



DRAFT

FOR PUBLIC REVIEW

WOODLAWN

PLAN CONSOLIDATION REPORT

ACKNOWLEDGMENTS

The past plans and studies summarized in this report reflect more than 10 years of community engagement and define a collective vision for Woodlawn that has been articulated by its residents and stakeholders. The City of Chicago thanks those who were involved in contributing to those plans and studies.

The Department of Planning and Development and Department of Housing would also like to thank the following local organizations for participating in focus groups for this report: Emerald South Economic Development Collaborative, Network of Woodlawn, Obama Foundation, POAH, South Side Neighbors for Hope, University of Chicago, WECAN, and the Woodlawn Chamber of Commerce.

Organizations that helped developed the past plans and studies incorporated into this report include:

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Cook County Land Bank Authority
Local Initiatives Support Corporation, Chicago office
Metropolitan Planning Council
Network of Woodlawn
Woodlawn Preservation and Investment Corp.

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INTRODUCTION

1.1. Why a Plan Consolidation Report?

Since LISC Chicago first published its *Rebuilding the Neighborhood* plan in 2005, nearly a dozen plans and studies have been developed for the Woodlawn community by the City, nonprofit organizations, neighborhood groups, and others. The number and breadth of these plans reflect how many people and organizations care about Woodlawn and its success, underscore a deep need for greater coordination and a unified path forward. Furthermore, with future investments planned by the University of Chicago, the Obama Foundation, and others in and around Woodlawn, the community is poised for transformational change.

This document provides a review of past plans and studies and identifies where they align; a survey of existing conditions and projected future trends to help inform collective efforts; and a set of preliminary recommendations aimed at synthesizing these elements into actionable items that the City of Chicago, its partner agencies, and the community can collectively move Woodlawn forward.

Three of the nearly one dozen plans developed for Woodlawn since 2005



Figure 1.1: Woodlawn and Its Connectivity on Chicago's South Side



1.2. Community Engagement

The past plans and studies incorporated into this document already reflect more than a decade of engagement and input from those who live, work and invest in Woodlawn. Several of these plans were developed directly by community organizations such as the Woodlawn East Community and Neighbors (WECAN) and the Network of Woodlawn (NOW). This report acknowledges and respects the community input that was provided in their development. The City of Chicago has engaged with individual stakeholder groups in the development of this Plan Consolidation Report to ensure that goals and priorities articulated in past plans and studies still reflect the vision of the community.

In fall 2019, the Department of Planning and Development (DPD) conducted stakeholder interviews with residents, economic development and institutional stakeholders in Woodlawn, to review the findings from past plans and studies, and support preliminary recommendations. In January 2020, both DPD and the Department of Housing (DOH) conducted broader stakeholder meetings and a public Open House that residents and other interested stakeholders could attend. Feedback from all stakeholder meetings and the Open House [will be] incorporated into this Plan Consolidation Report.

Since 2018, the City of Chicago has also engaged with the community through meetings of the Network of Woodlawn’s Economic Development Subcommittee and through community meetings focused on the federal review process for the future Obama Presidential Center.

The Department of Housing simultaneously conducted a series of workshops and stakeholder engagement efforts around housing and affordability concerns in Woodlawn. A summary of its efforts is outlined in Figure 1.3. In total, [number] of stakeholders across nearly 20 community groups and organizations were engaged in both DPD and DOH’s public engagement efforts.

Figure 1.3: Department of Housing Engagement Efforts

Organizations	Format	Date(s)
5th Ward, 20th Ward, Chicago Maroon, Emerald South Economic Development Collaborative, Grove Parc Tenant Assoc., Kimbark Tenant Assoc., Network of Woodlawn, Obama Foundation, POAH, STOP, University of Chicago, WECAN, West Woodlawn Coalition, Woodlawn Community Summit	All stakeholders, #1	10/29/2019
	All stakeholders, #2	11/5/2019
	All stakeholders, #3	11/12/2019
	All stakeholders, #4	11/19/2019
	One-on-one meetings	11/25-12/13/2019

Department of Housing working group in November 2019



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PAST PLANS AND STUDIES

2.1. Housing and Affordability

There have been more than 10 years worth of plans and studies developed for the Woodlawn community, and also for specific elements within the community. Starting in 2005 with LISC Chicago’s *Rebuilding the Neighborhood*, and culminating in 2018 and 2019 with Network of Woodlawn’s *Getting Ahead of Gentrification* and *Woodlawn Community Area Economic Analysis*, a wealth of community input and analysis exists to inform and advance a unified vision for the community. This chapter provides a review and analysis of these past plans and studies to articulate a set of common goals the community has indicated are important. This report addresses these goals in terms of what the City of Chicago and its partner agencies can do to advance them.

Three past plans provide goals around housing and affordability issues: *Rebuilding the Village*, and Network of Woodlawn’s *Woodlawn 2025* and *Getting Ahead of Gentrification*; some of these are additionally reflected in other plans and studies. These include supporting existing residents, expanding housing choice and affordable options, encouraging reinvestment and redevelopment of vacant lots and vacant housing units, and addressing concerns of gentrification and displacement. Figure 2.1 shows where these past plans and studies align on housing and affordability concerns.

From an examination of the past plans and studies that have been developed for Woodlawn, nine broader themes are prevalent. These can fit within three broader categories of housing, commerce and the physical realm. Appendix A provides a full list of past plans and studies reviewed in this analysis.

Figure 2.1: Housing and Affordability Goals in Past Plans and Studies

	Rebuilding the Village	63rd Street TOD Study	Woodlawn Master Plan	Woodlawn 2025	Corridor Development Initiative	Getting Ahead of Gentrification
Encourage reinvestment in rental housing	●			●		●
Expand the supply of mixed income housing options	●	●		●	●	●
Expand housing types and choice	●			●		●
Improve access to housing resources	●					●
Increase rental support for low income households			●			●
Redevelop vacant lots and buildings	●		●	●		●
Target existing residents over investors						●

The Nine Broader Themes in Past Plans and Studies

HOUSING	COMMERCE	PHYSICAL REALM
Support existing residents, address displacement	Expand local ownership and neighborhood retail	Improve conditions of the public realm
Encourage reinvestment and redevelopment	Redevelop vacant buildings and vacant lots	Improve internal and external links (ped, bike, etc.)
Expand housing choice, including affordable	Re-establish 63rd Street as a neighborhood center	Address real and perceived safety concerns

2.2 Commerce, Retail and Economic Development

Goals around commerce, retail and economic development are most clearly defined in Network of Woodlawn’s 2017 *Woodlawn 2025* plan, and in LISC’s *Rebuilding the Village* to a lesser extent. Areas of agreement center on re-establishing 63rd Street as a neighborhood center for commerce and activity, redeveloping the significant amount of vacant land along 63rd Street, and expanding opportunities for local ownership and building local wealth by supporting local businesses and entrepreneurs. Figure 2.2 shows where past plans and studies align on commerce and economic development concerns.

Figure 2.2: Commerce and Retail Goals in Past Plans

	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Central shopping district	●				●	
Create a food "scene" and skill sets					●	
Develop live/work or incubator space	●			●	●	
Expand entertainment options					●	
Expand neighborhood-serving retail	●	●	●	●	●	●
Healthy food options			●	●	●	
Redevelop vacant lots and buildings	●		●		●	●

Former Greenline Coffee at 61st Street and Eberhart Avenue



Historically, 63rd Street was lined with commerce and retail (ca. 1955)



2.3 Open Space and the Physical Realm

Goals around open space, streets, transportation, and the physical realm are addressed predominantly in *Woodlawn 2025* and the 2017 *Sprint: Restitching Woodlawn*, and to a lesser extent in technical studies like the *63rd Street TOD Study* commissioned by the Department of Planning and Development in 2014. Goals in these studies focus on improving connections both within the community and with adjacent communities through an improved pedestrian realm and transportation options, providing additional open space and community gather space, and addressing concerns about public safety. Figure 2.3 provides a more complete summary of goals identified in these plans and studies.

Landscaped open space in West Woodlawn



Figure 2.3: Open Space and Physical Realm Goals in Past Plans

	Rebuilding the Village	63rd Street TOD Study	63rd/Cottage Grove Retail Analysis	Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative
Community gardens / urban agriculture / nurseries				●	●	
Community space	●			●	●	●
Improved linkages (bike, pedestrian, etc.)		●		●	●	●
New playground and/or open space	●	●		●	●	
Streetscape improvements	●	●	●	●	●	

Flying Squirrel Park at Woodlawn Avenue and Marquette Road



2.4 Other Identified Priorities

Rebuilding the Village, *Woodlawn 2025*, and the 2016 *Woodlawn Master Plan*, provide additional priorities identified by the community. Many of these fall outside the City of Chicago’s primary focus, but remain important goals that the City supports, including improved alignment among local stakeholders, additional educational opportunities for youth, including facilities and programming, and engagement with local artists to install public art that celebrates the community and its history. Figure 2.4 provides a complete summary of these other priorities.

Figure 2.4: Other Goals Identified in Past Plans and Studies

	Rebuilding the Village	Woodlawn Master Plan	Restitching Woodlawn	Woodlawn 2025	Corridor Development Initiative	Getting Ahead of Gentrification
Creation of a CDC or similar organization	●	●	●			●
Expand youth programming	●			●		
Improve alignment among stakeholders	●	●				
Improve educational facilities and opportunities	●	●		●		
Improve workforce development opportunities	●	●	●	●		●
Improve the perception of safety	●	●		●	●	
Provide opportunities for local art	●			●		

“Wonder of Woodlawn” designed by Bernard Williams in 2019



Public art beneath the Metra tracks at 64th Street



2.5 What the City Can Do

While the City of Chicago is supportive of the goals identified in past plans and studies for Woodlawn, there are some that the City can help to move forward or implement, and others that are more appropriate for a community-based organization or nonprofit to advance. The City owns 27% of the vacant land in Woodlawn, as well as the option of acquiring and redeveloping two former public schools in Woodlawn and one in Washington Park, and can use this property to catalyze development and encourage uses that reflect the community's vision. Additionally, the City has considerable resources to support affordability and other redevelopment priorities.

Other Department of Planning and Development resources and programs include Tax Incremental Financing (TIF), Neighborhood Opportunity Fund, New Markets Tax Credits, and property tax incentives, among others. Portions of Woodlawn fall within Census tracts that are eligible for the federal Opportunity Zones program and other incentives. More information can be found on the DPD website: www.chicago.gov/dpd

Several partner agencies and city departments, including the Department of Business Affairs and Consumer Protection (BACP), the Chicago Department of Transportation (CDOT) and the Department of Cultural Affairs and Special Events (DCASE), have resources and programs that can be leveraged to advance some of the strategies in this report.

Image description



Image description



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**EXISTING
CONDITIONS**

The Woodlawn community covers 2.1 square miles on Chicago’s South Side, along Lake Michigan. Much of Woodlawn’s eastern extent is made up of Jackson Park, but the remaining area contains a broad range of housing options, institutional uses, and more limited commerce. The area is bounded on the north by the Midway Plaisance and the University of Chicago, on the east by Jackson Park, on the south by Oak Wood Cemetery and South Chicago Avenue, and on the west by Martin Luther King Drive. This chapter provides an overview of current and projected future demographics, an analysis of existing land use and zoning within the community, and a review of the neighborhood’s architectural character.

3.1. General Demographics

According to 2017 American Community Survey estimates, Woodlawn is home to 25,207 residents, down 3% from 2010. The neighborhood is home to nearly 800 elderly and retired residents, many of whom own homes on fixed incomes and may be more sensitive to property tax increases. Woodlawn is also home to a large number of renters. These two segments of the population may be at an increased risk of displacement if property values, rents and property taxes rise due to investment and increased housing demand in the community. Figure 3.1 provides some additional demographics for the neighborhood, and how those values compare to the city as a whole.

Figure 3.1: Select Demographics for Woodlawn and the City of Chicago
 Source: American Community Survey, 2013-2017 5-year estimates

Race and ethnicity	Woodlawn	City
White	9.8%	45.0%
Black or African American	83.5%	32.9%
Some other race	6.7%	22.1%
Hispanic or Latino (of any race)	3.1%	28.9%
Population density (/sq. mi.)	12,000	11,841

Age	Woodlawn	City
Under 18 years of age	27.4%	21.5%
18 – 64 years of age	69.4%	66.8%
65 years and older	3.1%	11.7%
Median age	34.4	34.1

Educational attainment	Woodlawn	City
High school graduate/equiv.	16.0%	48.3%
Bachelor’s degree or higher	9.5%	22.3%

Income and poverty	Woodlawn	City
Median household income	\$28,351	\$52,497
Persons below poverty line	38.0%	20.6%

3.2. Housing Characteristics

Woodlawn has a vibrant housing mix, with single-family homes, historic walk-ups, courtyard apartments and modern high rises. As of 2017, there were an estimated 11,929 housing units in the neighborhood, of which 23.5% are owner occupied and 76.5% renter-occupied. The neighborhood also contains a high proportion of both naturally occurring affordable housing (NOAH) - those that are affordable at market rates - and legally restricted affordable housing - units that must remain affordable at certain income levels by law. Nearly half of all housing units in Woodlawn are affordable, with 19% of housing units naturally occurring affordable, and an additional 28% affordable by law.

Woodlawn currently leads Chicago lakefront communities in permit volume growth. Permit activity for new residential construction and renovation of existing housing units has seen an uptick in recent years: between 2010 and 2017 permit activity increased by 6.7%, and mostly consist of construction permits for the renovation of existing units. While renovation and new construction activity is still modest, trends indicate a strengthening housing market. That said, according to 2017 estimates, nearly 3,000 housing units remain vacant in Woodlawn. Figure 3.2 summarizes permit activity data for Woodlawn. In addition, the value of residential transactions has grown since 2010.

There are approximately 8,019 occupied rental units in the Woodlawn Community Area. Just over 47%, or 3,801 of these are considered affordable based on the 60% of area median income (AMI) rent threshold. Of these units, 2,251 (28%) are legally restricted affordable housing (LRAH), which must remain affordable for a designated time period and 1,550 (19%) are NOAH which are units where market rate rent is considered affordable, in this case, lower than the 60% AMI threshold. For comparison approximately 36% of occupied rental units in the City as a whole are considered affordable at the same threshold with 10% LRAH and 26% NOAH. Figure 3.3 shows the number and percentage of occupied rental units for Woodlawn, select neighboring community areas and the City of Chicago.

When compared with select surrounding communities, Woodlawn is most comparable to South Shore and Washington Park when looking at percent of affordable units. Hyde Park has the lowest number of affordable units, both NOAH and LRAH, and is the lowest by percentage with just over 20% affordable. South Shore has the highest number of affordable units by count and South Chicago has the highest percentage of affordable units, 63%, and the highest percentage of NOAH units, 41%, followed by South Shore, Washington Park and Woodlawn, all of which have a higher

Figure 3.3: Occupied Rental Units and Affordable Housing

Source: SB Friedman, City of Chicago, US Census, HUD, IDHA, CHA, 2017

Community	Total units	Total affordable	Total legally restricted	Total naturally occurring affordable	Total higher rent	Percent affordable	Percent legally restricted	Percent naturally occurring affordable	Percent higher rent
Hyde Park	8,027	1,621	125	1,496	6,265	20.2%	1.6%	18.6%	78.0%
South Shore	16,927	9,109	2,148	6,961	7,640	53.8%	12.7%	41.1%	45.1%
Washington Park	3,750	1,973	1,340	647	1,649	52.6%	35.7%	17.3%	44.0%
Woodlawn	8,019	3,801	2,251	1,550	3,968	47.4%	28.1%	19.3%	49.5%
CITY	580,202	209,427	59,269	150,158	355,738	36.1%	10.2%	25.9%	61.3%

percentage than the City as a whole. Hyde Park has the highest percentage of units with rents higher than 60% AMI threshold with 78% of all units while South Chicago, South Shore, Washington Park and Woodlawn range between 32% and 50%.

Figure 3.2: Permit Activity for New Construction and Home Renovation
 Source: City of Chicago, Illinois Public Records, 2018

Category	2010	2017	Change 2010-2017	City comparison
Total permit volume	304	478	6.7%	2.8%
Renovation permit volume	284	432	6.2%	2.3%
Residential transaction value	\$92,846	\$170,653	9.1%	7.5%

3.3. Future Growth Projections

Several recent studies have developed projections for future residential and job growth that will be important to incorporate into any strategies for redevelopment in Woodlawn. A 2019 AECOM study of the neighborhood commissioned by Network of Woodlawn found that Woodlawn population could grow at roughly a 1.9% annual growth rate. If vacant land and residential units were redeveloped, the study suggests that Woodlawn could grow even faster, and potentially accommodate an additional 11,000 new residents by 2040. The future Obama Presidential Center and continued investment by the University of Chicago will also generate new jobs and attract new businesses and opportunities to the community that will, in turn, drive demand for new housing and amenities.

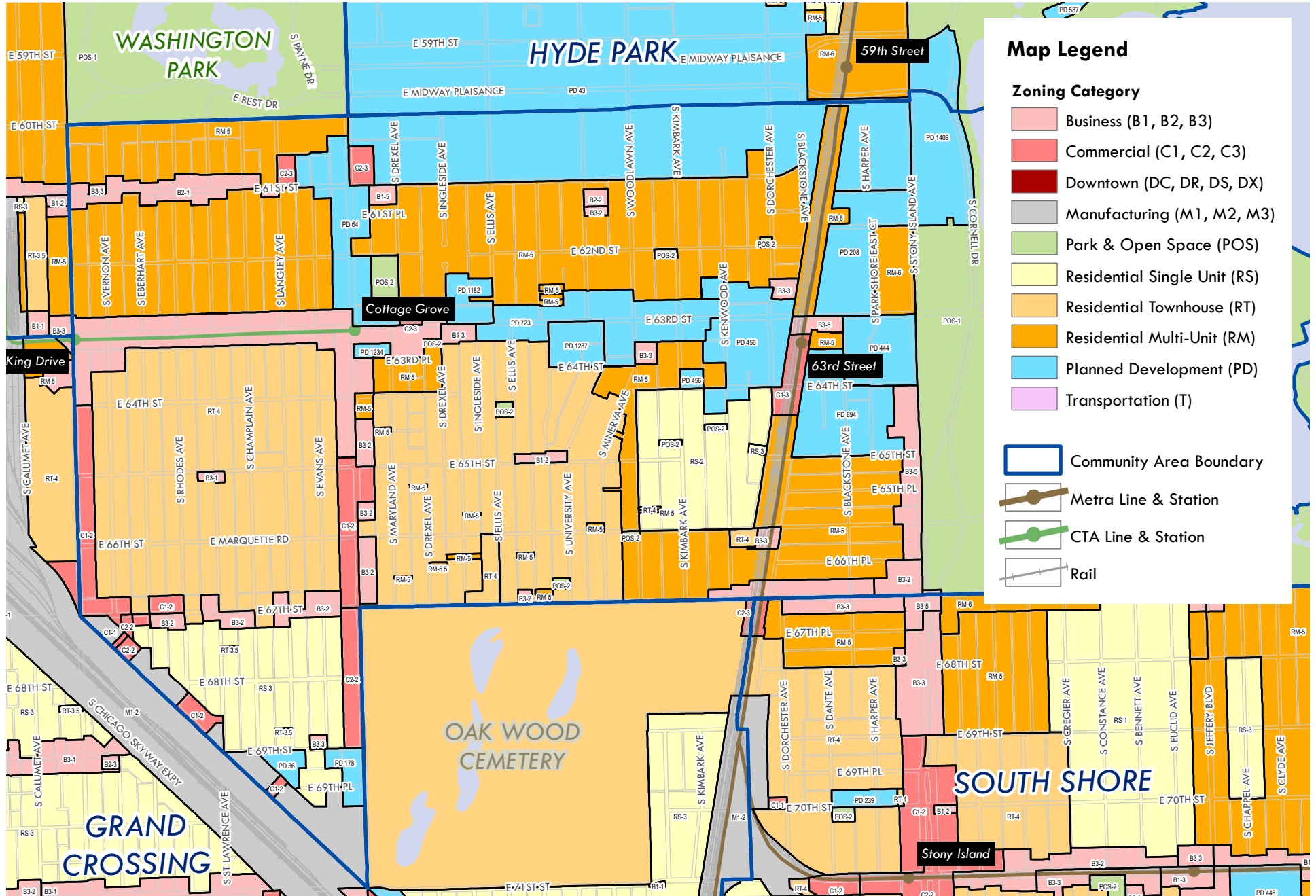
An estimated 1,100 jobs were created in Woodlawn between 2010 and 2017, much of it attributed to expansion of the University of Chicago southward into the neighborhood, according to a 2017 AECOM study. A review of primary and secondary effects of a future Obama Presidential Center also provides some insight into potential future trends in Woodlawn. In that study, an estimated 1,407 full- and part-time jobs could be created on the South Side during construction and start-up, and 2,175 jobs could be supported during the Center’s operation, according to a 2016 IMPLAN analysis.

Given Woodlawn’s proximity to Lake Michigan and its accessibility to jobs and amenities in the Loop (see Figure 1.1), Woodlawn has the potential to grow more densely that it is currently.

A rendering of the proposed Obama Presidential Center



Figure 3.4: Current Zoning in Woodlawn



3.4. Existing Land Use and Zoning

Woodlawn is predominantly residential, bounded by parks on its north and east sides, and a cemetery along a significant portion of its southern extent. The major thoroughfares of Martin Luther King Drive, Cottage Grove and Stony Island avenues traverse the community from north to south, and 63rd Street is a major thoroughfare that bisects the community from east to west. Woodlawn is well-served by transit, and has two stops for the CTA Green Line and a Metra station, in addition to frequent CTA bus service along its major thoroughfares. Less than one mile to west, the Dan Ryan Expressway (Interstate 90/94) provides quick access to the Loop by automobile. Limited commerce and local retail exists within Woodlawn, particularly at the nodes of 61st Street and Eberhart Avenue, 63rd and Cottage Grove, and then lesser concentrations along Martin Luther King Drive, Cottage Grove, and Stony Island. Historically, 63rd served as the community's primary retail corridor but, today, the corridor is dominated by vacant land due to aggressive demolition in the 1980s and 1990s. To the north, along 60th Street and the Midway Plaisance, the University of Chicago has expanded its reach into Woodlawn with a new Center for the Arts and other buildings related to the institution. Figure 3.6 shows current land use in Woodlawn, according to 2013 CMAP data.

Woodlawn's residential blocks are home to a diverse array of housing types, from denser courtyard apartments and modern high-rises to the north and east, to more modest six-flats and greystones in the blocks north and south of 63rd Street, and finally stepping down to three-flats and single-family homes to the south. Existing zoning in the neighborhood reflects this, with a mixture of multi-family (RM), single-family (RS), and townhouse (RT) zoning, although RT-4 is the predominant zoning category. Along the area's former commercial corridors, business (B2 and B3) zoning dominates, with some commercial (C) zoning mixed in. Finally, significant portions of the neighborhood, particularly in the north and east, are covered by planned development (PD) zoning for the University of Chicago and

for more recent housing developments. Figure 3.4 shows current zoning in Woodlawn.

3.5. Vacant Land is an Asset

Figure 3.5 shows the locations of vacant land in the Woodlawn community, by property owner. While much emphasis is placed on City-owned vacant land in Woodlawn, only about 27% of the existing vacant land is under city control. That said, the City does own a significant amount of vacant land along 63rd Street, that provides opportunities both to leverage this highly visible land in a way to catalyze further development, and to build in greater density to support the businesses and amenities the community would like to see.

It will also be imperative for the City to implement strategies that help to direct the redevelopment of the other 73% of vacant land in Woodlawn in a way that complements the City's, its partners' and the community's revitalization efforts.

The City owns a significant amount of vacant land on 63rd Street



Figure 3.5: Vacant Land in Woodlawn by Ownership Type

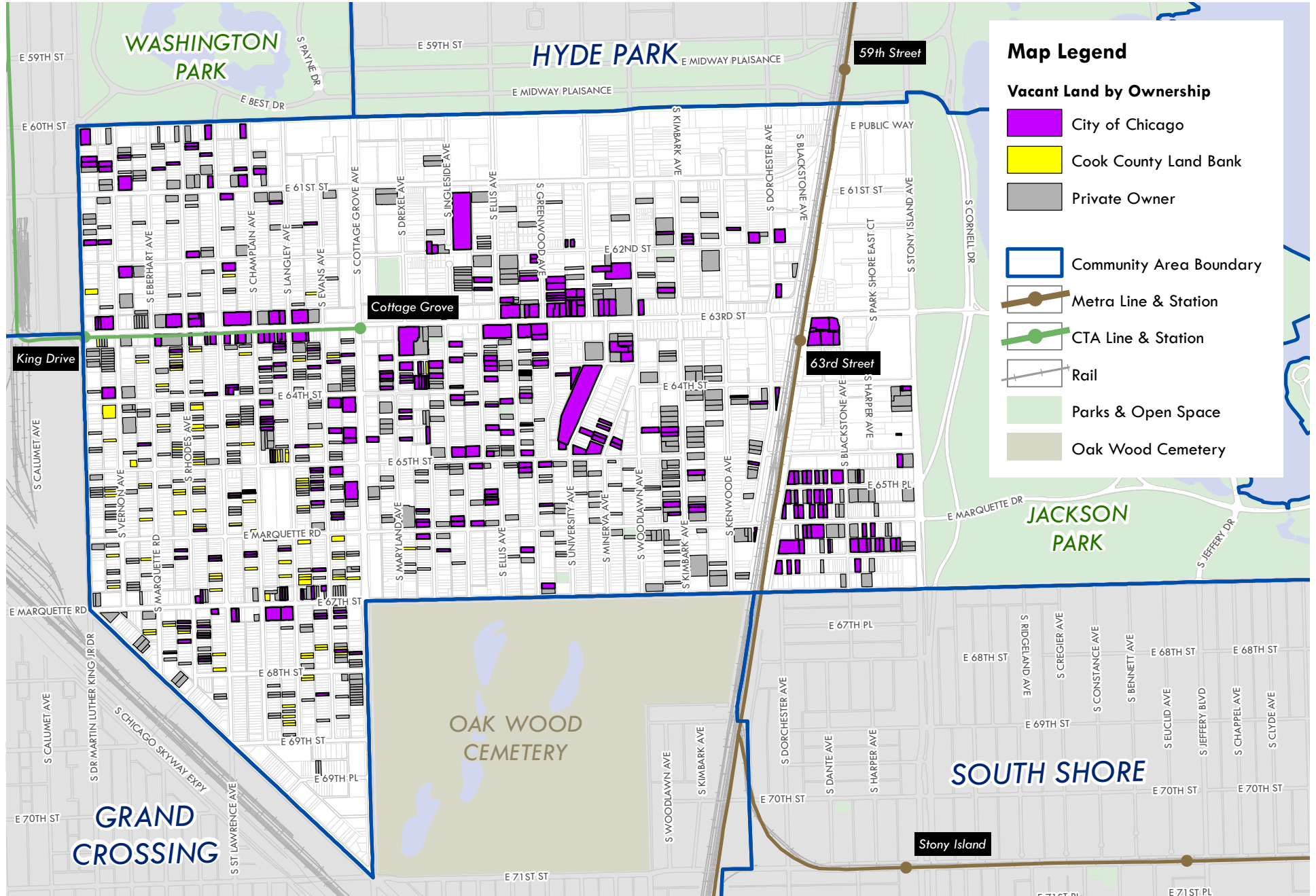
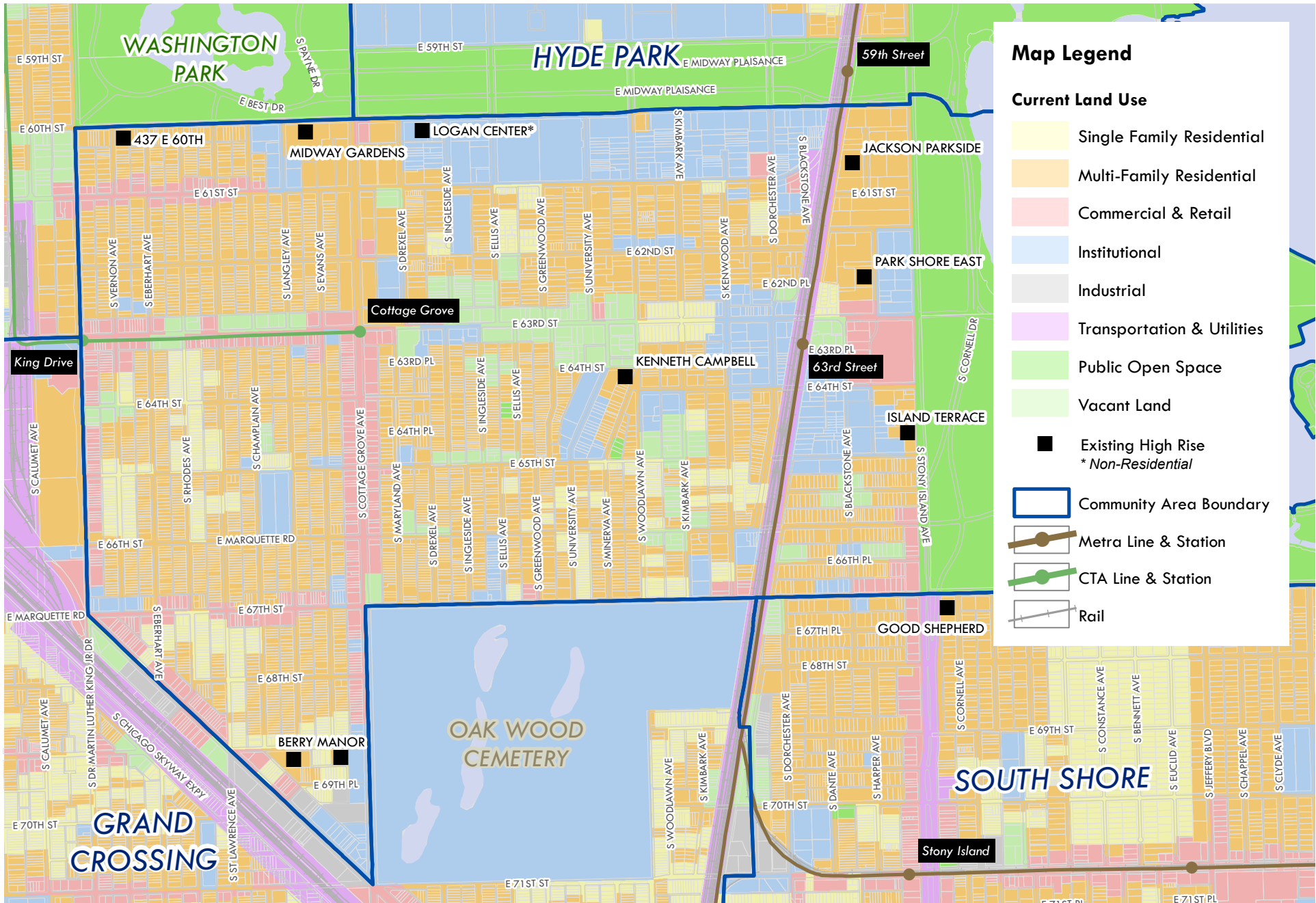


Figure 3.6: Current Land Use (CMAP 2013) and Existing High Rises in Woodlawn



3.6. Architectural Character

Originally established as part of Hyde Park Township, Woodlawn began as a sparsely-populated village of truck farmers between the 1860s and 1880s. The Illinois Central Railroad (ICRR) opened a passenger station at East 63rd Street near Stony Island Avenue in 1862, but initial growth remained slow. When the Washington Park Club opened within the community at East 61st Street and South Cottage Grove Avenue in 1883, Woodlawn's population was only about 500. Less than a decade later, the community's development was propelled by its proximity to the University of Chicago and the fairgrounds for the World's Columbian Exposition. The population surge was rapid and intense, growing from approximately 2,000 people in the late 1890s to 20,000 less than a decade later.

Between the early 1890s and 1900s, blocks of handsome Greystone two- and three-flats went up in Woodlawn, as did low-rise apartments, and in the 1910s and 1930s, as Woodlawn thrived, it developed into a desirable, urbane neighborhood. By this time, apartment buildings had clear appeal to middle-class Chicagoans who wanted access to the community. Multi-family structures with larger, more luxurious units also were being erected by wealthier South Siders.

By 1913, 63rd Street had developed into a major arterial street, with a bustling commercial district about a mile west of the new Hyde Park High School, near Cottage Grove. A number of vibrant restaurants, hotels, and movie palaces opened in the area in the 1910s and 1920s (most of these buildings no longer exist).

Chicago's black population of 40,000 in 1910 had more than doubled a decade later, and increasing numbers of African-Americans sought to live in Woodlawn. By the early 1920s, a small number of middle-class African-Americans had purchased homes just outside of the Black Belt, on the west side of Woodlawn in an area called the Washington Park Subdivision. Between the late 1940s and the 1960s, during this second wave of the Great Migration, Chicago's

Historic Greystones, S. Rhodes Avenue (Southwest Woodlawn)



S. Kimbark Avenue (North Central Woodlawn)



black population grew from 278,000 to 813,000. The Woodlawn population reached an all-time high of 81,000 in 1960. At that time, African-Americans made up 89% of Woodlawn's population.

During urban renewal efforts of the 1960s, extensive demolition occurred within the Woodlawn neighborhood, particularly in areas to the north and east. Clearing of lots south of the Midway facilitated the expansion of the University of Chicago campus. Community groups formed in response to the widespread building demolition to advocate and spearhead the development of better quality housing. The passage of the Fair Housing Act in 1968 created financial incentives for the construction of several large-scale residential developments of affordable rental townhouses, mid- and high-rise apartment buildings. Remaining examples of these late-20th century housing developments include the Island Terrace Apartments at 6430 Stony Island Avenue and Jackson Park Terrace further north between 60th and 61st Street. Figure 3.6 shows existing land use and the location of high rises in Woodlawn.

East of the Illinois Central Railroad (ICRR) tracks

- The northeast corner of the Woodlawn neighborhood consists of large sites occupied by campus-like developments with open space in the form of residential courtyards or athletic fields (Jackson Park Terrace, Park Shore East, Hyde Park Academy H.S., and South Side YMCA). Three-story walk-ups are clad with brick or artificial siding. This area is punctuated by two concrete-frame residential towers dating to the late-1960s and early 1970s (Island Terrace Apartments, Jackson Park Terrace).
- The southeast corner of the Woodlawn neighborhood has large expanses of vacant lots east of the railroad tracks, notably on 66th Place. However, the buildings that remain are typically Revival-style residential three-flats and six-flats of brick and limestone dating to the turn of the 20th century.
- Existing buildings almost universally have a tripartite composition

Kenwood Avenue (Southeast Woodlawn)



Marquette Road (Southeast Woodlawn)



with a base, mid-section, and roofline cornice.

- Cladding is either brick, limestone, or a combination of the two materials with Revival-style ornamental details.

Central Woodlawn (Dorchester Street to Cottage Grove Avenue)

- University of Chicago campus buildings are concentrated along the south edge of the Midway.
- Predominantly four-story mid-rise brick apartment buildings, closely followed by three- and four-story masonry six-flats.
- Larger buildings are sited along the east-west streets and create a continuous street wall, while the north-south streets are a mix of detached two-, three-, and six-flats that are set back from the front, side and rear property lines to provide relief front the street and allow for private open space.
- Existing buildings almost universally have a tripartite composition with a base, mid-section, and roofline cornice.
- Cladding is either brick, limestone, or a combination of the two materials accented by Revival-style ornamental details at the window and door surrounds, beltcourses, porch balconies and rooflines.
- Detached single-family houses have been constructed in the 6400-6500 blocks of Kenwood Avenue in a limited area zoned for such use. Streets of exclusively single-family homes, however, are the exception and are more common in the far southwest corner of the neighborhood.

West Woodlawn (Cottage Grove Avenue to MLK Drive)

- The area closest to Washington Park, which was a former horse racing track, was subdivided for housing after its closure. Existing housing stock is characterized by three- and four-story brick six-flats as well as 4-story mid-rise brick apartment buildings.
- Neighborhood Mixed Use District (B-2): 61st Street and Eberhart Avenue has a small grouping of low-scale brick commercial

Martin Luther King Drive (Northwest Woodlawn)



Champlain Avenue (Southwest Woodlawn)



buildings that retain a high level of integrity.

- Larger buildings are sited along the east-west streets and create a continuous street wall, while the north-south streets are a mix of detached two-, three-, and six-flats that are set back from the front, side and rear property lines to provide relief front the street and allow for private open space.
- Existing buildings almost universally have a tripartite composition with a base, mid-section, and roofline cornice.
- Cladding is either brick, limestone, or a combination of the two materials accented by Revival-style ornamental details at the window and door surrounds, beltcourses, porch balconies and rooflines.
- The southwest portion of Woodlawn, south of 63rd Street, is lower in density and distinctly different aesthetically from the majority of the neighborhood. Two flats and single family homes are most common, however they are of a wide variety of styles and construction dates, ranging from 19th century cottages to post-World War II bungalows.

Arterial Streets (MLK Drive, Cottage Grove Avenue, 63rd Street, Stony Island Avenue)

- Cottage Grove: The former Woodlawn Gardens housing development has been replaced incrementally by new, three- and four-story affordable housing developments, including the Trianon Lofts, The Grant, The Jackson, and Woodlawn Station at the 63rd Street CTA Green Line stop.
- 63rd Street: Once a thriving commercial corridor for the neighborhood, large swaths of 63rd Street have been lost to demolition. Near the Metra station at the east end of 63rd, brick single- and two-family homes were constructed fronting onto 63rd as part of a 1999 planned development project.

Newer affordable housing along Cottage Grove Avenue (Central Woodlawn)



Historic density still visible at 63rd and Cottage Grove (Central Woodlawn)



4

**STRATEGIES
AND ALIGNMENT**

The City of Chicago has a number of programs and resources that can be strategically leveraged in Woodlawn to help support the vision and goals of the community (outline in 2.5), but perhaps the most important role the city will have in Woodlawn is helping to direct and manage its redevelopment, particularly its vacant land. The following recommendations outline best practices for the disposition and redevelopment of vacant land, where to target density (4.1), to support small businesses and entrepreneurs (4.2), and improve the physical realm and address other community concerns (4.3). Following these recommendations, a set of implementation strategies are described (4.4).

4.1. Recommendations for Vacant Land

Preserving affordability is important to the future of Woodlawn, and addressing affordability concerns will need to be a critical component of any redevelopment strategy for the community. Given current zoning and existing development patterns, vacant land in Woodlawn is likely to redevelop in predictable ways. The following section outlines the ways in which redevelopment of vacant land is likely to occur, and estimates how many housing units could be provided under various redevelopment scenarios. It will be incumbent upon the city's Department of Housing, affordable housing developers and operators, and housing advocacy groups to agree upon the appropriate mix of affordable to market rate, and how they would like to see these housing units delivered.

This analysis focuses vacant land redevelopment in Woodlawn, with a particularly emphasis on city-owned vacant land. The rehabilitation of existing housing units, however, is another important component of an overall housing strategy, which is not addressed here.

Figure 3.3 shows where vacant land exists within Woodlawn and who owns it: only 326 vacant lots, or about 27% of the total in Woodlawn are owned by the City of Chicago, an additional 88 are owned by the Cook County Land Bank Authority. The remaining 66% of vacant lots are privately owned, and the city is more limited in how it can direct development on these lots. Recommendations in this section will apply specifically to city-owned vacant lots. Based on a City analysis, if City-owned vacant lots were developed according to existing zoning, they could supply an additional 1,850 units. If the remaining vacant lots were also redeveloped under existing zoning, an additional 2,290 units could be supplied, for a total of approximately 4,140 housing units. The City of Chicago Department of Housing has been engaging community members to identify how they would like to prioritize these potential new housing units in terms of ownership versus rental, and affordable versus market rate.

Figures 4.1 and 4.2 show where City-owned vacant lots are located in relation to transit stops and major arterials within the community: these lots may provide an opportunity for increased density and mixed-use development that could support neighborhood-serving commerce. Figure 4.4 shows the remaining city-owned vacant lots in Woodlawn, which should be developed under existing zoning, and should fit the context of the blocks on which they are located. Developing in this way respects the existing fabric of residential blocks and targets greater density to areas where it is more appropriate.

Figure 4.1: City-Owned Land in Proximity to Mass Transit (CTA & Metra)

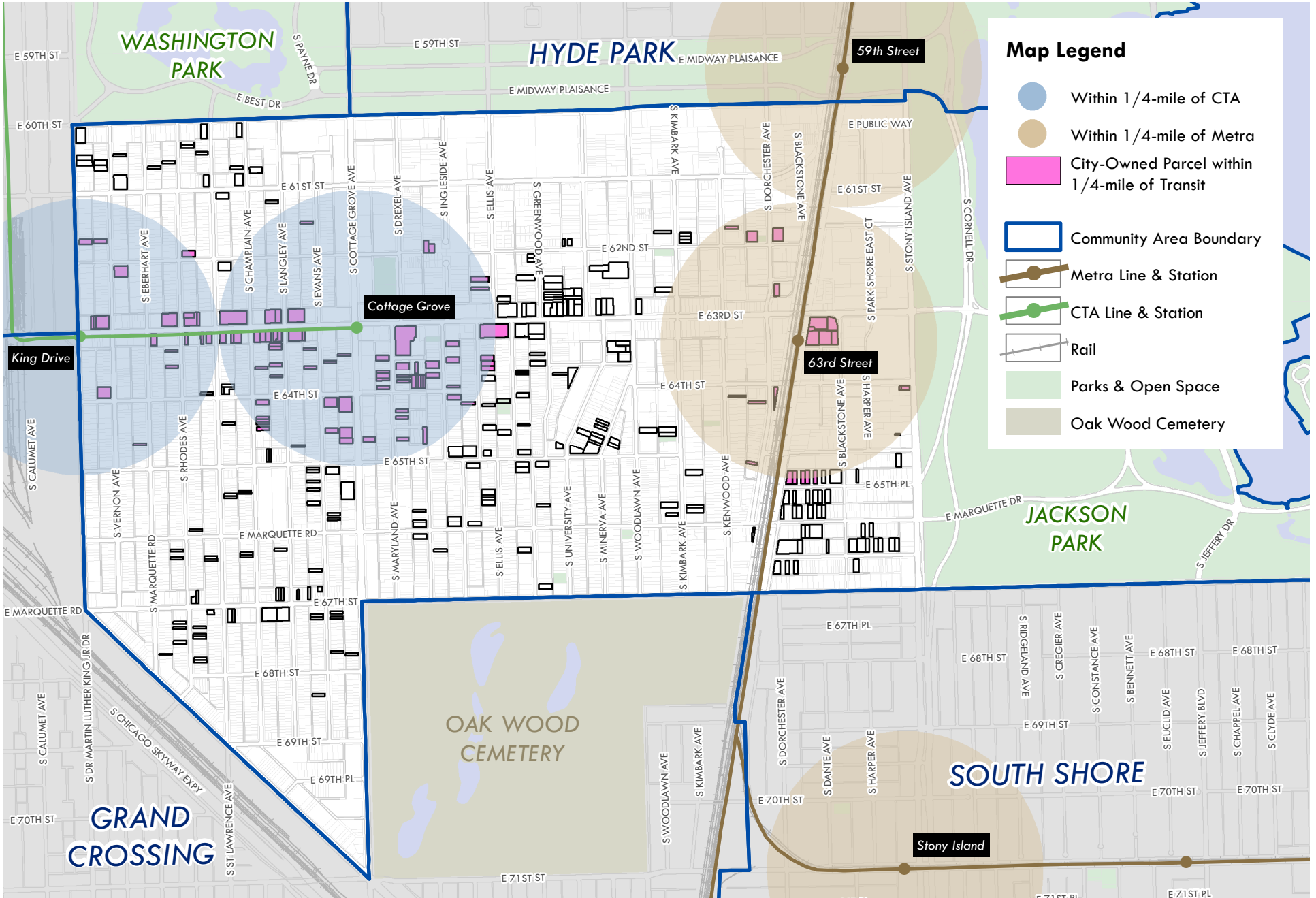
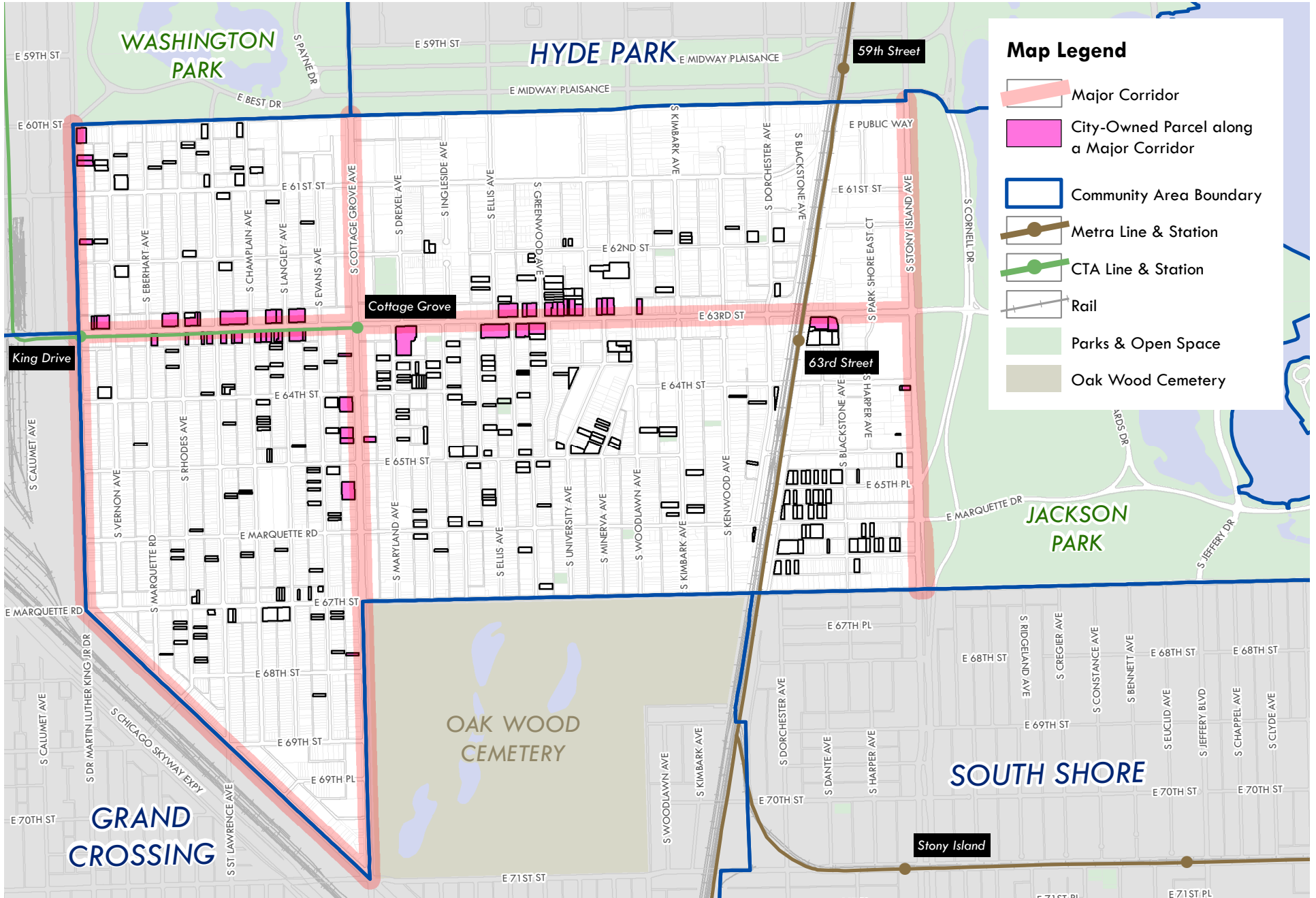


Figure 4.2: City-Owned Land along Major Arterials



The following recommendations primarily address goals that were articulated in *Rebuilding the Village (LISC, 2005)*, *Woodlawn 2025 (Network of Woodlawn, 2017)* and *Getting Ahead of Gentrification (Network of Woodlawn, 2018)*. Housing redevelopment within these recommendations should align with the goals outlined in the proposed *Woodlawn Affordable Housing Preservation Ordinance*. Figures 4.3 and 4.4 are meant to provide a framework for how City-owned land and former CPS facilities can be redeveloped, but individual property redevelopment decisions may vary from this matrix, based on existing conditions, feasibility, or other considerations.

Recommendation 4.1.1: Target greater density along 63rd Street, around CTA Green Line stations at Martin Luther King Drive and Cottage Grove, and at the 63rd Street Metra Station.

Recommendation 4.1.2: Engage the community in a broader visioning exercise to explore greater density through future zoning changes along Stony Island Avenue facing Jackson Park, similar to how other neighborhoods adjacent to parks along the lakefront have developed. Consider greater density on blocks in the southeast corner of Woodlawn, roughly bounded by 63rd Street on the north, Stony Island Avenue on the east, 67th Street on the south, and the Metra tracks on the west. Identify creative ways to adaptively reuse former Chicago Public Schools buildings in the community.

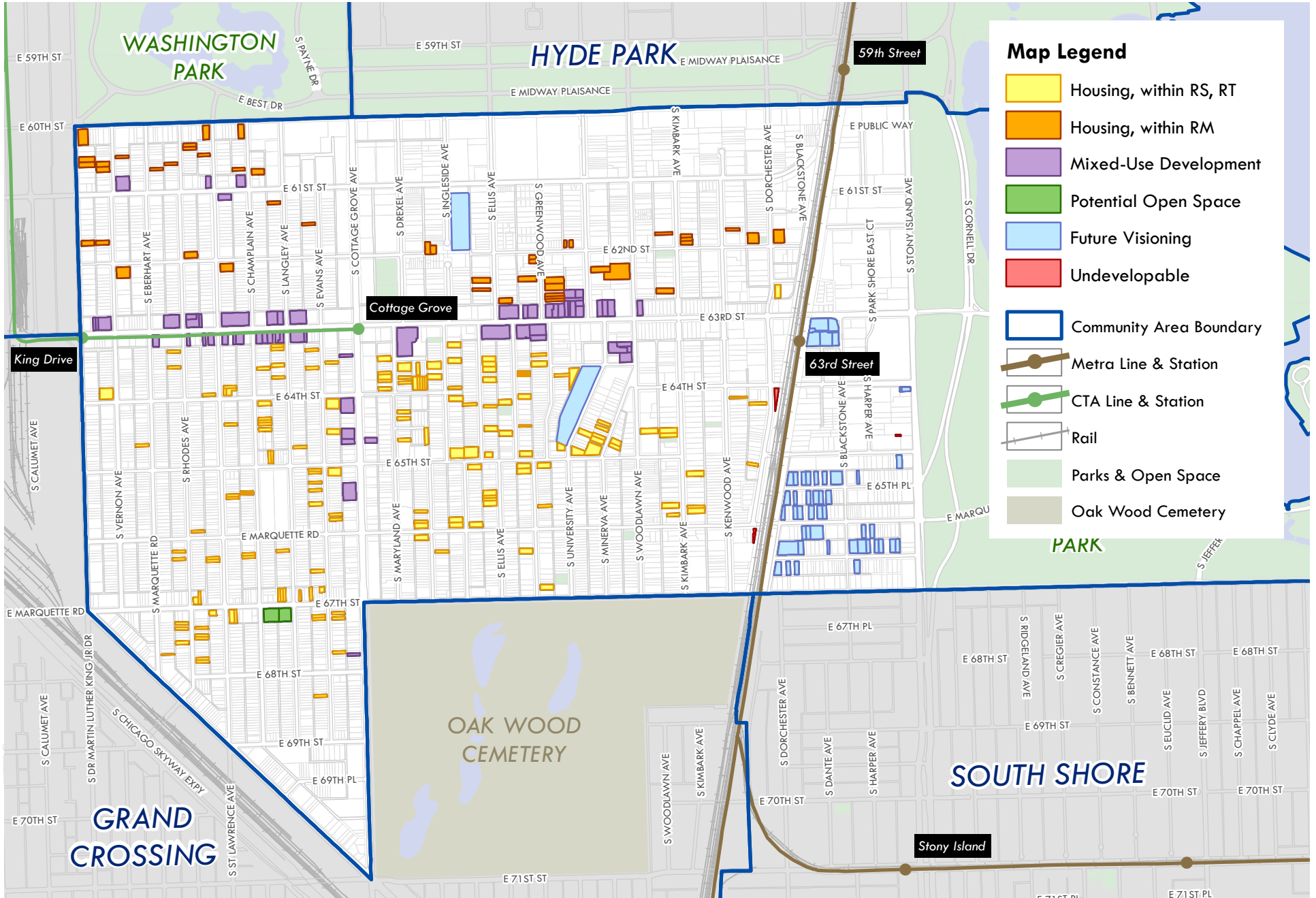
Recommendation 4.1.3: Preserve the existing character of the residential blocks by developing vacant lots in these areas under existing zoning, and require proposed development to match the massing, setbacks, and architectural vernacular of adjacent residential buildings.

Figure 4.3 details how city-owned vacant land can be used to achieve the various goals identified in past plans and studies and in recent community work conducted by the Department of Housing. Figure 4.4 illustrates where these different uses are distributed within the Woodlawn community.

Figure 4.3: Potential Disposition of City-Owned Vacant Land

Use	Relevant Recommendation(s)	Parcels	Sq. Ft.	Acres	Percent
Housing, within neighborhood context, areas zoned RS and RT	4.1.3: Preserve character 4.4.2: Support Woodlawn Housing Preservation Ordinance	161	722,286	16.6	32.3%
Housing, within neighborhood context, areas zoned RM	4.1.3: Preserve character 4.4.2: Support Woodlawn Housing Preservation Ordinance	47	311,205	7.1	13.9%
Mixed-used housing with commerce, and/or amenities	4.1.1: Target greater density along 63rd Street 4.2.1: Permit ground-floor residential (short term) 4.2.3: Prioritize mixed-use development (longer term)	63	604,903	13.9	27.1%
Potential open space	4.3.1: Identify and pursue new open space in Southwest Woodlawn	2	32,299	0.7	1.4%
Future visioning (east of Metra + schools)	4.1.2: Explore greater density along Stony Island, east of Metra	52	556,292	12.8	24.9%
Undevelopable	N/A	3	7,029	0.2	0.3%
CITY OWNED LAND TOTALS		328	2,234,014	51.3	100.0%

Figure 4.4: Potential Disposition of City-Owned Vacant Land in Woodlawn



4.2. Commercial Corridors

Revitalizing 63rd Street as a neighborhood center and community asset is important to the future redevelopment of the community. It will also serve as a key gateway to the future Obama Presidential Center and for many visitors will be their first and perhaps only introduction to the Woodlawn community. Redevelopment of the vacant land along 63rd, however, will need to be phased in a way that builds density and demand that can support the reintroduction of commerce and neighborhood-serving retail.

The following recommendations primarily address goals that were articulated in Rebuilding the Village (LISC, 2005), the 63rd & Cottage Grove Retail Analysis (City of Chicago, 2015), Restitching Woodlawn (Chicago Central Area Committee, 2017), and Woodlawn 2025 (Network of Woodlawn, 2017).

Recommendation 4.2.1: In the short term, consolidate zoning along 63rd Street to permit ground-floor residential (particularly away from transit nodes), but also allow for future commerce and retail as demand for these uses increases.

Recommendation 4.2.2: Better target and coordinate existing city resources like Small Business Improvement Funds (SBIF), Tax Incremental Financing (TIF) and workforce development funds through TIF Works to support entrepreneurs and local business development along 63rd Street.

Recommendation 4.2.3: In the medium- and longer-terms, prioritize mixed use development along 63rd Street and Cottage Grove Avenue, and particularly at the intersection of these two streets and in relation to existing transit nodes, to re-establish a neighborhood center and neighborhood-serving commerce and other amenities the community desires.

Vacant commercial buildings on Cottage Grove Avenue



A renovated historic building on Cottage Grove Avenue



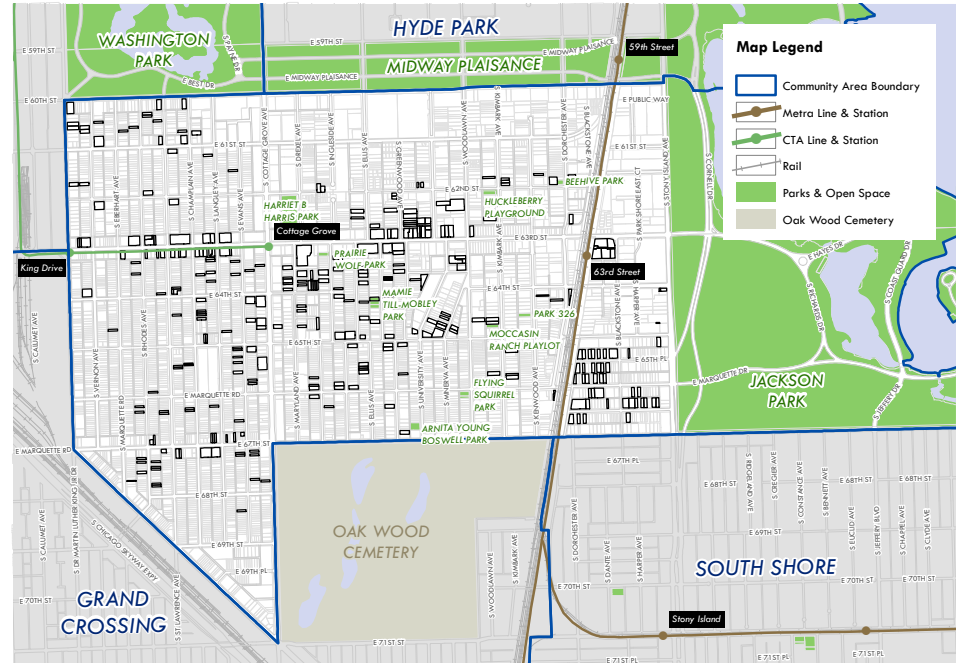
4.3. Physical Realm and Other Considerations

The following recommendations primarily address goals that were articulated in *Rebuilding the Village (LISC, 2005)*, the *63rd Street TOD Study (City of Chicago, 2014)*, *Restitching Woodlawn (Chicago Central Area Committee, 2017)*, and *Woodlawn 2025 (Network of Woodlawn, 2017)*.

Recommendation 4.3.1: Woodlawn is generally well-served by public open space in the form of destination parks that border the community on its north and east sides. The southwest portion of Woodlawn, located furthest from these larger recreational amenities, could benefit from additional open space. The City of Chicago will engage the community and work with its partners at the Chicago Park District and NeighborSpace to identify and pursue options for new open space in the southwest quadrant of Woodlawn, south of 63rd Street and west of Cottage Grove Avenue, potentially utilizing existing city-owned vacant land. Figure 4.5 shows existing parks and open space in Woodlawn.

Recommendation 4.3.2: The City of Chicago’s 2014 *63rd Street TOD Study* articulated the importance of improving the condition of the street in order to provide a more comfortable environment for pedestrians and also to encourage new development and investment along the corridor. DPD will work with CDOT on potential streetscape improvements

Figure 4.5: Existing Parks and Open Space in Woodlawn



Huckleberry Park



4.4. Implementation

The findings from the architectural character analysis in 3.4, as well as the recommendations in 4.1 and 4.2, should be organized and codified to provide clear set of expectations for investors and developers on what the city and community want to see built in Woodlawn, including an enforcement mechanism. This could be a zoning overlay district with an integrated form-based code and design guidelines to clearly articulate how development should occur and provide ways of ensuring that these goals are achieved. It should also incorporate affordability and home ownership requirements that have been articulated in the Department of Housing’s community engagement process to better achieve housing opportunity and equity in the community.

Recommendation 4.4.1: Implement a zoning overlay district with form-based code and design guidelines for Woodlawn to codify and provide an enforcement mechanism around the community’s vision of what future development and affordability should look like.

Recommendation 4.4.2: Support the proposed Woodlawn Affordable Housing Preservation Ordinance by working with the Department of Housing to target the disposition of City-owned land for projects that achieve targets for home ownership and affordability, and leverage existing and new city housing resources.

Recommendation 4.4.3: Once 4.4.1 and 4.4.2 are in place, market City-owned land for redevelopment, according to the zoning changes, design guidelines, and housing ordinances that have been established.

Recommendation 4.4.4: DPD’s Southeast Region planning team will continue stakeholder and community engagement efforts on the implementation of the recommendations contained within this Plan Consolidation Report, and on other planning-related issues that may arise through these efforts or in the future.

What is a form-based code?

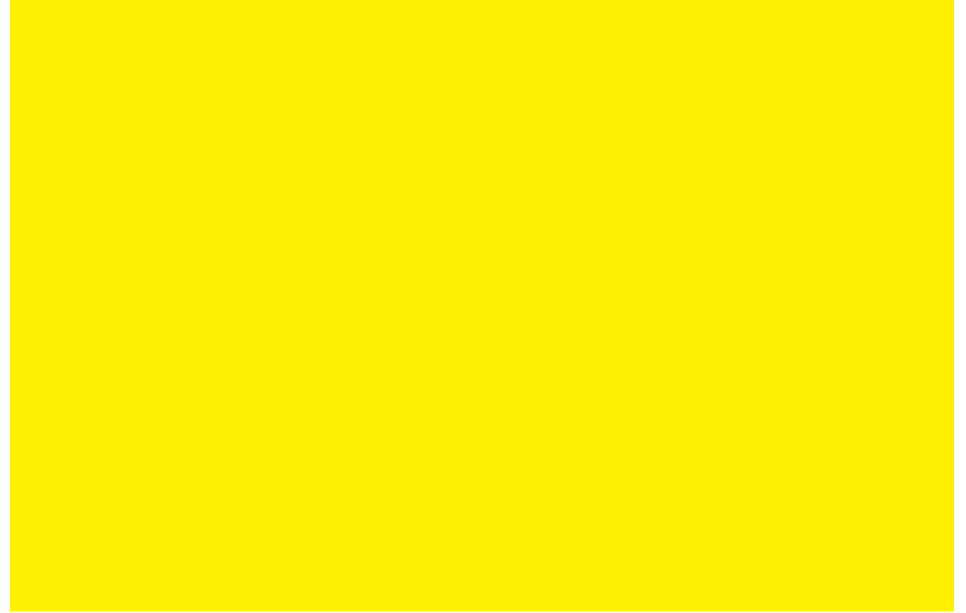


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APPENDICES

Appendix A: List of Past Plans and Studies

Title	Commissioned	Author	Year
Woodlawn Community Area Economic Analysis	Network of Woodlawn	AECOM	2019
Getting Ahead of Gentrification	Network of Woodlawn	Network of Woodlawn	2018
Woodlawn Corridor Development Initiative	Cook County Land Bank	Metropolitan Planning Council	2018
Woodlawn 2025: Engagement & Analysis Summary	Network of Woodlawn	SOM	2017
Woodlawn 2025: Community Vision Strategies	Network of Woodlawn	SOM	2017
2017 Sprint: Central Area to Jackson Park (includes Restitching Woodlawn)	Chicago Central Area Committee	Chicago Central Area Committee	2017
Woodlawn Neighborhood Indicators	Network of Woodlawn	Gensler	2016
Woodlawn Master Plan	Network of Woodlawn	Gensler	2016
63rd & Cottage Grove Retail Analysis	City of Chicago	Goodman Williams Group, Ginkgo, CR&M	2015
63rd Street TOD Study	City of Chicago	AECOM	2014
Rebuilding the Village	WPIC and TWO	LISC	2005

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Appendix B: Alignment Matrix of Past Plans and Studies

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 Init.	Getting Ahead of Gentrification
PUBLICATION DATE	2005	2014	2015	2016	2017	2017	2017	2018	2018
AUTHOR	LISC	AECOM	Goodman Williams; Gingko; CRN	Gensler	CCAC	CCAC	SOM	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
RESIDENTIAL / HOUSING									
Encourage home ownership	•								
Encourage reinvestment in rental housing	•						•		•
Expand 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									•
COMMERCIAL / RETAIL									
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	•		•	•			•	•	
OPEN SPACE / PHYSICAL									
Community gardens / urban agriculture / nurseries					•		•		
Community space	•				•		•	•	
Improved linkages (bike, pedestrian, etc.)		•			•	•	•	•	
New playground / open space	•	•			•	•	•		
Streetscape improvements	•	•	•		•	•	•		
OTHER PRIORITIES									
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	•						•		

