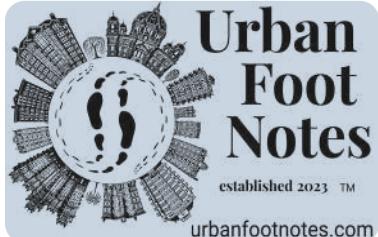


A neighborhood assessment designed to minimize the use of cars



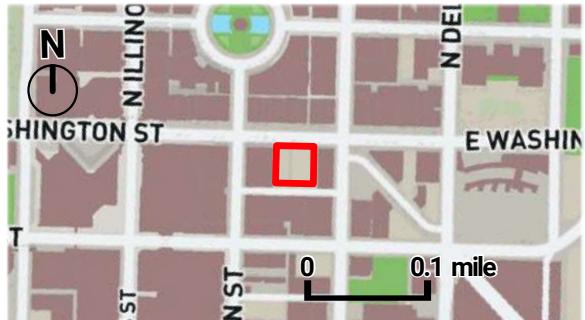
a project of:



Date: September 29, 2025
richard@urbanfootnotes.com

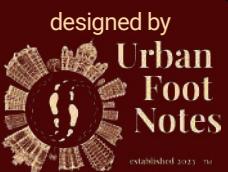
SERVICES PROXIMITY REPORT

15 E Washington St, Indianapolis, IN 46204



DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



WALKABILITY RATING
22 out of 30

Number of services found within ~ 1/4 mile radius (5-7 minute walk)

FOOD & DINING

7	Bar	0.0
6	Cafe/Bakery	0.0
1	Convenience	0.2
1	Grocery	0.0
5	Fast Food	0.0
6	Fine Dining	0.0
7	Restaurant	0.0

PERSONAL CARE

3	Barber Shop	0.0
1	Chiropractic	0.2
2	Clinic	0.2
2	Counseling	0.2
3	Dentist	0.2
1	Hair Salon	0.1
1	Hearing	0.0
3	Massage	0.1
1	Nail Salon	0.2
3	Pharmacy	0.0
2	Physical Therapy	0.1
1	Veterinarian	0.0
2	Vision	0.1

TRANSPORTATION

4	Public Transit	0.1
1	Bicycle/Scooter	0.1
1	Charging Sta.	0.2
5	Guest Lodging	0.1

RETAIL

2	ATM	0.0
9+	Bank	0.0
2	Books/Art/Music	0.1
2	Clothing/Footw.	0.0
0	Cosmetics	0.2
2	Electronics/Cell.	0.0
1	Florist	0.0
1	Gardening	0.0
1	Home Goods	0.2
1	Home Improve.	0.0
0	Laundromat	0.0
3	Office Supply	0.2
1	Pet Supply	0.0
0	Post Ofc. (USPS)	0.3
2	Print & Ship	0.2
0	Sporting Goods	0.2

RECREATION

1	Basketball Ct.	0.2
1	Bowling Alley	0.2
0	Dog Park	0.0
1	Gym	0.1
1	Park/Greenway	0.2
1	Playground	0.0
1	Swimming Pool	0.0
1	Tennis/P'ball	0.0
1	Yoga Studio	0.2

CULTURAL

3	Art Gallery	0.0
1	Library	0.1
2	Live Theater	0.1
1	Movie Cinema	0.3
0	Museum	0.6
2	Music Venue	0.2
0	Zoo/Aquarium/ Botanical	1.1

RELIGIOUS

0	Buddhist	0.9
1	Catholic	0.4
0	East Orthodox	3.6
0	Hindu	11.9
0	Islamic/ Masiid	4.4
1	Kingdom Hall	0.0
0	Mormon / LDS	1.7
1	Protestant	0.2
1	Synagogue	0.0
0	Other	0.8

DISCRETIONARY

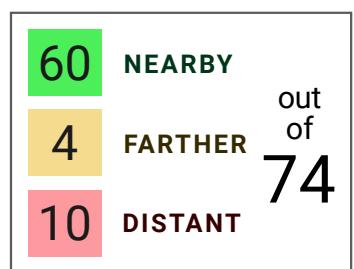
2	Gifts/Novelties	0.2
3	Landmarks	0.0
1	Sports Stadium	0.2
1	Liquor Store	0.1
2	Tobacco/Vape	0.1

Discretionary items
not counted in totals

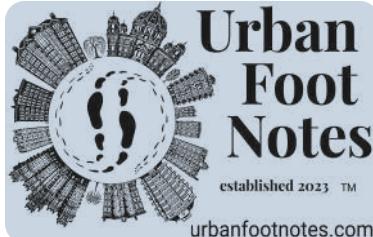
Distances shown are to the
nearest instance of that type's
location and are in miles

Bag = May require bag or cart

20 - 21 - See notes on pp.6 to 8



A neighborhood assessment designed to minimize the use of cars



a project of:



WALKABILITY REPORT

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing designed by

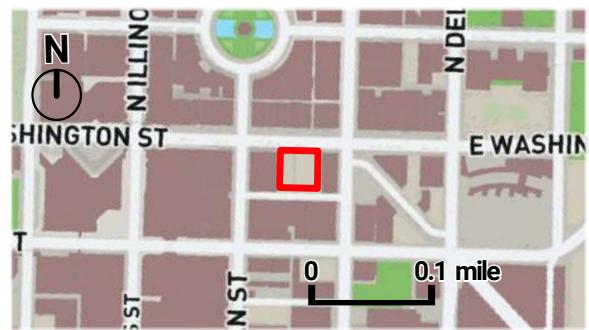
More Services for the Neighborhood



The Five Sub-Ratings

Maximum score for each one is 6

WALKABILITY RATING equals the sum of the five (sub-rating) scores below



WALKABILITY RATING

22

out of 30

Accessibility (Score: 5)



The area offers excellent access to amenities, including shops and restaurants. Pedestrian pathways are wide and well-maintained, facilitating smooth movement. Public transportation options, including bus stops, are conveniently located nearby. The property is on Washington St. which has several bus routes. The central bus station is 0.2 miles away. ADA Accessible ramps & ground floor access are available on almost all buildings.



Street Crossing (Score: 4)

Street crossings near the property are well-marked and equipped with pedestrian signals. Truncated dome mats for the visually impaired are present on most of the crossings. The intersection of Washington & Meridian lacks crosswalk markings as does the Monument Circle around the Soldiers & Sailors Monument nearby.



Vehicle Risk (Score: 3)

Traffic is heavy in this urban area, which increases the risk for pedestrians. While there are crosswalks and traffic signals, the fast-moving vehicles, especially during rush hours, pose a significant hazard. The property sits on a one way street (Washington) with a 25 mph speed limit, which mitigates some of these risks.



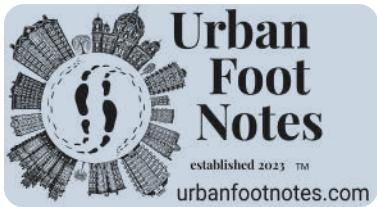
Maintenance (Score: 5)

The maintenance of sidewalks and public spaces around the property is generally excellent. The city ensures regular upkeep, with clean sidewalks, well-maintained public amenities, and minimal litter. Occasional construction projects may temporarily affect walkability.



Aesthetics (Score: 5)

The area features a mix of historic and modern architecture. The nearby historic Indiana Statehouse is surrounded by grass & trees as is the Hudnut Commons park. The tallest buildings are 19 to 25 stories tall which is low enough to let in a fair amount of sunlight as compared to downtown Chicago or Midtown Manhattan, NYC.



a project of:



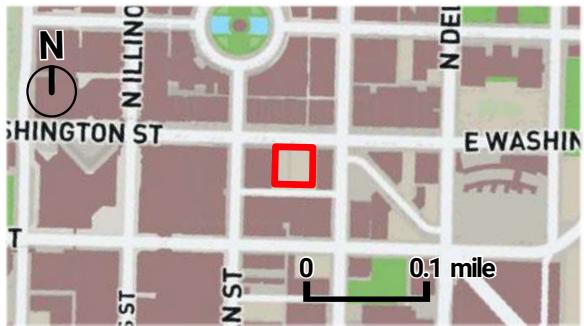
Lead Researcher: Richard Burd
contact@urbanfootnotes.com

NEIGHBORHOOD REPORT

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing designed by
More Services Urban Foot
for the Notes
Neighborhood



Neighborhood History



The area has a rich history, being part of Indianapolis's central business district. The street was originally a major thoroughfare during the city's early development, hosting many of the city's important commercial and public buildings.



Monument Circle

Monument Circle is a historic and cultural landmark just a short walk away. It features the Soldiers and Sailors Monument, a neoclassical structure dedicated in 1902, symbolizing Indiana's sacrifices in the Civil War. The Circle is a focal point for city events and offers a vibrant atmosphere. It has a 231 foot high observation deck open to the public.



Indiana State Capitol

The Indiana State Capitol, built in 1888, is another notable landmark within walking distance. The building is a fine example of Renaissance Revival architecture and serves as the home of the Indiana General Assembly. Visitors can explore its history through guided tours.



Circle Centre Mall

Indoor shopping complex near the address, provides a mix of retail stores, dining options, and entertainment venues. It plays a significant role in the commercial life of downtown Indianapolis, making it a popular destination for locals and visitors.



Rhythm! Discovery Center

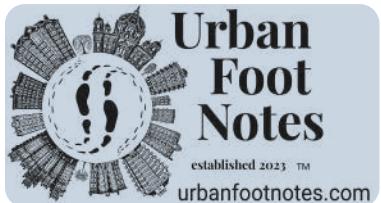
A unique museum dedicated to percussion instruments, located just a few blocks away. It offers interactive exhibits and educational programs.



Gainbridge Fieldhouse

The premier sports and entertainment arena in downtown. Home of the Indiana Pacers (NBA) and Indiana Fever (WNBA). Modern amenities with a retro-style design.

The information provided in this report is intended to be general in nature and should not be relied upon as definitive or exhaustive. Urban Foot Notes has made reasonable efforts to ensure the accuracy of the information contained herein, however makes no representations or warranties regarding the completeness, reliability or current state of such information. Urban Foot Notes expressly disclaims any liability relating to use of this report or information provided herein. By consulting this report, you agree to these terms and assume full responsibility for your use.



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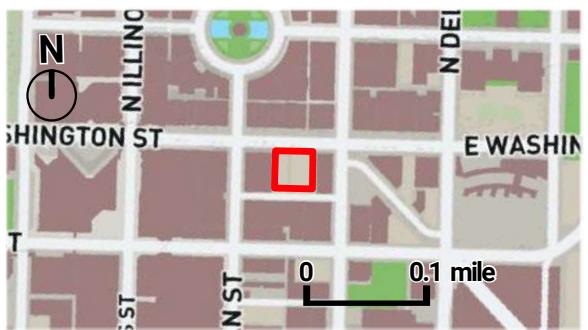


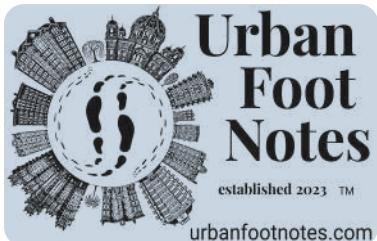
Lead Researcher: Richard Burd
contact@urbanfootnotes.com

PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood
designed by Urban Foot Notes





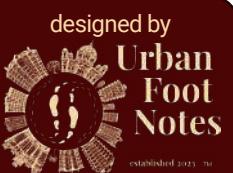
a project of:



FRONT (NORTH) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



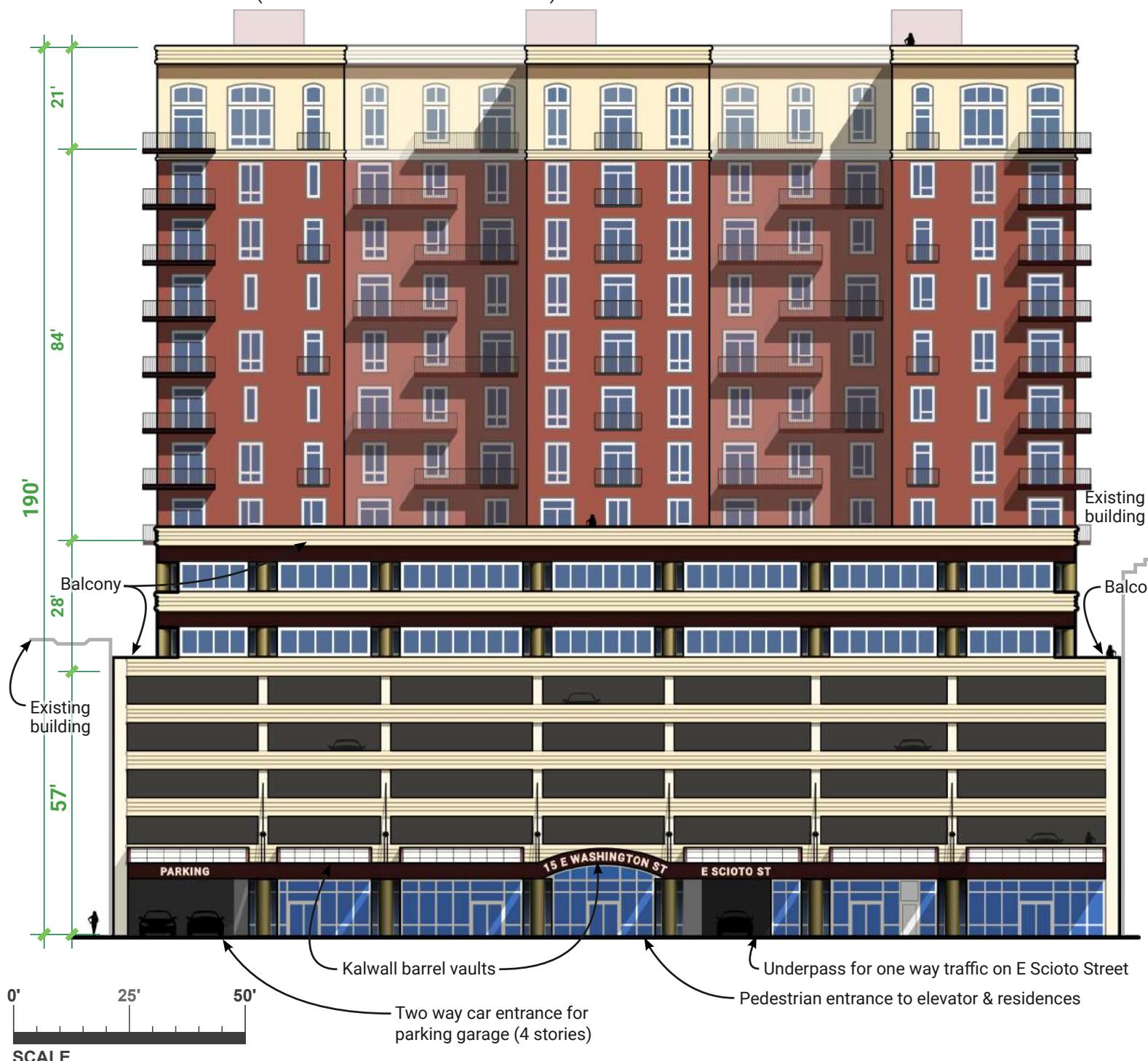
WALKABILITY
RATING

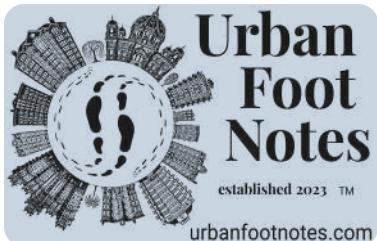
22 out of 30

Lead Researcher: Richard Burd
contact@urbanfootnotes.com

Version 1 Color Scheme

COLOR SCHEMA-1 (WHITE WINDOW FRAMES)





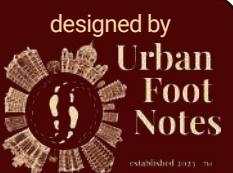
a project of:



FRONT (NORTH) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



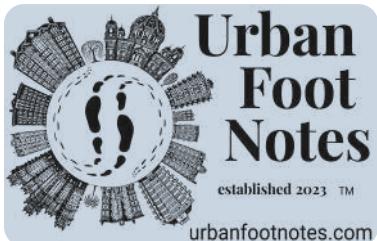
WALKABILITY
RATING

22 out of 30

Version 2 Color Scheme

COLOR SCHEMA-2 (BLACK WINDOW FRAMES)





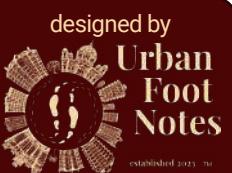
a project of:



FRONT (NORTH) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



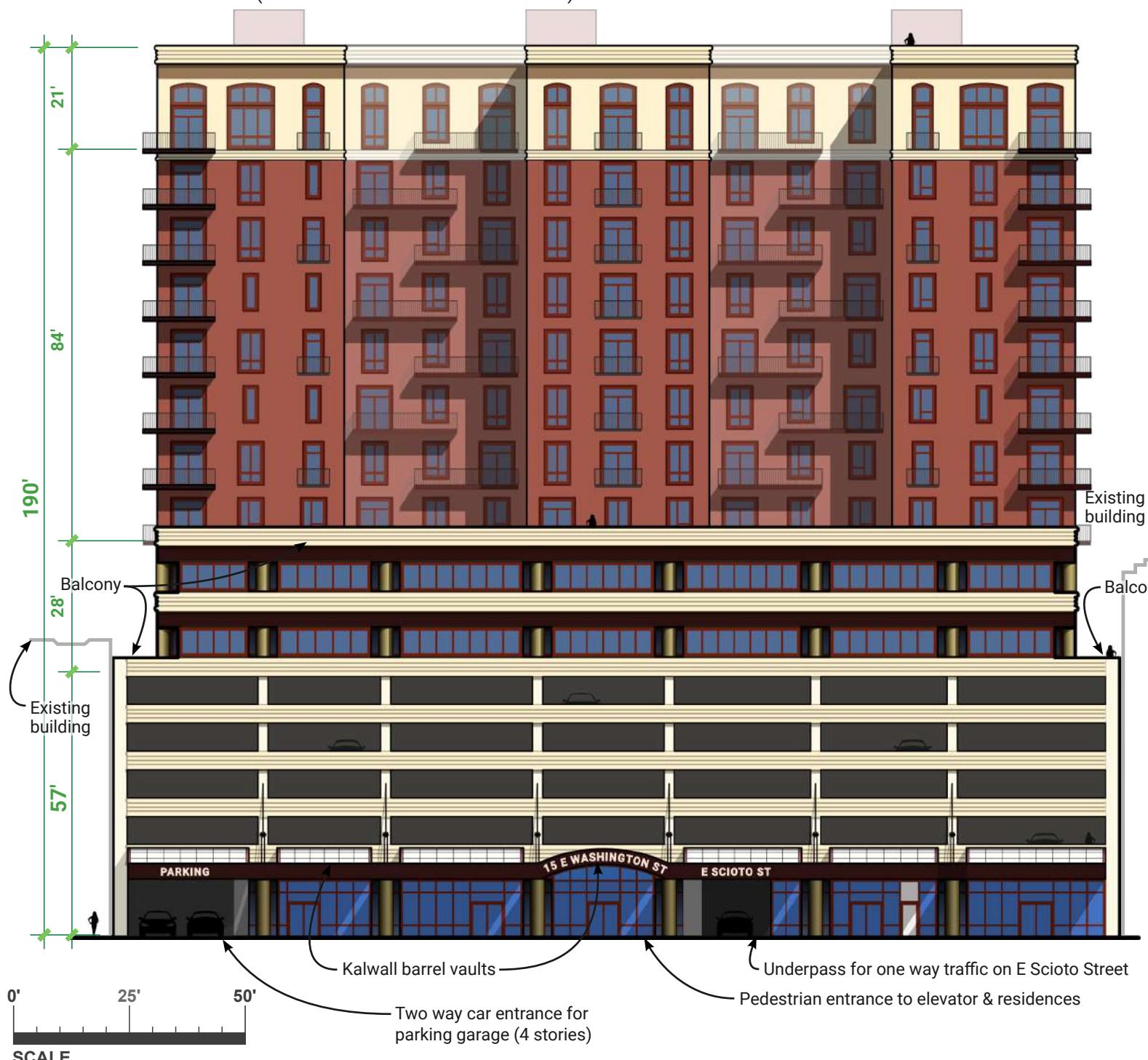
WALKABILITY
RATING

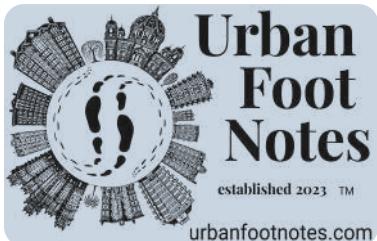
22 out of 30

Lead Researcher: Richard Burd
contact@urbanfootnotes.com

Version 3 Color Scheme

COLOR SCHEMA-3 (COPPER WINDOW FRAMES)





a project of:



SIDE (EAST) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



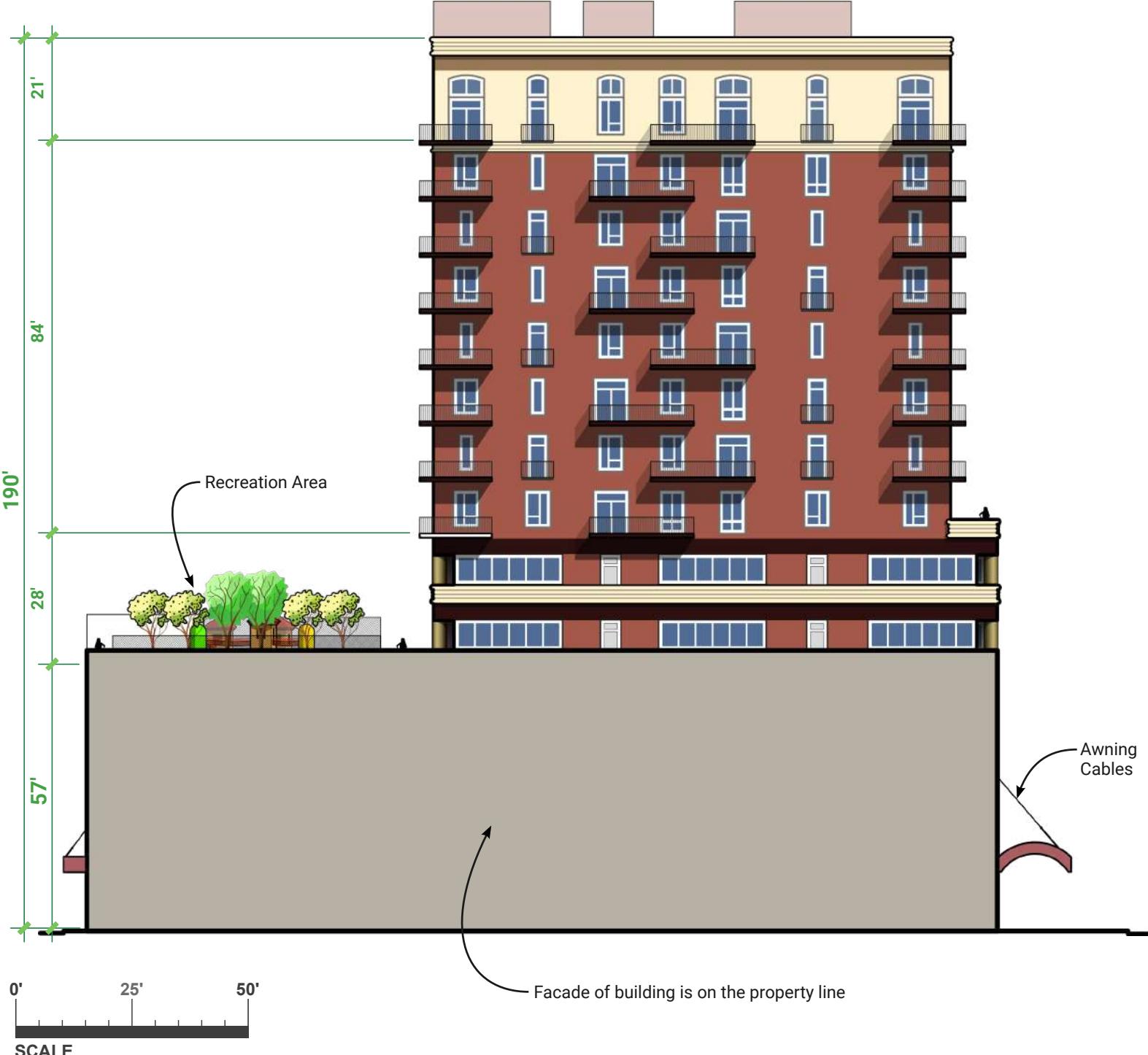
WALKABILITY
RATING

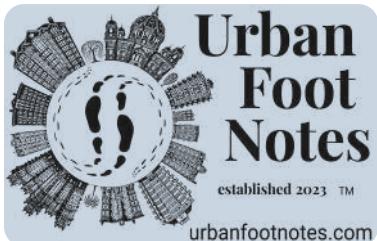
22 out of 30

Lead Researcher: Richard Burd
contact@urbanfootnotes.com

Version 1 Color Scheme

COLOR SCHEMA-1 (WHITE WINDOW FRAMES)





a project of:



REAR (SOUTH) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood

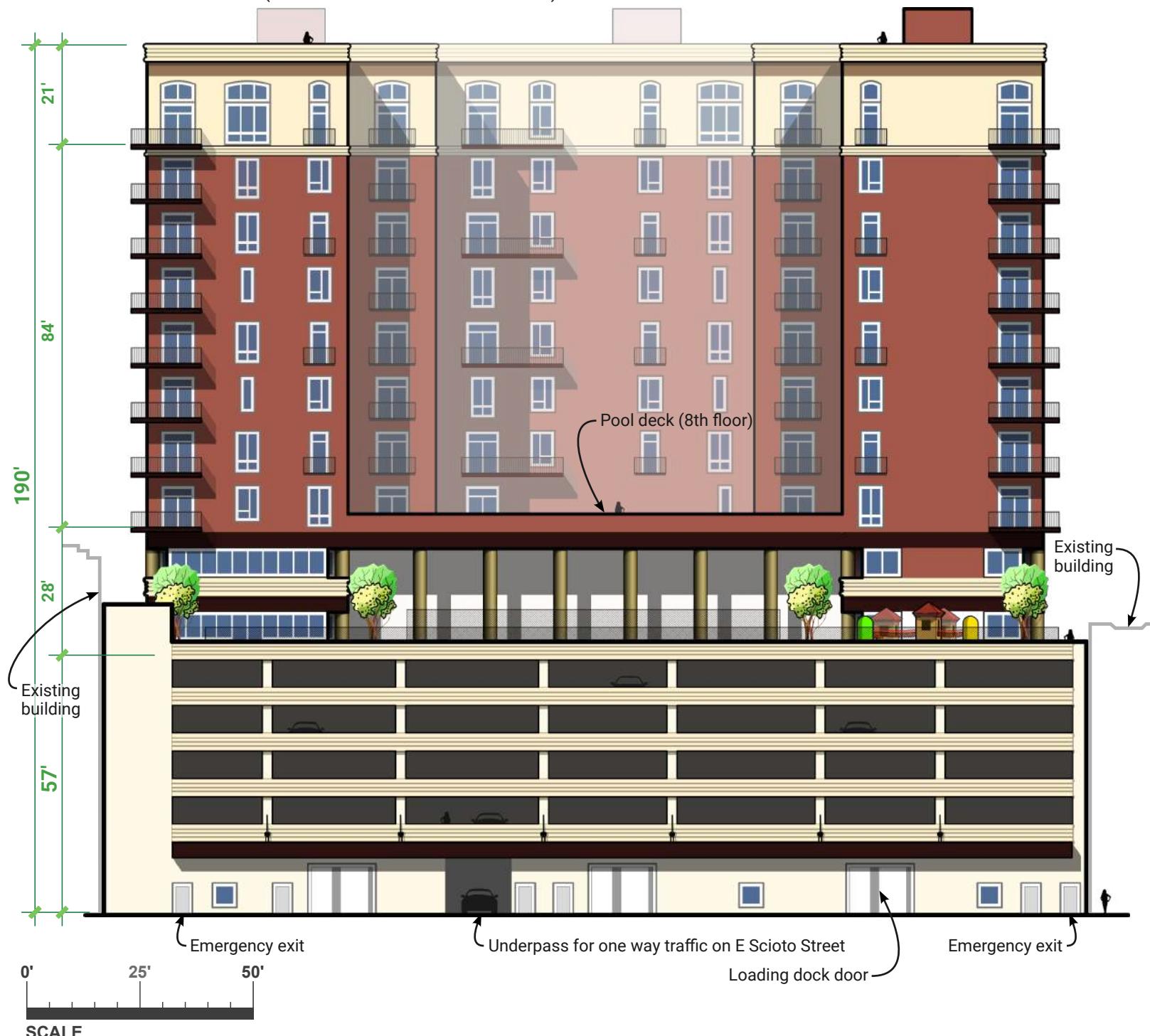


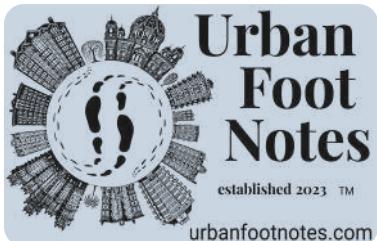
WALKABILITY
RATING

22 out of 30

Version 1 Color Scheme

COLOR SCHEMA-1 (WHITE WINDOW FRAMES)





a project of:



FACADE DETAILS

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

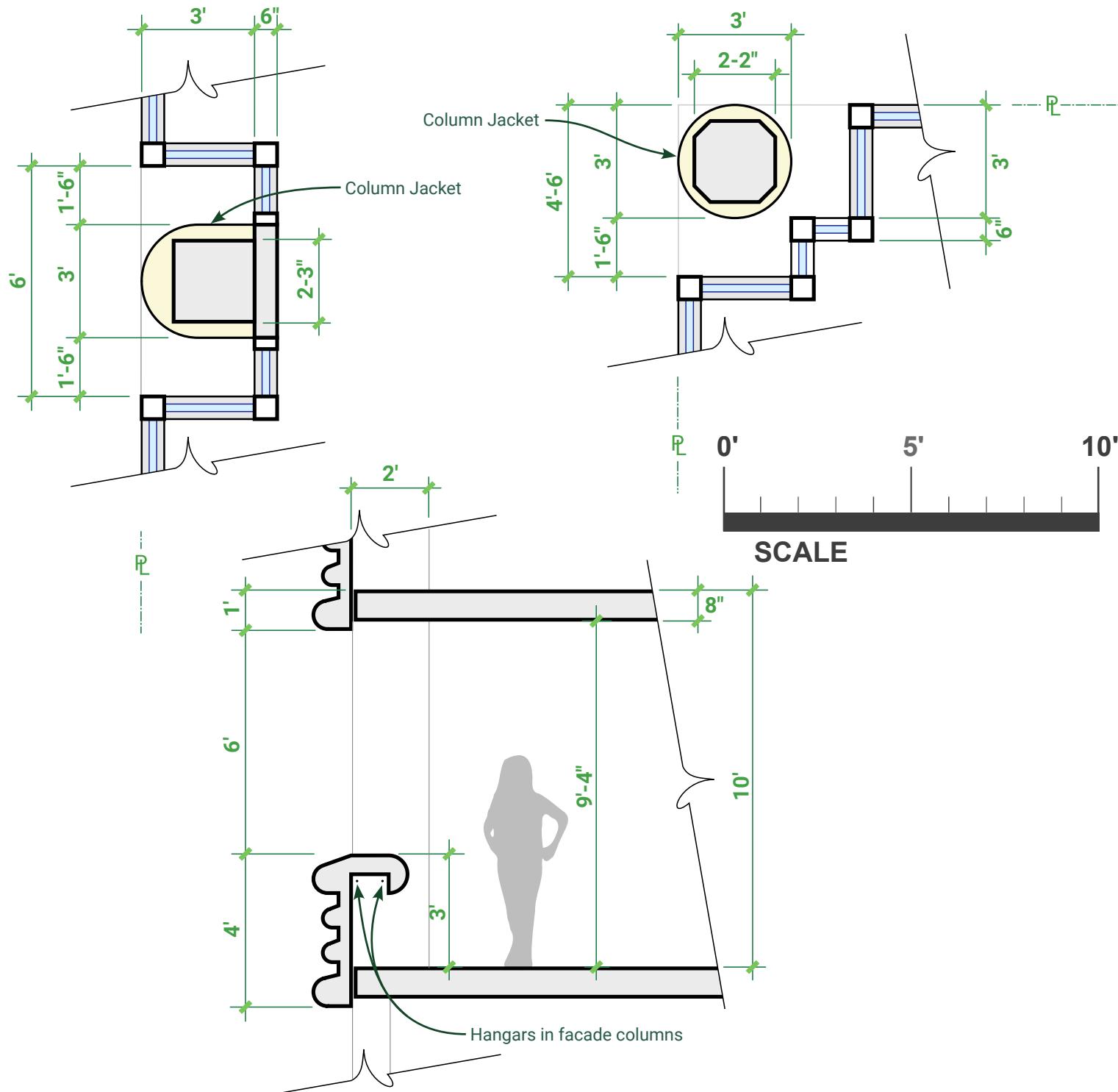
Providing More Services for the Neighborhood

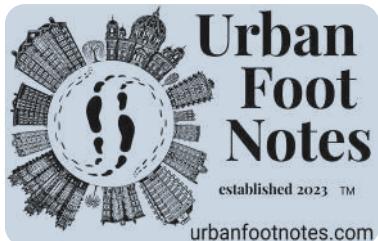


WALKABILITY RATING

22 out of **30**

Lead Researcher: Richard Burd
contact@urbanfootnotes.com





a project of:



PARAPET FAÇADE DETAILS

15 E Washington St, Indianapolis, IN 46204

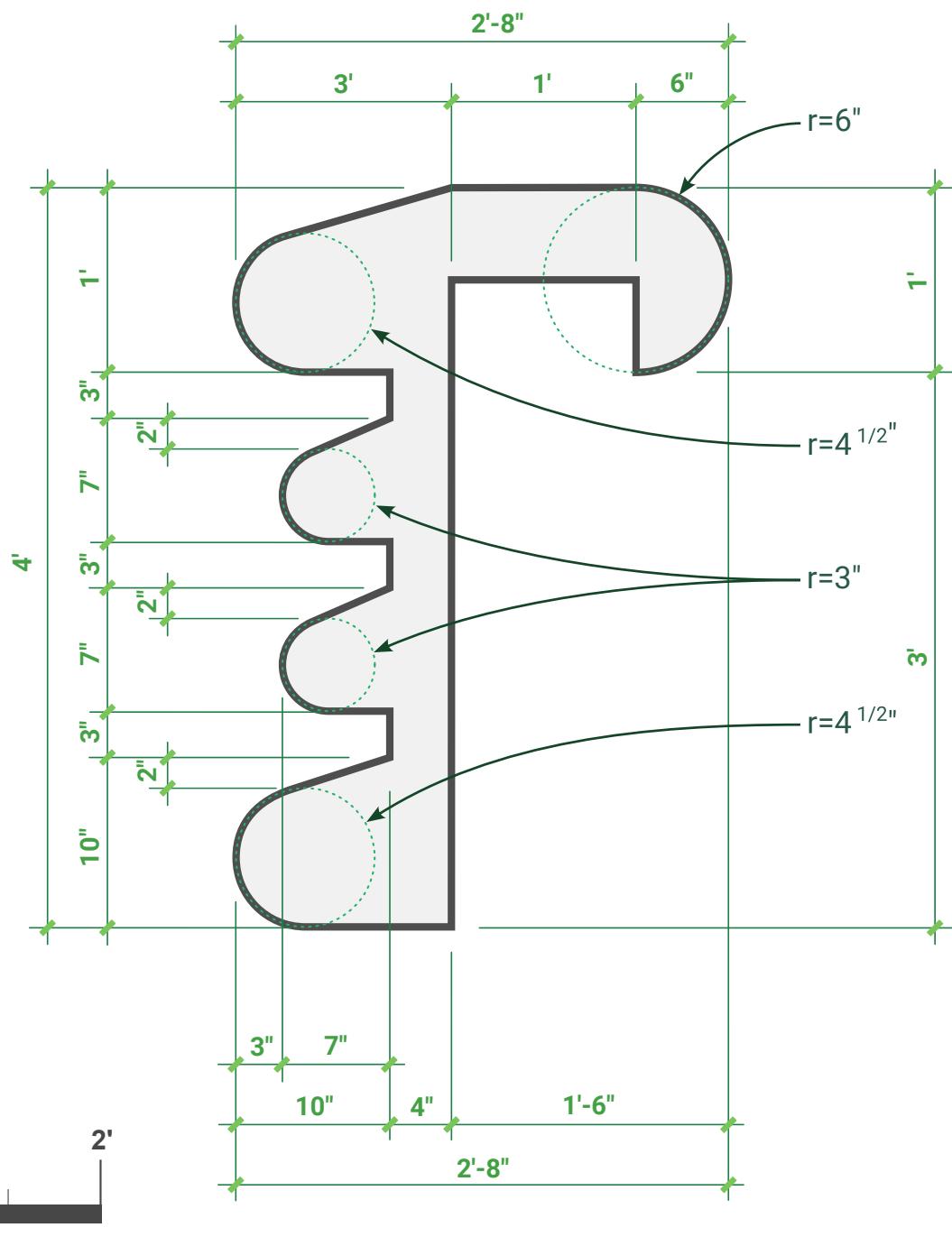
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

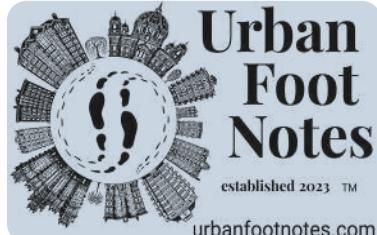
WALKABILITY RATING

22 out of 30

Lead Researcher: Richard Burd
contact@urbanfootnotes.com



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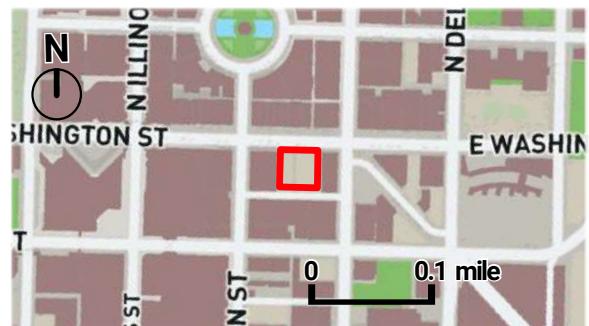
a project of:



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richard@urbanfootnotes.com

PROPOSED DEVELOPMENT

15 E Washington St, Indianapolis, IN 46204



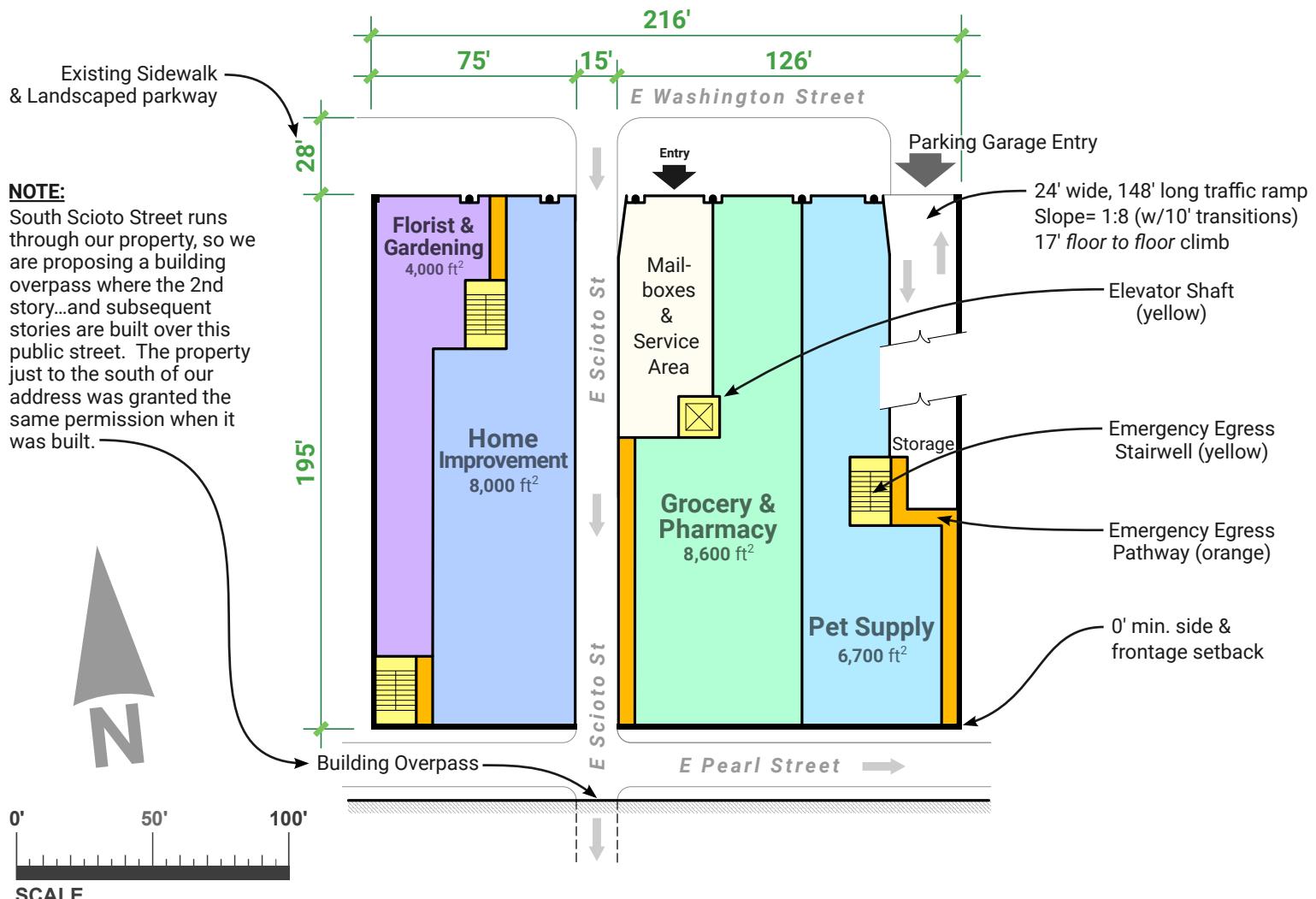
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

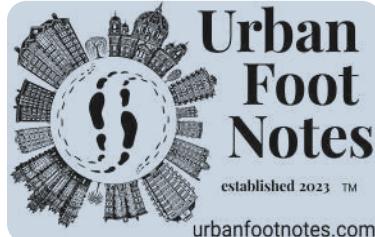


WALKABILITY RATING
22 out of 30

GROUND FLOOR RETAIL & BUSINESSES



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PROPOSED DEVELOPMENT

15 E Washington St, Indianapolis, IN 46204



DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



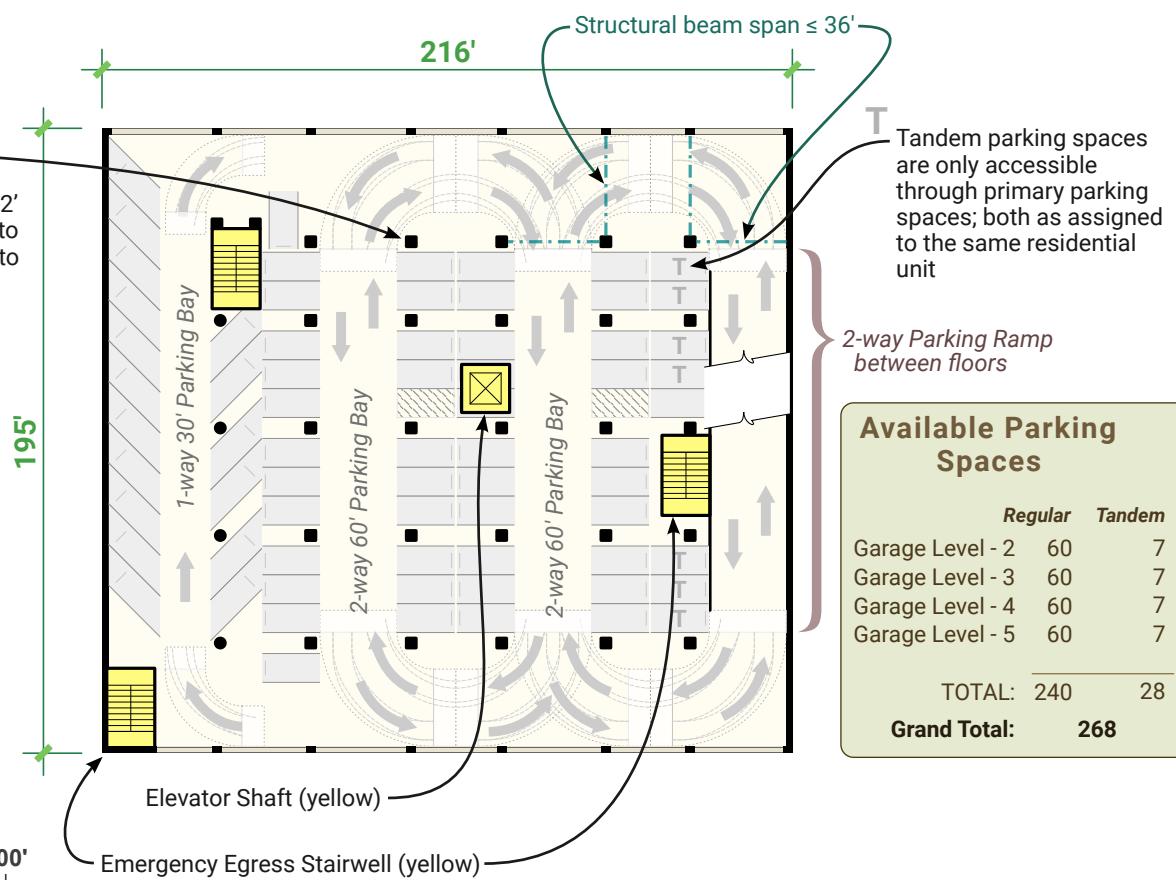
WALKABILITY RATING
22 out of **30**

2nd, 3rd, 4th, & 5th FLOOR PARKING

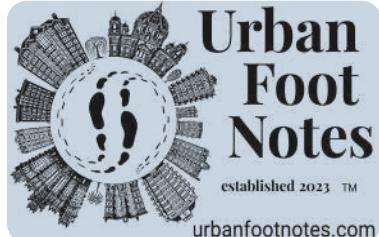
NOTE:
Columns shown are 4' square while the typical garage has 1'-2' square columns. This is done to over-engineer the layout so as to provide a conservative parking space count as opposed to an optimistic one.



0' 50' 100'
SCALE



A neighborhood assessment designed to minimize the use of cars



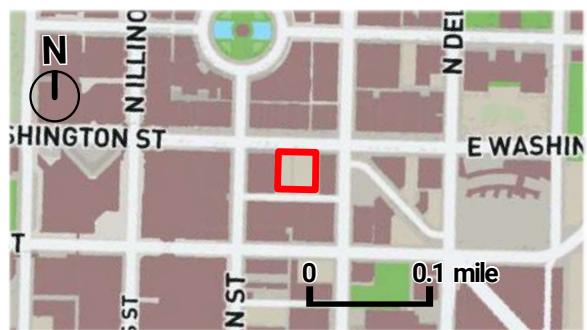
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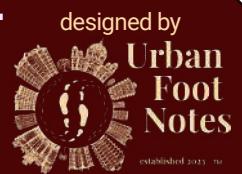
PROPOSED DEVELOPMENT

15 E Washington St, Indianapolis, IN 46204



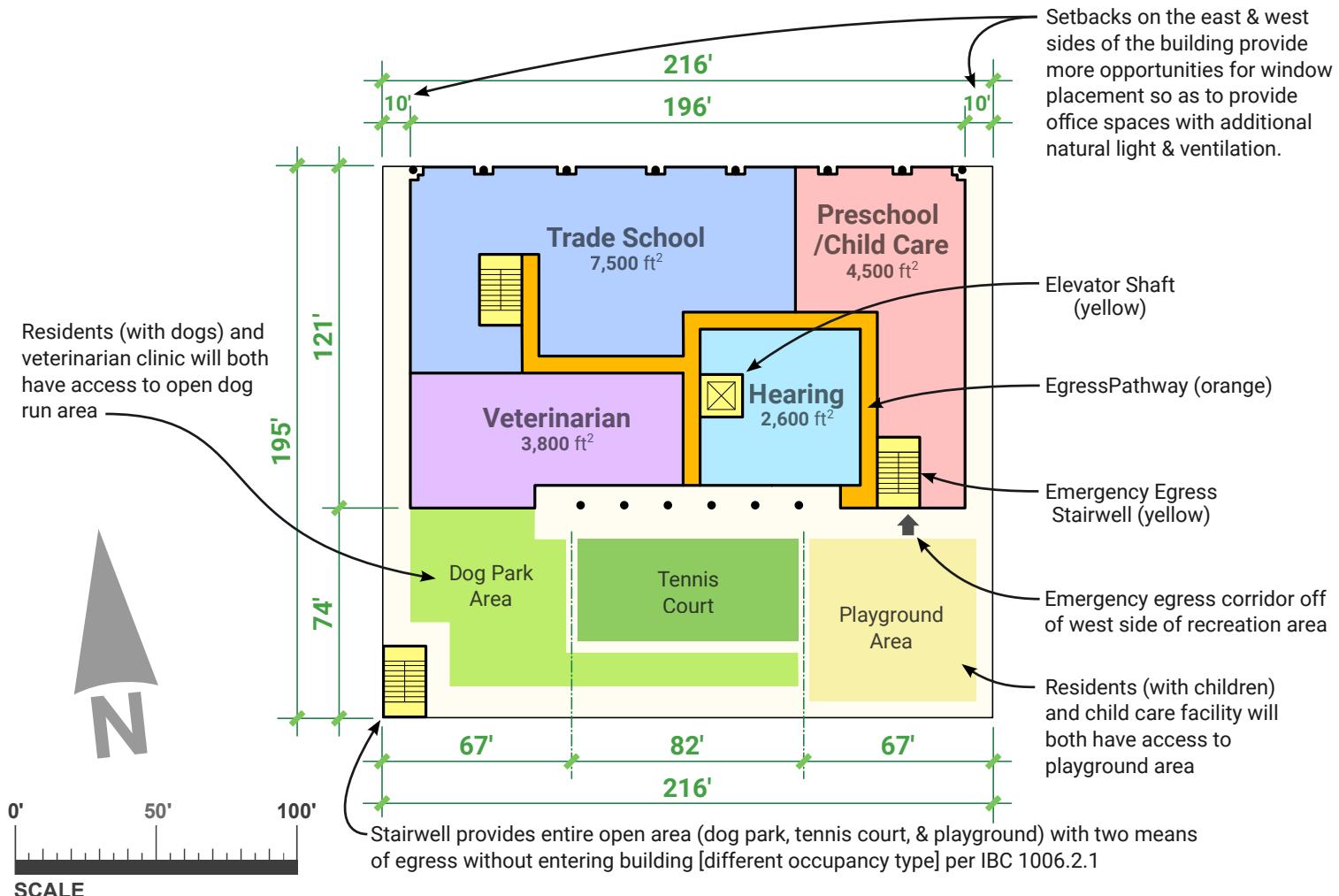
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

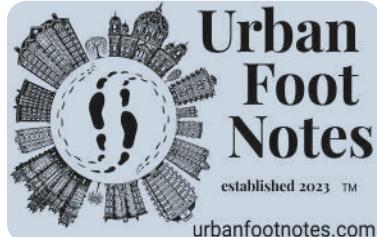


WALKABILITY RATING
22 out of **30**

6th FLOOR OFFICE & RECREATION AREAS



A neighborhood assessment designed to minimize the use of cars

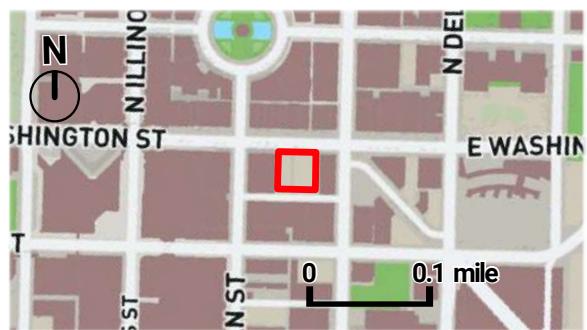


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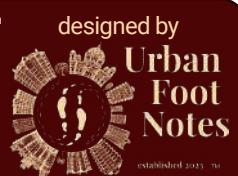
Lead Researcher: Richard Burd
Date: September 29, 2025
richard@urbanfootnotes.com

15 E Washington St, Indianapolis, IN 46204



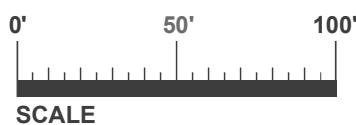
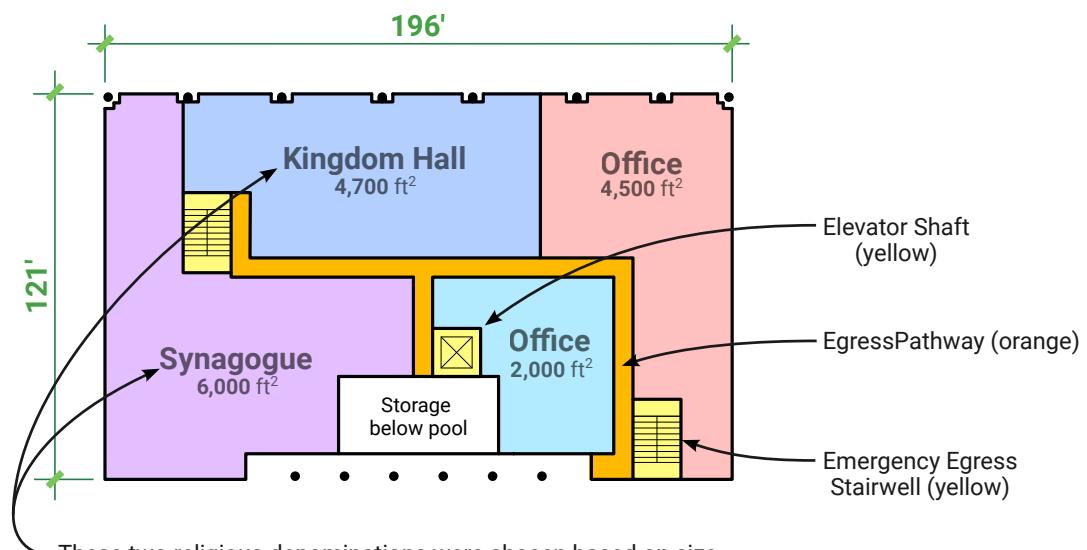
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

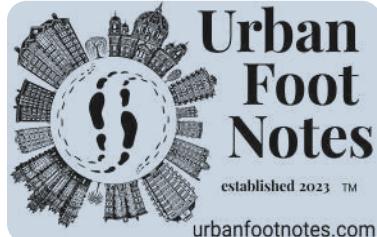


WALKABILITY RATING
22 out of 30

7th FLOOR OFFICES



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PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



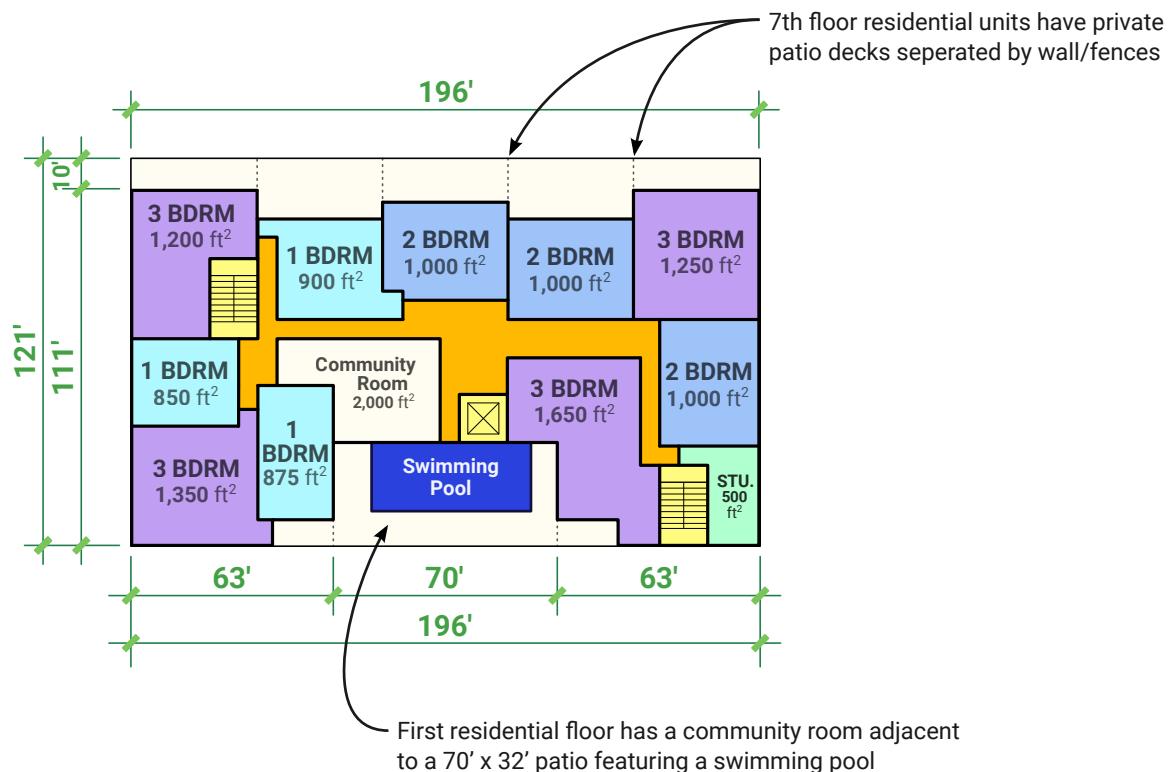
DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood

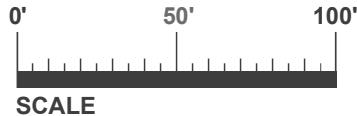


WALKABILITY RATING
22 out of 30

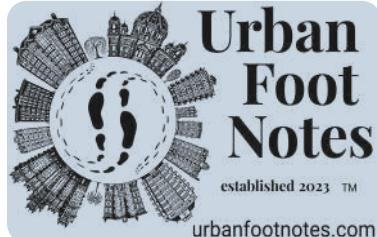
8th FLOOR RESIDENTIAL FLOOR PLAN



NOTE: this gets changed after we work out the swimming pool on p.4k.



A neighborhood assessment designed to minimize the use of cars



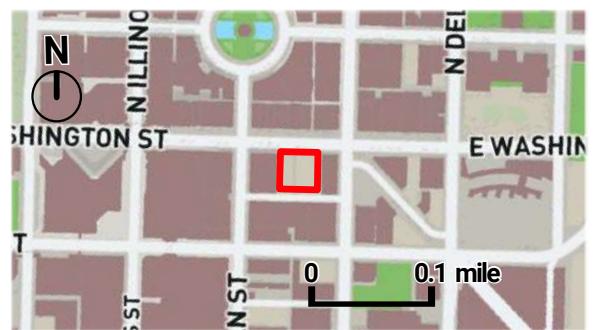
a project of:



Lead Researcher: Richard Burd

Date: September 29, 2025
richard@urbanfootnotes.com

PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



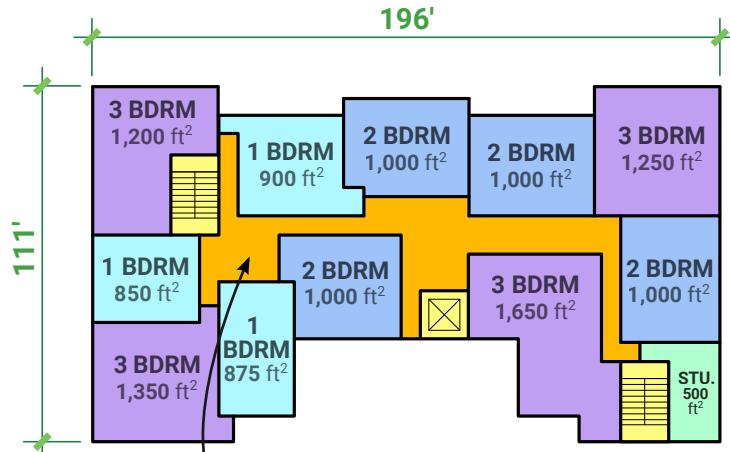
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



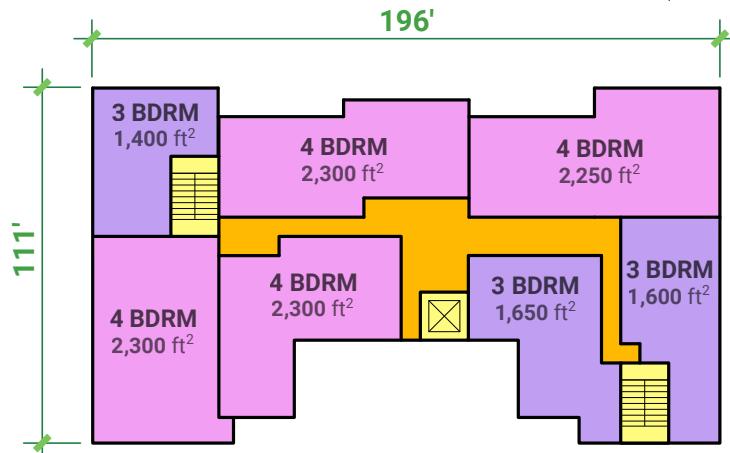
WALKABILITY RATING
22 out of 30

9th-14th FLOOR RESIDENTIAL UNITS (6 FLOORS)

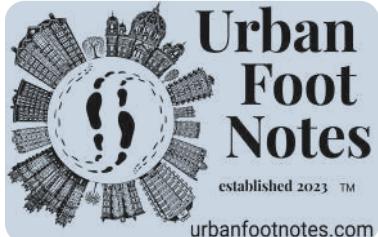


The current design features plenty of unused space for ventilation shafts, HVAC ducts, plumbing, storage, and other amenities that the architect may add in.

15th FLOOR RESIDENTIAL UNITS (PENTHOUSE)



A neighborhood assessment designed to minimize the use of cars



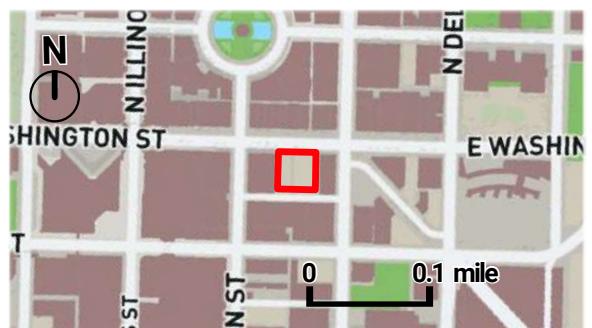
a project of:



Lead Researcher: Richard Burd

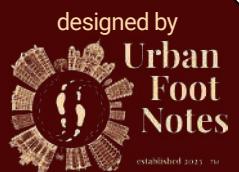
Date: September 29, 2025
richard@urbanfootnotes.com

PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



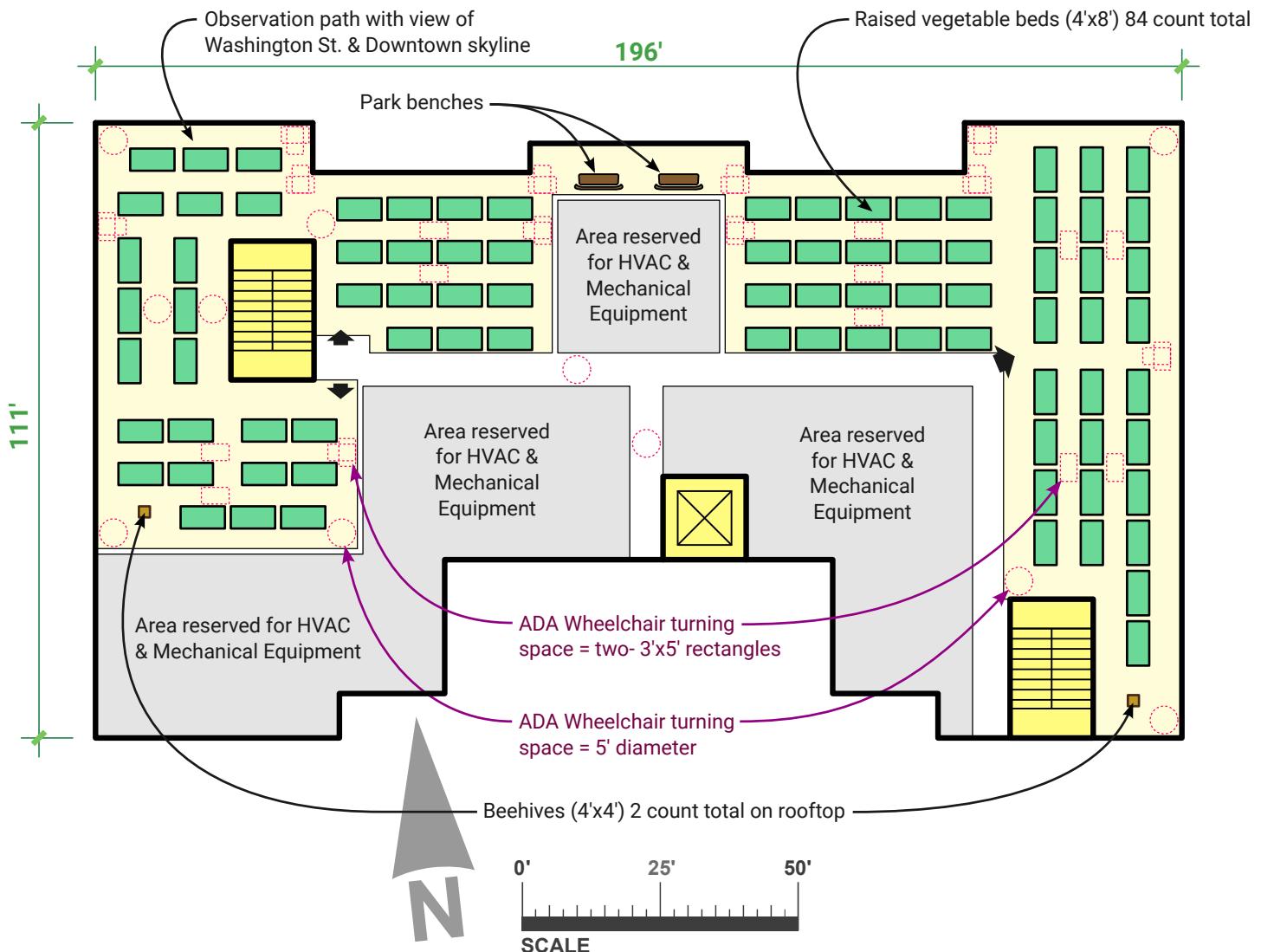
DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood

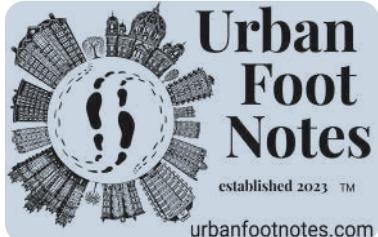


WALKABILITY RATING
22 out of 30

UPPER ROOFTOP RECREATIONAL AREA



A neighborhood assessment designed to minimize the use of cars



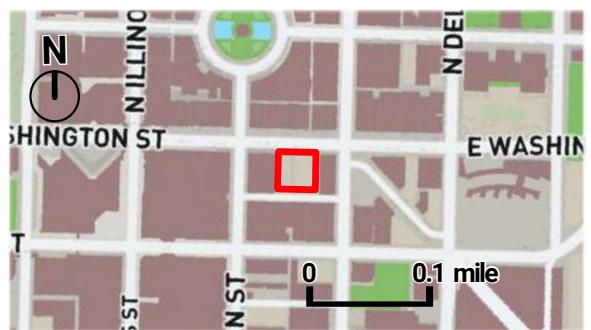
a project of:



Lead Researcher: Richard Burd

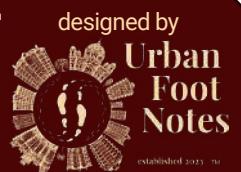
Date: September 29, 2025
richard@urbanfootnotes.com

PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



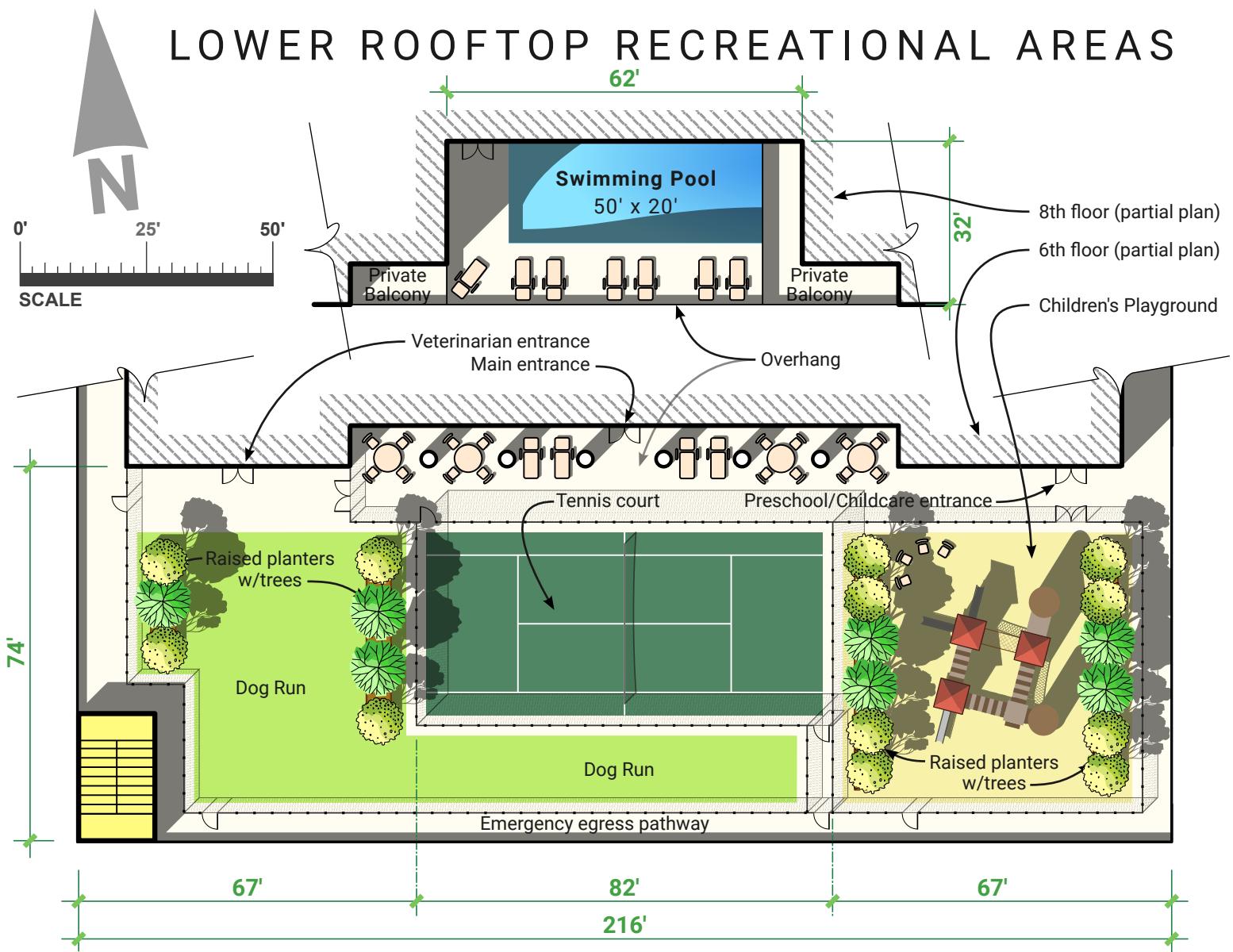
DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood

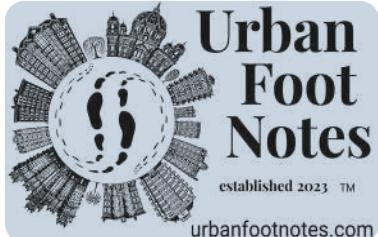


WALKABILITY RATING
22 out of 30

LOWER ROOFTOP RECREATIONAL AREAS



A neighborhood assessment designed to minimize the use of cars



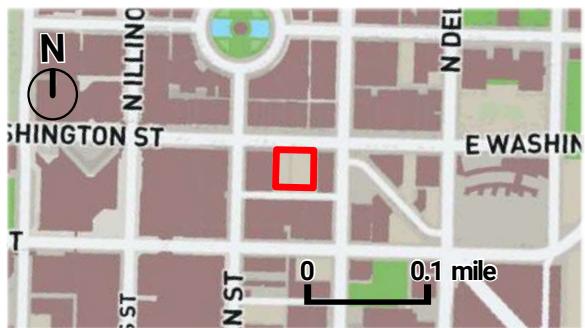
a project of:



Lead Researcher: Richard Burd

Date: September 29, 2025
richard@urbanfootnotes.com

PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



DEVELOPMENT PROPOSAL

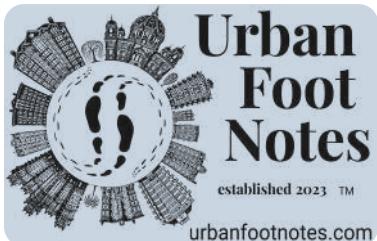
Providing More Services
for the Neighborhood



WALKABILITY RATING
22 out of **30**

Numbers at a Glance

Total Residential Space	91,097 ft ²
Total Business Space	59,100 ft ²
Total Parking Area	156,112 ft ²
Ground Floor Mail & Extra space	1,800 ft ²
Total Circulation & Egress	23,353 ft ²
Total Stairwell Egress	15,808 ft ²
Total Elevator Space	4,096 ft ²
Total Building Footprint	39,195 ft ²
Total Lot Area	39,195 ft ²



a project of:

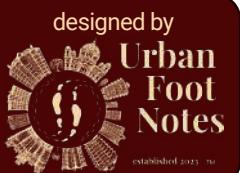


urbancruiseship.org

FURTHER DEVELOPMENT DESIRED 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



WALKABILITY
RATING

22 out of 30

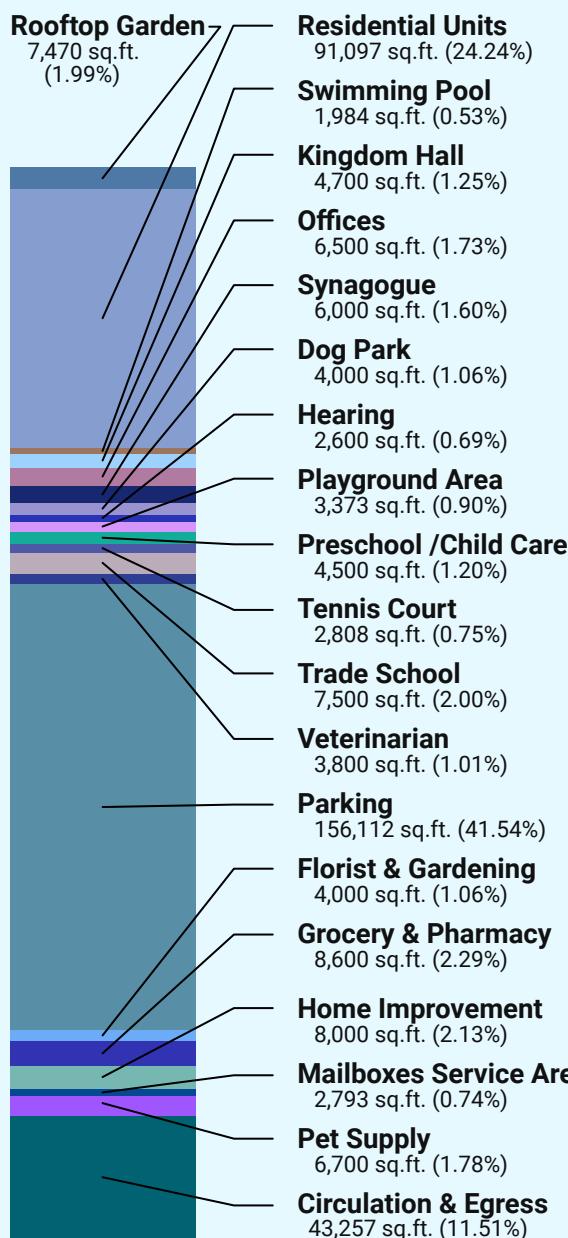
Lead Researcher: Richard Burd contact@urbanfootnotes.com

Additional development within 1/4 mile of this address required to attain a score of 74 Nearby. This is depicted as if these additional services were somehow provided within a single building, to show proportionally how much additional floor area would be required to provide this relative to what is in the development proposed in this report.

Proposed Building Design At

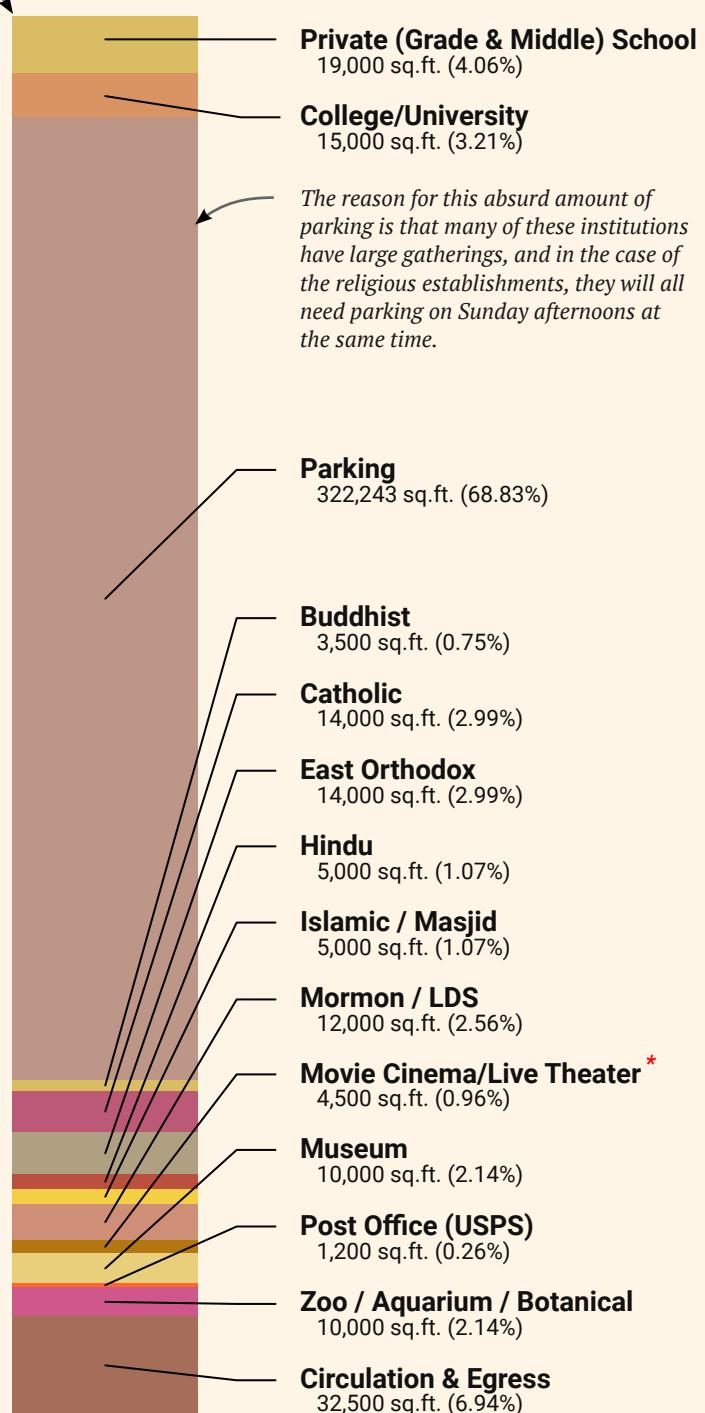
15 E Washington St, Indianapolis, IN 46204

numbers shown are square feet (percentage of total)

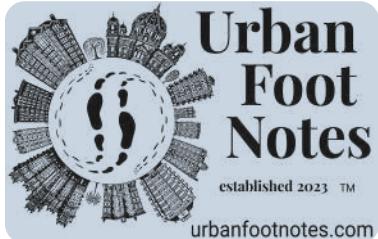


Hypothetical Annex Building

numbers shown are square feet (percentage of total)



FURTHER DEVELOPMENT DESIRED 15 E Washington St, Indianapolis, IN 46204

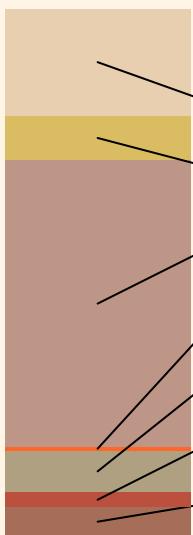


a project of:



DEVELOPMENT PROPOSAL

Additional development within 1/4 mile of this address required to attain a score of 74 Nearby. This is depicted as if these additional services were somehow provided within three separate buildings. These three buildings would constitute a more feasible proposal than the single building on the previous page as many of the business types are forced to compete for the outdoor space on the roof.



Annex Building-1

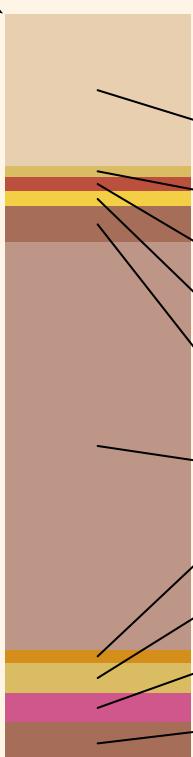
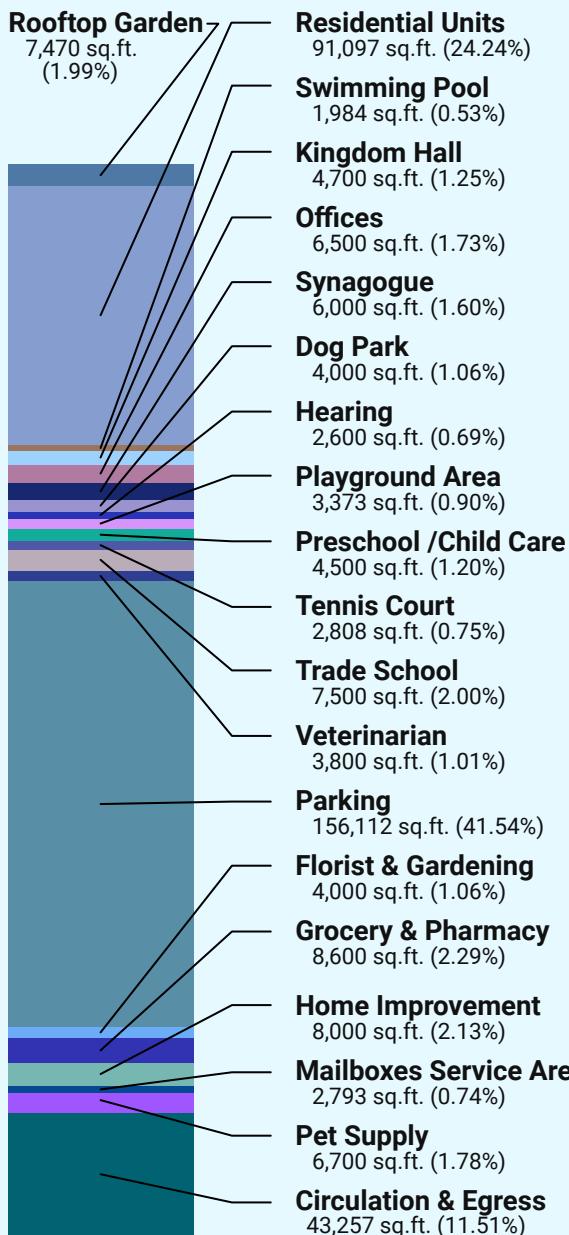
numbers shown are square feet (percentage of total)

- Residential Units 35,746 sq.ft. (20.25%)
- College/University 15,000 sq.ft. (8.49%)
- Parking 95,891 sq.ft. (54.3%)
- Post Office (USPS) 1,200 sq.ft. (0.68%)
- East Orthodox 14,000 sq.ft. (7.93%)
- Other Religious 5,000 sq.ft. (2.83%)
- Circulation & Egress 9,678 sq.ft. (5.48%)

Proposed Building Design At

15 E Washington St, Indianapolis, IN 46204

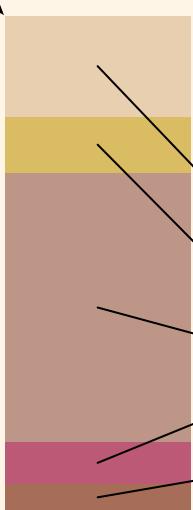
numbers shown are square feet (percentage of total)



Annex Building-2

numbers shown are square feet (percentage of total)

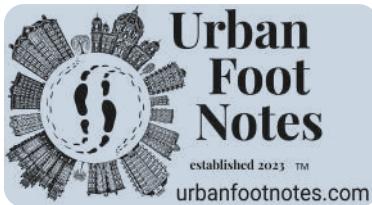
- Residential Units 50,810 sq.ft. (20.25%)
- Buddhist 3,500 sq.ft. (1.40%)
- Hindu 5,000 sq.ft. (1.99%)
- Islamic / Masjid 5,000 sq.ft. (1.99%)
- Mormon / LDS 12,000 sq.ft. (4.78%)
- Parking 136,344 sq.ft. (54.3%)
- Movie Cinema 4,500 sq.ft. (1.79%)
- Museum 10,000 sq.ft. (3.99%)
- Zoo / Aquarium / Botanical 10,000 sq.ft. (3.99%)
- Circulation & Egress 13,748 sq.ft. (5.48%)



Annex Building-3

numbers shown are square feet (percentage of total)

- Residential Units 33,560 sq.ft. (20.25%)
- Private School (Grade & Middle) 19,000 sq.ft. (11.47%)
- Parking 90,008 sq.ft. (54.3%)
- Catholic 14,000 sq.ft. (8.45%)
- Circulation & Egress 9,074 sq.ft. (5.48%)



a project of:



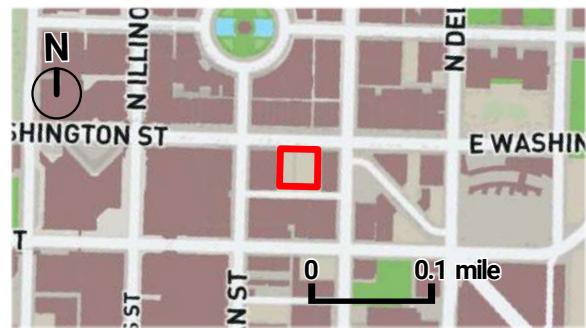
Lead Researcher: Richard Burd
contact@urbanfootnotes.com

PROPOSED DEVELOPMENT WALKABLE CITY - REPLICABLE MODULE

DEVELOPMENT PROPOSAL

Providing designed by

More Services for the Neighborhood



Each entry below represents the average number of residents per service category across the United States. Where possible, averages are calculated using direct ratios between the number of known establishments (via NAICS codes) and the population base of metro and micropolitan statistical areas. Averages based on this methodology are found in **black** boxes. When government census derived statistics were unavailable, uncounted, or unreliable, alternative sources were used and compared against the

total US population. Averages calculated using the alternative methodology are found in the **green** boxes. It must be noted that many categories are skewed by the need for tourism, and in all cases are not representative of a more pedestrian centered population base. So, while this method is limited in its accuracy for establishing reliable thresholds for business viability in a given area, we believe it is a valuable starting point based on reproducible objective sources.

Population Averages per Service Type

FOOD & DINING

8,000	Bar
3,000	Cafe/Bakery
3,000	Convenience
5,000	Grocery
1,000	Fast Food
173,000	Fine Dining
1,000	Restaurant

RECREATION

27,000	Basketball Ct.
142,000	Bowling Alley
244,000	Dog Park
8,000	Gym
23,000	Park/Greenway
24,000	Playground
29,000	Swimming Pool
259,000	Tennis/P'ball
19,000	Yoga Studio

DISCRETIONARY

16,000	Car Wash
323,000	Community Ctr.
572,000	Costco
86,000	Farmer's Markets
3,000	Gas Station
18,000	Gifts/Novelties

PERSONAL CARE

41,000	Barber Shop
8,000	Chiropractic
1,000	Clinic
7,000	Counseling
2,000	Dentist
4,000	Hair Salon
6,000	Hearing
7,000	Massage
9,000	Nail Salon
8,000	Pharmacy
6,000	Physical Therapy
10,000	Veterinarian
15,000	Vision

CULTURAL

5305,000	Art Gallery
520,000	Library
101,000	Live Theatre
55,000	Movie Cinema
510,000	Museum
84,000	Music Venue
6123,000	Zoo/Aquarium

TRANSPORTATION

71,000	Public Transit
836,000	Bicycle/Scooter
91,000	Charging Sta.
7,000	Guest Lodging

EDUCATION

104,000	Child Care
115,000	Preschool
115,000	Kindergarten
115,000	Grade School
1123,000	Middle School
1113,000	High School
13271,000	Trade School
1387,000	College/Univ.

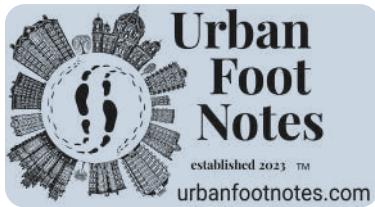
RELIGIOUS

12403,000	Buddhist
1218,000	Catholic
12118,000	East Orthodox
12686,000	Hindu
12124,000	Islamic/ Masjid
1260,000	Kingdom Hall
1224,000	Mormon / LDS
121,000	Protestant
1292,000	Synagogue
12214,000	Other

RETAIL

31,000	ATM
3,000	Bank
18,000	Books/Art/Music
4,000	Clothing/Footw.
18,000	Cosmetics
17,000	Electr./Cell.
30,000	Florist
10,000	Gardening
7,000	Home Goods
17,000	Home Improve.
12,000	Laundromat
54,000	Office Supply
33,000	Pet Supply
102,000	Post Office (USPS)
12,000	Print & Ship
16,000	Sporting Goods

323,000	Hiking Trail
78,000	Hospital
26,000	Ice Skating
318,000	Landmark
9,000	Liquor Store
4573,000	Sam's Club
41,000	Sports Stadium
4176,000	Target
15,000	Tobacco/Vape



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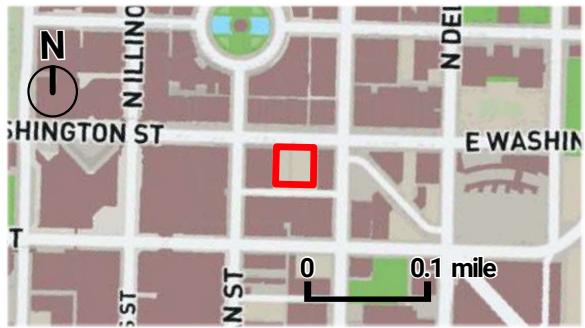


Lead Researcher: Richard Burd
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WALKABLE CITY - REPLICABLE MODULE

DEVELOPMENT PROPOSAL

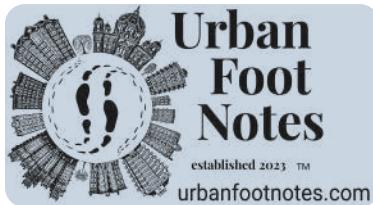
Providing designed by
More Services Urban Foot Notes
for the Neighborhood



1. Industry research reports from IBISWorld are used when government data is not available. These reports estimate business counts such as 73,000 fine dining restaurants and 37,000 yoga studios. www.ibisworld.com
2. The National Recreation and Park Association publishes an annual report showing how many residents are typically served by various public amenities. For example, one park serves about 2,287 people, one playground serves about 3,759, and one dog park serves about 43,532. www.nrpa.org
3. Overpass Turbo is used to search OpenStreetMap for tags such as stadium or community_center. www.overpass-turbo.eu
4. Public company filings and industry research provide counts for large retailers such as Costco with about 600 stores, Sam's Club with about 599 stores, and Target with about 1,950 stores.
5. Data from the Institute of Museum and Library Services shows around 9,025 public library systems and 35,144 museums in the US. For art museums, a more specific count of 1,123 comes from CauseIQ. www.imls.gov www.causeiq.com
6. The Association of Zoos and Aquariums accredits 229 US zoos, aquariums, and botanical gardens. This count is combined with federal data from the IMLS to estimate how many residents each type of facility serves. www.aza.org and www.imls.gov
7. Transitland compiles data from many US transit agencies and identifies over 610,000 bus, subway, and train stops. www.transit.land
8. Only docked bikeshare systems are included in the analysis because dockless systems do not have fixed locations. The number of docked stations and systems is tracked nationally by the Bureau of Transportation Statistics. www.bts.gov
9. According to Pew Research data from the DoE, there were over 61,000 charging stations by February 2024. www.pewresearch.org
10. A market research study from Towards Healthcare estimates that the US has about 92,786 licensed child care centers. www.towardshealthcare.com
11. National school counts from the US Department of Education's statistics agency (NCES) and MDR Education. The counts include about 64,311 elementary schools, 12,597 middle schools, and 26,727 high schools across the country. www.nces.ed.gov
12. Religious facility estimates are drawn from the US Religion Census, denominational groups and open map data when needed. www.usreligioncensus.org www.hartfordinternational.edu
13. IPEDS, a database from the US Department of Education, lists about 3,700 degree-granting colleges and universities. This information is used to determine how many people are served by each institution. www.nces.ed.gov/ipeds

Office Space per Resident

Commercial office inventory is ~4.8 billion ft² nationwide - roughly 14.1 ft² per U.S. resident. However, vacancy and underuse are concentrated in obsolete buildings with 90% of the vacancy found in 30% of office buildings. Older U.S. office towers are costly or impossible to retrofit for modern requirements. Recent leasing data show net absorption since 2015 is positive only in post-2015 buildings. Hybrid work has also cut utilization. Further independent research is necessary to approximate true needs for office space per person, however, these figures can act as a starting point for the purposes of this report. www.augustberres.com www.brookfield.com



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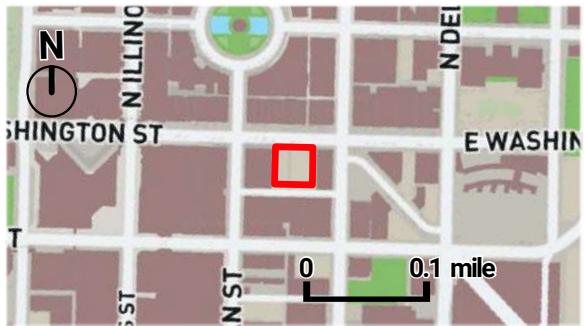
Lead Researcher: Richard Burd
contact@urbanfootnotes.com

SERVICES SELECTION REPORT

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood



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

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

RECREATION

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

DISCRETIONARY

- 7% Car Wash
- 7% Community Ctr.
- 45% Costco
- 7% 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
- 55% Music Venue
- 4 54% Zoo/Aquarium
- Botanical

TRANSPORTATION

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

EDUCATION

- 6,7 6% Child Care
- 12% Preschool
- 6% Kindergarten
- 38% Grade School
- 20% Middle School
- 40% High School
- 5% Trade School
- 5% College/Univ.

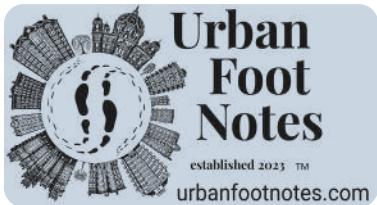
RELIGIOUS

- 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
- 7% 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
- 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
- 21 ?% Landmarks
- 49% Liquor Store
- ?% Sam's Club
- 46% Sports Stadium
- ?% Target
- 30% Tobacco/Vape
- 95% Walmart



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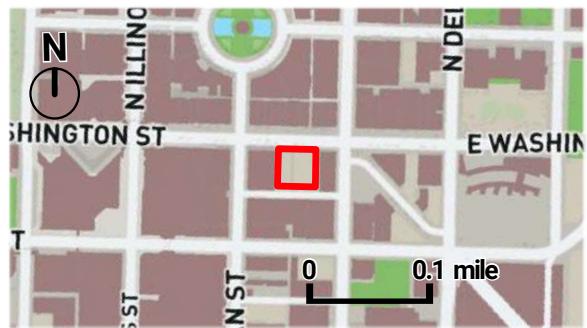
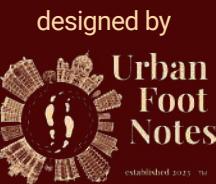
Lead Researcher: Richard Burd
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SERVICES SELECTION REPORT

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

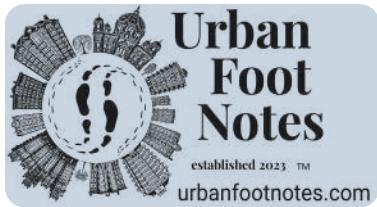
Providing More Services for the Neighborhood



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 collected 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 evangelical churches that are classified in the **Other** category. **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 heterodox cohorts such as the [Bahá'í](#) or [Druze](#) which would fall under the **Other** category. **Other** also includes westernized Dharmic faiths like the [Self Realization Fellowship](#).



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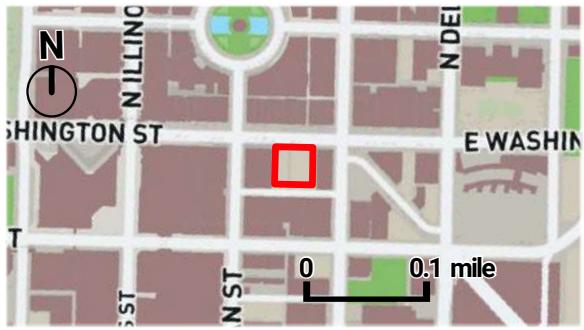
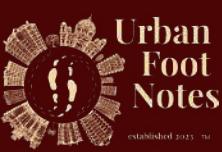
Lead Researcher: Richard Burd
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SERVICES SELECTION REPORT

15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

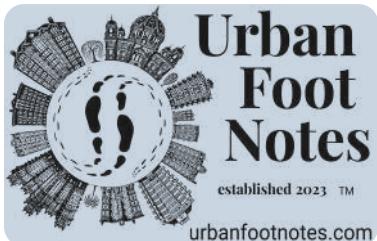
Providing More Services for the Neighborhood



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 [USA Facts.org](#), 65.8% of Americans were home owners in 2022. According to [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](#) 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](#) in sports & fitness along with the industry's [percent of offline business](#).
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 is the grounds of the Indiana Statehouse which feature trees, pathways, grass lawns, and several monuments. The closest proper city park would be the Hudnut Commons which is 0.3 miles away from the property.
21. These include the Ayres Clock, the Soldiers & Sailors Monument, and the Indiana Statehouse. The latter has several historical artifacts including the Lincoln Funeral Train memorial plaque.



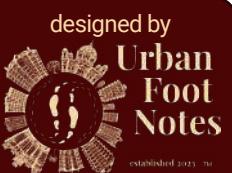
a project of:



FRONT (NORTH) ELEVATION 15 E Washington St, Indianapolis, IN 46204

DEVELOPMENT PROPOSAL

Providing More Services
for the Neighborhood



WALKABILITY
RATING

22 out of 30

Lead Researcher: Richard Burd
contact@urbanfootnotes.com

Version 3 Color Scheme

COLOR SCHEMA-4 (WHITE WINDOW FRAMES + TERRACOTTA BRICK)

