Chicago Commercial Corridor Study
61st Street

Potential Reuse of 363-373 East 61st Street

Washington Park Community Resource Center
- Workforce Development
- Jobs re-entry
- Small Business Support
- Community Room
- Small Retail

President building renovation - Uptown Station (Wilson Avenue and Broadway)

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

Partnership Model for Redevelopment

Funding “Buckets”
- Private
- Public
- Social Impact (NPO)
- Philanthropists
- Small Retail

Process:
1. August - September
   - Existing condition
   - Market research
   - Community needs assessment
   - Title research
   - Conceptual visioning for key properties
   - Project Postponed
   - Cost estimating

2. October - November
   - Conceptual visioning for key properties
   - Potential highest and best uses
   - Refining strategy
   - Public realm/infrastructure improvements
   - Pro-forma

3. December - January
   - Cost estimating
   - Public realm/infrastructure improvements
   - Final presentation

61st Street corridor context including zoning designations, land use and transportation updates

Section of corridor studied
Photos of initial site visit and community meeting

61st Street corridor context

Parks
Buildings
Trees
Parcels

Transportation
CTA Bus Route
CTA Green Line

Zoning
R- Residential
M- Manufacturing
P- Residential
POS- Parks & Open Space

N
R
M
B
Zoning

CTA Green Line
CTA Bus Route

Understanding
Incentive identification
Community meeting
Title research
Community needs assessment
Market research
Existing conditions

Envision
Refining
Architectural and Infrastructure Plan
Business Plan for Building (with Building Owner)
Final presentation

Pro-forma
Marketing package

Identify Funding Sources
Phasing
Cost estimating

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Phasing
Cost estimating