



Garfield Green Line South Action Plan **Taking Action Around Garfield Greenline**

Introduction

Taking Action Around the Garfield Green Line Station

The Garfield Green Line South Action Plan is a joint effort between Elevated Chicago, the Chicago Metropolitan Agency for Planning (CMAP), the Regional Transportation Authority (RTA) and a resident group of Washington Park to facilitate equitable growth within the 1/2 mile radius around the Garfield Green Line station in the Washington Park neighborhood.

Equitable growth includes celebrating and prioritizing local culture and retention of current residents. Recognizing the area has been “over-planned” through multiple planning efforts, this process sought to produce a list of actionable items that would result in outcomes long awaited by residents. The process established the Resident Advocacy Council which met monthly to review recommendations from past plans, discuss progress made, identify priorities remaining unfulfilled, and strategize how to make them a reality.



Project Overview

This area has been the subject of nine planning projects since 2005. Recognizing there was no appetite for more planning among key stakeholders, CMAP researched and compiled the recommendations of those previous plans. The CMAP team also researched any progress made on implementation and categorized the recommendations by major themes. The results were cataloged in a handbook and presented to the RAC and Greenline community table. Each month, the RAC reviewed a topical theme, discussed the past recommendations, debated its present-day relevancy, and any new priorities not identified.

The major themes included transportation, housing, vacancy, and economic development. A joint meeting of RAC members and representatives from the Greenline community table was held with representatives from city departments and aldermanic offices. This meeting allowed for further discussion and understanding of the opportunities and barriers to implementation. The feedback and strategies discussed combined with input from the monthly RAC meetings resulted in a final report on action items for the topics of transportation, housing, and vacancy. The economic development work required additional expertise of a consultant team. A sub report on that theme will be incorporated into this document upon completion of that work.

This Action Plan that follows consist of specified tasks. For each broad recommendation, the final detailed table breaks the recommendation down into a series of tasks and for each task, identifies lead implementers, the type of project (infrastructure, program, or policy), phasing of the task, immediate next steps, partners that would aid the implementers, potential funding sources, potential barriers, level of complexity, and a cost range estimate. The more detailed table is in the appendix, while the body of this report provides an overview.

Why is this work necessary?

For over a decade, the city has promoted the benefits of increased development around transit stations. In that time, over 90% of development activity has occurred in northside, predominantly white neighborhoods. The predominantly Black neighborhoods on the south and west sides have missed out on the job growth, amenities, and quality of life benefits that can come with increased activity around transit. Elevated Chicago hopes to disrupt that cycle by prioritizing the needs of Black and brown communities and working with the city to address local concerns.

Who does the work benefit? Who asked for it?

As a citywide effort, Elevated Chicago works with neighborhoods that are experiencing “displacement,” where residents are being pushed out either because new people want to live there and costs are going up, or because the lack of investment (public and private) has pushed many people to seek opportunities elsewhere.

Elevated Chicago asked CMAP to aid in the development of an action plan in both types of communities – one where gentrification and disinvestment are causing changes in the community. Working with communities on the blue line, green line, and pink line, Elevated Chicago representatives chose the Green Line South eHub (51st St., Garfield/55 th, and 63rd/Cottage Grove) as a priority. Representatives from the Green Line South community table believed that the Garfield station was preferable to other Green Line South stations for two primary reasons. First, it has the highest amount of vacant land (much of it is City-owned) and second, it has recently seen a lot of activity—the University of Chicago has bought and developed properties near the station. Given these factors, it was important to prioritize the needs of residents and community stakeholders to achieve equitable development without displacement.

How does it benefit the community at large?

Equitable Transit-Oriented Developments (eTODs) intentionally seek to bring positive enhancements to Black and Brown communities by leveraging existing neighborhood transportation assets. ETOD projects elevate community voice in decision-making processes and focus on community benefits such as affordable housing, public health, strong local businesses, and environmental sustainability. Projects are also sensitive to the impact that decades of disinvestment have had and work to change the narrative around the community's strong, positive amenities.

Who can the process/product harm?

When an area sees new investment – through private speculators or public spending—that can lead to an increase in how much landlords ask for in rent, or property taxes paid by homeowners. If some things that keep a place affordable are fixed (crumbling infrastructure, schools, lack of businesses, crime, potholes, etc.), people with more money and resources may take advantage. If this process does not capture the needs of the most vulnerable, they will end up harmed.

Increased development can bring both good and bad things. People may want the amenities found in other neighborhoods but fear the traffic and parking problems that go with them. Some people do not want new amenities as they're comfortable with what is there. Recognizing these conflicting preferences of existing residents is essential to creating a meaningful dialogue and establishing shared ownership and responsibility.

About the Project Supporters and Funders

Chicago Metropolitan Agency for Planning (CMAP) is our region's comprehensive planning organization; helping the seven counties and 284 communities of northeastern Illinois implement strategies for transportation, housing, economic development, open space, the environment, and other quality-of-life issues. We fund major transportation projects in the region.

The Regional Transportation Authority (RTA) is charged with financial oversight, funding, and regional transit planning for the region's transit operators or Service Boards: The Chicago Transit Authority (CTA), Metra and Pace Suburban Bus and Pace Americans with Disabilities Act (ADA) Paratransit. The RTA has provided funding to compensate RAC members.

Elevated Chicago is a non-profit collaboration of 17 public, private and nonprofit organizations - including CMAP -that have come together to build equity into transit-oriented development in Chicago by improving health, safety, climate resilience, and cultural vitality indicators of people of color living and working near transit.

Washington Park Timeline



Image Source: LISC Quality of Life Plan

2007

LISC Quality of Life Planning Began

- Alderman Willie B. Cochran convened a quality-of-life planning process to begin creating a strategy towards a stronger future in Washington Park.
- Monthly meetings and workshops were held over the following year. More than 200 people were engaged.
- The workgroups established a vision for Washington Park that respected its history while also responding to new opportunities.

2009

South Lakefront Corridor Transit Study

Assessment of transit around the Garfield station identifies several factors that may lead to redevelopment around the station:

- an abundance of vacant land,
- good transportation service consisting of vehicular access to I-94, CTA Red and Green Line stations, and a Metra Electric station.

The study notes that the park functions as a physical barrier between the communities of Hyde Park and Washington Park.

Garfield Boulevard was one of 4 corridors evaluated for Bus Rapid Transit (BRT).

It concluded:

- BRT would be beneficial for the corridor between Hyde Park and Midway Airport
- Limited-stop service would not be as beneficial to the area, and
- The 79th Street Corridor could see greater overall benefit from BRT.

LEGEND

LISC — LISC Quality
of Life Plan (2009)

SLCT — South
Lakefront Corridor
Transit Study (2009)

GHN — Green Healthy
Neighborhoods (2013)

Timeline Continued

LISC Quality of Life Plan

The plan outlined ten strategies in the path to a “stronger future”.

By the time the plan was released, members of the Washington Park Consortium had already begun implementation of this plan’s 10 strategies.

- With seed grants from LISC/Chicago, the South Side Community Federal Credit Union began offering checking accounts and expanded its foreclosure counseling;
- The Life Center Church of God In Christ expanded youth programming at its K.L.E.O. Family Life Center;
- And Brand New Beginnings extended its outreach to women and families in transition.
- The Washington Park Advisory Council procured furniture and equipment for its computer technology center and offered a Spring Break Day Camp focused on sports.



Image Source: East Lake Management Company

2011

Washington Park SRO development project completed.

A 63-unit rehab project on Chicago’s South Side housing formerly homeless and other low-income single adult tenants.

Arts + Public Life Launched

Based out of University of Chicago, Arts + Public Life intends to serve as a neighborhood platform for arts and culture in Washington Park.

TIF — Washington Park
Tax Increment Financing
Redevelopment Area Project
and Plan (2014)

A+PL — Arts & Public Life
Arts Block Concept Master
Plan (2016)

ELE — Elevated
Chicago Green Line
South Workplan (2019)

Timeline Continued



Image Source: Open House Chicago

2018

Historic Schulze Bakery sold to developer

The historic building is being turned into a data center.

Walking Tour of Washington Park lead by Chicago Park District

Green Line Performing Arts Center Opened

Located on Garfield Blvd., this center offers a theater venue and rehearsal space to support the arts.

2019

Elevated Chicago Green Line South Workplan

Elevated Chicago is supporting three eHubs along the Green Line South at the 51st St, Garfield Blvd, and Cottage Grove and 63rd St stops.

Organizations based in these eHubs have formed the Green Line South Community Table, which includes:

- Elevated Chicago Steering Committee members
- KLEO Community Family Life Center,
- Sunshine Enterprises,
- UChicago Arts, Arts + Public Life,
- Emerald South Economic Development Collaborative,
- Blacks in Green,
- Neighborhood Housing Services of Chicago,
- Preservation of Affordable Housing,
- UChicago Office of Civic Engagement, and
- XS Tennis

The workplan developed by the Green Line South Community Table includes exploring and implementing an EcoDistrict model. EcoDistricts create a shared set of goals for a healthy, inclusive environment for all residents, using environmentally sustainable economic development.

LEGEND

LISC — LISC Quality of Life Plan (2009)

SLCT — South Lakefront Corridor Transit Study (2009)

GHN — Green Healthy Neighborhoods (2013)

Timeline Continued

New sidewalks installed along Calumet Avenue

SSCFCAU foreclosure prevention workshop

Kleo Art Residences Opened

A mixed-use, mixed-income community, the property comprises four floors with 4,824 square feet of commercial space on the ground level and 58 apartments in a mix of 3 studios, 39 one bedroom and 16 two bedroom residences.

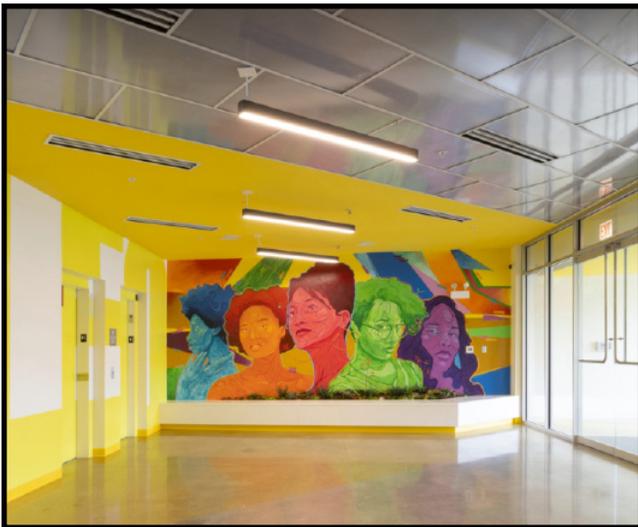


Image Source: Dwell

2020

Washington Park Housing Data Project Summary Report

The South Side Housing Data Initiative published a report on Washington Park with five key findings. They found that Washington Park had:

1. Financially vulnerable renters,
2. Very low homeownership rates,
3. Lack of private development despite South Side growth,
4. An unhealthy built environment, and
5. Neighborhood hypervacancy.

The report makes recommendations that build upon the existing strengths of Washington Park, harness the growth coming to adjacent neighborhoods, reimagine what is possible, and rebuild an equitable future for the Washington Park community.

Former CTA Stationhouse Converted to a business incubator

TIF — Washington Park
Tax Increment Financing
Redevelopment Area Project
and Plan (2014)

A+PL — Arts & Public Life
Arts Block Concept Master
Plan (2016)

ELE — Elevated
Chicago Green Line
South Workplan (2019)

Our Topic Areas

After a thorough review of nine planning documents for the area since 2005, the major themes of the recommendations included: housing, vacancy, transportation, and economic development. Throughout each of these topics is an overall concern with safety improvements and general quality of life issues. The section that follows presents the action items for the first three topics, with economic development to be added upon completion. Each section has a brief background on the topic, some notable recent events or progress made, data points relevant to the area, and the lead implementation actors and agencies, as well as partners.

Lead Implementers

The agencies and organizations that are responsible for implementing the action items are primarily government agencies, but also include advocates.

- Ward 3/Ward 20 offices
- Washington Park Resident Advisory Council (WPRAC)/Green Line South Community Table
- Emerald South Economic Development Collaborative
- Housing Resource Center (HRC)
- Department of Housing (DOH)
- Cook County Land Bank
- Chicago Department of Planning and Development (DPD)
- Chicago Department of Transportation (CDOT)
- Chicago Transit Authority (CTA)
- Chicago Metropolitan Agency for Planning (CMAP)

Cost and Phasing



Housing

Background

In 1870, the John Raber House was built as a country estate on a large lot near present-day intersection of W 57th Pl and S Lafayette Ave. Although the City of Chicago was incorporated as a village in 1837, the area around Washington Park was not annexed until 1889. Most other buildings in the area would have followed the development of the Garfield Station house in 1892. Much of the remaining housing stock that exists today is over 100 years old.

In the 1890s, German Jews began to settle in eastern Washington Park and African-Americans began moving to the area south of Garfield, west of State Street. It was an early example of neighborhood diversity that was disrupted by various groups. In 1917, the Chicago Real Estate Board set out a formal policy of racial segregation and voted to expel any member who sold property on “white blocks” to Black people. In the 1930s and 1940s, the University of Chicago invested resources to uphold restrictive covenants and lobby for urban renewal.

The combined impacts of redlining, restrictive covenants, and urban renewal limited the housing options and wealth-building opportunities for Black residents of Washington Park. While there has been some action to mitigate the effects of discriminatory housing in the neighborhood, ample opportunities exist to develop vacant land in the neighborhood. In past planning processes, many residents have expressed a desire for more housing variety, including single unit, detached houses.

Partners

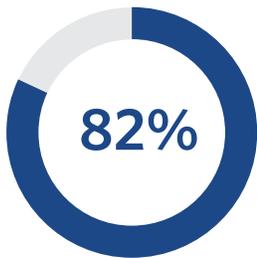
Partner organizations and agencies will be important to accomplishing many of the action items. The partner organizations that do not have any lead implementation responsibilities include:

- Illinois Housing Development Authority (IHDA)
- Local realtors, builders, and financial institutions
- Greenlining Realty
- MPC
- 1Chi4All (LISC Chicago)
- Inclusive Capital Collective
- POAH
- Elevated Chicago
- Preservation Compact
- DPD
- DOH
- Local veterans and veteran groups (Office of Veteran Affairs)
- Local students
- City Colleges of Chicago
- St. Edmunds
- Chicago Emerging Minority Developer Initiative YWCA, YMCA, and other shelters; St. Edmund's
- City of Chicago (DPD Historic Preservation)
- Property owners

Recent Activity

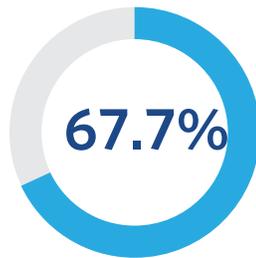
- In 2011, the City of Chicago passed an ordinance requiring mortgage lenders to take responsibility for the properties abandoned by people whose mortgages they issued. Enforcement has been minimal.
- In 2014, the Chicago Housing Authority sold the stretch of the old Robert Taylor Homes to XS Tennis for the construction of a new facility.
- In 2015, the South Side Weekly reported on south side “zombie” homes. These are abandoned housing developments that have not fully gone through the foreclosure process. By not reporting the change in ownership, lenders that own foreclosed buildings can avoid property taxes, vacant building regulation fees, utilities bills, and accountability for the property.
- In 2018, the Chicago design firm JGMA broke ground on the KLEO art residences, a mixed-income apartment development for artists and their families. This development is part of a larger citywide initiative to revitalize Garfield Boulevard, which runs through the center of the community area.

Community Data



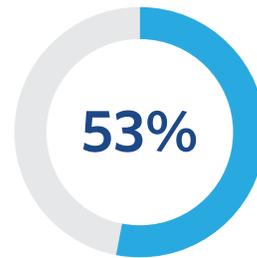
of housing has three or more units.

Source: CMAP Community Data Snapshot (2020)



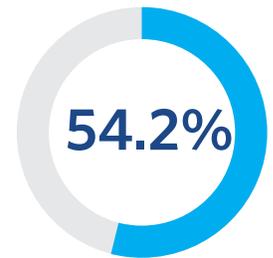
of housing units are renter-occupied

Source: CMAP Community Data Snapshot (2020)



of all units are considered “affordable” by HUD standards.

Source: City of Chicago Department of Planning and Development, Department of Housing (2017)



of households are considered “Housing-Burdened”

Source: Washington Park Housing Data Summary Report (2020)

Housing Recommendations

Assemble and share information regarding housing and financial resources for renters and homeowners


 Compile existing educational materials (e.g., info sheets, pamphlets, brochures, etc.) relating to specific housing topics, such as rental assistance, foreclosure prevention, property maintenance, financial literacy, weatherization, etc.


 Develop a public education campaign (e.g., public display boards, poster campaign, speaker series, etc.) promotes the positive impacts of homeownership, building community wealth, combating displacement, and the negative impacts of discriminatory housing policies and practices.

Establish a centralized Housing Resource Center (HRC) to advance housing objectives in Washington Park


 Define the HRC's primary goals and community benefits


 Explore the possibility of Preservation of Affordable Housing-Chicago (POAH) to serve as umbrella organization for a Washington Park HRC


 Establish an organizational structure and identify potential funding resources


 Develop a five-year Strategic Plan for the HRC's initial years in service (including integration of certain strategies defined in this action plan)

-  Ward 3/Ward 20 offices
-  WPRAC/Green Line South Community Table
-  Emerald South Economic Development Collaborative
-  HRC
-  DOH

-  Cook County Land Bank
-  Chicago DPD
-  CDOT
-  CTA
-  CMAP

Evaluate and implement appropriate community-based approaches that maintain housing affordability and counter displacement

  Compile the pros and cons of pursuing the suggested strategies from Elevated Chicago's Strategies for Community Control and Affordability Preservation, particularly relative to their suitability to Washington Park

  Explore potential to collaborate with the Preservation Compact to develop and implement a focused Washington Park strategy to utilize a variety of tools to preserve the affordability of rental housing units

  Work with the City to establish a new short-term Community Housing Fund to invest in the housing needs of existing Washington Park residents and help spark new development

Identify missing and emerging housing types to diversify Washington Park's housing stock and attract new residents

  Identify and create a map of properties that present single- and multi-family home opportunities, including those that support veterans, women, families, and students

  Collaborate with the City's Department of Housing to create a supportive housing plan that establishes housing opportunities in Washington Park that provide shelter, services, and stability for the unhoused, low income residents, and those with complex physical or health challenges

  Researching community-based developers to learn and apply lessons of for-profit models that conservation, community collaboration and affordability.

Housing Action Steps

Continue using vacant or underutilized lots for new housing opportunities and other productive uses

-   Outline a Parade of Homes program that encourages new affordable housing to be constructed as infill housing on vacant lots throughout the neighborhood to inhibit displacement of existing residents and showcase Washington Park's housing stock
-     Identify potential owner/occupant/operators for adaptive reuse to support the rehab and restoration projects

Install temporary uses on abandoned properties to activate space, restore community, and revitalize interest in development

-     Identify and map the location of vacant or abandoned properties and "zombie" homes (i.e., abandoned housing developments that have not gone fully through the foreclosure process) to understand their spatial distribution and impacts
-     Meet with owners of vacant properties along the neighborhood's commercial corridors to share ideas of how to repurpose their spaces, activate street life, and connect them with businesses or services seeking spaces in the community
-    Meet with the City's Department of Housing to coordinate more stringent enforcement of the City's mortgage lending ordinance to responsibly address abandoned properties to ensure they contribute positively to neighborhood transformation
-     Meet with the Cook County Recorder of Deeds and IHDA to coordinate proper recording of "zombie" homes to ensure their positive contribution to neighborhood transformation

Vacancy

Background

As early as the 1940s, Black homeowners struggled to obtain funds for needed improvements because of redlining and market disinvestment. Seventy years later, the 2008 foreclosure crisis hit the area hard resulting in the abandonment of many buildings. In an effort to prevent unsafe conditions and limit the “public nuisance,” a significant number of buildings were simply demolished. With approximately 17.3 percent of the land in Washington Park listed as vacant, many past plans identified growth opportunities in rehabilitating existing housing structures and repurposing vacant land. The City of Chicago owns hundreds of these lots and provides several avenues for homeowners to acquire them.

Partners

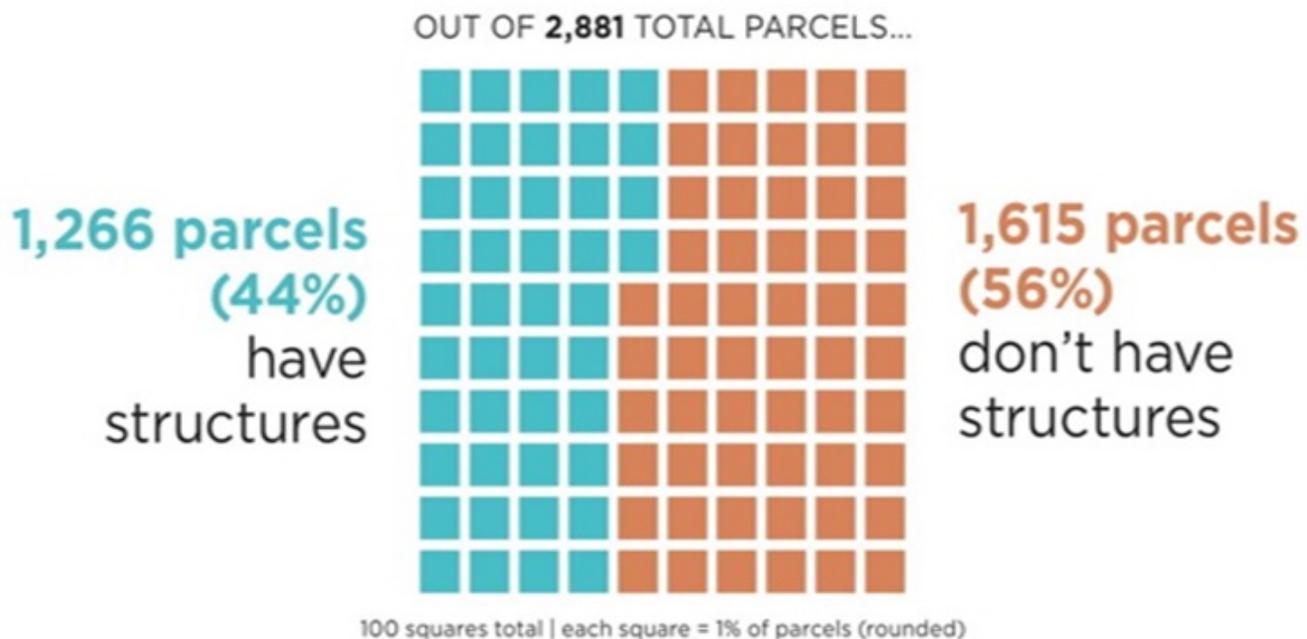
Partner organizations and agencies will be important to accomplishing many of the action items. The partner organizations that do not have any lead implementation responsibilities include:

- U Chicago’s Neighborhood Data Project
- Cook County Land Bank Authority
- Property owners
- Cook County
- Sweetwater Foundation

Recent Activity

- In 2016, West Woodlawn native, Lamell McMorris, started Greenlining Realty, a property redevelopment firm aimed at righting the wrongs of housing discrimination on the South Side. McMorris acquired several lots in Woodlawn through the Cook County Land Bank Authority, an agency that acquires vacant or tax delinquent properties and sells them to community-based developers for rehabilitation.
- In recent years, the City of Chicago sold approximately 20 vacant lots in Washington Park for \$1 each through the city's Large Lots Program. Two of these lots contributed to the KLEO Art Residences development. With this program, the city hopes to "increase safety, build community, and raise home values by creating more neighborhood investment" in areas of Chicago where the city owns large amounts of vacant land.

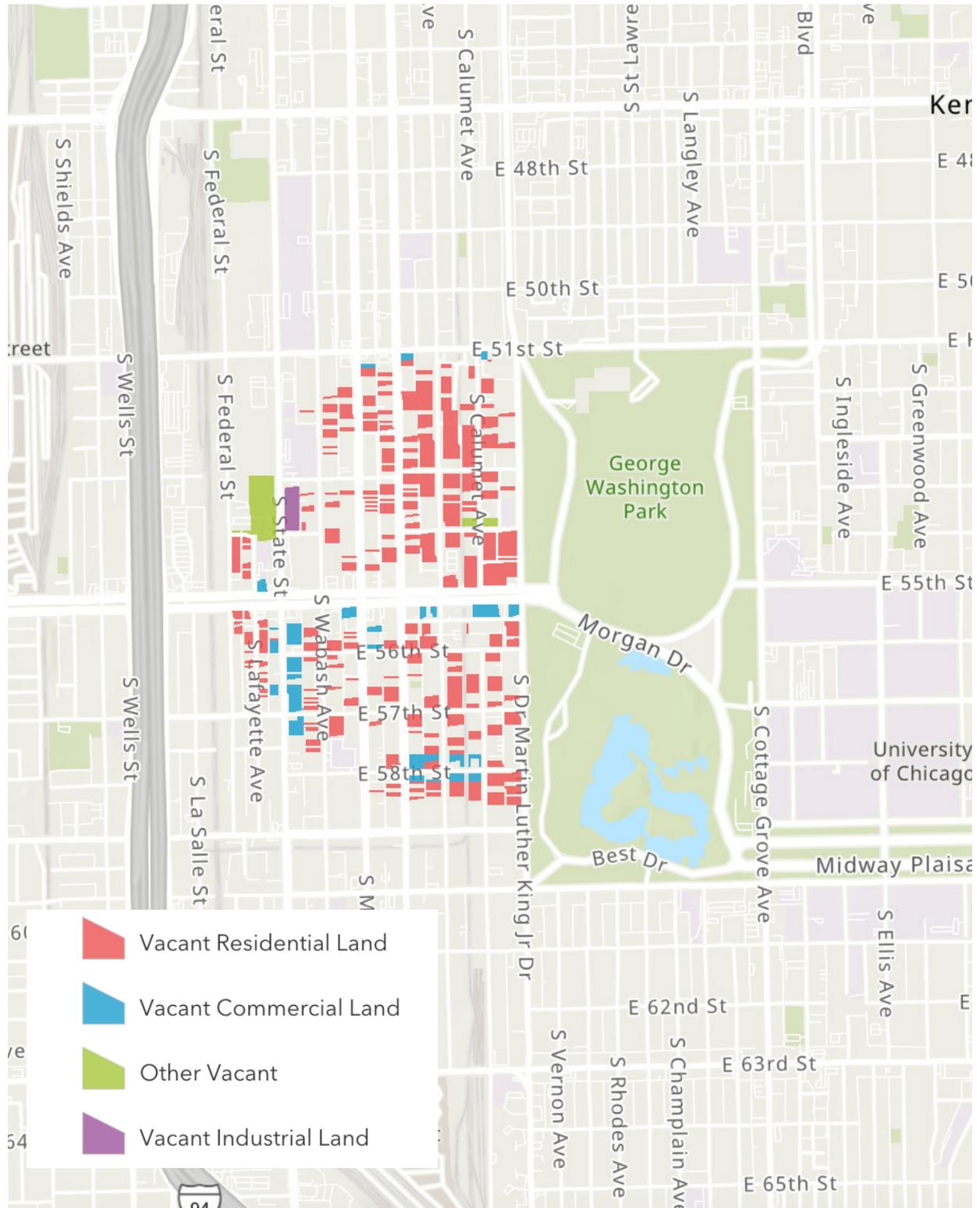
Community Data



Source: Washington Park Housing Data Project Summary Report (August 2020)

Community Data Continued

This map represents all vacant land within a 1/2 mile of the Garfield Station in 2015. The red parcels are vacant residential land. Source: 2015 CMAP Land Use Data



Vacancy Action Steps

Prepare vacant parcels for redevelopment.

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 Inventory vacant lots in open-source digital format.
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 Coordinate with local organizations like Emerald South and Sweetwater Foundation to promote and support their work to implement small-scale improvements like Terra Firma and [Re] Construction House, respectively.
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- 

 Review potential of community benefit agreement for city-owned lots around the station area.
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- 

 Identify where local desires for future development align with funding and city priorities, speak with local developers.
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- 

 Host a developer panel to understand the development challenges and opportunities from the developer perspective (with a focus on small-scale, BIPOC developers, looking to build community wealth).

-  Ward 3/Ward 20 offices
-  WPRAC/Green Line South Community Table
-  Emerald South Economic Development Collaborative
-  HRC
-  DOH

-  Cook County Land Bank
-  Chicago DPD
-  CDOT
-  CTA
-  CMAP

Vacancy Action Steps

Activate vacant lots with visual stories about notable people in the community.

-   Identify sites for potential activation.
-   Identify neighbors to be featured for stories
-   Interview neighbors to be featured for stories, and a local artist to compile stories.
-   Work with a local artist to produce profile portraits with informational plaques, digital catalog.
-   Activate vacant lots with visual stories about notable people in the community.
-   Promote the profiles

Create resources to improve residents' quality of life, focusing on housing needs, local wealth-building, and green infrastructure climate mitigation

-   Develop a resource guide for residents to identify the various city programs and opportunities.
-  Identify city priorities for the area around the Raber House, to connect the Sweetwater Foundation to the opportunity to be a lead for any effort to revitalize the home and the surrounding area.

Vacancy Action Steps

Connect Washington Park residents with opportunities to acquire undeveloped and vacant properties from the city

-   Compile a set of resources that connect Washington Park residents with opportunities to acquire undeveloped and vacant properties from the city, and clear instructions to follow-through.
- 

Continue utilizing vacant or underutilized lots for new housing opportunities and other productive uses

-   Outline a program that enables existing homeowners, residential building owners, and long-term renters to acquire City-owned parcels adjacent to their homes at a substantial discount, similar to the City's Adjacent Neighbors Land Acquisition Program (ANLAP)
- 
-   Outline a plan to preserve and rehabilitate residential buildings on larger-than-average lot sizes, particularly through the acquisition of vacant or tax delinquent properties via the Cook County Land Bank Authority and large City-owned vacant lots for \$1 purchase through the City's Large Lot Program
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- 
-   Identify City-owned vacant lots and other underutilized land that can be assembled into viable disposition parcels for development
- 
- 

Install temporary uses on abandoned properties to activate space, restore community, and revitalize interest in development

-   Identify and map the location of vacant or abandoned properties and “zombie” homes (i.e., abandoned housing developments that have not gone fully through the foreclosure process) to understand their spatial distribution and impacts
-   Meet with owners of vacant properties along the neighborhood’s commercial corridors to share ideas of how to re-purpose their spaces, activate street life, and connect them with businesses or services seeking spaces in the community
-   Meet with the City’s Department of Housing to coordinate more stringent enforcement of the City’s mortgage lending ordinance to responsibly address abandoned properties to ensure they contribute positively to neighborhood transformation
-   Meet with the Cook County Recorder of Deeds and IHDA to coordinate proper recording of “zombie” homes to ensure their positive contribution to neighborhood transformation

Transportation

Background

Washington Park is very well-connected by several transportation options. There is easy access to CTA rail and bus, and the highway is a short drive away. The street network generally provides a grid with short blocks south of Garfield where schools and other amenities, including small neighborhood food mart are accessible by sidewalk. Several blocks near the station have deteriorated sidewalks, some have recently been fixed. One challenge in the area is that there are major infrastructural barriers that break up the street network and funnel traffic to a handful of streets. To the west is the Dan Ryan, to the east is the park and to the south is I-90 and several freight rail lines and yards. Additionally, forty-five percent of Washington Park households have no car available, making transit connections, walking or biking important for accessing daily needs.

Partners

Partner organizations and agencies will be important to accomplishing many of the action items. The partner organizations that do not have any lead implementation responsibilities include:

- CDOT South Side Vision Zero Task Force
- Neighborhood groups
- Active Transportation Alliance

Community Data

- Although Washington Park and the City of Chicago have similar percentages of people who drive to work, the % of households without vehicles in WP is 19% higher than Chicago as a whole (46 percent vs 27 percent).
- Of the 16 east-west streets between 49th and 63rd, only 3 streets continue both east and west of the neighborhood.
- While rail transit ridership has gone up and down over the years, January 2020 was high compared to previous years until the COVID19 shut down much activity across the city.
- Garfield Avenue is one of the most dangerous roads in the area for crashes of all types and has high average daily traffic and high speed.
- By the CTA station the road is part of the federally-designated National Highway System, which may limit what types of changes can be made.
- Residents cite fear of violence as a deterrent to walking /cycling.

Recent Activity

- CTA renovation of the Garfield station – a \$43 million investment and newly installed sidewalks along Calumet Avenue that connect the station to senior housing, and a renovated station house.
- Groups like Slow Roll Chicago, Equiticity, Go Bronzeville, Black Girls DO Bike, and others, are mainstreaming bike riding and helping people – and especially younger folks – connect with the world of bikes.
- When school is in session, CPS utilizes “Safe Passage Routes,” a vendor whose staff stands along the main routes to schools to promote safe passage. This also benefits residents who are not school children, but see the visible presence of staff as improving safety.

Transportation Action Steps

Provide public infrastructure improvements throughout the area (streets, alleys, sidewalks, curbs, etc)

  Identify and prioritize sidewalk segments and curb cuts for fixing or adding where needed

  Identify and program funding to repair or build sidewalks

  Follow through on prioritized sidewalk improvements: (a) Repair existing sidewalks in disrepair; (b) Build new sidewalks where none exist; (c) Create linkages between disconnected sidewalk segments

  Identify alley locations with lighting or visibility problems, and who has jurisdiction

  Research effective and inexpensive lighting that can be used in alleyways

  Install better lighting solutions in priority locations

-  Ward 3/Ward 20 offices
-  WPRAC/Green Line South Community Table
-  Emerald South Economic Development Collaborative
-  HRC
-  DOH

-  Cook County Land Bank
-  Chicago DPD
-  CDOT
-  CTA
-  CMAP

Coordinate with CDOT to increase the safety of crosswalks and intersections

-   Work with CDOT to implement pilot projects to reduce neighborhood speeding
-   Coordinate with CDOT to design and install bump-outs/curb extensions to reduce pedestrian crossing times, and install "State Law - Stop for Pedestrians" signs
-   Repaint crosswalks, starting with those most heavily used
-   Install safety treatments (curb bump-outs, countdown timers, etc.) at signalized intersections
-   Identify funding source for providing sidewalk snow removal
-   Program snow removal for pedestrians prioritizing transit locations and senior housing
-   Coordinate with CDOT to identify locations to add street trees and landscaped areas on the north and south sides of Garfield Boulevard to soften the street edge and provide a buffer to pedestrians from traffic.

Transportation Action Steps

Expand and improve bus access.

-   Create a map of bus stops in need of shelters, shelter repair, or upgrade with arrival times.
-   Purchase and install new shelters in identified priority locations
-   Identify bus routes with frequent delays and minimal COVID-related ridership declines.
-   Identify and address causes of bus delays.

Urge CTA to improve bus service on Garfield, advocate for eventual return of the X55 bus and potentially dedicated bus lanes to serve the connection to Midway Airport.

Transportation Action Steps

Improve lighting and activate the space beneath the CTA Garfield Station and surrounding tracks.

-  Identify areas in need of landscaping and trimming.
-  Coordinate with CDOT to schedule regular maintenance.
-  Add light improvements such as lighted sculpture display areas and lighting for walkways and trees.

Improve transportation access to groceries and fresh food options, particularly for seniors.

-  Identify barriers to grocery store access via walking, biking, and public transportation.
-  Identify grocery stores that offer delivery service and create a brochure or flyer with contact information that can be distributed to seniors to set up a delivery schedule, whether on an individual or group basis; provide assistance to set up service
-  Collect and distribute service details from CSAs and emerging services like Imperfect Foods, Misfits Market, and Farmbox to provide additional options that deliver fresh groceries; provide assistance to set up service

Transportation Action Steps

Improve bicyclist safety

§ ○ Create an off-street path for cycling along the center median on Garfield, the City's proposed east-west route for cycling in the area

§ ○ Coordinate with Equiticity to explore ways to improve bicycle safety, mobility justice, and active transportation options



Community Investment & Economic Development

Background

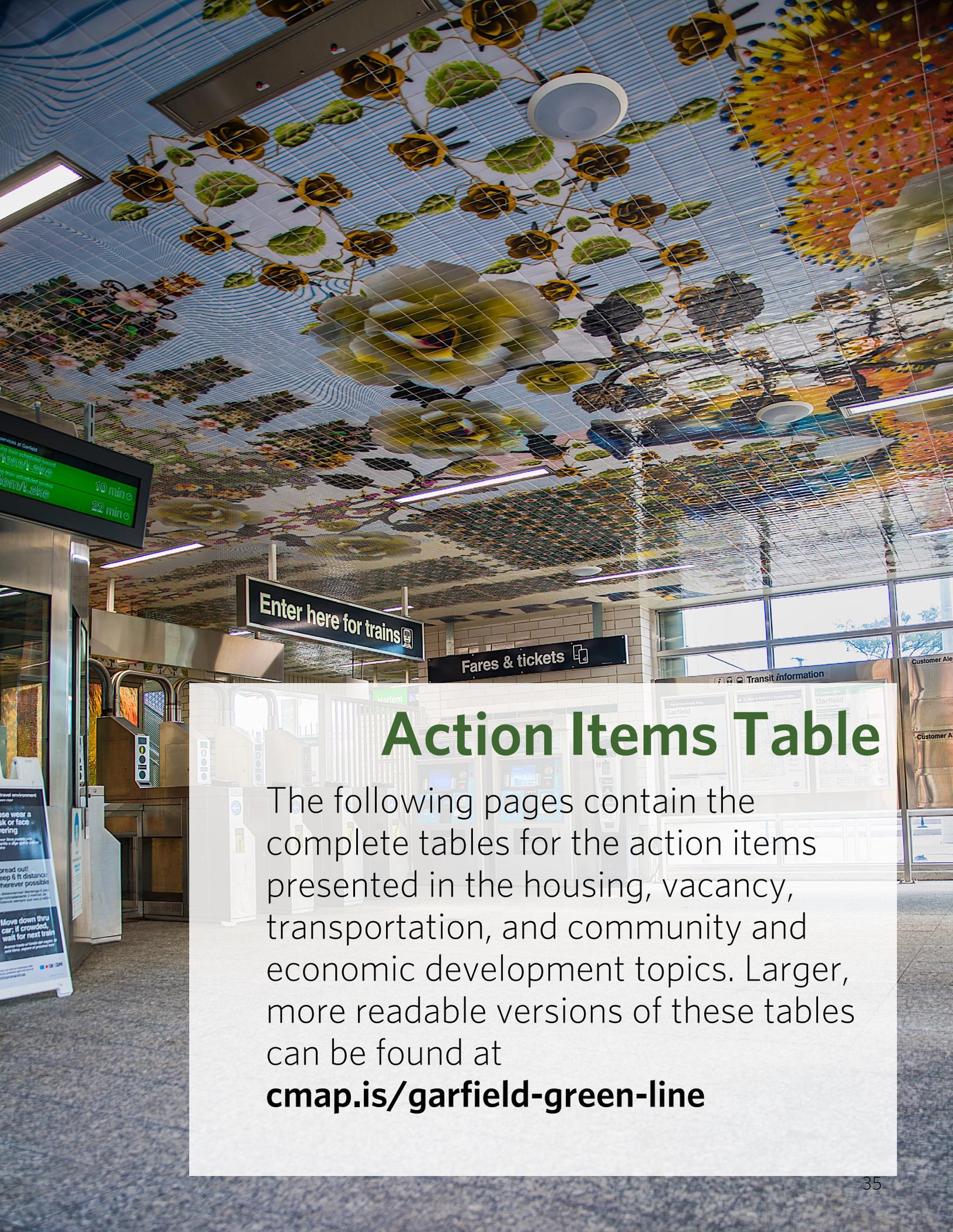
Chicago's small but dynamic and stable Black presence in the 1800s ultimately laid the groundwork for what would become a thriving community throughout the beginning of the 20th Century. African Americans who migrated to Chicago during the first wave of the Great Migration, created a city within a city – a Black Metropolis. During this time, the Black Metropolis was a mecca of African American business, arts and culture, politics, and more. It was “a place where self-determination, freedom, and economic prosperity were possible.” Many firsts were birthed in the Black Metropolis, along with countless African American achievements.

The era of Chicago's Black Renaissance, influenced by the Great Migration and the Great Depression, promoted racial pride and a new Black consciousness which led to the growth of music and literature that addressed Chicago culture and racial tensions. The effects of redlining hurt business owners who would have faced more challenges to get loans to open or expand businesses. The Great Depression was devastating to the local Black-owned banks and took away an important resource for capital. With only a limited spectrum of business that could easily get loans, the area suffered, and many businesses closed.

Community Data

- Community arts, culture, and education assets are concentrated near the Garfield Green Line Station eHub, and there is a long heritage in grassroots self-determinism and community uplift.
- Even as the neighborhood's population declines, Washington Park residents have witnessed an overall marginal, steady increase in household median incomes since 1990.
- Nearly 75% of household incomes are less than half of regional peers'; 47% make less than \$25,000.
- Residents sought employment in the Health and Social Assistance; Administration & Support, Waster Management, and Remediation; and Education industries
- Local industries in arts, entertainment, recreation, and education prospered 2007-2017

Action items TBD



Action Items Table

The following pages contain the complete tables for the action items presented in the housing, vacancy, transportation, and community and economic development topics. Larger, more readable versions of these tables can be found at cmap.is/garfield-green-line

Housing Action Plan Table

Rec #	Tasks	Lead Implementers	Timing			Next steps	Partners	Potential fund sources	Barriers / challenges	Complexity 1 = easy 5 = low to difficult	Cost \$ = low to \$55 = high
			0-18 month	18 month - 3 years	3+ years						
1 Assemble and share information regarding housing and financial resources for renters and homeowners											
1.1	Compile existing educational materials (e.g., info sheets, pamphlets, brochures, etc.) relating to specific housing topics, such as rental assistance, foreclosure prevention, property maintenance, financial literacy, weatherization, etc.	Alderwomen	X			CMAP will work with Alderwomen's offices to compile and disseminate these existing educational materials	Alderwomen; Illinois Housing Development Authority (IHDA); City of Chicago (DOH); Resident Advisory Committee (RAC); Washington Park Resident Advocacy Council Elevated Chicago (WRPAC); local realtors and financial institutions; RAC; Community Table		Funding to provide printed versions of the guidebook; electronic version (PDF) is most economical	1	\$
1.2	Develop a public education campaign (e.g., public display boards, poster campaign, speaker series, etc.) promotes the positive impacts of homeownership, building community wealth, combating displacement, and the negative impacts of discriminatory housing policies and practices.	DOH	X			Compile summary of current research and programs from various sources (e.g., Greenlining Realty, MPC, ICHdAll, Cook County, Inclusive Capital Collective, Federal Reserve, etc.) to lay the initial groundwork and evaluate the format for a public education campaign that can be disseminated door-to-door.	Greenlining Realty, MPC; ICHdAll (IUSC Chicago); Inclusive Capital Collective; Emerald South Collab; RAC; Community Table; CMAP	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding to create educational materials or develop a speaker series	2	\$\$
2 Establish a centralized Housing Resource Center (HRC) to advance housing objectives in Washington Park											
2.1	Define the HRC's primary goals and community benefits	Washington Park Resident Advisory Council (WRPAC) / Green Line South Community Table	X			Using the Woodlawn HRC as an example, develop goals for Washington Park.	CMAP, Alderwomen, RAC, POAH			1	\$
2.2	Explore the possibility of preservation of Affordable Housing-Chicago (POAH) to serve as umbrella organization for a Washington Park HRC	WRPAC/ Green Line South Community Table	X			Research POAH's operations and set up a meeting with POAH staff to discuss opportunity to establish local office, and discuss funding needs.	CMAP, Alderwomen, RAC, local realtors, builders, and financial institutions		Neighborhood disagreement about the benefits of HRC	1	\$
2.3	Establish an organizational structure and identify potential funding resources	WRPAC/ Green Line South Community Table	X			Review the structure of Woodlawn's HRC and identify needs specific to Washington Park. Establish a fundraising committee.	RAC	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and donors	Funding; identification and coordination of resources	3	\$5 to \$55
2.4	Develop a five-year Strategic Plan for the HRC's initial years in service (including integration of certain strategies defined in this action plan)	Housing Resource Center (HRC)			X	Identify priority tasks for addressing local housing needs, using the South Side Community Data report.	Emerald South Collab; Community Table; RAC	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and donors	Funding; identification and coordination of resources	3	\$5 to \$55

Housing Action Plan Table

Rec #	Tasks	Lead implementers	Phasing		Next steps	Partners	Potential fund sources	Barriers / challenges	Level of difficulty/ complexity/ implementation \$ = low to \$55 = high difficult	Cost \$ = low to \$55 = high
			0-18 mon. 3 years	18 mon. - 3+ years						
3 Evaluate and implement appropriate community-based approaches that maintain housing affordability and counter displacement										
3.1	Compile the pros and cons of pursuing the suggested strategies from Elevated Chicago's Strategies for Community Control and Affordability Preservation, particularly relative to their suitability to Washington Park	CMAP / DOH		X	Research and assess the merits of implementing appropriate strategies from Elevated Chicago's Strategies for Community Control and Affordability Preservation, including but not limited to: City of Chicago Affordable Requirements Ordinance (ARO), Deed Restricted Housing, Community Land Trust (CLT), Community Land Bank, Limited Equity Housing Cooperative (LEHC), Tenant Right of First Refusal (TROFR), Tenant Opportunity to Purchase, Neighborhood Opportunity Fund, Inclusive Financing	Alderwomen, Emerald South Collab; RAC; Community Table; Elevated Chicago; local realtors, builders, and financial institutions	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources; establishment of staffing and administration	2	\$ to \$5
3.2	Explore potential to collaborate with the Preservation Compact to develop and implement a focused Washington Park strategy to utilize a variety of tools to preserve the affordability of rental housing units	WRPAC/ Green Line South Community Table		X	Outline objectives and schedule meeting(s) with Preservation Compact to discuss an affordable rental strategy	Preservation Compact; Emerald South Collab; RAC; Community Table	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	2	\$5
3.3	Work with the City to establish a new short-term Community Housing Fund to invest in the housing needs of existing Washington Park residents and help spark new development	WRPAC/ Green Line South Community Table		X	Outline objectives and schedule meeting(s) with DOH staff to discuss a Community Housing Fund	Alderwomen, Emerald South Collab; RAC; Community Table; local realtors, builders, and financial institutions	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	3 to 4	\$55
4 Identify missing and emerging housing types to diversify Washington Park's housing stock and attract new residents										
4.1	Identify and create a map of properties that present single- and multi-family home opportunities, including those that support veterans, women, families, and students	CMAP		X	Identify and map potential sites to establish missing or emerging single- and multi-unit housing opportunities: - Identify parcels available for City Lots for Working Families (CLWF) - Single-unit residential: Potential to rehab existing homes and build new homes on vacant or underutilized lots - Multi-unit residential: Potential to establish unique housing opportunities that support veterans, women, families, and students	Alderwomen, Emerald South Collab; RAC; Community Table; local realtors and builders; local veterans and veteran groups; City of Chicago (DPP, DOH, Office of Veteran Affairs); IHDA; local students; City Colleges of Chicago	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	4	\$5 to \$55
4.2	Collaborate with the City's Department of Housing to create a supportive housing plan that establishes housing opportunities in Washington Park that provide shelter, services, and stability for the unhoused, low income residents, and those with complex physical or health challenges	WRPAC/ Green Line South Community Table		X	Outline objectives and schedule meeting(s) with DOH staff to discuss a supportive housing plan	Alderwomen, Emerald South Collab; RAC; Community Table; local realtors and builders; St. VMCA, YMCA, and other shelters; St. Edmund's	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	4	\$5 to \$55
4.3	Researching community-based developers to learn and apply lessons of for-profit models that conservation, community collaboration and affordability.	WRPAC/ Green Line South Community Table		X	Schedule meeting(s) with KLEO Art Residences to discuss lessons learned from their process as a model to identify potential opportunities for additional mixed-income or affordable residential developments that support veterans, women, families, and students	Alderwomen, RAC; CEMDI; local realtors and builders; St. Edmunds	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	2	\$5 to \$55
5 Continue using vacant or underutilized lots for new housing opportunities and other productive uses										
5.1	Outline a Parade of Homes program that encourages new affordable housing to be constructed as infill housing on vacant lots throughout the neighborhood to inhibit displacement of existing residents and showcase Washington Park's housing stock	Emerald South Collab		X	Outline objectives and schedule meeting(s) with Alderwomen and local property owners, realtors, and builders to discuss Parade of Homes program	Alderwomen; RAC; local property owners, realtors, and builders	Potential funding streams from the City of Chicago (DPP, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	4 to 5	\$5 to \$55
5.2	Identify potential owner/occupant/operators for adaptive reuse to support the rehab and restoration projects	Community Table / DOH		X	Identify past, current, and potential historic preservation projects	Alderwomen; City of Chicago (DPP Historic Preservation); property owners		Funding; identification and coordination of resources	2	\$

Vacancy Action Plan Table

Rec #	Tasks	Lead Implementers	Type	Phasing			Next Steps	Partners	Potential fund sources	Barriers / challenges	Complexity 1 = easy 5 = difficult	Cost \$ = low to \$555 = high
				0-18 months	18 months - 3 years	3+ years						
1 Develop and encourage interest in vacant parcels												
1.1	Compile and map vacant parcel information	Community Table; RAC	Resource	X			Building off of the Washington Park Parcel Inventory of vacant structures, and CMAP's existing GIS files of the vacant parcels, CMAP staff can help to build a vacancy database that RAC can share. Highlight city-owned vacant lots	City of Chicago (DPO, DCH), U Chicago's Neighborhood Data Project, Aldermanic offices	N/A	Data sharing; limitation of ownership information	1	\$
1.2	Promote efforts of neighborhood groups utilizing parcels	GIS Community Table	Program	X			Coordinate with local organizations like Emerald South and Sweetwater Foundation to promote and support their work to implement small-scale improvements like Terra Firma and [Re]Construction House, respectively.	COOH, Aldermanic offices, CCBA	N/A	Limited existing programs active in Washington for parcel acquisition; might be difficult to create one.	2	\$
1.3	Compile and disseminate a set of resources that connect Washington Park residents with opportunities to acquire undeveloped and vacant properties from the city, and clear instructions to follow-through.	Aldermanic offices	Resource		X	X	Compile a set of resources that connect Washington Park residents with opportunities to acquire undeveloped and vacant properties from the city, and clear instructions to follow-through	COOH, CMAP, RAC, GIS Community Table, CCBA	N/A	Limited existing programs active in Washington for parcel acquisition; might be difficult to create one.	2	\$
1.4	Outline a program that enables existing homeowners, residential building owners, and long-term renters to acquire city-owned parcels adjacent to their homes at a substantial discount, similar to the City's Adjacent Neighbors Land Acquisition Program (ANLAP)	City of Chicago (DOH)	Policy		X		Outline objectives and schedule meetings with DOH staff to discuss adjacent land acquisition program	Aldermanic, Emerald South Collab, Community Table; property owners	Potential funding streams from the City of Chicago (DPO, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	2	\$5 to \$555
1.5	Identify where local desires for future development align with city priorities, land owners' plans and funding opportunities	RAC	Policy	X			Compile ideas from past plans, RAC meetings, and meet with city officials, residents, and property owners to discuss programs and priorities.	Aldermanic offices				
1.6	Host a developer panel to understand the development challenges and opportunities from the developer perspective (with a focus on small-scale, community-based developers) prioritizing local wealth building.	GIS Community Table	Program		X		Apply to CMAP for a developer panel.	CMAP, Aldermanic offices, RAC				
2 Prevent underused and empty properties from becoming vacant lots												
2.1	Identify and map the location of vacant or abandoned properties and "zombie" homes (i.e., abandoned housing developments that have not gone fully through the foreclosure process) to understand their spatial distribution and impacts - inventory of "at-risk" properties including "zombie homes"	CMAP	Policy	X			Identify and create a map the location of vacant or abandoned properties and "zombie" homes	Aldermanic, City of Chicago (DPO, DOH); Cook County; property owners		Potential difficulty to thoroughly identify relevant properties		1
2.2	Meet with the Cook County Recorder of Deeds and IHDA to coordinate proper recording of "zombie" homes to ensure their positive contribution to neighborhood transformation	GIS Community Table	Policy		X		Outline objectives and schedule meetings with Cook County Recorder of Deeds and IHDA staff to discuss coordination of proper recording of "zombie" homes	Aldermanic, property owners; Emerald South Collab; RAC; Community Table	Potential funding streams from Cook County	potential difficulty to coordinate recording efforts with County	3	\$5
2.3	Identify city priorities for the area around the Raber House, to connect the Sweetwater Foundation to the opportunity to be a lead for any effort to revitalize the home and the surrounding area.	Chicago DPO	Policy				Clarify past plans listed in Mayo Daley's 2011 Transition Report indicating an IDIR grant for the Raber House, notes of a planned park in the Green Healthy Neighborhoods Plan, and a DNA info article from 2017 describing Openlands acquisition plans. Encourage community collaboration on any efforts.	CMAP, Aldermanic Taylor, Sweetwater Foundation	As a landmark building, there are some potential funding credits, but not 100% covered.	Funding; disagreement between city departments and local community on future of the area.		2
2.4	Outline a plan to preserve and rehabilitate buildings	GIS Community Table	Infrastructure		X		Schedule meetings with Cook County Land Bank Authority and DOH staff to discuss large lot rehab program. Identify those on larger-than-average lot sizes, particularly through the acquisition of vacant or tax delinquent properties via the Cook County Land Bank Authority and large City-owned vacant lots for \$1 purchase through the City's Large Lot Program	Aldermanic, Emerald South Collab; Community Table	Potential funding streams from the City of Chicago (DPO, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding; identification and coordination of resources	2	\$5 to \$555

Vacancy Action Plan Table

Rec #	Tasks	Lead Implementers	Type	Phasing			Next steps	Partners	Potential fund sources	Barriers / challenges	Complexity 1 = easy 5 = difficult	Cost \$ = low to \$\$\$\$ = High
				0-18 months	18 months - 3 years	3+ years						
3 Install temporary uses to activate space, restore community, and revitalize interest in development												
3.1	Engage owners of vacant properties along the neighborhood's commercial corridors to participate and support ongoing conversations.	Emerald South Collab; Community Table	Program	X			Identify owners of vacant properties and schedule initial meetings to discuss their respective situations and potential options	Adelwomen, local property owners, realtors, and real estate brokers		Potential difficulty to coordinate with property owners and identify viable businesses or services to fill vacancies	2	\$5 to \$\$\$\$
3.2	Compile ideas of how to re-purpose their spaces, activate street life, and connect them with businesses or services seeking spaces in the community.	Emerald South Collab; Community Table	Program		X		See 3.1					
3.3	Advocate for better enforcement of city ordinances regarding abandoned priorities.	Adelmannic offices	Policy		X		Meet with the City's Department of Housing to coordinate more stringent enforcement of the City's mortgage lending ordinance to responsibly address abandoned properties to ensure they contribute positively to neighborhood transformation. Outline objectives and schedule meeting(s) with DOH staff to discuss coordination of ordinance enforcement	Property owners; Emerald south Collab; RAC; Community Table	Potential funding streams from the City of Chicago (DOH)	Potential difficulty to coordinate effective enforcement	3	\$5
3.4	Activate vacant lots with art installations that tell stories of the area and residents.	RAC	Program	X			Using the vacancy database, work with City departments to identify parcels that could serve as pop-up activation sites. CMAP will provide a how-to guide for RAC	Community Table, City of Chicago DPD, Adelmann, CMAP	Community Table		2	\$
4 Continue using vacant or underutilized lots for new housing opportunities and other productive uses												
4.1	Outline a Parade of Homes program that encourages new affordable housing to be constructed as in-fill housing on vacant lots throughout the neighborhood to inhibit displacement of existing residents and showcase Washington Park's Housing Stock	Emerald South Collab	Infrastructure/ Policy	X			Outline objectives and schedule meeting(s) with Adelwomen and local property owners, realtors, and builders to discuss Parade of Homes program	Adelwomen, RAC local property owners, realtors, and builders	Potential funding streams from the City of Chicago (DPD, DOH), Cook County, IHDA, and the Federal Build Back Better Infrastructure Bill	Funding identification and coordination of resources	4 to 5	\$5 to \$\$\$\$
4.2	Identify potential owner/occupant/operators for adaptive reuse to support the rehab and restoration projects	Community Table / DOH	Policy		X		Identify past, current, and potential historic preservation projects	Adelwomen, City of Chicago (DPD Historic Preservation), Property owners		Funding identification and coordination of resources	2	\$

Transportation Action Plan Table

Rec #	Tasks	Lead implementers	Type	Phasing			Next steps	Partners	Potential fund sources	Barriers / challenges	Complexity 1 = easy, 5 = difficult	Cost \$ = low to \$\$\$\$ = high	
				0-18 months	18 months - 3 years	3+ years							
Transportation													
4 Provide public infrastructure improvements throughout the area (streets, alleys, sidewalks, curbs, etc)													
1.1	Identify and prioritize sidewalk segments and curb cuts for fixing or adding where needed	CDOT	Infrastructure	X			CMAP can work with CDOT to outline the process for how sidewalks get built and assist by creating a map of sidewalks around the station and audit the accessibility to share the map with CDOT and Aldermanic offices.	RAC, Aldermanic offices, CMAP	None	None		1	\$
1.2	Identify and program funding to repair or build sidewalks	CDOT	Infrastructure	X			CMAP can assist by researching funding streams, work with CDOT and aldermen to program.	Aldermanic offices, CDOT	Menu funds, Shared Cost Sidewalk funding	Shared Cost sidewalk fund requires a resident match		2	\$
1.3	Follow through on prioritized sidewalk improvements: (a) Repair existing sidewalks in disrepair; (b) Build new sidewalks where none exist; (c) Create linkages between disconnected sidewalk segments	CDOT	Infrastructure		X		See 1.2	Aldermanic offices, CMAP		Funding for the mapping assistance would help to create a better map, as CMAP doesn't have extensive first-hand knowledge of conditions.	Funding	2	\$\$
1.4	Identify alley locations with lighting or visibility problems, and the responsible agency	CTA, CDOT	Infrastructure	X			CMAP can create a map of low-light areas with assistance from students or RAC members	RAC, CMAP	None			2	\$
1.5	Install better lighting solutions in priority locations	CTA, CDOT	Infrastructure		X		CMAP can research lighting solutions that have been used in other locations in the City and identify who would need to install it	Aldermanic offices, CMAP					
1.6	Identify any private properties that need light improvements or trees.	Aldermanic offices	Infrastructure				RAC members can create a list or map of properties that need lighting improvements or trees and share with the Aldermanic offices.	GIS Community Table, RAC	Elevated Chicago				
2 Coordinate with CDOT to increase the safety of crosswalks and intersections													
2.1	Work with CDOT to implement pilot projects to reduce neighborhood speeding	Aldermanic offices	Infrastructure	X	X	X	Identify potential "select treatments" from the Complete Streets Toolkit and work with residents to understand which would work best in certain locations.	RAC, Community Table, CDOT South Side Vision Zero Task Force	CDOT, CMAP Transportation Alternatives Program	General opposition to changes and desire of residents to have a role in crafting solutions		2	\$\$
2.2	Coordinate with CDOT to design and install bump-outs/curb extensions to reduce pedestrian crossing times, and install "State Law - Stop for Pedestrians" signs	Aldermanic offices	Infrastructure		X	X	Develop maps and submit to CDOT for approval, propose locations to Aldermen, identify locations for signage, and other treatments.	CDOT, RAC, Community Table, South Side Vision Zero Task Force	CDOT, Menu funds	Funding and general opposition to changes and desire of residents to have a role in crafting solutions		2 to 3	\$\$
2.3	Repaint crosswalks, starting with those most heavily used	CDOT	Infrastructure	X			CMAP should develop an inventory map and work with Aldermen to share process information with residents and Aldermen for how CDOT's painting schedule works.	CMAP, RAC, Aldermanic offices, Community Table		Funding		2	\$
2.4	Identify locations to add street trees and landscaped buffers areas.	Aldermanic offices	Infrastructure	X			Identify property owners who could commit to watering new trees that Openlands' Treek keeps program can provide. Seek out property owners on the north and south sides of Garfield Boulevard for input on new tree placement.	RAC	Chicago Streets & San Tree Planting program	Residents must water trees to initiate root growth		2	\$

Transportation Action Plan Table

Rec #	Tasks	Lead Implementers	Type	Phasing			Next steps	Partners	Potential fund sources	Barriers / challenges	Complexity 1 = easy 5 = difficult	Cost \$ = low to \$\$\$\$ = high
				0-18 months	18 months - 3 years	3+ years						
3 Expand and improve bus access.												
3.1	Create a map of bus stops in need of shelters, shelter repair, or upgrade with arrival times.	CMAP	Infrastructure	X			Create priority map of bus shelter locations, ridership, and work with transit riders and CTA to prioritize locations of new shelters.	CTA, RAC, Community Table, neighborhood groups	N/A	None	1	\$
3.2	Purchase and install new shelters in identified priority locations	CTA	Infrastructure		X		CTA will review the community map of desired locations and identify a schedule for implementation.	RAC, Alderwomen	CTA Build Back funds, RTA Access to Transit funds	The quantity of shelters desired might not match how many people want.	3	\$5
3.3	Identify bus routes with frequent delays and minimal COVID-related ridership declines.	CTA	Infrastructure	X			Review ridership data, delay information to identify priority bus routes.	RTA, CMAP	CTA programs			
3.4	Identify and address causes of bus delays.	CTA	Policy		X		Research causes of delay.	RTA, RAC, Community Table, neighborhood groups	CTA programs	Funding, citywide need		
3.5	Convene coalition to urge CTA to improve bus service on Garfield	GIS Community Table, RAC				X	Reach out to active transportation Alliance for support building a coalition to advocate for better bus service, including eventual return of the X55 bus and potentially dedicated bus lanes to serve the connection to Midway Airport.	Active Transportation Alliance, CMAP	N/A	Finding people with enough time to volunteer and advocate	2	
4 Improve access to basic needs, prioritizing access to fresh food options and health care services with focus on seniors												
4.1	Identify funding source for providing sidewalk snow removal	Aldermanic offices	Program	X			Research pros/cons of snow blowers and pedal-powered plows, and identify organizations that might have staff and the ability to plow localized areas with the support of additional funding. Work with organizations to identify need and cost estimates.	Blacks in Green, Sweetwater Foundation, WP Chamber, Urban Juncture, CMAP	AARP Community Challenge Grant, Community Table, donations	Finding someone who would be responsible for the device and for operating it.	3	\$
4.2	Outline a program for snow removal for pedestrians prioritizing transit locations and senior housing	GIS Community Table	Program		X		Develop priority map, potential plow route. Work with Aldermanic office to	CMAP, Blacks in Green, Sweetwater Foundation, Urban Juncture				
4.3	Collect and distribute service details from UberHealth, CSAs, and local grocery delivery services	Aldermanic offices	Program	X			Identify grocery stores that offer delivery service. Collect and distribute service details from CSAs and emerging fresh food delivery services, emerging services like Imperfect Foods, Misfits Market, and Farmbox to provide additional options that deliver fresh groceries; provide assistance to set up service.	RAC, Community Table, neighborhood groups, including those connected with senior residents		Some seniors may prefer to shops on their own or lack the funds or banking abilities to set up an ongoing delivery service	2	\$
5 Improve bicyclist safety & support community-led initiatives												
5.1	Advocate for a bike path along the center median on Garfield	RAC, Community Table	Infrastructure			X	Seek support from Active Transportation Alliance for gaining community input and support for a path on the city's proposed east-west route for C/CLING.	Mayor's Office, Active Transportation Alliance, CMAP			1	\$
5.2	Explore ways to improve bicycle safety, mobility justice, and active transportation options	RAC, Community Table	Infrastructure	X			Contact EquityCity to set up initial meeting to communicate goals, resources, and learning opportunities			Funding, access to bicycles	2	\$5

Additional Information

Who to Contact

For more information on the Garfield Green Line South Action Plan, visit [**cmap.is/garfield-green-line**](https://cmap.is/garfield-green-line)

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