



Metropolitan **Planning Council**

80 Years of **Reinventing** the Region

**Corridor Development Initiative:
63rd & Cottage Grove**

Meeting 1

January 30, 2018

metroplanning.org/woodlawn

Welcome

Rob Rose, Executive Director

Cook County Land Bank Authority (CCLBA)



6300 S Cottage
Grove Ave.

Washington Park National Bank Building

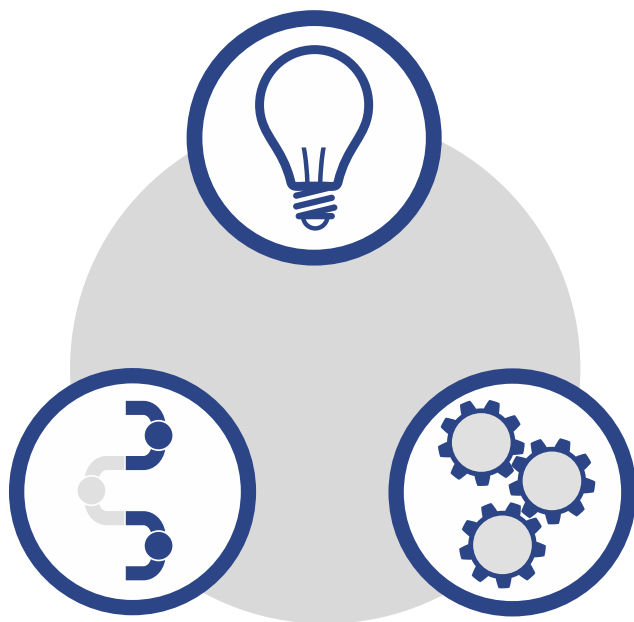
Building Attributes

- Construction completed in 1924; designed by Albert Schwartz
- Brick masonry construction with limestone facade on East and North walls
- Steel beam structural support with poured concrete floors
- 4 floors and basement; Basement, first and second floor cover entire building footprint, third and fourth floors form a U shape along the East, North, and West sides.
- Ground level was storefront retail. Second floor was the bank lobby and offices. Third and fourth floors were office space.

Current Conditions

- Masonry and limestone have experienced significant erosion
- The large skylight in the lower roof is collapsing, leading to roof failure
- Interior finishes and mechanical systems are unsalvageable and will need to be completely replaced
- All windows and doors will need to be replaced
- Basement has roughly 4 to 5 feet of water
- Structural evaluation is in process

Metropolitan **Planning** Council



Immediate and long-term solutions

Connect region's assets

**Partnerships with communities,
governments and business**

Local advisors

- 1Woodlawn Quadrant Leaders
- Blacks in Green
- Chicago Public Library
- Cook County Land Bank
- Chicago Park District
- Harris Park Advisory Council
- West Woodlawn Coalition
- Woodlawn Chamber of Commerce
- Woodlawn Neighbors Association
- Woodlawn Summit

Equitable Transit Oriented Development

The issue:

- In our region, the large majority of population and jobs is inaccessible to transit.
- The results are higher transportation costs, pollution, and segregated communities.

MPC encourages jobs and housing affordable to a range of incomes near transit.

Corridor Development Initiative

A series of interactive, public workshops designed to plan proactively in the context of market realities.



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Why 63rd & Cottage Grove?

- Transit rich; strong access to the Loop and job centers
- Significant public and private investments – Choice Neighborhoods Initiative, CTA station upgrade, Jewel grocery store
- Coming institutional investments – UChicago Charter school, presidential center
- Bank building is a well-known landmark at a gateway intersection for Woodlawn community

Role of Cook County Land Bank Authority (CCLBA) and MPC

- CCLBA will use the conclusions from this process to inform a request for proposals (RFP) to developers interested in rehabilitating the site
- MPC is an independent facilitator of this process

Three Meetings

- Tonight: Setting the stage
 - Overview of existing conditions
 - Group discussions on community needs and goals
- Tuesday, Feb 6: Block exercise
 - Creation of hypothetical options for development sites, including design and financial characteristics
- Tuesday, Feb 20: Developer forum
 - Voting on scenarios
 - Response from three development experts about community proposals

Tonight

We will discuss the future of 63rd & Cottage, with a specific focus on:

1. The former Washington Park Bank Building
2. Current and planned activities at the intersection that can impact the southwest corner

Washington Park Bank Building

- 94-year-old building constructed for the Washington Park National Bank.
- CCLBA will be seeking development proposals for the building.
- A range of uses is possible.



Keypad Polling

Tell us about yourself and your community!

- Votes are anonymous
- Your last vote is the vote that counts
- Please return to basket when finished



Keypad Polling - Test

What does MPC stand for?

25% A. Making Pretty Cakes

25% B. Men Peddling Candy

25% C. Motion Picture Company

25% D. Metropolitan Planning Council

Who is in the room?

What is your role in Woodlawn?

- 0% A. I live here
- 0% B. I work here
- 0% C. I live and work here
- 0% D. None of the above, I just like it here

Who is in the room?

Where do you live in Woodlawn?

- 0% A. Northeast side
- 0% B. Northwest side
- 0% C. Southeast side
- 0% D. Southwest side

Who is in the room?

If you live in Woodlawn, do you rent or own?

0% A. Rent

0% B. Own

0% C. None of the above

Who is in the room?

How old are you?

0% A. 0-18

0% B. 19-30

0% C. 31-50

0% D. 51-64

0% E. 65+

Who is in the room?

How do you self-identify?

- 0% A. African American or Black
- 0% B. White
- 0% C. Asian
- 0% D. Latino and/or Hispanic
- 0% E. Two or more
- 0% F. None of the above

Tell us about your community

Does Woodlawn need more places to gather with friends, family and neighbors?

0% A. Yes

0% B. No

0% C. Maybe

Tell us about your community

How difficult or easy is it to get healthy foods at and around 63rd & Cottage Grove?

- 0% A. Very Easy
- 0% B. Somewhat Easy
- 0% C. Somewhat Difficult
- 0% D. Very Difficult

Tell us about your community

How do you like to exercise in your neighborhood in the summer?

- 0% A. I prefer to exercise indoors (pool, gym, classes)
- 0% B. I prefer to exercise outdoors (walking, running, sports)
- 0% C. Some other way
- 0% D. I don't exercise very much

Tell us about your community

How do you like to exercise in your neighborhood when it's cold outside?

0% A. I prefer to exercise indoors (pool, gym, classes)

0% B. I prefer to exercise outdoors (walking, running, sports)

0% C. Some other way

0% D. I don't exercise very much

Tell us about your community

How safe do you feel during the day at the intersection of 63rd and Cottage Grove?

- 0% A. Very Safe
- 0% B. Somewhat Safe
- 0% C. Somewhat Unsafe
- 0% D. Very Unsafe

Tell us about your community

How safe do you feel at night at the intersection of 63rd and Cottage Grove?

- 0% A. Very Safe
- 0% B. Somewhat Safe
- 0% C. Somewhat Unsafe
- 0% D. Very Unsafe

CURRENT CONDITIONS AND PLANNED INVESTMENTS

63rd & Cottage Grove CTA station upgrade

Construction start date: Q2 2018

Substantial completion date: Q4 2018

Scope Of Work:

- Re-paint major station components and replace all existing lighting with new LED lighting to brighten up the station
- Add new CTA station identifiers to the track structure
- Make repairs throughout the station to keep various elements (stairs, elevator enclosures, etc.) in a state of good repair

CDOT Walk to Transit Program

- Walk to Transit is a federally funded program to improve pedestrian safety and comfort for people walking to/from CTA Rail Stations
- Improvements consist of things like sidewalk/ADA improvements, revised pavement markings, signage, traffic signal improvements, etc.
- Planning/design phase will begin in summer/fall 2018, with construction anticipated in late 2020 or 2021

POAH development at 63rd & Cottage Grove

Woodlawn Station

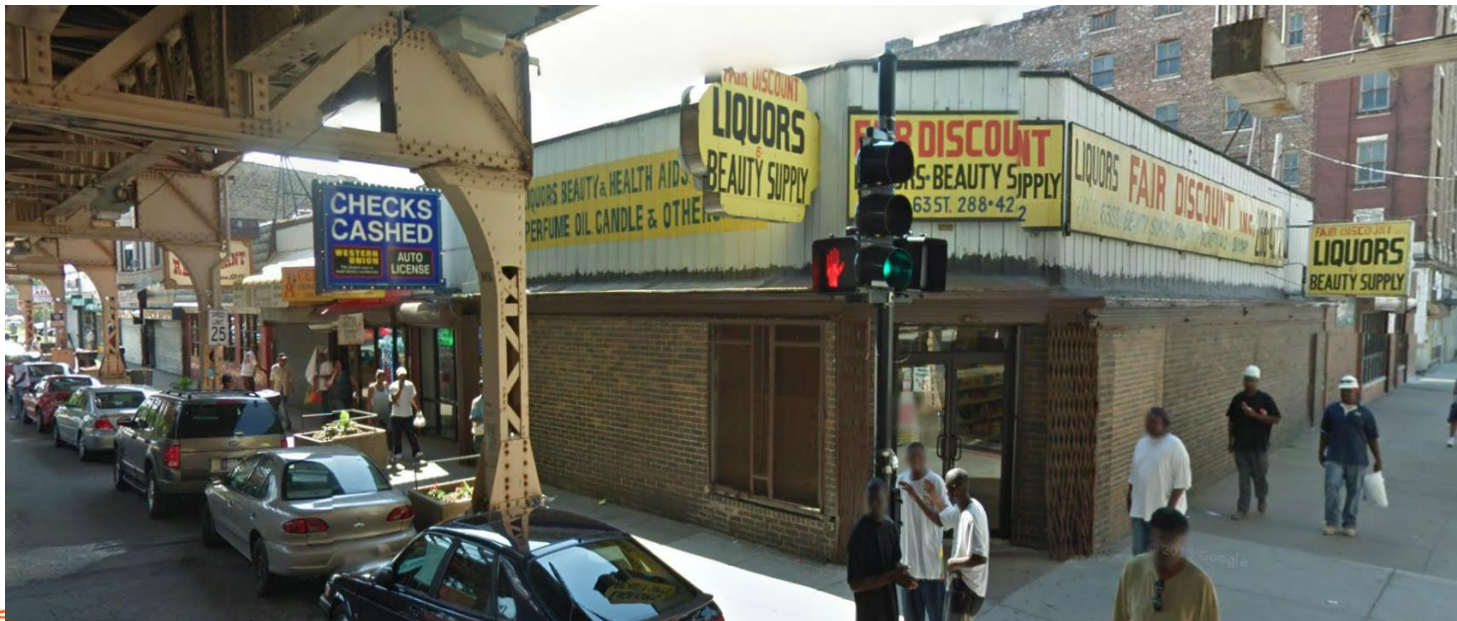


- Under construction; completion May/June 2018
- Mixed use: 15,000 SF of first-floor commercial space, 55 mixed-income apartments

POAH development at 63rd & Cottage Grove

Southeast Corner

- Recently acquired 22,000 SF struggling commercial site
- Uses include liquor/beauty, check cashing, cell phone and dollar stores
- Also includes anchor tenant for Woodlawn Station



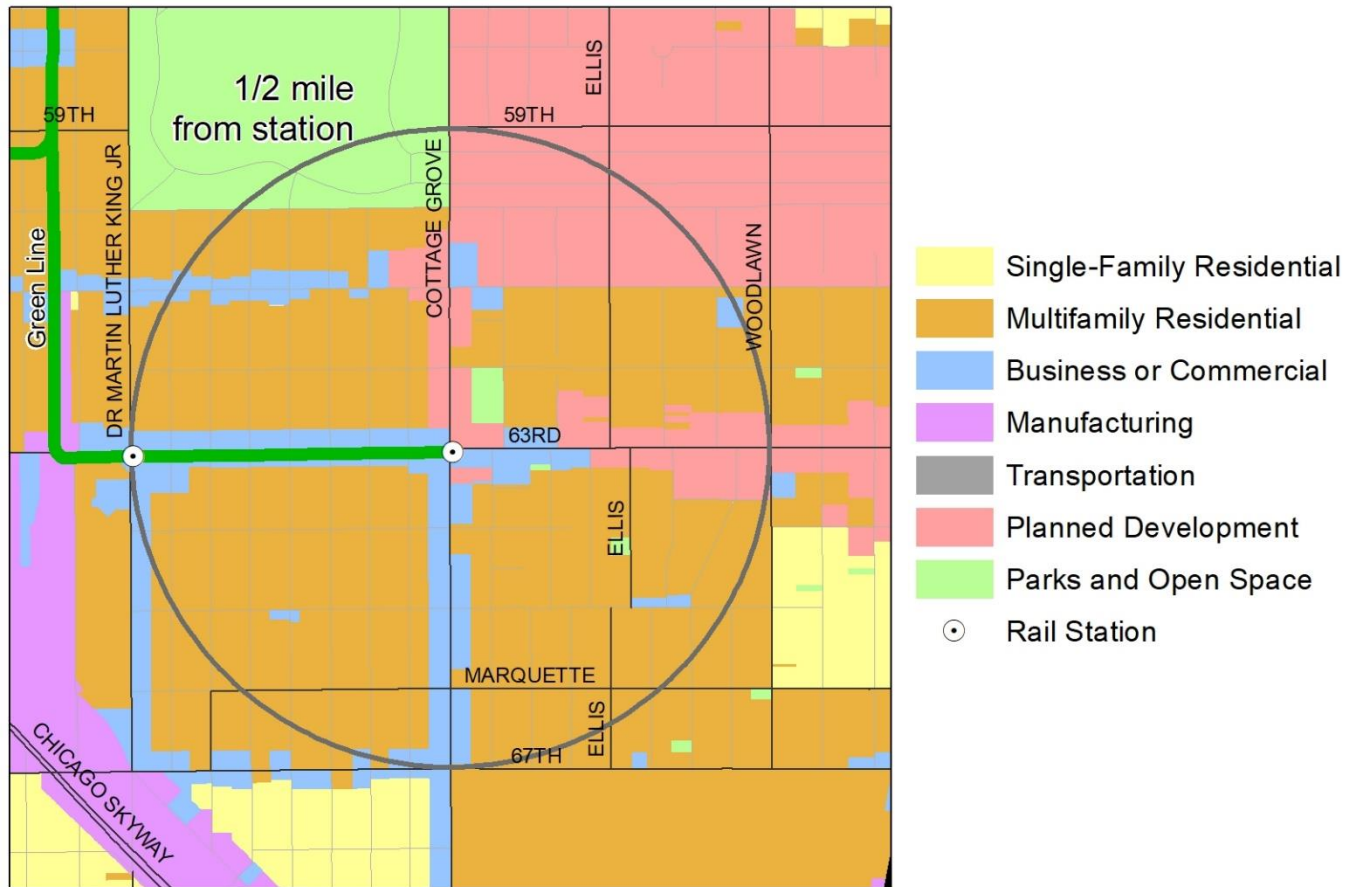
Woodlawn's planning efforts

- 2005 Quality of Life Plan
- 2015 Urban Planning Study
- Woodlawn 2025- Community Vision & Master Plan

Q & A

OVERVIEW OF DEVELOPMENT RESOURCES

Zoning in Woodlawn



Property Taxes

- Commercial properties are assessed 2.5X higher than residential
- New development helps generate additional tax revenue for City and Woodlawn (TIF)
- Property values for homes are based on surrounding home values as well as the economy of the surrounding area*

I would like to see more _____ at the corner of 63rd & Cottage Grove

17% A. Retail and Restaurants

17% B. Rental properties

17% C. For-sale homes

17% D. Office and Work space

17% E. Community Space

17% F. Other

Small Group Discussion

- Use this time to talk about what you want to see at the corner in more detail.
- Your table facilitator will help get the conversation going.
- Use the information sheets at your table for more information.
- We will report back to the group and take one final poll.

Report back from small groups

I would like to see _____ at the corner of 63rd
& Cottage Grove

100% A. Enter Answer Text

Next Meeting

- Please join us **Tuesday, February 6th at 6 PM** for the next meeting, which will be a block exercise, a hands-on opportunity to sketch out a future for the neighborhood.
- Go to metroplanning.org/woodlawn for more information.

**Sign up for text alerts
at 312-561-3670**

