

Neighborhood and Business Environment Committee of the 53rd Street TIF Advisory Council  
&  
The Planning, Zoning, and Development Committee of the Hyde Park-Kenwood Community Conference

## Summary Report and Overview

May 12, 2008

### Community Priorities for Harper Court Redevelopment



Welcome to Our Survey on Priorities for Harper Court Development.

Tell us what you think is important in the redevelopment of Harper Court by completing this short (6-7 minutes) survey.

The City of Chicago has stated that it will seek re-development proposals for the Harper Court Shopping Center and the adjacent City of Chicago parking lot located between 52nd and 53rd Street (Lake Park to Harper Avenue). We would like to provide local elected officials and the City with information about the community's priorities to incorporate into the eventual Harper Court Request for Qualifications and Proposals.

Over the past few years there have been many discussions about the future of Harper Court. Various organizations have hosted community meetings, workshops, and research projects to gauge community desires for the redevelopment. A working group comprised of the HPKCC Development Committee and the TIF Neighborhood and Business Environment Committee jointly compiled this survey to help sift through the variety of ideas that have been suggested for Harper Court.

Please remember this survey is about Harper Court and the adjacent City of Chicago Parking Lot, not 53rd Street or Hyde Park in general.

All responses will be anonymous and private. You can take the survey only once per computer. No email addresses will be collected.

The more people who complete this survey, the more helpful it will be. Please forward this link to your friends and neighbors. A final summary will be made available at an upcoming 53rd Street TIF Council meeting.

If you have any questions, please feel free to contact George Rumsey ([gwrumsey@att.net](mailto:gwrumsey@att.net) or 773-955-4455). Thank you!

[Next](#)

With special thanks to Alderman Toni Preckwinkle; James Wilson, 4th Ward Department of Planning; Howard Males, Chair, 53rd Street TIF Advisory Council; and the Harper Court advisory committee:

Jane Comiskey, Irene Sherr, Pat Wilcoxon, Jack Spicer, Trish Morse, Charles Newsome, Gary Ossewaarde, and the fifty or more volunteers who contributed time and ideas toward this survey.

For more information, please visit  
<http://www.hydepark.org>  
<http://www.vision53.org>

Presented by  
George W. Rumsey  
Hyde Park-Kenwood Community Conference

## Priorities for Harper Court & Parking Lot Redevelopment, Summary

Question	Very + Important [combined]	Somewhat important	Less + Not Important [combined]
<b>Redevelopment Goals:</b>			
Gateway to 53rd	66%	21%	13%
Relate to neighborhood	59%	23%	18%
Destination, appeal to diversity	87%	9%	4%
Environmentally friendly	73%	16%	11%
<b>Development Components:</b>			
Apparel	57%	25%	18%
Other retail	64%	22%	14%
Restaurants	89%	8%	3%
Hotel	26%	19%	55%
Movie theatre	66%	16%	18%
Performance space	49%	24%	27%
Bars/clubs	41%	24%	35%
Public space, i.e., Farmer's Market	79%	12%	9%
Office space	37%	28%	35%
Residential	18%	19%	64%
Affordable housing	23%	22%	55%
Recreation	33%	23%	44%
<b>Urban Design:</b>			
Welcoming landscaping	88%	9%	3%
Stronger pedestrian character	88%	8%	4%
Well-lit night-time ambiance	93%	5%	2%
<b>Access &amp; Parking:</b>			
Multilevel parking	59%	20%	22%
Day and night access	78%	17%	5%
Separate service access	65%	23%	13%
<b>Public Comment:</b>			
Community review	84%	9%	8%
Public developers' presentations	84%	9%	7%
<b>Original Mission:</b>			
Keep original mission in some form	61%	20%	20%
Help current tenants	66%	17%	17%

Survey launched on 2/20/08

Survey closed on 3/24/08.

1,697 responses.

## Priorities for Harper Court & Parking Lot Redevelopment, By Rank

Rank	Question	Very + Important [combined]	Somewhat important	Less + Not Important [combined]
1	<b>Well-lit night-time ambiance</b>	93%	5%	2%
2	<b>Restaurants</b>	89%	8%	3%
3	<b>Stronger pedestrian character</b>	88%	8%	4%
4	<b>Welcoming landscaping</b>	88%	9%	3%
5	<b>Destination, appeal to diversity</b>	87%	9%	4%
6	<b>Public presentations by developers</b>	84%	9%	7%
7	<b>Community review and feedback</b>	84%	9%	8%
8	<b>Public space, i.e., Farmer's Market</b>	79%	12%	9%
9	<b>Day and night access</b>	78%	17%	5%
10	<b>Environmentally friendly</b>	73%	16%	11%
11	Help current tenants	66%	17%	17%
12	Gateway to 53rd	66%	21%	13%
13	Movie theatre	66%	16%	18%
14	Separate service access	65%	23%	13%
15	Other retail	64%	22%	14%
16	Keep original mission in some form	61%	20%	20%
17	Relate to neighborhood	59%	23%	18%
18	Multilevel parking	59%	20%	22%
19	Apparel	57%	25%	18%
20	Performance space	49%	24%	27%
21	Bars/clubs	41%	24%	35%
22	Office space	37%	28%	35%
23	Recreation	33%	23%	44%
24	Hotel	26%	19%	55%
25	Affordable housing	23%	22%	55%
26	Residential	18%	19%	64%

Survey launched on 2/20.

Results are of 3/24.

1,697 responses.

## Priorities for Harper Court & Parking Lot Redevelopment

Very Important + Important [combined]	African- American [n=293]	White [n=1061]	People in their 20s [n=399]	People in their 50s [n=268]	Female [n=1007]	Male [n=572]	Very + Important [Summary]
<b>Redevelopment Goals:</b>							
Gateway to 53rd	73%	64%	61%	68%	65%	69%	<b>66%</b>
Relate to neighborhood	63%	60%	40%	69%	64%	50%	<b>59%</b>
Destination, appeal to diversity	90%	85%	84%	88%	88%	84%	<b>87%</b>
Environmentally friendly	81%	71%	66%	74%	76%	67%	<b>73%</b>
<b>Development Components:</b>							
Apparel	67%	54%	54%	54%	60%	54%	<b>57%</b>
Other retail	68%	64%	49%	72%	69%	57%	<b>64%</b>
Restaurants	91%	88%	87%	89%	89%	88%	<b>89%</b>
Hotel	28%	26%	26%	27%	27%	25%	<b>26%</b>
Movie theatre	70%	64%	68%	65%	68%	62%	<b>66%</b>
Performance space	59%	45%	49%	55%	52%	44%	<b>49%</b>
Bars/clubs	43%	40%	55%	37%	38%	46%	<b>41%</b>
Public space, i.e., Farmer's Market	74%	80%	71%	86%	86%	65%	<b>79%</b>
Office space	54%	34%	23%	52%	40%	32%	<b>37%</b>
Residential	25%	16%	13%	25%	16%	21%	<b>18%</b>
Affordable housing	43%	20%	22%	28%	26%	18%	<b>23%</b>
Recreation	58%	27%	30%	30%	37%	27%	<b>33%</b>
<b>Urban Design:</b>							
Welcoming landscaping	90%	88%	77%	96%	91%	82%	<b>88%</b>
Stronger pedestrian character	89%	88%	82%	92%	89%	85%	<b>88%</b>
Well-lit night-time ambiance	96%	92%	90%	95%	95%	90%	<b>93%</b>
<b>Access &amp; Parking:</b>							
Multilevel parking	65%	60%	35%	73%	59%	58%	<b>59%</b>
Day and night access	81%	78%	72%	85%	81%	74%	<b>78%</b>
Separate service access	69%	64%	45%	78%	68%	57%	<b>65%</b>
<b>Public Comment:</b>							
Community review	88%	83%	77%	89%	87%	77%	<b>84%</b>
Public developers' presentations	89%	82%	79%	89%	89%	74%	<b>84%</b>
<b>Original Mission:</b>							
Keep original mission in some form	65%	59%	55%	59%	66%	51%	<b>61%</b>
Help current tenants	77%	65%	60%	72%	71%	57%	<b>66%</b>

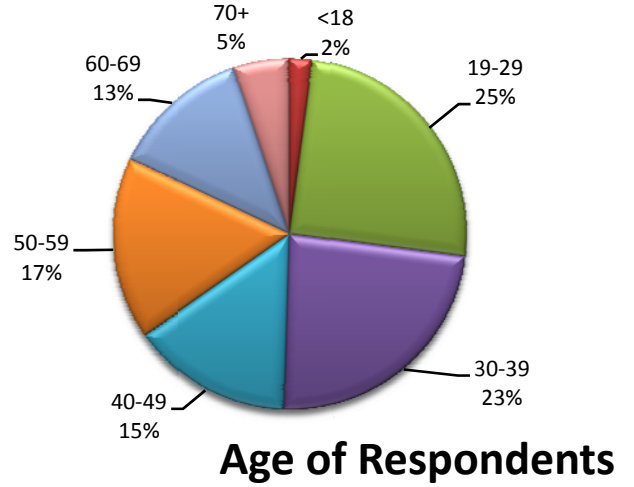
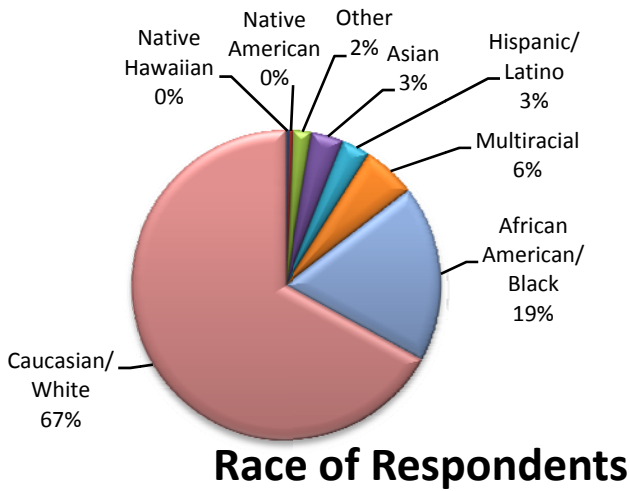
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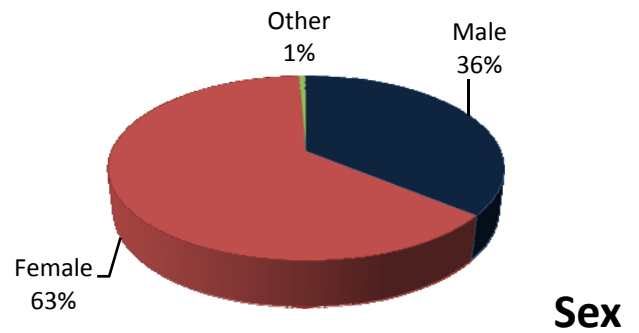
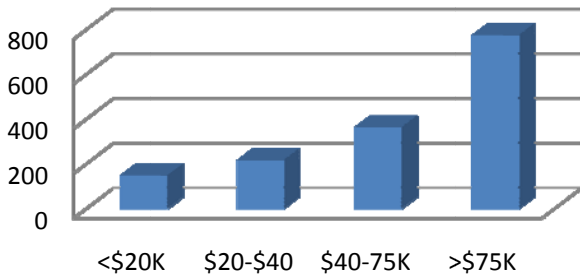
1,697 responses.

# Summary of Respondents' Demographics

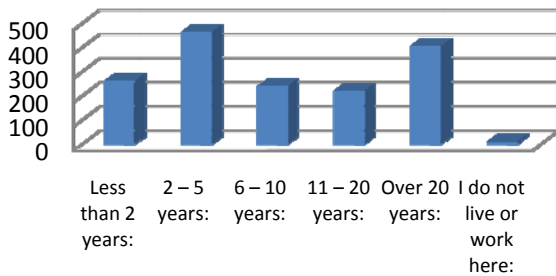
## Priorities for Harper Court & Parking Lot Redevelopment



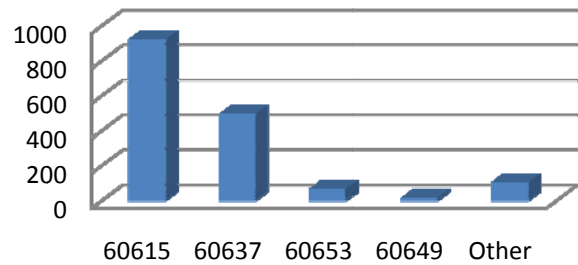
### Income



### Length of Residence



### Zip Code



## Most Frequent Comments Offered by Respondents:

- Hyde Parkers crave a theater (74) and more restaurants (109).
- Make sure Dr. Wake, the veterinarian, stays in business (36).
- Help other businesses that are currently successful in Harper Court (i.e., Dixie Kitchen, Calypso, Artisans 21) stay in business.
- Parking is a concern (204). It should be convenient and nearby, but hidden or tucked away; include bikes.
- Make it exciting and fun.
- Keep it open at night, create a nightlife in Hyde Park (41).
- Improve safety (13).
- Improve pedestrian and handicapped access.
- Make sure businesses that come in have the knowledge and finances to stay in business.
- National chains are boring (not particularly appealing), but have their place.
- Share the RFP with the community. Encourage community input (17).
- Encourage the Harper Court Arts Council to open up to the community (8).
- Protect the Farmer's Market (25).
- Bring back the chess benches (26).
- Get on with it.

## Typical Comments:

- I loved taking the survey. It is wonderful having the opportunity to express my opinion.
- There is a fear in Hyde Park of chain stores or even Chicago-based chains... this has to change. Anything that will bring decent retail and restaurants to Hyde Park is very welcome, regardless of origins.
- The most important thing is that it be a destination and stand for some set of products.
- Even if higher residential density in the 53rd St. area is achieved, few new businesses will survive without providing parking for people both from Hyde Park-Kenwood and other neighborhoods.
- It would be great if the new Harper Court WAS more of a destination that provided services Hyde Park currently lacks.
- We desperately need better/more retail options in Hyde Park, and I think that should be the focus.
- This is a critical space in Hyde Park. We should move as fast as possible (allowing for community input -- but not years' worth!).
- It should be easily accessible to wheelchairs and strollers (something the current building is decidedly not)! Make it well lit and a place undesirable for loitering/drug-dealing/etc.
- The most important role I see for Harper Court is as a destination for both night and day, to get pedestrian traffic for day and evening. I'd love to see a European feel to the complex, with cafes and restaurants and practical businesses (dry cleaners, florists, bakers) next to fun ones (art, home decor).
- Make sure that there is a *public square* to be used for farmers' markets, chess playing, festivals, sidewalk sales, etc.
- I hope the final result is audacious and inspired.