Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org. Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant

Far South Community Development Corporation

2. Main Contact for Application

Name: Abraham D. Lacy
Title: Executive Director
Phone number: (773) 941-4833 ext. 4840
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3. Type of Applicant (please check any that apply)

_____ Local government

_____ Multijurisdictional group* Please list the members of the group (including government and nongovernmental organizations):

__________________________________________
__________________________________________
__________________________________________

__X__ Nongovernmental organization* Name of local government partner(s):

9th and 34th Ward Aldermen Offices
Roseland Community Medical District Commission
City of Chicago Dept. of Planning & Development

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

4. Project Type (please check any that apply)
Please check all statements below that describe characteristics of your project.

- My project involves preparation of a plan.
- My project involves updating an already existing plan.
- My project helps to implement a past plan.
- My project links land use, transportation, and housing.
- My project has direct relevance to public transit and supports the use of the existing transit system.
- My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements)
I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

- Yes, I understand that applicants will be required to contribute a local match.

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

Roseland Community Medical District Map

Overview of Neighborhood
Roseland is a Community Area in the City of Chicago and is roughly bounded by 91st Street on the north, 115th Street on the south, Cottage Grove on the east, and Halsted Street on the west. Metra Electric Blue Island stations are located on the outer east boundary along Cottage Grove at Kensington and 115th Street, 111th Street (Pullman), 107th Street and South Dauphin, 103rd Street (Rosemoor), and 95th Street & Chicago State University. Union Pacific Railroad that carries freight cargo south and north runs directly through the center of the Roseland community. The Union Pacific Railroad is also the potential site location for the proposed $2.3 billion Chicago Transit Authority (CTA) Red Line Extension at 103rd, 111th, and 115th. Roseland is also home to the busiest intermodal commuter transit terminal in the entire CTA system. 95th Red Line station is the busiest transit terminal that offers CTA rail, CTA bus, PACE bus, and Greyhound pick-up and drop-off. The station is also slated for a $240 million terminal renovation scheduled for 2014.

The area was initially settled in the 1840s by Dutch immigrants, but rapid growth occurred in 1892 with the development of the town of Pullman. In 1873, James H. Bowen, president of the Calumet and Chicago Canal and Dock Company, suggested the name Roseland for the tidy village with its beautiful flowers. Roseland became a very cosmopolitan community made of multi-cultural, racial, and ethnic backgrounds. Modern brick homes were built with
electricity, plumbing, and gas utilities. Skilled tradesmen from all over Europe immigrated to the town of Pullman with many settling in nearby Roseland due to the plenteous industrial jobs. There was a large population of Italian Americans east of Roseland, which made the Kensington area the center of South Side Italian life.

San Antonia de Padua (St. Anthony’s) cathedral was a cultural landmark of the area. The supporting businesses flourished exponentially along Michigan Avenue from 103rd to 119th Streets, which served the entire south side of Chicago. The area population continued to grow in the 1930s to the 2000 from 43,000 to 52,000 people. The area was also once the location for the Historic Underground Railroad. As the industrial companies declined in the nearby Pullman and West Pullman communities, the area suffered a decline in residential homeownership and values, small business disinvestment, and population. The current population for Roseland is 44,619 down from 52,723 in 2000.

In 2011, the Roseland Community Medical District (RMD) was signed into law by former Governor Patrick Quinn. RMD is the first new medical district since the creation of the Illinois Medical District in 1941 and was designed to promote healthcare services and economic development to Chicago’s far south side. If RCMD is constructed like the Illinois Medical District, the medical district could bring thousands of jobs and millions in economic investments.

To understand the full scope of economic impact, the current Illinois Medical District have:

- 29,230 employees
- Receives 50,000 daily visitors
- Houses 1,900 hospital beds
- 9,000 Health Sciences students
- Provides incubation for 30 emerging technology based companies
- Economic engine for state-wide biotechnology
- $3.4 Billion in economic activity
- $100 Million in State and Cook County taxes
- $2.3 Billion in goods and services

In partnership with neighborhood organizations and businesses, the SGA Youth and Family Services won the Promise Neighborhood Initiative program award from the Department of Housing and Urban Development (HUD). The vision of the program is that all children and youth growing up in Promise Neighborhoods have access to great schools and strong systems of family and community support that will prepare them to attain an excellent education and successfully transition to college and a career. The purpose of Promise Neighborhoods is to significantly improve the educational and developmental outcomes of children and youth in our most distressed communities, and to transform those communities.

In late 2013 and early 2014, Roseland became the second south side campus to the Magic Johnson Bridgescape Academy. The optional school provides students who have dropped out of school or at-risk of dropping out an opportunity to earn a high school diploma that fits their schedule, life circumstances, and learning needs.

In 2013, 107th Street Tax Increment Financing (TIF) application was approved by City Council. The 107th Street TIF is another tool for businesses through the Small Business Improvement Fund (SBIF), and two residential programs, TIFWorks Program and the Neighborhood Improvement Program (NIP). The TIF will also be used for capital improvement projects as well.

The CTA Red Line Extension is a planned $2.3 billion to be extended from 95th Street to 130th Street through Roseland and West Pullman along the historic Union Pacific Railroad. This service will provide frequent service via the El downtown and connections throughout the City of Chicago. The 95th Street Terminal is slated for a $240 million renovation starting in July 2014.

Several buses serve the area including CTA Lines 5, 9, 29, 34, 95E, 95W, 100, 103, 106, 108, 111, 112, 115, 119; PACE 352, 381, 353, 359; and Greyhound Bus. The 95th Street CTA Terminal is the busiest intermodal terminal in the public transit system.
7. Project Description

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

The Far South CDC would like to develop a Comprehensive Plan for the Roseland Medical District. The plan will focus on strategic partnerships and developments that will focus on land use and zoning, economic development, transportation assets including CTA rail and bus terminals, Roseland Community Hospital, nearby business corridors, and housing. The Roseland Medical District Comprehensive Plan will be based on the cooperation of the City and several key stakeholders that are discussed below. The Plan will focus on the following key deliverables:

1) **Project Initiation and Community Outreach Strategy** will incorporate several methods to engage the community residents, City of Chicago representatives, local and city-wide businesses, investors, and academic institutions. Some of the methods that will be used are: 1) regular stakeholder meetings with advisory board and the Roseland Medical District Commission; 2) community outreach and marketing plan; 3) strengthening the Roseland Medical District Commission with committed and engaged community partners; 4) conducting stakeholder interviews and surveys; and 5) design and maintain website and social media sites.

2) Create an **Existing Conditions Report** that will highlight past and current conditions in the designated district and surrounding context. The Existing Conditions Report will highlight land use inventory; walkability assessment; physical conditions; potential redevelopment opportunities; and site and parking assessment.

3) A **Commercial Market Study** that would benefit the Roseland community and stimulate jobs and other businesses. The study will look at the commercial corridors on 111th Street between Halsted Street and Michigan Avenue; Halsted Street between 110th Street and 112th Street and Michigan Avenue between 110th Street and 112th Street. The study will examine the retail demand, supply, and gaps; real estate inventory and opportunities; and assessment of healthcare development needs. Currently, the Far South CDC is devoting resources from the Special Service Area to assist in the branding of the Roseland Medical District along strategic commercial corridors.

4) An **Urban Design Recommendation** to promote community character, leverage the unique historical strengths of the community, and promote and improve public image that would help attract economic investment and community stabilization.

5) **Healthcare Needs Assessment/Research for Development** will bring stakeholders and healthcare experts together into a unified effort to coordinate both the plan, and eventual implementation of the plan, to ensure that efforts and investments are coordinated, and have maximum impact to encourage redevelopment and reinvestment in the neighborhood.

6) A **Housing Market Study and Long-Term Strategies** will examine current vacancies, homeownership tenure and housing structure, housing needs for the local community and for prospective residents, and explore “live-work” concepts.

7) **Transportation Study** to determine transportation needs and impact of current and proposed projects, inventory assets surrounding the terminals, and develop ways to improve utilization of the wealth of public transportation in the area.

8) An **Action Plan** that lays out each goal, objective and role for City agencies, nonprofit organizations, foundations, private entities to implement the recommendations of the plan.
8. Previous Plan Implementation Efforts

Please describe actions you have taken to implement previous plans in your community – whether your efforts were successful or not – to achieve infrastructure improvements, development investment, policy changes, advocacy, volunteer involvement, or other actions. If you do not have experience implementing previous planning work, please describe what you will do to make sure that your plan is implemented. Illustrating a commitment to implement plan recommendations is very important to both agencies as we consider new planning projects.

Far South CDC is in the process of several plans including the completion of the CMAP 119th Street Corridor Plan and the 115th Street & Halsted Redevelopment Plan. The agency is working diligently with the community and political stakeholders in creating a Developer Panel for the 119th Street Corridor Plan with Urban Land Institute and CMAP Implementation Committee.

For 115th Street & Halsted Redevelopment Plan, the agency has acquired 12-acres of land and identified development partners for the project. The project involves nearly 100-units of housing and 80,000 square feet of commercial retail space. Far South CDC has already completed a Memorandum of Understanding (MOU) to the Roseland Community Medical District Commission to be their economic development agency to implement projects and programs.
9. Additional Strategic Partnerships

Please list any additional partners you may want to include in this planning project. Please specify if you have made contact with them in advance of submitting this application.

- Neighborhood Housing Services of Chicago
- Chicago Transit Authority (CTA)
- Chicago Neighborhood Initiatives
- Calumet Area Industrial Commission
- Greater Roseland Chamber of Commerce
- Millennium Reserve
- Calumet Collaborative
- Genesis Housing Development Corporation
- Habitat for Humanity – Windy City Chicago
- Union Pacific – Union Pacific Railroad
- Illinois Medical District at the University of Illinois at Chicago
- Franciscan Alliance – 14-Hospital Health System
- Perkins & Will Architectural Firm
- Smith’s Group