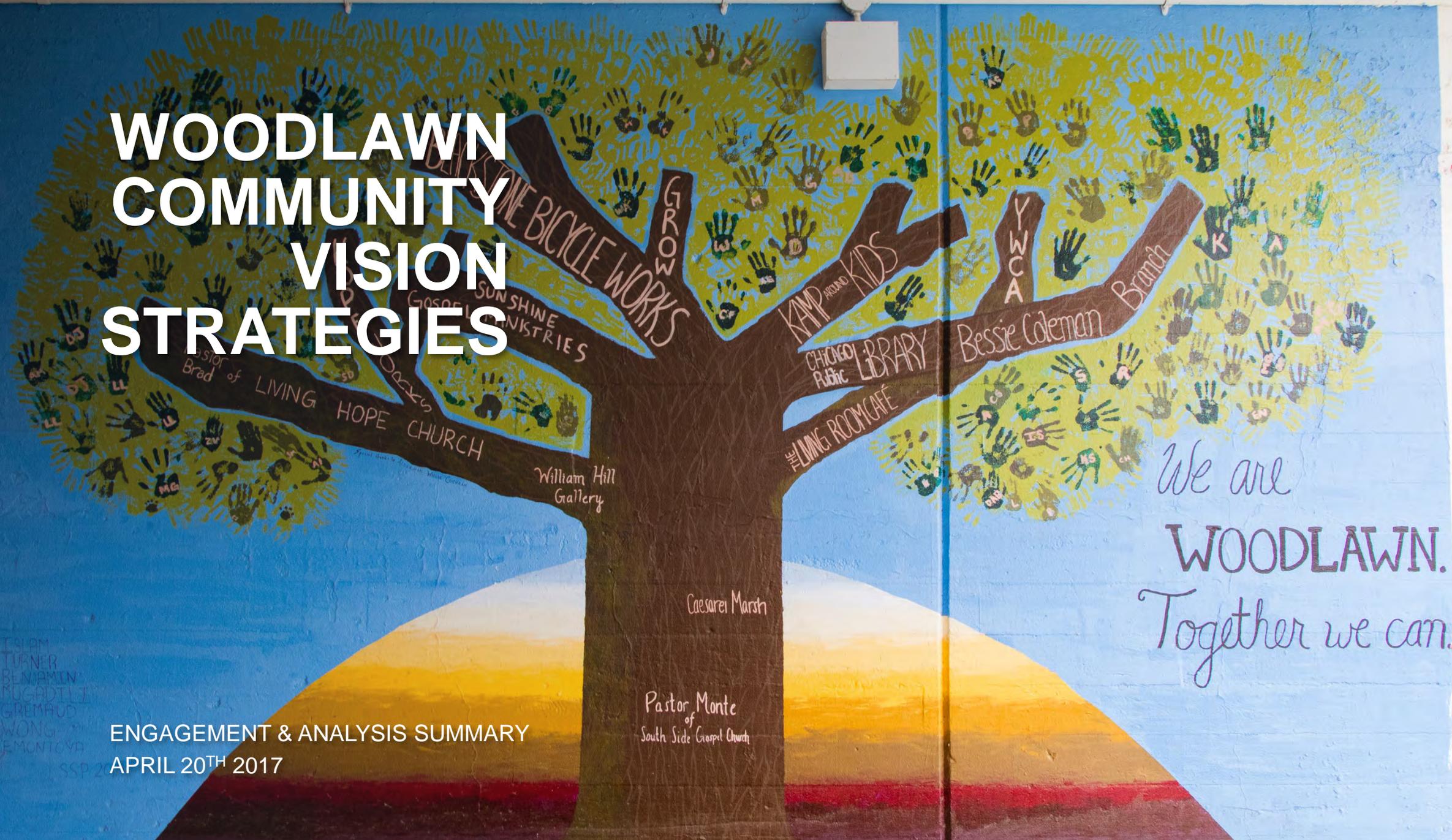


WOODLAWN COMMUNITY VISION STRATEGIES



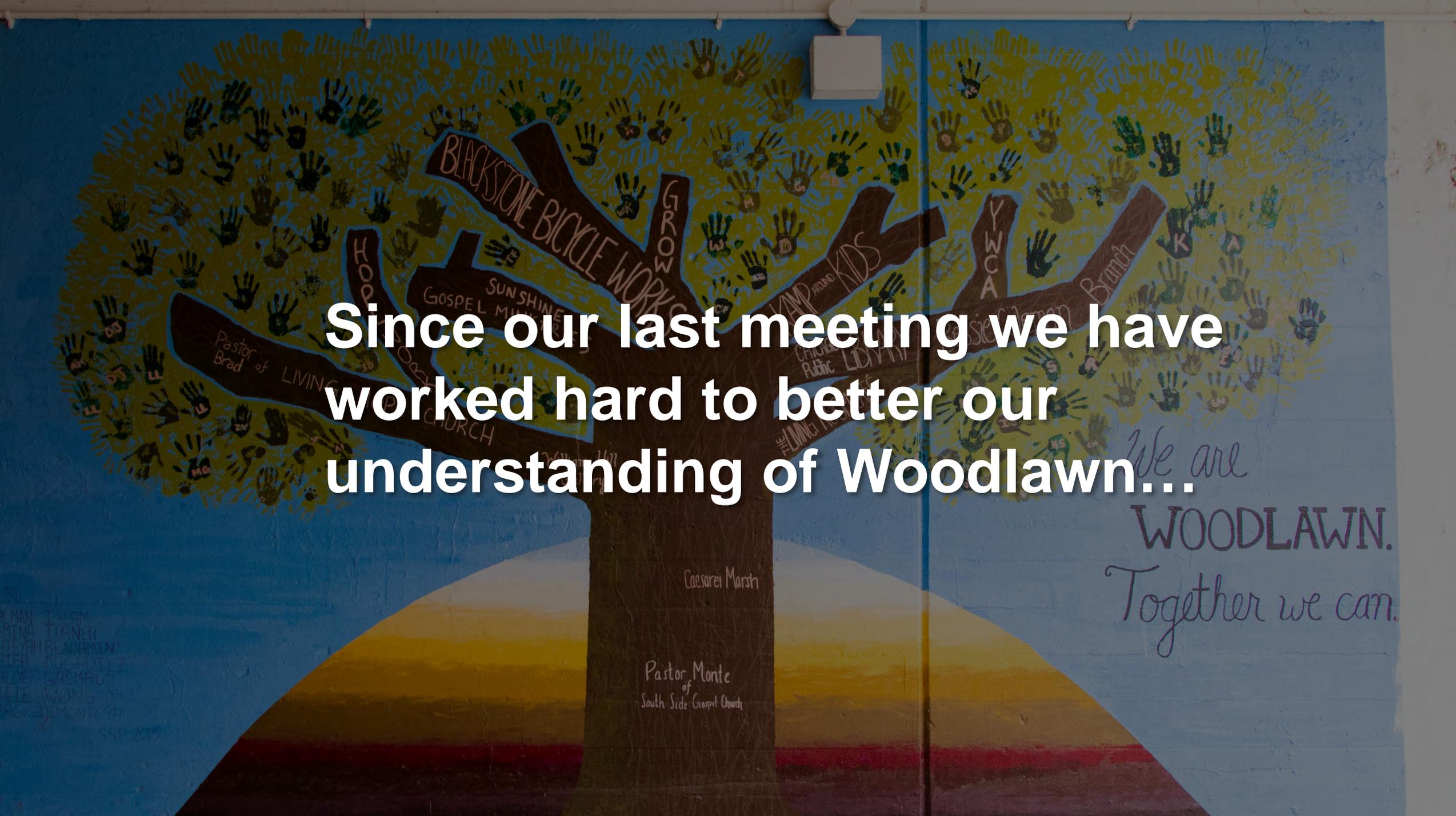
ENGAGEMENT & ANALYSIS SUMMARY
APRIL 20TH 2017

We are
WOODLAWN.
Together we can.

ALMAN TSILOM
MINA TURNER
TEYAH BENJAMIN
LELA MUGADITSE
ALOE GREMARD
ULIE MONG
PAGGIE MONTICYA
SSP 2017

DEERSTONE BICYCLE WORKS
GROW
SUNSHINE INDUSTRIES
LIVING HOPE CHURCH
William Hill Gallery
Caesars Marsh
Pastor Monte of South Side Gospel Church

KAMP AROUND KIDS
CHICAGO PUBLIC LIBRARY
THE LIVING ROOM CAFE
Y W C A
Bessie Coleman Branch



Since our last meeting we have worked hard to better our understanding of Woodlawn...

We are
WOODLAWN.
Together we can.

ALMAN, T. J. R. M.
MINA, TURNER
TEYAH BENJAMIN
LIFE, RUGADILE
LOE, GRENFORD
LIE, MONG
AL, STEPHENSON
SSP 2015

BLACKSTONE BICYCLE WORKS
GROW
Y W C A
KIDS
Branch
SUNSHINE
GOSPEL MISSION
HOOD
Pastor Brad of LIVING
CHURCH

Caesars Marsh
Pastor Monte
of
South Side Gospel Church

A group of diverse people are gathered in a meeting room, engaged in conversation. In the background, a large map or presentation is displayed on a wall. The text is overlaid on the image in a large, white, sans-serif font.

**...meeting with a variety of
stakeholders & community groups...
as well as conducting
6 urban planning seminars**

Weekly Urban Planning Seminars



1 Planning in the context of black communities

- Building trust and unity
- Identifying assets & challenges
- Recognizing strengths and building on them



2 Information and tools

- What tools can help in the process?
- Easy to use tools
- Sourcing information from the city and government



3 Principles of Urban Design in Chicago Neighborhoods

- Principles of physical design
 - Public realm
 - Street wall
 - Adjacent uses
 - Creative solutions



4 Planning for future growth

- Factors for retail, residential, commercial development
- Acquiring Land
- Hurdles to development and redevelopment
- Tools to aid the community members



5 Urban tactics and strategies

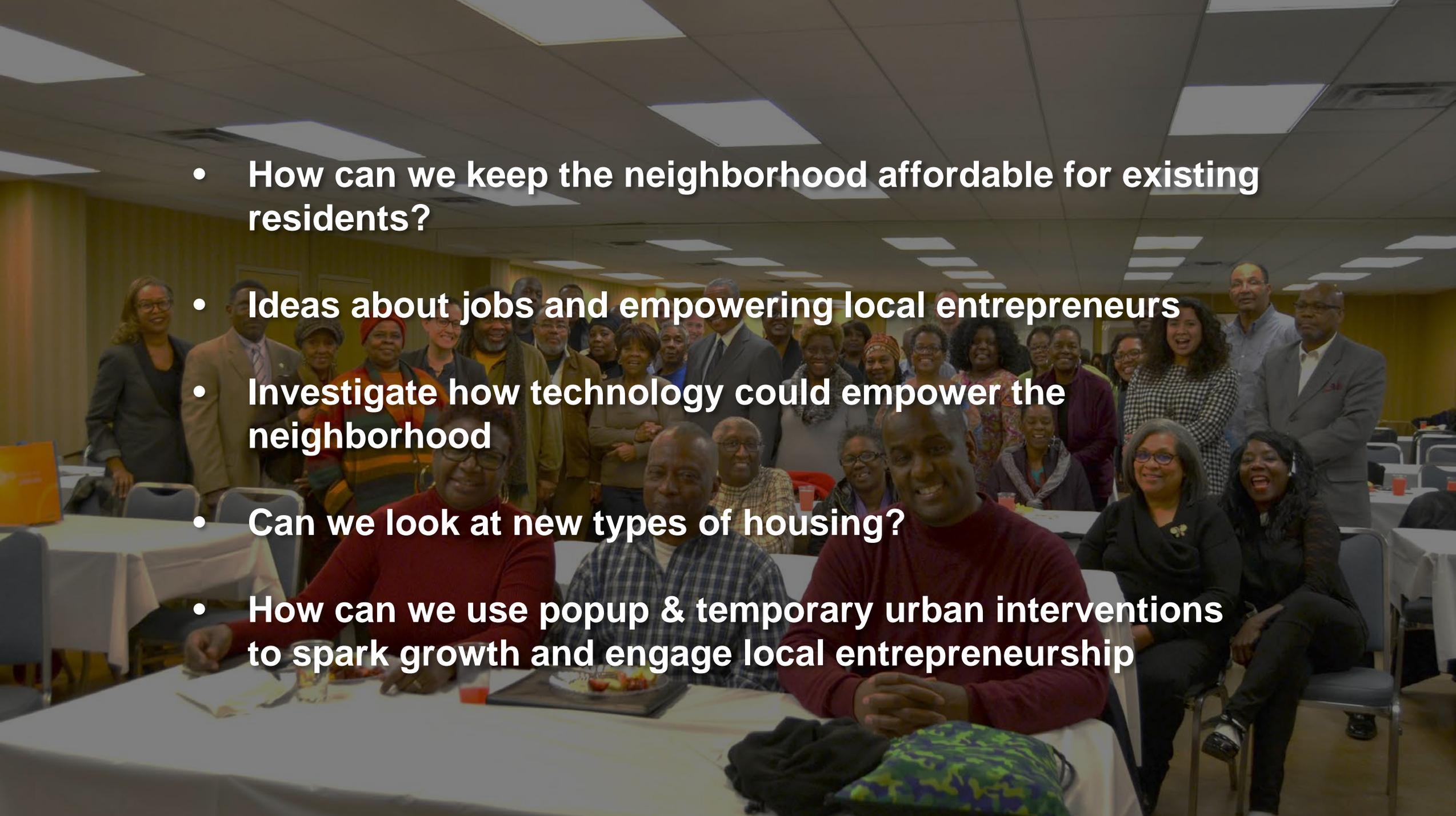
- Incremental growth
- Low cost – high benefit projects
 - Commercial
 - Streets
 - Parks
- Reuse
- Creativity as capital



6 Sustainable & Resilient Neighborhoods

- How to embed sustainability into our day to day lives?
- Reuse economy
- Water strategies
- Energy strategies
- Green strategies



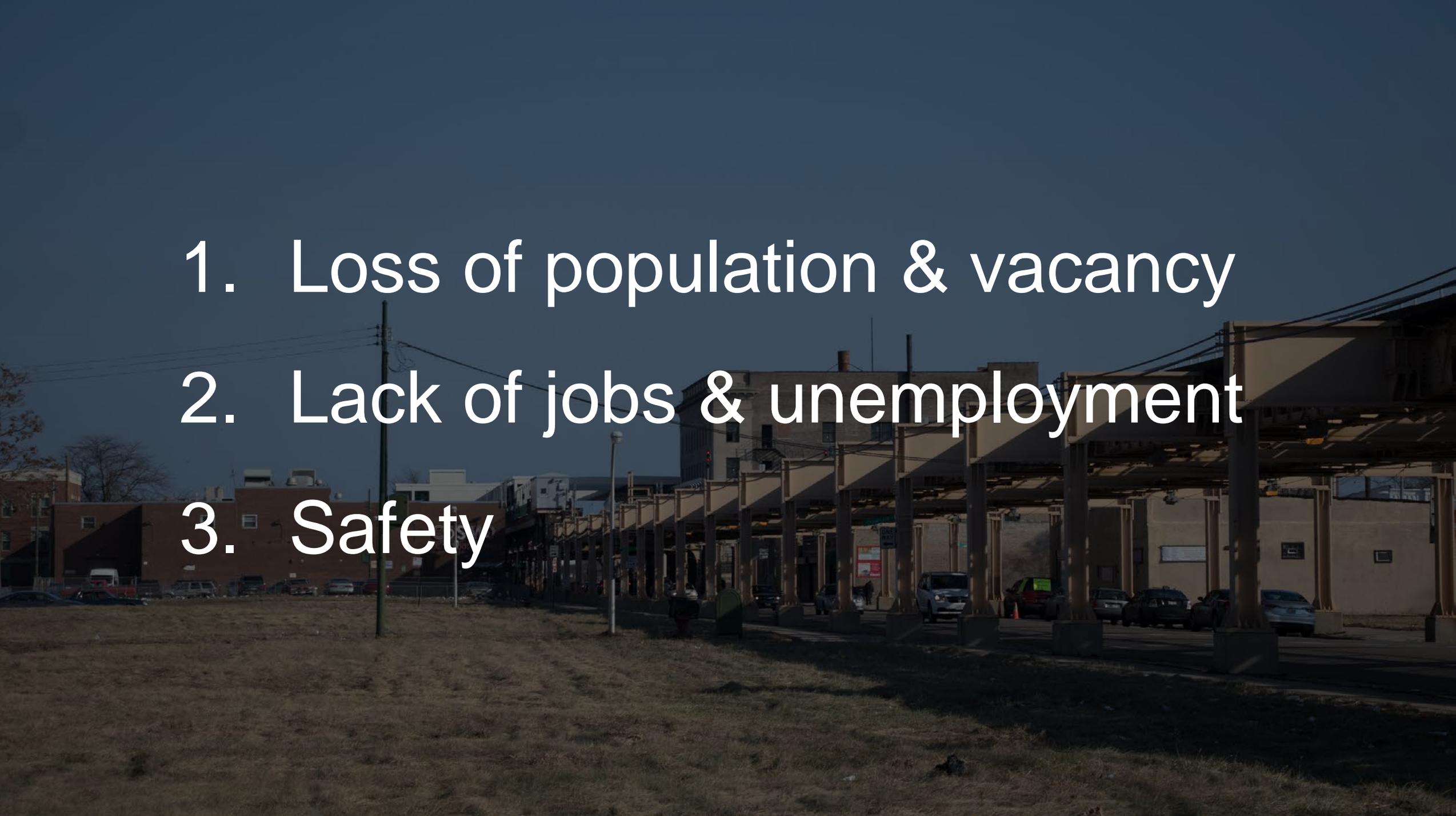
- 
- A large group of diverse people, including men and women of various ethnicities, are seated at long tables covered with white cloths in a community meeting room. They are engaged in conversation and looking towards the camera. The room has a drop ceiling with recessed lighting. Overlaid on the image are five bullet points in white text, each preceded by a white dot. The text is centered horizontally and spans across the middle of the image.
- How can we keep the neighborhood affordable for existing residents?
 - Ideas about jobs and empowering local entrepreneurs
 - Investigate how technology could empower the neighborhood
 - Can we look at new types of housing?
 - How can we use popup & temporary urban interventions to spark growth and engage local entrepreneurship

A detailed black and white architectural rendering of a city street scene. The scene is viewed from an elevated perspective looking down a wide street. On the left, a large, multi-story building with classical architectural features like columns and a decorative cornice dominates the foreground. The street is filled with vintage cars from the early 20th century, including a prominent streetcar or trolley in the middle ground. A person is visible walking on the sidewalk to the right. The background shows more buildings and a street that curves into the distance. The overall style is that of a classic architectural illustration.

Residents have powerful memories of what the community used to be.....

A black and white photograph of a street scene, likely in a city. A tram is visible in the middle ground, moving along the street. The street is lined with buildings and trees. The overall atmosphere is urban and active. Overlaid on the image is white text that reads: "...active, vibrant, walkable, safe, great neighborhood".

...active, vibrant, walkable,
safe, great neighborhood



1. Loss of population & vacancy

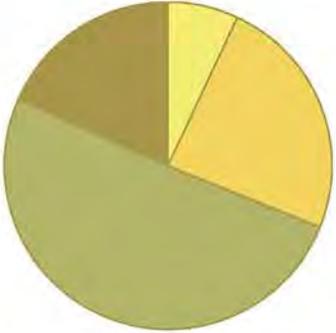
2. Lack of jobs & unemployment

3. Safety

Median Age

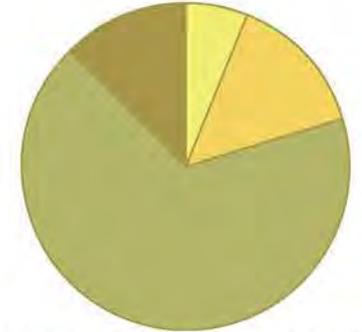
QUADRANT NW:

Population from under 5: 7%
 Population from 5 to 18:24%
 Population from 18 to 60 :50%
 Population from over 60 :18%



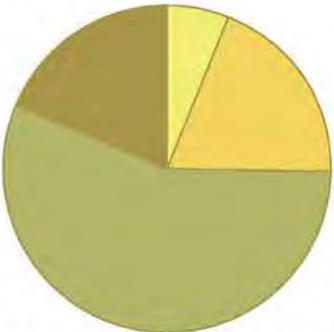
QUADRANT NE:

Population from under 5: 6%
 Population from 5 to 18:14%
 Population from 18 to 60 :66%
 Population from over 60 :12%



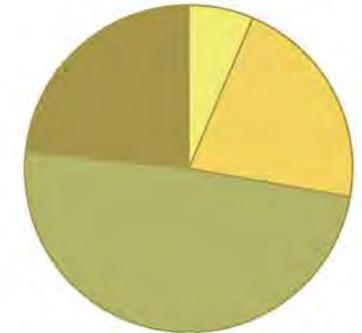
QUADRANT SW:

Population from under 5: 6%
 Population from 5 to 18:19%
 Population from 18 to 60 :55%
 Population from over 60 :18%



QUADRANT SE:

Population from under 5: 7%
 Population from 5 to 18:23%
 Population from 18 to 60 :53%
 Population from over 60 :15%



Population Ages



Median Income

QUADRANT NE:

Median income 17,615 \$
Household 2.5

QUADRANT SE:

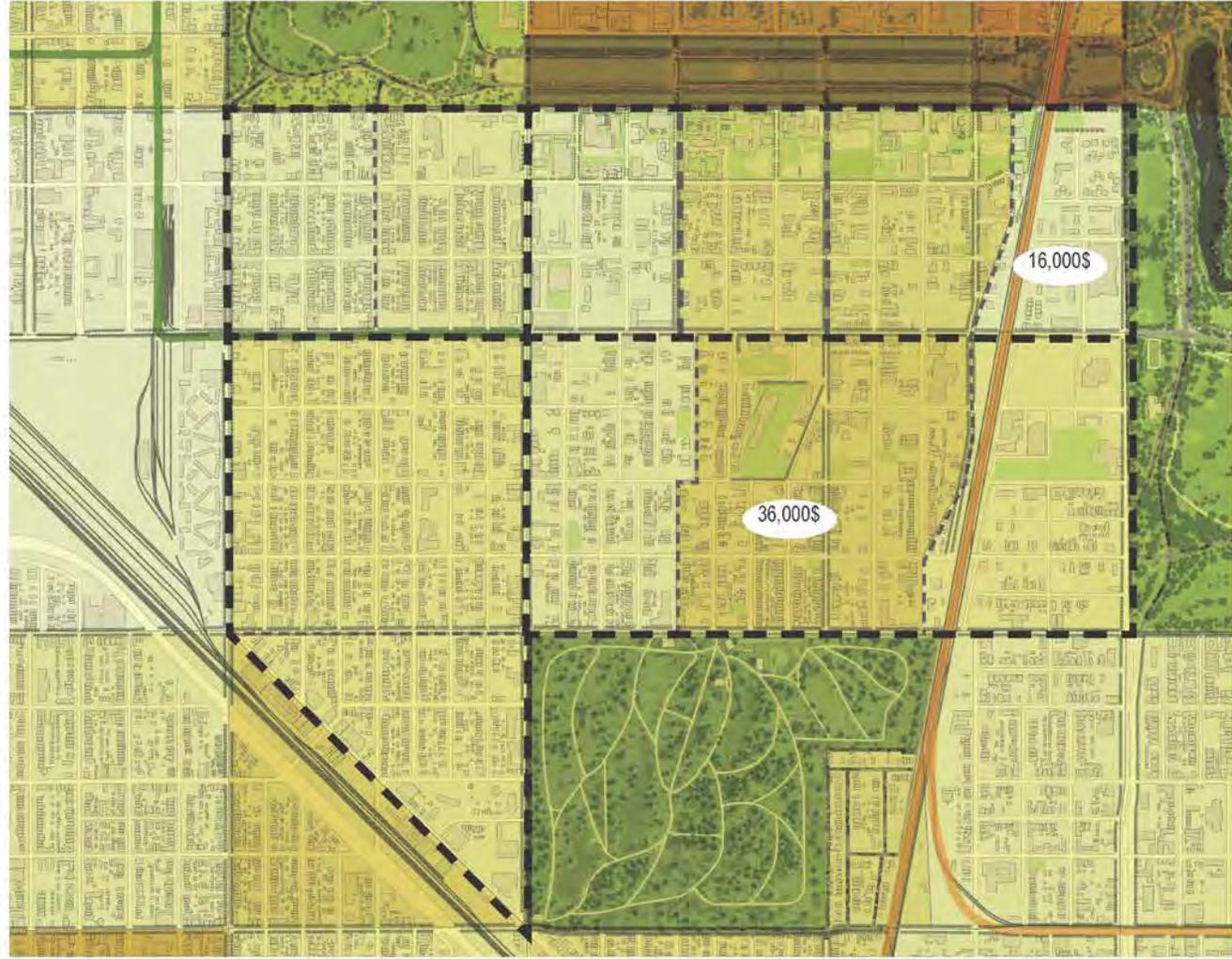
Median income 22,170 \$
Household 2.53

QUADRANT NW:

Median income 23,700 \$
Household 2.07

QUADRANT SW:

Median income 25,313 \$
Household 2.39

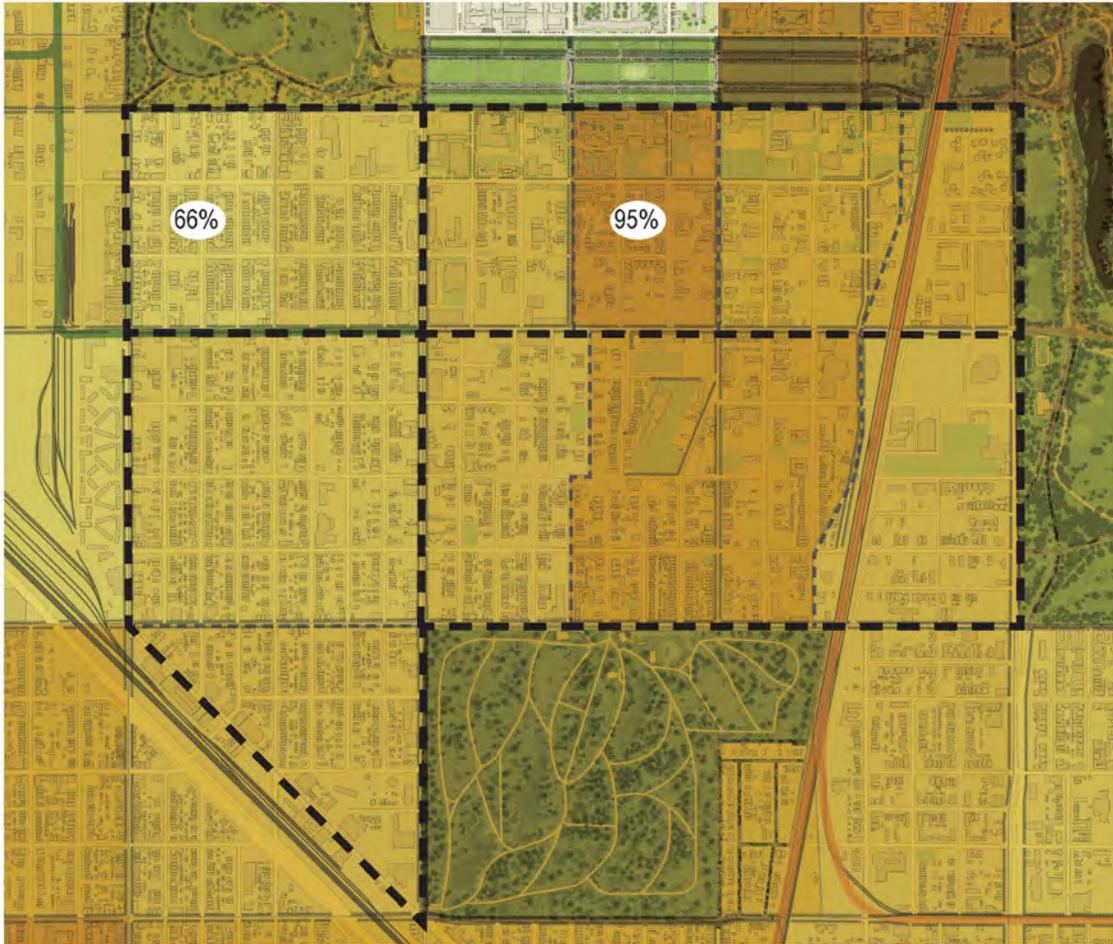


Median Income per Household

15,000 \$

55,000 \$

Education



Percentage of Population with High School degree



Information source : United States Census. American Community Survey



Percentage of Population with Bachelors degree or Higher



ASSETS TO WORK WITH

Woodlawn is growing



THE BURNHAM
AT WOODLAWN SIDE

NOW LEASING FOR FALL 2015

65 new, well-appointed rental apartments with amenities that you want:

- 1 & 2 bedrooms independent living apartments
- Fully equipped kitchen
- Energy efficient windows
- Central heat & air heat & hot water included in rent
- Laundry facilities on every floor
- Business & fitness centers
- Community room with billiards
- Community garden & patio with grills
- Cable & internet access

Apply today!
Call 773.955.8668

A high quality, affordable apartment community for mature adults, 62 and older.

Preservation of Affordable Housing

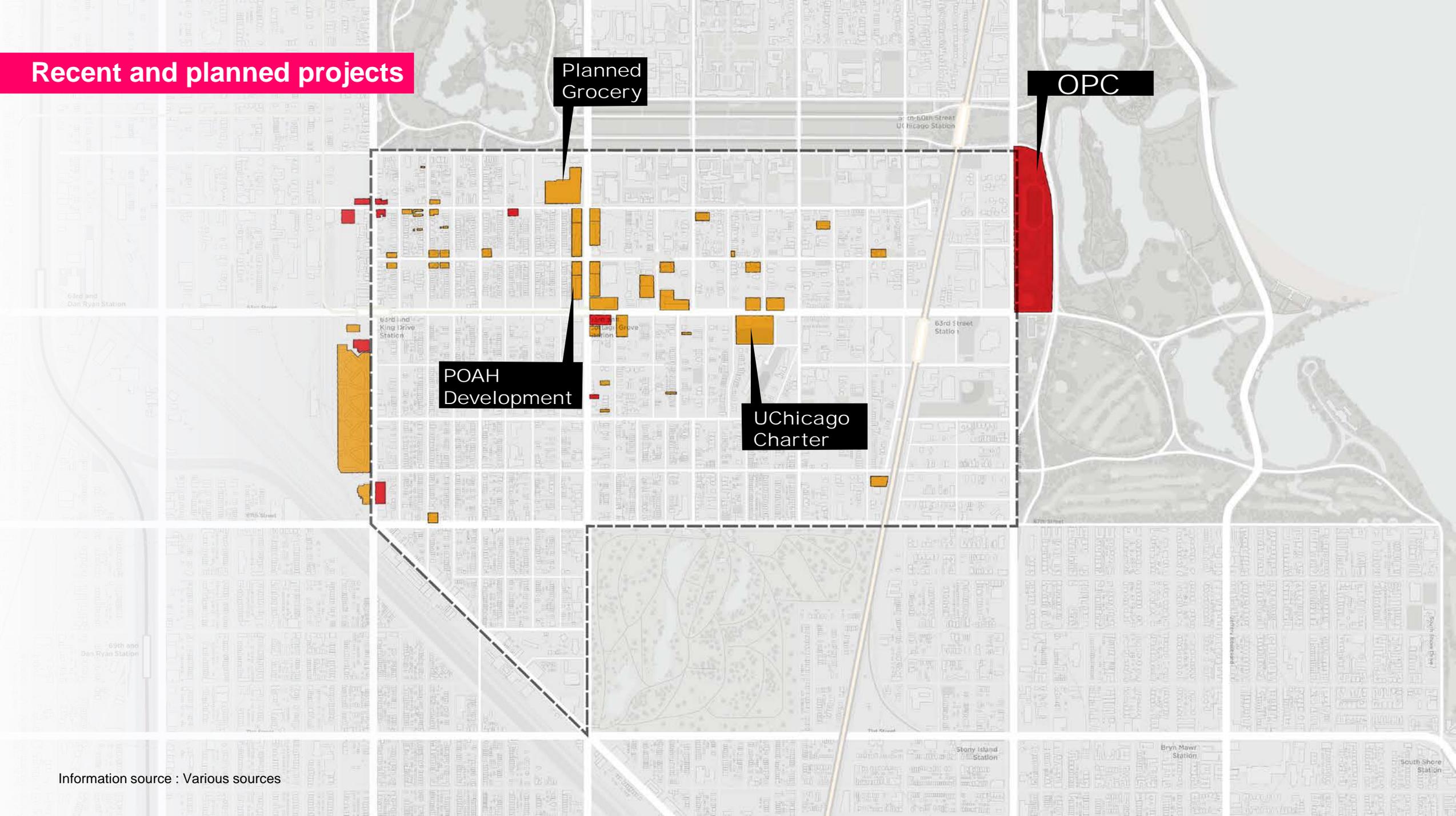
Recent and planned projects

Planned Grocery

OPC

POAH Development

UChicago Charter



Development

Over \$400 Million in investment in recent years

Obama Presidential Center will accelerate further development

Need to define a vision for the future





Great
parks

Parks

Washington
Park

Midway Plaisance

Jackson Park

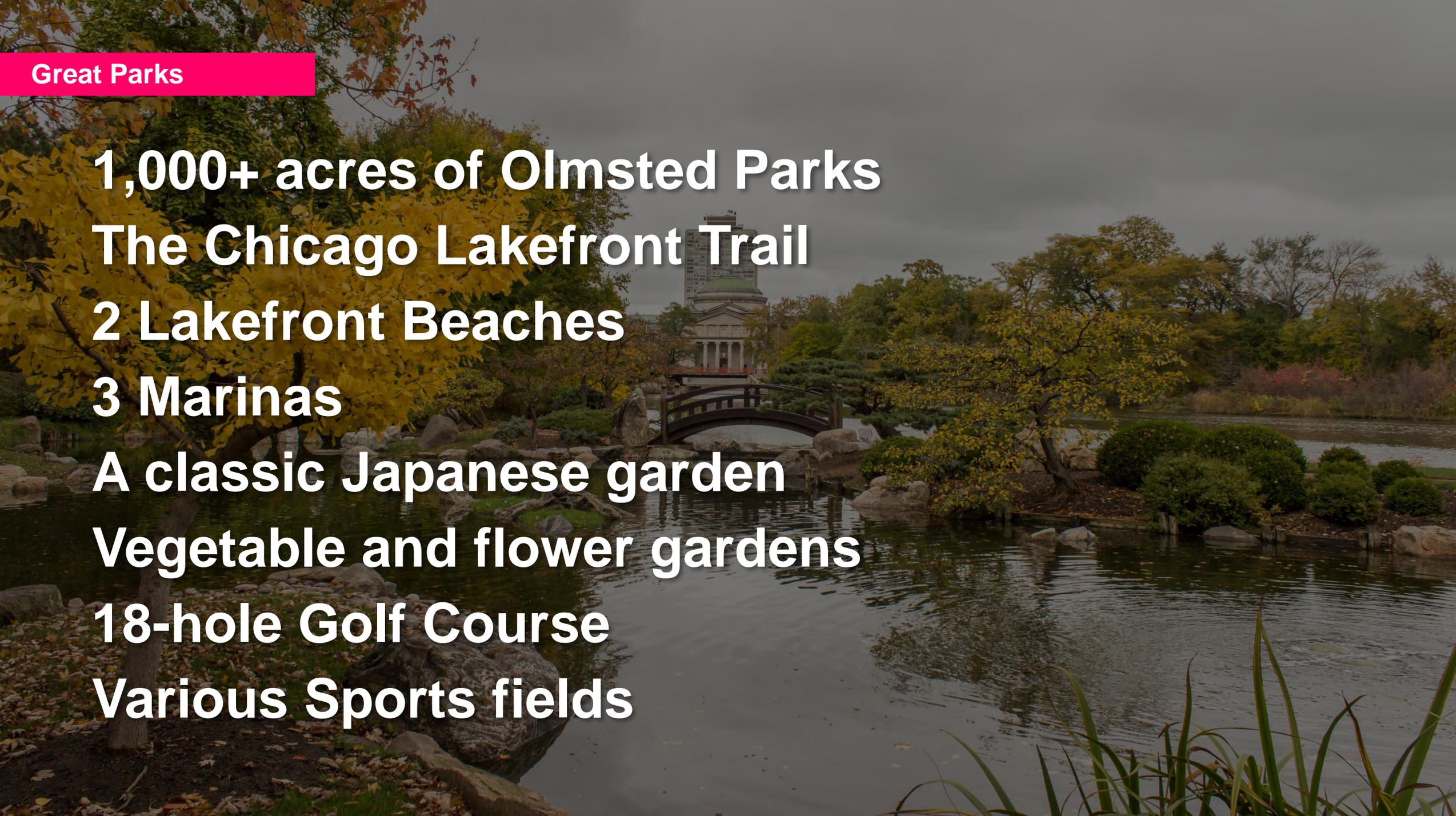
**1000 acres in the
historic South Parks**
(Washington Park, Midway
Plaisance, and Jackson Park)

Nighborhood parks & gardens

70% of the Woodlawn
neighborhood is within 5 minute
walk of a park.
Southwest Woodlawn is in need
of public open space.

Harris Park

Mamie Till-
Mobely Park

A scenic view of a Japanese garden. In the foreground, there's a pond with water reflecting the sky. A wooden bridge with a curved arch spans across the pond. The garden is filled with various trees, some with yellow and orange autumn foliage. In the background, a large, classical-style building with a dome is visible. The sky is overcast and grey.

Great Parks

1,000+ acres of Olmsted Parks

The Chicago Lakefront Trail

2 Lakefront Beaches

3 Marinas

A classic Japanese garden

Vegetable and flower gardens

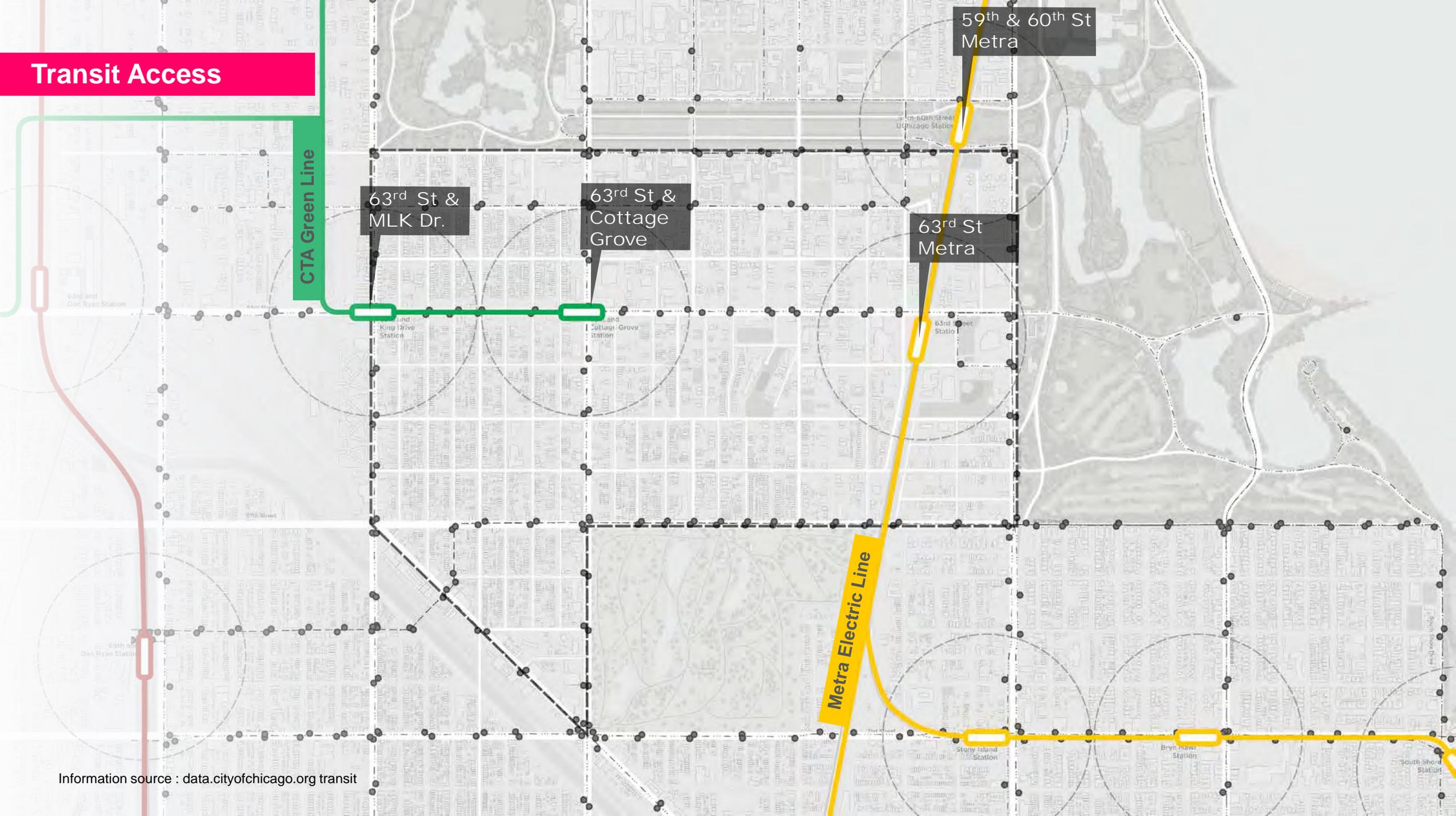
18-hole Golf Course

Various Sports fields

Connected with Transit



Transit Access



CTA Green Line

63rd St & MLK Dr.

63rd St & Cottage Grove

59th & 60th St Metra

63rd St Metra

Metra Electric Line

Transit coverage

2 CTA Green Line Stations

1. 63rd and MLK Dr.
2. 63rd and Cottage Grove Ave.

2 Metra Electric Stations

1. 63rd and Dorchester ave.
2. Midway Plaisance

CTA Bus network

1. 63rd St.
2. Stony Island
3. Cottage Grove
4. MLK DR.
5. 60th St.
6. 67th Street
7. South Chicago

Transit

Connections to Downtown

± 30min via green line; ± 20 min via Metra

**± 80% of Woodlawn covered
by train & bus**

**Direct connection via 63rd
street to Midway Airport**

education



Hyde Park High School

Elementary Schools

5 Public Elementary Schools

1. Emmett Till Elementary – Level 1
2. Wadsworth Elementary – Level 1
3. Woodlawn Elementary – Level 1
4. Carnegie Elementary – Level 1
5. Fiske Elementary – Level 2+

Sonia Shankman Orthogenic School & Hyde Park Day School

Fiske Elementary

Carnegie Elementary

Orthogenic School

Emmett Till Elementary

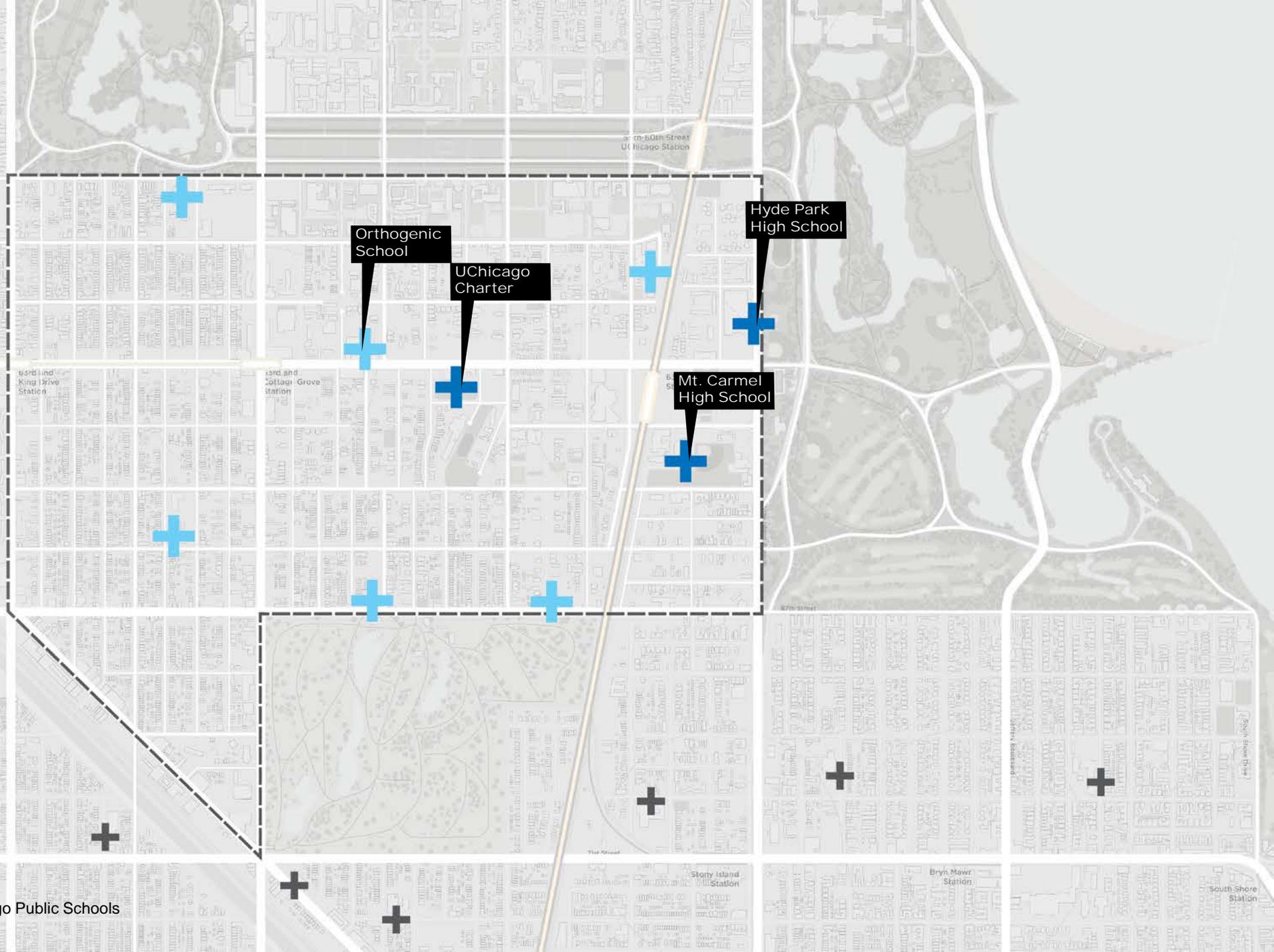
Wadsworth Elementary

Woodlawn Community Elementary School

High Schools

4 High Schools

1. Hyde Park Academy High School – Public
2. Mt. Carmel High School – Catholic
3. UChicago Woodlawn Campus – Charter
4. Orthogenic School



Closed Schools

Reactivate closed school buildings

Wadsworth Building

- ± 130,000 ft² Building
- 7 Acre site
- Closes Dec 2017

Fiske Building

- ± 70,000 ft² Building
- 2.5 Acre site
- Closes Dec 2017

Fiske (old building)
Currently Closed

Wadsworth
Closing Dec 2017

University of Chicago

University of
Chicago Campus

Major University adjacent to the neighborhood

1. $\pm 15,000$ Students
2. $\pm 2,700$ Academic faculty & staff
3. $\pm 24,100$ employees (including medical center, faculty, non-faculty & national labs employees)

Various high quality options for primary and secondary school

Opportunity to reimagine closed schools as new centers for the neighborhood

UChicago proximity can be an opportunity for unique synergies

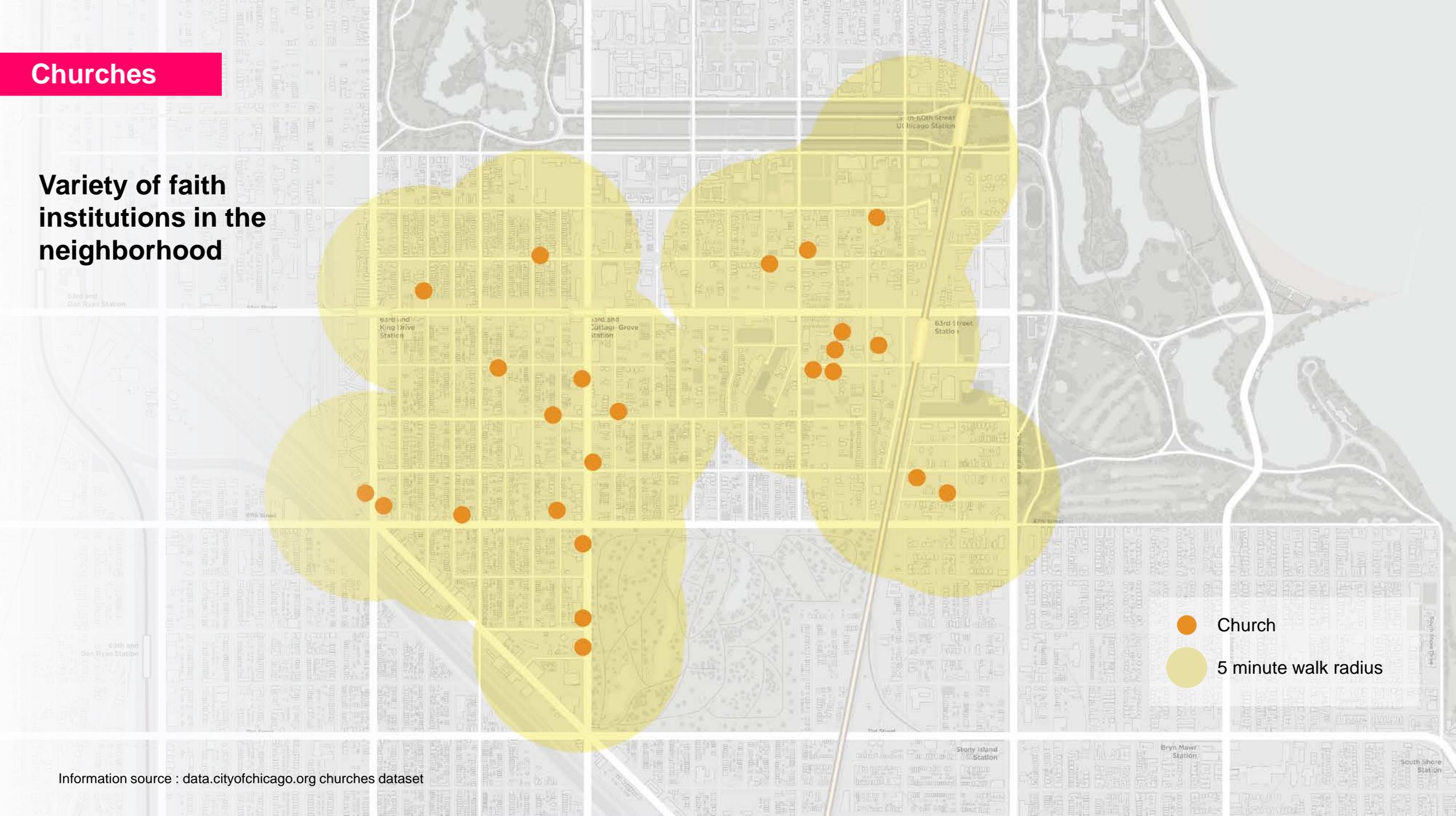


community

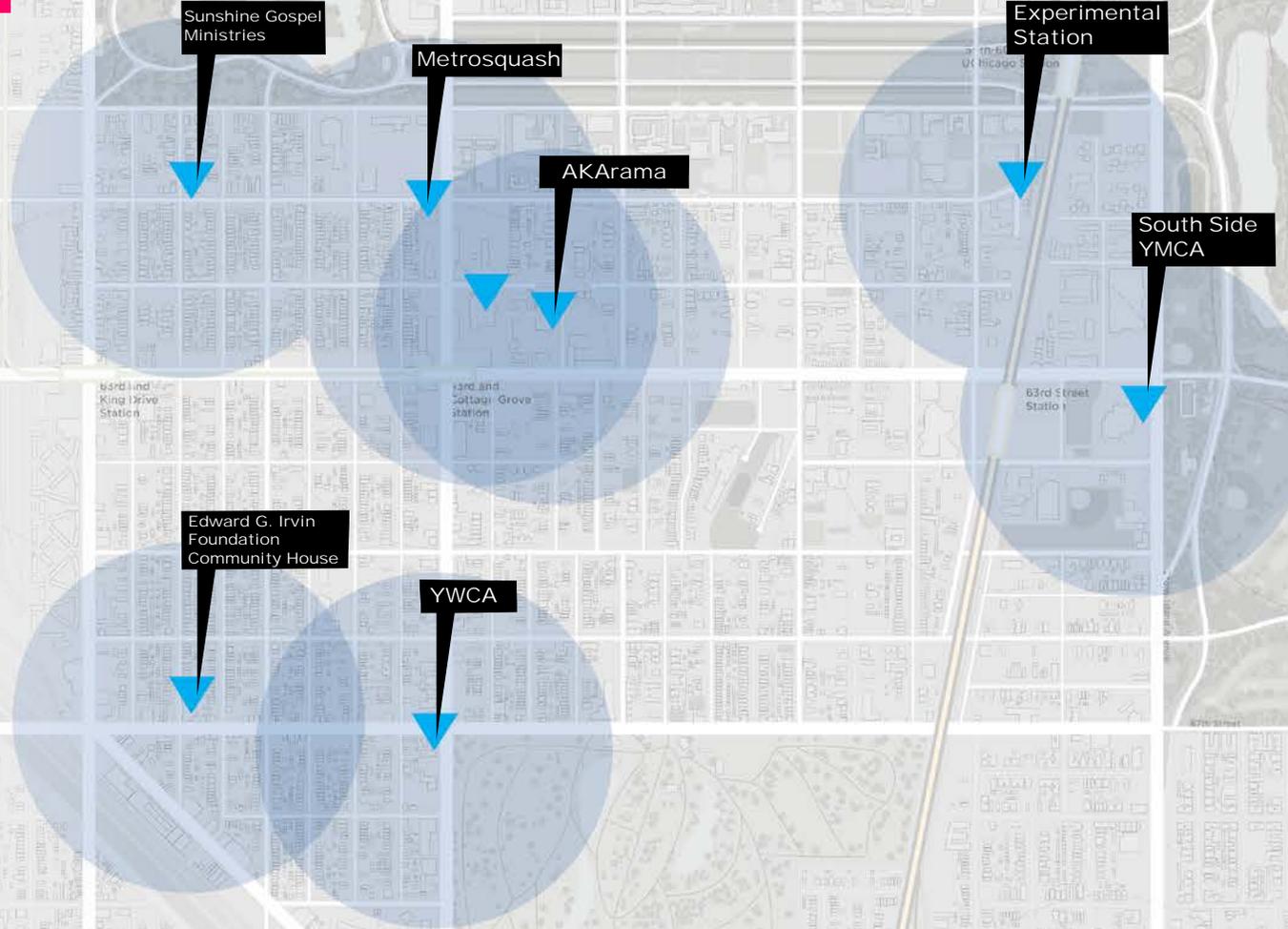
groups &
programs

Churches

Variety of faith institutions in the neighborhood



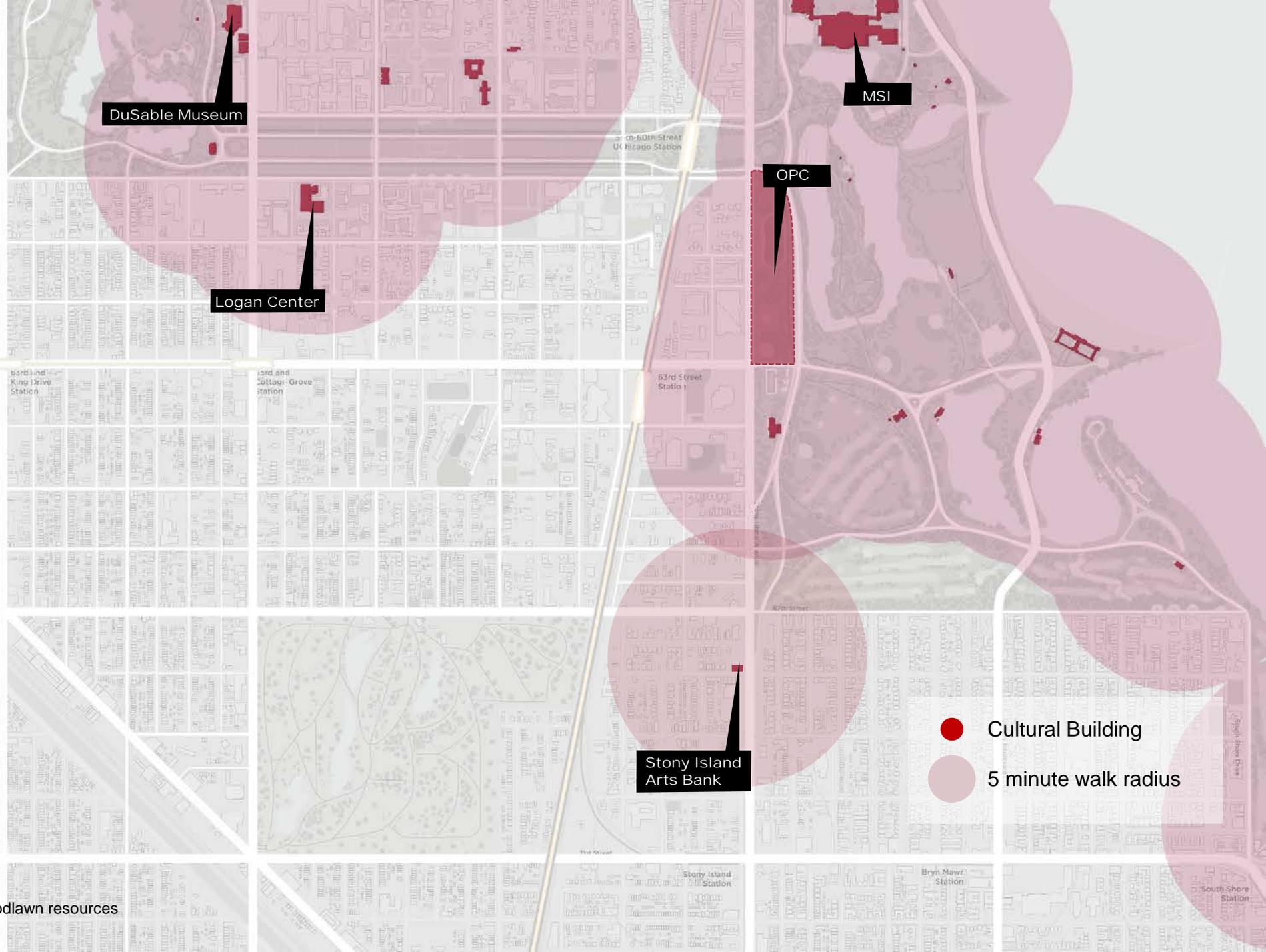
Community Centers



▲ Community Center
● 5 minute walk radius

Cultural Institutions

Leverage proximity to Museum campus south and associated traffic



DuSable Museum

MSI

OPC

Logan Center

Stony Island Arts Bank

● Cultural Building
● 5 minute walk radius

Woodlawn & adjacent parks are home to world-class cultural institutions

Strong network of community organizations

Wide variety of socially active faith institutions

business



HOT BEVERAGES

COFFEE ... 1.99/2.29/2.49

TEA ... 1.99/2.29/2.49
Tea Lattes & Hot

HOT CHOCOLATE ... 1.99/2.99/2.79
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Shown with Peppermint, Caramel, or Cinnamon Sauce

ESPRESSO DRINKS

ESPRESSO ... 2.09
Eligible Coffee, 1.5 oz. Double Shot

AMERICANO ... 2.09/2.59/3.09 LATTE ... 2.09/2.59/3.09
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Add 50 Caramel, Vanilla, Cinnamon, Hazelnut, or Pistachio Sauce

CAPPUCCINO ... 2.09
Four Ounces Fat Free, Whole, Domestic Soy Milk

MOCHA ... 3.29/3.59/4.19
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Would Add Peppermint, Caramel or Cinnamon Sauce

CHAI TEA LATTE ... 1.99/4.39/4.89
Eligible Tea

IN HOUSE CUP OF COFFEE

ONE MUG ...
Applicable, limited to 100 per day, per customer

ICED BEVERAGES

ICED COFFEE ...
ICED TEA ...
ICED LATTE ...
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Shown with Caramel, Cinnamon, or Cinnamon Sauce

ICED MOCHA ...
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Shown with Caramel, Cinnamon, or Cinnamon Sauce

ICED CHAI LATTE ...
Eligible Tea

BLENDED BEVERAGES

FRAPPES ...
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Shown with Caramel, Cinnamon, or Cinnamon Sauce

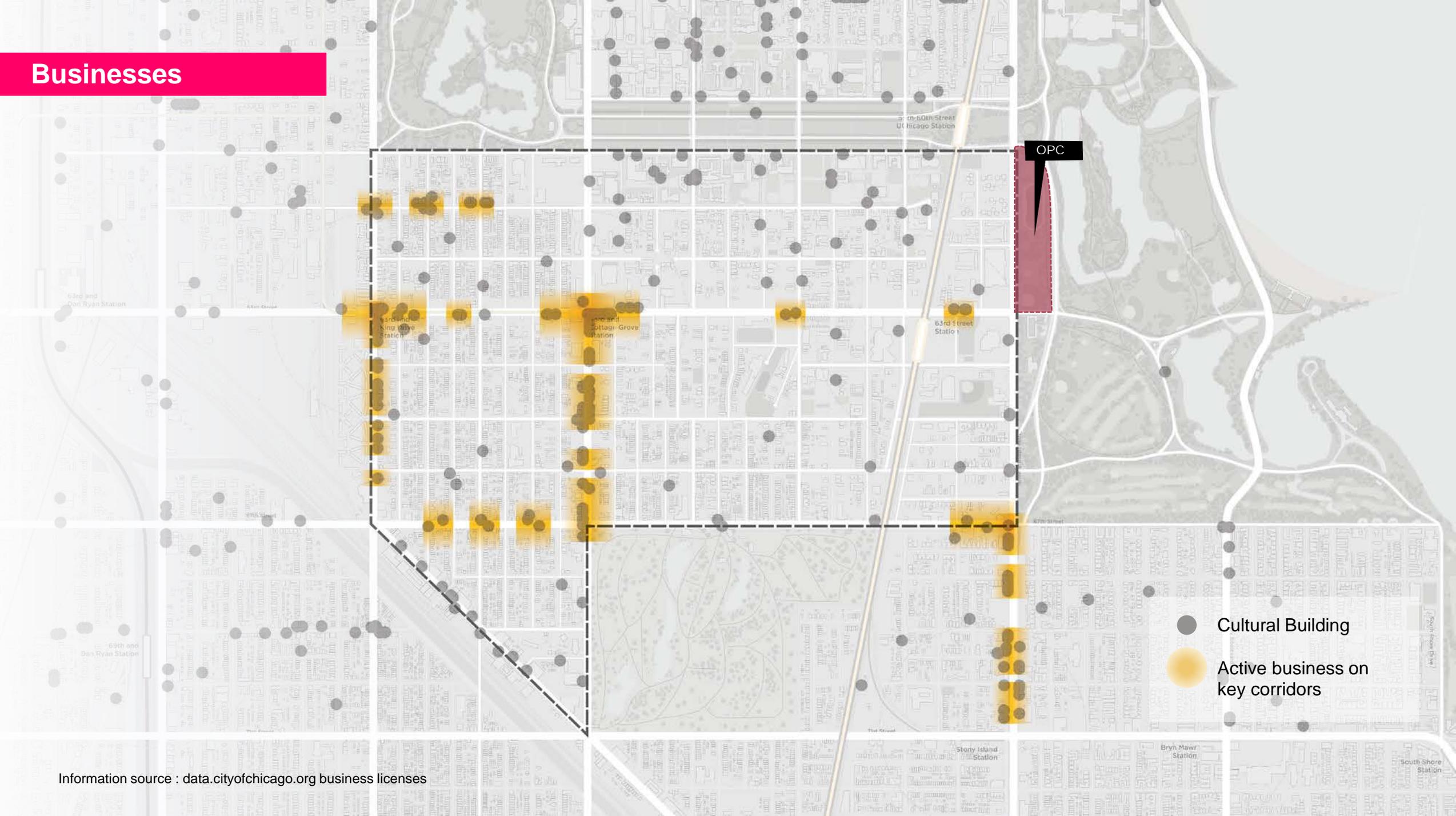
SMOOTHIES ...
Four Ounces Fat Free, Whole, Domestic Soy Milk
* Shown with Caramel, Cinnamon, or Cinnamon Sauce

PASTRY

FRESHLY BAKED BUTTERFLY ...
Shown with Caramel, Cinnamon, or Cinnamon Sauce

CUTS IN ...
Shown with Caramel, Cinnamon, or Cinnamon Sauce

Businesses



OPC

- Cultural Building
- Active business on key corridors

Businesses

Cottage Grove has the most concentration of retail & has room to infill

South Chicago needs investment in manufacturing & jobs

63rd street has room to grow into a destination main street

Continue to build on investments in 61st street by Sunshine Enterprises & POAH

ADDRESSING THE ISSUES

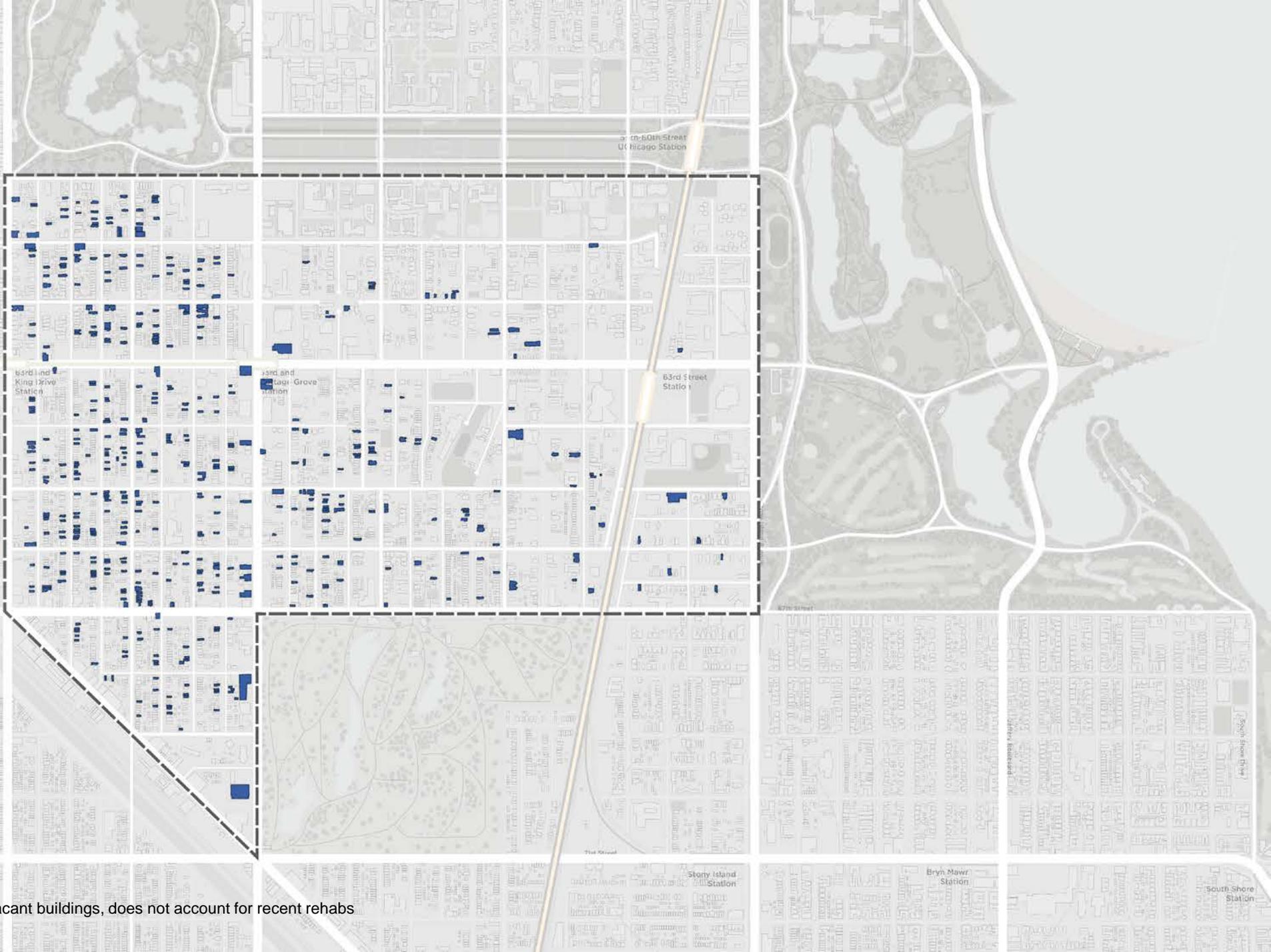


vacancy

Vacancy - Buildings

± 500 Vacant Buildings

Mostly residential & largely multiunit

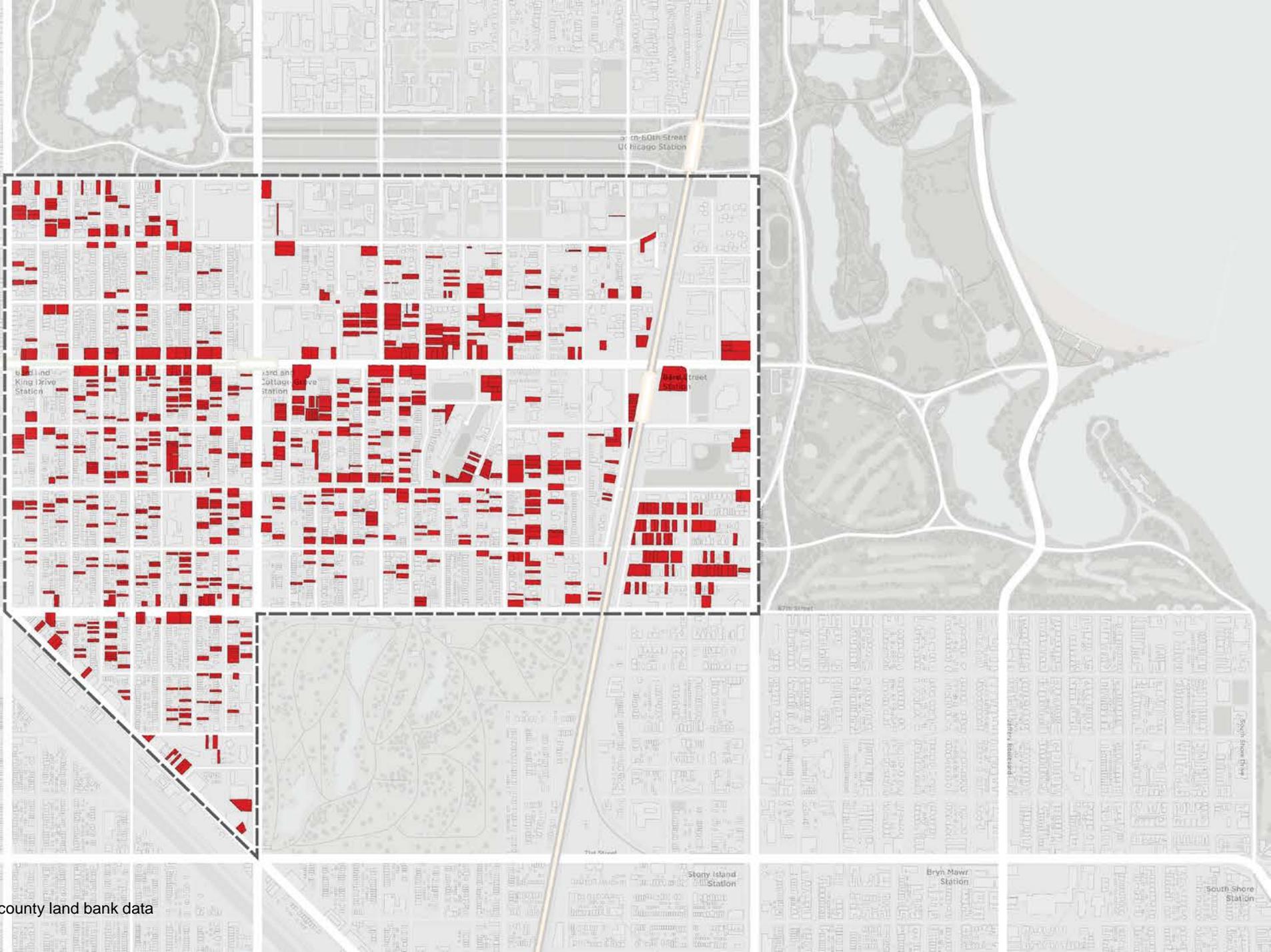


Information source : data.cityofchicago.org - 311 vacant buildings, does not account for recent rehabs

Vacancy - Lots

± 110 Acres of vacant land with about ± 50 acres controlled by the city

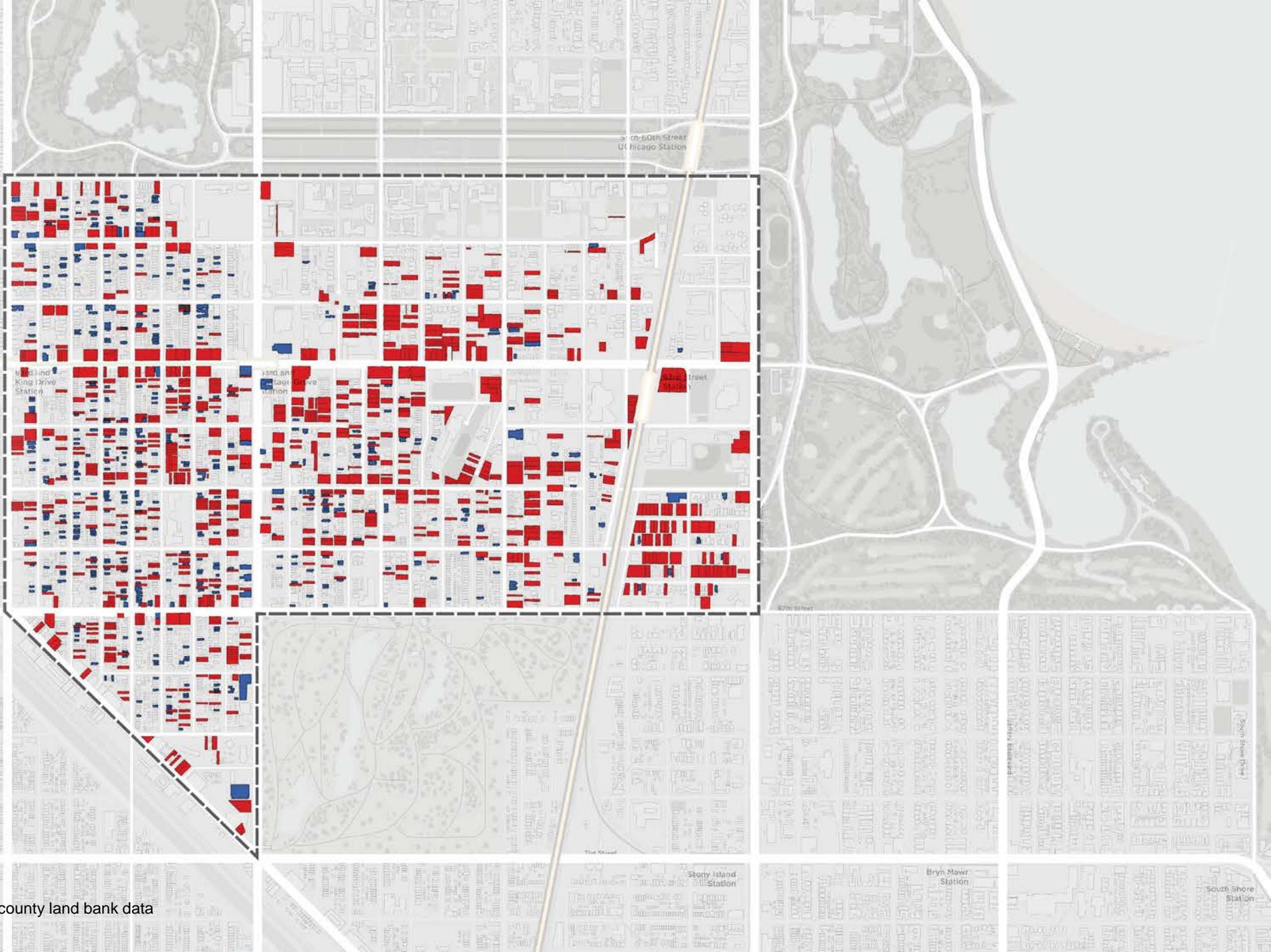
Major sites along 63rd street



Total Vacancy

Estimated capacity for
new residents based off
existing zoning

± 15,000 – 25000 new
residents (depending on
development density)



Vacancy as opportunity

Large amount and variety of development opportunity is an opportunity to train and create jobs

Balance of market rate and affordable housing needed

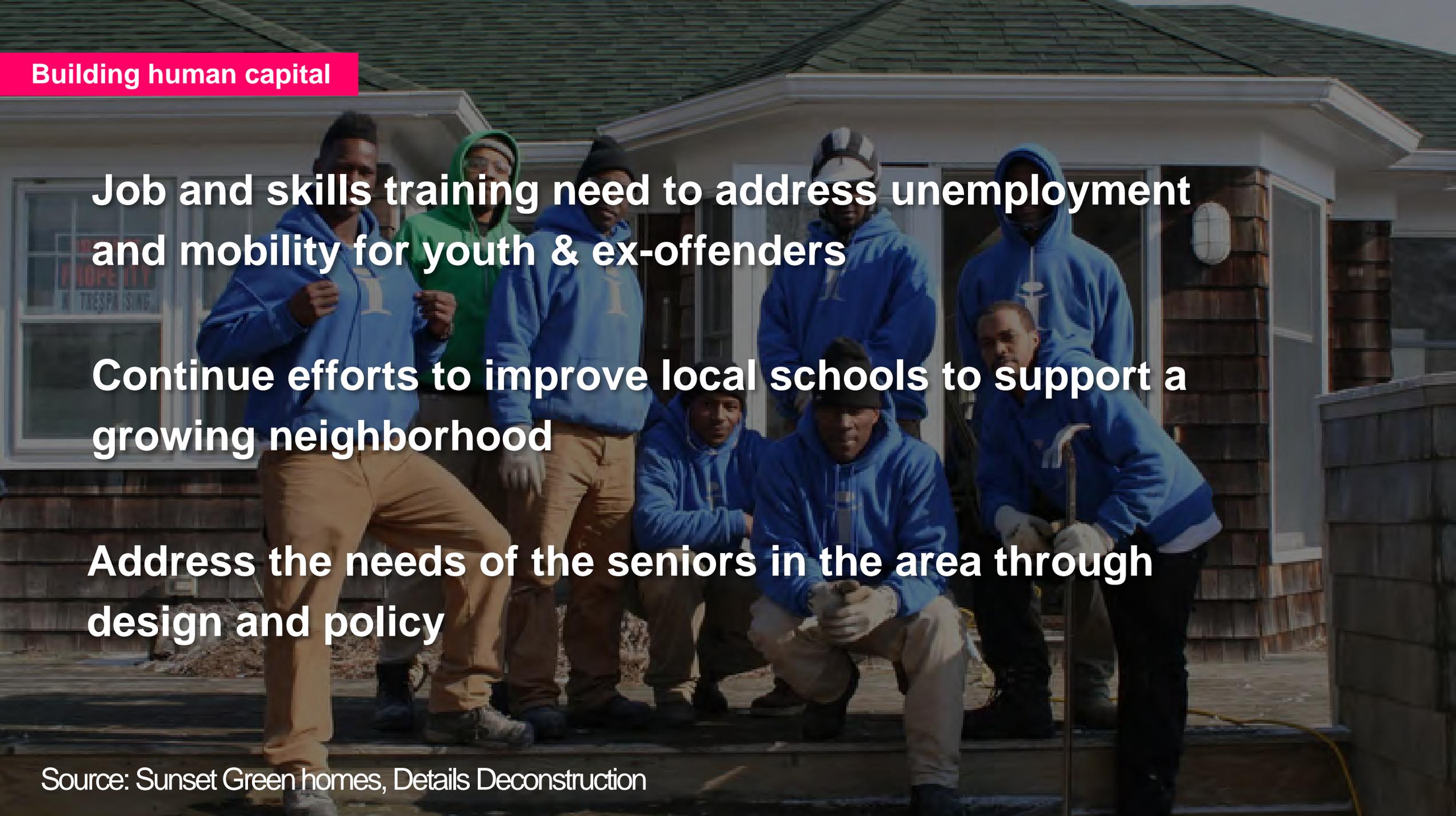
Opportunity to push the boundaries with green technology & building design

Holistic strategy for public realm and development needed to capture the unique character of the neighborhood

**BECOME
MAKE
IN 10
888-**

Safety



A group of approximately ten construction workers are posed on the wooden steps of a house under construction. They are wearing various work clothes, including blue and green hoodies, tan pants, and work boots. Some are wearing hard hats. The background shows the exterior of the house with dark shingles and white trim around the windows and doors. The overall scene is in a slightly dim, overcast light.

Building human capital

Job and skills training need to address unemployment and mobility for youth & ex-offenders

Continue efforts to improve local schools to support a growing neighborhood

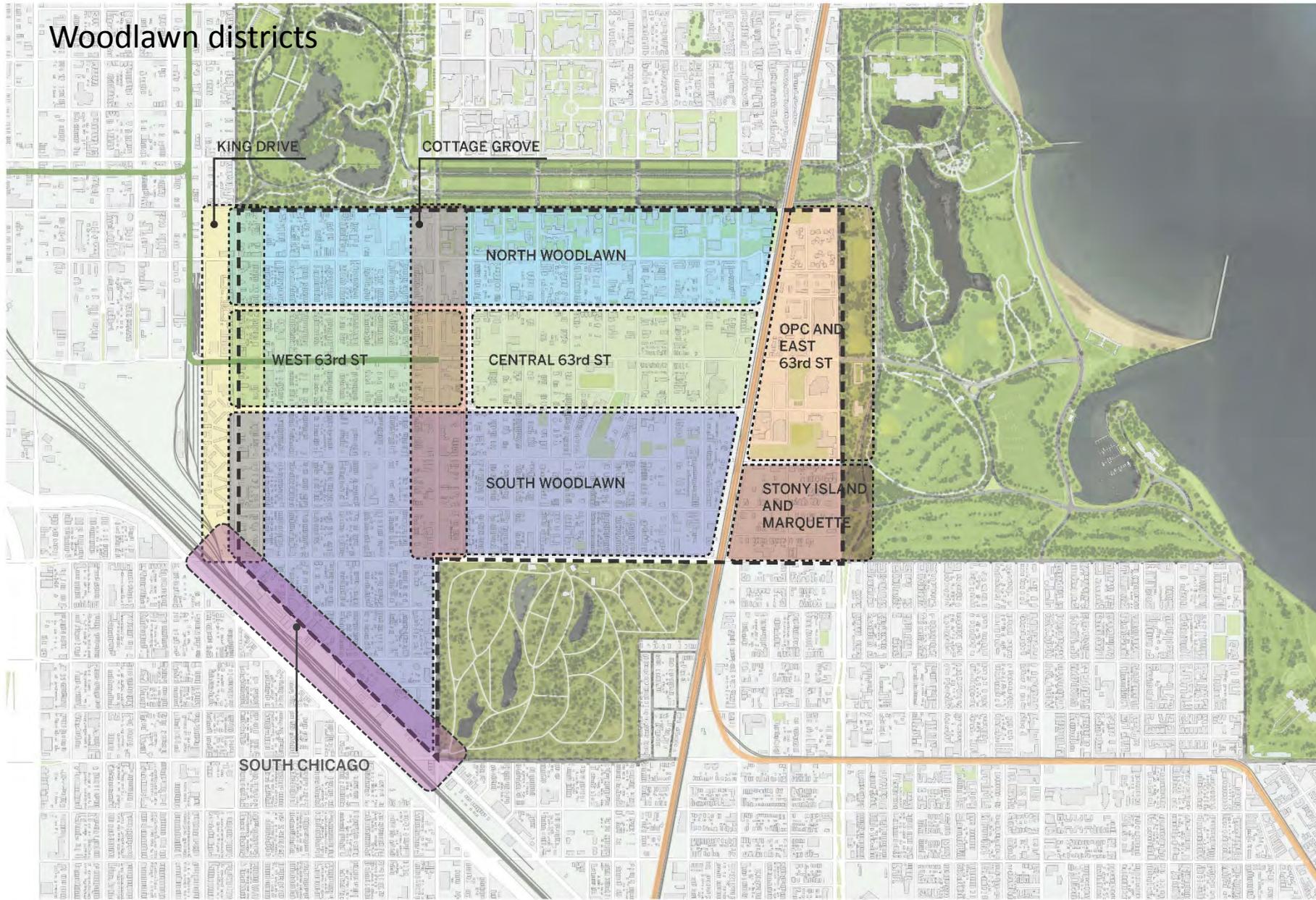
Address the needs of the seniors in the area through design and policy

A Woodlawn Plan Built on Your Ideas

GUIDING PRINCIPLES

- **Keep Woodlawn authentic & affordable**
- **Create economic opportunities for residents**
- **Reactivate vacant buildings**
- **Motivate land owners to action**
- **Continue to improve educational assets**
- **Reactivate the commercial corridors**
- **New neighborhood parks & improved connections to Olmsted Parks**
- **Explore new building types and technologies**
- **Integrate technology – a digitally connected neighborhood**

Woodlawn districts



North Cottage Grove Street



61th street



63rd street



Build on unique, world-class assets

- Historic parks
- A world-renowned research university
- Great K-12 public, private and parochial schools
- Southside's largest employer
- A Presidential library
- Community pride, cohesion and commitment
- A strong, multi-denominational faith community
- A tradition of sophisticated civic action
- An incomparable urban lakefront environment

Celebrate the unique history of Woodlawn

- World's Columbian Exposition of 1893 (The White City)
- Daniel Chester French's statue *The Republic* (Golden Lady)
- Defined by 1,000+ acres of Olmsted Parks
- Jesse Owens, Olympian
- Lorraine Hansberry, playwright and civil rights activist
- Bishop Arthur M. Brazier, pastor and civic leader
- Historic center
- Identify and link historic assets
- Music, Arts, events
- Record the stories of the neighborhood

Be the lakefront community you are

- The 543 acres of Jackson Park on Lake Michigan
- Two walking trails
- Beaches
- Pleasure boat Marinas – 59th Street Harbor, Jackson Park Inner + Outer Harbors, East and West Lagoons
- Landmark 63rd Street Beach House (Bathing Pavillion), 1919: a promenade, two courtyards and a skyline view
- Jackson Bark (dog park) and 8 tennis courts
- Promontory Drive
- Southern Shore Yacht Club
- Jackson Harbor Station
- A classic Japanese garden
- 2219 South Shore Drive
- Lawn bowling and croquet lawns
- The Chicago Lakefront Trail
- Vegetable and flower gardens

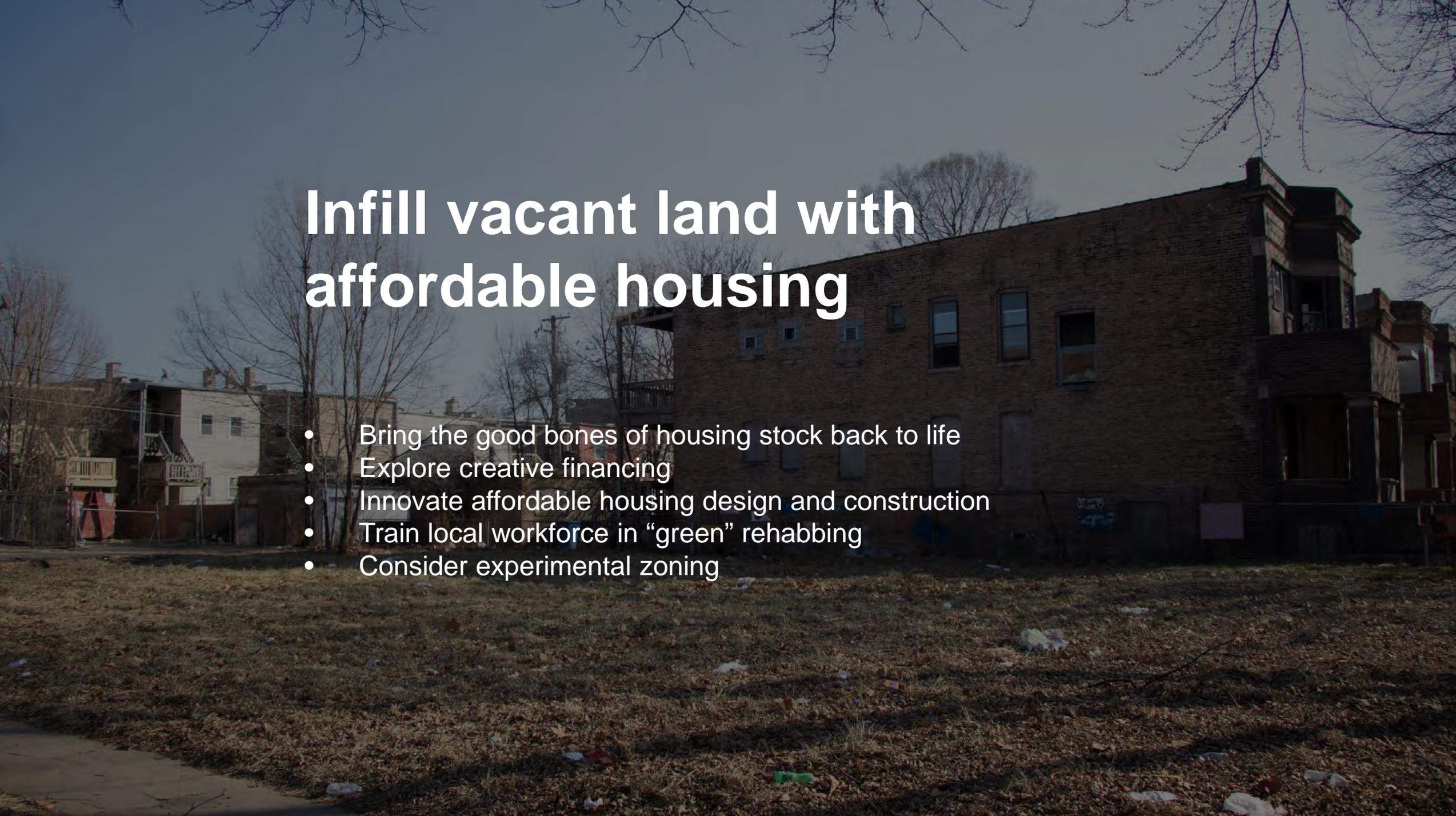
Create seamless connections to the Parks

- Streets for Walking & Biking
- Green infrastructure
- Safe connections for children & families

JACKSON PARK
GOLF COURSE

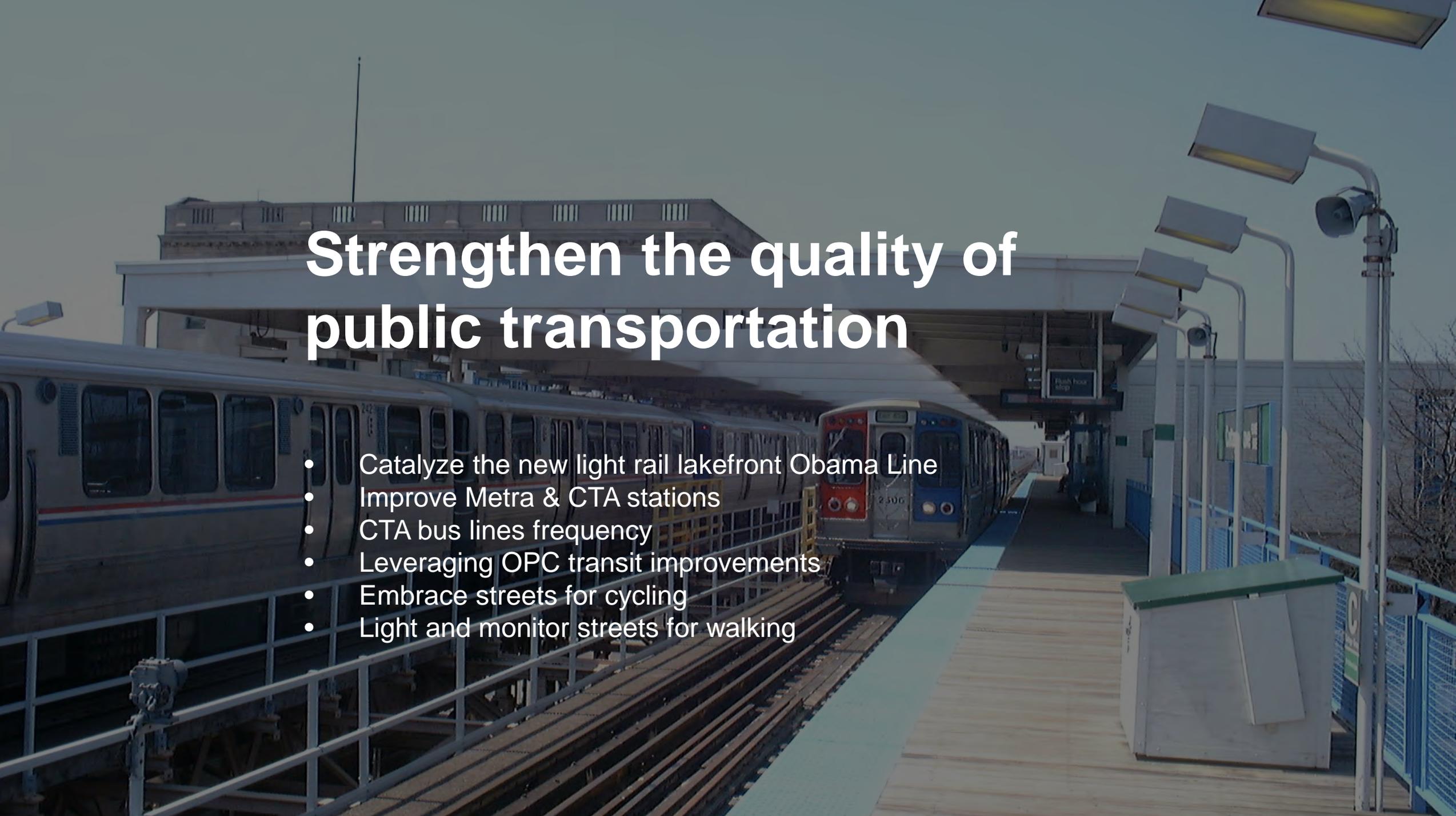
Rebuild 63rd St. as Woodlawn's main street

- Create a plan for walkable mixed-use
- Communicate a vision of what it could be
- Coordinate and incentivize property owners
- Work with City for a multi-department infrastructure plan
- Build an economic development team to define the market



Infill vacant land with affordable housing

- Bring the good bones of housing stock back to life
- Explore creative financing
- Innovate affordable housing design and construction
- Train local workforce in “green” rehabbing
- Consider experimental zoning

A photograph of a train station platform. A train is stopped at the platform, and a person is walking on the platform. The scene is dimly lit, suggesting dusk or dawn. The train has a blue and red color scheme. The platform has a wooden deck and a metal railing. There are several light poles with rectangular light fixtures. A sign on the platform reads "Push hour long".

Strengthen the quality of public transportation

- Catalyze the new light rail lakefront Obama Line
- Improve Metra & CTA stations
- CTA bus lines frequency
- Leveraging OPC transit improvements
- Embrace streets for cycling
- Light and monitor streets for walking

Create gateways from major corridors

- 63rd & Stony Island
- Cottage Grove
- 63rd & King Drive
- 67th & Stony

Energize strategic intersections

- 61st & Cottage Grove
- 63rd & Cottage Grove
- 63rd & Dorchester (Apostolic & Metra)
- 63rd & King Drive

A photograph of three construction workers wearing hard hats and safety glasses, looking at a large blueprint. The worker on the left is wearing a black hoodie with green accents and a green hard hat with 'GRID ALTERNATIVES' written on it. The worker on the right is wearing a white t-shirt with a green recycling symbol and a green hard hat with 'iChard' written on it. The background is a blurred construction site.

Train for next-generation jobs

- Hospitality
- New manufacturing
- Advanced, “green” home building and rehabbing
- Reuse economy
- Urban agriculture
- Creative industries



Build a young hospitality, culture and cuisine workforce

- Tour guides, staff for OPC
- New restaurants & cultural initiatives
- Washburn Culinary Institute at Kennedy-King College
- South Shore Cultural Center – Parrot Cage + recycling kitchen
- Connecting to health and neighborhood garden-to-table
- Engage top Chicago chefs and restaurateurs

Present the Woodlawn Food Scene

- Food inspired by black culture – local & global
- NEW Rick Bayless Tercera Raíz (“third root”) Afro-Mexican
- The Parrot Cage, Dream Café Grille, Jamaica Jerk Spice, Litehouse Whole Food Grill, Gorée Cuisine, Original Soul Vegetarian, Daley’s,
- Need a smokehouse and/or Calumet Fisheries sit-down outlet, a sit-down for Miss Lee’s Good Food
- Nearby: Brown Sugar Bakery, Anita’s Gumbo, Five Loaves Eatery, Valois, Sikia (Washburne)
- Need Michelle’s Garden organic restaurant
- Need a Mellman White City Chop House
- Need a Great Lakes Café at Jackson Harbor Station or Southern Shore Yacht Club
- A McDonald’s

Nurture community through competitive sports

- YMCA with Olympic size pool (one of four swimming pools)
- Multiple fitness centers
- Regulation track
- Indoor and outdoor basketball courts (four gymnasiums)
- Golf – NGA golf course on its way
- Soccer
- Baseball/16' softball
- Fishing
- Sailing
- Swimming
- Cycling
- Boxing
- Squash

WHAT'S NEXT

- Continue engagement and outreach
- Define the catalytic projects
- Explore initial design ideas for each area key area/corridor
 - Examples & references
 - Design Concepts
 - Show the Experience (sketch renderings, 3d massing)
- From vision ideas to action

