

Comparative Parking Study
City of Alexandria
for
Potomac Village – Potomac Yards

November 19, 2009

Prepared for:
McCaffery Interests
Merging Innovation and Excellence®



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Prepared by: Wes Guckert, PTP

JWG:smb
(F:\2009\2009-0808\wp\Parking Study.doc)

STUDY RESULTS

Comparative Parking Study

CITY OF ALEXANDRIA
For
**POTOMAC VILLAGE – POTOMAC
YARDS**

Prepared for
McCaffery Interests

The Traffic Group, Inc. was requested by the City of Alexandria, as part of the approval process for the Potomac Village project in Potomac Yards, to conduct parking lot occupancy studies for various sites in both Alexandria and Arlington.

The Appendix to this report contains the individual data sheets and back-up information for each of the projects studied.

Exhibit A is a summary of the findings that details the project name, address, type of development, size of the development, and the number of parking spaces provided.

There is a column that provides peak demand, peak percent occupancy, peak parking ratio, and the distance from the Metro Station for the development.

Additionally, we contacted the City of Alexandria to obtain information on the Transportation Demand Management (TDM) measures that are required for each of the developments studied.

We believe this information is very helpful for the City of Alexandria to analyze the proposed parking ratios for the Potomac Village project.

- 1) Overall, percentage of peak occupancy is less than available parking for all projects we reviewed.*
- 2) Overall, peak demand ratios are for less than standards.*
- 3) All of the sites are within a ¼ mile distance of a Metro Station, similar to Potomac Village.*

Potomac Village will be served by local bus, BRT and a Metro Station and our proposed ratios are as follows:

| | |
|-------------|------------------------|
| Office | 1.21 space/1,000 sq ft |
| Theatre | 0.20 space/seat |
| Retail | 3.5 space/1,000 sq ft |
| Hotel | 1.0 space/room |
| Residential | 1 space/unit |

*Comparative Parking Study
City of Alexandria
for
Potomac Village – Potomac Yards*



Exhibit B details the number of spaces proposed in the garages on a block by block basis. Appendix B contains the shared parking block by block.

Overall, the Potomac Village site is proposing a maximum 10,000 spaces in the garage, not including surface spaces.

Exhibit C provides back-up details for our parking ratio for the theater. We are proposing 0.20/seat for our site. The Exhibit C details and findings are for suburban sites with similar ratios.

Summary Of Findings
 Parking Study Prepared for Potomac Village
 Comparison of T.O.D. Sites in Region

EXHIBIT A

| PROJECT | Demand Peak % Occupancy | Peak Ratio | Provided Ratio | Dist from METRO | TDM Measures |
|---------|-------------------------|------------|----------------|-----------------|--------------|
|---------|-------------------------|------------|----------------|-----------------|--------------|

| | | | | | | |
|----------|-------------------|-----|----------|----------|-------|--|
| Name | Whole Foods Store | 67% | 3.97 | 5.95 | 0.20 | controlled parking |
| Address | 1700 Duke Street | | per 1000 | per 1000 | Miles | promote rideshare |
| Type | Grocery Retail | | SF | SF | | designated TMP Coordinator |
| Size | 40,000 SF - 100 % | | | | | promote transit; on site bike facilities |
| # Spaces | 238 | | | | | |

| | | | | | | |
|----------|--------------------------|-----|----------|----------|-------|--|
| Name | Royalton Condos | 79% | 1.00 | 1.27 | 0.2 | controlled parking |
| Address | 309 Holland Lane | | per unit | per unit | Miles | SUP not required for less than 250 units |
| Type | Residential Condominiums | | | | | TDM not required |
| Size | 116 - 100 % | | | | | |
| # Spaces | 147 | | | | | |

| | | | | | | |
|----------|----------------------|-----|----------|----------|-------|---------------------|
| Name | Carlyle Place Retail | 38% | 2.68 | 7.1 | 0.19 | controlled parking |
| Address | 2251 Eisenhower Ave | | per 1000 | per 1000 | Miles | SUP not required |
| Type | Retail portion | | SF | SF | | less than 40,000 sf |
| Size | 14,000 SF - 70 % | | | | | |
| # Spaces | 103 | | | | | |

| | | | | | | |
|----------|-----------------------------|-----|----------|----------|-------|------------------------------|
| Name | Carlyle Place Residential | 86% | 2.04 | 2.38 | 0.19 | controlled parking |
| Address | 2251 Eisenhower Ave | | per unit | per unit | Miles | No record of SUP on City GIS |
| Type | Resid. 2 Towers East & West | | | | | |
| Size | 326 units 91 % | | | | | |
| # Spaces | 779 | | | | | |

| | | | | | | |
|----------|--------------------------------|-----|----------|----------|-------|---------------------------------------|
| Name | Fashion Centre @ Pentagon City | 68% | 3.83 | 5.67 | 0.22 | Paid Parking |
| Address | S.Hayes & Army - Navy Drive | | per 1000 | per 1000 | Miles | Site plan pre dates County TDM Policy |
| Type | Regional Mall | | SF | SF | | |
| Size | 821,024 SF - 100 % | | | | | |
| # Spaces | 4656 | | | | | |

| | | | | | | |
|----------|--------------------|-----|----------|----------|-------|---------------------|
| Name | Meridian @ Carlyle | 63% | 0.81 | 1.29 | 0.26 | controlled parking |
| Address | 401 Holland Lane | | per unit | per unit | Miles | No info on DSP /SUP |
| Type | Residential | | | | | |
| Size | 403 units - 93 % | | | | | |
| # Spaces | 521 | | | | | |

| | | | | | | |
|----------|----------------------------------|-----|-----|-----|-------|----------------------------|
| Name | The Market Common | 69% | N/A | N/A | 0.27 | some metered parking |
| Address | 2800 Clarendon Blvd | | | | Miles | Shared parking analysis |
| Type | Mixed Use | | | | | complied to limit # spaces |
| Size | 240k -99% ,300 apts-93 % | | | | | |
| # Spaces | 1084 (about 14 % less than reqd) | | | | | |

NOTE: 240k @4.0/1000=960;300 apts@1/du=300 ; TOTAL = 1260 spaces required

| | | | | | | |
|----------|-----------------------------------|-----|-----|-----|-------|----------------------|
| Name | Pentagon Row | 63% | N/A | N/A | 0.22 | some metered parking |
| Address | SJoyce Street | | | | Miles | controlled parking |
| Type | Mixed use | | | | | |
| Size | 296k retail + 490 Apts-DU's 96% | | | | | |
| # Spaces | 1223 (about 27 % less than reqd) | | | | | |

NOTE: 296k @4.0/1000=1184 ; 490 apts@1/du=490 ; TOTAL = 1674 spaces required

| | | | | | | |
|----------|------------------------------|-----|----------|----------|-------|------------------------------------|
| Name | Carlyle Overlook Office Bldg | 60% | 0.6 | 1.54 | 0.19 | controlled parking - market rate |
| Address | 2318 Mill Road | | per 1000 | per 1000 | Miles | TMP coordinator promotes rideshare |
| Type | Office | | SF | SF | | and trnsit use, GRH program |
| Size | 250,000 SF 64. % | | | | | car share program, discounted |
| # Spaces | 389 | | | | | transit fares |

N/A for Ratio is because of the mixed use and shared parking A single ratio for mixed land use is Not Applicable

Occupancy rates are listed as 100 % if they are 90 % or more occupied. There is typically some vacancy in all types of developments for various reasons including tenant rehabilitation , move in + move out , etc.

TO the best of my knowledge , no one built MORE parking than required by their approval



Potomac Village - Potomac Yards Parking Comparison

| BLOCK | PROPOSED SPACES |
|--------------|-----------------|
| A | 340 |
| B | 752 |
| C-1 | 377 |
| C-2 | 319 |
| D | 290 |
| E | 1343 |
| F | 1047 |
| G | 420 |
| J | 1149 |
| K | 571 |
| L-1 | 431 |
| L-2 | 406 |
| M | 852 |
| N | 236 |
| Q | 598 |
| R | 692 |
| S | 299 |
| TOTAL | 10122 |

NOTE: assumes no sharing of residential spaces + does not include any surface spaces



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EXHIBIT B

Movie Theater Parking Demand Survey

| SOURCE | DATE | FRIDAY | SATURDAY |
|--------|------|------------|-----------|
| ITE | 2004 | 0.26 /seat | 0.19/seat |
| | | 8:00 PM | 2pm +7 pm |

| | | | |
|------------|------|-----------|-----------|
| ULI + ICSC | 2005 | 0.20/seat | 0.27/seat |
|------------|------|-----------|-----------|

| | | | |
|---------------|------|-------------------|--|
| Portland, Or | 2005 | 0.09 to 0.19/seat | |
| Study results | | | |

NOTE: all of the above survey results and codes are based on SUBURBAN SITES, not Urban near LTR or METRO RAIL type transit



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EXHIBIT C

APPENDIX A

Data Sheets

Hour by Hour



POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Pentagon Row – South Joyce Street

Number of Spaces Existing: 1223 :296k retail, 500 apts

Distance to Metro: 0.22 miles to Pentagon City Station

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Thursday, 10/21/09</i> | | |
| 10 AM | 463 | 38% |
| 12 Noon | 646 | 53% |
| 1 PM | 644 | 53% |
| 2 PM | 600 | 49% |
| 7 PM | 627 | 51% |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/24/09</i> | | |
| 10 AM | 437 | 36% |
| 12 Noon | 627 | 51% |
| 1 PM | 709 | 58% |
| 2 PM | 766 | 63% |
| 7 PM | 497 | 41% |



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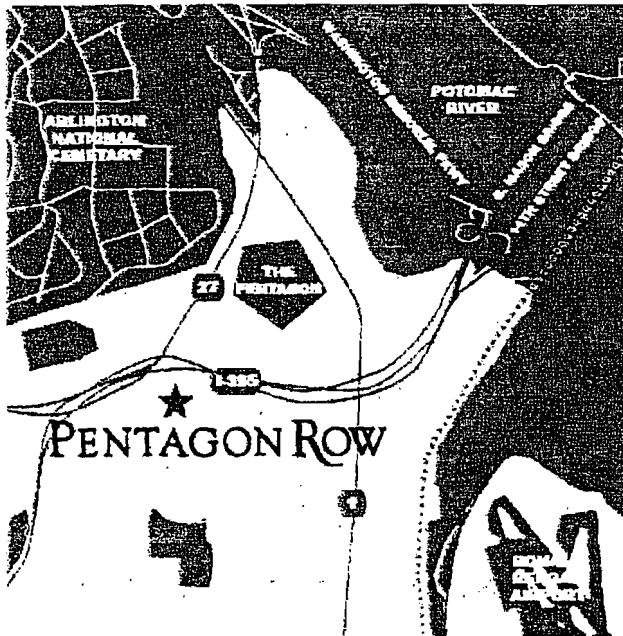
★★★★★
PENTAGON ROW

CONTACT US ✉

[SHOPPING] [DINING] [EVENTS] [DIRECTIONS & PARKING]

Find it. Know it.

Pentagon Row is conveniently located off I-395 at the corner of Army Navy Drive and South Joyce Street in Arlington, Virginia.



From the VA I-95 corridor: Take I-95 north to Shirley Highway (I-395) north to Exit 8C (Route 1 south/Pentagon City). Turn right onto Army Navy Drive (heading west) and proceed past the Fashion Centre at Pentagon City. Turn left onto South Joyce Street. Pentagon Row is immediately on your left.

From the VA I-66 corridor: Take I-66 east toward Washington DC. Merge onto Jefferson Davis Hwy/Va-110 S via Exit 75 to Pentagon/Alexandria. Merge onto Washington Blvd via the Washington Blvd/I-395 S Exit to Columbia Pike. Exit at Columbia Pike/VA-244 W toward Navy Annex. Turn left at South Joyce Street. Cross over Army Navy Drive to Pentagon Row, which will be on your left.

From DC: Take I-395 south and cross over the 14th Street Bridge toward Virginia. Get in the left lane and take Exit 8C (15th Street/Pentagon City). Turn right onto 15th Street. Proceed past the Fashion Centre at Pentagon City on your right. 15th Street turns into South Joyce Street. Pentagon Row is immediately on your right.

From MD: From I-495 take the George Washington Parkway south. Exit right to I-395 south and merge onto Washington Boulevard (Route 27). Pass the Pentagon building on your left and immediately exit right onto the

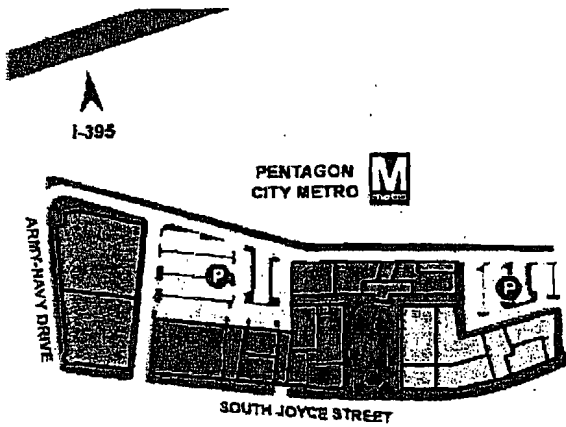
BECOME A FAN OF PENTAGON ROW
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Sign up today for up-to-date Pentagon Row event information and exclusive shopping discounts!

VA 244 west/Columbia Pike ramp toward the Navy Annex. Merge onto Columbia Pike. Turn left at the light onto South Joyce Street. Cross over Army Navy Drive to Pentagon Row on your left.

From Metro: Take the Yellow or Blue line to the Pentagon City station. Upon arrival at the Pentagon City station, proceed to the mall food court. Walk straight past the food court, which will be on your right-hand side. Walk through the parking garage, up the stairs and cross the street to Pentagon Row.



★ ★ ★ ★ ★
PENTAGON ROW

PENTAGON ROW PARKING INFORMATION

Garage Entrances:

Army Navy Drive (behind Harris Teeter)

Parking lot by Post Properties Leasing Office Parking lot by Eckerd Drugs

Garage Weekday Rates:

| | |
|-------------|-----------------|
| 0-2 hr | \$2.00 |
| 3 hr | \$3.00 |
| 4 hr | \$4.00 |
| 5 hr | \$5.00 |
| 6 hr | \$6.00 |
| 6-8 hr | \$10.00 |
| 8-10 hr | \$14.00 |
| max | \$16.00 all day |
| Lost ticket | \$16.00 |

Garage Weekend rates:

| | |
|---------|---------|
| 2 hr | \$2.00 |
| 2-4 hr | \$4.00 |
| 4-10 hr | \$6.00 |
| all day | \$16.00 |

Garage Hours of Operation:

Mon - Wed 6:00 am till 11:00 pm
Thurs - Fri 6:00 am till 12:00 am
Sat - Sun 7:00 am till 12:00 am

Monthly Parking is Available

To apply please visit the Colonial Parking web site at www.ecolonial.com or contact a Colonial Parking monthly accounts representative at 202-295-8080.

No overnight parking in the metered spaces at all. You will be towed!

[Shopping](#) | [Dining](#) | [Events](#) | [Directions](#) | [Contact Us](#)

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PENTAGON ROW

CONTACT US 

- [SHOPPING | DINING | EVENTS | DIRECTIONS & PARKING]

Love it. Have it.

Pentagon Row is not your typical shopping center-it's an experience. In one visit you can pick up a new outfit, buy a new pair of shoes, work out at the gym, buy your groceries, stop by the dry cleaners, grab a bite to eat, and more! With over 45 restaurants and retail shops, you'll be sure to find the perfect outfit from head to toe, and still have time for dessert!



- A VISUAL AFFAIR
- AMERICAN EXPRESS TRAVEL
- ANN TAYLOR LOFT
- ARLINGTON CONVENTION & VISITORS SERVICE
- ASIA BISTRO
- BAJA FRESH
- BALLY TOTAL FITNESS
- BANNER'S HALLMARK
- BEQ BATH & BEYOND
- BEST FOOT FORWARD
- CHAMPPS AMERICANA
- CHICQS
- COLORWORKS SALON
- DENIM BAR
- DES LIVING INNOVATIONS
- DSW SHOE WAREHOUSE
- ELIZABETH ARDEN RED OOR SPA & SALON
- GOTTA RUN
- HARRIS TEEFER
- HUDSON TRAIL OUTFITTERS
- ICE SKATING RINK
- JOUVENCE AVEDA
- LA CREPERIE
- LAVAND
- LEBANESE TAVERNA
- LUCY
- MAGGIE MOO'S ICE CREAM AND TREATERY
- MATTRESS WAREHOUSE
- MORE SPACE PLACE
- NOODLES & COMPANY
- PENTAGON ROW CLEANERS
- PIZZA MILANO
- POST PENTAGON ROW
- PR GRILL
- REVEAL
- RISTOBANTE MURALI
- RITE AID
- SAIGON SAIGON
- SANDELLA'S FLATBREAD
- SINÉ IRISH PUB
- SMOOTHIE KING
- SOLAR PLANET
- SPRINT
- STARBUCKS
- SUBWAY
- SUB LA TABLE
- TASTEFUL DELIGHT CHINESE CAFE
- THAI PHOON
- THE VITAMIN SHOPPE
- WORLD MARKET
- ZEN BISTRO AND WINE BAR

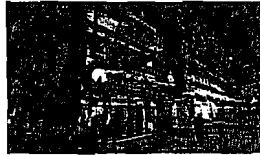
BECOME A FAN OF PENTAGON ROW


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Sign up today for up-to-date Pentagon Row event information and exclusive shopping discounts!

Location **Army Navy Drive & South Joyce
Arlington, Virginia 22202**

Anchor Stores **Harris Teeter, Bed, Bath & Beyond,
DSW, Elizabeth Arden Red Door,
Chicos, Sur La Table, Hudson Trail
Outfitters, Bally Total Fitness, PR
Steakhouse, Denim Bar, Bank of
America, Lebanese Taverna and Ann
Taylor Loft**



Square Feet

296,000

Leasing Info > **Click here for Additional Information**

Wes Guckert

**Wes Guckert, PTP
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10/19/2009

Pentagon Row's Photos - Profile Picture...

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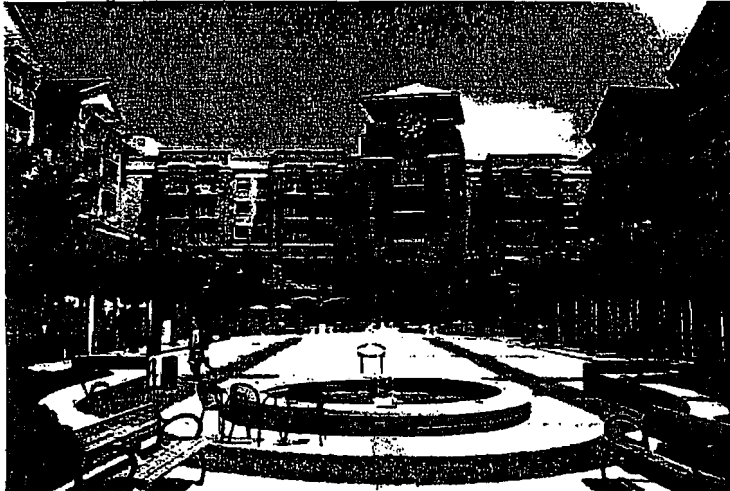
Pentagon Row's Photos - Profile Pictures

Photo 3 of 4 | [Back to Album](#) | [Pentagon Row's Photos](#) | [Pentagon Row's Profile](#)

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PENTAGON ROW



Pentagon Row is a vibrant shopping and entertainment destination with a unique combination of specialty retailers, exciting restaurants and amenities that include Harris Teeter, Bally Total Fitness, a central plaza with outdoor cafes, and an ice-skating rink (November through March) that provides a neighborhood gathering spot for residents of more than 500 apartment homes. Pentagon Row also offers exciting outdoor events, including a 10-week Summer Concert Series. Come and discover Pentagon Row for yourself!

From the album:
"Profile Pictures" by Pentagon Row

Added January 27

English (US)

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POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Fashion Centre @ Pentagon City

Number of Spaces Existing: 4656 : 821,024 SF

Distance to Metro: 0.22 miles to Pentagon City Station

Provided Ratio: 5.67 sp / 1000 sf

Demand Ratio : 3.83 sp/ 1000 sf

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|------------------------|--------------------|--------------------|
| <i>Weds 10/14/2009</i> | | |
| 10 AM | 2261 | 49% |
| 12 Noon | 2721 | 58% |
| 1 PM | 3146 | 68% |
| 2 PM | 2984 | 64% |
| 7 PM | 1778 | 38% |
| <i>Saturday Time</i> | | |
| <i>10/17/2009</i> | | |
| 10 AM | 1042 | 22% |
| 12 Noon | 2179 | 47% |
| 1 PM | 2780 | 60% |
| 2 PM | 3130 | 67% |
| 7 PM | 2440 | 53% |



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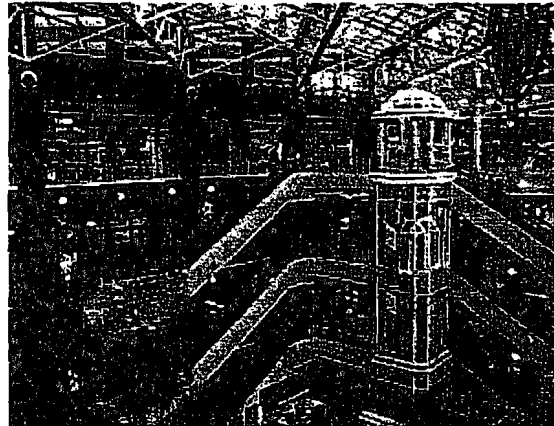
Fashion Centre at Pentagon City

Coordinates: 38°51′47.6″N 77°3′38.6″W﻿ / ﻿38.863222°N 77.060722°W﻿ / 38.863222; -77.060722

From Wikipedia, the free encyclopedia

The Fashion Centre at Pentagon City, also known as **Pentagon City Mall**, is an upscale shopping mall in Arlington, Virginia. It is situated in the Pentagon City

The Fashion Centre at Pentagon City



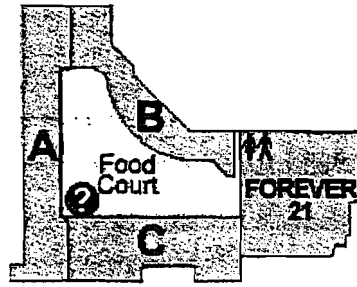
Pentagon City Mall, showing all four floors

| | |
|-----------------------------------|--|
| Location | Arlington, Virginia, USA |
| Opening date | October 5, 1989 |
| Developer | Melvin Simon & Associates & Rose Associates |
| Management | Simon Property Group |
| Owner | Simon Property Group & CalPERS [1] (http://phx.corporate-ir.net/phoenix.zhtml?c=113968&p=irol-newsArticle_Print&ID=225518&highlight=) |
| No. of stores and services | 170 |
| No. of anchor tenants | 2 |
| Total retail floor area | 821,024 sq ft (76,275.6 m ²) retail & 169,089 ft ² office [2] (http://www.sec.gov/Archives/edgar/data/1063761/000104746907001496/a2176251z10-k.htm) |
| No. of floors | 4 |
| Website | simon.com/157 (http://www.simon.com/mall/default.aspx?ID=157) |

neighborhood on the lower levels of the Washington Tower office building, former home of MCI's Consumer Markets headquarters, near Interstate 395 and Hayes Street. The mall takes its logo from the architectural design of Washington Tower. Its Metro level is directly connected to the Pentagon City station on the Blue and Yellow Lines of the Washington Metro.

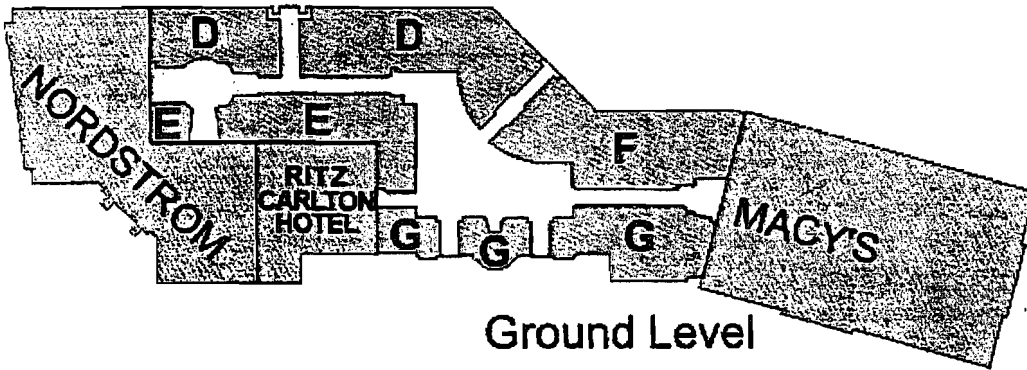
Completed in October 1989, the Fashion Centre is the largest enclosed shopping mall in Arlington, housing 170 retailers and restaurants catering to the upper-middle class. It is anchored by department stores Macy's and

The Fashion Centre at Pentagon City Floorplan

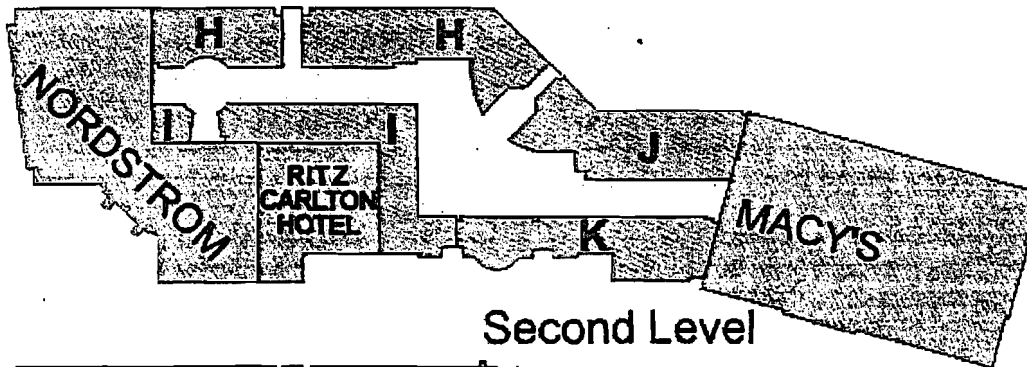


Metro Level

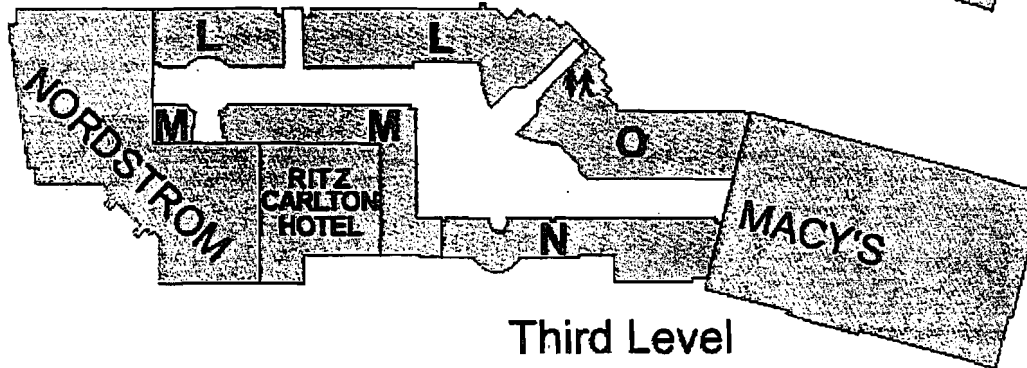
 Rest Rooms
 Simon Guest Services



Ground Level



Second Level



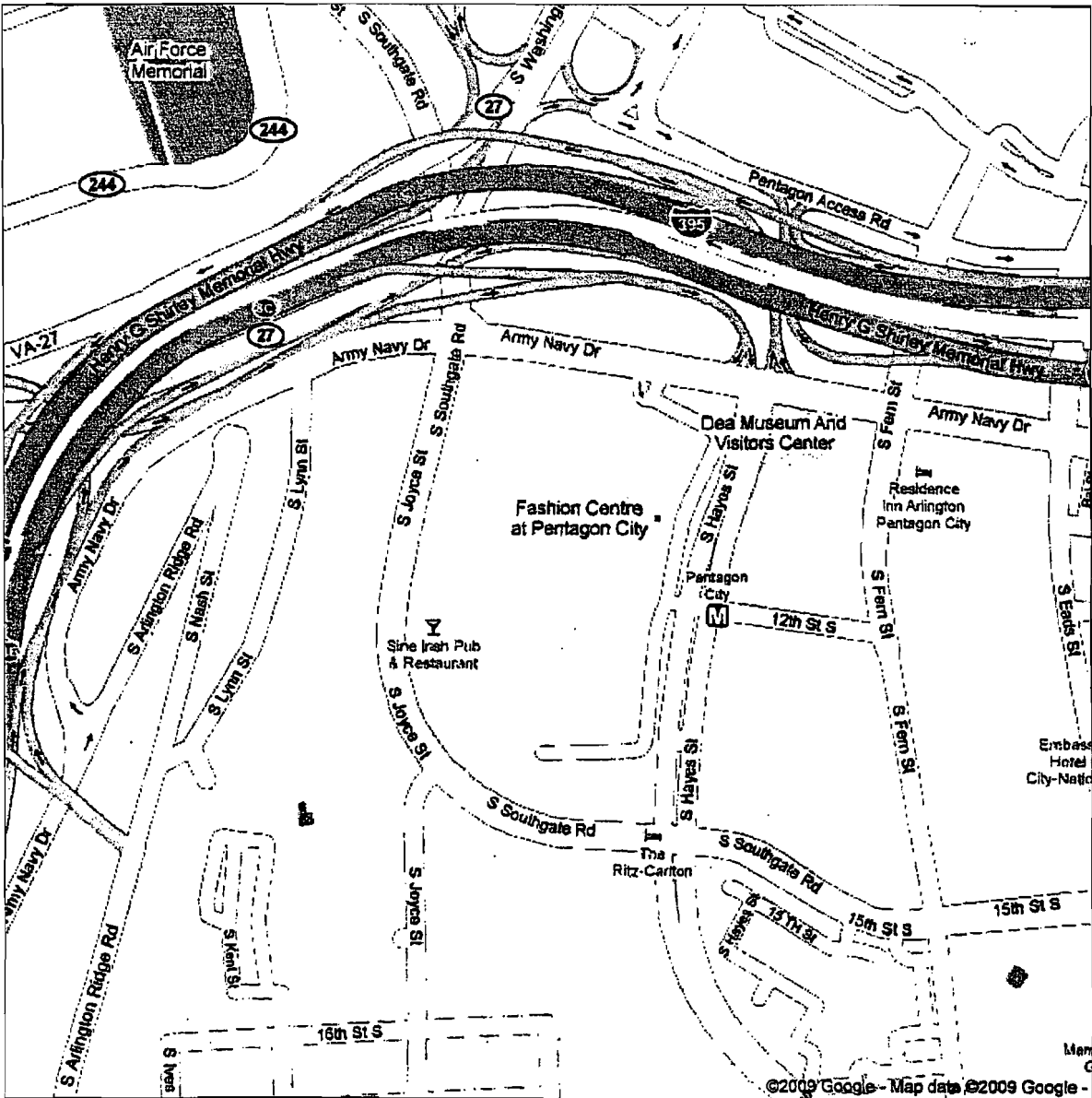
Third Level

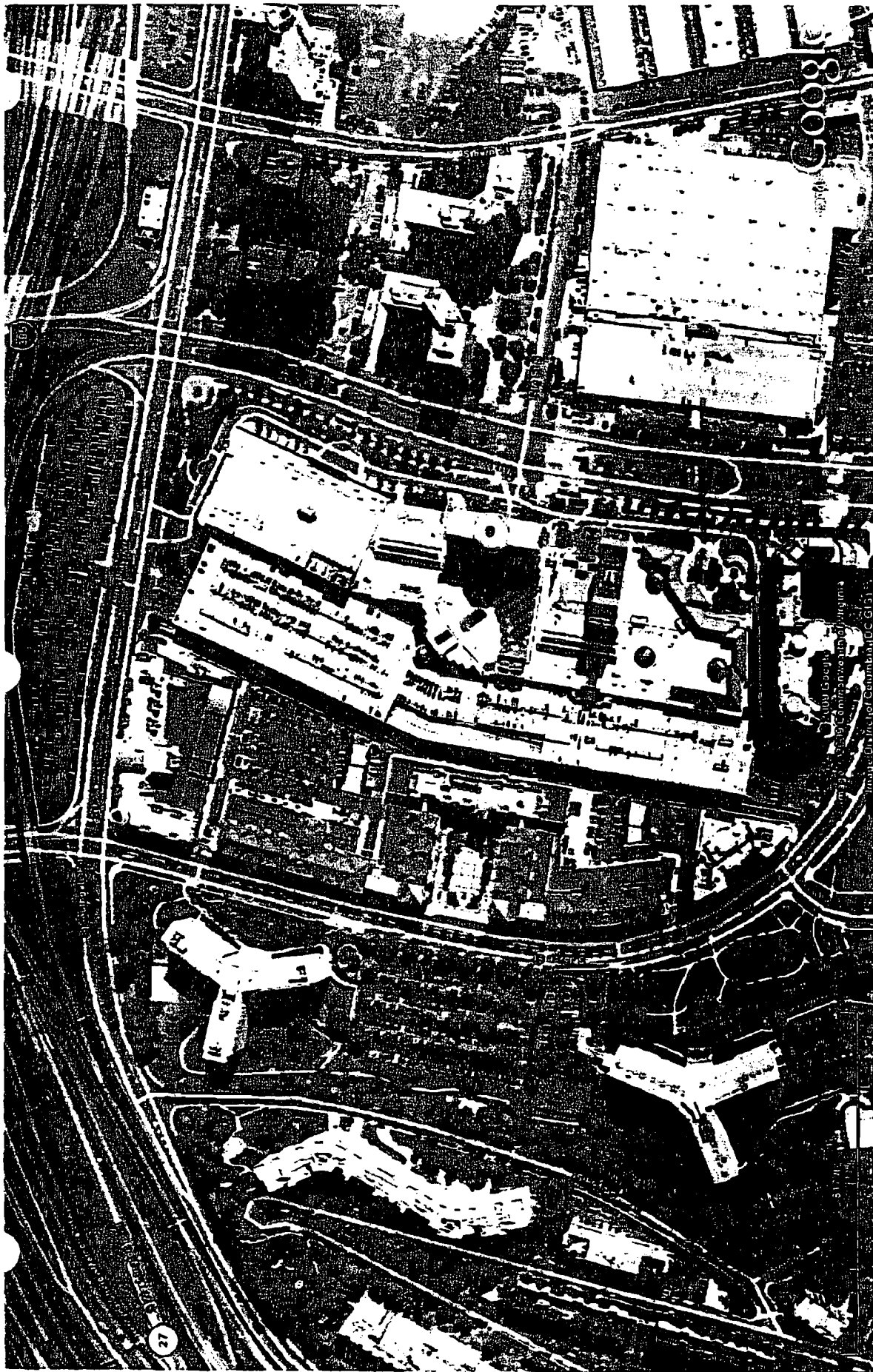
| STORE | LOCATION | PHONE |
|---------------------|---|----------------|
| Pea In The Pod | H | (703) 418-2900 |
| Armani Exchange | Second Level, located at the top of the escalator | (703) 418-0263 |
| Abercrombie & Fitch | J | (703) 415-4210 |
| Aeropostale | G | (703) 415-3636 |
| Alamo Flags | On Metro Level near Guest Services | (703) 415-2144 |
| Aldo Accessories | Section I | (703) 418-9714 |
| Aldo Shoes | F | (703) 412-5890 |

Google maps

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Text the word "GMAPS" to 466453





14000 G Street
Washington, D.C. 20032
Imaging by the U.S. Geological Survey

POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Whole Foods – 1700 Duke Street , Alexandria

Number of Spaces Existing: 238 : Assume 40,000 SF

Distance to Metro: 0.20 miles to King Street Station

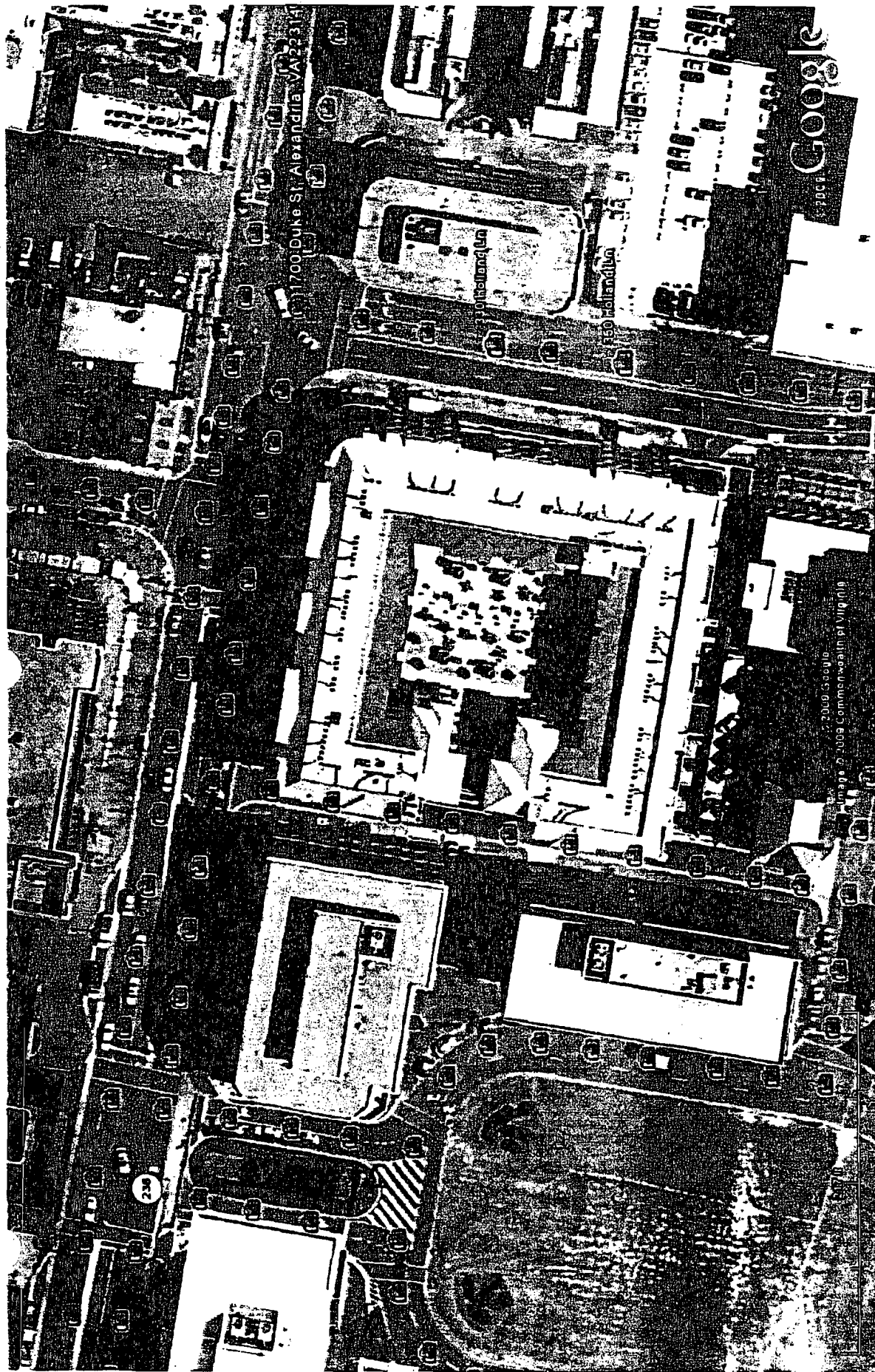
Provided Ratio : 5.95 /1000 SF

Demand Ratio: 3.97 / 1000 SF

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Wednesday, 10/7/09</i> | | |
| 10 AM | 144 | 61% |
| 12 Noon | 155 | 65% |
| 1 PM | 159 | 67% |
| 2 PM | 141 | 59% |
| 7 PM | 129 | 54% |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/10/09</i> | | |
| 10 AM | 70 | 29% |
| 12 Noon | 117 | 49% |
| 1 PM | 126 | 53% |
| 2 PM | 130 | 55% |
| 7 PM | 118 | 50% |



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Stores » Virginia » Old Town

Welcome to the Old Town store



MAKE THIS MY STORE

1700 Duke St
Alexandria, VA 22314 USA
[map, directions & nearby stores](#)

Phone 703.706.0891
[Store contact form](#)

Store hours:
8:00 a.m. to 10:00 p.m. seven days a week.

Store Leadership

Mike Ameg: Store Team Leader
John Volpe: Assistant Store Team Leader
Cisse Kane: Assistant Store Team Leader
Aamir Mughal: Assistant Store Team Leader
Ann Beisel: Marketing Specialist/Community Liaison

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Emeril Green

POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: The Royalton Condos – Alexandria- Top of Whole Foods Store – 309 Holland Lane

Number of Spaces Existing: 147 : 116 Condo Units

Distance to Metro: 0.20 miles to King Street Station

Provided Ratio: 1.27/unit

Demand Ratio: 1.0 / unit

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Wednesday, 10/7/09</i> | | |
| 5 AM | 109 | 74% |
| 10 AM | 83 | 56% |
| | | |
| 2 PM | 84 | 57% |
| 8 PM | 100 | 68% |
| 10 PM | 103 | 70% |
| | | |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/10/09</i> | | |
| 6 AM | 116 | 79% |
| | | |
| 12 Noon | 82 | 56% |
| | | |
| 4 PM | 80 | 54% |
| | | |
| 8 PM | 86 | 59% |



Merging Innovation and Excellence

The Royalton of Alexandria--Fine Condo Living

The Royalton of Alexandria



The Royalton of Old Town Alexandria

The Royalton of Alexandria is located in the heart of Old Town Alexandria. Steps away from the King Street Metro, Amtrak and the VRE. The Royalton condos are a commuters dream! These high-ceiling units offer granite counters and stainless steel appliances. The Royalton of Alexandria has a fitness room and underground parking. The Royalton of Old Town Alexandria is conveniently located atop of the brand new Whole Foods.



The Royalton of Alexandria is close to all the major employment and transportation centers--Washington, Arlington, Falls Church, Springfield, Crystal City. The Royalton is located just a few miles away from Reagan National Airport.

Contact Brian and ask about his "buy with me, move for free program." Click the Royalton for a look at prices and listings at the Royalton.





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Sunday, May 16, 2004

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Clark Residential Builds New Condos for JBG Near Alexandria's Carlyle Development

ALEXANDRIA, VA. — A joint venture of The JBG Companies and their equity partner Rockwood Capital, LLC awarded a \$28 million contract to Clark Residential to build The Royalton Condominiums at 1700 Duke Street in Alexandria, Va. The property is situated near the entrance of the expansive Carlyle residential and commercial development outside of Old Town.

Adjacent to the King Street Metro, this new condominium offers both historic charm and modern convenience. Cast stone, pre-cast, and EIFS compliment The Royalton's brick facade. Designed by Mushinsky Associates/MP+A of Bethesda, Md., the four-story building will feature 116 condominiums, with efficiency, one- and two-bedroom floor plans.

Each unit includes a chef-caliber kitchen with 42-inch cabinets, granite countertops, and premium appliances. Two-and-a-half levels of below-grade parking also will be built. Enclosed by dramatic walls of windows, the residences feature 10-foot ceilings and an abundance of closet space.

The ground floor of the building will be home to a Whole Foods Market, as well as a beautiful lobby, cutting edge fitness center, and high-tech residential library. The anticipated completion date for the project is Summer 2005.

Located in Bethesda, Md., Clark Residential is a subsidiary of The Clark Construction Group, Inc.

###

[Back to 2004 News Archive](#)

Home

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POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Carlyle Place – Alexandria – Retail

Spaces Existing: 103 : 14,500 SF

Distance to Metro: 0.19 miles to Eisenhower Avenue Station

Provided Ratio: 7.1 / 1000 SF

Demand Ratio: 2.68 /1000 SF

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Thursday, 10/8/09</i> | | |
| 10 AM | 31 | 30% |
| 12 Noon | 34 | 33% |
| 1 PM | 36 | 35% |
| 2 PM | 39 | 38% |
| 7 PM | 17 | 17% |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/10/09</i> | | |
| 10 AM | 17 | 17% |
| 12 Noon | 24 | 23% |
| 1 PM | 20 | 19% |
| 7 PM | 13 | 13% |



Merging Innovation and Excellence

POTOMAC VILLAGE COMPARABLE STUDY – PARKING

**Site Name: Carlyle Place Apts – Alexandria –2251
Eisenhower Ave.(east and west towers.)**

Number of Spaces Existing: 779 : 326 units

Distance to Metro: 0.19 miles to Eisenhower Avenue Station

Provided Ratio: 2.38 /unit

Demand Ratio : 2.04 /unit

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|----------------------------------|--------------------|--------------------|
| <i>Thursday, 10/8/09</i> | | |
| 5 AM | 666 | 86% |
| 10 AM | 430 | 55% |
| | | |
| 2 PM | 413 | 53% |
| 8 PM | 550 | 71% |
| 10 PM | 627 | 81% |
| | | |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/10/09</i> | | |
| 6 AM | 599 | 77% |
| | | |
| 12 Noon | 441 | 57% |
| | | |
| 4 PM | 459 | 60% |
| | | |
| 8 PM | 497 | 64% |



Merging Innovation and Excellence

CARLYLE PLACE APARTMENTS



2251
Eisenhower
Avenue

- HOME
- FEATURES
- AMENITIES
- FLOOR PLANS
- LOCATION
- CONTACT US

The Advantage of Carlyle Place

Unparalleled Residence. Unparalleled Location.

Welcome to Carlyle Place Apartments. Surround yourself with the distinct character of Alexandria at a location that offers the contemporary luxuries and convenient amenities you desire.

Alexandria is known for its fashionable shopping, unique dining and Old Town charm. Living in this neighborhood, you'll find it all outside your door. Discover a residence that blends this eclectic atmosphere with your lifestyle.

FLOOR PLANS



CHECK OUT OUR
FLOOR PLANS
Click for More Information

2251 Eisenhower Avenue • Alexandria, VA 22314
877.869.5860 • Email Carlyle_Place@paradigmcos.com

CONTACT A LEASING
CONSULTANT TODAY

SEND TO A FRIEND

RENTAL
APPLICATION

COOPERATIVE
APPLICATION

Paradigm
MANAGEMENT

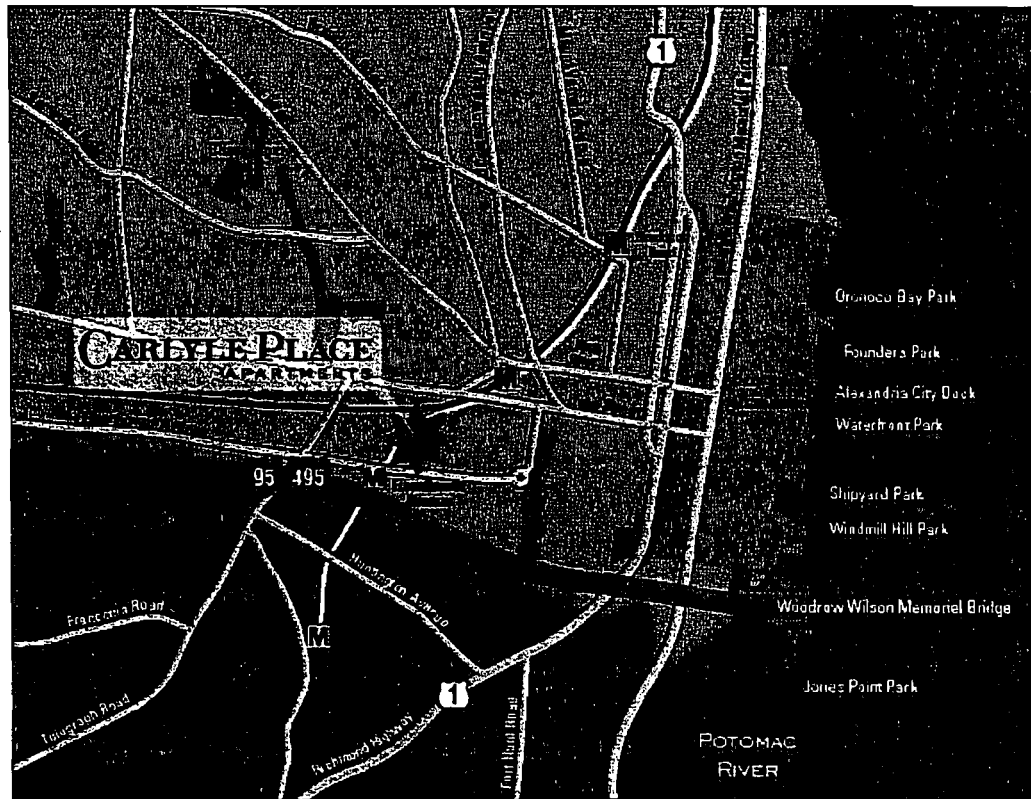


CARLYLE PLACE APARTMENTS



- HOME
- FEATURES
- AMENITIES
- FLOOR PLANS
- LOCATION
- CONTACT US

The Advantage of Carlyle Place
 Unparalleled Residence. Unparalleled Location.



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Carlyle Place Apartments

2251 Eisenhower Avenue Alexandria, VA 22314 [Map](#)

[View Floor Plans](#) [View 360° Tour](#)



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Property Details

[Map & Directions](#)

[Get Moving Quotes](#)

| Floor Plan | Beds | Baths | Rent | Square Ft | Deposit | Availability | Specials |
|----------------------------|------|-------|-----------------|-----------|------------------|------------------------------------|-----------------------------|
| Madison | 1 | 1 | \$1775 - \$1850 | 777 | Call for Details | Check Availability | See Details |
| Pendleton | 1 | 1 | \$1850 - \$1950 | 736 | Call for Details | Check Availability | See Details |
| Washington | 1 | 1 | \$1875 | 791 | Call for Details | Check Availability | See Details |
| King | 1 | 1 | \$2000 | 826 | Call for Details | Check Availability | See Details |
| Jefferson | 2 | 1 | \$2050 - \$2425 | 1057 | Call for Details | Check Availability | See Details |

[Show all floor plans \(15\)](#)

Most Units Feature

Amenities

- ✓ Air conditioning
- ✓ Cable ready
- ✓ Carpeting
- ✓ High speed internet available
- ✓ Walk-in closets

Kitchen

- ✓ Dishwasher
- ✓ Garbage disposal
- ✓ Microwave
- ✓ Refrigerator

Laundry

- ✓ Washer/dryer in unit

Property Features

Parking

- ✓ Attached garage

Leisure

- ✓ Fitness center
- ✓ Pool

Entry

- ✓ Controlled access
- ✓ Handicap access

Convenience

- ✓ Elevator
- ✓ Extra storage units
- ✓ Furnished units available

Property Description

Property Type: Apartment
Total units at property: 326

Brand new luxury building...Walk to metro

Welcome to Carlyle Place Apartments. Surround yourself with the distinct character of Alexandria at a location that offers the contemporary luxuries and convenient amenities you desire.

Leasing Information

Pet policy

Cats & Dogs OK
Call for service animal policy

Terms

9-15 month leases available. For more information, please call toll free at (866) 486-1427 ext. 5796 or [check availability](#).

Office hours:

Monday-Friday: 10:00am to 6:00pm; Saturday: 10:00am to



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Carlyle Place Apartments

2251 Eisenhower Avenue Alexandria, VA 22314

[View Floor Plans](#)

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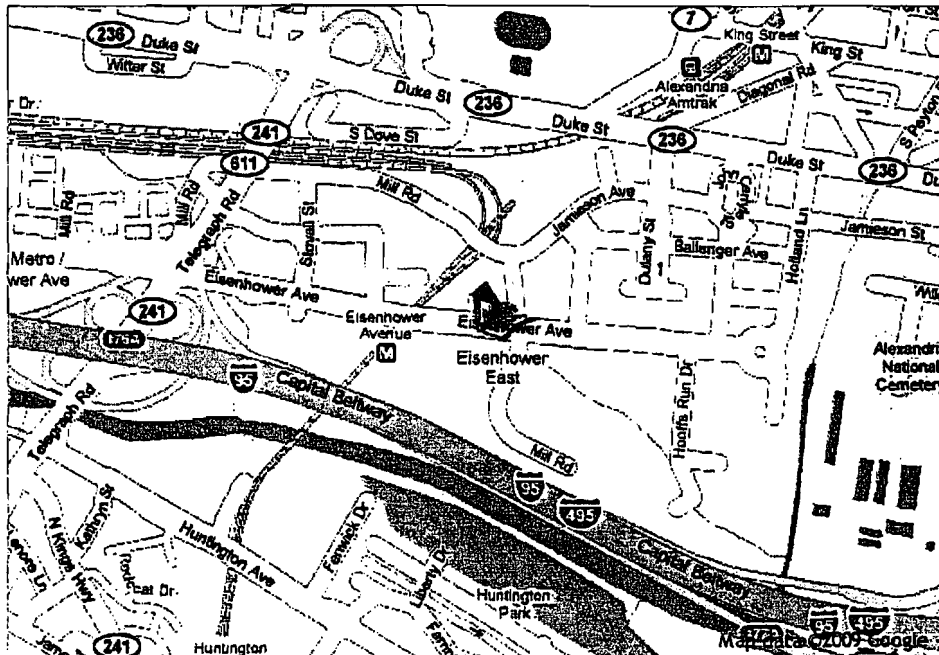
[PREV](#) Main Image (1 of 11) [NEXT](#)

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When you visit, have the leasing office note that you found the property on Rent.com!



Maps/Directions are informational only. User assumes all risk of use. Google, Rent.com, and their suppliers make no representations about content, road conditions, route usability, or speed. Use subject to Google license/copyright.

Driving Directions

Starting Point:

Address

City

State

Zip Code

Input fields for address, city, state, and zip code.

[VIEW DIRECTIONS >>](#)

POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Carlyle Overlook Office Bldg.= 2318 Mill Rd.

Number of Spaces Existing: 389 : 250,000 sf Office SPace

Distance to Metro: 0.19 miles to Eisenhower Avenue Station

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Thursday, 10/8/09</i> | | |
| 10 AM | 231 | 59% |
| 12 Noon | 235 | 60% |
| 1 PM | 223 | 57% |
| 2 PM | 226 | 58% |
| | | |
| | | |
| | | |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/17/09</i> | | |
| 6 AM | | |
| 10 AM | | |
| 12 Noon | GARAGE CLOSED | |
| 1 PM | | |
| 2 PM | | |
| 4 PM | | |
| 7 PM | | |
| 8 PM | | |

POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Meridian @ Carlyle – Alexandria 401 Holland Lane

Number of Spaces Existing: 521 : 403 units

Distance to Metro: 0.26 miles to King Street Station

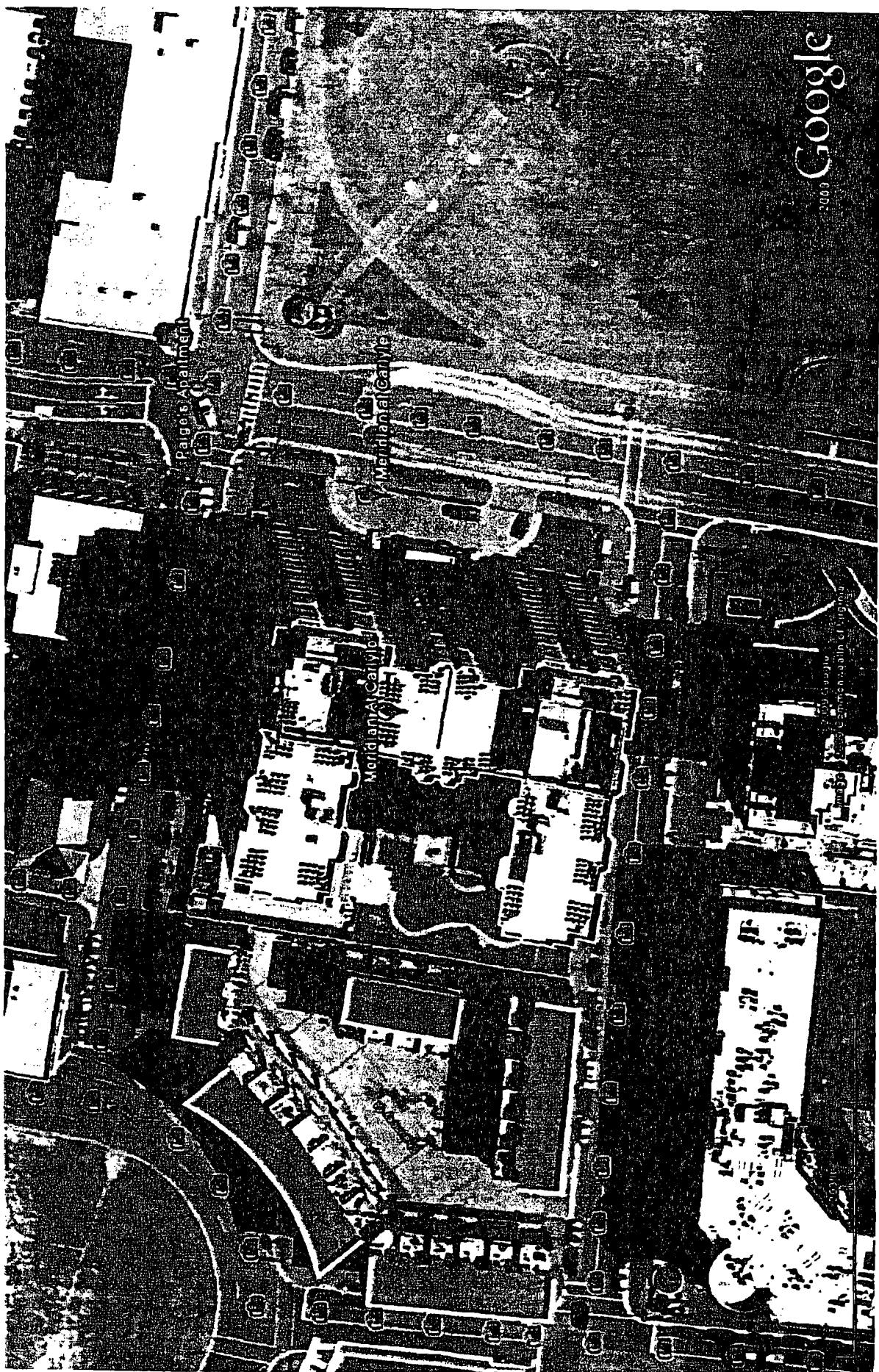
Provided Ratio: 1.29 / unit

Demand Ratio: 0.81 / unit

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| Thursday, 10/21/09 | | |
| 5 AM | 330 | 63 % |
| 10 AM | 234 | 45 % |
| | | |
| 2 PM | 249 | 48 % |
| 8 PM | 291 | 56 % |
| 10 PM | 318 | 61 % |
| | | |
| Saturday Time | | |
| Saturday, 10/24/09 | | |
| 6 AM | 323 | 62% |
| | | |
| 12 Noon | 239 | 46% |
| | | |
| 4 PM | 246 | 47% |
| | | |
| 8 PM | 258 | 50% |

Google

2009

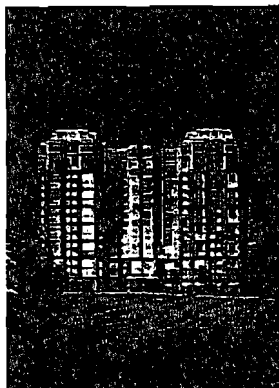




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Meridian At Carlyle

401 Holland Lane Alexandria, VA 22314 [Map](#)



[View Floor Plan](#)



[Claim reward now! \(what reward? \)](#)

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(866) 301-6359 ext. 4058

[Check Availability](#)

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Property Details

Map & Directions

Get Moving Quotes

| Floor Plan | Beds | Baths | Rent | Square Ft | Deposit | Availability | Specials |
|-------------------------------|--------|-------|-----------------|------------|------------------|------------------------------------|-----------------------------|
| Studio | Studio | 1 | \$1385 - \$1750 | 565 | Call for Details | Check Availability | See Details |
| 1 Bedroom | 1 | 1 | \$1590 - \$2000 | 620 - 695 | Call for Details | Check Availability | See Details |
| 1 BR with den | 1 | 1 | \$1940 - \$2220 | 870 | Call for Details | Check Availability | See Details |
| 2 Bedroom | 2 | 2 | \$2175 - \$2700 | 970 - 1100 | Call for Details | Check Availability | See Details |

Most Units Feature

Amenities

- ✓ Air conditioning
- ✓ Cable ready
- ✓ Carpeting
- ✓ Ceiling fan
- ✓ High speed internet available
- ✓ Walk-in closets

Kitchen

- ✓ Dishwasher
- ✓ Garbage disposal
- ✓ Microwave
- ✓ Refrigerator

Laundry

- ✓ Washer/dryer in unit

Property Features

Parking

- ✓ Covered

Leisure

- ✓ Clubhouse
- ✓ Fitness center
- ✓ Pool

Entry

- ✓ Controlled access
- ✓ Handicap access

Convenience

- ✓ Elevator
- ✓ Furnished units available

Property Description

Property Type: Apartment
Total units at property: 403

Top Floor Clubroom with Billiards Table, Full Kitchen and TV/DVD/VCR...Private Courtyard with Putting Green and Swimming Pool...2 Blocks To King Street Metro Station (Blue and Yellow Lines)...

Come to Old Town Alexandria's premier high-rise apartment community. You will find everything you have been looking for...located 2 blocks to the King Street Metro (Blue and Yellow Lines), easy access to shops,

Leasing Information

Pet policy

Cats OK
Call for service animal policy

Terms

Lease Terms: standard lease term 13 months, 7-11 month leases are available with a premium. Pet Policy: Cats only, 2 cats maximum, \$300 non-refundable pet fee and \$30/month pet rent required. Storage available for additional fee. For more information, please call toll free at (866) 301-6359 ext. 4058 or [check availability](#).



Merging Innovation and Excellence

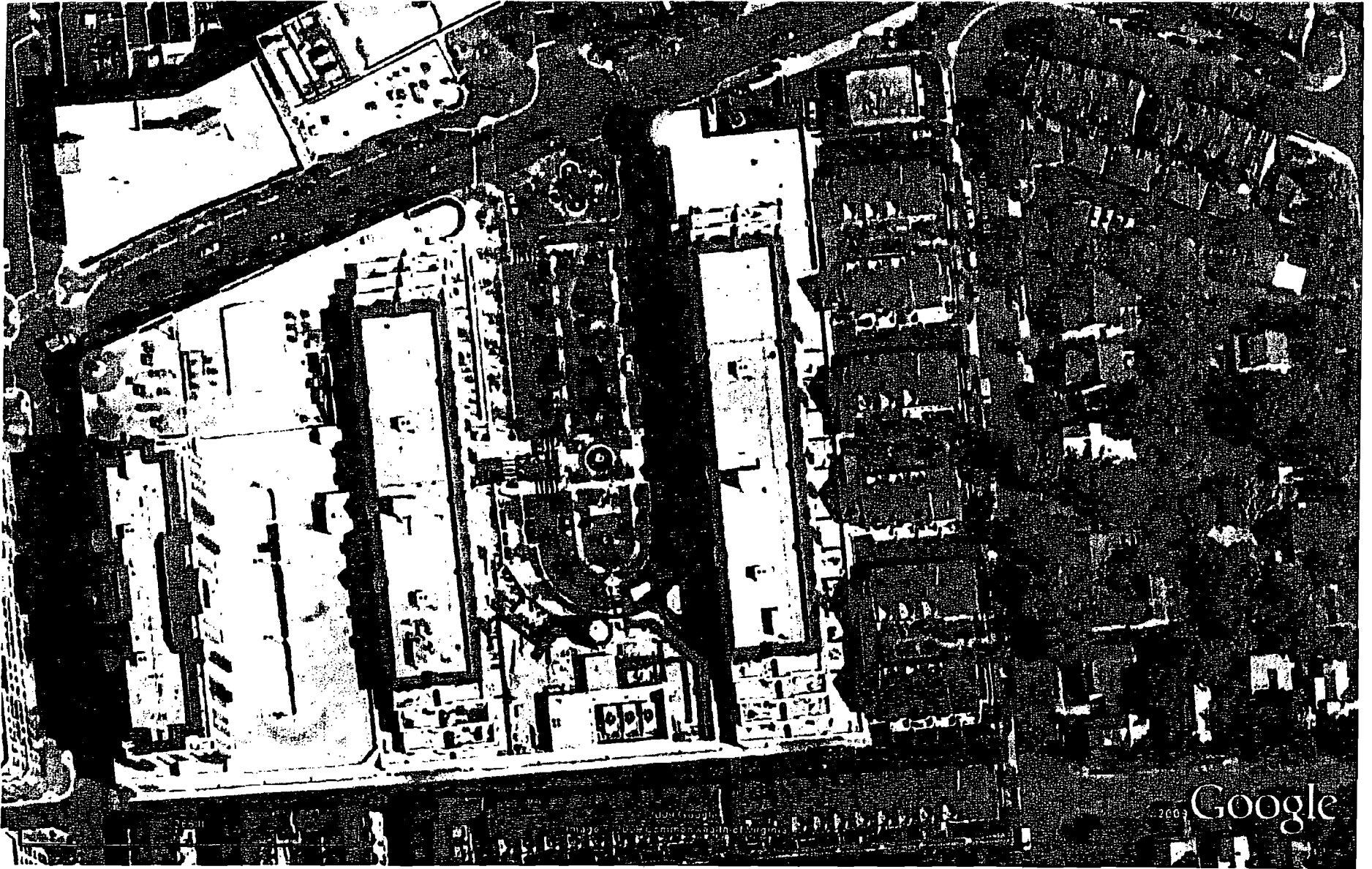
POTOMAC VILLAGE COMPARABLE STUDY – PARKING

Site Name: Clarendon Mkt Commons-2800 Clarendon Blvd.

Number of Spaces Existing: 1084: 240k retail, 300 apts

Distance to Metro: 0.27 miles to Clarendon Station

| <i>Weekday Time</i> | <i># Cars Park</i> | <i>% Occupancy</i> |
|---------------------------|--------------------|--------------------|
| <i>Thursday, 10/8/09</i> | | |
| 5 AM | 358 | 33% |
| 10 AM | 675 | 62% |
| 12 Noon | 710 | 65% |
| 1 PM | 712 | 66% |
| 2 PM | 651 | 60% |
| 7 PM | 699 | 65% |
| 10 PM | 438 | 40% |
| | | |
| <i>Saturday Time</i> | | |
| <i>Saturday, 10/17/09</i> | | |
| 6 AM | 386 | 36% |
| 10 AM | 630 | 58% |
| 12 Noon | 743 | 69% |
| 1 PM | 750 | 69% |
| 2 PM | 730 | 67% |
| 4 PM | 717 | 66% |
| 7 PM | 613 | 57% |
| 8 PM | 669 | 62% |



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McCAFFERY | Interests

Thoughtful and Creative
Real Estate Solutions

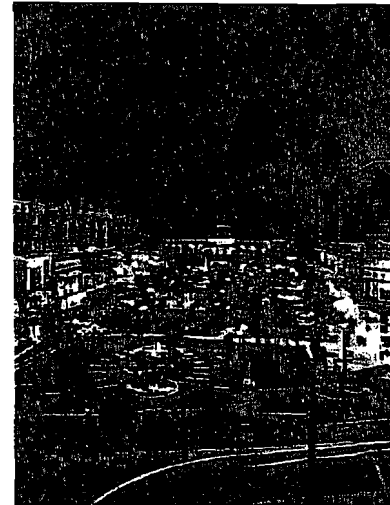
The Market Common Clarendon

ARLINGTON, VIRGINIA

The Market Common, Clarendon is located on approximately ten (10) acres in the Clarendon neighborhood of Arlington, Virginia, just outside Washington, D.C. In addition to the more than 240,000 SF of prime retail, the project includes 300 Class A apartments, 87 townhomes, 100,000 square feet of office space and nearly 1,200 parking spaces. In an attractive, walkable, visually stimulating and architecturally timeless street front setting, tenants are treated to the full service amenities of a true master planned, mixed-use facility.

The opening of The Market Common, Clarendon in November 2001 represented the successful collaboration between McCaffery Interests, RREEF, Arlington County Officials and the citizens of the Clarendon neighborhood. The 100% leased project attracted prominent national retailers such as Pottery Barn, Williams-Sonoma Grande Cuisine, Barnes & Noble Booksellers, Apple Computer, The Container Store, Imaginarium, Eastern Mountain Sports, Myer-Emco, Jos. A. Bank Clothiers, and Washington Sports Club in what stood as an empty parking lot for more than a decade. Phase II opened in early 2002 with Crate & Barrel Home Store, Ann Taylor Loft, and South Moon Under.

Enjoying the characteristics commonly associated with 24-hour cities and surrounded by the upper income neighborhoods of Georgetown, Northwest Washington, Capitol Hill, Potomac, Maryland, McLean and Alexandria, Virginia, Clarendon is an infill project within one of the strongest retail demographics markets in the United States. 800 new residential units and 210,000 square feet of Class A office space within a two block radius of the project makes The Market Common, Clarendon an extremely desirable asset to the community.



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APPENDIX B

*Block by Block
Shared Parking Spreadsheets*



POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK A

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|--------|----------------|---------|--------|------------|----------------|-----------------|-----------------|
| | Office | Residential Rental | Fina/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Slt Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Clb | | | |
| | | | | | | | | | GBA SF | 340 | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | |
| Max. Parking Index - Includes visitors and employees | | | | | | | | | | 1.00 | | | | | | | | | |
| Max. Parking Demand - based on above ratios | | | | | | | | | | 340 | | | | | | | 340 | | |
| | | | | | | | | | | 340 | | | | | | | 340 | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | 340 | - | - | - | - | - | - | 340 (112) -49% | | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | 306 | - | - | - | - | - | - | 306 (78) -34% | | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | 289 | - | - | - | - | - | - | 289 (61) -27% | | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | 272 | - | - | - | - | - | - | 272 (44) -19% | | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | 255 | - | - | - | - | - | - | 255 (27) -12% | | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | 238 | - | - | - | - | - | - | 238 (10) -4% | | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | 221 | - | - | - | - | - | - | 221 7 3% | | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | - | 238 | - | - | - | - | - | - | 238 (10) -4% | | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | 238 | - | - | - | - | - | - | 238 (10) -4% | | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | 238 | - | - | - | - | - | - | 238 (10) -4% | | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | 255 | - | - | - | - | - | - | 255 (27) -12% | | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | 289 | - | - | - | - | - | - | 289 (61) -27% | | |
| 6:00 PM | 25% | 80% | 95% | 85% | 75% | 75% | 70% | 70% | - | 306 | - | - | - | - | - | - | 306 (78) -34% | | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | 330 | - | - | - | - | - | - | 330 (102) -45% | | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | 333 | - | - | - | - | - | - | 333 (105) -46% | | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | 337 | - | - | - | - | - | - | 337 (108) -48% | | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | 340 | - | - | - | - | - | - | 340 (112) -49% | | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | 340 | - | - | - | - | - | - | 340 (112) -49% | | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | 340 | - | - | - | - | - | - | 340 (112) -49% | | |

Max. Demand 340 spaces
 Parking Supply 228 spaces

Not including on street parking estimated at 410 spaces + 125 surface + 635 extra

Based upon



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices form ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK B FINAL

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | |
|---|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|--------------------|--------|----------------|---------|--------|--------|-----------------|-----------------|------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn Fast-casual | Retail | Hotel Business | Grocery | Cinema | | | | Health Clb |
| | | | | | | | | | GBA SF | 752 | GBA SF | GLA SF | 168,715 | ROOMS | 64,000 | 50,000 | | | |
| ix. Parking Index - includes visitors and employees | | | | | | | | | | | | | | | | | | | |
| ix. Parking Demand - based on above ratios | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 752 | | | | | | | | | |
| M-F | | | | | | | | | | 752 | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 85% | 25% | 0% | 25% | - | 752 | - | - | - | - | - | - | 752 | 46 | 6% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | 677 | - | - | - | - | - | - | 677 | 121 | 15% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | 639 | - | - | - | - | - | - | 639 | 159 | 20% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | 602 | - | - | - | - | - | - | 602 | 198 | 25% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | 564 | - | - | - | - | - | - | 564 | 234 | 29% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | 526 | - | - | - | - | - | - | 526 | 272 | 34% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | 489 | - | - | - | - | - | - | 489 | 309 | 39% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 26% | 35% | 90% | - | 526 | - | - | - | - | - | - | 526 | 272 | 34% |
| 2:00 PM | 100% | 70% | 40% | 85% | 60% | 45% | 40% | 40% | - | 526 | - | - | - | - | - | - | 526 | 272 | 34% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | 526 | - | - | - | - | - | - | 526 | 272 | 34% |
| 4:00 PM | 80% | 75% | 50% | 80% | 85% | 80% | 45% | 50% | - | 564 | - | - | - | - | - | - | 564 | 234 | 29% |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | 639 | - | - | - | - | - | - | 639 | 159 | 20% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | 677 | - | - | - | - | - | - | 677 | 121 | 15% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | 729 | - | - | - | - | - | - | 729 | 69 | 9% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | 737 | - | - | - | - | - | - | 737 | 61 | 8% |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | 744 | - | - | - | - | - | - | 744 | 54 | 7% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | 752 | - | - | - | - | - | - | 752 | 46 | 6% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | 752 | - | - | - | - | - | - | 752 | 46 | 6% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | 752 | - | - | - | - | - | - | 752 | 46 | 6% |

ax. Demand 489 spaces
 Parking Supply 798 spaces
 Not including on street parking estimated at 410 spaces x 72% surface = 636 extra
 Based upon 232,715



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Recreational Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK C-1

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | | |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|---------------------|--------|----------------|---------|--------|------------|-------|-----------------|-----------------|-----|--|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn, Fast-casual | Retail | Hotel Business | Grocery | Cinema | Health Ctb | | | | | |
| | | | | | | | | | | | | | | | | | | 64,000 | 50,000 | | |
| | | | | | | | | | GBA SF | 377 | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | | |
| Max. Parking Index - includes visitors and employees | | | | | | | | | | 1.00 | | | | | | | | | | | |
| Max. Parking Demand - based on above ratios | | | | | | | | | | 377 | | | | | | | | | 377 | | |
| | | | | | | | | | | 377 | | | | | | | | | 377 | | |
| M-F | | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | 377 | - | - | - | - | - | - | - | 377 | 35 | 8% | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | 339 | - | - | - | - | - | - | - | 339 | 73 | 18% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | 320 | - | - | - | - | - | - | - | 320 | 82 | 22% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | 302 | - | - | - | - | - | - | - | 302 | 110 | 27% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | 283 | - | - | - | - | - | - | - | 283 | 129 | 31% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 80% | - | 264 | - | - | - | - | - | - | - | 264 | 148 | 36% | |
| 12:00 PM | 90% | 85% | 75% | 75% | 55% | 75% | 10% | 90% | - | 245 | - | - | - | - | - | - | - | 245 | 167 | 41% | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | - | 264 | - | - | - | - | - | - | - | 264 | 148 | 36% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | 264 | - | - | - | - | - | - | - | 264 | 148 | 36% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | 264 | - | - | - | - | - | - | - | 264 | 148 | 36% | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | 283 | - | - | - | - | - | - | - | 283 | 129 | 31% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | 320 | - | - | - | - | - | - | - | 320 | 82 | 22% | |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | 339 | - | - | - | - | - | - | - | 339 | 73 | 18% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | 366 | - | - | - | - | - | - | - | 366 | 46 | 11% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | 369 | - | - | - | - | - | - | - | 369 | 43 | 10% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | 373 | - | - | - | - | - | - | - | 373 | 39 | 9% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | 377 | - | - | - | - | - | - | - | 377 | 35 | 8% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | 377 | - | - | - | - | - | - | - | 377 | 35 | 8% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | 377 | - | - | - | - | - | - | - | 377 | 35 | 8% | |

Max. Demand 245 spaces
 Parking Supply 412 spaces
 (Not including on-street parking estimated at 410 spaces + 125 surface + 635 extra)
 Based upon 64,000



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK C-2

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | |
|-------------|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|--------|----------------|------------|------------|-------|-----------------|-----------------|------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | | | | Health Cib |
| | | | | | | | | | GBA SF | GBA SF | GLA SF | ROOMS | GLA SF | 64,000 GLA | 50,000 GLA | | | | |
| | | | | | | | | | | | | 319 | | | | | | | |
| | | | | | | | | | | | | 1.00 | | | | | | | |
| | | | | | | | | | | | | 319 | | | | | 319 | | |
| | | | | | | | | | | | | 319 | | | | | 319 | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | - | - | - | 303 | - | - | - | 303 | 22 | 7% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | - | - | - | 287 | - | - | - | 287 | 36 | 12% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | - | - | - | 255 | - | - | - | 255 | 70 | 21% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | - | - | - | 223 | - | - | - | 223 | 102 | 31% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | - | - | - | 191 | - | - | - | 191 | 134 | 41% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | - | - | - | 191 | - | - | - | 191 | 134 | 41% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | - | - | - | 175 | - | - | - | 175 | 150 | 46% |
| 1:00 PM | 90% | 70% | 75% | 80% | 55% | 25% | 35% | 90% | - | - | - | - | 175 | - | - | - | 175 | 150 | 46% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | - | - | - | 191 | - | - | - | 191 | 134 | 41% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | - | - | - | 191 | - | - | - | 191 | 134 | 41% |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | - | - | - | 207 | - | - | - | 207 | 118 | 36% |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | - | - | - | 223 | - | - | - | 223 | 102 | 31% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | - | - | - | 239 | - | - | - | 239 | 86 | 26% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | - | - | - | 239 | - | - | - | 239 | 86 | 26% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | - | - | - | 255 | - | - | - | 255 | 70 | 21% |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | - | - | - | 271 | - | - | - | 271 | 54 | 17% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | - | - | - | 303 | - | - | - | 303 | 22 | 7% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | - | 319 | - | - | - | 319 | 6 | 2% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | 319 | - | - | - | 319 | 6 | 2% |

Max. Demand 319 spaces
 Parking Supply 325 spaces
 Not including on-street parking estimated at 410 spaces + 125 surface + 535 extra
 Based upon



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK D FINAL

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|---------------------|--------|----------------|---------|------------|-------------|-------|-----------------|-----------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | SA Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Club | | | |
| | | | | | | | | | GBA SF | 190 | GBA SF | GLA SF | ROOMS | GLA SF | 64,000 GLA | 50,000 GLA | | | |
| | | | | | | | | | 92,020 | | | 33,777 | | | | | | | |
| Max. Parking Index - Includes visitors and employees | | | | | | | | | 1.21 | 1.00 | | 3.50 | | | | | | | |
| Max. Parking Demand - based on above ratios | | | | | | | | | 111 | 190 | | 118 | | | | | 420 | | |
| | | | | | | | | | 111 | 190 | - | 118 | | | | | 420 | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 3 | | - | 1 | - | - | - | - | 5 | 457 | 99% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | 33 | | - | 6 | - | - | - | - | 39 | 423 | 81% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 84 | | - | 18 | - | - | - | - | 101 | 361 | 78% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 108 | | - | 41 | - | - | - | - | 147 | 315 | 68% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 111 | | - | 65 | - | - | - | - | 176 | 286 | 62% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 75% | 111 | | - | 89 | - | - | - | - | 200 | 262 | 57% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | 100 | | - | 89 | - | - | - | - | 189 | 273 | 59% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 100 | | - | 106 | - | - | - | - | 207 | 255 | 55% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 111 | | - | 100 | - | - | - | - | 212 | 250 | 54% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 60% | 45% | 40% | 111 | | - | 95 | - | - | - | - | 206 | 256 | 55% |
| 4:00 PM | 90% | 75% | 50% | 80% | 85% | 80% | 45% | 50% | 100 | | - | 95 | - | - | - | - | 195 | 267 | 58% |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 58 | | - | 100 | - | - | - | - | 156 | 306 | 66% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | 28 | | - | 100 | - | - | - | - | 128 | 334 | 72% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 11 | | - | 100 | - | - | - | - | 112 | 350 | 76% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 80% | 90% | 8 | | - | 83 | - | - | - | - | 91 | 371 | 80% |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 80% | 70% | 3 | | - | 59 | - | - | - | - | 62 | 400 | 86% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 1 | | - | 35 | - | - | - | - | 37 | 425 | 92% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 85% | 55% | 5% | - | | - | 12 | - | - | - | - | 12 | 450 | 97% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | | - | - | - | - | - | - | - | 462 | 100% |

Max. Demand 263 spaces
 Parking Supply 462 spaces
 Not including on street parking, estimated at 410 spaces - 125 surface - 635 extra
 Based upon 189,707

FINAL 290



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK E

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|---|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|---------|----------------|---------|--------|------------|-------|-----------------|-----------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Clb | | | |
| | | | | | | | | | GBA SF | 678 | GBA SF | GLA SF | ROOMS | GLA SF | 64,000 | 50,000 | | | |
| | | | | | | | | | | | | 211,000 | | | | | | | |
| ax. Parking Index - includes visitors and employees | | | | | | | | | | 1.00 | | 3.50 | | | | | | | |
| ax. Parking Demand - based on above ratios | | | | | | | | | | 678 | | 739 | | | | | 1,417 | | |
| | | | | | | | | | | 678 | | 739 | | | | | 1,417 | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | | - | 7 | - | - | - | - | 7 | 1,059 | 89% |
| 7:00 AM | 30% | 80% | 0% | 5% | 80% | 45% | 0% | 45% | - | | - | 37 | - | - | - | - | 37 | 1,039 | 87% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | | - | 111 | - | - | - | - | 111 | 965 | 80% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | | - | 258 | - | - | - | - | 258 | 818 | 78% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | | - | 406 | - | - | - | - | 406 | 670 | 62% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | | - | 554 | - | - | - | - | 554 | 522 | 49% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | | - | 554 | - | - | - | - | 554 | 522 | 49% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 75% | 35% | 80% | - | | - | 665 | - | - | - | - | 665 | 411 | 38% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | | - | 628 | - | - | - | - | 628 | 448 | 42% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | | - | 591 | - | - | - | - | 591 | 485 | 45% |
| 4:00 PM | 90% | 75% | 50% | 80% | 85% | 60% | 45% | 50% | - | | - | 591 | - | - | - | - | 591 | 485 | 45% |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | | - | 628 | - | - | - | - | 628 | 448 | 42% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | | - | 628 | - | - | - | - | 628 | 448 | 42% |
| 7:00 PM | 10% | 87% | 100% | 85% | 75% | 75% | 70% | 80% | - | | - | 628 | - | - | - | - | 628 | 448 | 42% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | | - | 517 | - | - | - | - | 517 | 559 | 52% |
| 9:00 PM | 3% | 99% | 100% | 60% | 85% | 90% | 90% | 70% | - | | - | 369 | - | - | - | - | 369 | 707 | 66% |
| 10:00 PM | 1% | 100% | 95% | 30% | 85% | 85% | 70% | 25% | - | | - | 222 | - | - | - | - | 222 | 854 | 78% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | | - | 74 | - | - | - | - | 74 | 1,002 | 93% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | | - | - | - | - | - | - | - | 1,078 | 100% |

ax. Demand 1,056 spaces
 Parking Supply 1,078 spaces
 (Not including on street parking estimated at 410 spaces - 125 surface - 285 extra) (Based upon)

FINAL 1,343



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Recreational Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK F

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | | | | | | | |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|---------------------|--------|----------------|---------|--------|------------|--------|-----------------|-----------------|--------|-----|-----|--|-------|--|--|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | St Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Clb | | | | | | | | | | |
| | | | | | | | | | | | | | | | | 64,000 | 50,000 | | | | | | | | | |
| | | | | | | | | | | | | | | | | GBA SF | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | |
| | | | | | | | | | | | | | | | | | 686 | 103,020 | | | | | | | | |
| | | | | | | | | | | | | | | | | | 1.00 | 3.50 | | | | | | | | |
| Tax. Parking Index - includes visitors and employees | | | | | | | | | | | | | | | | | 686 | 361 | | | | | | 1,047 | | |
| Tax. Parking Demand - based on above ratios | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | 686 | 361 | | | | | | 1,047 | | |
| M-F | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | - | - | - | - | - | - | - | - | - | 524 | 100% | | | | | | |
| 7:00 AM | 30% | 80% | 0% | 5% | 90% | 45% | 0% | 45% | - | - | - | - | - | - | - | - | - | - | 524 | 100% | | | | | | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | - | - | - | - | - | - | - | - | - | 524 | 100% | | | | | | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | - | - | - | - | - | - | - | - | - | 524 | 100% | | | | | | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | - | - | - | - | - | - | - | - | - | 54 | 470 | 90% | | | | | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | - | - | - | - | - | - | - | - | - | 144 | 380 | 72% | | | | | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | - | - | - | - | - | - | - | - | - | 270 | 254 | 48% | | | | | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | - | - | - | - | - | - | - | - | - | - | 270 | 254 | 48% | | | | | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | - | - | - | - | - | - | - | - | - | 234 | 290 | 55% | | | | | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | - | - | - | - | - | - | - | - | - | 144 | 380 | 72% | | | | | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | - | - | - | - | - | - | - | - | - | 180 | 344 | 66% | | | | | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | - | - | - | - | - | - | - | - | - | 270 | 254 | 48% | | | | | |
| 6:00 PM | 25% | 80% | 95% | 85% | 75% | 75% | 70% | 70% | - | - | - | - | - | - | - | - | - | - | 343 | 181 | 35% | | | | | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | - | - | - | - | - | - | - | - | - | 361 | 163 | 31% | | | | | |
| 8:00 PM | 7% | 88% | 100% | 70% | 80% | 85% | 90% | 90% | - | - | - | - | - | - | - | - | - | - | 361 | 163 | 31% | | | | | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | - | - | - | - | - | - | - | - | - | 361 | 163 | 31% | | | | | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | - | - | - | - | - | - | - | - | - | 343 | 181 | 35% | | | | | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | - | - | - | - | - | - | - | 270 | 254 | 48% | | | | | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | - | 90 | 434 | 83% | | | | | |

Tax. Demand: 802 spaces
 Parking Supply: 524 spaces
 Not including on-street parking estimated at 410 spaces + 125 surface = 535 extra
 Based upon: 167,020

FINAL: 1,047



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK G

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|-------------|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|--------------------|--------|----------------|---------|--------|-------------|-------|-----------------|-----------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn Fast-casual | Retail | Hotel Business | Grocery | Cinema | Health Club | | | |
| | | | | | | | | 64,000 | | | | | | | 50,000 | | | | |
| | | | | | | | | GBA SF | 235 | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | |
| | | | | | | | | 50,575 | | | 41,320 | | | | | | | | |
| | | | | | | | | 1.21 | 1.00 | | 3.50 | | | | | | | | |
| | | | | | | | | 61 | 235 | | 145 | | | | | 441 | | | |
| | | | | | | | | 61 | 235 | | 145 | | | | | 441 | | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 2 | | 1 | - | - | - | - | 3 | 508 | 89% | |
| 7:00 AM | 30% | 80% | 0% | 5% | 90% | 45% | 0% | 45% | 18 | | 7 | - | - | - | - | 26 | 485 | 85% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 46 | | 22 | - | - | - | - | 68 | 443 | 87% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 58 | | 51 | - | - | - | - | 109 | 402 | 79% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 61 | | 80 | - | - | - | - | 141 | 370 | 72% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | 61 | | 108 | - | - | - | - | 170 | 341 | 67% | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 80% | 55 | | 108 | - | - | - | - | 164 | 347 | 68% | |
| 1:00 PM | 90% | 70% | 75% | 80% | 55% | 75% | 35% | 90% | 55 | | 130 | - | - | - | - | 185 | 326 | 64% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 61 | | 123 | - | - | - | - | 184 | 327 | 64% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 61 | | 116 | - | - | - | - | 177 | 334 | 65% | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 55 | | 116 | - | - | - | - | 171 | 340 | 67% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 31 | | 123 | - | - | - | - | 154 | 357 | 70% | |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | 15 | | 123 | - | - | - | - | 138 | 373 | 73% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 6 | | 123 | - | - | - | - | 129 | 382 | 75% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 80% | 80% | 4 | | 101 | - | - | - | - | 106 | 405 | 79% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 2 | | 72 | - | - | - | - | 74 | 437 | 85% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 1 | | 43 | - | - | - | - | 44 | 467 | 91% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | | | 14 | - | - | - | - | 14 | 497 | 97% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | | | | - | - | - | - | | 511 | 100% | |

ax Demand 275 spaces
 arking Supply 811 spaces (Not including on street parking estimated at 410 spaces - 125 surface - 635 extra) (Based upon 155,996)

FINANCIAL STATEMENT 420



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

recast Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK J

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/ Deficit | Percent Sur/Def | | |
|-------------|--------------------------|-----------------------|-----------------------|--------|---------------------|---------|--------|----------------|--------------------|----------------------|------------------------|---------|-------------------|---------|--------|------------|-------|---------------------|--------------------|------|--|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | St Dn ,Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Ctb | | | | | |
| | | | | | | | | | | | | | | | | | | 64,000 | 50,000 | | |
| | | | | | | | | | GBA SF | | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | | |
| | | | | | | | | | | 770 | | 120,300 | | | | | | | | | |
| | | | | | | | | | 0.83 | 1.00 | | 3.50 | | | | | | | | | |
| | | | | | | | | | - | 770 | | 421 | | | | | | | 1,191 | | |
| | | | | | | | | | - | 770 | | 421 | | | | | | | 1,191 | | |
| M-F | | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | - | - | 4 | - | - | - | - | - | 4 | 634 | 99% | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | - | 21 | - | - | - | - | - | - | 21 | 617 | 97% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | - | 83 | - | - | - | - | - | - | 83 | 575 | 90% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | - | 147 | - | - | - | - | - | - | 147 | 491 | 77% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | - | 232 | - | - | - | - | - | - | 232 | 406 | 64% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | - | 316 | - | - | - | - | - | - | 316 | 322 | 51% | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | - | - | 316 | - | - | - | - | - | - | 316 | 322 | 51% | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | - | - | 379 | - | - | - | - | - | - | 379 | 259 | 41% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | - | 358 | - | - | - | - | - | - | 358 | 280 | 44% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | - | - | 337 | - | - | - | - | - | - | 337 | 301 | 47% | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | - | 337 | - | - | - | - | - | - | 337 | 301 | 47% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | - | 358 | - | - | - | - | - | - | 358 | 280 | 44% | |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | - | 358 | - | - | - | - | - | - | 358 | 280 | 44% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 76% | 70% | 80% | - | - | 358 | - | - | - | - | - | - | 358 | 280 | 44% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | - | 295 | - | - | - | - | - | - | 295 | 343 | 54% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | - | 211 | - | - | - | - | - | - | 211 | 427 | 67% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | - | 126 | - | - | - | - | - | - | 126 | 512 | 80% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | 42 | - | - | - | - | - | - | 42 | 596 | 93% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | - | 638 | 100% | |

Max Demand: 843 spaces
 Parking Supply: 638 spaces
 Not including on street parking estimated at 410 spaces + 125 surface = 635 extra
 Based upon: 184,300

FINAL 11/14/09



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

OTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK K

| Hour of Day | Hourly Distributions (%) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|---------------------|--------|----------------|------------|--------|-------------|-------|-----------------|-----------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn, Fast-casual | Retail | Hotel Business | Grocery | Cinema | Health Club | | | |
| | | | | | | | | | GBA SF | 100 | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | |
| | | | | | | | | | | | | 45,500 | | 2000 SEATS | | | | | |
| | | | | | | | | | | 1.00 | | 3.50 | | 0.20 | | | | | |
| x. Parking Index - Includes visitors and employees | | | | | | | | | | | | | | | | | | | |
| x. Parking Demand - based on above ratios | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 100 | | 159 | | 400 | | | | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | - | - | 2 | - | - | - | - | 2 | 353 | 100% | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | - | - | 8 | - | - | - | - | 8 | 347 | 88% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | - | - | 24 | - | - | - | - | 24 | 331 | 93% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | - | - | 56 | - | - | - | - | 56 | 299 | 84% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | - | - | 88 | - | - | - | - | 88 | 267 | 75% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | - | - | 119 | - | - | - | - | 119 | 236 | 66% | |
| 12:00 PM | 90% | 85% | 75% | 75% | 55% | 75% | 10% | 90% | - | - | 119 | - | - | 40 | - | 159 | 198 | 55% | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 80% | - | - | 143 | - | - | 140 | - | 283 | 72 | 20% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | - | - | 135 | - | - | 180 | - | 315 | 40 | 11% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 80% | 50% | 45% | 40% | - | - | 127 | - | - | 180 | - | 307 | 48 | 13% | |
| 4:00 PM | 80% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | - | - | 127 | - | - | 180 | - | 307 | 48 | 13% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | - | - | 135 | - | - | 280 | - | 415 | (60) | -17% | |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | - | - | 135 | - | - | 280 | - | 415 | (60) | -17% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | - | - | 135 | - | - | 280 | - | 415 | (60) | -17% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | - | - | 111 | - | - | 360 | - | 471 | (116) | -33% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | - | - | 80 | - | - | 360 | - | 440 | (85) | -24% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | - | - | 48 | - | - | 280 | - | 328 | 27 | 8% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | 16 | - | - | 220 | - | 236 | 119 | 34% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | 120 | - | 120 | 235 | 66% | |

x. Demand 360 spaces
 Parking Supply 355 spaces
 Not including on-street parking estimated at 410 spaces - 125 surface - 535 extra
 Based upon 109,500

FINAL 12/13



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Recast Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK L - 1

| Hour of Day | Hourly Distributions (1) | | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------|--------------------|---------------------|--------|----------------|---------|--------|------------|-----|-------|-----------------|-----------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit On Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Clb | | | | |
| | | | | | | | | | | GBA SF | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | |
| | | | | | | | | | | 221,386 | | 54,733 | | | | | | | | |
| Max. Parking Index - includes visitors and employees | | | | | | | | | | 1.21 | | 3.50 | | | | | | | | |
| Max. Parking Demand - based on above ratios | | | | | | | | | | 268 | - | 192 | | | | | 459 | | | |
| | | | | | | | | | | 268 | - | 192 | | | | | 459 | | | |
| M-F | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 8 | - | - | 2 | - | - | - | 10 | 638 | 98% | | |
| 7:00 AM | 30% | 80% | 0% | 5% | 80% | 45% | 0% | 45% | 80 | - | - | 10 | - | - | - | 90 | 558 | 86% | | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 201 | - | - | 29 | - | - | - | 230 | 418 | 65% | | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 254 | - | - | 67 | - | - | - | 322 | 328 | 50% | | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 268 | - | - | 105 | - | - | - | 373 | 275 | 42% | | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | 268 | - | - | 144 | - | - | - | 412 | 238 | 36% | | |
| 12:00 PM | 80% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | 241 | - | - | 144 | - | - | - | 385 | 263 | 41% | | |
| 1:00 PM | 90% | 70% | 75% | 80% | 55% | 25% | 35% | 90% | 241 | - | - | 172 | - | - | - | 413 | 235 | 36% | | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 268 | - | - | 183 | - | - | - | 431 | 217 | 34% | | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 268 | - | - | 153 | - | - | - | 421 | 227 | 35% | | |
| 4:00 PM | 80% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 241 | - | - | 153 | - | - | - | 394 | 254 | 39% | | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 134 | - | - | 183 | - | - | - | 297 | 351 | 54% | | |
| 6:00 PM | 25% | 80% | 85% | 85% | 75% | 75% | 70% | 70% | 87 | - | - | 163 | - | - | - | 230 | 418 | 65% | | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 27 | - | - | 163 | - | - | - | 190 | 458 | 71% | | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 19 | - | - | 134 | - | - | - | 153 | 495 | 76% | | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 8 | - | - | 96 | - | - | - | 104 | 544 | 84% | | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 3 | - | - | 57 | - | - | - | 60 | 588 | 91% | | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | 19 | - | - | - | 19 | 629 | 97% | | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | 648 | 100% | | |

Max. Demand 346 spaces
 Parking Supply 648 spaces
 Not including on street parking estimated at 410 spaces + 125 surface = 535 extra
 Based upon 340,119



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.

Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK L - 2

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | Total | Surplus/ Deficit | Percent Sur/Def | | | |
|-------------|--------------------------|------------------------|------------------------|--------|---------------------|---------|--------|----------------|--------------------|----------------------|-------------------------|--------|-------------------|---------|--------|-------|---------------------|--------------------|------------|------|------|
| | Office | Residential/ Rental | Fine/Casual/ Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn ,Fast+ casual | Retail | Hotel Business | Grocery | Cinema | | | | Health Clb | | |
| | | | | | | | | | | | | | | | | | | 64,000 | 50,000 | | |
| | | | | | | | | | GBA SF | | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | | |
| | | | | | | | | | 236,218 | | | 40,439 | | | | | | | | | |
| | | | | | | | | | 1.21 | | | 3.50 | | | | | | | | | |
| | | | | | | | | | 286 | - | | 142 | | | | | | | | 427 | |
| | | | | | | | | | 286 | - | | 142 | | | | | | | | 427 | |
| M-F | | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 9 | - | - | 1 | - | - | - | - | - | - | 10 | 376 | 97% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | 86 | - | - | 7 | - | - | - | - | - | - | 93 | 293 | 76% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 214 | - | - | 21 | - | - | - | - | - | - | 236 | 150 | 39% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 272 | - | - | 50 | - | - | - | - | - | - | 321 | 65 | 17% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 286 | - | - | 78 | - | - | - | - | - | - | 364 | 22 | 6% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | 286 | - | - | 106 | - | - | - | - | - | - | 392 | (8) | -2% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | 257 | - | - | 106 | - | - | - | - | - | - | 363 | 23 | 6% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 257 | - | - | 127 | - | - | - | - | - | - | 365 | 1 | 0% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 286 | - | - | 120 | - | - | - | - | - | - | 406 | (20) | -5% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 286 | - | - | 113 | - | - | - | - | - | - | 399 | (13) | -3% |
| 4:00 PM | 90% | 75% | 50% | 80% | 85% | 60% | 45% | 50% | 257 | - | - | 113 | - | - | - | - | - | - | 370 | 16 | 4% |
| 5:00 PM | 60% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 143 | - | - | 120 | - | - | - | - | - | - | 263 | 123 | 32% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | 71 | - | - | 120 | - | - | - | - | - | - | 192 | 194 | 50% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 29 | - | - | 120 | - | - | - | - | - | - | 149 | 237 | 61% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 20 | - | - | 99 | - | - | - | - | - | - | 119 | 267 | 66% |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 9 | - | - | 71 | - | - | - | - | - | - | 79 | 307 | 79% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 3 | - | - | 42 | - | - | - | - | - | - | 45 | 341 | 86% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | 14 | - | - | - | - | - | - | 14 | 372 | 96% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | - | - | 386 | 100% |

Max. Demand 316 spaces
 Parking Supply 386 spaces
 Not including on street parking estimated at 410 spaces + 125 surface = 535 extra
 Based upon 340,667



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices form ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK M

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Det | | |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|--------------------|--------|----------------|---------|--------|------------|-------|-----------------|-----------------|------|--|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | St On Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Cib | | | | | |
| | | | | | | | | | | | | | | | | | | 64,000 | 50,000 | | |
| | | | | | | | | | GBA SF | 308 | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | | |
| | | | | | | | | | 273,408 | | | 71,800 | | | | | | | | | |
| tax. Parking Index - includes visitors and employees | | | | | | | | | 1.21 | 1.00 | | 3.50 | | | | | | | | | |
| tax. Parking Demand - based on above ratios | | | | | | | | | 331 | 308 | | 251 | | | | | | | 890 | | |
| | | | | | | | | | 331 | 308 | - | 251 | | | | | | | 890 | | |
| M-F | | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 10 | | - | 3 | - | - | - | - | - | 12 | 574 | 98% | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | 99 | | - | 13 | - | - | - | - | - | 112 | 474 | 81% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 60% | 0% | 50% | 248 | | - | 38 | - | - | - | - | - | 288 | 300 | 51% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 314 | | - | 88 | - | - | - | - | - | 402 | 184 | 31% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 331 | | - | 138 | - | - | - | - | - | 469 | 117 | 20% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | 331 | | - | 188 | - | - | - | - | - | 519 | 67 | 11% | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | 298 | | - | 188 | - | - | - | - | - | 486 | 100 | 17% | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 298 | | - | 226 | - | - | - | - | - | 524 | 62 | 11% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 331 | | - | 214 | - | - | - | - | - | 544 | 42 | 7% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 331 | | - | 201 | - | - | - | - | - | 532 | 54 | 9% | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 298 | | - | 201 | - | - | - | - | - | 499 | 87 | 15% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 165 | | - | 214 | - | - | - | - | - | 379 | 207 | 33% | |
| 6:00 PM | 25% | 90% | 85% | 85% | 75% | 75% | 70% | 70% | 83 | | - | 214 | - | - | - | - | - | 296 | 290 | 49% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 33 | | - | 214 | - | - | - | - | - | 247 | 339 | 58% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 23 | | - | 176 | - | - | - | - | - | 199 | 387 | 66% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 10 | | - | 126 | - | - | - | - | - | 136 | 450 | 77% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 3 | | - | 75 | - | - | - | - | - | 79 | 507 | 87% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | | - | 25 | - | - | - | - | - | 25 | 561 | 96% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | | - | - | - | - | - | - | - | - | 586 | 100% | |

Max. Demand 579 spaces
 Parking Supply 588 spaces
 Not including on street parking estimated at 410 spaces + 125 surface = 535 extra
 Based upon 409,208

FINAL 8/2/04



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK N

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|--------|----------------|---------|--------|-------|-----------------|-----------------|------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Slt Dn ,Fast+ casual | Retail | Hotel Business | Grocery | Cinema | | | | Health Clb |
| | | | | | | | | | GBA SF | GBA SF | GLA SF | ROOMS | GLA SF | 64,000 | 50,000 | | | | |
| | | | | | | | | | 63,950 | | 52,880 | | | | | | | | |
| x. Parking Index - includes visitors and employees | | | | | | | | | 1.21 | | 3.50 | | | | | | | | |
| x. Parking Demand - based on above ratios | | | | | | | | | 77 | | 185 | | | | | | 262 | | |
| | | | | | | | | | 77 | | 185 | | | | | | 262 | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 2 | - | - | 2 | - | - | - | - | 4 | 560 | 99% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 48% | 0% | 45% | 23 | - | - | 9 | - | - | - | - | 32 | 532 | 94% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 58 | - | - | 28 | - | - | - | - | 88 | 478 | 85% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 74 | - | - | 65 | - | - | - | - | 138 | 428 | 75% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 77 | - | - | 102 | - | - | - | - | 179 | 385 | 68% |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 90% | 77 | - | - | 139 | - | - | - | - | 218 | 348 | 62% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 90% | 70 | - | - | 139 | - | - | - | - | 208 | 356 | 63% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 70 | - | - | 187 | - | - | - | - | 236 | 328 | 58% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 77 | - | - | 157 | - | - | - | - | 235 | 329 | 58% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 77 | - | - | 148 | - | - | - | - | 225 | 339 | 60% |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 70 | - | - | 148 | - | - | - | - | 218 | 346 | 61% |
| 5:00 PM | 50% | 88% | 75% | 85% | 70% | 75% | 70% | 60% | 39 | - | - | 157 | - | - | - | - | 196 | 368 | 65% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | 19 | - | - | 157 | - | - | - | - | 177 | 387 | 69% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 8 | - | - | 157 | - | - | - | - | 165 | 399 | 71% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 5 | - | - | 130 | - | - | - | - | 135 | 429 | 76% |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 2 | - | - | 93 | - | - | - | - | 95 | 469 | 83% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 1 | - | - | 56 | - | - | - | - | 56 | 508 | 90% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | 19 | - | - | - | - | 19 | 545 | 97% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | 564 | 100% |

ax. Demand 214 spaces
 Parking Supply 664 spaces
 (not including on street parking estimated at 410 spaces - 125 surface - 285 above ground)
 Based upon 180,000

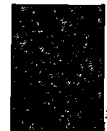


Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Recast Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK R

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | |
|---|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|--------|----------------|---------|--------|-------|-----------------|-----------------|-------------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn, Fast+ casual | Retail | Hotel Business | Grocery | Cinema | | | | Health Club |
| | | | | | | | | | 64,000 | | | | | | | | 50,000 | | |
| | | | | | | | | | GBA SF | GBA SF | GLA SF | ROOMS | GLA SF | GLA | GLA | | | | |
| | | | | | | | | | 428,397 | | 58,400 | | | | | | | | |
| ax. Parking Index - Includes visitors and employees | | | | | | | | | 1,21 | | 3,50 | | | | | | | | |
| ax. Parking Demand - based on above ratios | | | | | | | | | 518 | - | 204 | | | | 723 | | | | |
| | | | | | | | | | 518 | - | 204 | | | | 723 | | | | |
| M-F | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 16 | - | - | 2 | - | - | - | - | 18 | 833 98% | |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | 158 | - | - | 10 | - | - | - | - | 166 | 685 81% | |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 389 | - | - | 31 | - | - | - | - | 419 | 432 51% | |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 492 | - | - | 72 | - | - | - | - | 564 | 287 34% | |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 518 | - | - | 112 | - | - | - | - | 631 | 220 26% | |
| 11:00 AM | 100% | 70% | 40% | 75% | 60% | 75% | 0% | 50% | 518 | - | - | 153 | - | - | - | - | 672 | 179 21% | |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 80% | 467 | - | - | 153 | - | - | - | - | 620 | 231 27% | |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 467 | - | - | 184 | - | - | - | - | 650 | 201 24% | |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 518 | - | - | 174 | - | - | - | - | 692 | 159 19% | |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 518 | - | - | 164 | - | - | - | - | 682 | 169 20% | |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 467 | - | - | 164 | - | - | - | - | 630 | 221 26% | |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 259 | - | - | 174 | - | - | - | - | 433 | 418 49% | |
| 6:00 PM | 25% | 80% | 95% | 85% | 75% | 75% | 70% | 70% | 130 | - | - | 174 | - | - | - | - | 303 | 548 64% | |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 52 | - | - | 174 | - | - | - | - | 226 | 625 73% | |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 36 | - | - | 143 | - | - | - | - | 179 | 672 79% | |
| 9:00 PM | 3% | 99% | 100% | 50% | 85% | 90% | 90% | 70% | 16 | - | - | 102 | - | - | - | - | 118 | 733 86% | |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 5 | - | - | 61 | - | - | - | - | 67 | 784 92% | |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | 20 | - | - | - | - | 20 | 831 98% | |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | 851 100% | |

ax. Demand 527 spaces
 Parking Supply 851 spaces
 Not including on street parking estimated at 410 spaces + 125 surface + 635 extra
 Based upon 550,797



Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005

POTOMAC VILLAGE - POTOMAC YARDS Parking Analysis BLOCK S

| Hour of Day | Hourly Distributions (1) | | | | | | | | Max Parking Demand | | | | | | | | Total | Surplus/Deficit | Percent Sur/Def | |
|--|--------------------------|--------------------|--------------------|--------|------------------|---------|--------|-------------|--------------------|-------------------|----------------------|--------|----------------|---------|--------|------------|--------|-----------------|-----------------|------|
| | Office | Residential Rental | Fine/Casual Dining | Retail | Hotel (Business) | Grocery | Cinema | Health Club | Office | Residential UNITS | Sit Dn ,Fast+ casual | Retail | Hotel Business | Grocery | Cinema | Health Cib | | | | |
| | | | | | | | | | 64,000 | | | | | | | | 50,000 | | | |
| | | | | | | | | | GBA SF | | | | | | | | | | | |
| | | | | | | | | | 188,880 | | | | | | | | 23,568 | | | |
| Max. Parking Index - includes visitors and employees | | | | | | | | | 1.21 | | | | | | | | 3.50 | | | |
| Max. Parking Demand - based on above ratios | | | | | | | | | 229 | | | | | | | | 82 | | | 311 |
| | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | 229 | | | | | | | | 82 | | | 311 |
| M-F | | | | | | | | | | | | | | | | | | | | |
| 6:00 AM | 3% | 100% | 0% | 1% | 95% | 25% | 0% | 25% | 7 | - | - | - | 1 | - | - | - | - | 8 | 283 | 97% |
| 7:00 AM | 30% | 90% | 0% | 5% | 90% | 45% | 0% | 45% | 69 | - | - | - | 4 | - | - | - | - | 73 | 218 | 76% |
| 8:00 AM | 75% | 85% | 0% | 15% | 80% | 50% | 0% | 50% | 171 | - | - | - | 12 | - | - | - | - | 184 | 107 | 37% |
| 9:00 AM | 95% | 80% | 0% | 35% | 70% | 60% | 0% | 60% | 217 | - | - | - | 29 | - | - | - | - | 246 | 45 | 15% |
| 10:00 AM | 100% | 75% | 15% | 55% | 60% | 75% | 0% | 75% | 229 | - | - | - | 45 | - | - | - | - | 274 | 17 | 6% |
| 11:00 AM | 100% | 70% | 40% | 75% | 80% | 75% | 0% | 50% | 229 | - | - | - | 62 | - | - | - | - | 290 | 1 | 0% |
| 12:00 PM | 90% | 65% | 75% | 75% | 55% | 75% | 10% | 80% | 206 | - | - | - | 62 | - | - | - | - | 268 | 23 | 8% |
| 1:00 PM | 90% | 70% | 75% | 90% | 55% | 25% | 35% | 90% | 206 | - | - | - | 74 | - | - | - | - | 280 | 11 | 4% |
| 2:00 PM | 100% | 70% | 65% | 85% | 60% | 45% | 45% | 40% | 229 | - | - | - | 70 | - | - | - | - | 299 | (8) | -3% |
| 3:00 PM | 100% | 70% | 40% | 80% | 60% | 50% | 45% | 40% | 229 | - | - | - | 68 | - | - | - | - | 295 | (4) | -1% |
| 4:00 PM | 90% | 75% | 50% | 80% | 65% | 60% | 45% | 50% | 206 | - | - | - | 68 | - | - | - | - | 272 | 19 | 7% |
| 5:00 PM | 50% | 85% | 75% | 85% | 70% | 75% | 70% | 60% | 114 | - | - | - | 70 | - | - | - | - | 184 | 107 | 37% |
| 6:00 PM | 25% | 90% | 95% | 85% | 75% | 75% | 70% | 70% | 57 | - | - | - | 70 | - | - | - | - | 127 | 164 | 56% |
| 7:00 PM | 10% | 97% | 100% | 85% | 75% | 75% | 70% | 80% | 23 | - | - | - | 70 | - | - | - | - | 93 | 198 | 68% |
| 8:00 PM | 7% | 98% | 100% | 70% | 80% | 85% | 90% | 90% | 16 | - | - | - | 58 | - | - | - | - | 74 | 217 | 75% |
| 9:00 PM | 3% | 98% | 100% | 90% | 85% | 90% | 80% | 70% | 7 | - | - | - | 41 | - | - | - | - | 48 | 243 | 83% |
| 10:00 PM | 1% | 100% | 95% | 30% | 95% | 85% | 70% | 25% | 2 | - | - | - | 25 | - | - | - | - | 27 | 264 | 91% |
| 11:00 PM | 0% | 100% | 75% | 10% | 100% | 65% | 55% | 5% | - | - | - | - | 8 | - | - | - | - | 8 | 283 | 97% |
| 12:00 AM | 0% | 100% | 25% | 0% | 100% | 70% | 30% | 5% | - | - | - | - | - | - | - | - | - | - | 291 | 100% |

Max. Demand 228 spaces
 Parking Supply 291 spaces
 Not including on street parking estimated at 410 spaces + 125 surface + 535 extra. Based upon 276,448

Notes: (1) Hourly distributions and parking indices "Shared Parking Second Edition" published by ULI, 2005.
 Forecasted Parking Demand Based on WMATA Studies - Typical Weekday Conditions & Hourly distributions and parking indices from ULI's "Shared Parking Second Edition" published by ULI, 2005