



Garfield Green Line South Action Plan Resident Advocacy Council



Chicago Metropolitan
Agency for Planning



Regional
Transportation
Authority



Image: Indiana Playlot rebuild event with the Washington Park Chamber of Commerce , SECC, and My Block, MyHood, My City.

Table of Contents

Introduction	A-1
About the Team	A-3
Council Overview	A-4
Schedule	A-5
Project Overview	A-6
Washington Park Planning Timeline	A-7
Housing	B-1
Vacancy	C-1
Transportation	D-1
Community Investment & Economic Development	E-1
Additional Information	F-1
References	F-10

Introduction

Welcome to the Garfield Green Line South Resident Council

The Garfield Green Line South Action Plan is a joint effort between Elevated Chicago, the Chicago Metropolitan Agency for Planning (CMAP), the Regional Transportation Authority (RTA) and the residents of Washington Park to facilitate equitable growth within the 1/2 mile radius around the Garfield Green Line station in the Washington Park neighborhood.

Equitable growth includes celebrating and prioritizing local culture and retention of current residents. Recognizing that this area has been "over-planned," this is not a traditional planning process. The purpose of the Resident Council is to elevate the needs and concerns of long-time residents. Over the course of several months, the Council will review recommendations from past plans, discuss what progress has been made, and work with community members to find what today's priorities are and how we can make them a reality.

About the Project Team

CMAP is our region's comprehensive planning organization; helping the seven counties and 284 communities of northeastern Illinois implement strategies for transportation, housing, economic development, open space, the environment, and other quality-of-life issues. We fund major transportation projects in the region.



Michael Brown, **Project Director**
mbrown@cmap.illinois.gov



Caitlin Goodspeed, **Assistant Planner**
cgoodspeed@cmap.illinois.gov



Lindsay Bayley, **Project Manager**
lbayley@cmap.illinois.gov



Cindy Cambray, **Senior Planner**
ccambray@cmap.illinois.gov



Courtney Barnes, **Community Engagement Associate**
cbarnes@cmap.illinois.gov

Fellows/Interns:

Briana Gipson and Annie Parker (2020)
 Leeana Skuby and Tolu Atoyebi (2021)

The Regional Transportation Authority (RTA) is charged with financial oversight, funding, and regional transit planning for the region's transit operators or Service Boards: The Chicago Transit Authority (CTA), Metra and Pace Suburban Bus and Pace Americans with Disabilities Act (ADA) Paratransit. The RTA has provided funding to compensate RAC members. The RTA contact is Michael Horsting, horstingm@rtachicago.org.

Elevated Chicago is a non-profit collaboration of 17 public, private and nonprofit organizations - including CMAP -that have come together to build equity into transit-oriented development in Chicago by improving health, safety, climate resilience, and cultural vitality indicators of people of color living and working near transit.

Ghian Foreman, **Executive Director of Emerald South**
ghian.foreman@emeraldsouth.org

Leslé Honoré, **Community Poet/Author**
leslecamille@gmail.com

The organizations that participate in the biweekly meetings with the Elevated Chicago Green Line South Community Table include: Sunshine Enterprises, Emerald South Economic Development Collaborative, University of Chicago, Arts + Public Life, and artist David Geary.

Council Overview



Image: Artist David Anthony Geary painting a mural

The Resident Council is expected to have monthly meetings on the 3rd Saturday of each month beginning August 21st, into 2022 with approximately six meetings. A final meeting in 2022 will review the Action Plan. We will review the recommendations from past plans, discuss what progress has been made, and work with community members to find what today's priorities are. Later in the year, we will convene meetings with city officials to co-create solutions to make those ideas a reality.

Council Members are encouraged to attend each meeting in-person while following the CDC guidelines and CDPH recommendations. It is recommended that everyone social distance (6') and wear a mask in public indoor setting, regardless of vaccination status. If you cannot make a meeting or do not feel comfortable attending in-person, there will be opportunities for sharing thoughts virtually or to have make-up sessions. Total funding for the Council is dependent on the number of members and the number of meetings.

Each council member will be compensated \$50 per meeting with a Visa Gift Card (or other form, as specified in the survey) for their participation.

RAC Schedule

Introduction and Housing Saturday, August 21, 2021	10 am - 12 pm Location: Overton Elementary courtyard 221 E. 49th St.
Vacancy and Transportation Saturday, September 18, 2021	10 am - 12 pm Location: XS Tennis Tents 5336 S State Street
Community Investment Saturday, October 16, 2021	10 am - 12 pm Location: Washington Park Field House 5531 S Martin Luther King Dr.
Meeting with City staff to discuss Transportation Saturday, November 20, 2021	10 am - 12 pm Location: (tentative) Washington Park Field House 5531 S Martin Luther King Dr.
Meeting with City staff to discuss Housing/Vacancy Saturday, December 18, 2021	10 am - 12 pm Location: (tentative) Washington Park Field House 5531 S Martin Luther King Dr.
Meeting with City staff to discuss Investment Saturday, January 2022	10 am - 12 pm Location: (tentative) Washington Park Field House 5531 S Martin Luther King Dr.
Review and Edit Final Plan Early 2022	10 am - 12 pm Location: (tentative) Washington Park Field House 5531 S Martin Luther King Dr.

Project Overview

- **1: Project Administration and Paperwork**
- **2: Staff Review of Past Plans**
- **3: Existing Conditions Research & Interviews**
- ◐ **4: Invite Residents to Validate or Invalidate Findings**
 - RAC will review findings and past plan recommendations.
 - RAC will prioritize recommendations and help solicit additional info.
- **5: Community-led eTOD Priorities Development**
 - RAC will review the identified past plan recommendations.
 - RAC will prioritize those recs. and help solicit additional info.
 - CMAP will Invite representatives from CDOT, DOH, and DPD to co-create solutions.
- **6. Public Review, Adjustment, Approval**
 - CMAP will draft eTOD Action Plan
 - RAC will Review, Edit
 - Revised eTOD Action Plan delivered.
- **7. Implementation Assistance**

CMAP will continue to work with Chicago DPD, CDOT, and DOH and seek out funding opportunities to move recommendations forward.

* To read more about the project, see Additional Information

Washington Park Planning Timeline

A-7



Image Source: LISC Quality of Life Plan

LISC Quality of Life Planning Began

- Alderman Willie B. Cochran convened a quality-of-life planning process to begin creating a strategy towards a stronger future in Washington Park.
- Monthly meetings and workshops were held over the following year. More than 200 people were engaged.
- The workgroups established a vision for Washington Park that respected its history while also responding to new opportunities.

2007

2009

South Lakefront Corridor Transit Study

Assessment of transit around the Garfield station identifies several factors that may lead to redevelopment around the station:

- an abundance of vacant land,
- good transportation service consisting of vehicular access to I-94, CTA Red and Green Line stations, and a Metra Electric station.

The study notes that the park functions as a physical barrier between the communities of Hyde Park and Washington Park.

Garfield Boulevard was one of 4 corridors evaluated for Bus Rapid Transit (BRT).

It concluded:

- BRT would be beneficial for the corridor between Hyde Park and Midway Airport
- limited-stop service would not be as beneficial to the area, and
- the 79th Street Corridor could see greater overall benefit from BRT.

LEGEND

LISC - LISC Quality of Life Plan (2009)

SLCT- South Lakefront Corridor Transit Study (2009)

GHN - Green Healthy Neighborhoods (2013)

LISC Quality of Life Plan

The plan outlined ten strategies in the path to a “stronger future”.

By the time the plan was released, members of the Washington Park Consortium had already begun implementation of this plan’s 10 strategies.

- With seed grants from LISC/Chicago, the South Side Community Federal Credit Union began offering checking accounts and expanded its foreclosure counseling;
- the Life Center Church of God In Christ expanded youth programming at its K.L.E.O. Family Life Center;
- and Brand New Beginnings extended its outreach to women and families in transition.
- The Washington Park Advisory Council procured furniture and equipment for its computer technology center and offered a Spring Break Day Camp focused on sports.



Image Source: East Lake Management Company

Washington Park SRO development project completed.

A 63-unit rehab project on Chicago’s South Side housing formerly homeless and other low-income single adult tenants.

Arts + Public Life Launched

Based out of University of Chicago, Arts + Public Life intends to serve as a neighborhood platform for arts and culture in Washington Park.

2011



TIF - Washington Park
Tax Increment Financing
Redevelopment Area Project
and Plan (2014)

A+PL - Arts & Public Life Arts
Block Concept Master Plan
(2016)

ELE - Elevated Chicago
Green Line South
Workplan (2019)

Planning Timeline cont.

A-9



Image Source: Open House Chicago

Historic Schulze Bakery sold to developer

The historic building is being turned into a data center.

Walking Tour of Washington Park lead by Chicago Park District

Green Line Performing Arts Center Opened

Located on Garfield Blvd., this center offers a theater venue and rehearsal space to support the arts.

2018

2019

Elevated Chicago Green Line South Workplan

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,
- Emerald South Economic Development Collaborative,
- Blacks in Green,
- Neighborhood Housing Services of Chicago,
- Preservation of Affordable Housing,
- UChicago Office of Civic Engagement, and
- XS Tennis

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.

LEGEND

LISC - LISC Quality of Life Plan (2009)

SLCT- South Lakefront Corridor Transit Study (2009)

GHN - Green Healthy Neighborhoods (2013)

New sidewalks installed along Calumet Avenue

SSCFCAU foreclosure prevention workshop

Kleo Art Residences Opened

A mixed-use, mixed-income community, the property comprises four floors with 4,824 square feet of commercial space on the ground level and 58 apartments in a mix of 3 studios, 39 one bedroom and 16 two bedroom residences.



Image Source: Dwell

Washington Park Housing Data Project Summary Report

The South Side Housing Data Initiative published a report on Washington Park with five key findings. They found that Washington Park had:

1. financially vulnerable renters,
2. very low homeownership rates,
3. lack of private development despite South Side growth,
4. an unhealthy built environment, and
5. neighborhood hypervacancy.

The report makes recommendations that build upon the existing strengths of Washington Park, harness the growth coming to adjacent neighborhoods, reimagine what is possible, and rebuild an equitable future for the Washington Park community.

Former CTA Stationhouse Converted to a business incubator

2020



TIF - Washington Park Tax Increment Financing Redevelopment Area Project and Plan (2014)

A+PL - Arts & Public Life Arts Block Concept Master Plan (2016)

ELE - Elevated Chicago Green Line South Workplan (2019)

Housing

Background

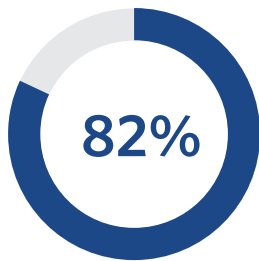
In the 1890s, German Jews had begun to settle in eastern Washington Park and African-Americans began moving to the area south of Garfield, west of State Street. It was an early example of neighborhood diversity that was disrupted by various groups. In 1917, the Chicago Real Estate Board set out a formal policy of racial segregation and voted to expel any member who sold property on “white blocks” to Black people. In the 1930s and 1940s, the University of Chicago invested time and money to uphold restrictive covenants and lobby for urban renewal.

The resulting impacts of redlining, restrictive covenants, and urban renewal limited the housing options and wealth-building opportunities for residents of Washington Park. While there has been some action to mitigate the effects of discriminatory housing in the neighborhood, ample opportunities exist to develop vacant land in the neighborhood. In past planning processes, many residents have expressed a desire for more housing variety, including single family homes.



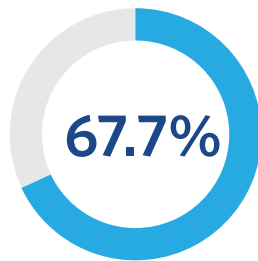
Image: Lindsay Bayley, CMAP

Community Data



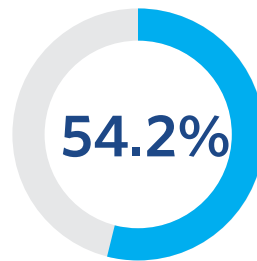
of housing has three or more units.

Source: CMAP Community Data Snapshot (2020)



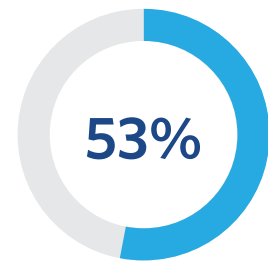
of housing units are renter-occupied

Source: CMAP Community Data Snapshot (2020)



of households are considered "Housing-Burdened"

Source: Washington Park Housing Data Summary Report (2020)



of all units are considered "affordable" by HUD standards.

Source: City of Chicago Department of Planning and Development, Department of Housing (2017)

Recent Activity

- In 2011, the City of Chicago passed an ordinance requiring mortgage lenders to take responsibility for the properties abandoned by people whose mortgages they issued. Enforcement has been minimal.
- In 2014, the Chicago Housing Authority sold the stretch of the old Robert Taylor Homes to XS Tennis for the construction of a new facility.
- In 2015, the South Side Weekly reported on south side "zombie" homes. These are abandoned housing developments that have not fully gone through the foreclosure process. By not reporting the change in ownership, lenders that own foreclosed buildings can avoid property taxes, vacant building regulation fees, utilities bills, and accountability for the property.
- In 2018, the Chicago design firm JGMA broke ground on the KLEO art residences, a mixed-income apartment development for artists and their families. This development is part of a larger initiative to revitalize Garfield Boulevard, which runs through the center of the community area.

Housing Recommendations

* All partners and funding identified are potentials.

B-3

2009

- Provide a range of housing choices that support existing residents and attract new residents. Options should include opportunities from a range of income levels, including rent-to-own and cooperative housing choices (LISC)
- Support preservation of historic buildings along Martin Luther King Jr. Drive. We also will seek development of new housing on vacant parcels along the street.
- Embrace supportive housing as a tool to alleviate homelessness and dependency. Combat foreclosure to improve neighborhood stability. (LISC)
- Provide and disseminate financial information and resources from local, state, and federal programs. (LISC)
- Help seniors with housing needs related to foreclosure prevention, property maintenance, home improvements and weatherization. (LISC)

2014

- Preserve and rehabilitate residential buildings on larger-than-average lot sizes. (GHN)
- The City's Adjacent Neighbors Land Acquisition Program (ANLAP) enables owners of existing residential buildings to acquire City-owned parcels adjacent to their homes for a substantial discount. (GHN)
- Develop a new "Large Lot Program". The City would transfer City-owned vacant lots to residents for \$1. (GHN)

2020

- Fund a centralized Housing Resource Center to serve residents of Washington Park, Woodlawn, and South Shore. (WPRAC)

✔ In-Progress

● Complete

● Partner and Funding Identified

● Funding Identified

○ Partner Identified

○ No Identified Funding or Partner

- Innovate and explore new housing models to meet existing resident needs, while strategically leveraging opportunities to develop new markets in partnership with anchor institutions. (WPRAC)
- Need housing for female veterans with children. (WPRAC)
- Preserve existing housing affordability by collaborating with the Preservation Compact to develop and implement a focused Washington Park strategy, utilizing a variety of tools to preserve existing affordable rental housing units. (WPRAC)
- Work with the City to establish a new short-term Community Housing Fund to invest in the housing needs of existing Washington Park residents and help spark new development. (WPRAC)

In-Progress

Complete

Partner and Funding Identified

Funding Identified

Partner Identified

No Identified Funding or Partner

Questions to Think About:

What are some major issues and/or opportunities you observe as it relates to housing in Washington Park? Are there any additional types of housing you would like to see in your neighborhood? Is your housing affordable? How have rents changed over the recent years?

Which recommendations address those issues and/or opportunities? Which recommendations are no longer relevant? What does successful implementation of these recommendations look like?

What is missing in the conversation around housing? Are there new priorities and strategies to consider? What do we need to know more about? What questions can we ask the broader community?

Vacancy

Background

Also as a result of redlining and disinvestment, since the 1940s, homeowners in redlined areas would have had a hard time getting loans for needed improvements. Additionally, the foreclosure crisis hit the area hard. Many buildings were abandoned. To prevent unsafe conditions and to limit the “public nuisance,” over the years, a significant number of buildings were simply torn down. Many past plans have spoken to the growth opportunities in rehabilitating existing housing structures and re-purposing vacant land. Approximately 17.3 percent of the land in Washington Park is listed as vacant. The City of Chicago owns hundreds of these lots, and provides several avenues for residents to acquire them.

C-1



Image: Lindsay Bayley, CMAP

Community Data

- **Washington Park's housing unit vacancy rate (21.5%) is higher than the city of Chicago's (12.6%)**
- **Over 50% of this vacant land is publicly-owned.**
- **More than 170 acres of inactive properties in the form of vacant lots and structures exist in the community.**
- **In the half mile radius around the Garfield station, 34.5% of the parcels were vacant with residential codes in 2015.**

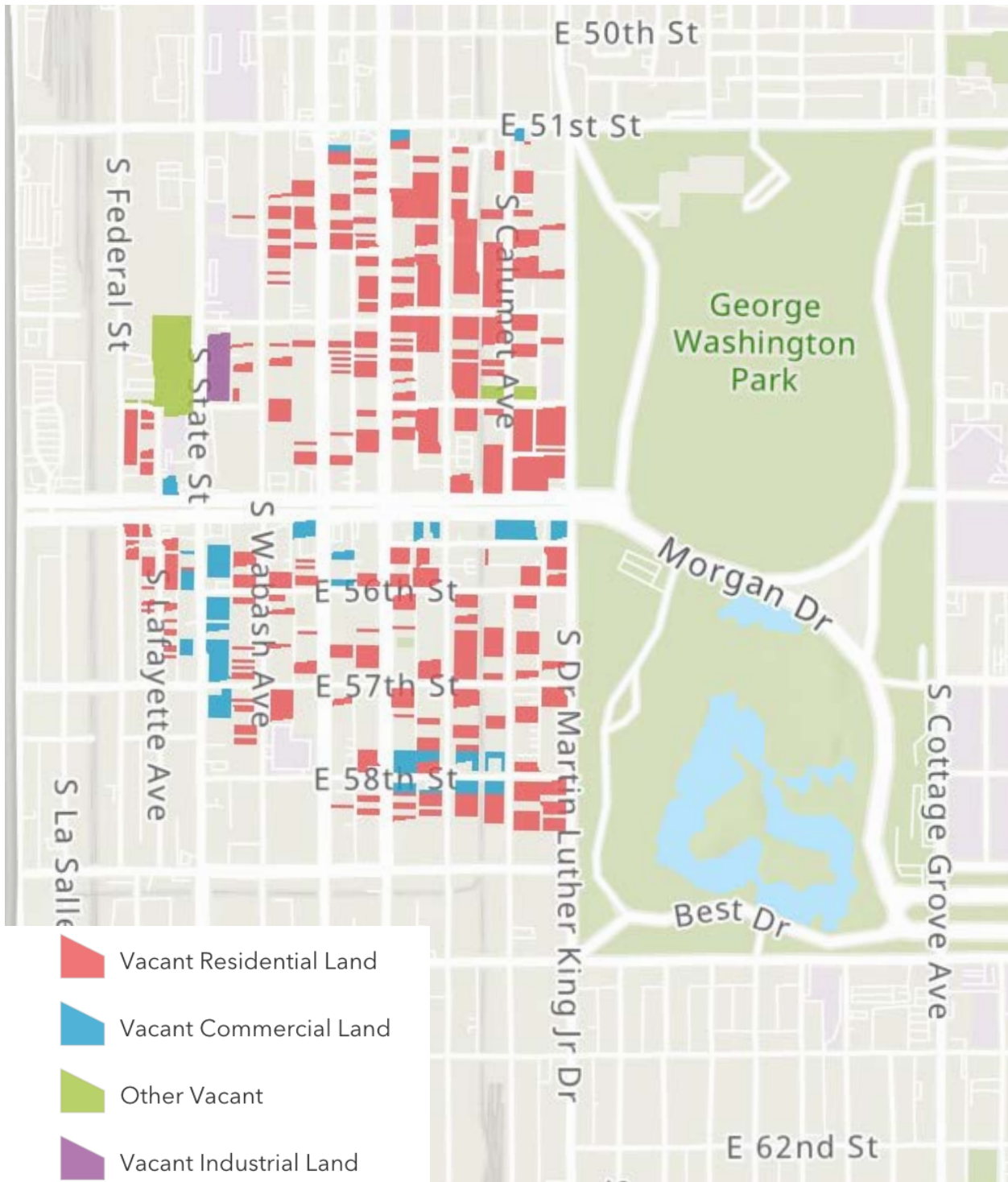
Source: 2015 CMAP Land Use Data

Recent Activity

- In 2016, West Woodlawn native, Lamell McMorris, started Greenlining Realty, a property redevelopment firm aimed at righting the wrongs of housing discrimination on the South Side. McMorris acquired several lots in Woodlawn through the Cook County Land Bank Authority, an agency that acquires vacant or tax delinquent properties and sells them to community-based developers for rehabilitation.
- In recent years, the City of Chicago sold approximately 20 vacant lots in Washington Park for \$1 each through the city's Large Lots Program. Two of these lots contributed to the KLEO Art Residences development. With this program, the city hopes to "increase safety, build community, and raise home values by creating more neighborhood investment" in areas of Chicago where the city owns large amounts of vacant land.

Community Data cont.

This map represents all vacant land within a 1/2 mile of the Garfield Station in 2015. The red parcels are vacant **residential** land. *Source: 2015 CMAP Land Use Data*



Vacancy Recommendations

* All partners and funding identified are potentials.

2009

- Assemble parcels for large-scale retail development. Large plots of empty or near-empty land exist, mostly on the west side of the community. By assembling adjacent parcels, the land could be configured for major retailers such as a grocery or general merchandise store. Available vacant land also provides an opportunity for technology firms and environmental businesses involved in alternative energy or “green” products. (LISC)
- We also will seek development of new housing on vacant parcels along King Dr., stressing the need for sensitive design and similar heights to reinforce the street’s strong sense of place. (LISC)
- Residents and police will work together to show that the community has standards that must be respected. For instance, visitors to Washington Park who linger in vacant lots after the park closes will be required to respect laws and the community. (LISC)
- Much of the new housing can be constructed as “in-fill” housing on vacant lots throughout the neighborhood, with no displacement of existing residents. The vacant land south and north of 55th Street provides opportunities for redevelopment. (LISC)
- A new 10-acre park centered on the historic Raber House at 58th and Lafayette. (LISC)
- Expansion of Lorraine Hansberry Park at Indiana Avenue and 57th Street onto adjacent vacant land. (LISC)

2014

- Creation of a park or ball field on two acres owned by the Chicago Housing Authority near the Boys & Girls Club at 6245 S. Wabash. (LISC)
- Development of a community garden on vacant land at 58th and Indiana, which could be part of a “green” corridor east of the Raber House park. (LISC)

● In-Progress

● Complete

● Partner and Funding Identified

● Funding Identified

○ Partner Identified

○ No Identified Funding or Partner

2014

- Assemble City-owned vacant lots and other underutilized land into viable disposition parcels in order to provide sites for development (GHN)
- Develop City-owned vacant land around the landmark Raber House for urban agriculture prior to full implementation of the planned park, along the Rock Island rail line between 70th and 73rd streets, and along the Englewood Line trail. (GHN)
- Develop a neighborhood park on Cityowned land adjacent to the Raber House. (GHN)

2020

- Work with local organizations to identify vacant land that is appropriate for green infrastructure projects in public or community managed open spaces. (GHN)
- Implement proactive effort to strategically reactivate vacant City lots and re-purpose land in alignment with the community's vision. (WPRAC)
- Partner with the Cook County Land Bank Authority to acquire undeveloped and unproductive properties and land, particularly those that are privately-held, and put them back to productive use in a way that supports the community's vision. (WPRAC)
- Providing temporary programming of the vacant spaces along Garfield Blvd. with rotating installations of local arts, small scale markets, and cultural and food events. (A+PL)
- Connecting vacant spaces adjacent to other active uses as outdoor cafes and event plazas, Providing temporary parking to serve some of the new uses on the block until local remote or shared parking facilities can be identified as part of a neighborhood parking plan (A+PL)
- Prioritize the re-envisioning and re-imagining of future uses for vacant spaces, with a focus on various types of real estate development opportunities, while also exploring spaces for stormwater collection or urban agriculture. (WPRAC)

✔ In-Progress

● Complete

● Partner and Funding Identified

● Funding Identified

○ Partner Identified

○ No Identified Funding or Partner

- Brainstorm innovative approaches to specific housing needs that can offer creative concepts for accessible or veterans’ housing, meet the needs of existing residents, offer solutions to others outside of the neighborhood, and be developed on existing vacant land. (WPRAC)
- Opportunities to re-purpose vacant properties along the neighborhood’s commercial corridors could be explored as mixed-use buildings with commercial use on the first floor and accessible residential units upstairs. (WPRAC)

- In-Progress**
- Funding Identified**
- Complete**
- Partner Identified**
- Partner and Funding Identified**
- No Identified Funding or Partner**

Questions to Think About:

What are some major issues and/or opportunities you observe as it relates to vacancies in Washington Park? How else could vacant lots be used to address the community’s needs? What type of developments could be quickly implemented by the community? What type of developments would need extensive time and funding?

Which recommendations adress those issues and/or opportunities? Which recommendations are no longer relevant? What does successful implementation of these recommendations look like?

What is missing in the conversation around vacancies? Are there new priorities and strategies to consider? What do we need to know more about? What questions can we ask the broader community?

Transportation

Background

Washington Park is very well-connected by several transportation options. There is easy access to CTA rail and bus, and the highway is a short drive away. The street network generally provides a grid with short blocks south of Garfield where schools and other amenities, including small neighborhood food mart are accessible by sidewalk. Several blocks near the station have deteriorated sidewalks, some have recently been fixed. One challenge in the area is that there are major infrastructural barriers that break up the street network and funnel traffic to a handful of streets. To the west is the Dan Ryan, to the east is the park and to the south is the highway and several freight rail lines and yards. Additionally, forty-five percent of Washington Park households have no car available, making transit connections, walking or biking important for accessing daily needs.



Image: Lindsay Bayley, CMAP

Community Data

- **Although Washington Park and the City of Chicago have similar percentages of people who drive to work, the % of households without vehicles in WP is 19% higher than Chicago as a whole (46 percent vs 27 percent).**
- **Of the 16 east-west streets between 49th and 63rd, only 3 streets continue both east and west of the neighborhood.**
- **While rail transit ridership has gone up and down over the years, January 2020 was high compared to previous years until the COVID19 shut down much activity across the city.**
- **Garfield Avenue is one of the most dangerous roads in the area for crashes of all types and has high average daily traffic and high speed.**
- **By the CTA station the road is part of the federally-designated National Highway System, which may limit what types of changes can be made.**
- **Residents cite fear of violence as a deterrent to walking /cycling.**

Recent Activity

- CTA renovation of the Garfield station – a \$43 million investment and newly installed sidewalks along Calumet Avenue that connect the station to senior housing, and a renovated station house.
- Groups like Slow Roll Chicago, Equiticity, Go Bronzeville, Black Girls DO Bike, and others, are mainstreaming bike riding and helping people – and especially younger folks – connect with the world of bikes.
- When school is in session, CPS utilizes “Safe Passage Routes,” a vendor whose staff stands along the main routes to schools to promote safe passage. This also benefits residents who are not school children, but see the visible presence of staff as improving safety.

Transportation Recommendations

* All partners and funding identified are potentials.

- 2009
- Improve personal safety and traffic safety and access. (LISC)
 - Create a door-to-door shuttle service for senior activities and take advantage of PACE shuttle services. (LISC)
 - Increase access to Midway Airport, the Loop and other neighborhoods with rapid bus (LISC)
-
- 2014
- Engage with urban landscape designers during and after the planning process to establish a neighborhood design that addresses environmental challenges, prioritizes health outcomes for residents, and highlights the community's location as an important urban gateway. (GHN)
 - Design state of the art stormwater landscapes to bring a useful public purpose to vacant Cityowned land. (TIF)
 - Improve the transportation access, traffic flow and safety particularly along 63rd Street, State Street and Michigan Avenue to accommodate an increase in both pedestrian and vehicular traffic to the businesses. (TIF)
 - Provide public infrastructure improvements throughout the Project Area. Replace and repair streets, alleys, sidewalks, and curbs, where necessary. (TIF)
-
- 2020
- Improving existing crosswalks, adding pedestrian signage in strategic locations to ensure safe pedestrian and bike movements. (A+PL)
 - Redesigning the gateway intersection at the entrance to Washington Park to improve both vehicular and pedestrian safety. (A+PL)

D-3

- In-Progress
- Complete
- Partner and Funding Identified
- Funding Identified
- Partner Identified
- No Identified Funding or Partner

- Adding street trees and landscaped areas on the north and south sides of Garfield Boulevard to soften the street edge and provide a buffer to pedestrians from traffic. (A+PL)
- Activating the space beneath the CTA track structure with Arts Block branding signage, lighting, and artistic paving materials and patterns. (A+PL)
- Activating the block at night through lighting improvements such as those depicted in the concept to the right, including possible lighting of the CTA structure, lighted sculpture display areas, and lighting for walkways and trees. (A+PL)
- There is potential to link the 49th and 59th Lines with land along the CSX line to the west and Halsted Street to the east to create the Englewood Loop. The Englewood Loop could provide a 50-acre, six-mile long open space resource for the area, not unlike the “606” trail and park under construction along Bloomingdale Avenue on the Northwest Side. (A+PL)
- Providing temporary programming of the vacant spaces along Garfield Boulevard with rotating installations of local arts, small scale markets, and cultural and food events. (A+PL)

✔ In-Progress

● Complete

● Partner and Funding Identified

● Funding Identified

○ Partner Identified

○ No Identified Funding or Partner

Community Investment & Economic Development

Background

Chicago's small but dynamic and stable Black presence in the 1800s ultimately laid the groundwork for what would become a thriving community throughout the beginning of the 20th Century. African-Americans who migrated to Chicago during the first wave of the Great Migration, created a city within a city - a Black Metropolis. During this time, the Black Metropolis was a mecca of African-American business, arts and culture, politics, and more. It was "a place where self-determination, freedom, and economic prosperity were possible."¹ Many firsts were birthed in the Black Metropolis, along with countless African-American achievements.

¹ <https://www.lib.niu.edu/2000/1ht720032cm.html>

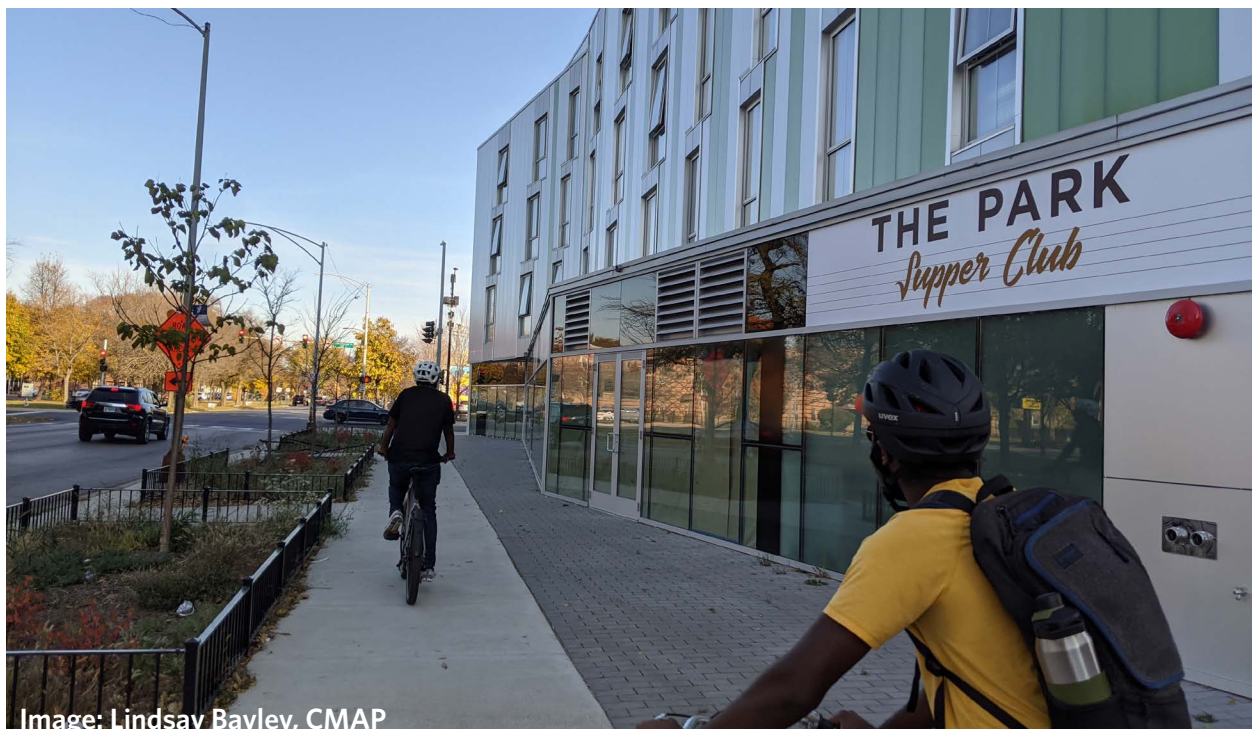


Image: Lindsay Bayley, CMAP

Chicago's Black Renaissance, influenced by the Great Migration and the Great Depression, promoted racial pride and a new Black consciousness which led to the growth of music and literature that addressed Chicago culture and racial tensions. The effects of redlining also hurt business owners who would have faced more challenges to get loans to open or expand businesses. The Great Depression was devastating to the local Black-owned banks and took away an important resource for capital. With only a limited spectrum of business that could easily get loans, the area suffered, and many businesses closed.

Community Data

- **Community arts, culture, and education assets are concentrated near the Garfield Green Line Station eHub, and there is a long heritage in grassroots self-determinism and community uplift.**
- **Even as the neighborhood's population declines, Washington Park residents have witnessed an overall marginal, steady increase in household median incomes since 1990.**
- **Nearly 75% of household incomes are less than half of regional peers'; 47% make less than \$25,000.**
- **Residents mostly employed in the Health and Social Assistance; Administration & Support, Waster Management, and Remediation; and Education industries**
- **Local industries in arts, entertainment, recreation, and education prospered 2007-2017.**

Community Investment Recommendations

* All partners and funding identified are potentials.

2009

- Build community capacity to ensure Washington Park benefits from future development plans including the 2016 Olympic bid. (LISC)
- Build capacity of non-profit, cultural, and faith-based organizations. (LISC)
- Establish community advisory committees. (LISC)
- Collect and evaluate information that supports decision making. (LISC)
- Organize regular community forms. (LISC)
- Support and develop block clubs. (LISC)
- Recruit elders to recount the history of the neighborhood. (LISC)
- Proclaim and celebrate Washington Park's proud past. (LISC)
- Preserve and rehabilitate older buildings. (LISC)
- Become part of the proposed Black Metropolis District National Heritage Area. (LISC)
- Celebrate the history and culture of Chicago Park Districts' Washington Park through its historic landmarks and boulevards. (LISC)
- Preserve housing along King Drive. (LISC)
- Support development of businesses and retail stores. (LISC)
- Identify and promote locations for small, unique businesses. (LISC).
- Create Transit Oriented Development near CTA transit centers. (LISC)
- Develop resources and partnerships to support retail. (LISC)

- In-Progress
- Complete
- Partner and Funding Identified
- Funding Identified
- Partner Identified
- No Identified Funding or Partner

2009

- Develop a CBA for Washington Park. (LISC)
- Increase access to Midway Airport, the Loop, and other neighborhoods with rapid bus and Metra service. (LISC)
- Create a trolley service to improve local circulation. (LISC)
- Build partnerships to improve employment options. (LISC)
- Create a small business/entrepreneurship center. (LISC)
- Boost technical skills through training and certification. (LISC)
- Create partnerships with trade unions. (LISC)
- Attract a major employer to locate within Washington Park. (LISC)
- Improve opportunities for Washington Park residents to be hired for temporary seasonal and festival jobs. (LISC)
- Create a center for working families. (LISC)
- Target specific industries for job growth. (LISC)

2014

- Encourage the rehabilitation and development of retail spaces at strategic nodes and along key arterial streets. (GHN)
- Build upon the area's industrial base, workforce, real estate, and transportation infrastructure to increase the number of well-paying industrial jobs. (GHN)
- Preserve, protect, and restore historic buildings. (GHN)
- Encourage private investment in new development and rehabilitation of buildings in the Project Area. (TIF)
- Use City programs, where appropriate, to create a unified identity that would enhance the marketability of the Project Area. (TIF)

✓ In-Progress

● Complete

● Partner and Funding Identified

● Funding Identified

○ Partner Identified

○ No Identified Funding or Partner

2019

- Establish job training and job readiness programs to provide residents within and near the Project Area with skills necessary to secure jobs. (TIF)
- Attract new sales tax and real estate tax dollars to the City of Chicago. (TIF)

- Prioritize programs that Engage Residents and Build Community Leadership and Ownership including:
 - Business incubator programs
 - XS Tennis’s Lighthouse Project
 - Resident Leadership in Elevated Chicago Advocacy and Narrative Change

- Prioritize projects that affect the “Built Environment” including:
 - Expand Renewed Woodlawn
 - Overton School Business and Technology Incubator
 - Green Cathedral
 - Former Washington Park National Bank Building
 - Sunshine Enterprises Incubator
 - University of Chicago, Arts + Public Life Business Incubator and Green Line Performing Arts Center

- Prioritize goals for transforming how decisions about neighborhood development get made including:
 - Diversity, Equity, and Inclusion Framework
 - Partnerships between anchor institutions and community
 - Participatory planning models and information sharing
 - Principles for meaningful community engagement and ownership

2020

- Rebrand the neighborhood as a place of affordability and innovation. (WPRAC)

- In-Progress
- Complete
- Partner and Funding Identified
- Funding Identified
- Partner Identified
- No Identified Funding or Partner

2020

- Attract and support development of businesses and affordable retail that create jobs and neighborhood amenities, and focus on Garfield Blvd. for retail market. (WPRAC)
- Take advantage of Qualified Opportunity Zone (QOZ) to enable a wide range of private investors to realize a tax benefit by investing in local businesses that will create jobs or in development projects that support a broader community vision. (WPRAC)

- ✔ In-Progress
- Complete
- Partner and Funding Identified
- Funding Identified
- Partner Identified
- No Identified Funding or Partner

Questions to Think About:

What are some major issues and/or opportunities you observe as it relates to investment and economic development in Washington Park? What kind of businesses would you like to see around the station? Do you have any concerns with more businesses operating around the station? Such as parking? Safety? Affordability?

Which recommendations address those issues and/or opportunities? Which recommendations are no longer relevant? What does successful implementation of these recommendations look like?

What is missing in the conversation around investment and economic development? Are there new priorities and strategies to consider? What do we need to know more about? What questions can we ask the broader community?



Additional Information

Additional information is available on the CMAP project website:
<https://www.cmap.illinois.gov/programs/lta/garfield-green-line>

Background information on the study area has been compiled in a Story Map:
<https://storymaps.arcgis.com/collections/72dafa85fedd41928b682fc87f0abe30>

Additional engagement opportunities are found on a developing interactive site:
<https://engage.cmap.illinois.gov/elevated-chicago/>

More About the Project

Why is this work necessary?

For over a decade, the city has promoted the benefits of increased development around transit stations. In that time, over 90% of development activity has occurred in northside, predominantly white neighborhoods. The predominantly Black neighborhoods on the south and west sides have missed out on the job growth, amenities, and quality of life benefits that can come with increased activity around transit. Elevated Chicago hopes to disrupt that cycle by prioritizing the needs of Black and brown communities and working with the City to address local concerns.

Who does the work benefit?

Who asked for it?

As a citywide effort, Elevated Chicago works with neighborhoods that are experiencing “displacement,” where residents are being pushed out either because new people want to live there, and costs are going up or because the lack of investment (public and private) has pushed many people to seek opportunities elsewhere.

Elevated Chicago asked CMAP to aid in the development of an action plan in both types of communities - one where gentrification and disinvestment are causing changes in the community. Elevated works with communities on the blue line, green line, and pink line. Elevated Chicago representatives chose the Green Line South eHub (51st St., Garfield/55 th, and 63rd/Cottage Grove) as a priority, and representatives from the Green Line South community table believed that the Garfield station was preferable to other Green Line South stations for two primary reasons. First, it has the highest amount of vacant land (much of it is City-owned) and second, it has recently seen a lot of activity—the University of Chicago has bought and developed properties near the station. Given these factors, there is a need to prioritize the needs of residents and community members to achieve equitable development without displacement.

How does it benefit the community at large?

Equitable Transit-Oriented Developments (eTODs) intentionally seek to bring positive enhancements to Black and Brown communities by leveraging existing neighborhood transportation assets. ETOD projects elevate community voice in decision-making processes and focus on community benefits such as affordable housing, public health, strong local businesses, and environmental sustainability. Projects are also sensitive to the impact that decades of disinvestment have had and work to change the narrative around the community's strong, positive amenities.

Who can the process/product harm?

When an area sees new investment – through private speculators or public spending—that can lead to an increase in how much landlords ask for in rent, or property taxes paid by homeowners. If some things that keep a place affordable are fixed (crumbling infrastructure, schools, lack of businesses, crime, potholes, etc.), people with more money and resources may take advantage. If this process does not capture the needs of the most vulnerable, they will end up harmed.

Increased development can bring both good and bad things. People may want the amenities found in other neighborhoods, but don't want the traffic and parking problems that go with them. Some people don't want new amenities; they're comfortable with what is there.

Past Plans and Studies

SSHDI - South Side Housing Data Initiative: Washington Park Project (2020)

The aim of the South Side Housing Data Initiative is to provide community-based organizations with parcel-level data to inform policy and program strategies to help low- and moderate-income residents maintain their housing in real estate markets experiencing or anticipating rapid change. In August 2020, the organization published a report on Washington Park with five key findings based on parcel-level data collected by surveyors in summer 2019. They found that Washington Park had financially vulnerable renters, very low homeownership rates, lack of private development despite South Side growth, an unhealthy built environment, and neighborhood hypervacancy. The report makes recommendations that build upon the existing strengths of Washington Park, harness the growth coming to adjacent neighborhoods, re-imagine what is possible, and rebuild an equitable future for the Washington Park community.

CDS - CMAP Community Data Snapshot (2020)

Using data from the American Community Survey (ACS), CMAP summarizes demographics, housing, employment, transportation habits, retail sales, property values, and land use data. The data snapshot for the Washington Park Community Area shows a high score for mobility and community because of access to transit and features that potentially make it more walkable. It has a high environmental score due to its proximity to the park. However, the community area had low scores for prosperity because of economic factors including education and workforce participation. Additionally, while the data shows an area with high scores for walkability and open space, residents have expressed that the area is not walkable because many people do not feel safe walking. The park, for some, is connected to memories of more violent times, and is not seen as the natural asset as it may be for others, showing that the data does not always align with lived experience.

CHNA - UChicago Medicine Community Health Needs Assessment (2019)

The University of Chicago School of Medicine conducted a health assessment in 2018-2019 to determine the health needs in the service area of the University of Chicago Medical Center (UCMC), including Washington Park.

The plan identified three health priorities:

1. To prevent and manage chronic diseases
 - Area of Focus: Asthma, Diabetes
2. To build trauma resiliency
 - Area of Focus: Violence Recovery, Mental Health
3. To reduce inequities caused by social determinants of health
 - Area of Focus: Access to care, food insecurities, employment

The community profile outlines characteristics of the neighborhood, social determinants of health, and community resources. The profile shows a community that is young, mostly Black, with half the median income of the average Chicagoan, many vacant housing units, and a life expectancy 13 years shorter than people in neighboring Hyde Park.

HC - Healthy Chicago 2.0 (2016)

In 2011, The Chicago Department of Public Health created a 4-year public health agenda known as Healthy Chicago aimed at improving health and addressing disparities. The agenda focused on 12 key priorities, including tobacco use, obesity prevention, access to care, healthy mothers and babies, and violence prevention. In 2016, the city published Healthy Chicago 2.0 which aimed to address remaining disparities and build greater health equity within vulnerable populations and communities including Washington Park. The study found that Washington Park residents faced high economic hardship based on six indicators including crowded housing, poverty, unemployment, education, dependency, and income. These hardships have led to lower life expectancies, higher rates of Chlamydia, fewer opportunities for children, and higher rates of gun-related violent crimes.

APL - Arts & Public Life Arts Block Concept Master Plan (2016)

In 2016, the University of Chicago hired the firm Solomon Cordwell Buenz to engage the community in a planning process for building the “Arts Block” – the area around the Garfield CTA station where the University of Chicago is the largest landowner of adjacent parcels. In March of 2013, the Arts Incubator opened on the corner of Garfield Boulevard and Prairie Avenue run by Theaster Gates, Professor, Department of Visual Arts, and Director of the Arts + Public Life Initiative (APL) at University of Chicago.

After the University of Chicago purchased the Art Deco building across from the CTA station, they converted the former grocer into an art space. The renovated building now contains a storefront gallery, artist-in-residence program, community space, and many arts activities. The Arts Block plan was a step to initiate conversation around the surrounding vacant lots and now-built Green Line Performing Arts Center.

Public engagement highlighted concerns with unsafe pedestrian crossings on Garfield. The community expressed desire for outdoor cafes and restaurants, more low-cost and free cultural events and programming. They stressed the importance of small businesses run by local residents.

GHN - Green Healthy Neighborhoods (2013)

In 2014, the City of Chicago Department of Planning and Development, in partnership with CMAP, LISC, South East Chicago Commission, Teamwork Englewood, and the Washington Park Consortium, undertook development of the Green Healthy Neighborhoods (GHN) strategy.

Green Healthy Neighborhoods (GHN) is a 10- to 20-year planning strategy to maximize the use of vacant land and other neighborhood resources within Chicago’s Englewood, West Englewood, Washington Park and Woodlawn community areas as well as parts of the New City, Fuller Park and Greater Grand Crossing community areas. The plan highlights the Garfield CTA station as a place for transit-friendly development, retail opportunities, and streetscape improvements. The GHN housing section stressed the importance of prioritizing the preservation and rehabilitation of existing housing structures throughout the study area.

LISC - LISC Quality of Life Plan (2009)

In 2007, Alderman Willie B. Cochran convened a quality-of-life planning process to begin creating a strategy towards a stronger future in Washington Park. Monthly meetings and workshops were held over the following year in which more than 200 people were engaged. The workgroups established a vision for Washington Park that respected its history while also responding to new opportunities.

The plan outlined ten strategies in the path to a “stronger future”:

- 1. Build community capacity to ensure Washington Park benefits from future development plans including the 2016 Olympic bid.** Although the Olympic bid was unsuccessful, the recommendations to build community capacity remain relevant and important: supporting block clubs, data collection, support for organizations, development of community advisory groups, and regular forums.
- 2. Proclaim and celebrate Washington Park’s proud past.** The recommendations in this strategy include: collect stories of elders, preserve and rehabilitate historic buildings, become a part of the Historic Black Metropolis National Heritage Area, celebrate history of the park, and preserve housing on King Drive.
- 3. Create an environment where people are safe and accountable.** Safety and accountability are addressed through beautification and clean-up efforts, partnerships between community and police, youth involvement in beautification efforts, a focus on personal accountability, and parent participation in various activities.
- 4. Provide a range of housing choices that support existing residents and attract new residents.** The plan specifically outlines six goals surrounding housing in Washington Park: Combat foreclosure to improve neighborhood stability, expand homeownership opportunities, preserve and rehabilitate quality rental housing, invite community participation on all housing development proposals, develop or link to housing education and assistance programs, embrace supportive housing as a tool to alleviate homelessness and dependency.

5. **Support development of businesses and retail stores.** To support business development, the plan recommends: identification and promotion of locations for small businesses, assembly of large parcels for large-scale commercial development, TOD near stations, support for local businesses, Community Benefits Agreement, increased access to Midway airport and other destinations through BRT and Metra, and a trolley service.
6. **Build partnerships to improve employment options.** Recommendations to help residents find jobs and build up their skills to open up more opportunities for better paying work include: Create an entrepreneur center, enhance training and certification programs, partner with trade unions, attract a major employer, prepare people for seasonal and temporary job opportunities, and create a Center for Working Families.
7. **Support healthy lifestyles and better health care.** The plan seeks to support healthier lifestyles and better healthcare through educational programs focused on wellness, expanding access to fresh food and produce, expanding open space in the neighborhood, and increasing the utilization of existing health-related resources and services.
8. **Provide supervised activities to engage young people.** Activities to engage youth include open mic nights, organized sports, the creation of a Peace Festival. Additional recommendations include support for kids going to school, evening programs for life skills, and a residential school for at-risk youth.
9. **Support youth and adults in and outside of schools.** A range of proposed recommendations are listed to support youth and young adults, including: programs to incentivize attendance in schools, computer centers, a College Resource Center, GED programming, a military-style school program, as well as entrepreneurial and vocational training.
10. **Provide solid services and promote active participation in the golden years.** Provision of services for senior residents address important needs in the community, including social and well-being advocacy, financial counseling, housing and foreclosure assistance, shuttle services, and youth-senior relationship development.

SLC - South Lakefront Corridor Transit Study (2009)

In a study for 13 Community Areas along the South Lakefront, the assessment of transit around the Garfield station identifies several factors that may lead to redevelopment around the station – an abundance of vacant land, good transportation service consisting of vehicular access to I-94, CTA Red and Green Line stations, and a Metra Electric station. The study notes that the park functions as a physical barrier between the communities of Hyde Park and Washington Park.

Garfield Boulevard was one of four corridors evaluated for Bus Rapid Transit (BRT). It concluded that BRT would be beneficial for the corridor between Hyde Park and Midway Airport but limited-stop service would not be as beneficial to the area, and the 79th Street Corridor could see greater overall benefit from BRT. Concerns about loss to parking supply on Garfield Boulevard were also noted.

QC - Quad Communities: Connecting Past, Present and Future (2005)

In this plan, the team identified nine strategies to pursue for building upon development momentum and creating a great place to live and work. Strategies highlight the importance of improving schools and creating recreational and social outlays for kids; others focus on housing variety, financial and workforce initiatives; and others address infrastructure, local businesses, arts and culture, safety and health.

HISTORY OF WASHINGTON PARK

TRANSPORTATION HISTORY



1874 Grand Boulevard horse carriage path is dug (now Martin Luther King Boulevard).



1887 Cable cars reached as far south as 63rd on State Street and 67th on Cottage Grove.

1892 Garfield Station built to transport visitors to the 1893 World's Fair.

POPULATION GROWTH

After the Great Fire of 1871, the South Side expanded quickly as both the rich and the poor left the city's center.

In the 1890s, German Jews had begun to settle in eastern Washington Park and African-Americans began moving to the area south of Garfield, west of State Street. It was an early example of neighborhood diversity.

1880

1890

1900

1910

1833 Potawatomi ceded the last of their Illinois and Wisconsin lands as part of the Treaty of Chicago. Chicago is incorporated as a town, and as a city 4 years later. As American townspeople began to outnumber the French and Potawatomi inhabitants, the government forced most of the Potawatomi people from Northern Illinois to new homes on the far side of the Mississippi.

1848 Illinois becomes a truly free state with the constitution of 1848 that outlawed both slavery and indentured servitude.



1871 Washington Park is designed by Frederick Law Olmstead and Calvert Vaux, named after the first president, originally "mowed" by roaming cows and sheep.



1879 Washington Park dedicated, former President Ulysses S. Grant presided over the ceremonies. A boulder was placed where he planted a tree.

1884 The area was dredged to turn the swampy land into a more livable place.

1889 Washington Park area is annexed into the city of Chicago.

1890 University of Chicago opens in the adjacent Hyde Park neighborhood.



1891 Washington Park Field House is designed by Daniel Burnham.



1893 Twenty-seven million visit the south side for the World's Fair in Jackson Park and Washington Park connected by Midway Plaisance.

1905 The Chicago Defender is founded by Robert Abbott, as a forum to attack racial injustice, credited with being a major catalyst for the Great Migration.



1910 Daniel Burnham's office designed an administrative park building, which now houses the DuSable Museum of African-American History.

1917 The Chicago Real Estate Board set out a formal policy of racial segregation and voted to expel any member who sold property on White blocks to Black people



1917 Jesse Binga moved to Washington Park; he was the founder of The Binga Bank, the first privately owned African-American bank in Chicago.



1919 The city was a "hotbed" of racial tension, culminating in city-wide race riots of 1919. Invading Irish and White gangs led to the formation of the first Black street gangs in the Bronzeville area to defend the community. Some South Side industry closed during riots, impacting the economy.

and local transportation highlights

1905 - 1908

Five branches of the south green line were added.

1910

Peak green line transit service: 5 branches and 47 stations.

1907

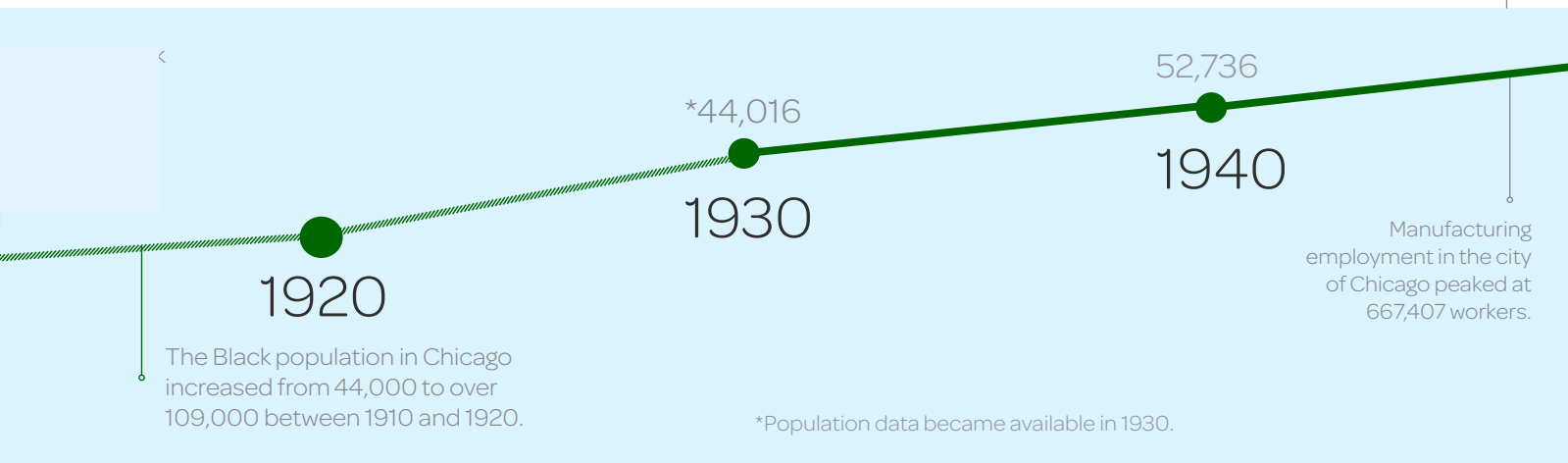
The "L" is extended the length of Washington Park and into Woodlawn.

Boosts and Blocks

are inspired by United for a Fair Economy (UFE). They represent events that had either a positive or negative impact on the neighborhood.

1947

CTA began to cut service to nearly 100 stations with low riderhip or considered "uneconomical." Impact was felt hard on Green Line.



1922 Loreda Taft's sculpture "Fountain of Time" added to Washington Park, world's earliest concrete finished art work

1920s Chicago's thriving "Black Belt" of Bronzeville extends south into the Washington Park neighborhood, wealthier white residents begin to move from the area, closing many businesses; jazz Age; Washington Park defined as Community Area 40.

1926 The US Supreme Court upheld racially restrictive covenants in *Corrigan v. Buckley* that were used to keep Black Chicagoans in segregated and over-crowded areas



1929 Black residents of Chicago gain access to city jobs, expanding professional class; Bud Billiken Parade started.



1930s The Chicago Black Renaissance, influenced by Great Migration and Great Depression, promoted racial pride and a new black consciousness which led to the growth of jazz/blues/gospel and literature that addressed Chicago culture/racial tensions/issues of identity/search for meaning.

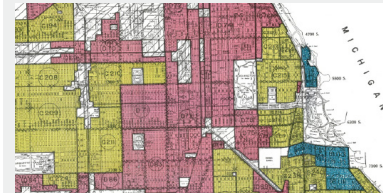
1937 Chicago Housing Authority is formed

1930 The University of Chicago serves as headquarters of the Federation of Neighborhood Associations through the 30s and 40s, its primary purpose being the opposition of efforts made by the Black community to get legislation passed that declared restrictive covenants as invalid.

1933-1947 The University of Chicago spends \$110,923.72 on "community interests," and \$83,597.46 on defending restrictive covenants

1940 Rhumboogie Cafe opens at 343 East Garfield Boulevard, starting a short but successful reign.

1940 *Native Son*, by Richard Wright is published, whose main character, Bigger, drives Mary Dalton and her boyfriend around Washington Park.



1940 The Federal Home Owners' Loan Corporation creates "redlined" maps of Chicago, identifying areas by racial composition for risk in home security mortgages, making it extremely difficult for black people or anyone in integrated neighborhoods to secure loans to purchase or upgrade homes, or generate wealth from home ownership. The risky investment label also prevented business loans and small-scale investment, leading to neighborhood decline.

1947 The Illinois General Assembly passed the Illinois Blighted Areas Redevelopment Act, creating a new agency called the Land Clearance Commission with the power to acquire "blighted" land by force and sell it to private developers. for residential development.

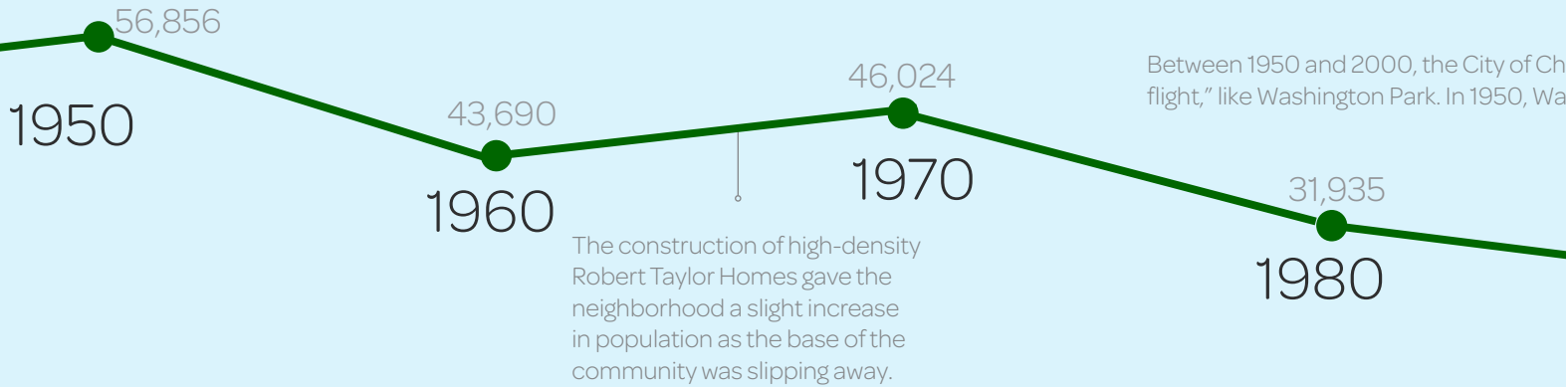


1950 Green Hornet Streetcar Disaster: a streetcar traveling too fast for wet conditions veers into a gasoline tanker, triggering a massive explosion that kills over 30 passengers.

1950s Service on three branches of the green line south were ended, lines closed.

1961 The first segment of the Dan Ryan expressway opens cementing segregation/ environmental justice concerns

1982 The Jackson Park branch of the green line was closed and tracks were removed.



1948 US Supreme Court strikes down racial covenants

1952 The University of Chicago formed the Hyde Park Kenwood Urban Renewal Program (nicknamed "Urban Removal"), which displaced thousands of African Americans on the South Side. It tore down strips of worker housing for student dorms, decimated the local jazz scene, and bulldozed the commercial corridor on 55th street, leaving behind only 3 new business sites.

1955 The Illinois General Assembly passed an amendment to the Illinois Blighted Areas Redevelopment Act, to give the Chicago Land Clearance Commission more power in eminent domain and use the land for industrial purposes.



1961 The DuSable Museum of African-American History founded by writer and arts activist Margaret Burroughs and seven others as the first African-American museum independent of a university.



1962 Robert Taylor Homes completed as huge low-income housing project between 51st and 54th and State to Federal; not everyone who wanted housing could be accommodated.

1963 CPS mass walkout of over 220,000 students to protest overcrowded and underfunded majority-Black schools

1965 More than half of manufacturing jobs in the metropolitan area relocated into the suburbs by this point.

1971 The Union Stock Yard closed its doors after nearly 106 years of operation.



1970s Robert Taylor Homes become neglected by the Chicago Housing Authority and the police

1972 Dyett HS is built on the northern border of Washington Park.



Late 1970s Beasley Academic Center opens at 5255 S. State Street in Washington Park. Programming includes a free Child Parent Center preschool program, a selective enrollment gifted program and regular education magnet school programs.

1980 Wisconsin Steel Closes



1983 Harold Washington elected first African American mayor



1986 The passing of the Anti-drug abuse act creates disparate negative impacts on Black communities in the US during the War on Drugs. In Chicago, police were busy targeting gang leaders who had maintained some semblance of codes of conduct around violence, breaking large gangs into many factions leading to increased violence.



Jackson
the CTA
tracks

1994

63rd & Racine
and 58th &
Prairie stations
permanently
closed.

1994

Entire
Green Line shut down
for rehabilitation
work, resulting in 2
years of no service to
the area.

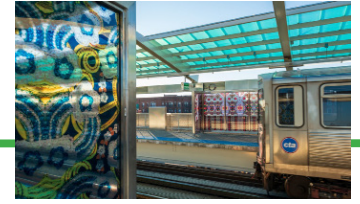
1997

Demolition of
Green Line Tracks east of
Cottage Grove eliminating
service to Jackson Park



2001

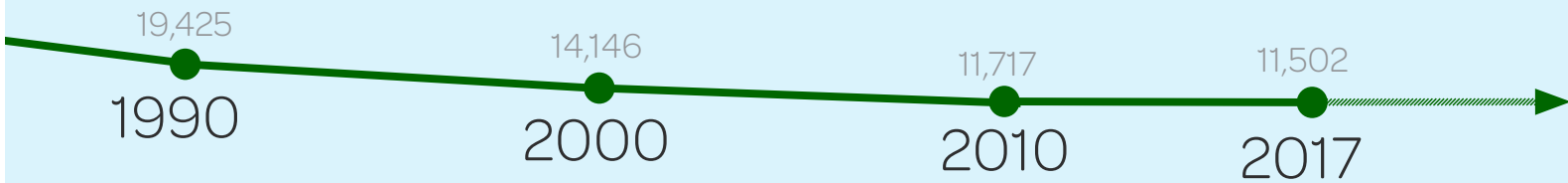
Historic Garfield
Boulevard "L" station and overpass
designated with landmark status



2019

The Garfield Gateway
Project brought \$43 million in
improvements for the station that
included art by Nick Cave

Chicago as a whole saw a sharp decline in population, but the impact was even stronger in the neighborhoods that experienced significant "white flight." Washington Park had two percent of the city's population. Today, Washington Park has only 0.4 percent of the City's population.

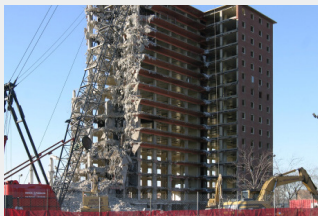


1993 US Steel Closes

1995 Heatwave of three days
leaves 739 Chicagoans dead,
including many from Washington
Park



2004 Washington Park added
to the National Register of Historic
Places.



2007 Robert Taylor Homes
completely torn down.

2008 There are 163 foreclosure
filings in Washington Park, the
highest rate per 1,000 properties of
all Chicago neighborhoods

2008 Dyett HS has the largest
increase in students going to college
in all of CPS.

2008 KLEO Center founded to
address domestic violence.

2009 Chicago prepares
(unsuccessful) bid to host the 2016
Olympic Games with Washington
Park at the center of festivities.

2011 Citing poor academic
performance, CPS decides to phase
out Dyett High School over the
course of a three-year period



2014 The Sweetwater Foundation
opens the Perry Avenue Commons
on the site of a former correctional
school for boys.

2015 After a 34-day hunger strike led by
residents, Dyett High School reopens.

2015 Obama Presidential Library selects the
University of Chicago's proposal, ultimately
choosing Jackson Park over Washington Park

2016 The University of Chicago buys 26
properties in Washington Park because of the
Obama center bid



2018 Green line performing Arts Center opens,
run by the Arts and Public Life. The University
also reopens the Level 1 Trauma Center after
years of activists calling for adequate emergency
care.



2020 Renovation of Indiana Playlot with
grants and support from the Washington Park
Chamber, SECC, and My Block My Hood My City

References

- Chicago Public Library. (2003). Housing and race in Chicago. Retrieved Aug 17, 2021, from <https://www.chipublic.org/housing/>
- CMAP (2021). Black Metropolis National Heritage Area Feasibility Study, Retrieved Aug 17, 2021, from <https://www.cmap.illinois.gov/documents/10180/131224/Chapter+2+History+and+Contributions.pdf/bf88f668-1e7d-4f39-aa68-f8894cfde826>
- CMAP (2011). Washington Park community data snapshot. Chicago Metropolitan Agency for Planning, Retrieved Aug 17, 2021, from <https://www.cmap.illinois.gov/documents/10180/126764/Washington+Park.pdf>
- Capehart, E. Curriculum Material, The Great Migration. Northern Illinois University Libraries, Retrieved from <https://www.lib.niu.edu/2000/iht720032cm.html>
- Gamino, J. (2015). Vacant and abandoned. South Side Weekly, Retrieved from <https://southsideweekly.com/vacant-and-abandoned/>
- Gross, T. (2017). A 'Forgotten History' Of How The U.S. Government Segregated America. NPR, Retrieved Aug 17, 2021, from <https://www.npr.org/2017/05/03/526655831/a-forgotten-history-of-how-the-u-s-government-segregated-america>
- Koziarz, J. (2018). Affordable artist residences officially break ground in Washington Park. Retrieved Aug 17, 2021, from <https://chicago.curbed.com/2018/1/9/16871312/construction-kleo-artist-apartments-washington-park>
- Moore, N. (2016). New redlining maps show Chicago housing discrimination. Retrieved Aug 17, 2021, from <https://www.wbez.org/stories/new-redlining-maps-show-chicago-housing-discrimination/37c0dce7-0562-474a-8e1c-50948219ecbb>
- Rothstein, R. (2017). The color of law: A forgotten history of how our government segregated America. Liveright Publishing.
- Rockett, D. (2020). A West Woodlawn native wants to right redlining wrongs with some greenlining — and he's starting in the neighborhood where he grew up. Chicago Tribune, Retrieved Aug 17, 2021, from <https://www.chicagotribune.com/real-estate/ct-re-greelining-redlined-communities-lamell-mcmorris-0710-20200713-ixmt6tcvhn4dmbk32dpifre-story.html>