



# Retail's Role in Sustainable Urban Environments

Round Table Discussion

ICSC RetailGreen Expo

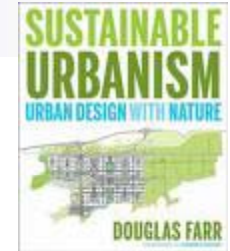
September 16<sup>th</sup>, 2008

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## Agenda

- National Trends
- Sustainable Urban Environments
- LEED for Neighborhood Development (LEED ND)
- Retail's Role – Micro Level
  - Chicago Zoning Ordinance: 17-3-0500 Pedestrian Streets
  - Recent Chicago examples
- Resources

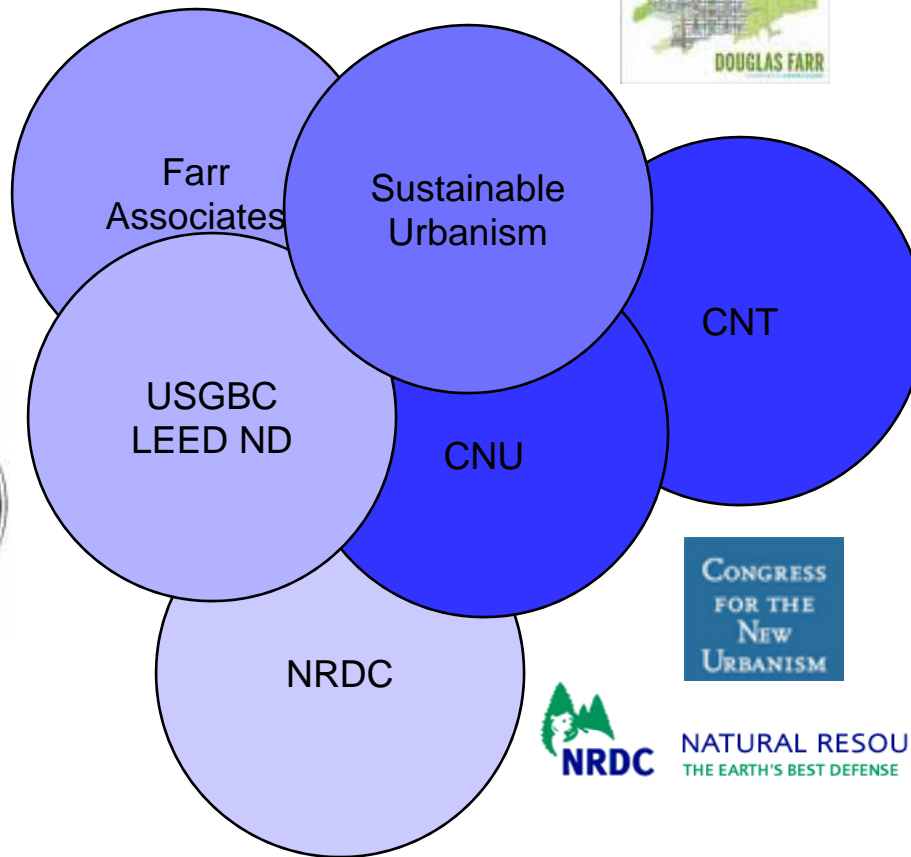
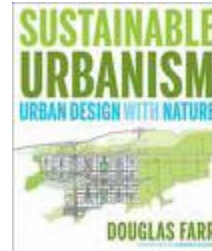
# National Trends



- Over the next 45 years, 100 million new Americans – not to mention an additional 2.6 billion people worldwide – will be housed in new infill and Greenfield developments.
- Over the next decade two generations of Americans – baby boomers and their progeny called Generation X – will both seek out urban lifestyles, creating an irresistible demographic demand for urban living.
- Generation X – also called the Millennials, the 77 million American's born between roughly 1977 and 1988 – have been raised with recycling and other environmental values. Over the next generation, they will become a powerful societal force – voting and buying real estate.

# The Sustainable Urbanism Players

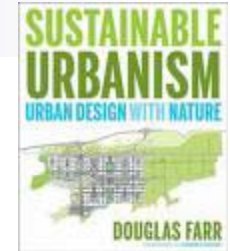
- Similar concepts, approaches, and goals are shared among these organizations.



NATURAL RESOURCES DEFENSE COUNCIL  
THE EARTH'S BEST DEFENSE



# Sustainable Urban Environments



- Sustainable Urbanism is walkable and transit-served urbanism integrated with high performance buildings and high performance infrastructure
- Compactness (density) and biophilia (human access to nature) are core values of sustainable urbanism
- Sustainable urbanism expands the role of the neighborhood to address its proportionate share of society's social and environmental needs.
  - Eg. Filter all stormwater within the neighborhood and its surrounding open space

# Sustainable Urban Environments: Macro Picture

- Sustainable Urban Environments take into consideration and have the potential of addressing a range of societies challenges.



# LEED for Neighborhood Development

## ■ Currently in Pilot Stage

### □ 238 Pilot Projects

- Largest: 12,800 Acres – The Village at Galisteo Basin Preserve in Santa Fe NM
- Smallest: 1.0 Acres – Ladd Tower in Portland OR
- All pilot projects are new development

### □ Chicago Pilot Projects

- 108 N. State Street (aka Block 37)
- Old US Steel Site – 1,140 Acre Site

### □ Texas Pilot Projects

- Alliance Town Center: Fort Worth, TX
- Cypress Village Station: Cypress, TX
- Montgomery Farm: Allen TX
- Mueller: Austin TX

### □ Post pilot version expected to launch in 2009

### □ Public Comment Period Beginning end 2008 – some time 2009



# LEED ND Rating System Overview

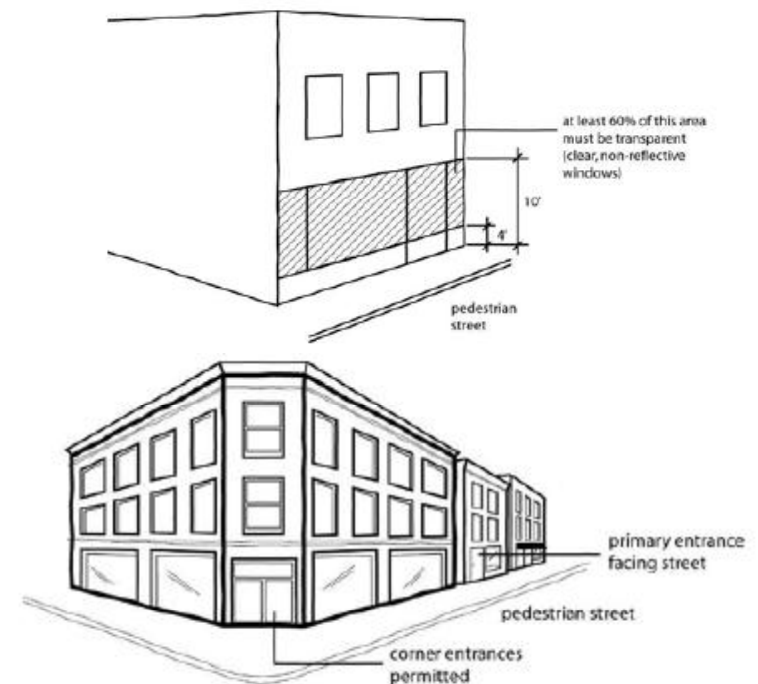
- Smart Location and Linkage: 30 Points
- Neighborhood Pattern and Design: 39 Points
  - Credit 2: Diversity of Uses
  - Credit 6: Reduced Parking Footprint
  - Credit 7: Walkable Streets
  - Credit 9: Transit Facilities
  - Credit 12: Access to Public Spaces
- Green Construction and Technology: 31 Points
- Innovation and Design Process: 5 Points



# Chicago Zoning Ordinance 17-3-0500



- Preserve and enhance the character of *streets* and intersections that are widely recognized as Chicago's best examples of pedestrian-oriented shopping districts.
- Promote transit, economic vitality and pedestrian safety and comfort
- Retail stores must:
  - Abut a *street* with a right-of-way of 80 feet or less
  - Have a continuous or mostly continuous pattern of buildings that are built abutting or very close to the sidewalk
  - Have doors and entrances abutting the sidewalk
  - Have many storefront windows abutting the sidewalk



# Chicago Zoning Ordinance 17-3-0500



## ■ Encouraged Uses

- Sidewalk cafes, outdoor eating areas, food markets
- Outdoor display of produce, flowers and plants

## ■ Prohibited Uses

- Strip centers*
- Drive-through facilities
- Vehicle sales and service* uses involving any outdoor storage of vehicles or goods
- Gas stations*
- Car washes
- Residential storage warehouses*

- It is in the best interest of the community that the retailers meet or exceed industry sales standards
- Successful retailers drive up home values

# Recent Chicago Examples

## ■ Dominick's: 2021 W. Chicago Avenue

- Parking – Primarily on roof
- Storefront alignment with street
- Pedestrian friendly / walkable
- Mixed Use – Not mixed use building but very mixed use neighborhood
  - Commercial, Retail, Residential, and Industrial
- Financially surpassing all expectations



## ■ Walgreen's: Ashland and Division

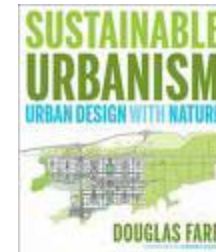
- Currently designed as a two story store with adjacent parking.
- Design is receiving widespread community opposition
  - Does not improve density - not mixed use
  - Not taking advantage of significant adjacent transit service (Train and Bus)
  - Typical approach to promote company – not factor in needs of community



# Resources

- Sustainable Urbanism: Urban Design with Nature

- Author: Douglas Farr



- USGBC – LEED ND Rating System

- <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>



- Congress for the New Urbanism

- [www.cnu.org](http://www.cnu.org)



- Chicago Zoning Ordinance: 17-3-0500 - Pedestrian Streets

- Serviced by the American Legal Publishing Corporation
- <http://www.amlegal.com/library/il/chicago.shtml>





# Thank You

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