Since our last meeting we have worked hard to better our understanding of Woodlawn...
...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
• 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
Residents have powerful memories of what the community used to be....
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 SW:
- Population from under 5: 6%
- Population from 5 to 18: 19%
- Population from 18 to 60: 55%
- 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 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

- OVER 60 YEARS
- 5 TO 18
- 18 TO 60
- UNDER 5

**Education**

**Percentage of Population with High School degree**
- 65% to 99%

**Percentage of Population with Bachelors degree or Higher**
- 10% to 90%

Information source: United States Census, American Community Survey
ASSETS TO WORK WITH
Woodlawn is growing
Recent and planned projects

Information source: Various sources
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

Jackson Park
Photo by Tom Rossiter
Parks

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

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

Information source: data.cityofchicago.org parks data
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

Information source: data.cityofchicago.org transit
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

Information source: data.cityofchicago.org 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
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

Information source: data.cityofchicago.org; Chicago Public 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

Information source: data.cityofchicago.org; Chicago Public Schools
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

Information source: data.cityofchicago.org; Chicago Public Schools
University of Chicago

Major University adjacent to the neighborhood

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

Information source: https://data.uchicago.edu/at_a_glance.php?cid=16&pid=2&sel=atg
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
Variety of faith institutions in the neighborhood

Information source: data.cityofchicago.org churches dataset
Leverage proximity to Museum campus south and associated traffic.
Mosaic of culture & community institutions can create opportunities for unique collaboration in the future.
Woodlawn & adjacent parks are home to world-class cultural institutions

Strong network of community organizations

Wide variety of socially active faith institutions
business
Businesses

Information source: data.cityofchicago.org business licenses
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
± 500 Vacant Buildings

Mostly residential & largely multiunit

Information source: data.cityofchicago.org - 311 vacant buildings, does not account for recent rehabs
± 110 Acres of vacant land with about ± 50 acres controlled by the city

Major sites along 63rd street

Information source: data.cityofchicago.org & cook county land bank data
Total Vacancy

Estimated capacity for new residents based off existing zoning

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

Information source: data.cityofchicago.org & cook county land bank data
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
Crime Hotspots

City of Chicago Data – from 2001- Dec 2016

Information source: data.cityofchicago.org - crime
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

Source: Sunset Green homes, Details Deconstruction
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
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 Pavilion), 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
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
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
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 Raiz (“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