



Metropolitan **Planning** Council

80 Years of Reinventing the Region

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

Meeting 2

February 6

metroplanning.org/woodlawn

Welcome

Rob Rose, Executive Director

Cook County Land Bank Authority (CCLBA)



6300 S Cottage
Grove Ave.

Washington Park National Bank Building

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.



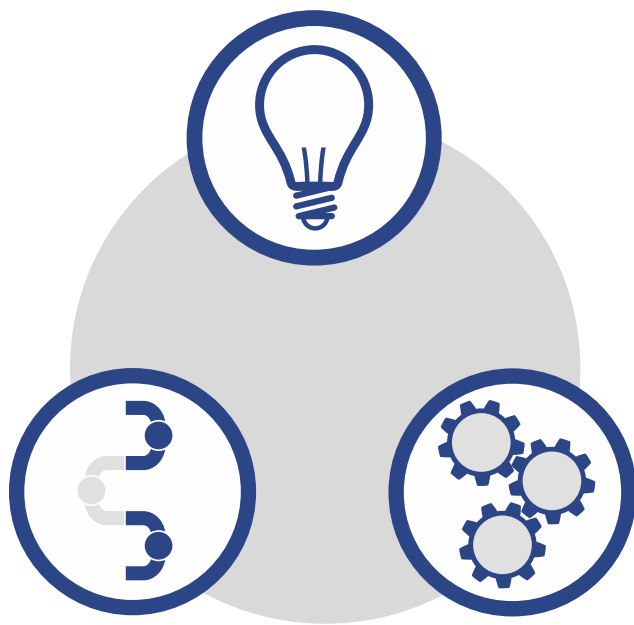
Building Attributes

- 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.



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

- Tuesday, January 30: Setting the stage
 - Overview of existing conditions
 - Group discussions on community needs and goals
- Tonight: 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 create scenarios for the bank building including design and an evaluation of financial feasibility.

1. Rehab Scenario

2. New Construction Scenario

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



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?

Did you attend the first meeting last Tuesday?

50% A. Yes

50% B. No

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

Meeting 1 Recap



What we heard from you

- Woodlawn needs more places for people to gather
- Safety/lighting concerns at 63rd & Cottage Grove
- Access to healthy foods is difficult
- Need retail, restaurant, office/work, community space



Your top priorities for 63Rd and Cottage Grove

	Responses	
	Percent	Count
Mixed use-entertainment/office/ business incubation	53.33%	32
Cultural center/community space/family	11.67%	7
Restaurants/sit down	10%	6
Job training/community services/YWCA	10%	6
Bank services	6.67%	4
Address safety challenges/light up street	3.33%	2
Educational/STEM/Child care	3.33%	2
Hotel	1.67%	1
Totals	100%	60

Design Strategies to Improve Community Health

Design Strategies	Related Health Outcomes
<ul style="list-style-type: none">• Create opportunities for green space and physical activity• Make stairwells safe and easy to use	Increases opportunity for exercise
<ul style="list-style-type: none">• Plant trees and vegetation• Use best practices for ventilation and air filtration• Pollution management during construction	Improves healthy air quality
<ul style="list-style-type: none">• Add artwork, color, natural elements• Maximize access to natural daylight	Improves mental & social well being

Q & A

Starting the block exercise

- Blocks on table signify different sizes, uses; cutouts signify other uses (green space or surface parking).
- Build two potential options for the bank building:
 - one assuming rehab of the building,
 - one assuming demolition and new construction
- Information is at your table, your facilitator will walk you through it.

Block Exercise Discussion

- Use this time to plan one or both of the site versions.
- Your table facilitator will help get the conversation going.
- Use the information sheets at your table for more information.
- A range of scenarios will be presented at the third meeting on February 20.

Next Meeting

- Please join us **Tuesday, February 20th at 6 PM** for the next meeting, which will be a panel of developers discussing your proposals and a chance to weigh in on plans.
- Go to metroplanning.org/woodlawn for more information.

