



Clark Street Crossroads Corridor Study



Chicago Plan Commission | March 16, 2023

Study Deliverables



Summary of priorities, goals, challenges, and opportunities



Recommendations for potential projects, programs, and policy changes



Implementation strategy



Roadmap document



Study Goals

GOAL 1

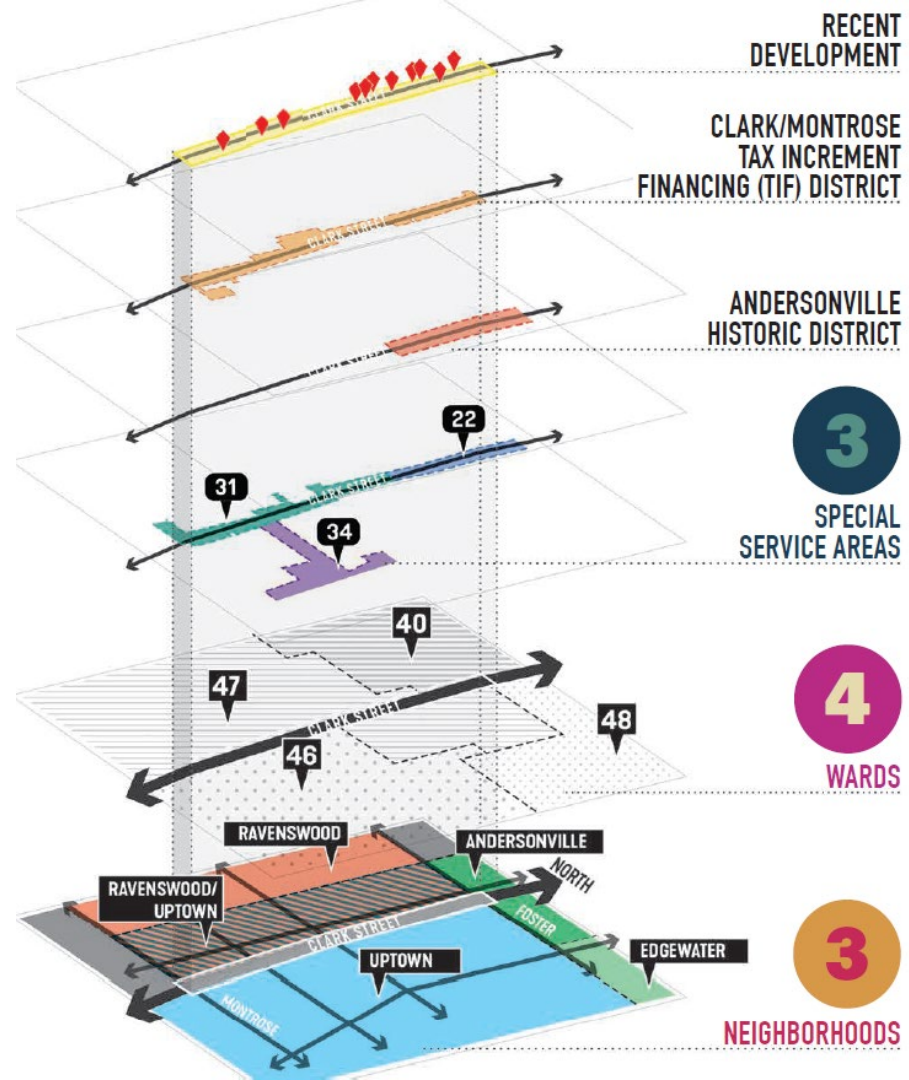
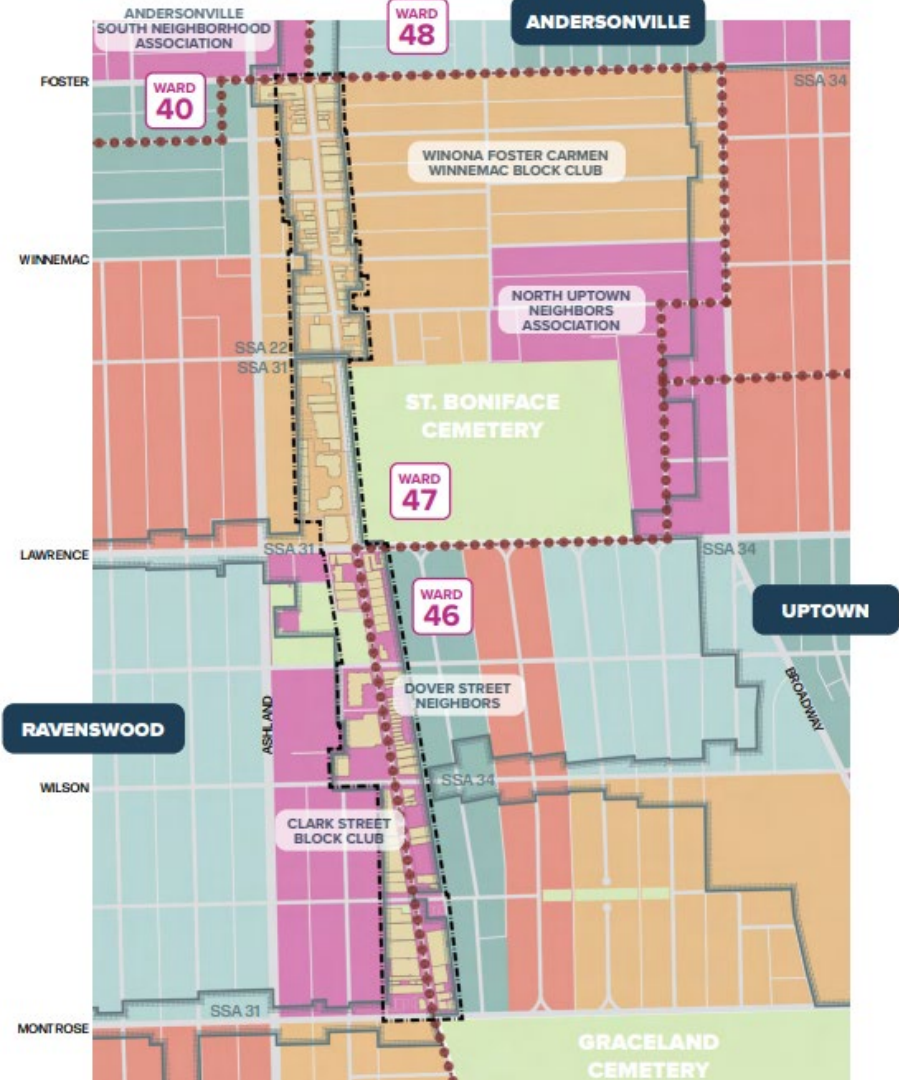
Articulate a unified identity and long term vision for the corridor

GOAL 2

Identify appropriate private development uses, density, and urban design guidelines

GOAL 3

Define public realm improvements to express the unique corridor character and promote additional comfort and safety for pedestrians and cyclists



Steering Committee Membership

WARDS:

Ald. Andre Vasquez, 40th Ward

Ald. James Cappleman, 46th Ward

Ald. Matt Martin, 47th Ward

NEIGHBORHOOD GROUPS:

Ginny Sykes, Dover Street Neighbors Association (DSNA)

Margot Gordon, North Uptown Neighbors Association (NUNA)

Jen Hanna, Winona Foster Carmen Winnemac Block Club (WFCW)

Liz Kersjes, Andersonville South Neighborhood Association (ASNA)

Jeff Fishbain, Clark Street Block Club

CHAMBERS OF COMMERCE/SSAs:

Sarah Wilson and Justin Weidl (Uptown United and Uptown Chamber of Commerce)

David Oakes, Andersonville Chamber of Commerce (SSA #22)

Megan Bunimovich and Amy Czarkowski, Greater Ravenswood Chamber of Commerce (SSA #31)

OTHER KEY STAKEHOLDERS:

Jackie Taylor, Black Ensemble Theatre

Michael Kent, Chicago Department of Transportation (CDOT)

STEERING COMMITTEE #1 STEERING COMMITTEE WALKSHOP STEERING COMMITTEE #2 FOCUS GROUPS PUBLIC KICKOFF MEETING FOCUS GROUPS STEERING COMMITTEE #3 COMMUNITY WORKSHOP STEERING COMMITTEE #4 FINAL PRESENTATION CHICAGO PLAN COMMISSION ADOPTION



FALL 2021 / WINTER 2022

SPRING 2022

SUMMER / FALL 2022

WINTER 2023

- Existing conditions analysis
- Initial public and stakeholder engagement

- Public realm concepts
- Land use and development concepts
- Concept evaluation with stakeholders

- Implementation strategies
- Study document

- Study document completion
- Chicago Plan Commission

- Steering Committee Meeting
- Community Engagement Meeting
- Focus Groups

Study Timeline

COMMUNITY ENGAGEMENT HIGHLIGHTS

7,100

project website unique views
(as of February 23, 2023)

1,987

survey responses

1,285

community contacts

271

project website comments

480

workshop attendees

177

interactive corridor map pins

15

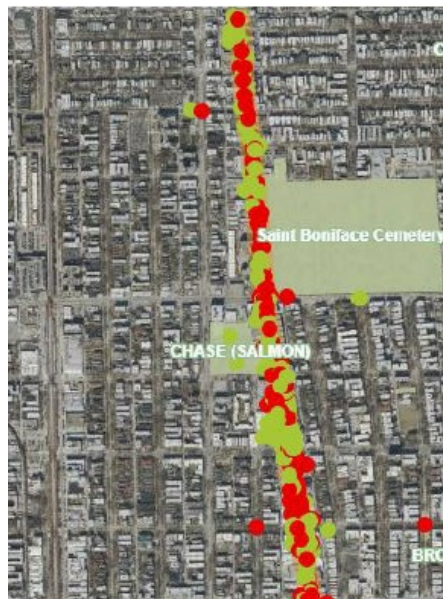
organizations involved in the steering committee

11

focus group participants

10

soundtrack of clark submissions



Online Mapping Exercise



Clark Street from Montrose to Foster is at an exciting **crossroads**.



Soundtrack of Clark Street



Draft Corridor Framework



**LAND USE + ECONOMIC
DEVELOPMENT**



MULTI-MODAL MOBILITY



PUBLIC REALM ACTIVATION

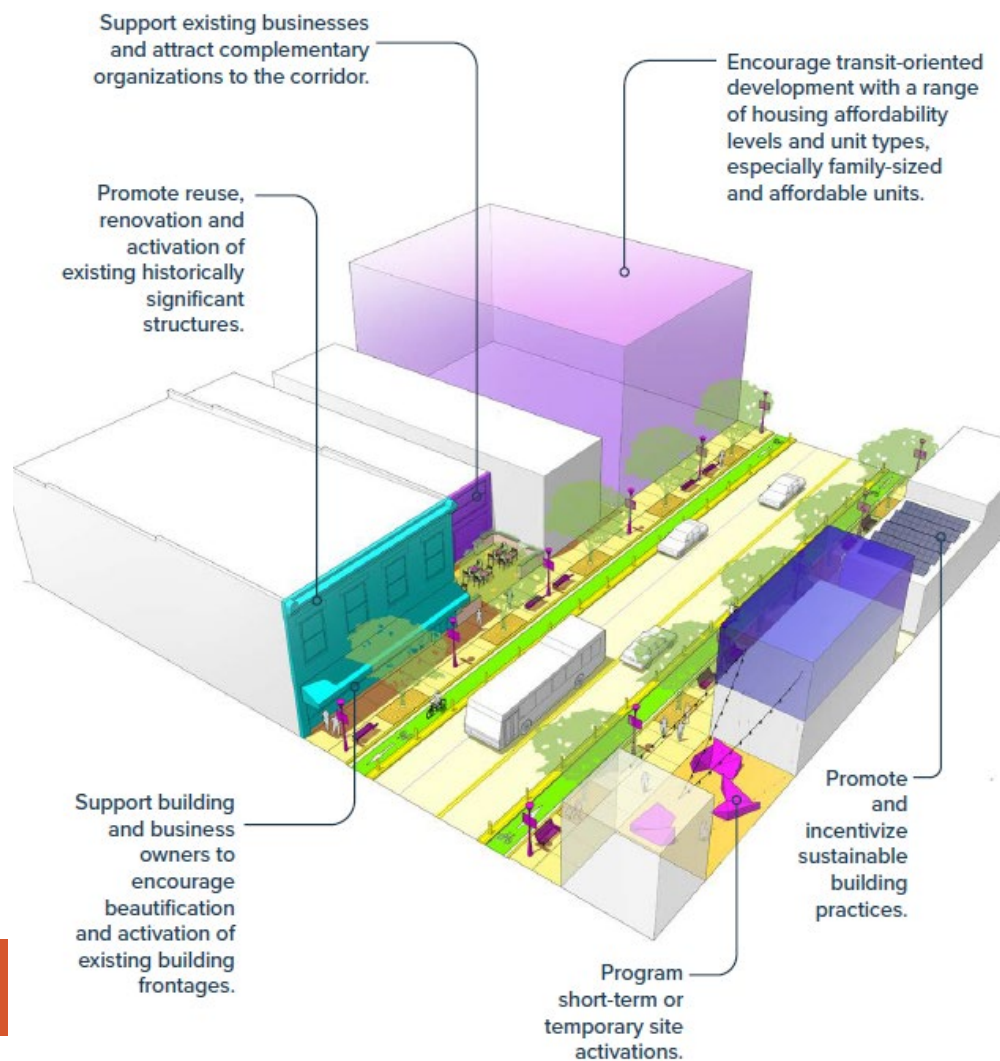


LAND USE + ECONOMIC DEVELOPMENT

GUIDING PRINCIPLE:

Promote strategic **economic development** and improve **housing affordability** to create **vibrant** and **welcoming neighborhoods**

This diagram illustrates concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.





LAND USE + ECONOMIC DEVELOPMENT

DEVELOPMENT APPROACH:




Prioritize **redevelopment of vacant or underutilized sites** that **do not conform to the Pedestrian Street** design standards

DEVELOPMENT OPPORTUNITY SITE CRITERIA:

1. Current **use** incompatible with the long-term vision for this area
2. Current **development** is incompatible with the long-term vision for this area
3. Site is **underutilized** (vacant, square footage is significantly less than allowed by zoning, etc.)

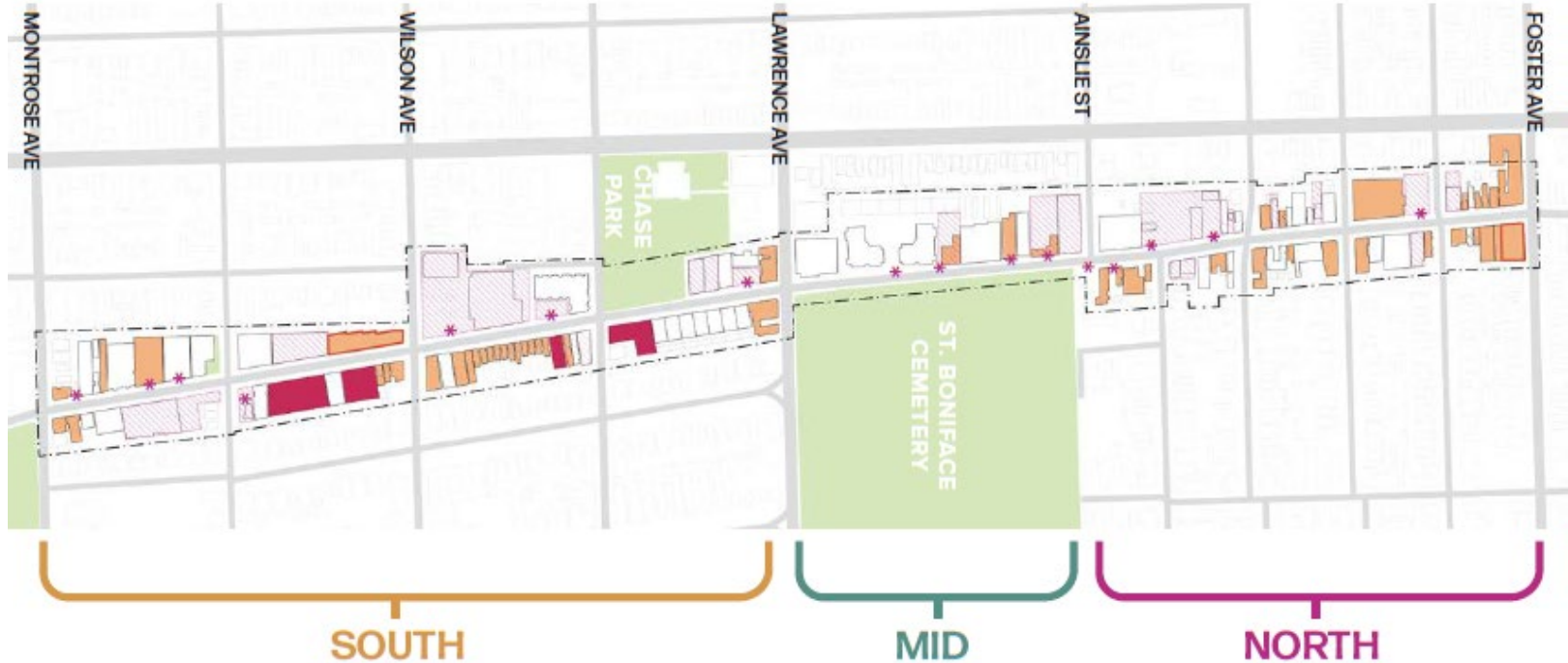


LAND USE + ECONOMIC DEVELOPMENT

-  Historic Neighborhood Character Building
-  Orange Rated Historic Building
-  Development Currently Under Construction
-  Development Opportunity Site
-  Pedestrian Street Non-Conforming Site Layout
-  Corridor Study Area

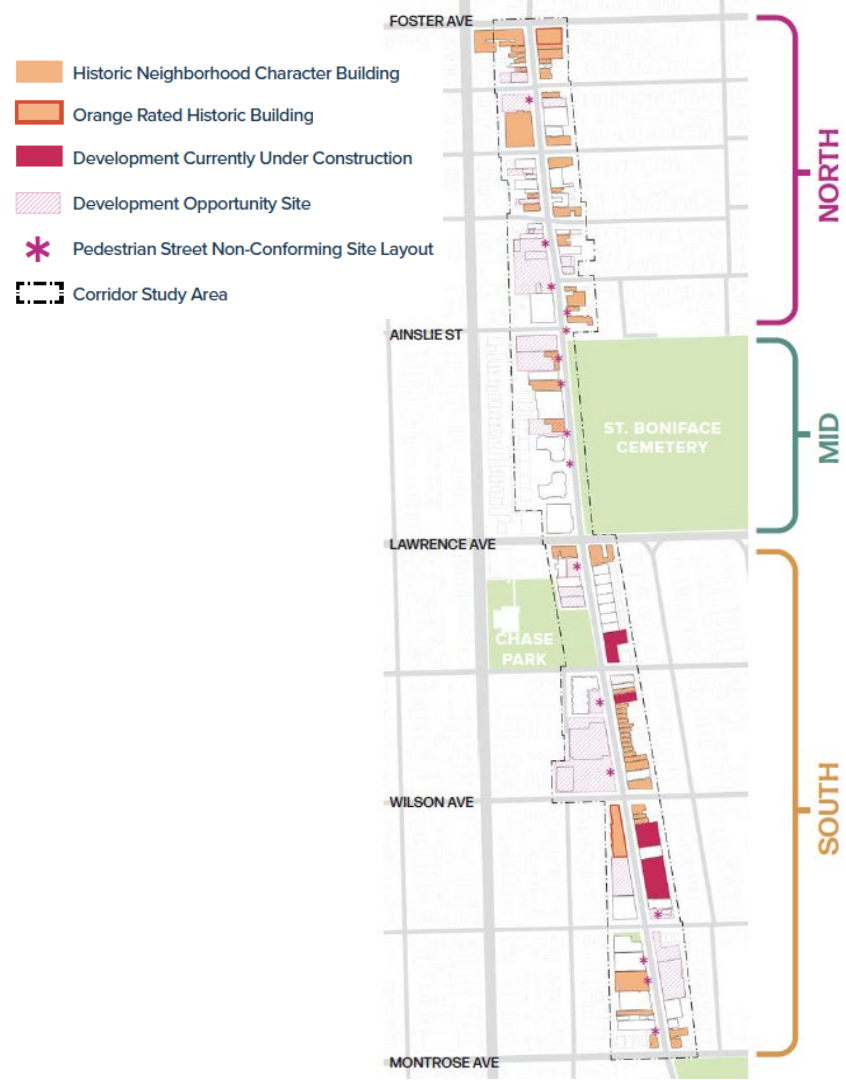
***Historic neighborhood character buildings** are older structures that demonstrate the scale and design style of buildings unique to this corridor's history. Consider opportunities for adaptive reuse and retaining/rehabilitating historic features.

****Orange rated buildings** are defined in the 1995 Chicago Historic Resources Survey as properties that possess some architectural feature or historical association that made them potentially significant in the context of the surrounding community. They are subject to a 90-day demolition delay so the Department of Planning and Development can explore options, as appropriate, to preserve the building, including but not limited to landmark designation.



DEVELOPMENT/RENOVATION IMPLEMENTATION:

- Incremental with a series of projects
- All privately-owned development sites
- Promote development and utilization of public subsidies—improving storefronts, affordable housing, etc.
- Share development and design guidelines with property owners and prospective developers
- Evaluate projects against the study's recommendations and guidelines





LAND USE + ECONOMIC DEVELOPMENT

CLARK STREET URBAN DESIGN GUIDELINES:

- Adaptive re-use of historic buildings and storefronts
- Special consideration for corner lots, longer blocks, and across from large open spaces
- New residential and mixed-use development
- Ground-floor and storefront activation
- Ground-floor residential and live-work



Ground Floor Activation

The Klotski Building - Seattle, WA
Source: Kevin Scott, ArchDaily



Landscaped Walkway in Property Setback

YMCA National Capital Building - Washington, DC
Source: Gustafson Porter + Bowman



Storefront Remodel

Dollop Coffee on Montrose - Chicago, IL
Source: Moss Architecture



Live-Work Lofts

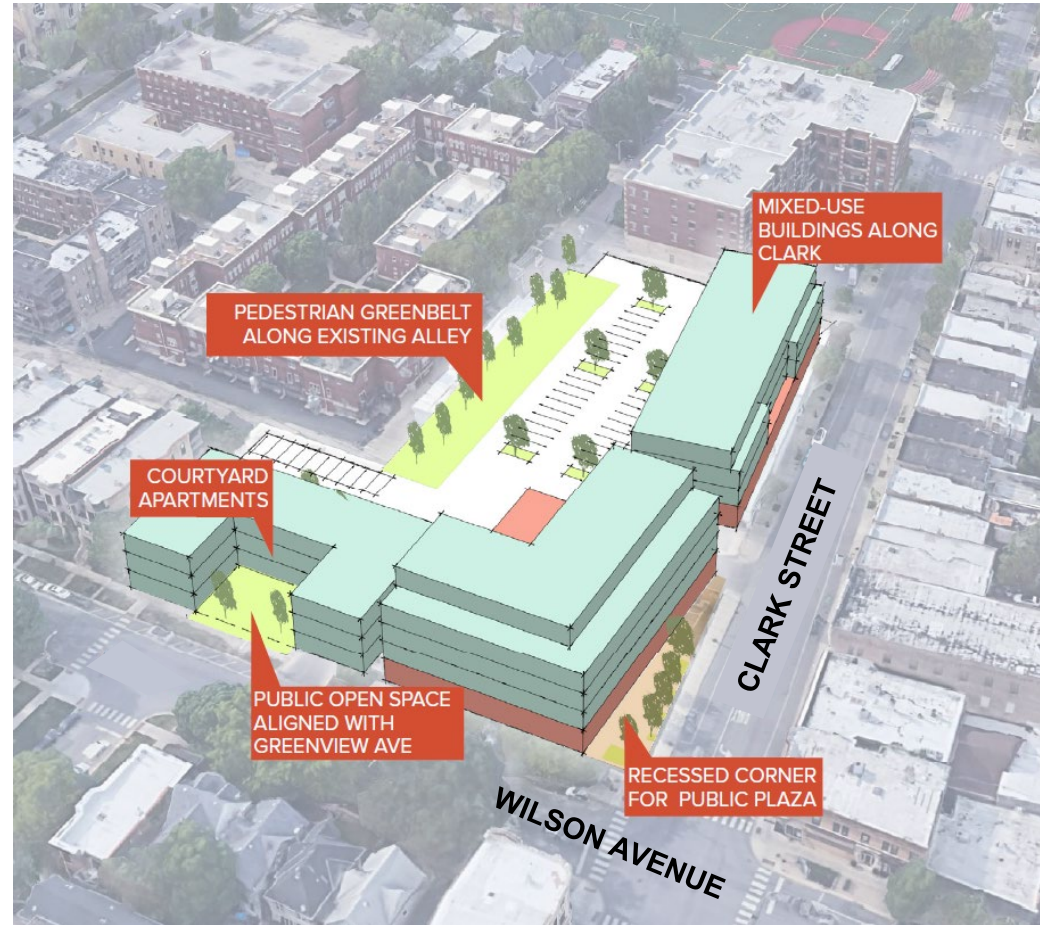
Converted warehouse building into lofts



LAND USE + ECONOMIC DEVELOPMENT

EXAMPLE SITE DEVELOPMENT CONCEPT:

NW Corner of Clark & Wilson



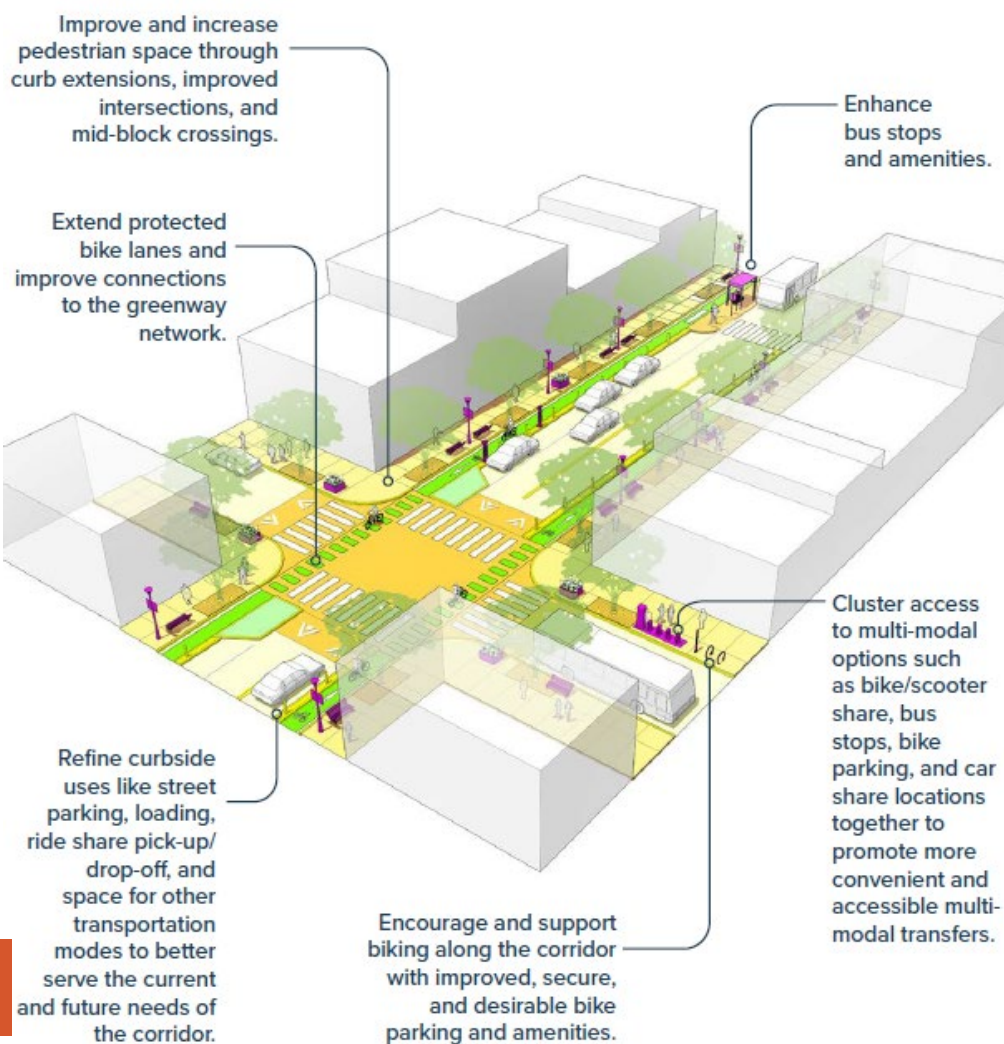
Note: Privately-owned site with no known plans for development. Concept is to illustrate guidelines for a hypothetical project.



MULTI-MODAL MOBILITY

GUIDING PRINCIPLE:

Enhance **safe and equitable access** to the corridor by increasing **transit connectivity** and prioritizing the **pedestrian experience**

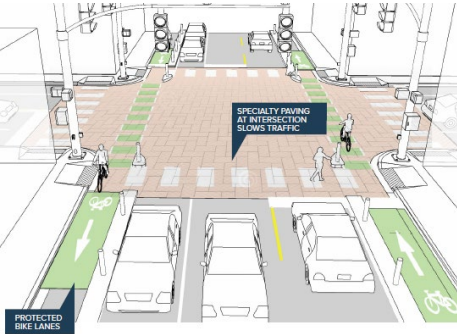


This diagram illustrates concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

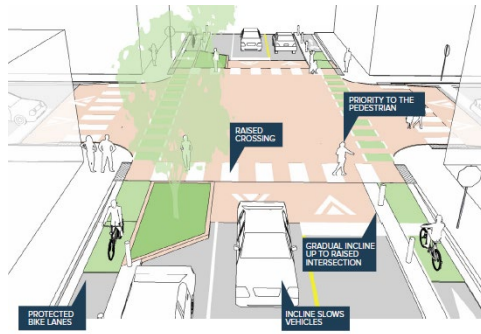


DESIGN TOOLKIT: CURB + INTERSECTION TREATMENT CONCEPTS

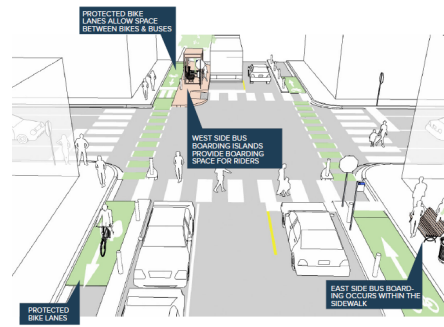
Signalized Intersection Improvements



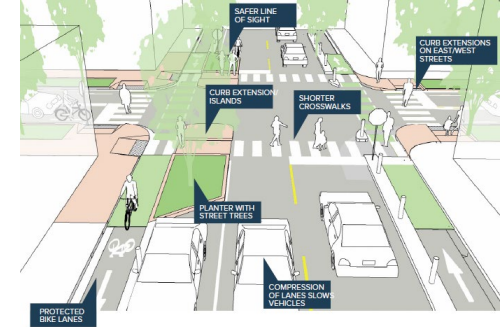
Raised Intersections/ Crosswalks



Bus Boarding



Curb Extensions

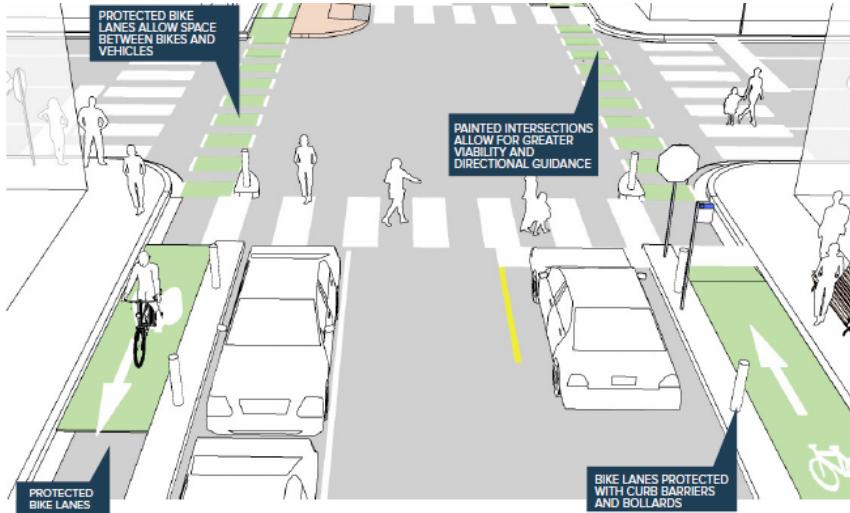


These diagrams illustrate concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.



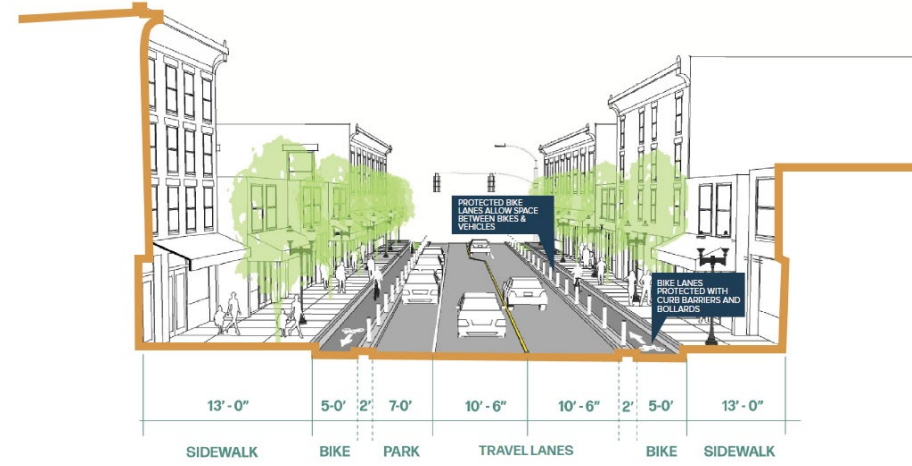
MULTI-MODAL MOBILITY

DESIGN TOOLKIT: PROTECTED BIKE LANE CONCEPTS

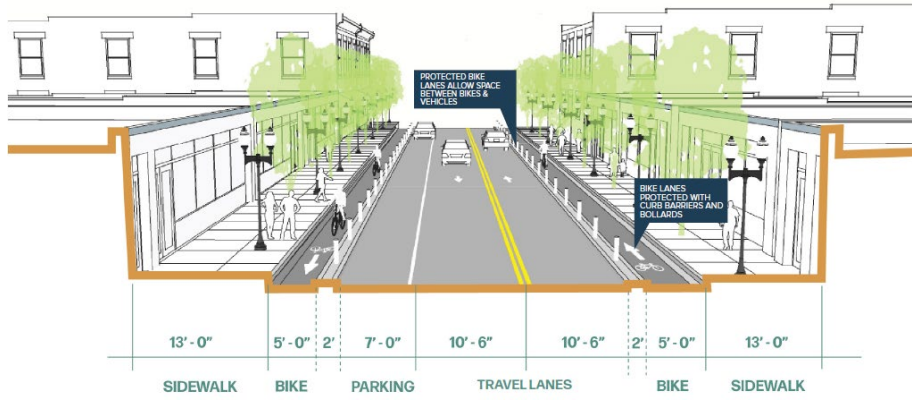


These diagrams illustrate concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

CLARK STREET AT FOSTER



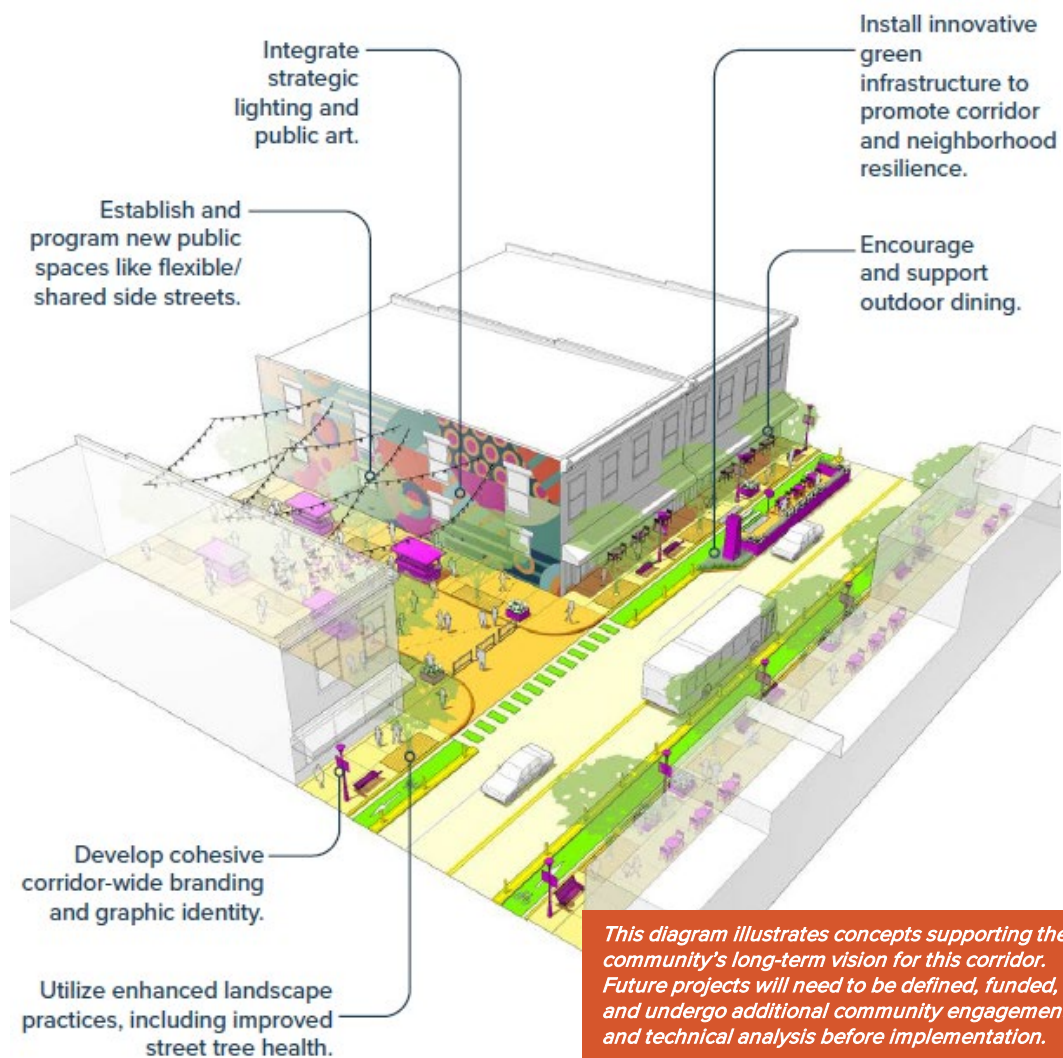
CLARK STREET AT SUNNYSIDE



PUBLIC REALM ACTIVATION

GUIDING PRINCIPLE:

Create a **cohesive** and **inviting** experience for **all ages and abilities** with attractive and resilient urban landscapes

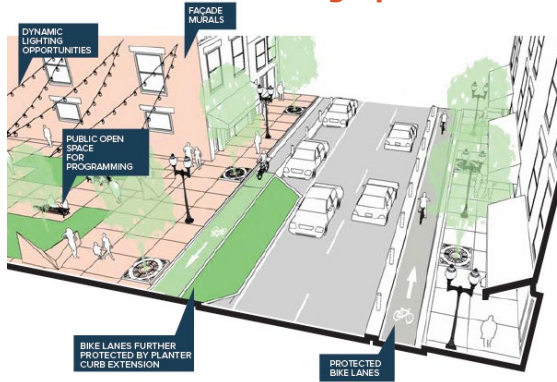




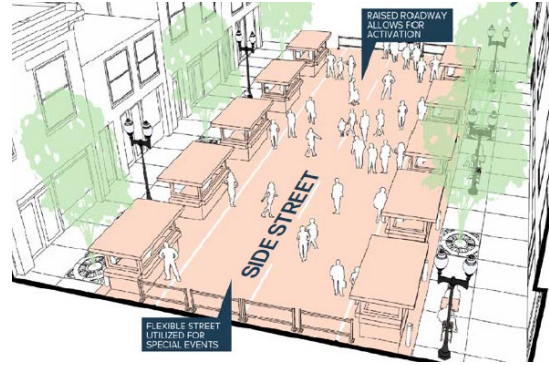
PUBLIC REALM ACTIVATION

DESIGN TOOLKIT: ACTIVATION CONCEPTS

Public Gathering Spaces

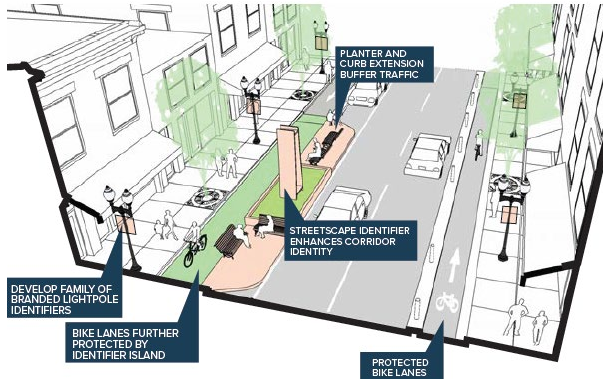


Flexible Side Streets

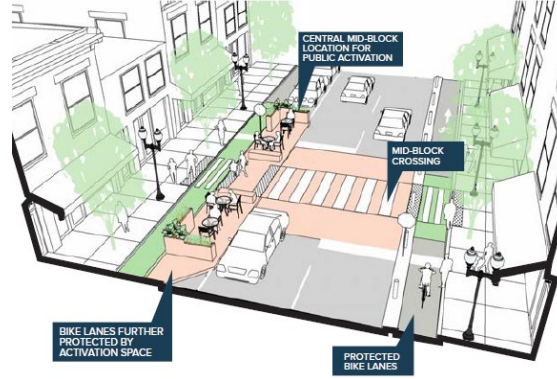


These diagrams illustrate concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

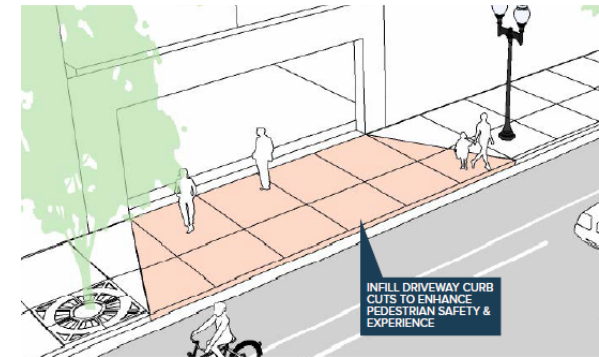
Corridor Identifiers



Extended Outdoor Activation Spaces



Elimination of Driveway Curb Cuts



PUBLIC REALM PROJECT IMPLEMENTATION:

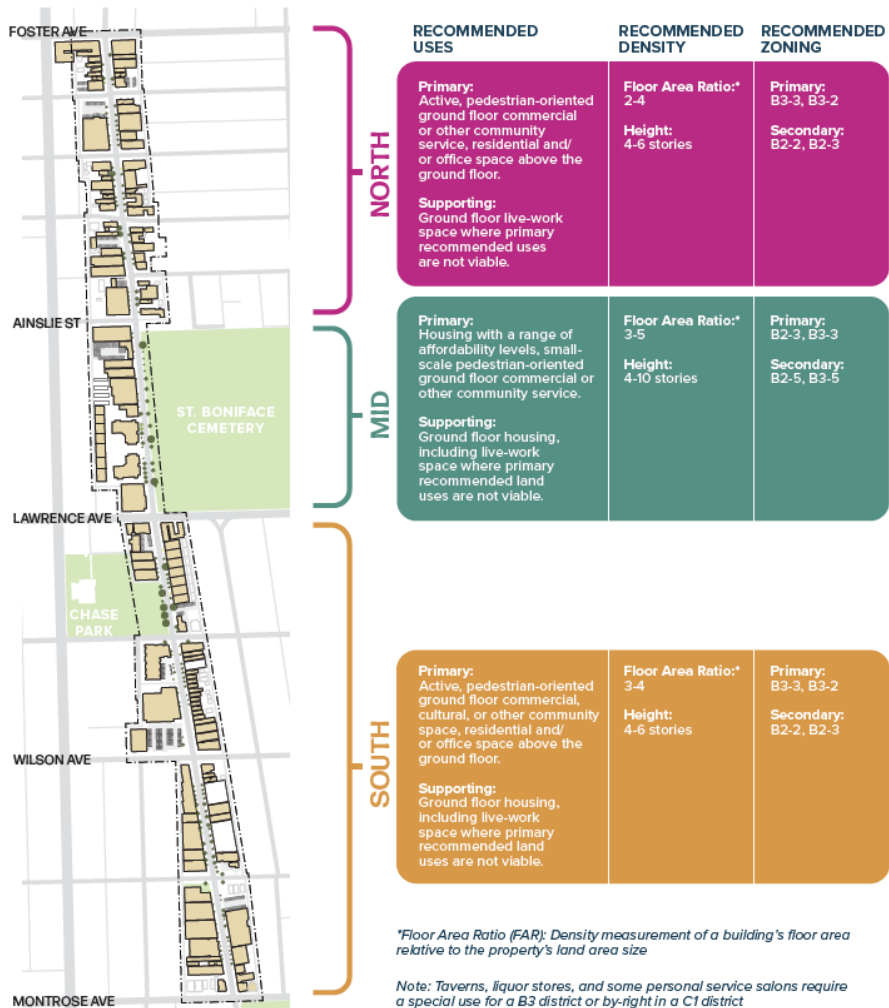
- Incremental with a series of projects
- Encourage **private owners and developers to improve elements on and near their property**—small plazas, landscape, visual screening, art, outdoor seating, etc.
- **City depts, sister agencies, SSAs, etc. initiate project-focused community processes:**
 - Define project(s) and obtain funding using study recommendations
 - Determine feasibility through technical analysis and stakeholder engagement
 - Design concepts based on defined needs
 - Community feedback on concepts to refine
 - Select preferred refined concept to finalize design, logistics, maintenance, and cost
 - Complete construction/implementation
 - Monitor for any necessary modifications



Corridor Segments

Clark Street Corridor Segments

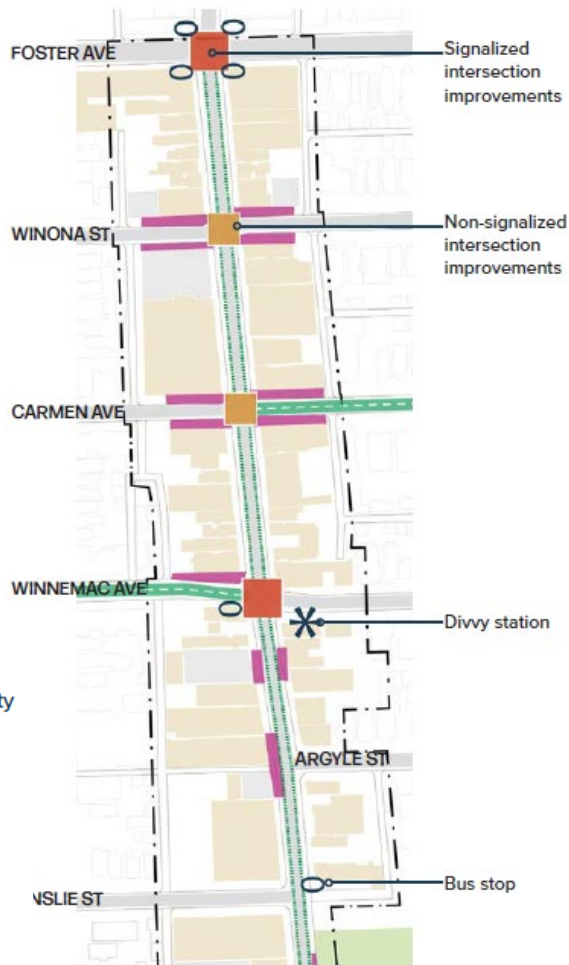
Land Use and Development Framework



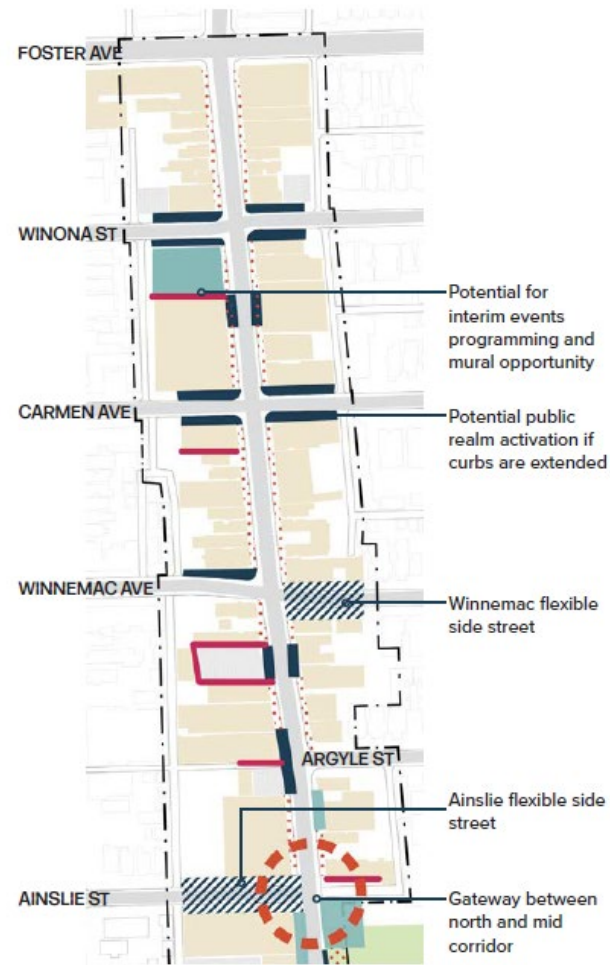
Example Segment Implementation Opportunities: North Corridor



MULTI-MODAL MOBILITY






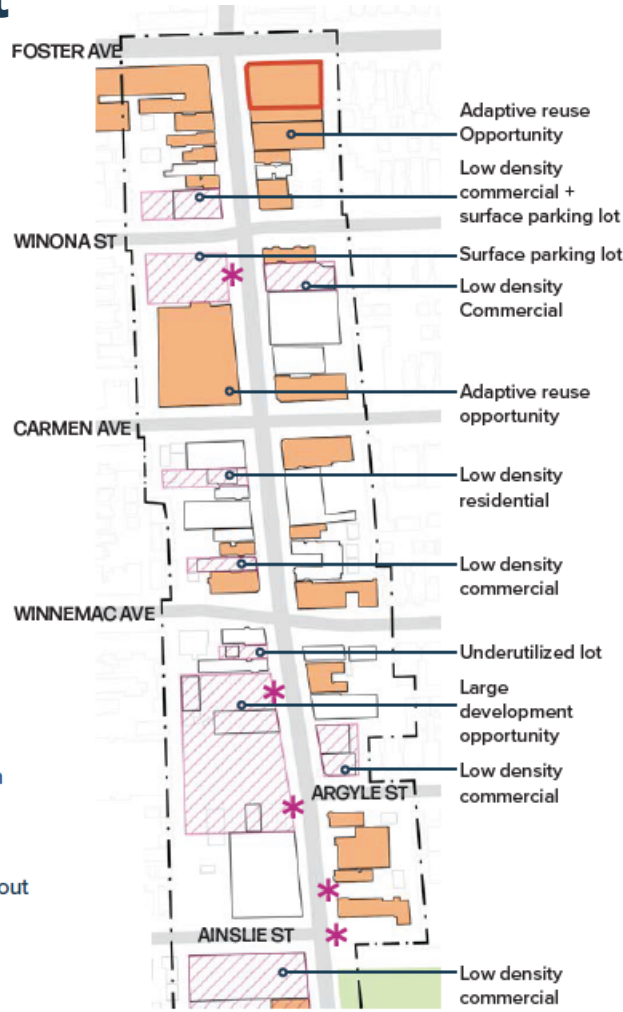
PUBLIC REALM ACTIVATION



- Public Space Activation Opportunity
- Privately-Owned Public Space Activation Opportunity
- Flexible Side Street Activation Opportunity
- Sidewalk Activation Opportunity
- Gateway Opportunity
- Potential Mural Location
- Corridor Study Area

Example Segment Implementation Opportunities: North Corridor

-  Historic Neighborhood Character Building
-  Orange Rated Historic Building
-  Development Currently Under Construction
-  Development Opportunity Site
-  Pedestrian Street Non-Conforming Site Layout
-  Corridor Study Area



RECOMMENDATIONS FOR:

Uses Density Height Zoning Other Considerations

North Corridor Guide to Development

Use	Density	Height	Zoning	Considerations
Active, pedestrian-oriented ground floor commercial Residential and/or office above the ground floor Community service uses on ground floor or above Ground floor live-work space with active storefront display	Floor Area Ratio: 2 - 4	4 - 6 stories	<u>Primary:</u> B3-3, B3-2 <u>Secondary:</u> B2-2, B2-3	Abundance of existing historically significant façades and neighborhood character Significant potential for renovations and adaptive re-use projects

Development Examples

Source: Wonder Bread Factory, Washington, DC (Douglas Development + R2L Architects)
 Source: Loos, Philadelphia, PA (SA)
 Source: Art Slabs, Seattle, WA (Olson Kundli)
 Source: Tied House, Schubert, Chicago, IL (Clemens)
 Source: Nightingale I, Brunswick, VA (Bauermeister Architects)

Design Inspiration Photos

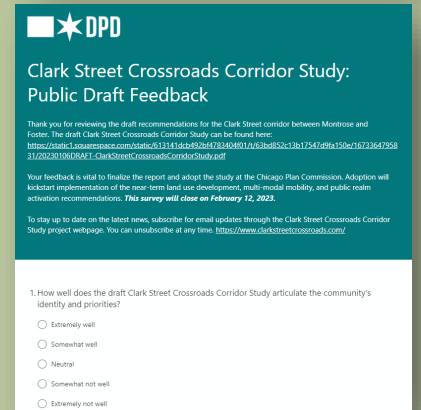
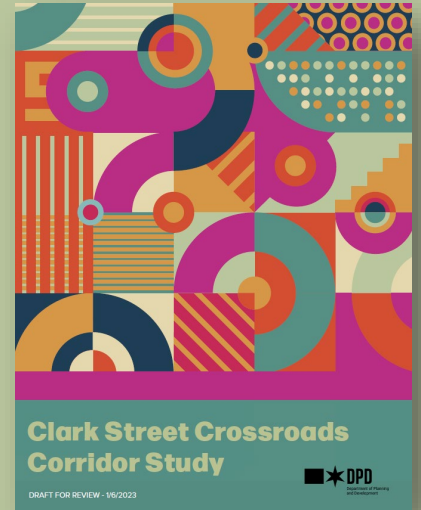


Public Draft Review

PUBLIC DRAFT

- Draft report posted Jan 10
- Zoom webinar overview Jan 31
- Online feedback tool open Jan 10-Feb 12 (380+ responses)

[clarkstreetcrossroads.com](https://www.clarkstreetcrossroads.com)



PUBLIC DRAFT FEEDBACK

IDENTITY, PRIORITIES, + OBJECTIVES

How well does the draft Clark Street Crossroads Corridor Study articulate the community's identity and priorities?

Extremely well	209
Somewhat well	98
Neutral	23
Somewhat not well	14
Extremely not well	34



How much do you agree with the study's stated objectives?

Goal 1: Articulate a unified identity and long-term vision for the corridor.

Goal 2: Identify appropriate private development uses, density, and urban design guidelines.

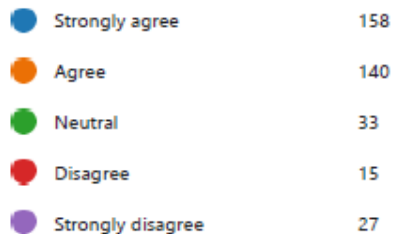
Goal 3: Define public realm improvements to express the unique corridor character and promote additional comfort and safety for pedestrians and cyclists.

Strongly agree	221
Agree	103
Neutral	18
Disagree	15
Strongly disagree	22

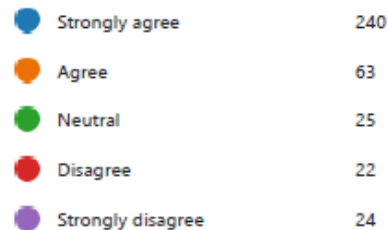


PUBLIC DRAFT FEEDBACK RECOMMENDATIONS

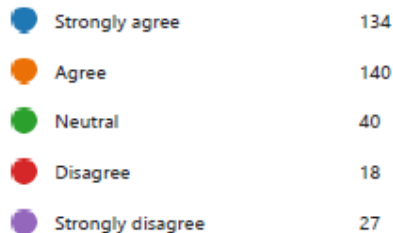
How much do you agree with the land use and economic development recommendations?



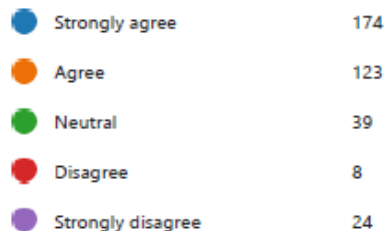
How much do you agree with the multi-modal mobility recommendations?



How much do you agree with the design guidelines (pages 54-75)?



How much do you agree with the public realm activation recommendations?



PUBLIC DRAFT FEEDBACK

USABILITY + FUTURE APPLICATION

How easy was the report to read and understand?

Extremely easy	123
Somewhat easy	138
Neutral	61
Somewhat difficult	33
Extremely difficult	15



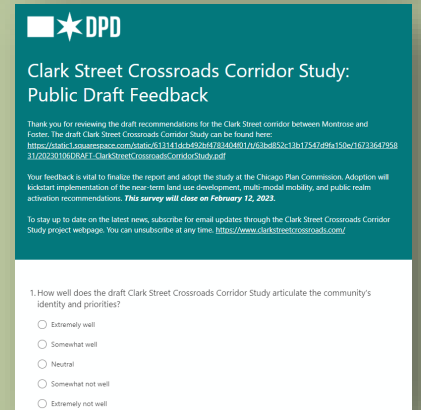
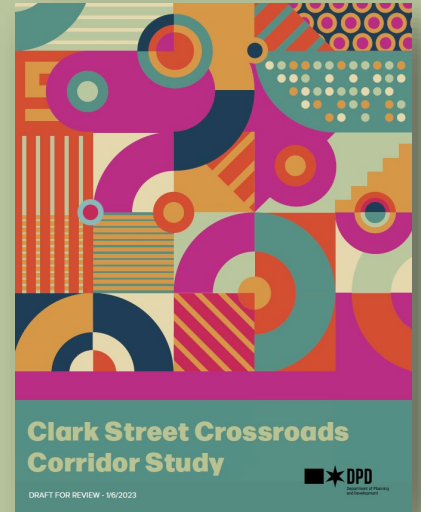
How useful will the study report be in guiding future land use, development, circulation, and public realm decisions?

Very useful	176
Useful	106
Somewhat useful	44
Not useful	36



DRAFT REFINEMENTS FROM PUBLIC FEEDBACK

- Emphasizing process for future implementation
- Clarifying development categories and maps
- General polishing





Thank You to Our Collaborators!