

A neighborhood assessment designed to minimize the use of cars

# SERVICES PROXIMITY REPORT

## 15 E Washington St, Indianapolis, IN 46204



a project of:

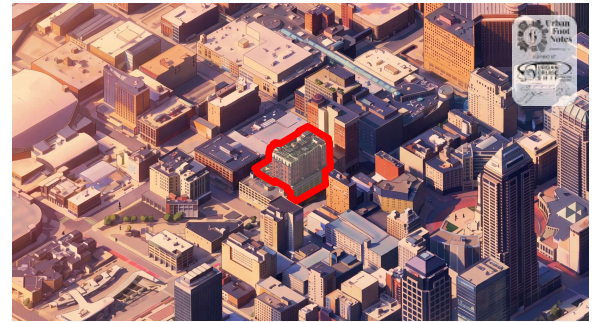


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com



**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**

Providing More Services for the Neighborhood

**WALKABILITY RATING**

**22** out of **30**

Number of services found within ~ ¼ 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

### RECREATION

- 1** Basketball Ct. 0.2
- 1** Bowling Alley 0.2
- 0** Dog Park 0.0
- 1** Gym 0.1
- 1** Park/Greenway<sup>20</sup> 0.2
- 1** Playground 0.0
- 1** Swimming Pool 0.0
- 1** Tennis/P'ball 0.0
- 1** Yoga Studio 0.2

### DISCRETIONARY

- 2** Gifts/Novelties 0.2
- 3** Landmarks<sup>21</sup> 0.0
- 1** Sports Stadium 0.2
- 1** Liquor Store 0.1
- 2** Tobacco/Vape 0.1

### 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

### 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

Discretionary items not counted in totals

### TRANSPORTATION

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

### EDUCATION

- 1** Child Care 0.0
- 1** Preschool 0.0
- 1** Kindergarten 0.0
- 0** Grade School 1.2
- 0** Middle School 1.0
- 1** High School 0.2
- 3** Trade School 0.0
- 1** College/Univ. 0.3

### 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

### 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

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

= May require bag or cart  
20 - 21 - See notes on pp.6 to 8

**60** NEARBY out of **74**

**4** FARTHER

**10** DISTANT

A neighborhood assessment designed to minimize the use of cars

# WALKABILITY REPORT

## 15 E Washington St, Indianapolis, IN 46204



a project of:



urbancruiseship.org  
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

**DEVELOPMENT PROPOSAL**  
Providing designed by  
More Services  Urban Foot Notes  
for the established 2023 TM  
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)

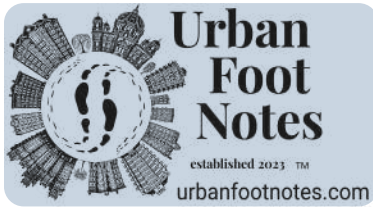


The maintenance of sidewalks and public spaces around the property is generally excellent. The city ensures regular upkeep, with clean sidewalks, well-maintained public amenities, and minimal litter. Occasional construction projects may temporarily affect walkability

#### 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.



# NEIGHBORHOOD REPORT

## 15 E Washington St, Indianapolis, IN 46204

a project of:



urbancruiseship.org

Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

### DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood designed by Urban Foot Notes



### 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.*



a project of:



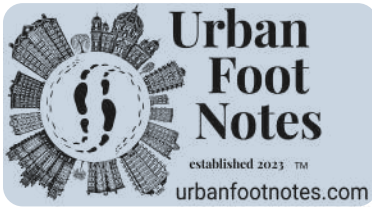
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

## DEVELOPMENT PROPOSAL

Providing *designed by*  
More Services *Urban*  
for the *Foot*  
Neighborhood *Notes*





# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood designed by Urban Foot Notes established 2023™



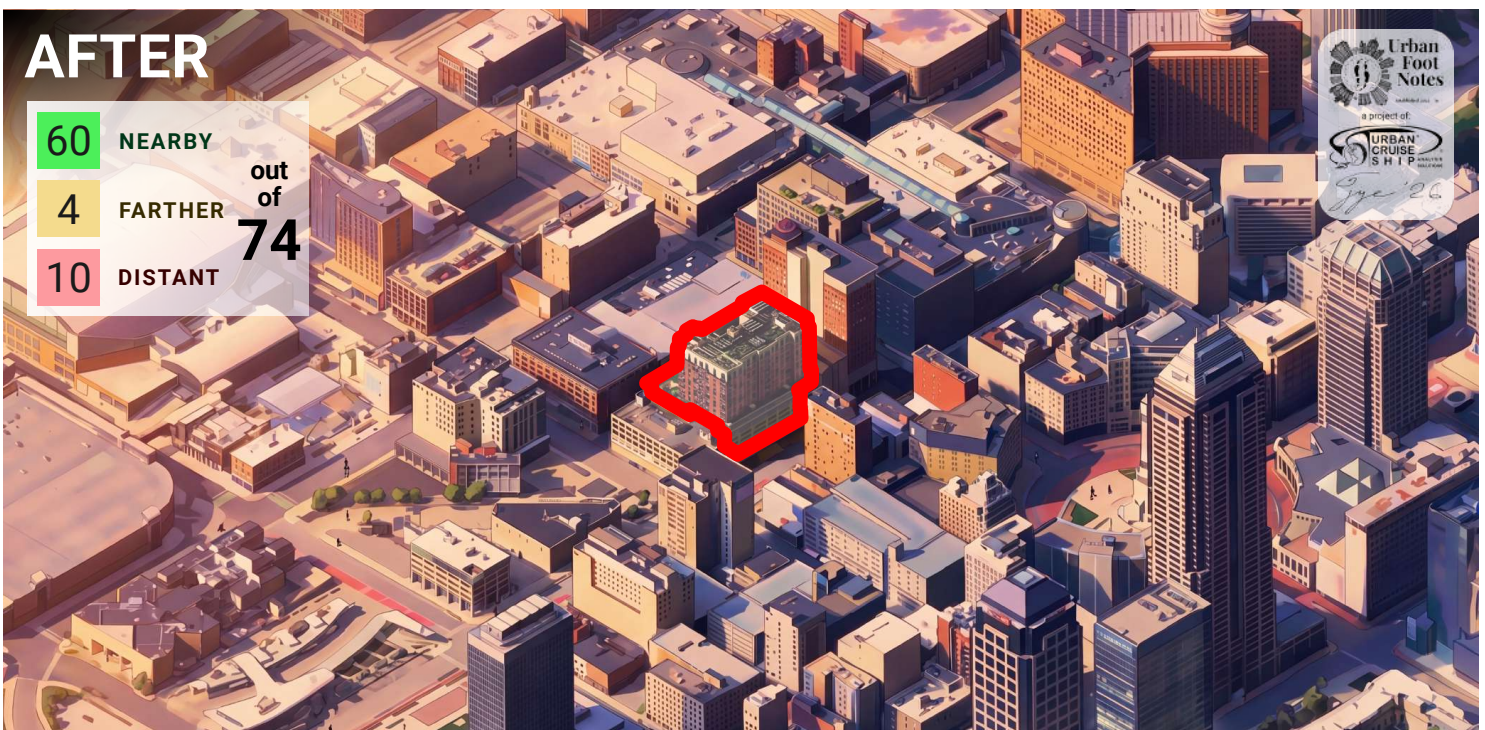
### BEFORE

42	NEARBY
7	FARTHER
25	DISTANT
out of 74	



### AFTER

60	NEARBY
4	FARTHER
10	DISTANT
out of 74	





# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood designed by Urban Foot Notes established 2023™





# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing  
More Services  
for the  
Neighborhood





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 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)





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 Providing More Services for the Neighborhood

**WALKABILITY RATING**  
**22** out of **30**



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

*Version 2 Color Scheme*

## COLOR SCHEMA-2 (BLACK WINDOW FRAMES)





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 Providing More Services for the Neighborhood

**WALKABILITY RATING**  
**22** out of **30**

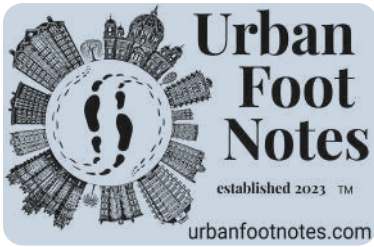


Lead Researcher: Richard Burd  
 contact@urbanfootnotes.com

*Version 3 Color Scheme*

## COLOR SCHEMA-3 (COPPER WINDOW FRAMES)





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 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)





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
Providing More Services for the Neighborhood

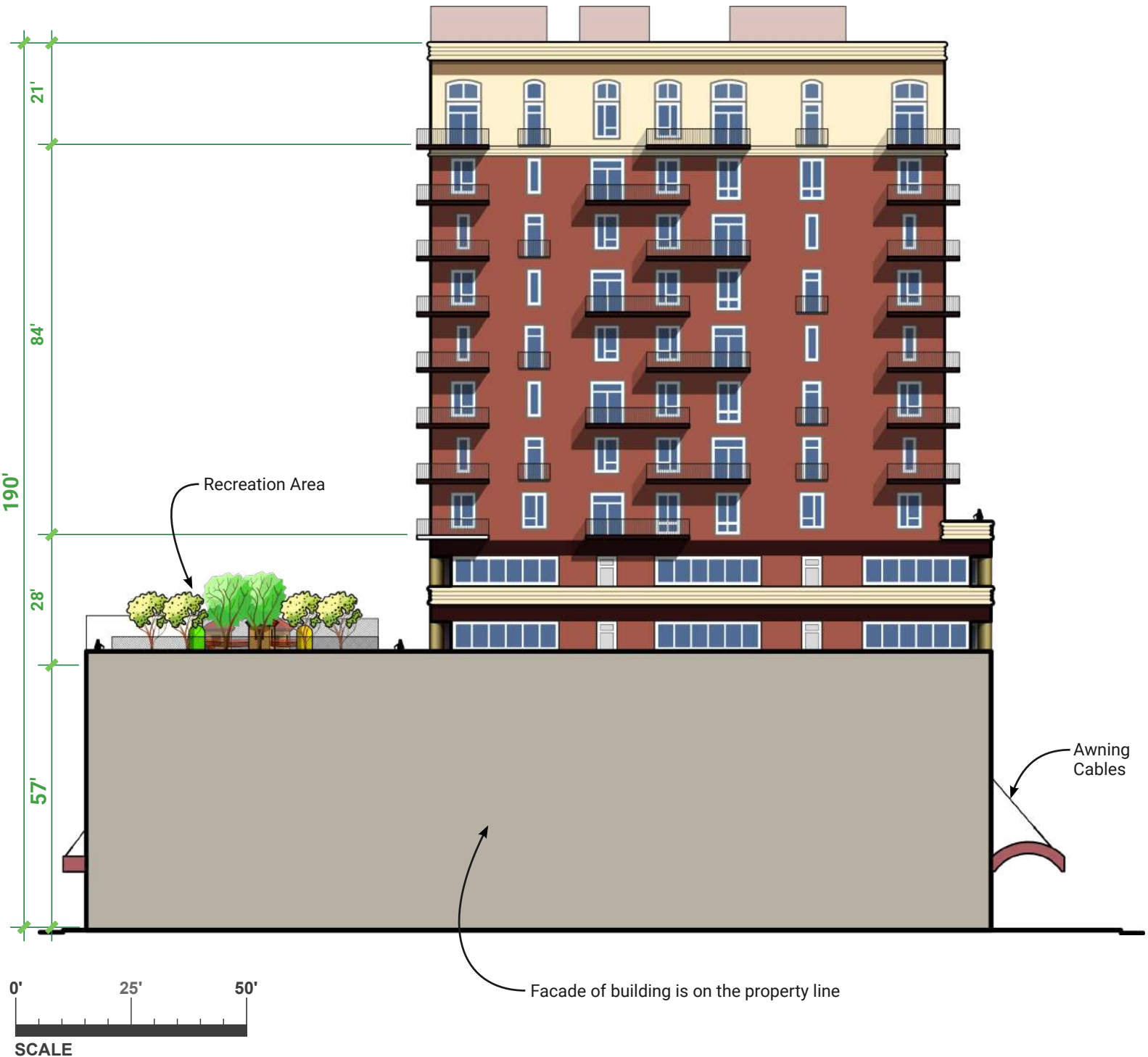
**WALKABILITY RATING**  
**22** out of **30**

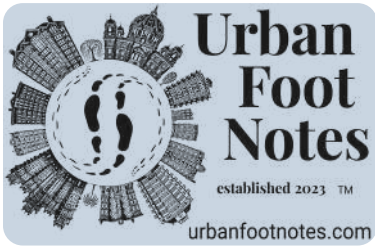


Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

*Version 1 Color Scheme*

COLOR SCHEMA-1 (WHITE WINDOW FRAMES)





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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 Providing More Services for the Neighborhood

**WALKABILITY RATING**  
**22** out of **30**

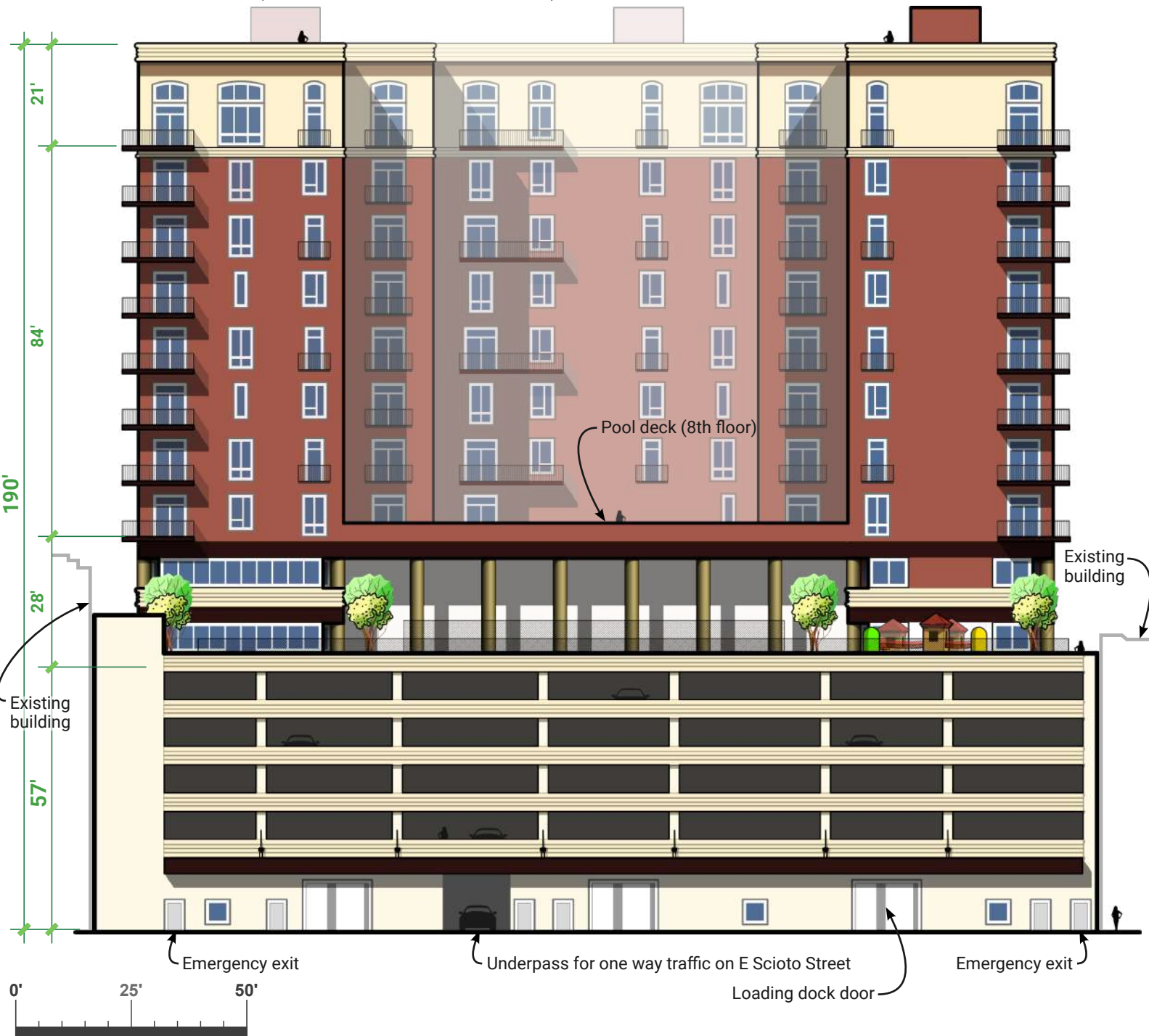
a project of:



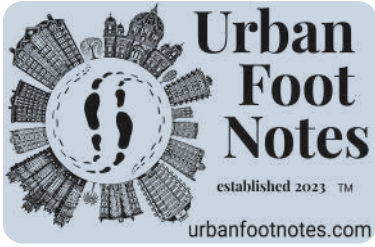
Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

Version 1 Color Scheme

## COLOR SCHEMA-1 (WHITE WINDOW FRAMES)







# PARAPET FACADE DETAILS

## 15 E Washington St, Indianapolis, IN 46204

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**

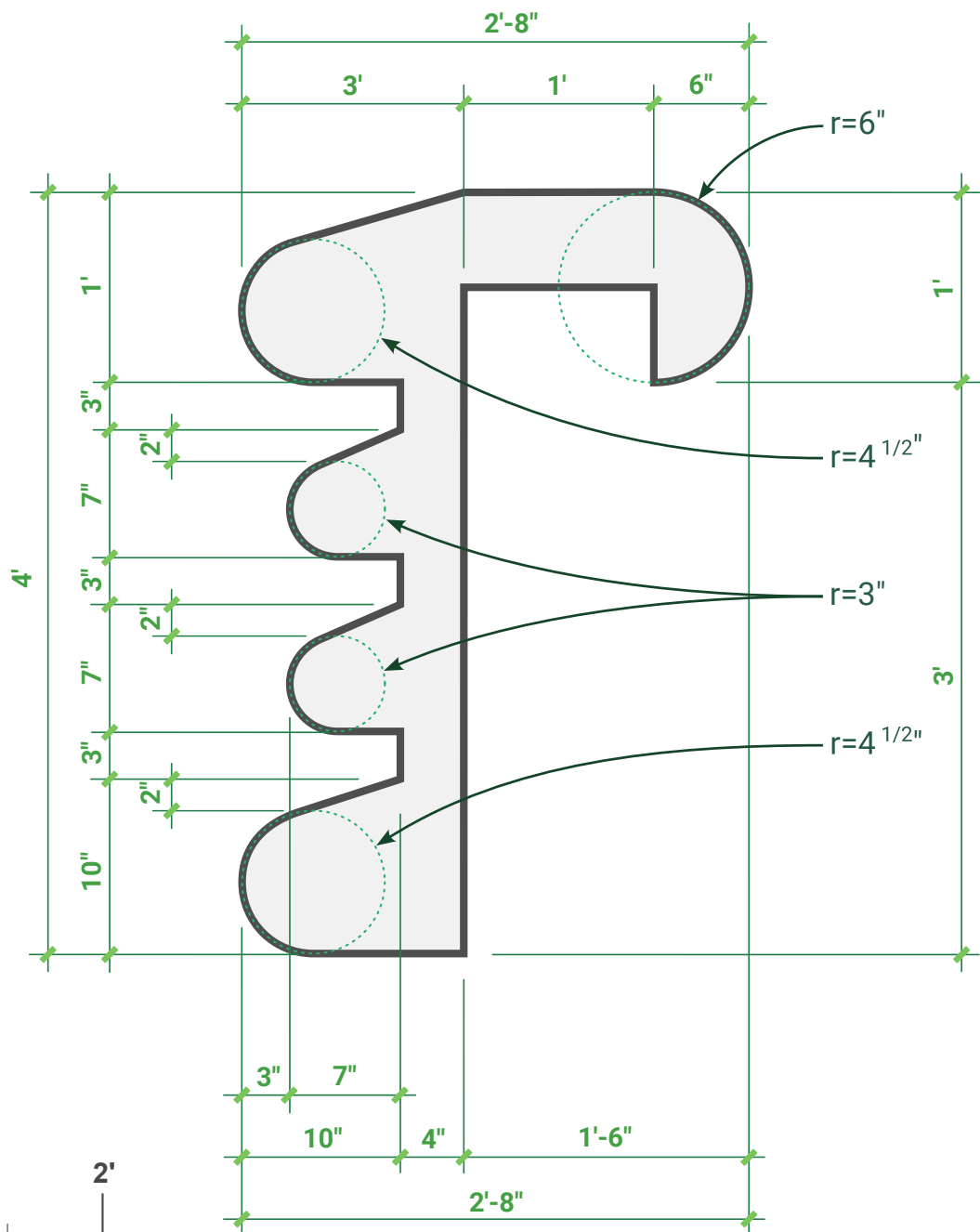
Providing More Services for the Neighborhood

**WALKABILITY RATING**

**22** out of **30**



Lead Researcher: Richard Burd  
 contact@urbanfootnotes.com



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

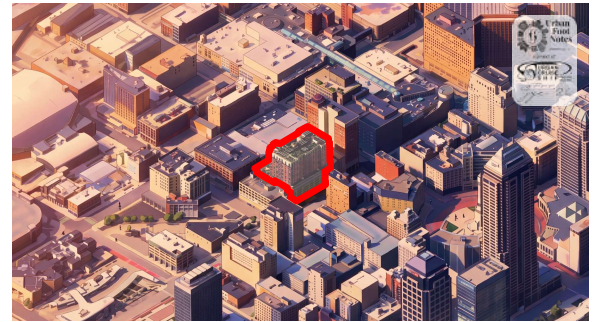


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com



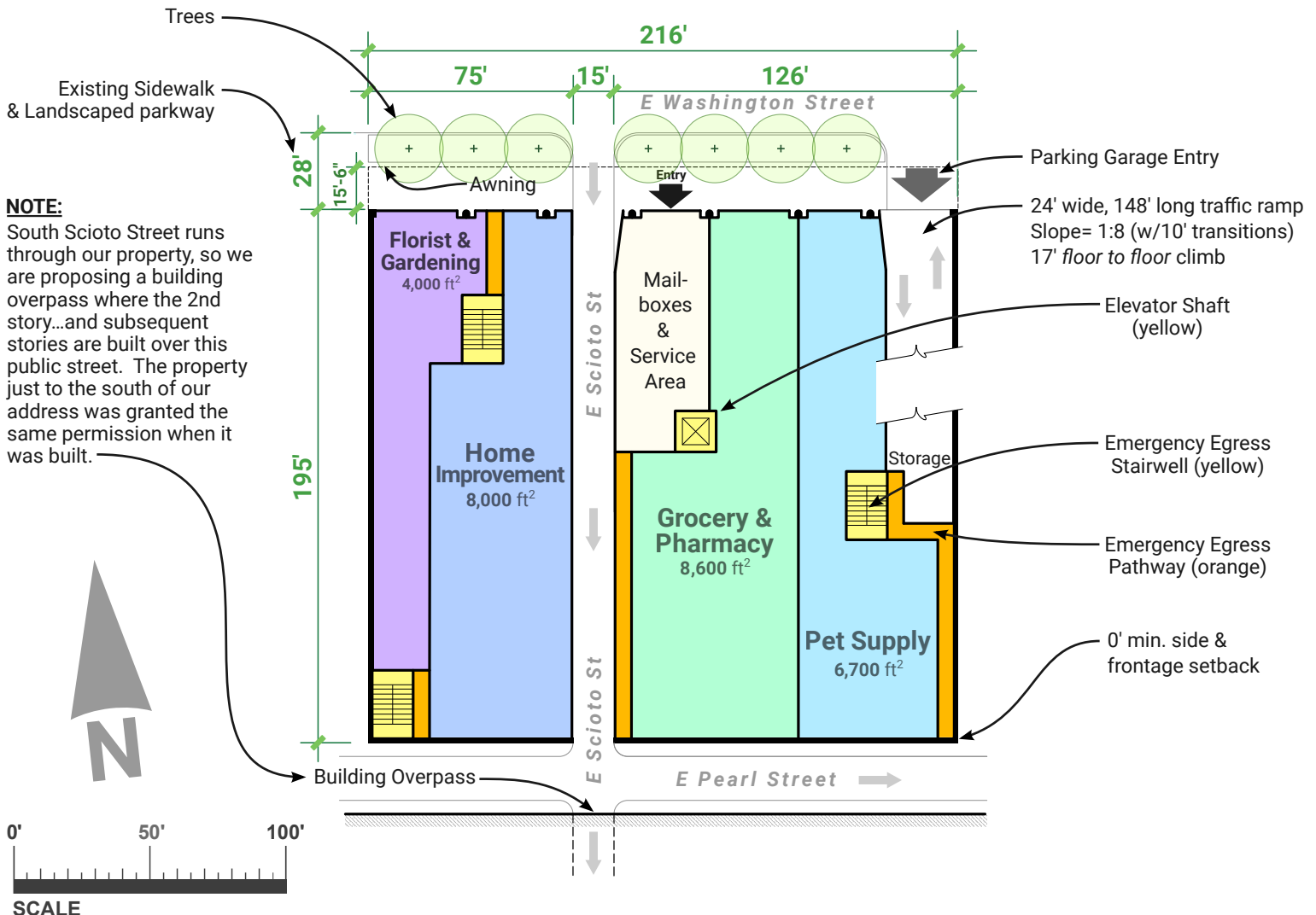
**DEVELOPMENT PROPOSAL**  
Providing More Services for the Neighborhood

designed by  
**Urban Foot Notes**  
established 2023™

**WALKABILITY RATING**

**22** out of **30**

## GROUND FLOOR RETAIL & BUSINESSES



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

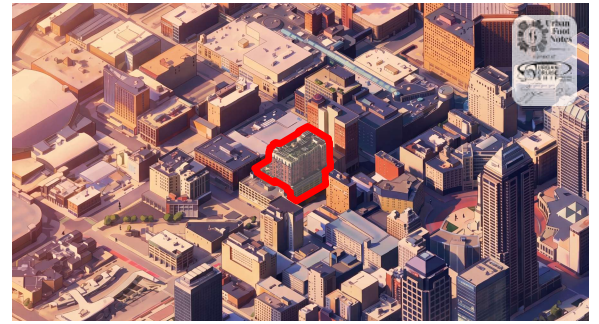


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com



**DEVELOPMENT PROPOSAL**  
Providing More Services for the Neighborhood

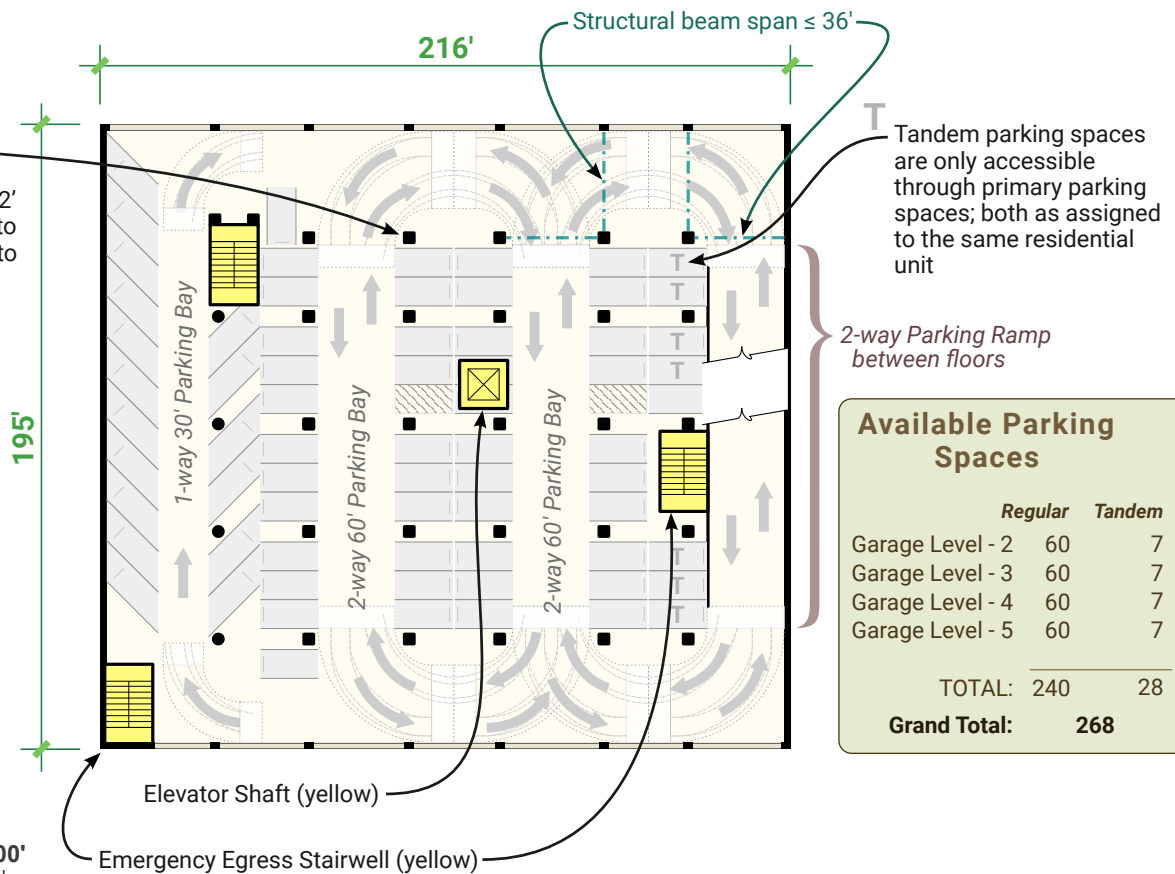
designed by  
**Urban Foot Notes**  
established 2023™

**WALKABILITY RATING**

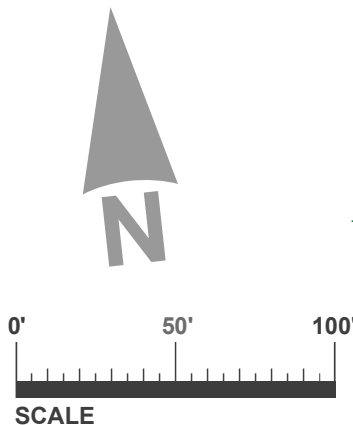
**22** out of **30**

## 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.



Available Parking Spaces		
	Regular	Tandem
Garage Level - 2	60	7
Garage Level - 3	60	7
Garage Level - 4	60	7
Garage Level - 5	60	7
<b>TOTAL:</b>	<b>240</b>	<b>28</b>
<b>Grand Total:</b>	<b>268</b>	



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

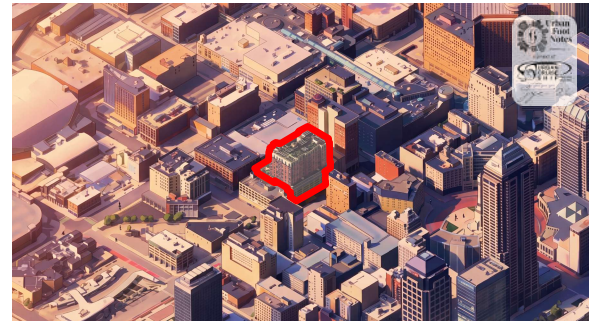


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com

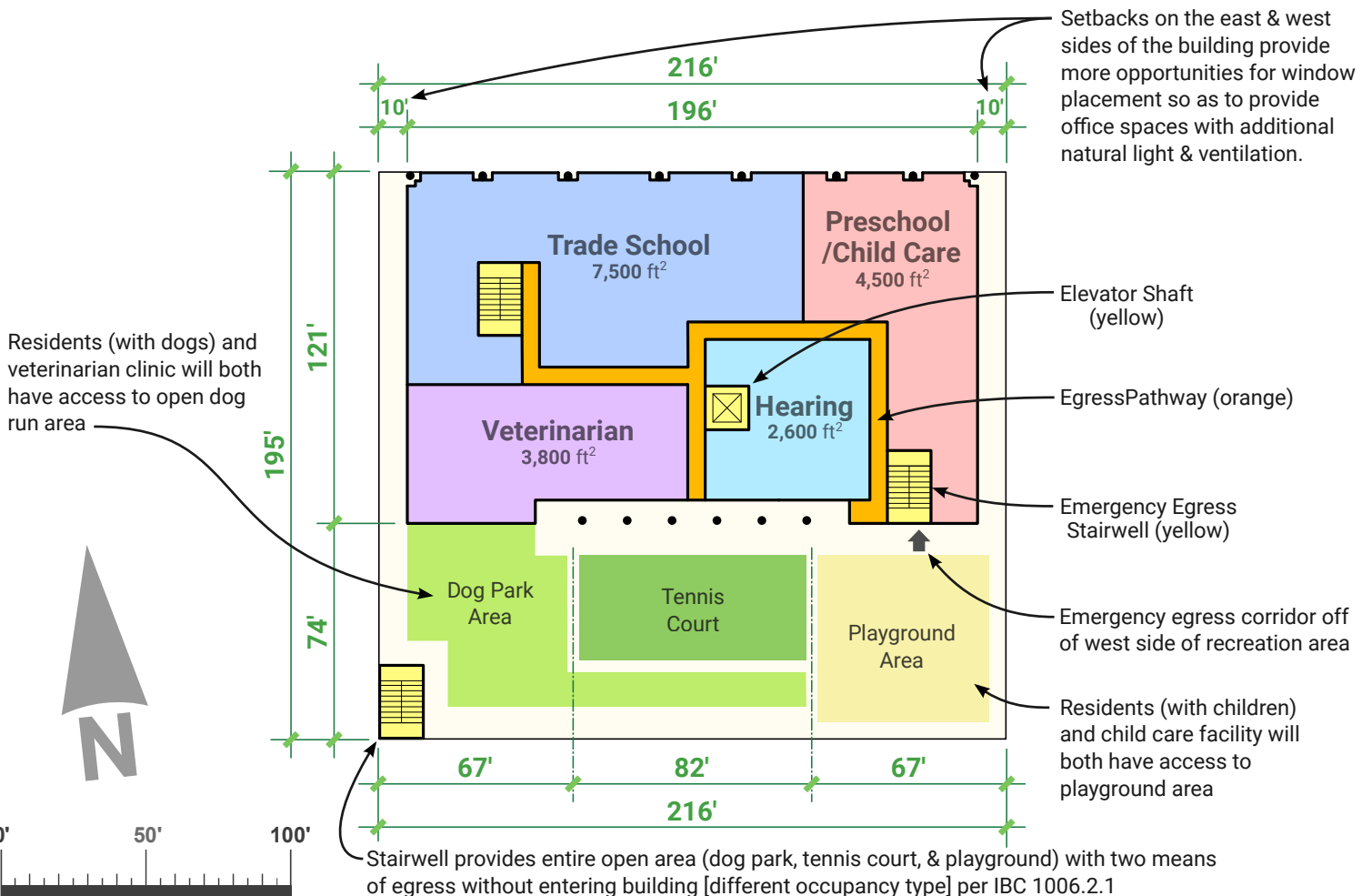


**DEVELOPMENT PROPOSAL**  
Providing More Services for the Neighborhood

designed by **Urban Foot Notes**

**WALKABILITY RATING**  
**22** out of **30**

## 6th FLOOR OFFICE & RECREATION AREAS



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

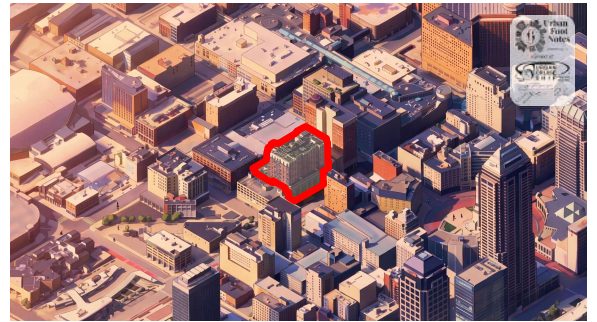


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

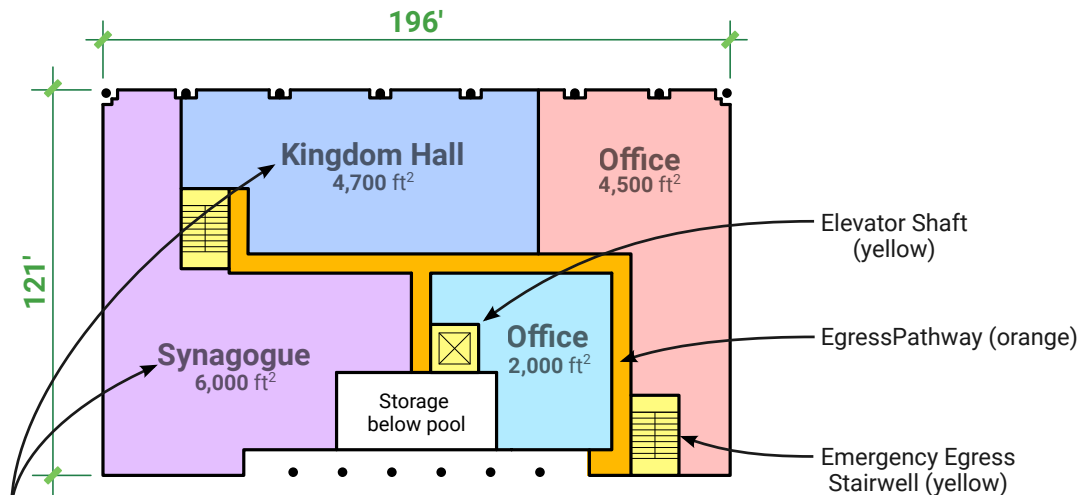
richard@urbanfootnotes.com



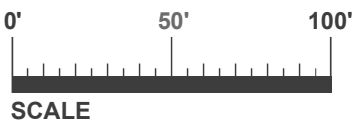
**DEVELOPMENT PROPOSAL**  
 Providing More Services for the Neighborhood  
 designed by **Urban Foot Notes**  
 established 2023™

**WALKABILITY RATING**  
 22 out of 30

## 7th FLOOR OFFICES



These two religious denominations were chosen based on size requirements and the nearest distances of these denominational houses of worship relative to the current location.



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

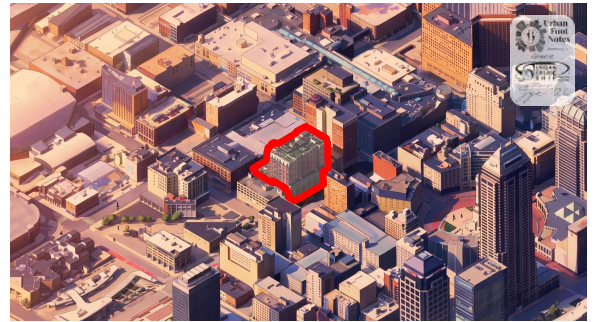


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com

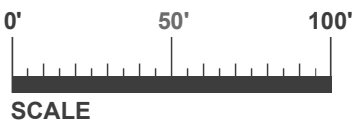
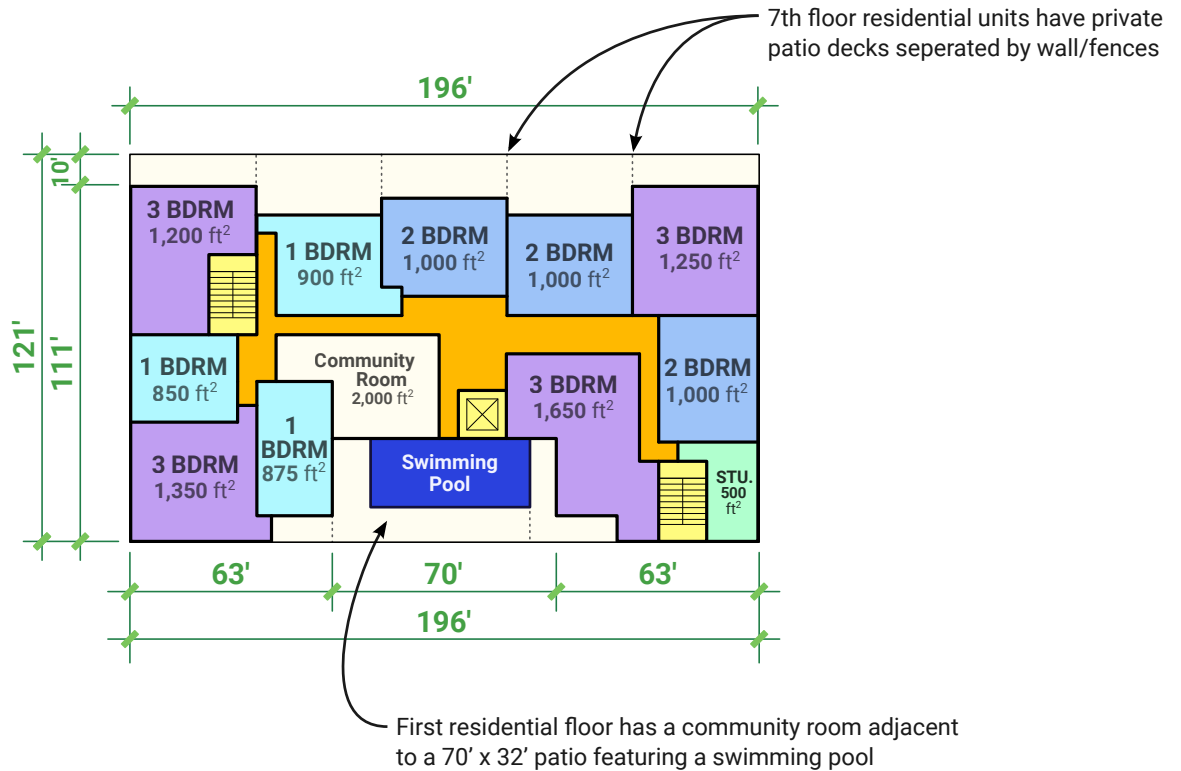


**DEVELOPMENT PROPOSAL**  
Providing More Services for the Neighborhood

designed by  
**Urban Foot Notes**  
established 2023™

**WALKABILITY RATING**  
22 out of 30

## 8th FLOOR RESIDENTIAL FLOOR PLAN



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

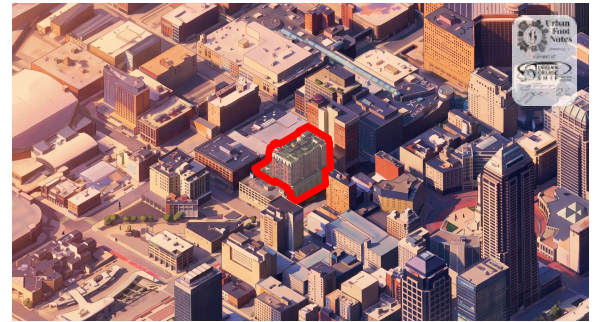


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

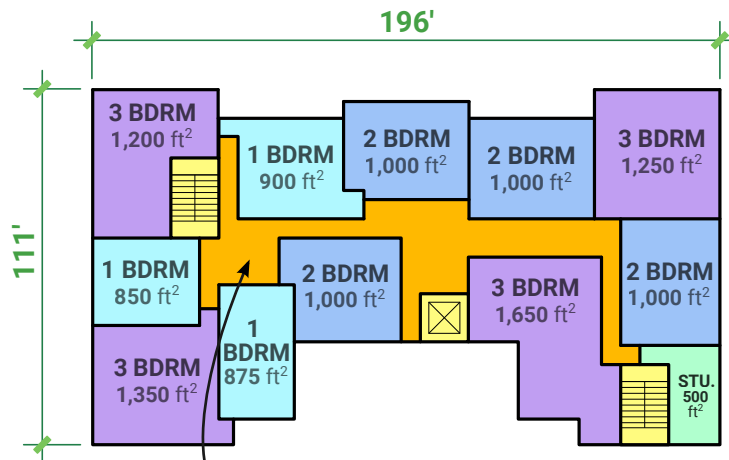
richard@urbanfootnotes.com



**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 Providing More Services for the Neighborhood

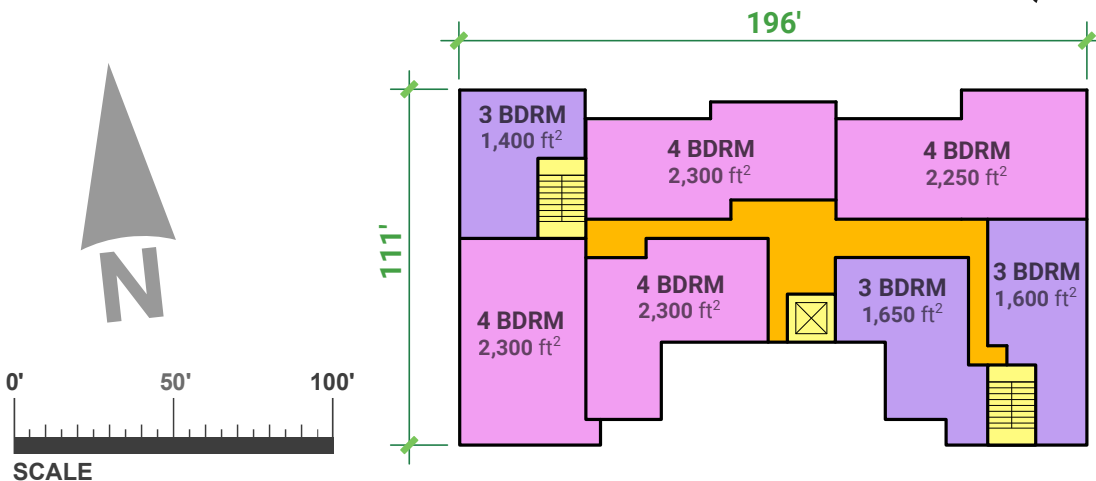
**WALKABILITY RATING**  
**22** out of **30**

## 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

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

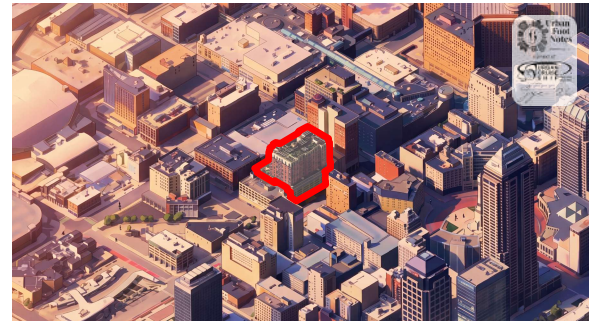


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

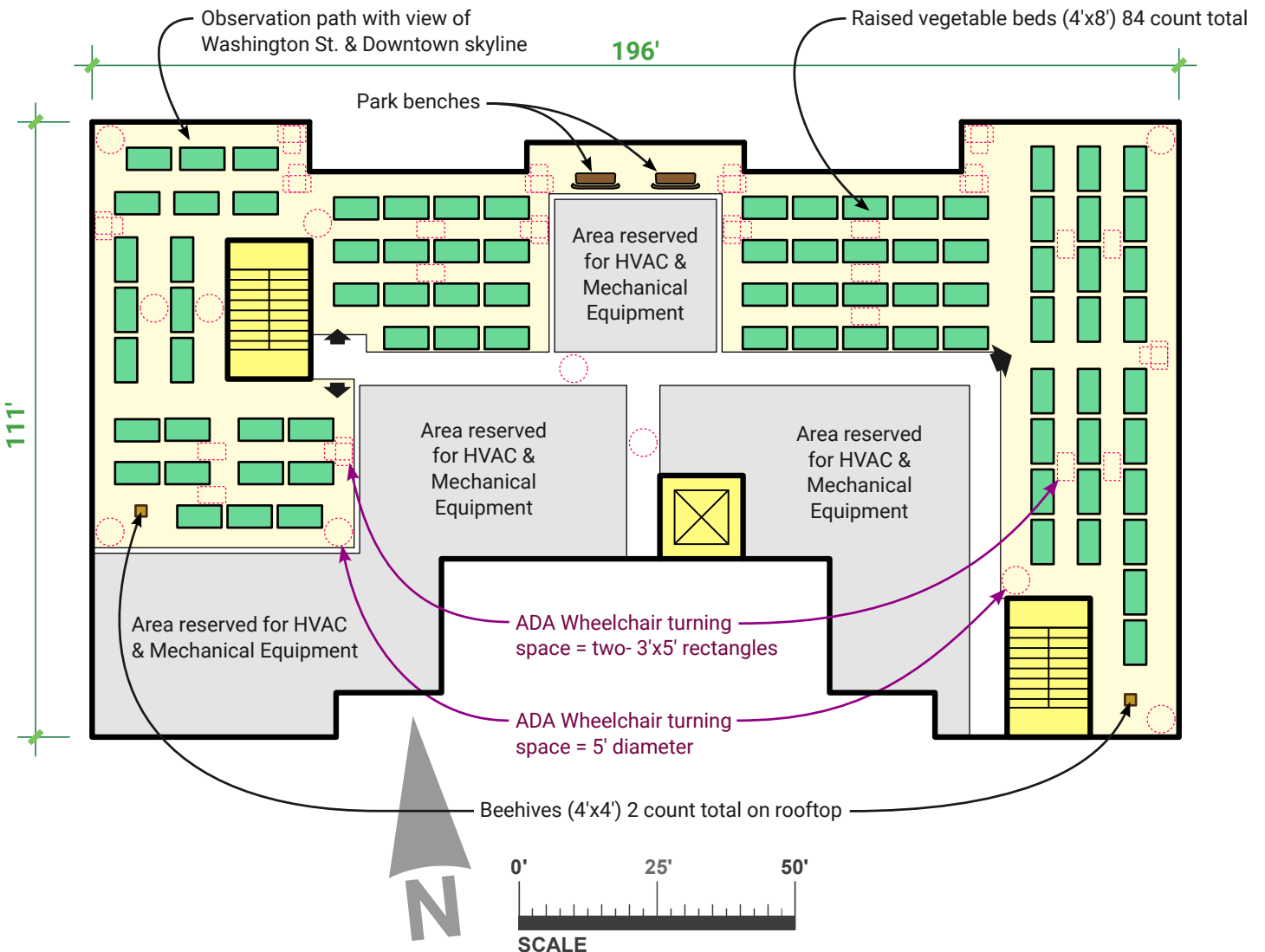
richard@urbanfootnotes.com



**DEVELOPMENT PROPOSAL**  
 Providing More Services for the Neighborhood  
 designed by **Urban Foot Notes**  
 established 2023™

**WALKABILITY RATING**  
 22 out of 30

## UPPER ROOFTOP RECREATIONAL AREA



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204



a project of:

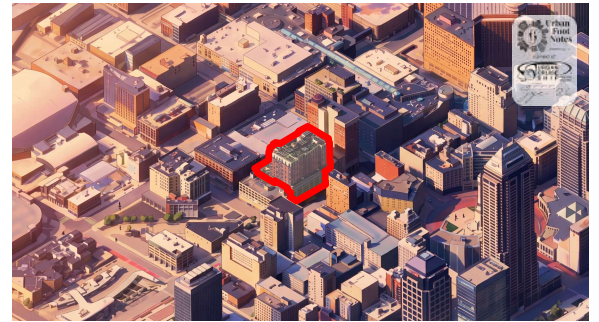


urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 29, 2025

richard@urbanfootnotes.com

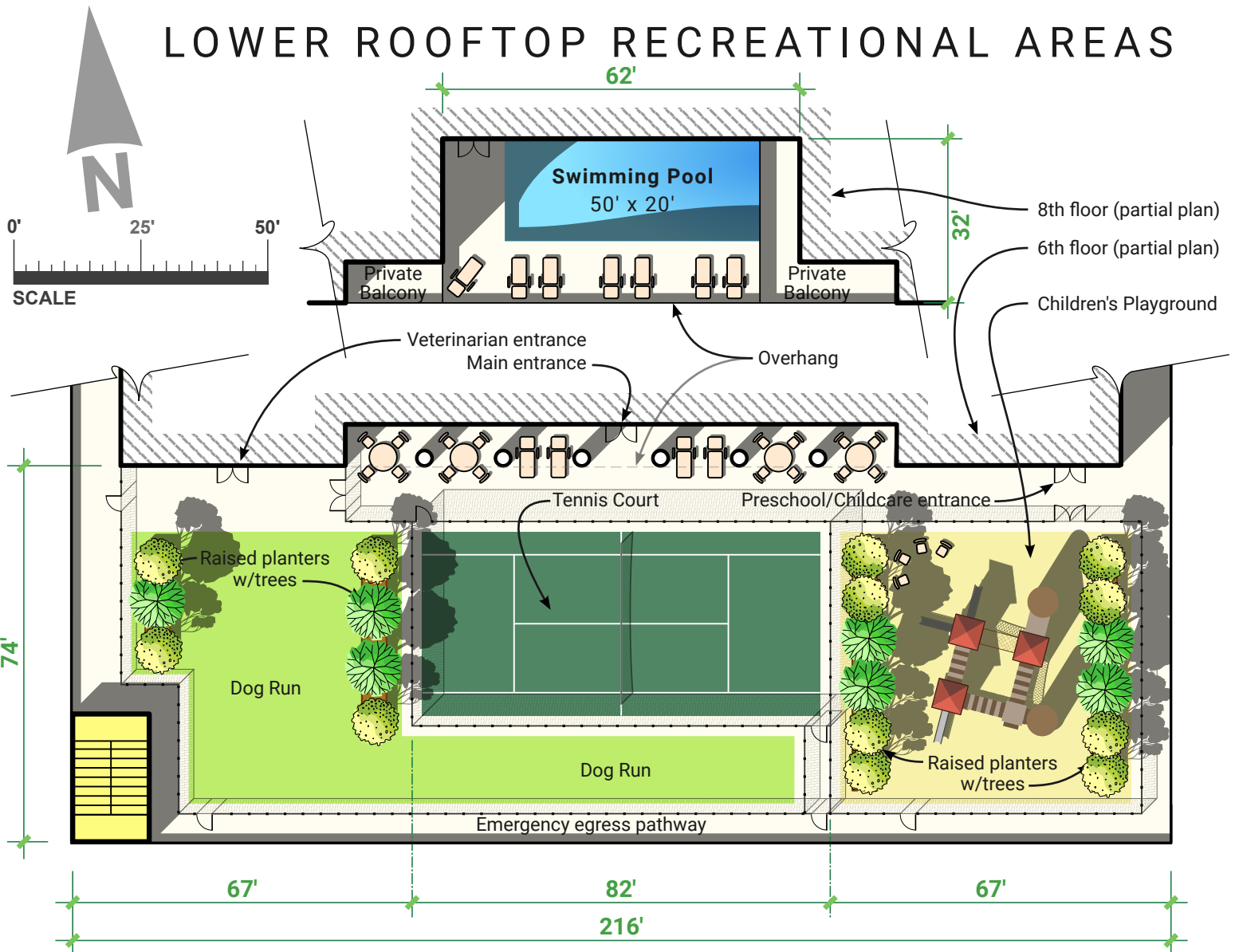


**DEVELOPMENT PROPOSAL**  
Providing More Services for the Neighborhood

designed by  
**Urban Foot Notes**  
established 2023™

**WALKABILITY RATING**  
22 out of 30

## LOWER ROOFTOP RECREATIONAL AREAS



A neighborhood assessment designed to minimize the use of cars

# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

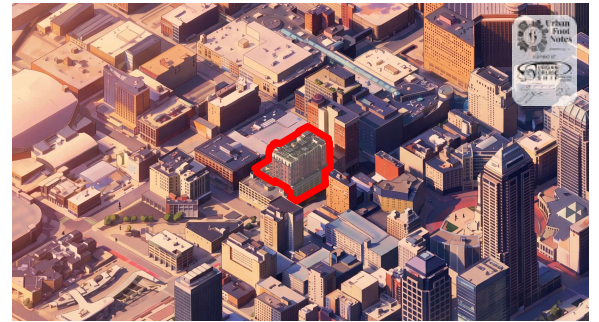


a project of:



urbancruiseship.org  
Lead Researcher: Richard Burd

Date: September 29, 2025  
richard@urbanfootnotes.com



**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
Providing More Services for the Neighborhood



**WALKABILITY RATING**  
**22** out of **30**

## Numbers at a Glance

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



a project of:



urbancruiseship.org

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

**DEVELOPMENT PROPOSAL** designed by **Urban Foot Notes**  
 Providing More Services for the Neighborhood

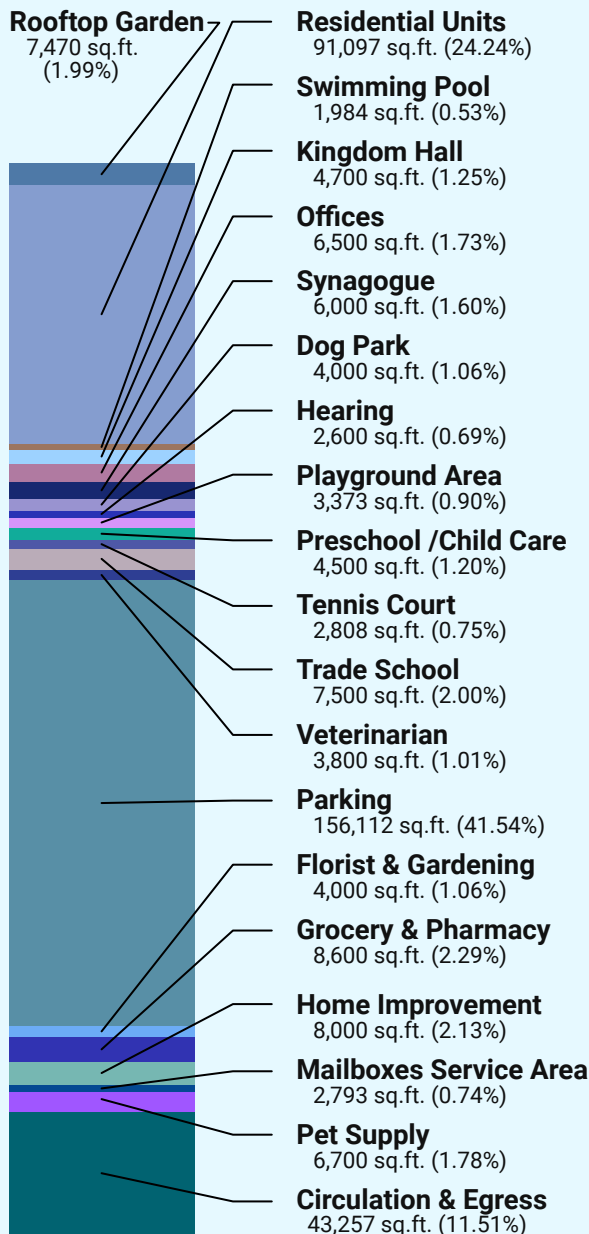
**WALKABILITY RATING**  
**22** out of **30**

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.

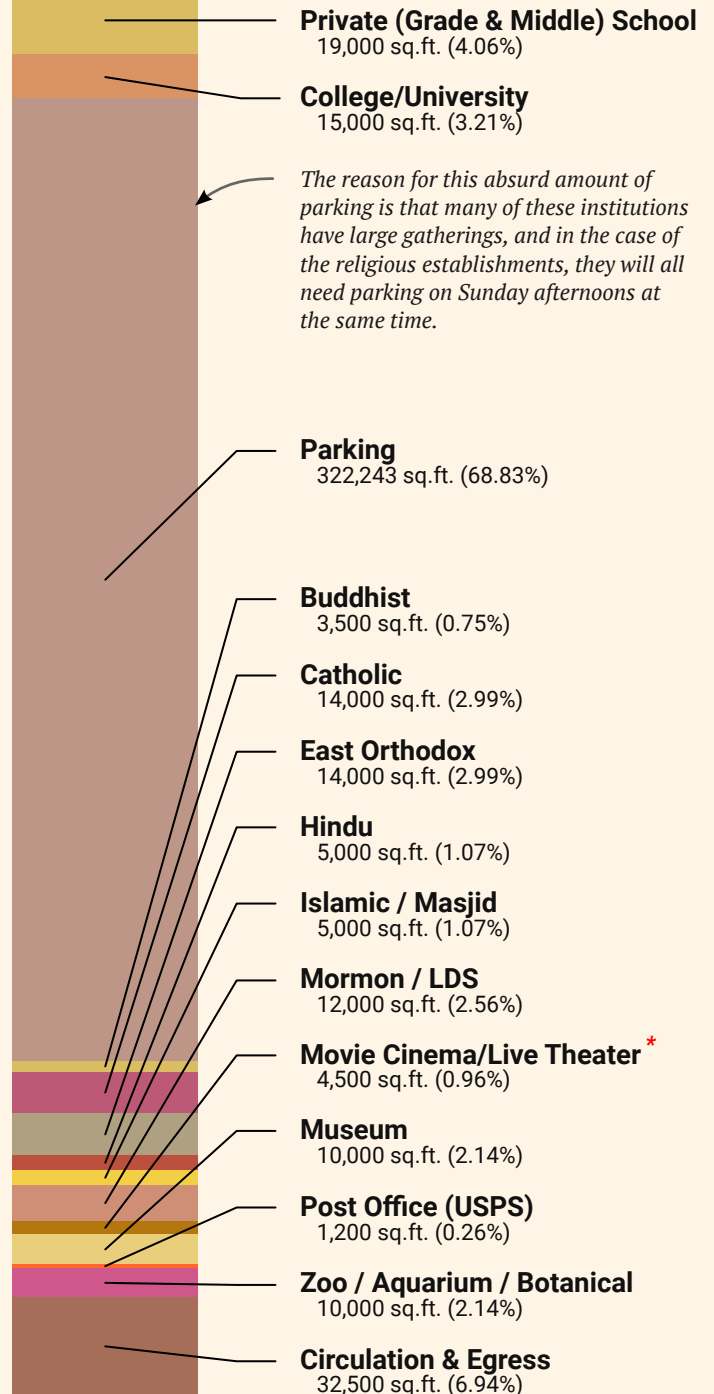
## Proposed Building Design At 15 E Washington St, Indianapolis, IN 46204

numbers shown are square feet (percentage of total)



## Hypothetical Annex Building

numbers shown are square feet (percentage of total)



The reason for this absurd amount of parking is that many of these institutions have large gatherings, and in the case of the religious establishments, they will all need parking on Sunday afternoons at the same time.

\* local avant garde

# FURTHER DEVELOPMENT DESIRED

## 15 E Washington St, Indianapolis, IN 46204



a project of:

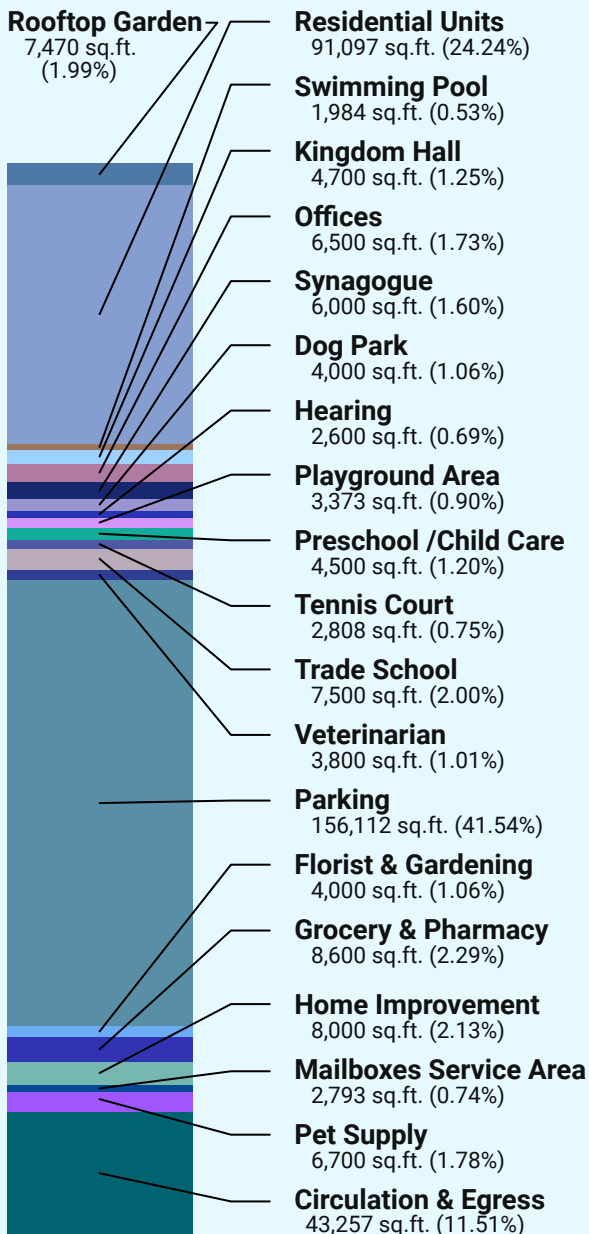


### DEVELOPMENT PROPOSAL

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.

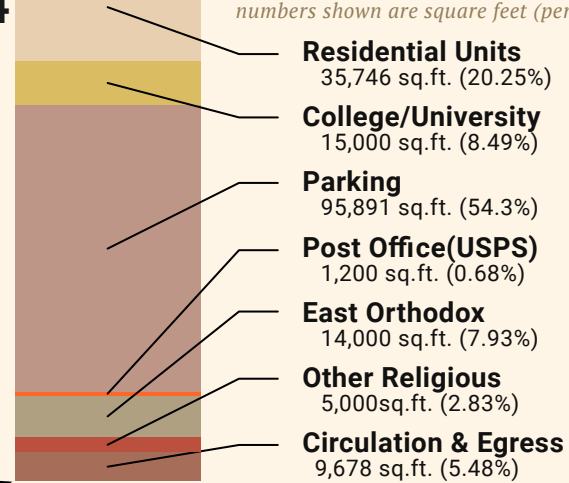
### Proposed Building Design At 15 E Washington St, Indianapolis, IN 46204

numbers shown are square feet (percentage of total)



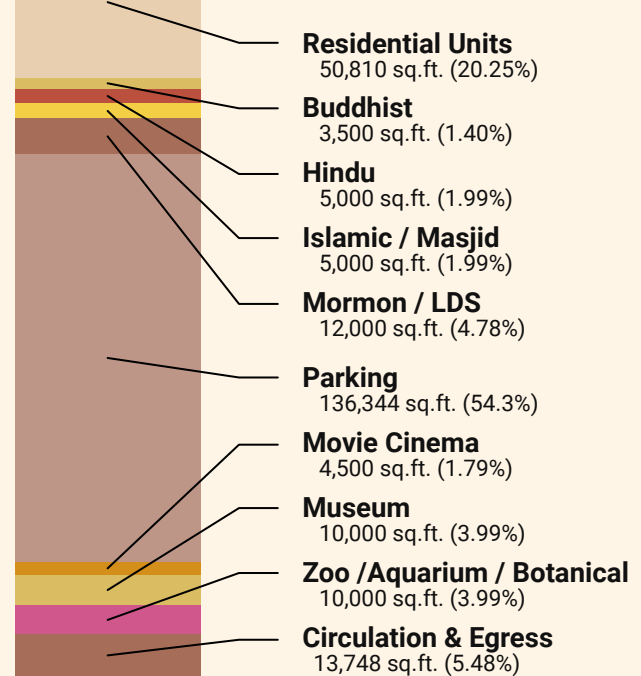
### Annex Building-1

numbers shown are square feet (percentage of total)



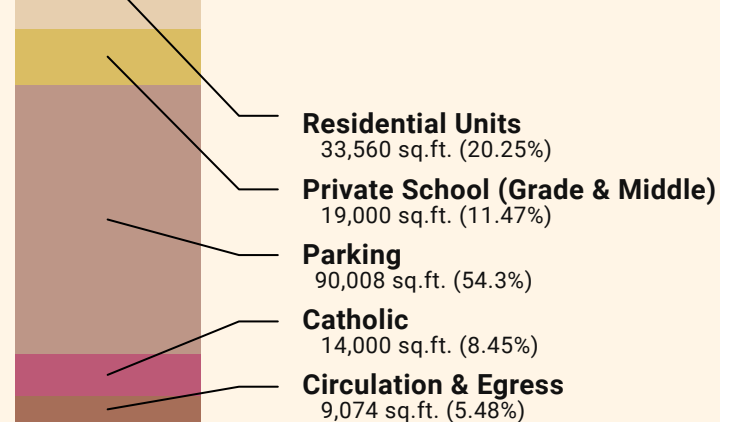
### Annex Building-2

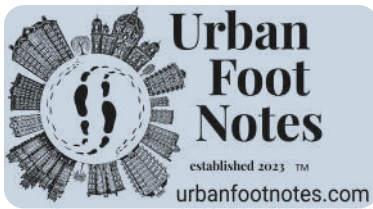
numbers shown are square feet (percentage of total)



### Annex Building-3

numbers shown are square feet (percentage of total)





a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# PROPOSED DEVELOPMENT GUIDE 15 E Washington St, Indianapolis, IN 46204

**DEVELOPMENT PROPOSAL**  
Providing **More Services for the Neighborhood** designed by **Urban Foot Notes**



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.
- 4572,000** 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.

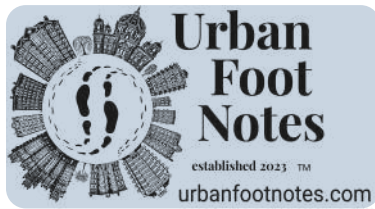
### RELIGIOUS

- 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



a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

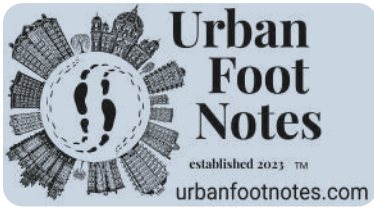
# PROPOSED DEVELOPMENT GUIDE 15 E Washington St, Indianapolis, IN 46204



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](http://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](http://www.nrpa.org)
3. Overpass Turbo is used to search OpenStreetMap for tags such as stadium or community\_centre. [www.overpass-turbo.eu](http://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](http://www.imls.gov) [www.causeiq.com](http://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](http://www.aza.org) and [www.imls.gov](http://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](http://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](http://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](http://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](http://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](http://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](http://www.usreligioncensus.org) [www.hartfordinternational.edu](http://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](http://www.nces.ed.gov/ipeds)

## Office Space per Resident

Commercial office inventory is ~4.8 billion ft<sup>2</sup> nationwide - roughly 14.1 ft<sup>2</sup> 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](http://www.augustberres.com) [www.brookfield.com](http://www.brookfield.com)



# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

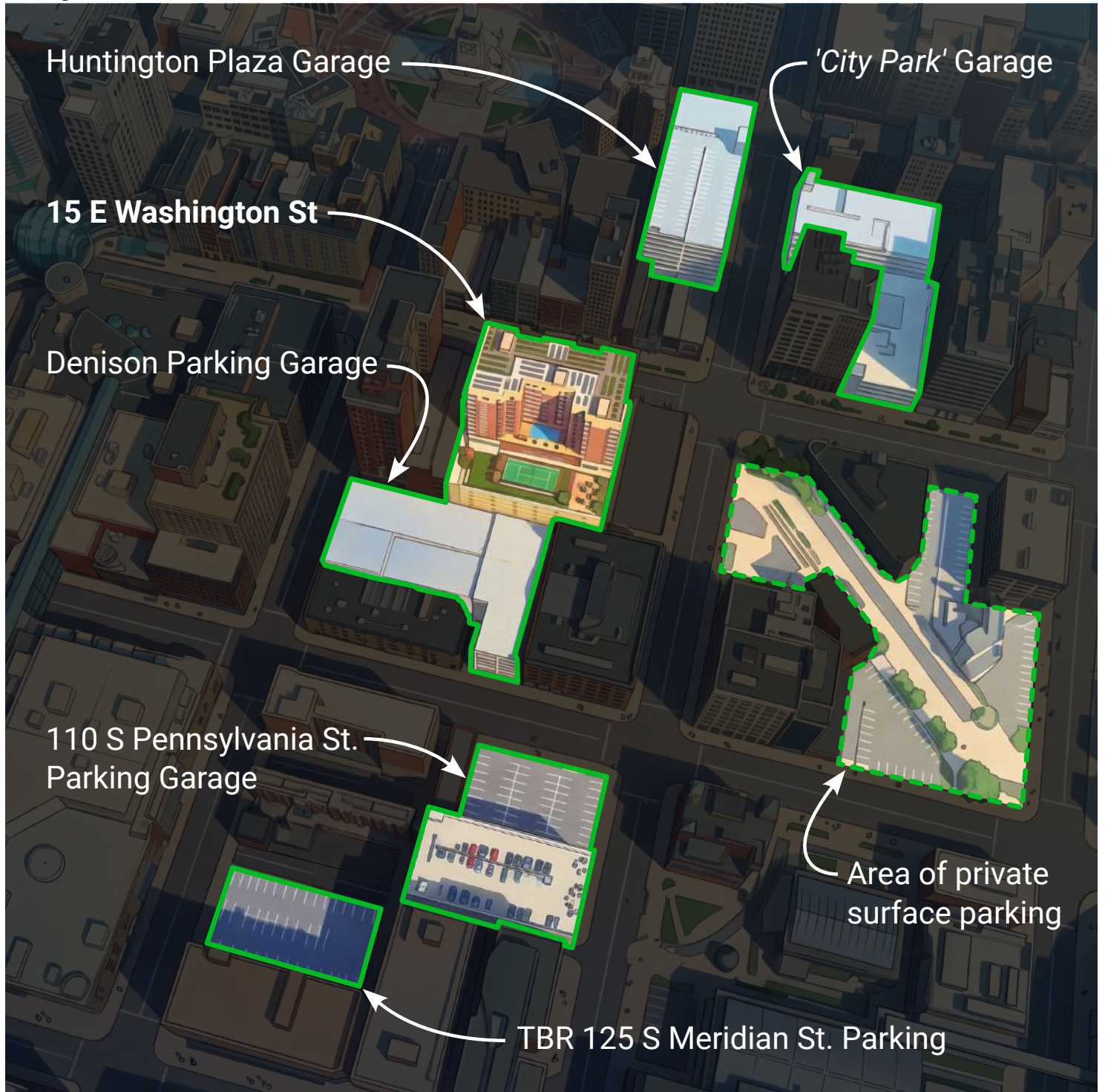
a project of:

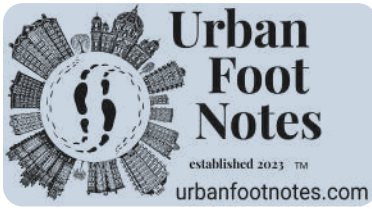


Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood designed by Urban Foot Notes established 2023™





# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

a project of:

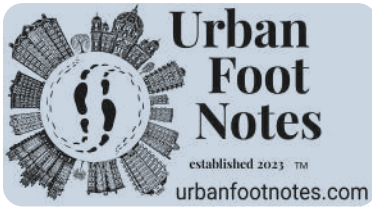


Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing *designed by*  
More Services *Urban*  
for the *Foot*  
Neighborhood *Notes*





# PROPOSED DEVELOPMENT 15 E Washington St, Indianapolis, IN 46204

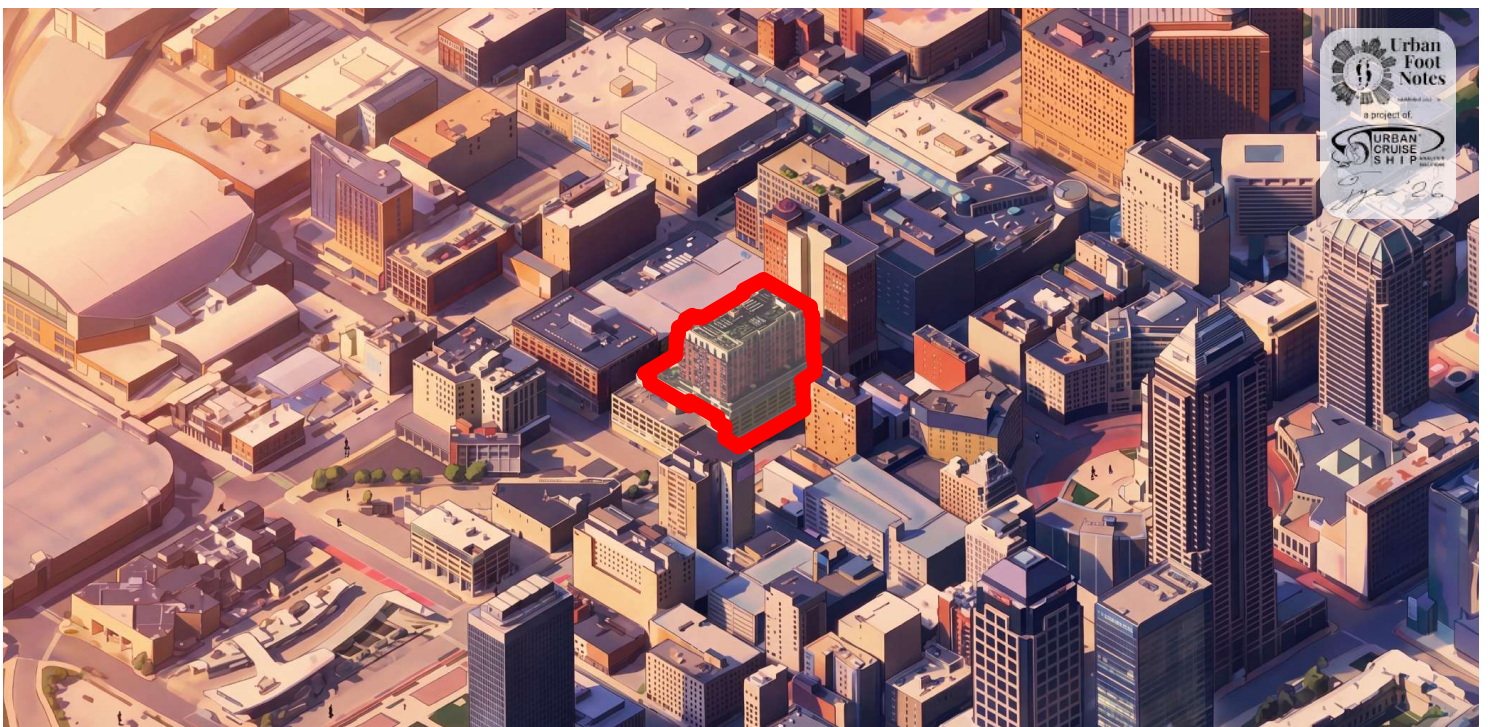
a project of:

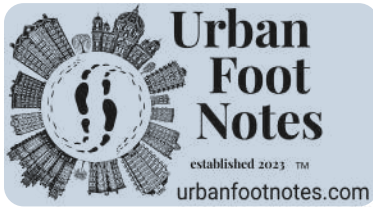


Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing  
More Services  
for the  
Neighborhood





# SERVICES SELECTION REPORT 15 E Washington St, Indianapolis, IN 46204

a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

## DEVELOPMENT PROPOSAL

Providing More Services for the Neighborhood  
designed by Urban Foot Notes



## 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

### 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
- 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.

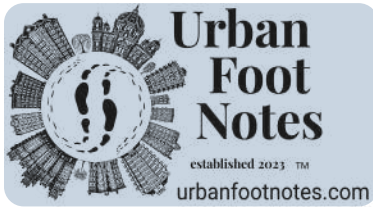
### 8 RELIGIOUS

- 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
- 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



a project of:



Lead Researcher: Richard Burd  
contact@urbanfootnotes.com

# SERVICES SELECTION REPORT

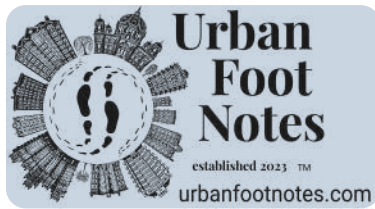
## 15 E Washington St, Indianapolis, IN 46204

### DEVELOPMENT PROPOSAL

Providing **More Services for the Neighborhood** designed by **Urban Foot Notes**



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](#).



a project of:



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  
designed by Urban Foot Notes



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](#) 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.