



VALUE IN
URBANISM

CNU *Illinois*

State Conference Eight: a Poly-Conference

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SECTION 1
Value in Urbanism



- 1.1) A Message from CNU Illinois
- 1.2) Taking It to the Streets

A Message from CNU Illinois

By Charles Renner, CNU Illinois 2015 Chair

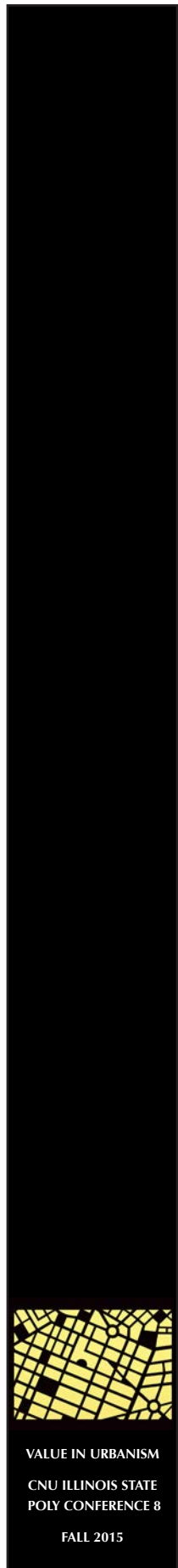
As concepts mature they move from the social fringe to the mainstream. Change always begins with the identification of a new issue or new perspective. Identification is followed by the challenge of building public awareness. As awareness grows so too does the need to develop new information and original supporting research. Grounded in this new knowledge, the harbingers of change must next engage and recruit outsiders to become believers as well. In their final role, messengers reinforce the process of widespread cultural transformation by supporting the adoption of the idea by others. Over the long arc of a movement, the champions of an idea must sequentially be visionaries, advocates, pioneers, catalysts, and stewards. Each segment of the campaign has its own challenges and requires specific skills in order to persevere in the face of steady opposition. As so simply expressed by the quote often attributed to Mahatma Gandhi (and sometimes to labor organizer Nicholas Klein), “First they ignore you. Then they laugh at you. Then they fight you. Then you win.”

The Congress for the New Urbanism has been in existence for over two decades and was one the earliest advocates of an integrated and sustainable approach to urban habitat and land development. They are an interdisciplinary, membership-based organization that draws from the professional fields of planning, design, development, civil and transportation engineering, as well as from public sector governance, and environmental advocacy groups. Their mission has been to shift the post-war suburban development pattern towards sustainable communities that promote location-efficient, mixed-use, diverse neighborhoods and healthier living. Commonplace phrases such as “Smart Growth,” “Sustainable Development,” “Walkability,” and “Place Making” were marginal or non-existent concepts a quarter-century ago. Their public familiarity today stands as clear testimony to just how far the social conversation about human habitat has shifted during CNU’s tenure.

As the local chapter of the national organization, CNU Illinois hosts annual events such as lectures, walking tours, happy hours, a state conference, and an awards program. At the time of our chapter’s inception, our mission strongly paralleled that of our parent organization. Our activities were centered on both advocacy and knowledge, promoting New Urbanism as a credible new idea and encouraging our members to contribute their time and expertise to developing new research and case study projects. After more than two decades of visioning, advocacy, and research there is now a sizable body of work to draw upon that proves the benefits of New Urbanism. A decade past our start-up in 2006, our chapter now focuses its energies on how best to expand engagement and connect more people to that body of knowledge.

If we were to identify a theme for each year of our organization’s existence, then the theme for 2015 would definitely be “experimentation.” Almost every facet of our organization was reconsidered from the ground up. How we operated internally, how we engaged with partners, and how we outreached to our members were all explored anew. Nearly every internal tool and process that our all-volunteer Board relied on was completely reinvented in an effort to promote greater internal collaboration and transparency. While the internal effectiveness of the Board many not be externally visible to our members, ultimately the organization’s operations either enable, or limit, the quality of its service. Through internal dialog and goal-setting, the Board agreed, “In 2015 CNU Illinois should communicate the value of urbanism by connecting people, places, and ideas.”

Putting that statement into action resulted in a year of “firsts.” For the first time all but one of our annual events was co-created with a partner organization. While some of our partners were familiar friends, such as the Chicago Chapter of the American Institute of Architects, DePaul University’s Chaddick Institute, and the Illinois Chapter of the US Green



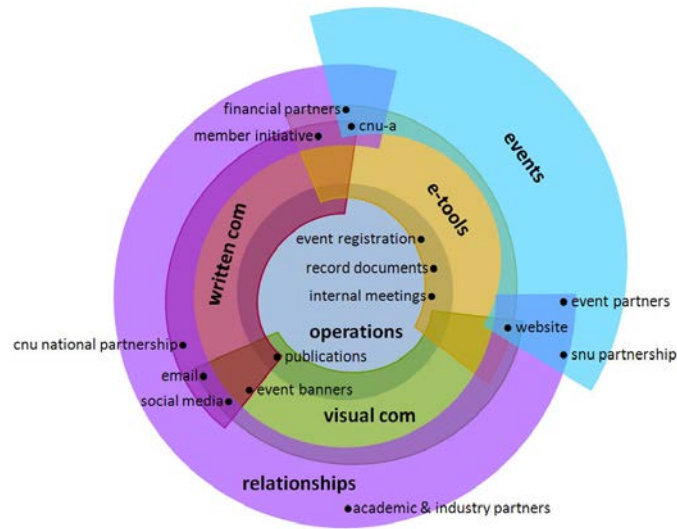


Figure 1: CNU Illinois Organizational Diagram

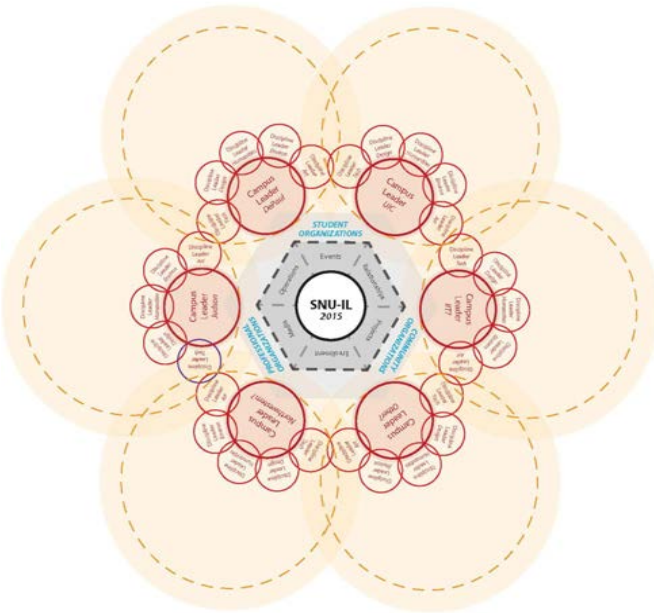


Figure 2: SNU Illinois Organizational Diagram

Building Council, some partnerships were first-time collaborations such as our walking tour of the Fulton Market District with the Illinois Chapter of the American Planning Association, our Tactical Urbanism Pecha Kucha night with the Center for Neighborhood Technology, and our Community Tactical Urbanism hands-on event with the neighborhood organization, the Sunnyside Mall Committee.

In 2015 our affiliated student organization, the Illinois Chapter of the Students for the New Urbanism, welcomed completely new leadership and similarly transformed its internal leadership structure. In addition to strengthening their internal connections between students at DePaul University, Judson University, Loyola University Chicago, and the University of Illinois at Chicago, SNU Illinois made similar strides in engaging new external partners that resulted in meaningful outcomes for the Uptown community in Chicago.

CNU Illinois also experimented with a brand new format for our annual state conference. Under the title, “Value in Urbanism,” the conference was transformed from a one-day, one-location event into a multi-day, multi-location event. Our intention was to create richer segments with deeper content and to diversify the times and places to improve accessibility to our members. In addition to unbundling our program, we also made interactive learning a cornerstone of each event, providing participants with a hands-on opportunity to immediately apply their learnings. Based on the record-setting attendance for CNU Illinois 8, we believe these were all successful experiments.

As we have done for the past two years, CNU Illinois is once again pleased to make our conference content available in a written journal format. This year’s journal showcases four event concepts. Our goal is to not only share the knowledge contributed by our expert presenters but also to share our strategies for creating engagement based on that content. Through our programs and publications, CNU Illinois seeks to strengthen the personal and professional ties within our community and to foster the relationships necessary to advance sustainable development within our State. Achieving a truly sustainable future for all of us will only be possible if we all collectively participate in its creation. We invite you to join with us as a participant, member, partner, or sponsor as we continue to evolve as an organization in support of that outcome.

For more information on CNU National, please visit www.cnu.org. For more information on CNU Illinois, please visit www.cnuil.org.

Taking It to the Streets

By Michael Kritzman, CNU Illinois, Board of Directors; Event Co-Chair & Kyle Smith, CNU Illinois, 2015 Secretary; Event Co-Chair

OVERVIEW

In an effort to take a leading role in unifying and growing the local Tactical Urbanism community, CNU Illinois sponsored a two-event programming initiative. The first event focused on creating awareness while the second focused on creating a tangible outcome. The first program was held early in the year and was co-hosted by AIA Chicago and sponsored by the Center for Neighborhood Technology. The evening event showcased eight local TU innovators presenting in “Pecha Kucha” format where 20 slides are shown for 20 seconds each. The event was one of the highest attended events hosted by CNU Illinois in the past several years. The second event, held later in the year, provided participants with a hands-on opportunity to create physical interventions on a specific site, the Sunnyside Pedestrian Mall, located in the Sheridan Park neighborhood of Chicago. This community-based program provided the local neighborhood organization and neighborhood residents with the valuable opportunity to test some creative ideas utilizing temporary materials before pursuing more permanent installations.

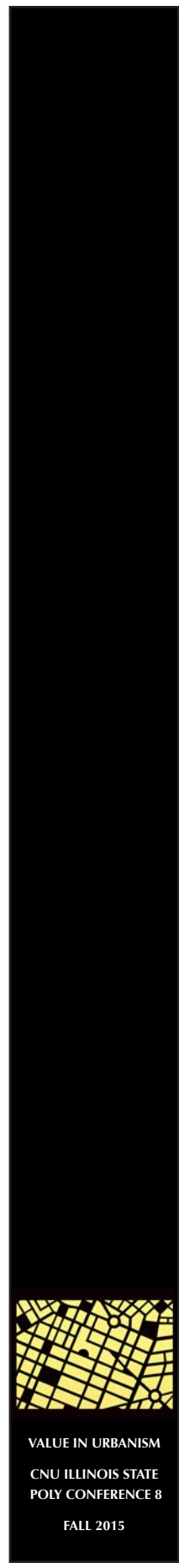
LESSONS LEARNED

Creating and managing partnership relationships between multiple organizations takes significant time and commitment. Planning joint activities can help galvanize support around similar issues but it also surfaces financial, structural, political and mission-related differences between organizations as well. Planning horizons need to be significantly lengthened when working with partners. While the awareness-before-action format seemed successful in execution, had the details of the “action” event been available at the time of the “awareness” event, then the first event could have had the additional benefit of previewing the action event to a larger audience.

Acknowledged Contributors: AIA Chicago, the Center for Neighborhood Technology, and the Sunnyside Mall Committee

WHAT YOU’LL NEED:

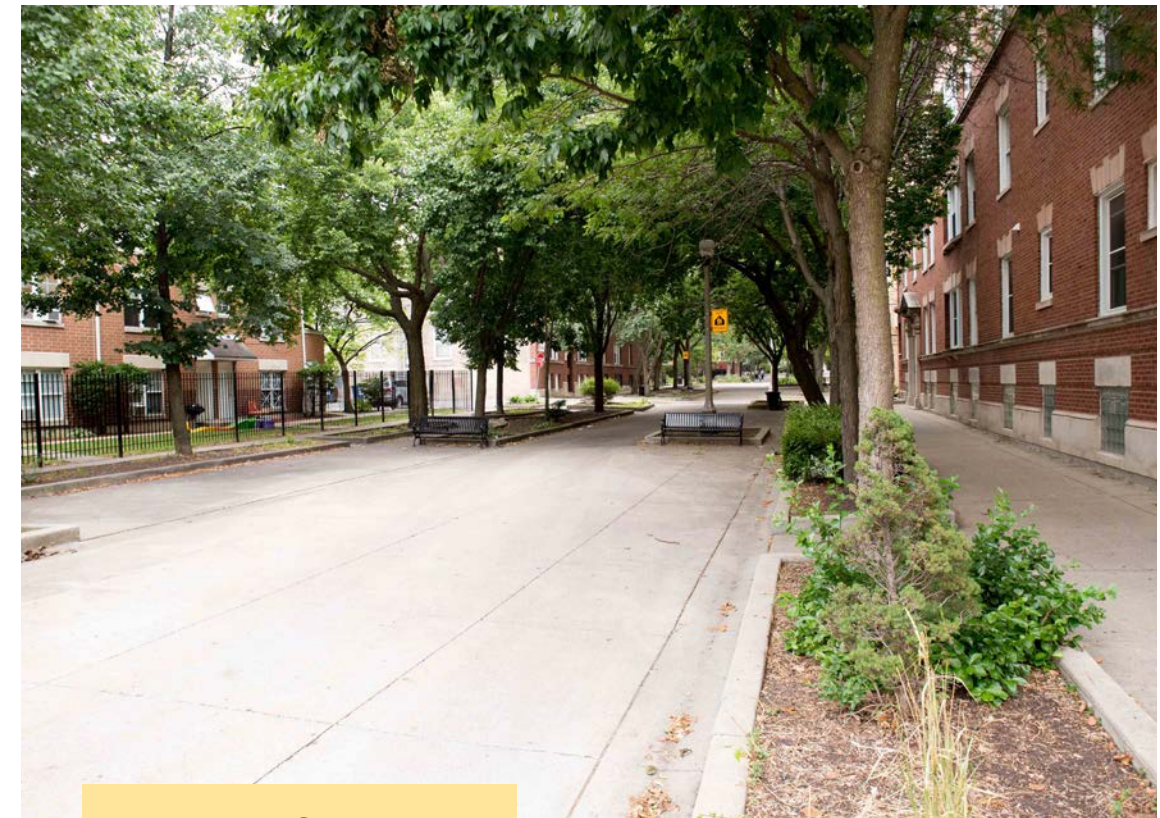
- 1 A partnership with a “boots-on the ground” community organization representing local stakeholders
- 2 Municipal support (ideally) or municipal permission (minimally)
- 3 A robust communication outreach strategy extending beyond traditional organizational channels
- 4 An active and transparent event planning committee or task force
- 5 Identification of specific temporary interventions with supporting budgets and task owners
- 6 Financial sponsorship for physical materials





“As an active Sunnyside Mall Committee member and resident of Uptown, the tactical urbanism event helped me see more clearly just how much the people in our community believe in one another and our public spaces. The day of the installation we had an impressive volunteer group composed of architects, city planners and landscape architects but what I wasn't expecting was just how many regular neighborhood folks would come out to join us in our efforts; excited to work together to create something so unique. The entire event and finished product not only represented a special idea (that we can take back our wonderful community spaces), but it held an even deeper meaning because it was created by the people who live there and invest in it on a day to day basis.”

— Mrs. Brett Weidel, Sunnyside Mall Committee



BEFORE



AFTER





SECTION 2 Density by Design: Data and Decisions about Growth



- 2.1) Put Simply, Urbanism Pays!
- 2.2) Fitting Concepts into Place

Put Simply, Urbanism Pays!

By Joseph Minicozzi

“Planned growth is more desirable than uncontrolled growth, and more profitable.”

— Ian McHarg, *Design with Nature*, 1969

Almost 50 years ago, Ian McHarg and David Wallace, founding partners in the firm Wallace McHarg Roberts & Todd, performed a comparative analysis of the economic return between their design for the Valleys in the Baltimore area versus conventional suburban development. They discovered that better community and environmental design yielded greater returns to the developer and also a boon to local property tax coffers. Aside from assisting decision makers into a no-brainer selection, it marked a significant move in urban design. A designer did the math. They also pegged the *value* of good design.

Heaven forbid! A designer talking about money! How did we lose our way?

For the better part of a half-century American cities have struggled with the cost of development patterns. Our approach has been more of an attempt to deal with the symptoms rather than the underlying causes. We have set up regional planning agencies, metropolitan transportation systems, adopted zoning codes, and comprehensive plans. Yet wave after wave of communities have gotten right back on the sprawl treadmill at the first sign of an upturn in the market. We accept the “market dynamic” as if it were a natural force like gravity, something that we are unable to control.

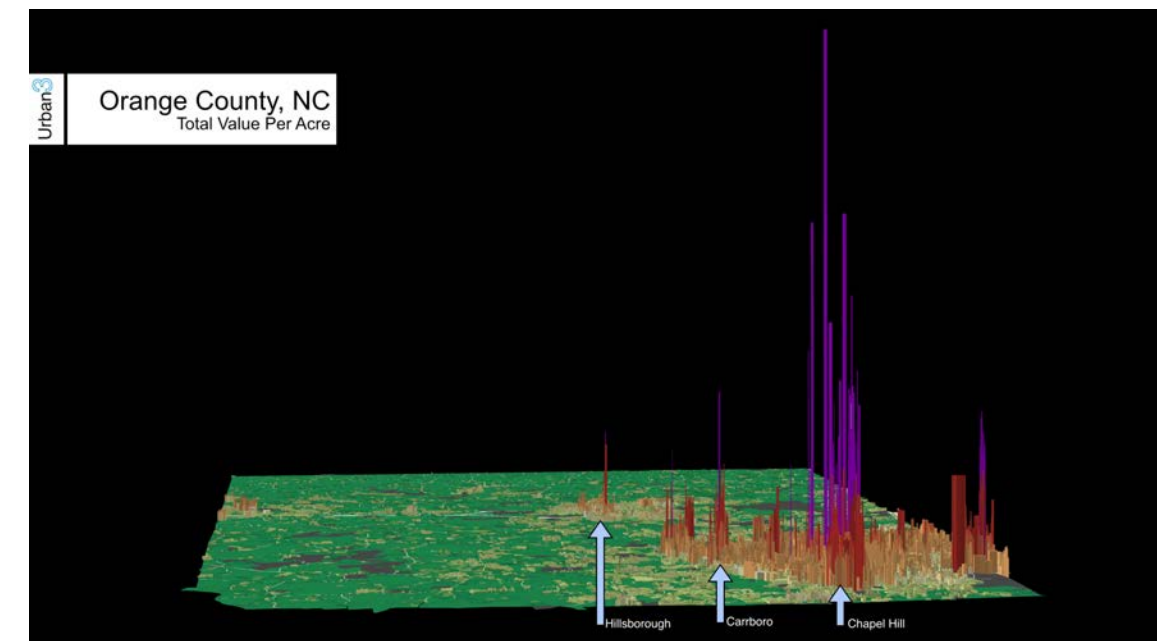


Figure 1 (Image courtesy of Urban3): This is a simple tax productivity model for Orange County, North Carolina. In the model, you can clearly see the potency of the Main Streets in all three municipalities as well as the contributions of the New Urbanism project to the right of Chapel Hill.



At the root of “the market” are economic policies at play in the public and private sectors. Our counties, cities, towns, and villages are economic models, very simple ones really. They run like any business. There are costs and revenues. Most cities cover their costs with taxation. A great deal of revenue comes from property taxes. The majority of states adopted policies for their municipalities with property taxes. More than two-thirds of the 50 states have their municipalities harvesting 70 percent or more of their revenue from property taxes. We build our cities’ infrastructure to give access and services to land, and then we hope to balance it out with the taxes paid on private land. The problem is we rarely do the math to see if it equals out.

Any business needs to make sure that revenues exceed costs. If I were a maker of a soft drink, I could not figure out my sales price if I did not first run the numbers on what it cost to make the beverage as well as the can. Those costs are within the sales price. If not, I would be surely guessing and the odds would have me out of business fairly quickly. Our communities do not follow this simple logic. Unlike this basic business principle, our property tax system is a percentage paid of “value” as determined by an assessor. “Value” comes from sales within the community and is completely devoid of any relationship with the consumption of services. Think about that for a minute.

Indeed, there is a perverse incentive to build junk in our communities. As a developer, I am doubly rewarded for building cheaply. First, I minimize my cost, which is honorable. But that cheap building will have other issues. A big box store is designed for a lifespan of 15 to 20 years. So its first day is its best day in your community. Every day thereafter, it is depreciating and with it, its taxes shrink. Basically, it is designed to depreciate and its taxes do as well. Like a car that rolls off the showroom floor, it is losing value. And when it is cast aside and shuttered, your assessor will drop its value further, thus cratering its taxable contribution. It is a simple formula, the cheaper the building the lower the taxes. Over time, it adds up.

To make matters worse we often try to plug the inevitable fiscal gaps by doing more of the same only larger and riskier such as when a community lays ever-more infrastructure, hoping for that shiny new development to give a boost to the tax base. That boost is only temporary, because as the value fades, its contributions do as well. By the time a community figures it out, they have already doubled-down on their infrastructure, having more of it to maintain. Infrastructure maintenance for developments completed in the ’70s is now coming due, and the new revenues cannot cover the costs. To quote Lewis Mumford, “This is like fighting obesity by buying a new wardrobe.” It does not solve the problem.

Taxation is a planning tool. Taxation is a behavior tool. We know this from the way other taxes are used. We have what we call “sin taxes” on things like cigarettes to discourage consumption while simultaneously trying to account for their cost to society via healthcare costs. Far too often we demonize the development pattern without truly understanding that the building or developer is not the problem. The problem begins at tax policy. It is not about hating the player in the game, but realizing that the game is the problem. And it is an unfair game at that. The market shows us this. People will choose the development patterns that are subsidized, and our suburban pattern is not only subsidized by federal dollars that go to highways, mortgage interest deductions, and Federal Housing Administration guarantees, but our local tax policies are by far the biggest contributors ... not by what they charge, but by what they **fail** to charge.

We are used to subsidies like a zoning bonus, Tax Increment Financing, or a check cut by a city to lure in a development, but our tax policies function like a subsidy hiding in plain sight. Just by the math they transfer billions in public infrastructure to development patterns. Yes, I said billions. I am talking real money here. Heck, my hometown of Asheville, North Carolina, has a taxable value of over \$12.8 billion. And that is just the taxable part. The non-taxable portion would probably add billions more. All of this sits on municipal infrastructure (roads, sidewalks, water, etc.) estimated at well over \$20 billion.

But Joe, how else can we do it? Well, for one, we should ferret out the cost to the community in a transparent manner so we know how much subsidy is going out the door. We do not live in the seventeenth century and we should not accept tax policy of that vintage. With the technology and data that is available in any community this can (and should) be put together to assist community leaders with a more illuminated decision-making process. This should be a priority for anyone interested in community design. In my lifetime I have witnessed massive changes in zoning policy with the advent of form-based codes. These acknowledged the

physical shape of the city, which ironically was the original intent of Euclidean Zoning. And to think that zoning policy did not even make it to its one-hundredth birthday before we realized its short-comings. Tax policy has been operating unscrutinized since the birth of our nation. That has to change. It must change. If we are serious about fixing our cities, we must fix the financial underpinnings and reward great places and buildings that continue to benefit our towns for generations.

The solution to city economics is hiding in plain sight. In study after study, we have found that the payback to cities comes in the package of urbanism. Pound-for-pound (or should I say acre-for-acre) it is not only the most tax productive, but it also carries more than its own burden of expense. In other words, it is gifting economic wealth out to the single-use suburbs.

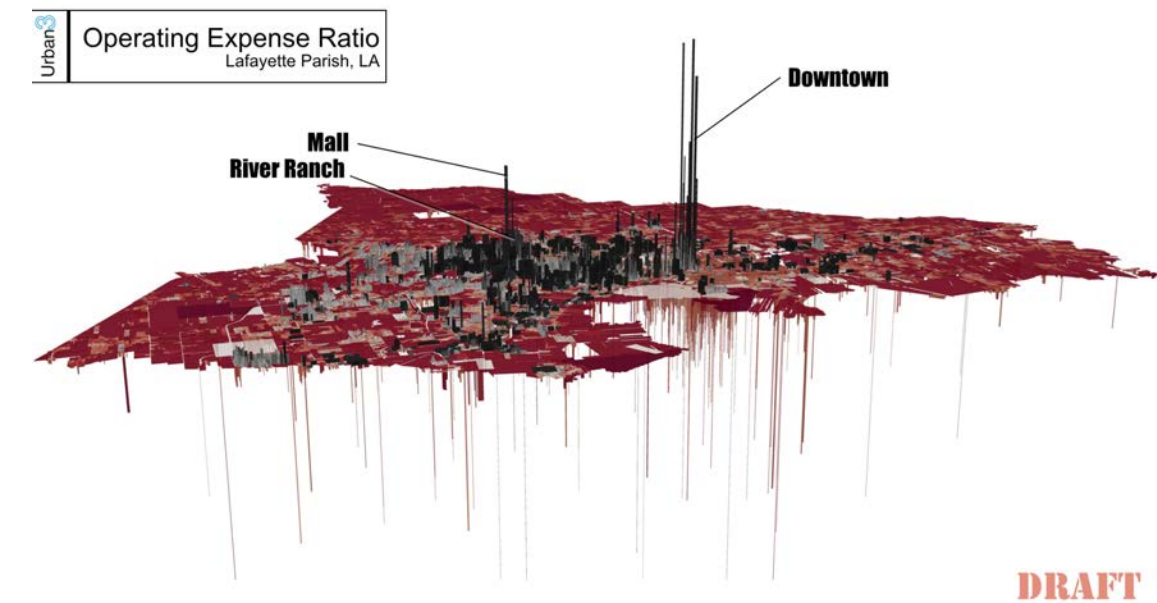
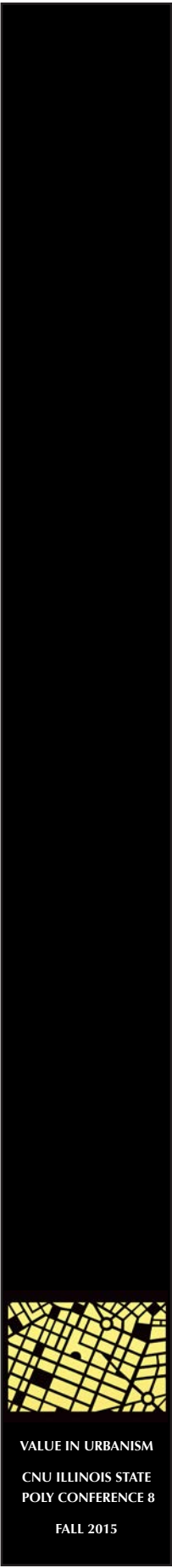


Figure 2 (Image courtesy of Urban3): Model of the property tax revenue production for the parish of Lafayette, Louisiana run against the cost. What is in the “black” is net positive in municipal revenue, while the “red” costs more than it contributes.

We need to know and understand the math of our communities and their design. We need to be as articulate about the economic effect of development patterns as we are on the proper width of a sidewalk, the dimensions of a parking module, or the pleasing proportion of a facade. Economic illiteracy is not an option. Communities need to run their “economic MRI” **before** they make decisions that they will have to live with for decades. Like McHarg did in the 1960s, we need to know the economics of our decisions and designs, as well as the missed opportunities. We need to stop selling our communities (and future generations) short. In the end, our downtowns are carrying the weight, and it is the urban patterns that we have practiced for millennia that will return our cultural, environmental and economic benefits. Put simply, urbanism pays!

For more information about Urban3, please visit www.urban-three.com.





JOE MINICOZZI, AICP - URBAN3

Joe Minicozzi is the principal of Urban3, a consulting company created by Asheville real estate developer, Public Interest Projects. Urban3's work in pioneering geo-spatial representation of economic productivity has prompted a paradigm shift in understanding the economic potency of urbanism and the value of well-designed cities. Their studies of cities in the United States and Canada have affected the reevaluation of public policy and a broader understanding of market dynamics created by tax policy. Joe is a sought after lecturer on city planning issues and his work has been featured in numerous journals and at international conferences. He is a founding member of the Western North Carolina-based, non-profit Asheville Design Center and he holds a Bachelor of Architecture from the University of Miami and Master of Architecture and Urban Design from Harvard University.

Fitting Concepts into Place

By: Charles Renner, CNU Illinois, 2015 Chair; Event Co-Chair
& Marisa Schulz, Chaddick Institute for Metropolitan Development,
Associate Director; Event Co-Chair

OVERVIEW

The program enabled attendees to connect thought-provoking concepts to specific regional locations through a hands-on design workshop. Attendees were randomly divided into three groups at registration. Immediately following guest speaker Joseph Minicozzi's presentation, each group was escorted to one of three workshops hosted by a municipal representative and that featured a specific development site. Workshop participants were invited to propose land development strategies via "post-it" type notes on the aerial photographs of the sites. After the initial working sessions, the groups rotated to one of the other two sites for a second session. To finish the activity, the plenary reconvened and participants had the opportunity to share their proposed design strategies with the larger group.

LESSONS LEARNED

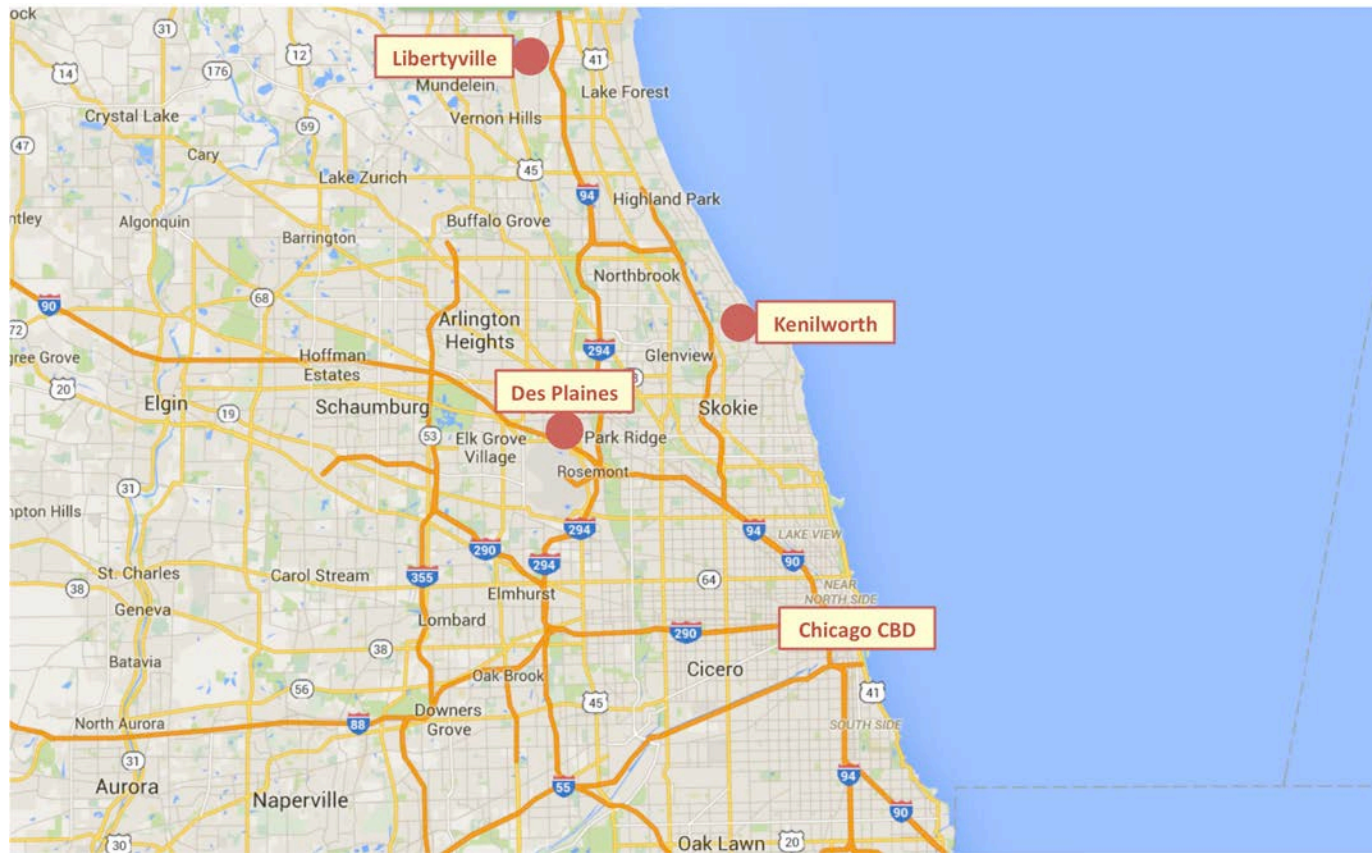
Participants needed more time than originally allocated to settle into their roles. Each iteration of the activity had been planned as a module of 20-25 minutes. In execution, however, the first round required nearly twice as much time to complete. By the second iteration, participants had gained confidence in their recommendations and had developed a working rapport within their groups, thereby allowing that round to execute much more quickly. Some type of warm-up exercise, prior to the start of the first module, may have helped participants to step into their roles more efficiently.

Acknowledged Contributors: Johanna Bye, Village Libertyville; Susan Criezis, Village of Kenilworth; John Hedrick, Metropolitan Design Review Network; Scott Mangum, City of Des Plaines

WHAT YOU'LL NEED:

- 1 A compelling issue narrative with a strong call to action
- 2 Identification of enough distinct sites to enable the formation of working groups no larger than 12-15 participants
- 3 Aerial site photographs and land-use maps
- 4 Ground level photographs of the existing site context
- 5 One representative for each site who is deeply familiar with both the physical and political context
- 6 Multiple workrooms
- 7 Miscellaneous art supplies such as adhesive note cards, tracing paper and colored markers
- 8 Volunteers to guide the work sessions and collect the output materials





CITY OF DES PLAINES

This site is located northwest of Oakton Street and the Lee Street intersection with Mannheim Road and is comprised of four parcels, totaling ten acres. These parcels have been largely vacant for the better part of the last decade and the structures on two of the sites have been demolished.

Participant Group 1 identified the challenge of integrating new development into the surrounding built context due to the suburban nature of the existing commercial construction. “Big Box” retail and surface parking lots create large barriers making it difficult to establish what Joseph Minicozzi referred to as “the urban patterns that we have practiced for millennia.” New multi-family residential development along the northern edge of the site and entertainment-based infill development along the southern edge were identified as ways to increase the productivity of the site while also enhancing the adjacent existing physical assets.

Participant Group 2 focused on municipal infrastructure as a catalyst for redevelopment. Minicozzi’s presentation emphasized that all land development sits on municipally-funded infrastructure (roads, sidewalks, water, etc.) and, as an illustration, Minicozzi estimated that the value of such infrastructure was well over \$20 billion in his hometown of Asheville, North Carolina. Recognizing the role that infrastructure can play in redevelopment opportunities, Group 2 proposed easing the burden on City services by introducing an on-site, green detention buffer along the existing adjacent residential district. Additionally, they proposed re-purposing the existing public right-of-way as a private service drive to support the site redevelopment.

“Great speaker! The exercise helped to put his ideas into practice and better understand the concepts.”

— Participant Survey Comment

“Definitely appreciated the opportunity to test learnings directly after, and then gathering at the end to discuss and get feedback on application of our lessons. Immediate learning and feedback was great.”

— Participant Survey Comment

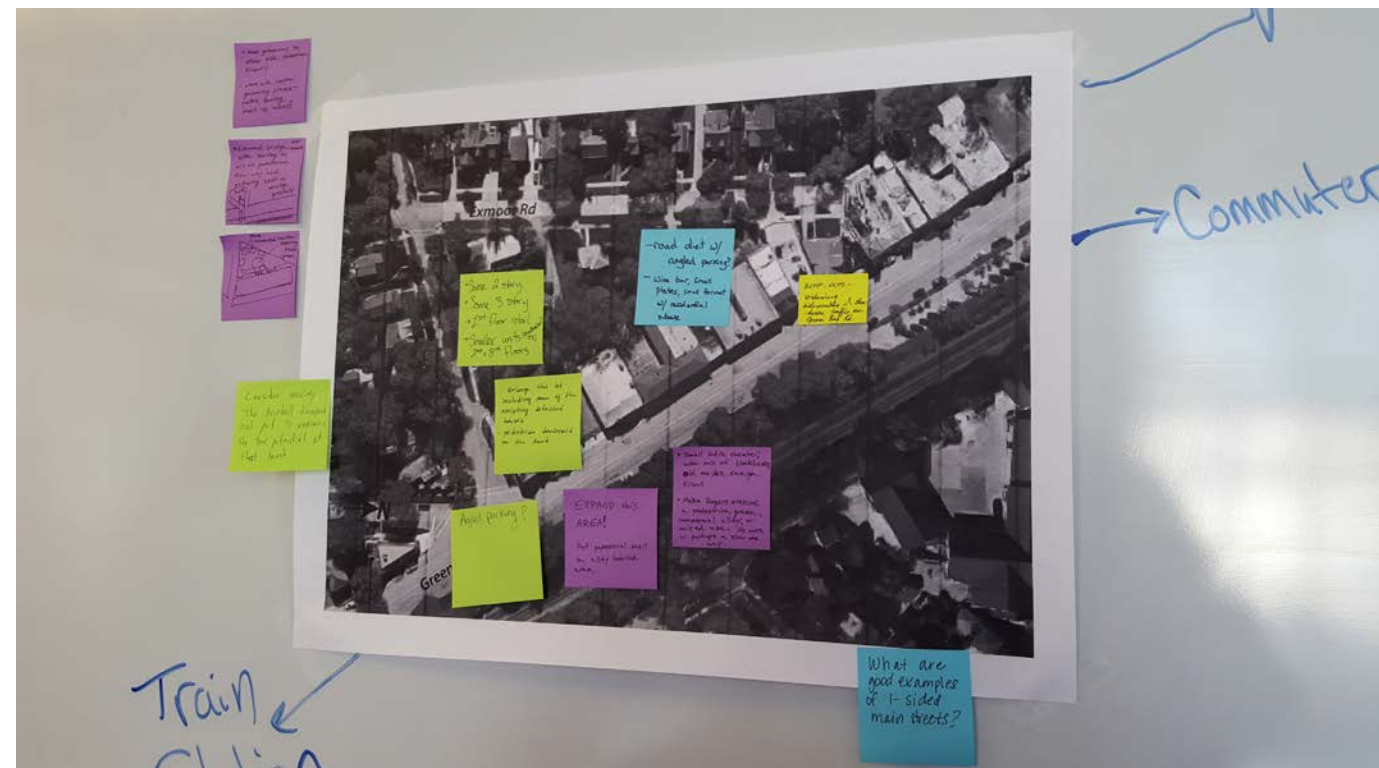


VILLAGE OF KENILWORTH

The site is located in the northern part of Kenilworth's business district along Green Bay Road, from Roger Avenue to the border shared with the Village of Winnetka. Kenilworth's Comprehensive Plan advocates for better defining Green Bay Road with new development that creates a continuous urban street wall.

Participant Group 1 focused on pedestrian-friendly design improvements to Green Bay Road as the basis for generating successful redevelopment. Heeding Joseph Minicozzi's observations about the fiscal paradox created when communities lay ever-more new infrastructure hoping to attract a "shiny new development" to give a boost to the local tax base, Group 1 instead took a critical look at making improvements to the existing infrastructure. They identified the need to research examples of successful one-sided main streets. Their "Road Diet" redesign recommendations for Green Bay Road included: narrowing the existing traffic lanes; constructing wider sidewalks; adding "bump-outs" to help slow automobile traffic; transferring parkway width to the other side of the street to create a pedestrian-friendly linear greenspace; and constructing an elevated pedestrian bridge over Green Bay Road to act as community gathering space.

Participant Group 2 focused on the importance that design quality would play in realizing the potential of this redevelopment opportunity. Minicozzi's presentation cited ideas expressed 50 years earlier by Ian McHarg asserting that "better community and environmental design yielded greater returns to the developer, and also a boon to local property tax coffers." In support of a "better design" approach, Group 2 noted that the architecture for all new buildings should respect the architecture of the existing surrounding homes. The group identified an opportunity for new townhomes to act as a transition to the adjacent single-family residential neighborhood. Further, they noted that increasing multi-family housing options might enable "empty-nesters" to remain in the community thereby enabling the new development to preserve some of the existing social capital within the Village in addition to complementing the Village's existing architectural capital.

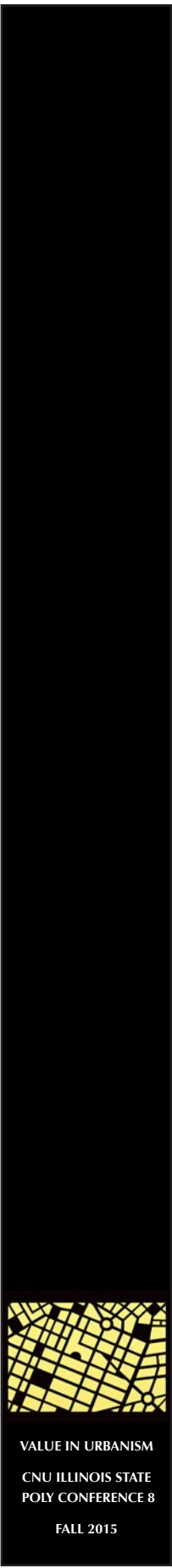
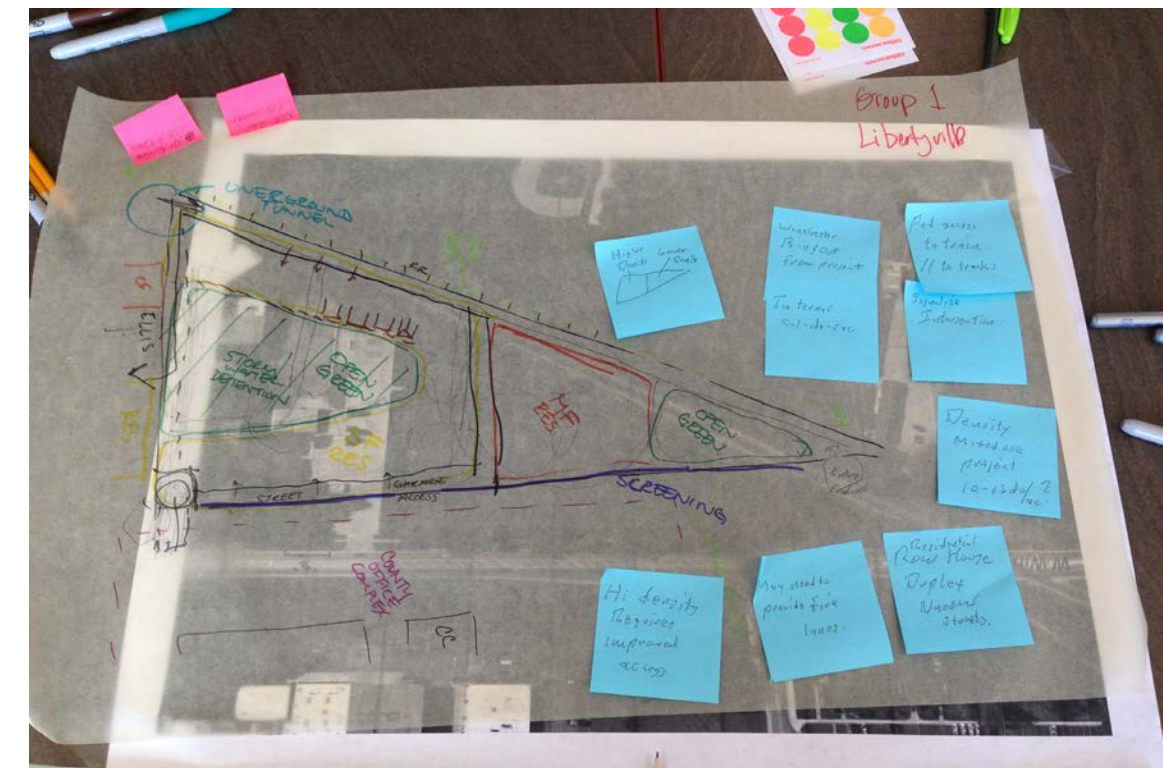


VILLAGE OF LIBERTYVILLE

The triangular-shaped site is approximately 6.5 acres and is bounded by the commuter rail tracks to the south, Winchester Road to the north, and Ellis Avenue to the east. The site is located approximately a quarter-mile from Libertyville's downtown commuter train station but the tracks prevent direct access.

Participant Group 1 identified the need to create additional physical access to site. As Joseph Minicozzi's presentation emphasized, "We build our cities' infrastructure to give access and services to land" thereby setting conditions to promote viable, sustainable development. The group noted that improved access from Winchester would be required to achieve high density and commercial redevelopment land uses on the site. They recommended the creation of a new interior access road with a right-turn-in/right-turn-out intersection on to Winchester Road. In addition to automobile access, the group also considered ways to transform the existing commuter train tracks from being merely a barrier to becoming a new opportunity for site access. They considered adding either a new station stop or creating a new signal light track crossing.

Participant Group 2 viewed the site through a very holistic lens and recognized the opportunity for the redevelopment to complete Libertyville as a whole community. They saw an opportunity to combine the site with the adjacent vacant land and re-zone the entire district for new mixed uses and increased compactness. They observed that improving the street grid would enhance interconnectivity for both cars and pedestrians and they highlighted the need for pedestrian-oriented public space to provide a community gathering place. They also noted the opportunity to add appropriate light commercial establishments for daily neighborhood needs that might be missing from downtown, such as a drugstore or a bakery.



General Ideas:

- Consider sub-area plan including surrounding properties or potential for a TIF district
- Existing commercial conditions pose big challenges and should be considered for redevelopment or demolition
- Focus on younger market, shoppers, residents and high school students

DES PLAINES - GROUP 1



General Ideas:

- Consider PUD zoning or land assembly to include Jewel (Grocery Store) and other parcels nearby
- Re-activate senior housing concept
- Retail focus along Oakton St.
- Utilize on-site detention as buffer
- Vacate Executive Way or Times Drive

DES PLAINES - GROUP 2



E Oakton St





Narrow existing traffic lanes on Green Bay Road to construct parallel parking and wider sidewalks

Small format commercial with residential above (i.e. wine bar, small plates)

Small theater with mix of blockbuster, old movies and foreign films

Bump-outs to help slow down traffic

- General Ideas:**
- Road Diet with angled parking
 - Mix of 2 and 3 story with retail on ground floor and small residential units above
 - Find examples of one-sided main streets
 - Make Roger Avenue a pedestrian green, commercial alley, or mixed use. No cars or a slow one-way.
 - Elevated bridge over Green Bay Road with seating to act as pedestrian flow-way and gathering spot
 - Move greenway to other side and make more pedestrian friendly





- General Ideas:
- 4+ Story Multi-family with below grade parking and interior common area along Green Bay Rd.
 - Townhomes with courtyard along Exmoor Rd.
 - Architecture for all buildings that respect adjacent homes
 - All multi-family could keep empty nesters in town
 - Consider entire triangle for redevelopment or expanded site to include residential to the north
 - Wrap interior parking
 - Bump outs, angled parking and traffic circle at Green Bay Road and Roger Avenue
 - Reconsider roadways in the area to aid in traffic calming/ safety by pedestrian tunnel and to create a new developable parcel



LIBERTYVILLE - GROUP 1

W Winchester Rd

Open Green

Multi-Family Residential

Single Family Residential

Consolidate curb cuts into site

Add signaled intersection

Need fire access into site

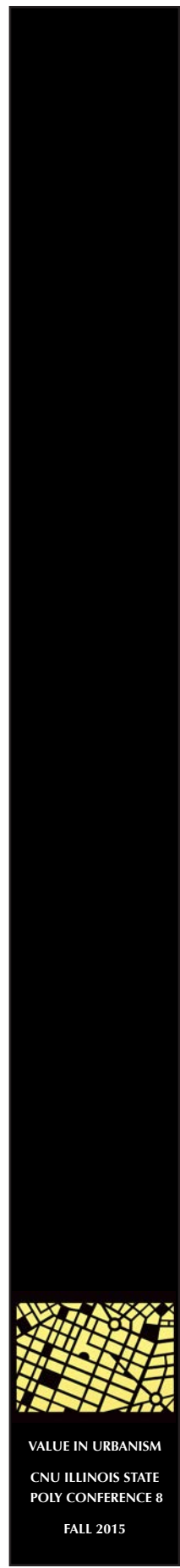
Open space or stormwater detention

Access to train or across tracks

Underground tunnel

General Ideas:

- Improved access from Winchester will be required for high density and commercial uses
- Consider right in/right out for Winchester access drives
- Include residential rowhomes and duplexes on narrower streets
- Density of mixed use adjacent to neighborhood at 10-12 DUA



W Winchester Rd

Access into site

Re-purpose curb cut for new road or alley

3-story maximum for multi-family

Multi-Family Residential

Need pedestrian oriented public spaces as gathering places

High Density Residential

At least 2 access points into site

Protect pedestrian and bike path along tracks

Bike/Ped Bridge over tracks

Link to train station

General Ideas:

- Add appropriate light commercial establishments for daily neighborhood needs that might be missing from downtown strip (i.e. drugstore or bakery)
- Improve street grid to increase access for both cars and pedestrians
- Combine subject site and vacant land behind the station and re-zone for mixed-use and increased compactness. Rezoning would be based on greater tax revenue here or a tax increase throughout Libertyville.
- Bridge over the tracks from site to the south side of tracks where a bike/pedestrian path can connect to train station and cemetery

N





SECTION 3
Green Places, Healthy People: Green Infrastructure
as a Public Health Strategy



- 3.1.1) Total Senses Frontier – Create Positive Health Environment
- 3.1.2) Fostering a Nature-Smart Community
- 3.1.3) How Can Design Promote Community Health?
- 3.2) Building Consensus in the Room

Total Senses Frontier – Create Positive Health Environment

By Luke Leung

Is the decoupling of nature and people in our urban environment creating a generation of longer living but fragile human beings? While for many centuries humans were integrating and relying on nature for their survival, this changed with the rapid urbanization and the advancement of technology in the last 100 years. We are now spending approximately 90 percent of our time in a sterile and comfort-controlled indoor environment. Our indoor environment, isolated from nature, can provide longer life expectancy but it is not certain that living in those environments has made us any healthier. Asthma, cancer, and allergies continue to grow. Longer living Americans who are not healthy can be detrimental to our economy as health care costs in the US have skyrocketed from about five percent of the Gross National Product in 1960 to nearly eighteen percent of GNP in 2010 and the percentage continues trending upward. (See Figure 1.)

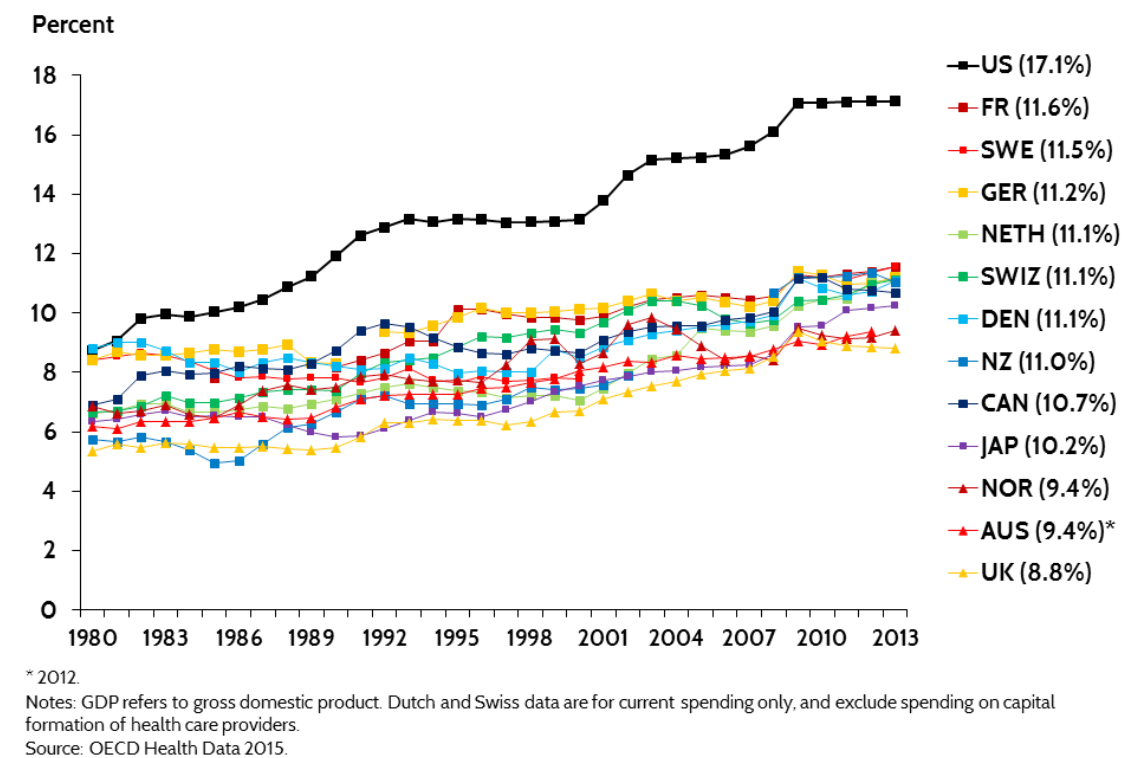


Figure 1 Caption (Image Source: The Commonwealth Fund, 2015): Health Care Spending Trends as a Percentage of GDP (1980-2013)

We can “design” healthier environments by thriving together with nature. In 1969, SOM founder Nathaniel Owings stated, “Civilizations leave marks on the earth by which they are known and judged. In large measure the nature of their immortality is gauged by how well their builders made *peace* with the environment.” While in Latin or Greek, the word “peace” is more of a pact between rivals or the stability inside the eye of a hurricane, “shalom” in Hebrew, “salaam” in Arabic, and “和” in Chinese take on a meaning closer to “thriving together.” An environment that thrives together with nature can be healthier. We can be healthier because of both our mental perceptions and the actual physical benefits received through our five senses, namely Visual, Auditory, Olfaction, Tactile, and Taste. These 5 senses can add up to form a “frontier” to total sensation.



Visual elements within nature can improve our performance, make us feel better, and improve our cognitive abilities. A study by Marc Berman, Assistant Professor in Psychology at the University of Chicago, indicated that planting ten more trees on a city block in Toronto “has (the) equivalent health benefits to increasing the income of every household in that city block by more than \$10,200 and having all of those households be moved to a neighborhood that was \$10,000 wealthier.” Ten more trees per block equates to a similar mental effect as being seven years younger. Cognitive abilities, specifically retention, also increase when subjects are exposed to natural rather than urban environments.

Natural sounds have effects similar to nature’s visual effects. While many researchers believe music can create new pathways in the brains of kids, auditory benefits do not stop at childhood. For example, the sound of water is simpler than the noise of traffic. Traffic noise tends to be stressful, while simple natural sounds, similar to chirping of the birds, has been suggested as a good indicator of nature and may bring about a calming effect.

How about smell? Healthy olfaction is not just the mitigation of the bad elements, such as PM 2.5, ozone VO and PM 10, but also the creation of a positive environment. These days, we can monitor the quality of our indoor environment using our smart phones and mitigate contaminants with filters. (See Figure 2.) Even with filtered air, indoor environments, especially those with multiple electronic devices, tend to have less negative ions in the air and more positive ions. A negative ion is an oxygen molecule with a negative charge. A positive ion is a carbon dioxide molecule with a positive charge. As a result, environments with less negative ions and more positive ions are more tiring. In contrast, air with higher negative ions, often times found in nature near mountains or large bodies of moving water, tends to enhance our mood. Besides the higher levels of negative ions, nature provides the smell of plants that can make you feel better. Certain fragrances, like Jasmine, can ease depression. Other smells can arouse similar positive effects in our bodies.

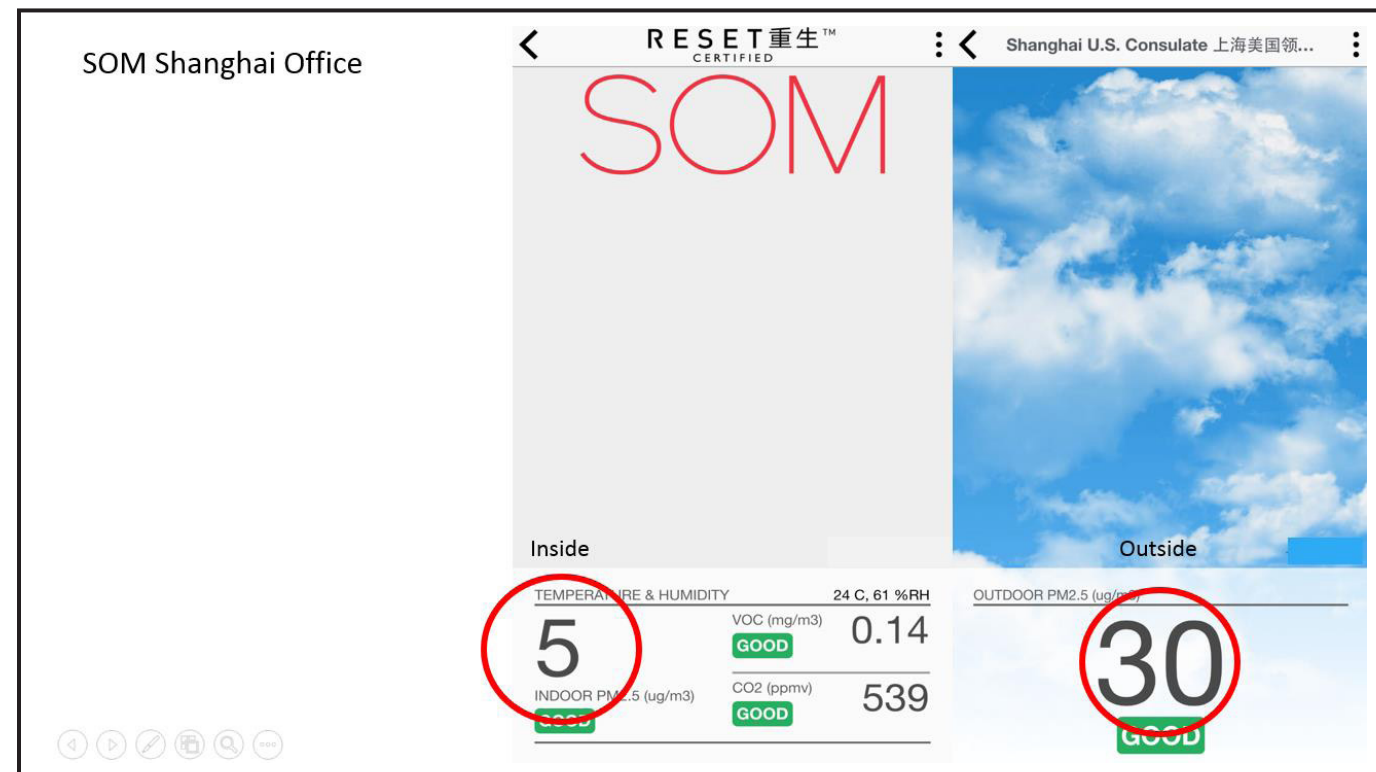


Figure 2 (Image courtesy of SOM): Monitor of SOM Shanghai office through iPhone app

Healthy environments provide healthy touches. If you are in the middle of a park, but even if you are not directly shaded, you still feel cooler. Part of the reason is the mean radiant temperature. If all of the surfaces around you are cool then they help you feel cooler. In addition to sensing temperature, tactile encounters with nature can improve your health. We know this from kids who grew up on farms and from kids with a

household dog. Living in an environment with more nature tends to reduce the chances of asthma and allergies. This is because bacteria is everywhere in the environment. (See Figure 3.) As reported by the *New England Journal of Medicine*, “...exposure to bacteria and fungi from environmental sources like dirt and animal hair early in life protects against asthma and allergies by helping the immune system develop normally.”

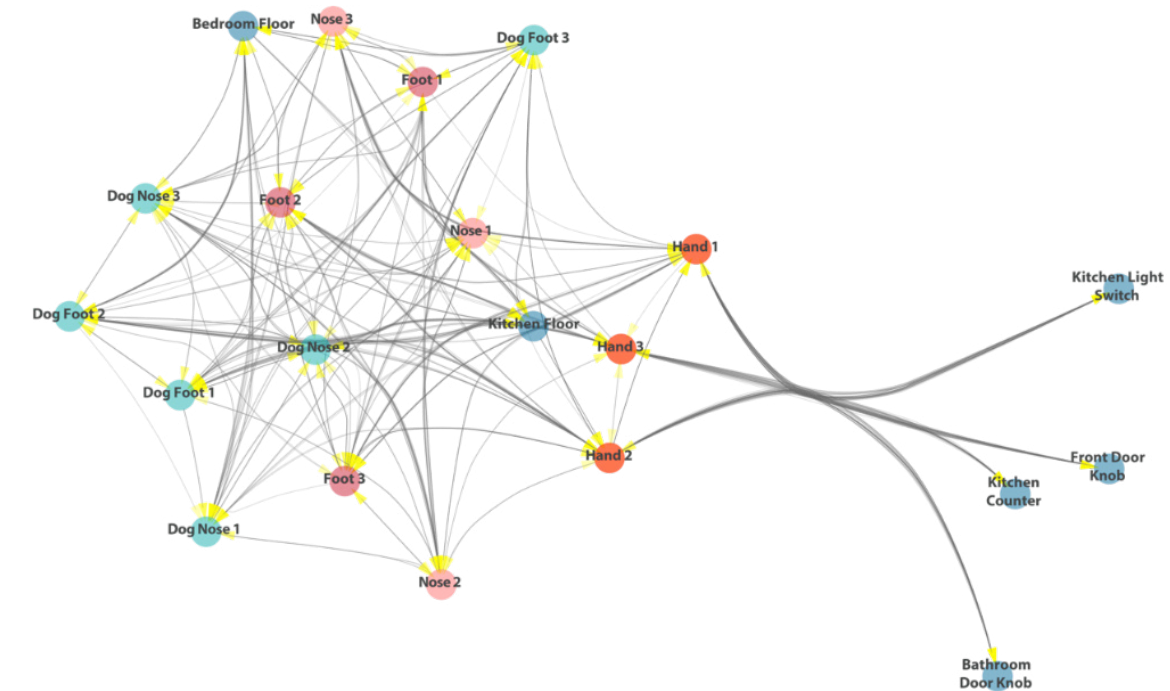


Figure 3 (Image courtesy of SOM): Microbial Transmission Network: movement of bacteria between people and dogs. Bayesian network model.

Lastly, our sense of taste can help us thrive with nature. Because of the linear scaling of animals, as animals get bigger they have higher metabolisms and they consume more. Americans have grown from an average of 154 pounds in 1960 to an average of 184 pounds now. As we grow larger and consumer more food, certain foods can bring about a healthier life. Many ancient civilizations had unlocked the secrets of using nature to make us healthier. The United Nations published a report to urge people to consume more natural food, including insects. Insects can be not only a healthier form of food but they also can be an important agent in transforming the waste in an urban environment to form a cycle for food production. If you have waste in the urban environment, the waste can feed the insects, then insects become food for the other elements. As a child, I had experienced a soup made out of the exoskeletons of cicadas that could reduce a fever. Now we are finding out that there is actually a reason. It is the chitin in the exoskeletons of the cicada shell that can cure some fevers.

Our visual, auditory, olfaction, tactile and taste senses can be augmented by nature for our wellness and the sum of all those parts can be elevated to a higher frontier. For example, water is often cited to have strong positive impacts on us because it engages many of our senses. We can touch it, smell it, see it, feel the radiant cooling/heating effect, and sometimes even taste it. Maybe that is why in Hebrew, Islamic, and Christian faiths, Heaven is portrayed as a place with flowing water and natural gardens and not as not a sterile environment set apart from nature.

For more information about SOM, please visit www.som.com.





**LUKE LEUNG, PE, LEED FELLOW -
SKIDMORE, OWINGS AND MERRILL LLP**

Luke Leung is a Director of the Sustainability Engineering Studio for SOM. His work includes Burj Khalifa (the world's current tallest man-made structure) and several LEED Platinum buildings including one with Chicago's first large-scale horizontal wind turbine. Luke is a LEED Fellow and a Pennsylvania State University Architectural Engineering Department Centennial Fellow. He is Chairman of the ASHRAE Committee on Tall Buildings and Chairman of the Building Pressure Committee of the Chicago Committee on High Rises. Luke is a Board member of USGBC Illinois; a member of the Sustainable Committee of the Council on Tall Buildings and Urban Habitat; of the Chicago Council on Global Affairs Energy Roundtable; and of the Chicago Sister Cities Program with China. He is also a part-time professor at IIT. Luke holds an MBA from the University of Chicago and a BS and a BAE from Penn State University.

Fostering Nature-Smart Community

By Jay Womack

"The future will belong to the nature-smart – those individuals, families, businesses, and political leaders who develop a deeper understanding of the transformative power of the natural world and who balance the virtual with the real."

—Richard Louv, Well known author of *The Nature Principle*

"It will also belong to those who wear Magic Glasses."



—Jay Womack, Not so well known landscape architect

Children have an uncanny ability to see beyond the face value of what lies before them. For instance, a rock becomes a space ship that takes them to faraway places, a tree becomes a place where heroes are born to slay dragons, and flowers become an expression of happiness that carries them through the hardest parts of their day. I believe this ability to see beyond is made possible by the use of "Magic Glasses," which all children seem to possess. Unfortunately, most people set down their Magic Glasses around age 13 in order to see something that an adult needed us to see. For many, we forget to pick them back up. As landscape architects, architects, planners, engineers, or anyone associated with design, it is important that we find these Magic Glasses so that we can "see" our way to developing places that are not devoid of nature, even in its simplest form. When we design with nature, we are able to provide connections to the environment that help children become the future of a nature-smart community. It is also important for adults. We need to connect with nature too.

Since we spend nearly 90 percent of our time inside, the remaining 10 percent, if it is spent outdoors, should be as enjoyable and rewarding as possible. Looking at the places where we live, work, and play, the default landscape almost always consists of turf grass lawn and asphalt – two materials that continually harm the environment and provide no place for children, or adults, to interact with nature. But with Magic Glasses, that can all change. If we start with the place where we live, we can begin by "seeing" a small area of turf becoming a native landscape. Over time this inaugural landscape can grow to be a larger patch of native plants, forming a small ecosystem around your home. As neighbors take notice, they too can transition a portion of their yard. You can also incorporate a downspout into the landscape, making a rain garden near a patio or place of gathering. Put a container under the downspout and you now have a way to collect water for birds. As your children take notice, they will quickly become invested by noting birds, insects, butterflies, and more that visit the garden. They have now become Citizen Naturalists and will take this knowledge with them to future places where they will live, work, and play. It is also an opportunity to redefine the phrase "family barbeque" since the native landscape is maintained with fire.



VALUE IN URBANISM
CNU ILLINOIS STATE
POLY CONFERENCE 8

FALL 2015



Figure 1 (Image courtesy of Jay Womack)

Next, we turn our Magic Glasses to the places where we work. Whether it is a corporate campus, a university, an elementary school, or a building in the most urban setting, creating a connection to nature is possible. Following the same principal as our home, designers should challenge themselves by asking, “How much turf lawn is needed on a property?” Once this is answered, the remaining landscape can be turned into a productive ecosystem. In the Chicagoland area alone there are hundreds, if not thousands, of success stories showcasing how this philosophical change is proving to be beneficial both to the environment and the people that work there. One example is Clarke Headquarters in St. Charles, Illinois.

In 2012, Clarke moved its headquarters into an existing building and retrofitted the majority of the landscape to be a connection to nature. The people-oriented design of the building extends to the outdoors where the staff grows organic vegetables in raised beds. The food is enjoyed by all staff members in the company kitchen. The garden is also a place to take a green-thumb break during the day, which is encouraged as part of the company’s philosophy to, “Take a break. Outside.” The grounds wrapping the building are now a restored native prairie that evolves and changes throughout the seasons. The prairie provides an ecosystem that supports a rich variety of both plant and animal life for public enjoyment. Walking paths meandering through the prairie are used by employees and neighborhood residents, all of whom are learning about the plants, wildlife and pollinator habitat. Rain that falls on the site is now a resource for the combined detention facility shared by all other facilities. Instead of water travelling across lawn and on to the parking lot, water is captured by the prairie where it is either infiltrated or evaporated off the foliage.

Figure 2 (Image courtesy of Jay Womack)

At another Clarke property, the site will collect, recycle, and celebrate all of the rain that falls on it. The idea is to have people enjoy being outside when it rains, watching water move through the site and around an outdoor patio in a very artistic fashion. Water that does leave the site will follow the natural hydrological process, not through a pipe, which is a very unnatural process.



Finally, we turn to the places where we play. Using our Magic Glasses, we may recognize an unhealthy ecosystem that is in need of help. In many of our parks and forest preserves where we spend time enjoying nature hikes, walking our dog, or watching our children play soccer on a Saturday morning, we are surrounded by unhealthy ecosystems. This can be in the form of woodland that is overgrown with invasive species such as buckthorn and honeysuckle, or a wetland that is suffering due to improper water management, or a prairie that is jeopardized by the shade of incoming trees. To help ward off these issues, you can volunteer your time to help make a difference. This is also an opportunity to enlist your children to get involved, creating time that you are working together, not competing with an electronic device for their attention. My own personal experience with this is that I am the site steward for Fabyan Forest Preserve in Geneva, Illinois,

where I organize work days to help clear a 200-acre oak woodland. The greatest reward, other than knowing that I am helping save one of the most endangered ecosystems on the planet, is hearing a child say to their parent, “This was so much fun. When can we come back and do it again?” At that moment, a bond has been created that cannot be broken, both between a parent and their child and a child and the environment, one that will only get stronger with time.

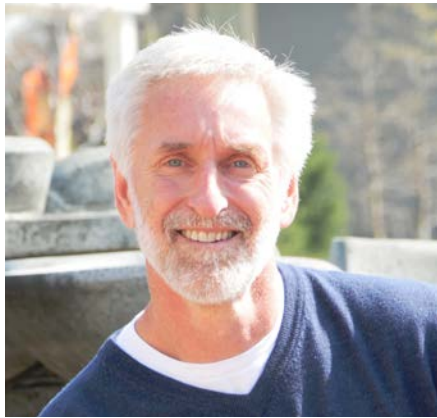


Figure 3 (Image courtesy of Jay Womack)

As designers, we have the ability to shape places where people spend the majority of their day. For an adult it is at work. For a child it is at school. We can choose to incorporate nature, or not. We can choose to design for the environment, or not. We can choose to treat rain with respect, or not. For me, there is only one choice – connect people to nature through green design. When children are connected with nature, especially at an early age, they are more likely to stay interested in their environment and in taking part in nature-based activities. In other words, by connecting children with nature, they will enjoy it and want to save it – now and in the future.

For more information on WRD Environmental, please visit www.wrdenvironmental.com.





JAY WOMACK, ASLA, LEED AP - WRD ENVIRONMENTAL

Jay Womack, ASLA, LEED AP is the Director of Landscape and Ecological Design at WRD Environmental. Jay's professional background reflects his lifelong affinity for the Midwest's natural areas, which has influenced his design philosophy to partner art, science, and ecology. In particular, Jay helps clients realize their vision to improve the quality of life in their community. By committing to sustainable development, Jay's worked to increase biodiversity, re-connect people to nature, and garner well-deserved recognition for his clients. Jay is also an Adjunct Professor at the Illinois Institute of Technology where he teaches two courses in the landscape architecture department; both courses focus on the integration of ecology and sustainability into landscape architecture.

How Can Design Promote Community Health?

By Michelle Halle Stern

How can design promote community health? Whether your brand of design is engineering, planning, architecture or governance, the places we make together have the power to make us healthier and happier people. Despite whatever viewpoints we may differ on, "health" for ourselves, our children and our community should be something we can all build consensus around.

Unlike traditional consulting roles, "consensus-building" requires a specific skill set. An excellent consensus-builder understands content but more importantly encourages full participation, adheres to an agenda, induces decision-making, and provides an engaging and enjoyable experience. In any group, disparate viewpoints may be represented. Some participants are naturally quiet or naturally vocal, but all have valuable contributions to make. My primary objective as the "Green Facilitator" is to allow all voices to be heard in addressing sustainability issues such that decisions satisfy all participants.

The value of a facilitated work session cannot be over-stated. People are frequently amazed when I tell them that a strategic plan can be created in only a day or two, including an action plan with timelines and assigned responsibilities. As a sustainability consultant I have been leading green building workshops since the late 90s. However, a few years ago, I was thrilled when I discovered Technology of Participation (ToP™) Facilitation Methods, developed by the Institute of Cultural Affairs in Chicago. It is a structured participatory process that leads to quick consensus. Everyone's ideas are organized into a limited number of clearly articulated buckets, illuminating a clear pathway to an actionable plan. After using the methods several times I realized that it could be used much more broadly than a traditional strategic plan. After all, what is a green building charrette, or eco-charrette, or LEED® workshop – pick your favorite moniker - if not a strategic plan for integrative design?

Currently there is a lot of exciting work being done at the intersection of "design" and "health" but the foundational knowledge is still scattered across various professional silos and bringing those voices together into a concrete action plan is no small task. A colleague who has participated in several of my ToP™-inspired strategic sessions said, "It's like magic." Everyone is amazed with how it comes together and excited because they co-created the plan. A skilled facilitator can neutrally, assertively, and kindly keep the group on task in ways that avoid the awkwardness of telling your boss it is time to move on to a new topic. A neutral third party, who does not have to interact with the participants on a regular basis, can add tremendous value by not having a vested interest in any one specific outcome.

The workshop I led for "Green Places, Healthy People" was built around this single foundational question; "How can design promote community health?" Our exercise began with a real place with very real challenges—the Altgeld Gardens neighborhood of Chicago. We gave the room of nearly fifty people, jointly representing a wide spectrum of professional training and experience, the task of identifying the key issues confronting this place and reaching a group consensus on intervention strategies. We told the participants that they should be specific and that we were looking for concrete actions. We told them to consider the insights that Luke Leung had shared about our senses and that the participants should adopt Jay Womack's advice and put on their "Magic Glasses." Guess what? In less than one hour, a room full of complete strangers, working together for their very first time, created six strategic interventions categories backfilled with numerous specific tactics. With more time, we could have, if we had so desired, done a similar exercise to create an action plan around this framework. However, within the limited timeframe of the workshop, we did successfully create and capture the consensus of the entire room as a necessary first step.



At this symposium, attendees heard many exciting things about the power of design to influence public health, and they engaged in some exciting work themselves. In terms of the design industry as a whole, other organizations are likewise exploring this opportunity to build in health while building infrastructure. I want to share four in particular whose work I think is especially significant.

The Active Design Guidelines

The Active Design Guidelines are an innovative, award-winning collection of evidence-based strategies to create healthier buildings, streets, and urban spaces in New York City. The strategies have been adopted by others and applied to additional locations. Rooted in historic precedent, the guidelines acknowledge the impact of the built environment on public health. Active Design is organized around four key concepts: Active Buildings, Active Transportation, Food Access, and Active Recreation.

The WELL Building Standard®

The WELL Building Standard® is an evidence-based system for measuring, certifying and monitoring the performance of building features that impact health and well-being. WELL® is administered by the International WELL Building Institute™ (IWBI). The standard was developed in collaboration with medical professionals and there is now a WELL® accreditation available for design and building professionals.

The AIA “Designing Communities, Shaping Health” Interactive Infographic

The American Institute of Architects (AIA) has a health and design initiative built around eight “design hotspots” to explore design choices and their health consequences. The focus areas include: zoning, program, vertical/horizontal circulation, MEP, material selection, doors/windows, facility operations, and education of building owners and the public.

The APA’s “Plan4Health”

The American Planning Association’s “Plan4Health” project is designed to leverage planners’ roles as collaborators to improve health outcomes. “Plan4Health” supports creative partnerships to build sustainable, cross-sector coalitions and each coalition is dedicated to meeting the needs of residents where they live, work, or play. “Plan4Health” is supported by the Centers for Disease Control and Prevention (CDC).

For more information about The Green Facilitator, please visit www.thegreenfacilitator.com.

For more information about these healthy design resources, please visit the following websites:

Active Design Guidelines, www.centerforactivedesign.org

Well Building Standard®, www.wellcertified.com

AIA’s “Designing Communities, Shaping Health,” www.info.aia.org/aiarchitect/2013/1108/aia-interactive/index.html#

APA’s “Plan4Health,” www.plan4health.us

Altgeld Gardens, Chicago, Illinois

Altgeld Gardens is located on the far south side of Chicago and is unique in that it is isolated from the rest of the City. Built in the late 1940s for the retuning African American veterans of World War II, and constructed on land that had been an industrial dumping ground since 1863, Altgeld Gardens became a cornerstone of the Environment Justice movement under the leadership of Hazel Johnson. Born in Louisiana, in an area known as “Cancer Alley,” Johnson was the only one of her four siblings to reach her first birthday. Upon moving to Chicago, Johnson’s personal life continued to be plagued by tragedy. Her husband died of lung cancer in 1969, spurring Johnson to become a community activist. To her, the connection between our built environment and our community health was clear and deeply personal.

The community health impacts of environmental contamination can include extremely high incidents of cancer, asthma and high blood pressure. Johnson coined the term “Toxic Donut” to describe her community, with Altgeld Gardens itself being the center of the donut and surrounded by 50 documented landfills and over 250 leaking underground storage tanks. The community has 18 miles of waterways and yet 11 miles of it are unfit for human consumption or recreation. Despite numerous legal victories and site clean-ups since the 1980s, Altgeld Gardens continues to have high incidents of cancer and illness from multi-media exposure in the water, air and land. Altgeld Gardens is also a food desert. Without a local grocery store, residents must travel over three miles to find wholesome food. Hazel Johnson passed away in 2011 but today her daughter, Cheryl Johnson, continues her work as the current Executive Director of People for Community Recovery, the organization founded by her mother in 1979.

Green Place, Healthy People: Green Infrastructure as a Public Health Strategy					
Consensus Exercise by Michelle Halle Stern October 22, 2015					
Support Local Economy	Control Pollution	Promote Connected Sustainable Infrastructure	Create A Community Plan	Grow Food Locally	Increase Environmental Education & Awareness
Raise Capital. Keep \$ In Altgeld	Improve Monitoring Of Community Health	Bridge Donut With Supportive Systems	Synthesize Multiple Problems Into Single Solution	Create Farmers' Market And/Or Fair-Trade Market	Educate Community Leaders On Healthy Living (CSA Mentor, Food Co-Op)
Keep Funds Inside Community	Facilitate Soil Testing And Gardening Material	Improve Mental Health Through Green Spaces	Create A Community Sustainability Plan	Unite Citizens And Schools To Build Urban Gardens	Reduce Island Effect Through Community Outreach
Advance Local Economy	End Facility Emissions To Reduce Exposure	Design Walkable Communities Which Provide Access To Necessities, Resources	Build Partners And Champions	Plant Food-Bearing Plants In Public Spaces	Establish A Community College For Urban Farming
Co-Op Produce Business. Community Crops	Mitigate Brownfields	Promote Physical Mobility Through Green Spaces	Incorporate Local Ideas Into Building Design	Build Food Co-Op With Community Garden	Introduce Natural Processes To Children
	Collect Data	Connect Surrounding Communities With Green Infrastructure	Organize People To Develop Sustainability Plan	Create Stocked Ponds With Fishing Docks	Builders Need To Be LEED Certified
		Use Landscaping To Clean Waterways	Build Options For Community Healthcare		Obtain Grants For Master Gardener Training For Local Residents
		Builders Construct Homes That Have Garden Space, Greenhouse Space			Embrace And Promote Enviro-Literacy At The Community, Local Level





MICHELLE HALLE STERN, AIA, PE, ENV SP, LEED FELLOW - THE GREEN FACILITATOR

Since pioneering one of the country's first green architecture programs, Michelle has been sought after as a green building expert. She orchestrated the founding of one of the first seven chapters of the U.S. Green Building Council and has been a sustainability leader at several large A/E firms. Today, Michelle has her own sustainability consulting firm, is a partner in the professional development firm, Prairie Lab, and is adjunct faculty at Northwestern University. She has earned a reputation as an outstanding facilitator, educator and as a dynamic speaker. Michelle is a member of the inaugural class of LEED Fellows, USGBC Indoor Environmental Quality Technical Advisory Group Chair, and USGBC Faculty™. She is both a licensed architect and professional engineer in the State of Illinois. Michelle also holds a Master of Science in Environmental and Occupational Health Sciences from the University of Illinois at Chicago (UIC).

Building Consensus in the Room

By: Jeremy Foss, CNU Illinois, 2015 Vice Chair of Internal; Event Co-Chair & Katie Kaluzny, USGBC Illinois, Associate Director; Event Co-Chair

OVERVIEW

CNU Illinois and USGBC Illinois have partnered for two consecutive years to create an annual joint program that stretches both organizations to explore non-traditional intersections of “urbanism” and “sustainability.” In 2014, three panelists and an expert moderator explored urban rooftops as opportunities for local agriculture. For the CNU Illinois 8 program, three thought-leaders explored built urban infrastructure as a means for promoting public health. The format for this year's program consisted of two presentations followed by an interactive work session that combined the real-time efforts of approximately 50 attendees into a single outcome. The activity began with a video narration of the health challenges facing Chicago's Altgeld Gardens neighborhood. Participants were given blank cards and instructed that, as they watched the video, they should record their responses to the question, “How can design promote community health?” At the conclusion of the video, the participants worked in random pairs to hone their best responses and then all the participants worked collectively to cluster and categorize their responses.

LESSONS LEARNED

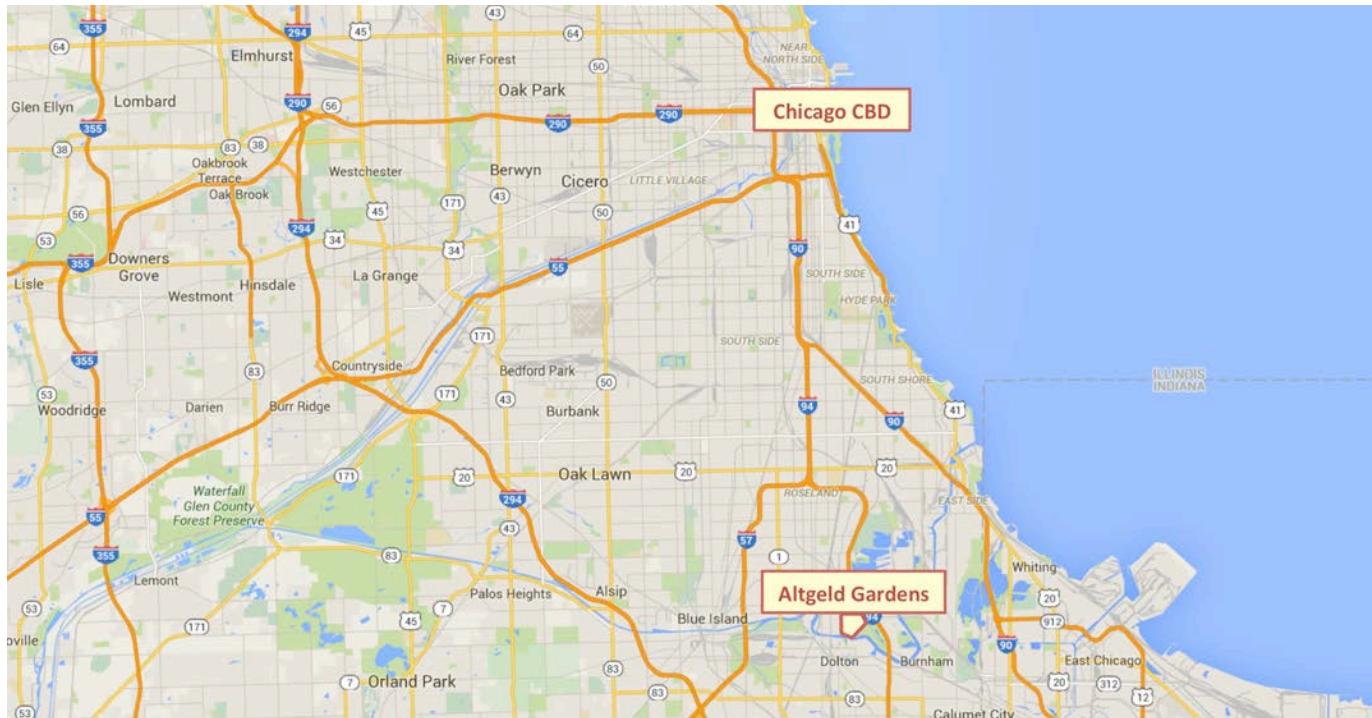
The event had a very ambitious two-fold objective. The first was to use expert presentations to promote attendees' awareness of how the built environment impacts public health, both positively and negatively. The second objective was to demonstrate how awareness can be translated into actionable opportunities. Based on a survey conducted immediately following the event of the participants' experiences, many, but not all, of the attendees recognized the thematic connections between the two presentations, the case study video and the facilitated activity. The event might have been even more impactful if the presentations and case study all had used a common reference point or example to provide a tangible link instead of just thematic ones.

Acknowledged Contributor: Liz Kuehn, USGBC Illinois, Program Coordinator

WHAT YOU'LL NEED:

- 1** A convened group of 15-50 participants and a minimum of 60-minutes for a working session
- 2** Informative contextual content, either written or presented
- 3** A compelling question or issue that has personal or professional relevance to the assembled group
- 4** A skilled facilitator
- 5** Colored cards for writing responses. (It is useful if the activity instructions are printed on the backs of the cards)
- 6** An assembly space where participants can be seen, heard, and move freely





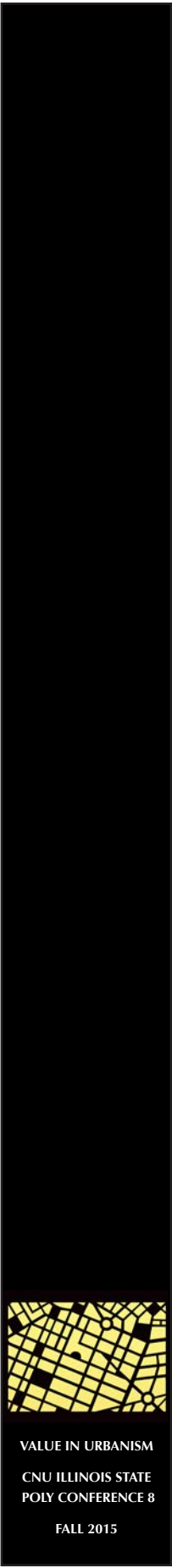
"Luke and Jay are two compassionate professionals who presented two wonderful presentations. Michelle's activity was interesting and I hope our ideas help with the design of the south side community."

— Participant Survey Comment

"Thank you! Luke provided all new unique content around sustainability. Jay Womack's talk followed Luke's perfectly. Great pair! And fun 'real' exercise. Nice job."

— Participant Survey Comment





SECTION 4
Third Annual Pop-Up Urban Design Studio



- 4.1) Legacy and Opportunity: Cuneo Hospital in Chicago
- 4.2) Bringing New Voices to the Table

Legacy and Opportunity: Cuneo Hospital in Chicago

By Jeffrey Ryan with Lauren Klabunde

The Illinois Chapter of the Students for the New Urbanism, along with event partners, Friends of Cuneo and the Sports Economy School, and co-host CNU Illinois, held the third annual Pop-up Urban Design Studio. The event was the largest SNU Illinois charrette held to date and included more than 20 planning and healthcare students from DePaul, UIC and Loyola who came together in intercollegiate teams for a 90-minute, peer-led charrette. This year's charrette developed renewal strategies for the abandoned Maryville property and Cuneo Hospital located in the Clarendon Park neighborhood of Chicago's Uptown District. The charrette was held at the nearby Clarendon Park Community Center, originally constructed as the administration building for the Clarendon Municipal Bathing Beach.

The Cuneo Hospital site is adjacent to Clarendon Beach, once a premier lakefront destination for Chicago's elite. With the changes to the lakefront during the 1930s, Clarendon Beach lost its once glamorous prestige. The administration building now serves as a neighborhood community center and the facility has significant capital improvement needs.

The Clarendon Park neighborhood consists of a population of about 5,260 residents and has a median household income of \$67,100. The unemployment rate is around 5.3 percent, and the poverty rate sits at 8.6 percent, a full 10 percent lower than the City of Chicago's overall poverty rate of 18.6 percent. While the neighborhood is seeing a slight increase in diversity, the ethnic composition of the community is similar to the 2000 census levels with 74.8 percent white, 11.6 percent black, 6.2 percent Asian, 5.6 percent two or more races, and 1.8 percent identified as "other" (U.S. Census Bureau 2014). The community's linguistic diversity is similar, with 21.4 percent of residents speaking a language other than English at home. Of those, 9.7 percent speak Spanish, 8.9 percent speak an unspecified Indo-European language, 1.3 percent speak an Asian and Pacific Islander language, and 1.5 percent speak languages identified as "other" (U.S. Census Bureau 2014).

Figure 2: Alternate Development Proposal

The prominent Cuneo family endowed the 1957 construction of the Cuneo Hospital, designed by Chicago architect Edo Belli. The Missionary Sisters of the Sacred Heart operated the 140-bed women and children's hospital until its closing in 1988, after which the site briefly served as a children's shelter.

Preservation advocates consider the mid-century modern hospital site to be an important piece of Chicago architectural history despite the hospital not being currently listed as a landmark structure. Architect Belli worked closely with another prominent Chicago architect, Bertrand Goldberg, who used similar design concepts to those seen in the Cuneo Hospital in other buildings throughout the region. The Cuneo Hospital campus is composed of two structures. The west building is known for its acute angles and cubist-like appearance, while the east building is known for its curving face and glass walls.



Local government and developers consider the abandoned structures and adjacent surface parking lot to be a development opportunity. The City of Chicago authorized Tax Increment Financing (TIF) for redevelopment of the Clarendon Park Community Center and Cuneo Hospital for \$26-\$32 million, although the City later re-directed TIF funding towards only redeveloping the Cuneo Hospital. In 2012 community advocates defeated a controversial redevelopment plan and, as of 2014, a separate redevelopment plan is currently moving forward with aldermanic approval. This latest redevelopment proposal consists of three different subareas of luxury apartments and condos for each of the three parcels; one building on the north parcel, one on the south parcel, and one on the east parcel. The building on the north parcel is projected to have 250 residential units with 160 parking spaces, and 16 floors with an elevation of 156 feet. The building on the south parcel is projected to be a mixed-use building with 381 residential units, 278 parking spaces, approximately 30,000 square feet of commercial space, and 26 floors with an elevation of 259 feet. The building on the east parcel is projected to be a one-story commercial space with approximately 6,000 square feet and 11 parking spaces. The developer will adhere to the 2007 Affordable Requirements Ordinance for the north parcel by building 20 affordable units on site and pay an in-lieu fee of \$5,700,000 to the Low Income Housing Trust Fund.



Figure 1: Current Community Gardens adjacent to Cuneo

When this TIF was created in 2010, it was estimated that a \$69 million increment amount would be needed for a project at this site. The current TIF ask is \$15.8 million. In this new proposal, no funds are provided to the developer until the project has already generated the tax revenue, placing the financial burden on the developer if the project is not successful. This agreement will require the developer to pay \$4.6 million for the Clarendon Park Community Center renovations within eight months of the start of the project.

According to Melanie Eckner, Friends of Cuneo Co-Founder, the alderman is concerned with moving quickly to approve this new development. He believes that the site would not develop otherwise in the near future and therefore not be able to generate TIF money for the much needed renovations of the Clarendon Park Community Center. Many other residents of Uptown agree with Eckner in that the "but for" argument—the sole justification for the use of TIF—can no longer reasonably be applied to that site because Uptown's real estate desirability is shifting. According to Eckner, "Coastal Uptown is now being advertised in real estate promotions as 'the best part of the Chicago lakefront.'" (Per the City of Chicago Department of Planning, TIF law requires that projects meet a "but for" test—that investment in the area would not be possible but for the proposed development because this property would likely remain abandoned and undeveloped.) Community advocates for the hospital are once again pressing local government to repurpose the building and preserve the architectural legacy of the site while also providing affordable residential units for current residents, instead of encouraging a higher-end market that pushes out current residents.

For more information on SNU Illinois, please visit www.facebook.com/snuIL/.

Bringing New Voices to the Table

By: Lauren Klabunde, SNU Illinois Chair 2015; Event Co-Chair & Emmanuel Cortes, Stephanie Gough, Aaron Jenkins, Jeffrey Ryan, SNU Illinois Event Co-Chairs

OVERVIEW

The charrette began with an optional pre-event site tour led by Melanie Eckner, Co-Founder of Friends of Cuneo. To introduce the activity program to the student participants, the organizers presented a brief history and physical description of the site. The student participants then self-identified their areas of study and the organizers facilitated the formation of four teams, distributing the available skillsets to create diversity within each team. The four teams worked independently to create development strategies for the site and the resulting proposals were then presented to the larger group which included guest representatives from the partner organizations. The event concluded with a brief presentation from Wale Emmanuel about the Sports Economy School initiative and then a general discussion amongst all the participants. Many of the participants expressed their high level of satisfaction with the day's experience.

LESSONS LEARNED

The participants spent a significant amount of their initial time sharing their individual viewpoints with their team members before they collectively put pens to paper and began documenting their decisions for presentation to the larger group. For many in the room, sketching was not a familiar tool to use when exploring social issues. Having many voices at the table also meant having a common language for them to use. Simple dialog proved to be at least as effective as sketching for creating consensus around urban renewal strategies.

Acknowledged Contributors: Sara Dinges, Uptown United; Melanie Eckner, Friends of Cuneo; Wale Emmanuel, Sports Economy School

WHAT YOU'LL NEED:

- 1 An urban renewal site and relevant documentation
- 2 A communication outreach strategy to attract a wide variety of participants
- 3 Working groups of 5-8 people representing as much background diversity as possible
- 4 One team leader for each charrette work group
- 5 Miscellaneous art supplies such as adhesive note cards, tracing paper and colored markers
- 6 One or several workrooms for team charrettes





TEAM 1: COMMUNITY CENTER AND HOTEL/EVENT SPACE

Erika Marshall, Emily Owen, Meredith Perks, Chelsea Vilinskas, Vitaliy Vladimirov

Summary by Erika Marshall

Our design for the Cuneo building was inspired by mornings spent at the Clarendon and Montrose bus stop dreaming up how best to use the space. Members of our team are Uptown residents and know that our neighborhood has a mixed reputation due to the high prevalence of homelessness and social services agencies. Consequently, we proposed a design that focused on sustainably serving the needs of the surrounding community. Our design comprises a community center, a hospitality job skills program through a hotel and event space, permanent low- or no-cost housing for Uptown residents experiencing homelessness, and a market rate residential mid-rise.

Our design seeks to provide a public space to community residents and to house individuals experiencing homelessness with the West Building in the tradition of “housing first” support for the homeless. To sustain these altruistic endeavors, we opted to transform the East Building into a revenue-generating hotel with rooftop event space with a view of the lake, a restaurant on the floor below, and a built-in hospitality job skills training program to staff them. Market rate housing on the northernmost plot of vacant land would also generate revenue.

"The students presented assessments and solutions rooted in cutting-edge, yet realistic, planning practices. Hearing their outside and on-point perspective helped bring new ideas, as well as some clarity, to a development site steeped in many years of community process and questions. I think the students were able to build off of each other's ideas which made take-aways for everyone involved incredibly rich and resourceful."

—Sara Dinges, President & CEO, Uptown United

"It was so encouraging to see how the multidisciplinary approach combined with the students' genuine interest in site history, geography, and neighborhood to elicit creative ideas that were not only worthy of the site's architectural assets, but also advanced aspects of its charitable legacy within the community in ways that felt both authentic and new."

—Melanie Eckner, Co-Founder, Friends of Cuneo



Community Center: Populating the bulk of the West Building, the community center would include office space for local community based organizations (CBOs), especially those that participate in programming. Also included would be community rooms for meetings and events, art and theatre studio space, a group fitness classroom and gym, publicly available classrooms for job training programs, a computer center, and a non-denominational spirituality center in the existing chapel. A community rooftop garden would provide food seasonally for the adjacent hotel and the residents of the West Building. Also possible for this space would be mental health services, such as support groups operated by a local non-profit agency or university. Universities could partner with the community center to offer internships running programs and events. The community center would seek to engage community members of all incomes and backgrounds.

Housing: Depending on the needed size of the housing structure, short-term and permanent housing for people experiencing homelessness would be located in a new facility constructed on either the existing parking lot of the West Building or on the larger empty lot adjacent to the West Building. This housing would be developed with a “housing first” framework, with no strings attached, that creates the best opportunities for success for people who are homeless. It would offer, but not require, social services access including transitional services, mental health treatment, and job training.

Hotel & Event Space: The East Building’s location next to Lake Michigan make it ideal for attracting private events, such as weddings and corporate events, that can generate revenue to sustain the community center and housing. The space would incorporate a hotel, restaurant, coffee shop, and rooftop event space staffed by the hospitality program, West Building residents, or other community members.

Hospitality Job Skills Program: Run in collaboration with local CBOs, this program would offer job training in the hospitality industry. Residents of the West Building housing units and other social services clients are the intended participants. Program participants would be trained in various jobs at the hotel and event space and upon completion of the training program could be hired on to work in their chosen position. Specific job training programs could include: food service (cooks and servers), hotel positions, baristas, tour guides, banquet servers, maintenance and cleaning crews. The intent is that after gaining work experience and references, program participants would be qualified to seek employment elsewhere if they chose to do so.

Market Rate Residential Mid-Rise: This element, located in the vacant lot north of the West Building, would provide further revenue generation for the property. A two-building design with outdoor community space would allow for sunlight to filter through to the community garden across the street. Mid-rise residents would enjoy access to the amenities of the community center and event space.

TEAM 2: UPTOWN VILLAGE

Meredith Bunsawat, Xun Han, Lauren Klabunde, Chenyi Ling, Benjamin Marton, Ashley (Yuhang) Wan

Summary by Benjamin Marton

As a result of an economic expansion in Uptown, many low-income individuals and those experiencing homelessness are losing vital housing and supportive services. Though some are experiencing this expansion as a chance for prosperity, others see this as a time that will cost them vital resources that they may not otherwise have the capabilities to obtain on their own. With our project, we wanted to organize a facility that would fill this niche while also facilitating positive interactions between higher-income residents moving in and those community members who have relied on Uptown for its embrace of those in need.

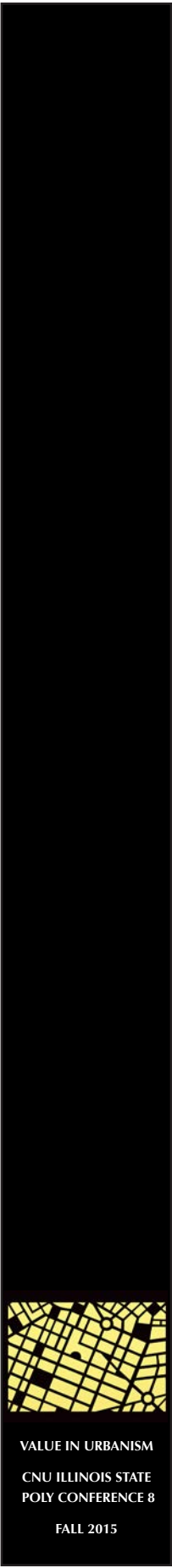
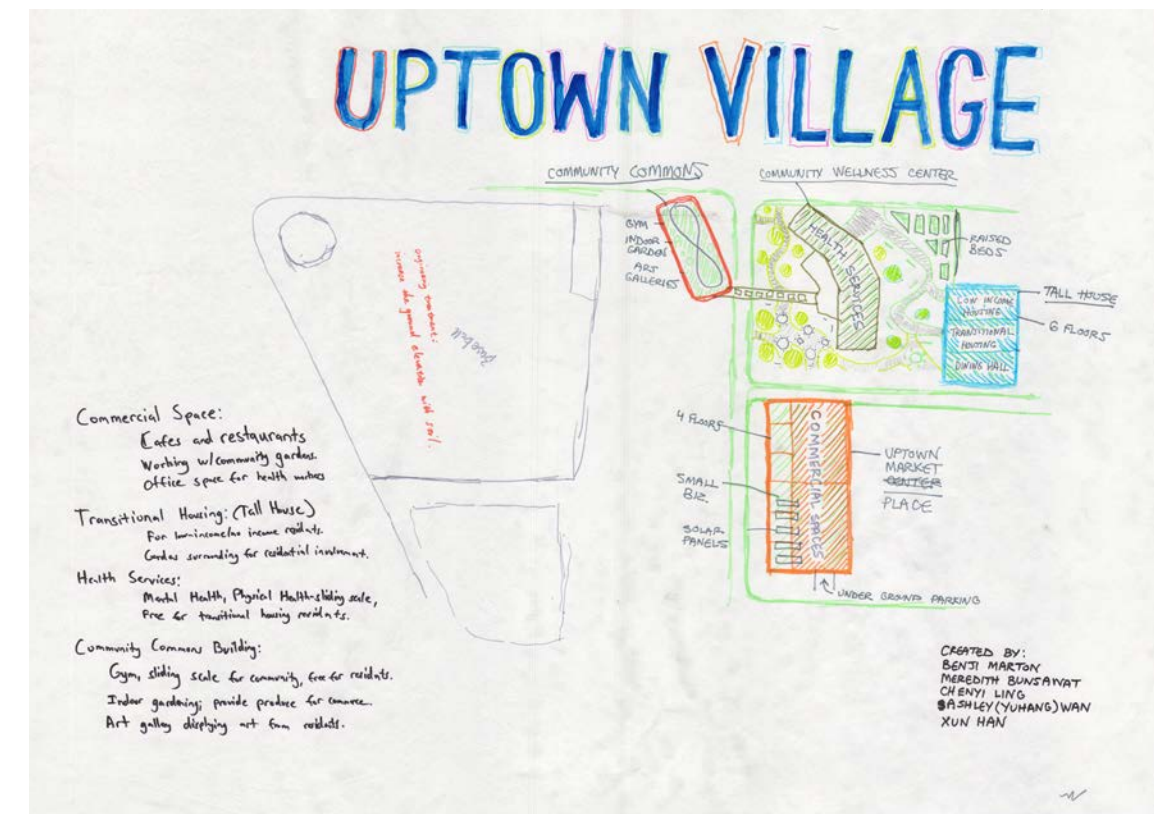
On the site of the newer hospital building, we would create a Community Wellness Center. This facility would provide primary care and mental health services to the community at sliding-scale, income-based pricing, while providing those services for free to Tall House residents. Tall House would be a new building on the site and would be divided into low-income housing for those struggling with market rate prices, and transitional housing for those with no income. All those housed would have access to supportive services at the Community Wellness

Center in order to facilitate autonomy, self-reliance, and stability. Between these two buildings would be community gardens maintained by residents and community members.

The site of the older hospital building would be renovated in order to house a community gym with membership fees provided to the community at large through sliding-scale, income-based pricing, and free to Tall House residents. This building would house art galleries, a space designated for residents and community members at large, and would house indoor farming gardens in order to provide food to the Uptown Market Place. This space would be called the Community Commons in order to facilitate the feeling of having a shared space amongst community members of all walks of life.

The last building would also be custom-built and would be called the Uptown Market Place. This would provide affordable commercial space for independent business owners. Affordability would be granted through installed solar panels and other green initiatives to provide both energy efficiency and environmental sustainability and through partnerships with dining establishments that would be required to provide meals to residents at Tall House for a greatly discounted price. This space would also house underground parking to invite driving community members into the village, while facilitating a pedestrian-friendly community. There would also be designated office spaces for Community Wellness Center employees.

We would also work with community officials on renovating the park adjacent to the community center in order to allow for a greener, environmentally friendly space for all community members and Tall House residents. This entire campus would be called the Uptown Village. This name pronounces the mission of bringing community members from all walks of life together in order to facilitate understanding, trust, and a vision for a future of Uptown that welcomes all peoples, no matter their incomes or class. This may allow for a lessening of community tensions and allow economic growth to enhance the lives of all Uptown residents.



TEAM 3: CELEBRATING AND CONNECTING

Kanokwan Bunsawat, Haley Cannon, Emmanuel Cortes, Aaron D. Jenkins, Jeffrey Ryan

Summary by Haley Cannon

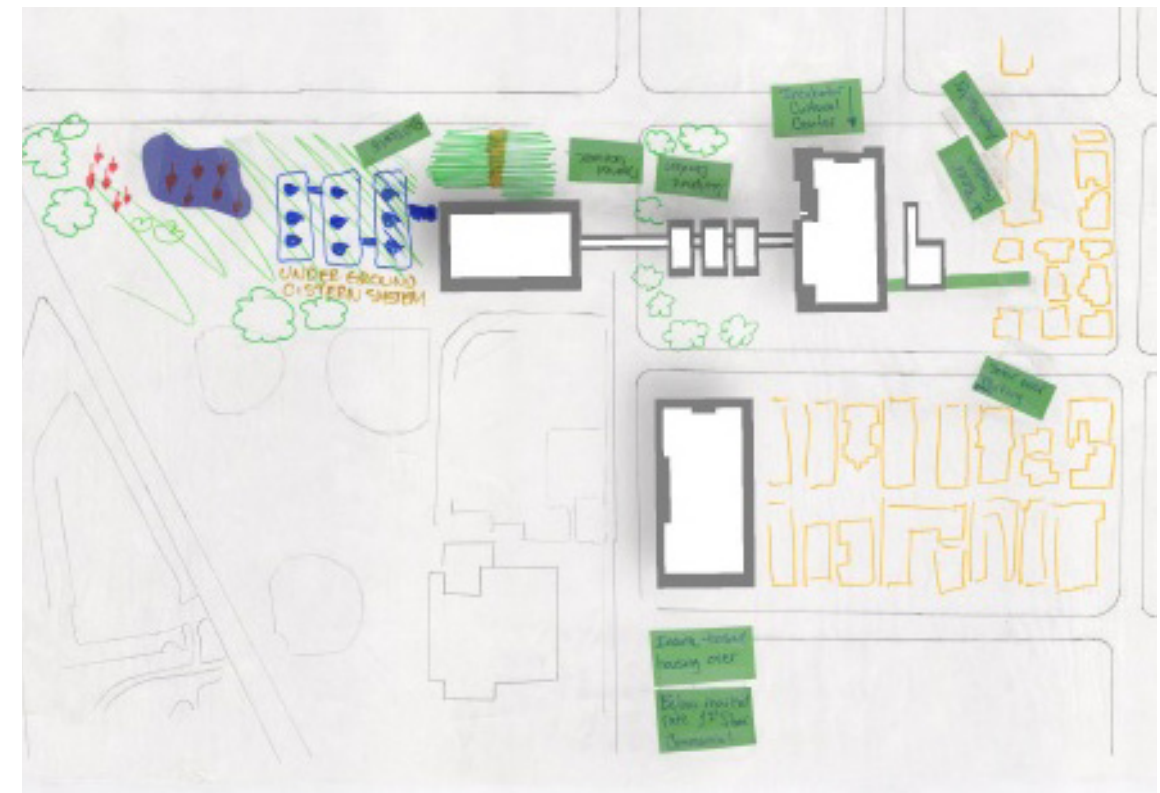
Uptown has a long, vibrant, and diverse history of arts, culture, and architecture. Our project was aimed at reflecting and celebrating the unique and diverse character that makes Uptown so special. Therefore, a key goal of this redevelopment plan is to empower and connect the Uptown neighborhood residents to each other, to others, and to other places in their community like the Michigan Lakeshore asset nearby. The plan is roughly divided into 4 parts: a cultural center, bio-dome event space and restaurant, wetland restoration, and new housing.

When redeveloping the two buildings that comprise the former Cuneo complex, the existing structure will be preserved to highlight part of Uptown's rich history. The renovation plan for the curved building on the northeast corner of the Montrose and Clarendon intersection would expand on the innovative day-lit design to create a bio-dome with event space, flower shop, and restaurant. The commanding views of the lake from the rooftop deck and from the east facing windows make this an ideal adaptive re-use. This plan would also create a mix of job types matching the diverse income base in Uptown.

In order to mitigate flooding issues on the site, the eastern side of the lot would be restored to a wetland which would fuel a gray water system for the building's water needs, drastically reducing the building's eco-footprint. Connecting this building to the western structure currently is a "sky bridge" which is lit from overhead windows. Our plan is to expand the open nature of that design and create a bio-dome skywalk to maintain the sense of transparency in this project. The walkway would resemble the bio-dome in design. Seating for the restaurant would be in the widened structure to put more eyes on this previously dark stretch of Clarendon.

The western building structure would be converted into an incubator space for artists and other creative uses so characteristic of Uptown, especially near Lawrence Avenue. Inside the building, residents would be able to attend workshops to gain skills they need such as learning English at night, learning to garden on the rooftop, or learning to cook with healthy and fresh ingredients grown on the rooftop garden and harvested by the gardening class. The old chapel would be adapted into a black-box theater that could be rented to groups for small local plays, concerts, musicals, and any other event. The space surrounding the building would be transformed into an inviting place to draw in community members as they pass by on their way to or from the lakefront. A beer garden, artistic installations, an amphitheater, and landscaping with a meandering path would all help create an inclusive and open atmosphere that residents would want to explore. The parking lot to the west of the building would have landscaped pedestrian walkways and solar panels overhead.

The final parcel, the northern lot across from the Uptown Community Center, would be developed into a ground-floor retail and upper-floor residential development. The maximum height would be five floors to match the surrounding historic urban form and preserve sunlight for the community garden across Clarendon Avenue. The residential model would be income-based and, while this is important, affordable retail is rarely discussed with affordable housing. Therefore, this building would be entirely affordable; we suggest comprehensive affordability by incorporating working class commercial retail such as small food shops, dry cleaners, locally-owned cafes, and similar stores. This would ensure the affordable quality of the development is maintained by having attainable jobs readily available to those residents using the nearby cultural center or those living in the building above. We believe this aspect of the project is extremely important to empowering the current residents of Uptown and elevating their economic status without adding to the current concerns of gentrification in the community.



TEAM 4: SPORTS ECONOMY SCHOOL

Gabriel Conners, Wale Emmanuel, Stephanie Gough, Becky Marshall, Simisola Oludare

Summary by Wale Emmanuel

When someone talks about a great concept, it must not only be great in its own category, but it must try to bring the subject outside of its own category as well. The difference between a good and a great concept is how many new forks it puts in the road of its commanding group. The Sports Economy School (SES) is not just a great alternative schooling method, it also helps education as a whole step on the stairs to the future.

A city must work as a unit, yet is comprised of its individual characters. In addition to innovative and organic design, each building in an ideal city must fit its surroundings. This creates a few issues when discussing schools. A school is a school. It is a necessary aspect of human life, but historically schools have been campuses, shut off from their surroundings.

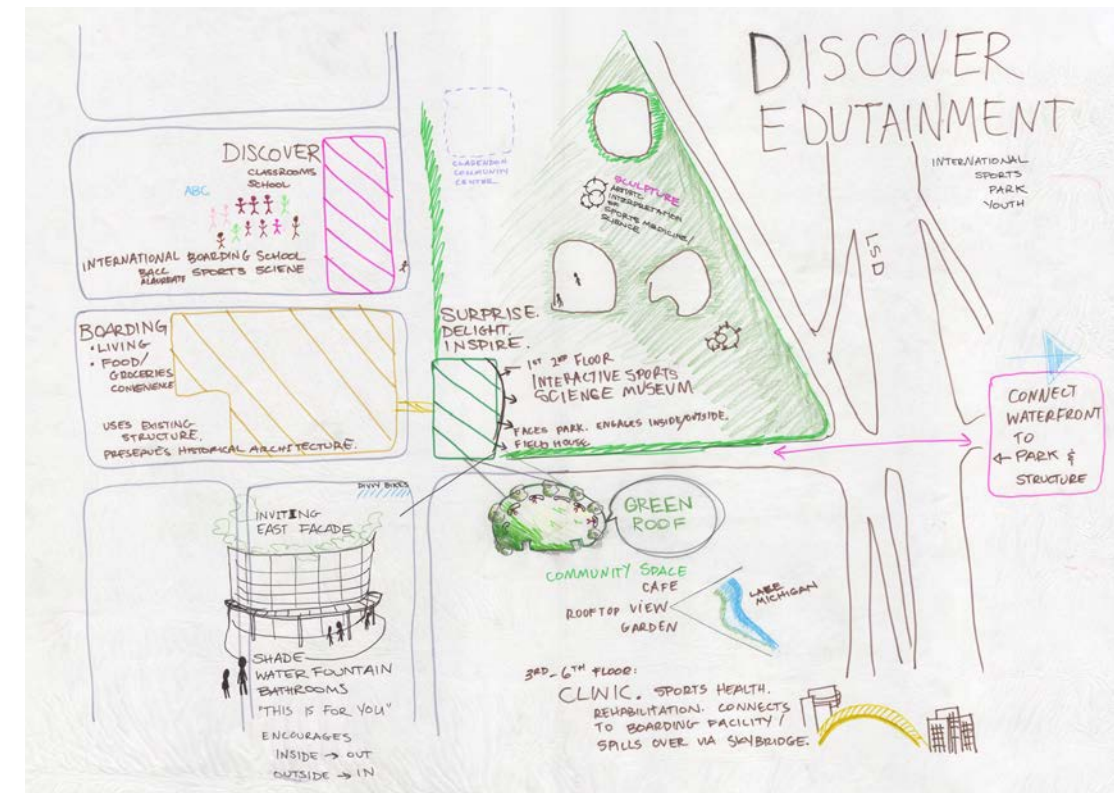
What makes the SES a good fit for here? The SES does not shut off from its surroundings. On the contrary, its goals include many things that most would say have nothing to do with education. This is because the SES philosophically recognizes the need for students to grow not only due to high-quality and effective education, but also as members of a community, outside of their educative bubble. This is the challenge faced by most boarding schools and why Chicago, as a very communal city, was chosen as the location for the SES.

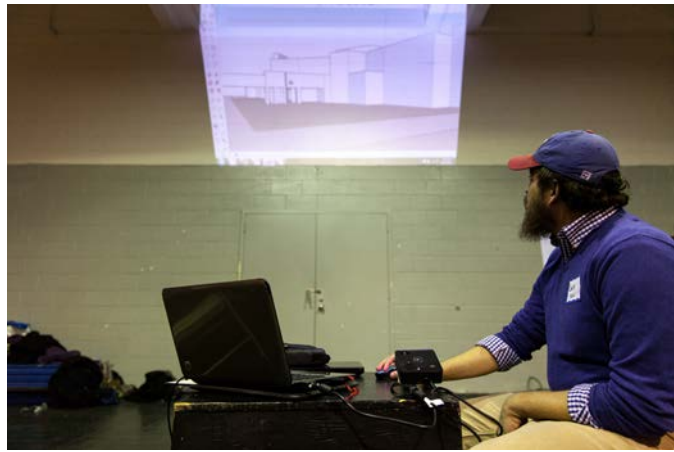
For this reason, a lakefront campus would diverge from what a main campus located in a community like University Village would represent. Focused on being the hub for international students of all kinds, the SES campus would offer residential housing for its own students, temporary housing for other students seeking alternative housing options, international visiting student housing, and artist housing for local community members.

The green spaces available around the hospital would allow for extensive sports and activity installations for not only the students but for community members as well. In the spirit of staying with the times, the variety of physical activity facilities would evolve beyond simple basketball courts and general gyms, and would extend into the current era of sports with the possible construction of free-running gyms and skateboard parks. This would promote the idea of a community space for activity, attracting youth to this more “urban” sports environment and attracting everyone to the classic gymnasium facilities. By necessity, a lot of planning would go into the effective trade and use of these facilities between students and local community members.

The idea of creating a living, connected campus goes hand-in-hand with the regular intermixing of everyone. As an effort to maintain diversity, retailers and shops would be invited to open on campus. High school students and gym enthusiasts would likely not be interested in having quick access to a gallery full of luxury brands, but would rather have access to some groceries and other basic necessities. These shops would create even more jobs for local community members than the school would by itself. The shops would have to attract outside, non-students as customers and break the bubble that boarding school students often find themselves floating in.

Of course, based on the idea of sports and peace, the campus would need to be engulfed in green and open spaces. A student's comfort is critical to their intellectual success. Outside of just being energy efficient, the school ideally would provide bright, sunlit, and clean facilities with access to the beautiful Chicago lakefront.





Appendix



CNU Illinois 8 Program Schedule

Chronology of Previous
CNU Illinois Conferences

VALUE IN URBANISM

CNU *Illinois*

State Conference Eight: a Poly-Conference



PROGRAM

Density by Design: Data & Decisions about Growth

Co-hosted by
The Municipal Design Review Network
Chaddick Institute for Metropolitan Development at DePaul University
14 East Jackson Blvd., Suite 1600, Chicago, IL 60604

Thursday, September 24 | 8:30am-11:30am

8:30am-9:00am

Registration/ Continental Breakfast

9:00am-10:00am

Presentation

10:00am-11:00am

"In-House Field Trip" Participation Activity

11:00am-11:30am

Report-Outs, Closing Remarks

Green Places, Healthy People: Green Infrastructure as a Public Health Strategy

Co-hosted by
The Illinois Chapter of the US Green Building Council
Metropolitan Chicago Healthcare Council, Suite 1900,
222 South Riverside Plaza, Chicago, IL 60606

Thursday, October 22 | 8:30am-11:30am

8:30am-9:00am

Registration/Continental Breakfast

9:00am-10:30am

Presentations

10:30am-11:30am

Participant Interactive Activity,
Report-Outs, Closing Remarks

CO-HOST



ILLINOIS

Chronology of Previous CNU Illinois Conferences

CNU Illinois 8 builds upon the work of previous state conferences. The CNU Illinois 8 organizers would like to acknowledge the contributions of the Boards, organizers, sponsors, presenters, volunteers, and attendees of those conferences. We would not have had the opportunity to deliver our program without the pathway created by those efforts. Thank you to all those involved.



CNU ILLINOIS 1: First Annual State Conference

September 28, 2007
DuPage County Auditorium,
Jack Knuefer Administrative Center
421 North County Farm Road
Wheaton, Illinois



CNU ILLINOIS 2: Sustainable Urbanism & LEED-ND In Practice Workshop

October 9, 2008
Chicago Cultural Center
5th Floor Washington Room
78 East Washington Street
Chicago, Illinois



CNU ILLINOIS 3: Context Sensitive Street Design; How Illinois is Responding to the Challenges and Opportunities

October 8, 2009
Plainfield Village Hall,
Community Room A
24401 W. Lockport Street
Plainfield, Illinois



CNU ILLINOIS 4: Rethinking Stalled Development In Chicagoland; Where Do We Go From Here?

Co-sponsored by the City of Elgin
October 7, 2010
The Centre
100 Symphony Way
Elgin, Illinois



CNU ILLINOIS 5: Redefining Convenience

March 15, 2012
Inland Steel Building
30 West Monroe Street
Chicago, Illinois



CNU ILLINOIS 6: Creating Common Ground

October 24, 2013
Chicago Architecture Foundation
224 South Michigan Avenue
Chicago, Illinois

A printed journal summary of CNU-IL6 is available through Amazon.com



CNU ILLINOIS 7: Ready, Set, Plan!

September 25, 2014
Orland Park Civic Center, Jane Barnes Annex
14750 Ravinia Avenue
Orland Park, Illinois

A printed journal summary of CNU-IL7 is available through Amazon.com



VALUE IN URBANISM
CNU ILLINOIS STATE
POLY CONFERENCE 8

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