Researching Urban Storefront Retail

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The long slow decline of urban storefront retail
The Great A&P and the Struggle for Small Business in America

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Where/what is “Main Street”?
Concept illustration of block satisfying three categories: services, opportunity, quality

Street Ratio: W ≤ 3H

- Quality
- Opportunity (E: Employment)
- Service (Daily Life Essential)
- Service (Daily Life Option)
- Degrading Factor
13 MAIN STREET BLOCKS IN CHICAGO
: Service + Opportunity + Pedestrian Quality

1. W Buena Ave ~ W Gordon Terrace
   N Clarendon Ave ~ N Marine Dr

2. W Foster Ave ~ W Winona St
   East of N Winchester Ave

3. W Giddings St ~ N Lincoln Ave
   North of W Leland Ave (Giddings Plaza)

4. W Berenice Ave ~ W Grace St
   East of N Lincoln Ave

5. N Lakewood Ave ~ N Racine Ave
   South of W Belmont Ave

6. N Broadway Ave ~ N Pine Grove Ave
   South of W Oakdale Ave

7. N Clark St ~ N Commonwealth Ave
   North of W Belden Ave

8. W Goethe St ~ W Division St
   N Wells St ~ N LaSalle Dr

9. South of W Huron St
   East of N Franklin St

10. N Green St ~ N Halsted St
    South of W Chicago Ave

11. E Lake St ~ E Benton Pl
    N State St ~ N Wabash Ave

12. N Racine Ave ~ N Seminary Ave
    North of N Maud Ave

13. S Commercial Ave ~ S Houston Ave
    North of E 92nd St
Quantifying the benefits of Main Street
A. Main Street Block
: N Broadway St & W Oakdale Ave

B. Chain Store Block
: N Clark St & N Broadway St
Do regulations hurt urban retail?
Understanding urban retail vacancy
Mitigation

- Vacancy tax relief
- Small grants
- Direct involvement in property leasing
- Relationship-building