

Parking Demand Study

Parking Features	Charles River Landing	River's Edge	Arbor Point Woodland	Avalon Newton Highlands	Avalon Chestnut Hill	Reading Commons	Washington Crossing	Watertown Mews	Taylor Pond	Broadstone Bare Cove
Location	Needham, MA	Medford, MA	Newton, MA	Newton, MA	Newton, MA	Reading, MA	Woburn, MA	Watertown, MA	Bedford, MA	Hingham, MA
Property Manager	UDR	Bozzuto	Arbor Point	Avalon	Avalon	Bozzuto	Bozzuto	Bozzuto	Bozzuto	Alliance
Units	350	222	180	294	204	204	205	165	200	220
Parking Spaces	601	347	300	529	486	387	370	381	378	338
Garage	452	341	280	398	486	104	10	168	34	206
Surface	149	6	20	131	0	283	360	213	344	132
Unused Spaces	100 (roof of garage)	66	40 (leased to NWH)	?	?	108	85	145	153	N/A
Parking Ratio (sp./unit)	1.72	1.56	1.67	1.80	2.38	1.90	1.80	2.31	1.89	1.54
Parking Utilization (Demand)	501	281	226			279	285	236	253	N/A
Ad. Parking Ratio (sp./unit)	1.43	1.27	1.26			1.37	1.39	1.43	1.27	N/A
Public Transportation	No	Yes (Shuttle to Orange Line)	Yes (Green Line)	No	No	No	No	No	No	Yes (Ferry, Train)
Affordability	25%		25%	20-25%	20-25%	25%				25%
Data Source	Property Manager	Property Manager	Property Manager			Property Manager	Property Manager	Property Manager	Property Manager	