

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

Study Area: State Street from Wacker Drive to Ida B. Wells Drive

Questions for the Panel

1. What is the future vision for State Street?

- What are opportunities to update and enhance its identity as a destination for retail, entertainment, tourism, and higher education?
- How can Chicago's diverse communities be recognized and contribute to this process?
- How can mixed-use best fit the physical landscape of State Street? What is the role of affordable housing?
- What will be the impact of current/ planned projects?
 - The new CTA station at State & Lake with viewing platforms
 - The proposed affordable housing development near Pritzker Park (C-40 site)
 - The recent Chicago Landmarks preliminary designation for the historic buildings at 202 and 220 S. State, owned by the federal government. What are recommendations for adaptive reuse per the General Service Administration (GSA)'s published criteria?

2. How can State Street adapt to the changing retail trends which have created numerous vacancies along the corridor?

- What retail and non-retail uses would serve residents of the area and greater Chicago region? Can these uses also draw out-of-town visitors?
- Which sites along the corridor should be prioritized for reactivation or repurposing?
- What kind of strategies can be implemented to help achieve these goals?
 - Socio-economic data collection to inform decision-making
 - Branding through programming and marketing
- How are other cities reimagining their historic downtown retail corridors?

3. How can design and planning play a part in State Street's reimagination?

- What type of streetscape improvements can make State Street more inviting, safe, and dynamic, drawing more people to the corridor?
- What are opportunities to strengthen the corridor's connection to the Central Area and greater Chicago region?
- What strategies can help activate current and planned park and other open spaces?

4. How can regulatory land use mechanisms promote the reimagination of State Street?

- Are there any specific regulations, such as the State Street/Wabash Avenue Corridor Special Sign District, that should be studied and revised?

5. Is there a need for financial incentives (grant, tax, other) to support existing and attract desired future improvements and uses?

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