



CHICAGO PLAN COMMISSION

Department of Planning and Development

Project Name: South Shore Corridor Study

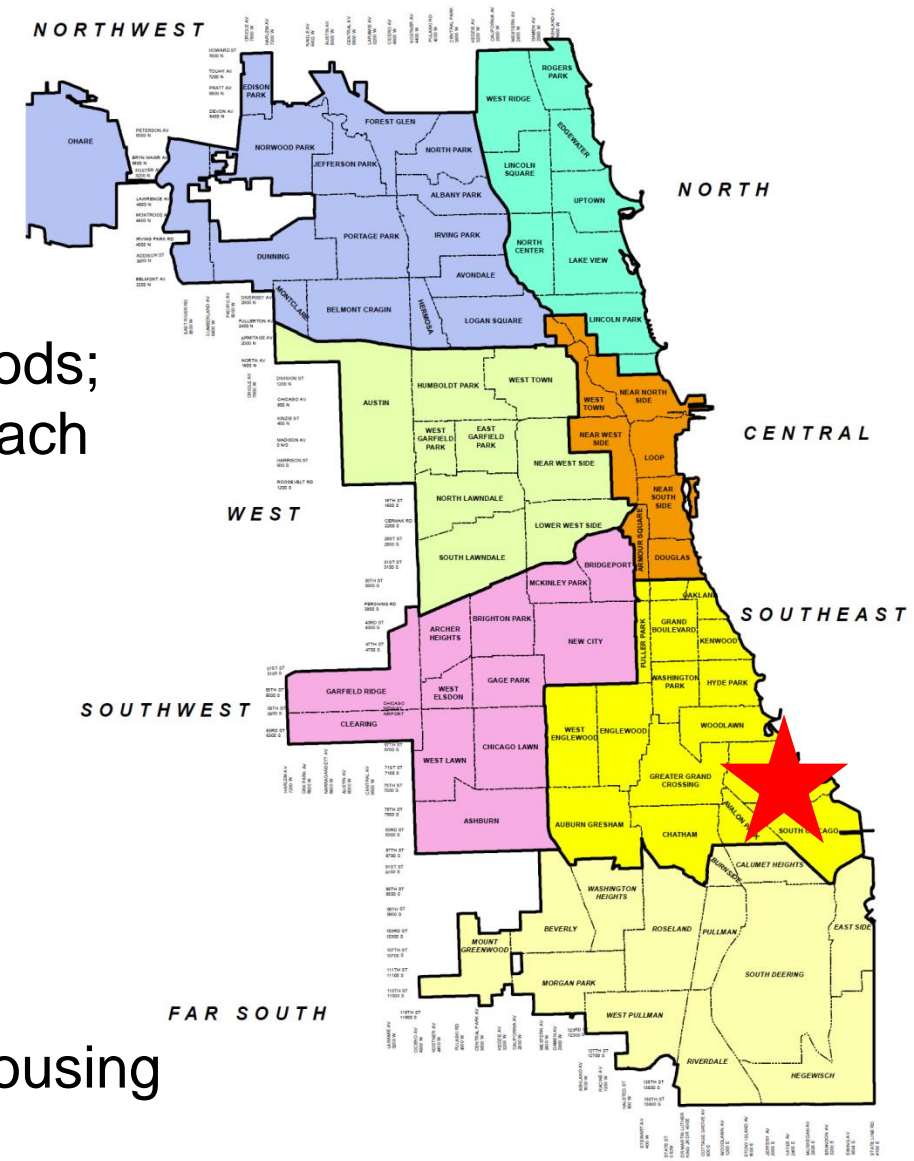
Project Address/Ward: 75th and 79th Streets (7, 8)

Applicant: Department of Planning and Development

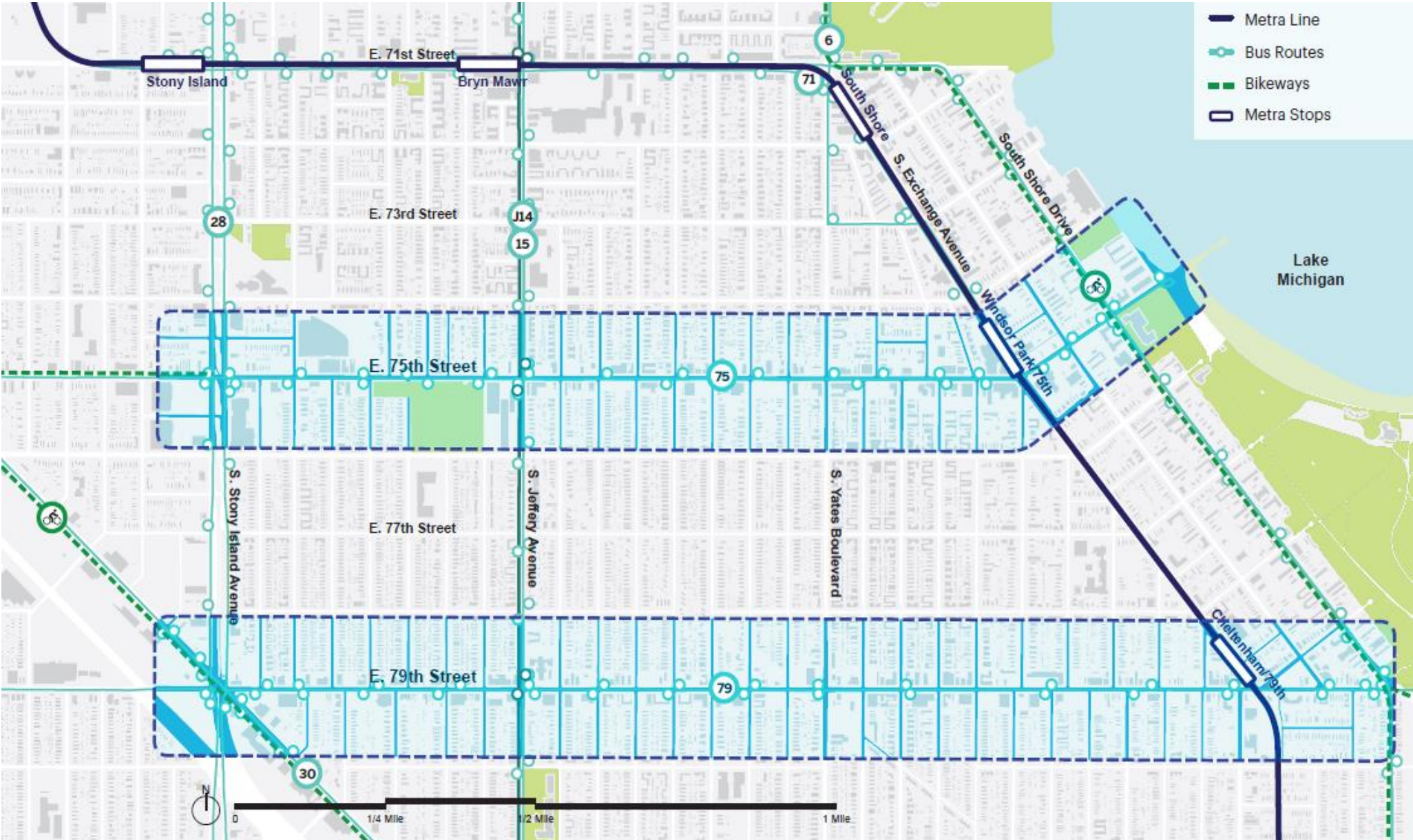
May 21, 2020

★ Study Area Snap Shot

- Adjacent to Woodlawn and South Chicago neighborhoods; home of South Shore Cultural Center and Rainbow Beach
- 50,418 residents (CMAP 2017), down 3% from 2010
- Median household income \$24,345 (city \$52,497)
- \$200 million in retail spending gap, including \$29 million in restaurants and dining
- Relatively stable housing market and broad range of housing stock, some investment activity



Corridor Study Area

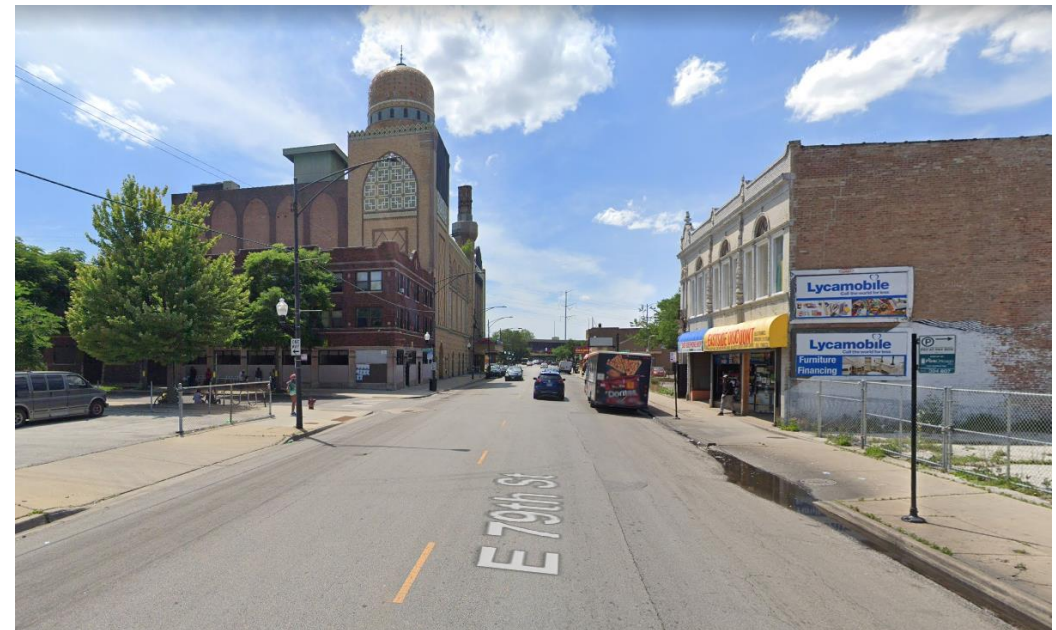


★ Project Background

\$150,000 grant from RTA Community Planning Program

Project team including Skidmore, Owings and Merrill, Globetrotters, PLACE, Kirsch-Taylor Consulting, RTA, South Shore Chamber of Commerce

Strengthen transit usage, make it safer for neighborhood residents to access transit, **support existing business** along the corridor, **strengthen retail** environment, and retain and **attract new investment** in retail and housing



★ Community Engagement

Local community organization engaged to help with outreach efforts

3 public meetings attended by more than **250 residents** and stakeholders

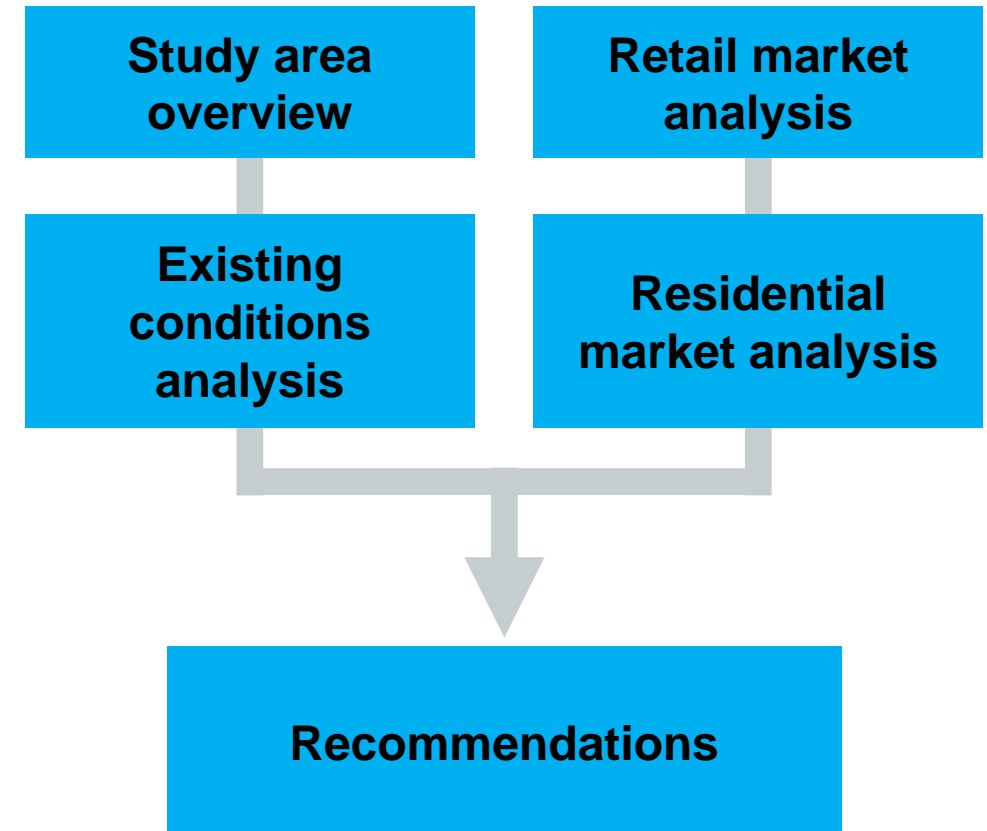
Online survey with nearly **300 responses**

15-person **Stakeholder Advisory Group** met several times throughout process

Table at 2019 **South Shore Community Summit**



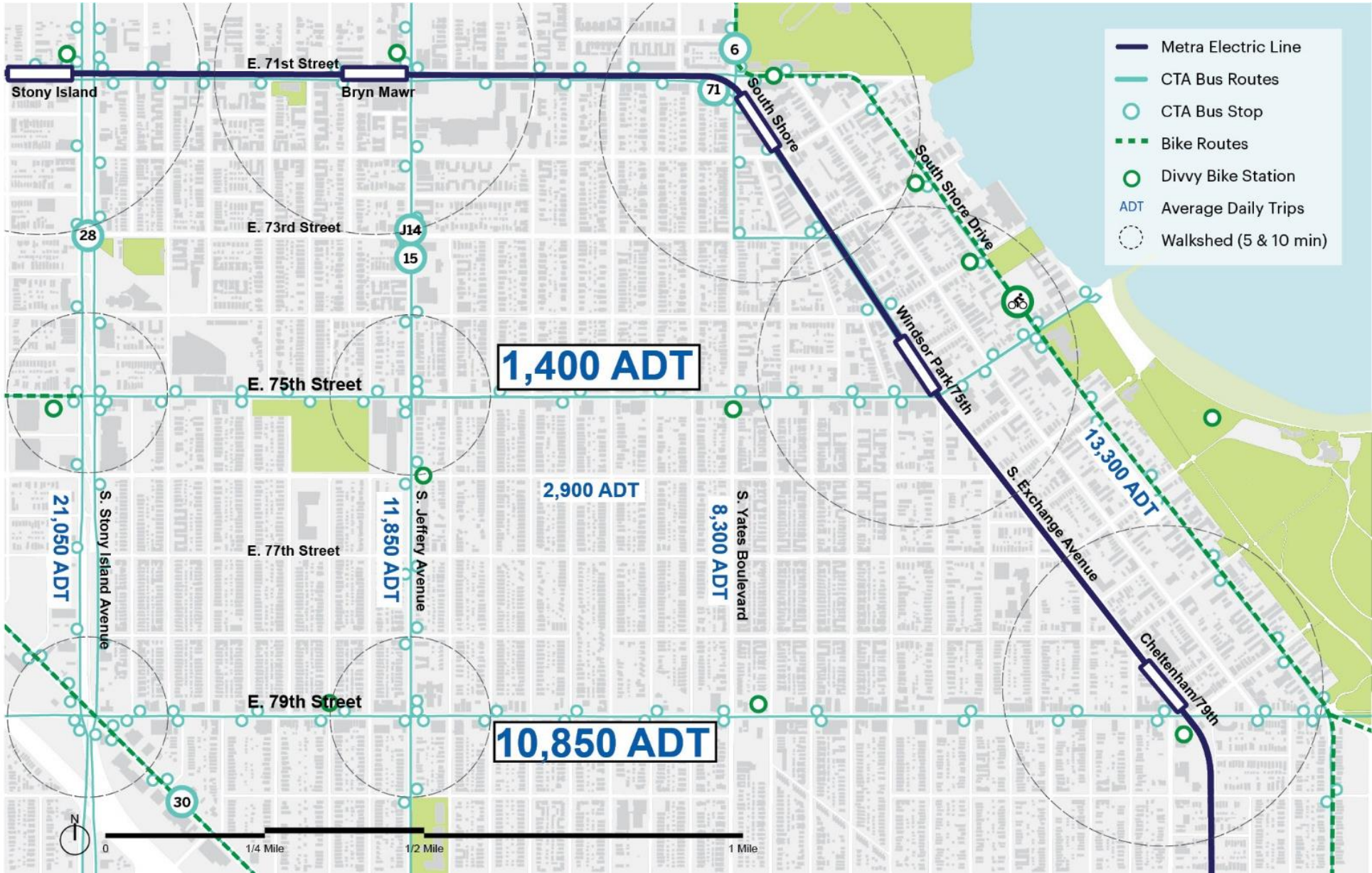
★ Plan Components



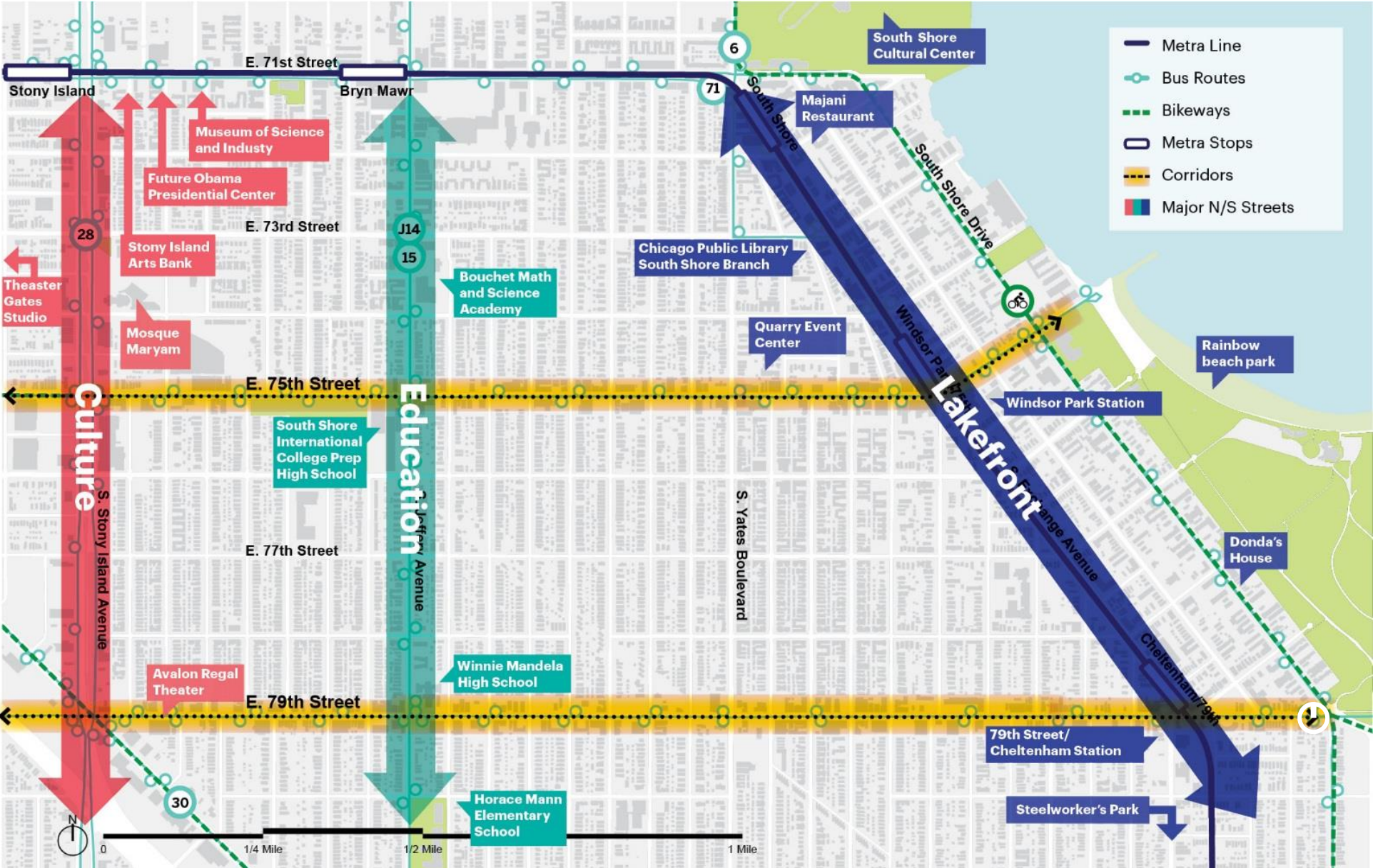
Neighborhood Assets



Transportation Context

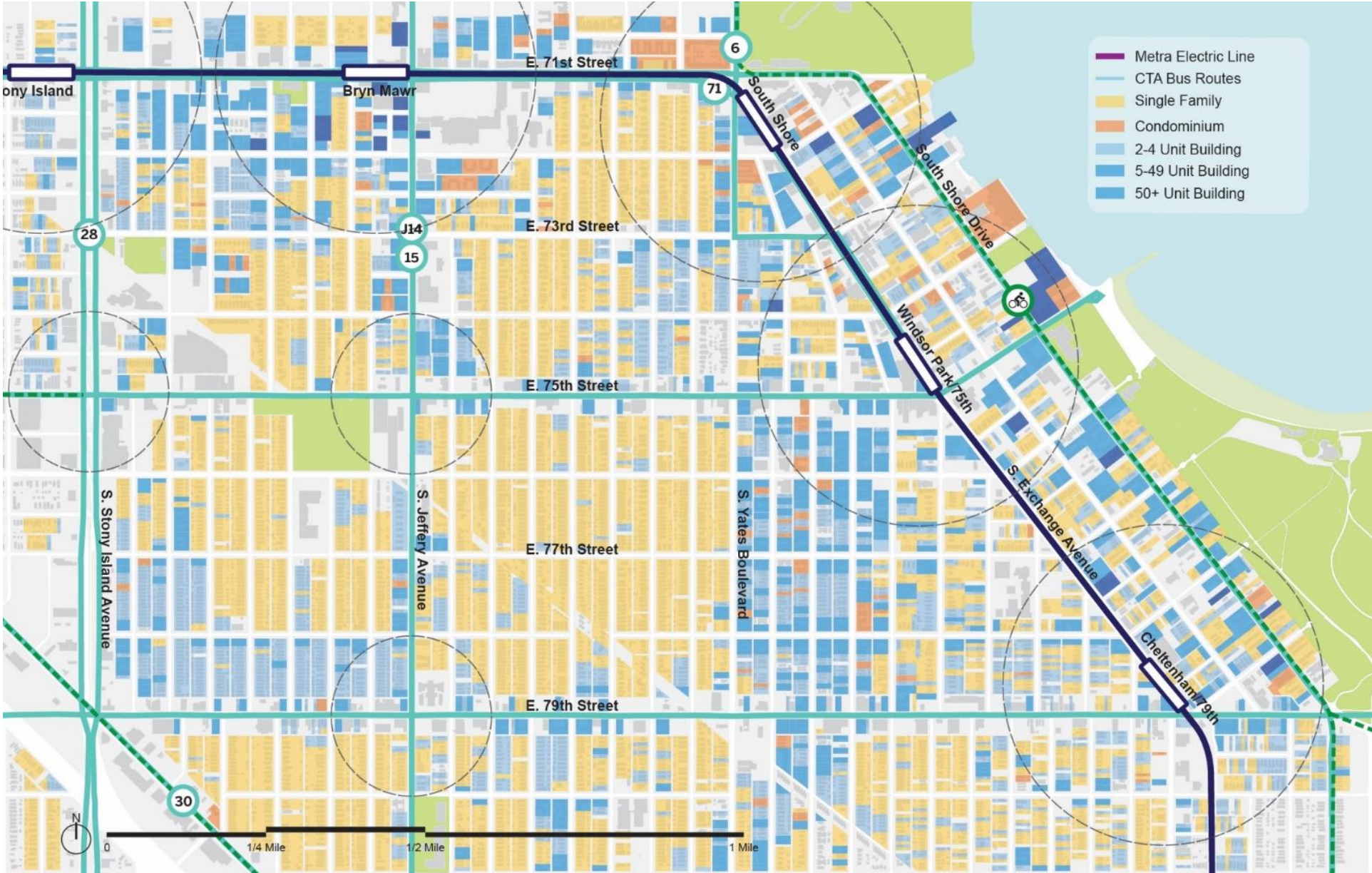


Corridor Organization



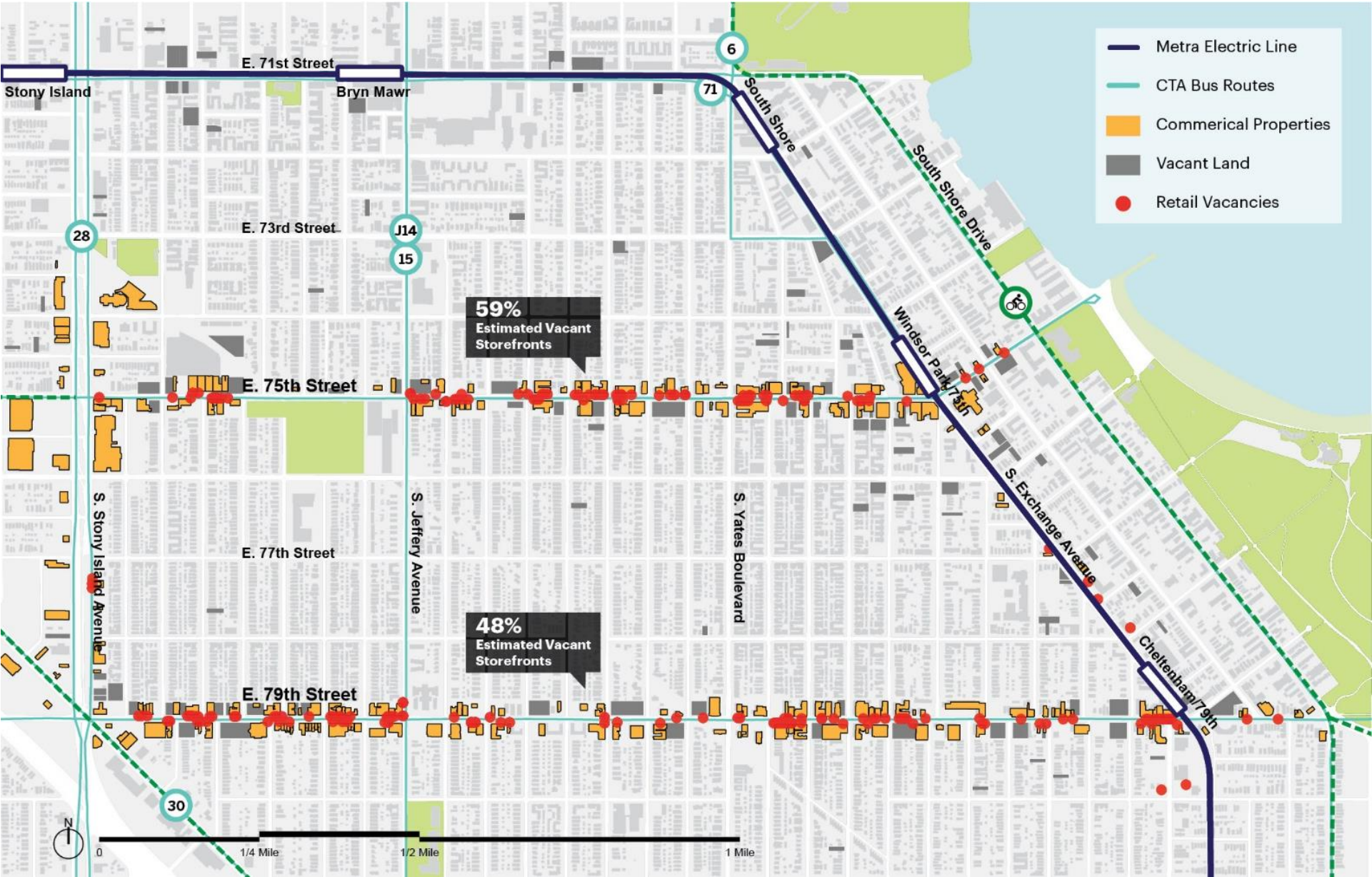
Housing Market Context

- Values and rents recovering after 2008
- Low vacancies across all housing types
- Increased investment in rental buildings



Corridor Business Context

- Retail spending gap of \$200M
- Gap in food and drink = \$29M
- Storefront vacancy from 48%-60%





10 “Ideas for Action”

Prioritizes what the community can do first

Recognizes limited resources

Recognizes the need to be strategic

Builds from areas of strength

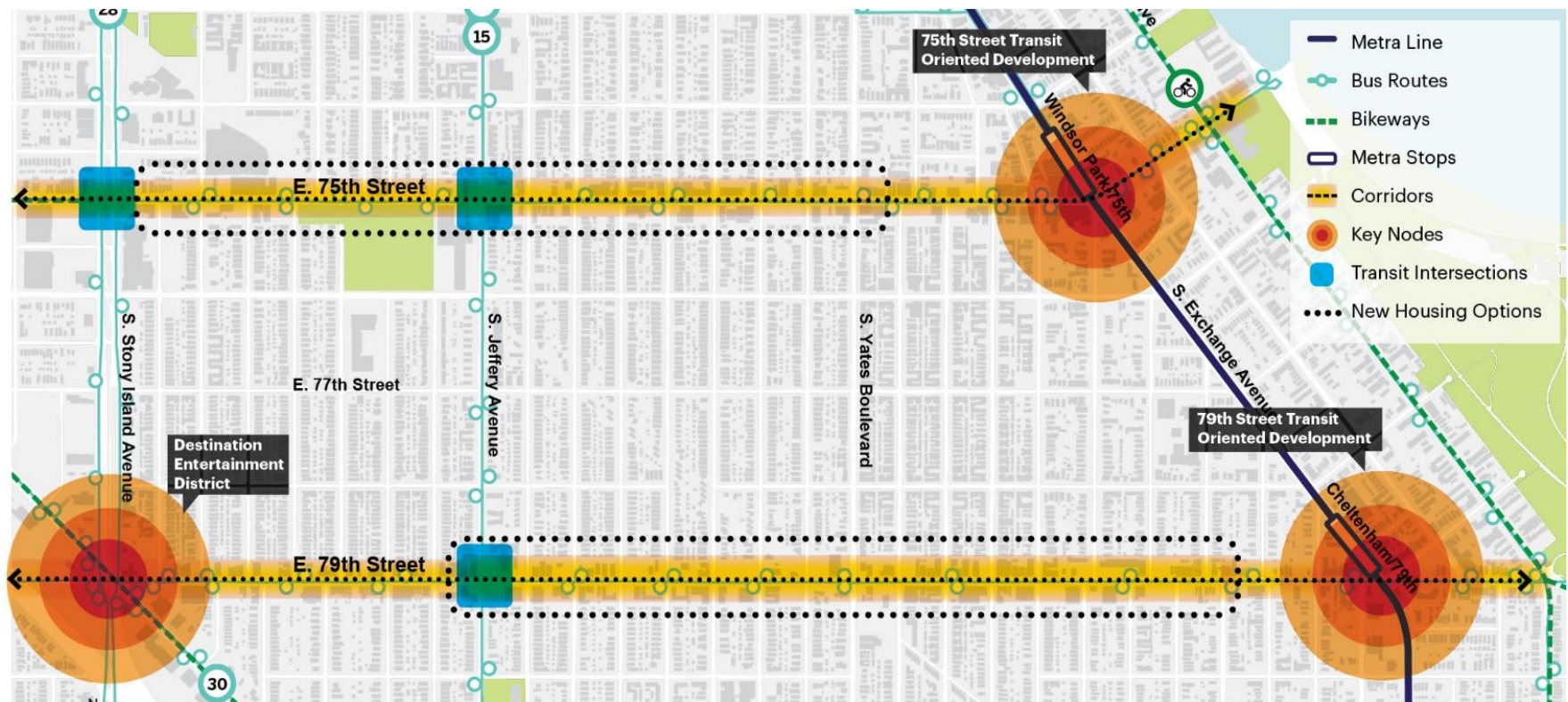
Provide a blueprint for the corridors



1 Have a clear framework for development

Near Term

- Focus at key nodes
- Steer investment to existing density and transit nodes
- Build strength and increase investment over time

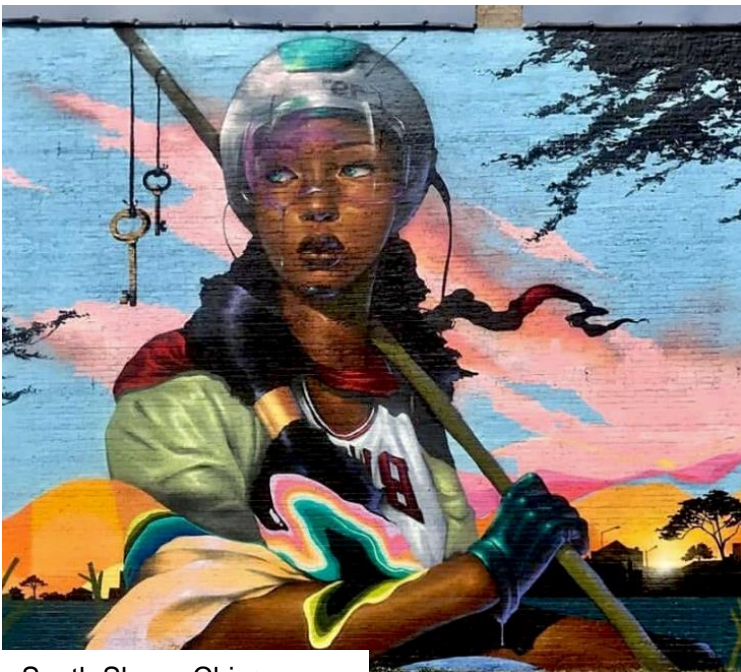




2 Advance community-led arts & culture initiatives

Near Term

- Public art / mural program
- Tactical and temporary public realm improvements
- Programming and activation of underutilized spaces



South Shore, Chicago



Lakeview, Chicago



Chatham, Chicago



3 Advance community-led greening and open space improvements

Near Term

- Urban greening
- Storm water management
- Community gardens, urban farming



Old Town, Chicago



Humboldt Park, Chicago



North Lawndale, Chicago

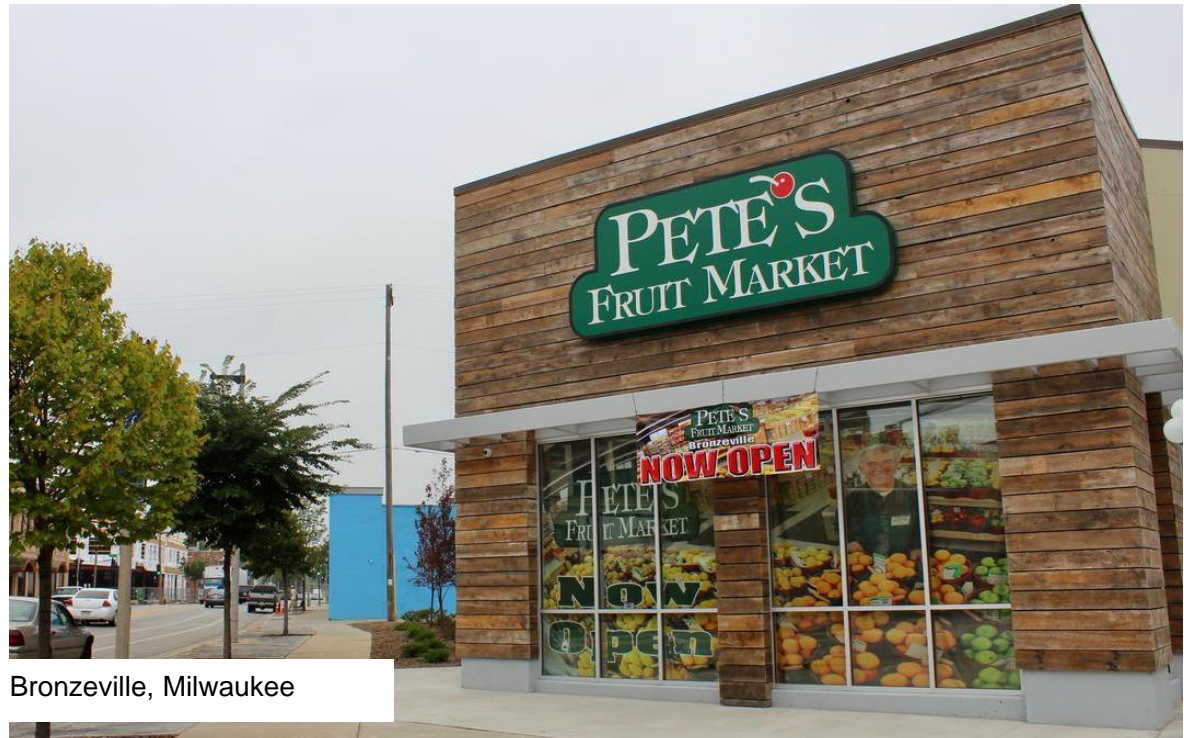
4 Market the opportunities along the corridors

Near Term

- Promote opportunities for neighborhood-scale, café, sit-down dining
- Promote neighborhood-serving uses near Metra stops
- Attract other Chicago local businesses



Local businesses, Chicago



Bronzeville, Milwaukee



5 Market culture and entertainment opportunities

Mid Term

- Develop destination and entertainment district at 79th and Stony Island
- Promote pop-up events in vacant spaces and lots
- Encourage cultural programs in youth centers and at library



Avalon Regal Theater



Box Park, Bronzeville



The Quarry



6 Encourage public realm upgrades at key nodes

Mid Term

- Repairs to existing public realm elements
- Add pedestrian and bike signage
- Upgrade transit stops and stations



Hyde Park, Chicago



South Shore, Chicago



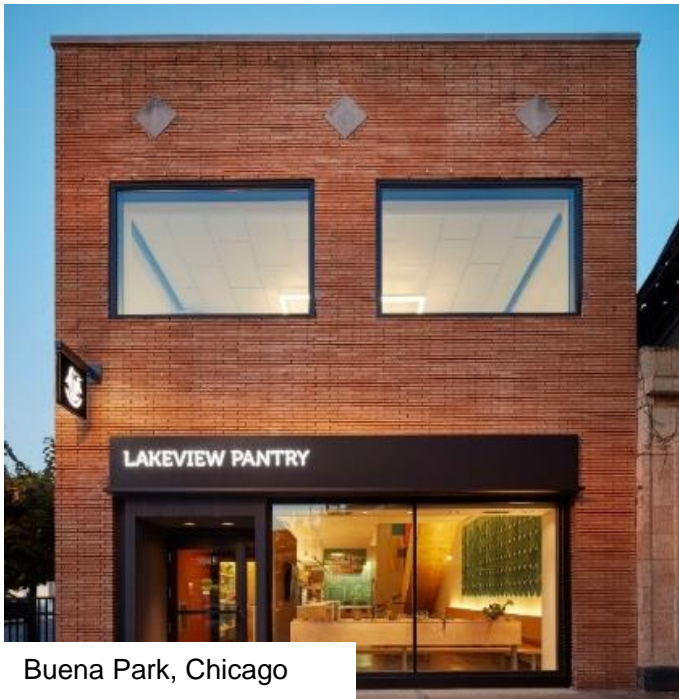
Elmhurst, IL



7 Encourage renovation and reactivation at key nodes

Mid Term

- Encourage renovation of existing storefronts
- Encourage renovation of private residential buildings
- Support nonprofit efforts to renovate residential buildings



Buena Park, Chicago



Seattle, WA



Washington Park, Chicago



8 Attract infill development to key nodes

Long Term

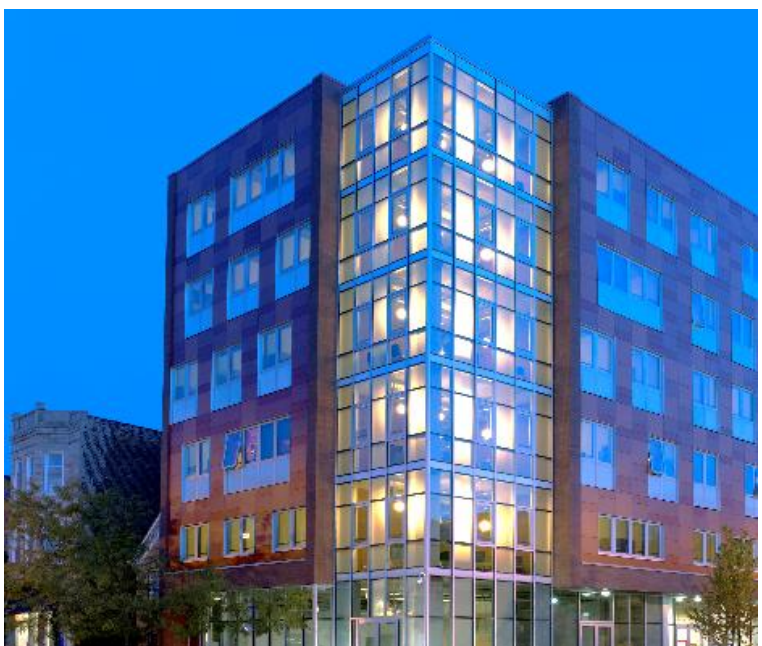
- Attract new residential development
- Encourage senior housing
- Attract new mixed-use development



Chicago



St. Louis, MO



Chicago



9 Activate corridors between key nodes

Long Term

- Convert vacant lots to urban green space
- Convert vacant storefronts to other non-commercial uses
- Infill vacant lots with new residential development



Baltimore, MD



Chicago



Chicago

10 Plan for long-term capital investments

Long Term

- Upgrade major intersections
- Upgrade pedestrian crossings
- Enhance conditions underneath the Chicago Skyway flyover ramps



Bronzeville, Chicago



South Shore, Chicago



Boston, MA

Implementation

Implementation through Invest South-West

Continued coordination with CDOT and transit agencies

Work with local partners and property owners to target resources

