Green Healthy Neighborhood Land Use Plan

DRAFT EXISTING CONDITIONS SUMMARY

November 15, 2011

Green Healthy Neighborhood Land Use Plan • DRAFT Existing Conditions Summary

Table of Contents

Introduction	5
About this Project	6
Project Schedule	8
Draft Goals for the Land Use Plan	9
Symposium Discussion Session Summary	11
Existing Conditions Data	27
Existing Conditions Maps	37

Green Healthy Neighborhood Land Use Plan • DRAFT Existing Conditions Summary

Introduction

In March of 2011 the City of Chicago, Local Initiatives Support Corporation (LISC/Chicago), and the Chicago Metropolitan Agency for Planning initiated a project to develop the Green Healthy Neighborhood Land Use Plan for Greater Englewood (Englewood and West Englewood), the southern half of New City, Woodlawn, and Washington Park, and for parts of three other community areas (Fuller Park, Grand Boulevard, and Greater Grand Crossing) on the South Side of Chicago. The project is described in greater detail in the following section.

Since that time the project team has been collecting and mapping data, reviewing relevant plans and reports, and coordinating outreach with stakeholders from these communities. On September 24 a project kickoff Symposium was held to introduce the project to community stakeholders. At the Symposium, the project team gathered input on issues and priorities and topics to be addressed by the land use plan. This report summarizes information and input gathered to date for the Green Healthy Neighborhood Land Use Plan. Rather than provide an interpretation or analysis of the information that has been collected, this report simply presents the information as is without analysis.

This introduction is followed by the rationale and description of the project (About this Project), the general timeline and steps of the planning process (Project Schedule), a preliminary set of goals for the land use plan that have been collected from relevant plans and reports (Draft Goals for the Land Use Plan), a summary of input gathered from community stakeholders who attended the kickoff Symposium (Symposium Discussion Session Summary), and a summary of data and mapping that has been completed to date (Existing Conditions Data and Maps).



About this Project

The Changing Face of Chicago Neighborhoods

One of the greatest strengths of the City of Chicago is the diversity and vibrancy of its neighborhoods. Like many cities in the Midwest, however, Chicago's neighborhoods are faced with multiple challenges including a depressed housing market, lack of employment opportunities, and many years of population decline. The results of these conditions are apparent in a number of Chicago neighborhoods that were once densely populated and lively, but now suffer from high vacancy and unemployment. In light of the vastly different economic and market conditions of the city today, public and private interests need a road map for how to invest in these neighborhoods to improve them in the most efficient and effective way.

Targeting Investment: The Green Healthy Neighborhood (GHN) Land Use Plan Project

The City of Chicago, its partners, and the residents and business owners of several neighborhoods are engaging in a project to create land use plans and policies that will guide decisions and investments for years to come. Greater Englewood, Woodlawn, and Washington Park make up the priority areas of a new project called Green Healthy Neighborhood (GHN), which is intended to better target public and private investments within these neighborhoods. This land use plan will focus on a number of topics that will include housing, commercial uses, transportation, urban agriculture, green infrastructure, and cultural and historic community resources. Leadership from Wards 3, 5, 6, 15, 16, 17, and 20 have been invited to help steer this project. In addition, a number of local organizations and residents are being engaged in conversations about the future of their neighborhoods. This input is critical to creating a land use plan that responds to the needs and desires of the residents and the organizations working to improve the quality of life in these communities.

Building on Progress: Interesting Things are Happening

This project will examine a variety of models for neighborhood reinvestment that build on existing neighborhood assets as catalysts for broader investment and redevelopment. Fortunately, the residents, business owners, and other stakeholders in these neighborhoods have been meeting for years and planning to address these challenges through a variety of projects and initiatives. As a result, these communities already have a great deal of momentum moving towards a better future.

Interesting things are already happening. LISC/Chicago's New Communities Program has been working with these neighborhoods for a number of years to create and implement Quality of Life Plans. These plans outline strategies for improvement in a variety of areas including housing, urban agriculture, and the re-purposing of vacant land for a variety of uses. The new Kennedy-King College and Washburn Culinary Institute, at 63rd and Halsted, represents over \$200 million investment by the City of Chicago. In Woodlawn, the Grove Park project is bringing new, affordable green housing to the area around 63rd Street and Cottage Grove. The Wood Street Farm, a Growing Home project at 58th and Wood, is focused on growing healthy produce and providing training and transitional employment for area residents. Near 51st and Prairie, near the Green Line station, Urban Juncture is leading a project to create a unique produce market, dining destination, and culinary incubator celebrating the cuisines, cultures, and communities of peoples of African descent. Significant investments in rail infrastructure include the Englewood Flyover, the Norfolk Southern intermodal yard expansion, and the 75th Street flyover. These projects represent a new beginning for the GHN communities, and one of the new faces of urban development.

Looking Towards the Future: Creating More Livable Communities

The federal government has identified six livability goals as priorities for guiding investment in community and economic development. These same livability goals are the foundation for planning for the future of the Green Healthy Neighborhood project area.

- *Provide more transportation choices.* Develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nations' dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
- Promote equitable, affordable housing. Expand locationand energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness. Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
- Support existing communities. Target federal funding toward existing communities – through such strategies as transit oriented, mixed-use development and land recycling – to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
- Coordinate policies and leverage investment. Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- Value communities and neighborhoods. Enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods rural, urban or suburban.

About this Project

Who is Leading the GHN Project?

This project is led by the City of Chicago Department of Housing and Economic Development (HED) and the Local Initiatives Support Corporation/Chicago New Communities Program (LISC-NCP). Technical support is being provided by the Chicago Metropolitan Agency for Planning (CMAP) through grant funding from the US Department of Housing and Urban Development (HUD).

- HED is the City's lead agency for economic development, housing, land use planning and policy, and sustainable development, and is leading the project on behalf of the City. Visit www.cityofchicago.org/city/en/depts/dcd for more information.
- LISC, the NCP neighborhood organizations (Teamwork Englewood and Washington Park Consortium), and the Southeast Chicago Commission support comprehensive community development in an effort to rejuvenate challenged communities. These organizations will coordinate outreach and involvement of community residents, businesses, and other stakeholders. Visit www. lisc-chicago.org and www.secc-chicago.org for more information.
- CMAP is the official comprehensive regional planning organization for the northeastern Illinois region. It provides planning, policy, research, and public outreach assistance to local governments and nonprofit organizations to address local issues related to transportation, land use, housing, the natural environment, economic growth, and community development. GO TO 2040 seeks to align public policies, development, and investment decisions to maximize the benefits to local communities and the region as a whole. Visit www.cmap.illinois.gov for more information.
- HUD is funding this project through its Sustainable Communities Initiative, a partnership with the US Department of Transportation and Environmental Protection Agency, to better coordinate federal transportation, environmental protection, and community investments. HUD awarded a three-year grant to CMAP to assist with local planning projects such as GHN. The GHN project is one of the priorities for CMAP in 2011 and 2012.



FAQs (Frequently Asked Questions) about the Green Healthy Neighborhood (GHN) Project

1. What is the Green Healthy Neighborhood Project?

The GHN project will create a plan for sustainable urban investment and redevelopment around housing, business and commercial districts, local transportation, healthy food options, open space and stormwater management, and the efficient use of energy and natural resources. The planning process is intended to result in land use plans and policy recommendations that will be adopted by the Chicago Plan Commission.

2. What communities will be a part of the GHN Project?

Englewood, West Englewood, Washington Park, Woodlawn, and the southern half of New City are the primary community areas for the GHN Project. Small portions of Grand Boulevard, Fuller Park, and Greater Grand Crossing are also included.

3. Why is the GHN Plan happening now?

The City of Chicago envisions a more livable future for these communities, which represent the challenges and promise of inner-city urban America. Large inventories of vacant land provide an opportunity to rethink and fine-tune land-use patterns to take advantage of existing infrastructure and to better serve current and future residents. Each area includes City services and infrastructure (transit, schools, police, and others) that represent millions of dollars of underutilized City investment. Unlike cities that are considering reducing services and infrastructure in neighborhoods such as these, Chicago wants to preserve and reuse existing infrastructure and create catalysts for redevelopment, neighborhood stability, and more livable communities.

4. How long will the project take to complete?

The project is expected to be complete by the end of 2012. See timeline below.

5. Who should I contact for more information about the GHN Project? And how can area residents get involved?

Please contact Kendra Smith, CMAP Community Outreach Specialist, at 312-386-8774 or email ksmith@cmap.illinois.gov.

Project Schedule



Chicago Green Healthy Neighborhoods land use planning process



	Granda															
	Pr	oject l	nitiati	ion												
			Data	a Collect	on an	d Map	ping									
				Project	Symp	osium										
					Goa	als and	Object	ives								
									(Comn	nunity F	lannii	ng and	l Scena	rio Buil	ding
										Draft	GHN La	ind Us	se Plar	n		
							Cor	nmun	ity Οι	utread	ch					
										Fina	I GHN L	and U	Jse Pla	an		
MAY JUNE	JULY -	AUGUST	SEPTEMBER	NOVEMBER		FEBRUARY	MARCH	MAY	JUNE	η η η η	AUGUST	OCTOBER	NOVEMBER	DECEMBER	January February	MARCH
2011						2012									2013	