

A neighborhood
assessment designed to
minimize the use of cars



a project of:



urbancruiseship.org

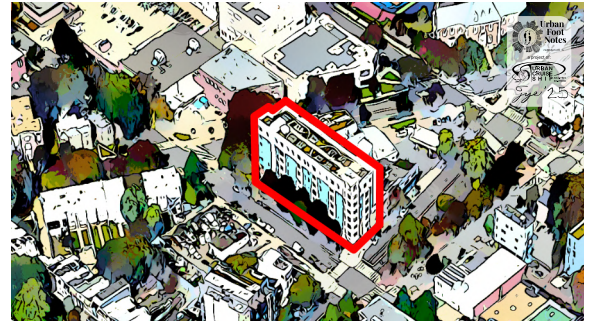
Lead Researcher: Richard Burd

Date: August 9, 2024

contact@urbanfootnotes.com

SERVICES PROXIMITY REPORT

4100 Georgia Ave NW, Washington, DC 20011



Prepared For:
Prospective Client

CLIENT
LOGO HERE

**WALKABILITY
RATING**

22 out of **30**

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

FOOD & DINING

2	Bar	0.1
3	Cafe/Bakery	0.1
6	Convenience	0.0
3	Grocery	0.0
2	Fast Food	0.1
0	Fine Dining	1.5
7	Restaurant	0.1

RECREATION

1	Basketball Ct.	0.1
0	Bowling Alley	3.8
0	Dog Park	0.5
1	Gym	0.2
2	Park/Greenway	0.1
1	Playground	0.2
0	Swimming Pool	0.5
1	Tennis/P'ball	0.1
1	Yoga Studio	0.2

DISCRETIONARY

1	Farmer's Market	0.0
1	Landmarks ²¹	0.4
1	Liquor Store	0.2
2	Tobacco/Vape	0.1
2	Gas Station	0.0

PERSONAL CARE

0	Barber Shop	0.5
0	Chiropractic	0.9
3	Clinic	0.1
1	Counseling	0.1
3	Dentist	0.0
2	Hair Salon	0.3
0	Hearing	1.6
0	Massage	0.5
1	Nail Salon	0.1
2	Pharmacy	0.2
0	Physical Therapy	0.7
0	Veterinarian	1.6
0	Vision	0.9

CULTURAL

1	Art Gallery	0.2
3	Library	0.1
1	Live Theater	0.0
0	Movie Cinema	1.3
0	Museum	0.7
1	Music Venue	0.4
1	Zoo/Aquarium/ Botanical	0.3

Discretionary items
not counted in totals

TRANSPORTATION

9+	Public Transit	0.1
2	Bicycle/Scooter	0.1
0	Charging Sta.	0.9
0	Guest Lodging	1.3

EDUCATION

2	Child Care	0.0
3	Preschool	0.0
1	Kindergarten	0.4
1	Grade School	0.4
1	Middle School	0.3
1	High School	0.3
1	Trade School	0.0
0	College/Univ.	1.3

RELIGIOUS

0	Buddhist	1.0
0	Catholic	0.5
1	East Orthodox	0.4
0	Hindu	5.3
1	Islamic/ Masjid	0.2
0	Kingdom Hall	1.0
0	Mormon / LDS	0.9
2	Protestant	0.0
1	Synagogue	0.2
0	Other	3.2

RETAIL

5	ATM	0.1
3	Bank	0.1
2	Books/Art/Music	0.0
2	Clothing/Footw.	0.2
0	Cosmetics	1.7
1	Electronics/Cell.	0.3
1	Florist	0.1
0	Gardening ²²	0.2
1	Home Goods ²²	0.2
1	Home Improve. ²²	0.2
2	Laundromat	0.1
0	Office Supply	1.6
0	Pet Supply	1.1
0	Post Ofc. (USPS)	0.7
1	Print & Ship	0.4
0	Sporting Goods	1.7

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

🛒 = May require bag or cart
20, 21, 22 - See notes on p.6

37 NEARBY
10 FARTHER
27 DISTANT
out of **74**

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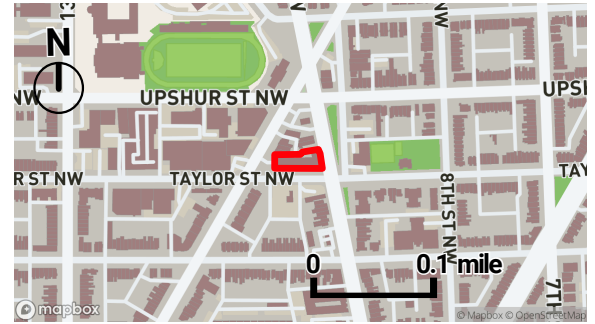
WALKABILITY REPORT

4100 Georgia Ave NW, Washington, DC 20011

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



**WALKABILITY
RATING**

22 out of **30**

Accessibility (Score: 4)



The property is newer construction and fully ADA compliant. The streets have little or no sloping as the terrain is relatively flat. Most sidewalks are 5 feet wide on main streets and 3 feet wide on residential streets. There are few breaks in the sidewalks as they are fairly well maintained. While most public buildings have street-level ADA accessibility, there are many houses that do not.

Street Crossing (Score: 5)



All roads in the surrounding area have sidewalks, and they are typically wide enough to accommodate foot traffic comfortably. Well-marked pedestrian crossings are at almost all intersections. There are truncated dome mats for the visually impaired at almost all intersections as well. Ramps and curb cuts are present.

Vehicle Risk (Score: 3)



Vehicle risk is slightly above average due to the high traffic volume on Georgia Ave. The lack of traffic calming measures and frequent vehicle movements make crossing the street challenging for pedestrians. Introducing more speed bumps or pedestrian zones could mitigate these risks.

Maintenance (Score: 6)



The streets & sidewalks are both very well maintained with no visible street potholes or sidewalk cracks. The crosswalks and street traffic markings are extremely visible.

Aesthetics (Score: 4)



Most of the neighborhood consists of single family houses along residential streets with mixed use & mid-density residential along Georgia Avenue. The latter are a mixture of modern and mid-century buildings with a wide range of styles. The houses are craftsman, federal, and early 20th century row houses with about 70% of them being well kept. Mature trees and old parks add charm along with many landscaped front lawns.



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NEIGHBORHOOD REPORT

4100 Georgia Ave NW, Washington, DC 20011

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Neighborhood History



Petworth is a historic and vibrant neighborhood in northwest Washington, DC, known for its classic 1920s row houses, strong community spirit, and diverse cultural scene. Once a streetcar suburb, Petworth has evolved into a lively urban area with a mix of old and new, featuring local cafes, and restaurants



Petworth Neighborhood Library

This library is a key cultural hub in the community. Established in 1939, the library has been a cornerstone for learning and community gatherings, offering a wide array of programs and resources for residents of all ages.



Rock Creek Cemetery

One of the oldest cemeteries in Washington, DC. Established in 1719, it is renowned for its historic gravestones, sculptures, and beautiful landscape. The cemetery is not only a place of rest but also a site of historical and architectural interest.



Upshur Street Arts District

Situated less than a mile away, the Upshur Street Arts District is a vibrant area known for its eclectic mix of art galleries, independent bookstores, and creative studios. The district is a focal point for local artists and a cultural hub that attracts visitors from across the city.



President Lincoln's Cottage

historic site where President Abraham Lincoln spent much of his presidency during the Civil War. It served as a retreat for Lincoln and his family. It was here that Lincoln drafted the Emancipation Proclamation, making the cottage a significant landmark in American history.



Piney Branch Park

a tranquil green space known for its wooded trails, peaceful stream, and abundant wildlife, providing a quiet escape for outdoor enthusiasts. The park is a popular spot for hiking, picnicking, and birdwatching, making it a cherished natural oasis amidst the bustling city.

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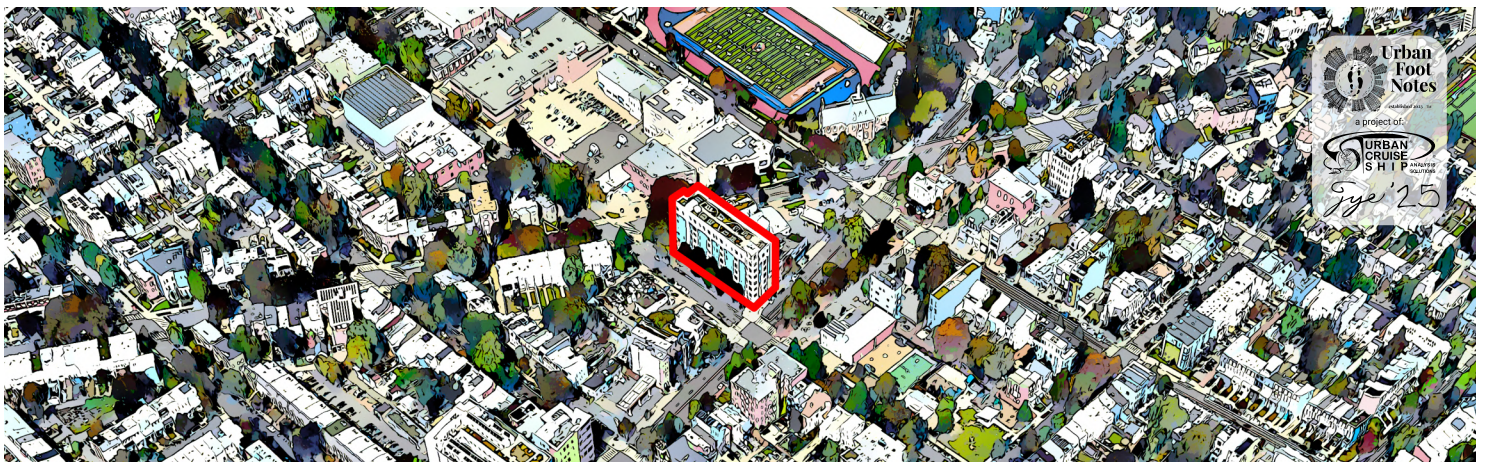
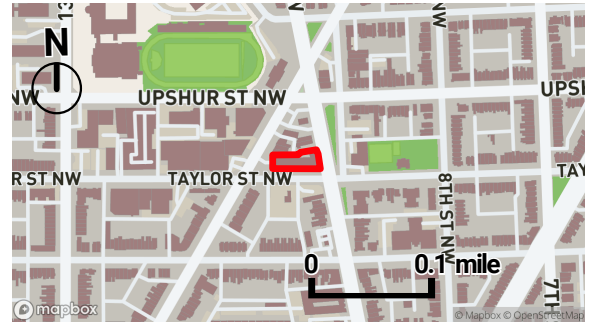
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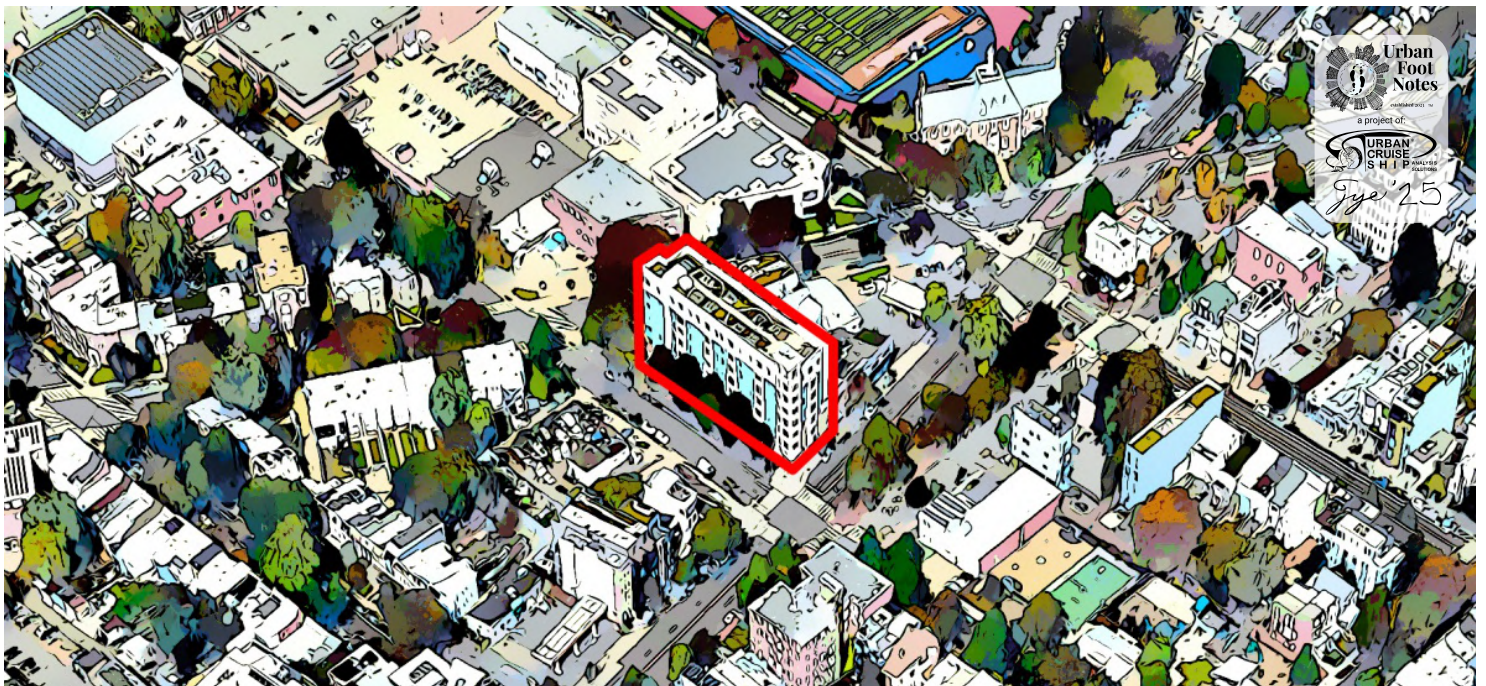
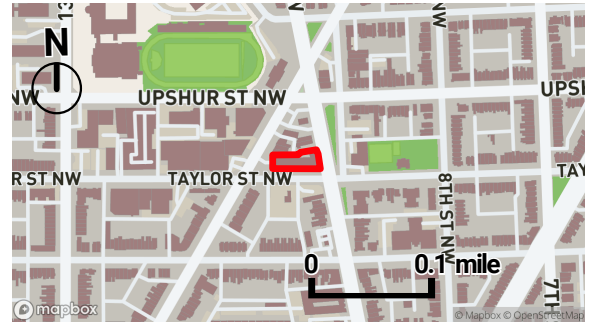
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SERVICES SELECTION REPORT

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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
-  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
-  84% Park/Greenway
- 2**  16% Playground
-  28% Swimming Pool
-  7% Tennis/Pickleball
-  10% Yoga Studio









19 DISCRETIONARY

-  7% Car Wash
-  7% Community Ctr.
-  45% Costco
- 20**  7% 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.

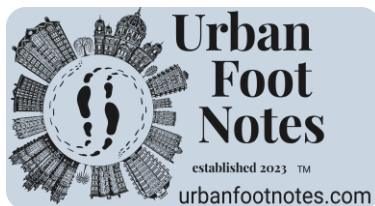
8 RELIGIOUS

-  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
-  7% 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
- 22**  55% Gardening
- 22,12**  18% Home Goods
- 22,13**  45% Home Improvement
- 14**  20% Laundromat
-  7% Office Supply
- 15**  66% Pet Supply
- 16**  31% Post Office (USPS)
- 17**  7% Print & Ship
- 18**  41% Sporting Goods

-  18% Hiking Trails
-  5% Hospital
-  3.4% Ice Skating Rink
- 21**  7% Landmarks
-  49% Liquor Store
-  7% Sam's Club
-  46% Sports Stadium
-  7% Target
-  30% Tobacco/Vape
-  95% Walmart



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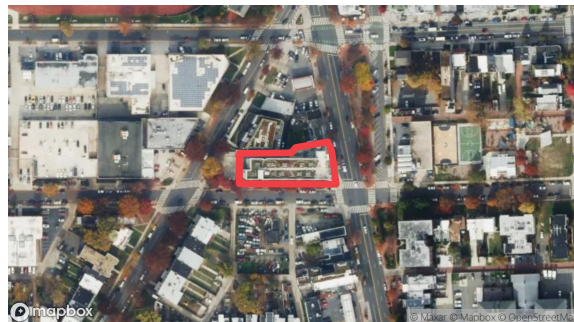


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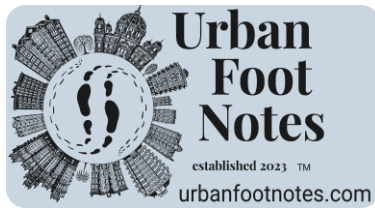
SERVICES SELECTION REPORT

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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](#) from 2022, 31% of U.S. households visit a post office 1-2 times in the past month.
17. The U.S. market for this category is dominated by FedEx and UPS. Both offer several locations where customers can both print documents and ship mail parcels. This is convenient for both holiday and tax seasons when people need both services, but do not utilize these services on a regular basis throughout the year. Many countries outside the U.S. have few such establishments, or none at all.
18. A rough estimate based on [how many people take part](#) in sports & fitness along with the industry's [percent of offline business](#).
19. The five closest, and/or most relevant Discretionary service types on the left are featured on p.1 of this report. Clients have the option to select their own five service types from this list, or name their own service types which they think might be of interest to their residents. Discretionary locations are not counted in the scoring totals on the lower right-hand side of p.1 of this report.

Additional Notes Specific to this Address

20. This is the Petworth Community Market located just across the street from the property on an island between Georgia Avenue and 9th Street. They are open from May through November from 9:00 am till 1:00 pm every Saturday.
21. This is the (Fire) Engine Company No. 24 building that housed the first fully motorized fire company in Washington D.C. It was originally built to house horses for transporting the original 'hook & ladder' carriage.
22. This is the Petworth (Annie's) Ace Hardware on Upshur Street. They have a decent selection of plants, seeds, gardening & home hardware. They also sell a limited variety of home goods as well. The next closest home goods store is the high-en Carter Lewis Home Interiors furniture store 0.3 miles away on 7th St. There is also a Marshalls department store 1.1 miles away with a more general home goods selection.