

A neighborhood
assessment designed to
minimize the use of cars



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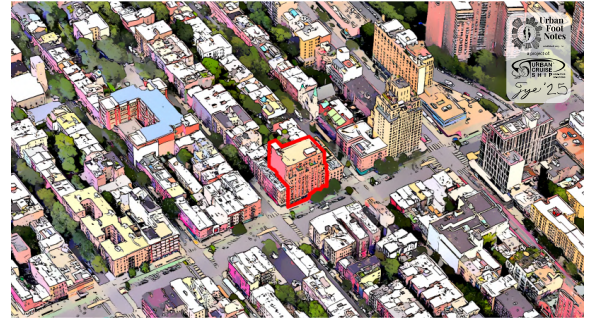


urbancruiseship.org
Lead Researcher: Richard Burd

Date: February 8, 2024
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SERVICES PROXIMITY REPORT

223 8th Ave, New York, NY 10011



CLIENT
LOGO HERE

**WALKABILITY
RATING**

20 out of **30**

Number of services found within ~ ¼ mile radius (5-7 minute walk)

FOOD & DINING

9+ Bar ²⁰	0
7 Cafe/Bakery	0
1 Convenience	0.1
7 Grocery	0
5 Fast Food	0
1 Fine Dining	0.2
9+ Restaurant	0

RECREATION

1 Basketball Ct. ²¹	0.2
0 Bowling Alley	0.6
0 Dog Park	0.6
5 Gym	0.2
2 Park/Greenway ²¹	0.2
2 Playground	0.2
2 Swimming Pool	0.2
0 Tennis/P'ball	1.0
4 Yoga Studio	0.2

DISCRETIONARY

1 Community Ctr.	0.2
2 Hospital	0.4
1 Farmer's Market	0.2
3 Liquor Store	0.0
1 Tobacco/Vape	0.2

PERSONAL CARE

4 Barber Shop	0
1 Chiropractic	0.1
2 Clinic	0.1
4 Counseling	0.1
3 Dentist	0.2
7 Hair Salon	0.2
1 Hearing	0.2
6 Massage	0.1
3 Nail Salon	0
3 Pharmacy	0
1 Physical Therapy	0.2
2 Veterinarian	0.2
4 Vision	0.2

CULTURAL

4 Art Gallery	0.1
2 Library	0.2
1 Live Theater	0.1
4 Movie Cinema	0.8
1 Museum	0.4
6 Music Venue ²⁰	0.1
0 Zoo/Aquarium/ Botanical	2.5

Discretionary items
not counted in totals

TRANSPORTATION

9+ Public Transit	0
5 Bicycle/Scooter	0
1 Charging Sta.	0.2
6 Guest Lodging	0

EDUCATION

1 Child Care	0.3
1 Preschool	0
1 Kindergarten	0
1 Grade School	0
1 Middle School	0
5 High School	0.2
1 Trade School	0.3
0 College/Univ.	0.9

RELIGIOUS

1 Buddhist	0.4
1 Catholic	0.3
1 East Orthodox	0.3
0 Hindu	0.8
0 Islamic/ Masjid	1.1
0 Kingdom Hall	0.5
0 Mormon / LDS	0.5
1 Protestant	0
2 Synagogue	0.2
0 Other	0.2

RETAIL

9 ATM	0
5 Bank	0.2
4 Books/Art/Music	0.2
2 Clothing/Footw.	0
4 Cosmetics	0.2
1 Electronics/Cell.	0.2
1 Florist	0.1
0 Gardening	0.5
1 Home Goods ²²	0.2
0 Home Improve.	0.5
5 Laundromat	0
1 Office Supply	0.4
1 Pet Supply	0
1 Post Ofc. (USPS)	0.3
2 Print & Ship	0
0 Sporting Goods	0.5

Distances shown are to the
nearest instance of that type's
location and are in miles

🛒 = May require bag or cart
20, 21, 22 - See notes on p.8

55	NEARBY	out of 74
7	FARTHER	
12	DISTANT	

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WALKABILITY REPORT

223 8th Ave, New York, NY 10011

Prepared For:
Prospective Client



This report uses online data within
¼ mile of the address.
It summarizes walkability, categorized
as follows:

**WALKABILITY
RATING**

20 out of **30**



Accessibility (Score: 4)

All roads had speed limits of 25 MPH or less. Sidewalks are generally accessible, although there are some broken areas that remain passable. The terrain is flat, but many residential buildings have stairs, while shops are often on ground level. Handrails are present on stairs, but tactile paving is limited. Crosswalks have visible markings, and street crossings are manageable.



Street Crossing (Score: 4)

Crosswalks are abundant and clearly marked, facilitating pedestrian navigation. Vehicles generally don't block intersections, and traffic flow is manageable. However, detailed data on crossing signals and timing is unavailable, but the area is likely navigable.



Vehicle Risk (Score: 4)

Traffic moves slowly due to the 25 MPH speed limit, but vehicle congestion is high. Pedestrian visibility is good due to the abundance of crosswalks, and cars generally respect pedestrian right-of-way. The road surface could be improved but is generally in decent condition.



Maintenance (Score: 4)

Sidewalks and streets appear well-maintained, though litter is evident in some areas. Public spaces have trash bins, but they could be more frequent. Maintenance of public areas is evident, but the presence of aggressive architecture (like benches designed to deter lying down) can detract from pedestrian comfort.



Aesthetics (Score: 4)

The area is pleasant to walk, with tall buildings that offer interesting architectural designs. While the area lacks abundant green spaces, planted beds are present, albeit minimal. Noise pollution from traffic is notable, but otherwise, the neighborhood provides a good walking experience.



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NEIGHBORHOOD REPORT

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Chelsea Neighborhood

Chelsea is known for its vibrant nightlife, diverse community, and historic townhouses, blending residential charm with dynamic activity in a culturally rich environment.



Neighborhood History

Historically, Chelsea dates back to the 18th century as a British estate, evolving rapidly in the 19th century. It became a cultural hub in the 20th century with art galleries and theaters.



The High Line

This elevated park, converted from an old railway track, offers unique green space with views of the Hudson River and Manhattan skyline. It's lined with gardens, public art, and scenic walkways, providing a peaceful escape in the city.



Chelsea Market

A historic building that once served as the National Biscuit Company factory, Chelsea Market is now a bustling marketplace filled with artisanal food vendors, boutiques, and restaurants. It captures the creative spirit of Chelsea with its lively atmosphere.



The Rubin Museum of Art

Dedicated to Himalayan art, the Rubin Museum offers a unique glimpse into Asian culture and spirituality. Its diverse collection make it a distinct cultural institution in Chelsea.



Chelsea Piers

A sports and entertainment complex along the Hudson River offering activities like golf, ice skating, and bowling. It's a recreational hub that also includes a marina and fitness center.



Galleries and Art Scene

Chelsea is renowned for its contemporary art scene, with many galleries concentrated between 10th and 11th Avenues. These spaces showcase the work of emerging and established artists, making the neighborhood a vibrant destination for art lovers.

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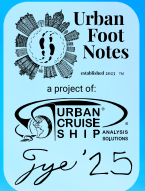
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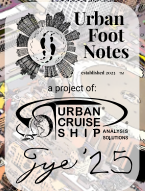
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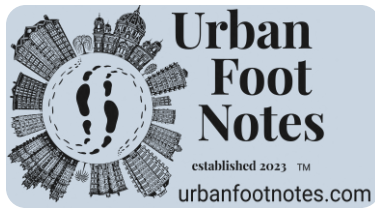
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SERVICES SELECTION REPORT

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Explanation of Services Included in Our Development Set

Each entry below shows the percent of U.S. residents who visit the corresponding location type in a 12 month period or more. If you are viewing the PDF version of this document, the percentages in blue boxes () are links that can be clicked on so that you will be taken to the corresponding source material. The percentages in black boxes () are

based on models built by the UFN team. These models rely on multiple data points from a variety of sources. A few percentages are still unknown but yet estimated to be high enough so as to warrant inclusion. Footnotes at the bottom of this page contain information discussing relevant variables, and how they were used in the final calculations.

FOOD & DINING

- 20 **>51%** Bar
- 36%** Cafe/Bakery
- 64%** Convenience
- 89%** Grocery
- 95%** Fast Food
- 14%** Fine Dining
- 72%** Restaurant

RECREATION

- 21 **8%** Basketball Court
- 25%** Bowling Alley
- 1 **45%** Dog Park
- 20%** Gym
- 21 **84%** Park/Greenway
- 2 **16%** Playground
- 28%** Swimming Pool
- 7%** Tennis/Pickleball
- 10%** Yoga Studio

19 DISCRETIONARY

- ?%** Car Wash
- ?%** Community Ctr.
- 45%** Costco
- ?%** Farmer's Markets
- 72%** Gas Station
- 30%** Gifts/Novelties

PERSONAL CARE

- 3 **18%** Barber Shop
- 14%** Chiropractic
- 34%** Clinic
- 23%** Counseling
- 75%** Dentist
- 3 **51%** Hair Salon
- 21%** Hearing
- 21%** Massage
- 37%** Nail Salon
- 66%** Pharmacy
- 15%** Physical Therapy
- 14%** Veterinarian
- 48%** Vision

CULTURAL

- 18%** Art Gallery
- 48%** Library
- 10%** Live Theater
- 41%** Movie Cinema
- 28%** Museum
- 20 **55%** Music Venue
- 4 **>54%** Zoo/Aquarium Botanical

TRANSPORTATION

- 13%** Public Transit
- 5 **15%** Bicycle/Scooter
- 1%** Charging Station
- 56%** Guest Lodging

6,7 EDUCATION

- 6%** Child Care
- 12%** Preschool
- 6%** Kindergarten
- 38%** Grade School
- 20%** Middle School
- 40%** High School
- 5%** Trade School
- 5%** College/Univ.

8 RELIGIOUS

- 0.5%** Buddhist
- 10%** Catholic
- 0.6%** Hindu
- 0.3%** Islamic/ Masjid
- 15%** Protestant
- 1.4%** Synagogue
- 1.6%** Mormon / LDS
- 0.16%** East Orthodox
- 0.3%** Kingdom Hall
- ?%** Other

RETAIL

- 40%** ATM
- 9 **29%** Bank (Teller/Branch)
- 23%** Books/Art/Music
- 10 **40%** Clothing/Footwear
- 33%** Cosmetics
- 11 **12%** Electronics/Cellular
- >22%** Florist
- 55%** Gardening
- 22, 12 **18%** Home Goods
- 13 **45%** Home Improvement
- 14 **<20%** Laundromat
- ?%** Office Supply
- 15 **66%** Pet Supply
- 16 **>31%** Post Office (USPS)
- 17 **?%** Print & Ship
- 18 **41%** Sporting Goods

- 18%** Hiking Trails
- 5%** Hospital
- 3.4%** Ice Skating Rink
- ?%** Landmarks
- 49%** Liquor Store
- ?%** Sam's Club
- 46%** Sports Stadium
- ?%** Target
- 30%** Tobacco/Vape
- 95%** Walmart



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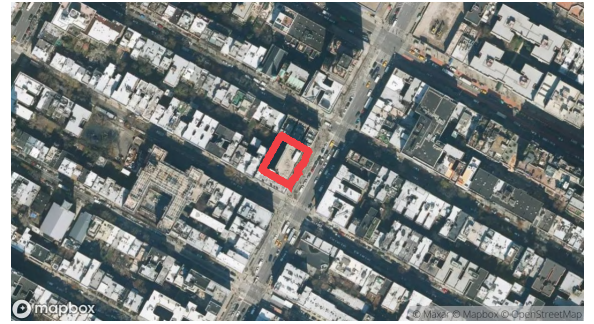


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1. This is the percentage of households that own a dog, and thus, would probably use a dog park if one were available.
2. Based on the estimated percentage of U.S. households that have children between the ages of 2 to 5 years old.
3. If there is a single unisex haircutting establishment nearby, we double count it in the Hair Salon and Barber Shop Categories to indicate that both requirements are met. Whenever there are multiple barber shops or hair salons nearby we count them separately in their respective categories. This shows the scope of selection available at such addresses.
4. An estimated 183 million visit U.S. Zoos in the U.S. each year; given the population (183 million) this is 54%. When adding in botanical gardens this number is >54%. Botanical gardens are dedicated to the collection, cultivation, preservation, and display of a wide range of plant species for conservation, research, and/or educational purposes. It has become fashionable for public park spaces to be labeled as 'botanical' gardens because they have a few labeled bushes somewhere on the premises, but such locations are not included in the Botanical Garden category.
5. These include establishments that sell bicycles & scooters, as well as rental establishments and even rental kiosks that are outside and not connected with an indoor business address. The latter is common in dense urban areas.
6. These values consider U.S. households, and not individual residents, that have one or more children in one of the following school systems. The variables considered are census data on total children in various age groups and estimated numbers of households with children in various age brackets. The primary source for this data were provided by statistica [here](#) and the Federal Interagency Forum on Child and Family Statistics [here](#).
7. School types correspond to the U.S. school system. Exact grade levels offered in each school type will vary from state to state. Property reports outside of the U.S. will include schools that correspond to their closest U.S. Counterpart. For example, a UK secondary school receives 11 to 16 year old students, so it would be labeled as a High School which receives 14-18 year old students in the U.S. The same UK secondary school would also count as a Middle School as well because in the U.S. system, middle schools typically receive 11 to 14 year old students.
8. These values factor in the percentage of U.S. residents who identify as members of various religious cohorts, then look at research data on the participation rates in those same cohorts as compared to the overall [U.S. population](#). A major contributing source is the participation data collect by [Pew Research](#) on various religions as well as U.S. census data. The **East Orthodox** category includes [Oriental Orthodox churches](#). The **Protestant** category includes Christian denominations that would self identify as such, and excludes non-denominational or evan-gelical churches that are classified in the **Other** cate-gory. **Other** is a catch-all that includes Sikh [gurdwaras](#) and [Jain](#) temples. The **Mormon / LDS** category includes de-nominations such as the liberal [Community of Christ](#). Islamic/ Masjid includes both Sunni and Shia mainline branches but excludes hetero-dox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes western-ized Dharmic faiths like the [Self Realization Fellowship](#).



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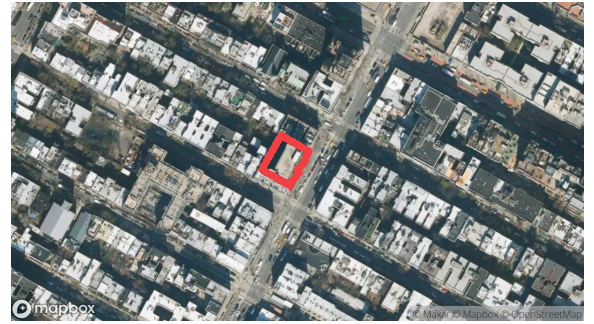


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9. As of 2022, 78% of adults in the U.S. prefer to bank via a mobile app or website, but 29% of Americans still prefer to bank in person.
10. Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores are their favorite small business destinations
11. This is based on the percentage of people who upgrade their phones at least once a year which requires a visit to a brick & mortar store for data transfer.
12. Includes items within a residence's space and built-in cabinetry, regardless of size.
13. According to [USAFacts.org](https://www.usafacts.org), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](https://www.lendingtree.com), 68% of homeowners started or completed home improvement projects in the past 12 months.
14. More than 80% of U.S. households own a washer and/or dryer, thus, the percentage of households requiring an external laundromat is somewhere less than 20%. If the address being analyzed already has a washer/dryer unit inside of it, we count that property as having '1' laundromat.
15. Based on the fact that about 66% of U.S. households have a pet
16. According to Fig. 2.3 of the USPS's [Household Diary Survey](https://www.usps.com/household-diary) from 2022, 31% of U.S. households visit a post office 1-2 times in the past month.
17. The U.S. market for this category is dominated by FedEx and UPS. Both offer several locations where customers can both print documents and ship mail parcels. This is convenient for both holiday and tax seasons when people need both services, but do not utilize these services on a regular basis throughout the year. Many countries outside the U.S. have few such establishments, or none at all.
18. A rough estimate based on [how many people take part](https://www.howmanypercent.com) in sports & fitness along with the industry's [percent of offline business](https://www.offlinebusiness.com).
19. The five closest, and/or most relevant Discretionary service types on the left are featured on p.1 of this report. Clients have the option to select their own five service types from this list, or name their own service types which they think might be of interest to their residents. Discretionary locations are not counted in the scoring totals on the lower right-hand side of p.1 of this report.

Additional Notes Specific to this Address

20. This neighborhood has six bars (within the 1/4th mile radius) that feature live bands on a regular basis and so we count these under the Music Venue business type on page 1 although there are no music-venue-specific locations.
21. There are two parks within the 1/4th mile radius (Chelsea Green & Dr. Gertrude B. Kelly Playground) however, neither of these feature a grass lawn as would be expected of most parks. Both parks feature trees & shrubs while the latter houses a basketball court we do count on page 1 under Basketball Ct.
22. The nearest home goods store (Room & Board) is 0.2 miles away. This establishment sells mostly large furniture items. The next nearest home goods store (Maison 140) is 0.3 miles away and has a wider selection of smaller items