

Parking Standards for New Developments Study

Data Collection Results

Property Name	Existing Conditions																		
	Distance from Metro	# of Dwelling Units	Provided Parking Ratio	Average Demand Based Parking Ratio	Average Per Bedroom Demand Ratio	Construction Year	RPP Dis. #	DSUP Conditions (3)	Fee for On-site Parking	Average On-street Occupancy (%)	% Studio	% 1 bd	% 2bd	% 3bd	On-site TMP	# of Bus Routes Serving the Area	Walk Score (4)		
Site A1	0.1	<.25 mile	369	1.2	0.9	0.6	2007	-	No	Yes	\$75	74%	22%	29%	49%	0%	Yes	3	83
Site A2	0.2		206	1.2	1.0	0.7	2013	5	Yes	Yes	\$75	56%	11%	53%	36%	0%	Yes	6	86
Site A3	0.2		480	1.1	0.9	0.7	1992	5	Yes	Yes	\$75	54%	10%	58%	32%	0%	Yes	4	80
Site A4 (5)	0.2		315	1.7	1.2	0.8	2000	-	No	Yes	\$100	79%	0%	51%	42%	7%	Yes	1	82
Site A5 (1)	0.2		169	1.6	1.0	0.7	2008	5	Yes	Yes	N/A	55%	0%	45%	54%	1%	Yes	6	86
<b>Average</b>			<b>1.4</b>	<b>1.0</b>	<b>0.7</b>														
Site B1	0.4	Between .25 mile and 1 mile	403	1.2	0.8	0.6	2001	-	No	Yes	\$75	26%	8%	61%	31%	0%	Yes	3	92
Site B2 (1)	0.5		64	1.8	1.3	0.6	2007	5	Yes	N/A	N/A	59%	0%	6%	94%	0%	No	2	95
Site B3 (1)(2)	0.5		58	2.0	1.8	1.2	2009	-	No	N/A	N/A	55%	0%	48%	52%	0%	No	4	94
Site B4 (1)	0.7		169	1.4	1.4	0.7	1974	-	No	N/A	N/A	N/A	0%	24%	57%	19%	No	3	71
Site B5 (1)(2)	0.6		57	1.6	1.1	0.6	2011	3	Yes	N/A	N/A	52%	0%	25%	75%	0%	No	4	80
<b>Average</b>			<b>1.6</b>	<b>1.3</b>	<b>0.8</b>														
Site C1	1.5	> 1 mile	141	1.7	1.5	1.1	2009	-	No	Yes	\$50	60%	0%	63%	37%	0%	No	4	69
Site C2	1.5		104	1.3	1.1	0.6	2006	12	No	No	\$0	85%	0%	29%	71%	0%	No	4	83
Site C3	2		588	1.5	1.3	0.9	2002	-	No	Yes	\$50	71%	0%	60%	40%	0%	Yes	3	75
Site C4	2.1		350	1.2	1.1	0.9	1968	-	No	No	\$0	62%	33%	36%	31%	0%	No	4	62
Site C5	2.6		416	1.3	1.3	0.9	1946	-	No	No	\$0	90%	0%	55%	45%	0%	No	2	65
Site C6	3.1		547	1.2	1.4	0.9	1962	12	No	No	\$0	99%	14%	42%	33%	10%	No	7	69
<b>Average</b>			<b>1.4</b>	<b>1.3</b>	<b>0.9</b>														

Data was collected in November 2013

- 1) Staff was not able to access the property to conduct occupancy counts. Counts were adjusted based on car ownership data provided by Finance Dep.
- 2) Demand based ratio is calculated based on car ownership data provided by Finance Department (996 vehicles).
- 3) Demand based ratio is based on the number of permits issued to residents by management (670 permits).
- 4) Parkside management charges \$50 for the second permit. The first permit is free

## Data Collection Results

Property Name	Existing Conditions									
	Distance from Metro	# of Dwelling Units	Provided Parking Ratio	Demand Based Parking Ratio	Per Bedroom Demand Ratio	Fee for parking On-site	Onsite Parking Fee	# of Bus Routes Serving the Area	Walk Score <sup>(3)</sup>	
Meridian at Ballston Commons (Arlington)	0.1	Less than .25 mile	435	1.0	1.0	0.6	Yes	\$100	15	91
Carlyle Place Apartments (Arlington)	0.2		326	1.1	1.1	0.6	Yes	\$75	2	78
Royalton (Alexandria)	0.2		116	1.3	1.0	0.6	Yes	\$0	9	92
Meridian at Courthouse (Arlington)	0.2		717	1.0	0.9	0.6	Yes	\$100	5	89
Meridian at Pentagon (Arlington)	0.2		533	1.1	0.9	N/A	Yes	\$100	5	71
<b>Average</b>			<b>1.1</b>	<b>1.0</b>	<b>0.6</b>					
Madison at Ballston Station (Arlington)	1.1	More than 1 mile	270	1.1	1.0	0.8	Yes	\$50	3	51
Site C7 (Alexandria) <sup>(1)</sup>	1.6		165	1.5	1.3	0.7	No	\$0	5	57
Site C8 (Alexandria) <sup>(2)</sup>	2.2		400	1.4	2.5	0.8	No	\$0	1	34
Parkside (Alexandria) <sup>(3)(4)</sup>	2.5		378	1.3	1.8	N/A	No	\$50	3	52
<b>Average</b>			<b>1.3</b>	<b>1.6</b>	<b>0.8</b>					

Data was collected in March 2013

- 1) Staff was not able to access the property to conduct occupancy counts. Counts were adjusted based on car ownership data provided by Finance Dep.
- 2) Demand based ratio is calculated based on car ownership data provided by Finance Department (996 vehicles).
- 3) Demand based ratio is based on the number of permits issued to residents by management (670 permits).
- 4) Parkside management charges \$50 for the second permit. The first permit is free

**Data Collection Results**

Property Name	Existing Conditions						Frequency of Service (weekend)	Last bus	Frequency of Service (After 7 PM)	Walk Score <sup>(3)</sup>
	Distance from Metro	# of Dwelling Units	Provided parking Ratio	Average Demand Based Parking Ratio	Average Demand Per Bedroom Ratio	# of Bus Routes Serving the Area				
Site C6	3.1	547	1.2	1.4	0.9	7	At1 (60), AT 2(60), At 5(30 before 6, 60 after 6) METROBUS 28A(30), 8W(NO SERVICE), 8Z(NO SERVICE), 25B(50)	At1 (9 PM), AT 2(9 PM), At 5(10 PM) METROBUS 28A(12:40AM), 8W(8:24PM), 8Z(8PM), 25B(8:15PM)	AT1 (60), AT 2(60), AT 5(40) METROBUS 28A(30), 8W(60), 8Z(45), 25B(60)	69
Site A2	0.2	206	1.2	1.0	0.7	6	AT 2(60), AT3 (60), AT4 (60), AT 5(30 before 6, 60 after 6)/METROBUS 10A(60), 10B(60)	AT 2(9 PM), AT3 (10 PM),AT4 (10 PM) AT 5(10 PM) METROBUS 10A(12:35AM) 10B(1AM)	AT 2(60), AT3 (50, AT4 (50), AT 5(40) METROBUS 10A(60), 10B(60)	86
Site A5 <sup>(1)</sup>	0.2	169	1.6	1.0	0.7	6	AT 2(60), AT3 (60), AT4 (60), AT 5(30 before 6, 60 after 6) METROBUS 10A(60), 10B(60)	AT 2(9 PM), AT3 (10 PM),AT4 (10 PM) AT 5(10 PM) METROBUS 10A(12:35AM) 10B(1AM)	AT 2(60), AT3 (50), AT4 (50), AT 5(40) METROBUS 10A(60), 10B(60)	86
Site A3	0.2	480	1.1	0.9	0.7	4	AT 2(60), AT4 (60), AT 5(30 before 6, 60 after 6)/METROBUS 9E/10S(NO SERVICE)	AT 2(9 PM), AT3 (10 PM),AT4 (10 PM) AT 5(10 PM) METROBUS 9E/10S (7:50AM)	AT 2(60), AT3 (50, AT4 (50), AT 5(40) METROBUS 9E/10S(NO SERVICE)	80
Site B3 <sup>(1)(2)</sup>	0.5	58	2.0	1.8	1.2	4	AT2(60), AT5(30 before 6, 60 after 6), AT 7(No Service), AT 8 (60)	AT 7(8:40 PM), AT8 ( 11:30 PM)	AT 7(30), AT8 (30, 60 after 8 PM)	94
Site C2	1.5	104	1.3	1.1	0.6	4	AT1 (60), AT 8 (60) METROBUS 21A(NO SERVICE), 21D(NO SERVICE)	AT1 (9 PM), AT8 ( 11:30 PM) METROBUS 21A(7:20PM), 21D(6:05PM)	AT1 (60), AT8 (30, 60 after 8 PM) METROBUS 21A(20), 21D(NO SERVICE)	83
Site B5 <sup>(1)(2)</sup>	0.6	57	1.6	1.1	0.6	4	AT 2(60), AT 5(30 before 6, 60 after 6), METROBUS (9A, 11Y)	AT 2(9 PM), AT 5(10 PM), METROBUS 9A(1:37AM), 11Y(6:15PM)	AT 2(60) , AT 5(40), METROBUS 9A(30), 11Y(NO SERVICE)	80
Site C4	2.1	350	1.2	1.1	0.9	4	AT10 (30) METROBUS 10A(60), 10B(60), 10E(NO SERVICE)	AT10 (10PM) METROBUS 10A(12:35AM) 10B(1AM), 10E(8:20AM)	AT10 (35) METROBUS 10A(60), 10B(60), 10E(NO SERVICE)	62
Site C1	1.5	141	1.7	1.5	1.1	4	AT10 (30) METROBUS 10A(60), 10B(60), 10E(NO SERVICE)	AT10 (10PM) METROBUS 10A(12:35AM) 10B(1AM), 10E(8:20AM)	AT10 (35) METROBUS 10A(60), 10B(60), 10E(NO SERVICE)	69
<b>Average</b>			<b>1.4</b>	<b>1.2</b>	<b>0.8</b>	<b>5</b>				
Site B1	0.4	403	1.2	0.8	0.6	3	AT 7 (No Service), AT 8 (60) REX(30)	AT 7(8:40 PM), AT8 ( 11:30 PM) REX(10:15PM)	AT 7(30), AT8 (30, 60 after 8 PM) REX(30)	92
Site A1	0.1	369	1.2	0.9	0.6	3	AT1 (60), AT 7(No Service), REX (30)	AT1 (9 PM), AT 7(8 PM) REX(10:15PM)	AT1 (60), AT 7(30) REX(30)	83
Site C3	2	588	1.5	1.3	0.9	3	AT10 (30) METROBUS 9A(30), 9E/10S(NO SERVICE)	AT10 (10PM) METROBUS 9A(1:37AM), 9E/10S (7:50AM)	AT10 (35) METROBUS 9A(30), 9E/10S(NO SERVICE)	75
Site B4 <sup>(1)</sup>	0.7	169	1.4	1.4	0.7	3	AT 8 (60) METROBUS 29K(60), 29N(60)	AT8 ( 11:30 PM) METROBUS 29K(9:40PM), 29N(10:10PM)	AT8 (30, 60 after 8 PM) METROBUS 29K(60), 29N(60)	71
Site B2 <sup>(1)</sup>	0.5	64	1.8	1.3	0.6	2	AT 2 (60), AT 5(30 before 6, 60 after 6)	AT 2(9 PM), AT 5(10 PM)	AT 2(60), AT 5(40)	95
Site C5	2.6	416	1.3	1.3	0.9	2	AT3 (60), AT4 (60)	AT3 (10 PM),AT4 (10 PM)	AT3 (50), AT4 (50)	65
<b>Average</b>			<b>1.4</b>	<b>1.2</b>	<b>0.7</b>	<b>3</b>				
Site A4 <sup>(4)</sup>	0.2	315	1.7	1.2	0.8	1	AT 7 (No Service) REX(30)	AT 7(8:40 PM) REX(10:15PM)	AT 7(30) REX(30)	82
<b>Average</b>			<b>1.7</b>	<b>1.2</b>	<b>0.8</b>	<b>1.0</b>				

1) Condo  
 2) Staff was not able to access the property to conduct occupancy counts. Counts were adjusted based on carownership data provided by Finance Department  
 3) Source: <http://www.walkscore.com>  
 4) Parking fee is \$100 per month for a reserved parking space. Residents can also pay \$70 for a non-reserved space

Less than .25 mile away from Metro  
 Between .25 and 1 mile away from Metro  
 More than 1 mile away from Metro