

# 2017 SPRINT

The Central Area to  
Jackson Park  
Summary





The University of Chicago

Morton Weiss Judaica Museum Walk  
Museum

Hyde Park Art  
Center

DuSable  
Museum

Smart Museum  
of Art

Hyde Park Center  
Museum

Oriental Institute  
Museum

Museum of  
Science and  
Industry

U Chicago  
Renaissance  
Museum

U Chicago Oriental  
Museum

Henry Crown  
Space Center



Museum Shores  
Yacht Club

Proposed Obama  
Presidential Center

CHICAGO CENTRAL AREA COMMITTEE SPRINT

**HOW DO WE OPTIMIZE TRANSIT,  
UNLOCK ECONOMIC DEVELOPMENT  
OPPORTUNITIES AND ENRICH THE EXISTING  
COMMUNITY?**

CHICAGO CENTRAL AREA COMMITTEE SPRINT

**A PLATFORM TO CONVENE COMMUNITY  
STAKEHOLDERS, INSTITUTIONS, EXPERTS,  
VISIONARY THINKERS, LEADERS, DESIGNERS,  
BUILDERS...**

# CHICAGO CENTRAL AREA COMMITTEE SPRINT

## **CHALLENGE: A FRAMEWORK + VISION**

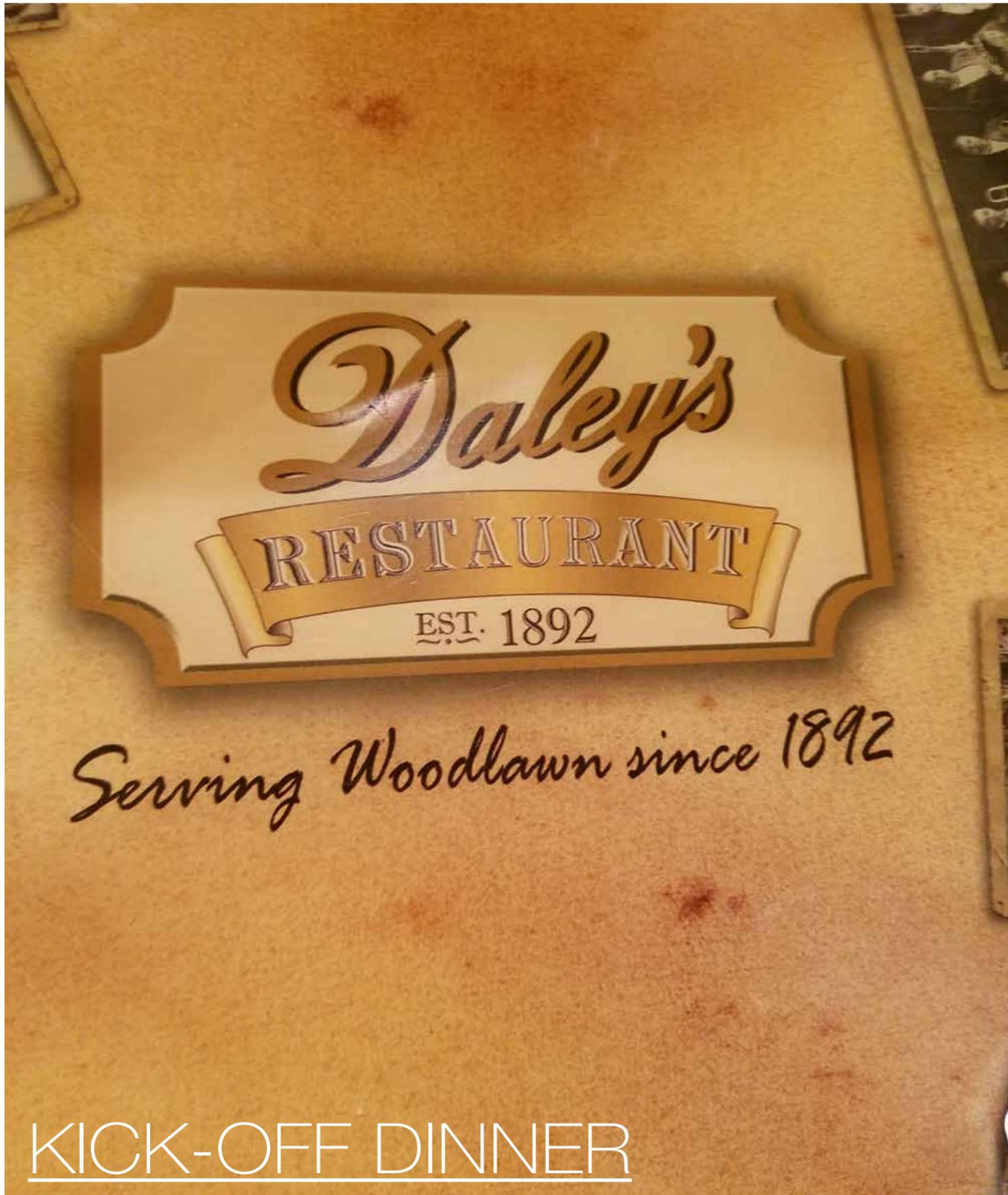
### • *Synthesize Institutional, City and Community Goals*

- Cultural: Past, Present + Future
- Institutional: Obama Foundation, Civic, University, Museums, etc.
- Economic: Impact, Feasibility, Near-Term + Long-Term
- Community: Input + Engagement
- Infrastructural: Create Access + Catalyze Transformation
- Ecological: Open Space + Sustainability



WOODLAWN TOUR





# CHICAGO CENTRAL AREA COMMITTEE SPRINT

## STAKEHOLDER PANELS

### Obama Presidential Center

Jamie Clare Flaherty, Obama Foundation

Chris Brooks, Obama Foundation

Sherman Wright, Woodlawn, Washington Park and South Shore Economic  
Development Organization



# CHICAGO CENTRAL AREA COMMITTEE SPRINT

## STAKEHOLDER PANELS

### Transit Panel Presentation

Jeffrey Sriver, CDOT

Leah Mooney, CTA

Jill Leary, RTA

David Kralik, Metra Electric

Fernando Redondo, Chicago Skyway

Lluis Sererols, Chicago Skyway



# CHICAGO CENTRAL AREA COMMITTEE SPRINT

## STAKEHOLDER PANELS

### Community + Economic Development

Wendy Walker Williams- South East Chicago Commission (SECC)

Liz Gardner- Woodlawn, Washington Park, South Shore Economic Development Organization

Joanna Trotter- Chicago Community Trust and Woodlawn, Washington Park,  
South Shore Economic Development Organization



# CHICAGO CENTRAL AREA COMMITTEE SPRINT **STAKEHOLDER PANELS**

## Woodlawn Plan Presentation

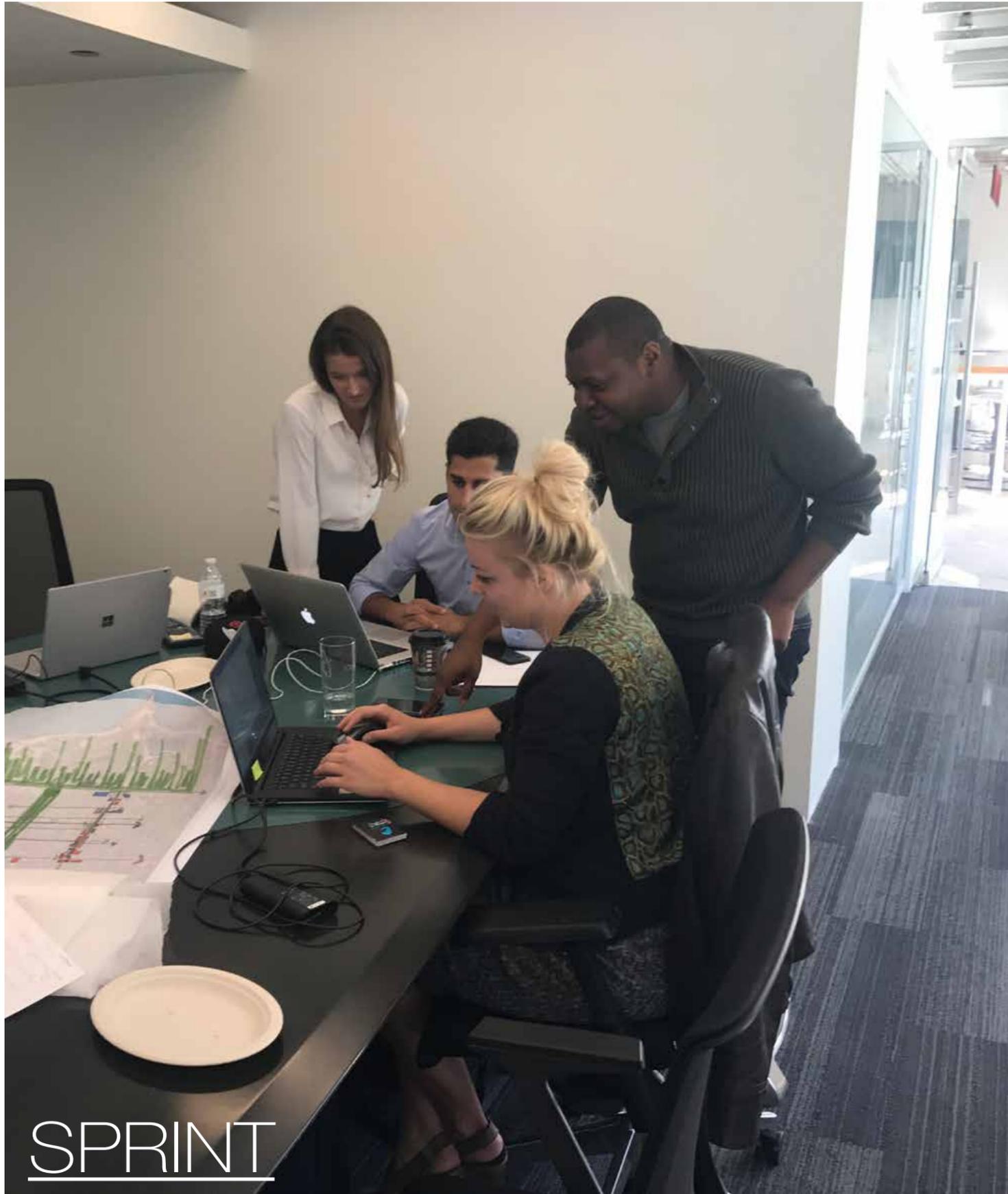
Dawveed Scully, SOM

## Appraisal Team Announcement

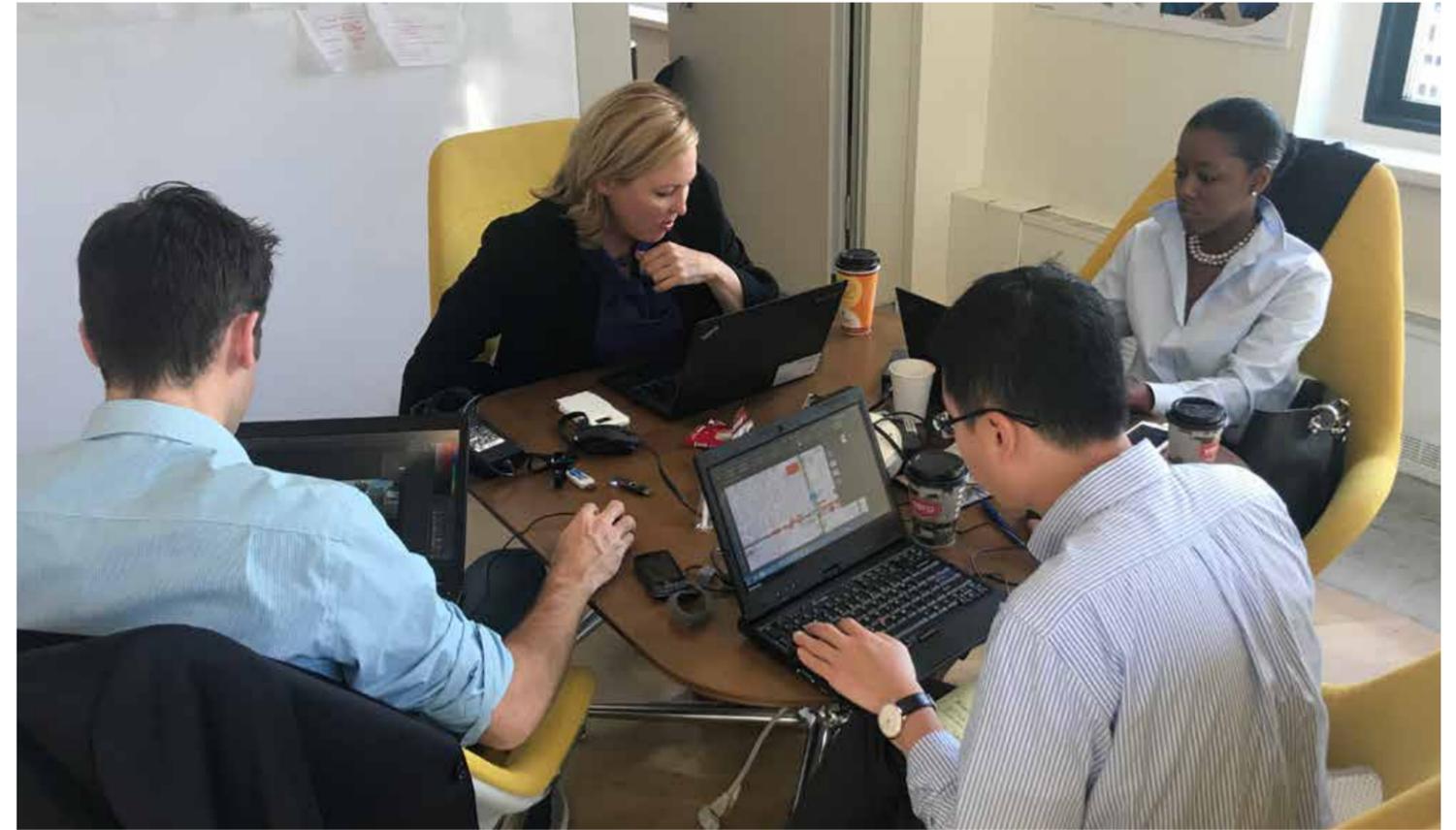
Kevin Byrnes, Byrnes & Walsh

Barton DeLacy, DeLacy Consulting



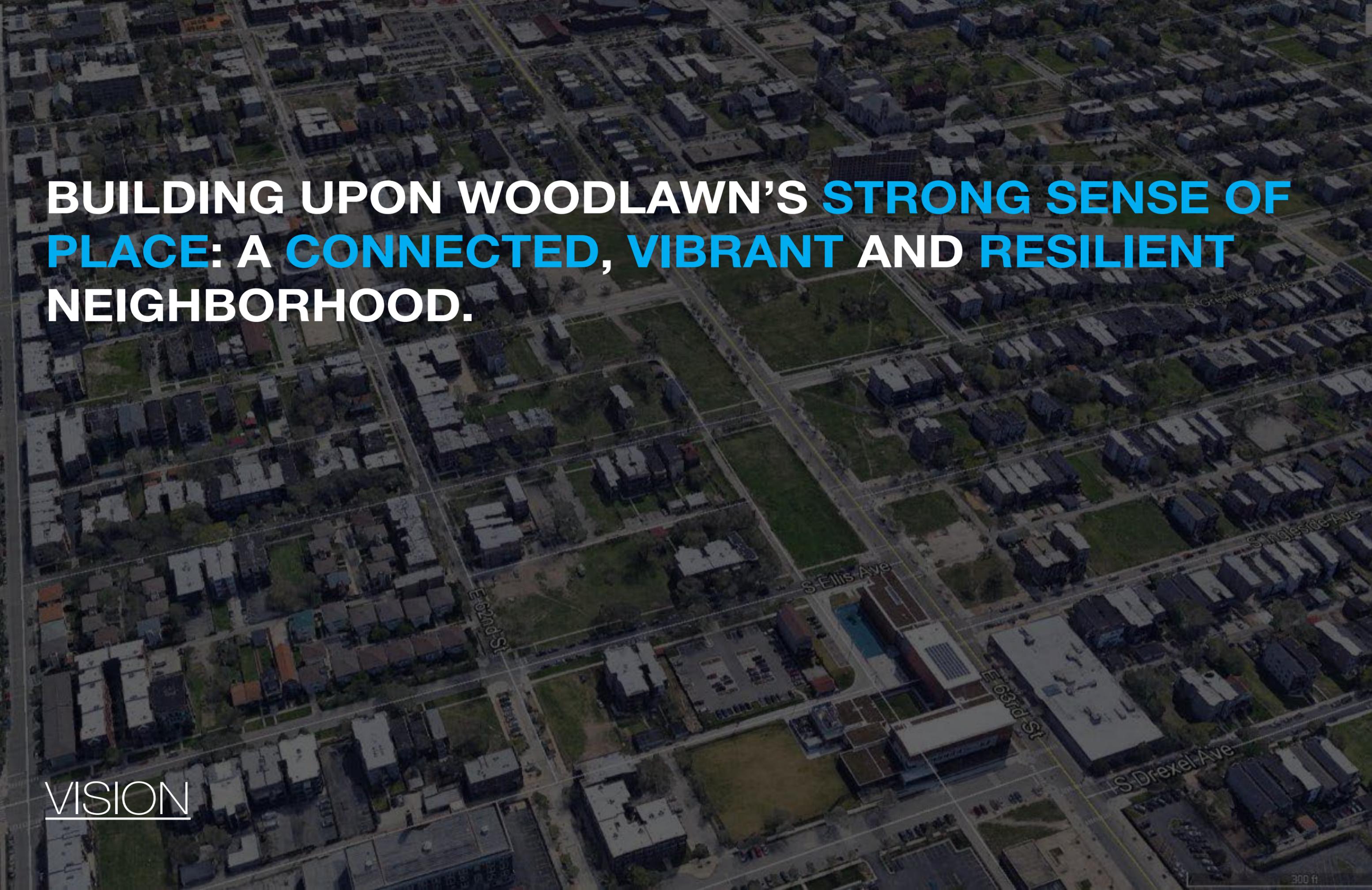


SPRINT



# CHICAGO CENTRAL AREA COMMITTEE SPRINT **PROPOSALS SUMMARY**

- **ONE** Emerging Vision
- **FOUR** Overarching Strategies
- **FIVE** Unique Proposals

An aerial photograph of a city grid, likely Philadelphia, showing a dense pattern of streets and buildings. The image is overlaid with a semi-transparent dark blue filter. The text 'BUILDING UPON WOODLAWN'S STRONG SENSE OF PLACE: A CONNECTED, VIBRANT AND RESILIENT NEIGHBORHOOD.' is prominently displayed in the upper left quadrant. The text is in a bold, sans-serif font, with 'STRONG SENSE OF PLACE' and 'CONNECTED, VIBRANT AND RESILIENT' in a bright blue color, while the rest is white. In the bottom left corner, the word 'VISION' is written in white, underlined. In the bottom right corner, there is a small white scale bar labeled '300 ft'. Several street names are visible in white text: 'E 62nd St', 'S Ellis Ave', 'E 63rd St', 'S Drexel Ave', and 'S Ingleside Ave'.

**BUILDING UPON WOODLAWN'S STRONG SENSE OF PLACE: A CONNECTED, VIBRANT AND RESILIENT NEIGHBORHOOD.**

VISION



**ENHANCE WOODLAWN AS A DESTINATION**

**IMPROVE TRANSIT AND MOBILITY**

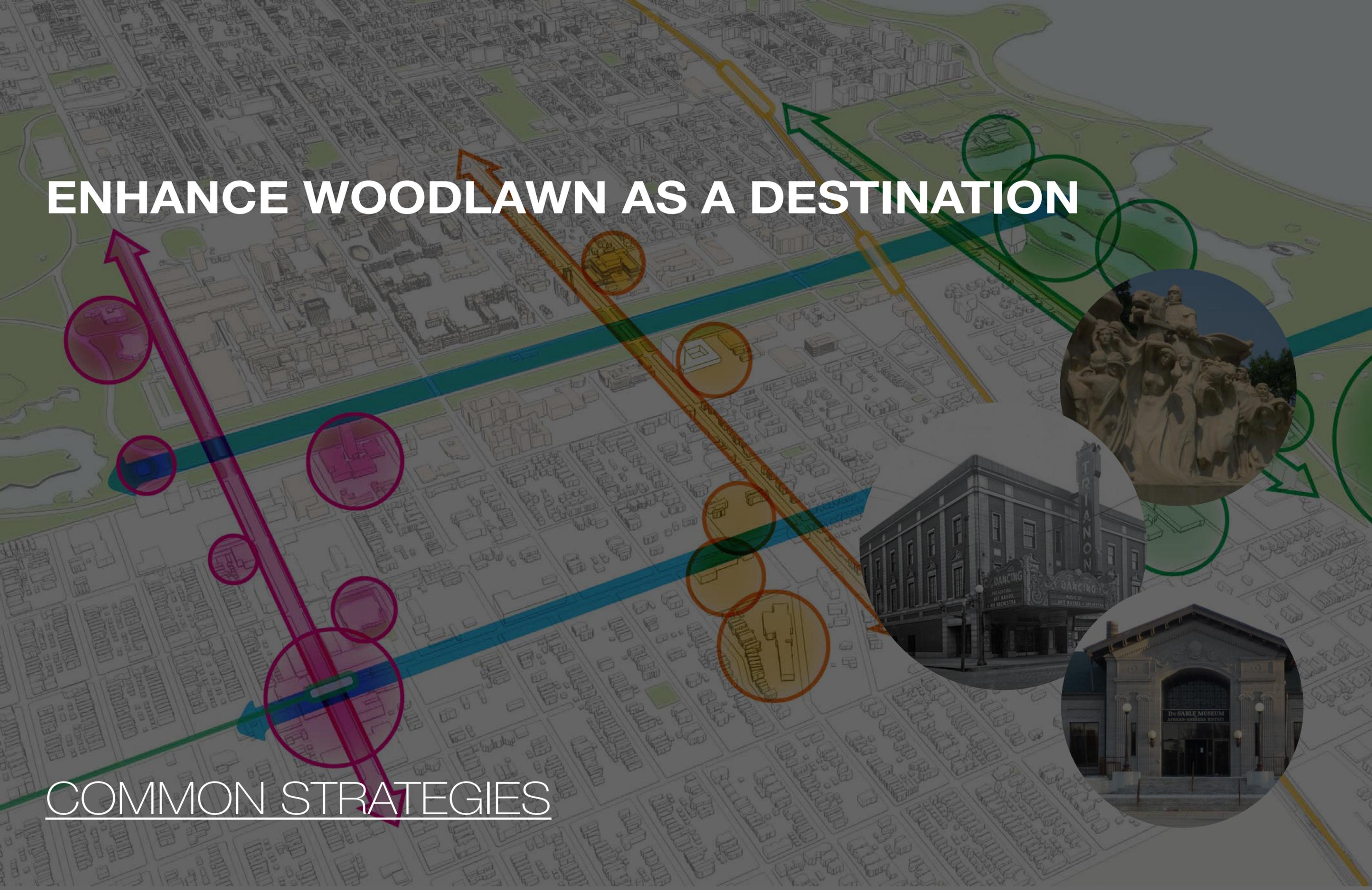
**CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT**

**ENGAGE THE COMMUNITY**

OVERARCHING STRATEGIES

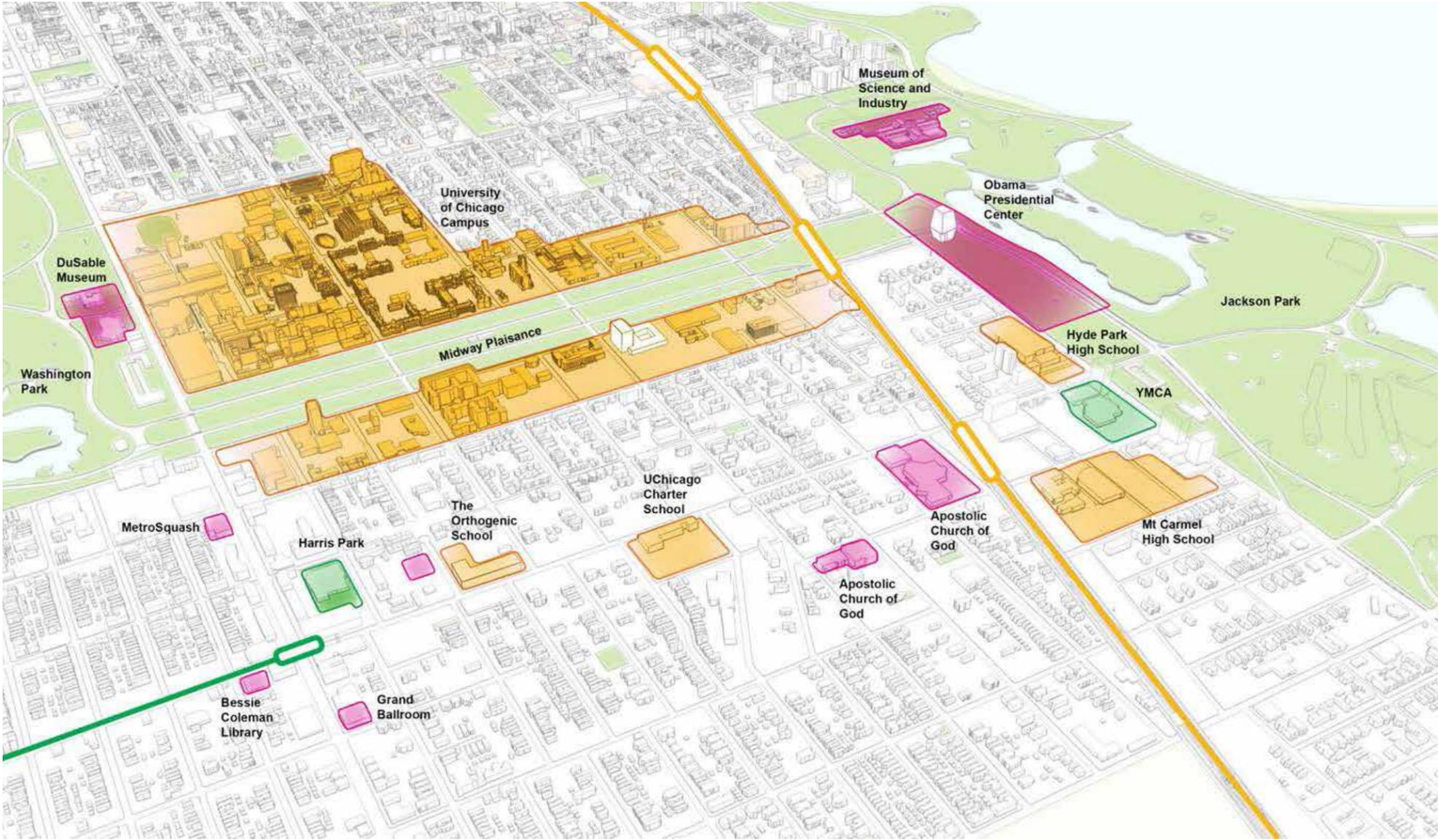
# ENHANCE WOODLAWN AS A DESTINATION

COMMON STRATEGIES

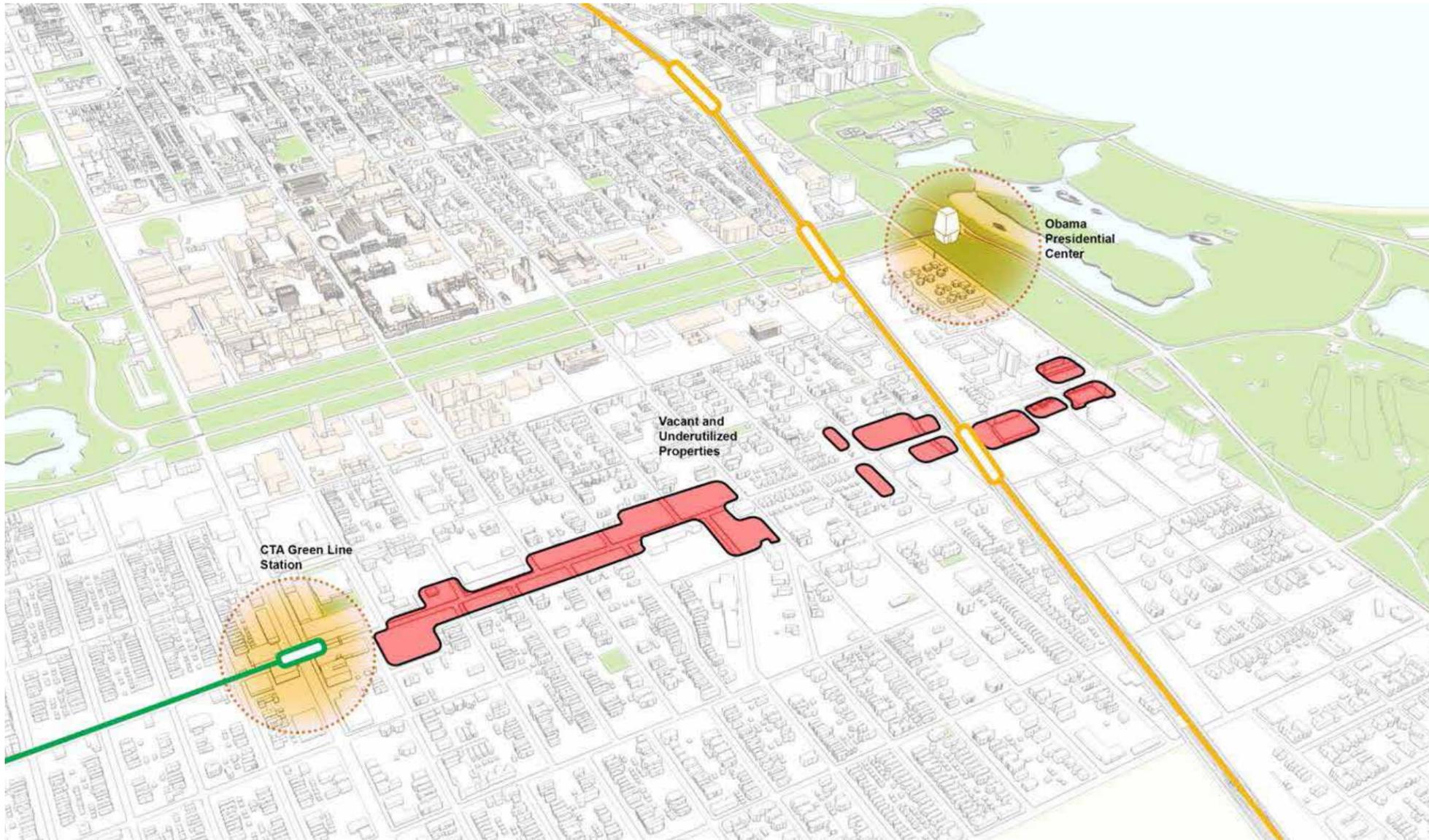


## IDENTIFYING THE ASSETS

- Proximity to University of Chicago
- Strong institutional anchors (church, schools, YMCA, OPC)
- Active community
- Strong street grid / open space network
- Accessible public transit



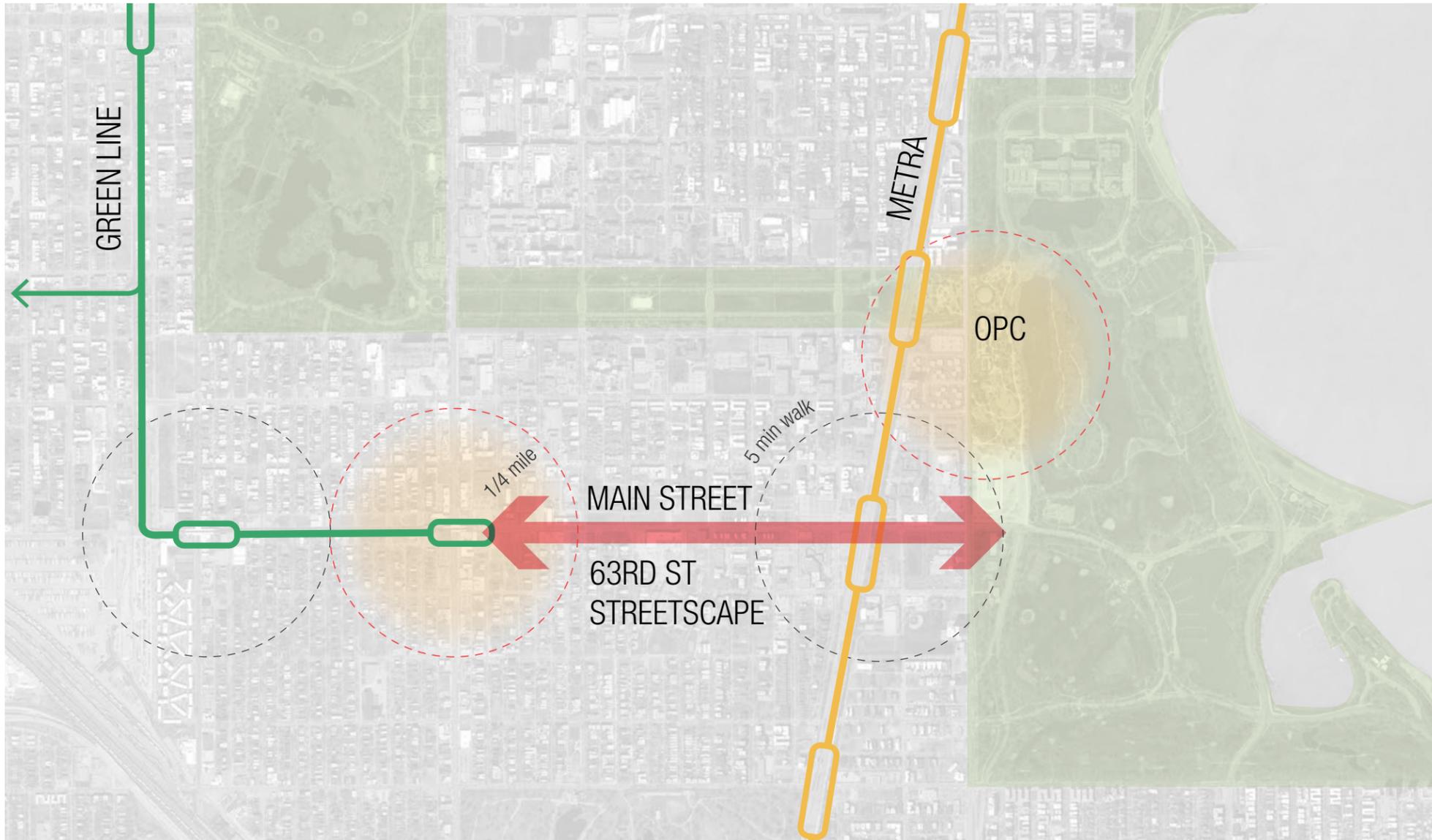
# ENHANCE WOODLAWN AS A DESTINATION



## IDENTIFYING THE ISSUES

- Fragmentation of uses
- High vacancy rates
- Lack of basic amenities (grocery store, pharmacy, preschools, etc.)
- Historical narrative lost
- Economic disparity between neighboring areas
- Lack of connection to lakefront

# ENHANCE WOODLAWN AS A DESTINATION



## 63RD STREET- MAIN STREET

- Leverage the OPC and existing transit connections
- Improve basic services, infrastructure and community assets
- Cluster community programs and private developments that increase economic opportunities for local community members

# ENHANCE WOODLAWN AS A DESTINATION



OLD WADSWORTH SCHOOL  
(POTENTIAL RE-USE)

UNIVERSITY OF CHICAGO CHARTER SCHOOL

COTTAGE GROVE

BRT STATIONS DESIGNED BY  
LOCAL ARTISTS

COMMUNITY  
PARKGROUND

FARMER'S MARKET

URBAN AGRICULTURE

63RD STREETSCAPE

# ENHANCE WOODLAWN AS A DESTINATION



LOST NATION SPORTS PARK, CLEVELAND

SYDNEY PARK BIKE TRACK

Attract Chicagoans to Woodlawn with unique amenities that could set it apart from other neighborhoods. It should be a destination in its own right and complement the OPC.

MARKET/ FOOD HALL

Celebrate and promote local food culture

WOODLAWN SPORTS COMPLEX

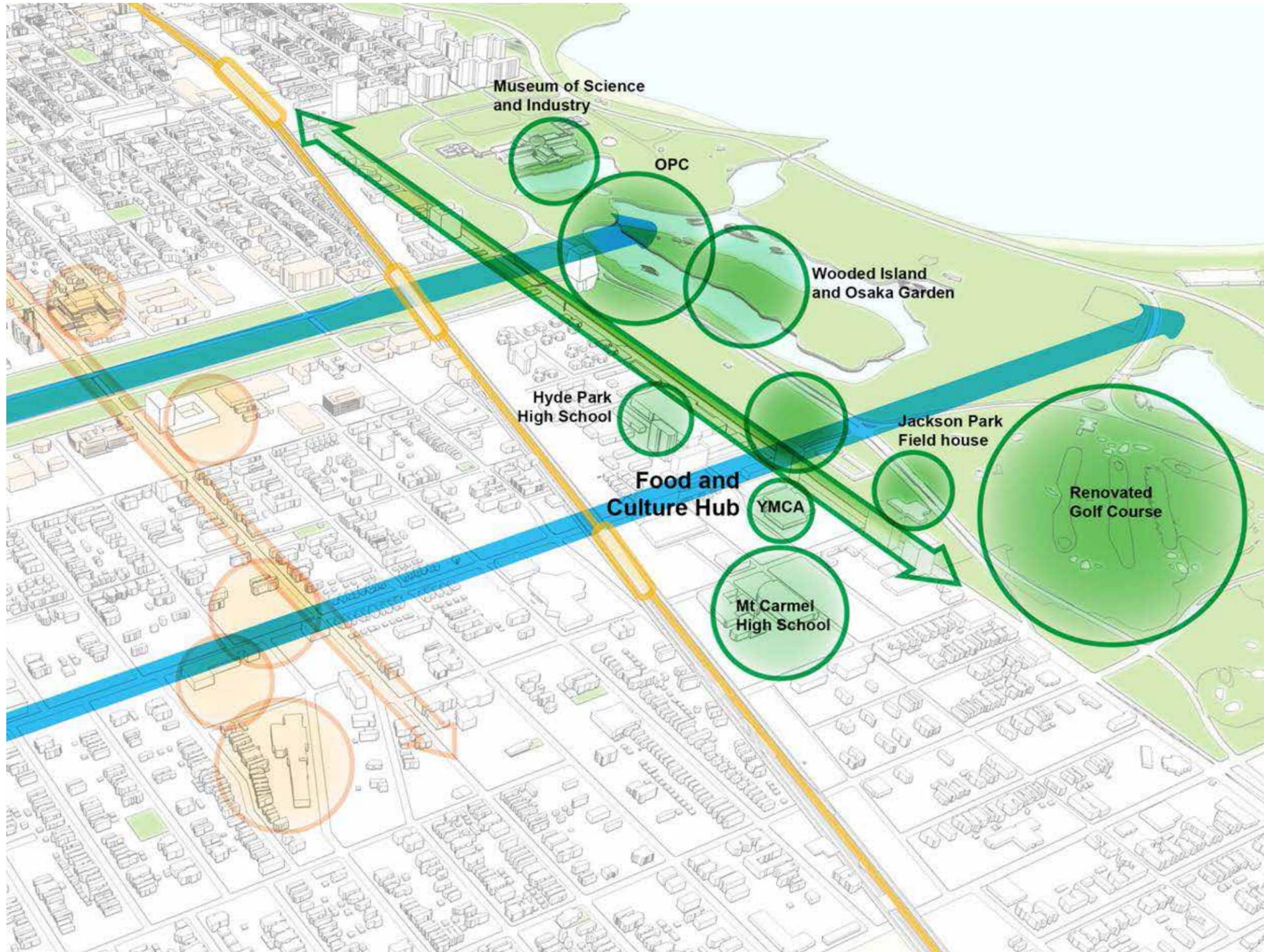
Building on the momentum of Metro Squash, a revenue producing, socially minded sports complex would work well in Woodlawn. All day tournaments and events would pull many people into the neighborhood to eat and shop there.

LEARN TO BIKE COURSE

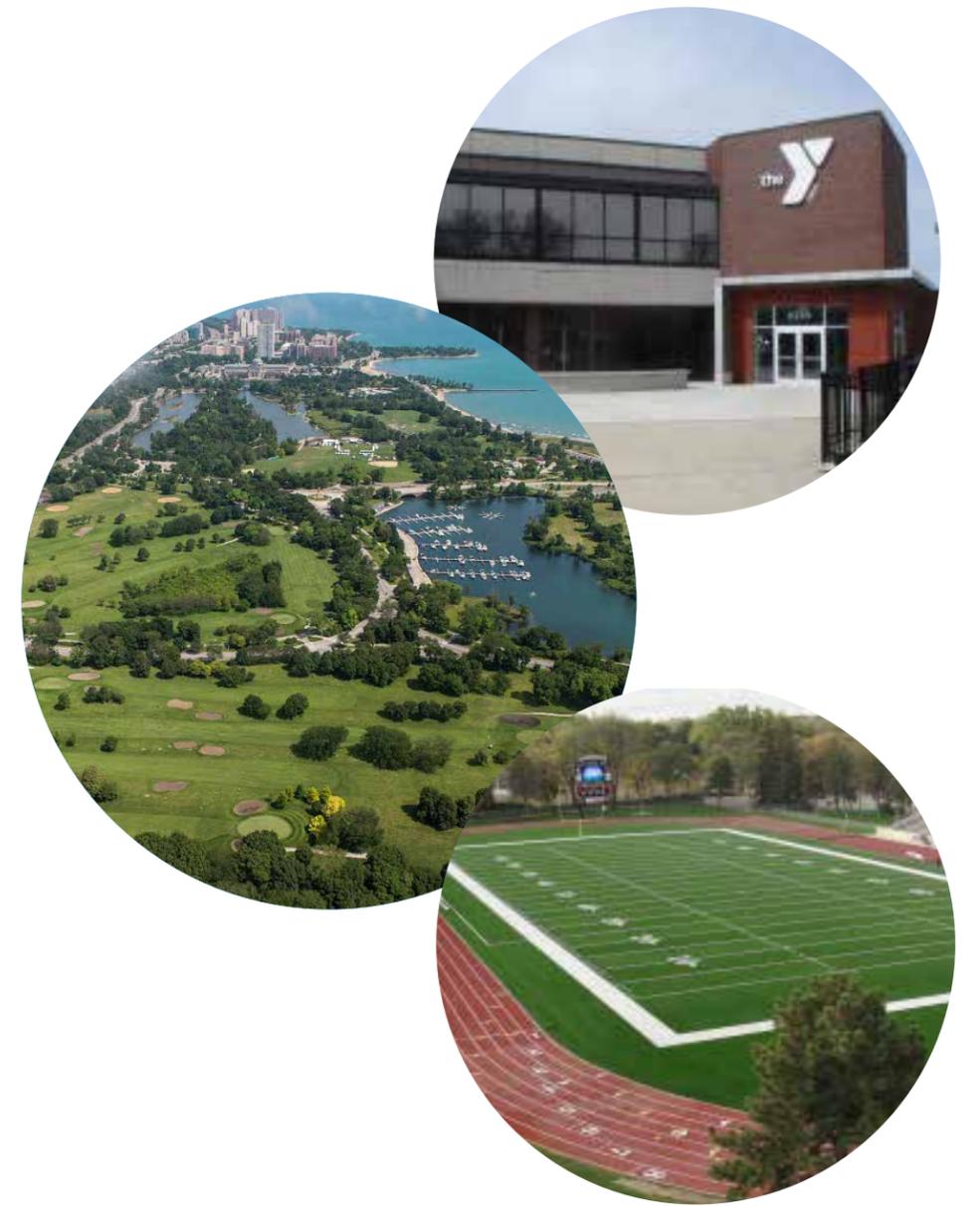
Learning to ride a bike is hard in the city and this could be a special place for families to give their children the space to learn.

Blackstone Bicycle Works, a local business, could be a partner.

ENHANCE WOODLAWN AS A DESTINATION



CONNECT RECREATION AND OPEN SPACE NETWORK



ENHANCE WOODLAWN AS A DESTINATION

# IMPROVE TRANSIT AND MOBILITY



MIDWAY AIRPORT

63RD STREET BRT CORRIDOR

63RD ST. STATION

KING DRIVE STATION

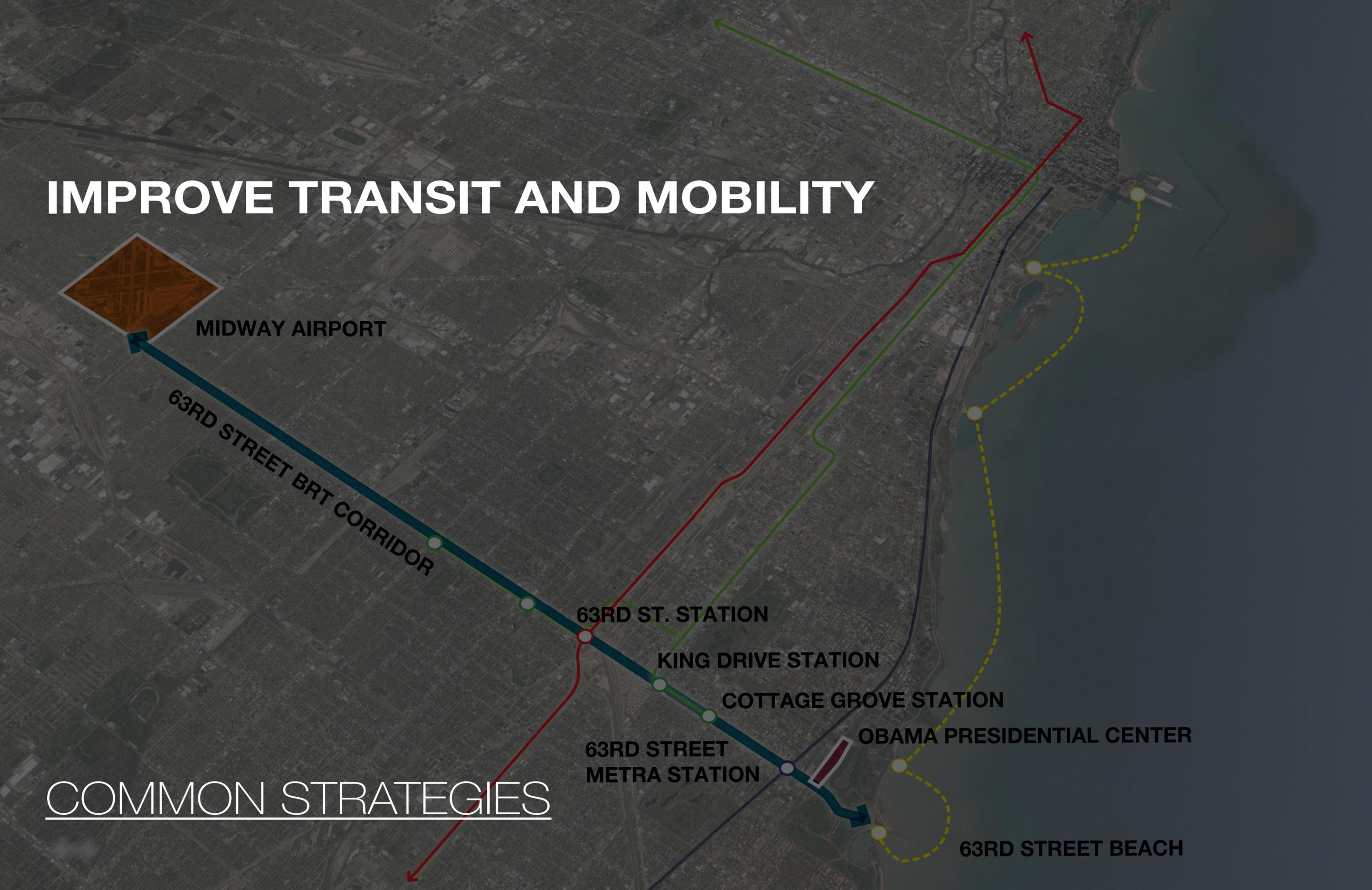
COTTAGE GROVE STATION

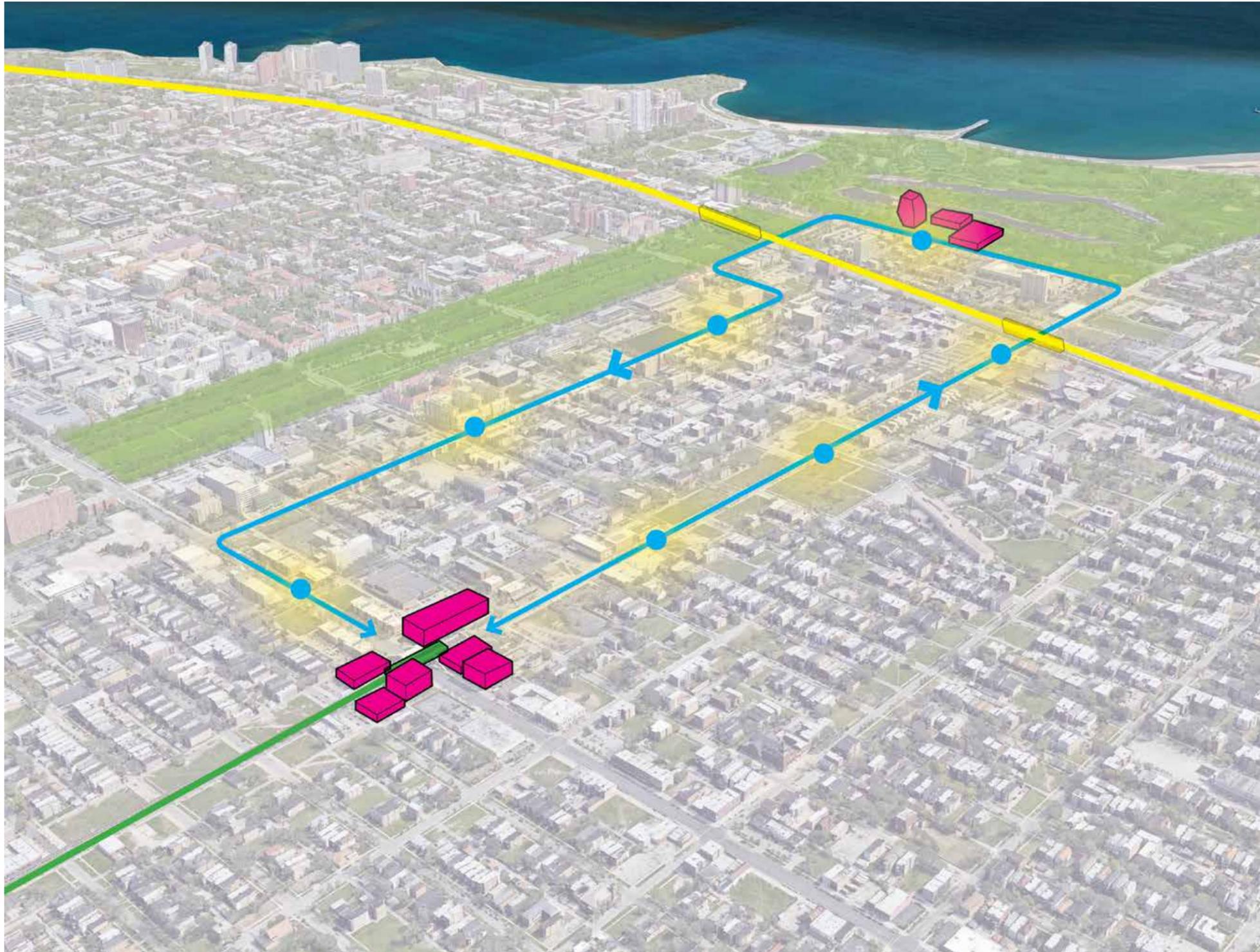
63RD STREET METRA STATION

OBAMA PRESIDENTIAL CENTER

63RD STREET BEACH

COMMON STRATEGIES





## A LOOP BUS ROUTE

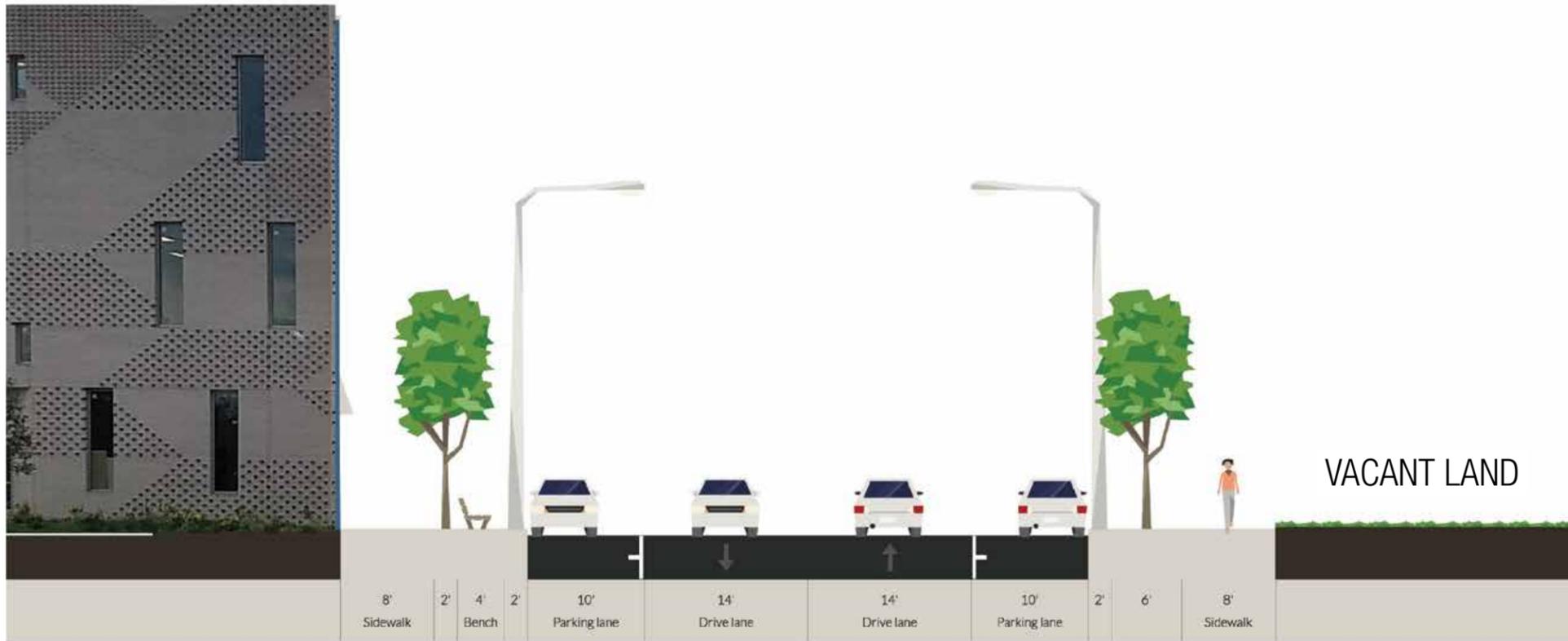
Creation of a bus loop connecting Cottage Grove Green Line, the Metra, and the OPC.

A free loop around the Woodlawn neighborhood would be an incentive for easy hop on and hop off trips. The Navy Pier trolley is a successful initiative that could be modelled.



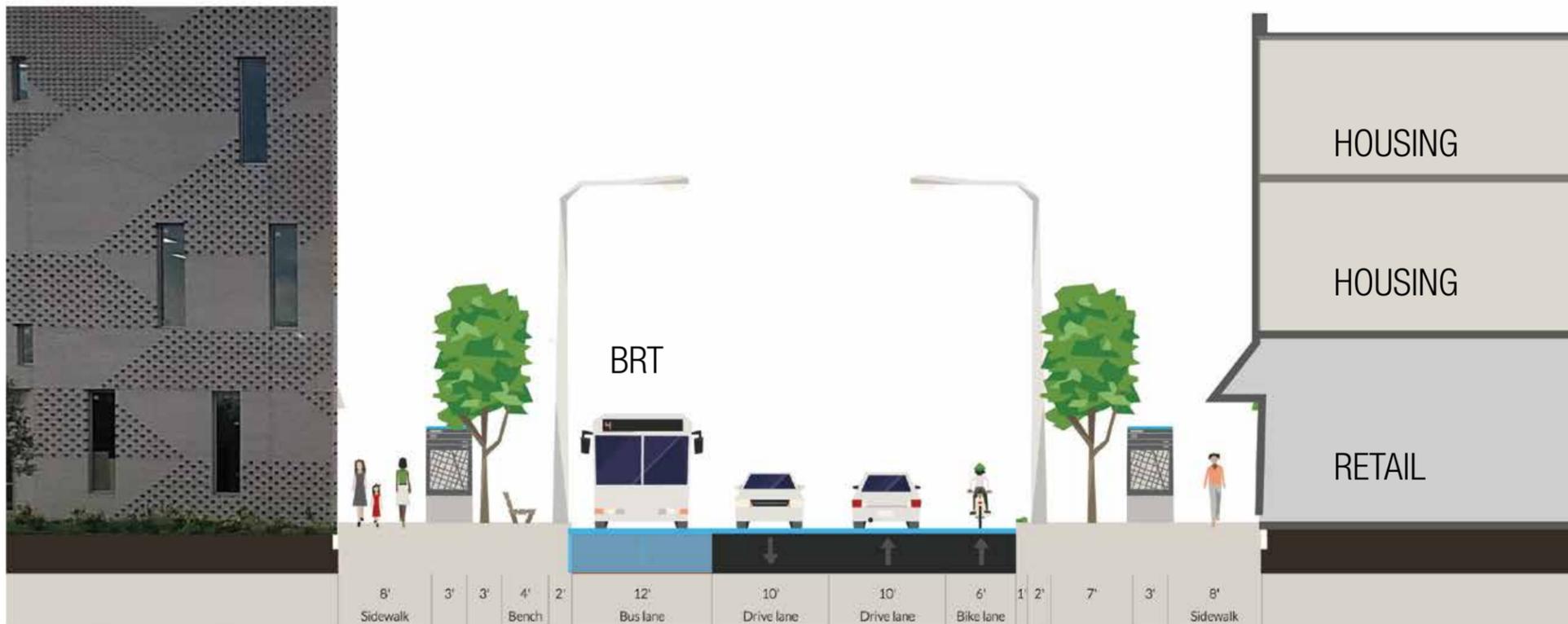
DC CIRCULATOR

# IMPROVE TRANSIT AND MOBILITY



EXISTING- 63RD STREET

- Wide traffic lanes
- Vacant city owned lots



PROPOSED- 63RD STREET

- Complete street
- Dedicated lane for BRT/bus loop
- Mixed use development

IMPROVE TRANSIT AND MOBILITY



BRT  
BUS RAPID  
TRANSIT

WAYFINDING/  
GRAPHIC  
IDENTITY

MIXED USE INFILL

SHARED  
RECREATION

63RD STREET  
PATTERNED STREETScape

BIKE LANE

WATER INFRASTRUCTURE  
AT STREETScape

# IMPROVE TRANSIT AND MOBILITY

# CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT

Rubenstein Forum

Tech/Business Incubation Hub

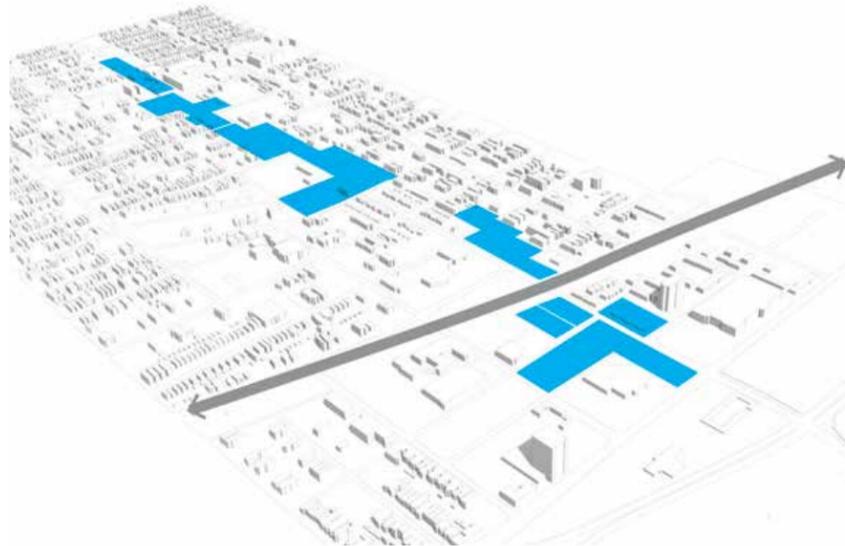
UChicago Charter School

Wadsworth School Building

COMMON STRATEGIES

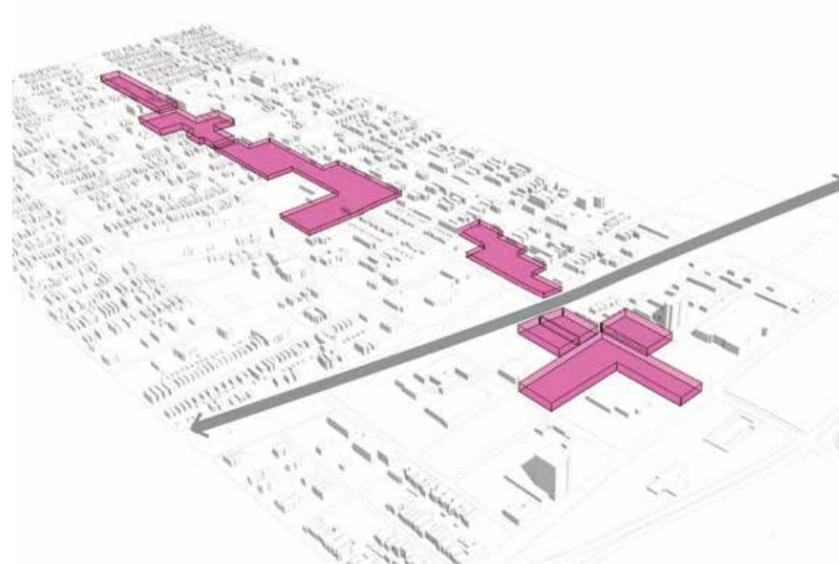


## STEP 1: CREATE REDEVELOPMENT AGREEMENT WITH CITY



- Create Social Benefit Corporation - led by board of directors from community
- Enter into a redevelopment agreement with the City
- City to assemble vacant land (1.1 million sf) and donate to the Corporation

## STEP 2: CREATE ADDITIONAL VALUE



- Change zoning from low density residential to higher density mixed use
- Increase zoning to add 2.1 million sf of buildable area, doubling value of land
- Corporation owns the upside from increased value of zoning change

## STEP 3: INFRASTRUCTURE IMPROVEMENTS & FINANCE



- Create strategic partnerships with local institutions to invest in business incubator and private developers to build on corporation owned land
- Use leverage from consolidated land to control and prioritize desired development

# CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT

## STEP 4: CREATE STRATEGIC PARTNERSHIPS



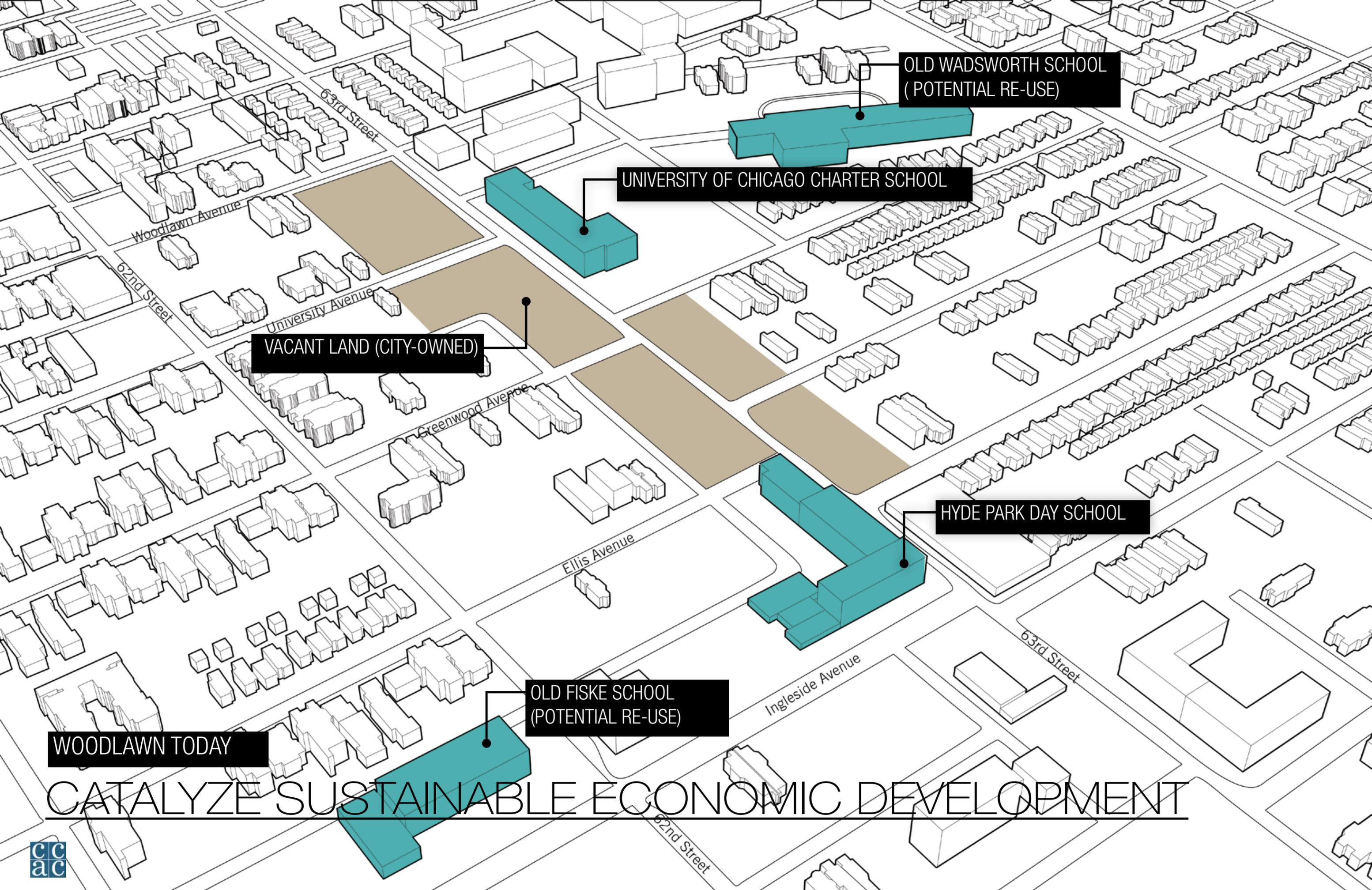
- Create strategic partnerships with local institutions to invest in business incubator and private developers to build on corporation owned land
- Use leverage from consolidated land to control and prioritize desired development

## STEP 5: ENCOURAGE LOCAL DEVELOPMENT



- Use added value from Phase 1 (incubator) and money generated from private development to finance further growth
- Increased land values / activity in the area encourages future private development
- Key infill: childcare, theater, hotel, walgreens/cvs, walk-in health clinic, local restaurants, retail (clothing, hardware, etc.)

# CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT



OLD WADSWORTH SCHOOL  
(POTENTIAL RE-USE)

UNIVERSITY OF CHICAGO CHARTER SCHOOL

VACANT LAND (CITY-OWNED)

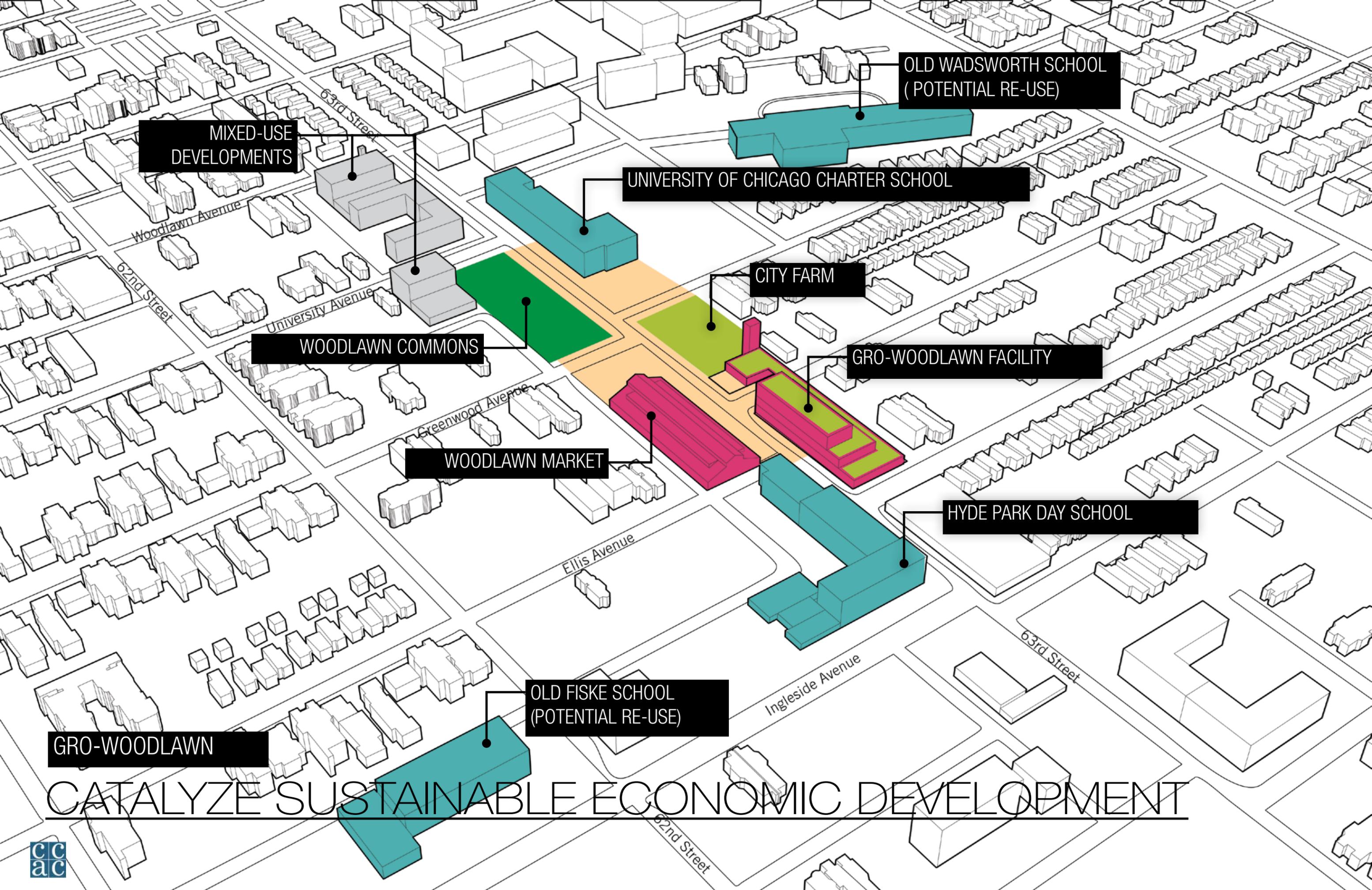
HYDE PARK DAY SCHOOL

OLD FISKE SCHOOL  
(POTENTIAL RE-USE)

WOODLAWN TODAY

CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT





OLD WADSWORTH SCHOOL  
(POTENTIAL RE-USE)

MIXED-USE  
DEVELOPMENTS

UNIVERSITY OF CHICAGO CHARTER SCHOOL

CITY FARM

WOODLAWN COMMONS

GRO-WOODLAWN FACILITY

WOODLAWN MARKET

HYDE PARK DAY SCHOOL

OLD FISKE SCHOOL  
(POTENTIAL RE-USE)

GRO-WOODLAWN

# CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT





MARKET



COOK



EDUCATE



LIVE



RESEARCH



GROW

CATALYZE SUSTAINABLE ECONOMIC DEVELOPMENT

# ENGAGE THE COMMUNITY



# COMMON STRATEGIES



# A THREE-PRONGED APPROACH

BRING OBAMA CENTER VISITORS INTO WOODLAWN



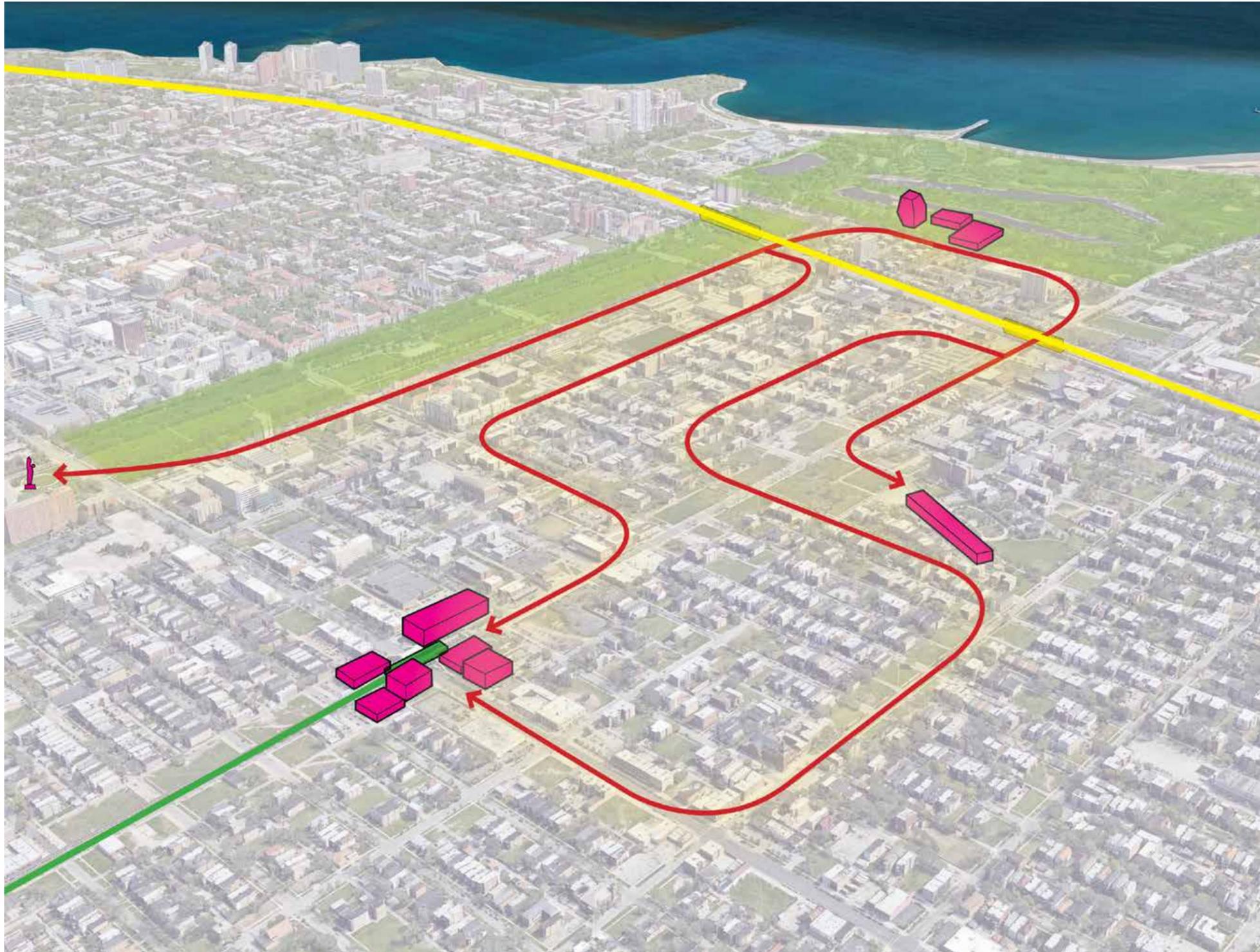
ATTRACT CHICAGOANS TO WOODLAWN



SUSTAIN AND GROW WOODLAWN RESIDENCY



ENGAGE THE COMMUNITY



## PEDICAB TOURS

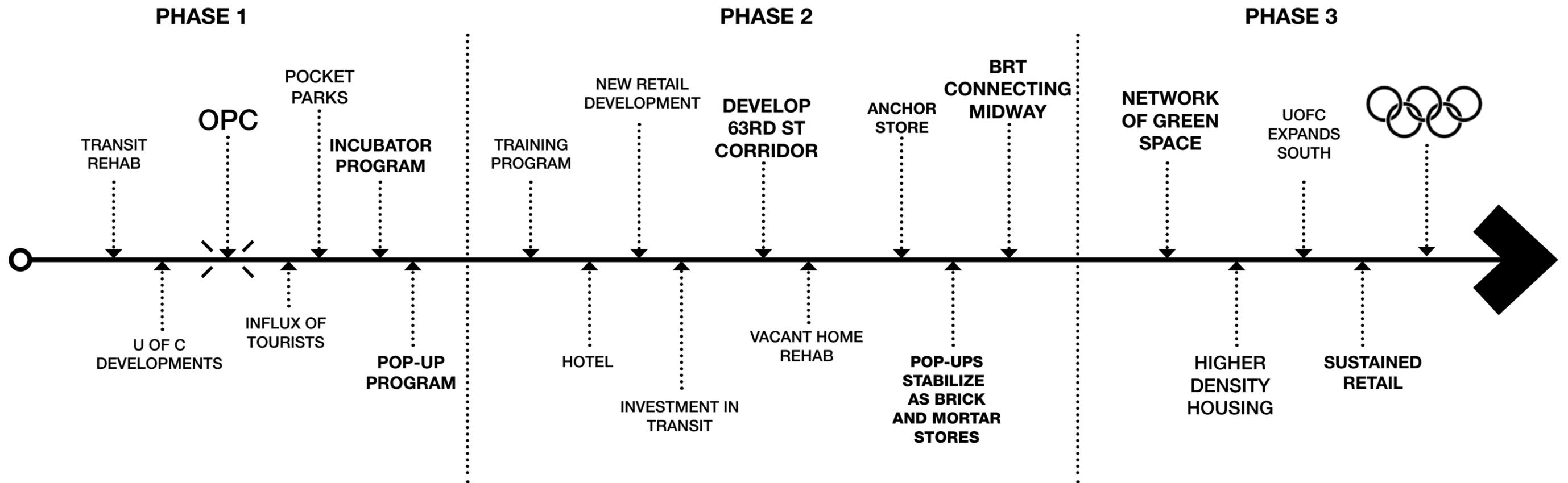
Encourage OPC visitors to explore the neighborhood.

Local residents could lead tours and provide a community-created map of the area. Tours would tap into local expertise pride, as well as the community's love of bikes.



COASTER PEDICAB

# ENGAGE THE COMMUNITY



INCUBATOR/POP-UP



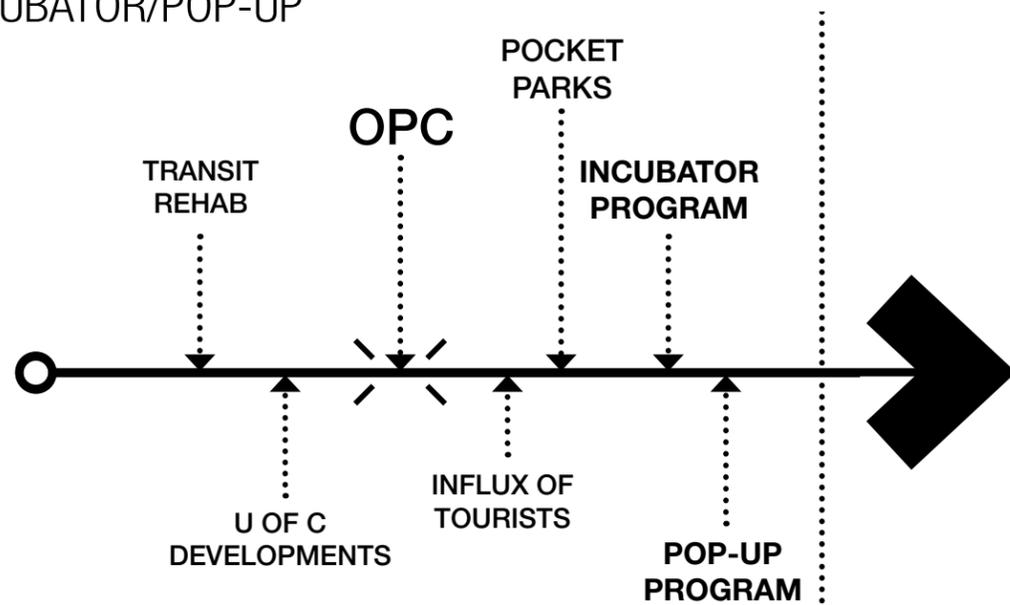
ESTABLISHED 'PLACE'



THRIVING COMMUNITY

# ENGAGE THE COMMUNITY

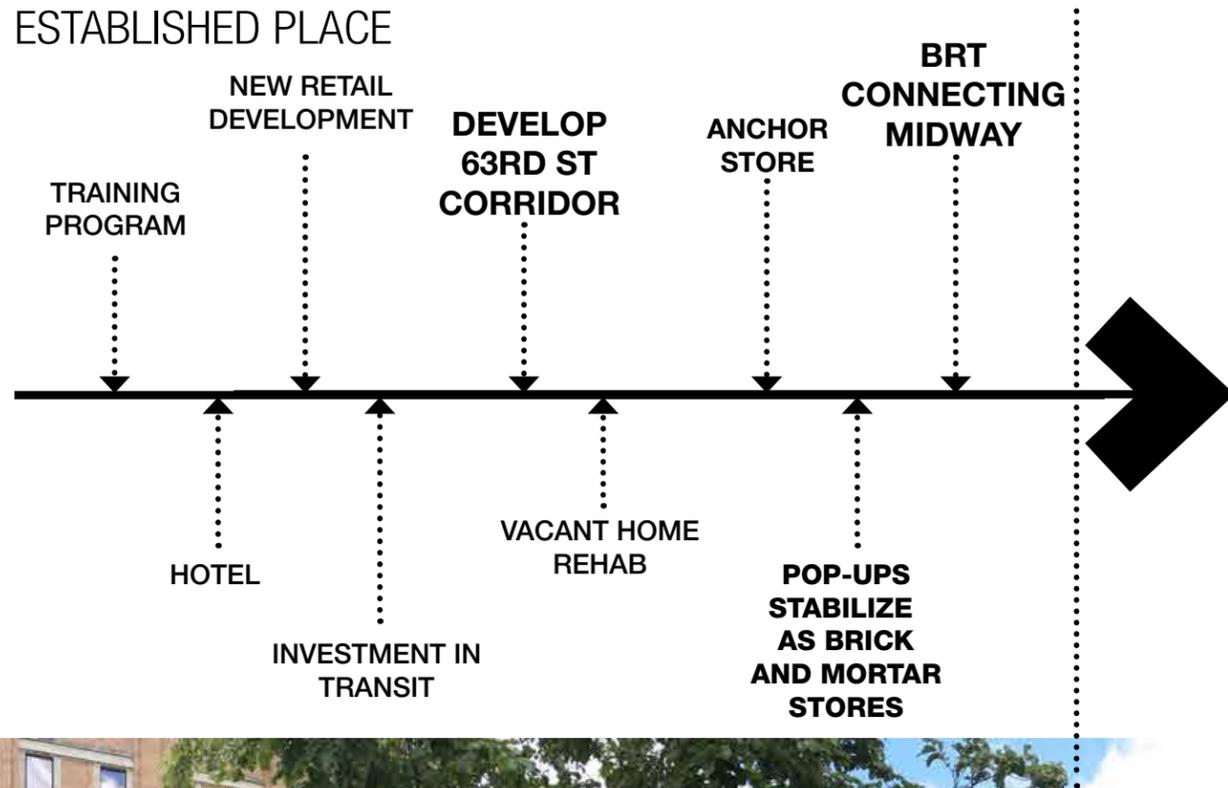
# PHASE ONE INCUBATOR/POP-UP



# ENGAGE THE COMMUNITY

# PHASE TWO

ESTABLISHED PLACE



GENERATE ECONOMIC DEVELOPMENT THROUGH SMALL, LOCAL, COMMUNITY FOCUSED COMMERCE AND RESIDENTIAL DEVELOPMENT.



# ENGAGE THE COMMUNITY



**GRO-WOODLAWN**

**63<sup>RD</sup> ST CORRIDOR**

**REPOWER 63<sup>RD</sup>**

**EXPERIENCE WOODLAWN** *PEOPLE'S CHOICE WINNER*

**RESTITCHING WOODLAWN**

5 UNIQUE PROPOSALS

# GRO-WOODLAWN

Ann Erskine, Perkins + Will

Andrew Broderick, Perkins + Will

Lance Dorn, SB Friedman

Michael Skowlund, Omni Ecosystems

Nick Petty, Omni Ecosystems



CREATE TRUE ECONOMIC DEVELOPMENT THROUGH **WORKFORCE TRAINING, JOBS, AND EXPORTS** IN BOTH FOOD PRODUCTION AND ADVANCED CONSTRUCTION MATERIAL INDUSTRIES WHILE ANCHORING 63RD STREET REVITALIZATION.

# VISION FOR A CONNECTED 63RD STREET CORRIDOR

Drakia Wilkins, LendLease

Han Wang, Skidmore, Owings & Merrill

Jonny Noble, Forum Studio

LeeAnn Tomas-Foster, Arcadis

IN ORDER FOR THE OBAMA PRESIDENTIAL CENTER TO HAVE SUCCESS THAT EXTENDS BEYOND ITS CAMPUS, IT IS IMPORTANT THAT IT CULTIVATE A **SENSE OF “PLACE”** FOR RESIDENTS AND ALL WHO VISIT. THE VISION BEHIND THIS DEVELOPMENT IS **“CONNECTIVITY”** OF THE WOODLAWN RESIDENTS TO ITS ADJACENT NEIGHBORHOODS, THE GREATER CHICAGO CITY AND THE VISITING WORLD. THE COTTAGE GROVE AND WOODLAWN CORRIDORS SHOULD BE THOUGHT OF AS CONTINUATIONS OF THE OBAMA CENTER, AND DESTINATIONS THAT ARE SYNONYMOUS WITH ENTERTAINMENT AND LEISURE.

# REPOWER 63RD

Kerrie Mistry, Lothan Van Hook DeStefano Architecture

Emma Xue, Skidmore, Owings & Merrill

Brandon Hummell, Hummell Law Offices

Todd Meyer, Forum Studio



PROMOTE 63RD STREET AS A DESTINATION BY CREATING A **UNIFIED STREETSCAPE** WITH **COMMUNITY NODES** TO FOSTER SOCIAL INTERACTION AND PLACEMAKING.

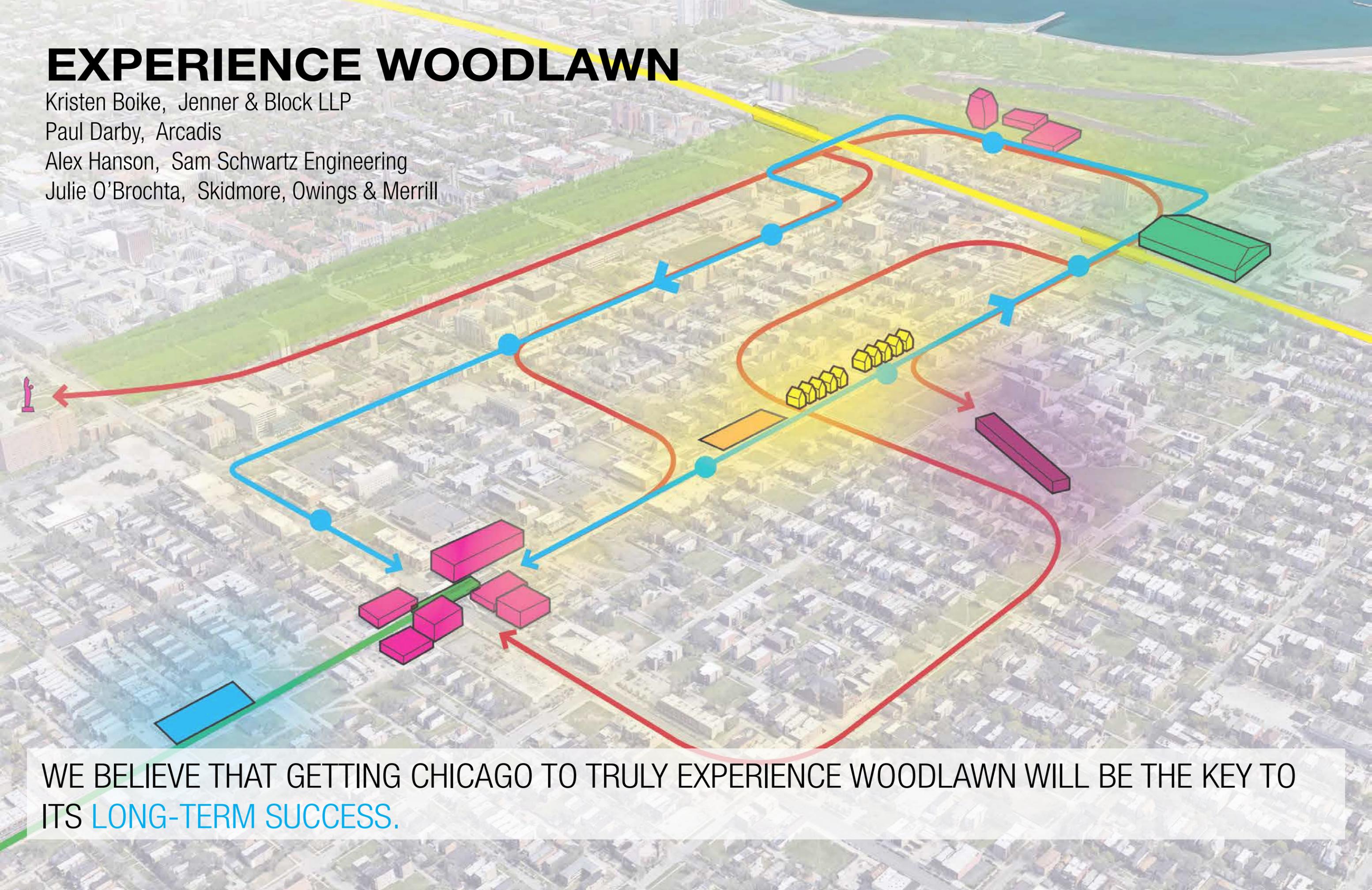
# EXPERIENCE WOODLAWN

Kristen Boike, Jenner & Block LLP

Paul Darby, Arcadis

Alex Hanson, Sam Schwartz Engineering

Julie O'Brochta, Skidmore, Owings & Merrill



WE BELIEVE THAT GETTING CHICAGO TO TRULY EXPERIENCE WOODLAWN WILL BE THE KEY TO ITS **LONG-TERM SUCCESS.**

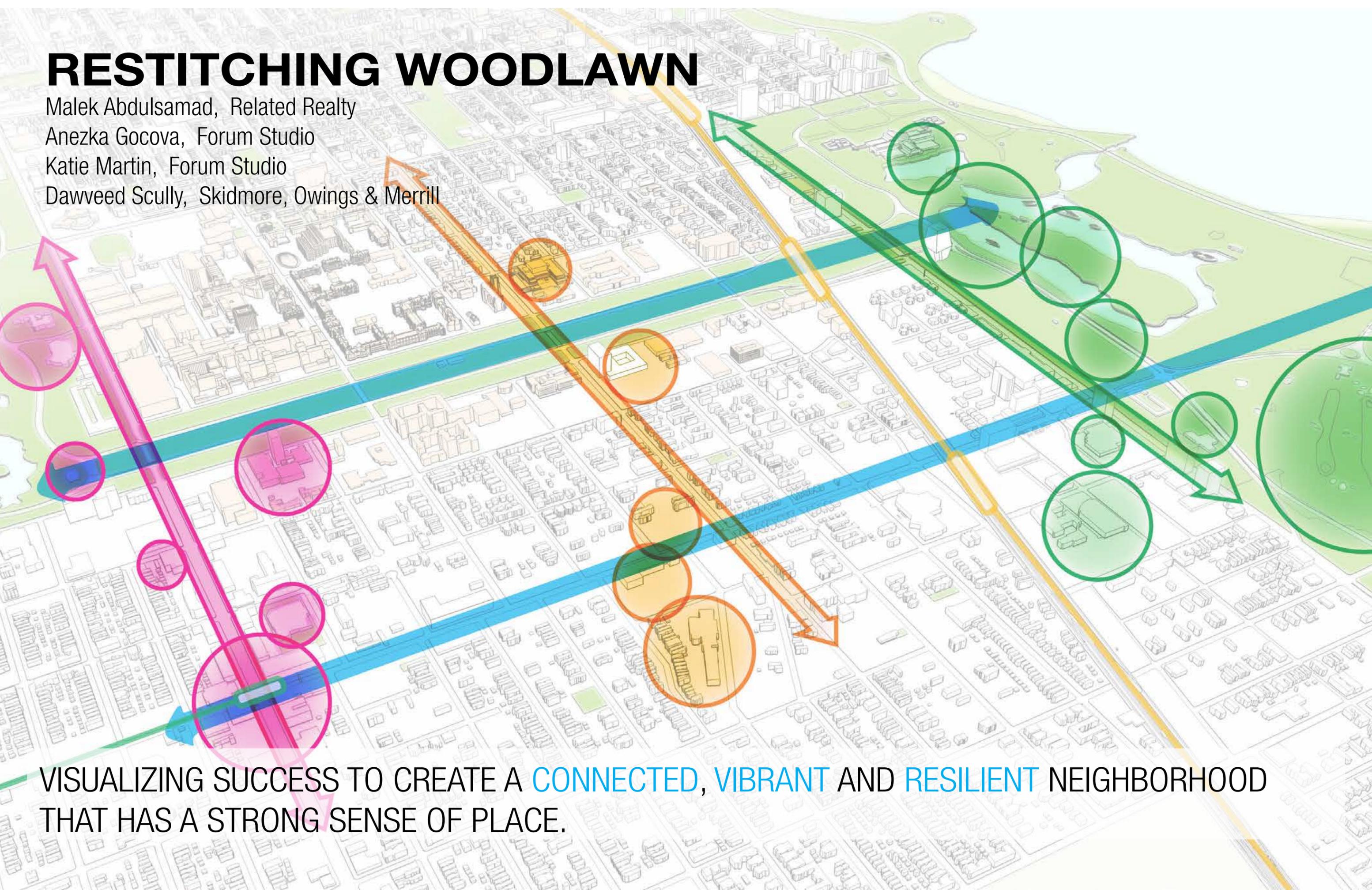
# RESTITCHING WOODLAWN

Malek Abdulsamad, Related Realty

Anezka Gocova, Forum Studio

Katie Martin, Forum Studio

Dawveed Scully, Skidmore, Owings & Merrill



VISUALIZING SUCCESS TO CREATE A **CONNECTED, VIBRANT AND RESILIENT** NEIGHBORHOOD THAT HAS A STRONG SENSE OF PLACE.

# CHICAGO CENTRAL AREA COMMITTEE SPRINT

## THANK YOU

### PARTICIPATING FIRMS

ARCADIS  
FORUM STUDIO  
HUMMEL LAW OFFICES  
JENNER & BLOCK LLP  
LENDLEASE  
LOTHAN VAN HOOK DESTEFANO ARCHITECTURE  
OMNI ECOSYSTEMS  
PERKINS+WILL  
RELATED REALTY  
SAM SCHWARTZ ENGINEERING  
SB FRIEDMAN  
SKIDMORE, OWINGS & MERRILL

### SPRINT ORGANIZING COMMITTEE

KELLY O'BRIEN - CCAC  
SHALORA JASPER - CCAC  
ANDREW MODDRELL - PORT  
TYLER MEYR - FORUM STUDIO  
MALEK ABDULSAMAD - RELATED REALTY  
ANDREW BRODERICK - PERKINS + WILL  
AARON SPIERING - JGMA  
WILL PRESS - JOHN BUCK  
BRANDON HUMMEL - HUMMEL LAW OFFICES  
NATNAEL MOGES - LOYOLA

# CHICAGO CENTRAL AREA COMMITTEE SPRINT

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## THANK YOU

OBAMA FOUNDATION

WOODLAWN, WASHINGTON PARK, SOUTH SHORE ECON. DEV. ORG.

CDOT

CTA

RTA

METRA ELECTRIC

CHICAGO SKYWAY

SOUTH EAST CHICAGO COMMISSION (SECC)

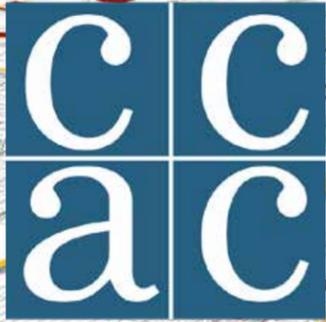
CHICAGO COMMUNITY TRUST

BYRNES & WALSH

DELACY CONSULTING

BRYAN CAVE

FORUM STUDIO



# 2017 SPRINT

The Central Area to  
Jackson Park

