

A neighborhood assessment designed to minimize the use of cars



a project of:



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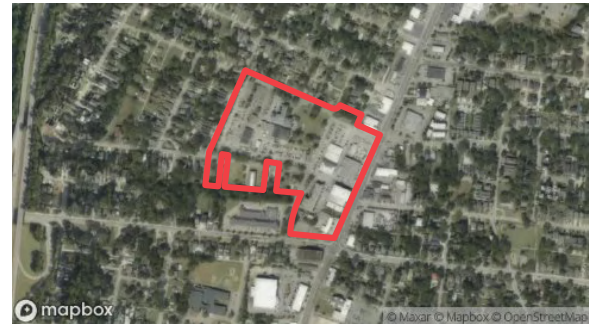
Lead Researcher: Richard Burd

Date: September 20, 2026

richard@urbanfootnotes.com

SERVICES PROXIMITY REPORT

1300 Gallatin Ave, Nashville, TN 37206



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

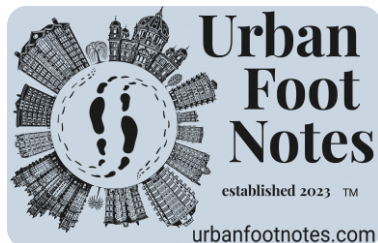
🛒 = May require bag or cart
20 - 22 - See notes on pp.6 to 8

74	NEARBY	out of 74
0	FARTHER	
0	DISTANT	

A neighborhood assessment designed to minimize the use of cars

WALKABILITY REPORT

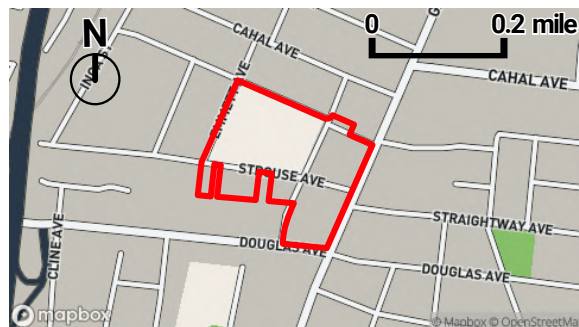
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The Five Sub-Ratings

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)

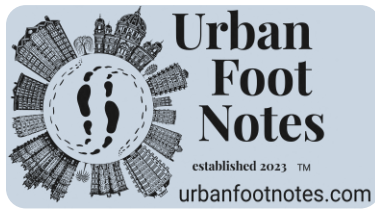


The development is new and its high density provides a generous HOA budget that ensures all sidewalks and crosswalks are maintained to the highest standards possible. Well placed trash bins, dog-poop bag dispensers, and other modern amenities ensure a litter free environment, safe for children.

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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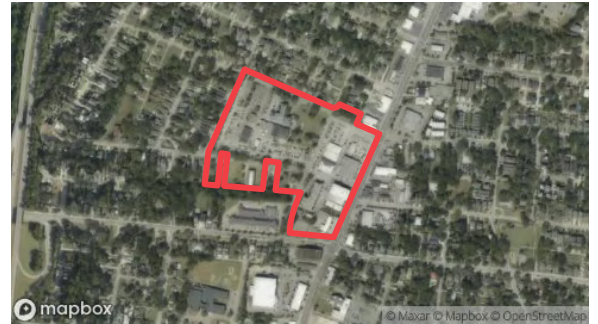
Lead Researcher: Richard Burd
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NEIGHBORHOOD REPORT

1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former
Lincoln Tech
site, maximizing
walkability.



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

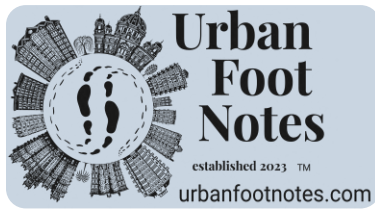
Five Points — named for its five-way junction — is the compact, walkable hub of East Nashville's restaurant, bar, and live-music scene.



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.

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



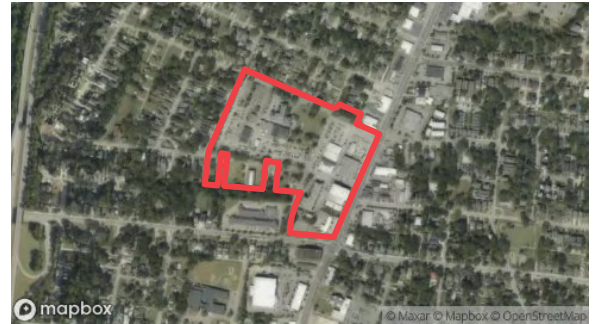
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EXPLANATION OF INCOMPLETENESS 1300 Gallatin Ave, Nashville, TN 37206



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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RESIDENTIAL TOWER UNIT BREAKDOWN 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site,
maximizing walkability.

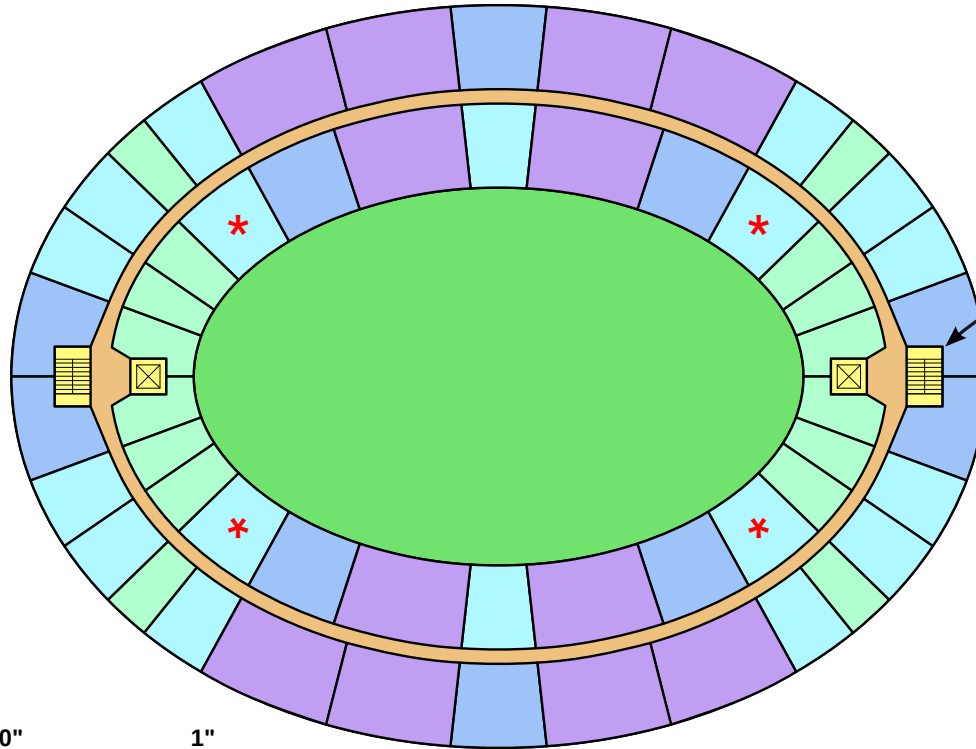
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WALKABILITY
RATING

30 out of 30

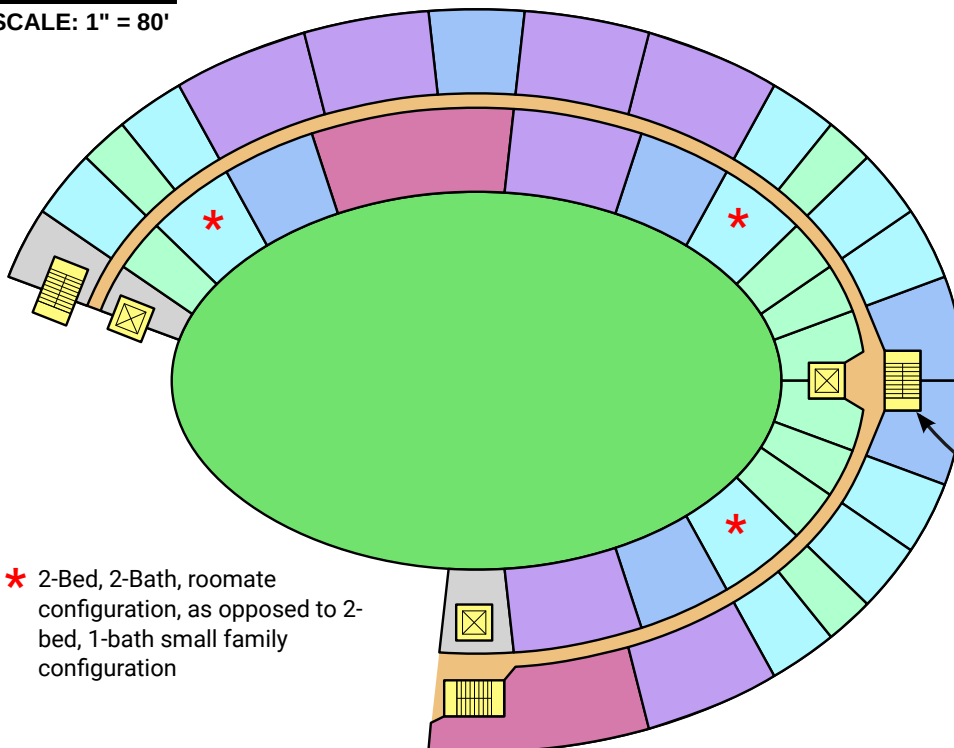
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Precise location of stair/
elevators is TBD

- 4 Bedrooms
- 3 Bedrooms
- 2 Bedrooms
- 1 Bedroom
- Studio

0" 1"
SCALE: 1" = 80'



Precise location of stair/
elevators is TBD

* 2-Bed, 2-Bath, roommate
configuration, as opposed to 2-
bed, 1-bath small family
configuration



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RESIDENTIAL UNIT & POPULATION COUNT 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site,
maximizing walkability.

designed by



WALKABILITY
RATING

30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

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

1300 Gallatin Ave, Nashville, TN 37206



WALKABILITY
RATING

30 out of **30**

Lead Researcher: Richard Burd contact@urbanfootnotes.com

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	123,412
Total Pool Area Square Footage	8,947
Total Cultural Center Square Footage	70,868
Total Parking Square Footage	2,345,188
Total Number of Parking Spaces Required	6,853
Total Number of Parking Spaces we Have	7,216



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1st FLOOR PLAN PARKING & COMMERCIAL 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site, maximizing walkability.

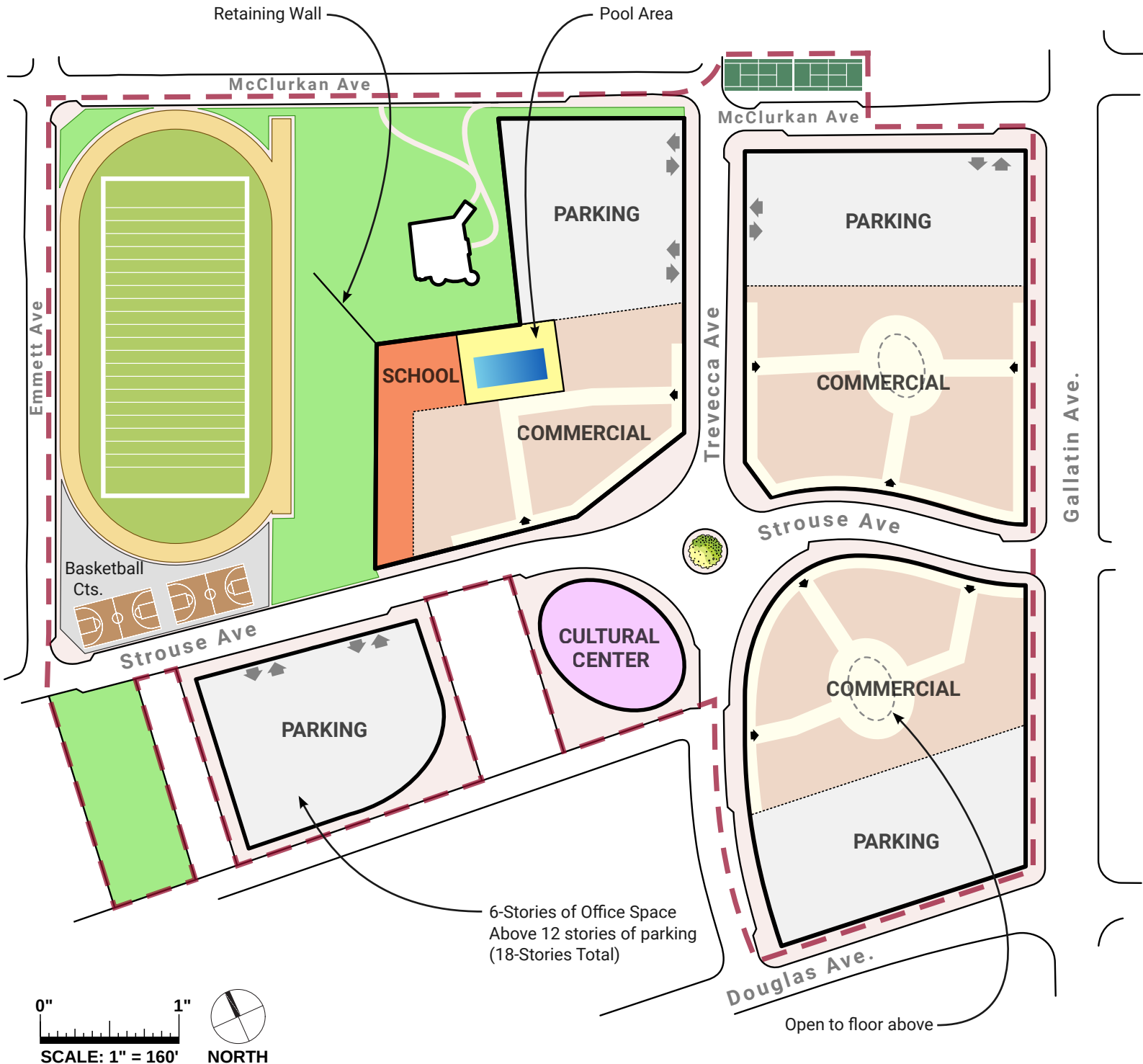
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WALKABILITY RATING

30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com





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2nd FLOOR PLAN PARKING & COMMERCIAL 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site, maximizing walkability.

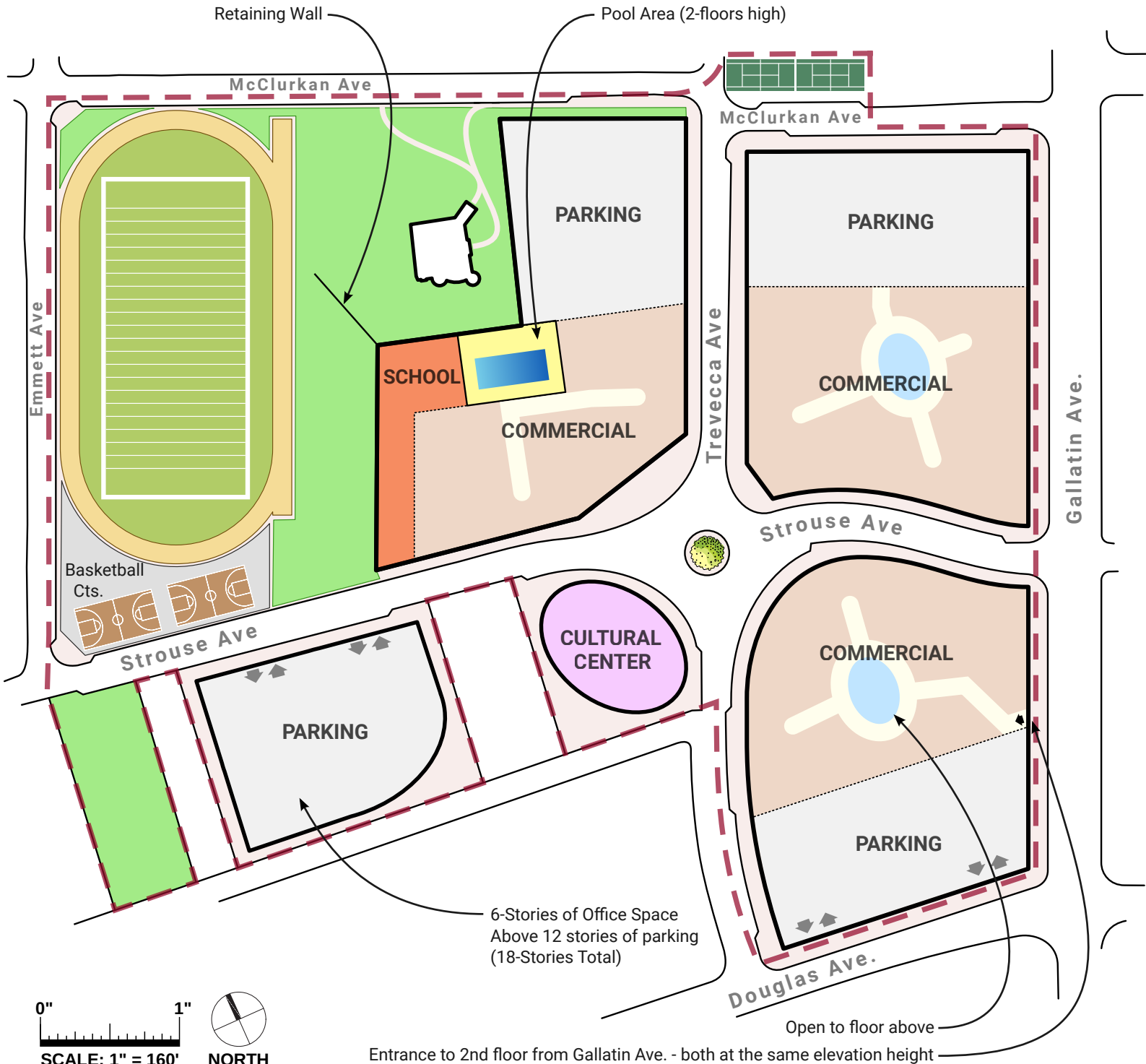
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WALKABILITY RATING

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Lead Researcher: Richard Burd contact@urbanfootnotes.com





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UPPER LEVEL PARKING (3rd to 6th FLOORS) 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site, maximizing walkability.

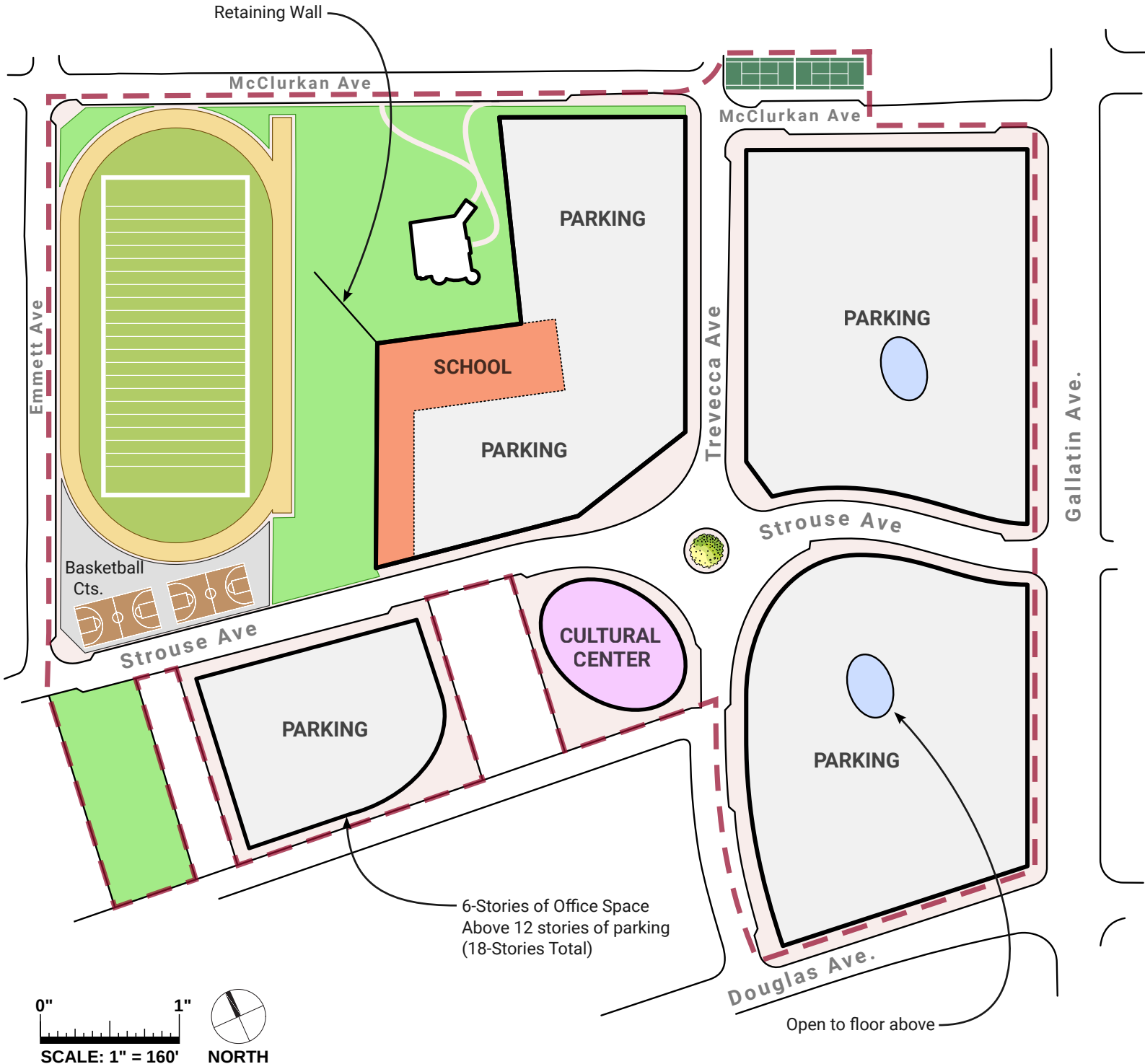
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WALKABILITY RATING

30 out of 30

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CROSS SECTION / ELEVATION STUDY 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site,
maximizing walkability.

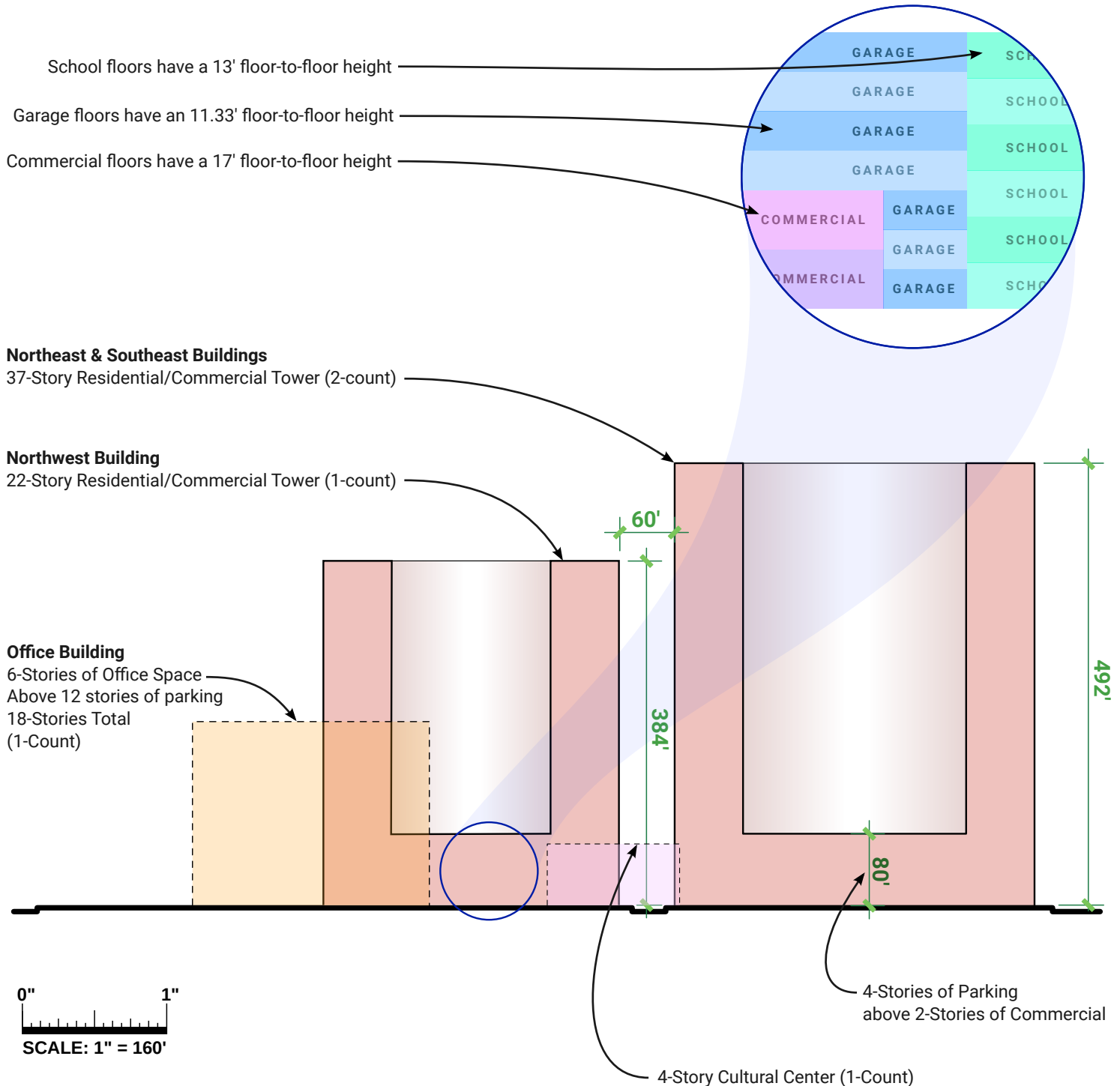
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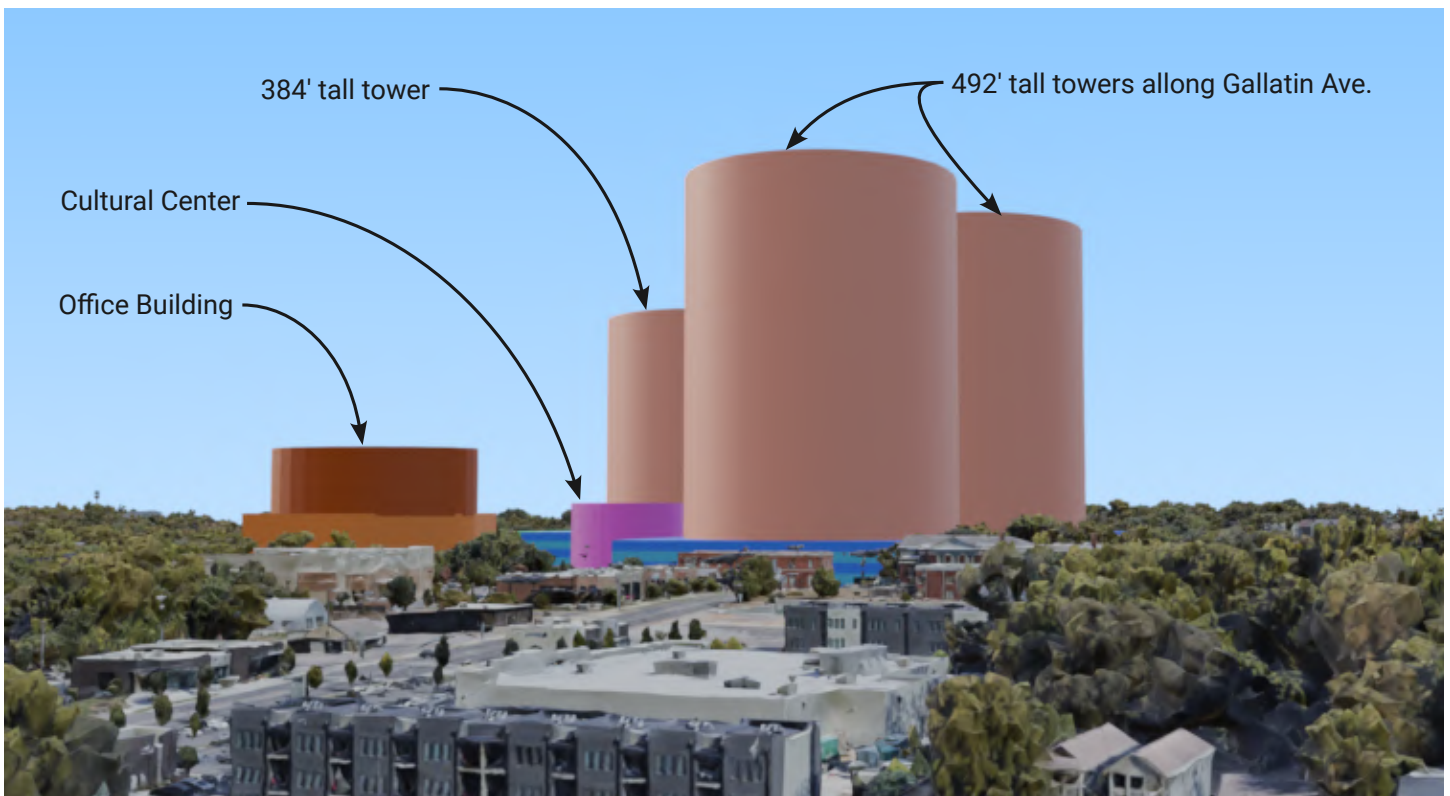
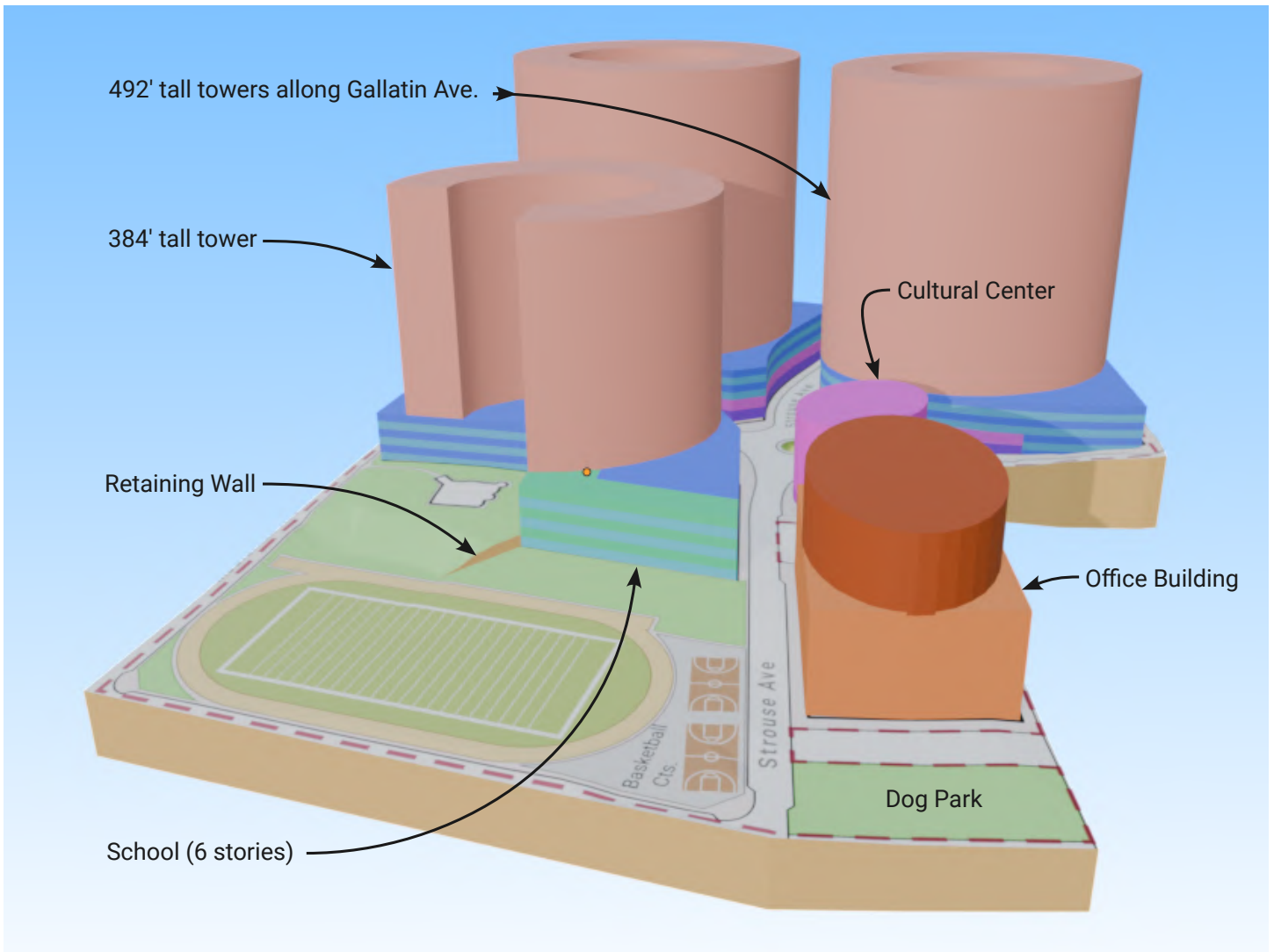


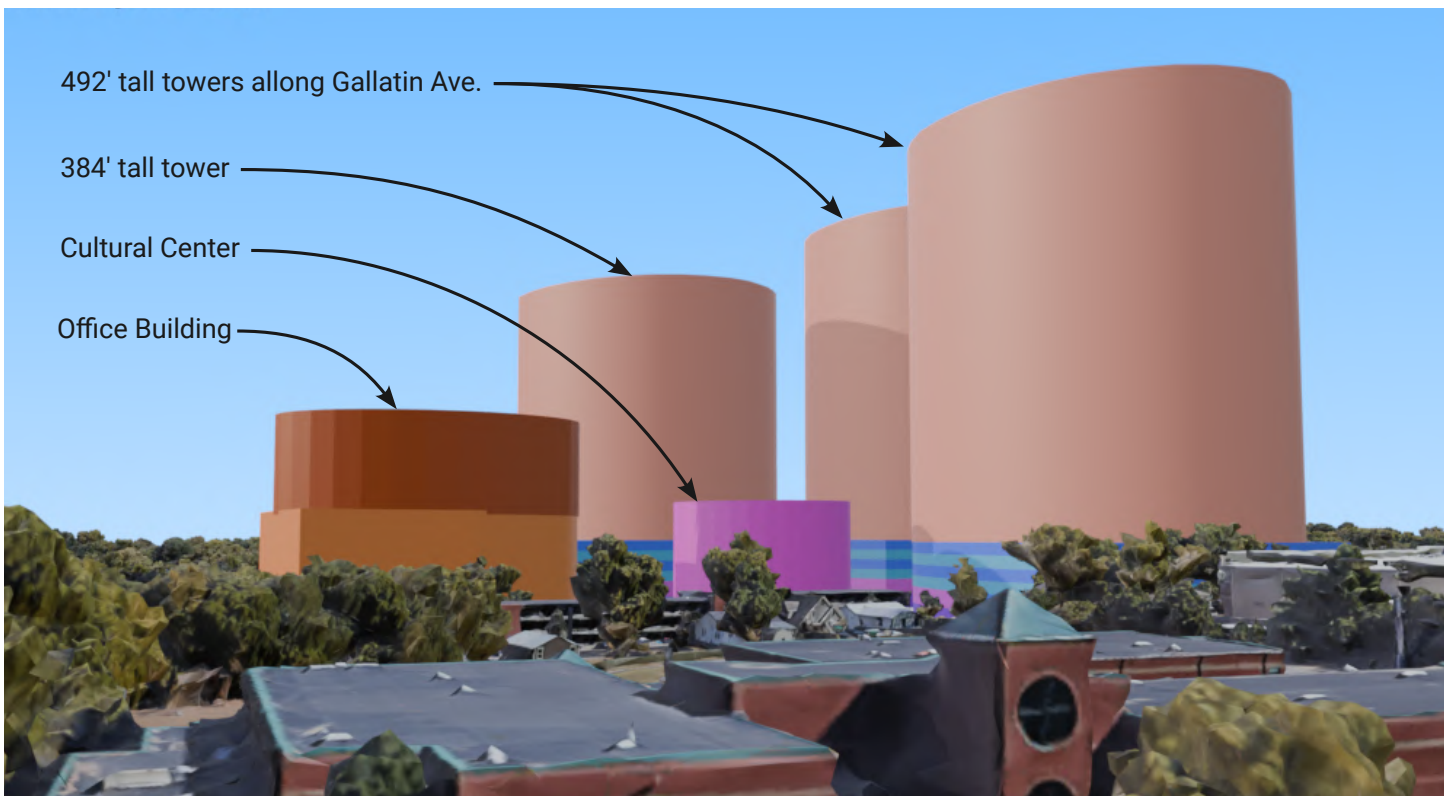
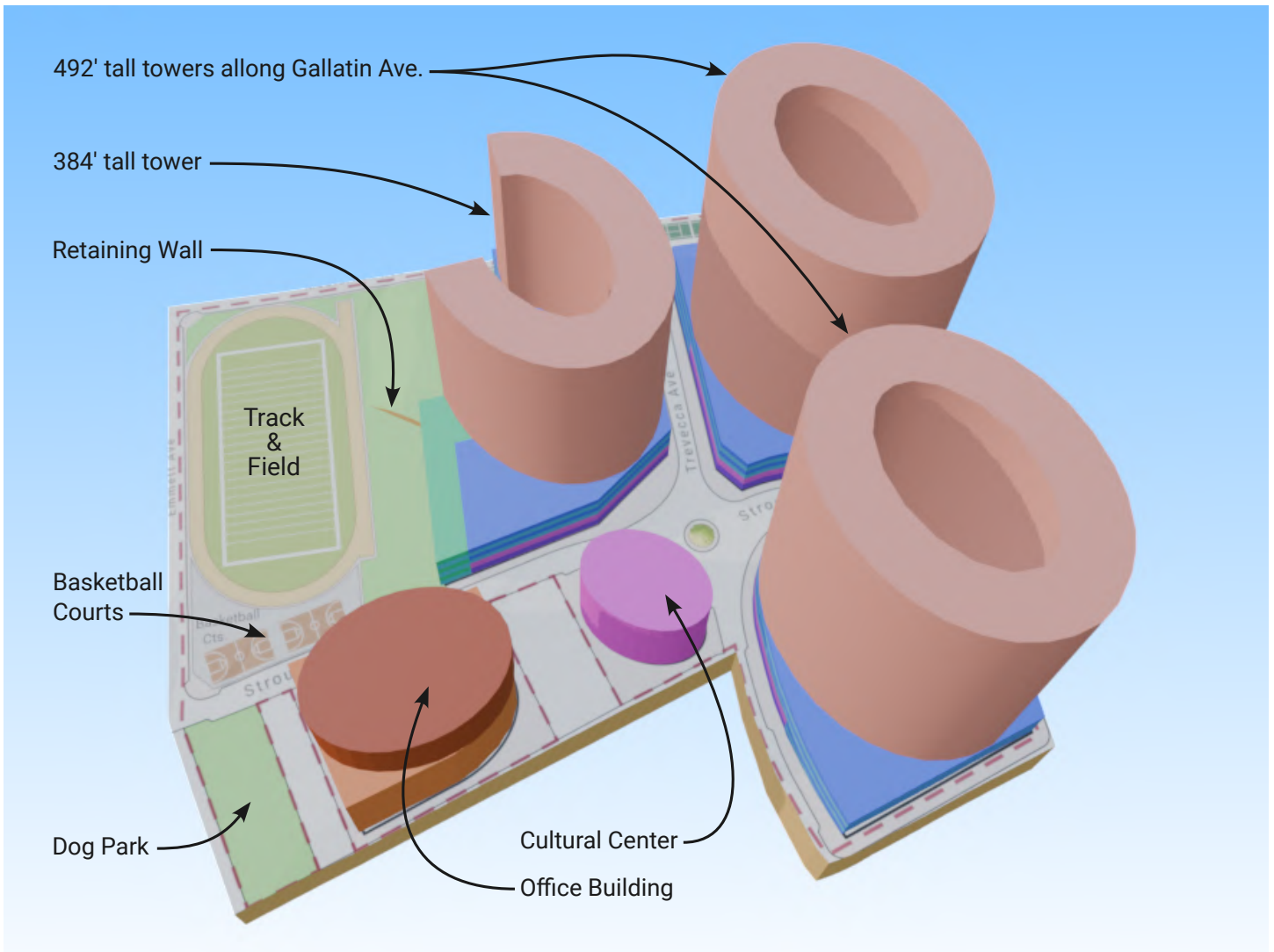
WALKABILITY
RATING

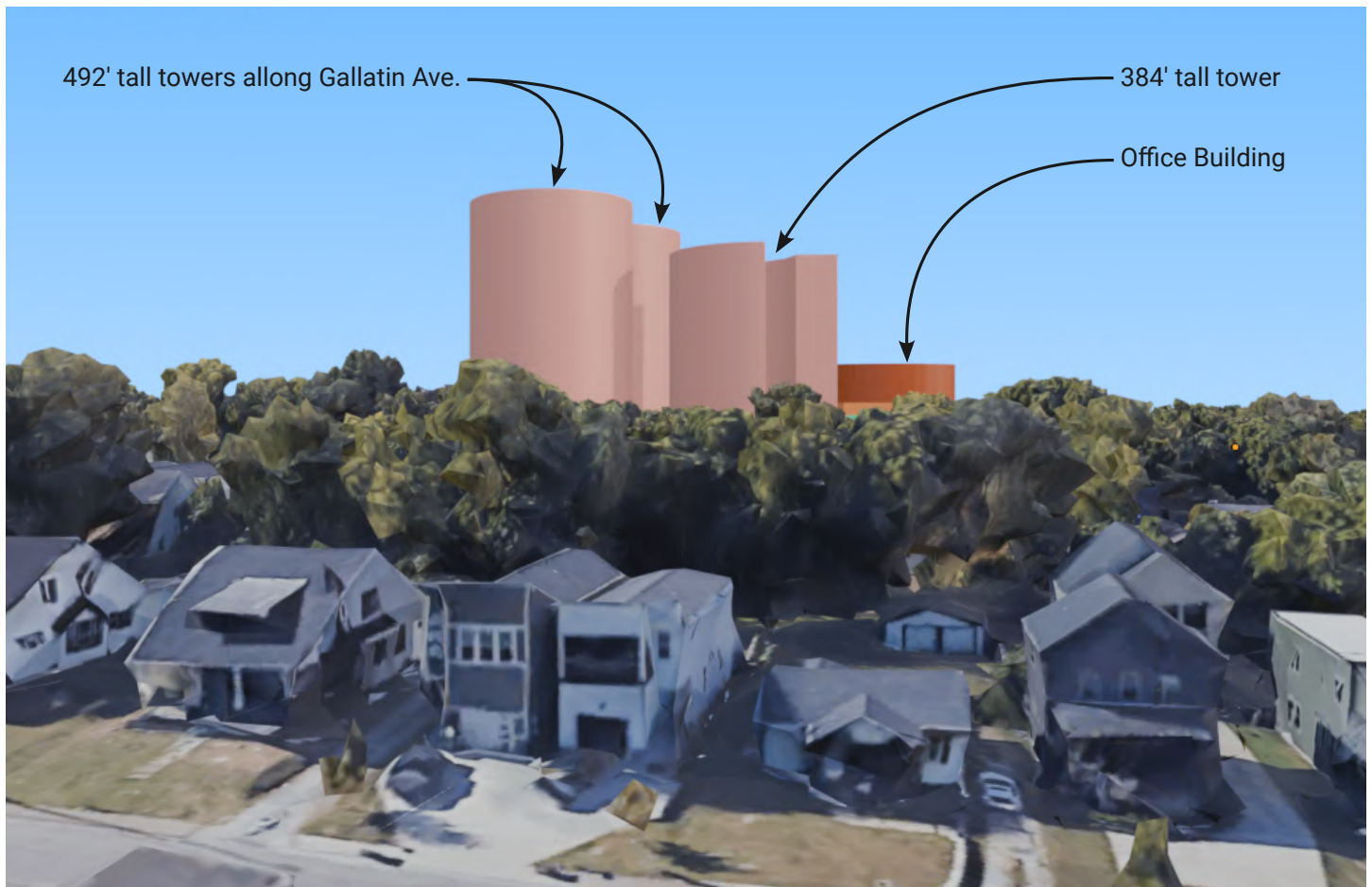
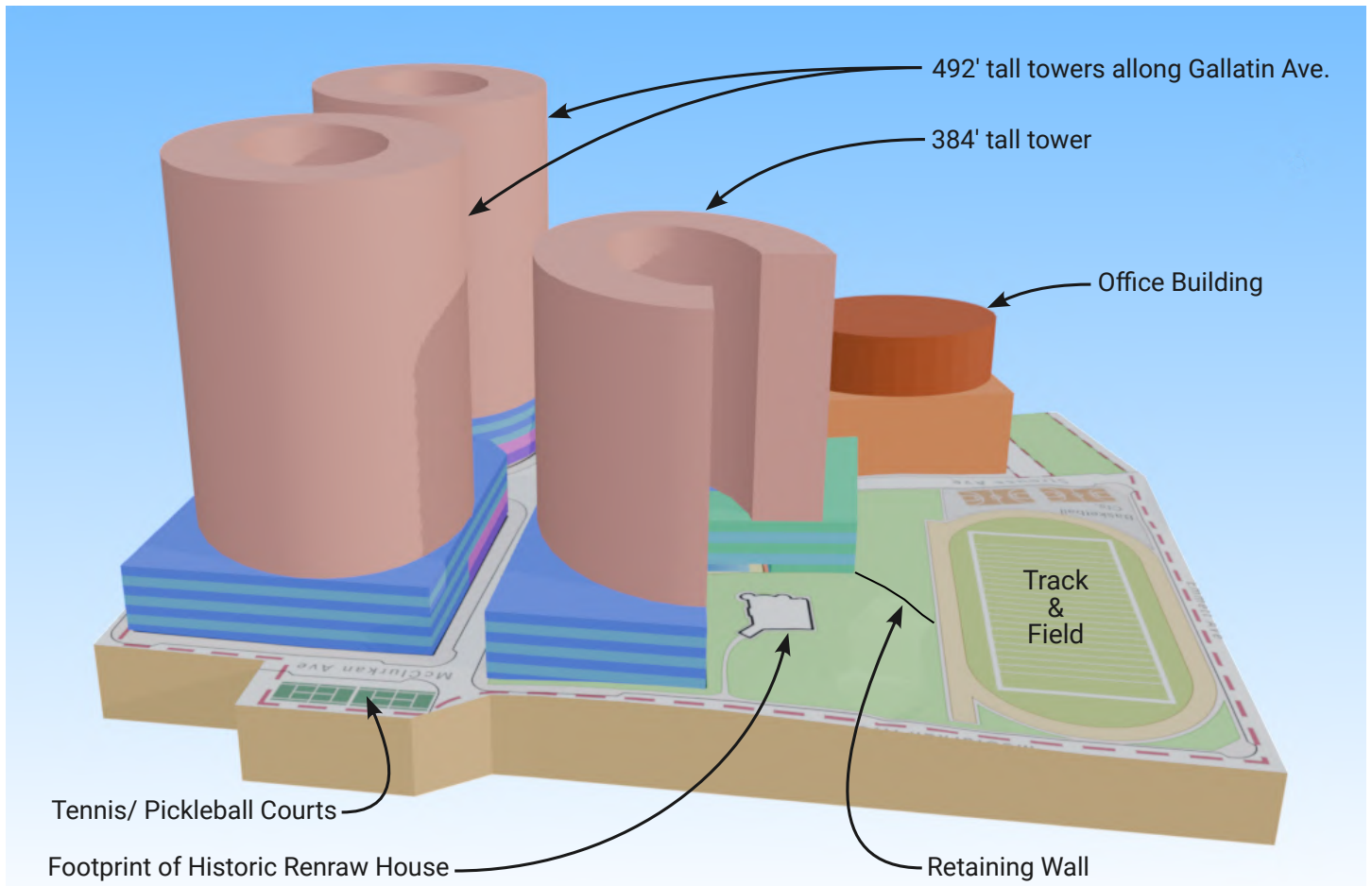
30 out of 30

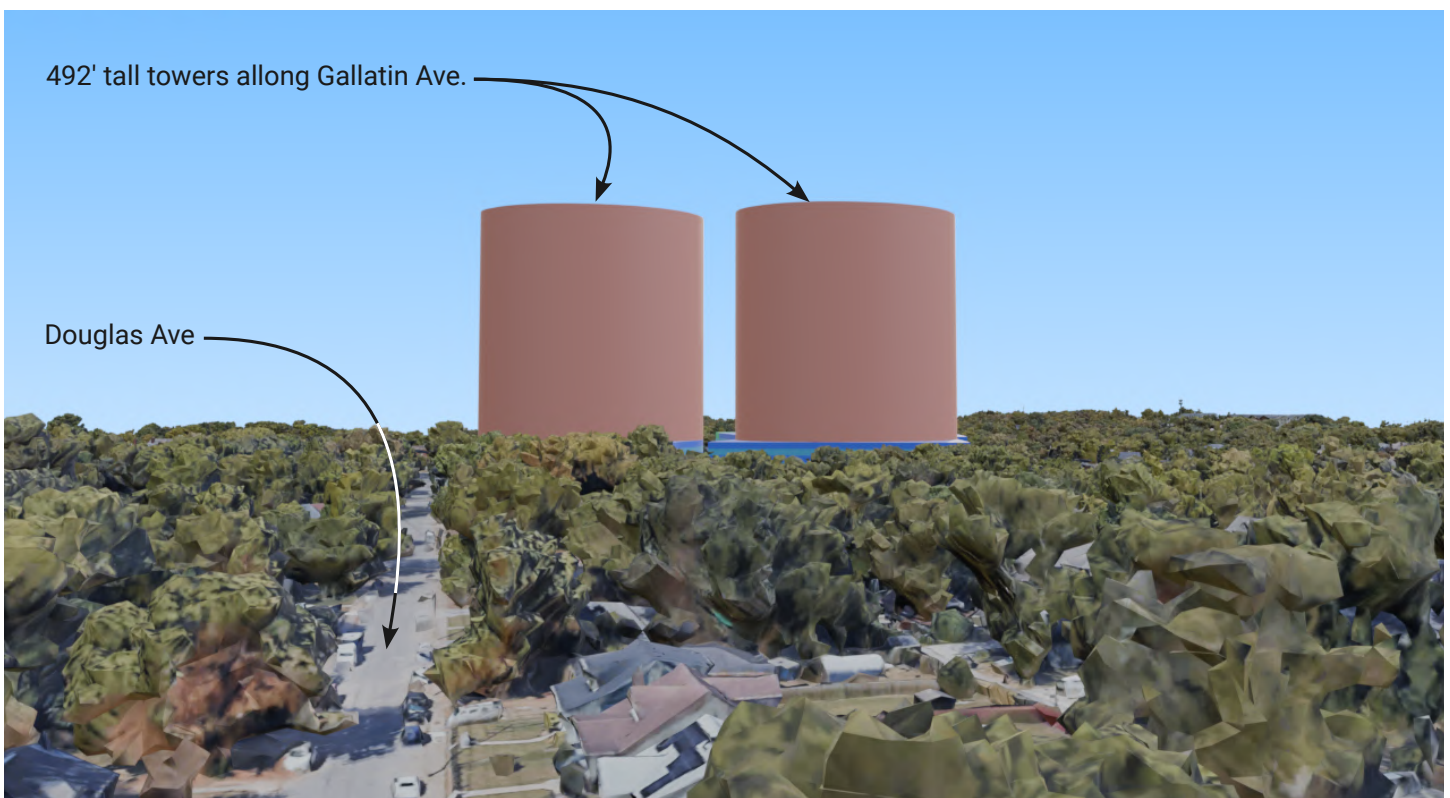
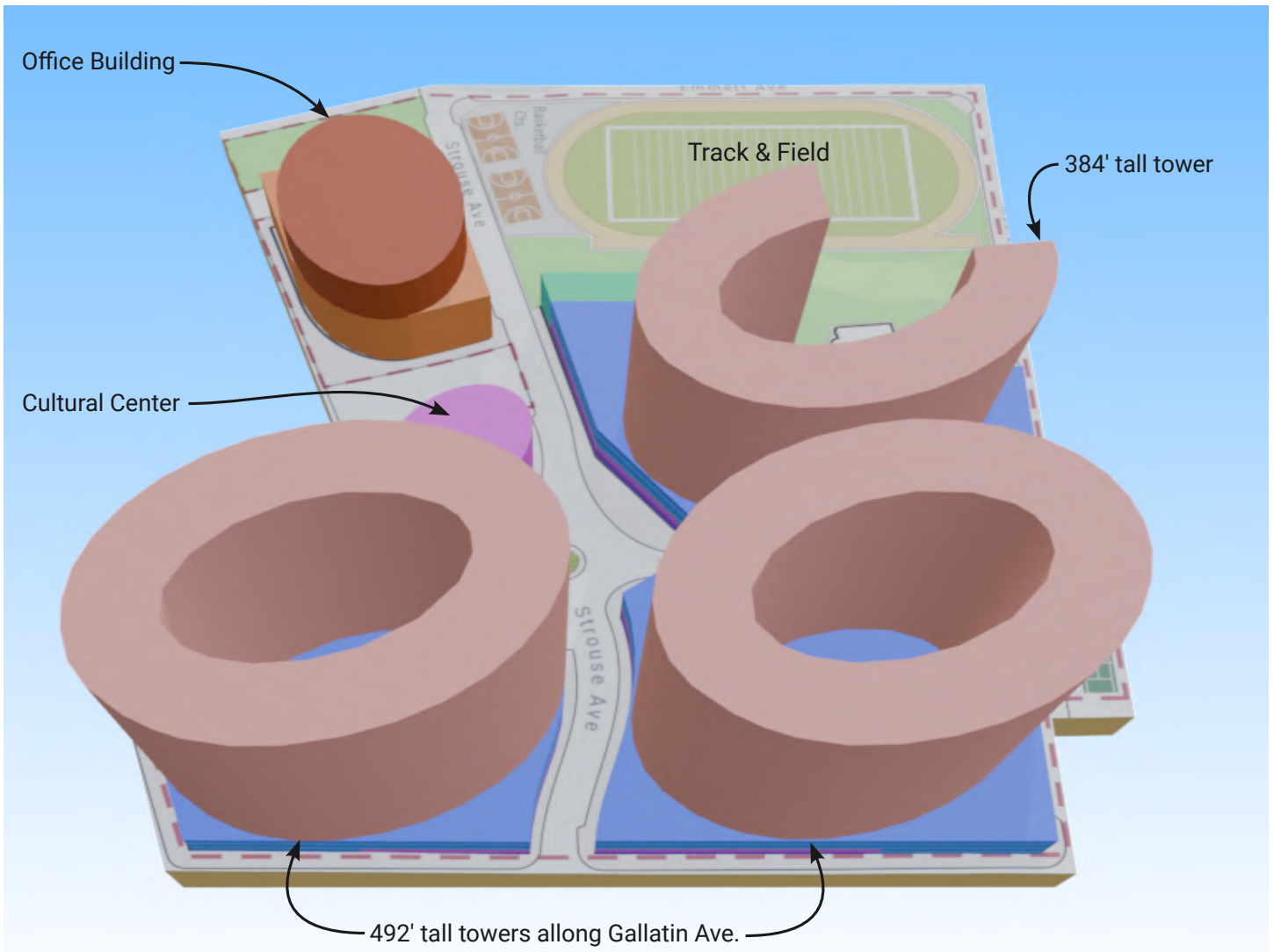
Lead Researcher: Richard Burd contact@urbanfootnotes.com













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COUNTYWIDE IMPLICATIONS Davidson County / Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site,
maximizing walkability.

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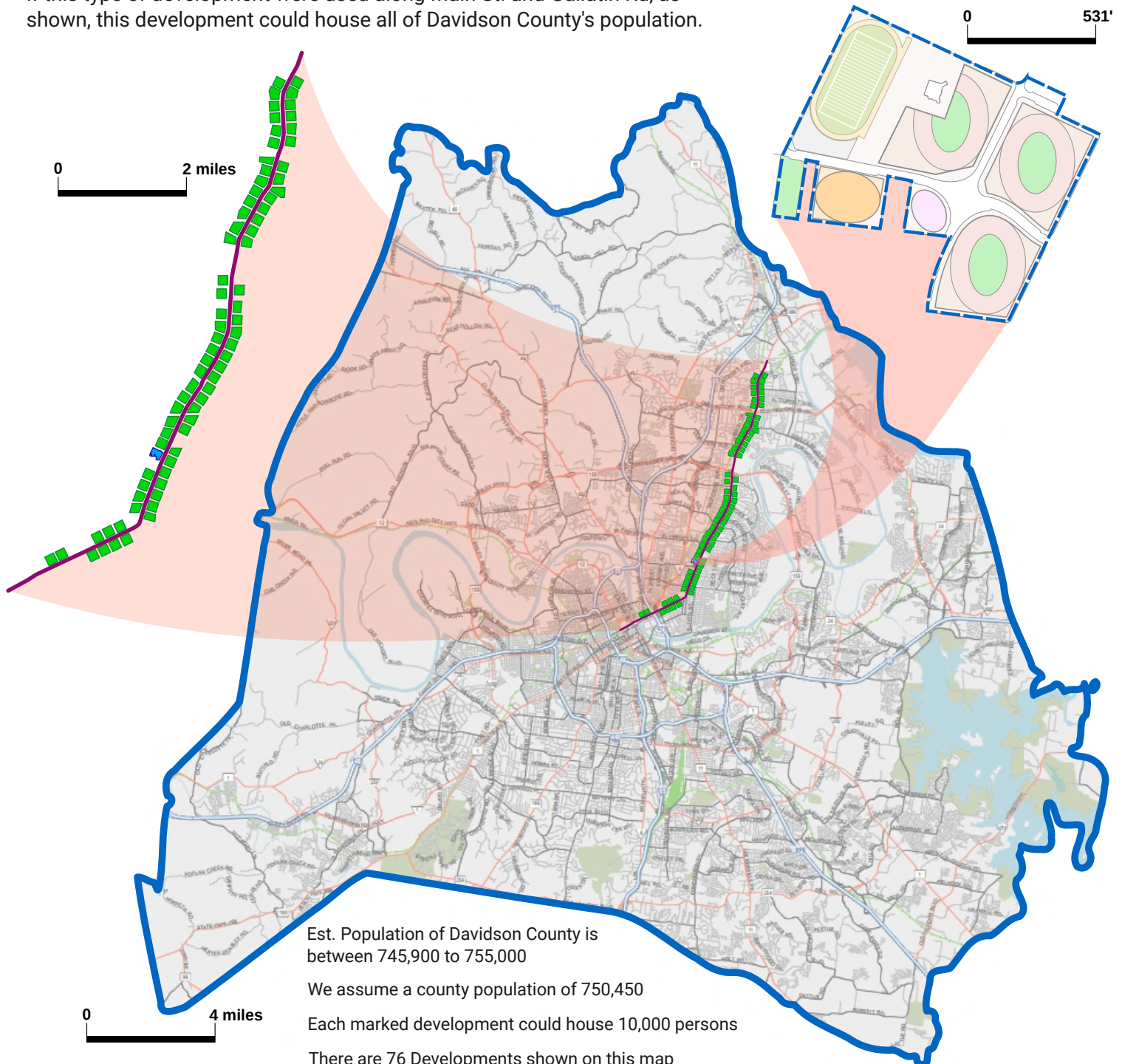


WALKABILITY
RATING

30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

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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urbancruiseship.org

STATEWIDE IMPLICATIONS Davidson County / Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former Lincoln Tech site,
maximizing walkability.

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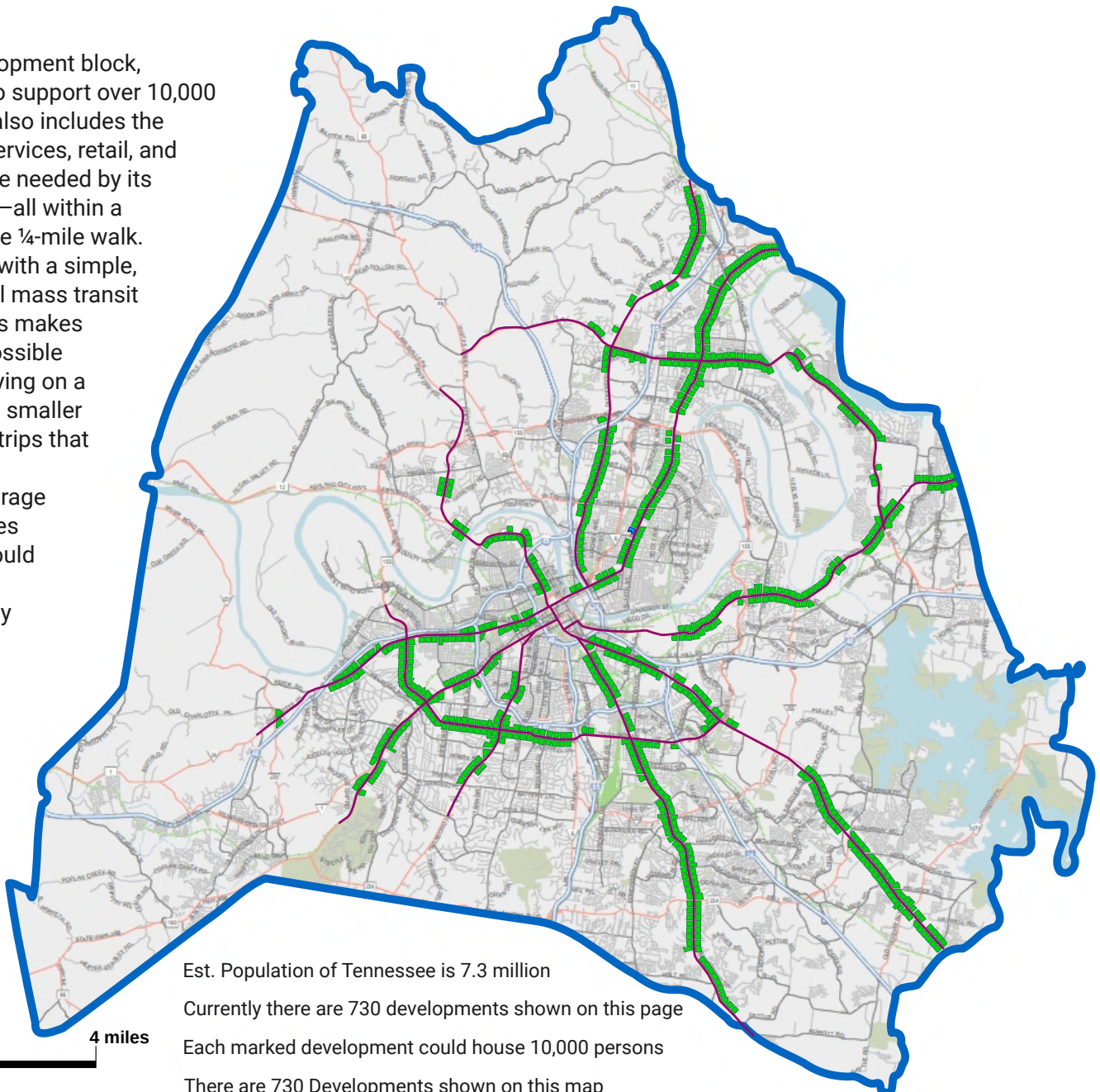
WALKABILITY
RATING

30 out of 30

Lead Researcher: Richard Burd contact@urbanfootnotes.com

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

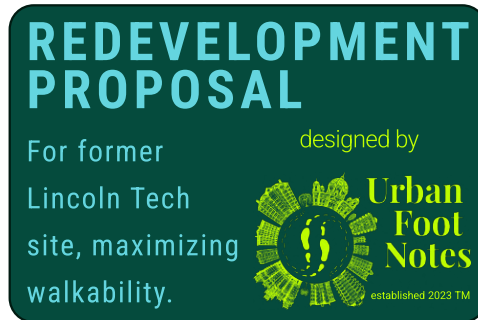


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PROPOSED DEVELOPMENT GUIDE 1300 Gallatin Ave, Nashville, TN 37206



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.

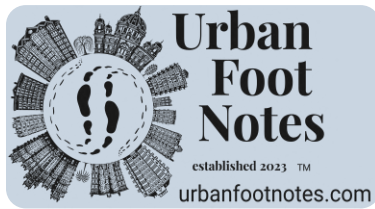
RELIGIOUS

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:



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PROPOSED DEVELOPMENT GUIDE 1300 Gallatin Ave, Nashville, TN 37206



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. Further independent research is necessary to approximate true needs for office space per person, however, these figures can act as a starting point for the purposes of this report. www.augustberres.com www.brookfield.com



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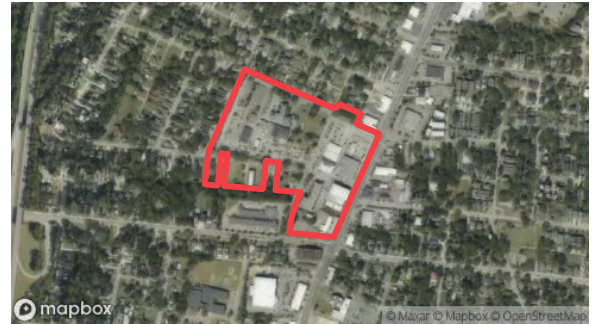
PROPOSED DEVELOPMENT 1300 Gallatin Ave, Nashville, TN 37206

REDEVELOPMENT PROPOSAL

For former
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designed by



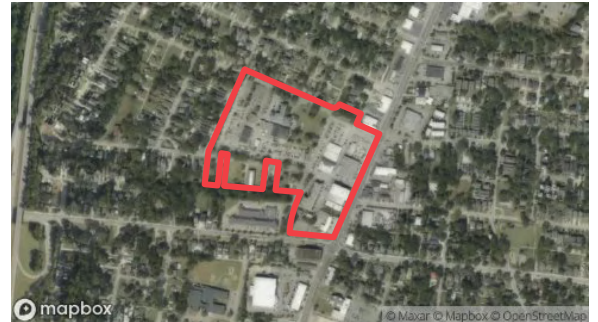


a project of:



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SERVICES SELECTION REPORT 1300 Gallatin Ave, Nashville, TN 37206



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



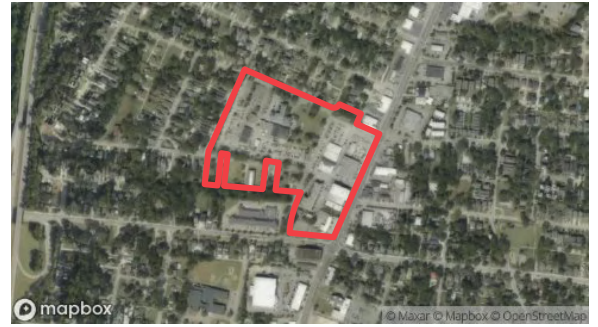
a project of:



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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](#).



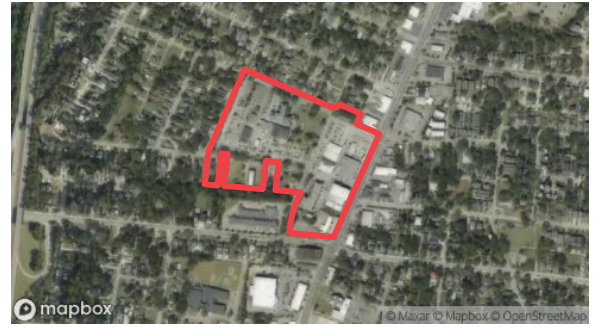
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9. As of 2022, 78% of adults in the U.S. prefer to bank via a mobile app or website, but 29% of Americans still prefer to bank in person.
10. Almost everyone wears shoes & clothes and about 40% of U.S. residents say clothing, accessory, & shoe stores 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](#) 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.