



July 2016

Washington Heights/ 95th Street Planning Priorities Report



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Section 1: Introduction

The Endeleo Institute, a not-for-profit affiliate of Trinity United Church of Christ, applied to the Chicago Metropolitan Agency for Planning (CMAP) under its Local Technical Assistance (LTA) program seeking support to develop a planning priorities report for the 95th Street corridor and surrounding neighborhood area. With the launch of two major development projects along 95th Street, the Endeleo Institute identified the need for collaboration to determine the community's main priorities and to plan for transit-oriented and economic development opportunities.

Current projects underway include the 95th Street Terminal Improvement Project that will improve and expand the 95th Street station of the CTA Red Line, and less than one mile west of the station, the renovation of Carter G. Woodson Regional Library.

The Endeleo Institute emphasized the need to revitalize the 95th Street corridor to build on existing resources and reduce the effects of economic decline and disinvestment. The Endeleo Institute and CMAP agreed that a planning priorities report would be the best strategy to identify assets, needs, and opportunities in Washington Heights and prepare the community for future planning.

Planning Priorities Report

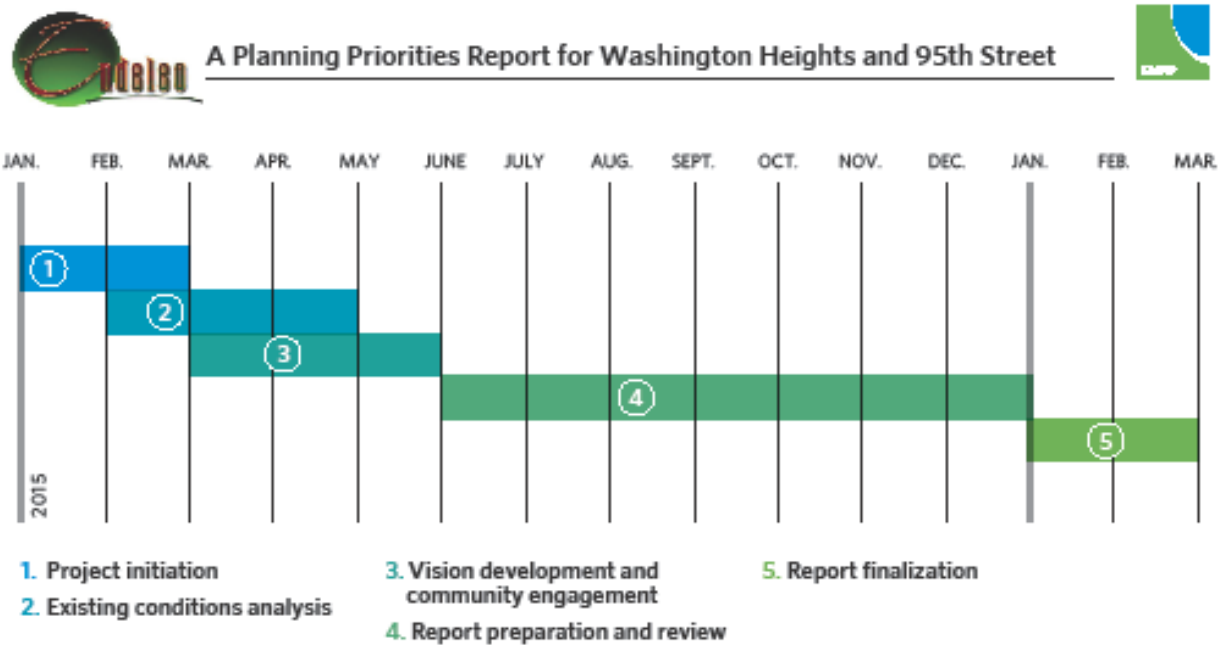
This report considers the main challenges and assets of Washington Heights and the 95th Street corridor, proposing recommendations that will prepare the community for long-range planning. CMAP staff collected information and analyzed the existing conditions surrounding 95th street to develop strategies that will help the community achieve its identified goals.

The planning process

The planning process consisted of three phases completed over thirteen months. The first phase assessed existing conditions of the neighborhood, informed by review of previous plans and meetings with Endeleo staff. During the second phase, CMAP held stakeholder interviews and drafted initial report recommendations that were created and vetted with Endeleo staff and board members, project partners, and key institutions. The final phase included the creation of this planning priorities report and a public open house event to gain community feedback. Stakeholder interviews provided valuable insight, highlighting the main issues to address in the report and informing the existing conditions analysis. CMAP staff conducted a series of interviews with residents, community leaders, elected officials, business owners, and regional organizations. The following sections include information gathered from both stakeholder interviews and research and analysis. This report includes six focus areas: Capacity Building and Community Engagement, Land Use, Housing, Economic Development, Transportation, and Health and Education.



Figure 1.1: Project timeline



Section 2: Regional Context

This section provides an overview of Washington Heights' history and how the community fits into the metropolitan Chicago region. Understanding the community's past and present characteristics will provide a context for Washington Heights' current challenges and potential opportunities.

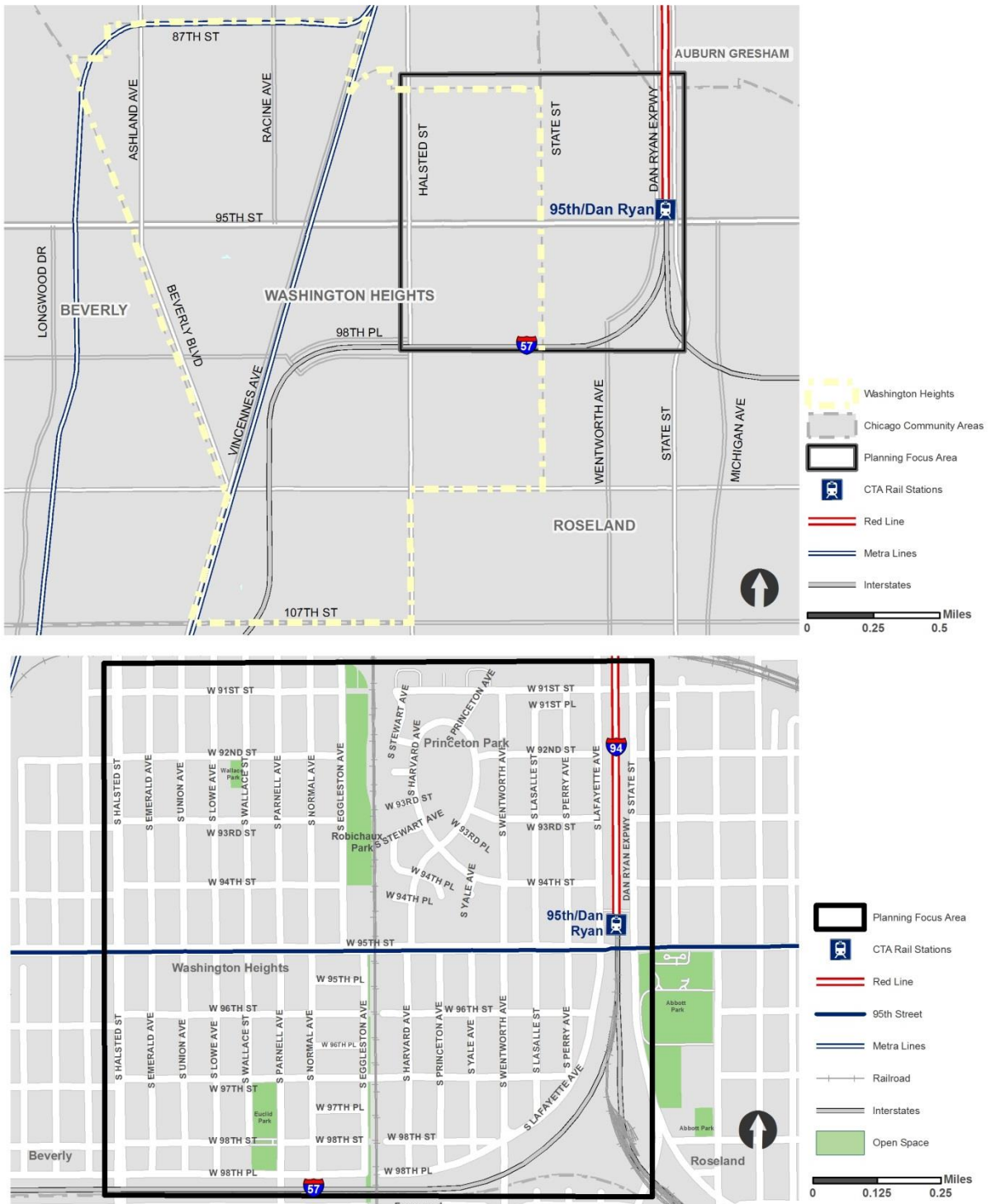
Regional Setting

Washington Heights is designated as Community Area 73 of the City of Chicago's 77 community areas. The community is located on the far south side of Chicago in Cook County. Washington Heights is bordered by 89th Street to the north, 107th Street to the south, Beverly Avenue to the west and Eggleston Avenue to the east. 95th Street is a main corridor of the Washington Heights neighborhood. The community is adjacent to the Auburn Gresham, Beverly, Roseland, and Morgan Park neighborhoods, the west extension of the Dan Ryan Expressway (Interstate 90/94), 95th Street Red Line Terminal, Chicago State University, and the Carter G. Woodson Regional Library.

The planning priorities report focus area surrounds the 95th Street corridor and is bordered by 91st Street to the north, the Dan Ryan Expressway to the east (the 95th Street Red Line Terminal is adjacent to the east), I-57 to the south, and South Halsted Street to the west.



Figure 2.1 Washington Heights Neighborhood and Planning Focus Area



History of Washington Heights

In 1890, Washington Heights was annexed to the City of Chicago. In the early 1800s the area was populated mostly by farmers. However, after the 1860s, railroads dominated the economy of the region and by the mid-1800s railroad workers settled in Washington Heights. In the 1920s people of Irish, German, and Swedish descent moved to Washington Heights from South Englewood and Greater Grand Crossing for better housing. At that time 40 percent of residents were native with foreign born parents, but that percentage was almost cut in half thirty years later. After World War II, African Americans began to move to Washington Heights. Soon to follow, real estate agents encouraged white homeowners to sell their houses at a loss to avoid living in a mixed-race community. By 1980, Washington Heights was 98 percent African American. During a history of changes to the neighborhood Washington Heights retained its working, middle-class character; with well-maintained single-family homes and a high owner-occupied housing share (64 percent).ⁱ

Community Character

Brick bungalows and ranch homes constructed from 1920 to 1950 define the residential character of Washington Heights. The majority of Washington Heights' real estate is two-story single-family homes.ⁱⁱ

Governance and Community Facilities

The governance and community facilities network in and near to Washington Heights is vast, proving a spectrum of services to the community.

Elected Officials

Richard Durbin, Senator (Sr.)
Mark Kirk, Senator (Jr.)
Bobby Rush, 1st District Congressional Representative
Robin Kelly, 2nd District Congressional Representative
Emil Jones III, 14th District Senate Representative
Bill Cunningham, 18th District Senate Representative
Monique Davis, 27th District House Representative
Frances Ann Hurley, 35th District House Representative
Howard Brookins, Jr., 21st Ward Alderman
Carrie Austin, 34th Ward Alderman
Anthony Beale, 9th Ward Alderman

Public Schools

Fernwood Elementary, PK-8
Fort Dearborn Elementary, PK-8
Marcus Garvey Elementary, PK-8
Medgar Evers Elementary, PK-8
Mount Vernon Elementary, PK-8



Wendell Green Elementary, PK-8
Rudyard Kipling Elementary, K-8
Percy Julian High, 9-12

Chicago International Charter Schools (CICS)

Loomis Primary, K-2
Longwood, 3-12
Prologue Johnston, 9-12

Colleges and Universities

Chicago State University (Roseland)

Hospitals and Health Care Centers

Advocate Trinity Hospital and Health Care Center (Calumet Heights)
Little Company of Mary Hospital (Evergreen Park) and Halsted Medical Center
Mercy Medical at Chatham (Chatham)
Roseland Community Hospital (Roseland)

Police and Fire

The 22nd District of the Chicago Police Department provides police and fire services. Two Chicago Fire Department stations sit on the south and west borders of Washington Heights.

Community Centers

Englewood Center (Englewood)
Kroc Center (West Pullman)

Employment Centers

Washington Heights Workforce Center

Libraries

Woodson Regional Library
Beverly Public Library (Beverly)
Brainerd Public Library (Auburn Gresham)



The map displays the Washington Heights area in Chicago, bounded by S. LaSalle Ave. to the east, S. Halsted St. to the west, W. 119th St. to the south, and W. 95th St. to the north. The area is divided into several planning focus areas, each outlined in a different color: Washington Heights (black), Brainerd Park (yellow), Euclid Park (green), and Robinson Park (light green). The map also shows the locations of 18 numbered amenities and destinations, including elementary schools, high schools, hospitals, and libraries. Major transit lines are shown, including the Red Line (CTA) and Metra Lines. The map includes a legend for various symbols and colors used to represent different features, such as fire stations, police stations, local parks, forest preserves, non-public open space, and common open space. A scale bar and a north arrow are located in the bottom right corner.

Amenities and Destinations

- 1 Fernwood Elementary
- 2 Fort Dearborn Elementary
- 3 Marcus Garvey Elementary
- 4 Medgar Evers Elementary
- 5 Mount Vernon Elementary
- 6 Wendell Green Elementary
- 7 Rudyard Kipling Elementary
- 8 Percy Julian High
- 9 Chicago State University
- 10 Advocate Trinity Hospital
- 11 Little Company of Mary Hospital
- 12 Mercy Medical at Chatham
- 13 Roseland Community Hospital
- 14 Englewood Center
- 15 Kroc Center
- 16 Woodson Regional Library
- 17 Beverly Public Library
- 18 Brainerd Public Library

Legend

- Washington Heights
- Planning Focus Area
- CTA Rail Stations
- Red Line
- Metra Lines
- Existing Trails & Bikeways
- Fire Stations
- Police Stations
- Local Parks
- Forest Preserve
- Non-Public Open Space
- Common Open Space

Chicago Metropolitan Agency for Planning, 2015

0 0.25 0.5 Miles

Previous Community Plans

Previous planning efforts informed the goals and priorities captured in this report. The 95th Street Corridor Plan, Red Line Livability Report, Citywide Retail Market Analysis, and Chicago Plan for Public Health System Improvement are previous plans and studies related to Washington Heights that provided relevant themes and recommendations to build upon.

95th Street Corridor Plan, Dan Ryan Expressway to Ashland Avenue, 1998

Cameros and Applied Real Estate Analysis prepared Phase I of the 95th Street Corridor Plan for the City of Chicago's Department of Planning and Development. This plan is intended to provide documentation of 95th Street conditions, outline the issues affecting the corridor, and offer an initial assessment of improvement potential. The document includes an inventory of existing conditions, illustrating land use patterns, building conditions, transportation, and visual characteristics. An initial assessment of tax increment financing feasibility is included to identify if this tool can be utilized to improve the corridor.ⁱⁱⁱ

Red Line South Extension Livability Technical Report, 2012

The Developing Communities Project (DCP), in collaboration with CMAP, developed this report to emphasize the importance of the proposed CTA Red Line extension to local, state, and federal partners and demonstrate the qualitative and quantitative livability impacts this major capital project would bring to the local community and northeastern Illinois. This report is intended to support the CTA's pursuit of federal New Starts funding and to serve as an educational resource for the Greater Roseland community as it continues the campaign in support of the CTA Red Line South Extension.^{iv}

Citywide Retail Market Analysis, 2013

The City of Chicago's Department of Planning and Development completed a citywide retail market study intended to ensure every Chicago neighborhood has convenient access to goods and services, strengthen existing retail areas with opportunities for entrepreneurship and jobs, and increase retail sales activity within city limits. This report divides the City into 16 submarket geographies; Washington Heights is included in the South Side geography. Submarket data includes retail types and locations, local demand for goods and services, and describes the extent to which residents and visitors could support additional retail development.^v

Chicago Plan for Public Health System Improvement, 2012-2016

The Chicago Department of Public Health created a five-year plan to identify key priority action areas to improve Chicago's public health infrastructure. To develop the plan, the Department worked with organization leaders in Chicago to review community health data, obtain feedback from community members through focus groups and an online survey, analyze the capacity of the public health systems, and identify forces and trends that impact the system.^{vi}



Washington Heights/95th Street and GO TO 2040

CMAP is the official regional planning organization for the northeastern Illinois counties of Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will. CMAP developed and now guides the implementation of GO TO 2040, metropolitan Chicago's first comprehensive regional plan in more than 100 years. To address the anticipated population growth of the region, GO TO 2040 establishes coordinated strategies that will help the region's 284 communities address transportation, housing, economic development, open space, the environment, and other quality-of-life issues. The plan contains four themes and 12 major recommendation areas:

Livable communities

1. *Achieve greater livability through land use and housing*
2. *Manage and conserve water and energy resources*
3. *Expand and improve parks and open space*
4. *Promote sustainable local food*

Efficient governance

1. *Reform state and local tax policy*
2. *Improve access to information*
3. *Pursue coordinated investments*

Human capital

1. *Improve education and workforce development*
2. *Support economic innovation*

Regional mobility

1. *Invest strategically in transportation*
2. *Increase commitment to public transit*
3. *Create a more efficient freight network*

The cumulative choices of 284 municipalities and seven counties determine quality of life and economic prosperity across our region. As part of the larger Chicago metropolitan region via the City of Chicago, Washington Heights influences and is influenced by the region. Planning priorities reports can help to provide guidance at the local level by aligning priorities to address community needs and desires. However, the community should consider how the neighborhood fits into the larger region in order to understand and plan for future regional economic and demographic changes. The chapters of GO TO 2040 should serve as a guide for Washington Heights especially related to:

- Providing safe and livable housing;
- Generating economic revitalization by supporting retail nodes along major corridors;
- Providing funding to partners to strategically fund needed capital improvements;
- Working with various levels of government to affect neighborhood change.

By undertaking this planning priorities report, the Washington Heights/95th Street community is taking necessary steps to make informed land use and development decisions, while demonstrating their commitment to helping shape the future of the region.



Section 3: Capacity Building and Community Engagement

Strengths, assets, challenges and priorities identified by the community are an integral piece of compiling and understanding the existing conditions of Washington Heights. Stakeholder input helped to shape this report's recommended strategies. Project staff engaged with a diverse set of stakeholders in order to establish a comprehensive perspective of the community.

CMAP staff conducted a series of stakeholder interviews combining contacts from Endeleo staff, CMAP, and of project partners. Stakeholders included elected officials, community residents, Endeleo and Trinity United Church of Christ staff, public transit officials, City of Chicago staff, education, and health sector representatives, Endeleo board members and private sector commercial and residential developers and brokers. Key stakeholder findings are divided into strengths and challenges.

Community engagement activities

The community engagement process included meeting with Endeleo's staff and the project's Steering Committee (Endeleo's Board of Directors), holding confidential interviews with key leaders in the community, and organizing a public workshop to better understand the opportunities and primary issues to be addressed in the Washington Heights/95th Street area. Since the start of the planning process, over 132 residents and stakeholders have participated in the community engagement process.

Table 1. Public Input Opportunities

Public input opportunity	Number of participants
Endeleo 2014 Annual Stakeholder Event, Dec 2014	25
Steering Committee meeting, Feb 2015	24
Key person interviews, April-June 2015	17
Endeleo Institute Annual Meeting, Nov 2015	47
Public Open House, TBD Feb 2016	19
Total	132



Key themes

Participants identified a wide variety of issues and opportunities during stakeholder interviews, focus groups, and other discussions with Endeleo staff and elected officials. Although opinions were very diverse, a number of key strengths and challenges emerged consistently throughout the process:

Strengths

- Location
- Religious and social institutions
- Senior quality of life
- Vested residents

Challenges

- Church and community relations
- Capacity gaps
- Lack of businesses
- Recreation and open space
- Youth programming

Strengths

Location

Located adjacent to the CTA Red Line, residents value public transportation access while residing in a stable, predominately single-family neighborhood. Residents also value Interstate 90/94's accessibility and the neighborhood's proximity to Chicago State University and the Woodson Regional Library.

Religious and social institutions

Religious institutions and block clubs were identified as assets within the community. Many people shared that they moved to Washington Heights to be close to their respective religious institutions. In addition to providing a place for religious gathering, churches often take on the role as institutions for social interaction, counseling, and act as a safety net for community members.

Senior quality of life

With five senior centers in the Washington Heights and the surrounding area, the quality of life for seniors is an advantage of living in the community. The planning focus area's median age is 43.2 years old, almost ten years older than the City of Chicago's median age. Many areas in the community have signage to notify vehicles of the presence of seniors, and recently installed crosswalk/curb infrastructure aids for those with accessibility needs.

Vested residents

Outreach participants identified Washington Heights as a community with a solid base of homeowners and vested residents who can economically support development along the 95th Street corridor. Many stakeholders were both born and raised in the area, or had parents who were raised in Washington Heights and are lifelong residents. Overall, stakeholders agree that the vast majority of homeowners take pride in their dwellings and work together for the upkeep of the neighborhood.



Challenges

Capacity gaps

Stakeholders identified gaps in capacity and human capital to address economic development and investment needs for 95th Street. Many people believe that additional Endeleo staff with retail development experience would facilitate stronger collaboration between government, non-profit, and investor groups to spur development along the 95th Street corridor.

Church and community relations

Stakeholders described Trinity United Church of Christ (Trinity UCC) as a major asset to the corridor, and a community anchor. However, some shared that the large presence of Trinity UCC may overwhelm non-member residents and discourage community participation. Trinity also has a large membership that draws people from all over the region, which causes parking shortages and pedestrian safety concerns before and after its three Sunday services.

Lack of businesses

Stakeholders identified a lack of businesses along 95th Street as the corridor's main challenge; specifically, restaurants, grocery stores with healthy food options, and retail. Small lot sizes and limited opportunities for land assembly make it difficult for mid- to large size commercial businesses to locate in the area.

Recreation and open space

Community members expressed that Washington Heights lacks open space and recreation opportunities for residents. Washington Heights has approximately 2.1 park acres per 1,000 residents, almost half the City of Chicago's acreage (3.9 park acres per 1,000 residents). The GO TO 2040 plan recommends at least four acres per 1,000 people in the densest areas of the region and 10 acres per 1,000 for less dense areas. Washington Heights has significantly less than the CMAP-recommended minimum ratio. Some outreach participants cited the Kroc Center as an example of a recreational asset that they'd like closer to the area.

Youth programming and engagement

Engagement of youth is critical for the development of the corridor. Community members described a lack of youth programming and planning engagement surrounding 95th Street. Many interview participants identified a need for educational programming and workforce development for young males in the area.



Community Engagement and Capacity Recommendations

Continue to create strong partnerships

Endeleo Institute should continue to create strong partnerships with Washington Heights' residents and stakeholders, businesses, and community organizations. These partnerships will create a large network of stakeholders that can support the work of Endeleo and fulfill the larger vision of the community.

Endeleo should coordinate with similar community development organizations in Chicago to share best practices and pursue joint funding opportunities. Numerous South Side communities have successful community development organizations pursuing work similar to the interest and goals of Endeleo. Endeleo should consider meeting with CDC's across the city including but not limited to Quad City Development Corporation in Bronzeville, Greater Auburn Gresham Community Development Corporation and Claretian Associates in South Chicago. Additionally, Endeleo should also engage LISC Chicago supports numerous neighborhoods throughout Chicago with capacity building and training and has worked with many neighborhood organizations, including those listed above.

Continue to engage Washington Heights residents

Trinity UCC is a large faith-based institution reaching over 8,000 members each week. The church provides programming for youth and adults, and services the Washington Heights community through its affiliation with the Endeleo Institute. It is important for Trinity UCC and Endeleo to maintain a positive relationship with the surrounding community and continue to engage Washington Heights' member and non-member residents, businesses and institutions in future planning processes.

Secure community development staff

Endeleo Institute should seek the resources to hire staff to coordinate research and community development opportunities in the Washington Heights neighborhood. This staff position could ease staff capacity concerns, as Endeleo currently has one primary staff member to focus exclusively on community development projects. Endeleo should inquire with local foundations, organizations such as LISC Chicago and the City of Chicago for possible funding opportunities to support the staff position.



Section 4: Land Use

This section describes the existing land use and development conditions within Washington Heights, primarily along the 95th Street corridor. The information in this section was primarily gathered from CMAP's Geographic Information System (GIS) database, and was supplemented by stakeholder interviews and a visual assessment of the neighborhood.

Key Findings

The following are key conclusions regarding the existing land use conditions in Washington Heights. These key findings help to shape and inform the objectives and recommended strategies for addressing land use issues in the neighborhood.

- **There is an abundance of residential land uses throughout the community.** The availability of residential land uses can be a catalyst for economic growth in the Washington Heights neighborhood.
- **The high percentage of vacant and underutilized land along the 95th corridor creates gaps in the built environment that are prime areas for redevelopment.** However, the non-contiguous nature of these parcels creates challenges for land assembly to accommodate mid and large size commercial development opportunities.



Land Use Composition

Table 2 displays the distribution of land uses in Washington Heights by category. Table 2 classifies land use for the 95th Street corridor. Acreage was calculated using GIS data.

Table 2. Land Use by Acreage (Washington Heights Community Area)

Land Use	Area (in Acres)	Percentage of Total
Single Family Residential	628.3	62%
Transportation and Utilities	85.2	8%
Institutional	71.6	7%
Multi-Family Residential	66.7	7%
Commercial	44.1	4%
Vacant	43.3	4%
Industrial	36.5	4%
Open Space	26.4	3%
Urban Mix with Residential Component	9.4	1%
Total	1011.5	100%

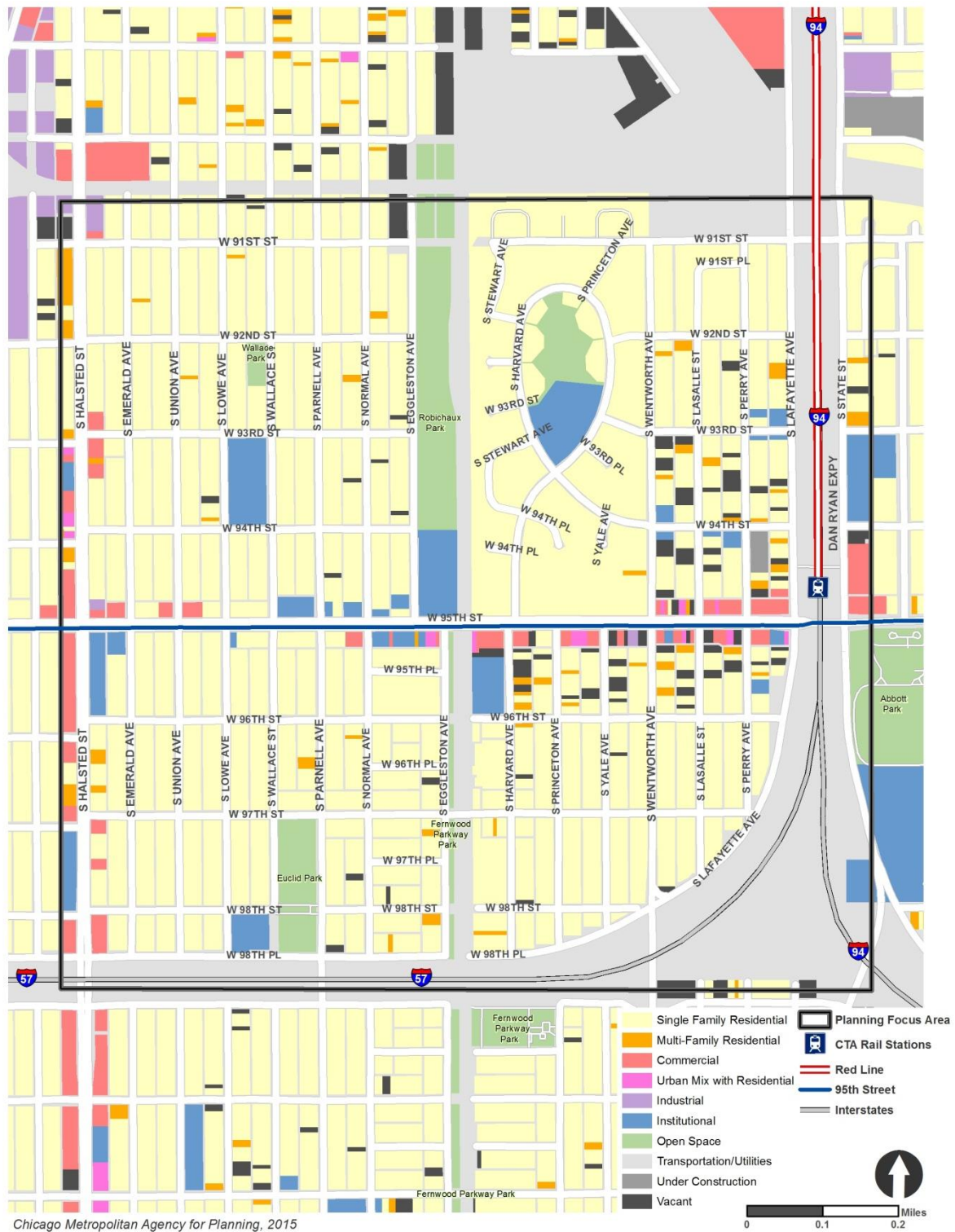
Table 3. Land Use by Acreage (95th Street Corridor, Red Line to Halsted Street)

Land Use	Area (in Acres)	Percentage of Total
Single Family Residential	281.8	68%
Transportation and Utilities	58.4	14%
Open Space	25.4	6%
Institutional	23.5	6%
Vacant	10.0	2%
Commercial	8.0	2%
Multi-Family Residential	6.4	2%
Urban Mix with Residential Component	1.1	0%
Under Construction	0.8	0%
Industrial	0.4	0%
Total	415.7	100%

The land uses along the 95th Street corridor are summarized on the following page.



Figure 4.1 95th Street Corridor Land Use



Commercial

Two percent of the 95th Street corridor is classified as commercial. The majority of parcels are clustered near the 95th Street red line terminal, from S. Lafayette Avenue to S. Eggleston Avenue, the far east side of the planning area.

Industrial

The industrial land use along the 95th Street corridor is small, comprising less than 1 percent of the total land use. Industrial parcels are scattered adjacent to a small handful of commercial parcels on both the north and south sides of 95th Street.

Institutional

Institutional uses comprise six percent of the neighborhood. These land uses mostly include schools, churches and the Woodson Regional Library. A significant amount of institutional land is situated along 95th Street; however, some is mixed into the residential areas of the community, as entities strive to serve the residents of Washington Heights.

Open Space

Open space accounts for six percent of the neighborhood's land use. While little of the land sits on 95th Street, five Chicago Park District facilities and parks are easily accessible from points along 95th Street by bike, walking, or car.

Residential

Seventy percent of Washington Heights is made up of residential land uses, including single family, multi-family, and urban mix with residential components.

- **Single Family Residential**
These parcels accommodate both detached and attached (townhomes) single-family homes. Single family residential is the predominate land use along the corridor.
- **Multi-family Residential**
These parcels accommodate primarily multi-family housing types including apartments, senior housing developments, and condominiums. A number of public housing developments supported by the Chicago Housing Authority exist within this category. The majority of these uses are concentrated between S. Lafayette Avenue and S. Wentworth Avenue.
- **Urban Mix with Residential Component**
These parcels accommodate a mix of residential, retail, and office uses ideally arranged in a compact and pedestrian-friendly development pattern. Buildings could be configured as single-use buildings interconnected in a pedestrian-friendly manner and with complementary uses in close proximity, or could mix uses within the same building. These uses are sparsely scattered along the east end of the 95th Street corridor.



Transportation/Utilities

Transportation and utilities land uses include highway, rail, and utility facilities, which limit the developable land available for economic development in Washington Heights. The transportation and utilities land uses in Washington Heights follow along the CTA Red Line, I-94 and I-57.

Land Use Recommendations

Pursue a Comprehensive Land Use Plan with the City of Chicago

Endeleo should coordinate with the City of Chicago Department of Planning and Development (DPD) to complete a comprehensive land use plan for the Washington Heights neighborhood.

While major emphasis of the plan should focus on the 95th Street Corridor, the plan can also address open space, transit, and housing concerns. Re-examining land use will allow for the creation of additional mixed use parcels, land assembly among commercial parcels and strategies to address vacancy in residential sections of the neighborhood.



Section 5: Population and Housing

The population and housing section describes the important characteristics of Washington Heights' resident population and its housing stock. Information for this section was obtained through 2000 and 2010 U.S. Census data, as well as 2013 American Community Survey (ACS) data, and Longitudinal Employer-Household Dynamics (LEHD) data.

Key Findings

The following are key conclusions regarding the existing conditions of Washington Heights' population and housing. These key findings help to shape and inform the objectives and recommended strategies related to population trends and housing conditions in Washington Heights.

- **The racial composition of Washington Heights has primarily remained unchanged.** For almost 35 years, Washington Heights has been a historically African American community. Today the neighborhood is 96 percent African American, existing as a cultural enclave with rich traditions and history. Though African Americans make up an overwhelming majority of the community, population decline is evident among this group, while Latino/Hispanic presence is growing.
- **As is the case for many communities on Chicago's south side, unemployment is high in Washington Heights.** At 22.7 percent, Washington Heights' unemployment rate is higher than City and Cook County figures.
- **Washington Heights has a strong homeowner presence and affordable stock to attract new homeowners.** According to the 2010 Census, Washington Heights' housing stock was 67.5 percent owner occupied. This rate is higher than the region, County and City. In addition to maintaining long term owners in the community, Washington Heights hosts a number of affordable properties that could attract new homeowners to the community. The majority of homes in the community are valued between \$100,000-249,999.

Demographic Profile

Washington Heights makes up just less than 1 percent of the total population of the City of Chicago with a population of 26,241. The community's average household size, at 2.8 people per household, is larger than both Cook County and City of Chicago averages, showing that more people live in each home in Washington Heights than the average city and county home.



Table 4. Population, Households, and Household Size, 2013

	Chicago	Cook County	Washington Heights
Population	2,706,101	5,212,372	26,241
Households	1,028,746	1,933,335	9,364
Average Household Size	2.6	2.7	2.8
Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.			

While the region, as a whole, saw an increase in population between 2000 and 2010, Washington Heights followed the trend seen in both the city of Chicago and Cook County, experiencing population loss over the same period. Washington Heights experienced almost twice the amount of population percentage decrease (-12.6 percent) as the City of Chicago (-6.9 percent).

Table 5. Change in Population, 2000 and 2010

	Chicago	Cook County	Washington Heights	Region
Change as %, 2000-10	-6.9%	-3.4%	-12.6%	3.5%
Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.				

As of the most recent U.S. Census, the majority of Washington Heights' residents were African American, comprising 96.3 percent of the population. This is more than triple the African American population of Cook County (24.1 percent) and the City of Chicago (31.9 percent).



Table 6. Race and Ethnicity, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
White	870,611	32.2%	2,275,759	43.7%	248	0.9%
Hispanic or Latino*	775,748	28.7%	1,262,156	24.2%	290	1.1%
Black or African American	862,567	31.9%	1,256,346	24.1%	25,267	96.3%
Asian	152,952	5.7%	333,415	6.4%	1	0.0%
Other**	44,223	1.6%	84,696	1.6%	435	1.7%
Total Population	2,706,101	100.0%	5,212,372	100.0%	26,241	100.0%
Source: 2013 American Community Survey, five-year estimates						
*Includes Hispanic or Latino residents of any race						
** Includes American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, some other race, and two or more races.						

The median age of the Washington Heights' population is 43.2 years, an average of almost 9 years older than the median age of the City of Chicago as a whole and Cook County. Washington Heights is home to a significant number of residents 65 years and over (20.7%), nearly double City and County averages. Many stakeholders and residents identified Washington Heights as their lifelong home while some also mentioned recently returning to the neighborhood where they grew up but then left for a variety of reasons.

Table 7. Age Cohorts and Median Age, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
Under 19 years	691,949	25.6%	1,358,061	26.1%	6,055	23.1%
20 to 34 years	735,741	27.2%	1,210,405	23.2%	4,559	17.4%
35 to 49 years	553,497	20.5%	1,061,471	20.4%	4,852	18.5%
50 to 64 years	440,706	16.3%	946,155	18.2%	5,341	20.4%
65 to 79 years	206,231	7.6%	450,925	8.7%	4,059	15.5%
80 years and over	77,977	2.8%	185,355	3.6%	1,375	5.2%
Total Population	2,706,101	100.0%	5,212,372	100.0%	26,241	100.0%
Median Age	33.3		35.5		43.2	
Source: 2000 and 2010 Census, 2013 American Community Survey five-year estimates.						
Universe: Total population.						

The median income of Washington Heights (\$40,419) is slightly less than the City of Chicago (\$47,270) but considerably lower than Cook County (\$54,548). Almost 60 percent of households in Washington Heights make less than \$50,000 per year. Conversely, 12 percent make over \$100,000 per year.



Table 8. Household Income, 2013

Table of Household Income, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
Less than \$25,000	297,819	28.9%	461,313	23.9%	2,678	28.6%
\$25,000 to \$49,999	237,835	23.1%	434,906	22.5%	2,893	30.9%
\$50,000 to \$74,999	166,003	16.1%	332,109	17.2%	1,655	17.7%
\$75,000 to \$99,999	110,339	10.7%	232,994	12.1%	996	10.6%
\$100,000 to \$149,000	114,520	11.1%	253,214	13.1%	1,000	10.7%
\$150,000 and over	102,230	9.9%	218,799	11.3%	142	1.5%
Total Households	1,028,746	100.0%	1,933,335	100.0%	9,364	100.0%
Median HH Income	\$47,270		\$54,548		\$40,419	
Source: 2013 American Community Survey five-year estimates.						

Eighty-eight percent of Washington Heights residents over the age of 25 hold at least a high school diploma. This is higher than both the City of Chicago and Cook County. However, for those residents 25 years of age and older there is a large difference in the proportion of residents with Bachelor's degrees or higher. Washington Heights has a rate just over 18 percent for degreed residents while Chicago and Cook County both come in just over 34 percent.

Table 9. Education Levels, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
High school diploma or higher	1,456,263	81.1%	2,943,216	84.5%	15,974	88.0%
Bachelor's degree or higher	613,969	34.2%	1,208,856	34.7%	3,398	18.7%
Source: 2013 American Community Survey five-year estimates. Universe: Population 25 and older.						

According to the 2013 ACS, almost 23 percent of residents in Washington Heights, age 16 years or older were unemployed. This rate is significantly higher than Chicago (13.6 percent) and Cook County (12.2 percent).



Table 10. Employment Status

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
In labor force	1,431,906	66.3%	2,750,328	66.5%	12,321	56.5%
Employed*	1,236,807	86.4%	2,414,798	87.8%	9,518	77.3%
Unemployed	194,493	13.6%	334,198	12.2%	2,803	22.7%
Not in labor force	727,772	33.7%	1,384,854	33.5%	9,504	43.5%
Source: 2013 American Community Survey, five-year estimates. Universe: Population aged 16 and over. *Does not include employed population in the Armed Forces.						



Housing Characteristics

As previously discussed, a significant proportion of Washington Heights' land cover is comprised of residential uses. Single-family residential land is the dominant classification, though varying multi-family densities are sparsely scattered throughout the community, creating a reasonably diverse housing stock for a range of household types in the neighborhood. The distribution of housing types in Table 11 further details the residential landscape of Washington Heights.

Table 11. Housing Type, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
Single, detached	304,534	25.6%	871,344	40.3%	7,670	72.9%
Single, attached	42,175	3.5%	117,285	5.4%	125	1.2%
2 Units	177,158	14.9%	214,785	9.9%	657	6.2%
3 to 4 Units	195,521	16.4%	250,451	11.6%	756	7.2%
5+ Units	470,628	39.5%	706,630	32.7%	1,313	12.5%
Housing Units*	1,190,016	100.0%	2,160,495	100.0%	10,521	100.0%
Source: 2013 American Community Survey five-year estimates. *Total, excluding mobile, boat, RV, van, etc.						

Of the occupied households in Washington Heights, over 67 percent were owner-occupied in 2013, a slight decrease from the 2010 Census calculation of 69 percent. There was a slight rise (1.5 percent) in renter occupied units from 2010 to 2013.

Residential vacancy increased across the region and the nation when the housing market faltered in 2008 and 2009. Many communities and neighborhoods throughout the region have struggled in reversing this trend. Washington Heights emulates the vacancy trends of the City of Chicago and Cook County. According the US Census, in 2010, vacancy rates were 12.5 percent, 9.8 percent, and 8.5 percent for Chicago, Cook County, and Washington Heights, respectively. In 2013, percentages reached 13.8 percent, 11.2 percent, and 11 percent for the same jurisdictions.

Table 12. Housing Occupancy and Tenure, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
Occupied Housing Units	1,028,746	86.2%	1,933,335	88.8%	9,364	89.0%
Owner-Occupied	466,089	45.3%	1,127,937	58.3%	6,324	67.5%
Renter-Occupied	562,657	54.7%	805,398	41.7%	3,040	32.5%
Vacant Housing Units	164,044	13.8%	242,931	11.2%	1,162	11%
Source: 2013 American Community Survey five-year estimates.						



Figure 5.1 Residential Vacancy



The diversity of housing size in Washington Heights is similarly equal to both the City of Chicago and Cook County. Three bedroom homes comprise a significant percentage of the housing stock (44.7 percent) with plentiful options of 0-1, 2, 4, and 5+ bedroom units.

Table 13. Housing Size (Number of Bedrooms), 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
0-1 Bedroom	323,523	27.1%	445,155	20.5%	1,018	9.7%
2 Bedrooms	406,763	34.1%	687,961	31.6%	2,876	27.3%
3 Bedrooms	327,098	27.4%	697,991	32.1%	4,703	44.7%
4 Bedrooms	93,873	7.9%	259,083	11.9%	1,257	11.9%
5+ Bedrooms	41,533	3.5%	86,076	4.0%	672	6.4%

Source: 2013 American Community Survey five-year estimates.

The housing stock in Washington Heights is considerably older than Chicago and Cook County. Almost 88 percent of the neighborhood's housing stock was built before 1969 to accommodate two influxes in population—during the 1920's, as foreign-born Chicagoans moved further south and in the late 1940's to accommodate African Americans relocating to the neighborhood. Only 2 percent of the neighborhoods stock was built in the last 15 years.

Table 14. Housing Age, 2013

	Chicago		Cook County		Washington Heights	
	Count	Percent	Count	Percent	Count	Percent
Built 2000 and later	103,121	8.6%	173,716	8.0%	207	2.0%
Built 1970 to 1999	178,896	15.0%	531,055	24.4%	1,077	10.2%
Built 1940 to 1969	370,912	31.1%	790,616	36.3%	5,924	56.3%
Built before 1940	539,861	45.3%	680,879	31.3%	3,318	31.5%

Source: 2013 American Community Survey five-year estimates.

The neighborhood character of the Washington Heights Community is closely tied to its residents and housing stock. As the existing population of Washington Heights ages, vacancy continues to rise and homeownership declines while rental demand grows, Washington Heights will need to revisit housing priorities and strategies.

Housing Conditions and Prices of the 95th Street Corridor

The area has a well-maintained stock of single-family homes north and south of 95th Street. There are two large apartment complexes in the Planning Focus Area. Lowden Homes, a CHA family property of 127 units is located on the north side of 95th Street between Wentworth Avenue and the railroad tracks at approximately 400 W. 95th Street. Lowden Homes was built in 1953 and has been rehabbed within the last ten years. Located immediately north of Lowden Homes is Princeton Park, a townhome rental community which extends north from 94th Place to



91st Place west of Wentworth Avenue. The homes were built in 1944 and occupy 80 acres within the neighborhood. On average, unsubsidized rent payments fall in the \$800-850 category. Realtors report sales of non-distressed Washington Heights homes in the \$150,000-170,000 range. On the opposite end of the spectrum, distressed sales are in the \$25,000-50,000 range. The low median sale price in Washington Heights is due to the large number of distressed sales that drop the median. Prices are higher in Washington Heights than in neighboring Auburn Gresham and Roseland but lower than in Chatham and Beverly. Zillow shows that 65% of homes for sale in Washington Heights are distressed properties in some way (foreclosures or short sales). However, Realtors report that the number of zombie properties is decreasing. Table 15 highlights median single-family home prices in Washington Heights, Auburn Gresham, Roseland, Beverly and Chatham.

Table 15. 95th Street Market Study Area-Single Family Home Prices by Community Area

	Median Sale Price (2014)	2006-2014 Change in Price	Number of Sales (2014)	Days on Market
Washington Heights	\$56,000	63%	253	110
Roseland	\$37,000	-72%	252	140
Auburn Gresham	\$45,000	-70%	270	121
Beverly	\$292,000	-4%	173	111
Chatham	\$93,000	-46%	174	123
Source: Chicago Magazine, April 2015.				

Foreclosures are a factor in Washington Heights and adjacent community areas. In Washington Heights they are declining, from 339 in 2010 to 193 in 2014. However, LISC ranks zip code 60620, which includes Auburn Gresham and the northern section of Washington Heights, second in Illinois for foreclosure risk.^{vii} Conversely, zip code 60643 which includes the southwest section of Washington Heights and a portion of Beverly, is ranked 19th in Illinois with a lower risk of foreclosure.

The Market Study Area has three affordable senior housing buildings with a total of 217 units. Senior Suites of Washington Heights is located on 103rd Street west of Halsted Street, Brainerd Senior Center at 89th Street and Loomis Avenue, and Auburn Commons on 87th Street west of Ashland Avenue. As stated in Section 5 of this planning priorities report, the growing share of the population over 65 years of age in the Market Study Area, there is going to be an increasing need for additional senior housing.



Population and Housing Recommendations

Endeleo Institute should prioritize the housing needs of Washington Heights. Once priorities are identified, research and evaluate regional partners and programs to address identified housing needs.

Not unlike many neighborhoods in Chicago, Washington Heights is faced with numerous housing issues and needs. Endeleo Institute should initiate a community process to create housing priorities to pursue in the near (0-2 years) and long term (2-5 years). Priorities can include topics such as

- Housing Rehabilitation
- Homeowner Services
- Residential Land Acquisition
- First Time Homeowner Programs/Non-traditional Homeowner Models
- Landlord/Tenant Relationships and Training

Once issues have been prioritized, Endeleo and Washington Heights stakeholders should identify and connect with local and regional partners to present a community housing vision for the future of Washington Heights. Example of worthwhile partnerships to pursue, include but are not limited to:

- **Cook County Land Bank Authority (CCLBA)**
CCLBA has identified Washington Heights as one of 13 focus communities within Cook County. CCLBA will focus on banking land inventory in order to maximize revitalization efforts within Washington Heights.^{viii} Endeleo should ensure to not only be a strong partner of CCLBA during their time in Washington Heights but also ensure that they have established and presented a community vision that will guide CCLBA in “banking” key parcels for future sale or development.
- **Neighborhood Housing Services, Inc. (NHS)**
NHS is a nonprofit neighborhood revitalization organization committed to helping homeowners and strengthening neighborhoods and communities throughout the Chicagoland region. NHS offers education for new homeowners, lending to help people buy, fix, and keep their homes, foreclosure prevention services, and housing rehab and investing services.^{ix} NHS currently runs an office in the neighboring Auburn Gresham community. Endeleo staff should investigate the possibility of services extending to the Washington Heights neighborhood.



- **Work with the City of Chicago Department of Planning to identify locations and opportunities for additional senior housing options.**

As a community of primarily single-family residences, Endealeo should consider how this will affect the current and future senior population of the neighborhood. It is possible that a proportion of senior residents will choose to stay in their current homes. It is also feasible that senior residents will choose to transition to a smaller, possibly less expensive housing option that requires minimal upkeep and ease of livability (i.e. single story, wider hallways and doors, close to public transit, walkability to necessary services and amenities etc.). Endealeo should work with DPD staff to identify new opportunities for senior housing development in Washington Heights to offer a greater range of housing options that allow seniors to age in their existing community.



Section 6: Economic Development

This section examines key economic and market indicators for Washington Heights. It includes a retail and office market analysis completed by Valerie S. Kretchmer Associates, Inc. (VSKA) at the request of CMAP. The analysis in this section was conducted using data from Longitudinal Employer-Household Dynamics (LEHD) from the U.S. Census, Dun and Bradstreet, Illinois Department of Revenue, and CoStar.

Key Findings

The following are key conclusions regarding the existing conditions of Washington Heights' economy. These key findings help to shape and inform the objectives and recommended strategies for enhancing economic conditions in the community.

- **Revitalization of the 95th Street Corridor will be central in the overall economic revitalization of Washington Heights.**

Capitalizing on existing assets along the corridor (Red Line terminal at 95th, Woodson Regional Library, Trinity United Church of Christ etc.), having a sound understanding of the existing market, and creating a long term community vision will serve as a catalyst in the revival of W. 95th Street and the Washington Heights community.

- **Health care, transportation and warehousing, education services and retail are the main employment sectors for Washington Heights residents.**

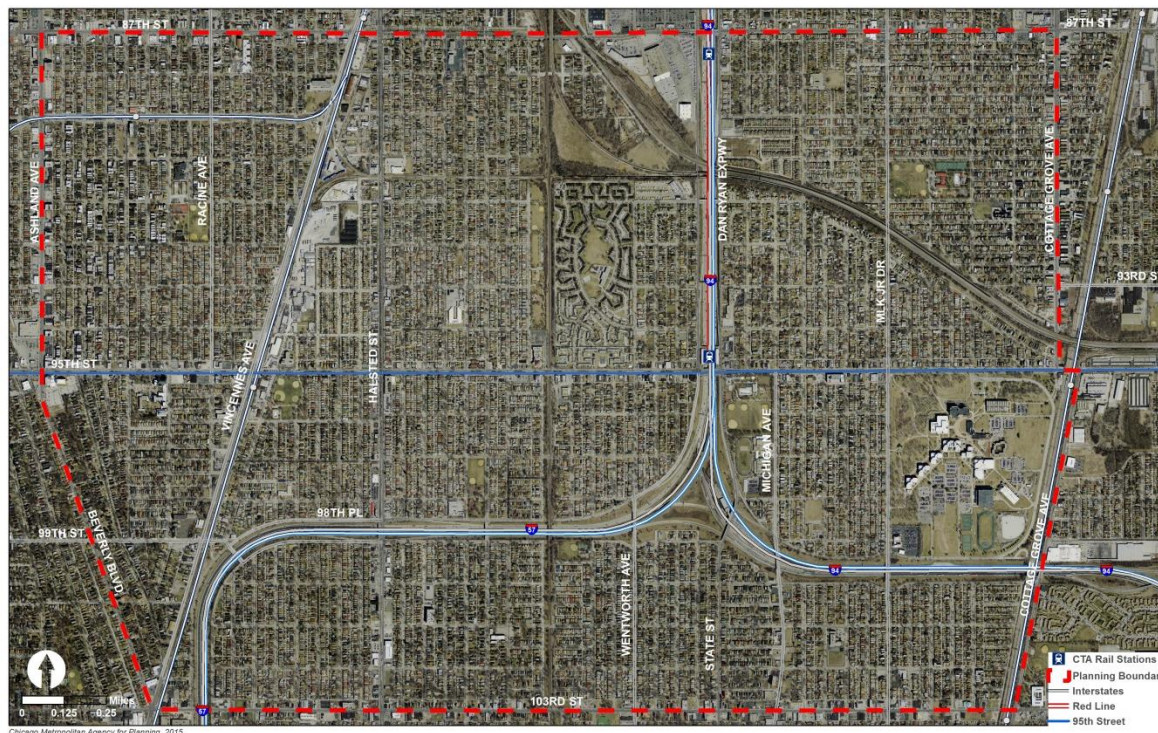
A combined 52 percent of employed Washington Heights residents work in the health care (19.3 percent) transportation/warehousing (13 percent), education (11 percent) and retail (8.8 percent).



Retail and Office Market Analysis

Valerie S. Kretchmer Associates, Inc. (VSKA) was retained by CMAP to prepare a retail and office market analysis for the 95th Street corridor, covering the area from the Dan Ryan Expressway to the east to Halsted Street on the west. CMAP designated a modified Planning Focus Area, 91st Street to 98th Place between the Dan Ryan Expressway and Halsted Street, for the purpose of the market analysis. It also designated a larger Market Study Area that extends from 87th Street to 103rd Street and from Cottage Grove Avenue to Ashland Avenue/Beverly Boulevard.

Figure 6.1 Endeleo - 95th Street Corridor Market Study Area



As part of the analysis, VSKA participated in a number of the key-person interviews previously mentioned in the planning priorities report as well as conducted telephone interviews with real estate brokers, property owners, and others knowledgeable about the area. VSKA obtained real estate market data, prepared a demographic, retail sales and sales potential analysis, identified competitive retail areas and the types of business that could be supported, as well as what actions will be needed to attract these business.



Market Study Area Demographics

Key demographic characteristics of the Market Study Area are highlighted below. A more detailed demographic and income profile is included in the Appendix of this planning priorities report.

- According to estimates and projections by Esri, the 2014 estimated population in the Market Study Area was 50,646, dispersed among 18,391 households. This is a slight decline since 2010; a slight but further decline is projected over the next five years.
- The Market Study Area has a median age of 41.6 years. Nineteen percent of the population is aged at 65+ years. This is projected to increase to 20 percent in five years. Increases are also projected for the 25-34 year and 55-64 year old age groups.
- The median household income is \$40,819, with 41 percent of households earning more than \$50,000.
-
- The area has a high owner-occupied housing share at 64 percent.
- The area is a solid working and middle class area.

Characteristics of the 95th Street Corridor

Presently, the quality of the existing retail spaces on 95th Street within the Planning Focus Area is generally poor. There are many vacant lots and vacant buildings in the blocks between the Dan Ryan Expressway and the Trinity United Church of Christ (400 W. 95th Street); however, there is not one full block that is vacant. The City of Chicago owns three vacant lots, one mid-block on the north side of 95th Street between LaSalle Street and Wentworth Avenue, one at the southwest corner of 95th Street and Wentworth Avenue, and another mid-block on the south side of Princeton and Harvard Avenues. Ownership of other vacant lots along the corridor is still under investigation.

The corner of 95th Street and Halsted Street is the best commercial corner in the Planning Focus Area in terms of appearance with Walgreens, the Woodson Regional Library and Little Company of Mary health clinic. The other best performing area of the corridor is the 95th Street CTA Red Line station. The station had an average weekday ridership of 10,961 for the period of January 2014-January 2015, making it one of the busiest stations in the CTA system. The 95th Street Station is currently under major rehabilitation and will include one retail space upon completion. The east end of the 95th Street corridor is home to Chicago State University (CSU). CSU currently has 3,234 full-time and 1,977 part-time students.



Trinity United Church of Christ is one of the major stakeholders along 95th Street. It is one of the largest area employers with approximately 100 employees and houses a membership of 8,000 members. Approximately 63 percent of Trinity's members live in the neighborhood, generally within 2-3 miles of the church.

A potential future stakeholder along 95th Street is Imani Village. Imani Village is a planned mixed-use development with housing for families and seniors located immediately east of the Market Study Area on 95th Street east of Cottage Grove Avenue. To date, Trinity has invested \$15 million in land acquisition and planning, though timing of construction is not known.

According to the 2013 City of Chicago business license list, there are 39 businesses (excluding churches) between the Dan Ryan Expressway and Halsted Street. The largest business types are restaurants (9), general and other merchandise (6), beauty and health (5), and food stores (5).

Table 16. Business on 95th Street (Between the Dan Ryan Expressway and Halsted Street)

Category (Business Count)	Business	Address
Automotive Sales & Service (5)	D & W Automatic Transmission	501 W. 95th Street
	Griffin & Griffin Enterprises	9506 S. Indiana Avenue
	Luxury Auto Mall	9502 S. Genoa Avenue
	Pitt Stop 500	1465 W. 95th Street
	Tireworld & Rims	646 W. 95th Street
Beauty and Health (5)	Cosmo Mart	100 W. 95th Street
	606 Styles	147 W. 95th Street
	Clip N' Endz	351 W. 95th Street
	Colours Nail Salon	9512 S. Halsted Street
	Jimmy Nails	1304 W. 95th Street
Child Care (4)	Discovery Academy	215-217 W. 95th Street
	Discovery Learning Academy	1318 W. 95th Street
	Honey Bear Nursery & Kindergarten	401-419 W. 95th Street
	The Kid's Place	1318 W. 95th Street
Financial Services (3)	95th and State Currency Exchange	9432 S. State Street
	Tax Service @ Crown	219 West 95 th Street
	Swift Refund	9442 S. Lafayette Ave

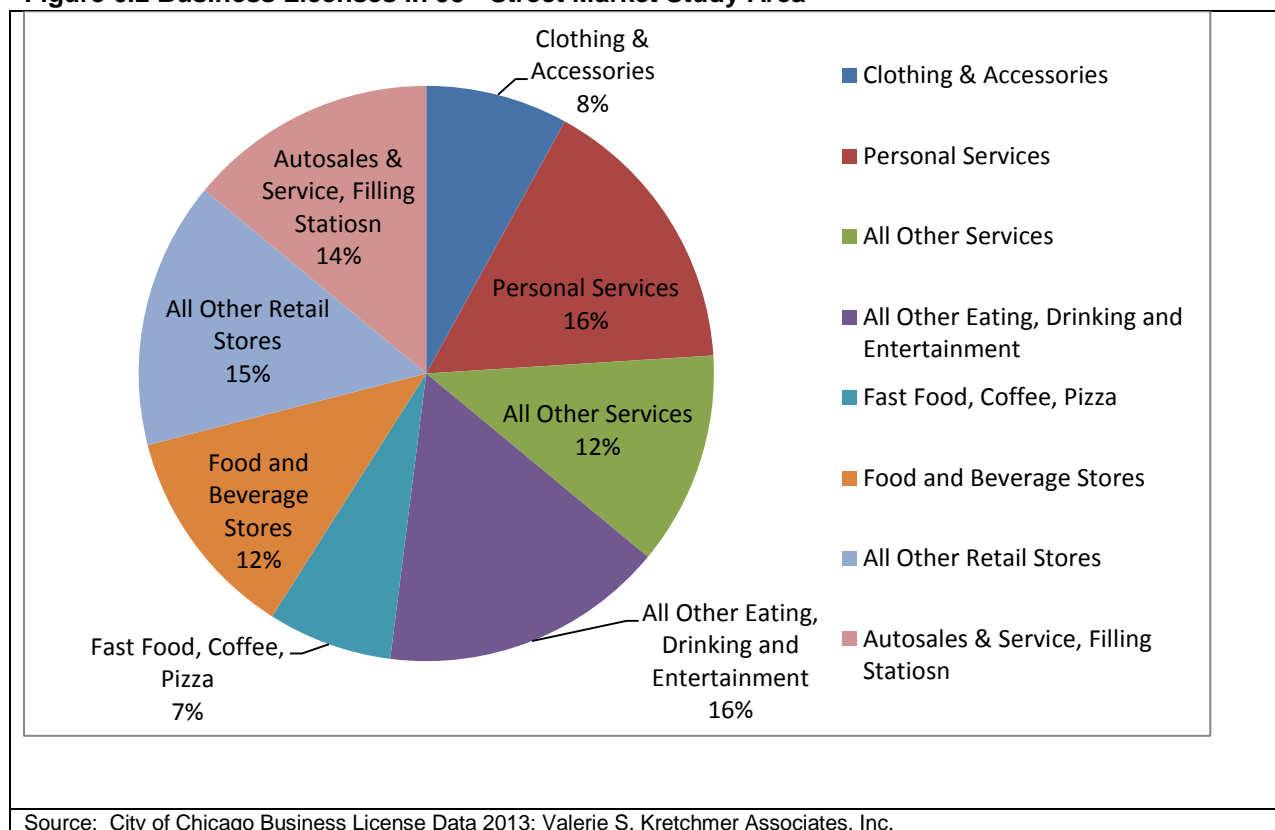


Food Store (5)	Charlie's Fresh Mart	156 W. 95th Street
	George's Liquor & Food	1438 W. 95th Street
	Pete's Quality Meats	255 W. 95th Street
	Sam food & Liquor	124 W. 95th Street
	Wentworth Grocery	159 W. 95th Street
General and Other Merchandise (6)	Appliances 95	319 W. 95th Street
	CK Jewelry	100 W. 95th Street
	Greenline Wireless	33 W. 95th Street
	Family Dollar	1221 W. 95th Street
	JoJo The Balloon Lady	1116 W. 95th Street
	Minimax Wireless & Furniture	159 W. 95th Street
Pharmacy (1)	Walgreens	9434 S. Halsted Street
Restaurants (9)	Eat-N-Run	209 W. 95th Street
	Joy Fish	9512 S. Halsted Street
	KiKi Restaurant	1122 W. 95th Street
	See Thru Chinese Kitchen	9440 S. Lafayette Ave
	Sheriques Eggs on the Run	145 W. 95th Street
	Yummy Bite	154 W. 95th Street
	JJ Fish & Chicken	1308 W. 95th Street
	Subway	9518 s. Halsted Street
	McDonalds	36 W. 95th Street
Services (2)	Perfect Cleaners	1450 W. 95 th Street
	Hodby Shoe Repair	1322 W. 95th Street
Source: City of Chicago Business License Data 2013; Valerie S. Kretchmer Associates, Inc.		

Within the larger Market Study Area, there are 433 businesses with the largest number in Personal Services, Other Eating and Drinking (excluding fast food), All Other Retail, and Auto-Related.



Figure 6.2 Business Licenses in 95th Street Market Study Area



According to data obtained by CoStar, there is 102,000 square feet of retail space along 95th Street with only 3.1 percent vacancy. With the exception of a 40,000 square foot shopping center at 95th and Vincennes Avenue and Walgreens on 95th Street east of the Dan Ryan, all other listed properties have fewer than 6,600 square feet. Many of the smaller buildings in the area between the Dan Ryan Expressway and Trinity United Church of Christ are not included in the CoStar database.

There is very limited office space along 95th Street. CoStar only lists one office building of 2,500 square feet in the Market Study Area.



Table 17. 95th Street Market Area Retail Space Characteristics

	Rentable Building Area (SF)	% of Total Rentable Area	# of Buildings	# of Buildings with Vacancy	<u>Vacant Space</u>	
					SF	Rate
Total for all corridors*	993,901	-----	113	16	67,586	6.8%
95th Street	102,058	10.3%	32	3	3,200	3.1%
87th Street	423,040	42.6%	20	2	19,118	4.5%
103 rd Street	98,030	9.9%	19	3	1,600	1.6%
Halsted Street	88,814	8.9%	15	3	18,290	20.6%
Ashland Avenue	166,437	16.7%	14	3	16,500	9.9%
All Others	115,522	11.6%	13	2	8,878	7.7%
<p>*Properties located near the intersection of a corridor are included in that corridor's totals even if the address falls on the cross street.</p> <p>Note: CoStar may sometimes not include all vacant space, depending on the completeness of their records. Source: CoStar; Valerie S. Kretchmer Associates, Inc.</p>						



Table 18. 95th Street Market Area Office Space Characteristics

	Rentable Building Area (SF)	# of Buildings	# of Buildings with Vacancy	Vacant Space	
				SF	Rate
Total for all classes	177,455	12	1	675	0.4%
Class B	137,399	6	1	675	0.5%
Class C	40,056	6	0	0	0.0%
Note: Two Class B office properties are located on the 95 th Street Corridor. CoStar may sometimes not include all vacant space, depending on the completeness of the their records. Source: CoStar.					

Area Employment of the 95th Street Corridor

The 95th Street corridor within the Planning Focus Area and the broader Market Study Area is not a major employment center. There is no office space market other than for social services, health care and educational services. Chicago State University seems to be the largest employer in the area with 910 employees.

Individuals working in the Market Study Area was 25,495 in 2014, a slight drop since 2010. The largest sectors for at place employment are retail trade, health care and social assistance, and accommodations and food service. The largest employment sectors for residents of the Market Study Area are health care and social assistance, transportation and warehousing, educational services and retail trade.

Table 19. Employees Working in the 95th Street Market Study Area, 2014

Industry (NAICS)	Number of Employees	Change 2010-2014	
		Number	Percent
All Industries	25,495	-293	-1.1%
Arts, Entertainment & Recreation (71)	189	104	122.4%
Professional, Scientific & Technical Services (54)	707	147	26.3%
<i>Finance & Insurance (52)</i>	<i>1,240</i>	<i>165</i>	<i>15.3%</i>
Retail Trade (44-45)	5,639	411	7.9%
Health Care & Social Assistance (62)	4,790	287	6.4%
Real Estate & Rental Leasing (53)	283	10	3.7%



Educational Services (61)	1,598	-14	-0.9%
Accommodations & Food Service (72)	2,242	-52	-2.3%
Manufacturing (31-33)	2,141	-111	-4.9%
Wholesale Trade (42)	1,102	-69	-5.9%
Other Services {Except Public Administration} (81)	1,102	-125	-10.2%
Construction (23)	514	-76	-12.9%
<i>Transportation & Warehousing (48-49)</i>	<i>1,193</i>	<i>-587</i>	<i>-33%</i>
<i>Admin. & Support & Waste Mgmt. & Remediation Services (56)</i>	<i>1,119</i>	<i>-869</i>	<i>-43.7%</i>
<i>Information (51)</i>	<i>182</i>	<i>-480</i>	<i>-72.5%</i>
Agriculture, Forestry, Fishing and Hunting (11)	0	0	NA
<i>Mining, Quarrying & Oil and Gas Extraction (21)</i>	<i>0</i>	<i>0</i>	<i>NA</i>
Utilities (22)	0	0	NA
Management of Companies & Enterprises (55)	0	0	NA
<i>Unclassified (99)</i>	<i>0</i>	<i>0</i>	<i>NA</i>
<i>Italics:</i> Suppressed data NA: Not able to calculate due to zero denominator Sources: Illinois Department of Employment Security, Where Workers Work			



Table 20. Residents Working in the 95th Street Market Study Area, 2015

	Number of Residents	Percent
Total Employed Residents	19,382	
Health Care & Social Assistance	3,748	19.3%
Transportation & Warehousing	2,577	13.0%
Educational Services	2,138	11%
Retail Trade	1,712	8.8%
Public Administration	1,443	7.4%
Manufacturing	1,187	6.1%
Admin, Support & Waste Management Services	1,057	5.5%
Accommodation & Food Services	1,084	5.4%
Professional, Scientific & Tech Services	796	4.1%
Other Services (except Public Administration)	781	4.0%
Finance & Insurance	754	3.9%
Information	636	3.3%
Real Estate, Rental & Leasing	417	2.2%
Construction	361	1.9%
Arts, Entertainment & Recreation	358	1.8%
Wholesale Trade	260	1.3%
Utilities	138	0.7%
Management of Companies & Enterprises	15	0.1%
Agriculture, Forestry, Fishing & Hunting	6	0.0%
Mining, Quarrying, Oil & Gas Extraction	0	0.0%
Source: Esri		

Retail Competition and Retail Gap

The primary shopping locations for neighborhood residents are Jewel-Osco at 95th Street and Ashland Avenue, shopping centers at 87th Street west of the Dan Ryan Expressway, Mariano's and other stores at 95th Street and Western Avenue (outside of the Market Study Area), and to a lesser extent, 95th Street and Stoney Island (outside of the Market Study Area) and shops at 87th Street and Cottage Grove Avenue (outside of the Market Study Area). These shopping areas offer grocery and discount department stores, as well as other clothing, auto supply, home improvement, household product and personal services businesses. Smaller retail nodes exist at 95th Street and Halsted Street and at 103rd Street and Halsted Street.

Several retail centers in the area are for sale. According to CoStar, the largest available vacancies include a vacant Aldi store at 90th Street and Halsted Street (16,340 square feet) and a 12,000 square foot space at Sherman Plaza at 87th Street and the Dan Ryan Expressway. Brokers



leasing space at the shopping centers along the Dan Ryan report strong retailer interest and a tight market. Rents are still below pre-recession highs but are in the mid \$20s per square foot range. Small retailers are unlikely to afford this. Rents at small, but newer centers on Halsted Street are in the mid-teens to low \$20s per square foot range.

Interviews with residents and stakeholders indicated a strong desire for full service restaurants, quick casual restaurants, a coffee shop, grocery and food stores and other basic needs. According to Esri data, the Market Study Area has retail, food and drink potential (demand) of \$410 million and retail sales (supply) of \$212 million, resulting in a retail gap of \$198 million. The only retail categories for each Esri shows a surplus are health/personal care and beer, wine and liquor stores. The largest gaps are in gas stations, grocery stores, full service restaurants, other general merchandise, and limited service restaurants.

Economic Development Recommendations

Prioritize development around the 95th Red Line transit station

Washington Heights' first priority should be to focus on development adjacent to the 95th Red Line transit station. The first block west of the Dan Ryan Expressway on the south side of 95th Street has empty lots and buildings in need of rehab and façade repair. The eastern portion of the block will be most able to attract transit riders. Ideally, development should include several of the lots fronting on Lafayette Street south of the alley in between 95th and 96th Streets. This will give a potential development maximum exposure to traffic heading southbound on the Dan Ryan Expressway, as well as greater lot depth to allow for more flexible site planning and a larger project.

There is possibility that one or more national franchise restaurants could be interested in locating on the first block west of the expressway if a local nonprofit (Endeleo, Trinity United Church of Christ etc.) is involved in identifying a local franchisee and assisting them with the necessary upfront investment.

Pursue opportunities for land assembly

In order for retail development to occur one or more sites must be assembled. At present, no one full block is vacant in the Market Study Area though many have several noncontiguous vacant lots and vacant buildings. Endeleo Institute should engage partners to pursue, at minimum, a half block on 95th Street to move development forward. Blocks on the south side of 95th Street between the Dan Ryan Expressway and Parnell Avenue are an appropriate location for new retail development.

Simultaneously consider development options for smaller lots

While developing strategies for assembly of larger lots, Endeleo Institute and partners should explore opportunities best suited for smaller lots throughout the community. A small building with a few retail tenants could be possible. Endeleo should research a similar development



recently completed at the southeast corner of 87th Street and Wood Street. The building houses a Dunkin' Donuts (with a drive through), Papa John's and Wing Zone. A similar project on 95th Street would be a good fit for a smaller site.

Identify partners and financial resources that can spur land assembly

Based on interviews with Endeleo and Trinity Church of Christ staff, neither entity has funds for land acquisition. Endeleo should identify partners and financial resources that can aid in the land assembly process. Entities such as LISC Chicago, the City of Chicago, Chicago Community Loan Fund, IFF, and an experienced broker can offer technical assistance and/or financial resources to Endeleo.

Promote retail alternatives along the 95th Street corridor

Demand for retail goods, personal services and restaurants are the definite demand from stakeholders in the community. While the area has adequate spending power to support a handful of these opportunities, Endeleo should promote alternatives to retail uses along 95th Street.

Although there is limited demand for new office space along the corridor, there is a market for institutional uses such social service agencies, health care and educational organizations to fill available space. Due to the aging neighborhood population and the implementation of the Affordable Care Act, there are opportunities to attract health care centric facilities such as physical and occupational therapy centers, dialysis centers, or an additional health clinic.

Pursue the development of a business and technology incubator on 95th Street

Stakeholders would like a small business and technology incubator for workforce development and entrepreneurial training to employ Washington Heights' residents and support business development along the corridor. Strategies that were mentioned include: BLUE 1647 opening a location on 95th Street, incorporating a pop-up business model with art integration, and including a culinary program component in collaboration with Trinity UCC.

Collaborate with the Washington Heights Workforce Center

Launched in late 2015, the Washington Heights Workforce Center, an Illinois WorkNet Center, provides career planning and job placement services, as well as computer classes, job readiness workshops, and job training programs at no cost for individuals ages 16-24. To support the development of Washington Heights' workforce and increase youth employment, Endeleo should actively promote the Center's programs and collaborate with Center staff to engage young people in Washington Heights.



Explore the Illinois Enterprise Zone Program

This state Enterprise Zone (EZ) program, signed into law in 1982, was created to spur economic development through tax incentives and exemptions for businesses. The City of Chicago is home to six Enterprise Zones, none of which currently include Washington Heights. Businesses located within an Enterprise Zone are eligible to receive tax incentives and state exemptions to bolster their economic condition. Endeleo should discuss the possibility of altering existing Enterprise Zone boundaries to include a larger portion of the 95th Street corridor during the next application process with the local Alderman and City of Chicago staff.



Section 7: Health and Education

Public Health and Local Planning

The development patterns, transportation options, and environmental quality of a community influence the health of its residents. A community's built environment can contribute significantly to unhealthy eating or inactivity, along with other contributors that have been extensively studied, such as genetics, nutrition and socioeconomic factors. Research into intervention strategies has found that efforts to address the socioeconomic factors and community context (such as poverty and urban design/development) have larger public health impacts than those that focus on the health and risk behaviors of individuals. In other words, overall efforts to reduce poverty, improve education, expand job opportunities for residents, and change the day-to-day environment so that it supports healthy eating and physical activity provide the greatest impact among health intervention strategies.^x

There is a strong relationship between public health and local planning and policy. For example, public health scientists partially attribute the obesity epidemic as an unintended consequence of the removal of daily physical activity from our lives through changes in our transportation system and neighborhood design. In Illinois, 64 percent of adults and 40 percent of children are now classified as overweight or obese, a trend that contributes to an increasing risk of heart disease, diabetes, and other serious illnesses and conditions.^{xi} In the City of Chicago 43 percent of kindergarten, sixth and ninth grade Chicago Public Schools (CPS) students are considered overweight or obese.^{xii}

To help improve community health, planners and public health officials have been working together to promote plans, policies, and community designs that address physical activity, environmental exposure, food and nutrition, health and human services, social cohesion, and mental health. It is much easier to stay healthy when residents can easily and safely walk, run, or bike to destinations or for exercise; when they have clean air, healthy food, access to health care facilities, and protection from environmental health hazards, such as lead exposure. Making health a priority also involves preventing disease and injury and ensuring that health services are connected to those in need.

A number of health disparities disproportionately affect Washington Heights' residents. It is within the Endeleo Institute's mission to address health issues in the community; and Endeleo has an entity in the organization that focuses on health improvements. Previously the Imani Community Health Corporation, Endeleo has strong connections in the community and staff with experience in the health sector. Listed below are health disparities that affect Washington Heights' residents from Chicago Health Atlas^{xiii}:



- Approximately 48 percent of uninsured individuals are ages 19 to 25, and not enrolled in school.
- There is a significant gap in health care providers per 1,000 residents.
- Washington Heights has a higher percentage of low weight births than the City of Chicago, despite similar prenatal care and teen birth rates.

Health Recommendations

To encourage health conscious development along the 95th Street corridor it is recommended that the Endeleo Institute take the following actions:

Prioritize health programming goals

The Endeleo Institute should develop a multi-year priority list to prioritize health issues and factors for the organization to address. In addition to supportive programming for Veterans, Endeleo and Northwestern University, in collaboration with RUSH Medical Center and the Alzheimer's Association, have already begun to pursue caregiver support programming for individuals with Alzheimer's disease and dementia. Strategically developing near- and long-term goals with specific timeframes will help Endeleo continue to keep multiple initiatives organized and on-track.

Seek partnerships in the health sector

To promote an active and accessible neighborhood, it is recommended that Endeleo Institute seek partnerships in the health sector that have a stake in creating healthy communities in Chicago. Endeleo's staff can facilitate collaboration between developers, City staff, and neighboring communities, ensuring that health and safety factors are considered in both new and infill developments. Partnerships with the Christian Community Health Center and the Partnership for Healthy Chicago can assist with this effort on a neighborhood and citywide level, respectively. Endeleo should also continue to develop relationships with health-based community organizations, such as Healthy Washington Heights.

Encourage health conscious development

To support healthy lifestyles surrounding 95th Street, community residents and stakeholders would like to increase access to healthy food options, medical services, and parks or open space that provides opportunities for physical activity. Current land use and development patterns in Washington Heights require residents to drive to nearby neighborhoods to purchase nutritious food, seek organized recreation opportunities and enjoy leisure activities.

Future development along 95th Street should positively contribute to the wellbeing of community members in Washington Heights as well as improve economic conditions. The Endeleo Institute can advocate for creating a walkable neighborhood and mixed land use developments along 95th Street by working with developers, City staff and neighboring



communities to ensure that health and safety factors are considered in both new and infill development projects.

Continue to promote increased access to healthy food

There are many ways to define which areas are considered "food deserts" or measure food access for individuals and neighborhoods. Most measures and definitions consider the following indicators of access: distance to a store or the number of stores in an area with healthy foods, family income or vehicle availability, and the average income of the neighborhood and the availability of public transportation.

The United States Department of Agriculture (USDA) defines a food desert as an area whose population is more than one mile away from the nearest supermarket. Based on the USDA's Food Access Research Atlas, most of the census tracts in Washington Heights are considered low-income tracts more than a ½ mile away from the nearest supermarket, with limited vehicular access.^{xiv} In October 2015, Endeleo received a Farmers Market Promotion Program Grant from the USDA. Over the next two years, the Institute will provide nutrition education to the community leveraging the Trinity UCC Farmers Market.

In the absence of retail grocery stores in Washington Heights, the Endeleo Institute should continue to be an active participant of the Chicago Community Loan Fund's Community Advisory Committee, become involved with the Healthy Places Corner Store Initiative, and continue to support local food producing gardens and Trinity UCC's annual farmers market.

- **Healthy Places Corner Store Initiative**

The Healthy Places Corner Store Initiative supports community-based organizations to work with their local corner stores to overcome barriers to stocking healthy, fresh food.^{xv}

- **Trinity UCC Garden and Farmers Market**

There are six food producing gardens in Washington Heights, most of them located on school properties.^{xvi} The Trinity United Church of Christ's George Washington Carver Garden is the only collective garden in the study area.

Pursue opportunities to assess community health impacts

There are various ways to assess health impacts on a community. Whether exploring broad health topics and impacts or the health impacts of a specific development or policy, there are tools and partnerships Endeleo should pursue to enhance their work in the health sector.

In coordination with future planning activities, Endeleo Institute should consider the completion of a community health assessment. Community health assessments (CHA) examine health statistics to identify key health concerns and strengths in a community. The goal of a CHA is to develop strategies to address the neighborhood's health needs and identified issues.



A variety of tools and processes may be used to conduct a CHA but the key components include encouraging community engagement and pursuing collaborative partnerships.

To address a particular plan, project, or policy Endealeo Institute should consider the completion of a Health Impact Assessment (HIA). Health Impact Assessments evaluate the potential health effects of a plan, project, or policy before it is built or implemented. An HIA can provide recommendations to increase positive health outcomes and minimize adverse health outcomes by calling attention to potential public health impacts, informing plan and project decision-making processes. A variety of tools and processes may be used to conduct an HIA, but two key components for this process are also community engagement and collaborative partnerships. Potential partnerships include Adler School of Professional Psychology and the Chicago Department of Public Health.

- **Adler School of Professional Psychology**

Faculty at the Institute on Social Exclusion (ISE) and the Institute on Public Safety and Social Justice (IPSSJ) at the Adler School of Professional Psychology worked with Chicago's Englewood community to conduct a Mental Health Impact Assessment (MHIA) on the proposed changes to the U.S. Equal Employment Opportunity Commission Policy Guidance.^{xvii} Like HIA, the goal of an MHIA is to ensure that health and health inequities are considered in public decision-making by using a process that engages the populations most likely to be impacted by those decisions. The Endealeo Institute can collaborate with faculty at the Adler School of Professional Psychology to perform a similar assessment in the Washington Heights community.

Pursue a community health improvement plan

After completing a CHA or HIA, Endealeo Institute can create a community health improvement plan to develop long-term strategies to improve the health of their community. A community health improvement plan addresses public health problems based on the results of CHAs or HIAs. This plan is used by health and other service agencies, in collaboration with community partners, to set priorities, coordinate outreach, and target resources.

A community health improvement plan is important to develop policies and guide actions that strategically promote health. It should define a community's vision for health and identify strengths, weaknesses, challenges, and opportunities that exist to improve the health status of that community. Healthy Chicago 2.0 is a health assessment and improvement plan for the City of Chicago. As previously stated, Endealeo can receive guidance from the Partnership for Healthy Chicago on how to interpret the plan's findings and implement Healthy Chicago 2.0 on a neighborhood level.

Understand the environmental impacts of the CTA Red Line extension

The Chicago Transit Authority (CTA) has submitted a Draft Environmental Impact Statement (EIS) to the Federal Transit Administration (FTA) for the proposed extension of the CTA Red



Line to 130th Street.^{xviii} An EIS compares the positive and negative environmental impacts of various project alternatives. The EIS will evaluate environmental impacts from the proposed project, including: land use, zoning and economic development, land acquisition, parklands and recreational facilities, neighborhood compatibility and environmental justice, visual and aesthetic, natural resources and safety and security impacts. After FTA reviews are complete, the document will be published for public input and participation.

When completed, the Endeleo Institute should review the EIS, provide input on the document, and attend CTA's public meetings scheduled to be held in 2016. The CTA's proposed Red Line extension will increase transportation options for the South Side of Chicago, and a project this size can affect the surrounding community in many ways.

Utilize available health data and tools

Health data has increasingly become available for the public to analyze and use for health improvement initiatives. Endeleo can obtain health data, statistics and tools to advance public health objectives from the following sources:

- City of Chicago Open Data Portal
- Youth Risk Behavior Surveillance System
- National Association for County and City Health Officials
- Center for Disease Prevention

Advocate for additional safe routes to school

Endeleo can collaborate with Aldermen and local school councils to advocate for additional Safe Passage Routes to school in Washington Heights. As previously stated, 43 percent of CPS students in kindergarten, sixth, and ninth grades are considered overweight or obese. Similar to CPS, 42 percent of Washington Heights' students at these grade levels are overweight, and 23 percent are considered obese. CPS, in partnership with parents, the Chicago Police Department and the City of Chicago established the Safe Passage Program to provide safe routes to and from school. Washington Heights has one Safe Passage Route along 103rd and Halsted Streets.^{xix} If additional routes are added it would provide more opportunities for students to safely walk to neighborhood schools.



Education Recommendations

Washington Heights has eight public and three private schools. The Endeleo Institute should work with local school councils and Aldermen to advocate for more resources to support the community's schools. All of the area's schools have a higher percentage of low-income students than the State of Illinois, and eight of 11 schools have a higher share of low-income students than the City of Chicago. With these partnerships, Endeleo can help develop supportive programming to assist low-income students.

Table 21. School Enrollment Characteristics

School	Enrolled Students	Percent Low Income	Average Class Size (no. of students)
State of Illinois			
All Public Schools	2,046,857	52%	21
City of Chicago School District 299	395,079	86%	24
Medgar Evers Elementary (PK-8)	366	90%	16
Fernwood Elementary (PK-8)	355	95%	21
Fort Dearborn Elementary (PK-8)	381	89%	22
Marcus Garvey Elementary (PK-8)	271	85%	23
Wendell Green Elementary (PK-8)	268	89%	29
Mount Vernon Elementary (PK-8)	250	95%	24
Rudyard Kipling Elementary (K-8)	368	82%	19
Percy Julian High (9-12)	716	94%	19
Chicago International Charter Schools (CICS)			
Loomis Primary (K-2)	570	76%	
Longwood (3-12)	1,327	89%	
Prologue Johnston (9-12)	191	95%	

Source: Public Schools: Chicago Public Schools. See www.cps.edu. Illinois State Board of Education, "Illinois Report Card," 2014. See www.illinoisreportcard.com. Private schools: Institute of Education Studies, National Center for Education Statistics. Data is from 2013-14. See <http://nces.ed.gov/>

Coordinate youth forums and charrettes

To involve young people in future planning processes, Endeleo should coordinate youth forums and charrettes for young people to visualize the future of Washington Heights. At these events, Endeleo can emphasize the importance of volunteerism and educate youth on how community organization and development impacts their neighborhood and what they can do on a local level to improve their community.

Promote careers in emerging industries

Building off existing youth programming and partnerships, Endeleo can develop life skills courses and promote educational opportunities that prepare the youth for careers in emerging industries. Endeleo should seek joint partnerships with BLUE 1647, Washington Heights Workforce Center, Chicago State University, and programs similar to Junior Achievement of Chicago.



Coordinate with CSU and City Colleges of Chicago to raise college graduation rates for Washington Heights residents

On average, the percentage of Washington Heights residents with a bachelor degree or higher is significantly less than the average in the City of Chicago and Cook County. Endeleo and community partners should work with local high schools and City Colleges of Chicago to promote the Star Scholarship program to high school juniors and seniors in the neighborhood. The Star Scholarship program allows students to pursue an associate's degree at City Colleges of Chicago at no cost-free tuition and books.

Endeleo should also work with Chicago State University to transition students from the Star Scholarship Program to enrollment at CSU. This should accompany the existing higher education programs of Endeleo such as college tours and education based financial literacy.



Section 8: Transportation and Mobility

This section provides an overview of the existing transportation infrastructure in Washington Heights, primarily along the 95th Street corridor. The data in this section was obtained from the Illinois Department of Transportation (IDOT), the Regional Transportation Authority Mapping and Statistics (RTAMS), the Center for Neighborhood Technology (CNT), the U.S. Census Bureau, and a visual assessment of existing conditions in the community.

Key Findings

The following are key conclusions regarding the existing conditions of the transportation system within Washington Heights. These key findings help to shape and inform the objectives and recommended strategies for improving transportation and mobility in and through the neighborhood.

- **Washington Heights is well traveled by motorized vehicles.**
Interstate access and major thoroughfares like 95th Street and Halsted Street make the community easy to navigate by motorized vehicles. Average Annual Daily Traffic (AADT) for 95th Street, Halsted Street, I-57 and I-94 averages 67,196 vehicles.
- **Washington Heights is well served by transit options along the 95th Street corridor.**
CTA, PACE and Metra all have routes along or intersecting the 95th Street Corridor. Commuters are a constant presence from the morning rush hour through late night hours. Transit ridership should be considered when making economic development decisions for the corridor.
- **Currently, there is limited bike infrastructure available along 95th Street.**
Infrastructure such as bike lanes, Divvy stations, or bike locking stations is not available along the 95th corridor, compromising the safety of cyclists and discouraging travel by bike in the community.



Roadway Conditions

Road Network and Traffic

The road network of Washington Heights is composed mostly of local roads, with a few key arterials that intersect the community. Arterials are designed for higher speed travel and traffic flows, and accommodate longer distance trips. Washington Heights has one principal arterial roadway, 95th Street, and one minor arterial roadway, Halsted Street. Both of these arterials are situated within the Planning Focus Area. Other local roads generally have low travel speeds, trip lengths and traffic volumes.

Interstate 57 connects Chicago to destinations south in Missouri and Kentucky. There is a northbound as well as a southbound entrance (Exit 357) at Halsted Street. Interstate 94 connects Chicago to southeast Cook County and north to Lake County. There is an eastbound exit and westbound entrance at 95th Street (Exit 62).

Table 22. Functional Classification of Non-Local Roads

Road Name	Jurisdiction	Classification	Traffic Count
Dan Ryan Expressway (I-94)	IDOT	Interstate	118,600 (Truck Volume: 16,000)
1-57	IDOT	Interstate	110,150 (Truck Volume: 6,050)
W. 95 th Street	IDOT	Principal Arterial	17,387 (Truck Volume: 2,325)
S. Halsted Street	IDOT	Minor Arterial	22,650

Source: Illinois Department of Transportation.

Annual vehicle miles traveled (VMT) per household is a measure of average distance traveled by automobile per household in a given geographic area. In this case, households in the Washington Heights community are estimated to have travelled 13,337 vehicle miles in 2013, slightly less than Cook County but more than 2,800 miles greater than average City of Chicago household. Washington Heights' VMT – which measures travel for any type of trip, whether a commute to work or a household errand – is likely higher than the city total because of the lack of a major employment center near Washington Heights and also the lack of local retail options, requiring residents to visit surrounding neighborhoods, as mentioned in Section 6.

Table 23. Total Annual Vehicle Miles Traveled (VMT) per Household, 2013

	Chicago	Cook County	Washington Heights
Annual VMT per household	10,530	13,903	13,337

Source: CMAP calculations of U.S. Census Bureau and Illinois Secretary of State.



Capital Improvement Projects

Through the CTA and City of Chicago Capital Improvement Programs, there are a series of transportation projects underway or slated to start in the coming years that will enhance transportation experiences in the neighborhood.

95th Street Red Line Terminal Improvement

As part of the CTA 2013-2017 Capital Improvement Plan, the 9.4 mile Dan Ryan Branch of the CTA Red Line has been reconstructed. The next project, currently underway, will rehabilitate the 95th Street Terminal. The project will provide additional space and improve mobility of passengers in and around the station. Specific project improvements will include increased lighting and security cameras, expansion of sidewalks and bus lanes, improved wheel chair accessibility, traffic signal improvements, sound panels, and new “North Station” and “South Station” structures that will improve platform access, add retail space and increase circulation areas. The project cost is \$240 million.

Pedestrian Crash Corridor Improvements-Design

Slated to begin in 2017, the City of Chicago will support a design process along 95th Street from S. Eggleston Avenue to Martin Luther King, Jr. Drive that will examine strategies to decrease pedestrian crashes. The City of Chicago has budgeted \$748,000 for the project.

CREATE 95th Street and Union Pacific Grade Separation-Engineering

The project considers eliminating the at-grade crossing of two Union Pacific railroad tracks at 95th Street in favor of an overpass or underpass for vehicles. The project is expected to improve safety, reduce roadway congestion, and greatly reduce the potential for collisions between vehicles and trains. Approximately \$1 million have been budgeted for Phase I engineering which has an expected start date of early 2016. The Chicago Region Environmental and Transportation Efficiency Program (CREATE) is a partnership between the State of Illinois, City of Chicago, Metra, Amtrak, Association of American Railroads, and U.S. DOT to improve quality of life for residents while increasing efficiency of freight and rail service throughout the region.

Pedestrian and Bicycle Circulation

Sidewalk infrastructure along 95th Street, while existent, would benefit from repair. There are numerous areas along the corridor with split and crumbling infrastructure. There are also issues for pedestrians while trying to cross UP railroad tracks just east of 400 W. 95th Street. Compared to the state of sidewalks along 95th, sidewalks along residential streets in the neighborhood are in better condition and serve as useable connections to 95th Street.

There is no bicycle infrastructure, including shared land markings or bike paths in the Planning Focus Area. There is minimal bike activity along 95th mostly on the sidewalks. The closest bike lane is along Vincennes Avenue, just outside the Planning Focus Area.



Transit Access

Washington Heights is located adjacent to numerous transit options, mostly through the 95th Street Red Line Terminal Station. Both CTA and PACE utilize the station with 15 routes arriving and departing the station. There are two routes that run along Halsted Street and residents also have access to the Rock Island District Metra Line at Longwood.

Table 24. CTA and PACE Transit Routes, 95th Street & Washington Heights

Route number and name	Weekday Ridership	Saturday Ridership	Sunday Ridership	Links
CTA 8: Halsted	20,198	12,341	9,403	Route Details
CTA 29: State	13,455	10,755	7,949	Route Details
CTA 34: South Michigan	4,601	3,474	2,901	Route Details
CTA 95W: West 95 th	2,230	1,967	1,871	Route Details
CTA 95E: 93 rd -95 th	3,645	2,538	2,030	Route Details
CTA 100: Jeffery Manor Express	595	NA	NA	Route Details
CTA 103: West 103 rd	2,350	1,415	1,143	Route Details
CTA 106: East 103 rd	1,258	523	323	Route Details
CTA 108: Halsted/95 th	1,106	NA	NA	Route Details
CTA 111: 111 th /King Dr.	3,257	2,411	1,803	Route Details
CTA 112: Vincennes/111 th	2,055	1,209	848	Route Details
CTA 115: Pullman/115 th	3,631	2,429	1,907	Route Details
CTA 119: Michigan/119 th	4,601	3,474	2,901	Route Details
PACE 352: Halsted	6,201	4,323	3,267	Route Details
PACE 353: 95 th -River Oaks-Homewood	1,890	855	606	Route Details
PACE 359: Robbins/South Kedzie Avenue	1,586	839	611	Route Details
PACE 381: 95 th Street	4,280	2,612	1,245	Route Details
PACE 395: 95 th /Dan Ryan CTA Station-UPS Hodgkins	641	NA	NA	Route Details
Source: RTAMS and City of Chicago. Note: Ridership numbers are given for the entire route, not just portions within the municipality.				



The Longwood Station (at 95th Street, accessible by CTA routes 95W and 112 and PACE route 381) of the Metra Rock Island District Line had a weekday average boarding count of 85 in 2014. The station has 104 parking spaces with a utilization rate of 29% (2014 count, RTAMS). In addition to driving alone (62 percent), commuters walk to the station (23 percent) and 15 percent are dropped off.



Figure 8.1 Transportation: CTA Routes

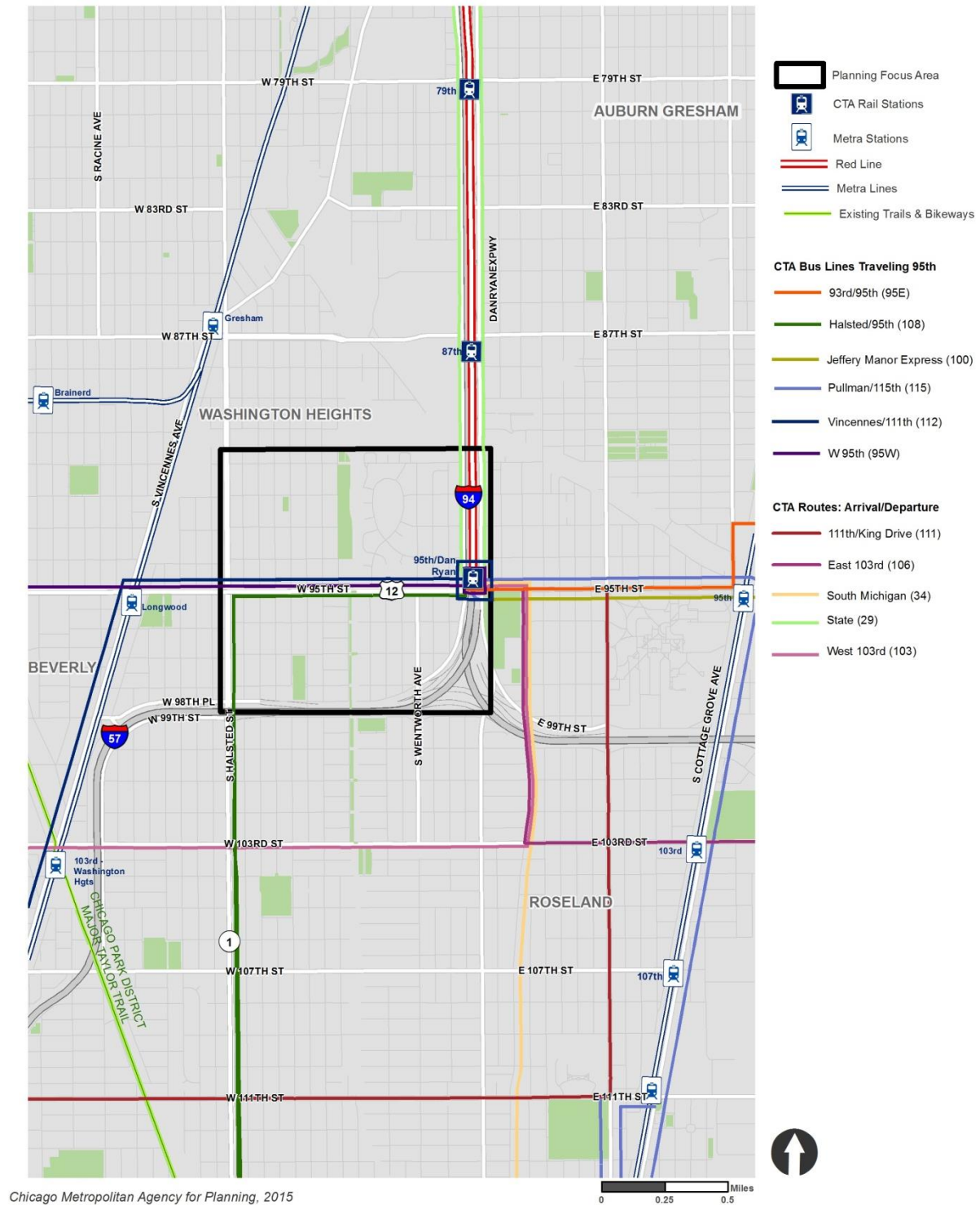
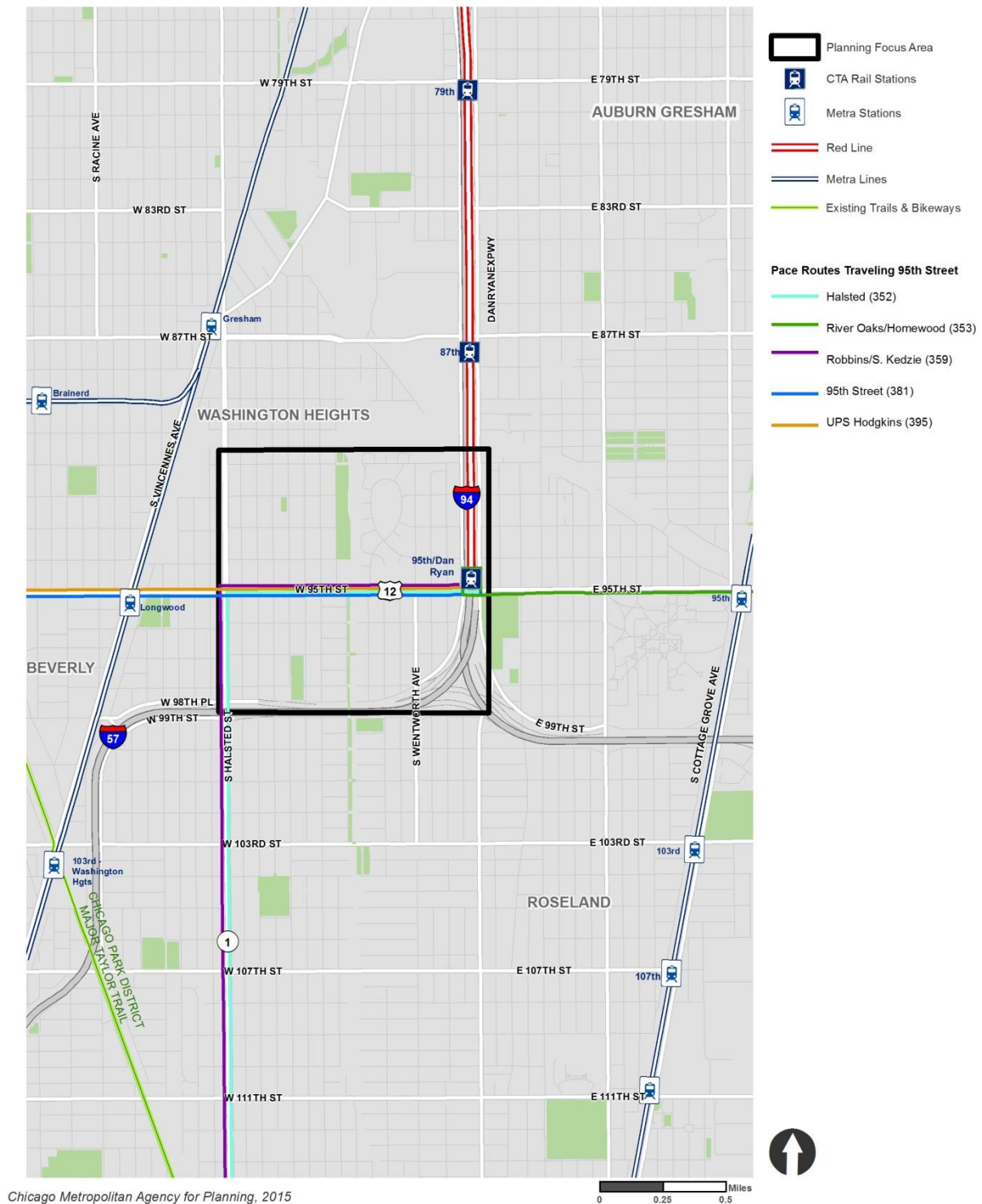


Figure 8.2 Transportation: Pace Routes



Transportation and Mobility Recommendations

Continue to track and advocate for transportation related capital projects along 95th Street and the broader Washington Heights Community

Endeleo Institute should build strong partnerships with IDOT and City representatives and advocate for capital projects along 95th Street and in the Washington Heights neighborhood. Capital projects and investment creates excitement and momentum in an economic market, increasing the amount of interest by public and private entities in pursuing development projects, opening businesses, or looking to relocate to the neighborhood.

Further study vehicle, transit, non-motorized and pedestrian traffic to support economic development and long term comprehensive planning in Washington Heights

Washington Heights is well suited to support varied transportation options along the 95th Street corridor. As Endeleo Institute and community partners move forward with future planning activities, opportunities for improved roadways, enhanced bicycle and pedestrian infrastructure and investments in transit infrastructure should be included in all future plans.

Participate and assist with outreach related to the 95th Red Line Terminal reconstruction project

The Red Line Terminal reconstruction project is a large scale public investment that will affect residents and visitors to the Washington Heights community. Endeleo staff should work closely with CTA planning and community engagement staff to support and assist with outreach efforts around the project slated for 2016. A strong representation from the Washington Heights stakeholders will be necessary in order to effectively incorporate the new station into the larger long-term vision of the community.



Section 9: Next Steps/Prioritization of Recommendations

The previous sections of this planning priorities report describe the existing conditions of the Washington Heights neighborhood and the 95th Street corridor. The report also identifies recommendations and strategies that can enhance community assets, address community concerns and embrace future opportunities. For Endeleo Institute and its partners to accomplish their goals for Washington Heights, a larger community strategy plan must be put in place. That strategy should be a combination of recommendations from this planning report, a strategic plan for Endeleo Institute as an organization, and the strategic plans of partner entities such as the City of Chicago, Trinity Church of Christ, Chicago State University, Woodson Regional Libraries, local schools and local nonprofit organizations.

The recommendations of the planning priorities report have been prioritized into three time frames—immediate, short-term and mid-term, to assist in the process of creating a larger community strategy.

- *Immediate* recommendations should be considered within the first 6 months of report completion. These recommendations are seen as “easy wins” for the community and can help to build support and enthusiasm within the community. They will also be vital in setting the foundation for implementation of longer term recommendations.
- *Short-term* recommendations should be addressed within the first 2 years of report completion. The recommendations address urgent challenges, but either take time to prepare for action or require other activities to occur first.
- *Mid-term* recommendations should be addressed within 5 years of the report completion. Many of these recommendations will require complex partnerships and identification of funding sources that will take significant time to arrange.

Endeleo Institute and other community partners should also be aware of the need to identify long-term recommendations and strategies for the Washington Heights community and the 95th Street Corridor. These recommendations should focus on the 5-10 year plan for the neighborhood and are most often identified through a community wide comprehensive land use or strategic planning process.



Immediate Recommendations

Recommendation	Planning Priorities Report Section	Recommended Partners
Continue to create strong partnerships	Section 3. Capacity Building & Community Engagement	Local and regional organizations, Elected officials, Philanthropic partners
Continue to engage Washington Heights residents	Section 3. Capacity Building & Community Engagement	Local organizations, Social service agencies, Block clubs/resident groups
Identify partners and financial resources for land assembly	Section 6. Economic Development	City of Chicago, LISC Chicago, Chicago Community Loan Fund, IFF, Metropolitan Planning Council
Prioritize housing needs and possible partners	Section 5. Housing and Population	DePaul IHS, Woodstock Institute, Local housing organizations, Local developers, IHDA
Promote retail alternatives along 95 th Street	Section 6. Economic Development	Local nonprofits/institutions, Elected officials, City of Chicago
Collaborate with the Washington Heights Workforce Center	Section 6. Economic Development	Washington Heights Workforce Center, Chicago Cook Workforce Partnership, Chicago Jobs Council
Explore Illinois Enterprise Zone Program	Section 6. Economic Development	DCEO, Elected officials
Prioritize health programming goals	Section 7. Health and Education	Health organizations/partners, Block clubs/resident groups
Promote increased access to healthy food	Section 7. Health and Education	IFF, City of Chicago, Local food retailers, Farmers markets
Utilize available health data and tools	Section 7. Health and Education	City of Chicago, Health care facilities, Health organizations
Understand the environmental impacts of the CTA Red Line extension	Section 8. Transportation and Mobility	CTA
Participate and assist with outreach related to the 95 th Red Line Terminal project	Section 8. Transportation and Mobility	CTA, Elected officials, block clubs/resident groups
Track and advocate for transportation capital projects in Washington Heights	Section 8. Transportation and Mobility	IDOT, PACE, Metra, CTA



Short-term Recommendations

Recommendation	Planning Priorities Report Section	Recommended Partners
Secure community development staff	Section 3. Capacity Building & Community Engagement	Endeleo Board, Local philanthropic partners
Pursue a Comprehensive Land Use Plan with the City of Chicago	Section 4. Land Use	City of Chicago DPD
Coordinate youth forums and charrettes	Section 7. Health and Education	Chicago Public Schools, Chicago Park District, Local nonprofit organizations, Social service organizations
Identify locations for senior housing options	Section 5. Population & Housing	City of Chicago, Local developers, IHDA, Fair housing organizations
Explore TIF options	Section 6. Economic Development	City of Chicago, Alderman
Prioritize development around 95 th St. Red Line Station	Section 6. Economic Development	Local developers, CTA, Endeleo Board
Consider development options for smaller lots	Section 6. Economic Development	Local developers/brokers, Endeleo Board
Pursue a business and technology incubator on 95 th Street	Section 6. Economic Development	Chicago State University, Blue 1647
Promote careers in emerging industries	Section 7. Health and Education	Chicago Jobs Council, Chicago State University, City Colleges of Chicago
Seek partnerships in the health sector	Section 7. Health and Education	Local health facilities, Local health organizations
Encourage health conscious development	Section 7. Health and Education	Local developers, Chicago Department of Public Health, City of Chicago DPD
Consider various health based assessments for the community	Section 7. Health and Education	Adler School of Professional Psychology, City of Chicago
Advocate for additional safe routes to school	Section 7. Health and Education	Chicago Public Schools, Chicago Police Department, City of Chicago
Further study vehicle, transit, non-motorized and pedestrian traffic along 95 th Street and in Washington Heights	Section 8. Transportation and Mobility	IDOT, Active Transportation Alliance, Center for Neighborhood Technology



Mid-term Recommendations

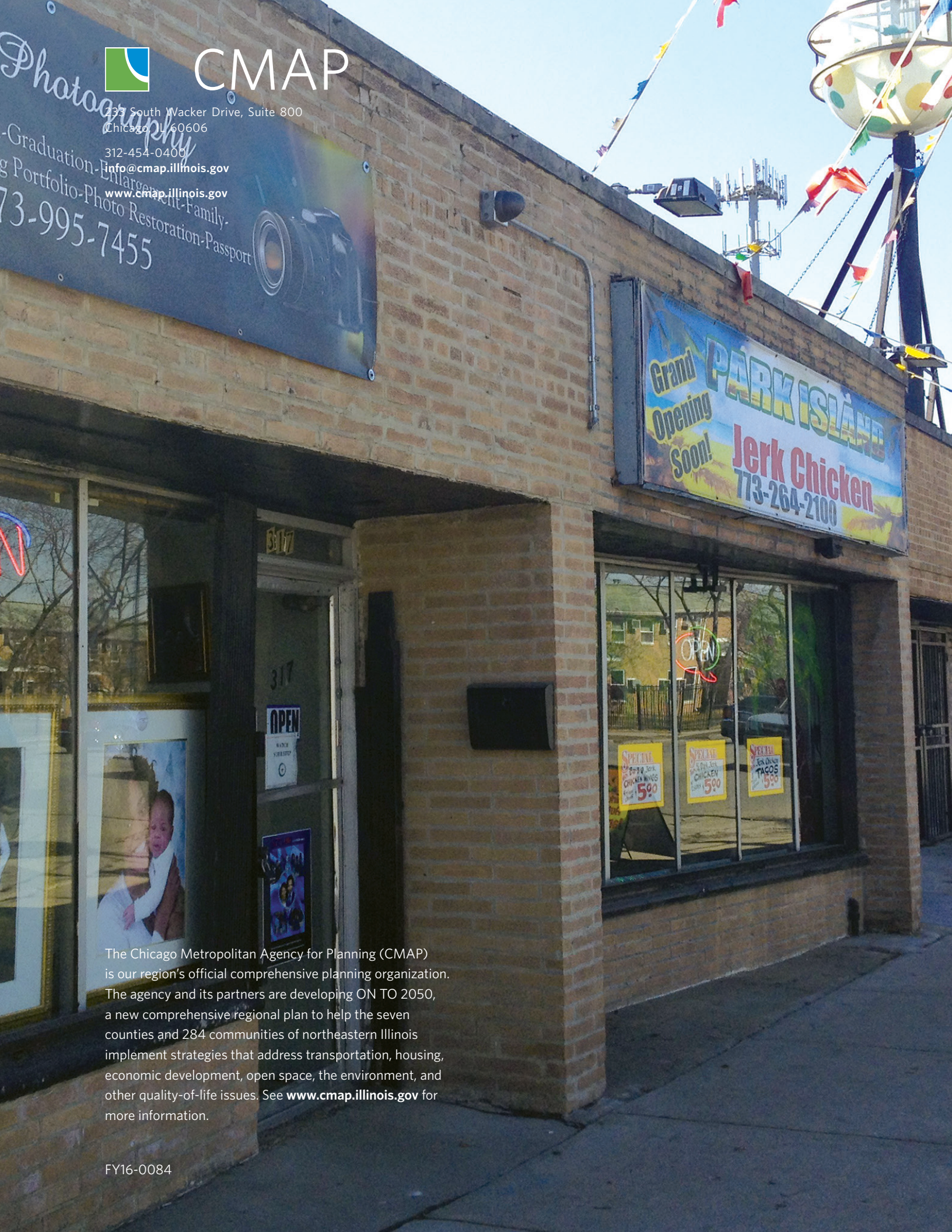
Recommendation	Planning Priorities Report Section	Recommended Partners
Pursue opportunities for land assembly	Section 6. Economic Development	Local developers/brokers, IFF, City of Chicago
Pursue a Community Health Improvement Plan	Section 7. Health and Education	Partnership for Healthy Chicago, Chicago Department of Public Health
Raise college graduation rates for Washington Heights residents	Section 7. Health and Education	Chicago State University, City Colleges of Chicago, Chicago Public Schools





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- ⁱEncyclopedia of Chicago, <http://encyclopedia.chicagohistory.org/pages/1318.html>
- Chicago Fact Book Consortium, ed. Local Community Fact Book: Chicago Metropolitan Area, 1990. 1995.
- ⁱⁱ Chicago Historic Resources Survey: An Inventory of Architecturally and Historically Significant Structures. 1996.
- ⁱⁱⁱ 95th Street Corridor Plan, Dan Ryan Expressway to Ashland Avenue, 1998. Camiros, Applied Real Estate Analysis.
- ^{iv} Red Line South Extension Livability Technical Report, 2012.
<http://www.cmap.illinois.gov/mobility/transit/red-line>
- ^v Citywide Retail Market Analysis, 2013.
http://www.cityofchicago.org/city/en/depts/dcd/supp_info/citywide-retail-market-analysis.html
- ^{vi} Chicago Plan for Public Health System Improvement, 2012-2016.
http://www.cityofchicago.org/dam/city/depts/cdph/policy_planning/CDPHChicagoPlan20122016FINAL.pdf
- ^{vii} The foreclosure risk score is based on the ration of foreclosures, delinquencies and sub-prime mortgages in relation to the zip code with the highest number in the state of Illinois.
- ^{viii} Cook County Land Bank Authority webpage < <http://www.cookcountylandbank.org/data-analytics/>>
- ^{ix} Neighborhood Housing Services of Chicago, Inc. website
<http://www.nhschicago.org/site/topnav_landing/category/about_us>
- ^x A Recipe for Healthy Places: Addressing the Intersection of Food and Obesity in Chicago. City of Chicago Department of Housing and Economic Development, 2013.
- ^{xi} Health Status Indicators, State Health Facts. The Henry J. Kaiser Family Foundation. Accessed on May 9, 2013 at <http://kff.org/state-category/health-status/> and Obesity Prevention Initiatives, American Academy of Pediatrics, Illinois Chapter. Accessed on May 9, 2013 at <http://illinoisAAP.org/projects/obesityprevention/>
- ^{xii} Healthy Chicago Transforming the Health of Our City, 2013.
<http://www.cityofchicago.org/content/dam/city/depts/cdph/CDPH/OverweightObesityReportFeb272013.pdf>
- ^{xiii} Chicago Health Atlas <http://www.chicagohealthatlas.org/>
- ^{xiv} United States Department of Agriculture Economic Research Service, Food Access Research Atlas <http://www.ers.usda.gov/data-products/food-access-research-atlas/.aspx>
- ^{xv} Healthy Places Corner Store Initiative <http://www.healthyplaceschicago.org/food/corner-store-initiative-overview.lasso>
- ^{xvi} Chicago Community Gardeners Association
<http://chicagocommunitygardens.org/garden-map/>
- ^{xvii} Adler School of Professional Psychology, Mental Health Impact Assessment
<http://www.adler.edu/mhia>
- ^{xviii} Red Line Extension, About the Red Line Extension
http://www.transitchicago.com/news_initiatives/planning/rlex/about.aspx
- ^{xix} City of Chicago Safe Passage Program: <http://cps.edu/Pages/safepassage.aspx>





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