



Application form: Community Planning program and Local Technical Assistance program

DEADLINE: Noon on Wednesday, June 26, 2013

3. Type of Applicant (please check any that apply):

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant:

City of Chicago

2. Main Contact for Application (please include name, phone number and email):

Benet Haller, Department of Housing and Economic Development, 312 744-2850, c_benet.haller@cityofchicago.org

x Local government	
x Multijurisdictional group* ————	Please list the members of the group (including government and nongovernmental organizations): City of Chicago LiSC Chicago Far South CDC
Nongovernmental organization* ——	Name of local government partner(s):

^{*}Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

x M	Ny project involves preparation of a plan.
x M	Ny project helps to implement a past plan.
x M	Ty project links land use, transportation, and housing.
x M	Ty project has direct relevance to public transit and supports the use of the existing transit
:	system.
My	y project is not directly related to transportation or land use, but implements GO TO 2040 ir
	other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

West Pullman is a Community Area in the City of Chicago and is roughly bounded by 115th Street on the north, the Cal Sag Channel on the south, the Metra Electric Line/Indiana Avenue on the east and Ashland Avenue on the west. Metra Electric Blue Island stations are located in the heart of West Pullman at Racine, West Pullman (Halsted St.), Stewart Ridge and State Street.

The area was initially settled in the 1830s, but rapid growth did not occur in the area until after the opening of the Illinois Central and Michigan Central Railroad station and the development of the Pullman Palace Car Works in the 1850s, and the construction of a 600 home development by the Land Association in 1890. Despite setbacks, the area continued to grow, reaching over 23,000 people in 1919, and eventually 30,000 people in 1930, fueled by the area's proximate location to industrial jobs, including International Harvester and Dutch Boy Paints that had plants between 119th and 120th Streets west of Halsted. As these plants, and many others nearby, closed, residential decline in home values and population ensued. Today, there are 27,593 residents in West Pullman, down 19% from 34,277 in 2000.1

¹ Nielsen Site Reports, 2012 based on US Census, 2000 and 2010



West Pullman Asset Map (Metra Electric shown in blue, Major Taylor Trail shown in green, MMRP area in shaded yellow and Habitat for Humanity targeted block shown with logo)

The City of Chicago has targeted a section of West Pullman as a **Micro Market Recovery Program**, a neighborhood stabilization program that fosters the reoccupation of vacant and foreclosed homes by coordinating multiple incentive programs, not-for-profit intermediaries, and for-profit capital sources, and by providing financing to approved developers and end-users.

http://www.cityofchicago.org/city/en/depts/dcd/supp_info/micro_market_recoveryprogram.html

The **Metra Electric** travels south through Pullman and then splits off into the Metra Electric Blue Island Service which travels west through the center of West Pullman with stations at Racine, West Pullman (Halsted), Stewart Ridge and Sate Street. Metra Rock Island Main Line travels south just west of West Pullman with a station at Washington Heights.

Several buses serve the area including CTA Lines 103, 111, 119, 8A, and 108, as well as Pace 352, 353, and 359.

The **CTA Red Line** is planned to be extended from 95th Street to 130th Street through Pullman and Roseland. This service will provide frequent service via the El downtown and connections throughout the City of Chicago.

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.

The City of Chicago would like to develop a Neighborhood Plan for the West Pullman area in order to build on significant investments that have been made, or are planned for the area. The plan will focus on land use, transportation, and economic development and will take advantage of regional transportation assets including the two Metra lines that serve the area and the planning for the CTA Red Line extension further to the east.

The Neighborhood Plan will be based on the cooperation of the City and several key stakeholders that are discussed below. The Plan will focus on the following key deliverables:

- 1) A **housing market study** to determine the housing needs of the area. The community is currently predominantly homeownership, but declining population and housing values has been a major challenge toward encouraging homeowners to reinvest in their properties. The City's MMRP program targets a portion of West Pullman, bringing investment to the area. Chicago Neighborhood Initiatives is working with Far South CDC and the MMRP program to rehab homes. Other developers, including Habitat for Humanity are building new single-family homes.
- 2) A **commercial and industrial market study** to determine market needs for retail and jobs, particularly along Halsted Street, and other commercial and industrial areas in West Pullman. Far South CDC is currently working with the City on the creation of a new Special Service Area which will be in place to help implement the recommendations of the plan using the results of the commercial and industrial market study.
- 3) The **development of a Steering Committee** to bring stakeholders together into a unified effort to coordinate both the plan, and eventual implementation of the plan, to ensure that efforts and investments are coordinated and have maximum impact to encourage redevelopment and reinvestment in the neighborhood.
- 4) A **business and resident outreach program** to involve local businesses and residents in the development of the plan.
- 5) A **multimodal transportation study** to determine transportation needs, inventory assets, and develop ways to improve utilization of the wealth of public transportation in the area.
- 5) An **action plan** that lays out each goal, objective and role for City agencies, non-profit organizations and private entities to implement the recommendations of the plan.
- 6) **Urban design recommendations** to promote community character, leverage the unique historical strengths of the community, and promote an improved public image that will help attract economic investment and community stability.

Key Assets and Partners include:

Far South Side CDC is an economic development group that manages Special Service Area. Far South CDC is currently working on creating a new Special Service Area that will include the commercial areas along 119th Street and Halsted, that will provide enhanced services including sanitation and security within the SSA. The Halsted Crossing study that was completed looked at Halsted Street between 79th Street and the Calumet River.

http://www.farsouthcdc.org/uploads/Halsted_Corridor_Final_Presentation.pdf

Salvation Army Kroc Community Center, at 1250 W. 119th Street is a state-of-the-art sports and multi-service center is one of only a handful of facilities in the nation and a destination for children and families throughout the South Side of Chicago and the South Suburbs.

http://www.kroccenterchicago.org/



Windy City Habitat for Humanity (WCHFH)

The Board and staff of WCHFH are pursuing a community development strategy in Chicago to move beyond a singular focus on affordable housing to ensuring that neighborhoods are successful and attractive areas for families. In 2012, the organization decided to focus its community development efforts in Chicago on the West Pullman



neighborhood. WCHFH has negotiated a Redevelopment Agreement with the City of Chicago to build out an entire block at 119th Street and Union Avenue, is rolling out "A Brush with Kindness" light repair programs throughout the Ward, as well as is developing partnerships with other organizations in the area, including Far South CDC.

http://www.windycityhabitat.org/Focus-Neighborhood.html

Chicago Neighborhood Initiatives / Pullman Park Commercial Center

Located in nearby Pullman, a new large mixed-use development is under construction by Chicago Neighborhood Initiatives (CNI). The development will include a 150,000 Wal Mart in its first phases. Plans for subsequent phases may include as much as 500,000



square feet of retail and 1,500 homes. CNI is also working on NSP3 in the West Pullman Micro Market in partnership with Far South Side CDC. CNI also invests in projects including an allocation of \$30 million in New Markets Tax Credits (for economic development purposes).

http://www.cnigroup.org/economic.html

LISC Chicago has been supporting comprehensive community planning and redevelopment efforts throughout 16 neighborhoods of Chicago over more than 10 years. Through its "Neighborhood Network," it is now entering relationships in additional targeted neighborhoods, including having an interest in supporting an initiative in West Pullman. It is already working with the City on the MMRP program, offering coordination and support for the program, including the West Pullman MMRP. LISC has offered to cover up to a \$25,000 local match if required for the project.

Other Key Assets include:

West Pullman Chicago Public Library, located at 830 W. 119th Street is a new library and houses an exhibit of Pullman Porters and A. Phillip Randolph.



Stewart Ridge Historic District is home to some of the original homes built by the West Pullman Land Association in the 1890s to early 1900s. The S. A. Foster House, 12147 S. Harvard Avenue, by architect Frank Lloyd Wright in 1900 is located in this district.

