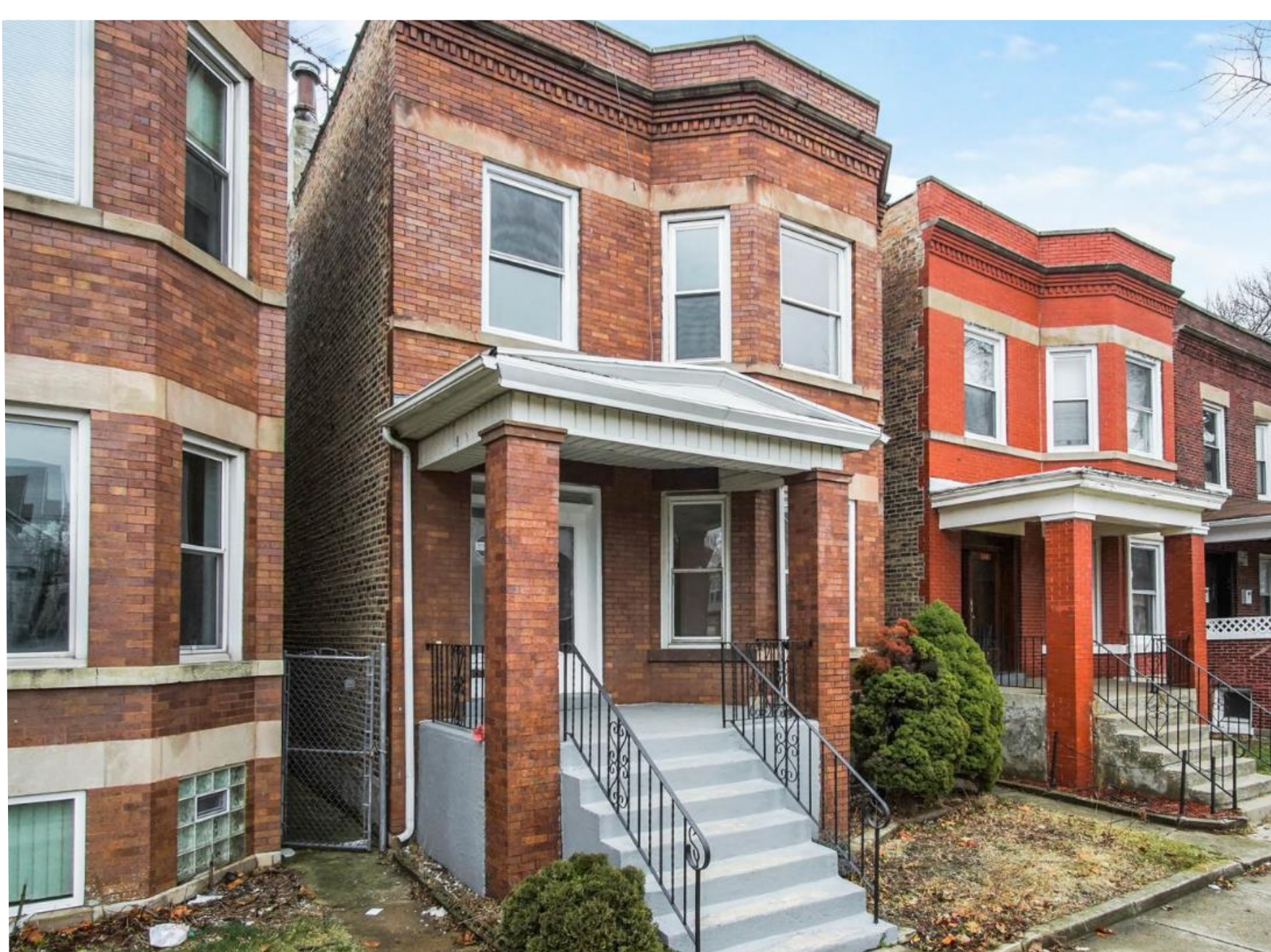


# WOODLAWN OPEN HOUSE

# WELCOME!

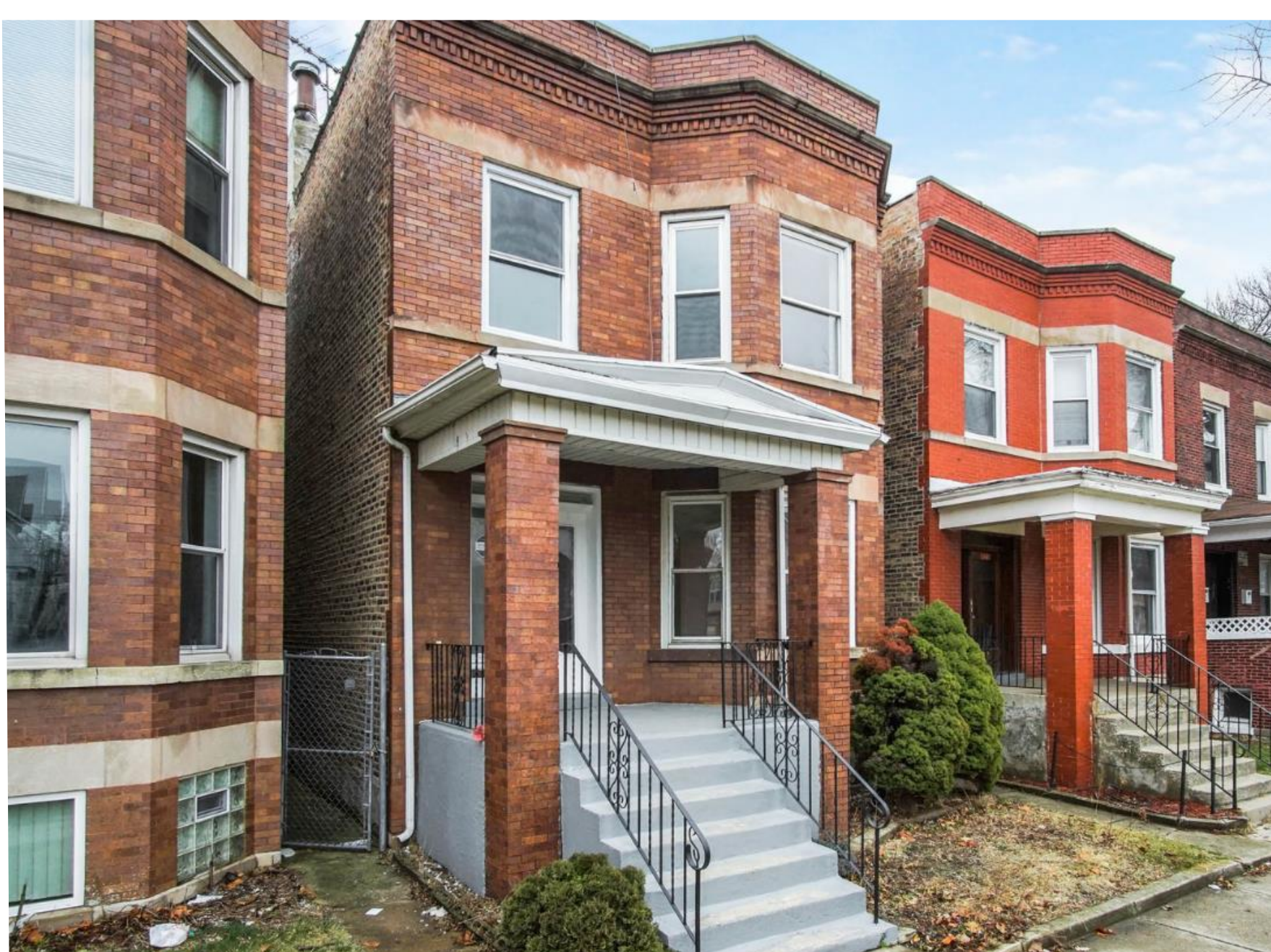
Presented by...



# WOODLAWN OPEN HOUSE

# WELCOME!

Presented by...



# WOODLAWN OPEN HOUSE

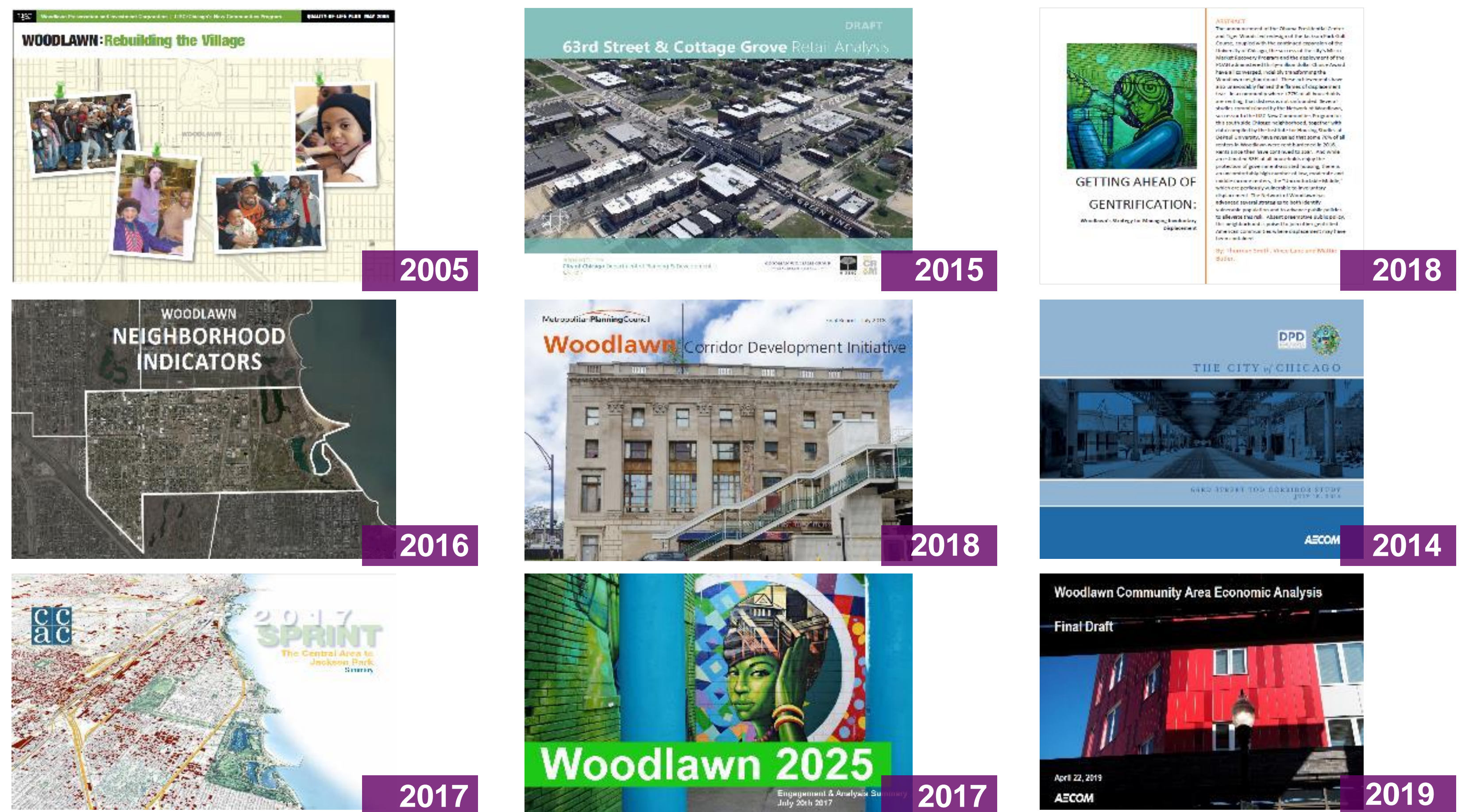
## OVERVIEW

At this Open House, you can learn about two initiatives that the City's Department of Planning and Development and Department of Housing have been advancing with community input:

### WOODLAWN PLAN CONSOLIDATION REPORT

Since LISC Chicago published its "Rebuilding the Neighborhood" plan in 2005, there have been nearly a dozen plans and studies focused on Woodlawn. Although these exercises indicate many people care about Woodlawn and its success, they also underscore a need for coordination and action rather than further studies.

With future investment on the horizon from the Obama Foundation, University of Chicago, and others, the community is poised for change. DPD has been developing a **Plan Consolidation Report**, which reviews past studies to identify where they align and synthesize recommendations to move Woodlawn forward.



DOCUMENT TITLE	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Woodlawn Master Plan	2017 Sprint	Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative	Getting Ahead of Gentrification
PUBLICATION DATE	2005	2014	2015	2016	2017	2017	2017	2018	2018
AUTHOR	LISC	AECOM	Goodman Williams, Gilling & CBN	Clientel	CCAC	CCAC	SOM	Metropolitan Planning Council	Network of Woodlawn
COMMISSIONED BY	Woodlawn Partners & Invest. Corp.	DPD	DPD	Network of Woodlawn	Chicago Central Area Committee	Chicago Central Area Committee	Network of Woodlawn	Cook County Land Bank Authority	Network of Woodlawn
<b>RESIDENTIAL / HOUSING</b>									
Encourage home ownership	•								
Encourage reinvestment in rental housing	•								
Expanded supply of mixed income housing options	•								
Expanded housing types / choice	•								
Implement inclusionary zoning strategies	•								
Improved access to resources	•								
Increased rental support for low income households	•								
Redevelop vacant buildings / infill lots	•								
Target existing residents over investors	•								
<b>COMMERCIAL / RETAIL</b>									
Central shopping district	•								
Create a food "scene" and skill sets	•								
Develop live/work spaces or incubator space	•								
Expanded entertainment options	•								
Expanded neighborhood-serving / convenience retail	•								
Healthy food / full service grocery	•								
Redevelop vacant buildings / infill lots	•								
<b>OPEN SPACE / PHYSICAL</b>									
Community gardens / urban agriculture / nurseries	•								
Community space	•								
Improved linkages (bike, pedestrian, etc)	•								
New playground / open space	•								
Streetscape improvements	•								
<b>OTHER PRIORITIES</b>									
Creation of CDC, SBC or similar	•								
Expanded recreational / youth programming	•								
Improved alignment of stakeholders' efforts	•								
Improved educational facilities and opportunities	•								
Improved workforce dev't / employment opportunities	•								
Perception of safety	•								
Public art / community sensitive	•								
Strengthen social service programming	•								



## WOODLAWN AFFORDABLE HOUSING PRESERVATION ORDINANCE

The proposed **Woodlawn Affordable Housing Preservation Ordinance** is the product of a foundation of work by local elected officials, residents, and stakeholders to ensure that as Woodlawn develops, all current residents can maintain access to affordable housing and benefit from increased investment.

Led by a housing working group formed by Mayor Lori E. Lightfoot's administration, this draft ordinance incorporates input from over a decade of planning efforts by the Woodlawn community, as well as recent proposed legislation.

# WOODLAWN OPEN HOUSE CONSOLIDATION REPORT

Since LISC Chicago published its “Rebuilding the Neighborhood” plan in 2005, **there have been nearly a dozen plans and studies focused on Woodlawn.** Although these exercises indicate many people care about Woodlawn and its success, they also underscore a need for coordination and action rather than further studies.

1

## Review past plans for Woodlawn



Throughout 2019, the City of **Chicago Department of Planning and Development has worked to review past plans and studies developed for Woodlawn,** identify where the ideas articulated in these documents align, and determine what the City can do to help move these forward.

2

## Identify where they align

DOCUMENT TITLE	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Woodlawn Master Plan	2017 SPRINT	Rebuilding Woodlawn	Woodlawn 2025	Corridor Development Initiative	Getting Ahead of Gentrification
PUBLICATION DATE	2005	2014	2018	2018	2017	2017	2017	2018	2018
AUTHOR	EDC	AEC-DM	Goodman Williams, Chicago, CTR	Center	CCAC	CCAC	SCM	Metropolitan Planning Council	Network of Woodlawn
COMMISSIONED BY	Woodlawn Preserv. & Invest. Corp.	DPD	DPD	Network of Woodlawn	Chicago Central Area Committee	Chicago Central Area Committee	Network of Woodlawn	Cook County Land Bank Authority	Network of Woodlawn
<b>RESIDENTIAL / HOUSING</b>									
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Encourage reinvestment in rental housing	•								
Expand supply of mixed income housing options	•								
Expanded housing types / choice	•								
Implement inclusionary zoning strategies	•								
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Redevelop vacant buildings / infill lots	•								
Target existing residents over investors	•								
<b>COMMERCIAL / RETAIL</b>									
Central shopping district	•								
Create a food “scene” and skill sets	•								
Develop key work spaces or incubator space	•								
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Strengthen social service programming	•								

With future investment on the horizon from the Obama Foundation, University of Chicago, and others, the community is poised for change. **DPD has been developing a Plan Consolidation Report,** which reviews past studies to identify where they align and synthesize recommendations to help move Woodlawn forward.

3

## Consolidate into one document



The report will be available in early 2020 for review and will be the first step in a broader city effort to manage development as it occurs in Woodlawn and ensure that it reflects the community’s vision.

# WOODLAWN OPEN HOUSE

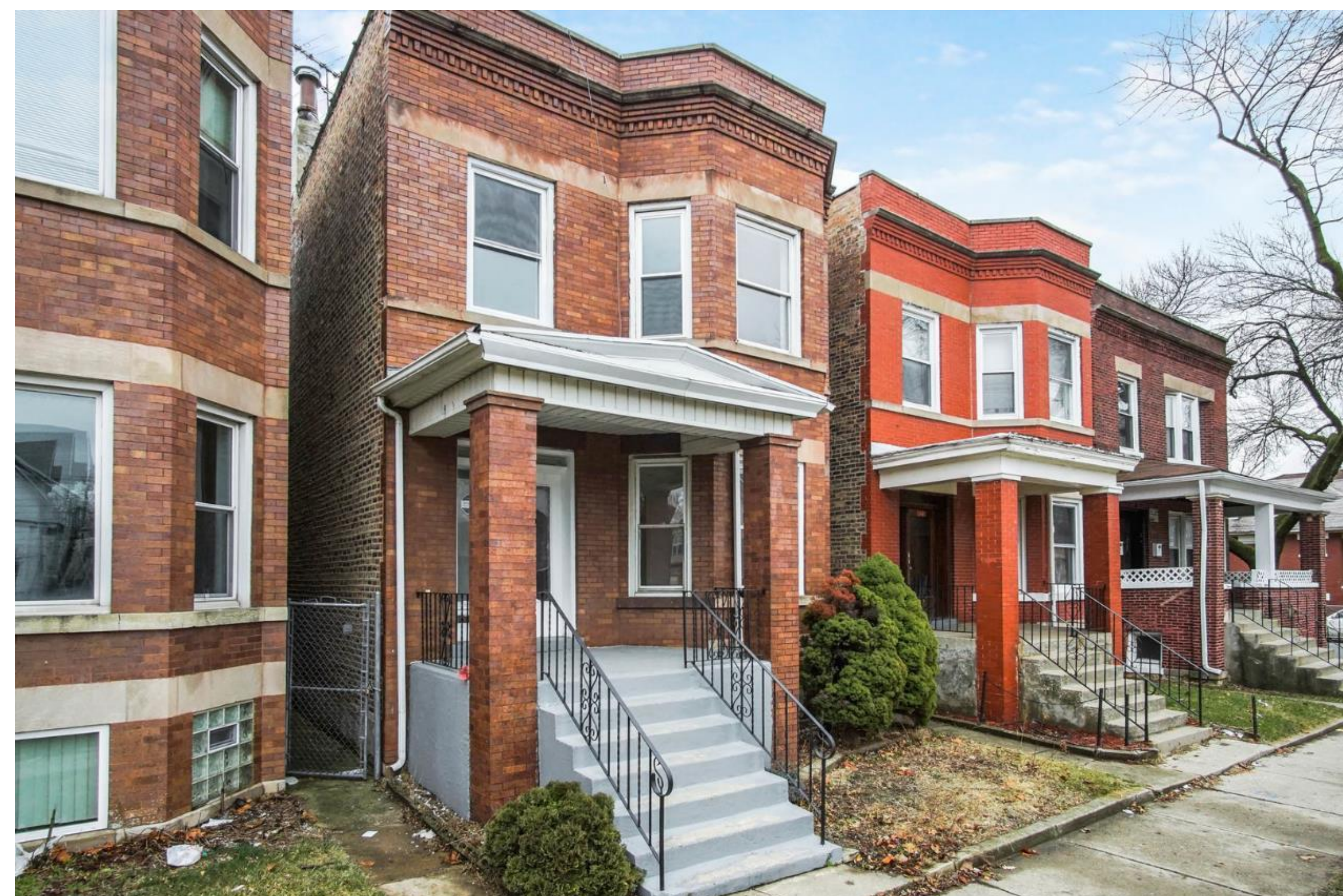
## HOUSING GOALS ...FROM PAST PLANS

### WHAT DO PAST PLANS SAY?

**Support** existing residents, and address displacement

**Expand** affordable and mixed-income housing options

**Encourage** reinvestment in and redevelopment of existing housing



### WHAT CAN THE CITY DO?

**H1: Preserve existing neighborhood character** by developing vacant lots with existing zoning



**H2: Articulate design guidelines** to ensure new construction contributes to Woodlawn's existing character

**H3: Implement the Woodlawn Affordable Housing Preservation Ordinance**, which provides targets for affordable housing and homeownership



# WOODLAWN OPEN HOUSE

## PROPOSED HOUSING ORDINANCE GOALS

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THESE GOALS BUILD ON RECENT PLANS AND COMMUNITY WORKSHOPS CONDUCTED BY THE DEPARTMENT OF HOUSING

Help protect existing residents from displacement

Create new rental and for-sale housing opportunities that are affordable to households at a range of incomes

Ensure that existing housing stock offers good quality housing for residents

Promote housing options to support equitable and inclusive income diversity in Woodlawn

Support economic development opportunities



# WOODLAWN OPEN HOUSE

## PROPOSED HOUSING ORDINANCE ELEMENTS

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### 1. Tenant Right of First Refusal for larger apartment buildings

Gives renters the right of first refusal if a landlord seeks to sell his/her building.



### 2. Preservation of Existing Affordable Rental (PEAR)

Benefitting renters, this apartment building refinance program would help existing owners refinance their property to keep tenants in place and rents affordable.



### 3. Long-Term Homeowner Repair Grant Program

Assists longtime homeowners remain in their homes by providing grants for home repairs.



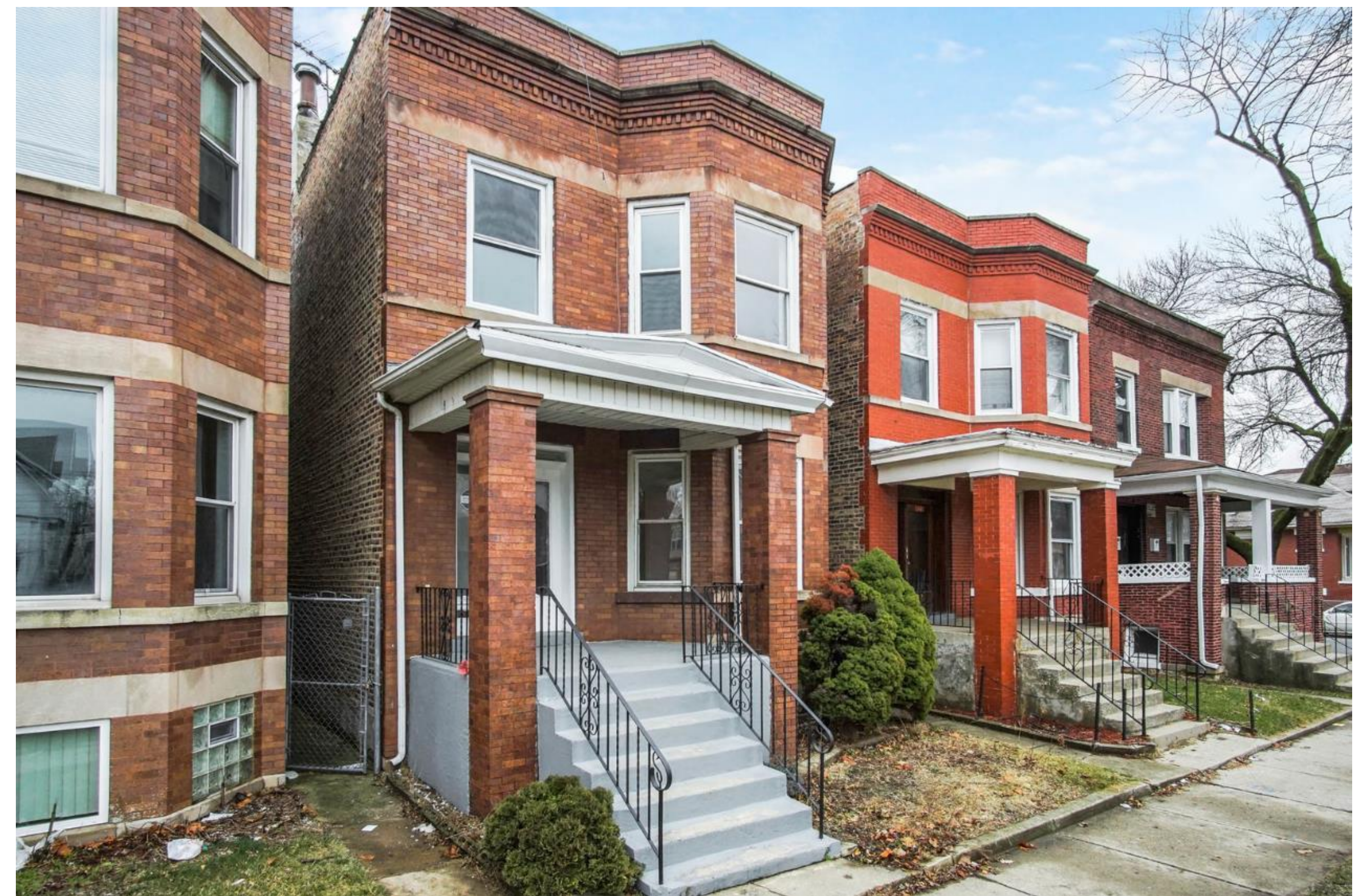
# WOODLAWN OPEN HOUSE

## PROPOSED HOUSING ORDINANCE ELEMENTS

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### 4. Residential Acquisition and Rehabilitation Revolving Loan Fund

Supports the creation of rental and for-sale units by helping finance the rehabilitation of vacant buildings.



### 5. Affordable requirements on City-owned vacant land

Sets guidelines for the disposition and development of City-owned, vacant, residential land for affordable housing.



### 6. Enhanced local hiring requirements

Residential developments that receive City land for development of rental housing would be required to meet enhanced local hiring requirements.





# WOODLAWN OPEN HOUSE

# HOUSING PRIORITIES

SHARE YOUR THOUGHTS:

RECOMMENDATION	THIS IS IMPORTANT TO ME	SUGGESTIONS FOR SUCCESS	OTHER THOUGHTS?
1. Tenant Right of First Refusal for larger apartment buildings			
2. Preservation of Existing Affordable Rental			
3. Long-Term Homeowner Repair Grant Program			
4. Residential Acquisition and Rehabilitation Revolving Loan Fund			
5. Affordable requirements on City-owned vacant land			
6. Enhanced local hiring requirements			
Something else?			

# WOODLAWN OPEN HOUSE

## COMMERCIAL GOALS ...FROM PAST PLANS

### WHAT DO PAST PLANS SAY?

**Expand** local ownership and neighborhood retail options

**Redevelop** vacant buildings and lots

**Re-establish** 63<sup>rd</sup> street as neighborhood center



### WHAT CAN THE CITY DO?

**C1: Consolidate zoning along 63rd Street** to permit broader uses short-term and mixed-use long-term

**C2: Coordinate city resources** to support local business development

**C3: Prioritize mixed-use development** along 63rd Street to re-establish it as a neighborhood center



# WOODLAWN OPEN HOUSE

# PUBLIC REALM GOALS ...FROM PAST PLANS

## WHAT DO PAST PLANS SAY?

**Improve** conditions of public realm

**Increase** neighborhood connectivity for pedestrians, cyclists, and public transit users

**Address** real and perceived safety concerns

## WHAT CAN THE CITY DO?

**P1: Identify open space opportunities** for a new park in southwest Woodlawn

**P2: Scope potential streetscape improvements** along 63rd St.



# WOODLAWN OPEN HOUSE

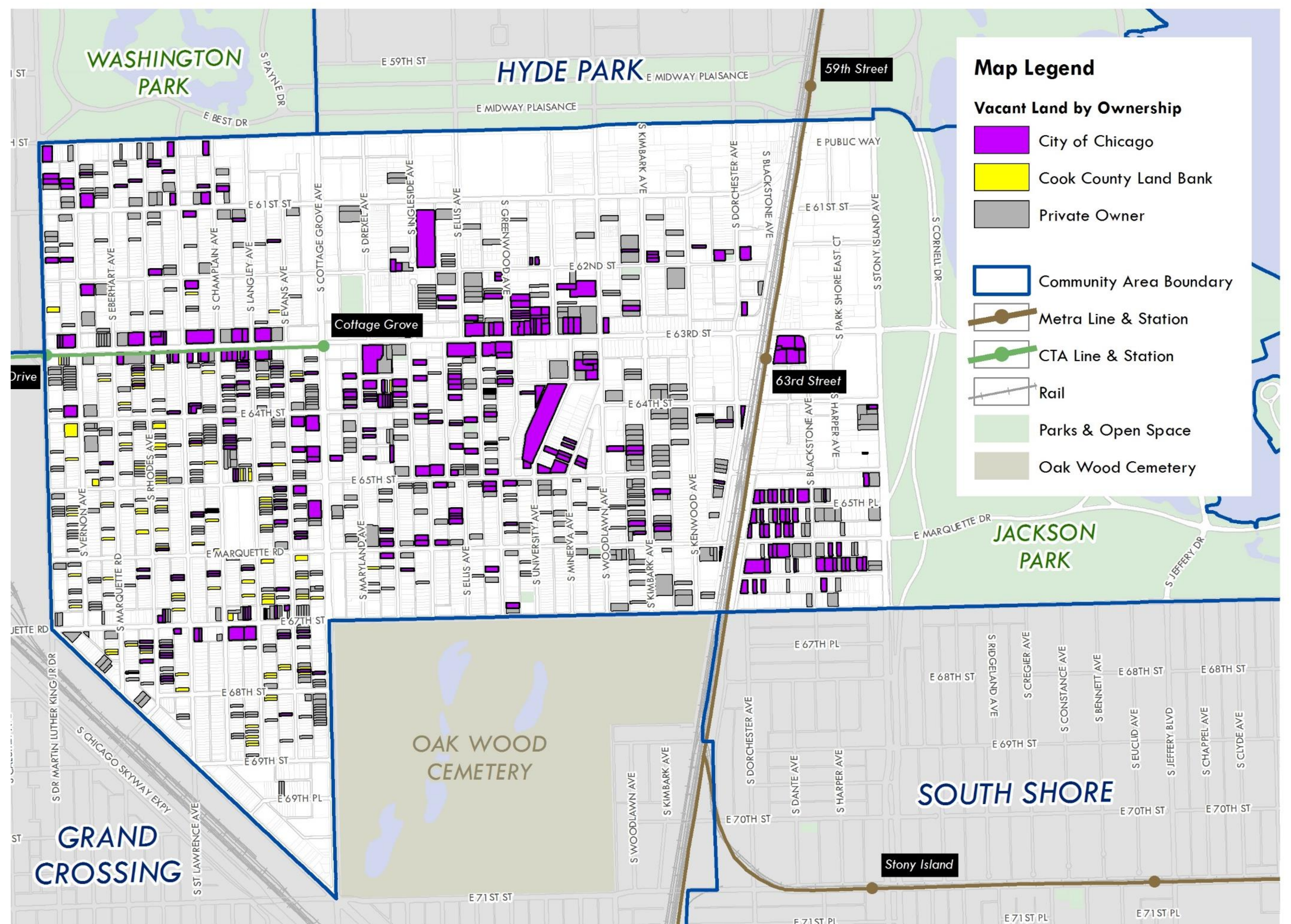
## VACANT LAND IS AN ASSET

**1,218**  
Total Vacant Lots

**326**  
City-Owned

**88**  
County-Owned

**76%**  
Zoned Residential



Are there other types of uses you would like to see on City-owned vacant land?

# WOODLAWN OPEN HOUSE ZONING OVERLAY DISTRICT

## WHAT IS A ZONING OVERLAY DISTRICT?

A zoning overlay district helps to **simplify current zoning** to ease the path to development

## WHAT IS A FORM-BASED CODE?

A form-based code helps to **emphasize form and function**, and ensure that what gets developed **aligns with existing character and community vision**

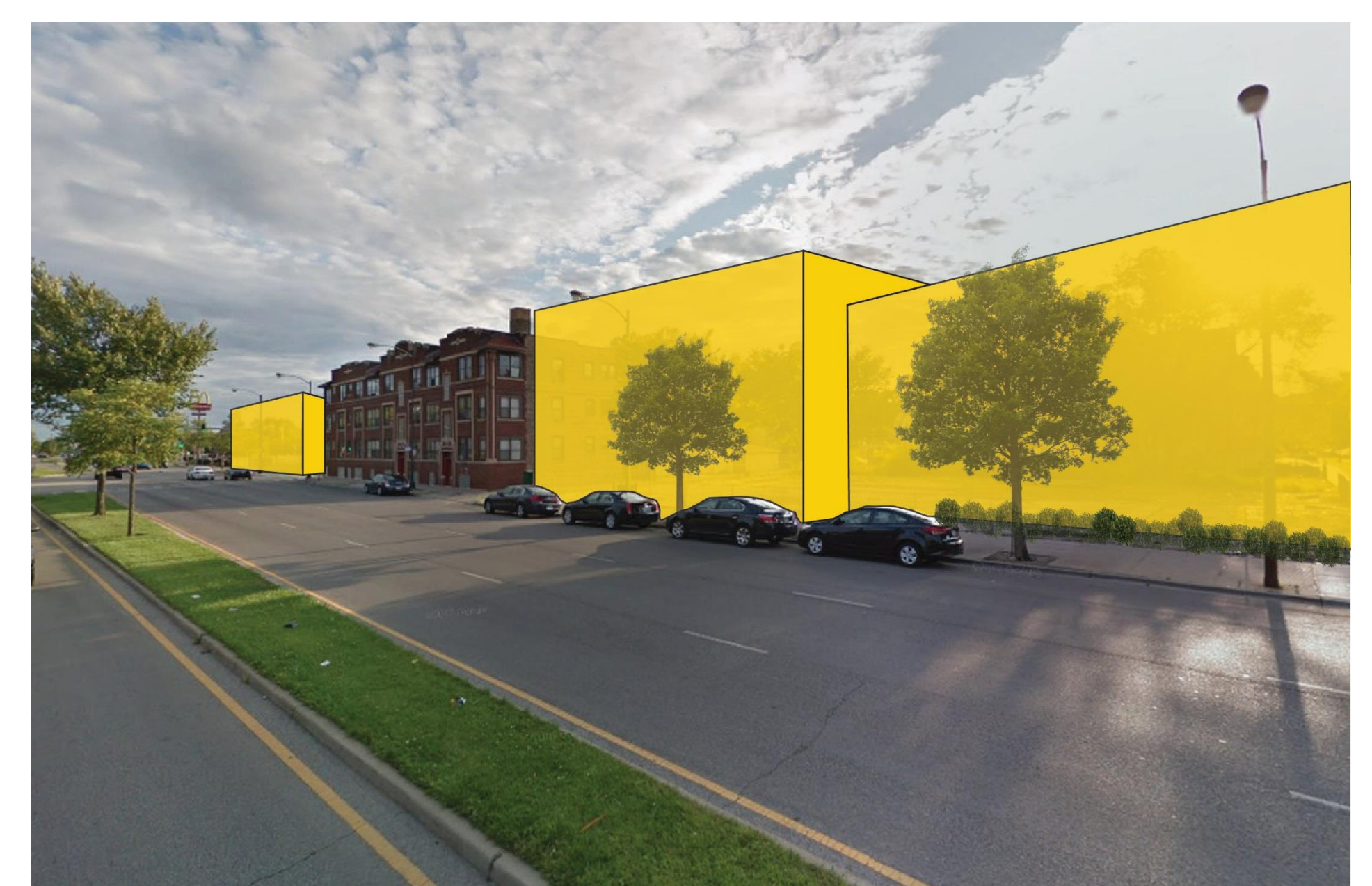
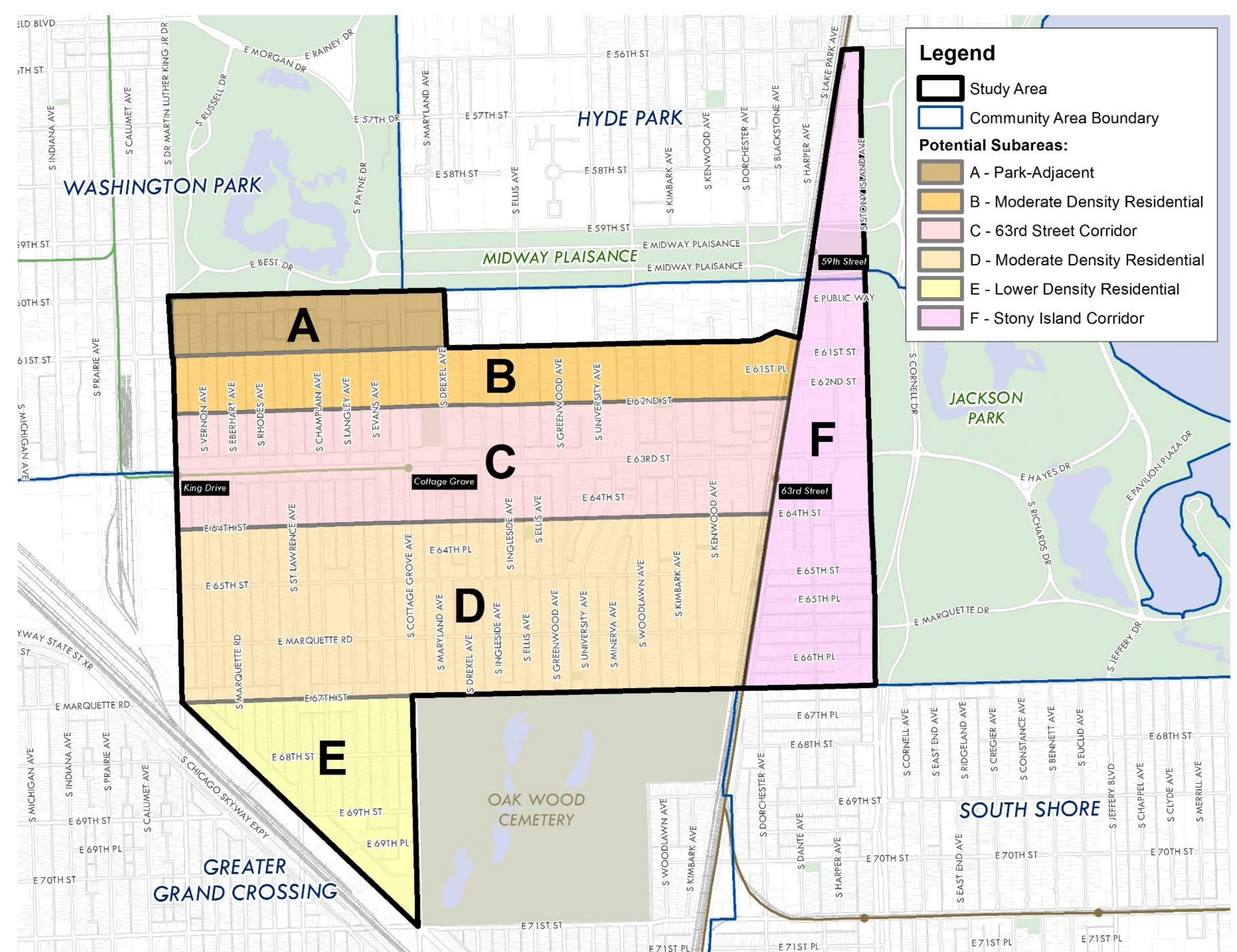
## WHAT CAN THE CITY DO?

**Implement a zoning overlay district** with form-based code and design guidelines to direct development

**Clarify and organize zoning** to ensure new development conforms to community character and vision

**Develop a form-based code** to guide the physical form new development to create a vibrant community

**Articulate design guidelines** that new development must achieve to add to Woodlawn's character



# WOODLAWN OPEN HOUSE IMPLEMENTATION

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## WHAT CAN THE CITY START DOING NOW?

**I1:** Engage the community in an exercise to **vision for future density** and the form of development in Woodlawn

**I2:** Begin work towards a **zoning overlay district** with **form-based code** and **design guidelines** to help manage and direct future development in Woodlawn

**I3:** **Market city-owned land for redevelopment** in a way that achieves community vision and housing goals

**I4:** **Maintain** meaningful long-term community and stakeholder engagement to guide further development



# WOODLAWN OPEN HOUSE

## PLANNING PRIORITIES

### WHICH OF THE IDENTIFIED RECOMMENDATIONS AND IMPLEMENTATION STRATEGIES ARE IMPORTANT TO YOU?

RECOMMENDATION	THIS IS IMPORTANT TO ME	SUGGESTIONS FOR SUCCESS	OTHER THOUGHTS?
H1: <b>Preserve existing neighborhood character</b> by developing vacant lots with existing zoning			
H2: <b>Articulate design guidelines</b> to ensure new construction contributes to Woodlawn's existing character			
H3: <b>Implement the Woodlawn Affordable Housing Preservation Ordinance</b> , which provides targets for affordable housing and homeownership			
C1: <b>Consolidate zoning along 63rd Street</b> to permit broader uses short-term and mixed-use long-term			
C2: <b>Coordinate</b> city resources to support local business development			
C3: <b>Prioritize mixed-use development</b> along 63 <sup>rd</sup> Street to re-establish it as a neighborhood center			
O1: <b>Identify open space opportunities</b> for a new park in southwest Woodlawn			
O2: <b>Scope potential streetscape improvements</b> along 63rd St.			
I1: Engage the community in an exercise to <b>vision for future density</b> and the form of development in Woodlawn			
I2: Begin work towards a <b>zoning overlay district</b> with a <b>form-based code</b> and <b>design guidelines</b> to direct future development			
I3: <b>Market city-owned land for redevelopment</b> in a way that achieves community vision and housing goals			
I4: <b>Maintain</b> meaningful long-term community and stakeholder engagement to guide further development			

# WOODLAWN OPEN HOUSE

## FORMER SCHOOL BUILDINGS

### HOW WOULD YOU LIKE TO SEE VACANT CHICAGO PUBLIC SCHOOL BUILDINGS REUSED?

(Note: these buildings are large enough for more than one use)



	FORMER WADSWORTH SCHOOL	FORMER FISK ELEMENTARY	FORMER ROSS ELEMENTARY
Community center			
Family housing			
Artist live/work space			
Senior housing			
Veterans' housing			
Job creation			
Institutional			
Other?			