

# Woodlawn Corridor Development Initiative





See pages 18 to 21 for four proposals for the site that reflect the community's priorities.



BKV Group

# Contents

Letter from the Cook County Land Bank Authority	1
Executive Summary	2
The Corridor Development Initiative	4
Recommendations	7
Woodlawn	8
Site	9
Community Participation	10
Meeting 1: Community Goals	13
Meetings 2 & 3: Scenario Development	15
Proposal Characteristics	16
Scenario 1	20
Scenario 2	21
Scenario 3	22
Scenario 4	23
Acknowledgments	24

More information and online appendix:  
[metroplanning.org/woodlawn](http://metroplanning.org/woodlawn)

Photos by MPC unless otherwise noted. Thanks to the photographers who share their work on Flickr under the Creative Commons license.

Cover: Eric Allix Rogers

Left: Google

Back inside cover: Eric Allix Rogers

# Letter from the Cook County Land Bank Authority

---

In 2013, the Cook County Land Bank Authority (CCLBA) was formed to promote the redevelopment of vacant land and properties and support efforts to stabilize neighborhoods. We work with local government and community stakeholders, and we commit our resources to bring these properties back to productive use.

In Woodlawn, we see a community that is simultaneously recovering from the foreclosure crisis while also experiencing a boom: Multiple new, large-scale investments are occurring and Woodlawn is quickly becoming one of the “hottest” neighborhoods in the city.

**In the midst of this change, CCLBA’s goal is to bring resources that act as a stabilizing force for the community as well as attract new investment to the neighborhood.**

Last year, we acquired the Washington Park National Bank Building. Located at the gateway of Woodlawn, the future of the bank building is the heart of 63<sup>rd</sup> and Cottage Grove, and we wanted the community to be involved in its revitalization. That’s why we partnered with the Metropolitan Planning Council (MPC) to conduct the Corridor Development Initiative (CDI), a participatory planning process for community stakeholders.

The CDI model goes a step beyond public hearings by equipping participants with knowledge and tools to create scenarios for development that are rooted in market realities. The core principles that arise from these workshops are used to guide development that is responsive to community needs and priorities.

Over 180 stakeholders participated in three meetings, allowing them to work with community development professionals to transform their ideas into 20 possible development scenarios.

This publication documents the community’s efforts, needs and goals, both for the public record and to provide to potential developers of the building.

Thank you to all who participated in the CDI process. We hope you will continue to provide input as we release a Request for Proposal (RFP). We are confident that the input from community members at the beginning of this process will result in a project that is responsive to local needs and foster continued vitality on this important commercial corner.

Sincerely,



Rob Rose  
Executive Director  
Cook County Land Bank Authority



# Executive Summary

---

Transit-oriented development (TOD) supports thriving neighborhoods by improving access to jobs and amenities across the city and suburbs, decreasing cost of living and reducing traffic congestion and air pollution. That's why the Metropolitan Planning Council (MPC) has been a long-time advocate. MPC has an extensive track record of working with government, community and business leaders across metropolitan Chicago to:

1. Revise local policies to encourage greater density and affordable housing options near transit;
2. Research and recommend new financing tools to encourage TOD; and
3. Engage communities in shaping their local vision for TOD through our Corridor Development Initiative (CDI) and other forms of technical assistance.

In 2017, Cook County Land Bank Authority (CCLBA) Executive Director Robert Rose invited MPC to lead an inclusive, site-based planning process for community members to help shape the future of the Washington Park National Bank Building, located at 6300 S. Cottage Grove and adjacent to the 63<sup>rd</sup> and Cottage Grove el stop.

The property was cited as one of Chicago's most endangered buildings in 2016 and lay vacant in a state of disrepair with unpaid taxes for more than 20 years. The first large-scale commercial site acquired by the Land Bank, the property will be returned to the market through a competitive request for proposal (RFP) process informed by community priorities for redevelopment.

The intersection of 63<sup>rd</sup> and Cottage Grove has long been an important gateway to the Woodlawn community. In its heyday, 63<sup>rd</sup> Street was a thriving corridor on the South Side offering a range of retail and entertainment options. Best known for Daley's

Restaurant and historic assets such as the Grand Ballroom, the area has experienced new life in recent years with the redevelopment of Grove Parc Plaza through the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Initiative and budding investment sparked by the promise of a nearby presidential center.

At the north and southeast corners of the intersection, Preservation of Affordable Housing (POAH) is leading a revitalization effort that includes construction of Woodlawn Station, a mixed-use building with 15,000 sq. ft. of ground-level commercial space and 55 residential units expected to be completed in the summer of 2018. POAH also acquired a 22,000 sq. ft. commercial property across the street, which is slated for future redevelopment. Central to the intersection is the Chicago Transit Authority's (CTA) 63<sup>rd</sup> & Cottage Grove Green Line station, which is the terminus of the eastern branch of the Green Line. CTA will begin a \$3 million project to upgrade the station in 2018.



The Chicago Department of Transportation (CDOT) has also prioritized the intersection for their Walk to Transit Program, a federally-funded initiative to improve pedestrian safety and comfort for people walking within a ¼ mile of a transit station.

Woodlawn has a proud history of community organizing and active groups of engaged residents. Community members have taken proactive approaches to planning with the development of a LISC Quality of Life Plan in 2005, an Urban Planning Study in 2015 by 1Woodlawn in collaboration with Gensler, and, most recently, a Community Vision and Master Plan in 2017 by 1Woodlawn in collaboration with SOM.

In January 2018, MPC brought the Corridor Development Initiative to Woodlawn to align conversations on investments near 63<sup>rd</sup> & Cottage Grove and lead community members in a process to create viable development proposals. In collaboration with volunteer experts in development and design, MPC helped stakeholders understand the benefits available

under the City of Chicago's TOD ordinance, potential government incentives and historic preservation financing sources, and how building design can promote positive health outcomes. Through three public meetings, an online survey, text polling and a workshop at the Woodlawn Summit, hundreds of participants shared their ideas, concerns and opinions about what is needed in the community. Neighbors, business owners and institutional partners participated in small group discussions, building block exercises and keypad polling to craft specific recommendations that considered market realities, economic impacts and how the design could improve the health of residents and upgrade existing transit assets.

This report documents the results of our engagement process. It is important to note that our goal was not to reach consensus on any one vision, but to identify areas of broad agreement about the future of the site.

## How this report will be used

Robert Rose and the board of the Cook County Land Bank Authority committed to use the results of the CDI to help determine the most appropriate and realistic uses for the building. The CCLBA has identified priorities that are consistent with principles that emerged from the CDI process. These include the return of vacant, abandoned or foreclosed property to productive status to support neighborhood revitalization and development that promotes job creation. Additionally, the CCLBA will impose covenants, conditions and restrictions to ensure the use, rehabilitation and redevelopment of the property is consistent with the public purposes of the Land Bank.

The CCLBA is charged with the disposition of the property and intends to issue an RFP to select a development team who will purchase and redevelop the property. The CCLBA commits to holding a public meeting after the RFP is released to offer the Woodlawn community another point for transparency and feedback. Proposals will be weighted based on their ability to respond to the community's recommendations and other core requirements of the RFP. The final proposal will be approved by the CCLBA board.

MPC will distribute this report widely and continue conversations with the Cook County Land Bank Authority and the local advisory committee to advocate for a redevelopment plan that best reflects the community's needs and priorities. The CDI experience and outcomes serve as a model for how proactive planning can produce development that meets the needs and desires of local residents and businesses, connects people to jobs, amenities and experiences in different communities and increases transit ridership.

Learn more about MPC's transit-oriented development work at [metroplanning.org/tod](https://metroplanning.org/tod).



# The Corridor Development Initiative

The Corridor Development Initiative (CDI) is a participatory planning process that engages communities in proactively planning for real-world development scenarios. Through three public meetings, participants gain a deeper understanding of issues such as density, transit-oriented development, affordable housing and the true cost of development, and create a set of priorities to guide community leaders as they plan for future development in their neighborhoods. Developers can use this CDI report to understand local opportunities and values. The Metropolitan Planning Council (MPC) partners with communities across the Chicago region to use the CDI to encourage quality, equitable development near transit.

Through an exercise using wooden blocks and aerial maps of the selected sites, participants have the opportunity to “build” what they would like to see and test whether their projects are financially feasible. Participants then work together to consider development options and explore how their ideas might perform on the ground. The CDI is not a master planning process but can be integrated with such processes.

## Meeting 1

### Existing conditions and goals

The first meeting provides an overview of current land use policies and demographic and commercial changes in the community. Participants discuss development opportunities and challenges and set concrete goals.

## Meeting 2

### Block exercise

Next, community members explore design and financing options for their ideas through a hands-on block exercise. Participants create hypothetical developments using various wooden blocks that represent different building uses. As community members build their proposals, they are sketched by design advisors, while a real estate advisor calculates development costs, revenues and any financing gaps.

## Meeting 3

### Development recommendations

The final meeting features a panel of real estate experts and developers who respond to the outcomes of the block exercise in light of current market trends. These recommendations are then compiled into a report that community leaders can present to potential developers to provide them with a community-led, feasibility-tested vision.



# Highlights from the Woodlawn CDI



National case studies informed participants' conversations. Community members shared their hopes for the future of the Washington Park National Bank Building.



Groups discussed potential site uses, including retail, community space and entertainment.



Over 90 community members and stakeholders attended Meeting 1.

# Highlights from the Woodlawn CDI



Wooden blocks gave participants a hands-on way to simulate proposed development.



Teams constructed model buildings.



Real estate advisors assessed the financial feasibility of teams' proposed developments.



Most teams built mixed-use developments that included retail space.



A panel of community partners and developers offered perspectives on current market trends.



# Recommendations

The following summarizes the primary conclusions of the Woodlawn CDI workshops and online survey. This report outlines a vision for the property that is feasible and balances the many ideas expressed by participants.

## General recommendations

- 1. The site should be developed as a commercial property with a mix of retail, restaurants, professional services and nonprofit space.**

The majority (more than 58 percent) of people surveyed agreed that the focus of the redevelopment should be commercial. Participants also noted the need for “responsible retail” such as financial services, family-friendly entertainment or cultural venues where people can gather and interact. These views were reinforced in the second workshop where 100 percent of the development proposals included retail and a majority (60 percent or higher) included nonprofit and commercial spaces. Only a small percentage of proposals included housing.

- 2. Polling revealed the preferred height for the building should be consistent with the existing structure and not exceed five stories.**

The average development proposal was 4-5 stories tall and over 60 percent of those polled agreed the building should be between four and five stories.

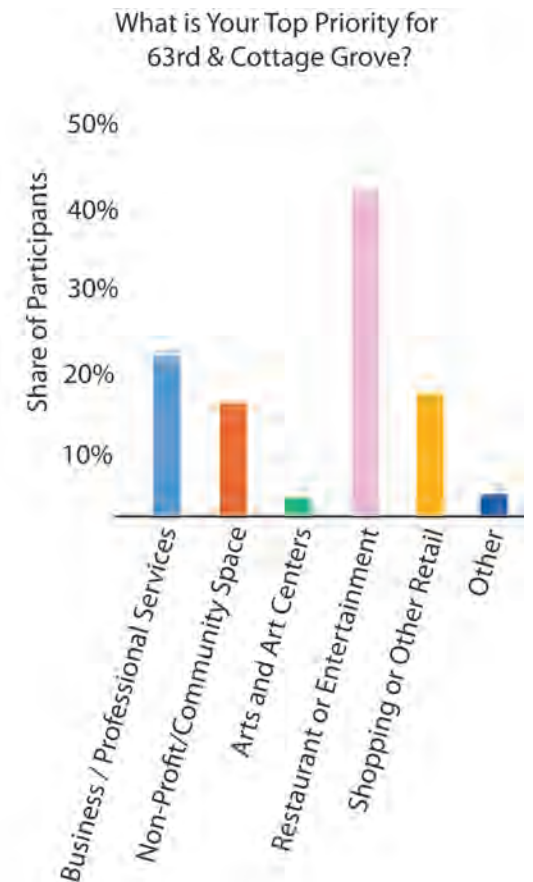
- 3. Parking should be considered for only a portion of retail units.**

38 percent felt there are enough parking options in the area and no need for parking at the site. 40 percent favored dedicated parking for a portion of retail space. In the development proposals, an average of 23 new parking spaces were created to serve the development. During the third workshop, experts discussed how pedestrian-friendly sites are attractive to retailers, as well as options to broker a shared underutilized parking lot located to the south.

- 4. Development should, to the extent possible, improve community health and safety.**

In the first and second workshops, participants discussed the impact of design on health and safety and received guidance on how incorporating elements like green space, lighting and the location of entrances can improve sightlines, pedestrian access and health outcomes. Participants cited safety at the intersection of 63rd & Cottage Grove and better lighting under and around the train station as needed improvements. Additionally, 63 percent of participants polled in the first workshop agreed that the area lacks access to healthy food options. Development proposals reflected a desire for more restaurants and flexible open space such as atriums, green roofs and a plaza.

## Keypad Polling Results



# Woodlawn

## Community demographics

The historic bank building located at 6300 S. Cottage Grove Avenue is located in Chicago’s Woodlawn neighborhood. 63rd Street was historically a vibrant commercial corridor, home to some of Chicago’s greatest jazz clubs, but has experienced high vacancy and job loss over the past several decades in part due to disinvestment and declining population. Over the last 60 years, Woodlawn has lost over 50 percent of its population, falling to 24,150 in 2010. 85 percent of Woodlawn residents are black or African American. In 2015, over 51 percent of Woodlawn households earned less than \$25,000 per year. The median purchase price of a home in Woodlawn in 2010 was \$162,392; the homeownership rate during the same year was 19 percent. Several hundred units of tax credit affordable housing have been developed in the neighborhood recently, but the share of renter households that are housing cost-burdened—meaning they spend more than 30 percent of their incomes on housing—was 62 percent in 2016. The share of cost-burdened homeowners in Woodlawn was 49 percent in 2010. A steady uptick in home values in the neighborhood as a result of future investments have raised displacement concerns among residents and community stakeholders.

## Woodlawn by the numbers

Population . . . . .	24,150
<i>Change since 2010.</i> . . . . .	-3.0%
Housing units. . . . .	12,101
<i>Change since 2010.</i> . . . . .	-6.6%
Median household income . . . . .	\$23,986
<i>Change since 2010<sup>1</sup></i> . . . . .	-15%
Share earning less than \$25,000 . . . . .	51.6%
<i>Change since 2000<sup>1</sup></i> . . . . .	10%
Median monthly gross rent (2010) . . . . .	\$790
<i>Change since 2000<sup>1</sup></i> . . . . .	32.6%
Median monthly owner costs (2010) . . . . .	\$1,859
<i>Change since 2000<sup>1</sup></i> . . . . .	39.6%
Share of rental households that are housing cost burdened <sup>2</sup> (2010). . . . .	62.2%
<i>Change since 2000<sup>1</sup></i> . . . . .	46.3%
Unemployment rate . . . . .	22.8%
<i>Change since 2000.</i> . . . . .	26%
Average daily boardings at Cottage Grove CTA station (2016) . . . . .	1,174
<i>Change in daily boardings at Cottage Grove CTA station, 2001 to 2016</i> . . . . .	-16.8%

All data 2015 unless otherwise noted. Source: Chicago Metropolitan Agency for Planning and Chicago Rehab Network, Affordable Housing Factbook.

<sup>1</sup> Adjusted for inflation.

<sup>2</sup> Those that pay more than 30 percent of monthly income toward housing costs.

# Site

The Washington Park National Bank Building was constructed in 1924, adjacent to the Cottage Grove Green Line station which was built in 1893. The current el station opened after renovation in 1994 and serves about 1,174 daily users. Ridership at the station has fallen by about 17 percent over the past 15 years. The public space around the station will receive lighting and pedestrian upgrades over the next several years thanks to Chicago Department of Transportation's Walk to Transit capital investment program.

The four corners of the Cottage Grove and 63rd Street intersection are home to Daley's Restaurant, several retail businesses, the Bessie Coleman Public Library and rental housing. Preservation of Affordable Housing (POAH) will complete construction of Woodlawn Station, a 55-unit mixed-income, mixed-use development with first-floor retail, financed through the Choice Neighborhoods Initiative, on the northwest corner of the intersection, later this year. POAH has also purchased the property on the southeast corner of the intersection and plans to redevelop it. Beyond the immediate intersection, however, the 63rd Street and Cottage Grove Avenue corridors suffer from a high density of vacant lots and shuttered storefronts.

The Cook County Land Bank Authority (CCLBA) owns the bank building site, which includes the vacant building and an adjacent strip of grassy land. The goal of the Woodlawn CDI was to determine how the community could best respond to current and future needs while planning for transit-oriented development.



## 6300 S. Cottage Grove Ave.

*(Highlighted in blue above)*

16,250 sq. ft. lot  
62,500 sq. ft. vacant building  
Zoned B3-3  
In Woodlawn TIF district  
Owned by the Cook County Land Bank Authority

# Community participation

## Outreach strategy

MPC worked closely with the Cook County Land Bank Authority to develop a community outreach strategy. Initial meetings were held with key city government partners, including the Chicago Department of Planning and Development, Department of Transportation and Chicago Transit Authority. The Chicago Department of Public Health (CDPH) also collaborated to provide community level health impact assessment data. This information provided insight on how the community of Woodlawn compares to the rest of the city on key public health indicators such as air quality, access to healthy foods and mental and social wellbeing. CDPH designed questions to gauge priorities of community members in these areas and shared resources to help participants understand how building design can have a positive impact on health and safety. Meetings were also held with institutional

stakeholders including POAH, 1Woodlawn and the University of Chicago to coordinate information on past planning efforts and new and future development that would impact the 63rd & Cottage Grove intersection.

To ensure the outreach strategy resulted in significant attendance and community participation, MPC assembled an advisory committee of local stakeholders. This group met twice prior to the CDI workshops to provide feedback on meeting content, advise on local outreach opportunities and best practices, promote meetings, and offer knowledge on past planning efforts and Woodlawn's sociopolitical landscape. MPC also consulted these advisors for feedback on the draft version of this report. The commitment consisted of representatives from many

local organizations—an indicator of a highly engaged community:

- 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

## Outreach methods

With the help of this advisory committee, MPC conducted robust outreach, including the methods detailed below. The primary objective was to invite area residents and stakeholders to participate in the three public meetings held in January and February 2018.

### Emails

MPC sent promotional emails to key organizations and individuals, and shared these emails with the advisory committee for wider distribution through their networks.

### Online announcements

MPC used social media, including Twitter and Facebook, to promote the meetings.

### News Placements

MPC invited journalists to attend and promote the meetings. These outlets followed up with several articles throughout the CDI process.



### On-the-ground outreach

MPC staff distributed flyers and posters to multi-unit residential developments, businesses on major arterials, key residential streets, churches and restaurants. MPC staff also visited the Bessie Coleman Public Library and the Harris Park Fieldhouse to invite staff to attend and promote the meetings to patrons. MPC made efforts to connect with additional community organizations and shared flyers at area elementary schools.

## Mobile text polling

MPC used Textizen mobile polling, a tool that provides an interactive platform for users to share their thoughts. To gather this input, MPC included a prompt for text polling on the flyers and postcards distributed widely throughout the community.

I'd like to see more \_\_\_\_\_  
on the corner of 63rd St. and  
Cottage Grove Ave.

- A Retail and restaurants
- B Rental properties
- C For-sale homes
- D Office and work space
- E Community space

Text the letter of your **top choice**  
to **(312) 561-xxxx**.

By responding to the statement "I'd like to see more \_\_\_ at the corner of 63rd & Cottage Grove Ave." people responded to a multiple choice list and chose whether or not to opt in to receive text updates about the CDI.

Eventbrite allowed participants to sign up for individual workshops, receive email reminders and respond to polling questions. Registrations through Eventbrite were more popular than participation in text polls. More than 40 participants signed up for workshops using Eventbrite.



The el tracks above 63<sup>rd</sup> Street darken storefronts. The community identified lighting as a priority.

SOM

## Meeting participation

The three CDI meetings took place on January 30, February 6 and 20, 2018 from 6 to 8 p.m. at the Harris Park District, which is centrally located in the community. Each meeting averaged 100 attendees.

A majority of attendees were Woodlawn homeowners, despite the fact that the community area's population is over 70 percent renters. Between the first and third meetings, MPC conducted additional outreach to attract more renters. See the tables on the following page for more data on the breakdown of meeting participants.

All meetings had a broad range of participants. When we broke out the final survey and polling results to show responses from only those who live or work in Woodlawn, the priorities for the site remained the same.

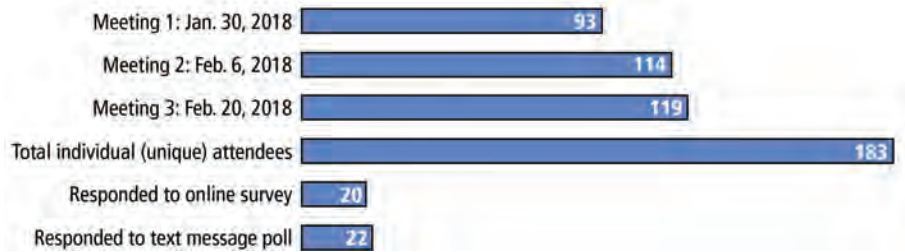
During each of the three meetings, MPC used electronic keypad polling to collect additional information about attendees, including demographics and development preferences, which informed the conclusions of this report.

## Survey participation

To gather input on the process from the Woodlawn community, MPC designed an online survey that was shared with all meeting attendees, project stakeholders and the advisory committee. The survey was distributed to others who had not had the opportunity to attend the meetings. During the Woodlawn Summit in March, an annual meeting by and for residents, a workshop explained the CDI process and shared development scenarios and recommendations. The Summit had over 400 people in attendance and close to 40 came to the workshop on the CDI. Flyers were distributed at the summit with information on how to access the online survey. Between February 21 and March 10, 2018 only 20 individuals completed the survey. Feedback from the survey is also incorporated into the recommendations.

Full survey results can be found in the online appendix at [metroplanning.org/woodlawn](https://metroplanning.org/woodlawn).

## Participants and demographics



Race/Ethnicity	Meeting 1	Meeting 2	Meeting 3	Online	Average
White	26%	18%	19%	25%	21%
African-American	52%	54%	65%	60%	63%
Latino (any race)	4%	5%	6%	5%	2%
Asian	0%	8%	2%	5%	6%
Other	19%	15%	8%	5%	8%

Live or work	Meeting 1	Meeting 2	Meeting 3	Online	Average
Live in Woodlawn	26%	33%	36%	60%	41%
Work in Woodlawn	29%	17%	21%	5%	17%
Live and work	13%	6%	10%	0%	8%
None of the above	31%	44%	33%	35%	33%

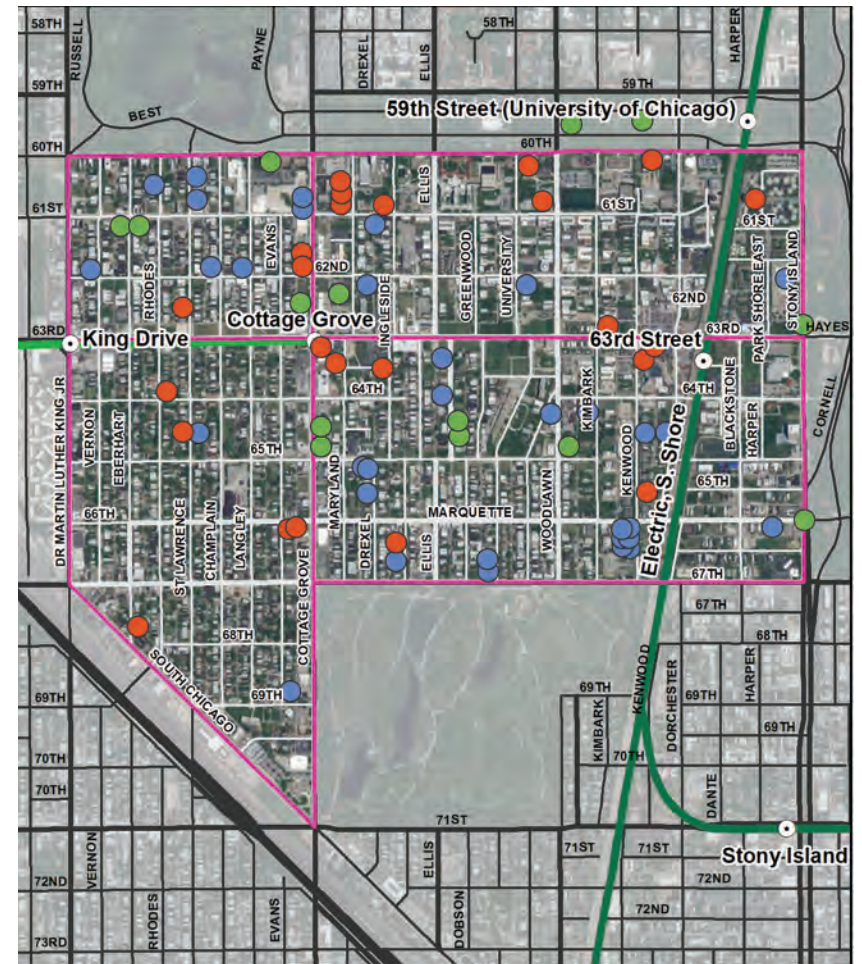
Rent or own	Meeting 1	Meeting 2	Meeting 3	Online	Community
Rent	22%	23%	20%	15%	23%
Own	51%	68%	61%	50%	63%
Neither	27%	9%	20%	35%	14%

Age	Meeting 1	Meeting 2	Meeting 3	Online	Average
0 to 18	0%	5%	2%	0%	1%
19 to 30	25%	14%	14%	25%	17%
31 to 50	32%	43%	38%	35%	37%
51 to 64	36%	26%	33%	20%	30%
65 and older	7%	12%	13%	10%	12%
Prefer not to answer	0%	0%	0%	10%	2%

## Where participants live

- "I live here" (32)
- "I work here" (25)
- "I play here" (14)



Participants placed dots to indicate where they live, work and play in Woodlawn. Results are cumulative from all three CDI meetings.

# Meeting 1: Community goals

*The following were identified as needs, challenges and opportunities the community believes are critical to development in Woodlawn, not just at this site.*



## Business Attraction

Many participants expressed a desire to maintain the building's historic appearance, and to see the building reflect a mix of uses and activities. Suggestions focused on healthy and responsible retail. Participants expressed clear values around creating interactions

and relationships with community-based businesses and preserving existing businesses. Participants also expressed a desire to connect the development with jobs and training for local residents.

Participants identified a strong preference for creating office space within the development that would be accessible and affordable to local small businesses and entrepreneurs.

## Community Gathering and Cultural Space

There is a need for community-focused, safe spaces in the neighborhood. Any future development should encourage social interaction, provide programming, and ideally celebrate Woodlawn's rich history and culture. Some of the uses identified included a community café, public library, movie theater, cultural arts center, YWCA and child care center.

## Safety and Security

Participants identified a need to bring more energy, amenities and activity back to this corridor to draw more people to this intersection, improve people's perception of safety and to help disrupt negative activities currently taking place. Improved street lighting, particularly underneath the CTA el tracks that run along 63<sup>rd</sup> Street was suggested, along with activating the sidewalk to help attract foot traffic and discourage loitering. Finally, participants expressed a need for better management of vehicle traffic at the intersection and improvements to allow for safer pedestrian crossings.



View looking south from the 63<sup>rd</sup> & Cottage Grove Green Line station, the Washington Park National Bank Building to the right. SOM

## Transportation and accessibility

At the first meeting, representatives from CTA provided a brief summary of their plans to upgrade the Cottage Grove Green Line station, which is scheduled for completion at the end of 2018. As part of this upgrade, CTA will replace all existing lighting, repaint, and make repairs on the stairs, elevators and other elements to ensure they are in a state of good repair.

CDOT will also fund pedestrian safety improvements at the 63rd and Cottage Grove intersections. Beginning in Fall 2018, priorities will include sidewalk improvements, enhanced ADA accessibility and signage and traffic signal improvements.

Participants agreed that poor lighting deterred residents from using the El. They also expressed a desire to better leverage the centrality of the station, as well as its proximity to buses, as part of the development of the bank building site and as a way to capture business from commuters and visitors who will be drawn to the neighborhood due to the incoming Obama Presidential Center.

## Housing and Health

Although some expressed a need for additional affordable housing options, the majority of participants agreed that this particular site should be prioritized for other community needs including retail, restaurants, office and community spaces. Some participants offered alternatives, such as using the wide availability of vacant lots in the neighborhood, and particularly those located along residential corridors, for additional housing development.

Table conversations included the discussion of health values and how a development project could support and promote well-being. Handouts illustrated options that included creation of green space and places for gathering and outdoor activity.



# Meetings 2 and 3: Scenario development

In the second workshop, meeting attendees gathered around tables in facilitated groups to generate concepts for development at the Washington Park National Bank Building site. Each table created two scenarios: rehab and new construction. At the time of the CDI, an assessment of the building's condition was underway but had not yet been finalized by the structural engineer. Therefore, it was imperative that the community propose visions for both adaptive reuse and new construction.

Using large maps and scaled wooden blocks that represented different building uses (such as retail, office, community or residential spaces), each group discussed how they would like to see the site redeveloped. Volunteer facilitators and architects provided technical assistance and helped shape the discussion but did not force outcomes in one direction or another. Once each table agreed to a development plan, they “built” it, took a picture and recorded their plan’s characteristics.

Though attendees were given the opportunity to explore any and all ideas, they were encouraged to create visions that met market realities. These development realities—including real-world constraints of the site, and the benefits and limitations of various public subsidies, affordable housing resources and other significant capital sources—are noted in the online appendix: [metroplanning.org/woodlawn](http://metroplanning.org/woodlawn)

## Analysis and development panel

The meeting’s facilitators—MPC staff and volunteers with professional expertise in development and finance—analyzed each proposed development plan and offered insight into design and financial feasibility. Volunteers mocked up the plans and translated them into development budgets to estimate construction costs, investment return, available subsidies and other financial details specific to the site. Health experts also reviewed each scenario to identify the potential for positive health outcomes.

For each scenario, MPC provided an estimate of the proposal’s characteristics with the costs and subsidies needed to fill the funding gap. Among the 20 scenarios developed, a range of uses and design concepts were proposed. For each, volunteers offered feedback on how each concept could potentially reduce any gaps in funding. MPC identified four proposals to analyze in-depth because they were most

representative of the ideas developed by the groups (see the appendix for the remaining scenarios).

MPC presented these four representative proposals to the community at the third meeting, and a panel of developers offered immediate feedback about each proposal. Workshop participants were asked to comment on the proposals, including what adjustments they would be willing to make for the projects to be more financially feasible. Together with the responses from earlier workshops and the online survey, MPC used this feedback to develop the recommendations for site development.

Characteristics of all 20 proposals and the four selected proposals are presented on the following pages.



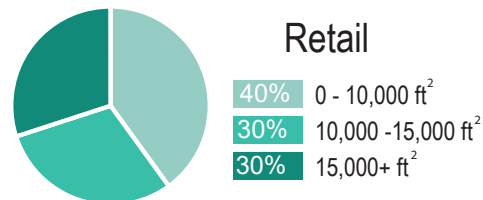
# If the bank building were rehabbed...

In early 2018, the Metropolitan Planning Council and the Cook County Land Bank Authority co-led a series of community meetings in order to plan a new life for Chicago's Washington Park National Bank Building at 6300 S. Cottage Grove Ave. in Woodlawn. Residents and local stakeholders weighed in. This is a summary of the development proposals created in those meetings, specifically participants' wishes for rehabbing the bank building.

## OF THE PROPOSALS THAT INCLUDED...

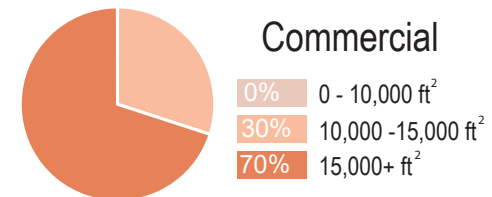
### ...Retail

*Most proposed developments included less than 10,000 sq. ft. of retail*



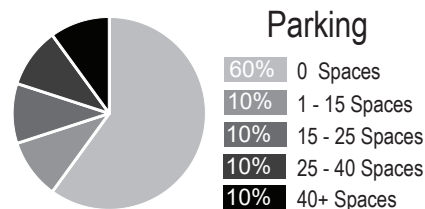
### ...Commercial

*Most proposed developments included more than 15,000 sq. ft. of commercial space*



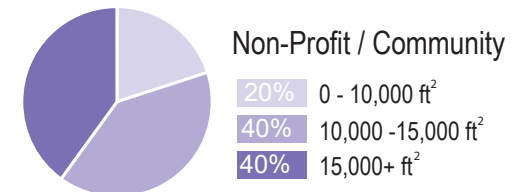
### ...Parking

*Most proposed developments included fewer than five spaces*



### ...Non-Profit/Community

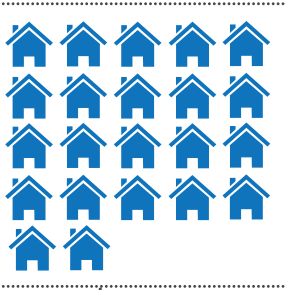
*Most proposed developments included more than 10,000 sq. ft. of non-profit/community space*



## ...Housing

Most proposed housing developments were about 22 units

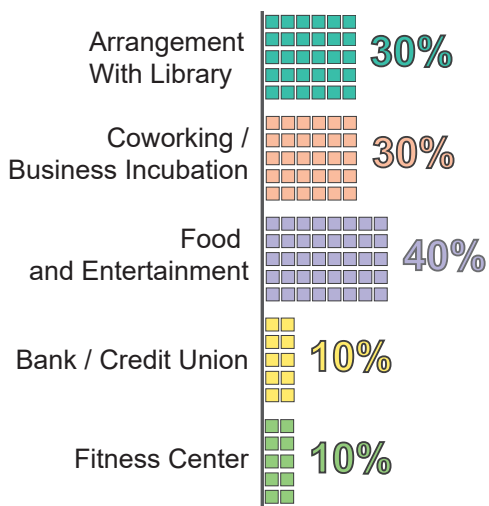
Among the scenarios that featured housing, an average of 24 units were proposed



Among these, 100% were market rate

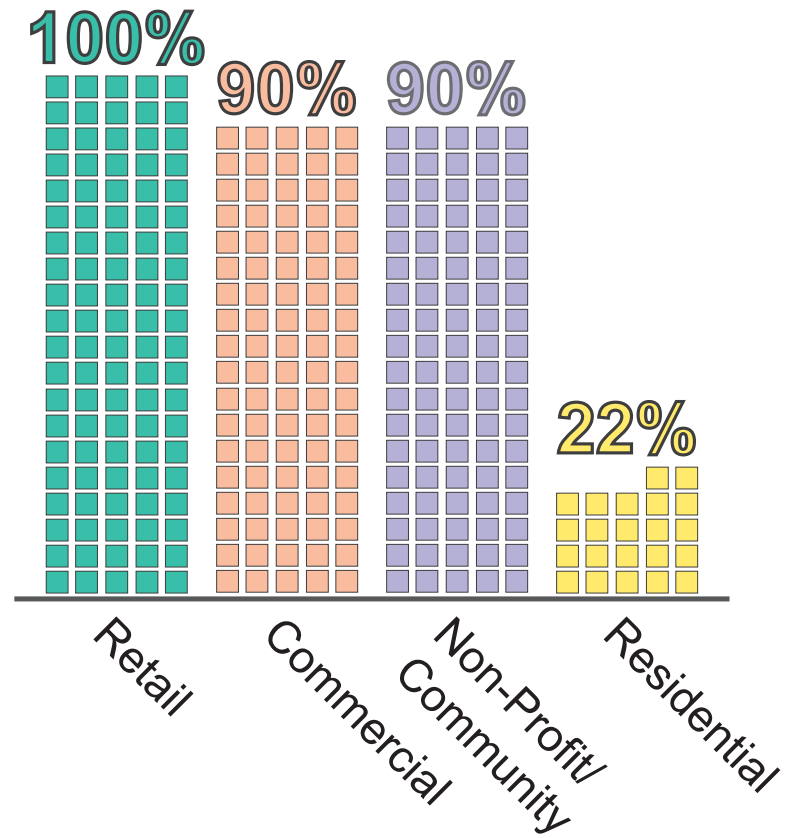
## ...Other elements

Proposals also included other amenities, such as co-working spaces and entertainment



## THE BIG PICTURE

The preferred use development scenario included retail. Most scenarios also included commercial and non-profit/community spaces.



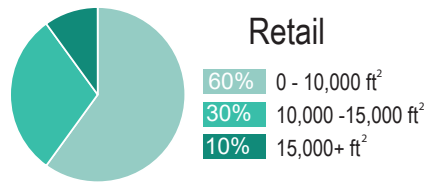
# If the bank building were replaced with new construction...

In early 2018, the Metropolitan Planning Council and the Cook County Land Bank Authority co-led a series of community meetings in order to plan a new life for Chicago's Washington Park National Bank Building at 6300 S. Cottage Grove Ave. in Woodlawn. Residents and local stakeholders weighed in. This is a summary of the development proposals created in those meetings, specifically participants' wishes for new construction if the bank building must be torn down for structural reasons.

## OF THE PROPOSALS THAT INCLUDED...

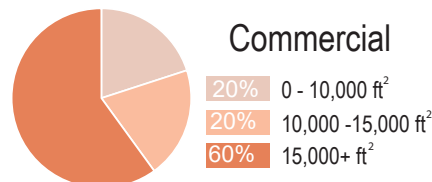
### ...Retail

Most proposed developments included between 10,000-15,000 sq. ft. of retail



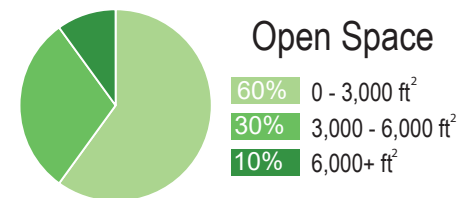
### ...Commercial

Most proposed developments included between 10,000-15,000 sq. ft. of commercial space



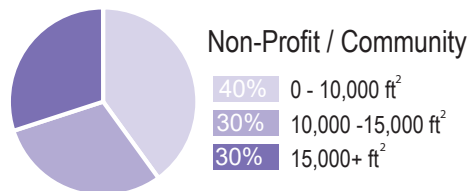
### ...Open space

Most proposed developments included between 0-3,000 sq. ft. of open space



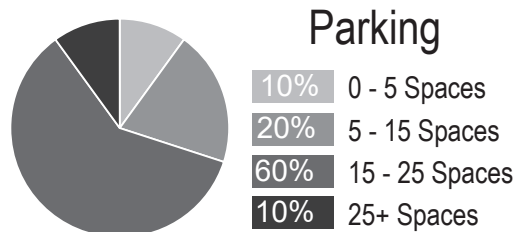
### ...Non-Profit/Community

Most proposed developments were between 10,000-15,000 sq. ft.



### ...Parking

Most proposed developments were between 15 and 25 spaces



### ...Housing

Most proposed housing developments were about 24 units

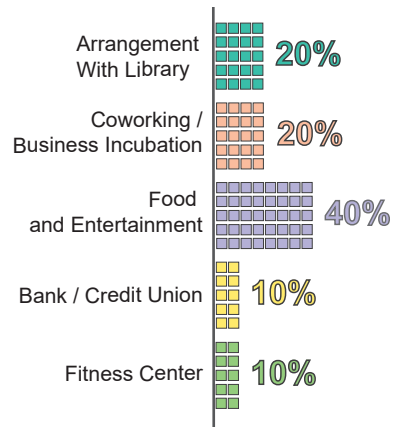
Among the scenarios that featured housing, an average of 24 units were proposed



Among these, 20% were affordable

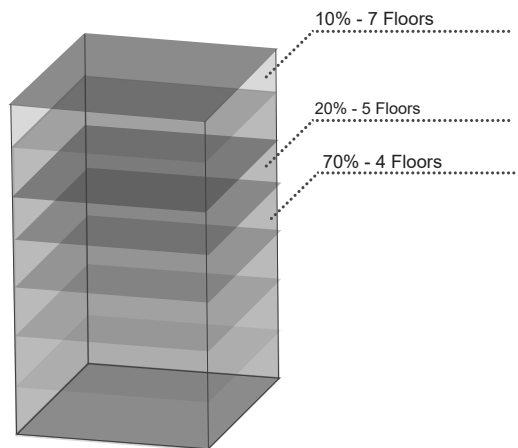
## ...Other elements

Proposals also included other amenities, such as co-working spaces and entertainment



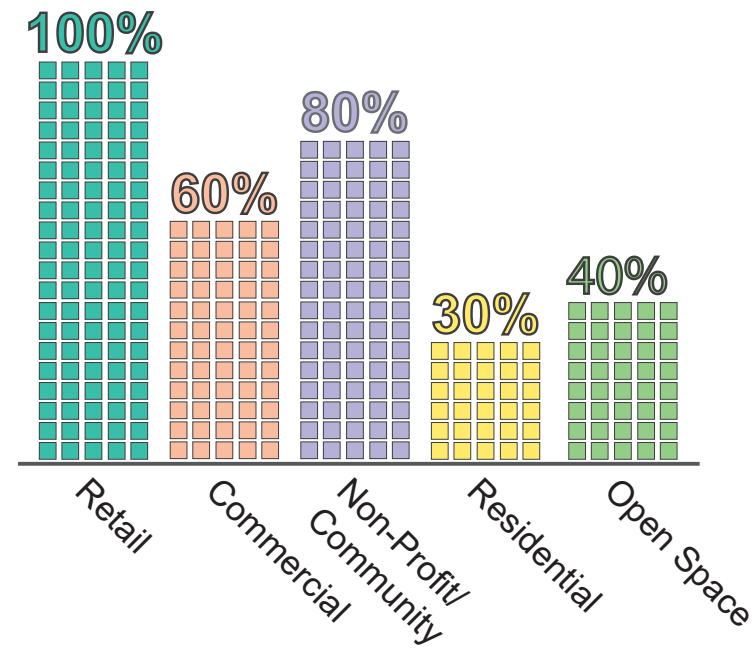
## Building heights

All proposals had heights of 4 stories or more

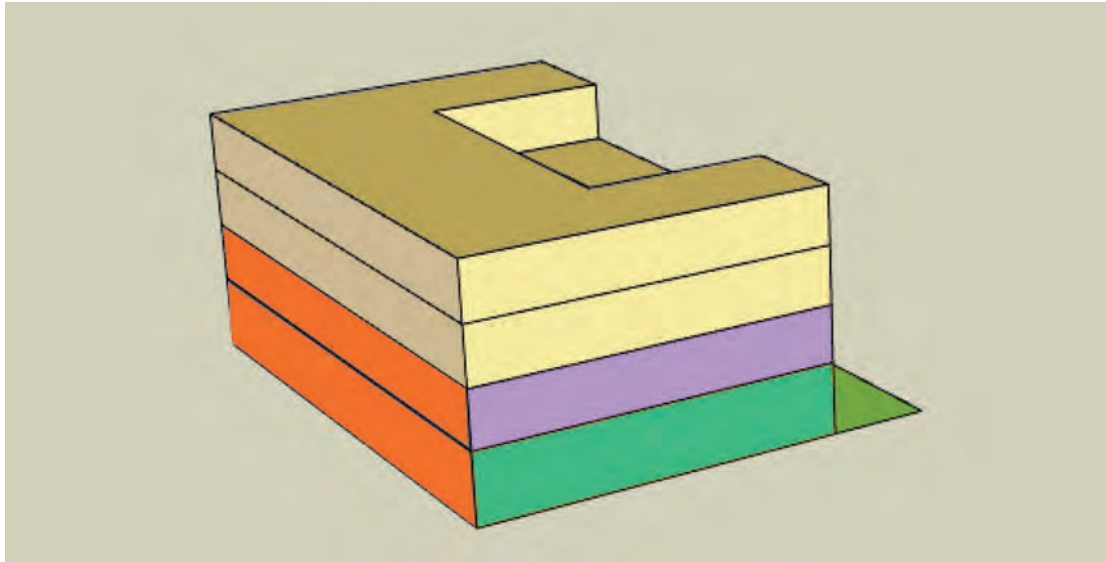


## THE BIG PICTURE

The preferred use development scenario included retail. Most scenarios also included commercial and non-profit/community spaces.



# Scenario 1: Rehab



The project would provide new retail and commercial opportunities and rental housing within the existing building. It would feature an open rooftop to accommodate community space. The residential component of this project would provide 18 market-rate apartments and includes no on-site parking. The development scenario projects to have a low financial return and a \$2.5 million gap in financing.

## Project financials

Total Development Cost: **\$10.7 million** | Financing gap: **\$2.5 million**

## Alternative funding scenarios

Scenario 1: If this development successfully receives historic landmark designation, it would be eligible for more than \$2 million in federal Historic Rehabilitation Tax Credit equity.

Result: Reduces gap to \$0 and greatly improves returns, but receiving landmark designation is not guaranteed and there would be restrictions on design.

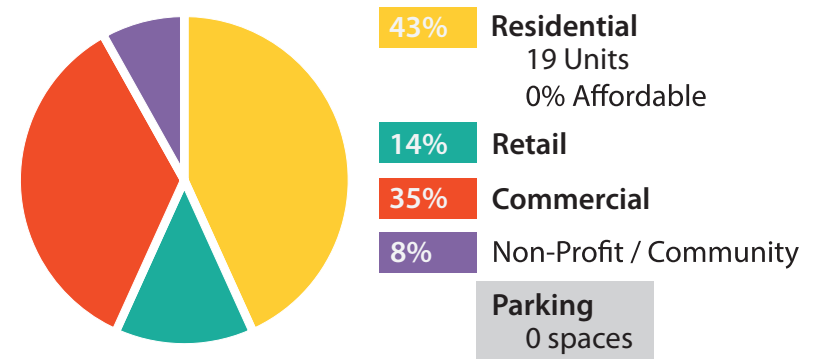
Scenario 2: Receive additional financing through grant and soft debt programs, such as HOME or the Neighborhood Opportunity Fund. Result: Reduces gap to between \$500k – \$1.5m and improves returns, but these sources are limited and have competitive application processes.

## Potential health impacts

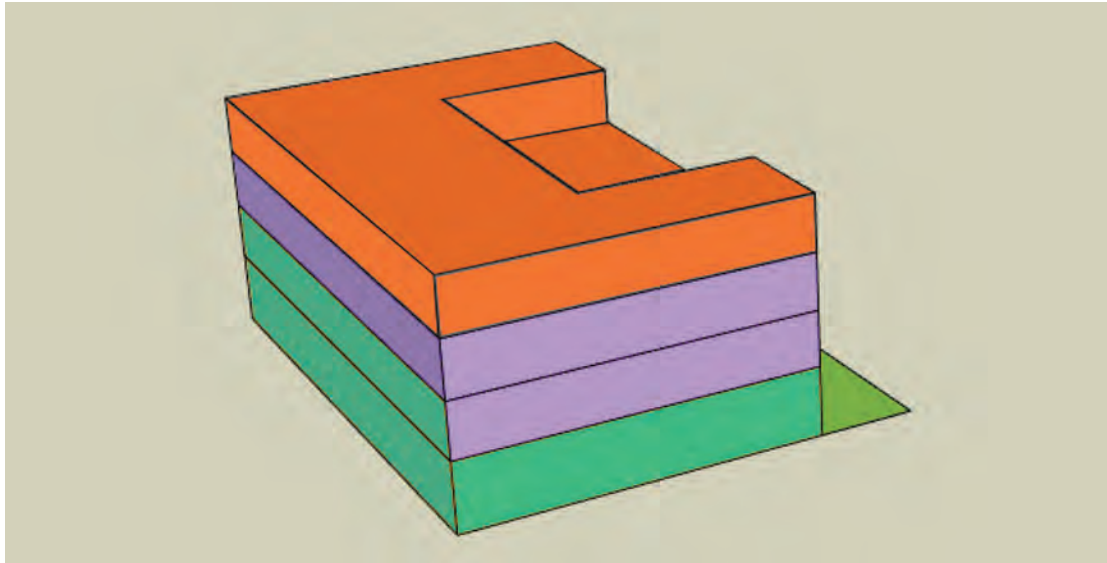
- Shared community spaces build social cohesion and trust, improve self-rated health and reduce the risk of heart disease and stroke.
- Adding green space or gardens to the open rooftop could reduce anxiety and depression for residents and provide increased access to fruits and vegetables.
- Affordable housing can boost a family's income, making healthy foods and other healthy activities more accessible.

## Project Program

Total 50,000 square feet of built space



# Scenario 2: New Construction



This project would provide a mixture of retail, commercial and community space. Its key features include the Bessie Coleman Branch of the Chicago Public Library, which would move from its current space into this development, along with the YWCA. The existing public library building (adjacent to this site) would be redeveloped into a parking garage with 40 parking spaces.

The project would include features such as an atrium with a fountain, a lounge, restaurant and bank, and would provide co-working and business incubator spaces. The development scenario projects to have very low financial returns and a \$2.4 million gap in financing.

## Project financials

Total Development Cost: **\$5.5 million** | Financing gap: **\$2.4 million**

## Alternative funding scenarios

Scenario 1: A private developer partners with the city or another major institution to cover costs and support the larger development. Result: Improves odds of receiving additional grants and soft debt, but these public-private partnerships are highly complicated to put together

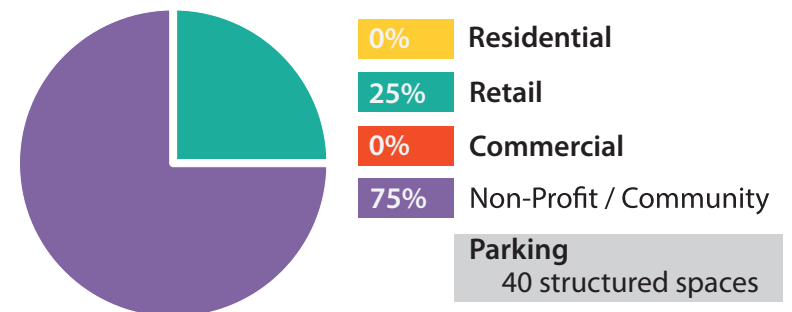
Scenario 2: Simplify the development program by leaving the existing library as-is, while including library programming in community space. Result: Significantly reduces development costs.

## Potential health impacts

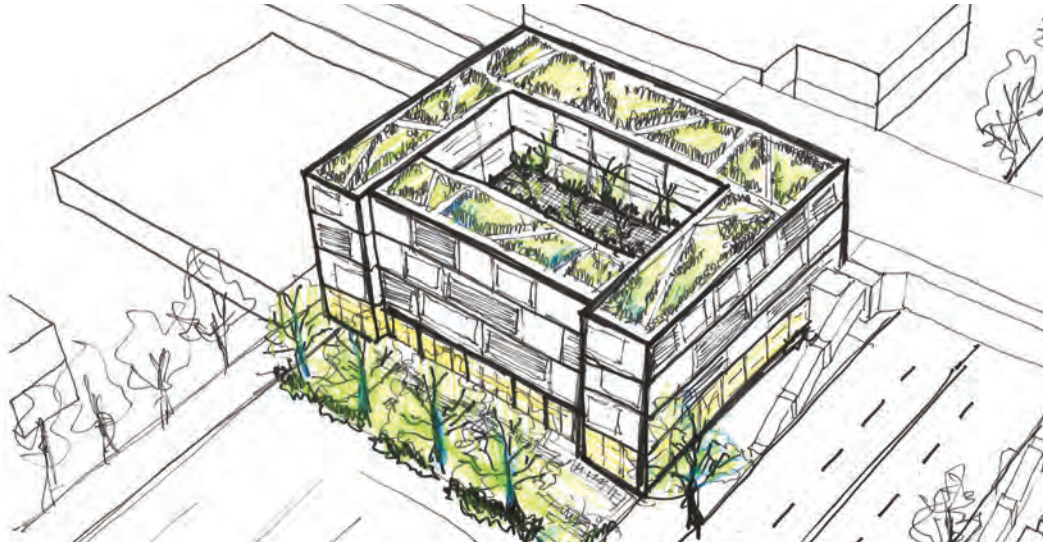
- Services provided by the YWCA and public library can support increased physical activity, social cohesion, child/youth wellbeing and skills development.
- Exposure to sunlight and the sound of moving water can reduce anxiety and depression and promote mental wellbeing.
- A restaurant that serves healthy food options can reduce the risk of hypertension, obesity and diabetes.

## Project Program

Total 31,680 square feet of built space



# Scenario 3: Rehab



SOM

This project would contain first floor retail space and restaurants, with office and non-profit space on the upper floors. It would feature a green space behind the building, accessible via the building's atrium. It would also include a bank in the basement of the building. It contains no on-site parking. This development scenario projects to have a moderate financial return and a \$860k financing gap.

## Project financials

Total Development Cost: **\$8.6 million** | Financing gap: **\$860,000**

## Alternative funding scenarios

Scenario 1: If this development successfully receives historic landmark designation, it would be eligible for more than \$1.7 million in federal Historic Rehabilitation Tax Credit equity. Result: Reduces gap to \$0 and greatly improves returns, but receiving landmark designation is not guaranteed and there would be restrictions on design.

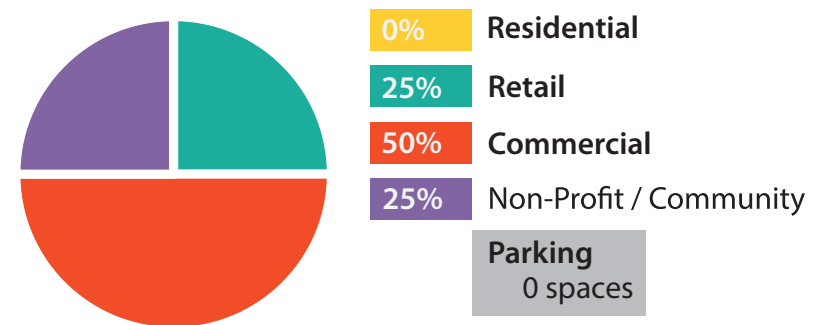
Scenario 2: Receive additional financing through grant and soft debt programs, such as HOME or the Neighborhood Opportunity Fund. Result: Reduces gap to between \$0 – \$500k and improves returns, but these sources are limited and have competitive application processes.

## Potential health impacts

- Access to green space reduces the risk of obesity and heart disease, and increases happiness, neighborhood satisfaction and positive social interaction.
- Shared community spaces build social cohesion and trust, improve self-rated health and reduce the risk of heart disease and stroke.
- A healthy food retailer could contribute to reduced risk of hypertension, obesity and diabetes.

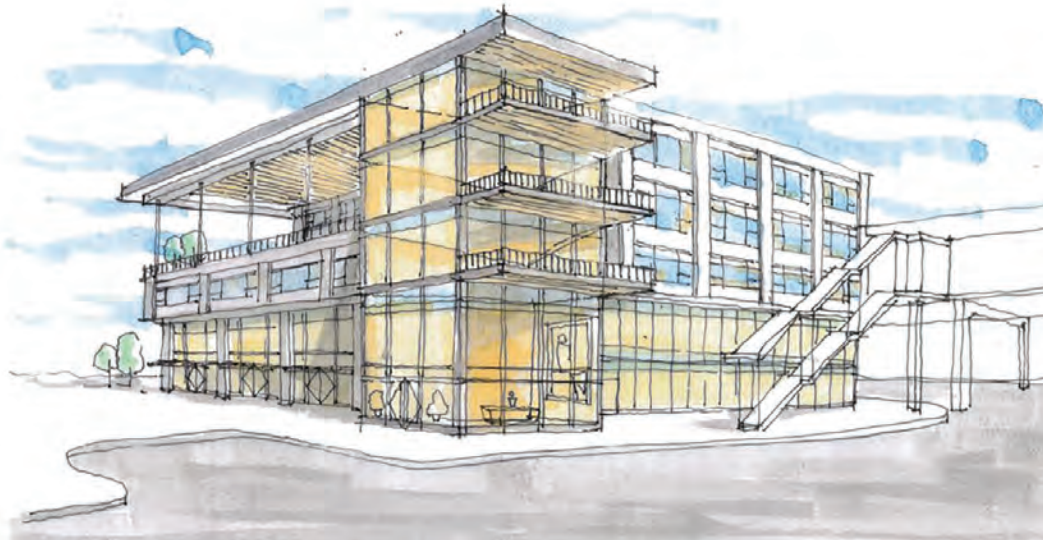
## Project Program

Total 50,000 square feet of built space





# Scenario 4: New Construction



BKV Group

This project would include ground floor retail, with a bank or credit union, office space above and event space on the top floor. The building incorporates an outdoor plaza for community members to gather and 10 underground parking spaces.

This development scenario projects to have a moderate financial return and a \$1.3 million financing gap.

## Project financials

Total Development Cost: **\$8.7 million** | Financing gap: **\$1.3 million**

## Alternative funding scenarios

Scenario 1: Build surface parking instead of underground parking. Result: Lowers construction costs and reduces the financing gap to \$800k, but reduces area available for open space

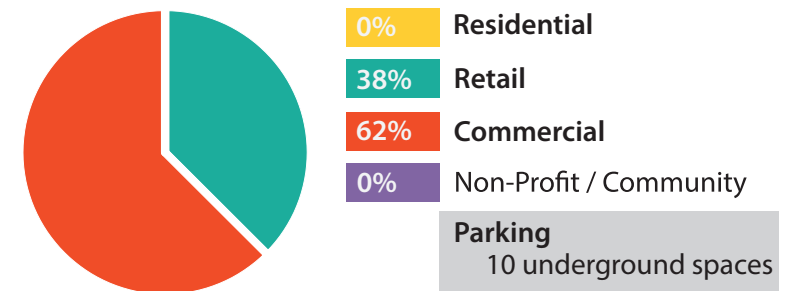
Scenario 2: Receive additional financing through tax credit and grant programs, such as New Market Tax Credits or the Neighborhood Opportunity Fund. Result: reduces gap to between \$0 – \$500k and improves returns, but these sources are limited and have competitive application processes.

## Potential health impacts

- Shared community spaces build social cohesion and trust, improve self-rated health, decrease violence and reduce the risk of heart disease and stroke.

## Project Program

Total 42,240 square feet of built space



The Woodlawn CDI would have been impossible without considerable support from the volunteers who gave their time, expertise and skills, including the community advisory committee listed on page 8. MPC also thanks its funders who generously support this work.

Ald. Willie B. Cochran  
Chicago Department of Planning and Development  
Chicago Department of Transportation  
Chicago Transit Authority  
Chicago Department of Public Health  
Chicago Park District  
Chicago Public Library  
Preservation of Affordable Housing  
Cook County Land Bank Authority  
Elevated Chicago  
Leonard Dzielski, Wintrust Bank  
Johanna Casanova, IFF  
Doug Farr, Farr Associates  
Michelle Hoereth, IFF  
Rosa Ortiz, Enterprise Community Partners  
Serena Wolfe, Ernst & Young  
Michael Mullins, Mullins Management Company  
Gareth Tucker

### **BKV Group Architects**

Lydia Cheng  
Renato Gilberti  
Heather Gleason  
Alexander Griebel  
David Li  
Meaghan O'Meara  
Angel Valtierra

### **SOM Architects**

Chu Li  
Dennis Milam  
Julie O'Brochta  
Maria Padilla  
Dawveed Scully  
Paulina Szpiech  
Kyle Vansice

Shuya Xu  
Emma Xue

### **Advisory committee**

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

### **Expert developer panel**

Bridget Jones, Independent Consultant  
Joel Hamernick, Sunshine Enterprises  
Jacques Sandberg, Related Midwest  
Maurice Williams, Chicago Community Loan Fund

### **Funders**

Bank of America  
The Chicago Community Trust  
Dr. Scholl Foundation  
JPMorgan Chase & Co.  
Northern Trust  
Peoples Gas  
Polk Bros. Foundation  
Union Pacific  
U.S. Bank

### **MPC staff and research assistants**

\*bold denotes project leads

Abaki Beck  
Sarah Cardona  
Kaitlin Cernak  
Amorita Falcon  
**Kendra Freeman**  
Jeremy Glover  
Chloe Gurin-Sands  
Liz Granger  
Skyler Larrimore  
Angie Leyva  
**Lynnette McRae**  
**Sawyer Mideleer**  
Marisa Novara  
Naomi Rapp  
Kara Riggio  
Shehara Waas  
Jeff Wozencraft



WESTERN NATIONAL BANK

PC NAILS  
(773) 752-119

JACKSON HEWITT  
TAX SERVICE

DUTY SUPPLY  
FILE YOUR RETURN TODAY GET  
\$100 GIFT CARD

MARYLAND

63 STONY ISL

6323  
1454

Red SUV  
Silver SUV  
White car

Red SUV

For more than 80 years, the Metropolitan Planning Council (MPC) has made the Chicago region a better place to live and work by partnering with businesses, communities and governments to address the area's toughest planning and development challenges. MPC works to solve today's urgent problems while consistently thinking ahead to prepare the region for the needs of tomorrow.

The logo consists of a stylized orange arch above the text.

**MetropolitanPlanningCouncil**

140 S. Dearborn St.  
Suite 1400  
Chicago, Ill. 60603

312 922 5616  
[metroplanning.org](http://metroplanning.org)  
[@metroplanners](https://twitter.com/metroplanners)