

Elevated Chicago at the Green Line South: A Workplan for Equitable Transit-Oriented Development

January 2019

Opportunities & Challenges

"Instead of saying opportunity is coming, we need to say opportunity is already here," says Shandra Richardson of Sunshine Enterprises. Richardson is one of the community leaders implementing inspiring projects in the area dubbed by Elevated Chicago as Green Line South — which includes Chicago Transit Authority (CTA) station areas located in Woodlawn and Washington Park. These neighborhoods have a great deal to offer, including: engaged residents, such as those who participate in efforts like those led by the Network of Woodlawn (NOW) and the One Woodlawn Initiative; large, historic parks and green space; available land for transformative development; anchor institutions like the DuSable Museum of African American History, the University of Chicago and the forthcoming Obama Presidential Center; and rich histories of African-American enterprise, and arts and culture, including live music venues and commercial spaces that once thrived along Garfield Boulevard. Describing her organization, Lesle Honore, Executive Director of the KLEO Community Family Life Center, expresses a sentiment that illustrates the meaningful connections that sustain these neighborhoods: "We are more than just invested in our community. We are an extension of our community's family."

Working together, members and grantees of Elevated Chicago who are based in the Green Line South equitable Hubs (or eHubs) — the ½ mile circle around the 51ST, Garfield, and Cottage Grove/63RD CTA stations of the Green Line — have accomplished great things. The KLEO Community Family Life Center runs strong programs that build community, strengthen families and develop youth, using the arts to help people process trauma and create beauty from pain. Recently, KLEO celebrated a ribbon cutting and rededication of a mural celebrating the life and legacy of its namesake Kleo Barrett, a young leader from the neighborhood who was killed in 2007. Artistic programs at the site of the former Overton School, sponsored by Washington Park Development Group, have

helped pave the way for a business incubator and shared workspace to be built on the site. On Garfield Boulevard, UChicago Arts, Arts + Public Life has recently opened the new Green Line Performing Arts Center, and in 2019 it will launch a new program housed in the historic Garfield Green Line station for South Side residents interested in developing arts-related businesses. Both efforts continue to lead the development and activation of the Arts Block, located across the street from the Garfield station. Sunshine Enterprises runs a successful set of programs and services for small businesses and entrepreneurs near the Cottage Grove/63RD stop, and received a \$1.8M grant from the City of Chicago's Neighborhood Opportunity Fund to support expansion of their business incubator for Woodlawn's aspiring entrepreneurs at a nearby vacant building.

Early Elevated Chicago grants, awarded in 2017, supported activation efforts at or nearby the three eHubs. At 51ST, Urban Juncture Foundation led efforts to beautify the area and bring community together by creating a permanent mural by the station, installing trash cans and convening residents. UChicago Arts, Arts+ Public Life engaged artists of color and small businesses in their Vends + Vibes annual arts marketplace, and hosted a Halloween celebration for community residents. Black Girls Break Bread convened young girls from the community to discuss their transit experiences and ideas to develop safer spaces. And Neighborhood Housing Services (NHS) of Chicago continued its successful Renew Woodlawn program, which offers opportunities for homeownership to moderate-income families in the community.

The CTA has begun the redevelopment of the stations at Garfield Blvd. and Cottage Grove/63RD, with investments of \$50M and \$30M, respectively. These investments are already spurring and supporting equitable development nearby. The KLEO Art Residences, a 49-unit affordable housing community off the Garfield stop designed for artists and their families by Brinshore Development, broke ground in early 2018. At Cottage Grove/63RD,

the new CTA station may likely include an enclosed pedestrian walkway connecting directly with the interior entrance of a housing community developed by Preservation of Affordable Housing (POAH). Nearby, the former Washington Park building — now owned by the Cook County Land Bank — is being redeveloped with early engagement of community residents in the RFP process and a commitment to diversity, equity, and inclusion in future planning, construction, and management phases.

Yet these communities face considerable challenges. In Washington Park, infrastructure such as streets, sidewalks, vacant lots, and buildings has been allowed to deteriorate, and the area has witnessed population loss and vacancy, as residents and businesses relocate due to a lack of opportunities, concerns regarding safety and violence, and related issues. While Woodlawn continues to face similar concerns, residents also worry that forthcoming changes such as those that may result from the construction of the Obama Presidential Center on the eastern side of the community may not benefit the area's longtime residents. Health and climate resiliency indicators in these majority Black communities are significantly lower than in majority white communities. And in the three eHubs, local residents are at high risk of displacement, according to a recent study done by the Institute for Housing Studies at DePaul University.

Displacement of people of color is one of the Chicago region's most urgent problems. This includes displacement triggered by a lack of investment, such as what has occurred in much of Washington Park and Woodlawn, as well as displacement triggered by gentrification in real estate markets that are beginning to be seen as more desirable, including areas of Woodlawn. Disinvestment, gentrification and displacement are not random occurrences, but the result of a century of intentional, racially motivated practices. Residents still endure this legacy, and are still often excluded from key decision-making that affects the future of their neighborhoods.

Elevated Chicago

Elevated Chicago is an innovative collaboration of community leaders and organizations, regional nonprofits and planning agencies, funders, public officials, and others, who have come together to create a more racially equitable city and region. Its goals include preventing further resident and business displacement by helping to develop more prosperous, healthy and resilient communities. The initiative also aims to transform the power dynamics that determine how neighborhoods are built in Chicago. To accomplish this, we are using an approach called Equitable Transit Oriented Development, or eTOD. The City of Chicago's Transit Oriented Development ordinance and policy make areas surrounding transit stops especially attractive for development: eTOD helps ensure that these new assets and wealth will be enjoyed equitably by the area's existing and longtime residents.

Elevated Chicago has started its work around seven CTA stations. Elevated Chicago partners invest resources in programs and projects within the ½ mile radius circle around each station to advance racial equity in health, climate and cultural indicators. These transit-rich circles are called equitable hubs, or eHubs. Community-based organizations represented in Elevated Chicago's Steering Committee serve as bridges and connectors to the eHub and lead Community Tables in collaboration with other partners and residents.

Elevated Chicago envisions equitable, responsive, transparent decision making and investment, as part of a regional agenda for just, healthy, and climate resilient communities.

Elevated Chicago is supporting three eHubs along the Green Line South at the 51ST St, Garfield Blvd, and Cottage Grove and 63RD St stops. Organizations based in these eHubs have formed the Green Line South Community Table, which includes Elevated Chicago Steering Committee members KLEO Community Family Life Center, Sunshine Enterprises, UChicago Arts, Arts + Public Life, and Emerald South Economic Development Collaborative, as well as representatives from Blacks in Green, Neighborhood Housing Services of Chicago, Preservation of Affordable Housing, UChicago Office of Civic Engagement, and XS Tennis. Green Line South is one of four Community Tables that have been established around seven stations citywide. The other Tables include the Kedzie Corridor (in East Garfield Park and North Lawndale), Pink Line California, and Logan Square Blue Line. All Community Table leaders share concerns regarding the threat of displacement, and the desire to see the region and its decision makers focus on increasing economic, health and climate resilience indicators, investing equitably in their surrounding neighborhood, and better appreciating their neighborhoods' histories, resident voices, established strengths and rich cultures.

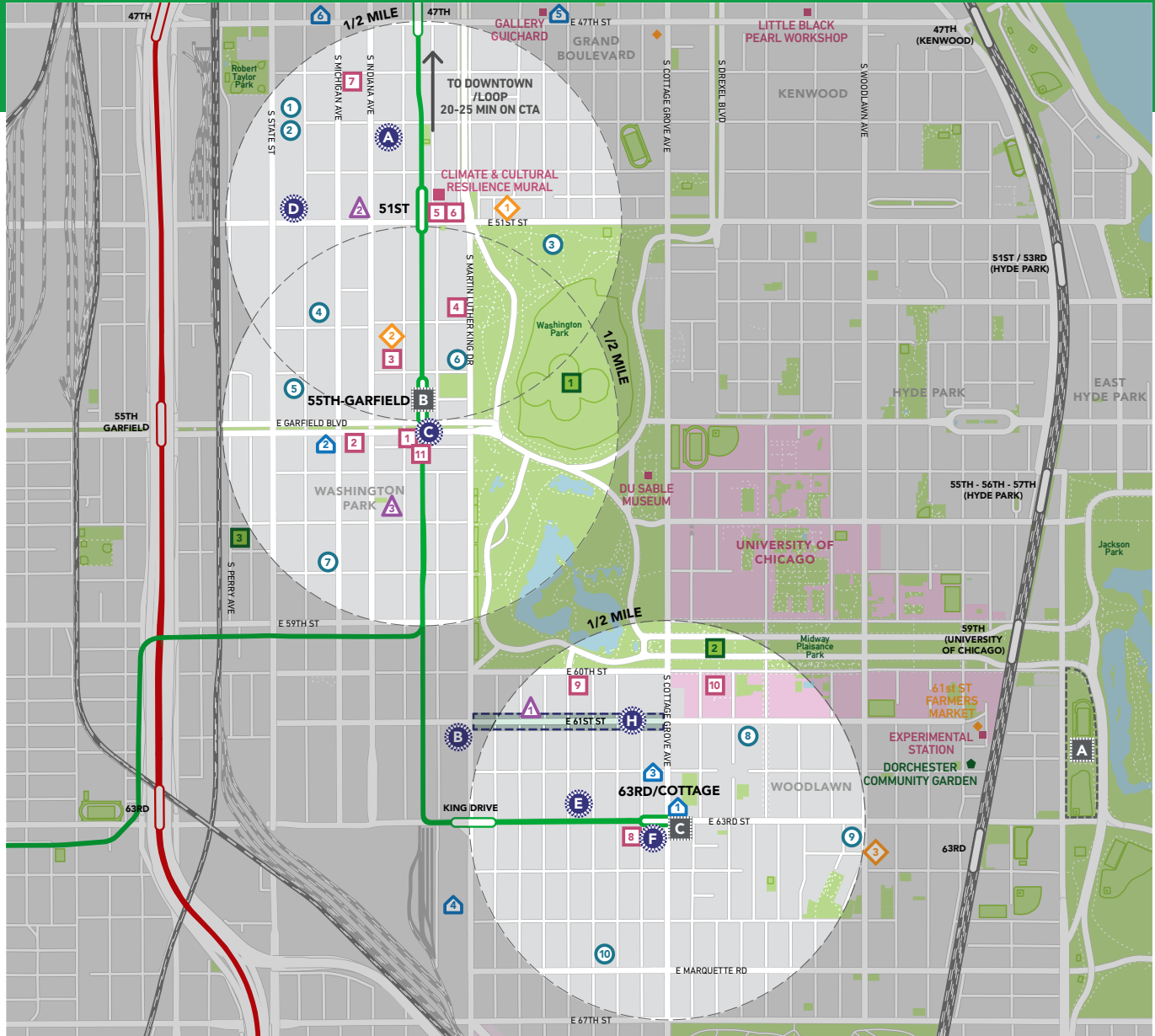
Making Our Workplan Happen in the Green Line South eHubs

The workplan developed by the Green Line South Community Table includes exploring and implementing an EcoDistrict model. EcoDistricts create a shared set of goals for a healthy, inclusive environment for all residents, using environmentally sustainable economic development. Implementation should be inclusive of Washington Park and Woodlawn's many existing resident visions and neighborhood plans, and help coordinate the strategies of their diverse leaders and organizations. The Green Line South workplan includes a strong focus on resident entrepreneurship and business ownership. Business incubator projects are being led by Sunshine Enterprises in Woodlawn, and Washington Park Development Group and XS Tennis in Washington Park. UChicago Arts, Arts + Public Life's plans for the Green Line Arts District along Garfield Blvd. also emphasize resident-led business development, along with a reclamation and celebration of the neighborhood's artistic and cultural history. In order to prevent displacement, POAH and NHS of Chicago will continue to develop affordable housing that is also green, healthy, and energy efficient, while providing important services to renters and homeowners.



Activation event at former Chicago Public School and future Overton Business and Technology Incubator, sponsored by Washing Park Development Group and organized with support from Borderless Studio. (Courtesy of Borderless Studio / Photo: Brandon Fields)

Green Line South eHub Asset Map



Community, Arts + Culture

1. Arts Incubator in Washington Park
2. KLEO Center
3. Chicago Youth Programs
4. The Renaissance Collaborative
5. Urban Juncture/Kitchen Incubator
6. Boxville
7. Washington Park Public Library
8. Coleman Public Library
9. Blacks in Green (BIG) Headquarters
10. Logan Center for the Arts
11. Green Line Performing Arts Center

■ Community, Arts + Culture Organization/Project

Health-related

1. Cook County J. Segstacke Health Center
2. U of C – Washington Park Children's Free Health Clinic
3. Cook County – Woodlawn Health Center
- ◆ Grocery Store

Green Space + Climate Resilient Infrastructure

1. Washington Park
2. Midway Plaisance
3. Sweetwater Foundation Think-Do House / Perry Avenue Commons

Education

1. Williams Preparatory HS
2. Bronzeville HS
3. Dyett Arts HS
4. Beasley Elementary
5. ACE Tech HS
6. Burke Elementary
7. Carter Elementary
8. Liberty Schools of Christian Education
9. U of C – Woodlawn HS
10. Till Elementary

Economic Development + Workforce

1. Sunshine Enterprises
2. 51st Business Association
3. Washington Park Chamber of Commerce*

Affordable + Social Housing

1. POAH Housing
2. KLEO Center's Art Residences (planned)
3. Woodlawn Park Apartments
4. Parkway Gardens
5. Bronzeville Arts Lofts
6. Rosenwald Apartments



Elevated Chicago – Projects in Capital Pipeline

- A. Overton Business + Technology Incubator
- B. Sunshine Enterprise Incubator
- C. CTA Station Renovation/Business Incubator
- D. XS Tennis Lighthouse Project
- E. The Green Cathedral Initiative
- F. Former Washington Park National Bank Redevelopment

INFRASTRUCTURE PROJECTS

- G. NHS' Expanded Renew Woodlawn
- H. 61st Street Tree Canopy Initiative

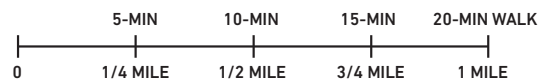


Other Catalytic Projects / Investment

- A. Obama Presidential Library and Museum (planned)
- B. Garfield Station Renovation
- C. 63rd/Cottage Station Renovation



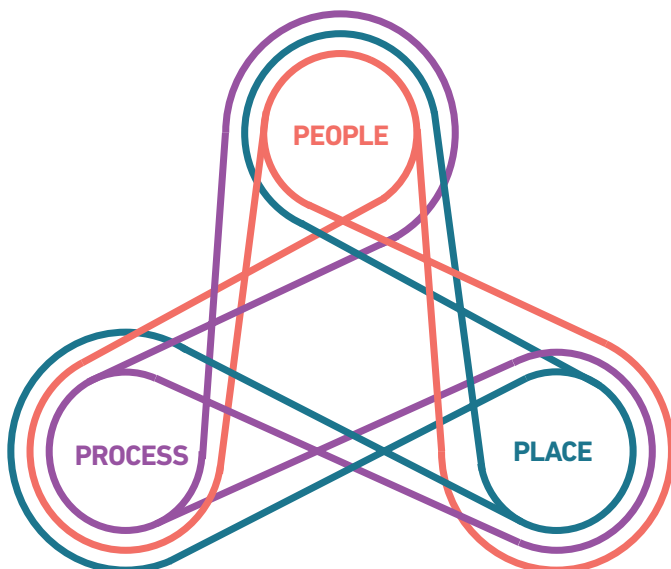
CONNECTING PEOPLE,
BUILDING EQUITY



Priorities

Across Elevated Chicago's eHubs, residents have already participated in multiple planning efforts for which there was little implementation. Elevated Chicago has identified priorities that build on those prior efforts and conversations. When selecting those priorities, we avoided making promises upon which we cannot deliver, and focused on projects that are feasible with resources that are currently available, or can be realistically supported by reaching out to Elevated Chicago's broader network.

These priorities represent projects taking place within the ½ mile radius around the Kedzie Corridor eHub, as well as cross-site initiatives that aim to transform how decisions about neighborhood development are made in Chicago. They are organized into three themes: Those that engage and develop the community's **people**, projects that improve the neighborhood as a **place**, and goals for changing the **process** for how decisions get made. This list should not be interpreted as comprehensive and final, but as an invitation for further resident participation and ownership.



People — Programs that Engage Residents & Build Community Leadership & Ownership

- **Business Incubation Programs**
Programs at the Sunshine Enterprises Incubator in Washington Park and Overton School Incubator in Woodlawn will provide support for local entrepreneurs to accelerate their business plans.
- **Resident Leadership in Elevated Chicago Advocacy & Narrative Change**
Elevated Chicago will seek opportunities for resident leadership in its policy platform and other advocacy efforts, including a comprehensive policy agenda focused on preventing displacement. Local partners are also leading work to transform the current narratives and stories about the eHubs and the surrounding communities into positive, asset-based ones, with a focus on traditional and social media.
- **XS Tennis's Lighthouse Project**
XS Tennis is creating a community entrepreneurship and manufacturing center housed in the former CPS Farren School, with a focus on positive development for local youth.

Rendering of The KLEO Art Residences, a 49-unit affordable housing community off the Garfield stop designed for artists and their families by Brinshore Development, which will open its doors in 2019.



Place — Projects that Affect the “Built Environment” (e.g. Housing, Transit, Green Space)

- **Expanded Renew Woodlawn**

This program allows first-time homebuyers to purchase and rehab a vacant property or buy one that has already been rehabbed. More than 20 vacant properties near public transit are being developed by NHS of Chicago, which, in partnership with other nonprofit organizations and government agencies, also provides counseling services and grants for first time homebuyers.

- **Former Washington Park National Bank Building**

Using the Corridor Development Initiative (CDI) process, Metropolitan Planning Council led a community visioning session for the future development of this property currently being held by the Cook County Land Bank and ready for redevelopment.

- **Green Cathedral**

The Green Cathedral is a project of Blacks in Green that aims to create a worker-owned nursery, landscaping service, hiring hall, garden supply, and gift café.

- **Overton School Business & Technology Incubator**

A co-working space and small business incubator housed in a former school, the incubator will help build local businesses, leadership, and wealth.

- **Sunshine Enterprises Incubator**

This project will redevelop an old, vacant building with valuable architectural features into an incubator to support neighborhood entrepreneurs, business growth, and job creation in Woodlawn.

- **UChicago Arts, Arts + Public Life Business Incubator & Green Line Performing Arts Center**

A business incubator to support and launch artist-led businesses in Washington Park, and a transit-oriented space for performances, are across the street from the Garfield CTA station, as part of a comprehensive Arts Block.

Sunshine Enterprises’ Community Business Academy (CBA) is a 12-week cohort on business management training which provides start-ups and established businesses with the fundamental business training to grow their business. The CBA is a neighborhood-based program featured in Woodlawn amongst 3 other neighborhoods throughout the city.



Process — Goals for Transforming How Decisions About Neighborhood Development Get Made

- **Diversity, Equity & Inclusion (DEI) Framework**
Elevated Chicago partners are working together to build a common DEI framework for government agencies, developers and other organizations working in neighborhoods to ensure that their leaders, staff, and contractors are representative of the community, and that their practices reflect the views and needs of people of color.
- **Partnerships Between Anchor Institutions & Community**
Community-based partners like Sunshine Enterprises are working with anchor institutions such as the University of Chicago to ensure greater local investment opportunities and partnerships between the nearby university campus and the community, including more inclusive and equitable procurement and employment practices that offer job opportunities to local residents, and contracts to small businesses.

- **Participatory Planning Models & Information Sharing**
Local partners are advocating for increased transparency and streamlining of planning and development processes to promote authentic and inclusive community engagement in RFPs, land use plans, capital allocations, community benefit agreements, etc. Examples include the Corridor Development Initiative (CDI) model, which has been used at Elevated Chicago's Logan Square Blue Line and Cottage Grove/63RD Green Line eHubs (at the former Washington Park Bank building) to engage community residents in development.
- **Principles for Meaningful Community Engagement & Ownership**
Informed by Green Line South Community Table members, Elevated Chicago is advancing a set of principles and recommendations for City and regional agencies, as well as private and civic sector developers and investors, drawn from a review of best practices locally and nationally. A recent study sponsored by Enterprise Community Partners has identified opportunities for community ownership in current and future developments in the eHubs.



UChicago Arts, Arts + Public Life engaged artists of color and small businesses in their annual Vends & Vibes marketplace.

“Instead of saying opportunity is coming, we need to say opportunity is already here.”

—Shandra Richardson, Sunshine Enterprises



CONNECTING PEOPLE,
BUILDING EQUITY

KLEO Community Family Life Center

119 E. Garfield Boulevard
Chicago, IL 60637
www.thekleocenter.org

Sunshine Enterprises

503 E. 61ST Street
Chicago, IL 60637
www.sunshineenterprises.com

UChicago Arts, Arts + Public Life

301 E. Garfield Boulevard
Chicago, IL 60637
www.arts.uchicago.edu/artsandpubliclife

***Emerald South Economic Development
Collaborative***

305 E. Garfield Boulevard
Chicago, IL 60637

David Anthony Geary, KLEO Center's Artist in Residence, in front of a mural celebrating the life and legacy of Kleo Barrett.



Photographs were provided by The KLEO Center, Naomi Davis, Sara Pooley, Raquel Venado Bolaños, Kimberley Rudd and Borderless Studio. Graphic image support was provided by Cathy Lange and design by Foresight Design Initiative.

To learn more about ***Elevated Chicago***,
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