. and W 64th Ave.
11	Written Description of Project:	This is a large cold storage facility and distribution warehouse, containing accessory office and vehicle parts and maintenance facilities within the building as well. To simplify testing, the shape of the parcel has been generalized to a rectangle by squaring off the south diagonal lot line along the Alaska Railroad utility corridor and simplifying the east property boundary. Likewise, the area and general proportions of the site, the configuration of uses and facilities, and the surrounding context are generalizations of the actual development.
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18	Photographs or Illustrations of Project:	
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35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions		Appendix H	
70	Project Development Categories	Appendix B	Loading Facility Assumptions		Appendix I	
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions		Appendix J	
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions		Appendix K	
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions		Appendix L	
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions		Appendix M	
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model		Appendix N	
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access										
93											
94	Site Location in Town										
95											
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No					
97	2. If not, then is it in a "Center City Neighborhood" ?					No					
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)					No					
99						No					
100	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No					
101											
102											
103	Site Dimensions										
104											
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):						
106	Lot line on the front		1,220 feet		Lot line that abuts a street and has primary front setback						
107	Lot line on the side		520 feet		Lot line located clockwise from "Lot line in the front"						
108	Lot line on the other side		520 feet		Lot line located counter clockwise from "Lot line in the front"						
109	Lot line on the back		1,220 feet		Lot line located opposite from "Lot line in the front"						
110											
111	Estimated Land Area of the Site		634,400 square feet								
112	(accept the calculation or enter exact)		14.56 acres								
113											
114											
115	Abutting Streets and Site Access										
116											
117	How many streets border this property?										
118	Two streets, corner lot										
119											
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways?		Driveway Width		
121	Lot line on the front		Arterial Street		C Street		0		0 feet		
122	Lot line on the side		Local Street		W 64th Avenue		2		24 feet		
123	Lot line on the other side		Not Applicable		None		0		0 feet		
124	Lot line on the back		Not Applicable		None		0		0 feet		
125											
126	Adjacent and Abutting Properties										
127											
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code		Proposed Code				
130	Lot line on the front		Across Major Street		I-1		I-1		Non-Residential		Non-Residential No
131	Lot line on the side		Adjacent		I-1		I-1		Non-Residential		Non-Residential No
132	Lot line on the other side		Abutting		I-2		I-2		Non-Residential		Non-Residential No
133	Lot line on the back		Abutting		I-1		I-1		Non-Residential		Non-Residential No
134											
135											
136											

Proposed Uses and Floor Area of Each Use Type		Current Code: I-1		Proposed Code: I-1		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	-	-	-	-	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	-	-	-	-	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	-	-	-	-	
	FAR Bonus Potential:					
	Dwellings from above that qualify as affordable					
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
	TOTAL Affordable Units			-	-	
	<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft	
	FAR Bonus Potential:					
Housing in mixed-use districts						
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft		
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)	
	6. Office - business, professional and financial	6,000		6,000		
	7. Office - health and medical	-		-		
	8. Fitness and Health Club	-		-		
	9. Restaurant	-	-	-	-	
	10. Restaurant with Drive-through Service	-	-	-	-	
	11. Retail - Grocery or Food Store	-		-		
	12. Retail - General and miscellaneous	-		-		
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-		-		
	14. Retail - furniture, home appliance, building materials,	-		-		
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-		
	16. Manufacturing, large (GT 5,000 sf gfa)	-		-		
	17. Warehouse, small (LT 50,000 sf gfa)	-		-		
	18. Warehouse, large (GT 50,000 sf gfa)	234,000		234,000		
	19. Accessory mechanical/HVAC area in its own floor or	-		-		
	<i>Total Commercial and Industrial Square Feet</i>	240,000		240,000		
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		240,000	square feet	240,000	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: I-1			187 Proposed Code Scenario: I-1		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	25	234,000	1	25	234,000
190	Second Floor and/or Mezzanine	1	15	6,000	1	15	6,000
191	(Instructions for the "floor height" column: accept default floor height or enter in a customized height.)	-	0	0	-	0	0
192	Third Floor	-	0	0	-	0	0
193	Fourth Floor	-	0	0	-	0	0
194	Fifth Floor	-	0	0	-	0	0
195	Number of Additional Floors	-	0	0	-	0	0
196	Mechanical Storage Penthouse	-	0	0	-	0	0
197	Attic or Sloping Roof (Above Eave)	-	0	0	-	0	0
198	Total Floors Proposed Above Grade	2			2		
199	Basement Floors (Below Grade)	-	0	0	-	0	0
		200 Current Code: I-1			200 Proposed Code: I-1		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)		40 feet as proposed	40 feet as proposed		
202		Max allowable height in the district		Unlimited feet allowed	50 feet allowed by-right		
203		Max allowable height with neighborhood height transition		Unlimited feet allowed	Unlimited feet allowed where building is placed		
204	GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)		240,000 square feet	240,000 square feet		
205		Gross Floor Area of proposed uses (from page 3)		240,000 square feet	240,000 square feet		
206		Gross Floor Area excluding below grade parking		240,000 square feet	240,000 square feet		
207		Gross Floor Area above grade (excluding any basement)		240,000 square feet	240,000 square feet		
208		Gross Floor Area excluding all structured parking		240,000 square feet	240,000 square feet		
209	FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district		Unlimited FAR	Unlimited FAR		
210		Maximum Floor Area Ratio allowed with bonuses		Unlimited FAR	Unlimited FAR		
211		Allowable FAR for this project given the bonuses it received		Unlimited FAR	Unlimited FAR		
212		Proposed Floor Area Ratio of this project		0.38 FAR	0.38 FAR		
213		Resulting Allowable Gross Floor Area for this project		Unlimited square feet GFA	Unlimited square feet GFA		
214	LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)		234,000 square feet	234,000 square feet		
215		Length of front/rear elevation (must fit within setbacks)		708 feet	708 feet		
216		Length of side elevation (must fit within setbacks - p.7)		330 feet	330 feet		
217		Minimum building footprint size (EIA model assumption)		5,000 square feet	5,000 square feet		
218		Lot Coverage of building footprint		37%	37%		
219		Maximum Lot Coverage allowed in the district		100%	100%		
220	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?		No Distance (feet):	No Distance (feet):		
221		Length of Façade near Front Lot Line (feet)		0 170	0 170		
222		Near Side Lot Line, not set back behind vehicle area?		No Distance (feet):	No Distance (feet):		
223		Length of Façade near Side Lot Line (feet)		0 300	0 300		
224		Near Other Side Lot Line, not set back behind vehicle area?		Yes Distance (feet):	Yes Distance (feet):		
225		Length of Façade near Other Side Lot Line (feet)		330 212	330 212		
226		Near Back Lot Line, not set back behind vehicle area?		Yes Distance (feet):	Yes Distance (feet):		
227		Length of Façade near Back Lot Line (feet)		708 20	708 20		

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	-	
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	-	
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	-	
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	20.0	spaces
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	234.0	spaces
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			254	spaces
255					
256					
257	Parking space distribution	Spaces		Gross Land Area per Space	
258	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		254	100%
259	Within building, on ground floor	<i>Number of levels:</i>	1	-	0%
260	Within building, below ground	<i>Number of levels:</i>	1	-	0%
261	Above grade structure	<i>Number of levels:</i>	1	-	0%
262	Below grade structure	<i>Number of levels:</i>	1	-	0%
263	Off-site Parking			-	0%
264	TOTAL			254	100%
265					
266	Total Land Area Required for Parking	95,250	square feet		
267	<i>Percent of Total Site Area</i>	15%			
268					
269					

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	No	No	No	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	0%	0%	0%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277								
278								
279								
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314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	I-1	Proposed Code	I-1	Proposed Code	I-1	
317 Lot line on the front		Primary front setback	10	feet	10	feet	Unlimited	feet	
319 Lot line on the side		Secondary front setback	5	feet	5	feet	Unlimited	feet	
320 Lot line on the other side		Side setback	5	feet	5	feet	Unlimited	feet	
321 Lot line on the back		Side setback	5	feet	5	feet	Unlimited	feet	
322									
323 Perimeter Utility Easements			Perimeter Lot Lines per EIA:		Current Code		I-1		Proposed Code
324 Linear utility easements along perimeter of site.			Lot line on the front		25	feet	25	feet	
			Lot line on the side		0	feet	0	feet	
			Lot line on the other side		10	feet	10	feet	
			Lot line on the back		0	feet	0	feet	
328									
329 Site Perimeter Landscaping			Current Code		I-1		Proposed Code		I-1
Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement	
330 Lot line on the front		Arterial Street	I-1	8	I-1	L2	8	8	
332 Lot line on the side		Local Street	I-1	0	I-1	L2	8	8	
333 Lot line on the other side		Non-Residential	I-2	0	I-2	None	0	0	
334 Lot line on the back		Non-Residential	I-1	0	I-1	None	0	0	
335									
336 Parking Lot Perimeter Landscaping			Current Code		I-1		Proposed Code		I-1
Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
338 Lot line on the front		Non-Residen	Non-Residential	8	0	L2	8	630	8
339 Lot line on the side		Non-Residen	Non-Residential	8	128	L2	8	128	8
340 Lot line on the other side		Non-Residen	Non-Residential	8	400	L2	8	400	8
341 Lot line on the back		Non-Residen	Non-Residential	8	0	L2	8	0	8
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements			Current Code		I-1		Proposed Code		I-1
344			Perimeter Lot Lines per EIA:		Landscaping		...with easements		Building Setback
345			Lot line on the front		8	25	8	8	25 feet
346			Lot line on the side		8	5	8	8	8 feet
347			Lot line on the other side		8	10	8	8	10 feet
348			Lot line on the back		8	5	8	8	5 feet
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements			Current Code		I-1		Proposed Code		I-1
351			Lot line on the front		9,760	square feet	9,760	square feet	
352			Lot line on the side		640	square feet	3,392	square feet	
353			Lot line on the other side		6,500	square feet	6,500	square feet	
354			Lot line on the back		3,540	square feet	3,540	square feet	
355			TOTAL AREA		20,440	square feet	23,192	square feet	
356									
357									

358 Parking and Loading Related Facility Requirements			
359			
360 Parking Lot Interior Landscaping and Vertical Curb Requirements			
Landscaping and Curb Questions related to Proposed Code:			Current Code Proposed Code
Do landscaped parking lot corners count toward required interior landsc.?	No	Number of surface parking spaces	254 spaces 173 spaces
How many parking lot corners to be landscaped?	2	Surface parking land area	95,250 sf 64,875 sf
How many such corners will be used for <u>required</u> snow storage (see below)?	0	Required landscaping area as a percent of parking area	5.0% 7.5%
How many such corners will be used for a refuse receptacle (see below)?	0	Parking Lot Interior Landscaping Area Requirement	4,763 sf 4,866 sf
Did the actual project install vertical curbing around the parking area?	Yes	Area of landscaped parking lot corners that cannot count	0 extra sf 800 extra sf
		Total Area Encumbered by Parking Lot Interior Landsc.	4,763 sf 5,666 sf
367			
368 Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)			
369			
Select the Type of Snow Storage / Disposal: Snow to be stored on site in a planted area	Type of Use or Facility	Current Code	Proposed Code
	Parking and Loading for Residential Uses	no minimum	equal to 0% of paved surface area 0 sf
	Parking and Loading for Non-residential Uses	no minimum	equal to 10% of paved surface area 6,493 sf
	Other Paved Facilities? (from page 11)	170,000 sq ft	equal to 10% of paved surface area 17,000 sf
	Total Required Snow Storage Area	0 square feet	23,493 sf
376			
377 Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)			
378			
		Current Code	Proposed Code
		Surface parking area to be illuminated:	95,250 sq ft 64,875 sq ft
379			
380 Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			
381			
	Current Code	Proposed Code	Current Code Proposed Code
Required Type of Loading Berth	A	A	Uses #1-4: 0 Uses #1-4: 0
Land Area per Loading Berth	800 square feet	800 square feet	Uses #5-6: 0 Uses #5-7: 0
Is the loading area visible from a street or non-industrial zoning district?	Yes	Yes	Use #7: 0 Uses #8-14: 0
Enter width of mech. equipment within 40 ft of and facing a street	0	0	Uses #15-18: 4 Uses #15-18: 4
			Total Number of Loading Berths Required 4 berths 4 berths
			Subtotal Loading Area Requirement 3,200 square feet 3,200 square feet
			...Area required for additional perimeter landscaping 0 square feet 480 square feet
			...Area required for mech/electrical equipment screening 0 square feet 0 square feet
			Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21 3,200 square feet 3,680 square feet
388			
389			
390			
391			
392			
393 Refuse Receptacle Area and Screening Requirements			
394 Refuse Screening Questions:			
Do the receptacles abut an alley?	No		Current Code Proposed Code
Are the receptacles within or on same pavement as the parking facility?	No		Compactor Compactor
Would screening be necessary to screen view of containers from street?	No		Number of Outdoor Refuse Receptacles 0 0
Does the enclosure need a gate to screen the receptacle from a street?	No		Number of Refuse Receptacles Stored Indoors 1 1
			Refuse Container Area (incl any Screening Enclosure) 0 sq ft 0 sq ft
			% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street 100% 100%
			Area Used Exclusively for Refuse Truck Maneuver Space 0 sq ft 0 sq ft
			Total Refuse Collection Area Requirement 0 sq ft 0 sq ft
402			
403			

Pedestrian Connections Requirements					Current Code I-1	Proposed Code I-1
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Side (clockwise from front)?</i>	Yes	300	0	50%	- square feet	1,500 square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	708	708	Yes	100%	- square feet	- square feet
<i>Side (clockwise from front)</i>	330	330	No	0%	1,320 square feet	1,650 square feet
<i>Other Side (counter clockwise)</i>	0	0	No	50%	- square feet	- square feet
<i>Rear Elevation (opposite)</i>	0	0	No	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	Yes		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>		No (Accept default or enter yes or no)			- square feet	- square feet
<i>Is it located along an Arterial class street?</i>		No (Enter yes or no)				
<i>Additional area for on-site transit facilities</i>		0 square feet				
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>		<i>linear feet</i>			- square feet	- square feet
0 sq. ft. of bonus floor area awarded per		1 sq. ft. of primary pedestrian walkway				
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					1,320 square feet	3,150 square feet
Percent of Total Site Area					0.2%	0.5%

Private Open Space Requirements		<i>Assume High Quality Space Provided per standards of 21.07.030D?</i>		Current Code	I-1	Proposed Code	I-1
446	Residential Private Open Space	No	-	-	square feet	-	square feet
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	-	square feet	-	square feet
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	-	square feet	-	square feet
449	Total Required Private Open Space		-	-	square feet	-	square feet
451	Amount actually provided on or in the building(s)		-	-	sq. ft.	-	sq. ft.
452	Amount actually provided on the land		-	-	sq. ft.	-	sq. ft.
453	Total Private Open Space Provided		-	-	sq. ft.	-	sq. ft.
454	Acres		-	-	acres	-	acres
455	Percent of Site		0.0%			0.0%	
456	Excess Private Open Space Provided		-	-	sq. ft.	-	sq. ft.
458	FAR Bonus potential: Additional Private Open Space						
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	-	sq. ft. of bonus floor area		

Other Facilities or Undeveloped Areas (Optional)		Area (sf)	Brief Description of Facility
464	Area of site encumbered by other facilities not necessarily required by the zoning ordinance but needed by the use type.	170,000	Tractor - trailer parking, loading and storage
465	Such areas may include, for example, portions of the site left undeveloped, storage areas, trailer parking and storage,	70,000	Undeveloped portions of site left in natural vegetation
466	loading areas or fleet parking areas. The model provides the option to account for such areas to avoid unnecessarily		
467	counting them toward required site enhancement landscaping costs.		
468	TOTAL AREA	240,000	square feet

470 Summary, Part 1: Total Site Land Area Requirements Related to Title 21							
471							
472 Total Land Area Required							
473 Site Element	474 Land Area in Square Feet				475 Comparison of Proposed to Current		
	476 Current Code	477 I-1	478 Proposed Code	479 I-1	480 Change in sq. ft.	481 % of Current	
482 Building Footprint	234,000	square feet	234,000	square feet			
483 Parking	95,250	square feet	64,923	square feet	(30,327)	68%	
484 Setbacks, Easements and Perimeter Landscaping	20,440	square feet	23,192	square feet	2,752	113%	
485 Parking Lot Interior Landscaping	4,763	square feet	5,666	square feet	903	119%	
486 Site Enhancement Landscaping	660	square feet	1,460	square feet			
487 Snow Storage Areas	-	square feet	23,493	square feet	23,493		
488 Exterior Lighting	-	square feet	-	square feet			
489 Loading and Utility Areas incl. Screening	3,200	square feet	3,680	square feet	480	115%	
490 Refuse Collection Areas	-	square feet	-	square feet			
491 Pedestrian Connections	1,320	square feet	3,150	square feet	1,830	239%	
492 Private Open Space	-	square feet	-	square feet			
493 TOTAL	359,633	square feet	359,563	square feet	(69)	100%	
494 Total Site Usage with "Other Facilities" included	599,633		599,563	square feet	(69)	100%	
495 Total Area of Actual Site	634,400	square feet	634,400	square feet			
496 Percent of Total Site Area							
497 Site Element	498 Percent of Total Site Area						
	499 Current Code	500 I-1	501 Proposed Code	502 I-1			
503 Building Footprint	36.9%	of site area	36.9%	of site area			
504 Parking	15.0%	of site area	10.2%	of site area			
505 Setbacks, Easements and Perimeter Landscaping	3.2%	of site area	3.7%	of site area			
506 Parking Lot Interior Landscaping	0.8%	of site area	0.9%	of site area			
507 Site Enhancement Landscaping	0.1%	of site area	0.2%	of site area			
508 Snow Storage Areas	0.0%	of site area	3.7%	of site area			
509 Exterior Lighting	0.0%	of site area	0.0%	of site area			
510 Loading and Utility Areas incl. Screening	0.5%	of site area	0.6%	of site area			
511 Refuse Collection Areas	0.0%	of site area	0.0%	of site area			
512 Pedestrian Connections	0.2%	of site area	0.5%	of site area			
513 Private Open Space	0.0%	of site area	0.0%	of site area			
514 TOTAL	56.7%	of site area	56.7%	of site area			
515 Total Site Usage with "Other Facilities" included	94.5%	of site area	94.5%	of site area			
516 Question: If total site usage required by current code, as calculated above, is significantly greater than the size of the actual site, how was the actual project able to have been built?		517 Answer: (Provide site specific answer if needed)					

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		519 Comparison of Proposed to Current			
		520 Current Code	521 I-1	522 Proposed Code	523 I-1	524 Change in Cost	525 % of Current
526 Parking Facilities							
527	Surface parking	\$2,032,000		\$1,384,000		(\$648,000)	68%
528	Within building, above ground	\$0		\$0			
529	Within building, below ground	\$0		\$0			
530	Above grade structure	\$0		\$0			
531	Below grade structure	\$0		\$0			
532	On-street and/or Off-site	\$0		\$0			
533	Bicycle Parking	\$0		\$4,000		\$4,000	
534	Parking Subtotal	\$2,032,000		\$1,388,000		(\$644,000)	68%
535 Landscaping							
536	Site and Parking Lot Perimeter Landscaping	\$109,700		\$199,200		\$89,500	182%
537	Parking Lot Interior Landscaping	\$37,400		\$56,700		\$19,300	152%
538	Site Enhancement Landscaping	\$800		\$2,900		\$2,100	363%
539	Protective Vertical 6" Concrete Curbs	\$127,300		\$180,500		\$53,200	142%
540	120% Performance Bond 5% insurance fee	\$0		\$15,500		\$15,500	
541	Landscaping Subtotal	\$275,200		\$454,800		\$179,600	165%
542 Service Facilities and Facility Screening							
543	Snow Storage and Disposal	\$0		\$281,900		\$281,900	
544	Exterior (Parking Lot) Lighting	\$7,900		\$6,400		(\$1,500)	81%
545	Loading Facilities and Mechanical/Electrical Equipment	\$68,300		\$96,100		\$27,800	141%
546	Refuse Collection	\$0		\$0			
547	Service Facilities Subtotal	\$76,200		\$384,400		\$308,200	504%
548	Pedestrian Facilities	\$13,200		\$31,500		\$18,300	239%
549	Private Open Space	\$0		\$0		\$0	
550	A. Total Cost of All Site Elements Above Required by Title 21	\$2,396,600		\$2,258,700		(\$137,900)	94%
551	(including structured parking)						
552	B. Cost of Land Area Needed \$10 per sf (2010 appraisal data)	\$3,596,300		\$3,595,600		(\$700)	100%
553	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$5,992,900		\$5,854,300		(\$138,600)	98%
554	D. Construction Cost of Building Standards of 21.07.100 and .110	\$0		\$0			
555	(assumed to add 0.0% to total building cost)						
556	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$2,396,600		\$2,258,700		(\$137,900)	94%
557							
558	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$8,389,500		\$8,113,000		(\$276,500)	97%
559							

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	R-4 Multi Family Residential
6		
7	Proposed Title 21 Zoning District:	R-4 Multi Family Residential
8		
9	Name of Project:	Park Plaza II Apartments
10	Address or Location of Project:	Northeast corner of 16th and A
11	Written Description of Project:	A five-story residential multifamily apartment building containing 100 housing units, with a small surface parking lot and two levels of structured parking within the building on the ground floor and in the basement.
12		
13		
14		This development shares a driveway with the neighboring residential property to the east, which for testing purposes is accounted for in the "Other Facilities" section below.
15		To simplify testing, the reduction in required parking under the provisionally adopted code was applied to surface parking areas and ground floor structured parking first.
16		This scenario eliminated the ground floor parking and left 10 surface spaces plus the underground parking.
17		
18	Photographs or Illustrations of Project:	
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
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36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		



43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions		Appendix H	
70	Project Development Categories	Appendix B	Loading Facility Assumptions		Appendix I	
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions		Appendix J	
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions		Appendix K	
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions		Appendix L	
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions		Appendix M	
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model		Appendix N	
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access								
93									
94	Site Location in Town								
95									
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No			
97	2. If not, then is it in a "Center City Neighborhood" ?					Yes			
98	<i>(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)</i>								
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No			
100									
101									
102									
103	Site Dimensions								
104									
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):				
106	Lot line on the front		275 feet		Lot line that abuts a street and has primary front setback				
107	Lot line on the side		200 feet		Lot line located clockwise from "Lot line in the front"				
108	Lot line on the other side		200 feet		Lot line located counter clockwise from "Lot line in the front"				
109	Lot line on the back		275 feet		Lot line located opposite from "Lot line in the front"				
110									
111	Estimated Land Area of the Site		55,000 square feet						
112	(accept the calculation or enter exact)		1.26 acres						
113									
114									
115	Abutting Streets and Site Access								
116									
117	How many streets border this property?								
118	Three streets, along the front, side, and back								
119									
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name	How Many Driveways?	Driveway Width		
121	Lot line on the front		Local Street		E 16th Avenue	1	24 feet		
122	Lot line on the side		Arterial Street		A Street	0	0 feet		
123	Lot line on the other side		Not Applicable		None	0	0 feet		
124	Lot line on the back		Local Street		E 15th Terrace	1	24 feet		
125									
126	Adjacent and Abutting Properties								
127									
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:	Adjacent Use Classification:	Is Adjacent Use Single Family?
129	Perimeter Lot Lines per EIA:				Current Code	Proposed Code			
130	Lot line on the front		Adjacent		PLI-p	PR	Non-Residential	Non-Residential	No
131	Lot line on the side		Across Major Street		RO	RO	Non-Residential	Non-Residential	No
132	Lot line on the other side		Abutting		R-4	R-4	Residential	Residential	No
133	Lot line on the back		Adjacent		R-4	R-4	Residential	Residential	No
134									
135									
136									

Proposed Uses and Floor Area of Each Use Type		Current Code: R-4		Proposed Code: R-4		
RESIDENTIAL		Dwellings	Square Feet	Dwellings	Square Feet	
	1. Dwellings, Multifamily or Mixed-use - Efficiency	26	15,600	26	15,600	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	54	43,200	54	43,200	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	20	20,000	20	20,000	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	<i>100</i>	<i>78,800</i>	<i>100</i>	<i>78,800</i>	
	FAR Bonus Potential:			Dwellings	Square Feet	
	Dwellings from above that qualify as affordable					
	Efficiency			-	-	
	1 Bedroom			-	-	
2 Bedroom			-	-		
3 Bedroom			-	-		
TOTAL Affordable Units			-	-		
<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				<i>0 sq ft</i>		
FAR Bonus Potential:						
Housing in mixed-use districts						
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				<i>0 sq ft</i>		
HOTEL		Guest Rooms	Square Feet	Guest Rooms	Square Feet	
	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL		Square Feet	Seats (Occupancy)	Square Feet	Seats (Occup.)	
	6. Office - business, professional and financial	1,500		1,500		
	7. Office - health and medical	-		-		
	8. Fitness and Health Club	5,000		5,000		
	9. Restaurant	-		-		
	10. Restaurant with Drive-through Service	-		-		
	11. Retail - Grocery or Food Store	-		-		
	12. Retail - General and miscellaneous	-		-		
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-		-		
	14. Retail - furniture, home appliance, building materials,	-		-		
	15. Manufacturing, small (LT 5,000 sf gfa)	-		-		
	16. Manufacturing, large (GT 5,000 sf gfa)	-		-		
	17. Warehouse, small (LT 50,000 sf gfa)	-		-		
	18. Warehouse, large (GT 50,000 sf gfa)	-		-		
	19. Accessory mechanical/HVAC area in its own floor or	-		-		
	<i>Total Commercial and Industrial Square Feet</i>	<i>6,500</i>		<i>6,500</i>		
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	18,500	square feet	18,500	square feet
		Parking below grade - in the basement or underground structure	41,000	square feet	41,000	square feet
	Total floor area of all uses:		144,800	square feet	144,800	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: R-4			187 Proposed Code Scenario: R-4		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	10	25,000	1	10	25,000
190	Second Floor and/or Mezzanine	1	10	22,500	1	10	22,500
191	(Instructions for the "floor 192 height" column: accept 193 default floor height or enter 194 in a customized height.)	1	10	22,500	1	10	22,500
192	Third Floor	1	10	22,500	1	10	22,500
193	Fourth Floor	1	10	22,500	1	10	22,500
194	Fifth Floor	1	10	11,300	1	10	11,300
195	Number of Additional Floors	-	0	0	-	0	0
196	Mechanical Storage Penthouse	-	0	0	-	0	0
197	Attic or Sloping Roof (Above Eave)	-	8		-	8	
198	Total Floors Proposed Above Grade	5			5		
199	Basement Floors (Below Grade)	1	0	41,000	1	0	41,000
200		200 Current Code: R-4			200 Proposed Code: R-4		
201	201 BUILDING HEIGHT	201 Height of Proposed Building (using floor heights)		201 58 feet as proposed	201 58 feet as proposed		
202	202	202 Max allowable height in the district		202 Unlimited feet allowed	202 60 feet maximum with bonuses		
203	203	203 Max allowable height with neighborhood height transition		203 Unlimited feet allowed	203 Unlimited feet allowed where building is placed		
204	204 GROSS FLOOR AREA	204 Gross Floor Area (based on floorplate sizes)		204 144,800 square feet	204 144,800 square feet		
205	205	205 Gross Floor Area of proposed uses (from page 3)		205 144,800 square feet	205 144,800 square feet		
206	206	206 Gross Floor Area excluding below grade parking		206 103,800 square feet	206 103,800 square feet		
207	207	207 Gross Floor Area above grade (excluding any basement)		207 103,800 square feet	207 103,800 square feet		
208	208	208 Gross Floor Area excluding all structured parking		208 85,300 square feet	208 85,300 square feet		
209	209	209		209		209	
210	210 FLOOR AREA RATIO (FAR)	210 Floor Area Ratio allowed by-right in the district		210 2.00 FAR	210 1.00 FAR		
211	211	211 Maximum Floor Area Ratio allowed with bonuses		211 2.00 FAR	211 2.00 FAR		
212	212	212 Allowable FAR for this project given the bonuses it received		212 2.00 FAR	212 2.00 FAR		
213	213	213 Proposed Floor Area Ratio of this project		213 1.89 FAR	213 1.89 FAR		
214	214	214 Resulting Allowable Gross Floor Area for this project		214 110,000 square feet GFA	214 110,000 square feet GFA		
215	215	215		215		215	
216	216 LOT COVERAGE AND BUILDING LENGTH	216 Proposed building footprint size (based on floorplates)		216 25,000 square feet	216 25,000 square feet		
217	217	217 Length of front/rear elevation (must fit within setbacks)		217 230 feet	217 230 feet		
218	218	218 Length of side elevation (must fit within setbacks - p.7)		218 152 feet	218 152 feet		
219	219	219 Minimum building footprint size (EIA model assumption)		219 5,000 square feet	219 5,000 square feet		
220	220	220 Lot Coverage of building footprint		220 45%	220 45%		
221	221	221 Maximum Lot Coverage allowed in the district		221 50%	221 50%		
222	222	222		222		222	
223	223 BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	223 Near Front Lot Line, not set back behind vehicle area?		223 Yes Distance (feet):	223 Yes Distance (feet):		
224	224	224 Length of Façade near Front Lot Line (feet)		224 230 24	224 230 24		
225	225	225 Near Side Lot Line, not set back behind vehicle area?		225 Yes Distance (feet):	225 Yes Distance (feet):		
226	226	226 Length of Façade near Side Lot Line (feet)		226 152 10	226 152 10		
227	227	227 Near Other Side Lot Line, not set back behind vehicle area?		227 No Distance (feet):	227 No Distance (feet):		
228	228	228 Length of Façade near Other Side Lot Line (feet)		228 0 35	228 0 35		
229	229	229 Near Back Lot Line, not set back behind vehicle area?		229 Yes Distance (feet):	229 Yes Distance (feet):		
230	230	230 Length of Façade near Back Lot Line (feet)		230 230 24	230 230 24		
231	231	231		231		231	
232	232	232		232		232	

233 Parking Requirements: Current Code					
234	Use Types	Parking Space requirement per unit area		Spaces Required	
235	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40	spaces per dwelling unit	36.4	spaces
236	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68	spaces per dwelling unit	90.7	spaces
237	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00	spaces per dwelling unit	40.0	spaces
238	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80	spaces per dwelling unit	-	
239	5. Hotel Visitor Accommodations	1.00	space per room	-	
240	6. Office - business, professional and financial	3.33	spaces per 1,000 gross square feet	-	
241	7. Office - health and medical	4.00	spaces per 1,000 gross square feet	-	
242	8. Fitness and Health Club	3.33	spaces per 1,000 gross square feet	-	
243	9. Restaurant	1.00	space per 3 seats	-	
244	10. Restaurant with Drive-through Service	1.00	space per 3 seats	-	
245	11. Retail - Grocery or Food Store	5.00	spaces per 1,000 gross square feet	-	
246	12. Retail - General and miscellaneous	3.33	spaces per 1,000 gross square feet	-	
247	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33	spaces per 1,000 gross square feet	-	
248	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33	spaces per 1,000 gross square feet	-	
249	15. Manufacturing, small (LT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
250	16. Manufacturing, large (GT 5,000 sf gfa)	2.50	spaces per 1,000 gross square feet	-	
251	17. Warehouse, small (LT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
252	18. Warehouse, large (GT 50,000 sf gfa)	1.00	space per 1,000 gross square feet	-	
253	19. Accessory mechanical/HVAC area in its own floor or penthouse	-	space per 1,000 gross square feet	-	
254	Total parking required			168	spaces
255	Parking space distribution				
256		Spaces		Gross Land Area per Space	
257	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		23	14%
258	Within building, on ground floor	<i>Number of levels:</i>	1	50	30%
259	Within building, below ground	<i>Number of levels:</i>	1	95	57%
260	Above grade structure	<i>Number of levels:</i>	1	-	0%
261	Below grade structure	<i>Number of levels:</i>	1	-	0%
262	Off-site Parking			-	0%
263	TOTAL			168	100%
264	Total Land Area Required for Parking 8,625 square feet				
265	<i>Percent of Total Site Area</i> 16%				

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	No	Yes	Yes	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	0%	10%	5%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277			Parking Space	Spaces Required	Applicable	Spaces Required		
278	Use Types		Requirement per Unit Area	before Reductions	Reduction	after Reductions		
279	1. Dwellings, Multifamily or Mixed-use - Efficiency		1.10 per dwelling unit	28.60	(4.15)	24.45	spaces	
280	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom		1.10 per dwelling unit	59.40	(8.61)	50.79	spaces	
281	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom		1.60 per dwelling unit	32.00	(4.64)	27.36	spaces	
282	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom		2.10 per dwelling unit	-	-	-		
283	5. Hotel Visitor Accommodations		0.90 per guest room	-	-	-		
284	6. Office - business, professional and financial		2.86 per 1,000 sf gfa	4.29	(4.29)	-		
285	7. Office - health and medical		3.33 per 1,000 sf gfa	-	-	-		
286	8. Fitness and Health Club		3.33 per 1,000 sf gfa	16.65	(16.65)	-		
287	9. Restaurant		10.00 per 1,000 sf gfa	-	-	-		
288	10. Restaurant with Drive-through Service		8.00 per 1,000 sf gfa	-	-	-		
289	11. Retail - Grocery or Food Store		4.00 per 1,000 sf gfa	-	-	-		
290	12. Retail - General and miscellaneous		2.86 per 1,000 sf gfa	-	-	-		
291	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts		2.50 per 1,000 sf gfa	-	-	-		
292	14. Retail - furniture, home appliance, building materials, wholesale stores		1.25 per 1,000 sf gfa	-	-	-		
293	15. Manufacturing, small (LT 5,000 sf gfa)		1.00 per 1,000 sf gfa	-	-	-		
294	16. Manufacturing, large (GT 5,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-		
295	17. Warehouse, small (LT 50,000 sf gfa)		0.80 per 1,000 sf gfa	-	-	-		
296	18. Warehouse, large (GT 50,000 sf gfa)		0.67 per 1,000 sf gfa	-	-	-		
297	19. Accessory mechanical/HVAC area in its own floor or penthouse		0.00 per 1,000 sf gfa	-	-	-		
298	Total parking required			140.94	(38.34)	103	spaces	
299	Parking space distribution			Spaces		Gross Land Area per Space		
300	Surface parking		<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>	10	10%	375	square feet	
301	Within building, on ground floor		<i>Number of levels:</i> 1	-	0%	-	square feet	
302	Within building, below ground		<i>Number of levels:</i> 1	93	90%	-	square feet	
303	Above grade structure		<i>Number of levels:</i> 1	-	0%	-	square feet	
304	Below grade structure		<i>Number of levels:</i> 1	-	0%	-	square feet	
305	On-street and/or Off-site Parking		<i>Spaces constructed already?</i> No	-	0%	-	square feet	
306	Total parking spaces			103	100%			
307	Total Land Area Required for Parking	3,798	square feet (including bicycle parking)	<i>Bicycle Parking:</i> 4 spaces required	12 sf per space	48 square feet		
308	<i>Percent of Total Site Area</i>	6.9%						
309	FAR Bonus Potential: Below Ground Parking			32,550	sq. ft. of below ground / below grade parking:			
310	2 sq. ft. additional building floor area allowed per sq. ft. of below ground parking			55,000	additional square feet of floor area allowed (up to 1.0 added FAR)			

314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	R-4	Proposed Code	R-4	Proposed Code	R-4	
317	Lot line on the front	Primary front setback	10	feet	10	feet	Unlimited	feet	
318	Lot line on the side	Side setback	5	feet	5	feet	Unlimited	feet	
319	Lot line on the other side	Side setback	10	feet	10	feet	Unlimited	feet	
320	Lot line on the back	Secondary front setback	5	feet	5	feet	Unlimited	feet	
321									
322									
323 Perimeter Utility Easements		Perimeter Lot Lines per EIA:	Current Code	R-4	Proposed Code	R-4			
324	<i>Linear utility easements along perimeter of site.</i>		0	feet	0	feet			
325		Lot line on the side	0	feet	0	feet			
326		Lot line on the other side	0	feet	0	feet			
327		Lot line on the back	10	feet	10	feet			
328									
329 Site Perimeter Landscaping			Current Code	R-4	Proposed Code	R-4			
Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement	
330	Lot line on the front	Local Street	PLI-p	0	PR	L2	8	8	
331	Lot line on the side	Arterial Street	RO	0	RO	L2	8	8	
332	Lot line on the other side	Residential	R-4	0	R-4	None	0	0	
333	Lot line on the back	Local Street	R-4	0	R-4	L2	8	8	
334									
335									
336 Parking Lot Perimeter Landscaping			Current Code	R-4	Proposed Code	R-4			
Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
337	Lot line on the front	Non-Residen	Non-Residential	8	100	L2	8	50	8
338	Lot line on the side	Non-Residen	Non-Residential	8	0	L2	8	0	8
339	Lot line on the other side	Residential	Residential	8	0	L3	15	0	15
340	Lot line on the back	Residential	Residential	8	0	L2	8	0	8
341									
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements			Current Code	R-4	Proposed Code	R-4			
Perimeter Lot Lines per EIA:			Landscaping	Building Setback	Landscaping...	...with easements	Building Setback		
344	Lot line on the front		8	10	8	8	10		feet
345	Lot line on the side		8	5	8	8	8		feet
346	Lot line on the other side		0	10	0	0	9.6		feet
347	Lot line on the back		8	10	8	8	10		feet
348									
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements			Current Code	R-4	Proposed Code	R-4			
351	Lot line on the front		2,908	square feet	2,468	square feet			
352	Lot line on the side		760	square feet	1,600	square feet			
353	Lot line on the other side		0	square feet	0	square feet			
354	Lot line on the back		2,108	square feet	2,468	square feet			
355		TOTAL AREA	5,776	square feet	6,536	square feet			
356									
357									

358	Parking and Loading Related Facility Requirements					
359						
360	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
361	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	23 spaces	10 spaces
362	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	8,625 sf	3,750 sf
363	How many parking lot corners to be landscaped?	0		Required landscaping area as a percent of parking area	0.0%	0.0%
364	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	0 sf	0 sf
365	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	0 extra sf
366	Did the actual project install vertical curbing around the parking area?	Yes		Total Area Encumbered by Parking Lot Interior Landsc.	0 sf	0 sf
367						
368	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
369						
370	Select the Type of Snow Storage / Disposal: Snow to be stored on site in a paved area	Type of Use or Facility	Current Code	Proposed Code		
371		Parking and Loading for Residential Uses	no minimum	equal to 10% of paved surface area	360 sf	
372		Parking and Loading for Non-residential Uses	no minimum	equal to 10% of paved surface area	0 sf	
373		Other Paved Facilities? (from page 11)	0 sq ft	equal to 0% of paved surface area	0 sf	
374	Total Required Snow Storage Area		0 square feet		360 sf	
375						
376						
377	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)					
378				Current Code	Proposed Code	
379				Surface parking area to be illuminated:	8,625 sq ft	3,750 sq ft
380						
381	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements			Current Code	Proposed Code	
382				Uses #1-4:	1	Uses #1-4: 1
383	Required Type of Loading Berth	Current Code	Proposed Code	Uses #5-6:	0	Uses #5-7: 0
384	Land Area per Loading Berth	400 square feet	400 square feet	Use #7:	0	Uses #8-14: 0
385	Is the loading area visible from a street or non-industrial zoning district?	Yes		Uses #15-18:	0	Uses #15-18: 0
386	Enter width of mech. equipment within 40 ft of and facing a street	0		Total Number of Loading Berths Required	1 berths	1 berths
387				Subtotal Loading Area Requirement	400 square feet	400 square feet
388				...Area required for additional perimeter landscaping	0 square feet	240 square feet
389				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
390	Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21				400 square feet	640 square feet
391						
392						
393	Refuse Receptacle Area and Screening Requirements					
394	Refuse Screening Questions:			Current Code	Proposed Code	
395	Do the receptacles abut an alley?	No		Type of refuse receptacle	Dumpster	Dumpster
396	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Outdoor Refuse Receptacles	3	3
397	Would screening be necessary to screen view of containers from street?	Yes		Number of Refuse Receptacles Stored Indoors	0	0
398	Does the enclosure need a gate to screen the receptacle from a street?	Yes		Refuse Container Area (incl any Screening Enclosure)	360 sq ft	360 sq ft
399	% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street				75%	75%
400	Area Used Exclusively for Refuse Truck Maneuver Space				375 sq ft	375 sq ft
401	Total Refuse Collection Area Requirement				735 sq ft	735 sq ft
402						
403						

Pedestrian Connections Requirements					Current Code R-4	Proposed Code R-4
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	Yes	100	0	0%	- square feet	500 square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	No	0	0	0%	- square feet	- square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	102	50	No	0%	408 square feet	250 square feet
<i>Side (clockwise from front)</i>	64	64	No	0%	256 square feet	320 square feet
<i>Other Side (counter clockwise)</i>	64	0	No	0%	256 square feet	- square feet
<i>Rear Elevation (opposite)</i>	0	0	No	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	No	0	No		- square feet	0 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	Yes	275	No		- square feet	1375 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>		No (Accept default or enter yes or no)			- square feet	- square feet
<i>Is it located along an Arterial class street?</i>		No (Enter yes or no)				
<i>Additional area for on-site transit facilities</i>		0 square feet				
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	0	<i>linear feet</i>			- square feet	- square feet
<i>1 sq. ft. of bonus floor area awarded per</i>	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					920 square feet	2,445 square feet
Percent of Total Site Area					1.7%	4.4%



Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	R-4	Proposed Code	R-4	
446	Residential Private Open Space	Yes		10,000	square feet	9,000	square feet	
447	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No		-	square feet	325	square feet	
448	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)			-	square feet	680	square feet	
449	Total Required Private Open Space			10,000	square feet	10,005	square feet	
451	Amount actually provided on or in the building(s)			5,000	sq. ft.	5,000	sq. ft.	
452	Amount actually provided on the land			5,000	sq. ft.	5,005	sq. ft.	
453	Total Private Open Space Provided			10,000	sq. ft.	10,005	sq. ft.	
454	Acres			0.11	acres	0.11	acres	
455	Percent of Site			9.1%		9.1%		
456	Excess Private Open Space Provided			-	sq. ft.	-	sq. ft.	
458	FAR Bonus potential: Additional Private Open Space							
459	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space		-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
464		
465		
466		
467		
468	TOTAL AREA	- square feet

470	Summary, Part 1: Total Site Land Area Requirements Related to Title 21						
471							
472	Total Land Area Required						
473	Site Element	Land Area in Square Feet				Comparison of Proposed to Current	
474		Current Code	R-4	Proposed Code	R-4	Change in sq. ft.	% of Current
475	Building Footprint	25,000	square feet	25,000	square feet		
476	Parking	8,625	square feet	3,798	square feet	(4,827)	44%
477	Setbacks, Easements and Perimeter Landscaping	5,776	square feet	6,536	square feet	760	113%
478	Parking Lot Interior Landscaping	-	square feet	-	square feet		
479	Site Enhancement Landscaping	920	square feet	920	square feet		
480	Snow Storage Areas	-	square feet	360	square feet	360	
481	Exterior Lighting	-	square feet	-	square feet		
482	Loading and Utility Areas incl. Screening	400	square feet	640	square feet	240	160%
483	Refuse Collection Areas	735	square feet	735	square feet		100%
484	Pedestrian Connections	920	square feet	2,445	square feet	1,525	266%
485	Private Open Space	10,000	square feet	10,005	square feet	5	100%
486	TOTAL	52,376	square feet	50,439	square feet	(1,937)	96%
487							
488	Total Site Usage with "Other Facilities" included	52,376		50,439	square feet	(1,937)	96%
489							
490	Total Area of Actual Site	55,000	square feet	55,000	square feet		
491							
492	Percent of Total Site Area						
493	Site Element	Percent of Total Site Area					
494		Current Code	R-4	Proposed Code	R-4		
495	Building Footprint	45.5%	of site area	45.5%	of site area		
496	Parking	15.7%	of site area	6.9%	of site area		
497	Setbacks, Easements and Perimeter Landscaping	10.5%	of site area	11.9%	of site area		
498	Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area		
499	Site Enhancement Landscaping	1.7%	of site area	1.7%	of site area		
500	Snow Storage Areas	0.0%	of site area	0.7%	of site area		
501	Exterior Lighting	0.0%	of site area	0.0%	of site area		
502	Loading and Utility Areas incl. Screening	0.7%	of site area	1.2%	of site area		
503	Refuse Collection Areas	1.3%	of site area	1.3%	of site area		
504	Pedestrian Connections	1.7%	of site area	4.4%	of site area		
505	Private Open Space	18.2%	of site area	18.2%	of site area		
506	TOTAL	95.2%	of site area	91.7%	of site area		
507							
508	Total Site Usage with "Other Facilities" included	95.2%	of site area	91.7%	of site area		
509							
510	Question: If total site usage required by current code, as calculated		Answer: (Provide site				
511	above, is significantly greater than the size of the actual site, how was		specific answer if				
512	the actual project able to have been built?		needed)				
513							
514							
515							

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		519 Comparison of Proposed to Current			
		520 Current Code	521 R-4	522 Proposed Code	523 R-4	524 Change in Cost	525 % of Current
526 Parking Facilities							
527	Surface parking	\$184,000		\$80,000		(\$104,000)	43%
528	Within building, above ground	\$1,750,000		\$0		(\$1,750,000)	0%
529	Within building, below ground	\$5,700,000		\$5,580,000		(\$120,000)	98%
530	Above grade structure	\$0		\$0			
531	Below grade structure	\$0		\$0			
532	On-street and/or Off-site	\$0		\$0			
533	Bicycle Parking	\$0		\$4,000		\$4,000	
534	Parking Subtotal	\$7,634,000		\$5,664,000		(\$1,970,000)	74%
535 Landscaping							
536	Site and Parking Lot Perimeter Landscaping	\$6,300		\$67,900		\$61,600	1078%
537	Parking Lot Interior Landscaping	\$0		\$0		\$0	
538	Site Enhancement Landscaping	\$1,100		\$1,800		\$700	164%
539	Protective Vertical 6" Concrete Curbs	\$5,500		\$2,800		(\$2,700)	51%
540	120% Performance Bond 5% insurance fee	\$0		\$4,200		\$4,200	
541	Landscaping Subtotal	\$12,900		\$76,700		\$63,800	595%
542 Service Facilities and Facility Screening							
543	Snow Storage and Disposal	\$0		\$7,200		\$7,200	
544	Exterior (Parking Lot) Lighting	\$700		\$400		(\$300)	57%
545	Loading Facilities and Mechanical/Electrical Equipment	\$8,500		\$22,500		\$14,000	265%
546	Refuse Collection	\$22,000		\$24,000		\$2,000	109%
547	Service Facilities Subtotal	\$31,200		\$54,100		\$22,900	173%
548 Pedestrian Facilities							
549		\$9,200		\$24,500		\$15,300	266%
550 Private Open Space							
551		\$80,000		\$120,100		\$40,100	150%
552 A. Total Cost of All Site Elements Above Required by Title 21 (including structured parking)		\$7,767,300		\$5,939,400		(\$1,827,900)	76%
553 B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)		\$1,047,500		\$1,008,800		(\$38,700)	96%
554 C. Combined Cost of All Site Elements above Plus Land (A + B)		\$8,814,800		\$6,948,200		(\$1,866,600)	79%
555 D. Construction Cost of Building Standards of 21.07.110 and .120 (assumed to add 5.0% to total building cost)		\$0		\$678,000		\$678,000	
556 E. Combined Costs of Required Site Elements and Building Design (A + D)		\$7,767,300		\$6,617,400		(\$1,149,900)	85%
557 F. Total Cost of Land + Required Site and Building Elements (A + B + D)		\$16,582,100		\$13,565,600		(\$3,016,500)	82%

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1	ECONOMIC COST COMPARISON WORKSHEET	
2	Anchorage Municipal Code (AMC) Title 21 Land Use Regulations	
3	Comparison of Current Title 21 to Provisionally Adopted Draft Title 21 (with Administration's Proposed Amendments from 2011)	
4		
5	Current Title 21 Zoning District:	R-4 Multi Family Residential
6		
7	Proposed Title 21 Zoning District:	R-4 Multi Family Residential
8		
9	Name of Project:	Sunbeam Apartments
10	Address or Location of Project:	1082 W 26th Avenue, one property east of corner of Spenard and 26th
11	Written Description of Project:	A three-story residential multifamily apartment building containing 20 apartment units, with a surface parking lot and perimeter landscaping. This is a redevelopment of a lot that previously contained a smaller structure. The lot straddles the Spenard Road commercial corridor and a multifamily district.
12		
13		
14		Actual building GFA is 16,500 sf of floor area, however it also has 500 sf exterior access corridor balconies, which the EIA model includes in the GFA to simplify testing.
15		The model also applies the current Title 21 overflow parking requirement of 21.90, adopted in 2004, although the actual building was constructed just prior to implementation of that requirement, in order improve accuracy of the comparison between current Title 21 and the rewrite.
16		
17		
18	Photographs or Illustrations of Project:	
19		
20		
21		
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32		
33		
34		
35		
36	Table of Contents and Navigation of EIA Model Spreadsheet	Page 2
37		
38	Total Site Land Area Requirements Related to Title 21	Page 12
39	Total Monetary Costs Related to Title 21	Page 13
40		
41		
42		

43	Table of Contents and Navigation of EIA Cost Comparison Model					
44						
45	Table of Contents of the EIA Worksheet:					
46						
47	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>	<i>Topic</i>	<i>Page</i>
48	Site Location, Size, and Access	3	Parking Requirements - Current Code	6	Pedestrian Connections	10
49	Site Location	3	Parking Requirements - Proposed Code	7	Entrance Walkways	10
50	Site Dimensions and Area	3	Bicycle Parking Requirements	7	Between Buildings and Parking	10
51	Abutting Streets, Driveway Access	3			Sidewalks Along Street	10
52	Adjacent Lots, Zoning, and Uses	3	Setbacks and Perimeter Landscaping	8	Bus Stop Area	10
53			Setback Requirements	8	Primary Pedestrian Walkways	10
54	Proposed Uses	4	Utility Easements	8		
55	Floor Area by Use Type	4	Site Perimeter Landscaping	8	Private Open Space	11
56			Parking Lot Perimeter Landscaping	8		
57	Building Dimensions	5	Combined Setbacks and Landscaping	8	Other Facilities / Undeveloped Areas	11
58	Floors and Floor Dimensions	5				
59	Building Height	5	Parking Lot Interior Landscaping	9		
60	Gross Floor Area (GFA)	5	Vertical Curbing for Landscaping	9	Total Site Area Requirements	12
61	Floor Area Ratio (FAR)	5	Snow Storage Areas	9	Total Monetary Costs of Requirements	13
62	Lot Coverage and Building Length	5	Exterior Lighting	9		
63	Building Location within the Site	5	Loading and Utility Areas / Screening	9		
64			Refuse Receptacle Areas / Enclosures	9		
65						
66						
67	EIA Model Appendices: Cost and Dimensional Assumptions / Model Functions					
68						
69	Zoning District Comparisons	Appendix A	Exterior Lighting Assumptions		Appendix H	
70	Project Development Categories	Appendix B	Loading Facility Assumptions		Appendix I	
71	Land Use Types of EIA Model	Appendix C	Refuse Receptacle Assumptions		Appendix J	
72	Parking Facility Assumptions	Appendix D	Pedestrian Connections Assumptions		Appendix K	
73	Setbacks Assumptions	Appendix E	Private Open Space Assumptions		Appendix L	
74	Landscaping Assumptions	Appendix F	Building Structure Assumptions		Appendix M	
75	Snow Storage Assumptions	Appendix G	Drop Down Menus in EIA Model		Appendix N	
76						
77	Cell Color Codes used in EIA Model Worksheet:					
78						
79	Blue cells require direct input.					
80	Yellow cells are calculated by the model; can be overridden by direct input.					
81	Green cells have drop-down answer menus that require selection of a choice.					
82						
83	Glossary of Terms specific to EIA Model Worksheet:					
84						
85	<i>Term</i>	<i>Definition</i>				
86	Lot line on the front	Lot line that abuts a street and has primary front setback				
87	Lot line on the side	Lot line located clockwise from "Lot line in the front"				
88	Lot line on other side	Lot line located counter clockwise from "Lot line in the front"				
89	Lot line on the back	Lot line located opposite from "Lot line in the front"				
90						
91						

92	Site Context: Location, Size and Access											
93												
94	Site Location in Town											
95												
96	1. Is this project in "Walking Distance of Downtown" ? (north of 15th Ave., west of Merrill Field, east of L St., and south of Ship Creek)					No						
97	2. If not, then is it in a "Center City Neighborhood" ?					Yes						
98	(north of Tudor Rd., east of Minnesota Dr. and west of Seward Hwy., or in Fairview, Mountain View, or Government Hill)											
99	3. Is this project in the central Midtown area bounded by Fireweed Lane, Seward Highway, Tudor Road., and Arctic Boulevard?					No						
100												
101												
102												
103	Site Dimensions											
104												
105	Perimeter Lot Lines per EIA:		Length:		Lot Line Definitions (repeated from page 2):							
106	Lot line on the front		150 feet		Lot line that abuts a street and has primary front setback							
107	Lot line on the side		145 feet		Lot line located clockwise from "Lot line in the front"							
108	Lot line on the other side		145 feet		Lot line located counter clockwise from "Lot line in the front"							
109	Lot line on the back		150 feet		Lot line located opposite from "Lot line in the front"							
110												
111	Estimated Land Area of the Site		21,750 square feet									
112	(accept the calculation or enter exact)		0.50 acres									
113												
114												
115	Abutting Streets and Site Access											
116												
117	How many streets border this property?											
118	One street, along the front											
119												
120	Perimeter Lot Lines per EIA:		Type of Street		Street Name		How Many Driveways?		Driveway Width			
121	Lot line on the front		Local Street		W 26th Avenue		2		24 feet			
122	Lot line on the side		Not Applicable		None		0		0 feet			
123	Lot line on the other side		Not Applicable		None		0		0 feet			
124	Lot line on the back		Not Applicable		None		0		0 feet			
125												
126	Adjacent and Abutting Properties											
127												
128			Relationship to Neighboring Lot:		Adjacent Zoning District:		Category of Adjacent District:		Adjacent Use Classification:		Is Adjacent Use Single Family?	
129	Perimeter Lot Lines per EIA:				Current Code		Proposed Code					
130	Lot line on the front		Adjacent		R-4		R-4		Residential		Residential	No
131	Lot line on the side		Abutting		R-4		R-4		Residential		Residential	No
132	Lot line on the other side		Abutting		B-3		B-3		Non-Residential		Non-Residential	No
133	Lot line on the back		Abutting		R-4		R-4		Residential		Residential	No
134												
135												
136												

Proposed Uses and Floor Area of Each Use Type		Current Code: R-4		Proposed Code: R-4		
RESIDENTIAL	1. Dwellings, Multifamily or Mixed-use - Efficiency	-	-	-	-	
	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	12	9,600	12	9,600	
	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	8	8,000	8	8,000	
	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	-	-	-	-	
	<i>Total Residential Dwellings and Square Feet</i>	20	17,600	20	17,600	
	FAR Bonus Potential: Dwellings from above that qualify as affordable			Dwellings	Square Feet	
	Efficiency			-	-	
	1 Bedroom			-	-	
	2 Bedroom			-	-	
	3 Bedroom			-	-	
TOTAL Affordable Units			-	-		
<i>Bonus GFA (up to 0.5 FAR) at 3 sf bonus per 1 sf</i>				0 sq ft		
FAR Bonus Potential: Housing in mixed-use districts						
<i>Bonus GFA (up to 0.5 FAR) at 2 sf bonus per 1 sf</i>				0 sq ft		
HOTEL	5. Hotel Visitor Accommodations	-	-	-	-	
COMMERCIAL AND INDUSTRIAL	6. Office - business, professional and financial	-	-	-	-	
	7. Office - health and medical	-	-	-	-	
	8. Fitness and Health Club	-	-	-	-	
	9. Restaurant	-	-	-	-	
	10. Restaurant with Drive-through Service	-	-	-	-	
	11. Retail - Grocery or Food Store	-	-	-	-	
	12. Retail - General and miscellaneous	-	-	-	-	
	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	-	-	-	-	
	14. Retail - furniture, home appliance, building materials,	-	-	-	-	
	15. Manufacturing, small (LT 5,000 sf gfa)	-	-	-	-	
	16. Manufacturing, large (GT 5,000 sf gfa)	-	-	-	-	
	17. Warehouse, small (LT 50,000 sf gfa)	-	-	-	-	
	18. Warehouse, large (GT 50,000 sf gfa)	-	-	-	-	
	19. Accessory mechanical/HVAC area in its own floor or	-	-	-	-	
	<i>Total Commercial and Industrial Square Feet</i>	-	-	-	-	
	STRUCTURED PARKING	Parking above grade - in the building or a separate structure	-	square feet	-	square feet
		Parking below grade - in the basement or underground structure	-	square feet	-	square feet
	Total floor area of all uses:		17,600	square feet	17,600	square feet

186 Proposed Building Dimensions		187 Current Code Scenario: R-4			187 Proposed Code Scenario: R-4		
188 FLOORS	188 Floor:	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)	188 Number of Floors	188 Floor Height (ft)	188 Floorplate Size (sf)
189	First Floor	1	10	5,600	1	10	5,600
190	Second Floor and/or Mezzanine	1	10	6,000	1	10	6,000
191	(Instructions for the "floor height" column: accept default floor height or enter in a customized height.)	1	10	6,000	1	10	6,000
192	Third Floor	-	0	0	-	0	0
193	Fourth Floor	-	0	0	-	0	0
194	Fifth Floor	-	0	0	-	0	0
195	Number of Additional Floors	-	0	0	-	0	0
196	Mechanical Storage Penthouse	-	0	0	-	0	0
197	Attic or Sloping Roof (Above Eave)	-	5		-	5	
198	Total Floors Proposed Above Grade	3			3		
199	Basement Floors (Below Grade)	-	0	0	-	0	0
		200 Current Code: R-4			200 Proposed Code: R-4		
201	BUILDING HEIGHT	Height of Proposed Building (using floor heights)		35 feet as proposed	35 feet as proposed		
202		Max allowable height in the district		Unlimited feet allowed	45 feet allowed by-right		
203		Max allowable height with neighborhood height transition		Unlimited feet allowed	Unlimited feet allowed where building is placed		
204	GROSS FLOOR AREA	Gross Floor Area (based on floorplate sizes)		17,600 square feet	17,600 square feet		
205		Gross Floor Area of proposed uses (from page 3)		17,600 square feet	17,600 square feet		
206		Gross Floor Area excluding below grade parking		17,600 square feet	17,600 square feet		
207		Gross Floor Area above grade (excluding any basement)		17,600 square feet	17,600 square feet		
208		Gross Floor Area excluding all structured parking		17,600 square feet	17,600 square feet		
209							
210	FLOOR AREA RATIO (FAR)	Floor Area Ratio allowed by-right in the district		2.00 FAR	1.00 FAR		
211		Maximum Floor Area Ratio allowed with bonuses		2.00 FAR	2.00 FAR		
212		Allowable FAR for this project given the bonuses it received		2.00 FAR	1.00 FAR		
213		Proposed Floor Area Ratio of this project		0.81 FAR	0.81 FAR		
214		Resulting Allowable Gross Floor Area for this project		43,500 square feet GFA	21,750 square feet GFA		
215							
216	LOT COVERAGE AND BUILDING LENGTH	Proposed building footprint size (based on floorplates)		5,600 square feet	5,600 square feet		
217		Length of front/rear elevation (must fit within setbacks)		125 feet	48 feet		
218		Length of side elevation (must fit within setbacks - p.7)		45 feet	118 feet		
219		Minimum building footprint size (EIA model assumption)		5,000 square feet	5,000 square feet		
220		Lot Coverage of building footprint		26%	26%		
221		Maximum Lot Coverage allowed in the district		50%	50%		
222							
223	BUILDING LOCATION RELATIVE TO PERIMETER LOT LINES	Near Front Lot Line, not set back behind vehicle area?		No Distance (feet):	Yes Distance (feet):		
224		Length of Façade near Front Lot Line (feet)		0 84	48 10		
225		Near Side Lot Line, not set back behind vehicle area?		Yes Distance (feet):	Yes Distance (feet):		
226		Length of Façade near Side Lot Line (feet)		45 13	118 10		
227		Near Other Side Lot Line, not set back behind vehicle area?		Yes Distance (feet):	No Distance (feet):		
228		Length of Façade near Other Side Lot Line (feet)		45 12	0 92		
229		Near Back Lot Line, not set back behind vehicle area?		Yes Distance (feet):	Yes Distance (feet):		
230		Length of Façade near Back Lot Line (feet)		125 16	48 17		

233	Parking Requirements: Current Code			
234				
235	Use Types	Parking Space requirement per unit area	Spaces Required	
236	1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40 spaces per dwelling unit	-	
237	2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68 spaces per dwelling unit	20.2	spaces
238	3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00 spaces per dwelling unit	16.0	spaces
239	4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80 spaces per dwelling unit	-	
240	5. Hotel Visitor Accommodations	1.00 space per room	-	
241	6. Office - business, professional and financial	3.33 spaces per 1,000 gross square feet	-	
242	7. Office - health and medical	4.00 spaces per 1,000 gross square feet	-	
243	8. Fitness and Health Club	3.33 spaces per 1,000 gross square feet	-	
244	9. Restaurant	1.00 space per 3 seats	-	
245	10. Restaurant with Drive-through Service	1.00 space per 3 seats	-	
246	11. Retail - Grocery or Food Store	5.00 spaces per 1,000 gross square feet	-	
247	12. Retail - General and miscellaneous	3.33 spaces per 1,000 gross square feet	-	
248	13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33 spaces per 1,000 gross square feet	-	
249	14. Retail - furniture, home appliance, building materials, wholesale stores	3.33 spaces per 1,000 gross square feet	-	
250	15. Manufacturing, small (LT 5,000 sf gfa)	2.50 spaces per 1,000 gross square feet	-	
251	16. Manufacturing, large (GT 5,000 sf gfa)	2.50 spaces per 1,000 gross square feet	-	
252	17. Warehouse, small (LT 50,000 sf gfa)	1.00 space per 1,000 gross square feet	-	
253	18. Warehouse, large (GT 50,000 sf gfa)	1.00 space per 1,000 gross square feet	-	
254	19. Accessory mechanical/HVAC area in its own floor or penthouse	- space per 1,000 gross square feet	-	
255	Total parking required		37	spaces
256				
257	Parking space distribution	Spaces	Gross Land Area per Space	
258	Surface parking	<i>Levels of Structured Parking: (Enter "1" for 0 or 1 levels)</i>		
259	Within building, on ground floor	Number of levels: 1	37	100%
260	Within building, below ground	Number of levels: 1	-	0%
261	Above grade structure	Number of levels: 1	-	0%
262	Below grade structure	Number of levels: 1	-	0%
263	Off-site Parking		-	0%
264	TOTAL		37	100%
265				
266	Total Land Area Required for Parking	13,875	square feet	
267	<i>Percent of Total Site Area</i>	64%		
268				
269				

270	Parking Requirements: Proposed Code							
271		Available	Residences Close to	Mixed-use, B-1A	Residences in Center	Adjacency to	Affordable or	Transit Pass
272		Parking Reductions:	Downtown	or R-4A District	City	Transit Service	Senior Housing	or Cash-out
273	A. Is Project Eligible?	No	No	Yes	Yes	(enter # of units)	No	No
274	B. Applicable Reduction:	0%	0%	10%	5%	0%	0%	0%
275	C. Is the project scenario a 'qualifying site development' that meets the prerequisites to receive reductions? (21.07.090F.3)							
276								Yes
277								
278								
279								
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281								
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314 Setbacks, Easements, and Perimeter Landscaping Requirements									
315									
316 Setback Requirements			Minimum Setback Distance				Maximum Setback Distance		
Perimeter Lot Lines per EIA:		Type of Setback:	Current Code	R-4	Proposed Code	R-4	Proposed Code	R-4	
318 Lot line on the front		Front setback	10	feet	10	feet	Unlimited	feet	
319 Lot line on the side		Side setback	5	feet	5	feet	Unlimited	feet	
320 Lot line on the other side		Side setback	5	feet	5	feet	Unlimited	feet	
321 Lot line on the back		Rear setback	10	feet	10	feet	Unlimited	feet	
322									
323 Perimeter Utility Easements			Current Code		R-4		Proposed Code		R-4
324 Linear utility easements along perimeter of site.			Lot line on the front		0		feet		
			Lot line on the side		0		feet		
			Lot line on the other side		0		feet		
			Lot line on the back		15		feet		
328									
329 Site Perimeter Landscaping			Current Code		R-4		Proposed Code		R-4
Perimeter Lot Lines per EIA:		Type of Abutting Street or Use (also helps determine parking lot landscaping below):	Adjoining or Adjacent Zoning	Min Perimeter Landscaping Width (feet)	Abutting Zoning	Site Perimeter Landscaping Level	Min Perimeter Landscaping Width (feet)	Landscaping Width with Utility Easement	
330 Lot line on the front		Local Street	R-4	0	R-4	L2	8	8	
332 Lot line on the side		Residential	R-4	0	R-4	None	0	0	
333 Lot line on the other side		Non-Residential	B-3	0	B-3	L2	8	8	
334 Lot line on the back		Residential	R-4	0	R-4	None	0	0	
335									
336 Parking Lot Perimeter Landscaping			Current Code		R-4		Proposed Code		R-4
Perimeter Lot Lines per EIA:		Category of Adjacent Zoning	Classification of Adjacent Use	Required Width of Parking Lot Perimeter Landscaping (feet)	Length of the Parking Lot along the Lot Line (ft)	Parking Lot Perimeter Landscaping Level	Required Width of Parking Lot Perimeter Landscaping (ft)	Length of the Parking Lot along the Lot Line (ft)	Landscaping Width with Utility Easement
338 Lot line on the front		Residential	Residential	8	150	L2	8	64	8
339 Lot line on the side		Residential	Residential	8	80	L2	8	0	8
340 Lot line on the other side		Non-Residen	Non-Residential	8	80	L2	8	145	8
341 Lot line on the back		Residential	Residential	8	0	L2	8	64	8
342									
343 Combined Perimeter Landscaping, Easement, and Setback Requirements			Current Code		R-4		Proposed Code		R-4
344			Perimeter Lot Lines per EIA:		Landscaping		Building Setback		
345			Lot line on the front		8		10		feet
346			Lot line on the side		8		5		feet
347			Lot line on the other side		8		8		feet
348			Lot line on the back		8		15		feet
349									
350 Total Setback, Easement and Perimeter Landscaping Area Requirements			Current Code		R-4		Proposed Code		R-4
351			Lot line on the front		816		square feet		
352			Lot line on the side		865		square feet		
353			Lot line on the other side		865		square feet		
354			Lot line on the back		1,875		square feet		
355			TOTAL AREA		4,421		square feet		
356									
357									

358	Parking and Loading Related Facility Requirements					
359						
360	Parking Lot Interior Landscaping and Vertical Curb Requirements			Current Code	Proposed Code	
361	Landscaping and Curb Questions related to Proposed Code:			Number of surface parking spaces	37 spaces	22 spaces
362	Do landscaped parking lot corners count toward required interior landsc.?	No		Surface parking land area	13,875 sf	8,250 sf
363	How many parking lot corners to be landscaped?	1		Required landscaping area as a percent of parking area	0.0%	0.0%
364	How many such corners will be used for <u>required</u> snow storage (see below)?	0		Parking Lot Interior Landscaping Area Requirement	0 sf	0 sf
365	How many such corners will be used for a refuse receptacle (see below)?	0		Area of landscaped parking lot corners that cannot count	0 extra sf	0 extra sf
366	Did the actual project install vertical curbing around the parking area?	No		Total Area Encumbered by Parking Lot Interior Landsc.	0 sf	0 sf
367						
368	Snow Storage Area Requirements (recommended draft of July 29, 2010, Assembly Committee Document 7.6)					
369						
370	Select the Type of Snow Storage / Disposal: Snow to be stored on site in a paved area	Type of Use or Facility	Current Code	Proposed Code		
371		Parking and Loading for Residential Uses	no minimum	equal to 10% of paved surface area	834 sf	
372		Parking and Loading for Non-residential Uses	no minimum	equal to 0% of paved surface area	0 sf	
373		Other Paved Facilities? (from page 11)	0 sq ft	equal to 0% of paved surface area	0 sf	
374	Total Required Snow Storage Area		0 square feet	834 sf		
375						
376						
377	Exterior Lighting Requirements (recommended draft as of June 7, 2009, Assembly Committee Document 7.2.R)					
378	Surface parking area to be illuminated:			Current Code	Proposed Code	
379				13,875 sq ft	8,250 sq ft	
380	Loading Facility and Mechanical/Electrical Equipment - Area and Screening Requirements					
381				Current Code	Proposed Code	
382	Required Type of Loading Berth	Current Code	Proposed Code	Number of Berths Required by Use (uses numbered as on page 3)	Uses #1-4: 0	Uses #1-4: 0
383		B	B	Uses #5-6: 0	Uses #5-7: 0	
384	Land Area per Loading Berth	400 square feet	400 square feet	Use #7: 0	Uses #8-14: 0	
385	Is the loading area visible from a street or non-industrial zoning district?	No		Uses #8-14: 0	Uses #8-14: 0	
386	Enter width of mech. equipment within 40 ft of and facing a street	0		Uses #15-18: 0	Uses #15-18: 0	
387				Total Number of Loading Berths Required	0 berths	0 berths
388				Subtotal Loading Area Requirement	0 square feet	0 square feet
389				...Area required for additional perimeter landscaping	0 square feet	0 square feet
390				...Area required for mech/electrical equipment screening	0 square feet	0 square feet
391				Total Loading Facility and Mechanical Equipment Area Requirements Related to Title 21	0 square feet	0 square feet
392						
393	Refuse Receptacle Area and Screening Requirements					
394	Refuse Screening Questions:			Current Code	Proposed Code	
395	Do the receptacles abut an alley?	No		Type of refuse receptacle	Dumpster	Dumpster
396	Are the receptacles within or on same pavement as the parking facility?	Yes		Number of Outdoor Refuse Receptacles	1	1
397	Would screening be necessary to screen view of containers from street?	Yes		Number of Refuse Receptacles Stored Indoors	0	0
398	Does the enclosure need a gate to screen the receptacle from a street?	Yes		Refuse Container Area (incl any Screening Enclosure)	120 sq ft	120 sq ft
399	% of On-site Maneuver Space for Refuse Trucks that is Assumed to Overlap with Parking Lot, Alley, or Street				100%	100%
400	Area Used Exclusively for Refuse Truck Maneuver Space				0 sq ft	0 sq ft
401	Total Refuse Collection Area Requirement				120 sq ft	120 sq ft
402						
403						

Pedestrian Connections Requirements					Current Code R-4	Proposed Code R-4
Walkway to Entrance (Proposed code only - this is for required walkways to and between primary entrances)						
<i>Entrance Location on Building (assumes middle of elevation):</i>	<i>Enter Yes or No</i>	<i>A. Distance from Entrance to a Street (ft)</i>	<i>B. Distance between Entrances (ft)</i>	<i>% B. Overlaps A. or a Sidewalk</i>		
<i>On Front Elevation?</i>	Yes	10	166	100%	- square feet	50 square feet
<i>On Side (clockwise from front)?</i>	No	0	0	0%	- square feet	- square feet
<i>On Other Side Elevation?</i>	No	0	0	0%	- square feet	- square feet
<i>On Rear Elevation (opposite)?</i>	Yes	152	0	0%	- square feet	760 square feet
Walkway Separating Building Façade from Parking Areas						
<i>Building Elevation Length Next to Parking and Loading Facility:</i>	<i>Current Code (ft)</i>	<i>Proposed Code (ft)</i>	<i>Exempted as a loading or service area or queue lane?</i>	<i>% Overlap w/ Other Required Walkways</i>		
<i>Front Elevation</i>	125	0	No	100%	500 square feet	- square feet
<i>Side (clockwise from front)</i>	0	0	No	0%	- square feet	- square feet
<i>Other Side (counter clockwise)</i>	0	0	No	0%	- square feet	- square feet
<i>Rear Elevation (opposite)</i>	0	0	No	0%	- square feet	- square feet
Sidewalks Required where Missing along Street (Proposed code only - for R-4, R-4A, and Mixed-use districts)						
<i>Street sidewalk missing?</i>	<i>Yes or No</i>	<i>Sidewalk Length Needed</i>	<i>Room for it in ROW?</i>			
Lot line on the front	Yes	150	No		- square feet	750 square feet
Lot line on the side	No	0	Yes		- square feet	0 square feet
Lot line on the other side	No	0	Yes		- square feet	0 square feet
Lot line on the back	No	0	Yes		- square feet	0 square feet
Bus Stop Area (Proposed code only - May be required in return for a transit-related parking reduction)						
<i>Required in return for a Parking Reduction?</i>	No (Accept default or enter yes or no)				- square feet	- square feet
<i>Is it located along an Arterial class street?</i>	No (Enter yes or no)					
<i>Additional area for on-site transit facilities</i>	0 square feet					
FAR Bonus Potential: Primary Pedestrian Walkway (Proposed code only - an incentivized optional feature)						
<i>Length of Primary Pedestrian Walkway =</i>	<i>linear feet</i>				- square feet	- square feet
0 sq. ft. of bonus floor area awarded per	1 sq. ft. of primary pedestrian walkway				-	
TOTAL Pedestrian Connection Facilities Area						
Total On-site Area Used for Pedestrian Connections					500 square feet	1,560 square feet
Percent of Total Site Area					2.3%	7.2%

Private Open Space Requirements		Assume High Quality Space Provided per standards of 21.07.030D?		Current Code	R-4	Proposed Code	R-4
444	Residential Private Open Space	Yes	2,000	square feet	1,800	square feet	
445	Non-residential Private Open Space (Required for 5,000+ sf gfa)	No	-	square feet	-	square feet	
446	Additional Open Space required in return for Residential Parking Reductions (40 sf per reduction of 1 parking space)		-	square feet	160	square feet	
447	Total Required Private Open Space		2,000	square feet	1,960	square feet	
448	Amount actually provided on or in the building(s)		-	sq. ft.	-	sq. ft.	
449	Amount actually provided on the land		2,000	sq. ft.	1,960	sq. ft.	
450	Total Private Open Space Provided		2,000	sq. ft.	1,960	sq. ft.	
451	Acres		0.05	acres	0.04	acres	
452	Percent of Site		9.2%		9.0%		
453	Excess Private Open Space Provided		-	sq. ft.	-	sq. ft.	
454	FAR Bonus potential: Additional Private Open Space						
455	0 sq. ft. of bonus floor area allowed per	1 sq. ft. of additional private open space	-	sq. ft. of bonus floor area			

Other Facilities or Undeveloped Areas (Optional)	Area (sf)	Brief Description of Facility
463		
464		
465		
466		
467		
468	TOTAL AREA	- square feet

470 **Summary, Part 1: Total Site Land Area Requirements Related to Title 21**

471

472 Total Land Area Required

Site Element	Land Area in Square Feet				Comparison of Proposed to Current	
	Current Code	R-4	Proposed Code	R-4	Change in sq. ft.	% of Current
Building Footprint	5,600	square feet	5,600	square feet		
Parking	13,875	square feet	8,250	square feet	(5,625)	59%
Setbacks, Easements and Perimeter Landscaping	4,421	square feet	3,894	square feet	(527)	88%
Parking Lot Interior Landscaping	-	square feet	-	square feet		
Site Enhancement Landscaping	875	square feet	432	square feet		
Snow Storage Areas	-	square feet	834	square feet	834	
Exterior Lighting	-	square feet	-	square feet		
Loading and Utility Areas incl. Screening	-	square feet	-	square feet		
Refuse Collection Areas	120	square feet	120	square feet		100%
Pedestrian Connections	500	square feet	1,560	square feet	1,060	312%
Private Open Space	2,000	square feet	1,960	square feet	(40)	98%
TOTAL	27,391	square feet	22,650	square feet	(4,741)	83%
Total Site Usage with "Other Facilities" included	27,391		22,650	square feet	(4,741)	83%
Total Area of Actual Site	21,750	square feet	21,750	square feet		

487

488

489

490

491

492 Percent of Total Site Area

Site Element	Percent of Total Site Area			
	Current Code	R-4	Proposed Code	R-4
Building Footprint	25.7%	of site area	25.7%	of site area
Parking	63.8%	of site area	37.9%	of site area
Setbacks, Easements and Perimeter Landscaping	20.3%	of site area	17.9%	of site area
Parking Lot Interior Landscaping	0.0%	of site area	0.0%	of site area
Site Enhancement Landscaping	4.0%	of site area	2.0%	of site area
Snow Storage Areas	0.0%	of site area	3.8%	of site area
Exterior Lighting	0.0%	of site area	0.0%	of site area
Loading and Utility Areas incl. Screening	0.0%	of site area	0.0%	of site area
Refuse Collection Areas	0.6%	of site area	0.6%	of site area
Pedestrian Connections	2.3%	of site area	7.2%	of site area
Private Open Space	9.2%	of site area	9.0%	of site area
TOTAL	125.9%	of site area	104.1%	of site area
Total Site Usage with "Other Facilities" included	125.9%	of site area	104.1%	of site area

506

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511 *Question: If total site usage required by current code, as calculated*

512 *above, is significantly greater than the size of the actual site, how was*

513 *the actual project able to have been built?*

514 *Answer: Project predates current regulations*

515

516 Summary, Part 2: Total Monetary Costs Related to Title 21							
517 Site Elements (Required by Title 21)		518 Cost of Site Element		518 Comparison of Proposed to Current			
		519 Current Code	519 R-4	519 Proposed Code	519 R-4	519 Change in Cost	519 % of Current
520 Parking Facilities							
520	Surface parking	\$296,000		\$176,000		(\$120,000)	59%
521	Within building, above ground	\$0		\$0			
522	Within building, below ground	\$0		\$0			
523	Above grade structure	\$0		\$0			
524	Below grade structure	\$0		\$0			
525	On-street and/or Off-site	\$0		\$0			
526	Bicycle Parking	\$0		\$0			
527	Parking Subtotal	\$296,000		\$176,000		(\$120,000)	59%
529 Landscaping							
530	Site and Parking Lot Perimeter Landscaping	\$19,500		\$32,500		\$13,000	167%
531	Parking Lot Interior Landscaping	\$0		\$0		\$0	
532	Site Enhancement Landscaping	\$1,100		\$900		(\$200)	82%
533	Protective Vertical 6" Concrete Curbs	\$0		\$15,000		\$15,000	
534	120% Performance Bond 5% insurance fee	\$0		\$2,000		\$2,000	
535	Landscaping Subtotal	\$20,600		\$50,400		\$29,800	245%
537 Service Facilities and Facility Screening							
538	Snow Storage and Disposal	\$0		\$16,700		\$16,700	
539	Exterior (Parking Lot) Lighting	\$1,100		\$800		(\$300)	73%
540	Loading Facilities and Mechanical/Electrical Equipment	\$0		\$0			
541	Refuse Collection	\$7,400		\$9,400		\$2,000	127%
542	Service Facilities Subtotal	\$8,500		\$26,900		\$18,400	316%
543							
544	Pedestrian Facilities	\$5,000		\$15,600		\$10,600	312%
545							
546	Private Open Space	\$16,000		\$23,500		\$7,500	147%
547							
548	A. Total Cost of All Site Elements Above Required by Title 21	\$346,100		\$292,400		(\$53,700)	84%
549	(including structured parking)						
550							
551	B. Cost of Land Area Needed \$20 per sf (2010 appraisal data)	\$547,800		\$453,000		(\$94,800)	83%
552	C. Combined Cost of All Site Elements above Plus Land (A + B)	\$893,900		\$745,400		(\$148,500)	83%
553							
554	D. Construction Cost of Building Standards of 21.07.110 and .120	\$0		\$139,000		\$139,000	
555	(assumed to add 5.0% to total building cost)						
556	E. Combined Costs of Required Site Elements and Building Design (A + D)	\$346,100		\$431,400		\$85,300	125%
557							
558	F. Total Cost of Land + Required Site and Building Elements (A + B + D)	\$1,240,000		\$1,176,800		(\$63,200)	95%
559							

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Appendices

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Appendix A: Zoning District Pair Comparisons in EIA Model

Zoning Districts Table 1. The EIA Model is Capable of the Following Zoning District Comparisons:	
Current Zoning District	Provisionally Adopted Zoning District
B-1A	B-1A
	NMU
B-3	B-3
	NMU
	CMU
	RMU
	R-4A
B-3 in Midtown	B-3 in Midtown
	RMU in Midtown
R-O	R-O
	R-4
	R-4A
R-4	R-4
	R-4A
R-3	R-3
I-1	I-1
	I-2
	B-3
	CMU
	RMU
I-2	I-1
	I-2
	B-3
	CMU
	RMU

Zoning Districts Table 2. Current Code Districts Available in EIA Model	
Acronym	Name
R-3	Multi Family Residential
R-4	Multi Family Residential
RO	Residential Office
B-1A	Local and Neighborhood Business
B-3	General Business
I-1	Light Industrial
I-2	Heavy Industrial

Zoning Districts Table 3. Provisionally Adopted Districts Available in EIA Model	
Acronym	Name
R-3	Multi-Family Residential
R-4	Multi-Family Residential
R-4A	Multi-Family Residential Mixed Use
RO	Residential Office
B-1A	Local and Neighborhood Business
B-3	General Business
B-3 in Midtown	B-3 zoning applicable to central areas of Midtown
NMU	Neighborhood Mixed Use
CMU	Community Mixed Use
RMU	Regional Mixed Use
RMU in Midtown	RMU zoning applicable to central areas of Midtown
I-1	Light Industrial
I-2	Heavy Industrial

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Appendix B: Project Development Categories of EIA Model

This table is for use in comparison testing of the maximum floor area / FAR development potential for major building categories under current and proposed zoning. The EIA "project development categories" are based on common existing and anticipated kinds of physical building development in Anchorage, and are listed generally in order of most to least common. The EIA categories are not intended to address every possible type or configuration of development. The primary purpose is to help provide a general indication of the maximum FAR possible for common types of development. The results of testing will vary by land use type and specific characteristics of individual project scenario examples.

EIA Project Development Category	Description / Examples	Default Assumptions and Parameters
1. Single Story Building - with all surface parking	Large retail store; small office; strip mall; restaurant; warehouse.	Entire building is one story.
2. Low-to-Medium Rise Building - with all surface parking	Professional, business and medical offices; residential apartments.	Building height is assumed to be 75 feet high or less. No usable floor area above this height. Building footprint is assumed to be at least 5,000 sf. Upper floors may exceed size of lower floor by up to 20%. May include basement depending on project scenario.
3. Low-to-Medium Rise Building - with surface parking plus ground-level parking under the building	Financial office buildings in Midtown; residential apartment complexes.	Same building parameters as above. Parking in ground-level of building is counted toward FAR calculation. Some of the parking may be in surface lot as well.
4. Low-to-Medium Rise Building - with two levels of parking (one underground) under the building	High density residential apartments, such as Park Plaza II at 16th and A.	Same building parameters as above. Building may have one or up to two levels of parking underneath; only one level is assumed to be underground. Part or all of the first floor of the building may be used as a second level of parking. Some parking may be in surface lot as well.
5. Low-to-Medium Rise Building - with separate adjacent parking structure	Recent examples include the office building at 3000 C Street and the Afognak Native Corporation building on Arctic Boulevard.	Parking structure is assumed to have a separate footprint on the site from the main building, and can be no taller than 75 feet high. Some of the parking may be in a surface lot as well.
6. Medium-to-High Rise Building - with all surface parking	Office, residential or mixed-use tower.	Building height may reach 300 feet. Minimum footprint is 10,000 sf. Upper floors may not exceed size of first floor.
7. Medium-to-High Rise Building - with structured parking	Office, residential or mixed-use tower.	Same building parameters as above. Structured parking configuration assumptions may vary by test.

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Appendix C: Land Use Types Available in EIA Model

<p>The following land use types are based primarily on the 2008 EIA report's ranking of the most common types of uses in the Bowl. Derived from municipal Assessor data, the names and some categories on the list were modified to match the names and categorization of equivalent land use types in Title 21. Categories can be added or removed from the model as necessary. For example, the "restaurant" uses, while not the most common land use category in the municipal Assessor file, was added to the list.</p>	
Use	Notes on EIA Model Worksheet Groupings of Uses
1. Dwellings, Multifamily or Mixed-use - Efficiency	
2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	
3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	
4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	
5. Hotel Visitor Accommodations	This is a generalized grouping of separate use types from current and/or proposed Title 21. They have similar use-specific development standards.
6. Office - business, professional and financial	
7. Office - health and medical	
8. Fitness and Health Club	
9. Restaurant	
10. Restaurant with Drive-through Service	
11. Retail - Grocery or Food Store	
12. Retail - General and miscellaneous	Uses #12 through #15 are each generalized grouping of separate use types from current and/or proposed Title 21. They have similar use-specific development standards.
13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	
14. Retail - furniture, home appliance, building materials, wholesale stores	
15. Manufacturing, small (LT 5,000 sf gfa)	
16. Manufacturing, large (GT 5,000 sf gfa)	
17. Warehouse, small (LT 50,000 sf gfa)	This is a generalized grouping of separate use types from current and/or proposed Title 21. They have similar use-specific development standards.
18. Warehouse, large (GT 50,000 sf gfa)	
19. Accessory mechanical/HVAC area in its own floor or penthouse	EIA model separates this accessory use to reflect current practice and proposed code provision that an accessory HVAC mechanical area in its non-habitable mechanical penthouse (or otherwise isolated on a separate floor from the main uses in the building) has a lower parking requirement applied to it.

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Appendix D: Parking Facility Assumptions of EIA Model

Parking Table 1. Parking Dimensional Assumptions		
Type of Parking	Area per Space (Square Feet)	
Surface Parking Space (i.e., total parking lot land area per space)	Square feet of land area	375
Surface Parking Space in a relatively compact site plan <i>(optional depending on test site - site layouts vary in efficiency)</i>	Square feet of land area	350
Surface Parking Space in an irregular or relatively inefficient parking lot layout <i>(optional depending on test site - site layouts vary in efficiency)</i>	Square feet of land area	400
Ground-level Parking Space (under the building)	Square feet of gross floor area	350
Parking Structure Parking Space	Square feet of gross floor area	350
Bicycle Parking Space	Square feet of land area	12
Does structured parking count toward gross floor area in FAR calculation in Title 21 Rewrite?	No in old Title 21 R-4 zone; yes in new Title 21.	
<p>Note: Parking space size assumption includes the land area of appurtenant driveways and circulation aisles. Parking lots typically require 300 to 400 s.f. of paved area, including appurtenant driveways and aisles, per parking space. Of four local lots measured, all had more than 350 s.f. per parking space. This corroborates with research literature sources.</p>		

Parking Table 2. Parking Cost Assumptions		
Type of Parking	Construction Cost per Space	
Surface parking	\$	8,000 per space
Surface, under building	\$	35,000 per space
Above grade structure	\$	35,000 per space
Below grade structure	\$	60,000 per space
Off-site or On-Street Space requiring construction	\$	8,000 per space
Bicycle Parking Space	\$	1,000 per space

Appendix D: Parking Facility Assumptions of EIA Model

Parking Table 3. Minimum Number of Parking Spaces Required (1 of 2)			
Land Use Type Available for Testing in EIA Model	Current Parking Requirement	Proposed Parking Requirement*	Comments
1. Dwellings, Multifamily or Mixed-use - Efficiency	1.40 per dwelling	1.10 per dwelling	Multifamily parking requirement shown includes any spillover or guest space requirement. Guest space requirement in current code is actually higher than what this table indicates for any apartment building with 6 or fewer units.
2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	1.68 per dwelling	1.10 per dwelling	
3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	2.00 per dwelling	1.60 per dwelling	
4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	2.80 per dwelling	2.10 per dwelling	
5. Hotel Visitor Accommodations	1.00 per guestroom	0.90 per guest room	Does not include conference or meeting room parking requirement.
6. Office - business, professional and financial	3.33 per 1000 sf	2.86 per 1000 sf	
7. Office - health and medical	4.00 per 1000 sf	3.33 per 1000 sf	
8. Fitness and Health Club	3.33 per 1000 sf	3.33 per 1000 sf	
9. Restaurant	1.00 per 3 seats	10.00 per 1000 sf	
10. Restaurant with Drive-through Service	1.00 per 3 seats	8.00 per 1000 sf	
11. Retail - Grocery or Food Store	5.00 per 1000 sf	4.00 per 1000 sf	
12. Retail - General and miscellaneous	3.33 per 1000 sf	2.86 per 1000 sf	This is a generalized grouping of separate use types from current and/or proposed Title 21.
13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	3.33 per 1000 sf	2.50 per 1000 sf	This is a generalized grouping of separate use types from current and/or proposed Title 21.
14. Retail - furniture, home appliance, building materials, wholesale stores	3.33 per 1000 sf	1.25 per 1000 sf	This is a generalized grouping of separate use types from current and/or proposed Title 21.
*Note: The proposed Title 21 requirements in this table are the basic minimum requirements. They do not reflect the proposed "parking reductions and alternatives" to be available in the proposed code. The individual EIA model test worksheets incorporate most of the individual parking reductions based on the site- and project-specific factors. Some reductions or alternatives from the proposed code are not in the model and would require manual entry if needed.			

Appendix D: Parking Facility Assumptions of EIA Model

Parking Table 3. Minimum Number of Parking Spaces Required (2 of 2)			
Land Use Type Available for Testing in EIA Model	Current Parking Requirement	Proposed Parking Requirement*	Comments
15. Manufacturing, small (LT 5,000 sf gfa)	2.50 per 1000 sf	1.00 per 1000 sf	This is a generalized grouping of separate use types from current and/or proposed Title 21.
16. Manufacturing, large (GT 5,000 sf gfa)	2.50 per 1000 sf	0.67 per 1000 sf	
17. Warehouse, small (LT 50,000 sf gfa)	1.00 per 1000 sf	0.80 per 1000 sf	This is a generalized grouping of separate use types from current and/or proposed Title 21.
18. Warehouse, large (GT 50,000 sf gfa)	1.00 per 1000 sf	0.67 per 1000 sf	
19. Accessory mechanical/HVAC area in its own floor or penthouse	0.00 per 1000 sf	0.00 per 1000 sf	This is an assumption to allow modelling to go forward. This is to allow for rare cases in which an entire floor or penthouse is devoted to non habitable accessory storage and HVAC floor area, accessory to a primary use.
<p>*Note: The proposed Title 21 requirements in this table are the basic minimum requirements. They do not reflect the proposed "parking reductions and alternatives" to be available in the proposed code. The individual EIA model test worksheets incorporate most of the individual parking reductions based on the site- and project-specific factors. Some reductions or alternatives from the proposed code are not in the model and would require manual entry if needed.</p>			

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Appendix E: Setbacks Assumptions of EIA Model

Setbacks Table 1. Proposed Maximum Front Setbacks		
District	Primary Front Setback (ft)	Percent of Ground-level, Street-facing Building Elevation that must Comply
R-4A	40	50%
NMU	40	30%
CMU	40	50%
RMU	40	30%

Note: Primary front setback is based on the 20 ft max setback listed in the 21.06 dimensional tables plus the additional 20 ft allowed by-right in 21.06.030C.6.b(i).

Setbacks Table 2. Minimum Front and Rear Setback Requirements - Current Code				
Land Use		FRONT	REAR	
			Adjoining or Adjacent to a Residential District	Adjoining or Adjacent to a Non-Residential District
CURRENT CODE				
B-3	Residential	10	10	
B-3	Non-Residential	10	15	0
R-O	Residential	10	10	
R-O	Non-Residential	10	10	
R-3		20	20	
R-4		10	10	
I-1		10	equal to that of the R district	5
I-2		10	equal to 2x that of the R district	5
B-1A	Residential	20	10	
B-1A	Non-Residential	20	25	5

Appendix E: Setbacks Assumptions of EIA Model

Setbacks Table 3. Minimum Front and Rear Setback Requirements - Proposed Code				
Land Use		FRONT	REAR	
			Abutting or Adjacent to a Residential District	Abutting or Adjacent to a Non-Residential District
PROPOSED CODE				
B-1A		10	15	10
B-3	Residential	10		10
B-3	Non-residential	10	15	5
R-O	Residential	10		10
R-O	Non-residential	10	15	10
R-3		20		20
R-4		10		10
R-4A		10	15	10
I-1		10	20	5
I-2		10	40	5
NMU		0	15	5
CMU		0	15	5
RMU		0	20	5

Appendix E: Setbacks Assumptions of EIA Model

Setbacks Table 4. Minimum Side Setback Requirements - Current Code				
SIDES				
Basic (including if building is on lot line in non-residential districts)	+ per 5' over 35' in bldg height	Adjoining or Adjacent to a Residential District	Adjoining or Adjacent to a Non-Residential District	
CURRENT CODE				
B-3 Residential	5	1	5	
B-3 Non-Residential	0	0	10	
R-O Residential	5	1	5	
R-O Non-Residential	0	0	5	
R-3	10	0	10	
R-4	5	1	5	
I-1	0	0	equal to that of the R district	5
I-2	0	0	equal to 2x that of the R district	5
B-1A Residential	5	0	5	
B-1A Non-Residential	0	0	20	5

Appendix E: Setbacks Assumptions of EIA Model

Setbacks Table 5. Minimum Side Setback Requirements - Proposed Code				
SIDES				
Basic (including if building is on lot line in non-residential districts)	+ per 5' over 35' in bldg height	Adjacent to a Residential District	Adjacent to a Non-Residential District	
PROPOSED CODE				
B-1A	5	0	10	5
B-3 Residential	5	1	5	5
B-3 Non-Residential	0	0	15	10
R-O Residential	5	1	5	5
R-O Non-Residential	5	0	10	5
R-3	10	0	10	10
R-4	5	1	5	5
R-4A	5	0	10	5
I-1	0	0	20	5
I-2	0	0	40	5
NMU	0	0	15	5
CMU	0	0	15	5
RMU	0	0	20	5

Appendix F: Landscaping Assumptions of EIA Model

Landscaping Table 1. Proposed Code - Site Perimeter Landscaping Requirements (Landscaping Levels L2, L3, or L4)

Zoning of Proposed Project	Abutting District																			Abutting Street			
	R-1	R-1A	R-2A	R-2D	R-2F	R-2M	R-3	R-4	R-4A	PLI	PR	RO	B-1A	B-3	NMU	CMU	RMU	I-1	I-2	Freeway	Arterial	Collector	Local
RO	L3	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3		L2		L2	L2	L2	L2	L2	L4	L2	L2	L2
B-3	L3	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3		L2		L2	L2	L2	L2	L2	L4	L2	L2	L2
B-1A	L3	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3						L2	L2	L2	L4	L2	L2	L2
NMU	L3	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3						L2	L2	L2	L4	L2	L2	L2
CMU	L3	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3						L2	L2	L2	L4	L2	L2	L2
RMU	L3	L3	L3	L3	L3	L3	L3	L3	L3	L2	L2		L2		L2	L2		L2	L2	L4	L2	L2	L2
R-3	L3	L3	L3	L3							L3		L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
R-3 1ac+	L3	L3	L3	L3	L2	L2		L2	L2	L3			L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
R-4	L3	L3	L3	L3	L3	L3				L3		L2	L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
R-4 1ac+	L3	L3	L3	L3	L3	L3	L2			L3		L2	L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
R-4A	L3	L3	L3	L3	L3	L3				L3		L2	L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
R-4A 1ac+	L3	L3	L3	L3	L3	L3	L2			L3		L2	L2	L2	L2	L2	L3	L3	L3	L4	L3	L2	L2
I-1	L3	L3	L3	L3	L3	L3	L3	L3	L3	L2	L3	L2	L2	L2	L2	L2	L2			L4	L2	L2	L2
I-2	L3	L3	L3	L3	L3	L3	L3	L3	L3	L2	L3	L2	L2	L2	L2	L2	L2			L4	L2	L2	L2

Note: Residential multifamily dwellings in the NMU, CMU, RMU, RO, and B-3 districts shall be subject to R-4 district site perimeter landscaping requirements.

Landscaping Table 2. Current Code - Site Perimeter Landscaping Minimum Width (in feet)

Zoning of Proposed Project	Abutting (Adjoining) District																			Abutting Street			
	R-1	R-1A	R-2A	R-2D	R-2F	R-2M	R-3	R-4		PLI		RO	B-1A	B-3				I-1	I-2	Freeway	Arterial	Collector	Local
R-O																				30			
B-1A	10	10	10	10	10	10	10	10												30	6	6	
B-3	10	10	10	10	10	10	10	10												30	6	6	
R-3																				30			
R-4																				30			
I-1	10	10	10	10	10	10	10	10												30	8	8	
I-2	10	10	10	10	10	10	10	10				8	8	8						30			

Appendix F: Landscaping Assumptions of EIA Model

Landscaping Table 3. Proposed Code - Parking Lot Perimeter Landscaping Requirements						
Proposed Use Type	Abutting Use or Street					
	Single Family	Single Family Across Alley	Multifamily	Multifamily Across Alley	Other	
Multifamily	L3	L3 L2 with fence	L2	L2	L2	
Nonresidential or Mixed-use	L3	L3 L2 with fence	L3	L3 L2 with fence	L2	

Landscaping Table 4. Current Code - Parking Lot Perimeter Landscaping Requirements					
Proposed Use Type or District	Adjoining District		Abutting Street		
	Residential District	Nonresidential	Arterial	Collector	Local
B-3 and B-1A	10	8	6	8	
Nonresidential Use in other districts besides B-3 (see note 2)	10	8	8		
Residential Use in other districts besides B-3	8	8	8		
Note 1: Except in the B-3 district, parking lot perimeter landscaping requirements for parking lots adjacent to nonresidential uses only apply to parking lots with 15 or more spaces.					
Note 2: For non-residential use in other districts besides B-3, 10 foot buffer is used unless a screening structure is provided in which case 8 feet and VE landscaping is used (21.45.080X.6.a)					

Appendix F: Landscaping Assumptions of EIA Model

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Appendix F: Landscaping Assumptions of EIA Model

Landscaping Table 5. Perimeter Landscaping Costs Per Square Foot (2008)				
Landscaping	Current Code		Proposed Code	
Visual enhancement (VE)	\$ 6.91	per sq. ft.	\$ 10.94	per sq. ft.
Buffer 10' wide	\$ 10.65	per sq. ft.	\$ 11.70	per sq. ft.
Buffer 15' wide	not estimated	per sq. ft.		
Screening	\$ 11.90	per sq. ft.	\$ 11.37	per sq. ft.
Average of VE and Buffer	\$ 7.85		\$ 11.32	

Note #1: Model weights the average of VE and Buffer toward VE in Current Code because VE is currently applied more often.

Note #2: Model assumes that VE and Arterial Landscaping in Current Code have the same cost per square foot.

Landscaping Table 6. Site/Visual Landscaping Costs Per Square Foot (2008)				
Landscaping	Current Code		Proposed Code	
Site/Visual Enhancement	\$1.20	per sq. ft.	\$2.00	per sq. ft.

Note: Areas of site not covered by buildings or other facilities or required landscaping shall be landscaped.

Landscaping Table 7. Ornamental Screening Fence and Vertical Curbing Assumptions		
Width of Vertical Curb Paving	0.5 foot	
Length of Vertical Curbing Per Sq Ft of Interior Landsc	0.38 linear feet	assumes curbing all around a 9X20 ft perimeter
Construction Cost of Vertical Curbing Per Sq Ft	\$ 55.00	Source: December 2010 interview with municipal project landscape architect, regarding typical per linear foot costs of curb-and-gutter between parking lot and landscaping bed.
Construction Cost of Ornamental Screening Fence Per Linear Foot	\$ 100.00	Source: Screening fence costs based on 2009 average bid tab for a 5 ft tall chain link/wood fence was \$82.13 per ln ft. EIA Model rounds up to 100.

Appendix F: Landscaping Assumptions of EIA Model

Landscaping Table 8. Current Code - Visual Enhancement Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Deciduous trees (1 in caliper)[2]	5	\$1,500
Deciduous shrubs (18 inch)	15 (3 shrubs per tree)	\$825
Shredded bark mulch	800 square feet	\$3,200
	Total	\$5,525
	Per Square Foot	\$6.91

[1] Arterial landscaping category is being dropped in the new code and replaced with visual enhancement landsc. It's assumed that the sq ft costs are similar.
 [2] The new code requires the minimum caliper of deciduous trees to be 2 inches. The minimum caliper under the current code is 1 inch for deciduous trees (for meeting visual enhancement landscaping requirements).

Appendix F: Landscaping Assumptions of EIA Model

Landsc. Table 9. Proposed Code - L2 Visual Enhancement Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Deciduous trees (2 inch cal.)[1]	20 tree units required. 5 deciduous trees (2" cal.) = 20	\$2,250
Deciduous shrubs (18")	12 shrub units required. 24	\$1,320
Shredded bark mulch	800 square feet	\$3,200
Additional required landscape units (to be used for additional or larger trees and shrubs; toward existing tree retention; or hardscape items)[2]	18 landscape units are remaining. For this estimate, assume more 18" shrubs are used to create a low shrub hedge. 36 more 18" shrubs =	\$1,980
	Total	\$8,750 [2]
	Per Square Foot	\$10.94

[1] The new code requires the minimum caliper of deciduous trees to be 2 inches. The minimum caliper under the current code is 1 inch for deciduous trees (for meeting visual enhancement landscaping requirements).

[2] Total costs of the new code will vary widely depending on how the extra required landscape units are used. For example, one existing 4" caliper tree retained within the perimeter landscaping area would be worth 20 landscape units. This could replace the \$1,980 used above to purchase additional shrubs. Also note that 18" shrubs are used in the cost comparison for the new code since this is the minimum shrub size required in the current code. However, since the new code doesn't prescribe 3 shrubs per tree which is the current policy, larger shrubs can be used which can also reduce costs. For example, 12 x 36 inch shrubs would also meet the mandatory 12 shrub units but would cost an estimated \$1,140. In addition, if the site had one existing 4-inch deciduous tree to be retained within the perimeter landscaping area, the total landscaping cost would be approximately \$7,340, or approximately 33% higher cost than the current code. If the site has more than one existing trees that can be applied to the perimeter tree requirement, the costs could be reduced even further.

Appendix F: Landscaping Assumptions of EIA Model

Landsc. Table 10. Current Code - Buffer (10') Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Evergreen trees (6 ft.)	5	\$3,000
Deciduous trees (1-1/2 inch caliper)	5	\$2,000
Deciduous shrubs (18 inch)	30 (3 shrubs per tree)	\$1,650
Shredded bark mulch	1,000 square feet	\$4,000
	Total	\$10,650
	Per Square Foot	\$10.65

Landsc. Table 11. Proposed Code - L3 Buffer Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Evergreen trees (6 ft.)	30 evergreen tree units	\$3,000
Deciduous trees (2 inch caliper)[1]	20 tree units required in addition to mandatory	\$2,250
Deciduous shrubs (24 inch)	25 shrub units required. 50	\$2,750
Shredded bark mulch	1,500 square feet [2]	\$6,000
Additional required landscape units (to be used for additional or larger trees and shrubs; toward	35 landscape units left over.	\$3,000 (fence)
	In this case, a 4 ft. high ornamental screening fence	\$ 550 (10 shrubs)
	Total	\$17,550 [3]
	Per Square Foot	\$11.70

Notes:

[1] The new code's minimum deciduous tree has a 2 inch caliper. For the buffer landscaping requirement, the current code allows a 1-1/2 inch caliper tree.

[2] The new code requires a 15-foot wide landscaping bed while the current code only requires a 10-foot wide bed.

[3] See note #2 on previous page.

Appendix F: Landscaping Assumptions of EIA Model

Landsc. Table 12. Current Code - Screening Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Evergreen trees (8+ ft.)[1]	20 evergreen trees (two off-	\$18,000
Deciduous trees	None required	\$ --
Deciduous shrubs (30 inch)[2]	60 (3 shrubs per tree)	\$5,700
Shredded bark mulch	3,000 square feet	\$12,000
	Total	\$35,700
	Per Square Foot	\$11.90

Notes:

[1] The current code calls for a minimum evergreen height of 6 ft. with the average

[2] 36 inch shrub costs are used.

Appendix F: Landscaping Assumptions of EIA Model

Landsc. Table 13. Proposed Code - L4 Screening Landscaping		
Landscape Item	Quantity	Installed Cost (2008)
Evergreen tree (8+ ft.)[1]	90 evergreen tree units	\$9,000
Deciduous tree (2 inch caliper)[2]	30 other tree units are needed. 8 deciduous trees at	\$3,600
Deciduous shrub (36 inch)	60 shrub units required. 60 x	\$5,700
Shredded bark mulch	3,000 square feet [3]	\$12,000
Additional required landscape units (to be used for additional or larger trees and shrubs; toward existing tree retention; or	38 landscape units left over.	\$1,500 (berm)
	In this case, a 3 foot high berm is used for the extent of screening area = 15	\$1,000 (boulders)
		\$1,300
	Total	\$34,100 [4]
	Per Square Foot	\$11.37

Notes:

[1] Assumes 8 ft. evergreen trees even though the Public Hearing Draft doesn't specify this as a minimum height.

[2] The new code's minimum deciduous tree has a 2 inch caliper. The current code doesn't list a minimum caliper for deciduous trees since the screening requirements call for evergreens only.

[3] The cost estimate assumes the entire bed is covered with shredded bark, although in reality, a berm may only use mulch on the top portion of the berm under the trees and shrubs and use other seed mixes for the sloped sides of the berm.

[4] Total costs of the new code will vary widely depending on how the extra required landscape units are used. For example, screening landscaping areas will likely have many existing trees that could qualify for tree points and some large shrubs that could qualify for shrub points. Due to the potential cost savings, the landscape unit system may encourage more tree retention, particularly for screening landscaping areas which have a wide bed.

Appendix F: Landscaping Assumptions of EIA Model

Landsc. 14. Cost of Landscaping Materials (2008)	
Evergreen Tree (12'+ ht.)	\$1,500 each
Evergreen Tree (10-12' ht.)	\$1,200 each
Evergreen Tree (8-10' ht.)	\$900 each
Evergreen Tree (6-8' ht.)	\$600 each
Deciduous Tree (4" cal.)	\$2,000 each
Deciduous Tree (3" cal.)	\$1,200 each
Deciduous Tree (2.5" cal.)	\$750 each
Deciduous Tree (2" cal.)	\$450 each
Deciduous Tree (1-1/2" cal.)	\$400 each
Deciduous Tree (1" cal.)	\$275 each
Deciduous Shrub (36" ht.)	\$95 each
Deciduous Shrub (24" ht.)	\$80 each
Deciduous Shrub (18" ht.)	\$55 each
Evergreen Shrub (18" ht.)	\$100 each
Perennial & Ground Cover (#1 container)	\$25 each
Topsoil (4" depth) & Seeding	\$1,200 MSF
Flower Basket Support	
Earth Berm (min. 18" ht.)	\$15 lin.ft.
Decorative Ornamental Fence (metal)	\$175 lin.ft.
Screen Fence (Opaque; 6'+ ht)	\$30 lin.ft.
Ornamental Pavers	\$12.50 sq.ft.
Ornamental Concrete (exposed aggregate, etc.)	\$120 sq.yd
Landscape Boulders (3'x3')	\$200 each
Landscape Boulders (4'x4')	\$300 each
Seating / Decorative Walls	\$200 lin.ft.
Bench (min. 6' length)	\$1,800
Trash Receptacle	\$1,500
Bicycle Rack	\$1,000
Landscape Irrigation (in-ground)	\$2.50 sq.ft.
Shredded bark mulch	\$4 per sq. ft.
Rock mulch	\$6 per sq. ft.

Appendix G: Snow Storage and Disposal Assumptions of EIA Model

Snow Storage Table 1. Area Requirements			
Use Type	Existing Title 21 Snow Storage Area Requirement	Proposed Title 21 Snow Storage Area Requirement as percent of parking lot facility area	Comments
Residential Use	No specific snow storage area requirement	10%	Single family, two-family, townhouse and mobile home dwelling uses on individual lots are proposed to be exempt. The proposed snow storage area requirement for all uses can be waived if the development plan is to haul snow off-site or use snow melting devices.
Non-residential Use	No specific snow storage area requirement	10%	

Snow Storage Table 2. Cost Assumptions			
Snow Storage Area Construction Cost			Comments
Paved Area	\$20	per square foot	Assumed to be similar to per sq ft cost of paved areas
Planted Area	\$12	per square foot	Assumed to be similar to per sq ft cost of landscaping; alternative cost assumption could be \$6 per sf, based on \$5,000/1,000 sf for topsoil and \$500/1,000sf seeding as reported by PM&E project manager.

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Appendix H: Exterior Lighting Assumptions of EIA Model

Exterior Lighting Table 1. MLO Requirements and Lighting Statistics		
MLO REQUIREMENTS	TYPICAL DESIGN 400 WATT SEMI-CUTOFF COBRAHEAD	MLO COMPLIANT 250 WATT ONE FOR ONE REPLACEMENT
Lighting Zone	LZ3	LZ 3
IESNA Criteria		
Minimum Horizontal Illuminance (HFC)	0.5	0.5
Minimum Vertical Illuminance (VFC)	0.25	0.25
LIGHTING STATISTICS		
Total Lumens	1944000	887550
Allowed Lumens	2060189	2060189
Average Horizontal Illuminance (HFC)	5.2	2.7
Maximum Horizontal Illuminance (HFC)	14.4	7.3
Minimum Horizontal Illuminance (HFC)	1.0	0.5
Minimum Vertical Illuminance (VFC)	0.7	0.3
Uniformity (Avg:Min)	5:1	4:1
Uniformity (Max:Min)	14:1	12:1
Source: Clanton and Associates, with revisions made by the Planning Department, Municipality of Anchorage, with input from IESNA - Alaska Chapter, September 4, 2007.		

Appendix H: Exterior Lighting Assumptions of EIA Model

Exterior Lighting Table 2. Cost Assumptions			
	TYPICAL DESIGN 400 WATT SEMI-CUTOFF COBRAHEAD	MLO COMPLIANT 250 WATT ONE FOR ONE REPLACENT	
CAPITAL COSTS			
Number of Luminaire Replacements	42	42	
Material Cost per Luminaire	\$257	\$360	
Total Material Cost	\$10,794	\$15,120	
Labor Cost per Luminaire	\$250	\$250	
Total Labor Cost	\$10,500	\$10,500	
Total Installed Cost	\$21,294	\$25,620	1.20
Per square foot	\$0.082	\$0.099	1.20
ENERGY USE			
Area (SF)	258324	258324	
Number of Lamps	42	42	
Input Wattage	452	288	←Assumes electronic ballasts where possible, otherwise pulse start
Total Power (W)	18984	12096	
Lighting Power Density (W/SF)	0.073	0.047	
Hrs of Operation per Day	10	10	Assumed average use over entire year
Hrs of Operation per Year	3640	3640	
Energy Use per Year (kWh)	69,102	44,029	
Cost of Energy (\$/kWh)	\$0.12	\$0.12	←From Energy Information Administration - http://www.eia.doe.gov/cneaf/electricity/epm/table5_6_b.html
Energy Cost per Year (\$/year)	\$8,292	\$5,284	
ECONOMIC ANALYSIS			
Capital Cost / SF	\$0.08	\$0.10	Source: Development Strategies, Inc.
Savings per Year (\$/year)		\$63,818	Revised by Development Strategies, Inc.
Lifetime (years)	15	15	
Discount Rate	5%	5%	Assumed a 5% discount rate
USPW	10.3797	10.3797	Uniform Series Present Worth factor
Simple Payback (years)		0.1	Revised by Development Strategies, Inc.
Net Present Cost (Present \$)	\$107,364	\$80,461	LifeCycle Cost over project lifetime
Net Present Cost / SF	\$0.42	\$0.31	
Source: Clanton and Associates, with revisions made by the Planning Department, Municipality of Anchorage, with input from IESNA - Alaska Chapter, September 4, 2007.			

Source: Development Strategies, Inc.

←Assumes electronic ballasts where possible,
otherwise pulse start

Assumed average use over entire year

←From Energy Information Administration - http://www.eia.doe.gov/cneaf/electricity/epm/table5_6_b.html

Source: Development Strategies, Inc.

Revised by Development Strategies, Inc.

Assumed a 5% discount rate

Uniform Series Present Worth factor

Revised by Development Strategies, Inc.

LifeCycle Cost over project lifetime

Appendix I: Loading Facility Assumptions of EIA Model

Loading Table 1. Dimensional Assumptions			
Type of Loading Berth	Area	Length	Width
Type A Loading Berth	800 sf	80 ft	10 ft
Type B Loading Berth	400 sf	40 ft	10 ft

Loading Table 2. Cost Assumptions	
Item	Unit Cost (2008)
Loading Berths	\$21 per square foot
Screening Wall or Fence	\$220 per linear foot of long side of loading berth
Note: Screening wall cost is based on 2009 MOA PM&E average bid tab of \$217.61 for a sound barrier fence. Loading berth area cost is assumed to be similar to parking area costs.	

Loading Table 3. Required Berths: Current Title 21						
Use Type	Type of Berth	Number of Berths per Gross Floor Area				
		0	1	2	3	4
Dwelling, Multifamily or Mixed-use	B	Less than 25,000 sf gfa	25,000 - 150,000 sf gfa	150,001 - 400,000 sf gfa	400,001 - 650,000 sf gfa	More than 650,000 sf gfa
Hotel	B	Less than 25,000 sf gfa	25,000 - 40,000 sf gfa	40,001 - 100,000 sf gfa	100,001 - 200,000 sf gfa	More than 200,000 sf gfa
Office, business, professional and financial	B					
Office, health and medical	B	Less than 10,000 sf gfa	10,000 - 100,000 sf gfa	More than 100,000 sf gfa		
All Other Commercial Uses	B	Less than 7,000 sf gfa	7,000 - 24,000 sf gfa	24,001 - 50,000 sf gfa	50,001 - 100,000 sf gfa	More than 100,000 sf gfa
All Industrial Uses	A	Less than 12,000 sf gfa	12,000 - 36,000 sf gfa	36,001 - 60,000 sf gfa	60,001 - 100,000 sf gfa	More than 100,000 sf gfa

Title 21 Economic Impact Analysis (EIA) - 2012 Update
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Appendix I: Loading Facility Assumptions of EIA Model

Loading Table 4. Required Berths: Proposed Title 21						
Use Type	Type of Berth	Number of Berths per Gross Floor Area				
		0	1	2	3	4
Dwelling, Multifamily or Mixed-use	B	0 - 49 dwelling units	50 - 149 dwelling units	150 - 249 dwelling units	250 - 349 dwelling units	350 or more dwellings
Hotel	B	Less than 25,000 sf gfa	25,000 - 40,000 sf gfa	40,001 - 100,000 sf gfa	100,001 - 200,000 sf gfa	More than 200,000 sf gfa
Office, business, professional and financial	B					
Office, health and medical	B					
All Other Commercial Uses	B	Less than 10,000 sf gfa	10,001 - 24,000 sf gfa	24,001 - 50,000 sf gfa	50,001 - 100,000 sf gfa	More than 100,000 sf gfa
All Industrial Uses	A	Less than 12,000 sf gfa	12,001 - 36,000 sf gfa	36,001 - 60,000 sf gfa	60,001 - 100,000 sf gfa	More than 100,000 sf gfa

Title 21 Economic Impact Analysis (EIA) - 2012 Update
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Appendix J: Refuse Receptacle Assumptions of EIA Model

Refuse Collection Facility Table 1. Dimensional and Cost Assumptions							
Refuse Receptacle Type	Number of Receptacles	Area Requirements			Construction Cost		
		Area Size of Container	Area Size w/ Screening Enclosure	Refuse Vehicle Maneuvering Clearance Area	Cost of Surface per sq ft	Cost of Screening Enclosure	Cost of Enclosure Gate
Dumpster	1	40 sf	120 sf	1500 sf	\$21.33	\$4,800	\$2,000
	2	90 sf	220 sf	1500 sf	\$21.33	\$6,300	\$5,000
Compactor / Roll - off	1	184 sf	462 sf	1500 sf	\$21.33	\$9,600	\$2,000

Notes: Refuse vehicle maneuvering clearance area is assumed to be a 15 foot wide, 100 foot long (ie., 1500 sf) space in front of the refuse container. Screening enclosure costs were first checked against a 2009 average bid tab for a 5 ft tall chain link/wood fence of \$82.13 per linear foot. PM&E staff in Dec 2010 recommended assuming a 6-7 ft tall screening enclosure would cost around \$150 per square foot, depending on the materials used. The EIA Model multiplies the \$150 per square foot amount by the perimeter length of the screening enclosure. PM&E staff interviewed in Dec 2010 that enclosure gate costs between \$2,000 and \$5,000 depending on size of the enclosure would be a good general est.

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Appendix K: Pedestrian Facility Assumptions of EIA Model

Pedestrian Facility Type	Minimum Width - Current Code (ft)	Minimum Width - Proposed Code (ft)	Construction Cost Per Square Foot	Total Square Feet	Comments
Walkway or Sidewalk	4	5	\$10.00	n/a	Construction cost assumption for pedestrian connection facilities is based on the average bids on standard finish sidewalks, as reported on page 4 of 2009 Municipal bid tabs available on the MOA Public Works Department website. Average of average bids on six such sidewalk projects was \$71 dollars per square yard, or \$8.
Primary Pedestrian Walkway	n/a	12	\$15.00	n/a	<p>Model assumes that a primary pedestrian walkway will have a width of 12 feet. This includes the minimum clear width of 8 feet for the walkway itself plus (a) additional width along buildings for a sidewalk storefront zone, transition pedestrian spaces and/or building foundation landscaping; and (b) buffer space of at least 4 feet in width along streets and driveways to accommodate street trees, landscaping beds, light fixtures, utilities, etc.</p> <p>Primary pedestrian walkway per square foot construction cost is guess estimated to be higher than standard sidewalk in row above. It is calibrated to be somewhat near the cost of site perimeter landscaping, estimated to be between \$11 and \$12 per square foot.</p>
Off-street Transit Stop (Arterials)	n/a	15	\$20.00	300	Model assumes that bus stops along arterial streets will be required to have bus pull-out lanes at the bus stop, which requires that more of the space needed for the bus stop staging area must be acquired from outside the right-of-way.
On-street Transit Stop (Collector or Local Streets)	n/a	10	\$20.00	200	Bus stop per square foot construction cost assumption is a guess estimate, building from cost estimates in rows above.

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Appendix L: Private Open Space Assumptions of EIA Model

Private Open Space Table 1. Area Requirements				
Zoning District	Current Title 21 "usable yard" requirement per dwelling unit (sf)	Proposed Title 21 "private open space" requirement per dwelling unit (sf)	Proposed Title 21 "private open space" requirement for non-residential development as a percentage of the gross floor area of the non-residential portion of the development	Proposed Title 21 percent reduction in open space area requirement for high quality common space
R-4	100	120	5%	25%
R-4A		120	5%	
R-3	400	400	n/a	
B-1A	0	120	5%	
B-3	100	120	5%	
RO	100	120	5%	
NMU		120	5%	
CMU		120	5%	
RMU		120	5%	

Private Open Space Table 2. Construction Cost Assumptions		
Construction Cost (2008)		Comments
Current Code	\$8.00 per sq ft	Assumed to be similar to cost of current VE landscaping
Proposed Code	\$12.00 per sq ft	Assumed to be similar to cost of L2 landscaping

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Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 1. Minimum Possible Building Footprint		
Building Floor Plate	Floor Area (Square Feet)	
Minimum footprint size for a one-story building		1,000
Minimum footprint size for a 2 - 5 story building		5,000
Minimum footprint size for a building taller than 5 stories		10,000
Minimum footprint size for structured parking area		5,000
Note: Model should use this factor to ensure that none of the test cases creates an unrealistic building floor plate, because this would create unrealistic assumptions about how much parking can get on site.		

Dimensional Assumptions Table 2. Dwelling Unit Size		
Dwelling Unit	Gross Floor Area (Square Feet) - <i>GFA of building per dwelling</i>	
Dwelling, Multifamily - Efficiency		600
Dwelling, Multifamily or Mixed-use - 1 Bedroom		800
Dwelling, Multifamily or Mixed-use - 2 Bedroom		1,000
Dwelling, Multifamily or Mixed-use - 3 Bedroom		1,400
Hotel Guest Room		1,000

Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 3. Story Height by Use Type	
Use Type	Height of each story (feet)
Structured Parking or Ground-level Parking under a building	15
Dwelling, Multifamily or Mixed-use - 1 Bedroom	10
Dwelling, Multifamily or Mixed-use - 2 Bedroom	10
Dwelling, Multifamily or Mixed-use - 3 Bedroom	10
Visitor Accommodations	10
Office - business, professional and financial	15
Office - health and medical	15
Restaurant	15 25 (select one)
Retail, grocery store	15 25 (select one)
Retail, general - general, convenience store, building materials	15 25 (select one)
Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	15 25 (select one)
Retail, large goods - furniture, home appliance, flooring	15 25 (select one)
Manufacturing, small	25
Manufacturing, large	25
Warehouse, small	25
Warehouse, large	25

Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 4. Maximum Allowed Building Height (feet)			
Zoning District	Current Code	Proposed Code by right	Proposed Code with bonuses
R-3	35	35	
R-4	Unlimited	45	60
R-4A		45	90
R-O	Unlimited	45	
B-1A	25	30	
B-3	Unlimited	45	
B-3 Midtown	Unlimited	Unlimited	
CMU		60	
NMU		45	
RMU		60	
RMU Midtown		Unlimited	
I-1	Unlimited	50	
I-2	Unlimited	Unlimited	

Note: 21.06.030D.7, Height Adjustments, as provisionally adopted, allows height increases of up to five feet.

Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 5. Maximum Allowed Lot Coverage (as a percentage of lot area)				
Zoning District	Current Code		Proposed Code	
	Residential	Non-Residential	Residential	Non-Residential
R-3	40%	40%	40%	40%
R-4	50%	50%	50%	50%
R-4A			65%	65%
R-O	50%	100%	50%	50%
B-1A	40%	50%	50%	50%
B-3	50%	100%	50%	100%
B-3 Midtown or MT			50%	100%
CMU			100%	100%
NMU			100%	100%
RMU			100%	100%
I-1	100%	100%	100%	100%
I-2	100%	100%	100%	100%

Dimensional Assumptions Table 6. Maximum Allowed Floor Area Ratio (FAR)			
Zoning District	Current Code	Proposed Code by right	Proposed Code with bonuses
R-4	2	1	2
R-4A		1	3
R-O (Residential Uses Only)	2	1	2
B-3 (Residential Uses Only)	2	1	2
B-3 Midtown	Unlimited	Unlimited	Unlimited
CMU		1	2
NMU		0.75	1.50
RMU		1	2
RMU Midtown		2	7
All Other Districts and Uses	Unlimited	Unlimited	Unlimited

Title 21 Economic Impact Analysis (EIA) - 2012 Update
Municipality of Anchorage Planning Division
5/18/2012

Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 7. Non-Industrial Building Construction Costs Per Square Foot			
Building Construction - Non-industrial Development Projects (For technical reasons having to do with model functions and references, the following list includes all uses in the model, including uses that are unlikely to be in non-industrial projects)	Per Gross Square Foot (2008)		% Adjustment for Proposed Design Standards in 21.07.110 and 21.07.120
	Current Title 21	Proposed Title 21	
1. Dwellings, Multifamily or Mixed-use - Efficiency	\$150	\$158	5%
2. Dwellings, Multifamily or Mixed-use - 1 Bedroom	\$150	\$158	5%
3. Dwellings, Multifamily or Mixed-use - 2 Bedroom	\$150	\$158	5%
4. Dwellings, Multifamily or Mixed-use - 3 Bedroom	\$150	\$158	5%
5. Hotel Visitor Accommodations	\$175	\$184	5%
6. Office - business, professional and financial	\$175	\$177	1%
7. Office - health and medical	\$265	\$268	1%
8. Fitness and Health Club	\$175	\$177	1%
9. Restaurant	\$175	\$177	1%
10. Restaurant with Drive-through Service	\$175	\$177	1%
11. Retail - Grocery or Food Store	\$175	\$177	1%
12. Retail - General and miscellaneous	\$175	\$177	1%
13. Retail - repair, rental, services, liquor, bicycle, vehicle parts	\$175	\$177	1%
14. Retail - furniture, home appliance, building materials, wholesale stores	\$125	\$126	1%
15. Manufacturing, small (LT 5,000 sf gfa)	\$130	\$130	0%
16. Manufacturing, large (GT 5,000 sf gfa)	\$120	\$120	0%
17. Warehouse, small (LT 50,000 sf gfa)	\$115	\$115	0%
18. Warehouse, large (GT 50,000 sf gfa)	\$110	\$110	0%
19. Accessory mechanical/HVAC area in its own floor or penthouse	\$125	\$125	0%

Appendix M: Building Dimensional and Cost Assumptions of EIA Model

Dimensional Assumptions Table 8. Industrial Building Construction Costs Per Square Foot			
Building Construction - for use in testing Industrial Development Projects (For technical reasons having to do with model functions and references, the following list includes all uses in the model, including uses that are unlikely to be in industrial projects)	Per Gross Square Foot (2008)		% Adjustment for Proposed Design Standards in 21.07.110 and 21.07.120
	Current Title 21	Proposed Title 21	
Dwelling, Multifamily or Mixed-use - Efficiency or Studio	\$150	\$150	0%
Dwelling, Multifamily or Mixed-use - 1 Bedroom	\$150	\$150	0%
Dwelling, Multifamily or Mixed-use - 2 Bedroom	\$150	\$150	0%
Dwelling, Multifamily or Mixed-use - 3 Bedroom	\$150	\$150	0%
Hotel	\$175	\$175	0%
Office, business, professional and financial	\$175	\$175	0%
Office, health and medical	\$265	\$265	0%
Health Club/Fitness Center	\$175	\$175	0%
Restaurant	\$175	\$175	0%
Restaurant with Drive-through Service	\$175	\$175	0%
Retail, grocery	\$175	\$175	0%
Retail, general - general, convenience store, building materials	\$175	\$175	0%
Retail, other - pharmacy, video rental, liquor store, wholesale, business service, vehicle parts stores	\$175	\$175	0%
Retail, large goods - furniture, home appliance, flooring	\$125	\$125	0%
Retail, large shopping mall	\$145	\$145	0%
Manufacturing, small	\$130	\$130	0%
Manufacturing, large	\$120	\$120	0%
Warehouse, small	\$115	\$115	0%
Warehouse, large	\$110	\$110	0%
Accessory storage/mechanical area	\$125	\$125	0%

Appendix N: Drop Down Menus in EIA Model

<u>Allowed Height</u>	<u>Usable Parking Lot Corners</u>	<u>Snow Storage</u>	<u>Refuse Receptacles</u>
feet allowed by-right	No	Snow to be stored on site in a paved area	Compactor
feet adjusted by AMC 21.60.030D.7	Yes, one corner	Snow to be stored on site in a planted area	Dumpster
feet maximum with bonuses	Yes, two corners	Owner indicates snow will be melted	
	Yes, three corners	Owner indicates snow will be removed from site	
	Yes, four corners		

<u>Assumed Cost of Land per sq ft:</u>	<u>Utility Easement</u>	<u>Street Type</u>	<u>Land Use</u>	<u>Yes or No</u>	<u>Percent</u>
\$10	0	Not Applicable	Residential	Yes	0%
\$15	10	Freeway	Non-Residential	No	25%
\$20		Arterial Street	Mixed-Use		50%
\$25		Collector Street			75%
\$30		Local Street			100%
\$35		Alley			
\$40					

Reasons

Answer: Project received variances from regulations.

Answer: Project predates current regulations

Answer: (Provide site specific answer if needed)

Corner Lot

One street, along the front

Two streets, corner lot

Two streets, along the front and back

Three streets, along the front and the two sides

Three streets, along the front, side, and back

Four streets, all sides

Appendix N: Drop Down Menus in EIA Model

<u>Zoning</u>			<u>Structure Type</u>
<u>Not applicable</u>	<u>Current Title 21</u>	<u>Proposed Title 21</u>	
R-1	One Family Residential	Single Family Residential	Not applicable
R-1A	One Family Residential	Single Family Residential	Single family detached
R-2A	Two Family Residential	Two Family Residential	Single family attached
R-2D	Two Family Residential	Two Family Residential	Two-family structure
R-2F	Multi Family Residential	Mixed Residential	Multiple family structure
R-2M	Multi Family Residential	Mixed Residential	Cluster housing
R-3	Multi Family Residential	Multi-Family Residential	School
R-4	Multi Family Residential	Multi-Family Residential	Park
R-4A		Multi-Family Residential Mixed Use	Library
R-5	Rural Residential	Low Density Residential	Church
R-6	Suburban Residential	Low Density Residential	Tower
R-7	Intermediate Rural Residential	Single Family Residential	Child care home
R-8	Rural Residential	Low Density Residential	Child care center
R-9	Rural Residential	Low Density Residential	Hotel
R-10	Residential Alpine/Slope	Low Density Residential Alpine/Slope	Private club or lodge
RO	Residential Office	Residential Office	Museum
B-1A	Local and Neighborhood Business	Local and Neighborhood Business	Charitable institution
B-1B	Community Business		Commercial greenhouse/nursery
B-3	General Business	General Business	Professional services office
B-4	Rural Business		Employment agency
I-1	Light Industrial	Light Industrial	Veterinary clinic
I-2	Heavy Industrial	Heavy Industrial	Family self-sufficiency service
I-3	Rural Industrial		Retail store
NMU		Neighborhood Mixed Use	General office building
CMU		Community Mixed Use	Restaurant or club
RMU		Regional Mixed Use	Warehouse
PLI-p	Public Lands and Institutions - park		Manufacturing/assembly
PR		Parks and Recreation	Junkyard
			Outdoor storage