

# The development process

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The site under evaluation as part of this Corridor Development Initiative (CDI) process is the historic bank building located at 6300 S Cottage Grove Avenue, currently owned by the Cook County Land Bank Authority. Earlier this year the Land Bank acquired this property through a scavenger sale, which is a process that allows interested parties to purchase the deed and tax liability for properties with delinquent taxes. Once the CDI concludes, the Land Bank will issue a development request for proposals (RFP) and select a developer for the site.

## Disposition

The CCBLA acquires and holds vacant buildings and land until it can transfer the property to a private party for development. The Land Bank recently acquired the vacant bank building and is seeking a developer to purchase the land and redevelop the site. A typical RFP process asks developers for their proposed use of land, how they plan to produce the capital to pay for it, and their qualifications. This CDI is designed to collect public input that will guide the RFP process.

## What impact will the Woodlawn CDI have on the development of this site?

The Land Bank will incorporate the recommendations from the Woodlawn CDI into their RFP document. Prior to issuing their RFP, the Land Bank will continue to seek community feedback on the proposed document. After the RFP is released, the Land Bank will consider the degree to which acquisition and development proposals honor the CDI recommendations when they select the winning proposal.

## Completed Planning Efforts

In 2005, neighborhood residents, stakeholders, institutional leaders and non-profit organizations including The Woodlawn Organization and Woodlawn Preservation and Investment Corporation collaborated on a quality-of-life plan for Woodlawn. This plan identified eight short, medium, and long-term strategies for community and economic development in the neighborhood.

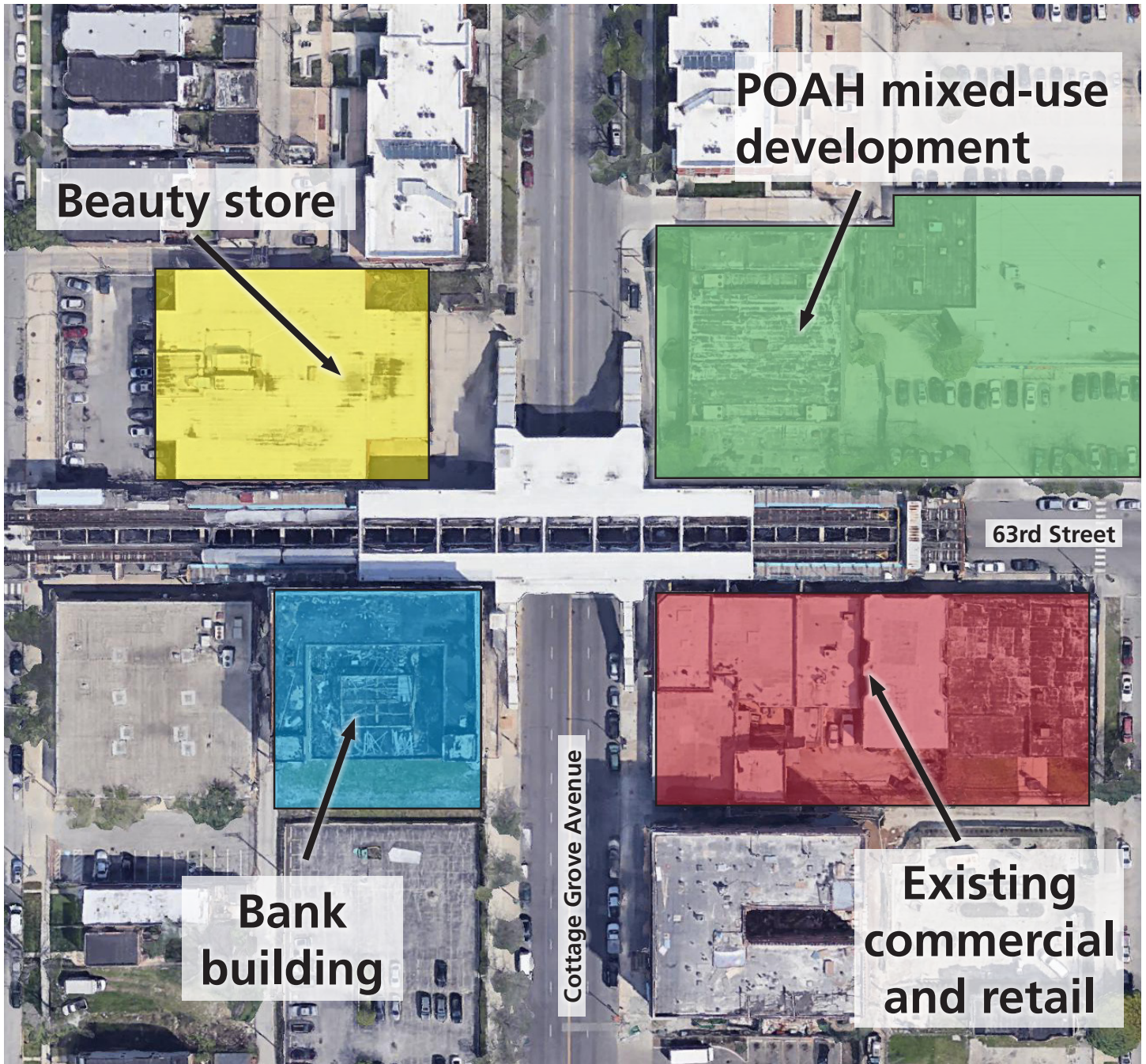
In 2015, 1Woodlawn partnered with the Gensler architecture firm to hold a series of community meetings and released Phase I of the Woodlawn Neighborhood Master Plan that highlights recent demographic trends, local investment activity, and future development opportunities. More recently in 2017, Skidmore Owings Merrill (SOM) created the Woodlawn 2025 Strategic Vision after a lengthy community engagement process over the summer. This visioning document states a series of 7-year goals based on community priorities: neighborhood identity, livability, open space, affordable housing, local job creation, and partnerships.

The CDI will build upon these previous planning and community visioning efforts, as well as a series of three community workshops, to identify priorities for the upcoming development of the vacant building at 6300 S Cottage Grove Avenue.

# Woodlawn site

## 6300 S. Cottage Grove Ave.

- 16,250 sq. ft. lot
- 50,000 sq. ft. vacant building
- Zoned B3-3
- In Woodlawn TIF.
- Currently owned by Cook County Land Bank Authority



# Floor Area Ratio & Development Scenarios

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## Scenario 1: Rehab Existing Building

**Floor Area Ratio (FAR): 3.8**  
**4 floors**

The vacant bank building is currently zoned "B3-3", otherwise known as a Community Shopping District, which allows for a variety of retail and services. B3-3 encourages high density commercial development and is intended to be a destination that people seek out. This zoning designation also permits housing units above the ground floor.

The existing building, if rehabilitated, would have four floors and an FAR of 3.8. It could accommodate any mix of commercial, housing, or community services uses.



Image courtesy of John Morris, ChicagoPatterns.com

## Scenario 2: New Construction

Should the existing building be demolished and new construction occur on the site, current zoning would permit a maximum floor area ratio (FAR) of 3, which means that a new building that covers the entire lot can have a maximum of 3 floors. Normally, a building in an area zoned B3-3, regardless of FAR, has a maximum height of 50 feet, which is roughly four stories.

One possible development with retail on the ground floor and office space above might look something like this:



**However**, because the site is within a quarter mile of a transit station, the Transit Oriented Development (TOD) ordinance passed in 2015 would apply. This ordinance allows developers to build up to a maximum of 75 feet, which is approximately five floors. Furthermore, *if* affordable housing is included, a developer could qualify for an additional density bonus, allowing them to build up to 80 feet with a maximum FAR of 4. One possible development that takes advantage of this density bonus could look like this:



# Understanding The Impact of Design on Health

Health refers to complete physical, emotional, mental and social wellbeing. Whether it's exercise, stress levels or sleep, the buildings that surround us can impact our health depending on how they're built. For the Corridor Development Initiative, we focus on ways that a building can be designed to improve health for all people.

## 6300 S Cottage Grove

- - - 5 min. walk
- - - 10 min. walk

### Nearest Grocery Store

Jewel-Osco (2019): 0.2 mi  
ALDI: 0.4 mi

### Walk Score

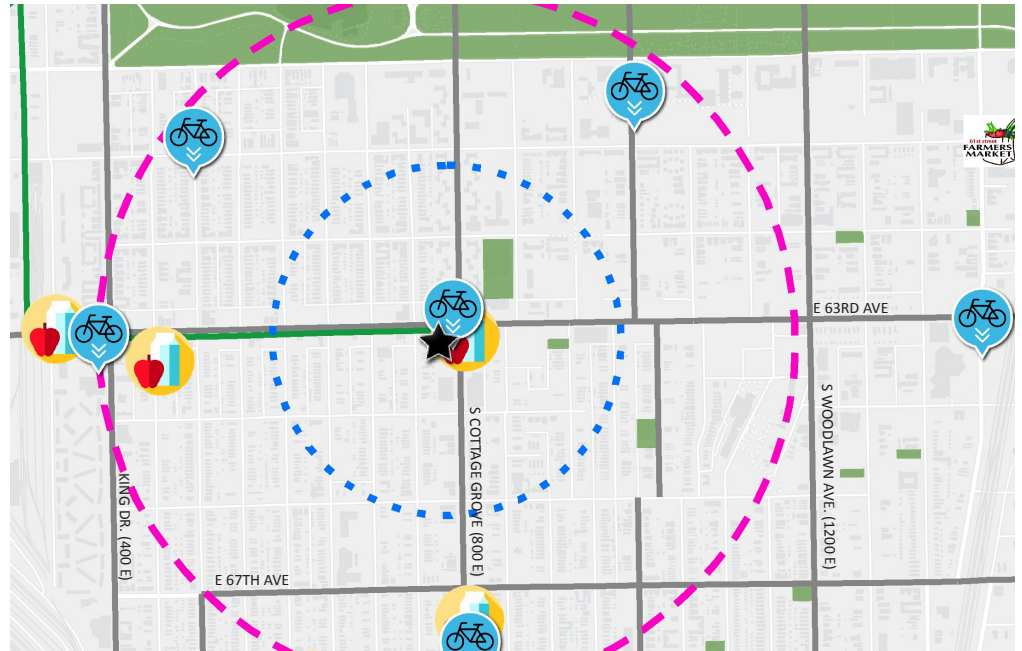
Woodlawn: 79 (walkable)

### Nearest Farmer's Market

Experimental Station: 1.1 mi

### Nearest Parks

Prairie Wolf Park: 0.2 mi  
Mamie Till-Mobely: 0.4mi  
Washington Park: 0.4 mi



## ACCESS TO HEALTHY FOODS

### 5+ Servings of Fruits and Vegetables

Woodlawn: 25.4%  
Chicago: 24.3%

### Food stamps/SNAP

Woodlawn: 41.1%  
Chicago: 20.3



## HEALTHY AIR QUALITY

### Tree Canopy:

Woodlawn: 15 %  
Chicago: 19%  
Woodlawn plantable space: 49%

### Average Particulate Matter (PM 2.5)

Woodlawn: <6 µg/m3 (good)

### Current Smoking Rate

Woodlawn: 20.6%  
Chicago: 18.4%



## OPPORTUNITIES FOR EXERCISE

### Physical Inactivity Among Adults

Woodlawn: 32.4%  
Chicago: 26.5%



## MENTAL & SOCIAL WELLBEING

### Psychological Distress

Woodlawn: 20.2%  
Chicago: 15.4%

### Sense of safety (Violent crime rate)

Woodlawn: 800 per 10,000  
Chicago: 449 per 10,000

## Design Strategies

## Related Health Outcomes

### ACCESS TO HEALTHY FOODS



- Ensure that there is a full-service, affordable grocery store within walking distance
- Provide space for an indoor or outdoor farmers' market or green market. Farmers markets that accept nutrition assistance program benefits (e.g. SNAP) can also increase access to fruits and vegetables
- Provide dedicated space for gardening
- Enhance access to drinking water

Child / Adult Obesity  
Woodlawn: 21.2% / 52.2%  
Chicago: NA / 29.7%

Type 2 Diabetes  
Woodlawn: 7.4%  
Chicago: 10.6%

Cancer Incidence  
Woodlawn: 542 per 100,000  
Chicago: 476 per 100,000

### OPPORTUNITIES FOR EXERCISE



- Create opportunities and spaces for indoor and outdoor physical activity for all ages, including gardens, rooftop space, walking paths and fitness facilities
- Install wayfinding signs at building entrances that include maps, distances and time needed to reach nearby amenities by foot
- Provide amenities for bicyclists and walkers, including showers, locker rooms, and secure bike storage
- Design stairwells so they are easy, safe and enjoyable to use

Hypertension  
Woodlawn: 30.4%  
Chicago: 30.2%

Child / Adult Obesity  
Woodlawn: 21.2% / 52.2%  
Chicago: NA / 29.7%

Type 2 Diabetes  
Woodlawn: 7.4%  
Chicago: 10.6%

Heart Disease Deaths  
Woodlawn: 246 per 100,000  
Chicago: 207 per 100,000

### HEALTHY AIR QUALITY



- Plant trees and other vegetation
- Follow best practices for ventilation and air-filtration to reduce allergens, dust and airborne chemicals
- Use materials and products that support healthy indoor air quality
- Build operable windows where possible

Asthma  
Woodlawn: 16.0%  
Chicago: 10.5%

Lung cancer incidence  
Woodlawn: 91.8 per 100,000  
Chicago: 64.4 per 100,000

### MENTAL & SOCIAL WELLBEING



- Incorporate artwork, color, elements of nature and architectural design to promote wellbeing
- Construct windows to face nature and allow for maximum incoming daylight
- Build spaces for social gathering
- Promote safety by maintaining the cleanliness and upkeep of indoor and outdoor spaces, and ensure that spaces are well-lit

Self-rated health  
(Excellent, very good or good)  
Woodlawn: 78.5%  
Chicago: 83.1%

Suicide  
Woodlawn: 4.5 per 100,000  
Chicago: 6.7 per 100,000

# How much space?

## Small retailer



- About 16 ft of storefront
- About 1,200 sq. ft of space

## Medium-size retailer



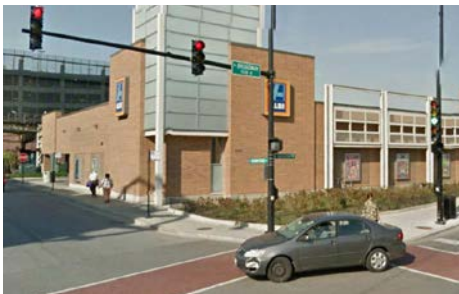
- About 45 ft of storefront
- About 6,000 sq. ft of space

## Large retailer



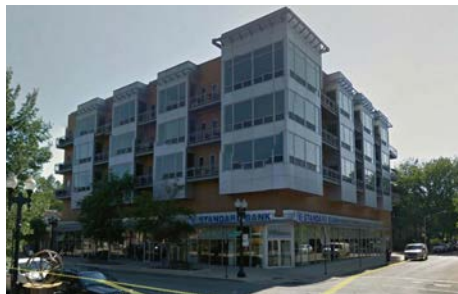
- About 500 ft of storefront (corner)
- About 180,000 sq. ft of space (2 fl)

## Grocery store



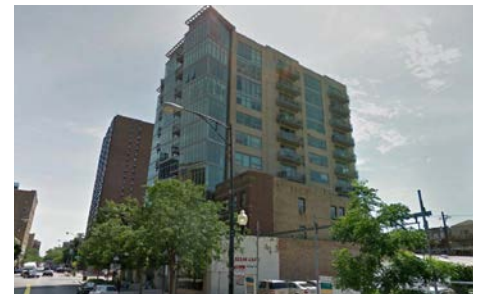
- About 300 ft of storefront (corner)
- About 17,000 sq. ft of space

## Medium-size mixed-use



- About 240 ft of storefront (corner)
- About 13,000 sq. ft of space/fl (4 fl)

## Large mixed-use



- About 200 ft of storefront (corner)
- About 9,000 sq. ft of space (12 fl)

## Typical development sizes and costs (for use with block exercise)

Type	Cost (\$)	Per	Example	Required sf	Total cost (\$)	Rough block equiv.
Retail	150	sq. ft	H & M	15,000	2,250,000	3 X
	150	sq. ft	Sally Beauty	1,500	225,000	1 M
Mixed-Use	170	sq. ft		varies	varies	varies
Grocery	150	sq. ft	Whole Foods	50,000	7,500,000	10 X
	150	sq. ft	WalMart Exp.	17,000	2,550,000	3 X + 1 M
Restaurant	150	sq. ft	Applebees	6,000	900,000	3 L
Home Supply	150	sq. ft	Lowe's	150,000	22,500,000	30 X
Rental Housing	200	sq. ft	1 BR apt.	750	150,000	1 S
	200	sq. ft	2 BR apt.	1,150	230,000	1 M
	200	sq. ft	4 BR apt.	1,600	320,000	1 X = 3 4 BR
Affordable Housing	200	sq. ft	1 BR apt.	750	150,000	1 S
Condo	200	sq. ft	3 BR apt.	1,600	320,000	1 X = 2 condos
Underground Parking	30,000	parking space		200 spaces	6,000,000	1 L = 10 spaces
Surface Parking	3,000	parking space		200 spaces	600,000	1 L = 10 spaces
Internal Parking	4,500	parking space		200 spaces	900,000	1 L = 10 spaces

# The blocks

In the block exercise, each block represents floor area. There are four block sizes -- X, L, M and S -- that are laid out here. The L size has two possible configurations.

The blocks are designed to fit within the same scale as the maps used for the block exercise. Each of the blocks, with the exception of the open space and some of the parking blocks, represents one "story" of enclosed space. Blocks can be stacked on top of one another to

represent two or more "stories" of space. They can also be placed next to one another.

The uses represented include:

- Residential
- Retail
- Non-profit/community
- Parking
- Open space

