

A neighborhood
assessment designed to
minimize the use of cars



a project of:



urbancruiseship.org

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Metric Presentation

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SERVICES PROXIMITY REPORT

1407 Roberts Ave, Nashville, TN 37206



WALKABILITY
RATING

19 out of 30

Number of services found within ~ 0.4 kilometer radius (5-7 min. walk)

FOOD & DINING

1	Bar	0.4
2	Cafe/Bakery ²⁰	0.4
1	Convenience	0.6
1	Grocery	0.5
1	Fast Food	0.5
1	Fine Dining	0.5
1	Restaurant	0.4

RECREATION

0	Basketball Ct.	0.8
0	Bowling Alley	5.3
0	Dog Park	2.3
0	Gym	0.7
0	Park/Greenway	0.8
0	Playground	0.8
0	Swimming Pool	0.8
0	Tennis/P'ball	1.7
0	Yoga Studio	0.7

DISCRETIONARY

1	Exchange Boxes ²¹	0.3
1	Fairy Garden	0.1
0	Hospital	7.3
0	Running Track	7.4
0	Target	13.5

Discretionary items
not counted in totals

PERSONAL CARE

1	Barber Shop	0.5
1	Chiropractic	0.6
0	Clinic	0.7
4	Counseling	0.5
1	Dentist	0.6
2	Hair Salon	0.5
0	Hearing	8.5
0	Massage	1.3
0	Nail Salon	0.8
1	Pharmacy	0.5
0	Physical Therapy	0.7
0	Veterinarian	1.7
1	Vision	0.5

CULTURAL

0	Art Gallery	0.7
0	Library	0.9
0	Live Theater	2.2
0	Movie Cinema	5.6
0	Museum	2.0
0	Music Venue	0.7
0	Zoo/Aquarium/ Botanical	4.0

scan this
QR code
for an
interactive
map of
the data*



TRANSPORTATION

4	Public Transit	0.5
0	Bicycle/Scooter	1.0
0	Charging Sta.	1.8
9+	Guest Lodging ²²	0.1

EDUCATION

1	Child Care	0.6
0	Preschool	1.2
0	Kindergarten	0.8
0	Grade School	0.9
0	Middle School	0.8
0	High School	0.8
0	Trade School	1.4
0	College/Univ.	0.9

RELIGIOUS

0	Buddhist	2.4
0	Catholic	3.0
0	East Orthodox	6.8
0	Hindu	4.8
0	Islamic/ Masjid	7.9
0	Kingdom Hall	3.2
0	Mormon / LDS	2.9
0	Protestant	0.8
0	Synagogue	7.9
0	Other	1.4

RETAIL

5	ATM	0.5
1	Bank	0.5
1	Books/Art/Music	0.4
1	Clothing/Footw.	0.6
1	Cosmetics	0.4
1	Electronics/Cell.	0.6
1	Florist	0.3
1	Gardening	0.4
0	Home Goods	2.2
0	Home Improve.	1.4
0	Laundromat	1.3
0	Office Supply	2.1
1	Pet Supply	0.4
0	Post Office	1.8
0	Print and Ship	2.1
0	Sporting Goods	4.2

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

🛒 = May require bag or cart
20, 21, 22 - See notes on p.8

9	NEARBY	out of 74
17	FARTHER	
48	DISTANT	

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WALKABILITY REPORT

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This report uses online data within 0.4 km of the address.
It summarizes walkability, categorized as follows:

**WALKABILITY
RATING**

19 out of **30**

Accessibility (Score: 3)



The neighborhood has about 80% sidewalk coverage with accessible sidewalks on higher-speed roads. Sidewalks are at least four feet wide, however, they are often obstructed by street poles in the center. Curb ramps are present, if of varying quality, at intersections, and ramps often have tactile surfaces. Various obstacles and hazards were identified including low height metal street signage with confirmed pedestrian injuries, poorly placed poles, and height mismatches between sidewalk sections.

Street Crossing (Score: 4)



Marked crossings are generally adequate, but many crosswalk markings are faded and the widest uncontrolled crossing spans roughly 70 feet. Along most residential roads pedestrians can cross safely, yet the main Gallatin artery has long stretches without crossings, and N. 14th Street intersections are plagued by poor sightlines.

Vehicle Risk (Score: 3)



The main artery of Gallatin Road carries heavy traffic of at least 27,000 vehicles. There is minimal to no buffer separating walkers from fast traffic, and roughly 106 pedestrian accidents have occurred in the last five years. Speed cushions and other traffic calming measures have been implemented in recent years which have improved but not fully addressed hazards in the residential areas.

Maintenance (Score: 4)



Sidewalk surfaces show minor wear and the surrounding environment is generally clean. Active uses like shops and cafés are scattered through the area, and parks provide some green relief. Bus stops are basic signposts lacking shelters and lighting in most places.

Aesthetics (Score: 5)



Away from the more noisy and less attractive main road, the walk feels pleasant, with lush greenery and interesting sights. Buildings and surroundings are well-maintained, with many gardens. Roberts Avenue is distinguished by its mature shade trees running down its center medians. Pedestrians and dog walkers are a common sight.



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NEIGHBORHOOD REPORT

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Neighborhood History



Once associated with crime, poverty, and neglect, East Nashville has been transformed over the past 50 years. Closing an upwind trash incinerator (which 1407 Roberts Ave played a pivotal role in), urban investment following multiple tornados, and community organizations (such as the "East Nasty" running club, or "Eastwood Neighbors" who organize annual street closures for Halloween and other festivals) were major accelerators. Today, mixed-use development is growing amid a restored historic district, but home values have sharply risen, pricing many former, poorer, residents out.



Roberts Avenue Tree Islands

Running down the center of Roberts Avenue, the trees and small gardens are exceptional and popular, with 1407 Roberts Ave playing a major role in their quality and defense against metro government who had intended to destroy them for roadwork.



Fairy Gardens & Exchange Boxes

Many residents maintain tiny "fairy gardens", miniature villages along common paths, that reliably surprise and delight pedestrians. Local exchange boxes can be a bit whimsical too.



Shelby Park, Shelby Bottoms, & Lockeland Springs

To the southeast, Shelby Park ca. 1905 and the adjoining Shelby Bottoms Greenway offer hundreds of acres of trails, river frontage, and bottomland woods along the Cumberland.



Mixed Use Developments

There is a gradually increasing set of commercial clusters set within the residential neighborhoods such as Greenwood & Chapel, Chapel & Eastland, and Porter Rd & Greenwood.



Tomato Arts Festival

Tomato Art Fest is an annual East Nashville event centered around Five Points, with local art, music, food, costumes, and neighborhood gatherings—moving between restaurants, shops, homes, and public spaces. It serves as an important part of local identity for many.



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.

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ZERO WASTE LAB

since 1987, house built 1930, residence of John van der Harst and others since 1981





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SERVICES SELECTION REPORT

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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
- 20 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
- 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
- 20 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
- 22, 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
- ?% 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** 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://datafairs.org), 65.8% of Americans were home owners in 2022. According to [LendingTree.com](https://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.sports-illustrated.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 includes ice cream parlours, which serve a similar community purpose, one such "cone-cept" is located in a small easy to reach collection of businesses.
 21. Exchange, swap boxes, little libraries are all included. Of note are puzzle box exchange boxes and a dog stick library.
 22. A large number of these locations are locally owned bed and breakfast locations found on airbnb and similar places. In addition, there is a multi unit hotel within a mile.
- ★ The interactive map referenced in the QR code on page 1 can be found at:
<https://qr.urbanfootnotes.com/johnM>