

**Garden District Plan
Parking Analysis**

Current Conditions

Scenario 1: Residential & existing uses remain but vacant buildings are developed into Eating & Drinking Establishments. No exemptions.

Scenario 2: Residential & existing uses remain but some vacant buildings and lots are developed into Eating & Drinking Establishments. Vacant parcels are developed with 40-foot rear yard setbacks. No exemptions.

Scenario 3: Residential & existing uses remain but ALL vacant buildings and lots are developed into Eating & Drinking Establishments. Vacant parcels are developed with 40-foot rear yard setbacks. No exemptions.

Scenario 4: All parcels are Eating & Drinking Establishments; vacant parcels are built with a 40-foot rear yard setback. No exemptions.

Address	Vacant Lot Square Footage	First Floor GFA	Current Use	Parking Needed	Proposed Use Scenario 2	First Floor GFA (est.)	Parking Needed	Proposed Use Scenario 2	First Floor GFA (est.)	Parking Needed	Proposed Use Scenario 3	First Floor GFA (est.)	Parking Needed	Proposed Use Scenario 4	First Floor GFA (est.)	Parking Needed
3129		1,157	Residential	1	Residential	1,157	1	Residential	1,157	1	Residential	1,157	1	Eating & Drinking	1,157	8
3131	1917	0	Vacant Land	0	Vacant Land	0	0	Vacant Land	0	0	Eating & Drinking	1,500	10	Eating & Drinking	1,500	10
3135	2396	0	Vacant Land	0	Vacant Land	0	0	Vacant Land	0	0	Eating & Drinking	1,260	8	Eating & Drinking	1,260	8
3137		917	Salon	3 (0 if exempt)	Salon	917	3	Salon	917	3	Salon	917	3	Eating & Drinking	917	6
3141		1,100	Residential	1	Residential	1,100	1	Residential	1,100	1	Residential	1,100	1	Eating & Drinking	1,100	7
3143	4138	1,116	Residential	1	Residential	1,116	1	Residential	1,116	1	Residential	1,116	1	Eating & Drinking	1,116	7
3145	2,500	2,500	Vacant Land	0	Vacant Land	0	0	Vacant Land	0	0	Eating & Drinking	1,500	10	Eating & Drinking	1,500	10
3147 & 3151		2,863	Residential	2	Residential	2,863	2	Residential	2,863	2	Residential	2,863	2	Eating & Drinking	2,863	19
3201-3219	16,000	0	Vacant Land	0	Vacant Land	0	0	Vacant Land	0	0	Eating & Drinking	9,600	64	Eating & Drinking	9,600	64
3223		1,176	Residential	1	Residential	1,176	1	Residential	1,176	1	Residential	1,176	1	Eating & Drinking	1,176	8
3227		1,647	Residential	4	Residential	1,647	4	Residential	1,647	4	Residential	1,647	4	Eating & Drinking	1,647	11
3229		2,236	Residential	2	Residential	2,236	2	Residential	2,236	2	Residential	2,236	2	Eating & Drinking	2,236	15
3235		1,082	Residential	1	Residential	1,082	1	Residential	1,082	1	Residential	1,082	1	Eating & Drinking	1,082	7
3237-3243	8,100	0	Vacant Land	0	Vacant Land	0	0	Eating & Drinking	4,860	32	Eating & Drinking	4,860	32	Eating & Drinking	4,860	32
3247	2,016	0	Vacant Land	0	Vacant Land	0	0	Eating & Drinking	1,680	11	Eating & Drinking	1,680	11	Eating & Drinking	1,680	11
3251		2,359	Office	5 (0 if exempt)	Office	2,359	5	Office	2,359	5	Office	2,359	5	Eating & Drinking	2,359	16
3301		1,148	Residential	2	Residential	1,148	2	Residential	1,148	2	Residential	1,148	2	Eating & Drinking	1,148	8
3305-3307	3,150	0	Vacant Land	0	Vacant Land	0	0	Eating & Drinking	2,180	15	Eating & Drinking	2,180	15	Eating & Drinking	2,180	15
3309		784	Residential	1	Residential	784	1	Residential	784	1	Residential	784	1	Eating & Drinking	784	5
3311	2,500	0	Vacant Land	0	Vacant Land	0	0	Eating & Drinking	1,500	10	Eating & Drinking	1,500	10	Eating & Drinking	1,500	10
3313-3323		2,367	Eating & Drinking	15 (2 if exempt)	Eating & Drinking	7,353	15	Eating & Drinking	7,353	15	Eating & Drinking	7,353	15	Eating & Drinking	7,353	15
3327		2,077	Vacant Building	0	Eating & Drinking	2,077	13	Eating & Drinking	2,077	13	Eating & Drinking	2,077	13	Eating & Drinking	2,077	14
3333		2,846	Vacant Building	0	Eating & Drinking	2,846	18	Eating & Drinking	2,846	18	Eating & Drinking	2,846	18	Eating & Drinking	2,846	19
3401		4,833	Fire Station	19	Fire Station	4,833	19	Fire Station	4,833	19	Fire Station	4,833	19	Eating & Drinking	4,833	32
3405		1,460	Car Lot	3 (0 if exempt)	Car Lot	1,460	3	Car Lot	1,460	3	Car Lot	1,460	3	Eating & Drinking	1,460	10
TOTAL:	42,717	31,168	All	61 (37 if exempt)	All	36,154	92	All	46,374	160	All	60,234	253	All	60,234	368

Eli's Sq. Footage:
1167 1st fl.
1200 outside (2 tents)
2367 Total