

Summary of Parking Counts – Local DC Markets

	Properties	Distance from Metro (in feet)	# of Units	Approved # of Parking Spaces	# of Leased Spaces	Late Night Peak Counts	Approved Parking Ratio	Leased Spaces to Units Parking Ratio	Leased Spaces to Bedroom Parking Ratio	Monthly Parking Charge
Washington DC	Meridian at Gallery Place	600	462	313	153	-	.68 to 1	.33 to 1	.30 to 1	\$195/month
	Meridian at Mt. Vernon	1600	390	283	195	-	.72 to 1	.69 to 1	.39 to 1	\$195/month
Arlington VA	Meridian at Courthouse Commons	1500	717	736	594	-	1.03 to 1	.83 to 1	.63 to 1	\$100/month
	Meridian at Ballston Commons	500	435	450	361	-	1.03 to 1	.83 to 1	.59 to 1	\$100/month
	The Madison at Ballston Station	3000	270	297	277	-	1.10 to 1	1.03 to 1	.81 to 1	\$50/month
Alexandria VA	Meridian at Braddock Station	1000	480	528	410	387	1.10 to 1	.77 to 1	.65 to 1	\$75/month
	Meridian at Carlyle	1500	403	495	325	309	1.23 to 1	.81 to 1	.60 to 1	\$75/month
	Meridian at Eisenhower	500	369	403	390	360	1.09 to 1	1.06 to 1	.70 to 1	\$75/month
	Carlyle Place	1000	326	355	348	-	1.09 to 1	1.07 to 1	.62 to 1	\$75/month

Key Parking Demand Factors:

- Distance to the metro
- Unit mix/ number of total bedrooms
- Charge for parking provides order
- No assigned spaces
- For sale properties demand more parking
- DC versus Alexandria markets
- Number of roommates/unit
- Frictional vacancy
- Paying premium to live next to metro
- 70-80% household metro usage
- Demographic changes (student/55 year olds)
- Spill over parking
- Economic conditions impact cars/vacancy