More than 300 neighborhood residents, business owners, institutional leaders and youth came together over the past year to discuss and contribute to this quality-of-life plan for our community. Woodlawn Preservation and Investment Corporation, The Woodlawn Organization and the University of Chicago thank all participants for their work.

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This list was compiled from sign-in sheets for planning meetings and related activities and may not include all participants. Our apologies for any misspellings or omissions.
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Born of a world’s fair and shaped by generations of community activists, the Woodlawn neighborhood is at a crucial point in its history. Rapidly built up with hotels and apartments for the 1893 Columbian Exposition, our south-lakefront neighborhood experienced a long period of growth followed by four decades of population decline. Today, with carpenters and bricklayers busy on many streets, Woodlawn is once again on its way up.

For 50 years Woodlawn has been a community of activists, home to The Woodlawn Organization and many groups and individuals who speak their minds on issues and develop programs to create a stronger community. That spirit of activism helped lay the groundwork for today’s revival, beginning in the 1960s with advocacy for better schools and housing. In the 1990s, local organizations and private developers formed partnerships to build new housing, sparking the wave of investment that is now underway.
But it will take more than new housing to achieve our vision. To become a community that people choose for raising their families or purchasing a home, we must develop a full range of social and recreational amenities, safe streets and better schools.

Much progress has been made, including the purchase and renovation by the Chicago Park District of the Harris YMCA and development of a strong partnership with the University of Chicago, which is moving forward on its South Campus development north of 61st Street. But much more will be needed in the form of improved school performance, a renewed retail environment, expanded youth programming and stronger links to the regional job market.

This plan provides a framework for pursuing eight major strategies that can make Woodlawn a growing and prosperous place—a neighborhood that many types of people will want to call home.
STRATEGIES AND PROJECTS

**STRATEGY 1** Expand the supply of new housing for a mix of incomes, and support improvement of existing housing stock.

1.1 Promote balanced development of housing that includes new and rehabbed market-rate units, while preserving affordable housing opportunities.
1.2 Establish a comprehensive housing center.
1.3 Improve maintenance of and encourage reinvestment in rental housing.
1.4 Survey housing conditions to identify problem properties.
1.5 Engage residents and stakeholders in a planning process for improvements to Grove Parc Plaza.
1.6 Support development of the Living Room Café.
1.7 Develop new housing options for seniors.

**STRATEGY 2** Develop a vibrant retail and business environment and a central shopping district along Cottage Grove south of 63rd Street.

2.1 Create a central business district along Cottage Grove from 63rd to 67th Streets.
2.2 Beautify the section of 63rd Street that runs under the L tracks, from Cottage Grove to King Drive.
2.3 Create a local chamber of commerce.
2.4 Incorporate public art, historic preservation, landscaping and community heritage.
2.5 Create concentrated nodes of commercial development.
2.6 Coordinate with the University of Chicago’s South Campus plan.

**STRATEGY 3** Promote economic opportunity, workforce development and improved connections to the job market.

3.1 Add a Center for Working Families component to the Woodlawn Employment Center to provide comprehensive employment and financial services.
3.2 Develop local job opportunities for adults and youth.
3.3 Connect residents to specialized training and job opportunities for residents with criminal records, limited employment histories or disabilities.
3.4 Promote local entrepreneurship and new-business start-ups.
**STRATEGY 4** Organize people and resources to make all Woodlawn schools excellent.

4.1 Create a Woodlawn schools network.
4.2 Develop two new charter schools.
4.3 Create community schools.
4.4 Develop local and citywide resources to strengthen educational opportunities.
4.5 Expand and strengthen early childhood development programs.
4.6 Provide community service, internship and co-op employment opportunities.
4.7 Develop programs to reduce the dropout rate and combat high-school truancy.
4.8 Create opportunities for intergenerational activities.

**STRATEGY 5** Improve communication and coordination among organizations, residents and institutions.

5.1 Expand the local tradition of block club organizing.
5.2 Create a program to welcome newcomers.
5.3 Promote residents’ involvement with local agencies.
5.4 Identify collaborative opportunities for social service agencies to improve and coordinate programming and services for residents.
5.5 Develop stronger connections and programming among religious institutions.
5.6 Create safer streets for residents through expanded partnerships.
5.7 Monitor crime and develop programs to improve safety.
5.8 Disseminate community information about social and economic issues.

**STRATEGY 6** Plan and implement activities and programs for youth.

6.1 Organize a planning process around youth needs.
6.2 Develop new or expanded programs based on the planning process and other identified needs.
6.3 Coordinate and promote established and new programs, including after-school tutoring and cultural activities such as dance, music and visual arts.
6.4 Build an injury-free playground for young children in the area bounded by 63rd to 67th Streets and Cottage Grove to King Drive.

**STRATEGY 7** Expand recreational activities for all ages, and develop new programs around arts and culture.

7.1 Expand recreational programming throughout Woodlawn.
7.2 Develop the Chicago Park District Harris Recreation Center as a cultural and recreational hub.
7.3 Expand neighborhood-friendly programming at nearby major facilities.
7.4 Create a Woodlawn arts council.
7.5 Support development of a live-work space for artists.
7.6 Establish a program of public art and beautification along key streets and in public facilities, and involve youth in creating the artworks.
7.7 Establish social and informational get-togethers for senior citizens.

**STRATEGY 8** Provide professional development resources and other support to health and social service agencies.

8.1 Sponsor regular health fairs and screenings, seminars and other events.
8.2 Support and strengthen local providers of social and health services.
8.3 Regularly analyze community health and social service needs to assist in evaluating programs and services.
Figure 1 Context map

Woodlawn is located between Chicago’s Hyde Park and South Shore neighborhoods. Washington and Jackson Parks, connected by the Midway Plaisance, frame the northern and eastern edges of our community.
Our Community

Always Changing, Woodlawn Again Shapes a New Identity

Woodlawn developed rapidly late in the nineteenth century to house workers for the 1893 Columbian Exposition in Jackson Park, as well as visitors to the fair. The community entered the twenty-first century poised for another round of large-scale development.

Constantly changing Woodlawn has ridden up and down on the cycles of urban history—its population zoomed to 81,000 in 1960 and then declined rapidly to the 27,000 residents counted by Census 2000. Today, with carpenters and bricklayers at work on many condominium conversions and new houses, our neighborhood is once again on its way up.

This south-lakefront community has always been a place where residents and institutions get involved and take an active role in community life. Our neighborhood has had to fight for what it wants. It is a place where residents and leaders from churches, block clubs and non-profit organizations aren’t afraid to make bold decisions.

Such decisions are needed now, as new investment comes to the neighborhood and Woodlawn seeks to reshape itself into a community of choice, where people of diverse incomes and cultures can find an attractive and safe place to live.

Powerful forces

Today’s Woodlawn is the result of forces that go well beyond the neighborhood’s boundaries—from Lake Michigan west to Martin Luther King, Jr., Drive, and from 60th Street south to Marquette Road and South Chicago Avenue.

Our community was shaped, first and foremost, by the Columbian Exposition in 1893, which triggered a building boom and brought 20 million visitors to the Jackson Park fairgrounds and nearby attractions. Many visitors arrived via a new elevated railroad—now called the CTA Green Line—that roared through the heart of Woodlawn above 63rd Street.

Even then, the University of Chicago was just to the north, across the Midway Plaisance. The university was founded in 1890, and by the 1930s many faculty members lived in Woodlawn. In later decades, as the university struggled to reverse deterioration around its campus through massive urban renewal projects, it became a target of neighborhood anger—and eventually, a partner in Woodlawn’s revitalization.

Woodlawn was not part of Chicago’s original Black Belt, the narrow strip of the South Side where African Americans settled in the early twentieth century. As blacks poured into Chicago from southern states, the city’s African-American population grew by 525,000 people between 1940 and 1960, putting pressure on the hard racial boundaries that marked the Black Belt, including boundaries in Woodlawn.

As in many Chicago neighborhoods, property owners in the northwest section of Woodlawn—the Washington Park Subdivision—used a racial covenant to prevent sales or rentals to African-American households. The Hansberry family challenged this practice by purchasing a home and
Neighborhood residents and institutions have a long tradition of creating programs for community improvement. Above, students study at an after-school program at Christway Missionary Baptist Church.

Getting organized

Still, Woodlawn had always been an active community. Neighbors who were dissatisfied with city services and substandard housing organized themselves into block clubs and church groups. In 1960, with guidance from University of Chicago graduate and famous organizer Saul Alinsky, more than 100 of these groups formed the Temporary Woodlawn Organization. Rev. Arthur Brazier was spokesman, and the organization used marches, boycotts, fiery speeches and voter registration drives to get the attention of landlords, business owners, the Chicago Public Schools and City Hall. This coalition of neighbors, renamed The Woodlawn Organization (T.W.O.), became a powerful force on both neighborhood and citywide issues.

One of the first protests involved the University of Chicago’s proposal to use federal urban renewal funds to extend its campus across the Midway Plaisance into a residential area of Woodlawn. T.W.O. led the fight against the university’s plan and ultimately forged a compromise that allowed the university to expand no further than 61st Street. To provide replacement housing for residents displaced by the new South Campus, the University of Chicago helped attract federal funding for 504 housing units at a development along Cottage Grove that is now called Grove Parc Plaza Apartments. In 1969 the university provided a long-term lease to T.W.O. for an eight-acre site, where T.W.O. built the 312-unit Jackson Park Terrace development.

Neighborhood residents and institutions have a long tradition of creating programs for community improvement. Above, students study at an after-school program at Christway Missionary Baptist Church.

renting it to other black families, a move that neighbors fought with a lawsuit. In 1940 the U.S. Supreme Court ruled, in Lee v. Hansberry, that the covenant was unenforceable. Later Lorraine Hansberry, daughter of the home’s owner, would portray that era’s harsh climate of exclusion in her play, A Raisin in the Sun. The court decision, meanwhile, opened the way for a stream of new African-American residents into Woodlawn and marked the beginning of the end of racial covenants throughout Chicago.

The court decision also created the crowded Woodlawn of the 1960s, more than 90 percent African American, where landlords cut up hundreds of large apartments into cramped kitchenettes that often lacked the plumbing, heating and space necessary for healthy living. No sooner had the population peaked at 81,000 than it began falling rapidly. Arson became widespread as landlords cashed out insurance policies; more than 360 buildings burned between 1968 and 1971. Crime and gang activity increased—Woodlawn was home base for the notorious Blackstone Rangers—and overcrowded local schools failed to provide a good education. In response, thousands of middle-income African-American families moved away.

By 1990 the east end of Woodlawn had hundreds of vacant lots, and once-vibrant 63rd Street was down to a few dozen stores. With a neighborhood unemployment rate of 24 percent, and nearly one-third of households living in poverty, Woodlawn was at a low point in its history.
Under the leadership of Dr. Leon D. Finney, Jr., T.W.O. greatly expanded its activities to include job training, business development and social services. Seeking to create jobs for local residents, it partnered in a grocery store, janitorial business and other ventures and became a major force in housing construction and revitalization, building about 1,700 units for seniors and families, mostly east of the Metra commuter-rail tracks. T.W.O. continues to provide a wide range of social services, from education programs and child care to addiction counseling.

Meanwhile, Rev. (now Bishop) Brazier built the Apostolic Church of God into a 17,000-member institution with a 3,000-seat sanctuary at 63rd and Dorchester.

Many others have contributed to Woodlawn’s grassroots tradition. Mattie Butler founded Woodlawn East Community and Neighbors (WECAN) in 1980, after a suspected arson fire killed nine of her neighbors, including five children. She began with housing advocacy and self-help projects but soon expanded into job training, youth programs and development of 112 units of affordable rental housing. The late Sadie Marie Smith organized residents on the 6500 block of South Evans and mentored local teens. Fifteen years ago, Collean Fuller created an after-school program at a local church, and it is still going today. Jeane Clark put together skating parties for youth and opened her home for after-school activities. Neighbors tend community gardens, and the First Presbyterian Church uses a greenhouse and adjacent lots as an urban farm.

Most recently, artists have found in Woodlawn a place where they can live, work and give back to the community.

**Housing comeback**

This core of activism helped Woodlawn turn the corner in the 1990s, when a series of pump-priming developments helped the dormant housing market begin to function again.

The non-profit Woodlawn Preservation and Investment Corporation, lead agency for the New Communities Program Woodlawn planning process, was formed in 1987 to combat disinvestment with housing and commercial development. It acquired and rehabbed the Grove Parc Plaza Apartments and adjoining retail center and, in 1995, partnered with Thrush Companies to build Plaisance Place, a 38-unit development of single-family homes and townhouses on Ellis and Greenwood Avenues. When those units sold out, a 40-year trend of disinvestment had been reversed.

In 1997, after a heated debate within the community over the future of 63rd Street, the Chicago Transit Authority tore down a 3,000-foot section of the Green Line L tracks east of Cottage Grove, opening those blocks for development. New brick single-family homes were soon built east of Woodlawn Avenue in the first phase of the Columbia Pointe development. Farther east, Woodlawn Community Development Corporation, the development arm of The Woodlawn Organization, built the Homes at Blackstone. Nearby it partnered on 45 single-family homes and two-flat units on the 6400 and 6500 blocks of South Kenwood.

The demolition of a 3,000-foot section of the CTA’s Green Line structure east of Cottage Grove has created new development opportunities along 63rd Street. The first phase of the Columbia Pointe development is a visible indication of Woodlawn’s growing desirability.

While the earliest projects attracted buyers with the help of public subsidies, such as those available through the city’s New Homes for Chicago program, the private market has since taken hold. In 2004 and 2005, dozens of private developments and condominium conversions were underway on streets throughout east and west Woodlawn, creating hundreds of new units of for-sale housing. Prices range from $175,000 for a two-bedroom condominium to $400,000 or more for single-family homes.
Figure 2  Catalyst projects

A number of projects developed since 1990 have helped to create the momentum for additional neighborhood improvement.

Recent developments
1. Columbia Pointe, Phase I
2. Jackson Park Terrace renovation
3. Homes of Blackstone, Phase I
4. South Side YMCA
5. Kenwood Pointe
6. Plaisance Place
7. University Village renovation - 84 units
8. Drexel Terrace renovation - 86 units
9. Trinity Oaks senior housing
10. Townhomes
11. Removal of El structure
12. Chase BankOne
13. New fire station and satellite training center
14. Kenwood Crossing - 5 single-family homes
15. Carnegie School addition
16. Wadsworth School campus park
17. Mt. Carmel athletic facilities improvements
18. Grand Ballroom renovation
19. Commercial renovation
20. St. Gelasius church and offices renovation
21. Renaissance Apartments renovation - 117 units
   (multiple locations)
22. Butler-Linden Building renovation - 42 affordable units
23. Kenneth Campbell Apartments renovation

Public facility upgrades
24. Hyde Park Academy rehabilitation
25. Harris Center renovated by Chicago Park District
26. Tot lot enhancement
27. NFL track improvement
28. Bessie Coleman Library
29. CTA station upgrade
30. Social Security Administration building

Woodlawn TIF district
Park
It will take more than new housing to achieve our vision for Woodlawn. To become a community of choice will require a full range of social and recreational amenities, safe streets, high-quality education for people of all ages, and an even stronger sense that Woodlawn is a tightly knit community, where residents know each other and work together.

Some of the necessary pieces have been put into place or are in the works. The South Side YMCA, for instance, was built in 1990 and has become a major gathering place for South Side residents. The Bessie Coleman Branch Library was built in 1992, and the former Harris YWCA has been purchased by the Chicago Park District and is being renovated. A private developer has renovated the historic Grand Ballroom at 6349 S. Cottage Grove Avenue and is converting the Strand Hotel nearby into live-work spaces for artists. These are foundations on which the neighborhood can build a full range of social and recreational programs for youth, adults and senior citizens.

Another nucleus for growth is the University of Chicago’s South Campus plan, which will create new buildings and pedestrian activity along 61st Street between Dorchester and Cottage Grove. According to plan details announced in 2004, the university is honoring its long-standing pledge to build only north of 61st Street, adding an 800- to 900-student residence hall and dining room at Ellis Avenue, and a mixed-use building, including retail businesses, at Woodlawn. The plan calls for a 30-foot setback along 61st Street and an open orientation toward the neighborhood, with landscaping and pedestrian-friendly gathering spots to create a welcoming environment.

The University of Chicago has been a strong ally in recent years, responding to the neighborhood’s requests to expand its police patrols in Woodlawn and providing tutoring in elementary schools. It has committed to support several of the projects in this plan, including a new school that will serve Woodlawn residents and expanded employment opportunities.

Still, much more will be needed to create the vibrant Woodlawn that we envision. Education, in particular, must be improved at every level, from early childhood through high school. Beyond high school, there must be opportunities for college or technical training to prepare our young people for well-paid employment.

The retail environment must also be improved to expand shopping choices for our residents and to bring new investment to major arteries, such as Cottage Grove south of 63rd Street, which is well suited to retail development. While new retail is appropriate for some areas, some streets that were once lined with stores should be converted to other uses, including housing, to fill the large gaps that remain along 63rd Street, 61st Street and other former commercial areas.

New stores can provide some part-time employment for our youth and full-time jobs for adults. But much more work is needed to help some residents prepare for and get living-wage jobs. That is why a Center for Working Families is recommended in this plan (see Project 3.1). Better programming is important to provide youth, senior citizens and families with healthy activities, and high-quality health and social services are necessary to help residents maintain employment and raise healthy families. Finally, safety on the streets and reductions in crime and gang activity are critical to the neighborhood’s future.

This plan provides a framework for pursuing these objectives, laying out eight strategies and 47 projects that will make Woodlawn, once again, a community that is growing and prosperous, a place that many types of people will want to call home.
Woodlawn Preservation and Investment Corporation (WPIC) is the New Communities Program lead agency in Woodlawn. It partners on the program with The Woodlawn Organization. The University of Chicago provides technical support and other resources to the New Communities Program in Woodlawn.

WPIC was organized in 1987 by a diverse group of individuals concerned about disinvestment in the neighborhood over previous decades. WPIC has a 12-member board of directors, of which more than two-thirds either live or work in Woodlawn. The board reflects the racial and economic interests of the community and adjacent South Side neighborhoods.

The mission of WPIC is to catalyze redevelopment and revitalization in Woodlawn and to build housing “that poor people can live in, not poor people’s housing.” WPIC is committed to increasing residential housing opportunities and supportive commercial uses to achieve an economically and racially integrated population in Woodlawn.

WPIC strives to redevelop Woodlawn for the benefit of long-time residents and to attract new members who will continue the community’s legacy of activism. Among the organization’s accomplishments are:

- Provision of employment services, after-school programming and free tax-preparation services, in partnership with Center for Economic Progress
- Acquisition and renovation of Grove Parc Plaza Apartments and adjoining retail center
- Participation in partnerships to rehabilitate apartment complexes for low- and moderate-income families, including the 117-unit Renaissance Apartments and 84-unit University Village
- Completion of the first phase of Columbia Pointe, a market-rate development along 63rd Street, in partnership with Woodlawn Community Development Corporation and All Chicago/Davis Group

WPIC’s employment center helps residents learn about job opportunities, prepare résumés and learn computer skills.
The Woodlawn Organization

The Woodlawn Organization (T.W.O.) was founded in 1960 as the Temporary Woodlawn Organization to address several neighborhood challenges, including substandard housing, inadequate city services and insufficient employment opportunities. Renamed The Woodlawn Organization in 1962, T.W.O. became a powerful force on local and citywide issues.

T.W.O. led community negotiations with the University of Chicago in the 1960s, when the school’s plans for campus expansion threatened to displace Woodlawn residents. The agreement led to construction of the 504-unit Grove Parc Plaza Apartments and a partnership with the university that continues to this day. The partnership has grown to include child-care, health services, safety and housing programs.

Beginning in the 1970s, T.W.O. expanded its organizing mission to include social services and job training and placement. Today it operates $8.5 million worth of social service programs in the areas of infant day care, early childhood education, substance abuse treatment and rehabilitation, family preservation, case management, job services and school attendance programs.

T.W.O. has been providing affordable housing since 1972, when it formed Woodlawn Community Development Corporation (WCDC), which pioneered mixed-income homeownership projects and has built or rehabbed 1,700 housing units. WCDC’s first major project was development of the 312-unit Jackson Park Terrace in 1974. It has been a partner in recent market-rate developments as well, including the Homes at Blackstone, Kenwood Pointe and Columbia Pointe.

University of Chicago

The University of Chicago was founded in 1890 in the Hyde Park neighborhood and is the largest employer on Chicago’s South Side. It has 13,000 students, 12,000 employees including the University of Chicago Hospitals and a $2 billion annual operating budget. The university is known worldwide for the quality of its academic departments, research and teaching programs and affiliated hospitals.

The university has been a partner with the Woodlawn community since the 1960s, participating in programs related to public education, safety, employment, housing development and healthcare. The university’s hospitals and community health care services provide more than $45 million annually in free medical care. Recent campus construction projects have included an apprenticeship program to train new employees and $130 million in contract commitments to minority- and women-owned firms.

The University of Chicago in 2004 announced the details of its South Campus project, which will bring major improvements to university-owned land north of 61st Street. Projects to be developed by 2008 include a new student residence and dining hall, a mixed-use building that will include retail stores, and new streetscapes, landscaping and parking structures.
Neighbors Create a Vision and Detailed Plan

When the New Communities Program (NCP) presented the opportunity to conduct a comprehensive community planning process, Woodlawn Preservation and Investment Corporation (WPIC) sought to ensure that the process would be broad-based and inclusive. As the lead agency, WPIC turned to neighborhood partners, residents and leaders of other community organizations to craft a quality-of-life plan that could transform Woodlawn into a vibrant, safe and diverse community.

The process began with a visioning session on May 31, 2003. The meeting provided an opportunity for the partners and other neighborhood leaders to discuss the history and current climate of Woodlawn.

The first task force meeting occurred on November 1, 2003, at the Woodlawn Community School. This was the first opportunity for the 32 members of the task force—of which 26 live in Woodlawn—to meet and discuss their visions for the community. As a benchmark for redevelopment, the members used the slogan “Woodlawn—Love It and Live It.”

The task force conducted a neighborhood bus tour on a rainy Saturday morning—January 17, 2004—and convened three community meetings at Carnegie School. The gathering on January 31 attracted 130 residents, who worked in nine small groups to define issues and develop ideas for community improvement.

Task force members and issue committees met regularly throughout 2004 to shape the strategies and initiatives in this quality-of-life plan. A draft work plan was discussed and improved in October 2004, and a revised list of strategies and projects was developed and approved by the end of the year. A recognition dinner to thank the volunteers who worked on the plan was held on December 9, 2004, at the Apostolic Church of God.

Publication of this plan does not mean that the process has ended. WPIC and its partners throughout the community intend to maintain an inclusive process to monitor the plan’s implementation, encourage collaborative efforts and hold accountable the organizations leading the various projects. The spirit of cooperation and enthusiasm that characterized the planning process must continue if this plan is to be implemented successfully.
A Vibrant Community, Full of Possibilities

Within the next 10 years, Woodlawn will be one of the most attractive and desirable communities in Chicago. An expanded range of housing choices will serve current residents as well as newcomers. The population will be growing because of excellent schools, a thriving business district, safe streets, strong employment possibilities and our enviable location, close to transportation, parks and the University of Chicago. Building on its long tradition of civic involvement, Woodlawn will be a vibrant place where everyone can get involved in neighborhood life through organizations, churches, artist communities, youth programs and small businesses.

**Schools**  Strong parent involvement, partnerships, new school options, after-school activities and high academic standards will make our schools an excellent choice for local families.

**Housing**  The community will provide an ample choice of quality affordable housing, encourage development of new homes and condominiums and provide support to homeowners and renters to maintain quality housing.

**Jobs**  Employment networks will connect residents to skills training programs and well-paid jobs locally and throughout the region, and specialized programs will serve those with scant work experience, gaps in their employment history or criminal records.
Support improvement of housing stock

University of Chicago South Campus Plan

Expand housing supply for mix of incomes

Plan and implement youth activities

63rd Street Under the "El" development program

Support improvement of housing stock

Artist work/live at old Strand Hotel

Upgrade Metra station

Expand housing supply for mix of incomes

Woodlawn school network
Eight Strategies to Achieve Our Vision

The Woodlawn Quality-of-Life Planning Task Force developed eight key strategies and 47 projects to help residents and organizations achieve their vision for the community.

Our Strategies:

1. **Expand** the supply of new housing for a mix of incomes, and support improvement of existing housing stock.
2. **Develop** a vibrant retail and business environment and a central shopping district along Cottage Grove south of 63rd Street.
3. **Promote** economic opportunity, workforce development and improved connections to the job market.
4. **Organize** people and resources to make all Woodlawn schools excellent.
5. **Improve** communication and coordination among organizations, residents and institutions.
6. **Plan** and implement activities and programs for youth.
7. **Expand** recreational activities for all ages, and develop new programs around arts and culture.
8. **Provide** professional development resources and other support to health and social service agencies.
STRATEGY 1

Expand the supply of new housing for a mix of incomes, and support improvement of existing housing stock.

For more than 100 years, since its first spurt of growth before the 1893 Columbian Exposition, Woodlawn has been primarily a community of rental apartments. Today that is changing. Single-family homes line 63rd Street, where the L tracks once stood, and condominium developments are attracting newcomers, pushing the homeownership rate to 18 percent.

Many new residents are young people or empty nesters rather than families with children, and much of the revitalization has been on streets east of Cottage Grove Avenue, though redevelopment has begun to move west. Our vision is to expand the range and types of housing choices throughout the community, so that good housing is available for residents of all incomes and family types. We are also committed to helping current residents stay in the community as property values and property taxes increase.

1.1 Promote balanced development of housing that includes new and rehabbed market-rate units, while preserving affordable housing opportunities.

Work with for-profit and non-profit developers to bring more for-sale housing to the community at a range of prices. At the same time, develop resources to help current residents maintain their homes (see Project 1.2) and building owners to maintain the supply of affordable rental apartments.

1.2 Establish a comprehensive housing center.

Provide a full range of housing-related information and services to residents, homeowners, renters, housing developers and others, with two main areas of work:

- Provide services to help with issues such as repairs, finance, maintenance, tenant rights, rehab loans, foreclosure prevention and disputes with contractors or developers. Provide seminars for training of landlords, tenants and new homeowners. Spread information with a web site, and expand capacity through partnerships with organizations such as Neighborhood Housing Services (NHS) and Woodlawn East Community and Neighbors (WECAN).

- Provide development and marketing support to promote construction of new market-rate housing, with special attention to filling the isolated vacant lots west of Cottage Grove and the larger vacant tracts on the community’s east end. Create a database that includes a vacant land inventory, market trend information, zoning details, listing of all local housing supported by subsidy programs, available subsidies and other relevant material. Also promote programs that support homebuyers, such as the University of Chicago’s Employer-Assisted Housing Program for employees, which lends money for down payments on neighborhood homes.
1.3 Improve maintenance of and encourage reinvestment in rental housing.
Work with owners of rental properties to upgrade and reinvest in their properties and to maintain affordable rents, using city and other subsidy programs. Include affordable units in any new rental developments.

1.4 Survey housing conditions to identify problem properties.
Monitor resolution of housing issues and work with elected officials and city agencies to coordinate enforcement of housing and maintenance codes. Because safety and crime issues are often connected to housing conditions or management, this database can also supplement safety initiatives (see Projects 5.5 and 5.6).

1.5 Engage residents and stakeholders in a planning process for improvements to Grove Parc Plaza.
Use community meetings, surveys and professional planning assistance to assess needs and challenges in this subsidized development along Cottage Grove north of 63rd Street, and implement programs to improve living conditions, safety and the overall environment in and around the development.

1.6 Support development of the Living Room Café,
an affordable family residence and facility for people at risk of homelessness.

1.7 Develop new housing options for seniors,
such as a continuum-of-care facility and intergenerational housing to allow seniors to age in place.

For-profit and non-profit developers are bringing more for-sale housing to Woodlawn at a range of prices. This condominium building is at 60th and Rhodes.

Figure 4 Columbia Pointe
Phases II and III of the Columbia Pointe development will provide more than 200 units of new single family homes, town houses, condominiums and small multi-unit buildings. This sketch shows homes and three flats to be built on the north side of 63rd Street between Ingleside and Harper.
**STRATEGY 2**

**Develop a vibrant retail and business environment and a central shopping district along Cottage Grove south of 63rd Street.**

The Woodlawn shopping district once spread along 63rd Street for more than a mile and drew shoppers from all over the South Side with a variety of high-quality goods. All that remains of that district is a small hub of retail and business activity at 63rd and Cottage Grove, including a bank, Daley’s Restaurant, currency exchanges, a small grocery, and a few other shops. Small clusters of businesses are also scattered throughout the community, on 61st Street near King Drive, 67th Street, South Chicago Avenue, 63rd and Harper, and 65th and St. Lawrence.

With few local choices, most Woodlawn residents go elsewhere for shopping and professional services; they spend $90 million per year in other communities for groceries, drugs, restaurant food and general merchandise, according to a 2002 study by MetroEdge, an urban-markets research firm.

Residents envision a new business district, with a range of retail businesses to supply the basic needs of all residents, from convenience stores to hardware stores. Residents would also like more locally and minority-owned businesses in the neighborhood. The goal is two-fold: to expand goods and services available to residents by reviving the retail and business district, and to increase opportunities for good jobs and rewarding careers.

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**Figure 4 Enhancement program for 63rd Street**

This concept shows opportunities for new development and streetscape enhancements along the “under the El tracks” portion of 63rd Street between Cottage Grove and King Drive. To promote a viable mixed use program for this area, new development controls and landscape standards must be implemented.
2.1 Create a central business district along Cottage Grove from 63rd to 67th Streets.

The intersection of 63rd and Cottage Grove and the blocks south of it offer opportunities for major new retail development. The CTA Green Line station serves 1,300 passengers per day, providing a reliable stream of potential customers for retail, service and restaurant operations. Cottage Grove is a major artery for auto traffic and has many vacant or underutilized properties suitable for large and small retail developments. To realize this opportunity:

- Perform a market analysis and feasibility study for retail development in the targeted area.
- Prepare a coordinated development scenario for specific parcels of land, such as the lots along 63rd Street. These are owned by Woodlawn Preservation and Investment Corporation and Woodlawn Community Development Corporation and could help jump-start development.
- Develop a compact design concept for key parcels, showing how a “big-box” retailer could fit on a smaller site than in suburban developments.
- Work with elected officials and city planning and development officials to recruit businesses and developers to fill vacant lots and revitalize deteriorated properties.
- Make streetscape improvements along 63rd and Cottage Grove, and encourage new development that emphasizes the 63rd and Cottage Grove intersection as a community gateway.
- Review architects’ designs for all new or rehabilitated buildings, and discourage parking lots fronting on 63rd Street.

Figure 5 New 63rd Street streetscape

This view of 63rd Street looking west toward Cottage Grove Avenue illustrates how murals, hanging planters and streetscape amenities can be used to soften and enhance the appearance of the “El” structure.
2.2 Beautify the section of 63rd Street that runs under the “El” tracks, from Cottage Grove to King Drive. Develop a streetscape design to change negative perceptions of this area and support revival of retail and housing development, using elements such as those illustrated in Figure 5, New 63rd Street streetscape:
- Creative lighting under the 63rd Street “El” tracks to emphasize their structural qualities
- Decorative hanging baskets and container plantings to soften the harshness of the structure
- Welcoming banners at the east end of the structure at 63rd and Cottage Grove and on the west at Calumet Avenue
- Ornamental street lighting, hanging lanterns and accent lighting on buildings
- Special sidewalk paving and a deeper, eight-foot setback in front of new commercial buildings

2.3 Create a local chamber of commerce. Develop an association representing local retail, professional services and other businesses to promote growth and reinvestment, recruit new businesses, develop joint marketing programs and assume responsibility for parts of the business development plan outlined in Project 2.1.

2.4 Incorporate public art, historic preservation, landscaping and community heritage into the design of streetscape and infrastructure improvements. Build on Woodlawn’s long history as a South Side retail center by preserving older buildings and incorporating new features that respect the community’s past.

2.5 Create concentrated nodes of commercial development to serve local residents and complement the central business district. Identify locations of commercial nodes in Woodlawn, such as the 61st and King Drive retail strip, analyze market conditions and recommend policies for future land use. A potential site for mixed-use retail development is the empty building on the southwest corner of 63rd and Woodlawn, near new single-family homes.

2.6 Coordinate with the University of Chicago’s South Campus plan for the north side of 61st Street. The plan includes an 800- to 900-bed student residence at Ellis, a 20,000-square-foot retail plaza at Woodlawn and conversion of the vacant Illinois Bell switching station at Kenwood into office space. The retail component can provide convenient shopping for households in the apartment buildings and condominiums between 61st and 63rd streets.
STRATEGY 3

Promote economic opportunity, workforce development and improved connections to the job market.

Despite strong transit connections to Chicago’s downtown job market and immediate proximity to the University of Chicago, which employs 12,000 people, Woodlawn has long suffered from high unemployment rates and a perception that there are few job opportunities, especially for youth and young adults. New programs can create stronger links to job markets throughout the region, while improving worker skills and earning power.

3.1 Add a Center for Working Families component to the Woodlawn Employment Center to provide comprehensive employment and financial services.

This program, based on a model developed by the Annie E. Casey Foundation and LISC/Chicago, will help local residents improve household income and long-term career prospects. Services might include job placement, public benefits screening, GED and computer literacy training, free tax-preparation assistance, access to checking accounts and other financial services, and participant monitoring and support. Potential partners include the Center for Economic Progress, South Side Federal Credit Union and Project Match.

3.2 Develop local job opportunities for adults and youth.

Work with the Woodlawn Employment Center and local employers, in particular the University of Chicago and University of Chicago Hospitals, to place residents in local jobs that offer a career path, benefits and family-supporting wages. Advocate for expanded enrollment of Woodlawn residents in the University of Chicago Hospitals’ skills training academy and in the university’s apprentice and campus construction programs. As new retail developments are attracted to Woodlawn, develop a pool of qualified local job applicants.

3.3 Connect residents to specialized training and job opportunities for residents with criminal records, limited employment histories or disabilities.

During 2003 more than 500 people returned from prison to the 60637 ZIP Code that includes Woodlawn, according to a recent City of Chicago analysis. Develop connections to programs that can connect these returning residents with job placement services, social supports and information about rights and opportunities for the formerly incarcerated. Work with the Chicago Bar Association to educate residents about expungement procedures, which can seal criminal records or remove minor offenses from the record. Also develop job opportunities for people with disabilities by working with specialized agencies such as Jewish Vocational Services on 61st Street.

3.4 Promote local entrepreneurship and new-business start-ups.

Work with neighborhood and city organizations to promote local business start-ups, and support established small and home-based businesses through the chamber of commerce (see Project 2.3) and other programs. Make use of resources from the University of Chicago, Women’s Business Development Center and other organizations to provide training in business plan development, marketing and other skills.
Organize people and resources to make all Woodlawn schools excellent.

Improving the quality of education for local residents was one of the most frequently mentioned priorities during the planning process. About 10,000 students are served by seven public elementary schools, Hyde Park Academy High School and Mt. Carmel High School, a Catholic institution.

Test scores at Carnegie School and Woodlawn Community School show relatively strong performance; more than half of students meet or exceed state norms in reading and math. At the other five public elementary schools, only one-third or fewer students meet that norm. A study of Hyde Park Academy students found a 31 percent dropout rate. Planning participants repeatedly stated that school improvement must be a priority.

4.1 Create a Woodlawn schools network to marshal resources and advocate for the fundamental change needed to improve education.

- Work with the Area Education Officer to set up regular meetings of school principals to address common issues, such as school management, curricula and teaching methods.
- Bring together Woodlawn’s Local School Councils to provide support and training and to foster educational excellence.
- Expand links to University of Chicago educational resources, such as the tutoring programs already used by most Woodlawn schools.
- Sponsor career-day presentations and preparation courses for standardized ACT and SAT tests.
- Educate parents about financial literacy, how to select schools for their children, how to apply to colleges and universities, and other life skills.

4.2 Develop two new charter schools to expand local educational options. The Woodlawn Organization plans a math-and-science school for grades 7-12 at 1445 E. 65th Street. The University of Chicago, which operates a charter school in the Kenwood neighborhood, is exploring creation of a charter school in Woodlawn. The Woodlawn charter school would serve as an avenue for professional development, offer residency programs for student teachers and be a hub of training and leadership development for teachers and principals from throughout Woodlawn and other Chicago neighborhoods.

4.3 Create community schools that offer specialized programs and extended hours for children and families, including after-school activities and adult learning opportunities.
4.4 Develop local and citywide resources to strengthen educational opportunities.
Seek partnerships with Chicago Park District facilities, community groups, churches, the Bessie Coleman Library and other organizations to provide out-of-school enrichment activities, tutoring and other supportive services. One example is a program operated by Woodlawn Community Service Corporation, which provides uniforms and school supplies to some students at McCosh School and Woodlawn Community School. Cultivate relationships with corporations and foundations to attract additional financial resources to local schools and programs. Expand neighborhood interaction with private institutions, such as Mt. Carmel High School.

4.5 Expand and strengthen early childhood development programs.
Analyze available services and conduct a comprehensive survey of residents to develop an early childhood initiative that responds to documented needs.

4.6 Provide community service, internship and co-op employment opportunities for students at Hyde Park Academy and Mt. Carmel High School. Emphasize opportunities that develop marketable skills and provide solid work experience. Proposed improvements to the Metra station and rail embankment may offer opportunities (see Project 7.6).

4.7 Develop programs to reduce the dropout rate and combat high-school truancy.
Work with CPS principals, parents, teachers, social workers and others to increase high school attendance rates and create an early-warning system to identify youngsters at risk of dropping out.

4.8 Create opportunities for intergenerational activities that enable seniors and youth to share skills and experiences. The child-care program at the Harris Recreation Center, for instance, could involve senior citizens in regular visits with the children.

Providing community service and leadership opportunities for high school students can help them become productive adults.
STRATEGY 5

Improve communication and coordination among organizations, residents and institutions.

Though Woodlawn has a proud legacy of activism and organizing, many groups may be unaware of activities elsewhere in the neighborhood, and there is often little coordination among programs. The many active organizations, block clubs, service providers, churches and institutions in Woodlawn would benefit from better communication vehicles, more marketing and outreach efforts and a stronger emphasis on teamwork.

5.1 Expand the local tradition of block club organizing.
Develop resident-leadership training programs, monitor crime and safety issues, coordinate and promote joint activities and regularly convene neighborhood leaders to discuss common issues.

5.2 Create a program to welcome newcomers.
 Invite new renters and homebuyers to participate in community activities. Introduce them to neighborhood resources, and encourage them to become neighborhood activists.

5.3 Promote residents’ involvement with local agencies.
To improve local agencies’ responsiveness and quality of service, encourage community members to join boards and advisory councils of public agencies, parks, schools, non-profit groups and block clubs.

5.4 Identify collaborative opportunities for social service agencies to improve and coordinate programming and services for residents.
Working with the Woodlawn Social Service Network, create linkage agreements among agencies that allow release of information for purposes of coordination. Also create an e-mail listserv and fax list to notify agencies of available funding and relevant public policy developments.
5.5 Develop stronger connections and programming among religious institutions.
Build on the long history of leadership shown by Woodlawn churches and religious institutions by re-establishing an association for Woodlawn clergy, posting information about local churches and temples on Woodlawn-oriented web sites, and distributing a list of neighborhood houses of worship to newcomers (see Project 5.2).

5.6 Create safer streets for residents through expanded partnerships.
- Improve relationships between the Chicago Police Department and community residents, including youth, through expanded participation in CAPS meetings, creation of new youth programs and outreach to block clubs.
- Support expansion of the University of Chicago Police Force’s jurisdiction to areas west of Langley or south of 64th Street.
- Address safety fears of seniors by creating an escort service for short trips in the neighborhood.
- Recruit adults to walk with children to and from school.

5.7 Monitor crime and develop programs to improve safety.
Develop, maintain and monitor a database of crime statistics, housing conditions, neighborhood trouble spots and court-related activities to provide a reliable, broad and up-to-date picture of neighborhood safety. Work with local police and the partnerships described in Project 5.5 to analyze this information and create programs to respond.

5.8 Disseminate community information about social and economic issues.
Create a Woodlawn web site and community newspaper, and use billboards and marquees. Survey consumers at community events about health and social services, and publicize the results through local communication networks to promote widespread discussion of solutions. Provide a local resource center where seniors can get information on programs of interest.

We will encourage activities that strengthen and support families.
Plan and implement activities and programs for youth.

Improving opportunities and programming for youth is a high priority for Woodlawn residents. Throughout the planning process, participants emphasized the need for positive alternatives to gang activity and loitering on street corners, including expanded after-school and evening programs, safety initiatives that address territory and gang boundary issues, and stronger relationships between neighborhood youth and adults.

A particular need is for activities that bring together children from different parts of the neighborhood to defuse turf conflicts and help youth get to know each other. Developing an artistic community that would live and work in Woodlawn and contribute to cultural programming was identified as another way to connect with youth and involve them in the life of the community.

6.1 **Organize a planning process around youth needs.**
Include all neighborhood stakeholders, such as youth, service providers, schools, arts organizations, parents and others, to develop an assessment of existing programs and ideas for new or expanded offerings.

6.2 **Develop new or expanded programs based on the planning process and other identified needs.**
Include programs and seek sponsorship by local Chicago Park District facilities, the South Side YMCA, local churches and other agencies that serve youth.

6.3 **Coordinate and promote established and new programs, including after-school tutoring and cultural activities such as dance, music and visual arts.**
To support the coordination and promotion efforts, create or use information networks that include schools, web sites, cultural institutions, churches and others.

6.4 **Build an injury-free playground for young children in the area bounded by 63rd to 67th Streets and Cottage Grove to King Drive.**
Seek an appropriate site in West Woodlawn for construction of a playground such as the one at Huckleberry Park, 62nd and Kimbark, which was designed with soft surfaces and safe equipment to minimize potential injuries.
The 27,000 residents of Woodlawn live close to a variety of major recreational assets, from Jackson Park and 63rd Street Beach to the Midway Plaisance, Washington Park and South Side YMCA. The neighborhood also houses two famous museums, the Museum of Science and Industry and the DuSable Museum of African American History.

Despite these and other resources, the task force identified a lack of connection to recreation, arts and cultural activities for residents of every age group, from young children to senior citizens.

7.1 Expand recreational programming throughout Woodlawn.
Develop new programs at the Bessie Coleman Library. Provide a place where children can access the Internet for recreation and learning. Turn vacant lots into play spaces for small children and families. Ensure that recreational programming meets the needs of neighborhood teens (see Strategy 6).

7.2 Develop the Chicago Park District Harris Recreation Center as a cultural and recreational hub.
This former YWCA facility at 6200 S. Drexel was recently purchased by the Chicago Park District and is being rehabilitated to allow for expanded programming. Neighborhood involvement is needed to plan and implement a full range of activities.

7.3 Expand neighborhood-friendly programming at nearby major facilities.
Work with officials from the Jackson Park field house, Midway Plaisance, Washington Park, Museum of Science and Industry and DuSable Museum to publicize offerings to neighborhood residents and create partnerships with local schools and neighborhood groups.

7.4 Create a Woodlawn arts council.
Create an association of artists, organizations and other interested parties to coordinate arts and cultural programming and advance new projects and programs. The arts council could:

- Host an all-community arts festival to showcase the work of local artists and children. The festival could be staged at 63rd and Cottage Grove, the dividing line between East and West Woodlawn, to show that the community seeks a cohesive social structure and elimination of old boundaries.

- Support established theater and music programs, including Chicago Theatre Company, eta Creative Arts Foundation and the Apostolic Church of God Youth Orchestra, through networking and joint promotion of performances.

- Develop new arts organizations and help small ones grow through partnerships of the Ready Arts Incubator (RAI) and local community organizations.
7.5 **Support development of a live-work space for artists.**
Attract more artists to the community and encourage art projects that involve local youth and adults. A private developer is converting the old Strand Hotel on the 6300 block of Cottage Grove into affordable condominiums for artists.

7.6 **Establish a program of public art and beautification along key streets and in public facilities, and involve youth in creating the artworks.**
The 63rd Street Metra station and embankment is one possible target for painting, new landscaping and public artwork; the project could allow students from Hyde Park Academy and Mt. Carmel High School to earn community service hours (see Project 4.6). An example of how art could be incorporated into public spaces is shown in Figure 7, Public Art at Bessie Coleman Library.

7.7 **Establish social and informational get-togethers for senior citizens.**
Organize a major annual event to help seniors maintain an active social life.

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**Figure 7 Bessie Coleman Library enhancement**
Public art and beautification along key streets can enhance Woodlawn’s community identity. Enhancements should be focused at key locations, such as Bessie Coleman Branch Library, illustrated here.
STRATEGY 8

**Provide professional development resources and other support to health and social service agencies.**

Woodlawn residents have access to many local public and private organizations that offer health and social services, but many needs remain unmet because residents do not know how or where to receive services, or even what services exist. The quality of services can be uneven, as well, due to high employee turnover rates and services that do not meet local needs.

The community made substantial progress in reducing infant mortality and teen birth rates between 1992 and 2002, according to the Chicago Department of Health. Still, nearly one-fifth of all births were to teen mothers in 2002, and in 5 percent of all births, mothers received no prenatal care. Rates of heart disease, cancer and sexually transmitted disease all exceeded citywide averages.

The goals of this strategy are to improve healthcare and social service delivery by supporting professionals who work in these fields, providing effective marketing and outreach, and performing analysis and evaluations to keep organizations abreast of and responsive to community needs.

**8.1 Sponsor regular health fairs and screenings, seminars and other events.**

Help residents diagnose and address health issues including high blood pressure, diabetes, dental and vision problems and mental health needs.

**8.2 Support and strengthen local providers of social and health services.**

To upgrade professional skills, improve job satisfaction and reduce employee turnover rates:

- Offer free or low-cost continuing-education opportunities for Woodlawn healthcare providers.
- Maintain free continuing education seminars for social service professionals through the School of Social Service Administration at the University of Chicago.
- Suggest minimum local hiring standards for health and social service providers to guide agencies as they build their staffs.
- Provide guidelines for performance reviews.
- Help agencies develop programs to reduce burnout and improve stress management skills.

**8.3 Regularly analyze community health and social service needs to assist in evaluating programs and services.**

- Identify models that can be used for annual evaluations of health and human service agencies.
- Identify partners to analyze gaps in health and human services in Woodlawn every two to three years.
- Research and recommend successful preventive care models for health and social service agencies.
- Establish priorities for health and social service issues affecting Woodlawn residents, and advocate for providers to address these needs.
Organizations in the neighborhood and committees formed during the NCP planning process have agreed to serve as convener or lead organization for the projects in this plan. Other organizations have been approached to be partners on implementation. Conveners and potential partners include (but are not limited to):

Allstate Insurance AI
Bessie Coleman Branch Library BCBL
Black Star Project BSP
Carnegie School
Center for Economic Progress CEP
Center for Neighborhood Technology CNT
Chapin Hall CH
Chicago Department of Cultural Affairs CDCA
Chicago Department of Human Services CDHS
Chicago Department on Aging CDOA
Chicago Park District
Chicago Park District Harris Recreation Center CPD Harris
Chicago Police Department
Chicago Public Schools CPS
Chicago Transit Authority CTA
Christway Missionary Baptist Church Christway MBC
Columbia College CC
Community Investment Corporation CIC
Community Media Workshop CMW
Community REACH Network REACH
Concord Missionary Baptist Church Concord MBC
Designs for Change DFC
DuSable Museum of African American History DuSable
 eta Creative Arts Foundation
First Presbyterian Church
Grove Parc Plaza Apartments GPPA
Hyde Park Art Center HPAC
Injury Free Children’s Coalition IFCC
Jewish Vocational Services JVS
Kennedy King Community College KKCC
Leadership Council for Metropolitan Open Communities LCMOC
Literacy Chicago LC
Local Initiatives Support Corp./Chicago LISC
Local School Councils LSCs
Malcolm X Community College MXCC
Mayor’s Office for People with Disabilities MOPD
McCosh School
Mercy Hospital MH
Metropolitan Area Group for Igniting Civilization MAGIC
Muntu Dance Theatre MDT
Museum of Science and Industry
Neighborhood Housing Services NHS
New Communities Program NCP
Northeastern Illinois Planning Commission NIPC
Provident Hospital PH
Ready Arts Incubator
Real Benefits RB
Safer Foundation SF
South East Chicago Commission SECC
South Shore Cultural Center SSCC
South Side Community Art Center SSCAC
South Side Federal Credit Union SSFCU
South Side YMCA SSYMCA
Survey Research Group SRG
The Woodlawn Organization T.W.O.
United States Small Business Administration SBA
University of Chicago U. of C.
University of Chicago Hospitals U. of C. Hospitals
University of Chicago Police Department U. of C. Police
University of Chicago School of Social Service Administration SSA
Women’s Business Development Center WBDC
Women’s Self Employment Project WSEP
Woodlawn Arts Council (to be created) WAC
Woodlawn Chamber of Commerce (to be created) WCC
Woodlawn Community Development Corporation WCDC
Woodlawn Community School
Woodlawn Development Associates WDA
Woodlawn Employment Center WEC
Woodlawn East Community and Neighbors WECAN
Woodlawn Health Clinic WHC
Woodlawn Mental Health Center WMHC
Woodlawn Preservation and Investment Corporation WPIC
Woodlawn Social Service Corporation WSSC
Woodlawn Social Service Network WSSN
## Schedule and Priorities

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>TIMEFRAME (YEARS)</th>
<th>ORGANIZATIONS</th>
<th>LEAD OR CONVENER</th>
<th>PARTNER</th>
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<tbody>
<tr>
<td><strong>EXPAND THE SUPPLY OF NEW HOUSING AT A RANGE OF PRICES AND SUPPORT IMPROVEMENT OF EXISTING HOUSING STOCK</strong></td>
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<tr>
<td>1.1 Promote balanced development of housing that includes new and rehabbed market-rate units while preserving affordable housing opportunities.</td>
<td>2-3</td>
<td>NCP Housing Committee</td>
<td>WECAN, WPIC, WDA, MAGIC</td>
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<tr>
<td>1.2 Establish a comprehensive housing center.</td>
<td>2-3</td>
<td>WCDC</td>
<td>WECAN, SSFCU, CIC, LCMOC, NHS, U. of C. Law</td>
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<tr>
<td>1.3 Improve maintenance of and encourage reinvestment in existing rental housing.</td>
<td>2-3</td>
<td>NCP Housing Committee</td>
<td>City officials, T.W.O., WECAN, MAGIC, homeowner and tenant associations, block clubs</td>
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<tr>
<td>1.4 Survey housing conditions to identify problem properties.</td>
<td>2-3</td>
<td>NCP Housing Committee</td>
<td>NIPC, T.W.O., block clubs, homeowner and tenant associations, MAGIC, U. of C. students</td>
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<tr>
<td>1.5 Engage residents and stakeholders in a planning process for improvements to the Grove Parc Plaza development.</td>
<td>2-3</td>
<td>WPIC</td>
<td>GPPA residents, T.W.O., MAGIC, community residents</td>
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<td>1.6 Support development of the Living Room Café.</td>
<td>2-3</td>
<td>Inspiration Corporation</td>
<td>WECAN, WSSN, MAGIC, WCC, NCP Housing and Business Committees</td>
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<tr>
<td>1.7 Develop new housing options for seniors.</td>
<td>2-3</td>
<td>First Presbyterian Church</td>
<td>NCP Housing Committee, representatives from senior buildings, churches, developers</td>
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<td><strong>DEVELOP A VIBRANT RETAIL AND BUSINESS ENVIRONMENT AND A CENTRAL SHOPPING DISTRICT ALONG COTTAGE GROVE SOUTH OF 63RD STREET</strong></td>
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<td>2.1 Create a central business district along Cottage Grove from 63rd to 67th Streets.</td>
<td>2-3</td>
<td>WCC, WBDC</td>
<td>City officials, CNT</td>
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<td>2.2 Beautify the section of 63rd Street that runs under the L tracks, from Cottage Grove to King Drive.</td>
<td>2-3</td>
<td>City officials</td>
<td>NCP Arts Committee, WAC, WCC</td>
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<tr>
<td>2.3 Create a local chamber of commerce.</td>
<td>2-3</td>
<td>NCP Business Committee</td>
<td>Business owners, city officials, South Shore and South Chicago business associations, REACH</td>
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<td>2.4 Incorporate public art, historic preservation, landscaping and community heritage into the design of streetscape and infrastructure improvements.</td>
<td>2-3</td>
<td>City officials</td>
<td>WAC, REACH</td>
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<td>2.5 Create concentrated nodes of commercial development.</td>
<td>2-3</td>
<td>NCP Business Committee</td>
<td>City officials, WCC</td>
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<td>2.6 Coordinate with the University of Chicago’s South Campus Plan.</td>
<td>2-3</td>
<td>NCP Business Committee</td>
<td>T.W.O., WCC, WEC</td>
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<td>STRATEGY</td>
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<td>3. PROMOTE ECONOMIC OPPORTUNITY, WORKFORCE DEVELOPMENT AND</td>
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<td>IMPROVED CONNECTIONS TO THE JOB MARKET</td>
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<td>3.1 Add a Center for Working Families component to the Woodlawn Employment Center to provide comprehensive employment and financial services.</td>
<td>■ ■ 4-5</td>
<td>WPIC LISC, SSFCU, LC, CEP, RB, KKCC</td>
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<td>3.2 Develop local job opportunities for adults and youth.</td>
<td>■ ■ 2-3</td>
<td>WPIC WCC, U. of C., U. of C. Hospitals</td>
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<td>3.3 Connect residents to specialized training and job opportunities for residents with criminal records, limited employment records or disabilities.</td>
<td>■ ■ 2-3</td>
<td>WPIC JVS, SF, MOPD</td>
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<td>3.4 Promote local entrepreneurship and new-business start-ups.</td>
<td>■ ■ 2-3</td>
<td>WCC NCP Business Committee, WECAN, WBDC, WSEP, SBA, CCC, CNT,</td>
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<tr>
<td>4. ORGANIZE PEOPLE AND RESOURCES TO MAKE ALL WOODLAWN SCHOOLS EXCELLENT</td>
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<td>4.1 Create a Woodlawn schools network to marshal resources and advocate for the fundamental change needed to improve education.</td>
<td>■ ■</td>
<td>T.W.O. NCP Education Committee; U. of C.; LSCs, principals and parents of local schools; CPS officials; education organizations such as BSP, DFC</td>
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<tr>
<td>4.2 Develop two new charter schools to expand local educational options.</td>
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<td>T.W.O., U. of C. NCP Education Committee, CPS</td>
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<td>4.3 Create community schools that offer specialized programs and extended hours.</td>
<td>■ ■</td>
<td>U. of C. Schools, CPS, SSA, NCP Education Committee</td>
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<tr>
<td>4.4 Develop local and citywide resources to strengthen educational opportunities.</td>
<td>■ ■</td>
<td>NCP Education Committee T.W.O., U. of C.</td>
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</tr>
<tr>
<td>4.5 Expand and strengthen early childhood development programs.</td>
<td>■ ■</td>
<td>U. of C. Child care facilities, home care providers, SSYMCA, YWCA, T.W.O., CDHS, CH, SRG, WBDC, KKCC, EI.</td>
<td></td>
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</tr>
<tr>
<td>4.6 Provide community service, internship and co-op employment opportunities for students at Hyde Park Academy and Mt. Carmel High School.</td>
<td>■ ■</td>
<td>WSSN NCP Education Committee, T.W.O., WCC, SSYMCA, YWCA, Chicago Park District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.7 Develop programs to reduce the dropout rate and combat high-school truancy.</td>
<td>■ ■</td>
<td>T.W.O. Schools, CPS</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.8 Create opportunities for intergenerational activities for seniors to enable seniors and youth to share skills and experiences.</td>
<td>■ ■</td>
<td>CPD Harris Senior buildings, child care facilities, after school programs, CDOA, churches, Chicago Police Dept. Third District Seniors, WSSC, WSSN</td>
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</tbody>
</table>
### STRATEGY

<table>
<thead>
<tr>
<th>ORGANIZATIONS</th>
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<tbody>
<tr>
<td>LEAD OR CONVENER</td>
</tr>
<tr>
<td>PARTNER</td>
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</tbody>
</table>

### WORK PROGRAM

#### 9. IMPROVE COMMUNICATION AND COORDINATION AMONG ORGANIZATIONS, RESIDENTS AND INSTITUTIONS.

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>TIMEFRAME (YEARS)</th>
<th>LEAD OR CONVENER</th>
<th>PARTNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Expand the local tradition of block club organizing.</td>
<td>■ ■ ■</td>
<td>T.W.O.</td>
<td>MAGIC, REACH</td>
</tr>
<tr>
<td>5.2 Create a program to welcome newcomers.</td>
<td>■ ■ ■</td>
<td>WCC</td>
<td>WSSN, T.W.O., NCP Education Committee</td>
</tr>
<tr>
<td>5.3 Promote residents' involvement with local agencies.</td>
<td>■ ■ ■</td>
<td>WSSN</td>
<td>SSA</td>
</tr>
<tr>
<td>5.4 Identify collaborative opportunities for social service agencies to improve and coordinate programming and services for residents.</td>
<td>■ ■ ■</td>
<td>WSSN</td>
<td>T.W.O.</td>
</tr>
<tr>
<td>5.5 Develop stronger connections and programming among religious institutions.</td>
<td>■ ■ ■</td>
<td>Christway MBC, Concord MBC</td>
<td>Woodlawn churches</td>
</tr>
<tr>
<td>5.6 Create safer streets for residents through expanded partnerships.</td>
<td>■ ■ ■</td>
<td>T.W.O.</td>
<td>Chicago Police, U. of C. Police, block clubs, WCC.</td>
</tr>
<tr>
<td>5.7 Monitor crime and related issues and develop programs to improve safety.</td>
<td>■ ■ ■</td>
<td>U. of C. Police</td>
<td>Chicago Police, T.W.O., WCC, SECC</td>
</tr>
<tr>
<td>5.8 Disseminate community information about social and economic issues.</td>
<td>■ ■ ■</td>
<td>WPIC</td>
<td>LISC, T.W.O., CMW, U. of C. students, REACH, WCC</td>
</tr>
</tbody>
</table>

#### 6. PLAN AND IMPLEMENT ACTIVITIES AND PROGRAMS FOR YOUTH.

<table>
<thead>
<tr>
<th>STRATEGY</th>
<th>TIMEFRAME (YEARS)</th>
<th>LEAD OR CONVENER</th>
<th>PARTNER</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1 Organize a planning process around youth needs.</td>
<td>■</td>
<td>T.W.O., U. of C.</td>
<td>Churches, WPIC</td>
</tr>
<tr>
<td>6.2 Develop new or expanded programs based on the planning process and other identified needs.</td>
<td>■ ■ ■</td>
<td>T.W.O.</td>
<td>SSYMCA, WPIC</td>
</tr>
<tr>
<td>6.3 Coordinate and promote established and new programs, including after-school tutoring and cultural activities.</td>
<td>■ ■ ■</td>
<td>T.W.O.</td>
<td>WPIC</td>
</tr>
<tr>
<td>6.4 Build an injury-free playground for young children in the area bounded by 63rd to 67th Streets and Cottage Grove to King Drive.</td>
<td>■</td>
<td>U. of C. Hospitals</td>
<td>IFCC, AI, T.W.O., MAGIC</td>
</tr>
<tr>
<td>STRATEGY</td>
<td>TIMEFRAME (YEARS)</td>
<td>ORGANIZATIONS</td>
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<tr>
<td>1. EXPAND RECREATIONAL ACTIVITIES FOR ALL AGES AND DEVELOP NEW PROGRAMS AROUND ARTS AND CULTURE</td>
<td>1  2-3  4-5</td>
<td>LEAD OR CONVENER</td>
<td></td>
</tr>
<tr>
<td>7.1 Expand recreational programming throughout Woodlawn.</td>
<td>□ □ □</td>
<td>Chicago Park District</td>
<td></td>
</tr>
<tr>
<td>7.2 Develop the Chicago Park District Harris Recreation Center as a cultural and recreational hub.</td>
<td>□ □ □</td>
<td>Chicago Park District</td>
<td></td>
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<tr>
<td>7.3 Expand neighborhood-friendly programming at nearby major facilities.</td>
<td>□ □ □</td>
<td>Chicago Park District Area Office</td>
<td></td>
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<tr>
<td>7.4 Create a Woodlawn arts council.</td>
<td>□ □ □</td>
<td>NCP Arts and Culture Committee</td>
<td></td>
</tr>
<tr>
<td>7.5 Support development of a live-work space for artists.</td>
<td>□ □ □</td>
<td>WAC</td>
<td></td>
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<tr>
<td>7.6 Establish a program of public art and beautification along key streets and at public facilities.</td>
<td>□ □ □</td>
<td>WAC</td>
<td></td>
</tr>
<tr>
<td>7.7 Establish social and informational get-togethers for senior citizens and a major annual event to help seniors maintain an active social life.</td>
<td>□ □ □</td>
<td>CPD Harris</td>
<td></td>
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8. PROVIDE PROFESSIONAL DEVELOPMENT RESOURCES AND OTHER SUPPORT TO HEALTH AND SOCIAL SERVICE AGENCIES

<table>
<thead>
<tr>
<th>STRATEGY</th>
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<th>ORGANIZATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1 Sponsor regular health fairs and screenings, seminars and other events to help residents diagnose and address health issues.</td>
<td>□ □ □</td>
<td>WSSN</td>
</tr>
<tr>
<td>8.2 Support and strengthen local providers of social and health services.</td>
<td>□ □ □</td>
<td>WSSN</td>
</tr>
<tr>
<td>8.3 Regularly analyze health and social service needs to evaluate programs and services being offered.</td>
<td>□ □ □</td>
<td>WSSN</td>
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New Communities Program

NCP is a long-term initiative of Local Initiatives Support Corporation/Chicago to support comprehensive community development in Chicago neighborhoods. It seeks to rejuvenate challenged communities, bolster those in danger of losing ground and preserve the diversity of areas in the path of gentrification. Each effort is led by a neighborhood-based lead agency that coordinates programs among other local organizations and citywide support groups.

The program gives each of the lead agencies several resources: two full-time staff positions (an NCP director and organizer), technical support for planning and documenting the planning process, a pool of loan and grant funds distributed on a competitive basis for project seed money, and opportunities for learning from both peers and subject-area experts.

All NCP neighborhoods spend their first year undertaking a structured community planning process that leads to the quality-of-life plan, then move on to implementation. They are encouraged to be “doing while planning,” undertaking short-term “Early Action Projects” such as launching a youth program, opening an employment center, creating public art or sponsoring local health fairs.

NCP is designed to strengthen communities from within – through planning, organizing and human development. The comprehensive approach is designed to help broaden opportunities for local residents through better education, broader housing choices, safer streets, stronger personal finances and new economic opportunities. The strengthened community is better equipped to take advantage of larger market forces, attract new investment and enhance the overall quality of life.

For more information

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www.lisc-chicago.org
www.newcommunities.org