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November 1, 2004
W.O. D58954

Mr. Jim Fergusson
Associated General Contractors Of Alaska
8005 Schoon Street
Anchorage, Alaska 99518

Subject: Analysis of Implementing Title 21 Rewrite on an Existing Site
Alaska USA Federal Credit Union at 36th And Eureka Street

Dear Mr. Fergusson:

Thank you for allowing DOWL Engineers (DOWL) the opportunity to review the above described site with regards to the proposed revisions to Title 21 (Anchorage Municipal Code for Land Use Development). The purpose of the preliminary analysis is to test what the potential impacts would be to this specific project if it was designed using the proposed Title 21 rewrite (Public Draft June 2004).

EXISTING DEVELOPMENT

The site meets the current Title 21 requirements for land use development. It is zoned B-3 in which office use is a permitted principal use. The building has a total area of 92,275 square feet (s.f.), 66,850 s.f. is used for office space and 25,425 s.f. is used for storage/mechanical space. There are 249 parking spaces provided on the site plan, which is one more than required. The parking requirement for office use is one space per 300 s.f. (223 spaces) and the requirement for storage is one space per 1,000 s.f. (25 spaces). The landscaping, snow storage, and pedestrian walkways have all been approved and permitted.

KEY ASSUMPTIONS THAT PERTAIN TO THIS ANALYSIS

This site meets the definition of a "Commercial Greenfield." This is a new term used in the proposed draft of Title 21 that refers to land not previously developed. This site would be subjected to design standards that are applicable for Greenfields (section 21.07.090.G1a).

Measurement of any resulting building square footage reduction will be in the same ratio of office/storage as is in the current building (66,850/25,425 s.f.).

Parking requirements for the building would be based upon the new schedule "A" for office, which is one space /300 s.f. and schedule "B" for indoor storage at 1/1250.

DESIGN STANDARD THAT IMPACT SITE UTILIZATION

- Required landscaping cannot be located in utility easements. Since, as with most parcels, the utility easements are on the perimeter of the site, the required perimeter landscaping must move inboard to the site.
- Required landscaping beds need to be a minimum of ten feet wide in order to be counted towards the interior landscaping requirement.
- Parking lot interior landscaping requirement has increased from an area of five percent to ten percent, and as stated above, the landscaped areas need to be a minimum of ten feet wide.
- Required pedestrian walkways from the main entrance of the building to the primary street will require the parking lot bullnoses and planting areas be expanded to incorporate the pathway.

- Space for required snow storage will probably have the most significant impact to site development. The proposed requirement is for 20 percent of the area devoted to uncovered surface parking and driveways be used for snow storage. This space cannot occupy any of the required parking or landscaping area, unless the landscape bed is a minimum of 20 feet wide.

RESULTS

The amount of parking area governs the size of the building that can be developed on that site. Based upon our evaluation, the following results are:

Total uncovered surface parking and driveways	84,550 s.f.
Snow storage area	16,910 s.f.
Total parking spaces (excluding snow storage)	182
Landscaping area	8,720 s.f. (10.3%)

The parking area will allow for a building with the following area:

Total building square footage	71,700 s.f.
Office	49,200 s.f.
Storage/mechanical	22,500 s.f.
Total square footage reduction (92,275 – 71,700)	20,575 s.f.
Office (66,850 – 49,200)	17,650 s.f.
Storage/mechanical (25,425 – 22,500)	2,925 s.f.
Percent reduction from current development	22.3 percent

Additionally, there is some question as to whether this structure/use would fall under the proposed "21.07.120, Public/Institutional and Commercial building standards."

If this use were classified a "financial institution" in Table 21.05-1, then there are additional building design issues that you may need to have the building architect review.

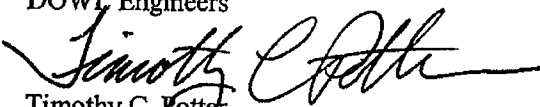
Two apparent options to attempt in recapturing some of the lost square footage would be to reduce the building footprint and increase the number of floors to accommodate some increase in parking. Another option is to raise the building up, leaving just the lobby core on the ground floor and parking under the lifted building footprint.

Both of these options have obvious cost implications. Additional options may include acquiring adjacent land to expand the site or incorporate a parking structure into the building or onto the site.

Under the proposed analyzed scenario, the owner should be able to provide a relative pro-forma showing the economics of the project as currently designed versus as impacted by the new code requirements.

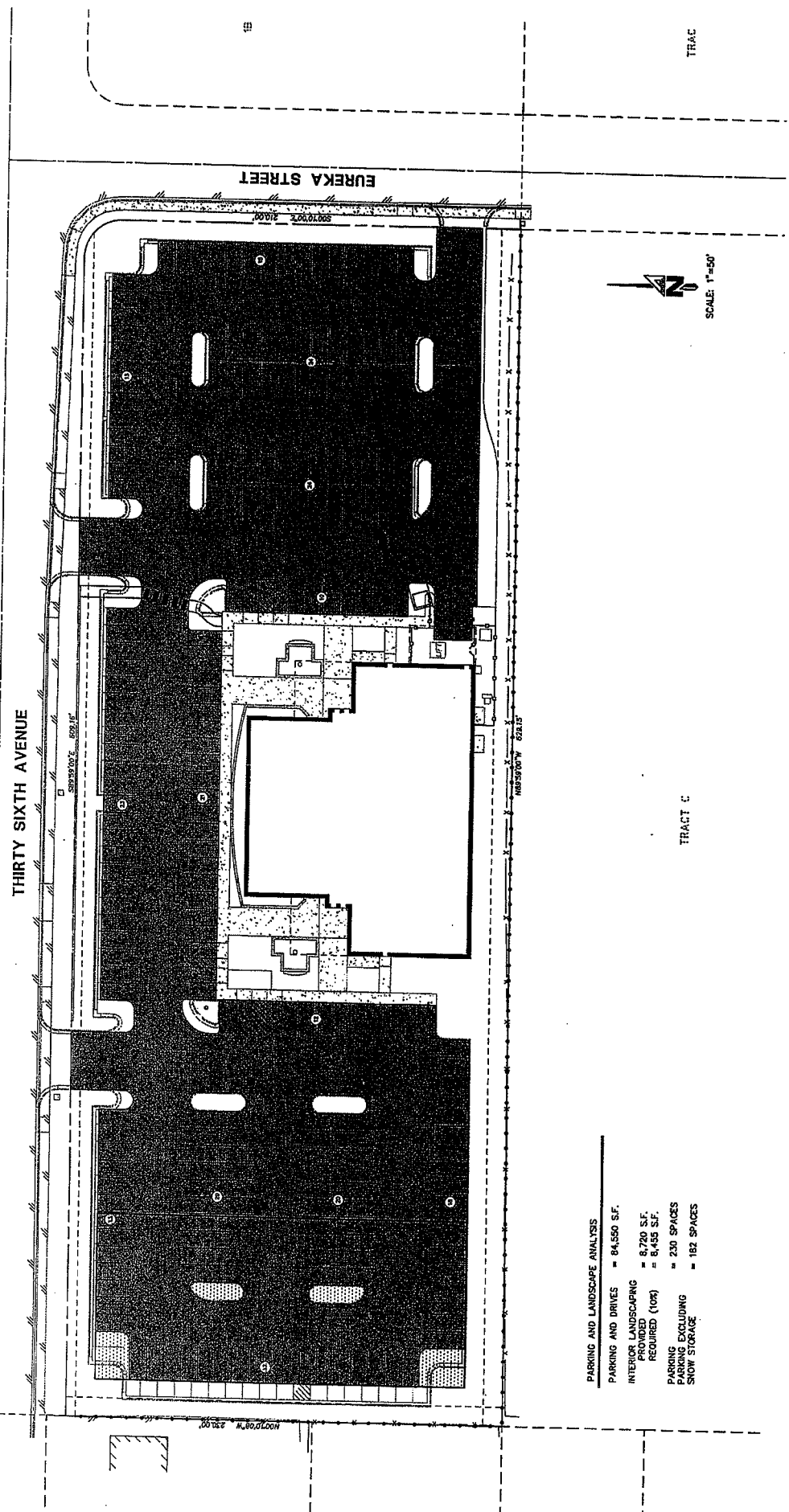
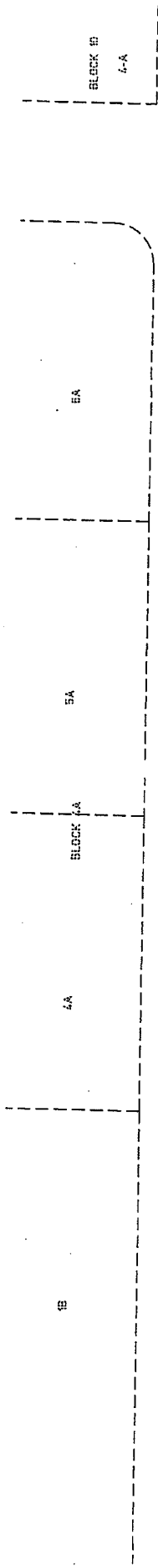
We hope this preliminary review is helpful in your considerations of the proposed Title 21 revisions.

Sincerely,
DOWL Engineers



Timothy C. Potter
Director of Planning

Attachment: Site Plan



PARKING AND LANDSCAPE ANALYSIS

PARKING AND DRIVES	= 84,550 SF.
INTERIOR LANDSCAPING PROVIDED	= 8,720 SF.
REQUIRED (10%)	= 8,455 SF.
PARKING EXCLUDING SNOW STORAGE	= 230 SPACES
	= 182 SPACES

TRACT C

