

ULI Chicago
LaSalle Street Technical Assistance Panel (TAP)
Scope of Work

Study Area: LaSalle Street from Wacker to Jackson

Questions for the Panel

1. What is the future vision for LaSalle Street?
 - What are opportunities to update the corridor’s historic identity as Chicago’s Financial District?
 - What are opportunities to build upon LaSalle Street’s assets (which include architecturally significant buildings, anchor government offices, financial institutions, transit connectivity and access to the Chicago River) to create a thriving “live-work-play” environment in downtown Chicago?
 - What are the priority opportunity sites for repositioning?
2. How can LaSalle Street successfully navigate changing preferences for office uses (increased work from home and growing concentration of modern, Class A office space in West Loop) that have created significant office and retail vacancies along the corridor?
 - What mix of uses (office, retail/entertainment, residential) would be desirable and sustainable along LaSalle Street?
 - What are opportunities for renovating/updating and for adaptive reuse of older buildings facing high levels of vacancy?
 - Are there best practices in repositioning and reuse of older buildings that we can learn from?
3. What development and design strategies – street-level retail and amenities such as activated plazas/parks, public art, and enhanced pedestrian/ bike connectivity – can help create a more vibrant and attractive street environment along LaSalle?
4. What land use regulatory mechanisms (existing or new) could help facilitate the repositioning and reuse of existing buildings along LaSalle Street? Are there any specific regulatory processes that should be studied and revised to ensure the continued vitality of LaSalle Street?
5. Is there a need for financial incentives (grant, tax, other) to support existing uses and attract desired future improvements and uses along LaSalle Street?