INDIANAPOLIS

REGIONAL CENTER PARKING STUDY

2006 YEAR-END SUMMARY

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INDIANAPOLIS
REGIONAL CENTER PARKING STUDY
2006 YEAR-END SUMMARY

BACKGROUND

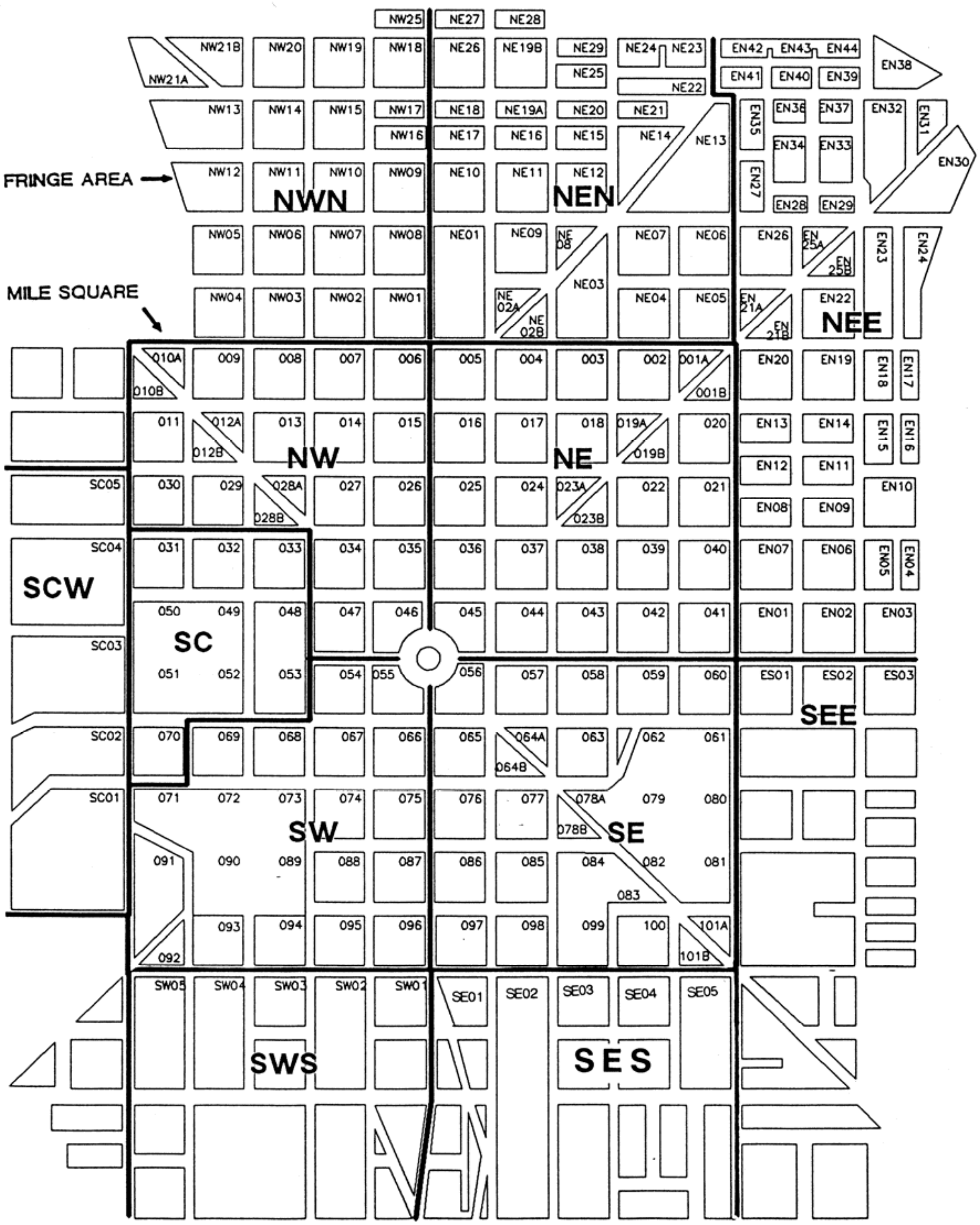
In 1987, the Division of Planning completed a study of Parking Adequacy in the Regional Center. It compared **Demand** and **Supply** for parking spaces in the Indianapolis downtown Mile Square area. **Demand** was determined by multiplying the square footage of each land use by a demand ratio, which represents the number of spaces required per 1,000 square feet of building, according to the type of land use. The Indianapolis downtown average demand ratio is 1.74 spaces per 1,000 gross square feet of all land uses, excluding vacant spaces. This reflects the demand on a typical weekday without major events at RCA Dome/Convention Center or at the Conseco Fieldhouse. **Supply** was determined by the actual available parking spaces multiplied by the effective supply ratio of, approximately 90% to 100% depending on the facility types, the actual supply to account for turnover delay. **Parking Adequacy** is then the comparison of these two numbers, noting the surplus or deficit for various areas of the Indianapolis Central Business District commonly referred to as the Regional Center.

A computer model is being maintained by the Division of Planning to monitor changes in the parking supply and demand. Information on new development is compiled from the Regional Center Zoning Review process, and added to the model to monitor changing parking adequacy. The model groups 101 city blocks in the Mile Square into five districts or quadrants (see the attached map): ***Northeast (NE), Northwest (NW), Southeast (SE), Southwest (SW), and State Capitol (SC)*****,** and accounts for additional parking available in the fringe area of the Regional Center. It tracks parking adequacy within these districts and gives a better understanding of parking needs within the Mile Square and Regional Center. In early 1987 the study indicated that there was a deficit of 5,200 parking spaces in the Mile Square. Taking the fringe areas adjacent to the Mile Square into account, the deficit was 2,000 spaces in the Regional Center in 1987. In 1988, there was a net surplus of 6,700 spaces in the Regional Center and 2,500 spaces in the Mile Square due to the accelerated construction of several parking garages for the 1987 Pan Am Games. These figures serve as the baselines for the subsequent annual year-end updates.

At the end of 2006, in comparison, there were surpluses of 9,200 spaces in the Regional Center. The State Capitol district continues to have a net surplus of 2,700 spaces while the Northeast Quadrant has a net deficit of 2,300 parking spaces. The overall parking in the Mile Square seems adequate with a total surplus of 5,000 spaces according to the parking model.

REGIONAL CENTER NUMBERING SYSTEM

For Use with the Parking Model



CONTINUING ANNUAL UPDATE

This is the fifteenth annual update for the 1987 Parking Study, and is being published to note the significant changes that have occurred in parking adequacy in the Indianapolis Mile Square area and the Indianapolis Regional Center since the initial downtown parking study was conducted in 1987.

2006 YEAR-END SUMMARY

Parking has eased in the Mile Square since 1987 from a deficit of 5,200 spaces in early 1987 to a surplus of 5,100 spaces by the end of 2005. This was the result of two factors. First, the construction of more than 17,800 new parking spaces in the Mile Square since 1987, mostly in the form of new multi-level parking garages, added to the supply. Secondly, office vacancy rates rose from around 7% at the beginning of 1987 to approximately 15.8% at the end of 2005 (source: Coldwell Banker, Survey of Office Vacancy in the United States and Colliers Turley Martin Tucker, Indianapolis Market Report). Thus, even though there was a significant amount of office space brought onto the market in these years, the demand for parking did not increase as would be expected. This vacancy rate would have to drop to reduce the current surplus of spaces. The theoretical break-even point for the current parking supply in the Mile Square is below a vacancy rate of about 0%, exclusive of the surplus in the State Capitol. There is no deficit of parking spaces with the existing land use demand and the supply of parking spaces in the Indianapolis Downtown.

The Northeast (NE) Quadrant continues to have the highest parking demand in the Mile Square. This demand was partially satisfied by the construction of a 1,300 and a newly expanded 930-car parking garage by Bank One, located between New Jersey and East Streets and on Pennsylvania Street near Ohio Street respectively. However, a parking deficit of 2,200 spaces was recorded in the NE quadrant at the end of 2005. The Northwest (NW) Quadrant, on the other hand, maintains a parking surplus of 2,300 spaces at the end of 2006.

In 2006, there is a net balance of approximately 400 spaces in the calculation of parking supply and demand in the Southwest (SW) Quadrant. The SW Quadrant has had substantial net gain in the supply of parking in the last ten years. The expansion of Eiteljorg Museum has indirect impact on this Quadrant. In 1990 to accommodate the Circle Centre Mall, parking spaces were lost due to demolition activities. On the other hand, the closing of L. S. Ayres in 1991 and Lazarus in 1992 contributed to the reduced parking demand in this quadrant. The Illinois Parking Garage in Block 74 and four commercial lots in Block 75 were either demolished or taken out of the parking supply inventory. The Circle Centre Mall added approximately 2,800 spaces in the fall of 1995. This was offset by the parking demand created by the addition of 900,000 square feet of retail space. In April of 1997, Express Park at 80 N. Pennsylvania Street (Block 056), a parking garage of 682 spaces, opened to the public. A 390-car garage was built in conjunction with the Emmis Broadcasting Headquarters at 40 Monument Circle. Public parking for 140 spaces was available in 1998 for additional retail use. In 1999, Express Parking at 42 N. Pennsylvania Street (Block 056) expanded the garage to add 250 spaces to the north of the existing parking structure. Comfort Inn added 57 hotel suites and 3 conference rooms to the south of the Southwest (SW) Quadrant. In 2004, both the

Hudson Condominium project and the Simon Corporate Headquarters added to both supply and demand equations of this Quadrant. The Faris renovation project at 15 W. South Street (Block SW01) added additional 523 spaces for this office development in the nearby SWS Quadrant.

Major changes took place in the Southeast (SE) Quadrant in 2000 with the completion of Conseco Fieldhouse (Blocks 077 & 085). Also in 2000, the Anthem office complex added 554,000 square feet of new office space in the site bordered by S. East Street, Virginia Avenue and CSX railroad tracks just north of the Eli Lilly Corporate Campus (Blocks 080, 081,082 and 101A). The Anthem office complex has a total of 300 surface parking spaces on the site. A 2,632-space parking garage on Virginia Avenue (Blocks 083 & 084) has been completed by the Indianapolis Capital Improvements Board to serve both of these new developments and special sport events. New commercial lots of 215 spaces were built for Block 097 at 365 S. Meridian Street. Eli Lilly is constructing a parking garage of 1,552 spaces for employees at 750 S. Delaware Street in the nearby Southeast south (SES) Quadrant. In 2003, the expansion of Building 28 & Building 38 in the Eli Lilly campus has added 775,000 sq. ft. of research office space to the south of this Quadrant. In summary, the Southeast (SE) Quadrant has a net balance of 1800 spaces in 2006.

The State Capitol (SC) District continues to have a surplus of approximately 2,700 spaces in the 2005 analysis.

MAJOR CHANGES IN SUPPLY AND DEMAND SINCE 1987

The following is a list of projects that have had an impact on the number of parking spaces needed or offered in the Regional Center. This list is not all-inclusive, but is only to highlight the largest projects in this period.

Buildings built adding to demand in 1987:

Capital Center, Phase 2, 300,000 square foot office building.
429 North Pennsylvania, 50,000 square foot office addition.
Pan Am Plaza, 125,000 square foot office building.
101 West, 260,000 square foot office building.

Parking facilities built adding to supply in 1987:

Denison Garage 327 North Illinois, 884 spaces.
429 North Pennsylvania Garage, 350 spaces.
Jefferson National Garage 121 East Maryland, 700 spaces.
Pan Am Plaza, Illinois at Georgia, 1,150 spaces.

Buildings built adding to demand in 1988:

First Indiana, 440,000 square foot office building.
Market Tower, 575,000 square foot office building.
950 North Meridian, 300,000 square foot office building.

Parking facilities built adding to supply in 1988:

Capitol Commons, Capitol at Washington, 1,013 spaces.
First Indiana, Pennsylvania at Ohio, 400 spaces.
Market Tower, Illinois at Market, 150 spaces.
State Parking Garage, West at Washington, 2,936 spaces.
301 North Illinois, Illinois at New York, 850 spaces.

Buildings built adding to demand in 1989:

Omni Severin Hotel, 40 W. Jackson Place, 424-room hotel addition.
Westin Hotel, 50 S. Capitol, 572-room hotel.
300 N. Meridian, 300 N. Meridian, 350,000 square foot office building.

Parking facilities built adding to supply in 1989:

Bank One Garage, Market at New Jersey, 1,722 spaces.
300 N. Meridian, 300 N. Meridian, 320 spaces.

Buildings built adding to demand in 1990:

Bank One, Pennsylvania near Ohio, 966,000 square foot office tower.
Canal Square, West at New York, 15,000 square foot retail building and 275 dwelling units.

Parking facilities built adding to supply in 1990:

Bank One Garage, Meridian at Ohio, 700 spaces.
Canal Square Garage, West at New York, 450 spaces.

Buildings built adding to demand in 1991:

Heritage Preservation Center, 430 W. Michigan, 11,000 square foot office added to the 4,000 square foot building.
Associated Group, 120 Monument Circle, 15,000 square foot office added to the 199,000 square foot building.
Indiana Government Center, 1,035,000 square foot complex incorporating the Indiana Employment Security Building.

Parking facilities built adding to supply in 1991:

State Senate Avenue Garage, Senate at Ohio, 2680 spaces.
Indiana Garage, 145 E. Market, 625 spaces restored.

Buildings built adding to demand in 1992:

500 Place, 510 Indiana Avenue, 33,000 square foots office building.

No Major Parking facilities built adding to supply in 1992. Minor additions include:

445 North, 445 N. Pennsylvania, 20 spaces.
Harness Factory Lofts, 30 E. Georgia, 28 spaces restored.

Buildings built adding to demand in 1993:

Indianapolis Convention Center, 100 S. Capitol Avenue, 204,428 square foot special event added to the existing 1,000,000 square foot of the Convention Center land use.

No Major Parking facilities built adding to supply in 1993.

Buildings demolished reducing demand in 1994:

Essex Hotel/ Apartments, 529 N. Pennsylvania Avenue.

No Major Parking facilities built adding to supply in 1994. The following changes to parking supply were recorded in 1994:

Demolition of the Illinois City garage in Block 74, -535 spaces.
Demolition of the commercial lot in Block 74, -130 spaces.
Demolition of four (4) commercial lots in Block 75, -205 spaces.
Demolition of the Essex garage in Block 17, -300 spaces.
New surface lot on the site of Essex garage, 50 spaces.
New surface lot on the site of the demolished Essex building, 113 spaces.

Buildings demolished reducing demand in 1995:

Block 56 - Ober Building Stationers and associated retail and office space, 36,270-sq. ft. of office and 13,000-sq. ft. of retail spaces demolished.

Buildings built adding to demand in 1995:

Blocks 66 and 75 - Circle Centre Mall 900,000 square feet of additional retail space.

Major Parking facilities built adding to supply in 1995:

Block 66 - Circle Centre Mall Sun Garage, 546 spaces.
Block 75 - Circle Centre Mall Moon Garage, 705 spaces.
Block 74 - Circle Centre Mall World Wanders Garage, 1528 spaces.

No known major activity recorded affecting either the parking demand or the parking supplies in 1996. The following minor changes to parking demand were recorded in 1996:

Block 019B - 6,000 square feet of additional office space.

Buildings built adding to demand in 1997:

Block 55 - Emmis Broadcasting Headquarters, 140,000 square feet of additional office space and 7,000 square feet of retail space.
Block 29 - Miller Center, 17,650 square feet of additional office space.
Block 74 - Planet Hollywood, 140 S. Illinois, 11,000 square feet of additional restaurant space. There is no net loss of garage parking spaces due to the addition of 33 spaces in the design.

Major Parking facilities built adding to supply in 1997:

Block 56 - Express Park Garage, 80 N. Pennsylvania, 682 spaces.
Block 55 - Emmis Broadcasting Garage, 40 Monument Circle, 390 spaces (250 private).
Block 29 - Miller Center, 420 W. Michigan, 8 spaces.

Major changes to land use affecting the parking demand in 1998:

Block 11 - American College of Sports Medicine, 401 W. Michigan, 10,000 square feet of additional office and teleconferencing space. There are 46 surface parking spaces on site.
Block 15 - Lionel F. Artis Apartments, 410 N. Meridian, 248 subsidized housing units were vacated.
Block 45 - Ramada Inn Hotel, 108 N. Pennsylvania Avenue at the northwest corner of Market and Pennsylvania streets, conversion of the Fletcher Trust Building into a hotel of 150 guest rooms to be available by May, 2000.
Block 47 - Adam's Mark Hotel, 201 W. Market, conversion of the former Blue Cross and Blue Shield Building into a 236-room convention hotel to be opened by May, 2000.
Block 69 - Marriott Convention Hotel, Missouri and Washington Streets, a 12-story hotel with two underground parking decks to be available in March, 2002. There are 742 guestrooms, 403,000 square feet of gross hotel space including 35,000 square feet of ballroom space.
Blocks 81 & 82 - Anthem Office Buildings, 220 Virginia Avenue, and a landscaped office complex of 554,000 square feet with 300 on-site surface parking spaces to be completed in April 2000.

Major Parking facilities built adding to supply in 1998:

Block 69 - Marriott Convention Hotel, Missouri and Washington Streets, two underground parking decks of 314 spaces.
Blocks 78A & B - Virginia Avenue 5-story Parking Garage, 21 Virginia Avenue, 790,000 square feet, 2,632 parking spaces. November 1, 2000 is the planned opening date for the garage in conjunction with the first Pacers Game in the Conseco Fieldhouse on November 6, 2000.

Major changes to land use affecting the parking demand in 1999:

Block 030 - Canal Square addition, 359 N. West Street, addition of 57 rental apartment units.
Block 044 - Building renovation with façade improvements, 150 E. Market Street, 10,000 square feet of office and commercial use.
Block 056 - Cozy Restaurant, 36 N. Pennsylvania Avenue, 5,000 square feet of retail space on the ground floor of the existing parking garage.
Block 066 - Malibu Grill, 14 W. Maryland Street, Renovation of existing building, 8,000 square feet of restaurant space and 6,400 square feet of residential use.
Block 074 - Hard Times Cafe, 121 W. Maryland Street, Renovation of existing building, 3,556 square feet of restaurant use.
Block SW01- Renovation of 7-story Faris Building, 546 S. Meridian Street, 160,000 square feet of office use.
Block SW03- Comfort Inn addition, 550 S. Capitol Avenue, addition of 57 suites for a total of 143 rooms and 3 conference rooms. There are 180 parking spaces on site.

Major Parking facilities built adding to supply in 1999:

Block 056 - Express Parking garage expansion, 42 N. Pennsylvania Street at the southwest corner of Market & Pennsylvania, 250 additional new parking spaces. There will be 4,000 square feet of street level retail in the 8-story 9-floor parking structure.
Block 097 - Commercial parking lot, 365 S. Meridian Street, 215 spaces.
Block SW01- Faris Building, 15 W. South Street, 523 surface parking spaces.
Block SE02 - Parking garage for Eli Lilly, 750 S. Delaware Street, 1,552 spaces.

Major changes to land use affecting the parking demand in 2000:

Block 040 – Firehouse multi-family residential development of 45 units of townhouses and flats, 219 N. New Jersey Street.
Block 039 – Lockerbie Commons LLC's building renovation of historical Indianapolis Fire Department headquarters and municipal garage, 301 E. New York Street, 20,500 square feet of office and commercial retail use.
Block 047 – 151 West Ohio Redevelopment of Greyhound bus terminal building into unspecified office use.
Block SE01 – Arby's Restaurant, 400 – 430 S. Pennsylvania Street, 3,200 square feet of fast food restaurant use.
Block SE02 – Lilly Corporation's Building 77 addition, 639 S. Delaware Street, 85,000 square feet of office use.

Major parking facilities built adding to supply in 2000:

Block 040 – Firehouse multi-family residential development, 219 N. New Jersey Street, 94 spaces.
Block 039 – Lockerbie Commons LLC's Renovation of Historical Fire Department Headquarters, 301 E. New York Street, 100 spaces.

Block 009 – Historic Landmarks Foundation of Indiana, 316 W. Michigan Street, 22 spaces.
Block NW12 – IU Radiology Associates, 806 Senate Avenue, 58 spaces.
Block SE01 – Arby's Restaurant, 400 – 430 S. Pennsylvania Street, 70 spaces.
Block SE02 – Express Parking Inc., 401 S. 750 S. Pennsylvania Street, 180 surface parking spaces.

No major change to land uses affecting the parking demand in 2001.

Major parking facilities built adding to supply in 2001:

Block 42 & 59 – Interim MSA parking, 300 E. Market St., 338 spaces.
Block 045 – Bank One Garage, 120 N. Pennsylvania St., 230 additional spaces.
Block 062 – C & F Acquisition, 301 E. Washington St., 141 spaces.
Block SW03 – RCA Dome, 620 S. Capitol Av., 234 spaces.
Block NE03 – Riley Towers, 650 N. Alabama St., 29 spaces.
Block NW14 – Shiel Sexton, 902 N. Capitol Av., expand from 38 to 83 spaces.
Block NW11 – Ron Beck, 838 N. Senate Av., 14 spaces.

Major changes to land use affecting the parking demand in 2002:

Block NW10 – 1530 sq. ft. Restaurant, 845 N Capitol Av.
Block SE01 – 1750 sq. ft. Restaurant, 25 E South St.
Block 040 – 14,890 sq. ft. conversion of Office to Residential Condominiums, 42 units. Lockerbie Terrace, 225 N New Jersey St.
Block SWS 05 – 6-story Hotel, 108 guestrooms. Best Western, 411 S West St.

Major parking facilities built adding to supply in 2002:

Block 006 – Alig & Assoc., 121 W North St., 75 spaces.
Block EN23 – Scholars Inn, 747 N College Av., 38 spaces.
Block NW20 – DMD, 302 – 330 W 11th St., 146 spaces.
Block NE13 – Red Cross, 441 E 10th St., 150 spaces.
Block NW10 – Domino's, 845 N Capitol Av., 17 spaces.
Block SE01 – Subway, 25 E South St., 12 spaces.
Block 040 – Lockerbie Terrace, 225 N New Jersey St., 78 spaces.
Block SW05 – Best Western, 411 S West St., 130 spaces.

Major changes to land use affecting the parking demand in 2003:

Block NW21B – 185,000-sq. ft. of Office, Research & Laboratory use, Clarian Health Partners, Inc., 350 W 11th St.
Block SE05 – 774,456 sq. ft. of Office, Research & Laboratory use, expansion of Buildings 28 & 38 with connecting bridge, Eli Lilly & Co., 750 S West St.
Block ES10 – Residential Condominiums, 5 units, Neighborhood Downtown Zoning Assistance, Inc., 611 Merrill St.
Block SC02 – 21,278 sq. ft. expansion of Museum Exhibit space, Eiteljorg Museum, 500 W Washington St.

Block 023B – 4,312 sq. ft. of Professional & Retail space, Miller Photo Studio, 620 N Delaware St.

Major parking facilities built adding to supply in 2003:

Block NW10 – 802 Illinois Parking, 802 Illinois St., 40 spaces.
Block NW21B – Clarian Health Partners, Inc., 350 W 11th St., 300 garage spaces.
Block ES10 – Neighborhood Downtown Zoning Assistance, Inc., 611 Merrill St., 10 spaces.
Block 023B – Miller Photo Studio, 620 N Delaware St., 9 spaces.

Major changes to land use affecting the parking demand in 2004:

Block SW05 – 45 by 72 Storage Building, 725 -727 Chadwicks St.
Block 37 – Conversion of a 4-story commercial structure into 12 Condos, 5 Indiana Square.
Block 43 – 70 Condos, The Hudson by Kosene Kosene, 317 E. Ohio St.
Block 55 – 14,300 S. F. Commercial & 30-unit Apartments in the Goodman & Taylor Buildings by Mansur Redevelopment, 26 & 30 W. Washington St.
Block 68 – 350,000 S. F. of new Simon Office Building by Duke Construction, 10 S. Capitol Av.
Block 74 – 290 SF of Enterprise Rent-A-Car Office in an existing parking garage, 100 S. Capitol Ave.
Block SW05 – 18,000 S. F. of office building, Musse & Nichols Association, 502 S. West St.
Block EN17 – 16-unit Condos, Spring Street Development LLC, 534 Spring St.

Major parking facilities built adding to supply in 2004:

Block NW10 – 802 Illinois Parking, 802 N. Illinois St., 40 spaces.
Block NW02 – 626 N. Illinois St., 40 spaces.
Block 43 – 102 underground parking spaces, The Hudson by Kosene Kosene, 317 E. Ohio St.
Block 55 – 14 parking spaces in basements and 41 additional spaces in an adjacent structure Circle Block Garage, Goodman & Taylor Buildings by Mansur Redevelopment, 26 & 30 W. Washington St.
Block 68 – 459 parking spaces in a new Simon Corporate Headquarters by Simon Property Group, 10 S. Capitol Av.
Block 74 – 15 private use parking spaces provided by Denison Parking existing parking garage, 100 S. Capitol Ave.
Block SW05 – 91 parking spaces for Musse & Nichols Association, 502 S. West St.
Block SE01 – 23-covered private parking spaces, 502 S. Pennsylvania St.

Major changes to land use affecting the parking demand in 2005:

Block 26 – Conversion of Athletic Club into 79 Condos, 350 N Meridian St.
Block 21 – Conversion of a 4-story commercial structure into 10 Condos, 402 E New York St.
Block 37 – Conversion of a 4-story commercial structure into 12 Condos, 5 Indiana Square.
Block SW01 – Conversion of a vacant building into the Mail Distribution Center of 11,300 sq. ft. for Eli Lilly Co.

Major parking facilities built adding to supply in 2005:

Block 21 – 10 spaces for the Condo project, 402 E New York St.
Block EN23 – 705 N. College Av., 43 spaces.

Major changes to land use affecting the parking demand in 2006:

Block 2 – Construction of a 28-unit multi-story Condo project, 537 N. College Ave.
Block 22B – Construction of a mixed use of retail and Condo project, 218 E. New York St.
Block 79 – Construction of a mixed use of retail and Condo project, 135 S. East St.
Block SE03 – Expansion to Eli Lilly Storage Building, 634 S. Delaware St.
Block SW05 – Construction of an 8-story hotel of 112 rooms, 501 S. West St.
Block SW05 – Construction of an 8-story hotel of 135 rooms, 515 S. West St.
Block 064A – Renovation of bank and office building, 117 E. Washington St.
Block 27 – Renovation of Gibson Building, 431 N. Capitol Ave.
Block NW09 – Construction of a 48-unit multi-story Condo project, 802 N. Illinois St.

Major parking facilities built adding to supply in 2006:

Block 2 – 40 spaces for the mixed use project, 537 N. College Ave.
Block 22B – 50 spaces for the Condo project, 218 E. New York St.
Block 79 – 72 spaces for the Condo project, 135 S. East St.
Block 57 – Construction of a 315-space parking garage, 120 E. Washington St.
Block SW05 – 50 spaces for the hotel project, 501 S. West St.
Block SW05 – 39 spaces for the hotel project, 515 S. West St.
Block 10B – Addition of a 40-space parking lot, 518 Indiana Ave.
Block NW13 – Addition of 16 spaces to an existing parking lot for a total of 80 spaces, 351 W. 10th St.
Block ES02 – Addition of a 40-space parking lot FOR Chef's Academy, 602 E. Washington St.
Block 064A – 31 spaces for the renovation project 117 E. Washington St.
Block 27 – 104 spaces for the renovation of Gibson Building, 431 N. Capitol Ave.
Block NW09 – 77 spaces for the Condo project, 802 N. Illinois St.

PARKING TREND BY QUADRANT

The following is a summary of effective parking supply and demand for the Mile Square including each of the four parking model Quadrants and the special State Capitol District which comprise the Mile Square, and the Regional Center. Please use the Parking Model map on Page 2 for geographic definition of the Quadrants and note that all supply figures refer to **effective supply**. The concept of **effective parking supply** was introduced to account for the perceived adequacy of the parking system from the parking customers' perspective. Depending on the type of parking facilities, a factor ranging from 75% to 100% was used in the Indianapolis Parking Model. Readers wanting more details should refer to the 1987 Regional Center Parking Study.

PARKING TREND BY QUADRANT
1997 – 2006

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Vacancy Rate	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*
REGIONAL CENTER (*Mile Square and fringe areas*)										
Supply	52,100	52,700	51,100	51,100	51,100	57,800	57,800	58,500	58,500	56,000
Demand	48,300	45,900	41,300	41,300	41,300	45,500	45,500	48,800	48,900	46,800
Net	3,800	6,800	9,800	9,800	9,800	12,300	12,300	9,700	9,600	9,200
MILE SQUARE										
Supply	46,400	46,900	44,300	44,300	44,300	49,200	49,200	50,600	50,600	48,500
Demand	45,200	43,600	38,500	38,500	38,500	42,100	42,100	45,400	45,500	43,500
Net	1,200	3,300	5,800	5,800	5,800	7,100	7,100	5,200	5,100	5,000

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Vacancy Rate	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*
Northeast Quadrant (NE)										
Supply	10,400	9,700	9,700	9,900	10,300	10,200	10,200	10,400	10,400	9,700
Demand	13,200	12,000	12,000	12,000	11,500	11,500	11,500	11,800	11,800	12,000
Net	-2,800	-2,300	-2,300	-2,100	-1,200	-1,300	-1,300	-1,400	-1,400	-2,300
Northwest Quadrant (NW)										
Supply	11,000	10,500	10,500	10,500	10,500	11,100	11,100	11,400	11,400	11,000
Demand	10,200	8,400	8,400	8,400	8,400	8,300	8,300	8,800	8,900	8,700
Net	800	2,100	2,100	2,100	2,100	2,800	2,800	2,600	2,500	2,300
Southeast Quadrant (SE)										
Supply	10,600	9,900	9,900	9,900	9,900	12,900	12,900	12,900	12,900	12,600
Demand	9,700	8,700	8,700	8,700	8,700	10,500	10,500	12,100	12,100	10,900
Net	900	1,200	1,200	1,200	1,200	2,400	2,400	800	800	1,700
Southwest Quadrant (SW)										
Supply	7,600	6,300	6,300	6,300	6,300	8,200	8,200	9,100	9,100	8,300
Demand	8,000	5,600	5,600	5,600	5,600	7,700	7,700	8,600	8,600	7,900
Net	-400	700	700	700	700	500	500	500	500	400
State Capitol (SC)										
Supply	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800
Demand	4,100	4,000	4,000	4,000	4,000	4,000	4,000	4,100	4,100	4,100
Net	2,700	2,800	2,800	2,800	2,800	2,800	2,800	2,700	2,700	2,700

Endnotes for the office vacancy rate:

1. 18.2% in 1997
2. 12.2% in 1998
3. 12.3% in 1999
4. 14.2% in 2000
5. 20.0% in 2001
6. 17.7% in 2002
7. 16.7% in 2003
8. 15.8% in 2004
9. 14.6% in 2005
10. 15.8% in 2006

PARKING TREND CHART FOR MILE SQUARE, 1987 - 2006

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APPENDIX

2006 MILE SQUARE
YEAR-END PARKING SUMMARY
BY BLOCK

ZONE	BLOCK	SUPPLY	DEMAND	ADEQUACY
NE	001A	88	92	-4
NE	001B	52	99	-47
NE	2	190	24	166
NE	3	139	244	-105
NE	4	431	1151	-720
NE	5	52	18	34
NE	16	44	25	19
NE	17	561	380	181
NE	18	282	137	145
NE	019A	111	86	25
NE	019B	65	79	-14
NE	20	227	129	98
NE	21	203	188	15
NE	22	281	307	-26
NE	023A	129	50	79
NE	023B	157	203	-46
NE	24	580	431	149
NE	25	53	18	35
NE	36	84	654	-570
NE	37	979	1343	-364
NE	38	286	316	-30
NE	39	428	129	299
NE	40	466	160	306
NE	41	1687	78	1609
NE	42	277	36	241
NE	43	495	1214	-719
NE	44	598	1949	-1351
NE	45	774	2423	-1649
NE Total		**9719**	**11963**	**-2244**
NW	6	138	464	-326
NW	7	1015	169	846
NW	8	219	153	66
NW	9	119	46	73
NW	010A	26	10	16

NW	010B	30	16	14
NW	11	167	92	75
NW	012A	113	62	51
NW	012B	136	97	39
NW	13	199	174	25
NW	14	387	140	247
NW	15	333	280	53
NW	26	1992	357	1635
NW	27	530	0	530
NW	028A	151	30	121
NW	028B	220	101	119
NW	29	324	89	235
NW	30	937	305	632
NW	34	669	1298	-629
NW	35	504	2468	-1964
NW	46	1514	1773	-259
NW	47	1304	604	700
NW Total		**11027**	**8728**	**2299**
SC	31	171	33	138
SC	32	2698	0	2698
SC	33	582	0	582
SC	48	259	645	-386
SC	49	52	3202	-3150
SC	50	39	16	23
SC	51	0	0	0
SC	52	48	159	-111
SC	70	2936	0	2936
SC Total		**6785**	**4055**	**2730**
SE	56	946	829	117
SE	57	1197	1903	-706
SE	58	561	2460	-1899
SE	59	303	0	303
SE	60	187	335	-148
SE	61	223	135	88
SE	62	230	0	230
SE	63	279	507	-228
SE	064A	118	124	-6
SE	064B	115	348	-233
SE	65	1079	774	305
SE	76	479	641	-162
SE	77	983	685	298

SE	078A	2693	0	2693
SE	078B	24	0	24
SE	79	685	0	685
SE	81	12	0	12
SE	82	236	1117	-881
SE	83	38	44	-6
SE	84	363	0	363
SE	85	407	0	407
SE	86	202	816	-614
SE	97	978	0	978
SE	98	17	17	0
SE	99	49	2	47
SE	100	105	79	26
SE	101A	94	20	74
SE	101B	23	20	3
SE Total		**12626**	**10856**	**1770**
SW	54	611	1081	-470
SW	55	494	1075	-581
SW	66	520	692	-172
SW	67	365	1321	-956
SW	68	912	0	912
SW	69	471	308	163
SW	71	0	208	-208
SW	73	0	1084	-1084
SW	74	2131	46	2085
SW	75	713	1018	-305
SW	87	143	617	-474
SW	88	1053	234	819
SW	91	0	0	0
SW	92	68	84	-16
SW	93	270	35	235
SW	94	266	0	266
SW	95	36	73	-37
SW	96	117	17	100
SW Total		**8170**	**7893**	**277**
MILE SQUARE TOTAL		**48327**	**43495**	**4832**