A neighborhood assessment designed to minimize the use of cars

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urbancruiseship.org

Lead Researcher: Richard Burd

Date: September 20, 2026
richard@urbanfootnotes.com

SERVICES PROXIMITY REPORT
1300 Gallatin Ave, Nashville, TN 37206





REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.

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WALKABILITY RATING
30 out of 30

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

FOOD & DINING

1	Bar	0.0
1	Cafe/Bakery	0.0
1	Convenience	0.0
1	Grocery	0.0
1	Fast Food	0.0
1	Fine Dining	0.0
9+	Restaurant	0.0

RECREATION

2	Basketball Ct.[20]	0.0
1	Bowling Alley	0.0
1	Dog Park[20]	0.0
1	Gym	0.1
5	Park/Greenway[21]	0.0
2	Playground	0.0
1	Swimming Pool[22]	0.0
2	Tennis/P'ball[20]	0.0
1	Yoga Studio	0.1

DISCRETIONARY

1	Gifts/Novelties	0.0
1	Landmarks[21]	0.1
1	Sports Stadium	0.1
1	Liquor Store	0.0
1	Tobacco/Vape	0.0

PERSONAL CARE

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

CULTURAL

1	Art Gallery	0.0
1	Library	0.0
1	Live Theater	0.0
1	Movie Cinema	0.0
1	Museum	0.0
1	Music Venue	0.0
1	Zoo/Aquarium/ Botanical	0.0

Discretionary items not counted in totals

TRANSPORTATION

2	Public Transit	0.1
1	Bicycle/Scooter	0.0
1	Charging Sta.	0.0
1	Guest Lodging	0.0

EDUCATION

1	Child Care	0.0
1	Preschool	0.0
1	Kindergarten	0.0
1	Grade School	0.0
1	Middle School	0.0
1	High School	0.0
1	Trade School	0.0
1	College/Univ.	0.0

RELIGIOUS

1	Buddhist	0.1
1	Catholic	0.1
1	East Orthodox	0.1
1	Hindu	0.1
1	Islamic/ Masjid	0.1
1	Kingdom Hall	0.1
1	Mormon / LDS	0.1
1	Protestant	0.1
1	Synagogue	0.1
1	Other	0.1

RETAIL

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

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

= May require bag or cart

20 - 22 - See notes on pp.6 to 8

74	NEARBY	out of 74
0	FARTHER	
0	DISTANT	

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WALKABILITY REPORT

1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site, maximizing walkability.

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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 30 out of 30

Accessibility (Score: 6)

The development offers full access to amenities, including shops and restaurants. Pedestrian pathways are wide and either new or well-maintained, facilitating smooth movement. There is a bus stop on Gallatin Ave., the neighborhood's main thoroughfare, that offers a 13 minute bus service to Nashville's central bus station downtown. ADA Accessible ramps & ground floor access are available on all buildings within the development.

Street Crossing (Score: 6)

There are excellent, well-marked pedestrian crosswalks on all 4 sides of the central roundabout, enabling pedestrian access to and from all 4 quadrants of the development. Truncated dome mats for the visually impaired are present on crossings within the development. Additional sky-bridges enable street crossing above car traffic.

Vehicle Risk (Score: 6)

Traffic along Gallatin & Douglas Avenues is continuous throughout the day, and backed up during morning and evening rush hours, but the speed limit for these streets is a reasonable 35mph. The streets within the development (Strouse & Trevecca Avenues) are 10mph and designed to slow traffic with curved angles and a roundabout.

Maintenance (Score: 6)

The development is new and its high density provides a generous HOA budget that ensures all sidewalks and crosswalks are maintained to the highest standards possible. Well placed trash bins, dog-poop bag dispensers, and other other modern amenities ensure a litter free environment, safe for children.

Aesthetics (Score: 6)

The development's architecture features rooftop terraces, curved facades and streets designed with a pedestrian-first approach in which cars are the guests. The residential towers are rounded so as to open up the space between towers and give the streets a more open design so as to allow natural light to filter down to the street level.

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NEIGHBORHOOD REPORT
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

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Neighborhood History

The site has a long educational history, first serving as part of Trevecca College before becoming the Nashville Auto-Diesel College and later Lincoln Tech. For decades, it was a prominent vocational campus focused on automotive and technical training.



Renraw (Warner) House

Renraw, also known as the Warner House, is a historic Nashville residence dating to the 1850s. Once home to the prominent Warner family, it is associated with Percy and Edwin Warner, namesakes of Nashville's Warner Parks. The house later became part of the Trevecca and Lincoln Tech campuses and remains an important link to the area's history.



Cultural Center

The new development features a cultural center that features an avant-garde movie theater / concert hall, a library, a museum and an aquarium.



Shopping Village

The new development has over 250 thousand square feet of commercial shopping space offering a variety of goods and services. Residents can shop and dine on site without having to use a car to go downtown or to another location.



Five Points

Five Points — named for its five-way junction — is the compact, walkable hub of East Nashville's restaurant, bar, and live-music scene.



Recreation Amenities

The new development features a dog park, general purpose open space, a track & field, two basketball courts, an indoor gym & pool for residents, and 2 tennis/pickleball courts.

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EXPLANATION OF INCOMPLETENESS
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site, maximizing walkability.

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Explanation of Incompleteness to Date

This development proposal is currently under development, and so the remaining pages in this packet present a preliminary design schema that is yet to be completed. We hope to have the completed version soon. Our work to date has validated that we have the appropriate square footage to include all of the occupancy & service types that we want, these include: residential units, commercial & office space, as well as recreational spaces.

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SITE PLAN & BUILDING FOOTPRINTS
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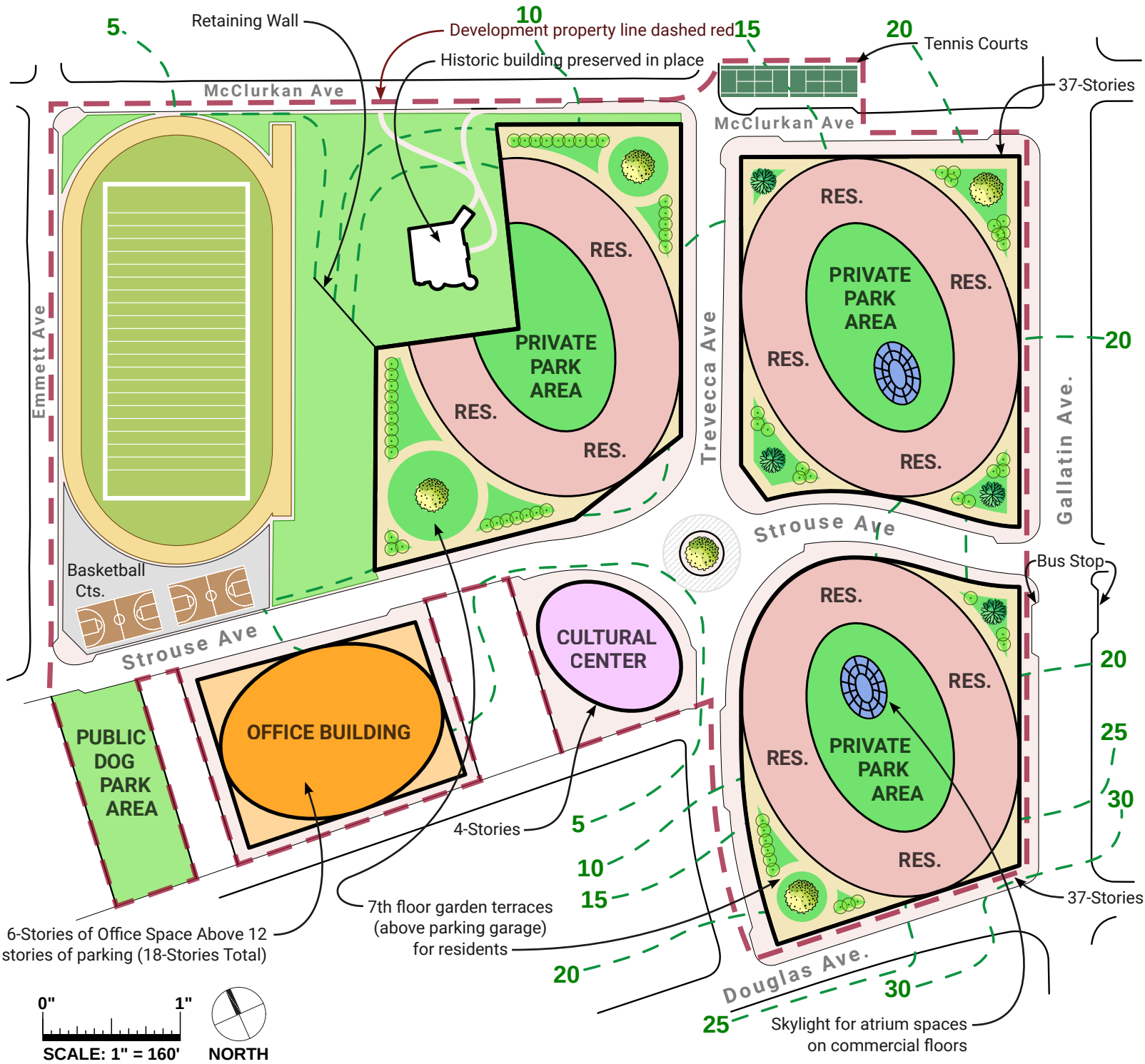
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RESIDENTIAL TOWER UNIT BREAKDOWN
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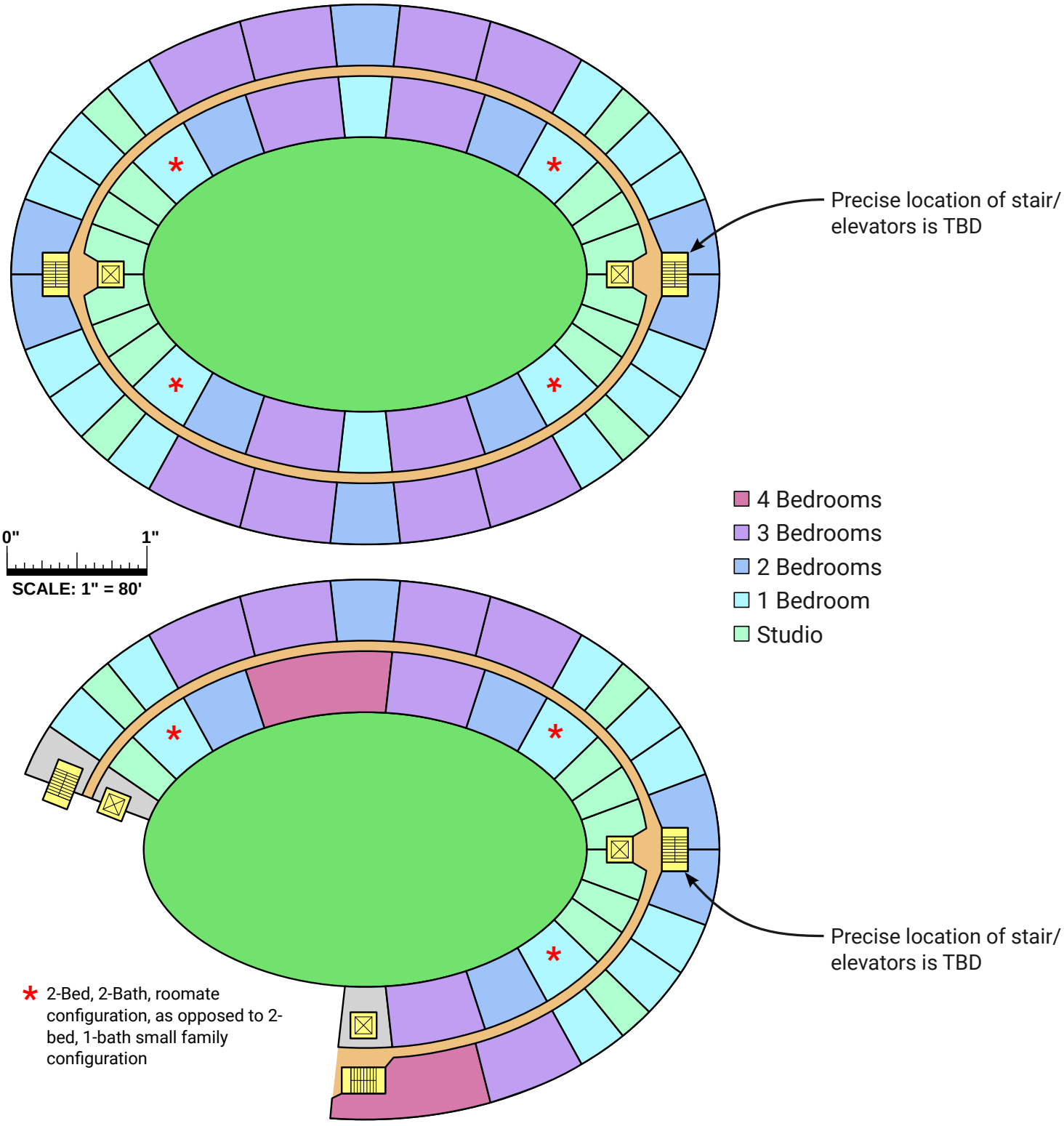
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RESIDENTIAL UNIT & POPULATION COUNT
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WALKABILITY RATING 30 out of 30

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Northeast & Southeast (Elliptical) Buildings		
Number of Residential Floors	34	Occupancy
Number of Studio Apartments on Typ. Floor	16	1.3
Number of 1-Bedroom Apartments on Typ. Floor	22	1.75
Number of 2-Bedroom Apartments on Typ. Floor	6	2.5
Number of 3-Bedroom Apartments on Typ. Floor	12	3.65
Number of 4-Bedroom Apartments on Typ. Floor	0	4.67
Total Population Per Typ. Floor	118	
Total Population in Building	4,015	

Northwest (C-Shaped) Building		
Number of Residential Floors	25	Occupancy
Number of Studio Apartments on Typ. Floor	10	1.3
Number of 1-Bedroom Apartments on Typ. Floor	12	1.75
Number of 2-Bedroom Apartments on Typ. Floor	6	2.5
Number of 3-Bedroom Apartments on Typ. Floor	7	3.65
Number of 4-Bedroom Apartments on Typ. Floor	2	4.67
Total Population Per Typ. Floor	82	
Total Population in Building	2,054	

Total Population of Development:	10,084

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SQUARE FOOTAGE NUMBERS AT A GLANCE
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For former Lincoln Tech site, maximizing walkability.
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WALKABILITY RATING 30 out of 30

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Total Population	10,084
Total Commercial Square Footage	320,952
Total Commercial Square Footage Required to meet demand of businesses required	214,240
Total Office Square Footage	198,909
Total Office Square Footage Required to meet demand of businesses required	89,200
Total School Square Footage	64,000
Total Pool Area Square Footage	8,947
Total Cultural Center Square Footage	175,523
Total Parking Garage Square Footage	2,345,188
Total Parking Spaces Provided *	3,662
Total Parking Spaces Req'd for single use *	4,287

* **NOTE:**

Because this project combines apartments, retail, and office space, two provisions of the ***Metropolitan Government of Nashville and Davidson County, Tennessee*** may be considered:

§ 17.20.030(H) Mixed-Use Projects: Allows a reduction in required parking when a traffic impact study demonstrates fewer vehicle trips due to pedestrian connections between uses. The reduction must be supported by a parking study and approved by the appropriate Metro authority.

§ 17.20.100 Shared Parking: Allows mixed-use developments to share parking facilities when different uses have different peak parking demands and operating hours, subject to an approved shared-parking study and site plan.

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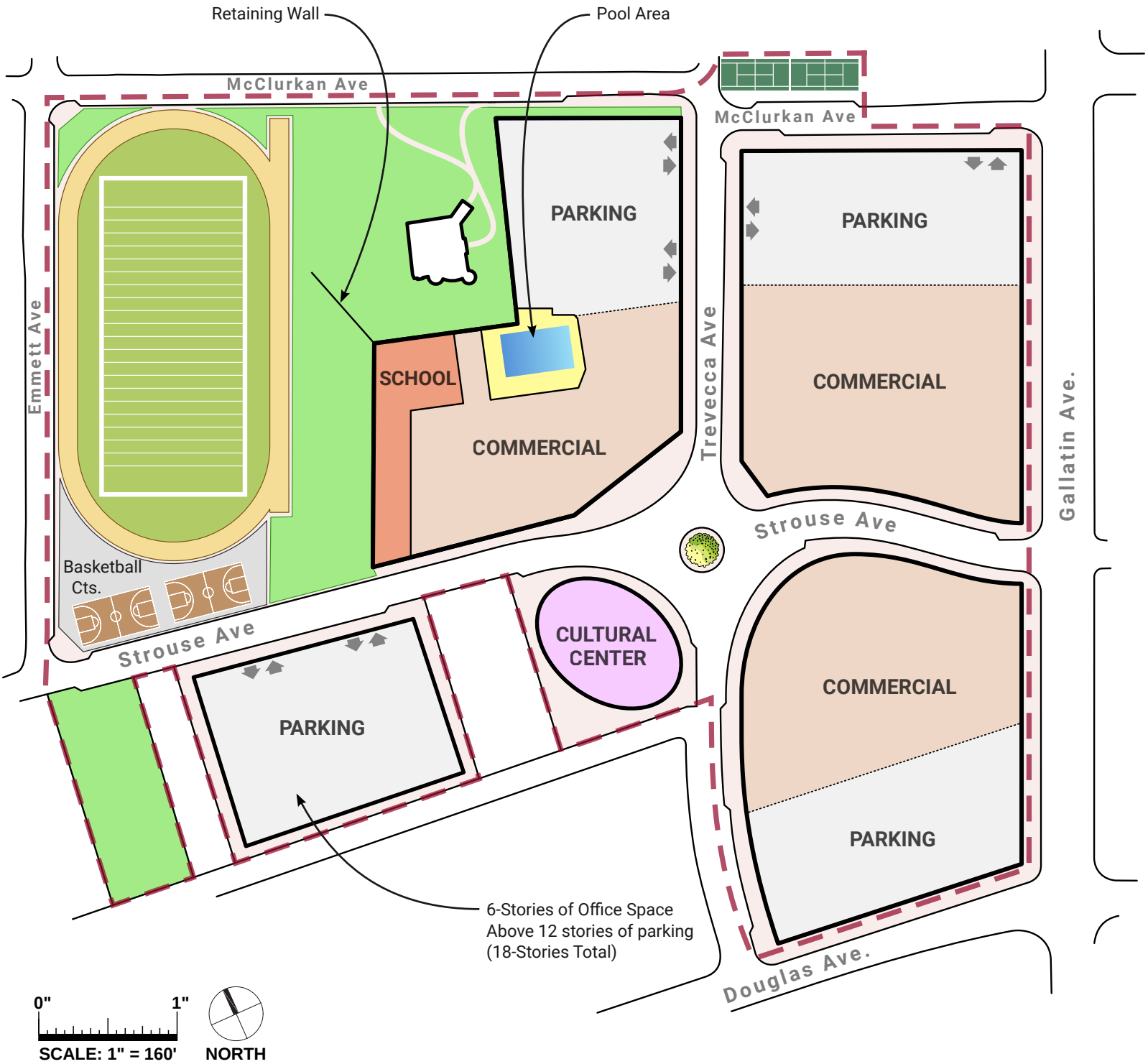
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1st FLOOR PLAN PARKING & COMMERCIAL
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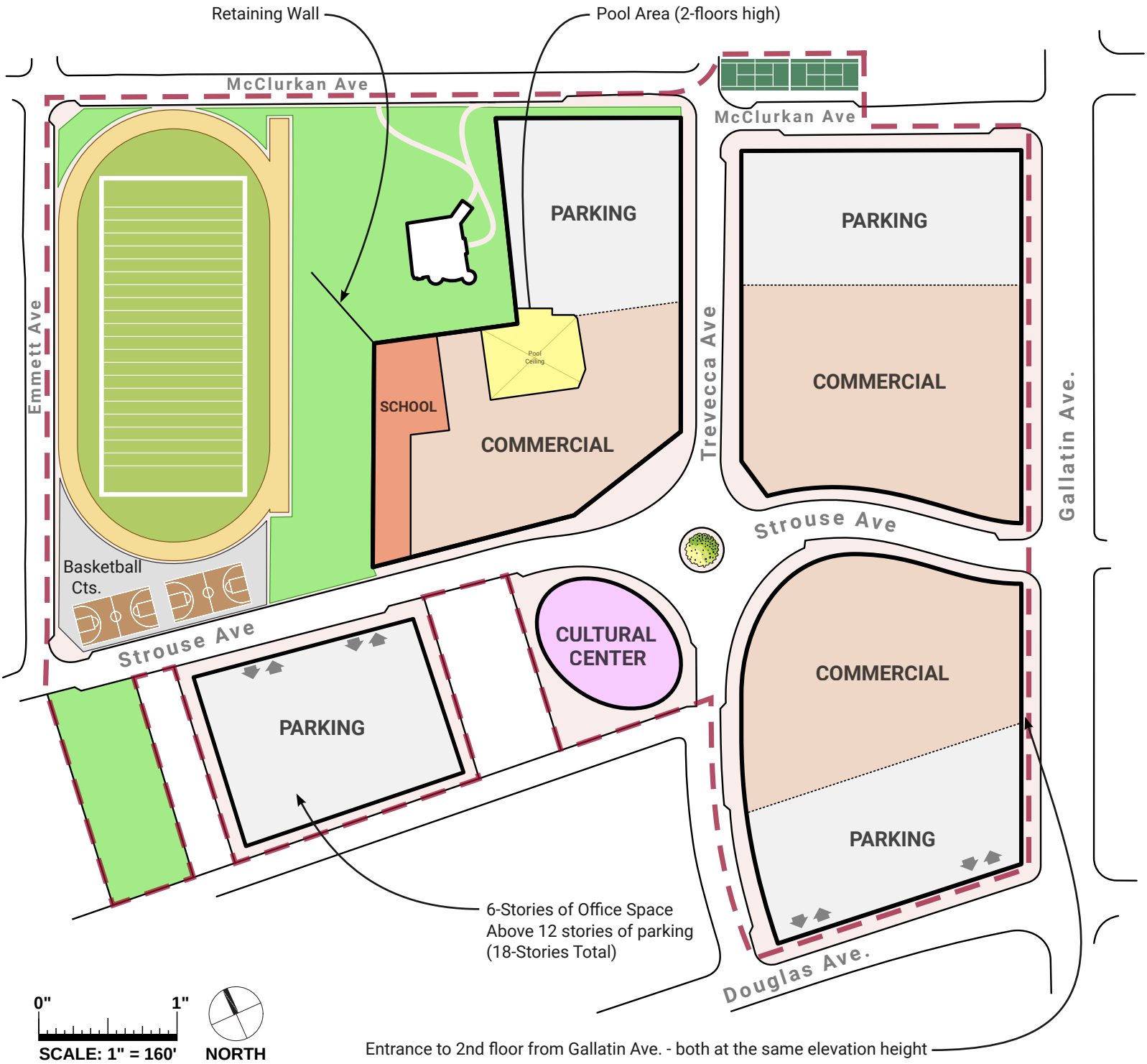
2nd FLOOR PLAN PARKING & COMMERCIAL
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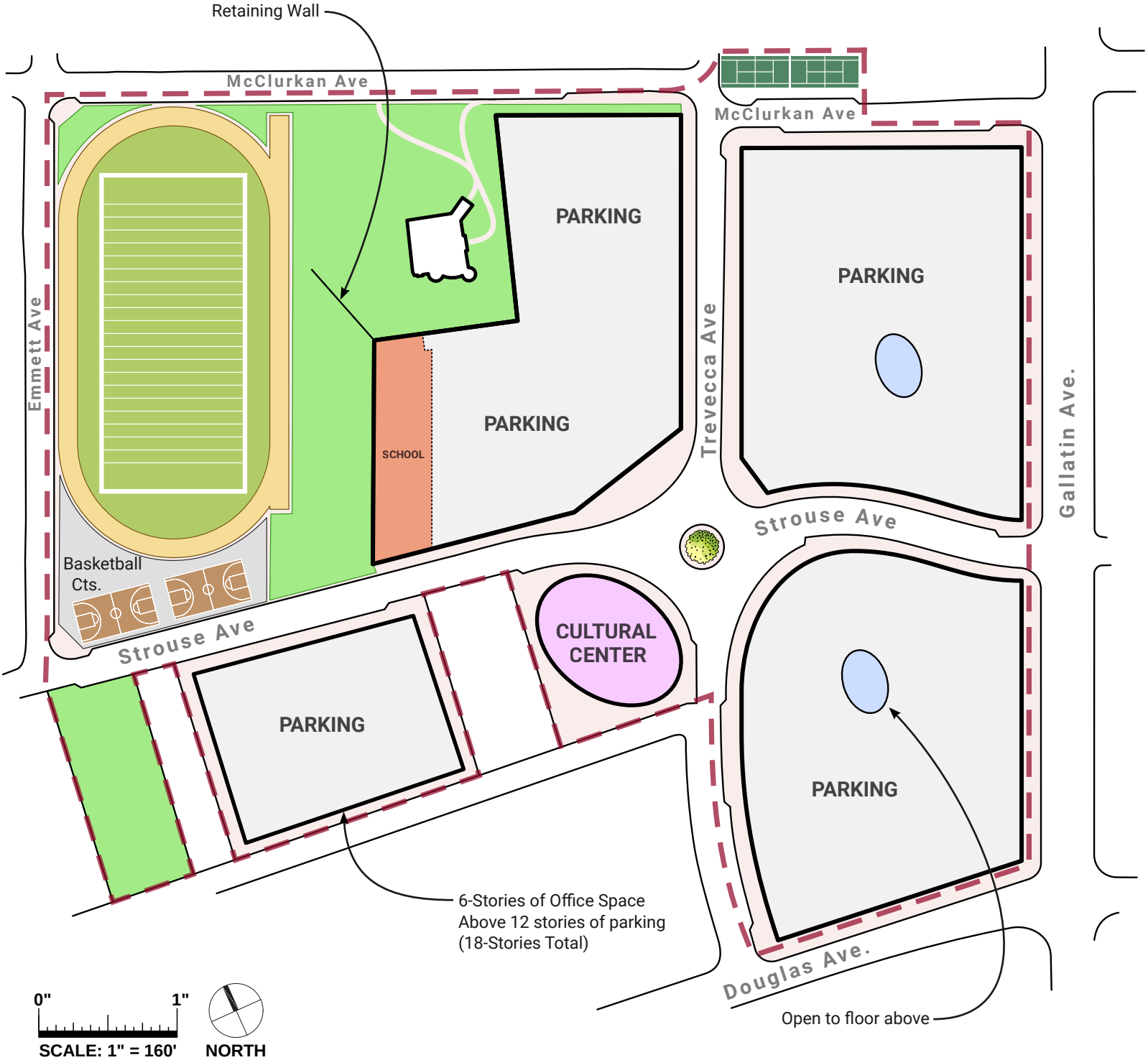
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UPPER LEVEL PARKING (3rd to 6th FLOORS)
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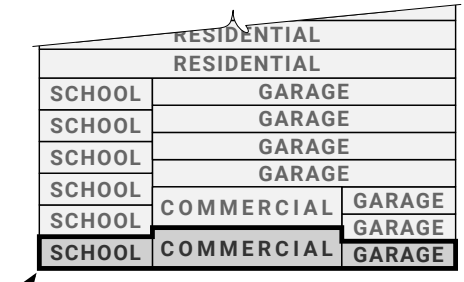
NORTHWEST COMMERCIAL 1st FLOOR
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REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.

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WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com



Plan below represents
1st Floor Commercial, 1st Floor School,
& 1st Floor Parking Garage

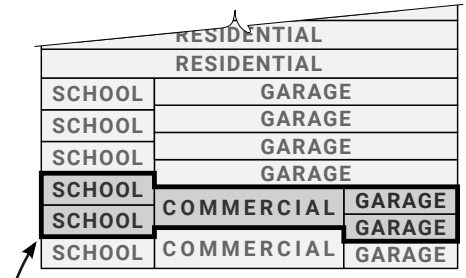
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NORTHWEST COMMERCIAL 2nd FLOOR
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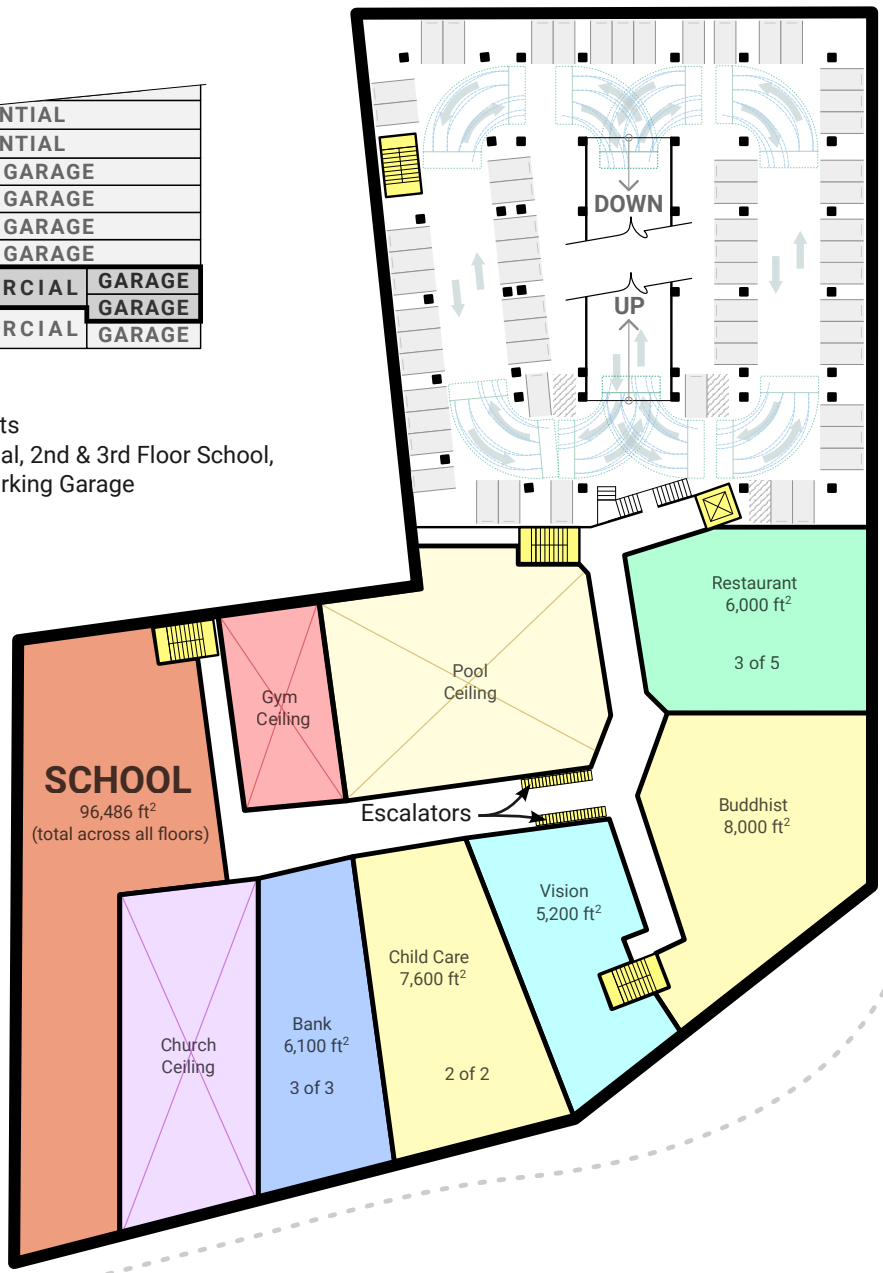
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30 out of 30

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Plan below represents
2nd Floor Commercial, 2nd & 3rd Floor School,
& 2nd & 3rd Floor Parking Garage



0" 1"
SCALE: 1" = 80'

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NORTHWEST PARKING LAYOUT PLAN
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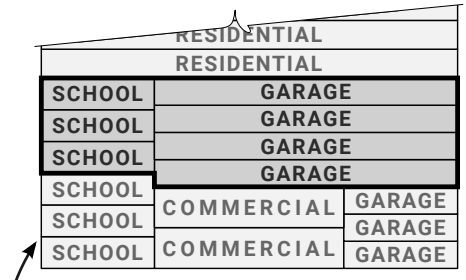
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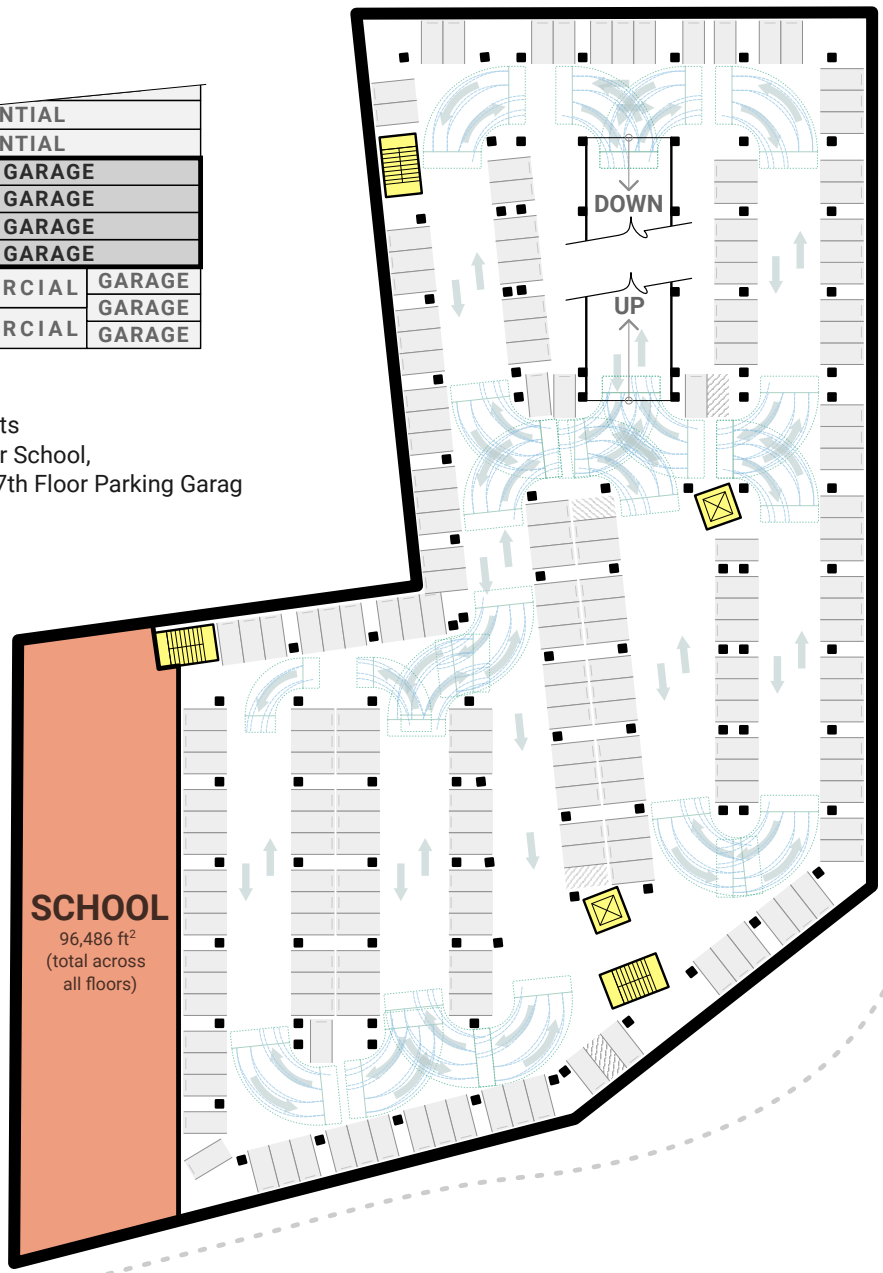
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Plan below represents
4th through 6th Floor School,
& 4th Floor through 7th Floor Parking Garag



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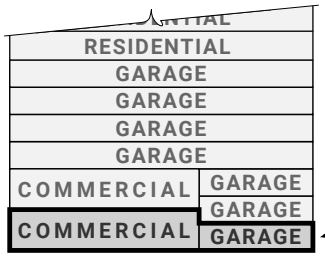
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NORTHEAST COMMERCIAL 1st FLOOR
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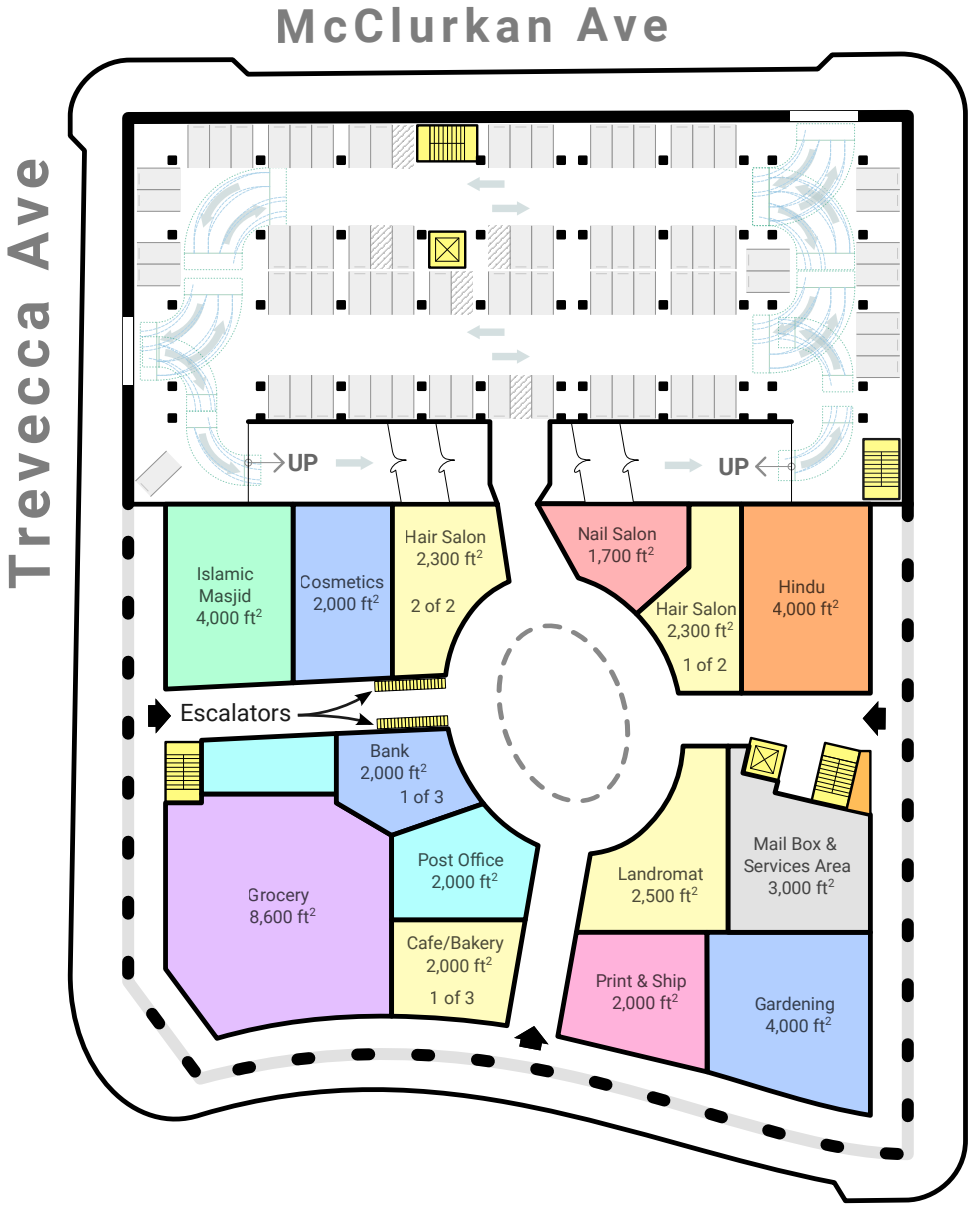
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WALKABILITY RATING
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Plan below represents
1st Floor Commercial & 1st Floor Parking Garage



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NORTHEAST COMMERCIAL 2nd FLOOR
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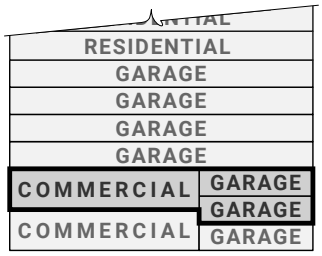
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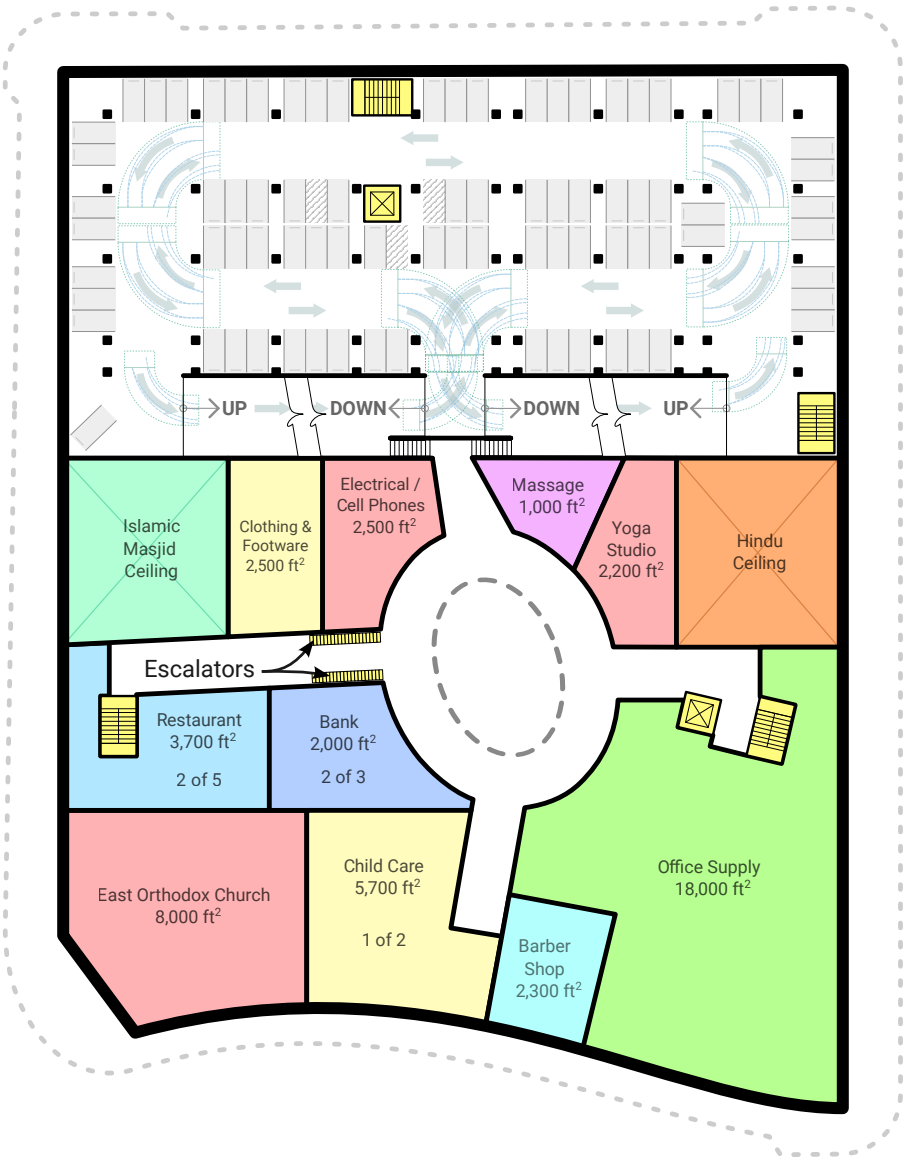
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Plan below represents
2nd Floor Commercial, 2nd & 3rd Floor Parking Garage



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NORTHEAST PARKING LAYOUT PLAN
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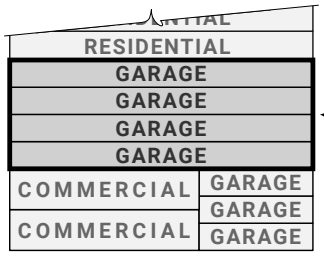
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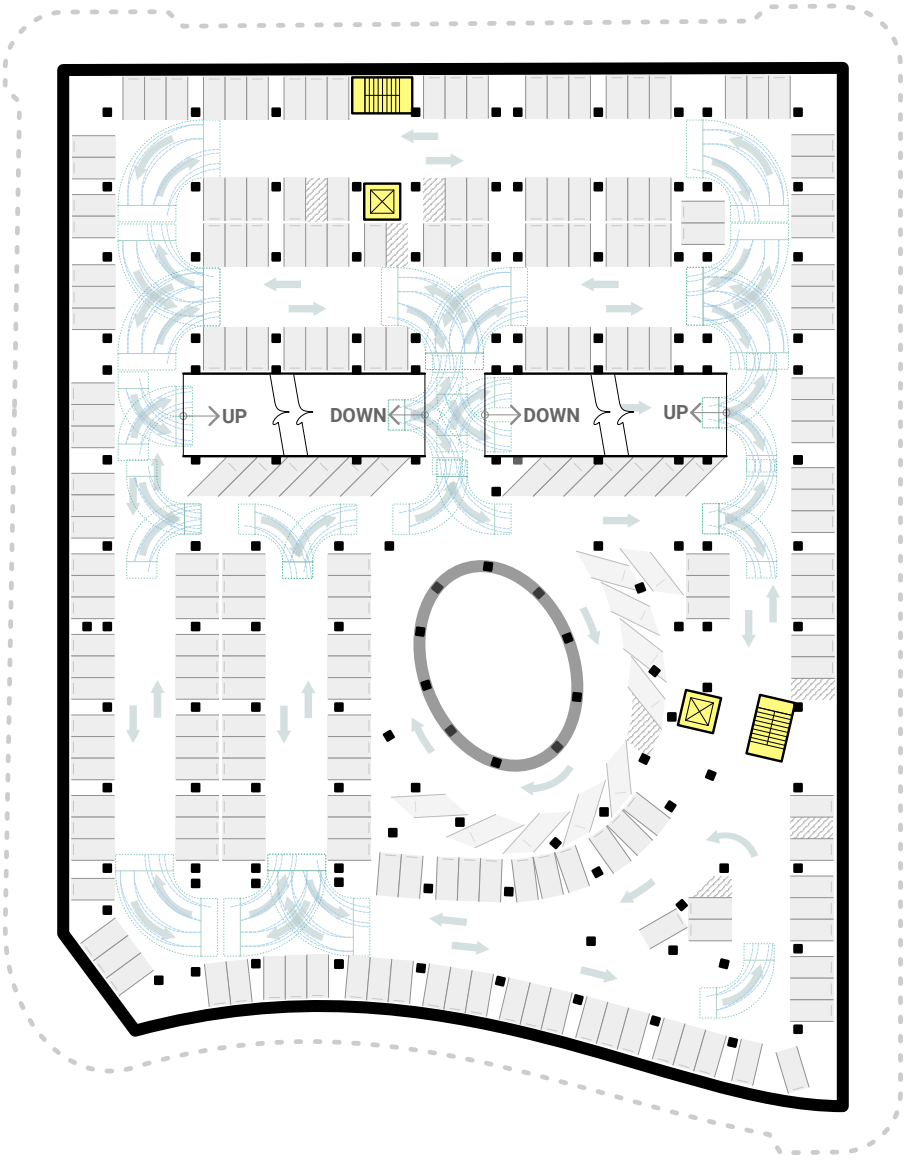
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Plan below represents
4th Floor through 7th Floor Parking Garage



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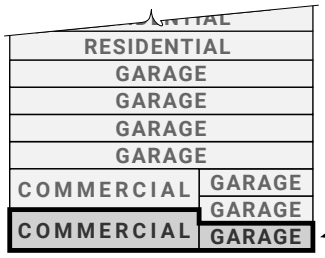
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SOUTHEAST COMMERCIAL 1st FLOOR
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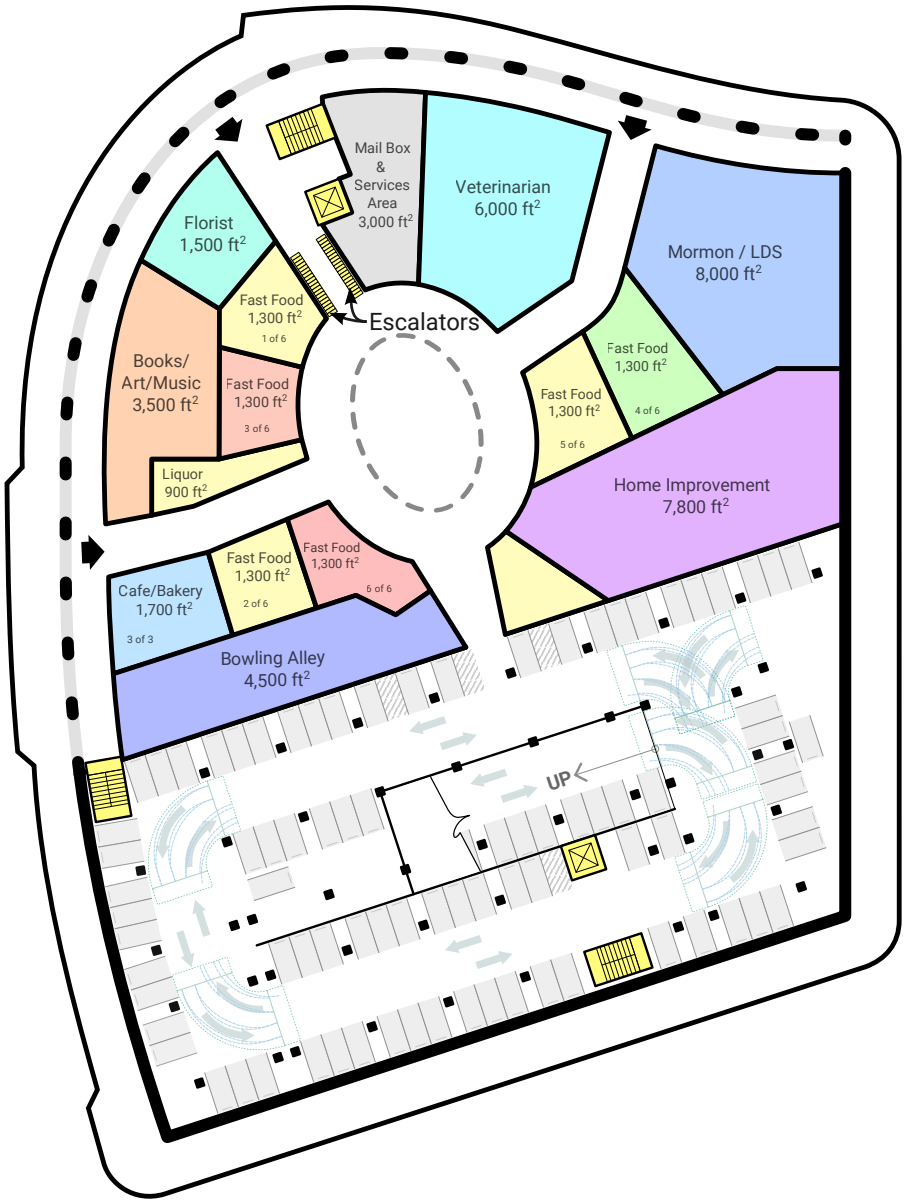
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Plan below represents
1st Floor Commercial & 1st Floor Parking Garage



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SCALE: 1" = 80'

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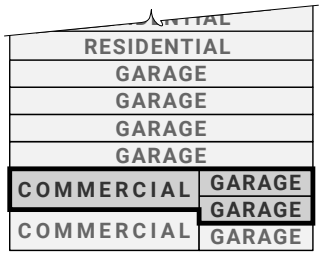
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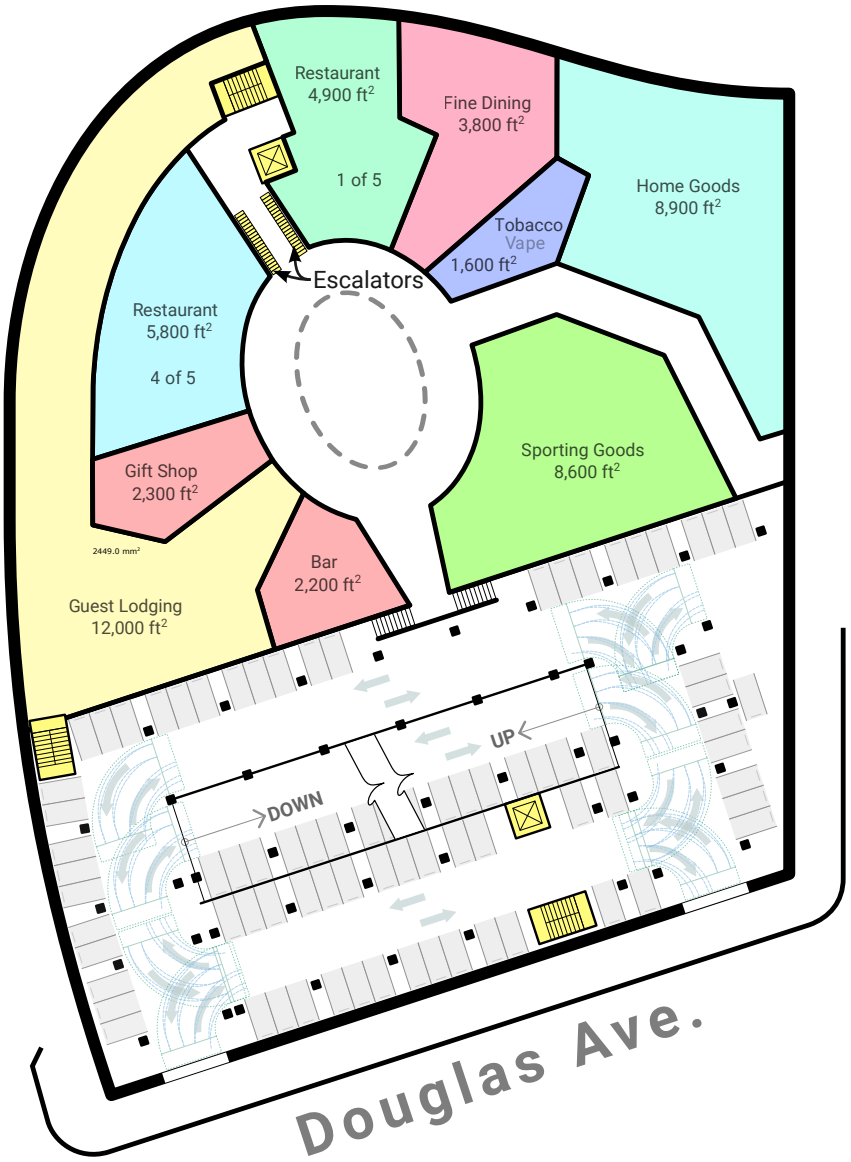
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Plan below represents
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0" 1"
SCALE: 1" = 80'

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SOUTHEAST PARKING LAYOUT PLAN
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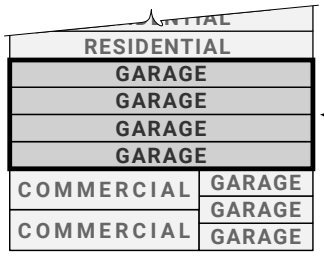
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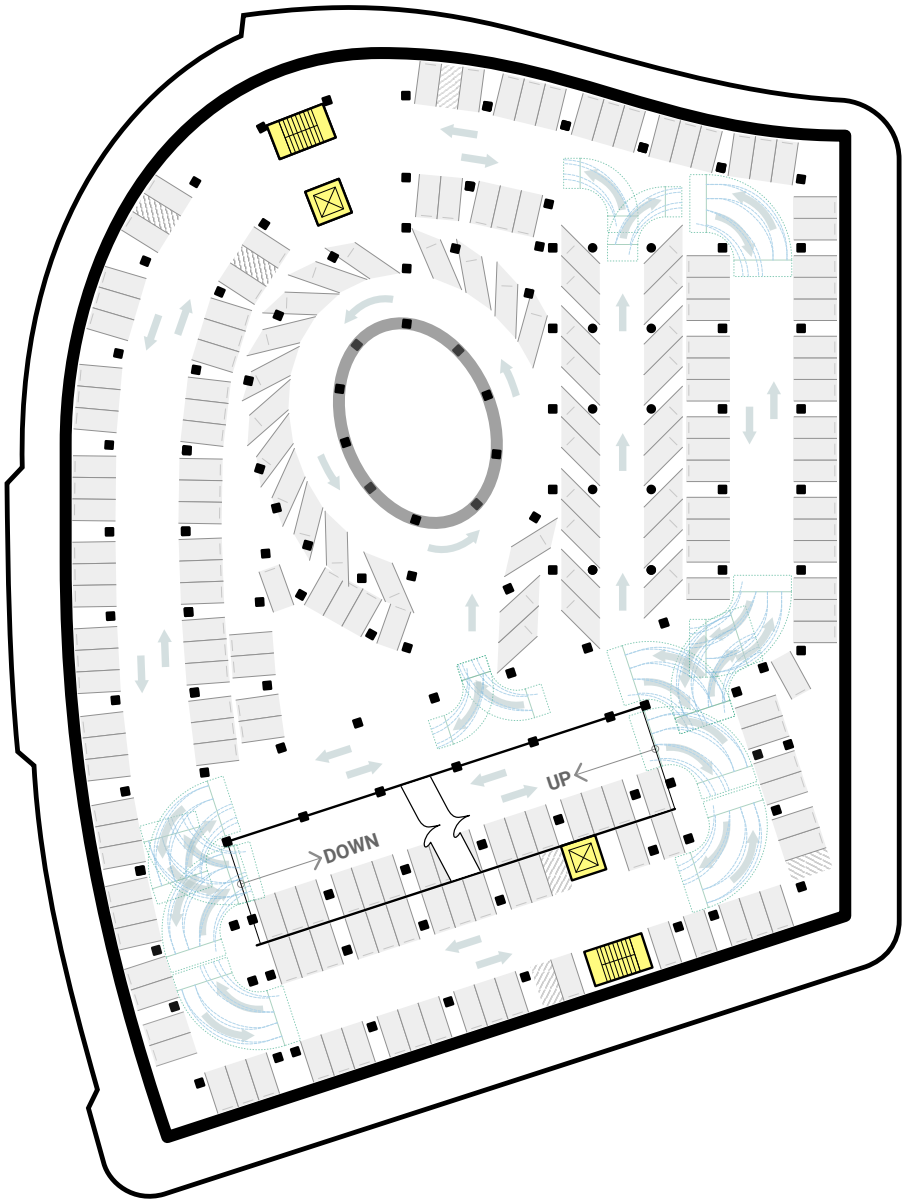
REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.
designed by Urban Foot Notes established 2023 TM

WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com



Plan below represents
4th Floor through 7th Floor Parking Garage



0" 1"
SCALE: 1" = 80'

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OFFICE TOWER PARKING GARAGE
1300 Gallatin Ave, Nashville, TN 37206

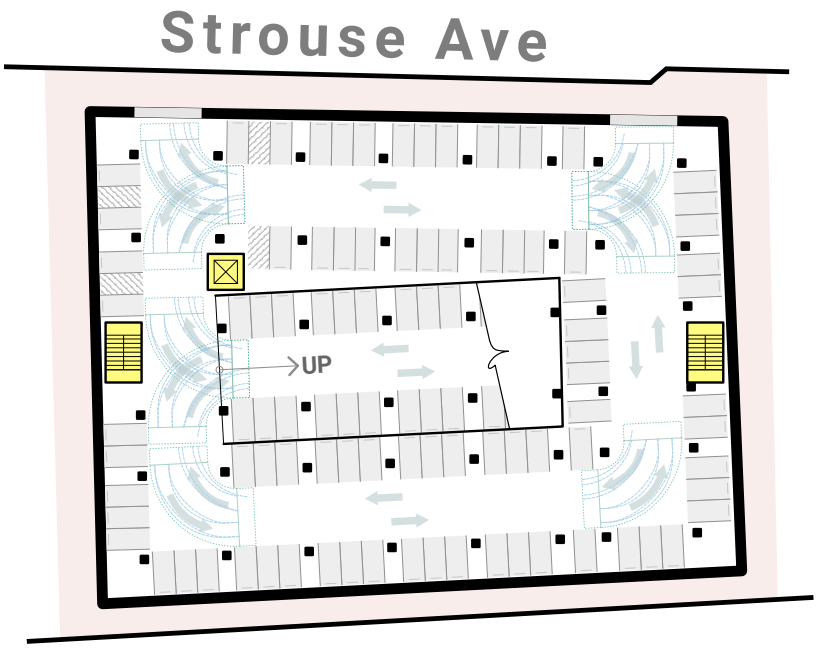
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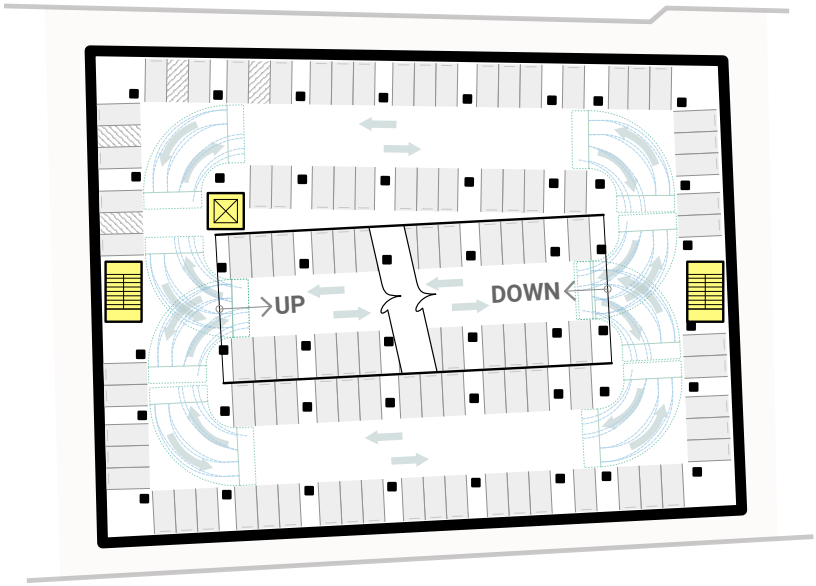
WALKABILITY RATING
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Lead Researcher: Richard Burd contact@urbanfootnotes.com





0" 1"
SCALE: 1" = 80'

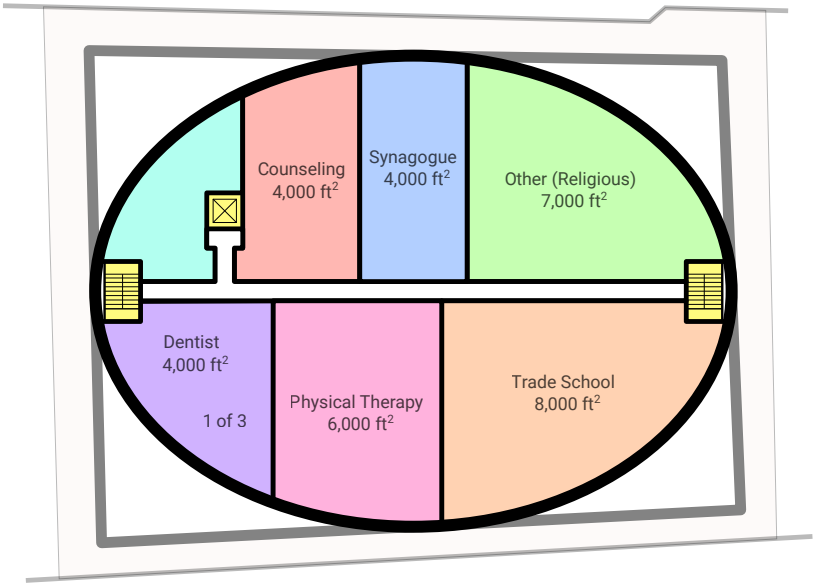
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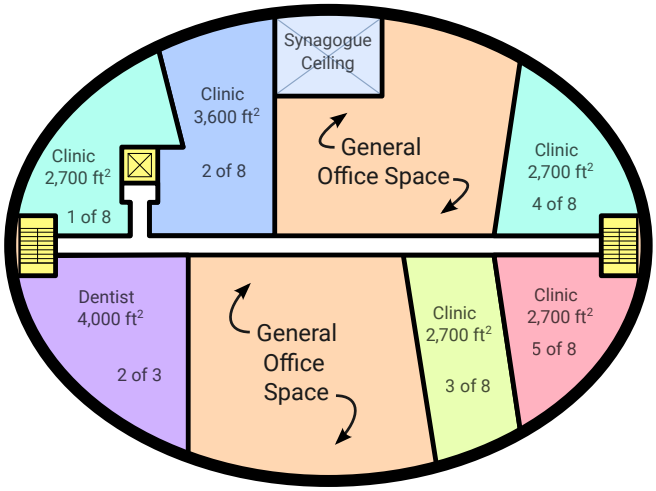
1st & 2nd FLOORS OF OFFICE TOWER
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.
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WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com





0" 1"
SCALE: 1" = 80'

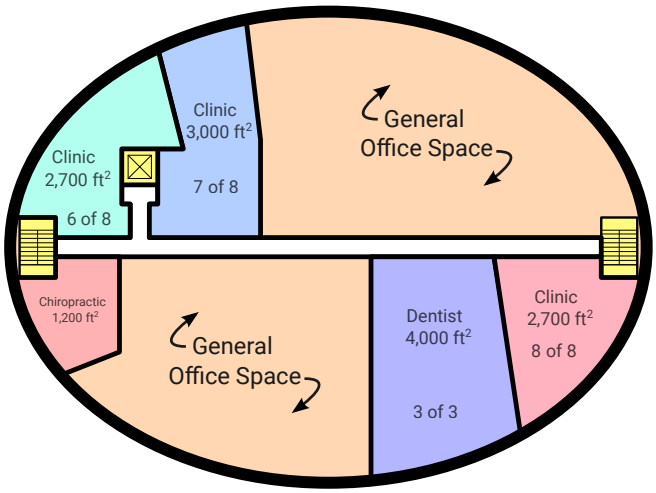
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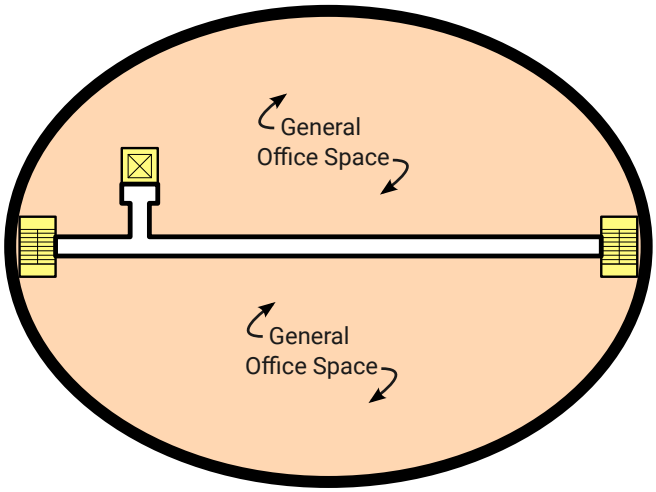
3rd & 4th FLOORS OF OFFICE TOWER
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0" 1"
SCALE: 1" = 80'

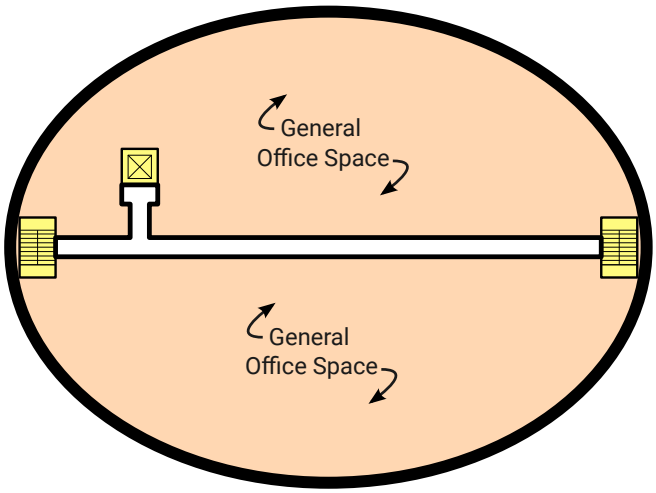
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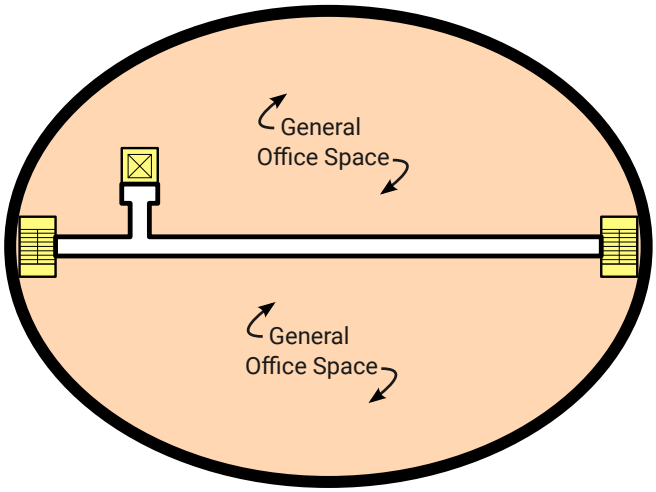
5th & 6th FLOORS OF OFFICE TOWER
1300 Gallatin Ave, Nashville, TN 37206

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Lead Researcher: Richard Burd contact@urbanfootnotes.com





0" 1"
SCALE: 1" = 80'

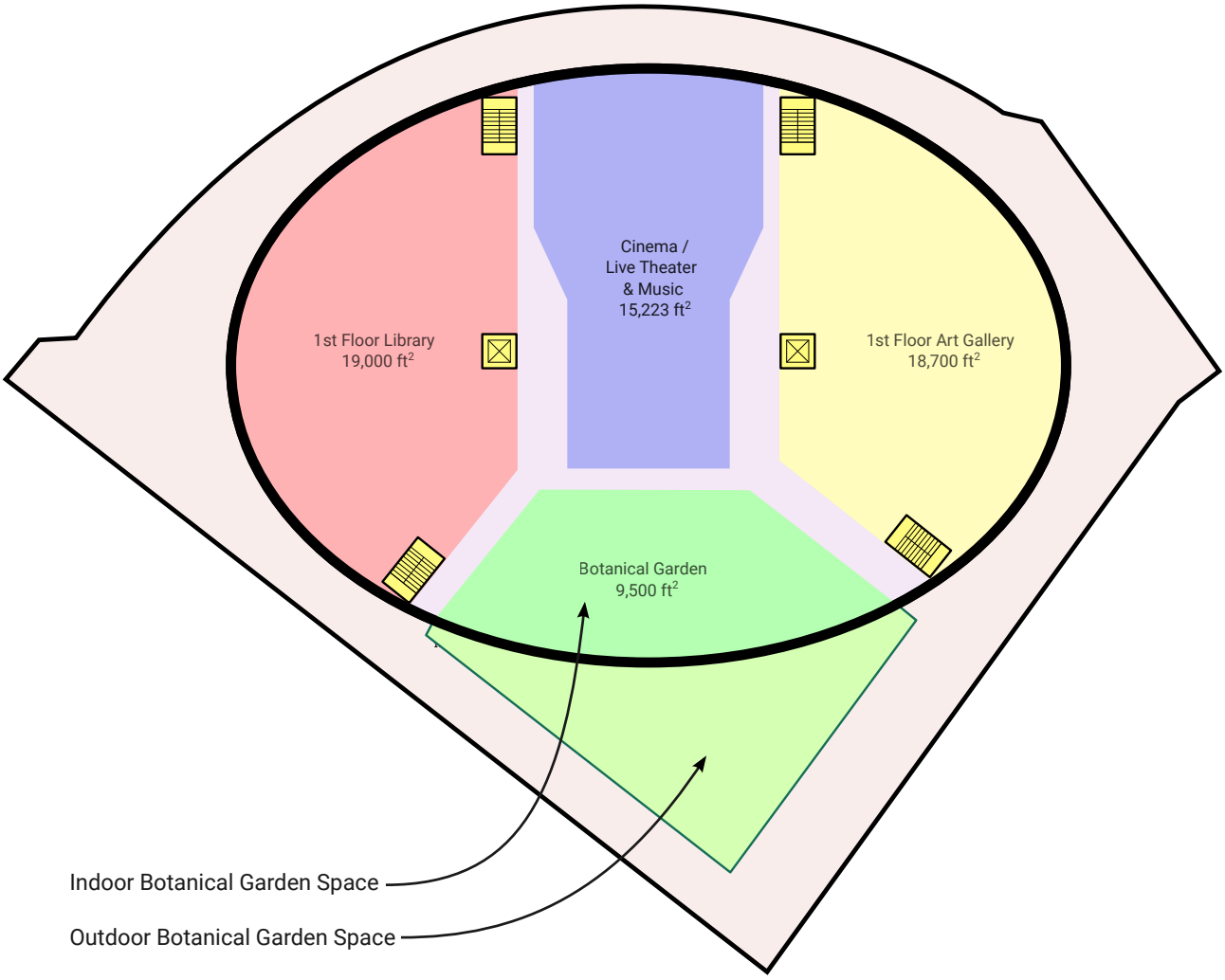
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FIRST FLOOR OF CULTURAL CENTER
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.
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WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com



0" 1"
SCALE: 1" = 40'

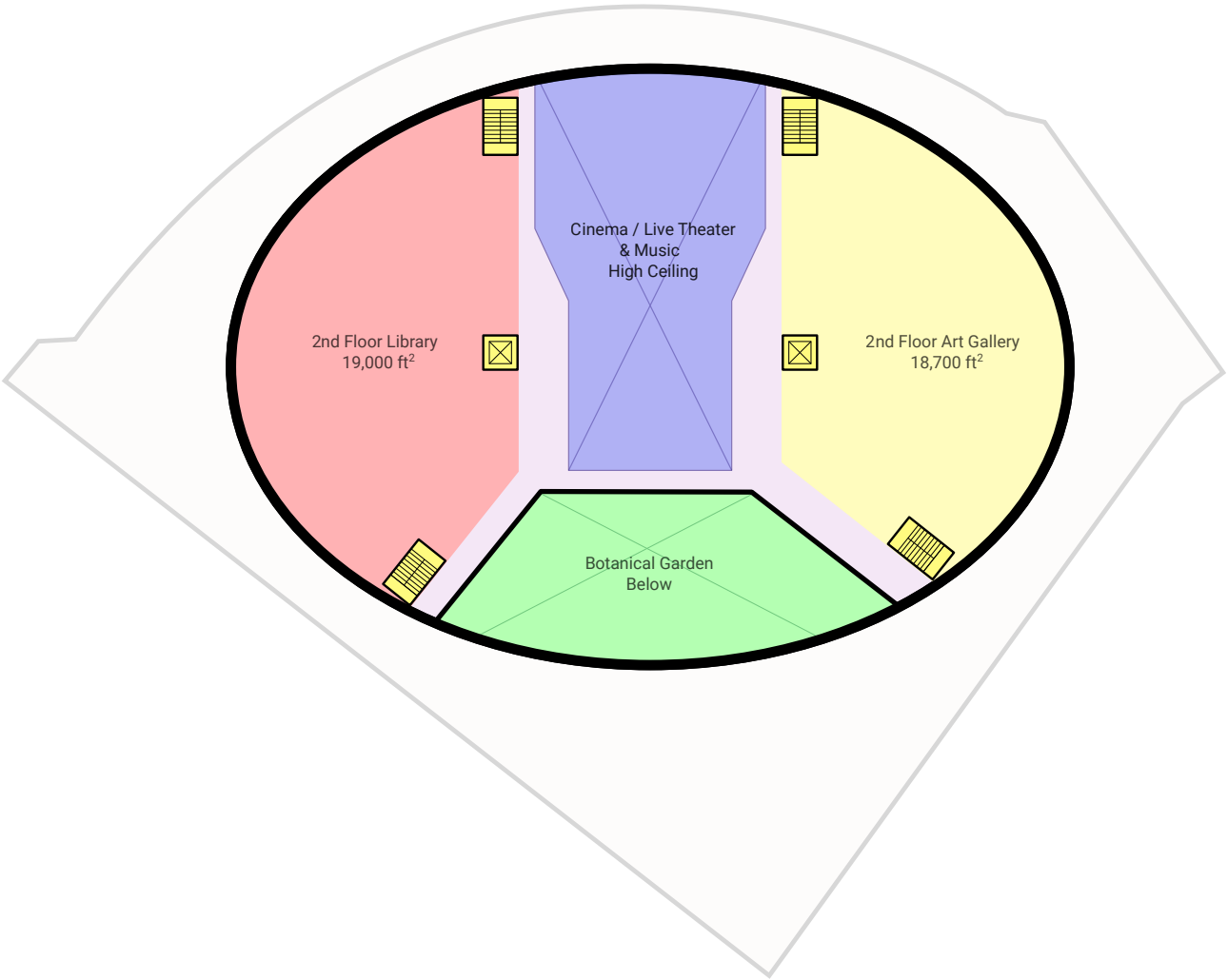
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SECOND FLOOR OF CULTURAL CENTER
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30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com



0" 1"
SCALE: 1" = 40'

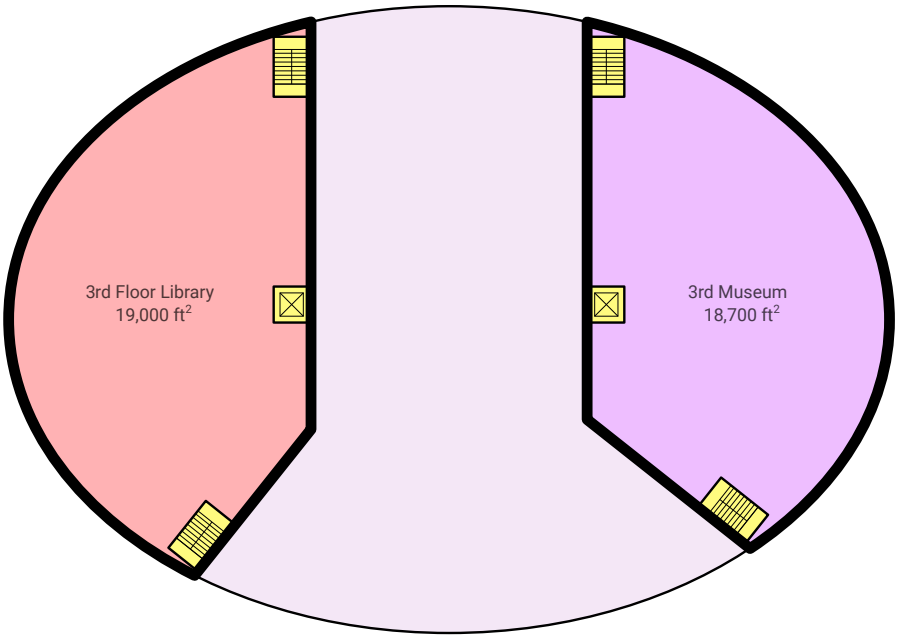
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THIRD FLOOR OF CULTURAL CENTER
1300 Gallatin Ave, Nashville, TN 37206

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Lead Researcher: Richard Burd contact@urbanfootnotes.com



0" 1"
SCALE: 1" = 40'

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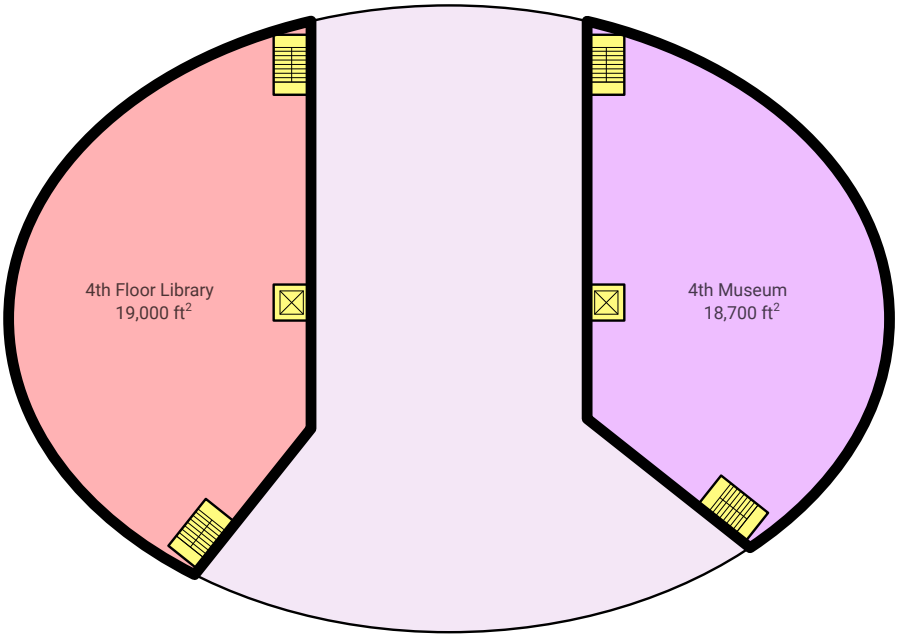
FOURTH FLOOR OF CULTURAL CENTER
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.

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WALKABILITY RATING
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Lead Researcher: Richard Burd contact@urbanfootnotes.com



0" 1"
SCALE: 1" = 40'

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CROSS SECTION / ELEVATION STUDY
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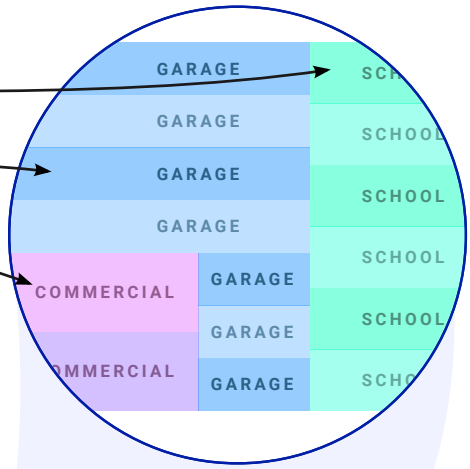
WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

School floors have a 13' floor-to-floor height

Garage floors have an 11.33' floor-to-floor height

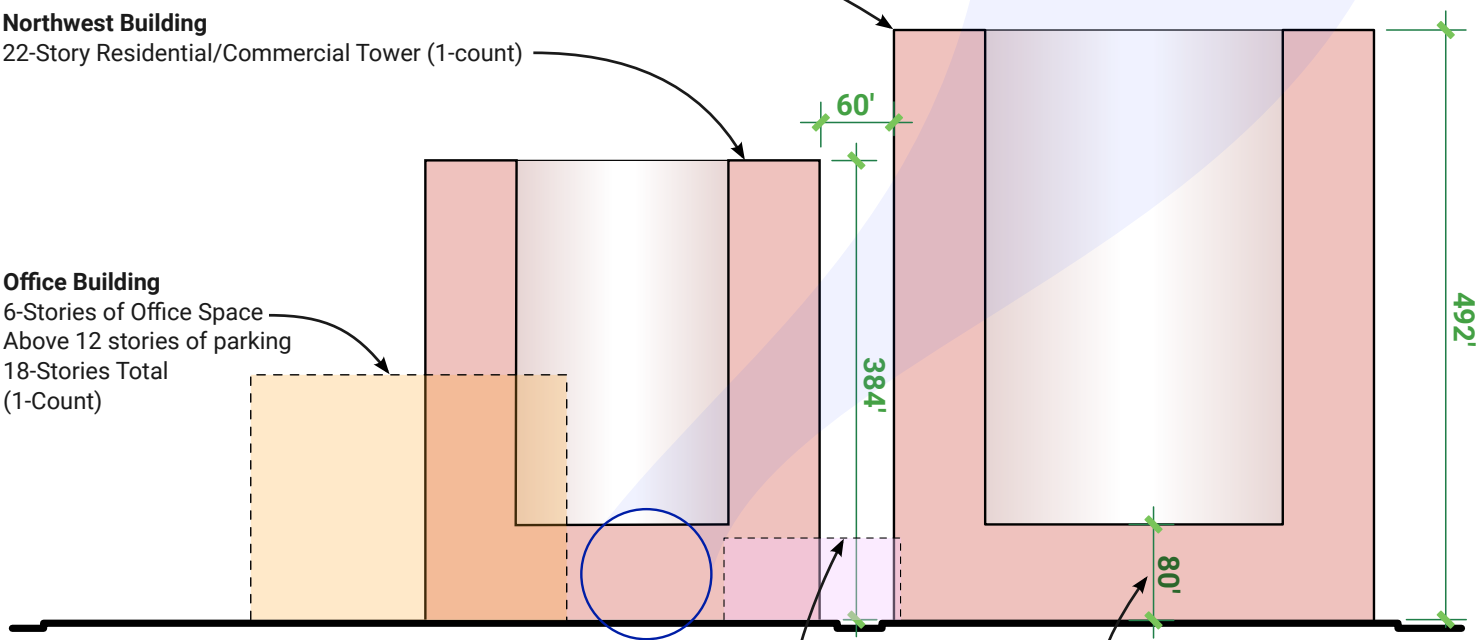
Commercial floors have a 17' floor-to-floor height



Northeast & Southeast Buildings
37-Story Residential/Commercial Tower (2-count)

Northwest Building
22-Story Residential/Commercial Tower (1-count)

Office Building
6-Stories of Office Space
Above 12 stories of parking
18-Stories Total
(1-Count)

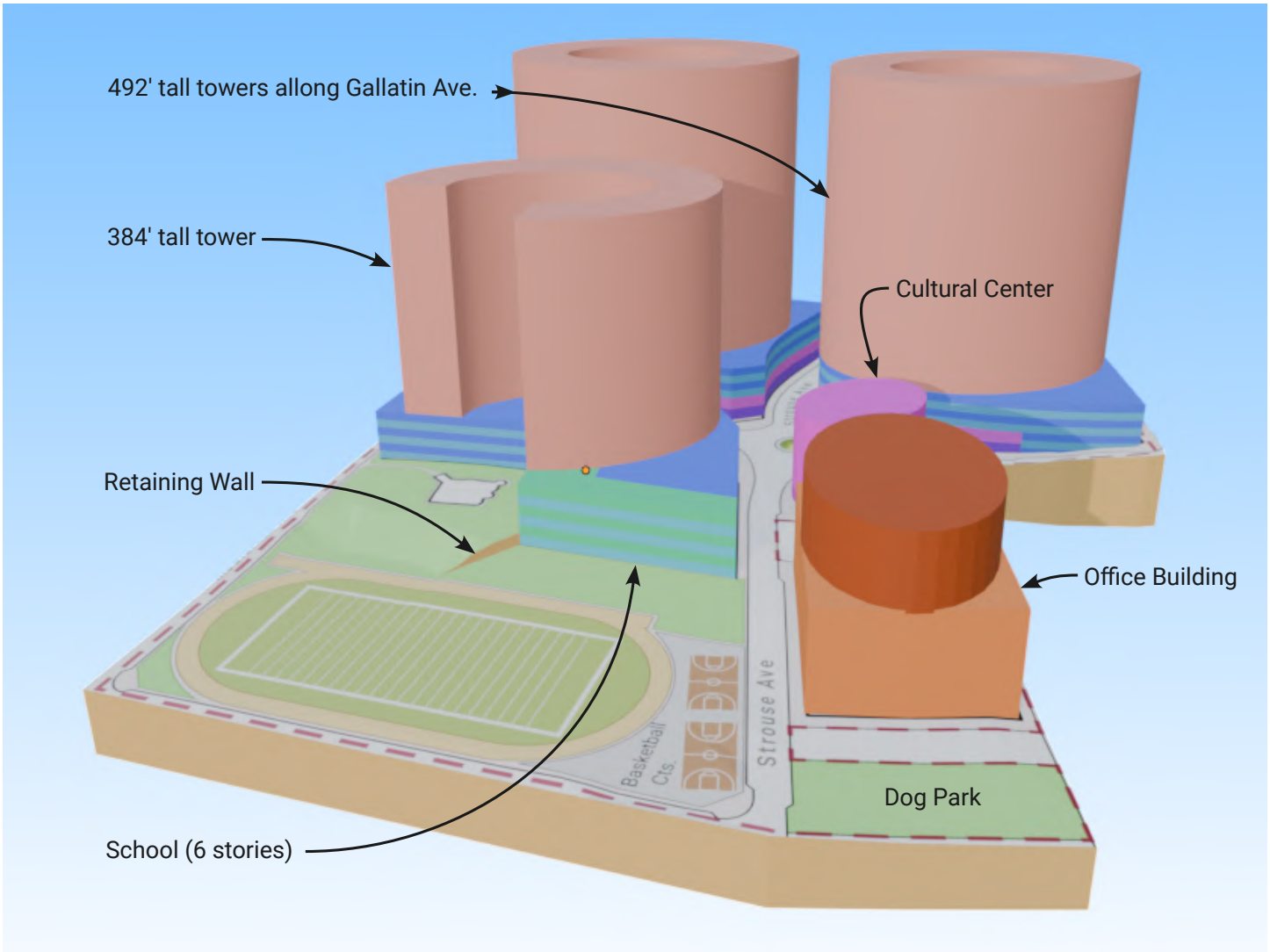


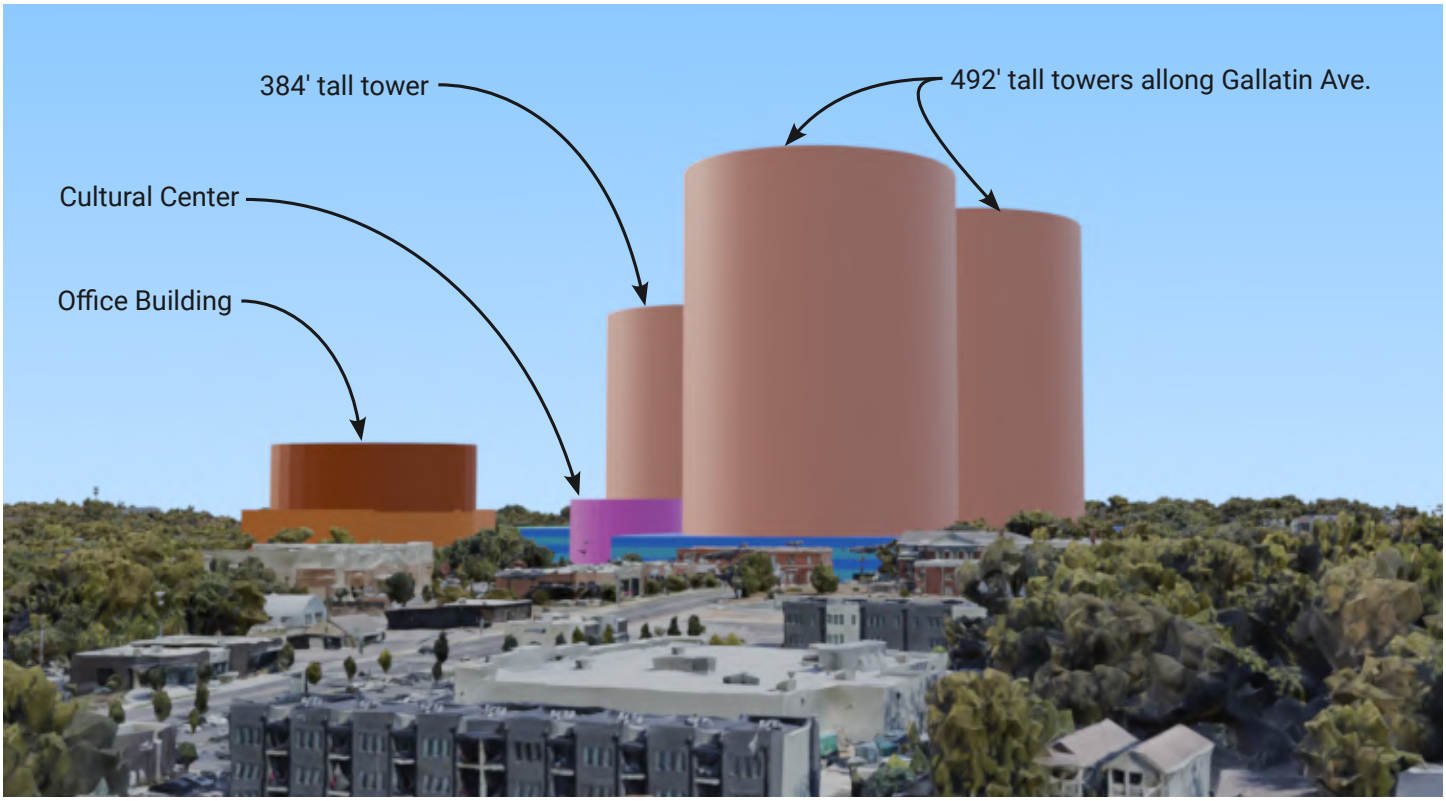
4-Stories of Parking
above 2-Stories of Commercial

4-Story Cultural Center (1-Count)

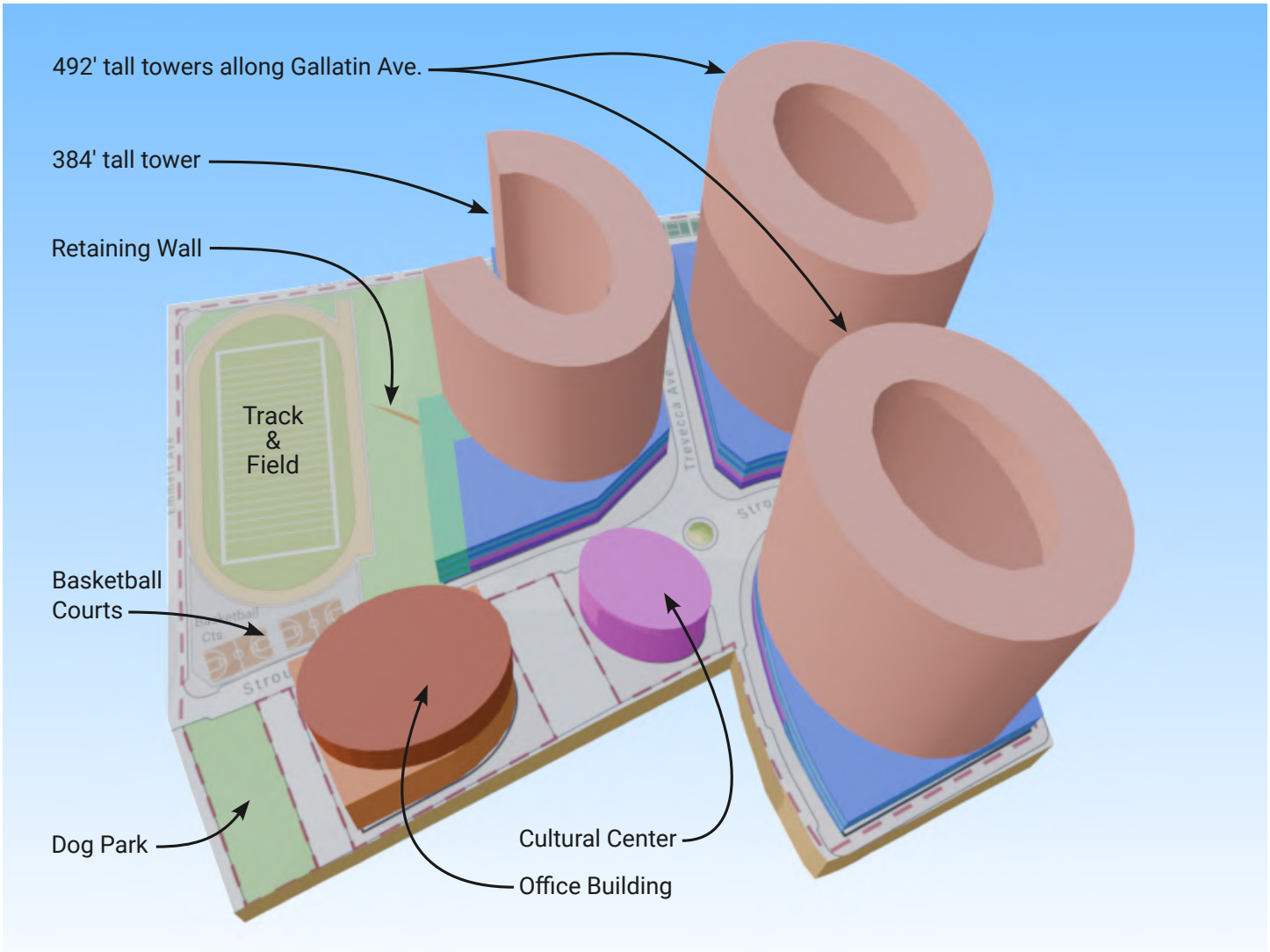
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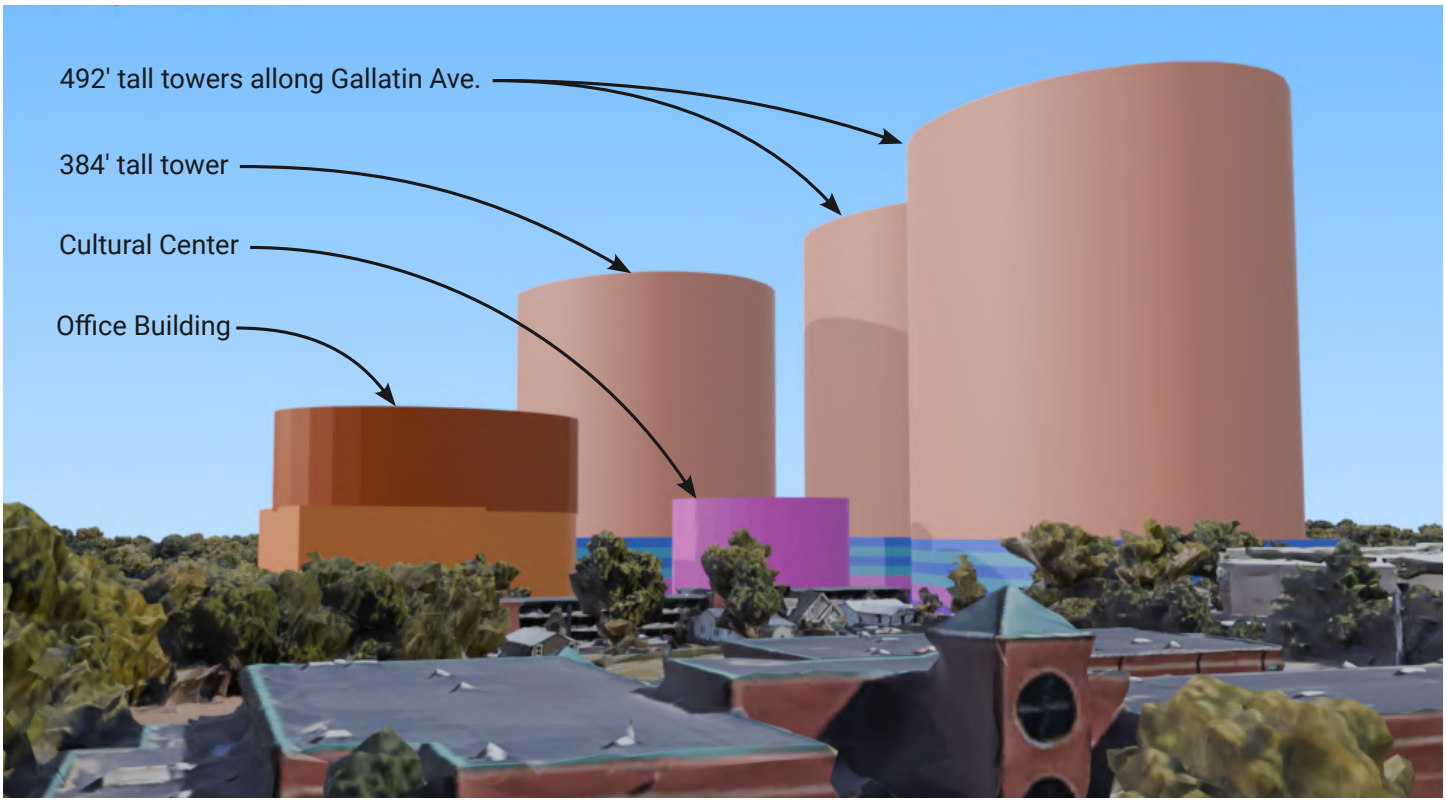
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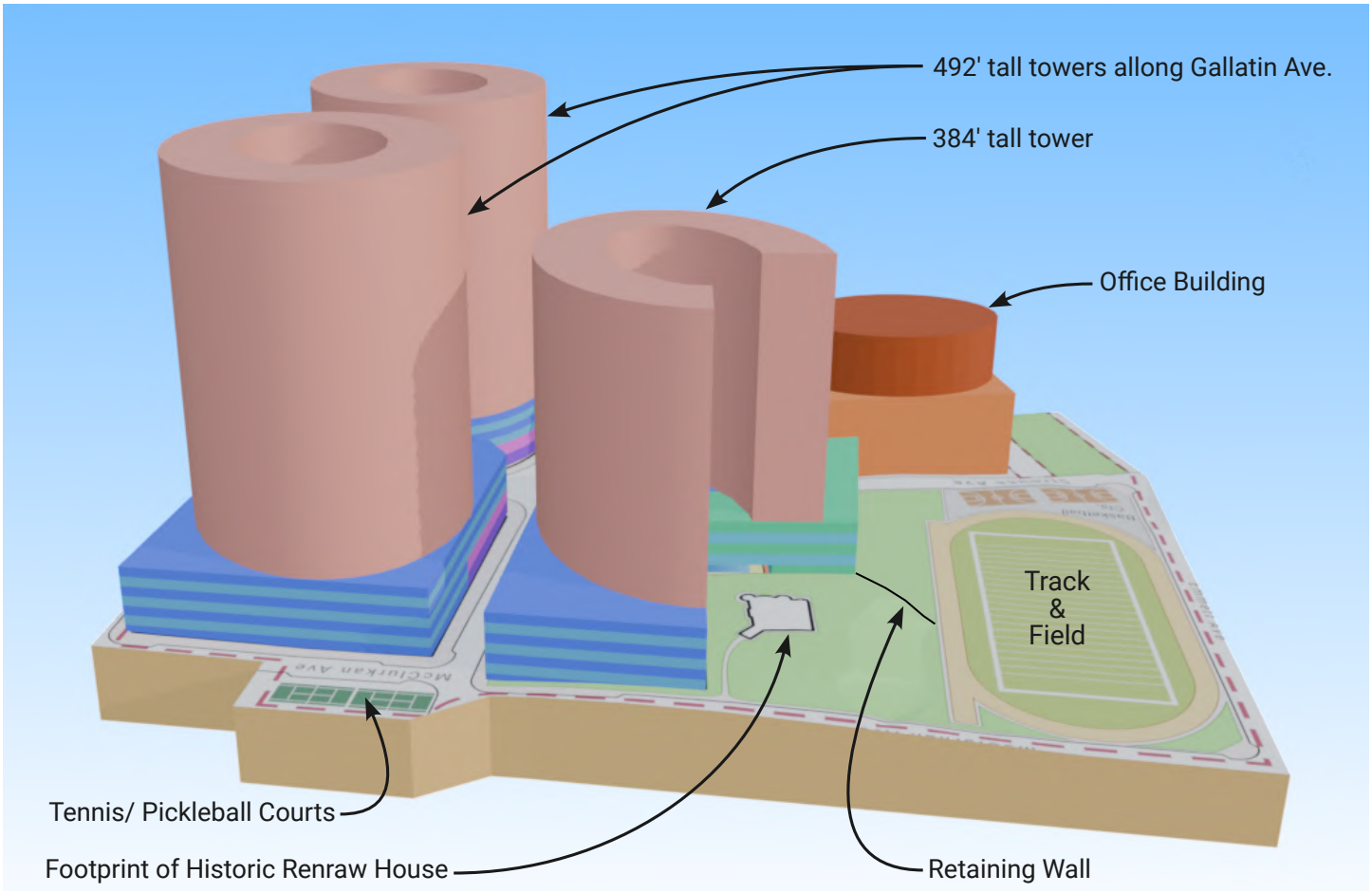


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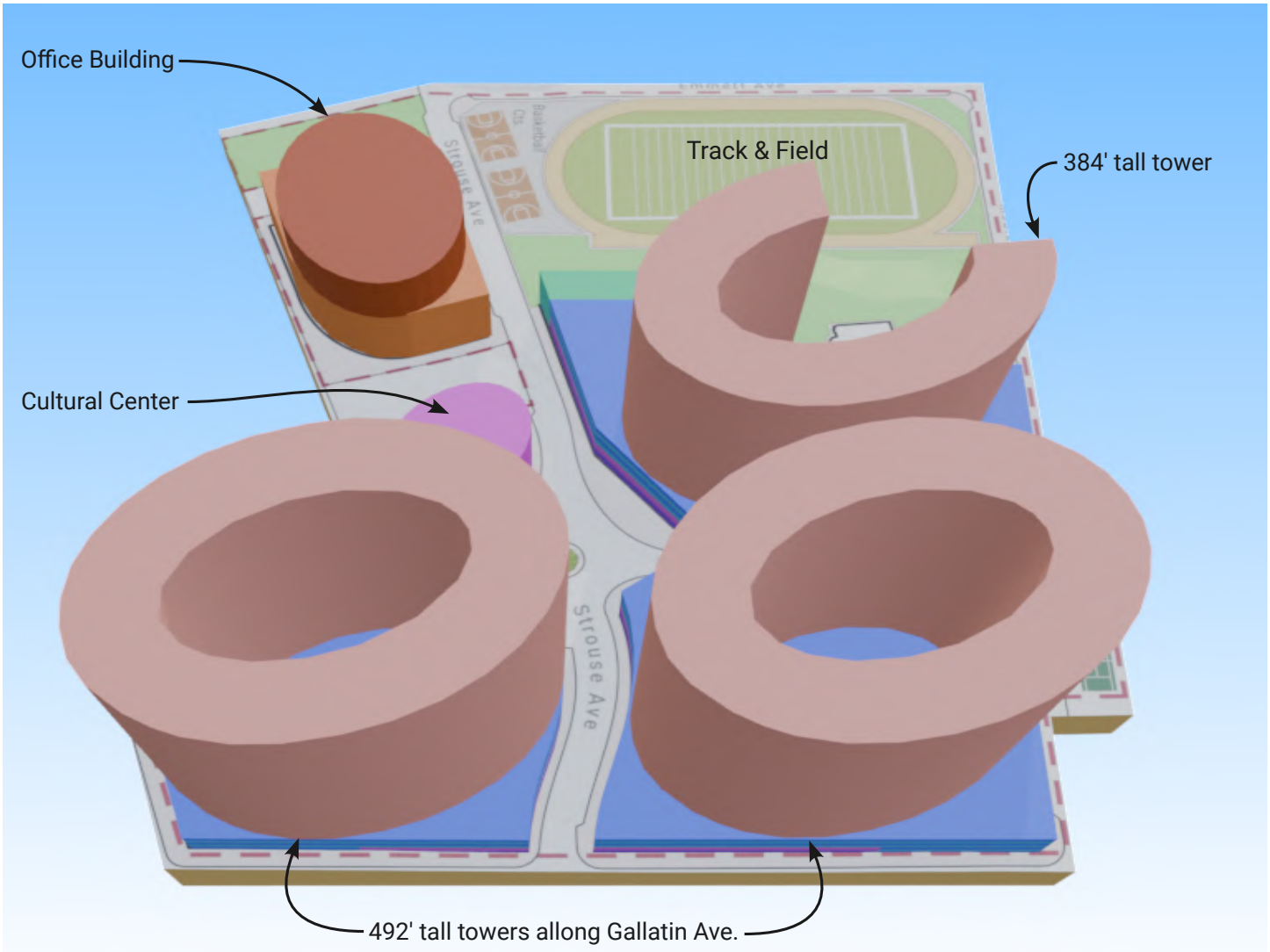


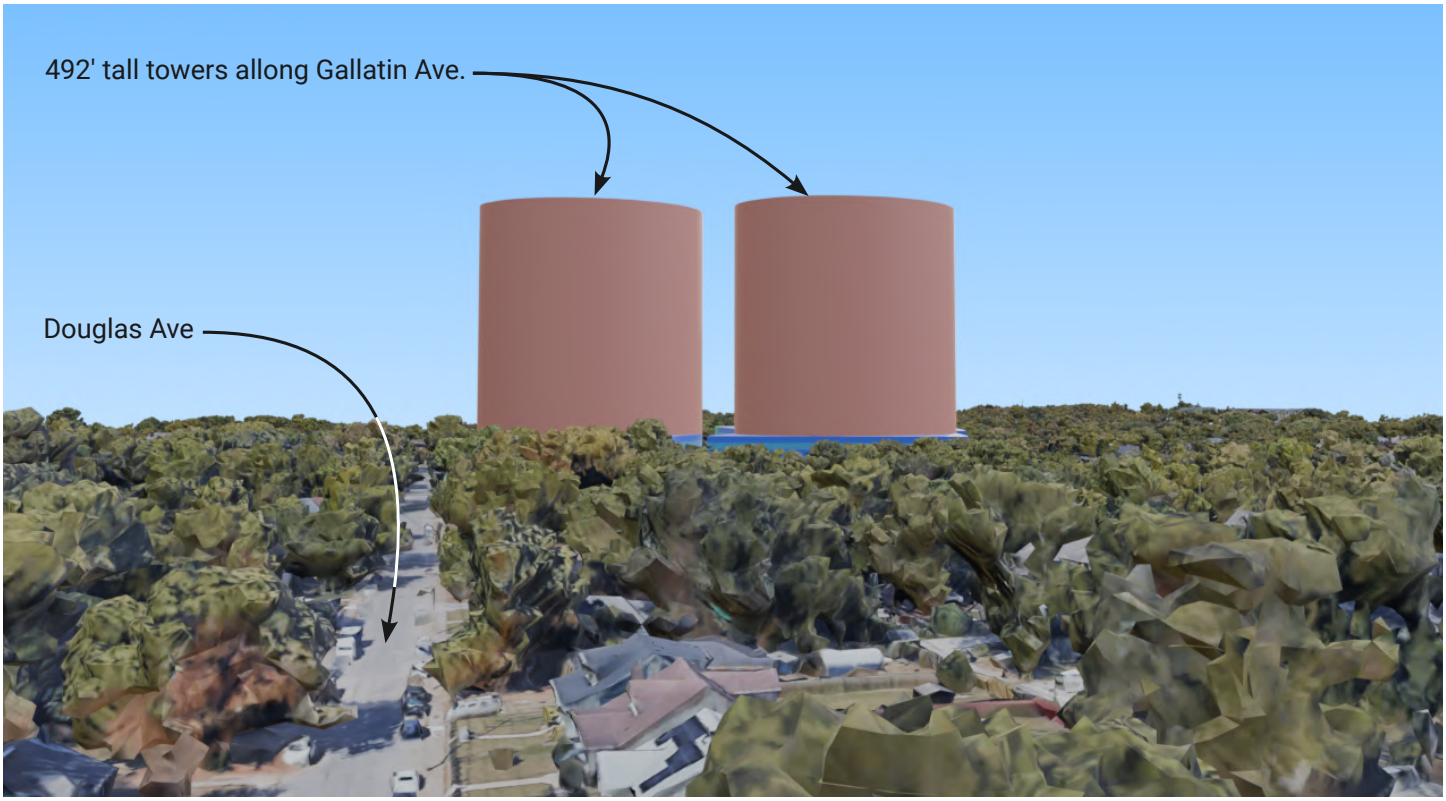
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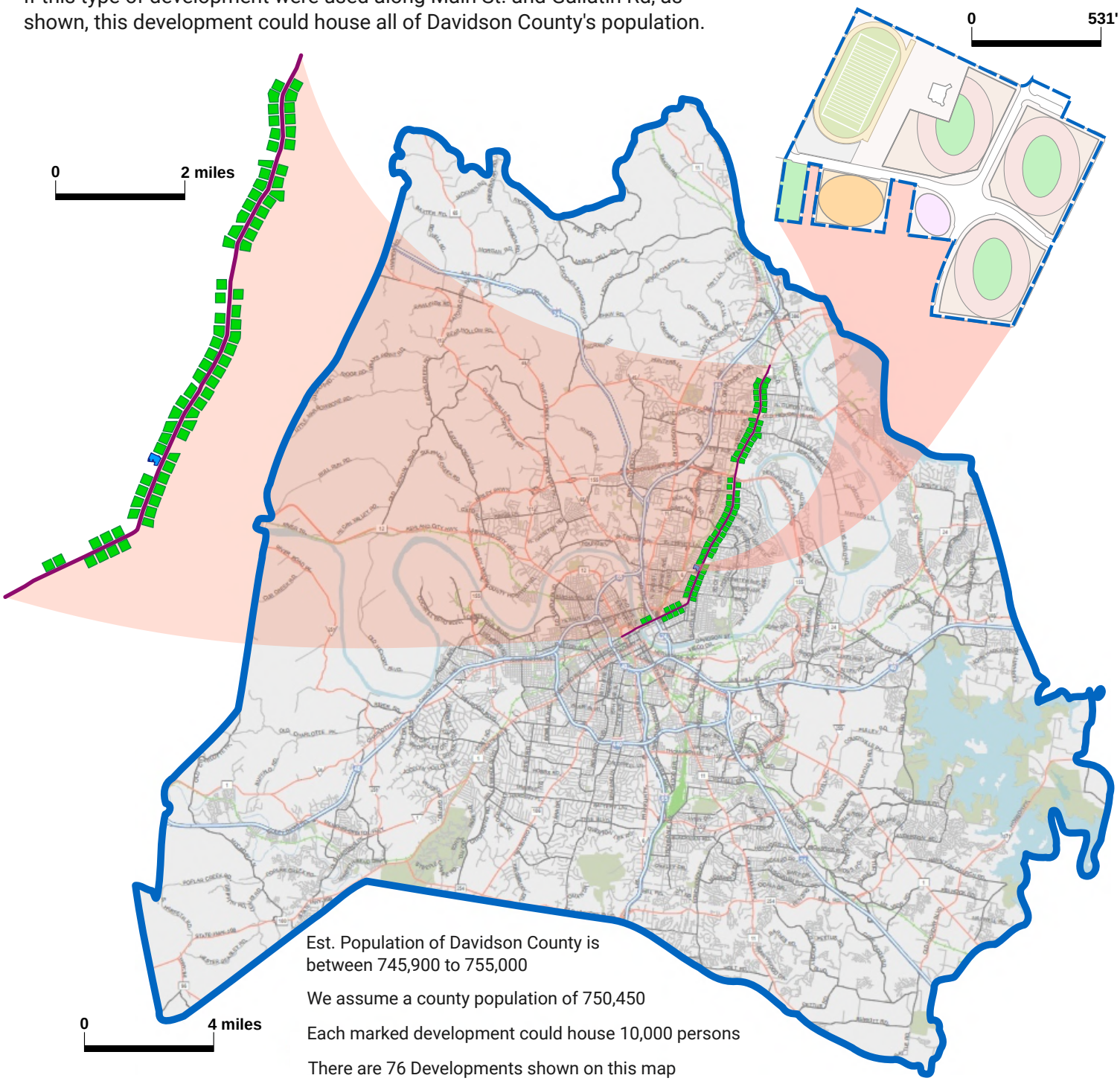
COUNTYWIDE IMPLICATIONS
Davidson County / Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.
designed by Urban Foot Notes established 2023 TM

WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

If this type of development were used along Main St. and Gallatin Rd, as shown, this development could house all of Davidson County's population.



Est. Population of Davidson County is between 745,900 to 755,000

We assume a county population of 750,450

Each marked development could house 10,000 persons

There are 76 Developments shown on this map

This would house everyone in Davidson County

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STATEWIDE IMPLICATIONS
Davidson County / Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.

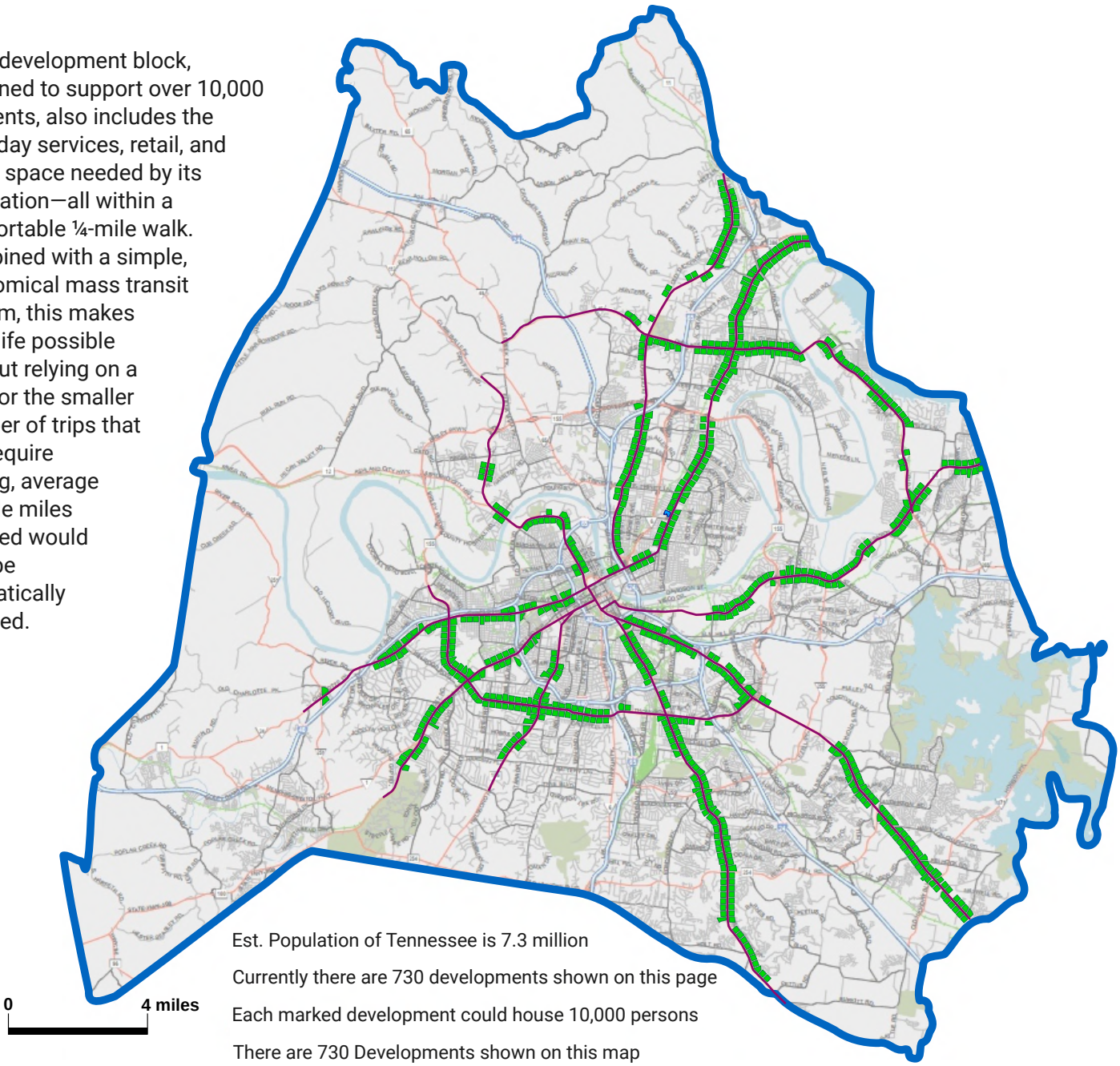
designed by Urban Foot Notes established 2023 TM

WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

If this type of development were used throughout Davidson County, as shown, this development could house all of Tennessee's population.

Each development block, designed to support over 10,000 residents, also includes the everyday services, retail, and office space needed by its population—all within a comfortable ¼-mile walk. Combined with a simple, economical mass transit system, this makes daily life possible without relying on a car. For the smaller number of trips that still require driving, average vehicle miles traveled would also be dramatically reduced.



Est. Population of Tennessee is 7.3 million

Currently there are 730 developments shown on this page

Each marked development could house 10,000 persons

There are 730 Developments shown on this map

This would house everyone in the State of Tennessee

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PROPOSED DEVELOPMENT GUIDE
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL
For former Lincoln Tech site, maximizing walkability.
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WALKABILITY RATING
30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

Land Use per capita Planning Benchmarks

FOOD & DINING 7.24

- Convenience 1.13 ft²
- Fast Food 0.89 ft²
- Cafe Bakery 0.32 ft²
- Grocery 1.85 ft²
- Restaurant 2.82 ft²
- Bar 0.23 ft²

PERSONAL CARE 0.56

- Hair Salon 0.25 ft²
- Nail Salon 0.10 ft²
- Massage 0.19 ft²
- Barber Shop 0.02 ft²

RETAIL 8.00

- Print & Ship 0.16 ft²
- Pet Supply 0.23 ft²
- Laundromat 0.17 ft²
- Cosmetics 0.31 ft²
- Books Art Music 0.31 ft²
- Post Office (USPS 0.35 ft²
- Electronics Cellula 0.33 ft²
- Office Supply 0.38 ft²
- Spoting Goods Ste 0.52 ft²
- Home Goods 0.82 ft²
- Gardening 0.55 ft²
- Bank 0.90 ft²
- Clothing Footwear 1.58 ft²
- Home Improvement 1.39 ft²

RECREATION 451.47

- Tennis Pickleball 1.47 ft²
- Park Greenway 435.60 ft²
- Basketball Court 1.53 ft²
- Swimming Pool 0.50 ft²
- Playground 10.00 ft²
- Bowling Alley 0.16 ft²
- Dog Park 0.90 ft²
- Gym 1.23 ft²
- Yoga Studio 0.08 ft²

CULTURAL 2.50

- Art Gallery 0.03 ft²
- Music Venue 0.28 ft²
- Live Theater 0.21 ft²
- Movie Cinema 0.37 ft²
- Library 0.61 ft²
- Museum 1.00 ft²

TRANSPORTATION 11.34

- Guest Lodging 11.34 ft²

EDUCATION 36.10

- Grade School 11.08 ft²
- High School 10.73 ft²
- Middle School 5.60 ft²
- College Uni 5.58 ft²
- Trade School 2.12 ft²
- Child Care 0.99 ft²

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Land Use per capita Planning Benchmarks

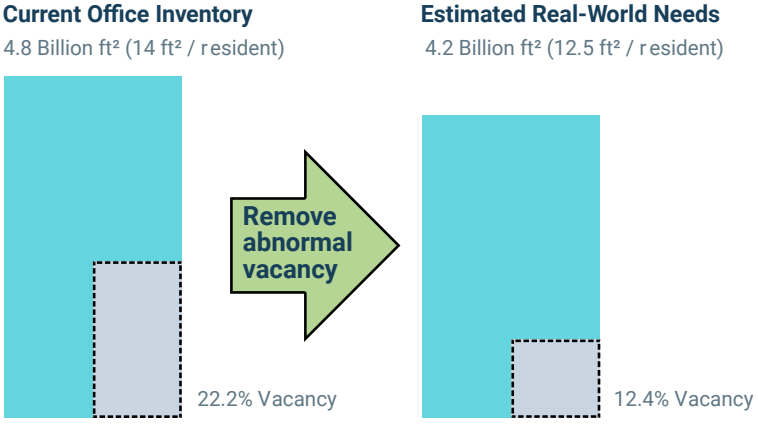
Commercial Office Space
12.5
ft² / person

Why 12.5 ft² of office space per resident?

The United States holds far more office floor area than a reasonable estimate of need suggests. While there is no industry standard for the amount of office space required per capita, we estimate this benchmark with consideration to obsolete office space, actual vacancy needs, changes due to hybrid work, and international comparisons. The primary driver of our calculations are abnormal vacancies present in the US market.

How the Benchmark is Derived

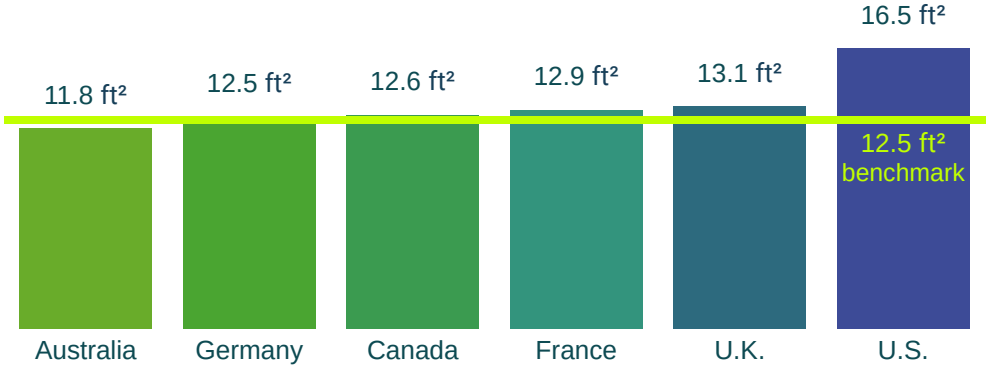
4.8B ft²	341.8M
U.S. tracked office inventory	U.S. residents (2025)
Gross office inventory	14.04 ft²/person
Remove 22.2% actual vacancy	10.93 ft²/person
Add 12.4% vacancy*	**≈ 12.5 ft²/person**



*We calculate vacancy needs using ~63-month US new-lease average (2025); retention rate of 68% (60–88% in REIT filings, ~65–70% in underwriting); downtime 6–12 months. We add 8% of structural slack to account for the gap between theory and observed natural vacancy estimates.
vacancy floor = (1 − retention) ÷ lease term × downtime | estimated vacancy = vacancy floor + structural slack

12.5 ft² Compared to International Markets

Office space per resident, selected developed markets (Brookfield, 2023)



Hybrid Work has a nuanced effect on space needs

Unassigned desk space becomes more common while shared areas grow. While some space reduction is possible, peak attendance days still require the capacity to handle the workforce.

CBRE 2026 Global Workplace & Occupancy

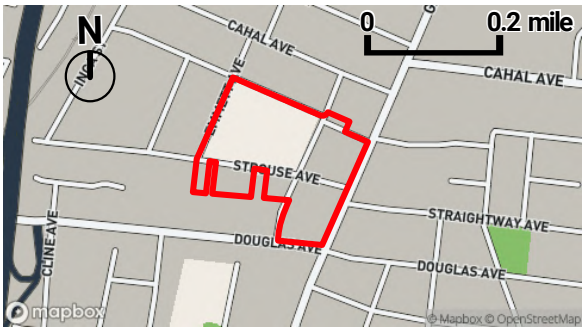
Sources: JLL U.S. Office Market Dynamics Q2 2025; U.S. Census Vintage 2025 (341,784,857); Brookfield, The Misunderstood U.S. Office Market (CBRE/JLL/ Cushman & Wakefield/CoStar); CBRE 2026 Global Workplace & Occupancy; CBRE 2025 Americas Occupier Survey.

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Lead Researcher: Richard Burd
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PROPOSED DEVELOPMENT GUIDE
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Land Use per capita Planning Benchmarks

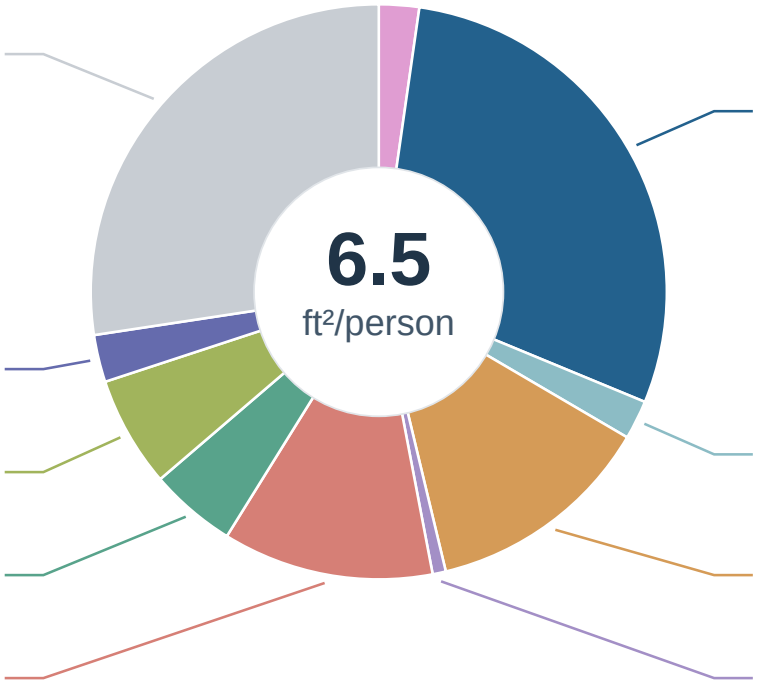
Medical Outpatient
6.5
ft² / person

Estimating the floor area needs for all non-hospital health services

The estimates presented below are derived from national establishment counts and assumed square-footage ranges for each provider category. For each category, a central square-footage value per establishment was multiplied by the number of U.S. establishments to produce an approximate total national square-footage estimate. This total was then divided by U.S. population to express the result as square footage per person.

Healthcare services floor area

Central estimates · U.S. planning model



Chiropractic
2.3% · 0.15 ft²/person

Clinic
29.0% · 1.88 ft²/person

Counseling
2.2% · 0.14 ft²/person

Dentist
12.8% · 0.83 ft²/person

Hearing
0.7% · 0.05 ft²/person

Other*
27.4% · 1.77 ft²/person

Vision
2.7% · 0.17 ft²/person

Veterinarian
6.2% · 0.40 ft²/person

Physical Therapy
4.9% · 0.32 ft²/person

Pharmacy
11.8% · 0.77 ft²/person

*The remaining area includes types of health services which are not listed in Urban Foot Notes' standard report

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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 caluclated 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
- 1 73,000 Fine Dining
- 1,000 Restaurant

RECREATION
- 2 7,000 Basketball Ct.
- 142,000 Bowling Alley
- 2 44,000 Dog Park
- 8,000 Gym
- 2 3,000 Park/Greenway
- 2 4,000 Playground
- 2 9,000 Swimming Pool
- 2 59,000 Tennis/P'ball
- 1 9,000 Yoga Studio

DISCRETIONARY
- 16,000 Car Wash
- 3 23,000 Community Ctr.
- 4 572,000 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
- 5 305,000 Art Gallery
- 5 20,000 Library
- 101,000 Live Theatre
- 55,000 Movie Cinema
- 5 10,000 Museum
- 84,000 Music Venue
- 6 123,000 Zoo/Aquarium

TRANSPORTATION
- 7 1,000 Public Transit
- 8 36,000 Bicycle/Scooter
- 9 1,000 Charging Sta.
- 7,000 Guest Lodging

EDUCATION
- 10 4,000 Child Care
- 11 5,000 Preschool
- 11 5,000 Kindergarten
- 11 5,000 Grade School
- 11 23,000 Middle School
- 11 13,000 High School
- 13 271,000 Trade School
- 13 87,000 College/Univ.

RELIGIOUS
- 12 403,000 Buddhist
- 12 18,000 Catholic
- 12 118,000 East Orthodox
- 12 686,000 Hindu
- 12 124,000 Islamic/ Masjid
- 12 60,000 Kingdom Hall
- 12 24,000 Mormon / LDS
- 12 1,000 Protestant
- 12 92,000 Synagogue
- 12 214,000 Other

RETAIL
- 3 1,000 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

- 3 23,000 Hiking Trail
- 78,000 Hospital
- 2 6,000 Ice Skating
- 3 18,000 Landmark
- 9,000 Liquor Store
- 4 573,000 Sam's Club
- 41,000 Sports Stadium
- 4 176,000 Target
- 15,000 Tobacco/Vape

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PROPOSED DEVELOPMENT GUIDE
1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

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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_centre. 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.

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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
- 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

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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** ca-tegory includes Christian denominations that would self identify as such, and excludes non-denomin-ational 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, 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. The tennis courts, basketball courts, and dog park are available to the general public. The tennis & basketball courts are closed if and when in use by students of the development's new K-12 school.

21. The park/greenway spaces include private rooftop garden areas accessible only to development residents. The general public also has access to the park area around the Renraw house.

22. The swimming pool is available to development residents when not in use by the development's K-12 school located next door.

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