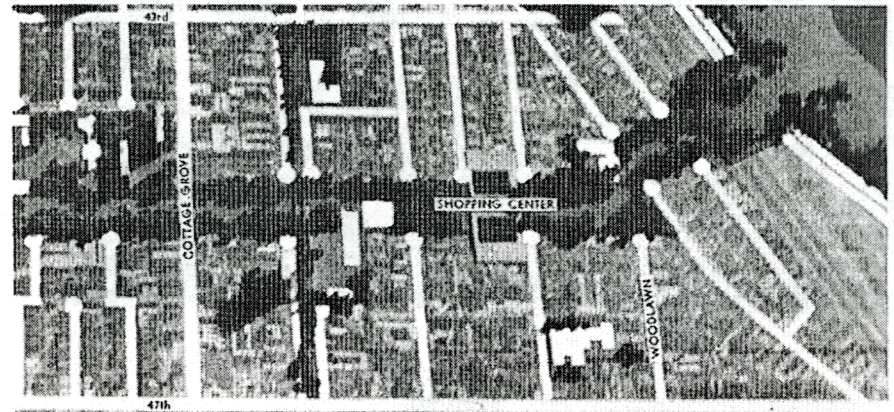
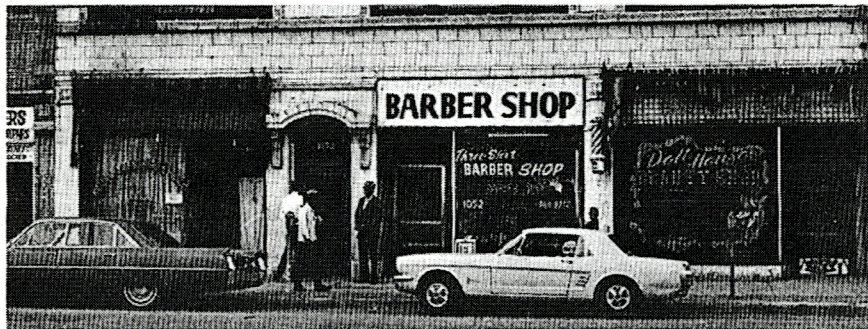




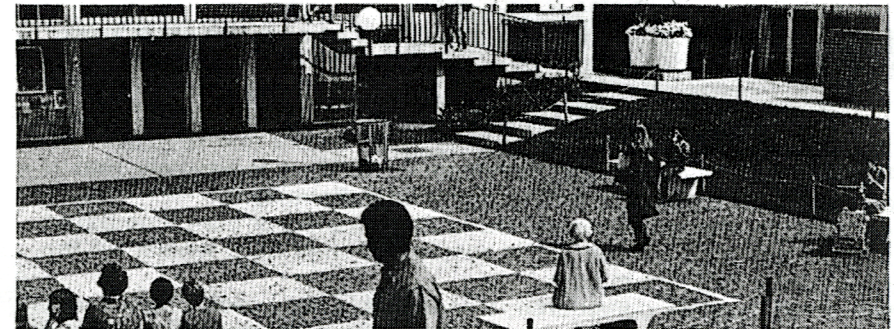
EXISTING STRIP COMMERCIAL



SHOPPING CENTER AS COMMUNITY CENTER



43rd ST. COMMERCIAL



HARPER COURT SHOPPING CENTER

STRIP COMMERCIAL

ADVANTAGES:

- Existing structures, no need for clearance and relocation.
- High vacancy rate makes it easier for low income people to start businesses than in shopping centers.
- Apartments above stores are convenient for beginning businesses which require long hours.
- Safety on the street provided by "watchful eyes" of merchants and customers.

DISADVANTAGES

- Uses a larger amount of land than shopping centers (approximately 30 acres in North Kenwood-Oakland).
- Located on major streets, making it dangerous to cross between stores.
- Street parking is inadequate.
- Many of the stores are vacant and deteriorating, dangerous conditions for the children who play in them.

SHOPPING CENTERS

ADVANTAGES:

- Traffic safety for shoppers by using a plaza to connect stores.
- Parking can be provided near shopping.
- Possibility for all-weather protection.
- Require less area than strips, making land available for housing and other uses. The amount of space for business use in North Kenwood-Oakland could be reduced from 30 acres to 10 acres, approximately.

DISADVANTAGES:

- More difficult for small ventures to start, unless subsidized. (Shopping centers usually have higher rents).