

Parking – Grocery Stores

Attached please find a parking chart for local grocery stores as requested by the Commission.

Also included is a map showing the locations of the listed grocery stores and their proximity to Metrorail stations.

Please note that the parking provided by the Applicant exceeds the requirements of the Zoning Regulations. The Square 54 grocery store will be located only 200 feet from a Metrorail station entrance, directly below an office-residential complex and adjacent to The George Washington University Foggy Bottom Campus. Further, unlike many of the stores on the chart, in addition to the 80 parking spaces that are specifically dedicated to the Project's retail, the Project will have an additional 310 commercial parking spaces available to service the retail patrons.

Table 1
Urban Grocery Store Parking Analysis

Store	Built/ Planned	Location	Ward	Parking Supply (Spaces)	Size (Square Feet)	Parking Ratio (Spaces/ 1,000 S.F.)	Source	Comments
TBD	Planned	Square 715	6	121	53,300	2.27		
Trader Joe's	Built	The Columbia, L Street/25th Street	2	50	11,833	4.23	Trammell Crow	Built, ready for occupancy
Whole Foods	Built	1440 P Street	2	197	42,000	4.69	Wells & Assoc.	
Whole Foods	Built	Tenleytown 4530 40th Street	3	100	25,000	4.00	JBGR	
Giant	Built	Columbia Heights 1345 Park Road	1	225	48,500	4.64	JBGR	Spaces shared with other retail tenants
Harris Teeter	Planned	Jenkins Row	6	NA	NA	4.00	JBGR	Under construction.
Safeway	Built	Bethesda Place	NA	148	43,000	3.44	Albemarfe Group	
Harris Teeter	Planned	Adams Morgan Kalarana Road/17th Street	1	120	38,556	3.11	Falson	Under construction, some portion of spaces will be shared with day time office tenant
Range	High Low			225 50	53,300 11,833	4.69 2.27		
Average				137	37,456	3.80		
<i>Institute of Transportation Engineers (ITE)</i>								
Parking Generation (Demand)								
Suburban Weekday: 4.36								
Suburban Saturday: 4.75								
Urban Weekday: 2.27								

LEGEND










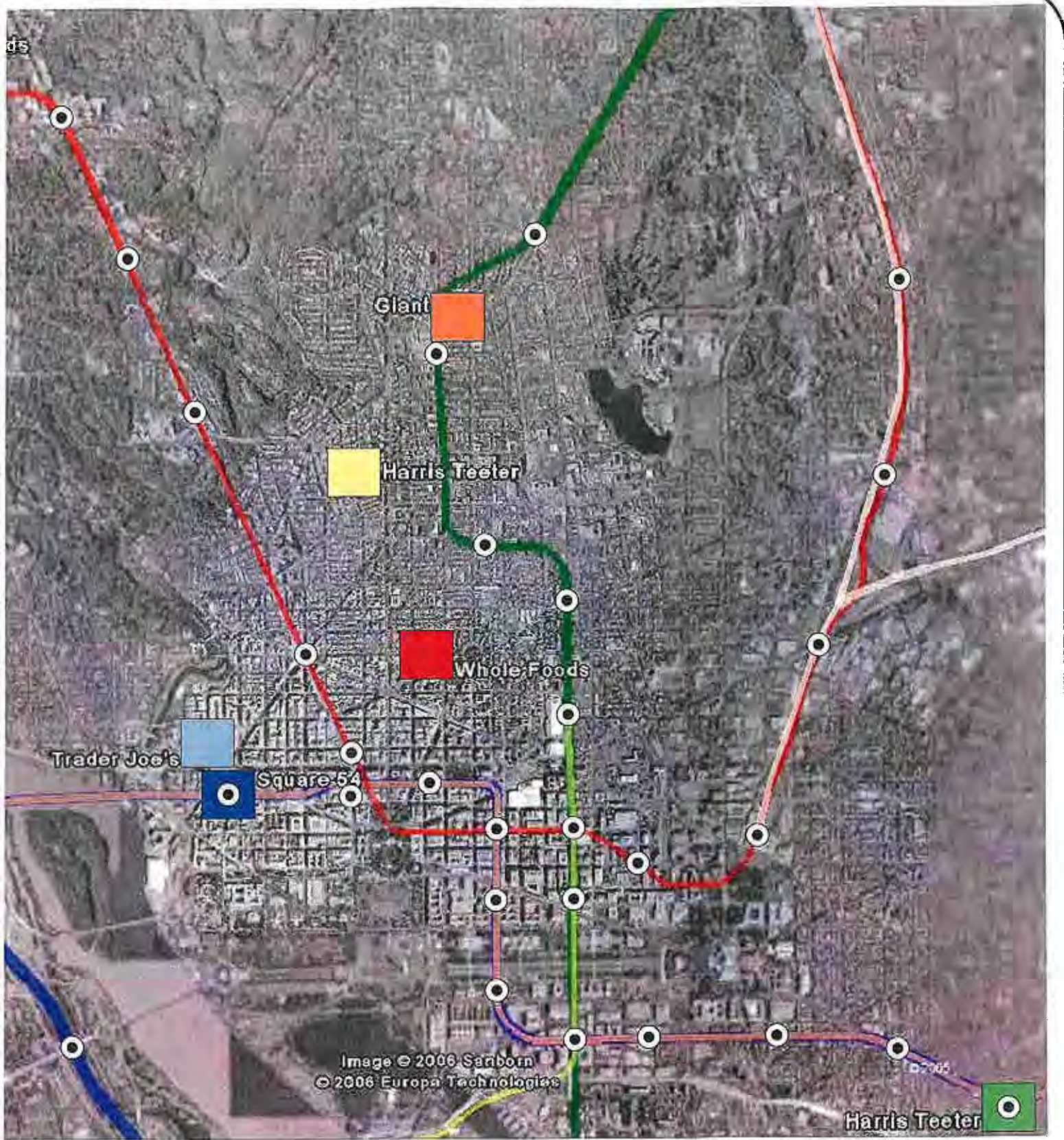
Symbol	Store	Location	Distance to nearest Metro station (ft)
	Square 54	NW corner of Eye Street/22nd Street intersection	200
	Whole Foods	4530 40th Street	260
	Harris Teeter	1391 Pennsylvania Avenue	320
	Giant	1345 Park Road	885
	Trader Joe's	2425 L Street	1275
	Whole Foods	1440 P Street	2920
	Harris Teeter	Intersection of Kalorama Road and 17th Street	3280
	Safeway	7625 Old Georgetown Road, Bethesda, MD	6785
	Metro Station		



Exhibit 3
Proximity of Grocery Stores to Metro Stations



North