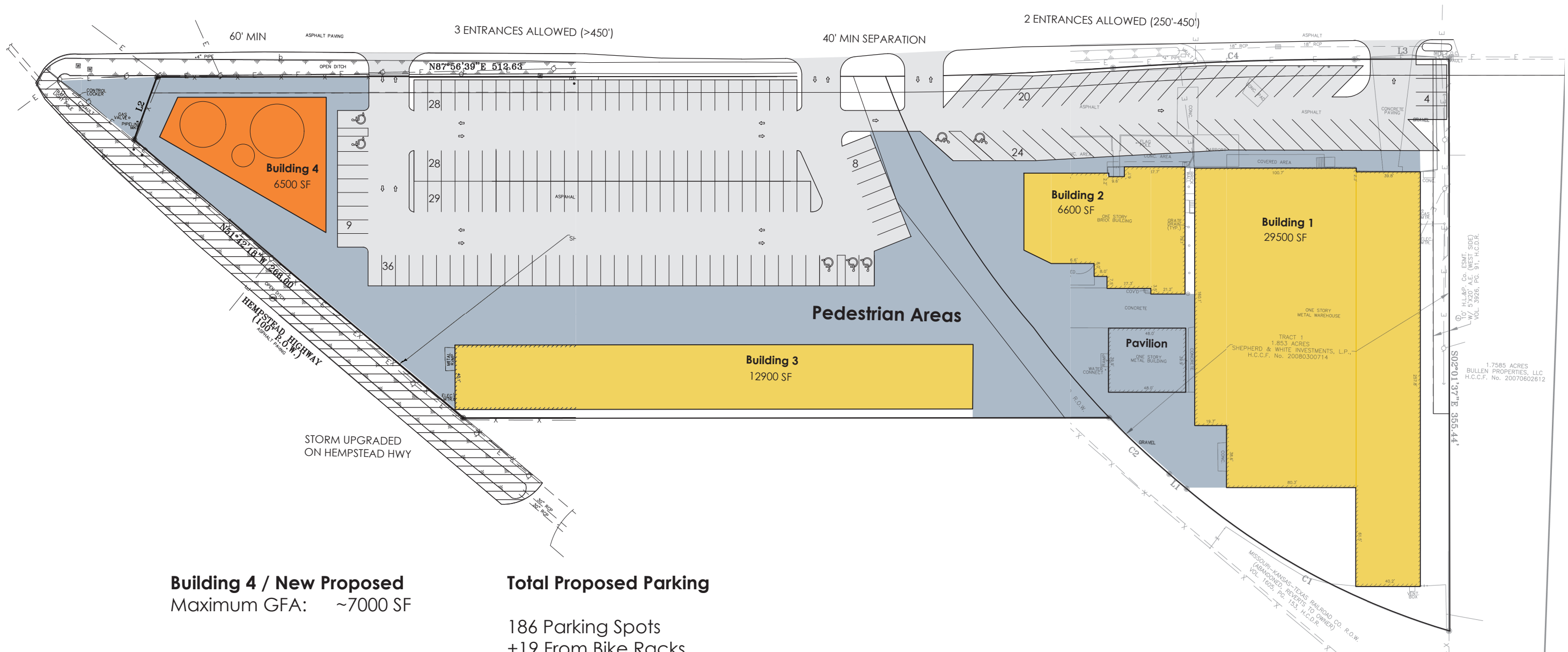


Site Analysis

3601 West 12th Street



Hempstead - Site Aerial



Building 4 / New Proposed
 Maximum GFA: ~7000 SF

Total Proposed Parking
 186 Parking Spots
 +19 From Bike Racks
205 Parking Spots Provided

Parking Analysis

Building 1:	29500 SF
Building 2:	6600 SF
Building 3:	12900 SF
Building 4:	6500 SF
Total SF:	55500 SF
Total Parking Spots:	205
Total Parking Provided:	3.69 per 1000 SF

Proposed Uses/COH Parking Requirement

Bar	14 per 1000 SF
Restauarant	10 per 1000 SF
Retail	4 per 1000 SF
Artist Studio (Art Gallery)	3 per 1000 SF
Office	2.5 per 1000 SF
Artist Studio (Warehouse)	1 per 7000 SF

Use Breakdowns Options

**OPTION A
Mixed Use**

Use	% of Total SF	Total SF	Parking Req.
Bar	5%	2775 SF	39
Restauarant	15%	8325 SF	83
Retail	15%	8325 SF	33
Artist Studio (Art Gallery)	25%	13875 SF	42
Artist Studio (Warehouse)	25%	13875 SF	2
Office	15%	8325 SF	21

220 Spaces Req / 205 Provided
(Requires Shared Parking On-Site)

**OPTION B
Majority Artist Studios/Artist Retail**

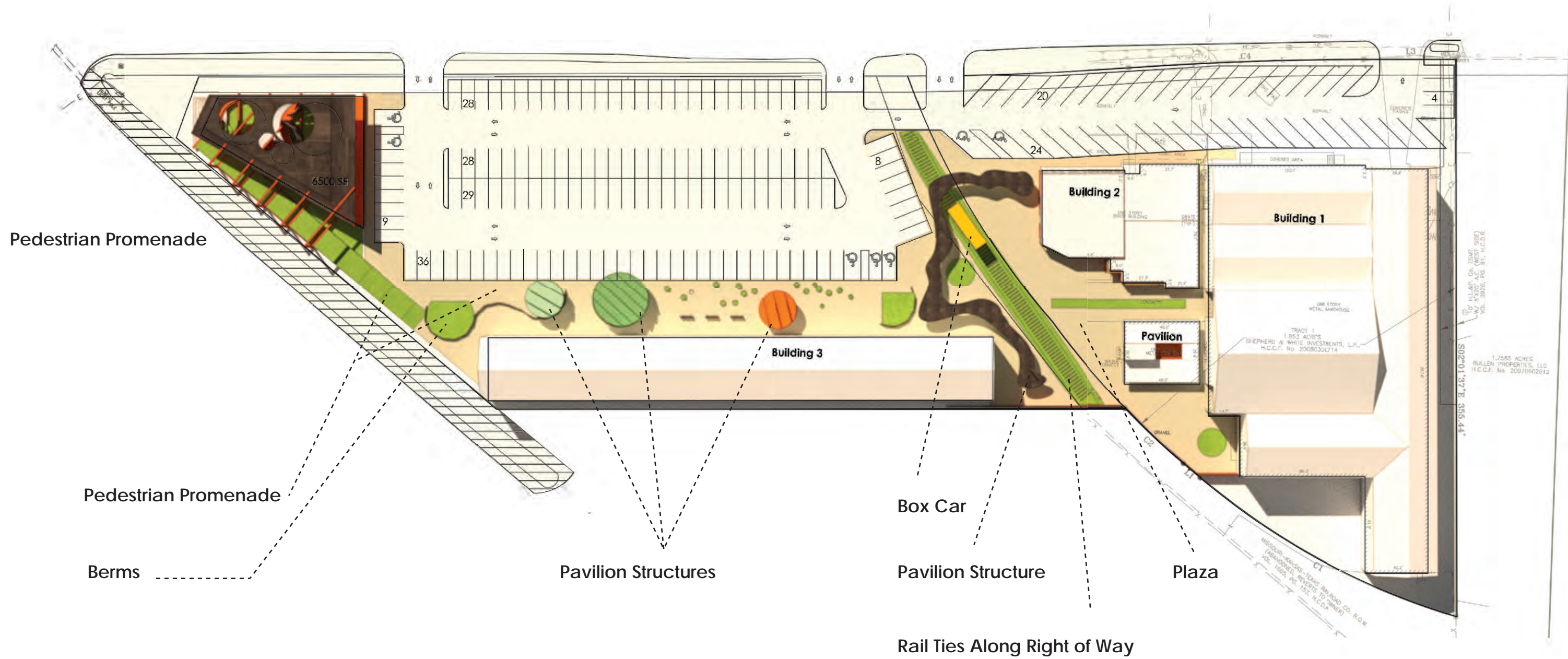
Use	% of Total SF	Total SF	Parking Req.
Restauarant	10%	5550 SF	55
Retail	40%	22200 SF	89
Artist Studio (Art Gallery)	50%	27750 SF	83

227 Spaces Req / 205 Provided
(Requires Shared Parking On-Site)

**OPTION C
Maximizing Bar/Restaurant**

Use	% of Total SF	Total SF	Parking Req.
Bar	10%	5550 SF	78
Restauarant	20%	11100 SF	111
Retail	15%	8325 SF	33
Artist Studio (Art Gallery)	5%	2775 SF	8
Artist Studio (Warehouse)	50%	27750 SF	4

234 Spaces Req / 205 Provided
(Requires Shared Parking On-Site)





Hempstead - Site Aerial