



# CONTEXT



DuSable Museum, Washington Park



Bud Biliken Day Parade



Supreme Life Insurance Building, 3501 S King Dr



Frederick C. Robie House, 5757 S Woodlawn Ave



Crown Hall, IIT Campus

## BRONZEVILLE / SOUTH LAKEFRONT HISTORY AND COMMUNITY ASSETS

The seven community areas of the Bronzeville / South Lakefront Planning Area developed in a similar fashion, all beginning as upscale residential neighborhoods. Douglas, Oakland, and Grand Boulevard began as affluent areas for the city's elite, swelled in population during the Great Migration of African Americans in the first half of the 20th century, and later came to possess dense concentrations of Chicago Housing Authority (CHA) public housing.

Kenwood and Hyde Park also were initially developed for the wealthy and were greatly affected by the Columbian Exposition and the founding of the University of Chicago in the 1890s. While both experienced rapid change in the 1940s and 1950s, the area has enjoyed a rebirth over the past two decades as middle-class families and residents tied to the University have returned.

Washington Park and Woodlawn also originated as upper-middle-class enclaves which evolved to accommodate families with lower incomes.

Today, the Bronzeville / South Lakefront Planning Area is home to a population that is seeking to celebrate and preserve its rich history while working to recover from decades of economic disinvestment. Relations with the University of Chicago are improving, and development interest and activity is increasing in the area. The Obama Presidential Library is proposed to be built in a park near the President's home in Kenwood (location TBD).

The Douglas, Oakland, and Grand Boulevard Community Areas are home to the Illinois Institute of Technology (IIT) and the center of historic Bronzeville. They are served by seven CTA and two Metra stations. Burnham, Dunbar and Ellis parks offer public open space, and residents are served by the Chicago Bee and Hall libraries. There are twelve health service providers, the largest being Mercy Hospital. Leadership for the area is provided by a number of business and resident organizations, such as the Near South Planning Board, Quad Communities Development Corporation, and others.

The Kenwood and Hyde Park Community Areas are home to the University of Chicago, the Museum of Science and Industry, and the DuSable Museum. They are served by several CTA express bus routes and four Metra stations. Burnham and Jackson Parks and the Midway Plaisance offer public open

space, and residents are served by the Blackstone library. There are seven health service providers, including the University of Chicago Medical Campus. Leadership for the area is provided by a number of business and resident organizations, such as the Hyde Park Chamber of Commerce, the South East Chicago Commission and others.















The Washington Park and Woodlawn Community Areas are located in the western and southern portion of the Planning Area. They are served by six CTA and two Metra stations. Washington and Jackson Parks offer public open space, and residents are served by the Bessie Coleman library. Washington Park is also home to an Arts Incubator. There are four health service providers, including La Rabida. Leadership for the area is provided by numerous community organizations.

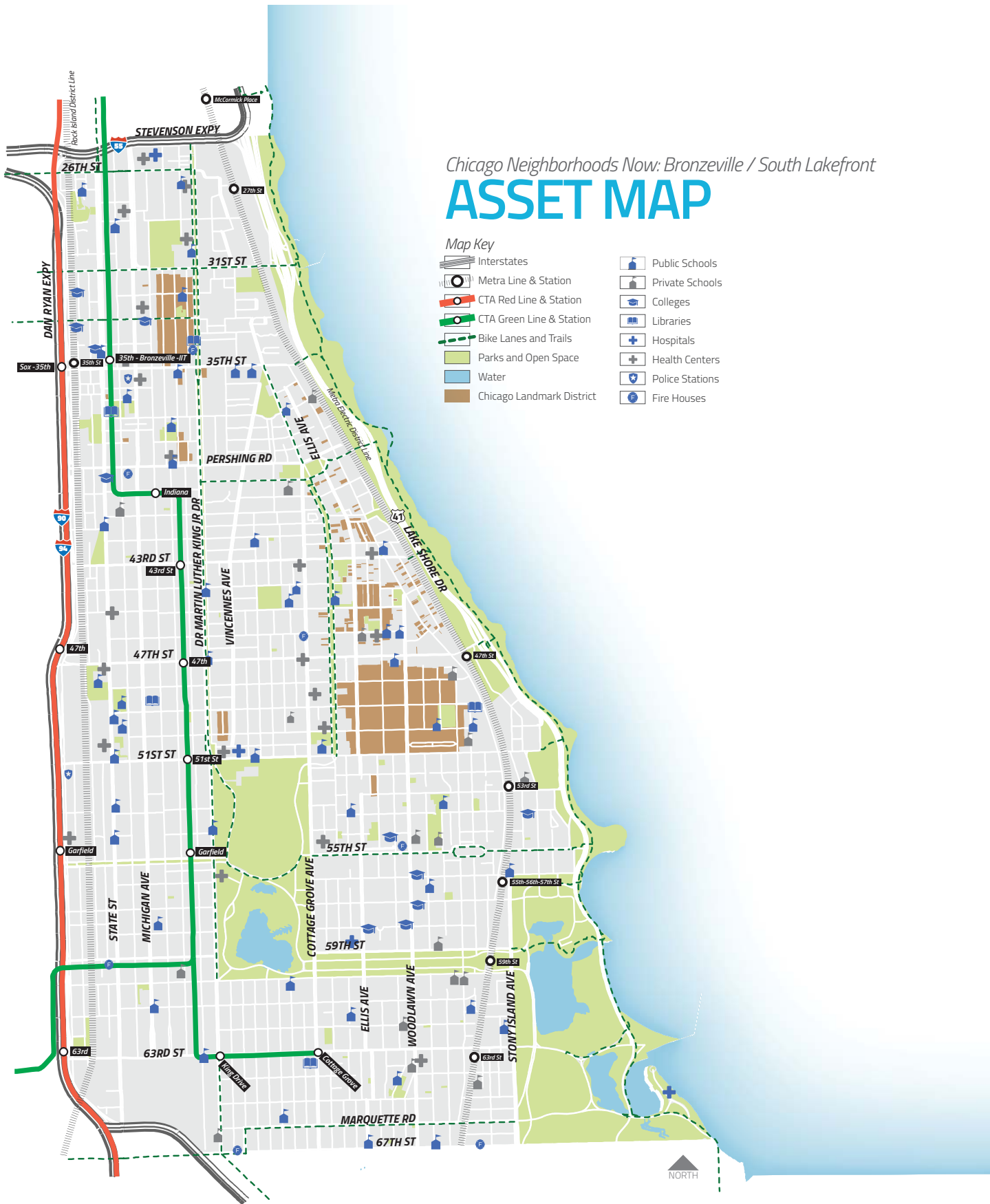
The Bronzeville / South Lakefront Planning Area also includes very small portions of the Near South Side, Armour Square, Fuller Park, Englewood, and Greater Grand Crossing Community Areas, but the history and future investments in these areas will be documented in other action plans: Near South Side in the Central Planning Area Action Plan, Armour Square and Fuller Park in the Stockyards Action Plan, Englewood in the South Side Action Plan, and Greater Grand Crossing in the Stony Island Action Plan.

Chicago Neighborhoods Now: Bronzeville / South Lakefront

# ASSET MAP

Map Key

-  Interstates
-  Metra Line & Station
-  CTA Red Line & Station
-  CTA Green Line & Station
-  Bike Lanes and Trails
-  Parks and Open Space
-  Water
-  Chicago Landmark District
-  Public Schools
-  Private Schools
-  Colleges
-  Libraries
-  Hospitals
-  Health Centers
-  Police Stations
-  Fire Houses

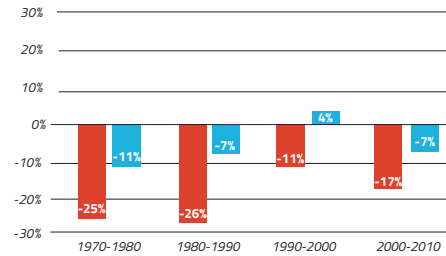


The population of the Bronzeville / South Lakefront Planning Area has fallen by 59% since 1970, compared to 20% for Chicago overall. Three-quarters of area residents are African-American, 15% are White, 6% are Asian, and 3% are Hispanic or Latino. Over one-third of the households in the Bronzeville / South Lakefront Planning Area earn more than \$50,000 per year.

The unemployment rate was far higher here than in the city overall in 2012 (the latest year for which Planning Area-level data is available): 18.8% vs. 12.9% citywide. Unemployment has dropped significantly since then, and this data will be updated in future iterations of this Action Plan.

# DEMOGRAPHICS

Rate of Population Change (Percent)  
1970 to 2010

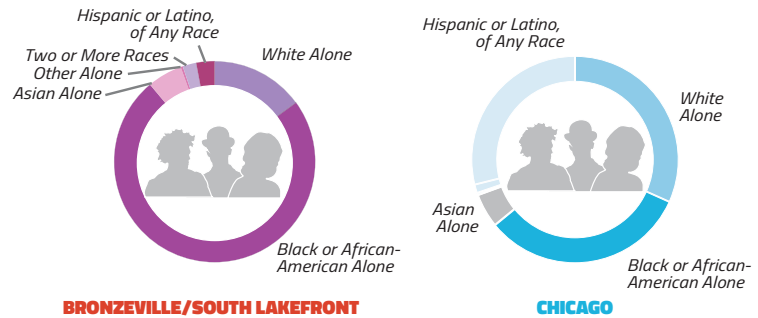


Source: US2010 Project at Brown University, Longitudinal Tract Data Base (LTDB), Full data for 1970-2010.

Total Population  
1970 to 2010

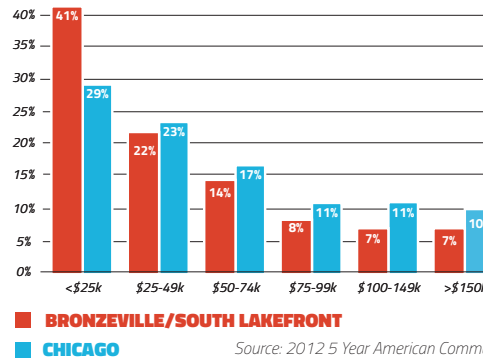
	BRONZEVILLE/ SOUTH LAKEFRONT	CHICAGO
1970	309,167	3,376,152
1980	230,346	3,004,435
1990	171,085	2,783,572
2000	152,749	2,895,521
2010	127,307	2,695,249

Race and Ethnicity  
2010



Source: 2010 Decennial Census, SF1, Table DP-1 - Profile of General Population and Housing Characteristics: 2010.

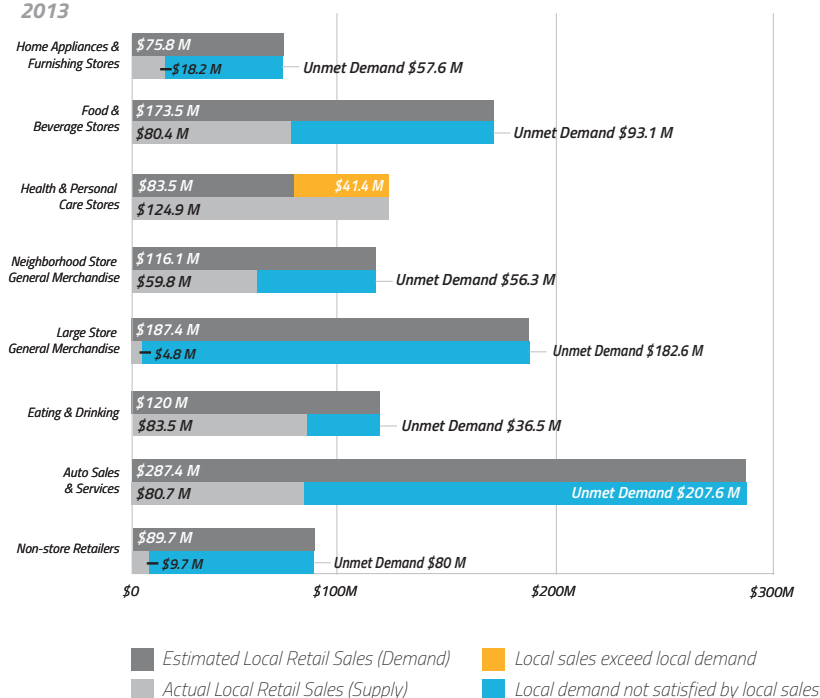
Household Income  
2012



Source: 2012 5 Year American Community Survey, Table B19001 - Household Income in the Past 12 Months (in 2012 inflation-adjusted dollars).

# COMMERCIAL

## Retail Gap Analysis 2013



Estimated Local Retail Sales (Demand)
  Local sales exceed local demand  
 Actual Local Retail Sales (Supply)
  Local demand not satisfied by local sales

Source: 2013 City of Chicago Citywide Retail Market Analysis of Esri Business data.

According to a study commissioned by the City in 2013, which analyzed the resident buying power and actual retail sales within each of the 16 Planning Areas, the retailers operating in the Bronzeville / South Lakefront Planning Area generate lower sales volume in nearly every category than the neighborhood residents would be expected to buy. This suggests that many Bronzeville / South Lakefront Planning Area residents leave the area to shop. And they do: anecdotal evidence suggests that residents often travel to downtown or the South Loop where the retail offerings are, at least in some cases, more attractive. There may be a significant opportunity to recapture some of that spending that is leaking out of the Planning Area into the surrounding areas, which will be the subject of further study and discussion.

Vacancy rates in the Bronzeville / South Lakefront Planning Area are the lowest in the city for office space and close to the city average for retail, but the small amount of industrial land in the area was nearly one-third vacant between 2005 and 2013. The 4% vacancy rate for the 2.4 million square feet of office space in the Bronzeville / South Lakefront Planning Area suggests one of the tightest markets among the 16 Planning Areas. While the amount of office space increased by 11% between 2005 and 2013, the vacancy rate continued to fall during that same period, suggesting an increasing demand. Similarly, the amount of retail space increased by 3% while vacancies decreased, resulting in a net increase of over 100,000 sf of occupied retail space.

## Total Vacant Rentable Commercial Building Area (Percent) by Use 4Q 2013

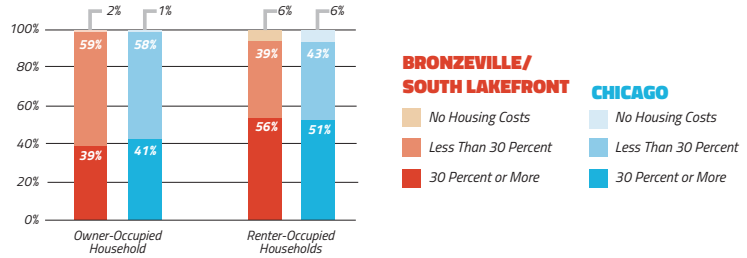
Building Type	Period	Total Rentable Building Area (sf)	Total Vacant Rentable Building Area (sf)	Total Vacant Rentable Building Area (%)	Chicago Total Vacant Rentable Building Area (%)
Industrial/ Flex	4Q 2013	1,383,419	425,083	31%	10%
	4Q 2005	1,500,102	174,083	12%	10%
Office	4Q 2013	2,450,319	100,180	4%	13%
	4Q 2005	2,045,001	167,277	8%	14%
Retail	4Q 2013	3,455,609	260,749	8%	7%
	4Q 2006	3,343,375	365,231	11%	8%

Source: Institute of Housing Studies at DePaul University Analysis of CoStar data.

# HOUSING

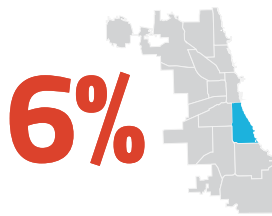
In the Bronzeville / South Lakefront Planning Area, 61% of owner-occupants and 45% of renters live in housing that is affordable for those residents (defined as households devoting less than 30% of income to housing expenses), both of which are close to the citywide average. The Bronzeville / South Lakefront Planning Area has a slightly higher proportion of vacant homes than its share of the city's housing stock would suggest, and considerably more homes that went through a foreclosure than the city average.

## Housing Costs as a Percentage of Household Income 2012

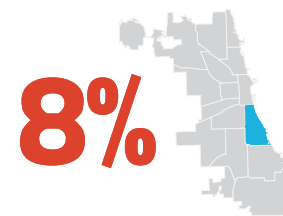


Source: 2012 5 Year American Survey, Table B25106 - Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months.

## Area's Share of Chicago Residential Addresses 4Q 2013

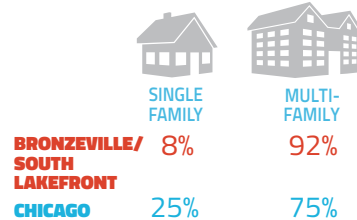


## Area's Share of Long-Term Vacant Chicago Addresses 4Q 2013



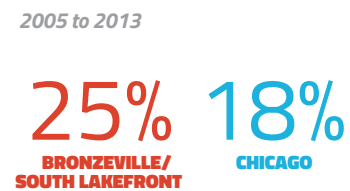
Source: Institute of Housing Studies at DePaul University Analysis of Data from HUD/USPS.

## Housing Composition 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Assessor.

## Share of Residential Parcels Impacted by Foreclosure 2005 to 2013



Source: Institute of Housing Studies at DePaul University Analysis of Data from Cook County Recorder of Deeds via Property Insight, Record Information Services, Cook County Assessor.

# OPEN SPACE & TRANSPORTATION

Most residents of the Bronzeville / South Lakefront Planning Area live very close to open space, and enjoy significantly more acreage per resident than the City's goal, which is 5 acres per 1,000 residents. Acres of open space per 1,000 residents per community area is as follows: 2.3 acres in Grand Boulevard, 7 acres in Kenwood, 7.9 acres in Douglas, 10.7 acres in Hyde Park, 14.4 acres in Woodlawn, 21.8 acres in Oakland and 28.2 acres in Washington Park.

Over half of the residents in the Bronzeville / South Lakefront Planning Area live within a half-mile from a rail station, yet more workers drive alone to work than take public transportation.

Acres of Open Space per 1,000 Residents  
2010



Share of Population within 1/2 Mile of Open Space  
2010



Source: Institute for Housing Studies, DePaul's analysis of data obtained from the 2010 Decennial Census, SF1, Table P1 - Total Population; City of Chicago Data Portal Shapefiles of CPD Parks, FPDCC Forest Preserves, CPS Campus Parks, City of Chicago-identified wildlife habitat, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks. The universe of open space identified is limited to recreation space (either to enter or view) that is freely accessible to the public.

Share of Population within 1/2 Mile of Rail Transit  
2010



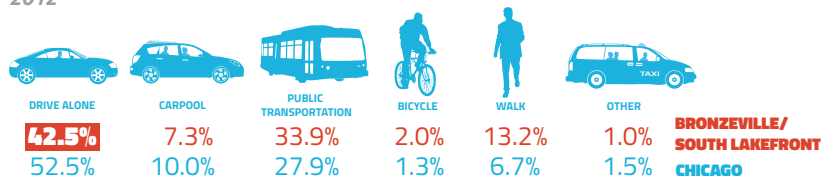
Source: 2010 Decennial Census, SF1, Table P-1 - Total Population; City of Chicago Data Portal Shapefiles of CTA Stations, Metra Stations, and City of Chicago Street Network; 2010 TIGER/Line Shapefiles of Cook County Census Blocks.

Average Distance to Work (Miles)  
2011



Source: Longitudinal Employer - Household Dynamics (LEHD) Origin-Destination Data; 2010 TIGER/Line Shapefiles of Census Blocks.

Method of Travel to Work for Employed Population Aged 16 Years or Older  
2012



Source: 2012 5 Year American Community Survey, Table B08006 - Sex of Workers by Means of Transportation to Work (only age data was used from this table).



31st St Marina



Engine Company 16 Firehouse, 53 E Pershing Rd



Shops and Lofts @ 47, 4700 S Cottage Grove Ave



Harper Court, 5235 S Harper Ct



Red Line South Reconstruction



The Grant, 6129 S Cottage Grove Ave

## BRONZEVILLE / SOUTH LAKEFRONT EXISTING LAND USE & RECENT INVESTMENTS

### CURRENT LAND USE

The Bronzeville / South Lakefront Planning Area contains more vacant land than the city average, which might lead to opportunities for infill investments, while less land is dedicated to industrial uses than elsewhere in the city. Commercial corridors include E Pershing Rd, E 43rd St, E 47th St, E 53rd St, E 63rd St, and S Cottage Grove Ave.

Land within the Bronzeville / South Lakefront Planning Area is dedicated to housing in equal proportion to the city as a whole. This Planning Area has a large proportion of land used for institutions due largely to the University of Chicago and IIT campuses and other educational users, while the area enjoys double the proportion of parkland compared to the city overall because of Washington and Jackson Parks.

### RECENT INVESTMENTS

In recent years several investments have improved the built environment in

the Bronzeville / South Lakefront Planning Area.

In the Douglas, Oakland and Grand Boulevard Community Areas:

- **31st Street Harbor** at E 31st St and the Lakefront. Completed in 2012 with slips for 1,000 boats, the area also includes an ADA-accessible playground and picnic area. Total project cost: \$103 million
- **Shops and Lofts @ 47** at 4700 S Cottage Grove Ave. Completed in 2014 this development of apartment homes includes a 41,000 sf Walmart Market, as well as easy access to public transportation. Total project cost: \$45.6 million
- **Engine Company 16 Firehouse** at 53 E Pershing Rd. The new, 19,725 sf firehouse, designed to decrease response times by integrating the latest technology, opened in Grand Boulevard in the fall of 2012. Total project cost: \$11 million

In the Kenwood and Hyde Park Community Areas:

- **Hyatt Place Hotel** at 5225 S Harper Ct. Opened in 2013, this 131-room hotel serves visitors to the neighborhood, the University of Chicago and the Medical Campus. Total project cost: \$28.6 million
- **Harper Court** at 5235 S Harper Ct. This 1.1 million sf development includes office and retail space and parking facilities. Total project cost: \$106.4 million

- **Chicago Innovation Exchange** at 1452 E. 53rd St. The University of Chicago's new hub supports business start-up activities by students and area entrepreneurs. Total project cost: \$8.5 million

In the Washington Park and Woodlawn Community Areas:

- **The Renaissance Collaborative Senior Housing** at 345 E 53rd St. This senior village features 70 high-quality rental apartments for residents who wish to age in place. Total project cost: \$23.8 million
- **The Grant at Woodlawn Park** at 6129 S Cottage Grove Ave. The 33-unit, mixed-income rental apartment building is the second phase of the Woodlawn Park redevelopment. Total project cost: \$13.4 million
- **Woodlawn Center South** at 6227 S Cottage Grove Ave. As part of the redevelopment of the former Grove Parc Plaza, the Woodlawn Center South provides 67 units of high-quality housing. Total project cost: \$20.9 million

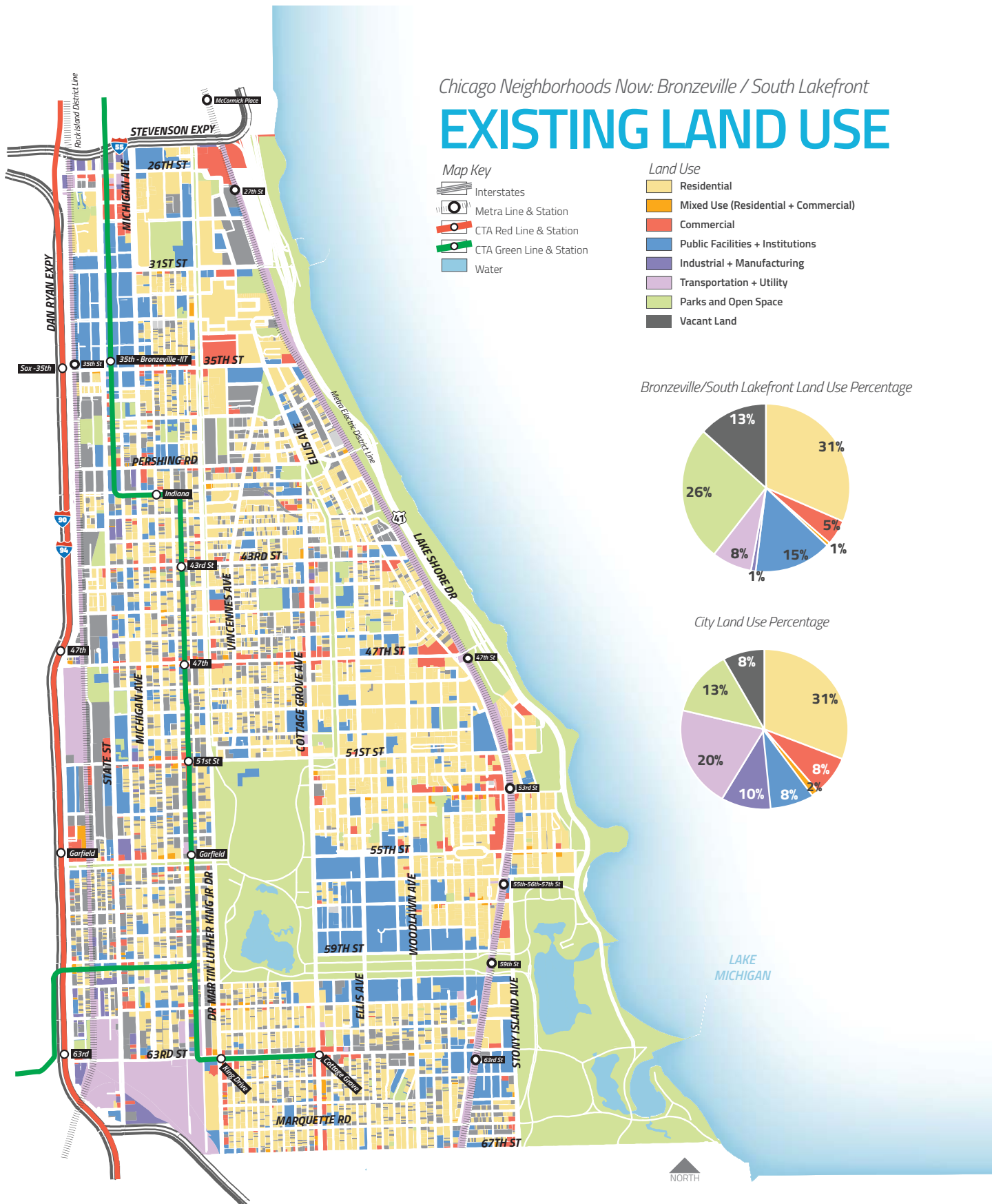
Along the entire western boundary of the Bronzeville / South Lakefront Planning Area:

- **Red Line South Reconstruction Project** from Cermak Rd to 95th St. Faster trips and improvements to the area's four Red Line stations resulted from this comprehensive modernization project and complete rebuild of a 10.2 mile stretch of track. Total project cost: \$425 million



Chicago Neighborhoods Now: Bronzeville / South Lakefront

# EXISTING LAND USE



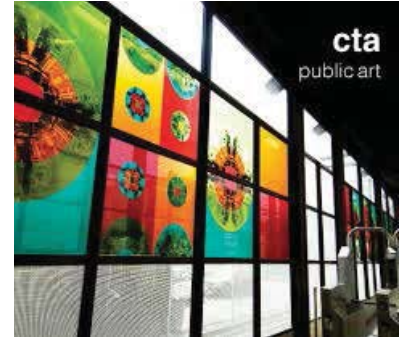
Source: Chicago Metropolitan Agency for Planning's 2010 Land Use Inventory for Northeastern Illinois, Version 1.0, Published, December 2014. Map information is not appropriate for, and is not to be used as a geodetic, legal, or engineering base. Map information has no legal basis in the definition of boundaries or property lines and is not intended as a substitute for surveyed locations such as can be determined by a registered Public Land Surveyor.



E 25th St and S King Dr



E Oakwood Blvd Bikeway at S Lake Shore Dr



CTA Transit Station Art Initiative



Proposed Mariano's, E Pershing Rd and S King Dr



Anderson Playground Park, 3748 S Prairie Ave



E 47th St and S Prairie Ave

## BRONZEVILLE / SOUTH LAKEFRONT PREVIOUS PLANS

The residents, businesses and institutions of the Bronzeville / South Lakefront Planning Area have contributed their wisdom and hard work towards many planning efforts in recent years. This Action Plan will build upon the work that residents of the Bronzeville / South Lakefront neighborhoods have already undertaken. At least twelve plans have been completed since 2000 that generated recommendations to improve the Bronzeville / South Lakefront Planning Area, three of which have been approved by the Chicago Plan Commission. Some common themes expressed in previous plans for this area focused on improving quality of life issues such as improving the transportation network, enhancing pedestrian access to the lakefront and commercial areas, and building on community assets in order to bolster economic strength and vitality. Where appropriate, the recommendations from these prior plans will be incorporated into the Action Plan as Priority Projects.

Some examples include:

- 35th St and 41st St Bike and Pedestrian Bridges from *Reconnecting the Neighborhoods (2009)* to improve access to the lakeshore (Priority Projects 2 and 6)
- Park Boulevard Phase 2B and Rosenwald Apartments from the *CHA Plan for Transformation (2000)* and the *Plan Forward: Communities That Work (2013)* to tailor the mix of public, affordable and market rate units to the market dynamics of the neighborhood (Priority Projects 3 and 8)
- Quad Communities Art & Recreation Center from *Quad Communities: Connecting Past, Present and Future (2005)* to expand year-round recreation programs and facilities and develop opportunities for youth (Priority Project 5)
- Bronzeville Mariano's Market from *Developing Vibrant Retail in Bronzeville (2012)* and *Bronzeville Retail Land Use Plan (2013)* to recruit neighborhood-serving retail and attract a wider variety of retailers (Priority Project 4)
- City Hyde Park/Whole Foods from *Developing Vibrant Retail in Bronzeville (2012)* and *Bronzeville Retail Land Use Plan (2013)* to recruit neighborhood serving retail and attract a wider variety of retailers, especially along 51st St (Priority Project 11)
- Grove Parc Plaza Redevelopment from *Woodlawn: Rebuilding the Village (2005)*. Residents were engaged in a planning process for Grove Parc Plaza which led to a \$30 million Housing and Urban Development (HUD) Choice Neighborhoods grant. Priority projects resulting from this effort include: the MetroSquash facility (Priority Project 12) and the Burnham Senior Apartments (Priority Project 13).
- Bronzeville Heritage/Black Migration District Plan from the *Chicago Cultural Plan 2012* to work with the community to celebrate the history of the Black Migration (Priority Project 7)
- E 63rd St and S Cottage Grove Ave Market Demand Study from *Woodlawn: Rebuilding the Village (2005)* to create a business district along Cottage Grove Ave between 63rd St and 67th St (Priority Project 15)



## 63RD STREET TOD CORRIDOR STUDY

July 2014

### Participating Organizations

- Department of Planning and Development (DPD)
- Chicago Department of Transportation (CDOT)

### Priority Recommendations

- Improve the pedestrian environment on 63rd Street between the Cottage Grove and King Drive Green Line stations
- Focus on improved lighting and decreased road widths at intersections
- Encourage the development of new retail to serve transit users and their neighbors
- Use density bonuses as an incentive for sites within the corridor that are within walking distance to transit
- Sustain and reinvest in the Green Line
- Support connectivity with other transit connections
- Focus on mixed-used TOD projects that can clearly establish a baseline for residential values for the neighborhood
- Consider targeted acquisition of key development sites



## GREEN HEALTHY NEIGHBORHOODS

March 2014

### Participating Organizations

- Department of Planning and Development (DPD)
- Chicago Metropolitan Agency for Planning (CMAP)
- Local Initiatives Support Corp. (LISC)
- South East Chicago Commission (SECC)
- Teamwork Englewood
- Washington Park Consortium

### Priority Recommendations

- Develop a Large Lot Program to foster the private ownership of existing City-owned land
- Reuse existing housing
- Concentrate new housing along key corridors at transit nodes
- Encourage retail density near transit stations
- Improve the pedestrian environment at strategic locations
- Develop clusters of vacant City-owned land around the Raber House and along rail lines with urban agriculture uses
- Leverage the impact of the Norfolk and Southern rail yard expansion



## BRONZEVILLE RETAIL DISTRICT LAND USE PLAN

August 2013

### Participating Organizations

- Bronzeville Alliance
- Chicago Metropolitan Agency for Planning (CMAP)
- Metropolitan Planning Council
- Department of Planning and Development (DPD)
- Chicago Transit Authority (CTA)

### Priority Recommendations

- Focus retail and commercial investment along 43rd, 47th and 51st Streets
- Refine development regulations and strengthen code enforcement to enhance the overall community
- Align capital budgeting and programs in Bronzeville
- Improve parking management in the commercial corridors
- Develop the capacity of neighborhood organizations to take ownership of corridor development efforts
- Designate a local entity to help expedite development approval and business licensing
- Prioritize the completion of catalytic projects to demonstrate success in corridors

\*Adopted by the Chicago Plan Commission



## JEFFERY JUMP

August 2013

### Participating Organizations

- Chicago Transit Authority (CTA)
- Chicago Department of Transportation (CDOT)

### Priority Recommendations

- Dedicated bus lanes between 67th St and 83rd St during congested periods
- Fewer stops to increase travel speeds, with the exception of the #15, which will continue all local stops including shared stops at Jump stations
- Queue jumps via bypass lanes, which will allow a Jump bus to advance through an intersection
- Transit signal priority
- High-quality stations, including lighted shelters with Bus Tracker displays, high-visibility kiosks and ADA-accessible sidewalk ramps
- Unique identifier graphics for Jump service
- Non-stop service from 11th St to 67th St
- Commercial area showcase station at Jeffery Blvd and 71st St



## SOUTH LAKEFRONT CORRIDOR TRANSIT STUDY

November 2012

### Participating Organizations

- Chicago Transit Authority (CTA)
- Chicago Department of Zoning and Land Use Planning (now, DPD)
- Chicago Department of Transportation (CDOT)

### Priority Recommendations

- Increase commercial and dense residential development around CTA stations to foster non-vehicular convenience for residents and workers
- Encourage transit-friendly retail development within Bronzeville at 35th, 47th and Garfield stations on the Green Line
- Encourage development around intermodal and park-and-ride stations
- Evaluate station connectivity
- Actively look for ways to better connect the stations to the community at street level and to adjacent buildings at platform level
- Incorporate walkability, integrated mixed-use buildings, and open space into station areas



## DEVELOPING VIBRANT RETAIL IN BRONZEVILLE

March 2012

### Participating Organizations

- Bronzeville Alliance
- Metropolitan Planning Council

### Priority Recommendations

- Focus retail development on 47th St to leverage existing concentration of retail, strong anchor institutions and good access by car and public transit
- Cluster complementary businesses in nodes of development
- Enhance opportunities for a mix of uses
- Address both real and perceived safety challenges on 47th and 51st Streets
- Increase residential density
- Create and attract new draws to the area
- Develop a 47th St Urban Design Master plan and conduct a parking study
- Improve appearance of intersections of 47th St at Cottage Grove Av and King Dr



## TRANSIT FRIENDLY DEVELOPMENT GUIDE

December 2009

### Participating Organizations

- Chicago Transit Authority (CTA)
- Chicago Department of Zoning and Land Use Planning (currently DPD)
- Chicago Department of Transportation (CDOT)

### Priority Recommendations

- Increase commercial and dense residential development around CTA stations to foster non-vehicular convenience for residents and workers
- Encourage transit-friendly retail development within Bronzeville at 35th, 47th and Garfield stations on the Green Line
- Encourage development around intermodal and park-and-ride stations
- Evaluate station connectivity
- Actively look for ways to better connect the stations to the community at street level and to adjacent buildings at platform level
- Make station areas more walkable by integrating mixed-use buildings and open spaces



## RECONNECTING NEIGHBORHOODS

July 2009

### Participating Organizations

- Department of Planning and Development (DPD)
- Regional Transportation Authority (RTA)
- Chicago Transit Authority (CTA)
- Metropolitan Planning Council

### Priority Recommendations

- Explore public transit improvements including new express routes, expanded service hours, and possible Metra and street car service
- Improve access to the lakeshore
- Implement pedestrian improvements including new sidewalks, lighting and signage at Indiana and 43rd St. Green Line stations, improved pedestrian crossings
- Establish a gateway feature at Pershing Rd. and Lake Shore Dr. and at 35th St. and King Drive
- Attract mixed-use development around the 43rd St. Green Line Station and at Cottage Grove
- Locate a commercial and mixed-use node along Pershing Rd.



## WASHINGTON PARK: HISTORIC, VIBRANT, PROUD AND HEALTHY

May 2009

### Participating Organizations

- Washington Park Consortium
- Alderman Willie Cochran, 20th Ward
- Local Initiative Support Corp. (LISC)

### Priority Recommendations

- Celebrate the history and culture of Washington Park
- Preserve and rehabilitate historic buildings especially along King Dr
- Combat foreclosure to promote neighborhood stability
- Expand homeownership, preserve quality rental housing and embrace supportive housing
- Create transit-oriented development near CTA stations
- Increase access to Midway Airport and the Loop with Bus Rapid Transit and Metra service
- Create a workforce training program and create partnerships with trade unions to generate employment opportunities
- Create a Center for Working Families
- Increase health and wellness initiatives and offer intergenerational programs

\*Adopted by the Chicago Plan Commission



## COTTAGE GROVE CORRIDOR MASTER PLAN

2006

### Participating Organizations

- Department of Planning and Development (DPD)
- Alderman Toni Preckwinkle, 4th Ward
- Quad Community Development Corp.

### Priority Recommendations

- Strengthen the residential district between Pershing and 43rd St.
- Create a vibrant, pedestrian-friendly mixed-use district with strong commercial nodes at 43rd, 45th and 47th Streets
- Ensure current and future proposals provide a clear, consistent identity along Cottage Grove Avenue
- Encourage the implementation of nearby residential proposals
- Build on existing retail on 47th St. to create a gateway in the Cottage Grove Corridor
- Create a strong retail focus at 47th St. and Cottage Grove
- Develop high density housing in the Cottage Grove Corridor where appropriate
- Implement of streetscape plan to unify the corridor



## QUAD COMMUNITIES: CONNECTING PAST, PRESENT AND FUTURE

May 2005

### Participating Organizations

- Quad Communities Development Corporation
- Local Initiatives Support Corp. (LISC)

### Priority Recommendations

- Assess and improve educational opportunities
- Develop a Center for Working Families
- Improve job training programs and expand access to employment opportunities
- Develop youth recreational programs and facilities
- Create an Affordable Housing Resource Center
- Improve safety by expanding University of Chicago patrols
- Organize a TIF Advisory Council for the 43rd and Cottage Grove TIF
- Promote business growth and support locally-owned businesses
- Enhance Drexel Boulevard
- Implement a parking, transportation and infrastructure strategy



## WOODLAWN: REBUILDING THE VILLAGE

May 2005

### Participating Organizations

- Woodlawn Preservation and Investment Corporation
- The Woodlawn Organization
- Local Initiatives Support Corp. (LISC)
- The University of Chicago

### Priority Recommendations

- Promote balanced development of housing that includes new and rehabbed market-rate units, while preserving affordable housing
- Establish Center for Working Families and Woodlawn Schools Network
- Expand early childhood programs
- Engage residents and stakeholders in a planning process for Grove Parc Plaza
- Develop new housing for seniors
- Encourage commercial development on Cottage Grove between 63rd and 67th Streets
- Beautify 63rd St below Green Line
- Create concentrated nodes of commercial development
- Develop worker training and employment programs

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