

## RESTAURANT PARKING ANALYSIS

Banquet Area on second floor is not an independent business.  
 Considered all as a restaurant use.

| FLOOR     | TOT AREA | DINING AREA | SEATS   | NOTES   |
|-----------|----------|-------------|---------|---|
| Cellar    | 0        | 0           | 0       | Storage and mechanicals only  |
| FIRST     | 3405.4   | 1,900       | 120     |   |
| SECOND    | 3679.4   | 2,115       | 156-160 | Range is 12-tops to 4-tops, 53 spaces, plus 10 employees                |
| THIRD IN  | 2749.4   | 1,600       | 54      | Indoor restaurant use would require 68 spaces for all but 2nd Floor use |
| THIRD OUT | 770.0    | 770         | 14      |   |
| GFA (PKG) | 10604.1  | 6385        | 348     |   |

*EXCLUSIONS: cellar, stairs, elevators, hall storage, 1st floor loading aisle. (Note, more exclusions available upon kitchen design.)*  
*Entire Building Area: 17783.5 Additional Storage: 1,250*

|                      | PER 1000 | ALL   | INSIDE | DINING ONLY |
|----------------------|----------|-------|--------|-------------|
| <i>For 7000 SF</i>   | 16       | 169.7 | 157.3  | 102.2       |
| <i>Multiplier</i>    | 25.0     | 265.2 | 246.0  | 159.7       |
| <i>18.5 per 1000</i> | 18.5     | 196.2 | 181.9  | 118.1       |
| <i>ITE WKD AVG</i>   | 10.52    | 111.6 | 103.5  | 67.2        |
| <i>ITE FRI AVG</i>   | 14.84    | 157.4 | 145.9  | 94.8        |
| <i>ITE SAT AVG</i>   | 17       | 180.3 | 167.2  | 108.5       |

|                    | PER SEAT* | NOTE      | INSIDE | DINING ONLY |
|--------------------|-----------|-----------|--------|-------------|
| <i>ITE WKD SEA</i> | 0.52      | 2 studies | 173.7  | 181.0       |
| <i>ITE FRI SEA</i> | 0.47      | 7 studies | 157.0  | 163.6       |
| <i>ITE SAT SEA</i> | 0.46      | 4 studies | 153.6  | 160.1       |

*\*ITE studies by seat are too limited in number to be reliable.*

**COMPARISONS BY SPACES AND GROSS, NO DEDUCTIONS**

| <b>USE</b>                  | <b>AREA</b>          | <b>SPACES</b>     | <b>Per 1000</b>    |   | <b>BAR?</b>             |
|-----------------------------|----------------------|-------------------|--------------------|---|-------------------------|
| <b>USMANIA</b>              | <b>13065.125</b>     | <b>116</b>        | <b>8.9</b>         | <b>Not shared</b>                       | <b>NO</b>               |
| <b><u>VICEROY</u></b>       | <b><u>10946</u></b>  | <b><u>130</u></b> | <b><u>11.9</u></b> | <b><u>Not shared</u></b>                | <b><u>NO</u></b>        |
| <b><u>GREEK ISLAND:</u></b> | <b><u>11851</u></b>  | <b><u>114</u></b> | <b><u>9.6</u></b>  | <b><u>Shared, &lt;200'</u></b>          | <b><u>YES</u></b>       |
| <b>TANDOORI</b>             | <b>11168</b>         | <b>100</b>        | <b>9.0</b>         | <b>Shared &lt;200'</b>                  | <b>NO</b>               |
| <b>COSTA'S*</b>             | <b>9,274</b>         | <b>76</b>         | <b>8.2</b>         | <b>Not shared</b>                       | <b>YES</b>              |
| <b>GULLIVERS</b>            | <b>8,700</b>         | <b>77</b>         | <b>8.9</b>         | <b>Not shared</b>                       | <b>YES large</b>        |
| <b>J ALEXANDERS</b>         | <b>7,600</b>         | <b>109</b>        | <b>14.3</b>        | <b>Shared &lt;200'</b>                  | <b>YES large</b>        |
| <b>DEVON</b>                | <b>8,321</b>         | <b>103</b>        | <b>12.4</b>        | <b>Shared &lt;200'</b>                  | <b>YES</b>              |
| <b>LOU MAL'S</b>            | <b>7,530</b>         | <b>84</b>         | <b>11.2</b>        | <b>Shared</b>                           | <b>YES</b>              |
| <b>REDSTONE</b>             | <b>10,087</b>        | <b>160</b>        | <b>15.9</b>        | <b>"Shared", GFA<br/>excl patio</b>     | <b>YES large</b>        |
| <b><u>UNCLE JULIOS</u></b>  | <b><u>9,960</u></b>  | <b><u>174</u></b> | <b><u>17.5</u></b> | <b><u>"Shared"</u></b>                  | <b><u>YES large</u></b> |
| <b><u>PF/WEB/YHSE</u></b>   | <b><u>28,900</u></b> | <b><u>459</u></b> | <b><u>15.9</u></b> | <b><u>"Shared"</u></b>                  | <b><u>YES large</u></b> |
| <b>BENIHANA</b>             | <b>11,200</b>        | <b>117</b>        | <b>10.4</b>        | <b>Not shared</b>                       | <b>YES</b>              |
| <b>MILLERS ALE</b>          | <b>8,800</b>         | <b>139</b>        | <b>15.8</b>        | <b>"Shared"</b><br>Carlisle<br>banquets | <b>YES</b>              |
| <b>BRICK HOUSE</b>          | <b>12,600</b>        | <b>154</b>        | <b>12.2</b>        | <b>"Shared"</b>                         | <b>YES large</b>        |
| <b>FOGO DE CHAC</b>         | <b>9,600</b>         | <b>107</b>        | <b>11.1</b>        | <b>Shared, &lt;225</b>                  | <b>YES</b>              |
| <b>GIBSON'S</b>             | <b>20000</b>         | <b>126</b>        | <b>6.3</b>         | <b>"Shared", GFA<br/>excl patio</b>     | <b>YES large</b>        |
| <b>KI'S STEAKH</b>          | <b>8000</b>          | <b>141</b>        | <b>17.6</b>        | <b>Not shared,<br/>excl. patio**</b>    | <b>YES large</b>        |
| <b>GIORDANOS</b>            | <b>7300</b>          | <b>75</b>         | <b>10.3</b>        | <b>Not shared</b>                       | <b>YES, large</b>       |
|                             | <b>201837</b>        | <b>2370</b>       | <b>11.7</b>        | <b>Excl. Usmania Prime</b>              |                         |

*Fast casual/casual is more intense during the week, less intense weekends.*

*\*Closed, owner choice.*

*\*\*Ki's relies on a single zoning lot well to the east for most of its parking which often goes unused.*