WELLS & ASSOCIATES, LLC
TRAFFIC, TRANSPORTATION, and PARKING CONSULTANTS

MEMORANDUM

TO: Allison Prince
Shaw Pittman

FROM: Martin J. Wells, P.E.

DATE: February 3, 2004

SUBJECT: Ingleside at Rock Creek
Parking Garage Occupancy Counts

As requested, Wells & Associates, LLC conducted occupancy counts in the existing parking garage at Ingleside at Rock Creek.

The parking garage contains 127 marked parking spaces, 64 on the P1 level and 63 spaces on the P2 level.

Hourly occupancy counts were conducted by Wells & Associates, LLC on Thursday, January 22, 2004 between 10:00 AM and 12:00 Midnight. As shown on the attached Table 1, a maximum of 95 occupied spaces was observed at midnight; 32 spaces were vacant at that time. A maximum of 42 vacant spaces was observed at 4:00 PM.

We understand that approximately eight spaces would be displaced by the proposed expansion of the existing building. A minimum of 24 spaces would remain vacant at peak times with this displacement.

In conclusion, the loss of eight spaces in the existing parking garage would not adversely affect Ingleside at Rock Creek.

BZA
Case No. 17114
Exhibit No. 27

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17114
EXHIBIT NO. 27

Table 1
Ingleside at Rock Creek
Parking Garage Occupancy Counts
Thursday, January 22, 2004

Time of Day	Occupied Spaces			Vacant Spaces		
	P1	P2	Total	P1	P2	Total
Capacity	64	63	127			
Occupancy						
10:00 AM	34	53	87	30	10	40
11:00 AM	39	50	89	25	13	38
12:00 N	37	49	86	27	14	41
1:00PM	38	51	89	26	12	38
2:00 PM	41	48	89	23	15	38
3:00 PM	46	45	91	18	18	36
4:00 PM	41	44	85	23	19	42
5:00 PM	41	51	92	23	12	35
6:00 PM	38	51	89	26	12	38
7:00 PM	40	50	90	24	13	37
8:00 PM	41	49	90	23	14	37
9:00 PM	41	48	89	23	15	38
10:00 PM	43	51	94	21	12	33
11:00 PM	43	51	94	21	12	33
12:00AM	44	51	95	20	12	32
Minimum	34	44	85	18	10	32
Maximum	46	53	95	30	19	42