

Pedestrian/Commercial Features of the New Location

Summary: Increased pedestrian and commercial activity on South Oak Park Avenue

Nearby retail, restaurant and other services will benefit from relocating 20 -25 Township staff to this currently vacant building, increasing pedestrian activity and sales between 9am-5pm weekdays. Primarily between 9am and 3pm weekdays, 50-60 active seniors will visit Senior Services and enjoy nearby public amenities, such as ScovillePark and the Public Library, and the retail shops along Oak Park Avenue and on Lake Street. Public transportation and the Township weekday bus service will help minimize automobile traffic and parking. Community members and parents with youth will periodically add to the pedestrian traffic weekday evenings and Saturdays. Client parking opportunities will be numerous with the building's 18-space lot and the over 60 spaces of lightly used, no-charge 2-hour parking within a one-to-three minute walk. Staff will park in the current Township lot augmented by daytime permit parking nearby. The addition of this Township facility will support the Village's General Business intended use for the block, which includes government services. With the Township's use, the block will be 30% offices and services, 40% non-commercial and 30% retail/restaurant (if the vacant H&T becomes retail). The Oak Park Avenue block north of the Elevated tracks, by comparison, is 70% retail/restaurant in line with its higher Central Business zoning.

Background

The 100 South Oak Park Avenue block is zoned *General Business*, that is, for offices, services (including government) and retail. It is the lowest of three business-zoning levels, evident in the 40% non-commercial use. The 30% office/service component includes the Township's 9% (main office and proposed site). Township-related pedestrian traffic will grow with the addition of 20-25 staff, 9-5 weekdays; visits by 50-60 active seniors, mainly 10-2 weekdays; some youth-related after-school meetings, and youth-with-adult meetings, mainly evenings, Monday-Thursday, and occasional Saturdays. Township staff and clients will generate weekday pedestrian traffic both sides of the El tracks, similar to that from other offices and services on the block (newspaper, law office, etc.) that use nearby retail and service sites. In addition to metered spaces and the Avenue Garage, clients will have numerous parking choices within a 1-3 minute walk, including over 60 two-hour, no-charge spaces on Euclid and South Blvd.

100 South Oak Park Avenue Use Analysis

100 South Oak Park Avenue West Side frontage use is currently:

- 34% *retail/restaurant* (8 units) including Georges's and Grape Leaves
- 51% *office/service* (11 units of office/service). The Township's 8% frontage generates many citizen visits, especially to the Township Assessor office.
- 15% *non-commercial* (parking, doorway or vacant)

100 South Oak Park Avenue East Side frontage, with Township use, will be:

- 24% *retail/restaurant* (currently 1 unit – Maya. The vacant H&T corner is expected to become a retail/restaurant).
- 10% *office/service* (1 unit – Township office and meeting space)
- 66% *non-commercial* (church, condo, parking, alleys and doorways.)

Combining both sides, the 100 South block is 30% retail/ restaurant, 30% office/service and 40% non-commercial. The *General Business* zoning specifically includes government services, recognizing the importance of citizen convenient access to services and the generation of pedestrian traffic for nearby retail, restaurants and services. The table below compares the higher zoned *Central Business* block of 100 North Oak Park Avenue to the South *General Business*

zone. The density of retail/restaurants/services makes the 100 North block a destination without the attraction of government services.

100 North compared to 100 South Oak Park Avenue:

- North Retail/Restaurant is 70%, much higher than South 30%;
- North Office/Service is 25%, about equivalent to South 30%;
- North Non-Commercial is 5%, much lower than South 40%.

North is mainly retail/restaurant (70%); South is mainly non-commercial/office/service (70%).

Street Use Oak Park Avenue			
<u>100 North</u> compared to <u>100 South</u>			
	<u>West Side</u>	<u>East Side</u>	<u>Combined</u> (Average)
<u>NORTH</u> (Zoning: Central Business – mid-level)			
RETAIL/RESTAURANT	81%	58%	70%
OFFICE/SERVICE	11%	40%	25%
NON-COMMERCIAL (Doorways/ Parking)	8%	2%	5%
<u>SOUTH</u> (Zoning: General Business – lowest level)			
RETAIL/RESTAURANT	34%	24% (14% vacant H&T corner)	30% (7% vacant)
OFFICE/SERVICE	51% (Township 8%)	10% (Township 10%)	30% (Township 9%)
NON-COMMERCIAL (Church/ Condo/ Parking/ Vacant)	15% (5% vacant Vet Ctr)	66%	40% (2.5% vacant)

Streetscape detail: unit images, percent of frontage, and color-coded use to above table.

