Clark Street Crossroads Corridor Study

DPD

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

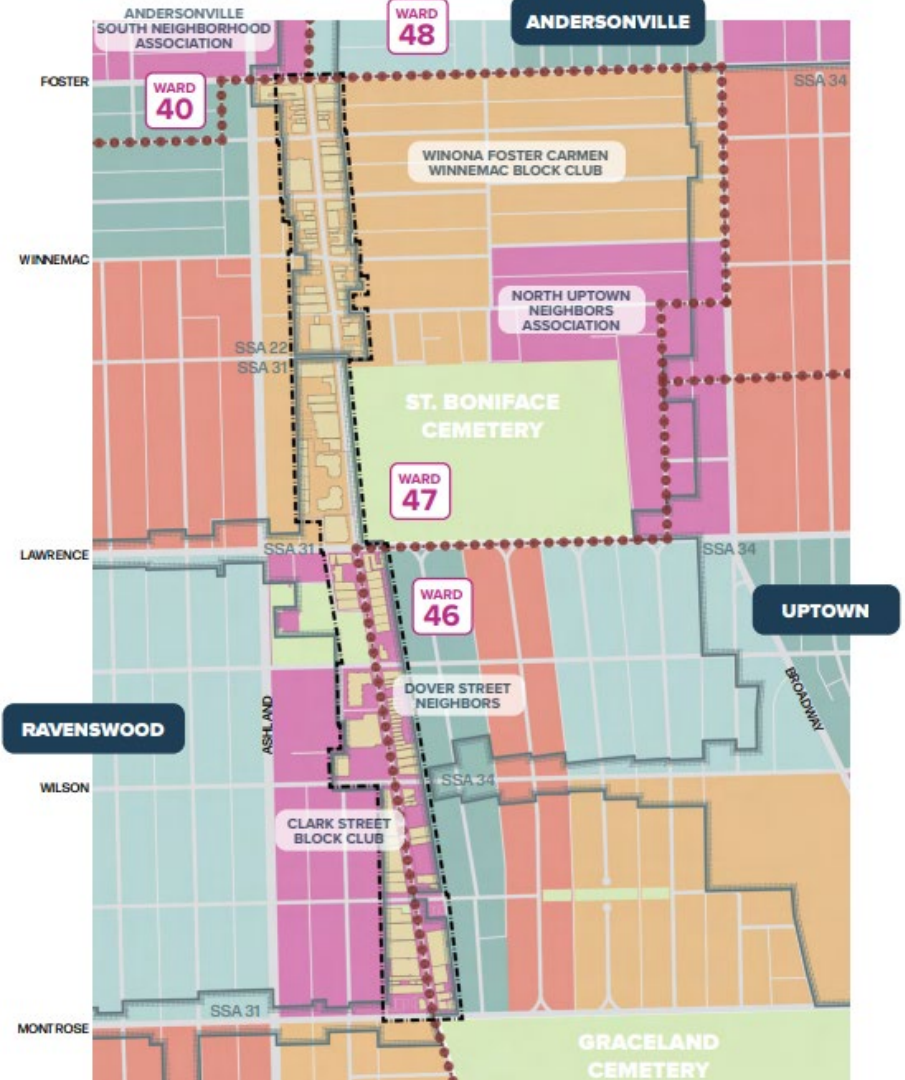
Articulate a unified identity and long term vision for the corridor

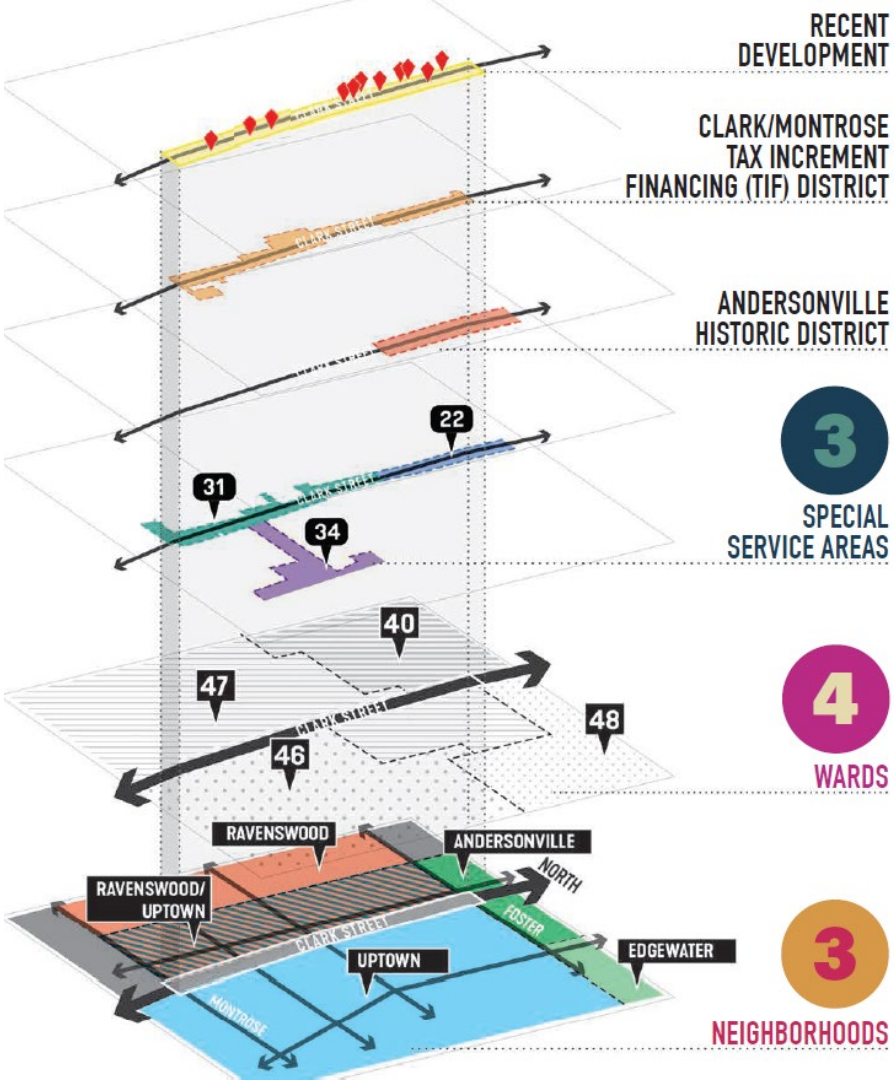
GOAL 2

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


ANDERSONVILLE SOUTH NEIGHBORHOOD ASSOCIATION
WARD 48
ANDERSONVILLE
FOSTER
WARD 40
SSA 34
WINONA FOSTER CARMEN WINNEMAC BLOCK CLUB
WINNEMAC
NORTH UPTOWN NEIGHBORS ASSOCIATION
SSA 22
SSA 31
ST. BONIFACE CEMETERY
WARD 47
LAWRENCE
SSA 31
SSA 34
WARD 46
UPTOWN
DOVER STREET NEIGHBORS
BROADWAY
RAVENSWOOD
ASHLAND
WILSON
SSA 34
CLARK STREET BLOCK CLUB
SSA 31
MONTROSE
GRACELAND CEMETERY


RECENT DEVELOPMENT
CLARK/MONTROSE TAX INCREMENT FINANCING (TIF) DISTRICT
ANDERSONVILLE HISTORIC DISTRICT
22
31
34
3
SPECIAL SERVICE AREAS
40
47
48
46
4
WARDS
RAVENSWOOD
ANDERSONVILLE
NORTH
RAVENSWOOD/ UPTOWN
FOSTER
EDGEWATER
UPTOWN
MONTROSE
3
NEIGHBORHOODS

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)

Study Timeline

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

DISCOVERY

FALL 2021 / WINTER 2022

- Existing conditions analysis
- Initial public and stakeholder engagement

CONCEPTUALIZATION

SPRING 2022

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

DOCUMENTATION

SUMMER / FALL 2022

- Implementation strategies
- Study document

FINALIZATION

WINTER 2023

- Study document completion
- Chicago Plan Commission

Steering Committee Meeting

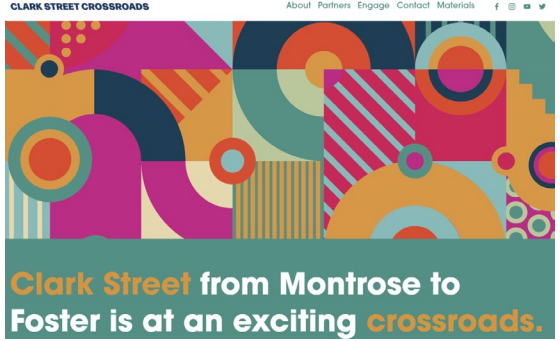
Community Engagement Meeting

Focus Groups

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



Soundtrack of Clark Street

Draft Corridor Framework

LAND USE + ECONOMIC DEVELOPMENT

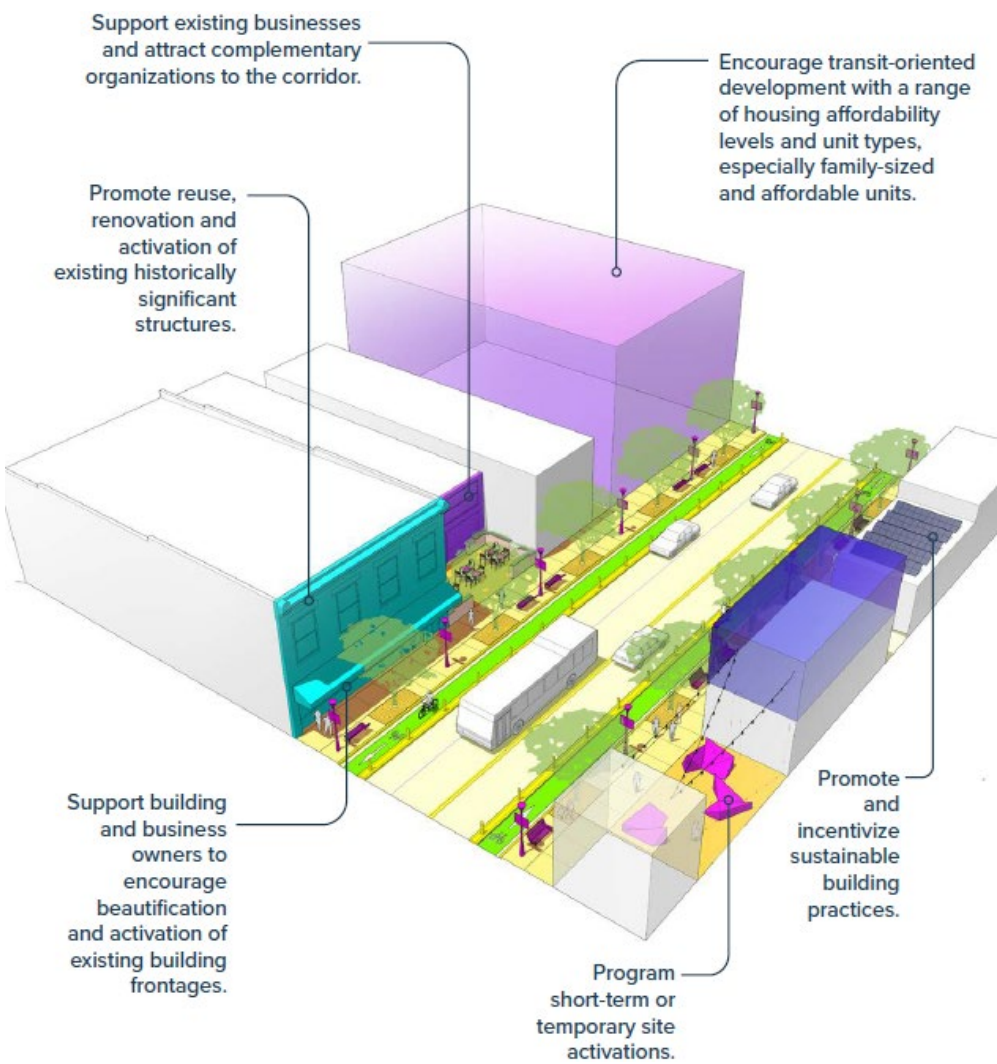
MULTI-MODAL MOBILITY

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.

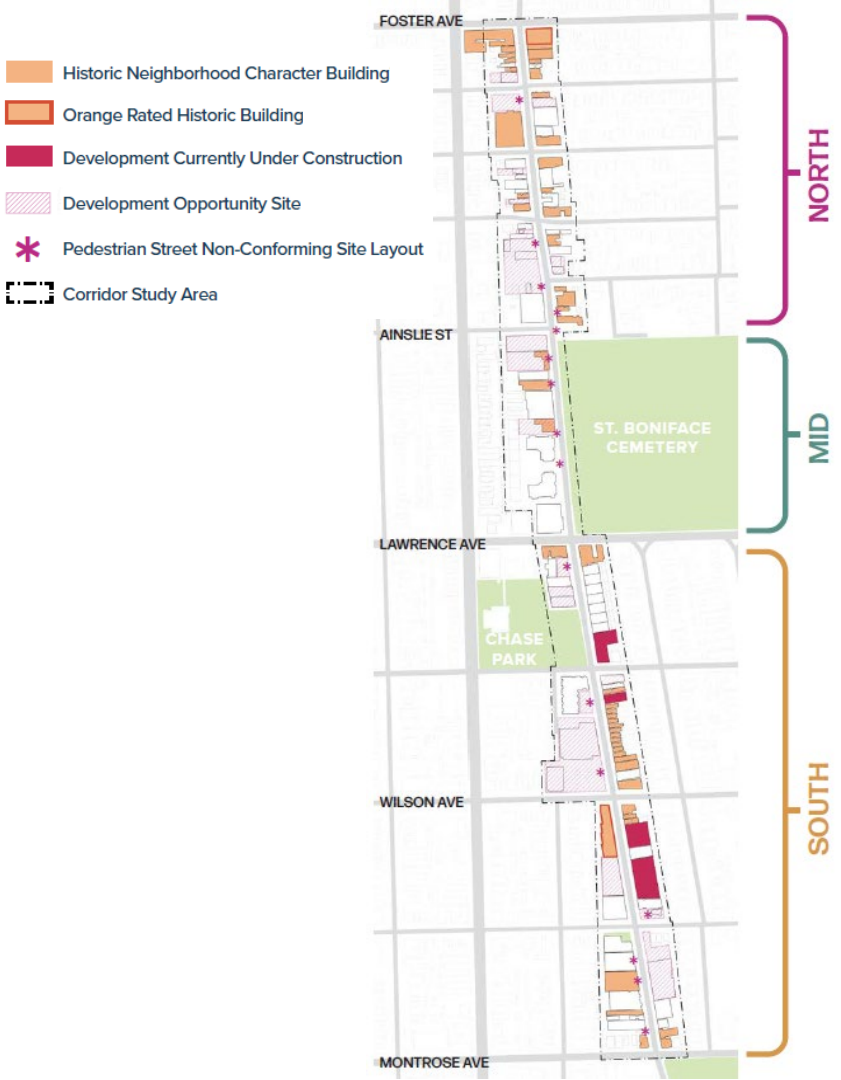
SOUTH

MID

NORTH

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:

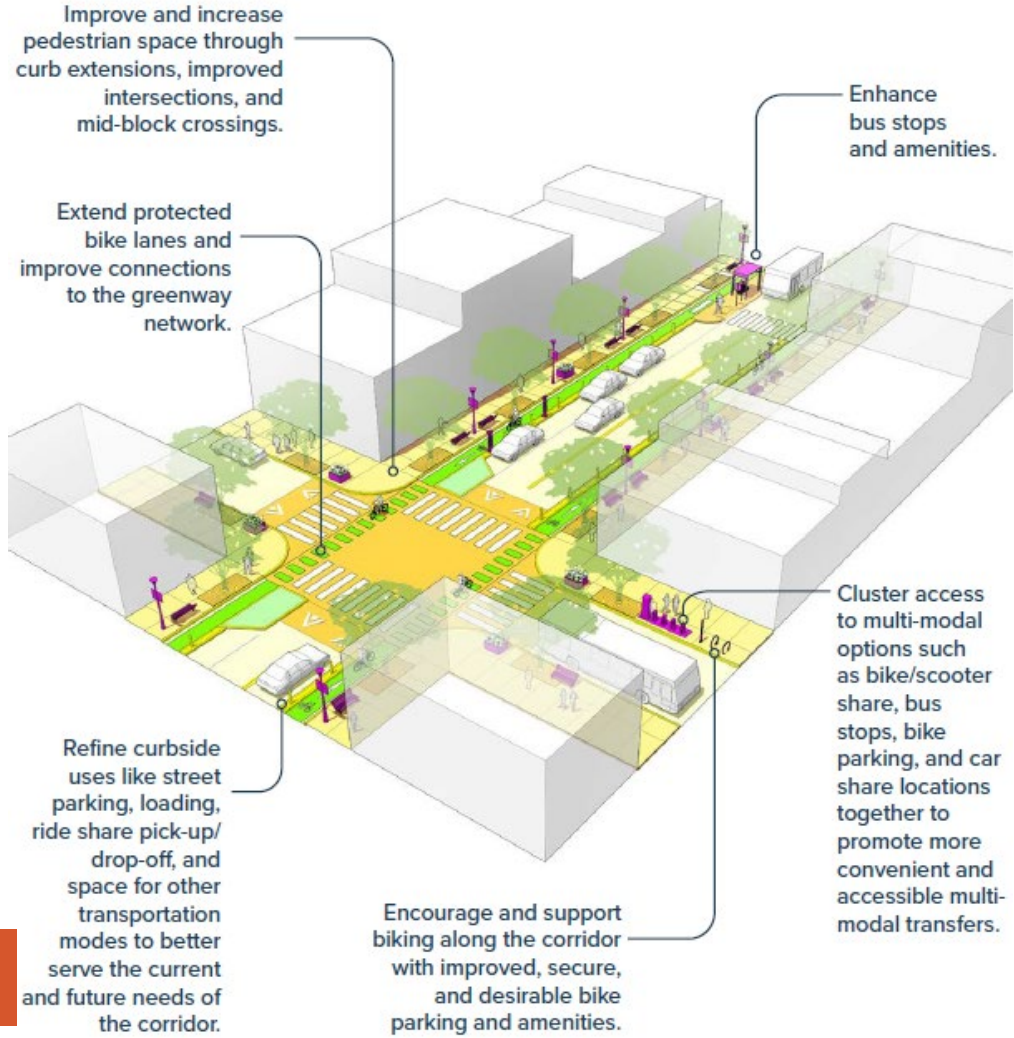
NW Corner of Clark & Wilson

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**



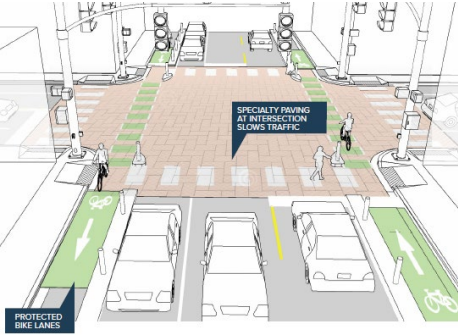
This diagram illustrates concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

MULTI-MODAL MOBILITY

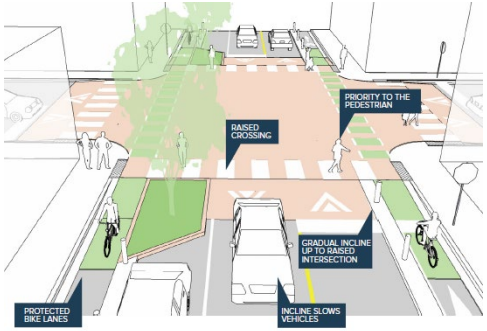
DESIGN TOOLKIT:

CURB + INTERSECTION TREATMENT CONCEPTS

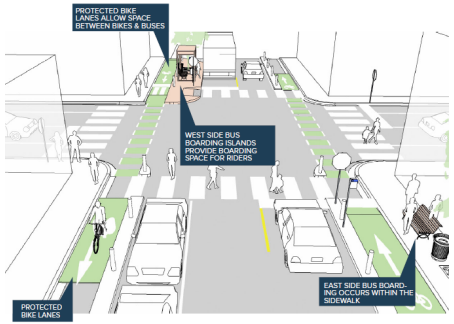
Signalized Intersection Improvements



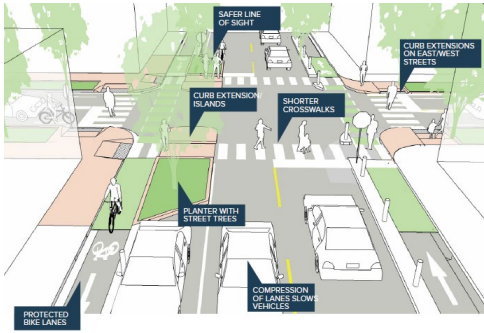
Raised Intersections/ Crosswalks



Bus Boarding



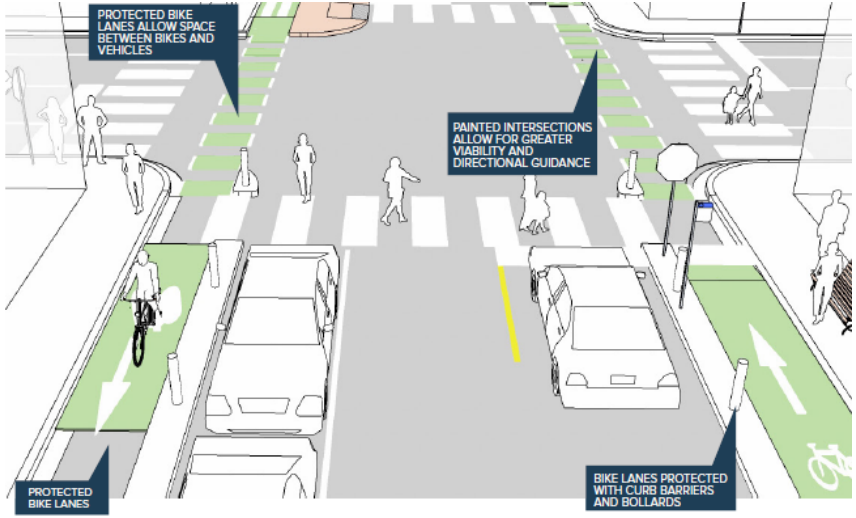
Curb Extensions



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.

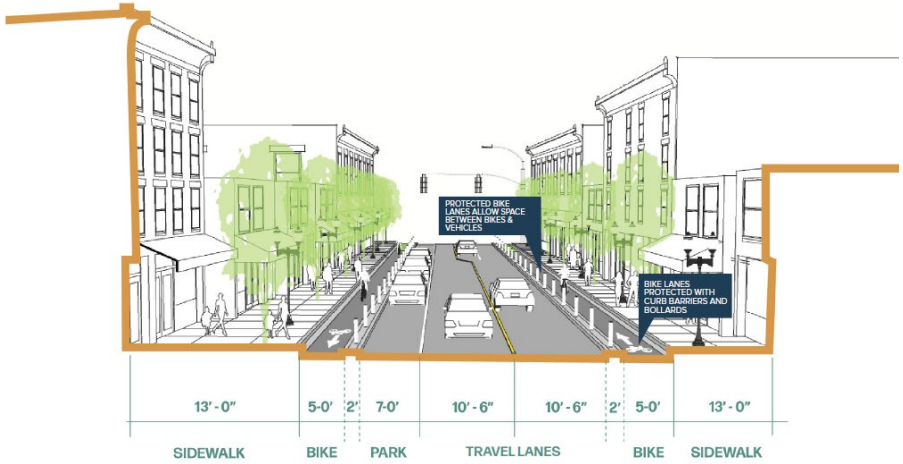
MULTI-MODAL MOBILITY

DESIGN TOOLKIT:
PROTECTED BIKE LANE CONCEPTS

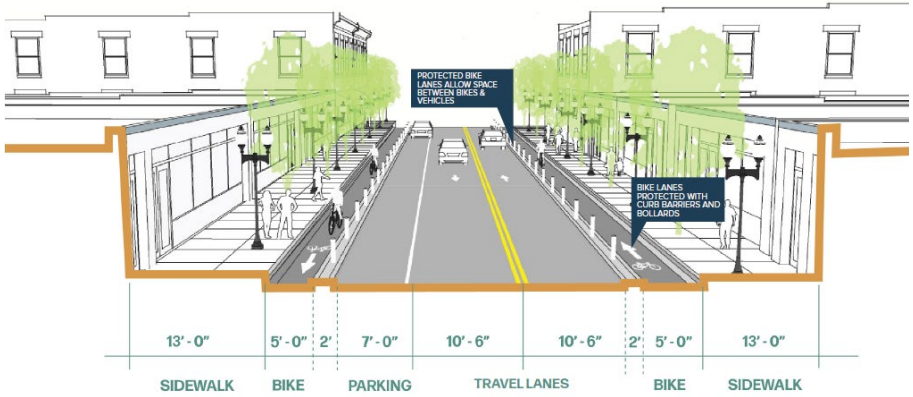


These diagrams illustrate concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

CLARK STREET AT FOSTER



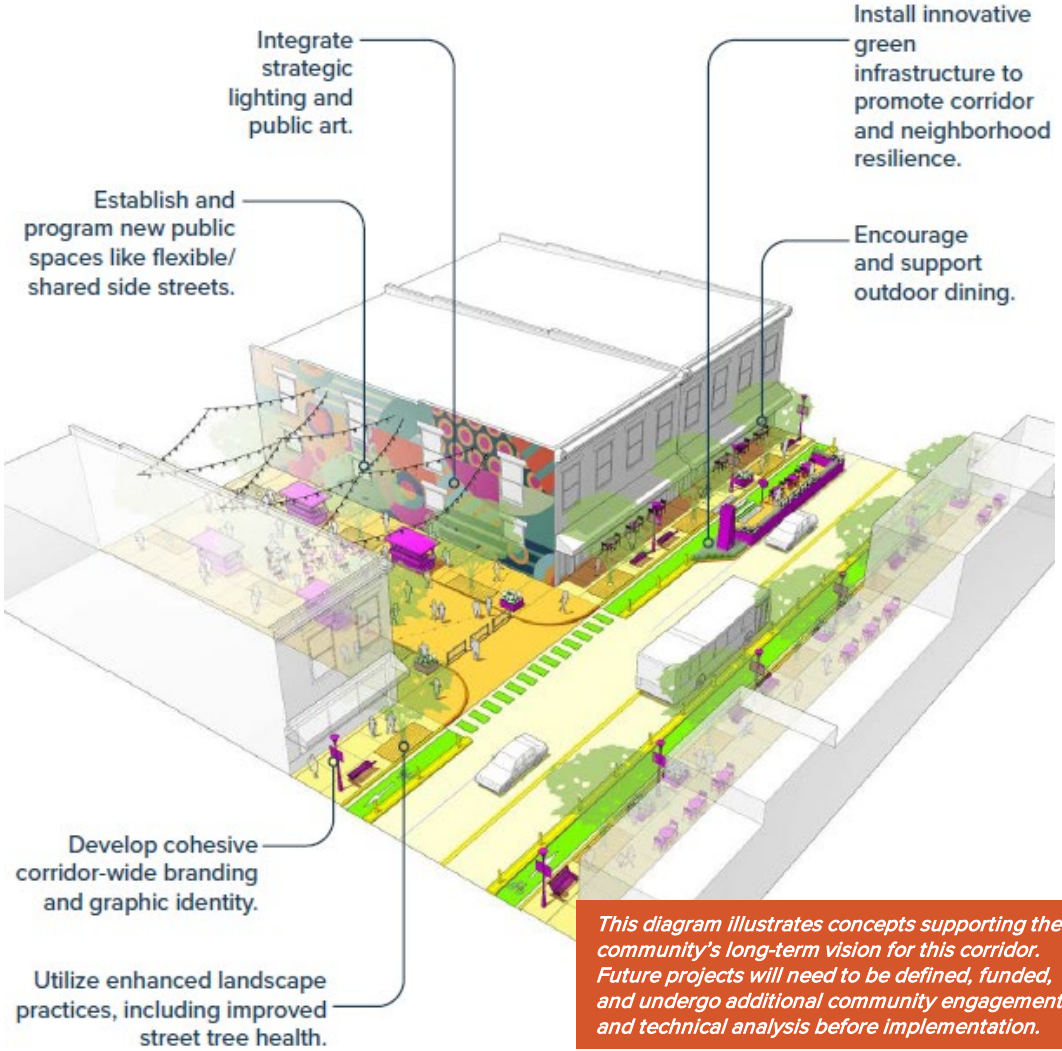
CLARK STREET AT SUNNYSIDE



PUBLIC REALM ACTIVATION

GUIDING PRINCIPLE:

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

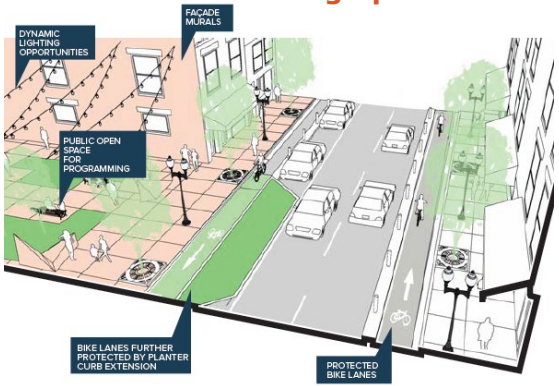


This diagram illustrates concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

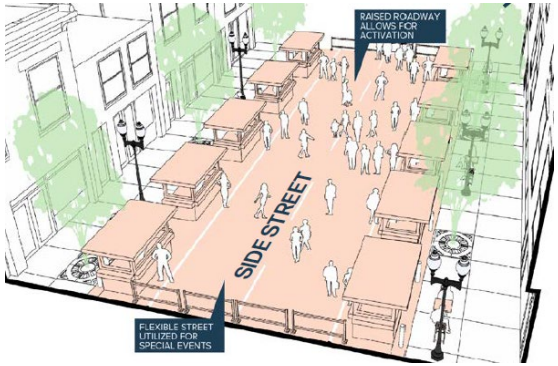
PUBLIC REALM ACTIVATION

DESIGN TOOLKIT: ACTIVATION CONCEPTS

Public Gathering Spaces

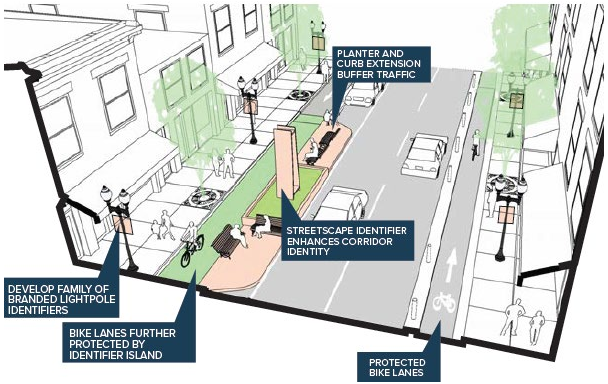


Flexible Side Streets

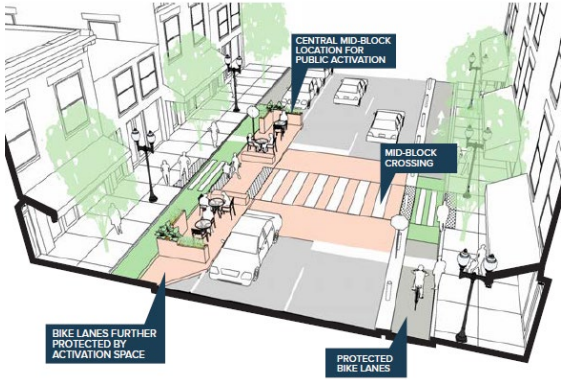


These diagrams illustrate concepts supporting the community's long-term vision for this corridor. Future projects will need to be defined, funded, and undergo additional community engagement and technical analysis before implementation.

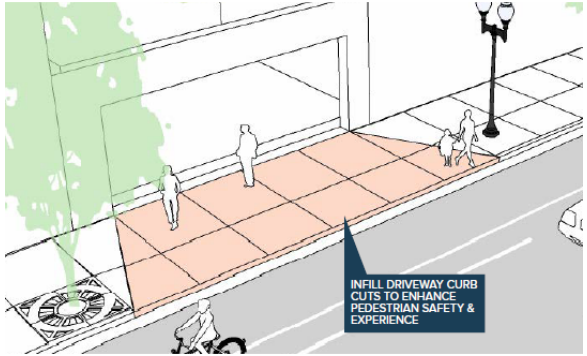
Corridor Identifiers



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

	RECOMMENDED USES	RECOMMENDED DENSITY	RECOMMENDED ZONING
NORTH	**Primary:** Active, pedestrian-oriented ground floor commercial or other community service, residential and/ or office space above the ground floor. **Supporting:** Ground floor live-work space where primary recommended uses are not viable.	**Floor Area Ratio:*** 2-4 **Height:** 4-6 stories	**Primary:** B3-3, B3-2 **Secondary:** B2-2, B2-3
MID	**Primary:** Housing with a range of affordability levels, small-scale pedestrian-oriented ground floor commercial or other community service. **Supporting:** Ground floor housing, including live-work space where primary recommended land uses are not viable.	**Floor Area Ratio:*** 3-5 **Height:** 4-10 stories	**Primary:** B2-3, B3-3 **Secondary:** B2-5, B3-5
SOUTH	**Primary:** Active, pedestrian-oriented ground floor commercial, cultural, or other community space, residential and/ or office space above the ground floor. **Supporting:** Ground floor housing, including live-work space where primary recommended land uses are not viable.	**Floor Area Ratio:*** 3-4 **Height:** 4-6 stories	**Primary:** B3-3, B3-2 **Secondary:** B2-2, B2-3

**Floor Area Ratio (FAR): Density measurement of a building's floor area relative to the property's land area size*

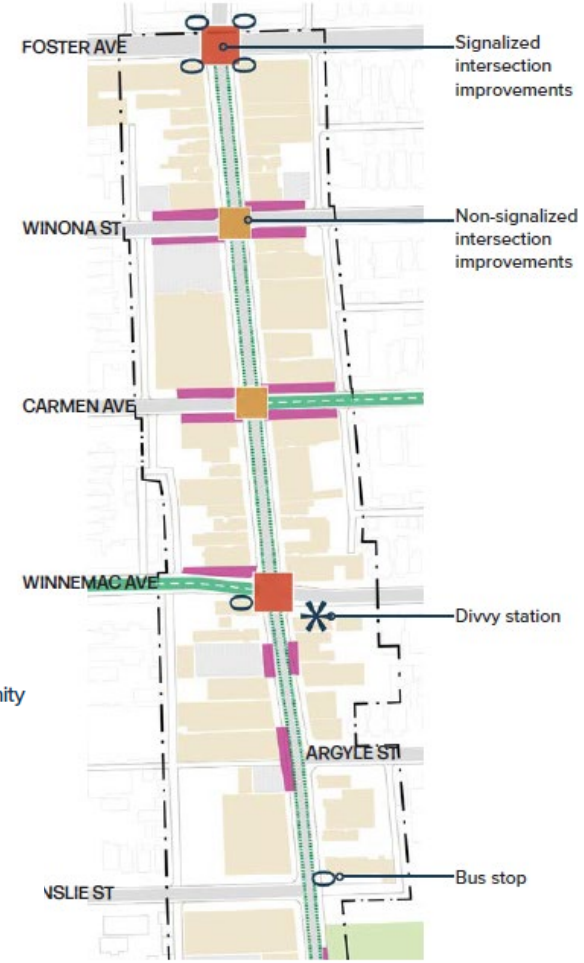
Note: Taverns, liquor stores, and some personal service salons require a special use for a B3 district or by-right in a C1 district

Example Segment Implementation Opportunities: North Corridor

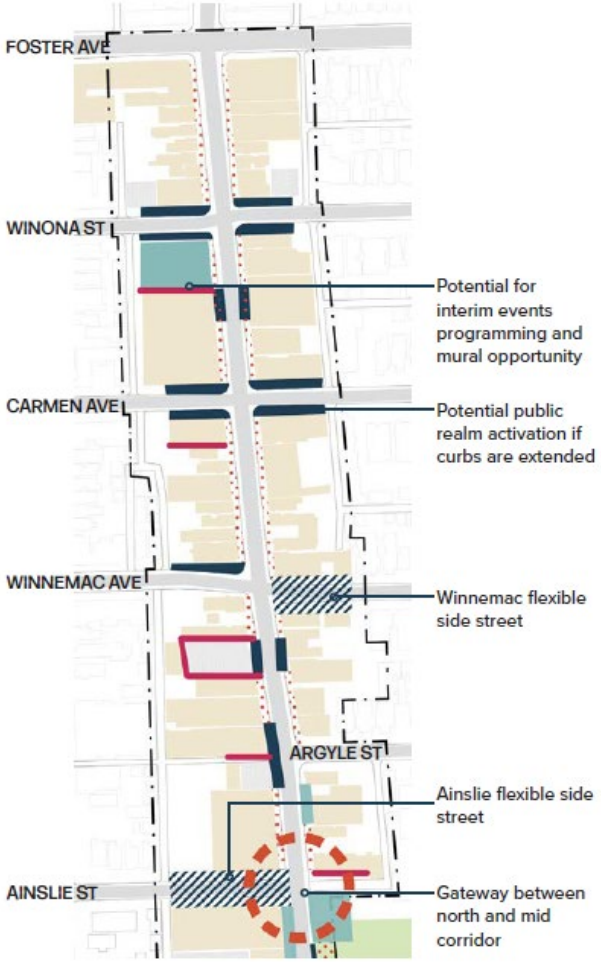
- Signalized Intersection Improvements
- Non-Signalized Intersection Improvements
- Potential Curb Extensions
- Potential Protected Bike Lanes
- Neighborhood Greenway
- DIVVY Station
- CTA Bus Stop

- 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

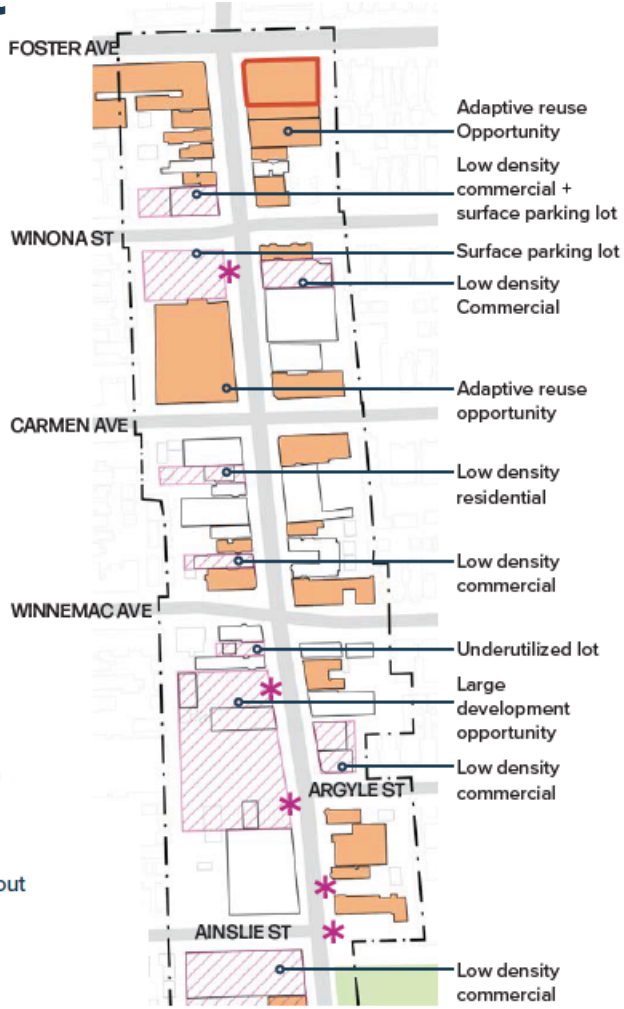
MULTI-MODAL MOBILITY



PUBLIC REALM ACTIVATION



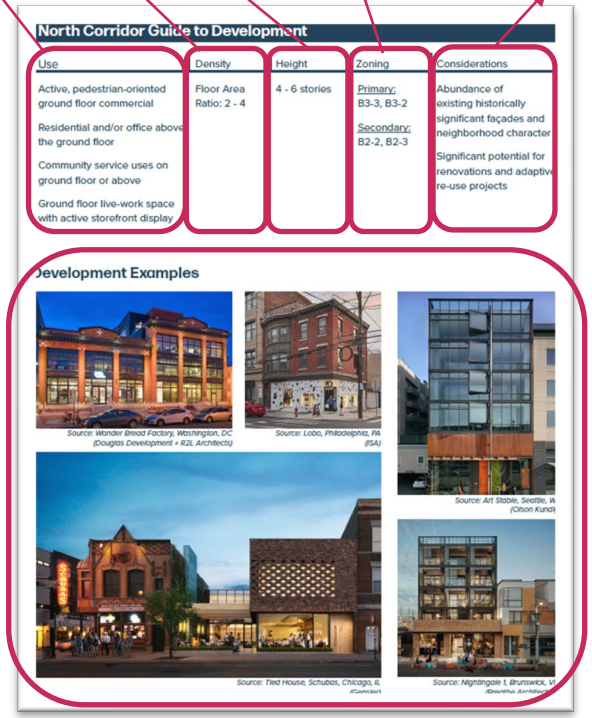
Example Segment Implementation Opportunities: North Corridor



- 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	Primary: B3-3, B3-2 Secondary: 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: Lobo, Philadelphia, PA (ISA)

Source: Art Stable, Seattle, W (Olson Kundi

Source: Tied House, Schubas, Chicago, IL

Source: Nightingale I, Brunswick, VI

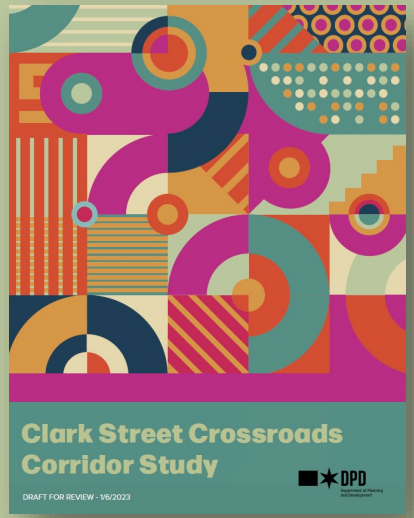
Design Inspiration Photos

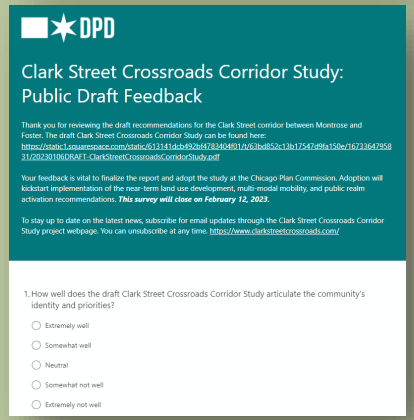
Public Draft Review

PUBLIC DRAFT

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

clarkstreetcrossroads.com





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?

Strongly agree	158
Agree	140
Neutral	33
Disagree	15
Strongly disagree	27

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

Strongly agree	240
Agree	63
Neutral	25
Disagree	22
Strongly disagree	24

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

Strongly agree	134
Agree	140
Neutral	40
Disagree	18
Strongly disagree	27

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

Strongly agree	174
Agree	123
Neutral	39
Disagree	8
Strongly disagree	24

PUBLIC DRAFT FEEDBACK

USABILITY + FUTURE APPLICATION

How easy was the report to read and understand?

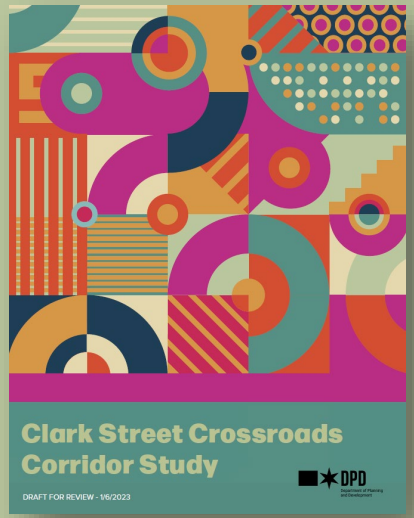
Extremely easy	123
Somewhat easy	138
Neutral	61
Somewhat difficult	33
Extremely difficult	15

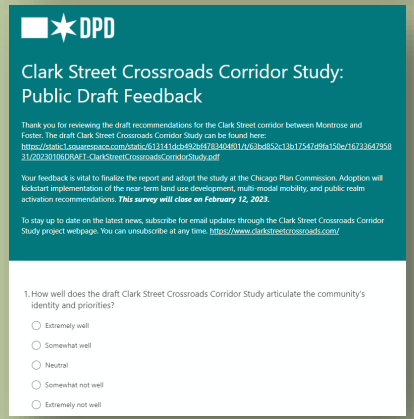
How useful will the study report be in guiding future land use, development, circulation, and public realm decisions?

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





DPD

Clark Street Crossroads Corridor Study: Public Draft Feedback

Thank you for reviewing the draft recommendations for the Clark Street corridor between Montrose and Foster. The draft Clark Street Crossroads Corridor Study can be found here: https://static1.squarespace.com/static/613141dcbd92bd478340d01/t/63bd852c13b17547d9a150e/1673364795831/20230106DRAFT-ClarkStreetCrossroadsCorridorStudy.pdf

Your feedback is vital to finalize the report and adopt the study at the Chicago Plan Commission. Adoption will kickstart implementation of the near-term land use development, multi-modal mobility, and public realm activation recommendations. ***This survey will close on February 12, 2023.***

To stay up to date on the latest news, subscribe for email updates through the Clark Street Crossroads Corridor Study project webpage. You can unsubscribe at any time. https://www.clarkstreetcrossroads.com/

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

- Extremely well
- Somewhat well
- Neutral
- Somewhat not well
- Extremely not well

Thank You to Our Collaborators!