Chicago Commercial Corridor Study

61st Street
02.11.2020
61st Street

Community Team

Woodlawn Chamber of Commerce

CCAC Team

Perkins&Will  SOM  Wight  Fifield  DRAPER & KRAMER
61st Street Commercial Corridor

WEST WOODLAWN CLOSE UP MAP
61st St COMMERCIAL CORRIDOR

Legend
- Parks
- Buildings
- Tree Canopy
- Water
- Roads
- Parcels
- CTA Bus Route
- CTA Bus Stop
- Green Line

Zoning
- B - Business
- M - Manufacturing
- R - Residential
- POS - Park & Open Space

Area of Focus
Existing Condition
Existing Condition

Surrounding TIF Districts and Associated Census Tracts
PROCESS

Project Understanding

August - September
- Existing conditions
- Market research
- Community needs assessment
- Title research
- Community meeting
- Incentive identification

Project Postponed

Envision

October - November
- Conceptual visioning for key properties
- Potential highest and best uses
- Repositioning strategy
- Development strategy
- Public realm/infrastructure improvements
- Cost estimating

Refining

December - January
- Phasing
- Cost estimating
- Pro-forma
- Marketing package
- Final presentation
COMMUNITY WALKING TOUR AND INPUT MEETING - AUGUST 2019

- Observations of Existing Corridor
- History of Neighborhood
- Initial Community Input of Ideas/Needs
Potential Re-Use of 363-373 E. 61st Street

Elevation of the Existing Building at 363-373 East 61st Street

Washington Park Community Resource Center

- Workforce Development
- Jobs re-entry
- Small Business Support
- Community Room
- Small Retail

Precedent building renovation: the Arts Incubator at 301 E. Garfield

Precedent building renovation: Uptown Station (Wilson Avenue and Broadway)
PARTNERSHIP MODEL FOR REDEVELOPMENT

Property Owner

Community Partner

Developer

Financial Support

Funding “Buckets”
- Private
- Public
- Social Impact (NPO)
- Philanthropic
- Small Retail
**Future Planning Needed**

- Work with Alderman Taylor (20th Ward) and Local Community Organizations to Obtain Community Input
- Establish Additional Communication with Building Owner
- Business Plan for Building
- Facility Condition Assessment
- Architectural and Infrastructure Plan
- Cost Estimating
- Phasing
- Identify Funding Sources

*The Terra Cotta Building at 61st Street and King Drive*