

A neighborhood  
assessment designed to  
minimize the use of cars



a project of:



urbancruiseship.org

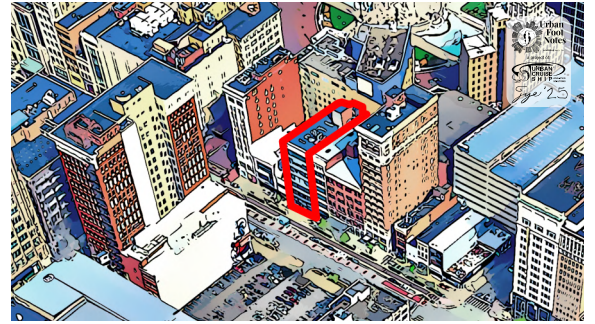
Lead Researcher: Richard Burd

Date: July 30, 2024

contact@urbanfootnotes.com

# SERVICES PROXIMITY REPORT

## 14 E Washington St, Indianapolis, IN 46204



Prepared For:  
**Prospective Client**

**CLIENT**  
LOGO HERE

**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 <sup>20</sup>	0.4
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	0.9
1	Gym	0.1
1	Park/Greenway <sup>21</sup>	0.2
0	Playground	0.7
0	Swimming Pool	0.7
0	Tennis/P'ball	1.1
1	Yoga Studio	0.2

### DISCRETIONARY

2	Gifts/Novelties	0.2
3	Landmarks <sup>22</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
0	Hearing	0.6
3	Massage	0.1
1	Nail Salon	0.2
2	Pharmacy	0.4
2	Physical Therapy	0.1
0	Veterinarian	0.9
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

0	Child Care	0.5
0	Preschool	0.5
0	Kindergarten	0.5
0	Grade School	1.2
0	Middle School	1.0
1	High School	0.2
2	Trade School <sup>23</sup>	0.4
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/ Masjid	4.4
0	Kingdom Hall	4.8
0	Mormon / LDS	1.7
1	Protestant	0.2
0	Synagogue	8.3
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	0.7
0	Gardening	1.4
0	Home Goods	0.2
0	Home Improve.	0.6
0	Laundromat	0.0
3	Office Supply	0.2
0	Pet Supply	0.7
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  
<sup>20 - 23</sup> - See notes on p.6

**42** NEARBY  
**7** FARTHER  
**25** DISTANT  
out of **74**

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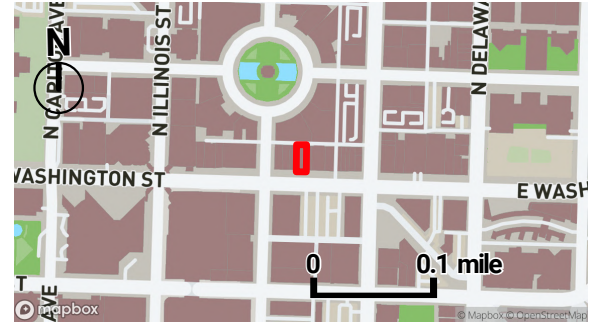
# WALKABILITY REPORT

## 14 E Washington St, Indianapolis, IN 46204

Prepared For:  
**Prospective Client**



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



**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.



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# NEIGHBORHOOD REPORT

## 14 E Washington St, Indianapolis, IN 46204

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### 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.

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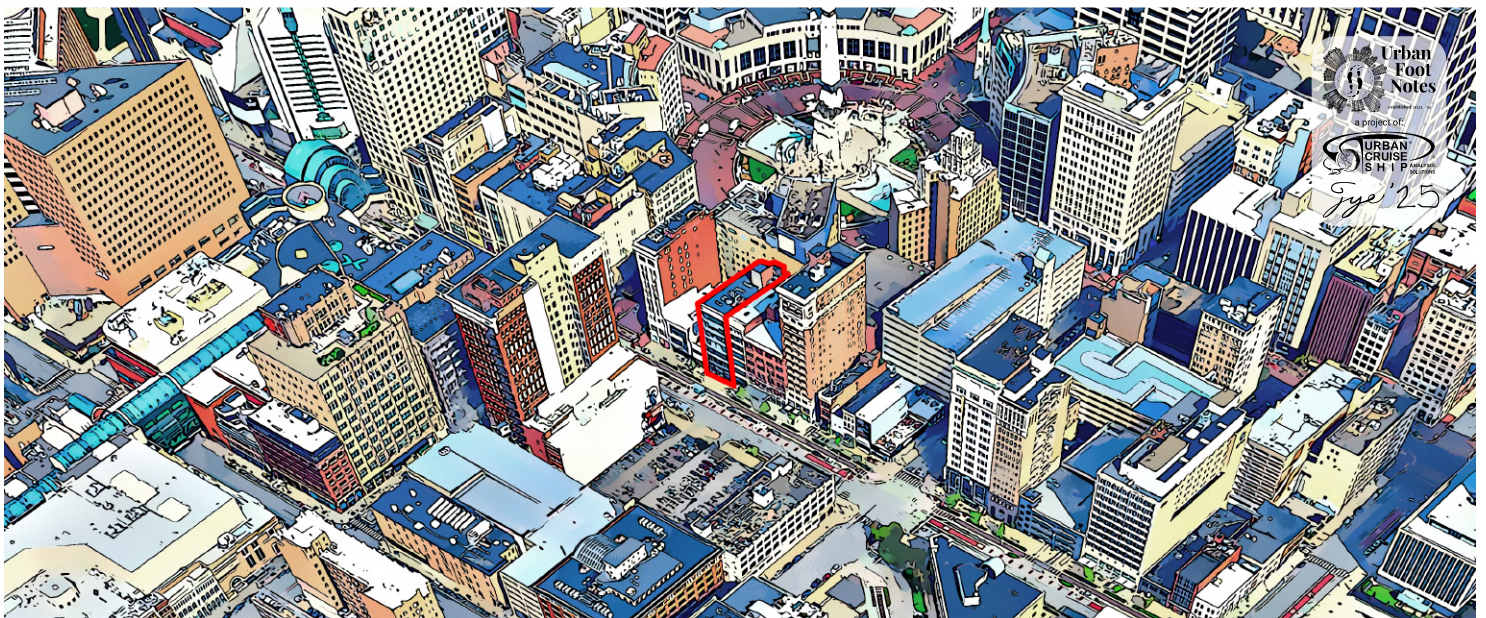
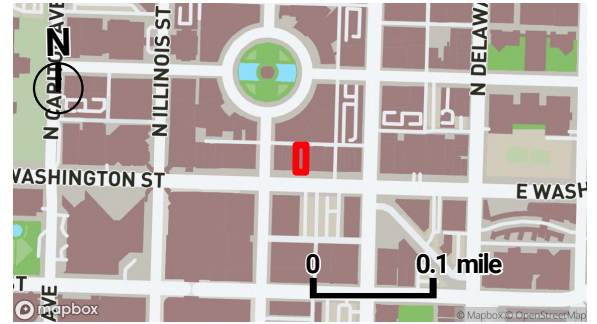
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# NEIGHBORHOOD REPORT

## 14 E Washington St, Indianapolis, IN 46204

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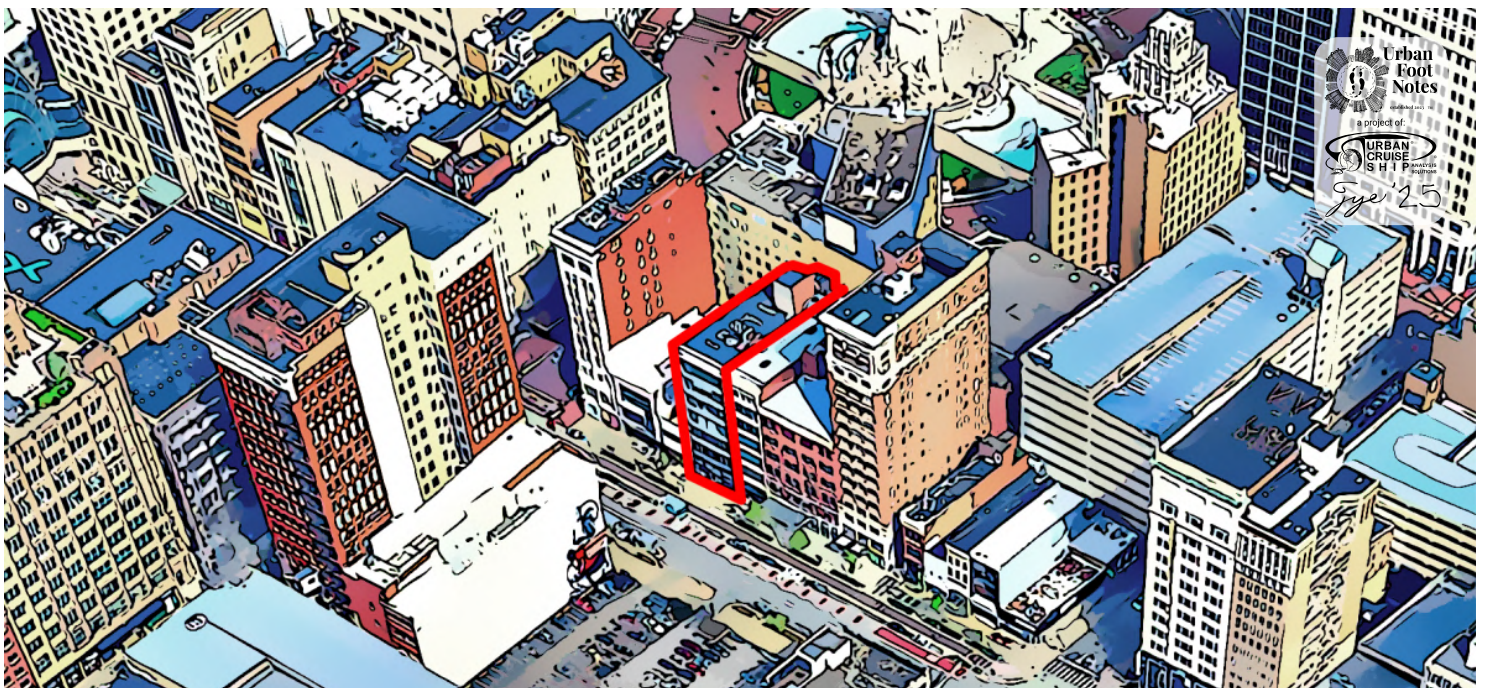
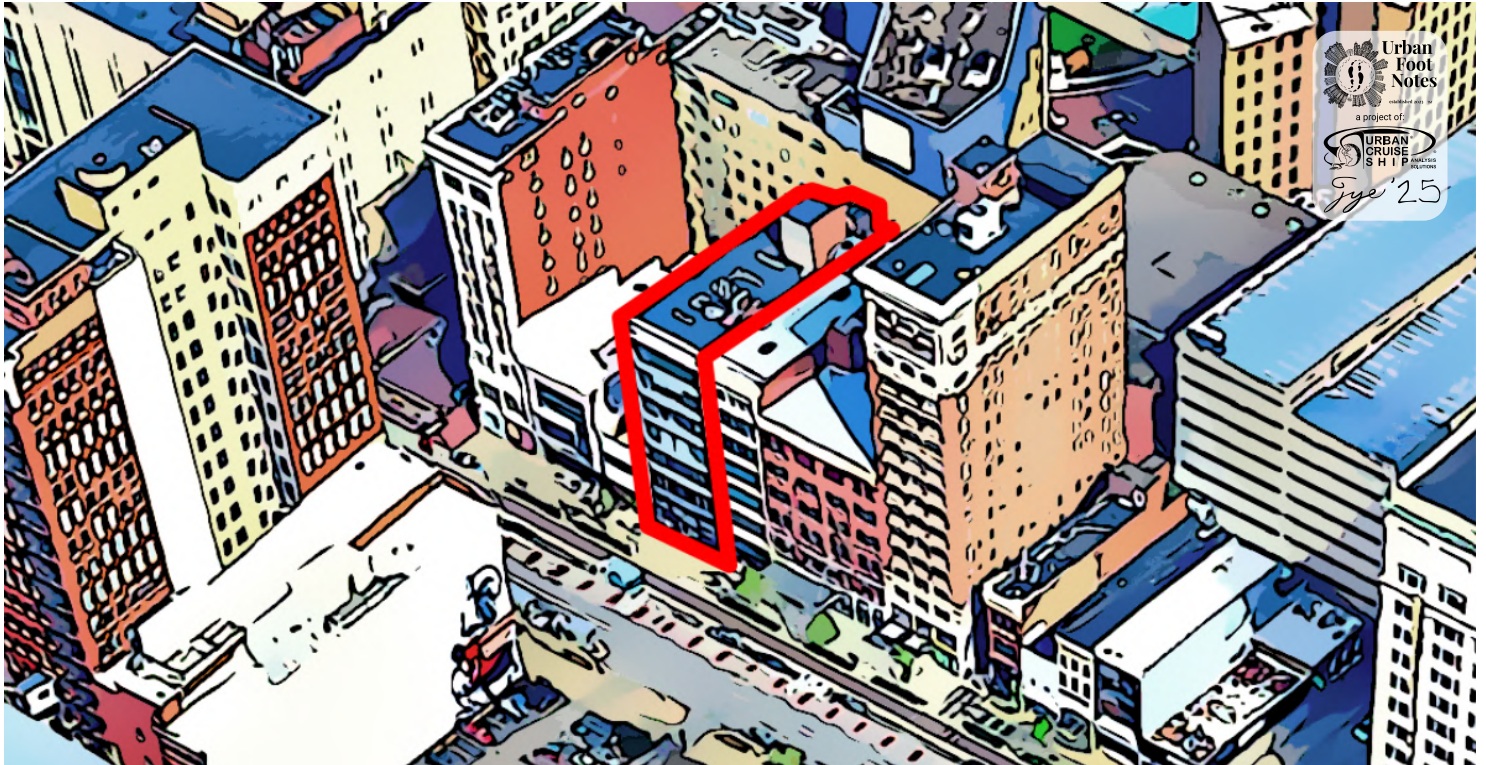
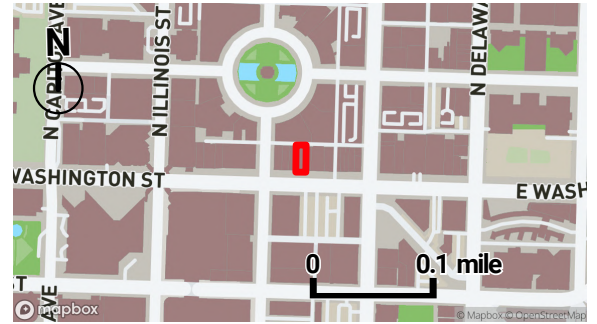


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# SERVICES SELECTION REPORT

## 14 E Washington St, Indianapolis, IN 46204

Prepared For:  
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## Explanation of Services Included in Our Development Set










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

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







### FOOD & DINING

-  >51% Bar
-  36% Cafe/Bakery
- 20**  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
- 21**  84% Park/Greenway
- 2**  16% Playground
-  28% Swimming Pool
-  7% Tennis/Pickleball
-  10% Yoga Studio








### 19 DISCRETIONARY

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





### PERSONAL CARE









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

### CULTURAL











-  18% Art Gallery
-  48% Library
-  10% Live Theater
-  41% Movie Cinema
-  28% Museum
-  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
- 23**  5% Trade School
-  5% College/Univ.

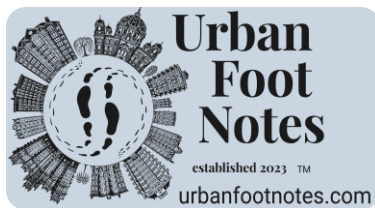
### 8 RELIGIOUS

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



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# SERVICES SELECTION REPORT

## 14 E Washington St, Indianapolis, IN 46204

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



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

### Additional Notes Specific to this Address

20. This is the *Whole Foods* located on the corner of Market and New Jersey streets, located 0.4 miles away from the property. The *Market Street Produce* is only 0.3 miles away but it is temporarily closed because of construction and it is unclear whether or not it will open sometime around 2026.
21. 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.
22. 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.
23. These are the *Dental Assistant Training School* and the *Indiana Academy of Massage* which are both located in the *Indiana Government Center South* building on West Washington Street just west of the Indiana Statehouse.