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
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
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-know 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

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

A. Yes
B. No
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
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
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