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PEAK DEMOCRACY
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Goal 1: Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

This goal addresses the need to fulfill the commitments of the Plan for Transformation, while helping to provide the amenities and services required for healthy communities.
INTRODUCTION

OVERVIEW

Located on 94 acres on the near west side of Chicago, the greater Roosevelt Square Redevelopment Area historically contained approximately 3,600 CHA public housing units collectively known as ABLA Homes for Jane Addams Homes, Robert Brooks Homes, Loomis Courts and Grace Abbott Homes.

As part of the Hope VI revitalization program established by HUD in 1993 and subsequently by the Chicago Housing Authority’s Plan for Transformation, the CHA demolished a significant portion of the original structures at ABLA. As a result CHA and HUD policy in compliance with the Gautreaux Court Order the CHA established plans to build a new mixed-income community on site. The plan also encompassed the renovation of Brooks Homes and Loomis Courts, and the provision of 755 new units of CHA housing within the development.

In 2013, the CHA launched its new strategy “Plan Forward: Communities That Work.” The CHA mapped out a plan to guide the CHA as it works to provide quality, safe and affordable housing and build vibrant communities for all Chicagoans. The Plan Forward expands on the foundation laid by the Plan for Transformation, the largest redevelopment/rehabilitation of public housing in the history of the United States that has guided CHA’s work since 2000.

THE REBUILDING EFFORT TO DATE

Over the last ten years, the CHA worked in collaboration with a development partner to create 591 mixed-income housing units in a new development named “Roosevelt Square” on a portion of the 60 acre site.

Development stalled during the recession of the late 2000s. In September 2014 CHA hired Solomon Cordwell Buenz to create a new plan that would reflect contemporary market trends and evolution of the community goals.

The goal of this master plan is to:

• Coordinate a planning process and identify redevelopment criteria
• Define a comprehensive development framework plan for under utilized property
• Articulate a framework plan into a set of implementation steps that leads to site development
• Incorporate Quality of Life criteria in parallel with the development plan

Important terms used throughout this document:

• CHA Units* - 0 - 35% AMI
• Affordable*: 36-120% AMI
• Market Rate*: >120% AMI
• LIHTC: Low-Income Housing Tax Credits. Housing subsidies apply to 80% AMI and below (low and very low income per HUD)
• AMI: Area Medium Income as defined by HUD

* Per the Gautreaux Court Order
ABLA is an acronym for four housing developments that went up over a number of years between Cabrini and 15th Streets, and from Ashland and Blue Island Avenues. The Jane Adams Homes were built in 1938; Brooks Homes, in 1943; Loomis Homes, in 1951; and the 15-story Abbott Apartments, in 1955. An extension to Brooks Homes was built in 1963.

- 3,600 Units
- 8,500 Residents
- 94 Acres of Land
- Demolished 2002 - 2007

**HISTORY OF ABLA HOMES**

**DECREASING CONCENTRATION OF POVERTY**

- 1969 Gautreaux Court Order: Based in Chicago, this was the nation’s first public housing desegregation lawsuit
- 1992 Hope VI: United States Department of Housing and Urban Development’s plan to revitalize the public housing projects into mixed-income developments
- 2000 CHA Plan For Transformation: CHA to rehabilitate or redevelop the entire stock of public housing in Chicago
- 2013 CHA Plan Forward: Focus on quality of life and balanced development approach.
2007 TO 2015

• Per the Gautreaux Court Order (amendment 1998) Roosevelt Square would be rebuilt to include 2,441 new mixed-income units including:
  • 755 (31%) CHA Units
  • 720 (29%) Affordable Units
  • 966 (40%) Market Rate Units (for sale only)
• 591 units have been built through 2015
• 1,850 units remain to be built
• Non-residential additions include expansion of Fosco Park with new field house, CVS Pharmacy, renovation of the Jane Addams Resource Center, and new Police and Fire Stations
• Due to market constraints at the time of the redevelopment agreement, the majority of the Affordable Units were established as Low Income Housing Tax Credit (LIHTC) units.

MOVING FORWARD

The revised plan reinforces the mixed use, mixed income community. Within the Planned Development District (PD) the plan:
• Preserves primary use as residential
• Includes Retail, Commercial, and Civic Uses
• Allow for up to 175,000 square feet of new retail/commercial/civic uses
• Encourages flexibility in zoning to respond to changes over time while preserving the goals of the development
• Preserves existing open space amenities
• Reintroduces traditional Chicago Grid
• Introduces a variety of building heights
• Allows for increase in total number of market rate units from 966 units to a maximum of 1,466 units
• Introduce market rate rental
A rigorous, interactive and equitable community outreach program was the cornerstone of the planning process. Essential to achieving the highest quality solutions is the inclusion of many voices. Each voice offers a unique perspective and creates an opportunity to enrich the project. Public outreach and community engagement form a foundation for our design decisions, consensus and a pathway to implementation.

Using this process, the team leveraged the unique assets of the community to plan for the exciting future of the Roosevelt Square neighborhood.

At each phase of the planning process the planning team met with Community Leaders, held open public meetings, met with the ABLA/Roosevelt Square Working Group, and reviewed recommendations with CHA leadership.
COMMUNITY ENGAGEMENT

Throughout the planning process the planning team engaged directly and frequently with the community, including:

• 2 Meetings with Community Focus Groups
• 3 Community Meetings
  #1 “Visioning” December 2, 2014, Focso Park. 125+ attendees (38 CHA residents, 54 non CHA residents, 33 gave no indication)
  #2 “Quality of Life Goals” March 18, 2015, Smyth Elementary School. 120+ attendees (21 CHA residents, 82 non CHA residents, 17 gave no indication)
  #3 “Draft Framework Plan” December 21, 2015, Fosco Park Fieldhouse. 70+ attendees (15 CHA residents, 36 non CHA residents, 20 gave no indication)
• 30+ Individual Stakeholder Interviews
• Website with up to date information about plan, meetings dates and locations, meeting presentations and outcomes, online survey, and reference documents.
• On Line and Paper Surveys  (145 respondents)
• Monthly participation in ABLA/Roosevelt Square Working Group
• CHA Resident Only Meeting, December 9, 2015, Fosco Park
• Briefings with Alderman Ervin (28th), Alderman Solis (25th), Alderman Thompson (11th), Former Alderman Fioretti (2nd)
BACKGROUND
The Greater Roosevelt Square and ABLA community possess great spirit and optimism about the future, and rightfully so. The area has many strengths that position the district for great success. Roosevelt Square is well positioned within 2 miles of the Loop, close to over 50,000 jobs within the Illinois Medical District and UIC, well served by transit, and walking distance to quality retail. Significant investment has already taken place with the introduction of new civic institutions (education, recreation, police and fire stations) and the development of over 590 mixed income residential units. The social, economic, and racial diversity of this neighborhood is a significant core strength, however it also presents complexity that requires sensitivity in developing the district to maximize its full potential and optimize success.

STRENGTHS
• Adjacent to major employment centers
• Proximity to institutional partners
• Access to transit
• Retail access
• Strong sense of community

CHALLENGES
• Lack of activity and market momentum
• Perception and realities of crime
• Complexity of mixed income financing
• Complicated development program
• Concentration of low-income developments adjacent to site
• Competition from nearby neighborhoods without concentrations of low-income
PLAN OBJECTIVE: REVISIT THE MASTER PLAN TO INTEGRATE QUALITY OF LIFE ISSUES WITHIN A REAL ESTATE DEVELOPMENT PLAN

OVER ARCHING GOAL: Create a sustainable, mixed income, financially viable, vibrant and livable community within the greater Roosevelt Square Redevelopment Area.

MASTER PLAN GOALS

- Recognize and build upon existing assets
- Match planning goals to market demand and financial feasibility
- Create physical connectivity
- Develop cohesive blocks and streets
- Increase diversity of land uses
- Increase density in strategic locations
- Promote character and interest through diversity of building type and architectural style
- Establish near-term and long-term phasing strategies
- Incorporate sustainable criteria in development
- Improve overall quality of life for all residents and community members
QUALITY OF LIFE PLAN

This Quality of Life Plan considers the vitality of neighborhood as a whole and:
• Identifies current strengths and weaknesses
• Identifies neighborhood goals
• Recommends a path forward
• Connects the physical plan to the quality of life plan

QUALITY OF LIFE GOALS
• Improve the social connections, amenities and community services
• Build a cohesive neighborhood with a well-designed public realm
• Provide quality education and recreation options
• Improve safety, decrease crime and increase sense of security
• Strengthen the image of Roosevelt Square
• Develop affordable, diverse, high quality housing
• Support job training and local employment
• Increase accessibility to health and wellness services

STRENGTHS
• Strong sense of community
• Thriving community gardens
• Support of CHA Resident Services
• Fosco Park
• Invested stakeholders
CHALLENGES

• Many resources and amenities exist within the community however communication, awareness and collaboration to reach the community require strengthening
• Certain community resources are perceived as only available to certain groups of members within the community, while others are provided explicitly to a specific portion of the community.
• Areas of high concentration of crime lead to an overall feeling of insecurity, even in areas not directly impacted
• Vacant land and lack of development momentum creates a perception of disinvestment

OPPORTUNITIES

• Foster collaboration and build strategic partnerships
• Strengthen sense of community
• Improve communication across all groups, and especially between service providers and community members
• Infill with active, vibrant uses both in the near term and long term
• Support existing community resources and promote creation of new networks and organizations to bolster community cohesion

SUGGESTED STRATEGIES

• Identify key catalyst projects and work collectively with stakeholders to implement
• Improve communication networks, create an information clearinghouse
• Invest in existing schools - support Local School Advisory Councils
• Form a Chamber of Commerce
• Establish a Development Corporation
• Encourage neighborhood groups and block clubs

STRATEGIC PARTNERSHIPS

• Chicago Housing Authority
• Development Partner (Related Midwest)
• City of Chicago Departments and Sister Agencies
• Chicago Public Schools
• ABLA Local Advisory Council (LAC)
• Local Alderman
• Local, Regional, and National Non-Profits (housing, social services, education, volunteer programs)
• Local Institutions (University of Illinois at Chicago, Illinois Medical District and its members, University of Chicago)
• Neighborhood Organizations such as University Village Association, and Connecting 4 Communities
• Civic Organizations such as SOS Villages and National Public Housing Museum
• Corporate Foundations and Philanthropic Organizations
MASTER PLAN GOALS

1. RECOGNIZE AND BUILD UPON EXISTING ASSETS
2. MATCH PLANNING GOALS TO MARKET DEMAND AND FINANCIAL FEASIBILITY
3. CREATE PHYSICAL CONNECTIVITY
4. DEVELOP COHESIVE BLOCKS AND STREETS
5. INCREASE DIVERSITY OF LAND USES
6. INCREASE DENSITY IN STRATEGIC LOCATIONS
7. PROMOTE CHARACTER AND INTEREST THROUGH DIVERSITY OF BUILDING TYPE AND ARCHITECTURAL STYLE
8. ESTABLISH NEAR-TERM AND LONG-TERM PHASING STRATEGIES
9. INCORPORATE SUSTAINABLE PRINCIPLES
10. IMPROVE OVERALL QUALITY OF LIFE FOR ALL RESIDENTS AND COMMUNITY MEMBERS
FRAMEWORK PLAN

This framework plan provides guidance to the CHA, real estate development partners, and the City of Chicago as to the future vision for Roosevelt Square.

This framework plan establishes the overall structure of the development including location and types of land use, building heights and densities, open space framework and configurations of roadways. The plan was tested with a variety of potential development scenarios including baseline assumptions of number and sizes of residential units. However, specific detailed plans will be developed in the future that identify the location of individual buildings, as well as number of units by type and size.

LAND USE
- Primary Use: Residential
- Secondary Use: Retail, Commercial, Civic and Residential located along arterial streets
- Up to 175,000 square feet of new retail
- Preserve flexibility in zoning to respond to changes in market over time
- Preserve existing open space amenities including community gardens and a large park for active recreational uses with ball fields

STREET FRAMEWORK
- Reintroduce traditional Chicago Street Grid
- Extend Throop Street to connect Taylor Street to Arrigo Park

BUILDING HEIGHT AND RESIDENTIAL DENSITY
- A variety of building heights ranging from 3 stories to up to 10 stories
- Allow for height along major transportation corridors and at key neighborhood shopping street intersections such as the corner of Taylor and Racine
- Allow for an increase of market rate units from 966 units to a maximum of 1,466 units

NEXT STEPS
- Prepare detailed development plans by phase
- Amend the zoning ordinance - Plan Development (PD) No. 896.
- Prepare a detailed financing plan

This study includes land under ownership by CHA and land identified in Hope VI documents and the Roosevelt Racine TIF as land eligible for acquisition. Ownership of parcels are to be confirmed and acquisition strategies are to be further defined by the CHA.
LAND USE

Roosevelt Square is situated between two major institutions, the Illinois Medical District (IMD) and the University of Illinois at Chicago (UIC), that are significant employment centers and important community resources. It is also well served by transit and retail. However comprised of over 60 acres of land, nearly a 1/2 mile wide and 2/3 mile long, it cannot develop entirely as housing.

Successful vibrant urban neighborhoods at this scale are composed of a variety of housing types, as well as include a mix of land uses, ideally within walking distance of home. These land uses include education, civic institutions, community centers, neighborhood retail, locally owned businesses, and public parks. This diversity of land uses come together to create a high quality of life and a cohesive sense of place.

With this development community gathering places, retail corridors, transit, jobs, pedestrian routes, parks, schools, community centers were located in a manner that is supportive to the large, growing residential neighborhood that occupies the majority of the site. There is a clear goal to make the most amount of amenities available to the most number of people. Therefore, careful consideration was given to the location and accessibility of community resources.

This plan presents opportunities for job creation and commercial spaces that provide gateways for local business, retail and other services to serve the entire community. The CHA, the development partner, and the City of Chicago are encouraged to preserve a flexible vision of permitted land uses within the areas designated for commercial uses. Priority should be given to uses that support the community through job training and placement, locally owned businesses, community centers, education and supportive programming as well as neighborhood serving retail.

As an established commercial corridor, Ashland Ave should continue to grow with mixed use buildings composed of public and commercial oriented ground floor uses and residential above. Taylor Street should continue to be developed as a neighborhood retail street with ground floor uses and residential uses.

Blue Island Avenue is the home to many civic institutions including a Police Station, a Fire Station, and Smyth Elementary School. Additional civic uses, such as a community center, would be appropriate and complimentary to this zone.

CHA PLAN FORWARD

Goal 1 / Strategy 2: To complete and ensure the success of mixed income communities and other developments on CHA-owned land, CHA will:

Promote CHA-controlled vacant land as a source for long-term public and private investment opportunity, with a focus on job generating uses.

Use CHA-controlled vacant land for short-term, creative, community-building purposes, including urban agriculture and performance or sports spaces.
LAND USE: COMMERCIAL, CIVIC, RETAIL

The population of the Roosevelt Square project area has gone from 8,500 prior to the Plan for Transformation to 2,500 today with an estimated final population of 7,500 to 8,000. As the population declined and now begins to grow in different ways the community’s needs for, and ability to support, programs, shopping and jobs changes. This plan provides a vision for what a vibrant and complete community should be with the resources and amenities it needs. However, the specific needs are difficult to predict and the plan encourage flexibility to respond to growing and changing demands.

The Quality of Life Plan outlines in detail the community’s vision for supportive services, programming, and community building. The goal of the framework plan is to outline the physical infrastructure to address these goals.

CIVIC

Prior to the Plan for Transformation, the community was served by many community centers including the Boys & Girls Club, the Duncan YMCA, the Marcy Newberry Center, the Joyner Child Parent Center, and the Jane Addams Resource Center at 1254 S. Loomis. Today, as part of the redevelopment plan the Jane Addams Resource Center is under renovation and will continue to serve CHA residents, and Fosco Park Fieldhouse was built to serve an important recreational need.

The Theodore Roosevelt Branch Library at 1101 W. Taylor serves the community well and is heavily utilized by patrons from all income groups and ethnic backgrounds. While limited on space, the Library does not currently have plans to build a new facility. If however, in the future the library were to look to develop a new facility, Roosevelt Square could provide a great opportunity.

Working with the CHA the National Public Housing Museum (NPHM) will locate in the last structure standing of the historic Jane Addams Homes at the corner of Loomis and Ada.

Today and in the future as the community grows, there is the need for community centers that serve the needs of the entire community, such as senior services, youth programs, parent eduction, job training and placement, and life long learning.

RETAIL

The community is served by over 1.5 million square feet of retail within the retail catchment area. This retail is largely auto oriented regional retail, such as Costco, Jewel grocery store, Maxwell Street Market, etc. Market studies indicate that the area can absorb an additional 175,000 SF of retail, primarily smaller scale neighborhood retail.
The Taylor Street commercial street is an asset to the community, providing dining opportunities along with local neighborhood shopping options. Taylor Street’s pedestrian oriented shopping street should be reinforced through appropriately scaled infill development.

For the development area south of Roosevelt, Taylor Street is not within an easy walking distance, so there is also a need to create opportunities for small scale retail south of Roosevelt Road. Over time, as the population grows, retailers will be able to locate in Roosevelt Square. The CHA and neighborhood partners are encouraged to promote job training, creation, and placement within the development as well as look for ways to promote locally owned business, start-ups, pop-up shops and resident entrepreneurs.

**MIX: RETAIL, CIVIC, OFFICE, EDUCATION**

- Infill along existing commercial corridors
- Mixed-use developments include residential with active first floor uses: civic, retail, office, education, and community services
- Neighborhood retail within 1/4 mile walk of residential
- Limited stand alone retail
- Total 175,000 square feet of nonresidential uses

**STAND ALONE RETAIL ON ROOSEVELT**

This study did not explore in depth the opportunity to build stand alone retail on the Ashland Corridor. The proximity to other auto oriented businesses such as Costco and Jewel make this an attractive option for retailers and developers. However, further studies would need to be undertaken to understand:

- Required parcel depth
- Land ownership
- Reduction of planned residential units and impact to density on remainder of site
- Impact to character of future residential neighborhood directly to the east
- Parking impacts
LAND USE: HOUSING

The Chicago Housing Authority’s primary mission is to leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families to increase their potential for long-term economic success and a sustained high quality of life.

Combined with the objectives of Gautreaux Court Order, Hope VI and the Plan for Transformation for mixed income communities, the CHA and Real Estate Developers will work together to build market rate and subsidized housing concurrently to ensure the community develops in a balanced and successful way.

While home ownership remains an important goal for many people, over the last 10 years there has been a growing trend for market-rate rental and as such this plan supports the inclusion of market rate rental units in addition to subsidize housing, CHA ownership units, and market rate for sale. By allowing for a wider range of housing choices, greater diversity in incomes and family structures can be accommodated creating a diverse and thriving communities. The plan also encourages a wide variety of housing types. First preserving family size units to meet the community needs, then overlaying one and two bedroom apartments to respond to market trends.

Neighborhood boundaries are significantly more fluid in reality than what is drawn on a planning map. In support of the goal for an economically diverse neighborhood, this plan takes into consideration the areas immediately adjacent to the project boundary, including the addition of approximately 1,000 low-income units. In response to the larger neighborhood demographic, this plan recommends up to an additional 500 non-subsidized housing units over the prior plan. The plan supports the CHA’s commitment to build the remaining CHA and Affordable housing units required under the Plan for Transformation and the Gautreaux court order. This plan creates opportunities for a variety of housing styles to accommodate a diverse population for all income levels and family sizes.

DEVELOPMENT PLAN

- Includes remaining 510 CHA and 533 Affordable units required by the Gautreaux Court Order and the CHA Plan for Transformation
- CHA/Affordable units distributed throughout the site
- Accommodates family size units to meet the communities needs balanced with one and two bedrooms to respond to market demands
- Upon completion Roosevelt Square (including Brooks Homes and Loomis Courts) will be comprised of:
  - 32% CHA Units
  - 25% Affordable
  - 43% Market Rate (max)
- Including the larger neighborhood context
  - 25% CHA Units
  - 34% Affordable
  - 08% Senior Housing (CHA and Affordable)
  - 33% Market Rate (max)
Plan Forward is designed to provide CHA with the flexibility needed to respond to the dynamic housing market, while also creating the framework for the agency to serve its residents, and Chicago, by implementing creative strategies that capitalize on its resources and broad-reaching partnerships.

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<th>Plan for Transformation/Gautreaux Requirements for New Construction</th>
<th>New Units Built to Date (2015)</th>
<th>Remaining Units Required to be Built per Gautreaux</th>
<th>Recommended Number of Units Remaining to Built</th>
<th>Total New Construction at full build out (including built to date)</th>
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<td><strong>Total Units</strong></td>
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<td><strong>591</strong></td>
<td><strong>1,850</strong></td>
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DENSITY

At the time when the Gautreaux Court Order established what could and could not be built on public housing sites, there was rightfully a strong desire to protect future developments from the mistakes of the past. As a result, future developments were restricted to 3 stories as a way of avoiding the ills of the old high rise buildings. Many years later, mixed income and mixed use developments look and feel very different than could have been imagined at the time. Today, buildings over three stories are successfully integrated into the robust vibrant urban fabric of Chicago, attracting residents of all income groups. These buildings are designed to remove the isolation and indefensible spaces of the old high rises.

Today there is an increased demand for market rate, and affordable one and two bedroom housing units. These unit types are ideally suited to taller buildings. Mixed use buildings that open up onto active streets are integrated into the urban fabric, providing amenities and resources to the community.

For an urban community to thrive it must have a critical mass of residents to support and enliven the neighborhood and it must provide access to recreational, civic, and commercial amenities nearby. By allowing mid-rise development (between 4 and 10 stories) along commercial corridors, transit, and open space, this plan increases the number of residential units that will fit on the site, and frees up valuable land for parks and community amenities. By preserving the majority of the site for low-rise (3 to 4 stories) development on the interior of the site, a traditional family friendly neighborhood feel is preserved.

BUILDING HEIGHT

- 4 to 10 story buildings promote mixed-use development with active public ground floor uses with residential above
- Provides greater access to transit for more people
- Frees up land for parks and community amenities
- Allows for more units of housing to be built sooner
- Responds to demand for one and two bedroom units
- Attracts broader range of income groups as evident in current market trends
- Increases income diversification in residential population through market rate rentals
Legend
Proposed Building Heights
- Up to 4 stories
- Up to 6 stories
- Up to 10 stories

Roosevelt Square Boundary
Development Sites

N 0 1,000 Feet

FINAL REPORT March 2016
BUILDING CHARACTER AND FORM

At the time when the old high rises were torn down, it was hard for anyone to visualize what a new community would look and feel like, but design guidelines and parameters needed to be set. With the idea of creating a place that felt like home, buildings were largely constrained to replicate the vision of “home” such as three story brick buildings. Additionally, ground up new construction of mixed income communities were hard to visualize. There was a significant fear that “poor” houses would be visually distinguishable from “rich” houses and as such would stigmatize low income residents.

An unintended result of the cookie-cutter approach where everything looks alike, is that the neighborhood lacks character and interest. It detracts from a sense of place. Today it is understood that within a large urban neighborhood there is value in promoting variety within architectural styles and expression. This does not relieve future developers and architects from being held to high standards of design and quality material, but it does broaden the outward expression of the building. As part of the community engagement process, a variety of images representing different building types and styles were presented for the community to vote on. Through this exercise the desire for more variety and acceptance of a modern aesthetic was identified and consistently supported.
BUILDING TYPOLOGIES: 6 STORY MID-RISE

3232 N HALSTED, CHICAGO
Source: curbed.com

WALNUT FLATS, DENVER
Source: ktgy.com

BEAVER BARRACKS, OTTAWA
Source: surfingbird.ru/ Doublespace Photography

203 S. ARBERDEEN, CHICAGO
Source: Google street view
BUILDING TYPOLOGIES: 10 STORY MID-RISE

1001 VAN NESS, SAN FRANCISCO
Source: 1001vanness.com

DOCKSIDE GREEN, BC
Source: inhabitat.com

PARKSIDE OF OLDTOWN, CHICAGO
Source: landonbonebaker.com

PARKING STRUCTURE TYPOLOGIES FOR MULTI FAMILY BUILDINGS

Mulit-unit buildings should provide parking on site. Consideration should be given to total number required units based on unit size, transit access and building occupant demands.
COMMUNITY PREFERENCE

As part of the community engagement process, community members were given several opportunities to provide input into building character and form.

At the second community meeting participants engaged in an image preference survey where they were able to vote on specific images as “positive” or “negative.” Images shown here, or similar ones, in this document received over 65% positive votes from the respondents.

As part of the Quality of Life survey conducted on-line and in person, in response to the question “How important do you feel the following items are to helping create a healthy community” community members responded either Important or Very Important:

- Offer a variety of architectural styles - 68%
- Higher density (tall buildings in some areas) - 37%
- Diversity of unit sizes and cost throughout the development area - 63%
OPEN SPACE

Open space plays an important role in every community, it provides recreational options, encourages physical activity, improves public health, provides air and water quality benefits, and improves quality of life.

Rates of childhood and adult obesity have been increasing rapidly for the past 3 decades, reaching epidemic levels in the United States. Children in low-income households are disproportionately affected by health problems like obesity. There is strong evidence that the physical environment of homes and neighborhoods influences activity and—consequently—obesity rates. In addition to obesity prevention, physical activity is critical to children’s overall physical and mental health. The same is true for Seniors.

By placing the open space in the middle of the community, a central green is created, promoting a sense of identity and fostering community cohesion. This plan expands the prior open space provision, creating new spaces to meet the needs of a growing population and to create places for families to come together, promoting community engagement.

Roosevelt Square currently is home to three separate community gardens. Individually and collectively, these gardens support community building and provide healthy activities for the residents. Often times community gardens spring up as interim uses for vacant lots, however because of the important community benefit, this plan seeks to ensure community gardens will not be lost to future development pressures. Community gardens should be co-located with civic buildings such as the Jane Addams Resource Center, Fosco Park, and the National Public Housing Museum.

CHA PLAN FORWARD
Goal 1/Strategy 2

To complete and ensure the success of mixed income communities and other developments on CHA-owned land, CHA will: Invest in spaces and partner with organizations that support educational, community, recreational, and commercial purposes, including increasing public space.

OPEN SPACE GOALS

• Expand New Addams Park to 8 acres
• Preserve access to baseball diamonds / soccer and football fields
• Keep 3 community gardens long term
• Preserve Fosco Park (existing)
• Support the newly formed Fosco Park Advisory Council

FOSCO PARK

The 6 acre complex of Fosco Park includes a 80,000 SF Community Center opened in 2006 providing primarily recreational opportunities with an indoor pool, gym, multi-purpose rooms and an early childhood center. A two acre green space on the southern end of the site opened in 2012 providing additional green space with walking paths and open lawn for play. The complex also includes a playground and splash pad, along with a parking lot.
ADDAMS PARK
The ball fields in Addams Park, currently located at 15th Street and Loomis, are heavily utilized by over 500 youths and teens throughout the year. Over the last 10 years the demand on the sports fields has increased significantly. Three new high schools have opened in the area and the highly successful youth programs run through Fosco Park (such as the City-Wide Championship Football Team and State Champion Track teams) utilize Addams Park when it is available but often have to do with the small 2 acre field adjacent to Fosco because of the demands on Addams Park. The current park is 8 acres and can be configured with 4 base ball diamonds or two football or soccer fields. A replacement park should seek, at a minimum, to replicate the capacity of the existing facility.

The following programs currently utilize the fields at Addam’s Park:

• Smyth School (flag football) 100-200 youths
• Urban Prep West (football & baseball conditioning) 60-100 teens
• Chi Tech (Softball practice, soccer, track, running, flag football) 20-40 teens
• Pilsen Academy (soccer) 100-200 youths
• UIC Charter (football) 20-40 teens
• St. Ignatius (rugby) 20-40 teens
• Illinois Youth Soccer Assoc. 50-100 youths

CITY OF CHICAGO
Roosevelt Square is located in the Near West Side Community Area of Chicago. According to the Chicago Park District, per the CitySpace Open Space plan, the Community Area is in need of 42 additional acres of open space. This plan would provide for a net increase of 4 acres open space over the prior 2006 redevelopment plan.

The the City of Chicago and the Chicago Park District goals are to provide open space such that:

• All residents are within 1/4 mile, or 3 block, walk to a park
• 2 acres or open space per every 1,000 people who live within the community
TIME LINE OF OPEN SPACE DEVELOPMENT

- 1999: 16 acres of open space including 11 acres on Park District owned land and 5 acres on CHA owned land
- Prior redevelopment agreement (dated 2007) Planned for 11 acres of Park District owned parks.
- By 2015, as part of the redevelopment plan, the fields at Fosco Park have been expanded and a new field house built. Three community gardens are active on site and Addams Park remains and is heavily utilized resulting in 17 acres of utilized open space.
- The updated master plan incorporates 3 community gardens as well as an 8 acre park to allow for active recreational uses such as ball fields for a total of 15.5 acres.
One hundred forty five people responded to the survey “What’s Your Vision for the Greater Roosevelt Square and ABLA?” Over 65% of all survey respondents voted the following statements as Important or Very Important:

- Parks designed for active uses (playgrounds, sport fields, dog parks, skate parks, outdoor pools, barbecues, etc).
- Places for exercise
- Parks that host regular and/or special events
- Preservation of community gardens
- Affordable recreational programs
- Natural landscapes

Sculptures from the Jane Addams Homes’ Animal Court Playground were saved from demolition and are in storage. The sculptures are in need of restoration and should be relocated in the community at a site at or near their historical home.
FOSCO PARK CHARGERS AT THE MAXWELL STREET GARDEN
Source: Facebook

NATIVE PLANTINGS AND PLAYGROUNDS TYPICAL OF CHICAGO PARKS

TYPICAL LAYOUT OF AN 8 ACRE CHICAGO PARK WITH BALL FIELDS
Source: Google Earth
As with many former CHA housing development, there is a legacy of “super blocks” where large amounts of land are relatively impenetrable without sidewalks or streets leaving residents isolated and without access to amenities. History has proven this has many unwanted negative consequences.

Today, streets can be thought of as more than just ways to move people and traffic. There are many opportunities to incorporate green infrastructure strategies into roadway design. Generous green spaces and parkways can act as recreational and ecologic opportunities to help manage storm water and promote urban ecology.

The roadway framework plan introduces new roads, breaking down the superblocks and reconnecting the neighborhood to the existing network of streets, establishing connections to transit, open space, shopping and jobs. A connected street network ensures unobstructed access through the neighborhood. The framework establishes a development block pattern that is in concert with a traditional Chicago residential neighborhoods.

In response to the unique scale and pedestrian nature of Taylor Street the block structure is further divided into smaller pedestrian blocks by extending Throop Street from Taylor St to Arrigo Park. The new street also creates an important direct physical and visual connection from Taylor Street to Arrigo Park.

In the next phase of planning and design, streets should be designed to promote walking and biking, with wide sidewalks and good lighting mindful that streets are part of the social fabric where parents, children and neighbors gather. Streets should be designed as “neighborhood” streets by promoting traffic calming strategies.

ROADWAY FRAMEWORK

- Includes biking, walking, bus and automobile access
- Connects people and neighborhoods, reduce isolation
- Promotes ease of access
- Improves lighting
- Creates neighborhood focused streets
- Provides on street parking
The City of Chicago has several programs in place to support great street design. These programs should be studied carefully and applied to the development of the roadway framework in Roosevelt Square including:

- Chicago Complete Streets Guidelines
- Chicago Sustainable Urban Infrastructure Guidelines
- Chicago Pedestrian Plan
- Streetscapes Design Guidelines
- Streets for Cycling Plan 2020
- Make Way for People / Make Way for Plan
PHASING

The diagram to the right presents a generalized phasing strategy. Specific implementation plans will be developed in the next phase.

**Phase 1:** Complete area between Roosevelt and Taylor. Existing roadways and utility infrastructure already in place for development allows the developer to mobilize quickly. Building on highly visible vacant lots between existing buildings will help the neighborhood feel more complete and provide a sense of forward momentum for the community.

**Phase 2:** Complete area north of Taylor Street. By building near existing commercial street, a growing residential population will support existing retail and stimulate new business development.

**Phase 3:** Area along Roosevelt between Ashland and Loomis. Takes advantage of transit and opportunity for taller buildings.

**Phase 4:** Remainder of area between Ashland and Loomis. Builds upon adjacent residential development. The replacement for Addams Park (currently at 15th and Loomis) would be built prior to start of new construction on the existing park land.

**Phase A:** Can be developed at anytime as market demands develop.
## DEVELOPMENT SUMMARY

Based on the Gautreaux Court Order and the CHA Plan for Transformation, the table below summarizes the redevelopment strategy for Roosevelt Square in its entirety, including Brooks Homes, Loomis Courts and all new mixed-income construction completed to date and future construction:

<table>
<thead>
<tr>
<th></th>
<th>1999</th>
<th>Plan For Transformation / Gautreaux</th>
<th>Today</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHA</td>
<td>3,596 (100%) Inclusive of Brooks Homes and Loomis Courts</td>
<td>1,085 (37%) Inclusive of Brooks Homes</td>
<td>575 (55%) Inclusive of Brooks Homes</td>
<td>1,085 (32%) Inclusive of Brooks Homes</td>
</tr>
<tr>
<td>Affordable</td>
<td>0</td>
<td>846 (30%) Inclusive of Loomis Courts</td>
<td>313 (30%) Inclusive of Loomis Courts</td>
<td>846 (25%) Inclusive of Loomis Courts</td>
</tr>
<tr>
<td>Market Rate</td>
<td>0</td>
<td>966 (33%) Inclusive of Loomis Courts</td>
<td>159 (15%) Inclusive of Loomis Courts</td>
<td>1,466 (43%) - maximum</td>
</tr>
<tr>
<td>Total Units</td>
<td>3,596</td>
<td>2,897</td>
<td>1,047</td>
<td>1,466</td>
</tr>
<tr>
<td>Total Population (est)</td>
<td>8,500</td>
<td>6,500 - 7,000</td>
<td>2,500</td>
<td>7,500 - 8,000</td>
</tr>
<tr>
<td>Open Space</td>
<td>16 acres</td>
<td>11 acres</td>
<td>17 acres</td>
<td>14-16 acres</td>
</tr>
<tr>
<td>Community Centers</td>
<td>• Boys &amp; Girls Club</td>
<td>• Fosco Park</td>
<td>• Fosco Park</td>
<td>• Fosco Park</td>
</tr>
<tr>
<td></td>
<td>• Duncan YMCA</td>
<td>• Jane Addams Resource Center (1254 S. Loomis)</td>
<td>• Jane Addams Resource Center (CHA)</td>
<td>• Jane Addams Resource Center (CHA)</td>
</tr>
<tr>
<td></td>
<td>• Marcy Newberry Center</td>
<td>• HUB community center</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Joyner Child Parent Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Jane Addams Resource Center (1254 S. Loomis)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
GREATER ROOSEVELT SQUARE: PLANNING FOR THE FUTURE

EXISTING CONDITIONS
NEIGHBORHOOD CONTEXT

ROOSEVELT SQUARE REDEVELOPMENT AREA

Located in the Near West Side community planning area, the Roosevelt Square neighborhood is located approximately 2 miles west of Chicago’s downtown business district and is accessible by CTA bus and rail. Roosevelt Square is located between two major institutions, the Illinois Medical District (IMD) and the University of Illinois at Chicago (UIC). Within the IMD are four hospitals, two medical schools and numerous healthcare-related organizations and businesses. Natural boundaries exist to the north (Interstate 290) and to the south (Heavy Rail lines for freight and commuter rail).
DEMOGRAPHIC PROFILE

INTRODUCTION
To understand the market potential for both residential and commercial development with Roosevelt Square, it is important to understand the dynamics of the larger neighborhood around it. The presentation of demographic and other data in this report tells the story of Greater Roosevelt Square study area and the neighborhood.

Within this chapter, demographic, and some housing information organized by census tracts. An overview and map of the census tracts is included on the following pages.

DEMOGRAPHIC PROFILE
Overall, the Greater Roosevelt Square study area has a high percentage of its population in the 18 to 24 age group. This reflects the influence of the University of Illinois at Chicago, along with the Rush University Medical School within the study area. The universities also attract a large international population, primarily from India, the Philippines and Korea. As a result, 17 percent of the area’s population is Asian compared to 5.5 percent for the City of Chicago. The Hispanic population is only 13.0 percent compared to 28.9 percent for the entire city. The Hispanic population in the study area is concentrated in the two western-most census tracts.

The current population is concentrated between Racine Avenue and Loomis Street. The only population west of Loomis Street is in three age-restricted buildings and a few scattered houses. The majority of the households (71.5 percent) in the census tract have incomes below $25,000 per year. In 2010, almost one-fourth of the population was age 17 or younger. But, because of the age-restricted housing in the census tract, 17.1 percent of the population is age 65 and older compared to 7.4% for the study area and 10.4 percent for the city of Chicago.

The Black population in the study area is comparable to that for the city, 31.1 percent compared to 32.9 percent. But as with the overall city, the Black population is concentrated in certain portions of the study area. In census tract 8429, 79.5 percent of the population is Black. Half of the population is Black in tract 2838. In contrast, census tract 8329 in north-central section of the study is only 4.5% Black.

HOUSEHOLD SIZE
The most recent estimates from the Census Bureau indicate that 82.4% of all households in the Roosevelt Square study area have one or two persons living in them. Also, overall 58.8% of households in the study area are non-family households. In the study area there are an estimated 1,130 two-person non-family households and 437 three-person households and 157 household with four persons. This is not uncommon in neighborhoods with a high percentage or young persons who share apartments to save money. However, it can have an impact on the housing market because a four-bedroom apartment may be shared by four students, thus making it unavailable to families. Four students sharing a unit may be willing to collectively pay more for the units than a moderate-income could afford to pay.
As in most neighborhoods, family households in the study area predominately consist of two or three persons. In the Roosevelt Square study area, almost three-quarters (71.5 percent) of the family households fall into this category. There are four persons living in 17.7 percent of the family households which amounts to about 740 households. There are only about 450 households with five or more persons and 353 of those are five-person households.

The Tri-Taylor portion of the study area has the heaviest concentrations of families and in census tract 2828, 57.6 percent of the households have families living in them. In the census tracts within the Roosevelt Square development area, the percentage of family households is higher than the percentage of family households overall within the study area.

The census tracts with the largest concentrations of five to seven person households, both numerically and as a percentage of total households, are 2827, on the western edge of the study area and 2831, northeast of the Ashland Avenue and Roosevelt road intersection. The three census tracts which are wholly of partly within the Roosevelt Square development area have comparatively few households this large. However, census tract 8429 does have 54 households with five or more persons.
## 2010 DEMOGRAPHIC SUMMARY BY CENSUS TRACT

<table>
<thead>
<tr>
<th>Census Tract ID#</th>
<th>2827</th>
<th>2828</th>
<th>8328</th>
<th>8329</th>
<th>2831</th>
<th>2832*</th>
<th>8333</th>
<th>8429*</th>
<th>2838*</th>
<th>8419</th>
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<tbody>
<tr>
<td>Population</td>
<td>2,349</td>
<td>1,691</td>
<td>1,578</td>
<td>2,212</td>
<td>2,703</td>
<td>1,664</td>
<td>2,278</td>
<td>2,341</td>
<td>3,688</td>
<td>4,865</td>
</tr>
<tr>
<td>Age 19 and under</td>
<td>25%</td>
<td>18%</td>
<td>11%</td>
<td>8%</td>
<td>16%</td>
<td>23%</td>
<td>9%</td>
<td>24%</td>
<td>18.9%</td>
<td>8%</td>
</tr>
<tr>
<td>Age 20-24</td>
<td>14%</td>
<td>16%</td>
<td>44%</td>
<td>34%</td>
<td>24%</td>
<td>17%</td>
<td>37%</td>
<td>11%</td>
<td>9.5%</td>
<td>38%</td>
</tr>
<tr>
<td>Age 65 and older</td>
<td>5%</td>
<td>6%</td>
<td>5%</td>
<td>7%</td>
<td>9%</td>
<td>5%</td>
<td>8%</td>
<td>17%</td>
<td>12.1%</td>
<td>2%</td>
</tr>
<tr>
<td>White</td>
<td>27%</td>
<td>51%</td>
<td>46%</td>
<td>67%</td>
<td>36%</td>
<td>45%</td>
<td>60%</td>
<td>15%</td>
<td>33.1%</td>
<td>54%</td>
</tr>
<tr>
<td>&quot;Black or African-American&quot;</td>
<td>45%</td>
<td>19%</td>
<td>14%</td>
<td>5%</td>
<td>34%</td>
<td>37%</td>
<td>5%</td>
<td>80%</td>
<td>50.3%</td>
<td>17%</td>
</tr>
<tr>
<td>Asian</td>
<td>9%</td>
<td>12%</td>
<td>26%</td>
<td>25%</td>
<td>25%</td>
<td>12%</td>
<td>29%</td>
<td>1%</td>
<td>9.5%</td>
<td>21%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>26%</td>
<td>35%</td>
<td>20%</td>
<td>9%</td>
<td>7%</td>
<td>8%</td>
<td>12%</td>
<td>7%</td>
<td>9.5%</td>
<td>10%</td>
</tr>
<tr>
<td>Households</td>
<td>893</td>
<td>694</td>
<td>441</td>
<td>1,100</td>
<td>1,272</td>
<td>688</td>
<td>959</td>
<td>1,118</td>
<td>1,631</td>
<td>1,632</td>
</tr>
<tr>
<td>Family Households</td>
<td>59%</td>
<td>48%</td>
<td>44%</td>
<td>32%</td>
<td>39%</td>
<td>53%</td>
<td>36%</td>
<td>44%</td>
<td>49.8%</td>
<td>40%</td>
</tr>
<tr>
<td>Husband and wife</td>
<td>29%</td>
<td>30%</td>
<td>31%</td>
<td>24%</td>
<td>19%</td>
<td>30%</td>
<td>24%</td>
<td>11%</td>
<td>27.0%</td>
<td>32%</td>
</tr>
<tr>
<td>Female householder, no husband present</td>
<td>24%</td>
<td>12%</td>
<td>10%</td>
<td>5%</td>
<td>17%</td>
<td>18%</td>
<td>9%</td>
<td>27%</td>
<td>19.2%</td>
<td>5%</td>
</tr>
<tr>
<td>Non-Family Households</td>
<td>41%</td>
<td>52%</td>
<td>56%</td>
<td>69%</td>
<td>61%</td>
<td>47%</td>
<td>64%</td>
<td>56%</td>
<td>50.2%</td>
<td>61%</td>
</tr>
<tr>
<td>Householder living alone</td>
<td>24%</td>
<td>29%</td>
<td>31%</td>
<td>36%</td>
<td>37%</td>
<td>32%</td>
<td>25%</td>
<td>51%</td>
<td>37.9%</td>
<td>43%</td>
</tr>
<tr>
<td>Median Household Income (2012 est)</td>
<td>$54,602</td>
<td>$61,250</td>
<td>$73,325</td>
<td>$39,300</td>
<td>$39,180</td>
<td>$49,609</td>
<td>$56,058</td>
<td>$15,035</td>
<td>$50,781</td>
<td>$88,226</td>
</tr>
<tr>
<td>Mean Household Income (2012 est)</td>
<td>$59,420</td>
<td>$69,208</td>
<td>$147,897</td>
<td>$95,299</td>
<td>$58,527</td>
<td>$66,028</td>
<td>$65,255</td>
<td>$23,244</td>
<td>$64,808</td>
<td>$120,665</td>
</tr>
</tbody>
</table>


* Roosevelt Square Redevelopment Area contained partially within
NORTH OF ROOSEVELT ROAD

- 2827 West of Western. Mix of modest older housing and new three-flats.
- 2828 Portion of Tri-Taylor from Western to Oakley. Older housing stock has been renovated.
- 8382 Remainder of Tri-Taylor and IMD
- 8329 Ashland to Racine north of Polk. Older 3-flats and small apartment buildings
- 2831 Ashland to Loomis south of Polk. Includes large affordable housing complex
- 2832 Loomis to Racine south of Polk. Roosevelt Square Mixed-Income and some newer (15 year old) condos
- 8333 Racine to Morgan. Mix of older and newer buildings

SOUTH OF ROOSEVELT ROAD

- 8429 West of Racine to Western. Almost entirely public housing with a few mixed-income buildings.
- 2838 Racine to Morgan. Includes new Roosevelt Square housing, several older subsidized complexes and produce district condo redevelopment (University commons).
- 8419 UIC Campus and University Village housing (Also includes UIC campus north of Roosevelt but no housing.)
LAND USE

The Roosevelt Square Redevelopment Area is comprised of a mix of land uses including, residential, commercial and institutional.

RESIDENTIAL
Housing in the area ranges from single-family attached dwellings to high-rise multi-family buildings. The majority of the housing stock is comprised of low-rise multi-family. The physical characteristics and the housing stock varies across census tracts but it is generally a mixture of old and new. Many of the older units throughout the study area were built in the late nineteenth century.

COMMERCIAL
Commercial land uses are organized along Ashland Avenue and Taylor Street. Commercial along Ashland is characterized by large scale retail including a Costco and a large grocery store, Jewel. Retail along Taylor Street is characterized neighborhood serving retail and restaurants. Taylor Street is the heart of “Little Italy” where many Italian restaurants create a draw from throughout the City of Chicago.

OFFICE
There is limited office use.

INDUSTRIAL
Industrial land uses are limited to areas around the rail lines on the southern portion of the site. Not all of are active.

INSTITUTIONAL / CIVIC
Institutional uses include the Illinois Medical District (IMD), the University of Illinois at Chicago (UIC). There are also several elementary and high schools in the area. Civic uses include recently built police and fire stations.

OPEN SPACE
The area north of Roosevelt Road is served by two parks, one passive and one with ball fields and a field house. The area south of Roosevelt contains Fosco Park field house with play grounds and passive green space, and Addams Park with ball fields.

VACANT LAND
The redevelopment area is dominated by vacant land. The majority of the vacant land is owned by the CHA and is planned for mixed-income redevelopment.
JOBS AND ECONOMIC VITALITY

There are an estimated 50,000 persons working in the Roosevelt Square study area. Approximately 30,000 of the jobs are located within the IMD and there are several thousand persons working on the UIC main campus. Other jobs, including those in retail trade, are scattered throughout the study area. About 80 percent of all jobs in the area are in healthcare and related services or educational services. The remaining jobs are spread across 15 employment categories including accommodations and food service; professional, scientific and technical services; public administration; retail trade and even manufacturing. There are a few manufacturing jobs in the southern section of the study area adjacent to the railroad tracks.

<table>
<thead>
<tr>
<th>UIC Core Study Area*</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Jobs</td>
<td>49,933</td>
</tr>
<tr>
<td>Employed and Living in the Area</td>
<td>1,162</td>
</tr>
<tr>
<td>Employed in the Area but Living Outside (inflow)</td>
<td>48,771</td>
</tr>
<tr>
<td>Total Employed Residents</td>
<td>11,202</td>
</tr>
<tr>
<td>Living and Employed in Area</td>
<td>1,162</td>
</tr>
<tr>
<td>Living in the Area but Employed Outside (outflow)</td>
<td>10,040</td>
</tr>
</tbody>
</table>

SOURCE: UIC MULTI MODAL TRANSPORTATION PLAN - EXISTING CONDITIONS. DRAFT FEBRUARY 2014

*UIC CORE STUDY AREA BOUNDED ROUGHLY VAN BUREN ST. TO THE NORTH, ROOSEVELT RD. TO THE SOUTH, DAMEN AVE. TO THE WEST AND I-90/I-94 TO THE WEST
ACCESS TO PUBLIC TRANSPORTATION

Roosevelt Square has an integrated, multi-modal transportation network that connects residents to downtown, jobs and shopping. Bus, rapid transit, commuter rail, bicycle, pedestrian accommodations, and vehicular routes traverse directly through or within close proximity to the study area. The network facilitates access to, and connections between, all modes.

EXISTING TRANSIT SERVICES

With four bus routes, two rapid transit lines, and nearby Metra commuter rail service, Roosevelt Square is a very transit-rich area. Over 8,000 daily boardings on CTA routes occur within Roosevelt Square (October 2012). Including nearby CTA and Metra rail stations, over 14,000 boardings occur within and in close proximity to Roosevelt Square.

CTA BUS SERVICE

The core of the Roosevelt Square study area is served directly by four CTA bus routes:

- Route 12 – Roosevelt
- Route 157 – Streeterville/Taylor
- Route 60 – Blue Island/26th
- Route 9 – Ashland

In addition to these four routes, there are additional CTA bus routes, CTA rapid transit service, and Metra Commuter Rail service within close proximity to the study area. These include:

- CTA Pink Line – Polk Station
- CTA Blue Line – Racine and UIC-Halsted Stations
- Metra BNSF Line – Halsted Station
- CTA Route 8 – Halsted
- CTA Route 18 – 16th/18th
- CTA Route 7 – Harrison

Transportation Analysis chapter summarize existing transportation system and presents options for improving access, connectivity, and safety by all modes.
COMMUNITY ASSETS

The unique location of this neighborhood between major institutions along with the future mixed income nature of the development influence the existing and future needs of the community.

JANE ADDAMS RESOURCE CENTER
The CHA is currently renovating the Jane Addams Resource Center at 1254 S. Loomis. The facility is planned to house resources for CHA residents including:
- Community Spaces/Classrooms
- Computer Lab
- Family Works
- Tenant Patrol
- Property Management
- L.A.C. Offices

THEODORE ROOSEVELT BRANCH LIBRARY
The Chicago Public Library Theodore Roosevelt Branch Library, located on Taylor Street, is universally recognized throughout the community as an important community resource. The library currently occupies 2 floors in a leased building. A larger facility would be required to accommodate future program expansion.

COMMUNITY CENTERS
The population of the Redevelopment Area is approximately 1/3 of what it was prior to the demolition of the former ABLA homes, and 1/3 of what the expected population will be at completion of the plan. Since 1999 the community has lost the following community centers
- Boys & Girls club at 1207 W. Taylor
- Duncan YMCA
- Marcy Newberry Center
- Joyner Child Parent Center
And has gained
- Fire Station
- Police Station
- Fosco Park expanded open space and field house

SCHOOLS
Over the last 10 years several public schools in the area were closed or consolidated, and new Charter and Magnet Schools have opened.
Community Facilities
1. Roosevelt Branch Library
2. Fosco Park Community Center
3. Chicago Fire Department
4. 12th District Police Station
5. Jane Addams Resource Center (CHA)
6. Mercy Family HC Lower West Side Clinic

Schools
1. Malcolm X City College
2. Young High School
3. Andrew Jackson Language Academy
4. McLaren School
5. Urban Prairie Waldorf School
6. Galileo School
7. Children of Peace School
8. STEM Academy School
10. Noble Charter School
11. Simpson School
12. Montefiore School
13. Urban Prep. Chtr-West School
14. Chicago Tech Academy
15. Smyth School
16. Bartolome de las Casas Charter E.S.
17. Pilsen Academy E.S
18. Jungman E.S.

Parks
1. Garibaldi Park
2. Arrigo Park
3. Sheridan Park
4. Fosco Park
5. Addams/ Medill Park
6. Harrison Park
7. Throop Playlot

Community Gardens

Churches
PARKS, RECREATION & OPEN SPACE

There are currently 17 acres of open space within the Redevelopment Area plus additional 12 acres of open space within a 1/4 mile of the boundary. Roosevelt Square is located in the Near West Side Community Area of Chicago. According to the Chicago Park District, per the CitySpace Open Space plan, the community area is in need of 42 additional acres of open space.

COMMUNITY GARDENS
There are three successful community gardens within the Redevelopment Area. These gardens are on CHA owned land slated for redevelopment as part of this project.

• Taylor Street Farms hosted by the UVA (Ada & Arthington) 0.4 acres
• Growing Power (Washburne & Loomis) 0.5 acres
• Maxwell Street Gardens (Blue Island & Maxwell St) 0.9 acres

The three gardens collectively utilize 1.8 acres

FOSCO PARK
Fosco Park, located at 1312 S. Racine, includes a 90,000 square foot Community Center (field house) that opened in 2006 providing recreational opportunities. It includes an indoor pool, gym, multi-purpose rooms, play ground and an early childhood center. A two acre park to the south was completed in 2012 providing additional passive green space with walking paths. Fosco Park Community Center is owned and operated by the Chicago Park District.

ADDAMS/MEDILL PARK
Addams Park is an 8.7 acre park located in the southern portion of the park. Addams Park contains active ball fields that can be configured with 4 base ball diamonds or two football or two soccer fields. There is no field house or indoor facility. Programs at Addams Park are managed through Fosco Park. Currently 7 schools and youth organizations serving over 500 youths and teens utilize the park including:

• Smyth (flag football) 100-200 youths
• Urban Prep West (football & baseball conditioning) 60-100 teens
• Chi Tech (Softball practice, soccer, track, running, flag football) 20-40 teens
• Pilsen Academy (soccer) 100-200 youths
• UIC (football) 20-40 teens
• St. Ignatius (rugby) 20-40 teens
• Illinois Youth Soccer Assoc. 50-100 youths
EXISTING OPEN SPACE

17 ACRES OF OPEN SPACE (WITH 4 BASEBALL DIAMONDS) WITHIN ROOSEVELT SQUARE PLUS 12 ACRES OF ADJACENT OPEN SPACE

Legend
- Community Gardens
- Park

FOSCO PARK CHARGERS - JR. BEARS FOOTBALL CHAMPIONS
Source: Chicago Park District

FOSCO PARK SPLASH PAD
Historically, neighborhoods have revolved around neighborhood schools. Today, with a variety of public magnet and charter schools to choose from, students are no longer limited to a neighborhood school. Although students travel across the city to attend a specific school, the quality of the neighborhood school can influence household decisions about where to live. We looked at the choices households residing in the Roosevelt Square redevelopment area are making about schools and discovered that although a large percentage of students do attend schools in the immediate area, others are traveling long distances to attend a specific school. The following summarizes where the attendance patterns of area residents who attend public schools. There may also be a few children attending private schools but we do not know how many, if any, are in private institutions. For analyzing school data, we used only the residents of the Roosevelt Square redevelopment area rather than the larger study area used for demographic and housing market analysis. The data for where students living in the redevelopment area go to school was assembled by the Chicago Public Schools (CPS).
ELEMENTARY SCHOOL STUDENTS FROM THE
ROOSEVELT SQUARE REDEVELOPMENT AREA

- 387 students in Pre-Kindergarten through grade eight attend 66
different CPS schools
- 190 students (49.1%) attend Smyth Elementary School -- the CPS
designated Neighborhood School
- 92 students (23.8%) attend other schools in the immediate area;
  including Galileo (29 students), Andrew Jackson (23), Irving (17), Pilsen
  (12) and STEM Magnet Academy (11).

HIGH SCHOOL STUDENTS FROM THE ROOSEVELT
SQUARE REDEVELOPMENT AREA

- 162 students in grades 9 through 12 attend 61 different schools
- 36 (22.2%) students attend schools in the immediate area. These
  include Chicago Tech Academy, Urban Prep Charter-West and Nobel
  Charter- UIC.
- Another 19 attend schools just north of the Eisenhower Expressway,
  Young (9 student) Noble Charter-Bulls (7 students) and Crane
  (students).
- 18 students attend Wells at 930 North Ashland and 12 attend Dunbar at
  30th and King Drive
- Citywide the percentage of students residing in an area and attending
  the neighborhood school is 59 percent.
Smyth Elementary School (2014-2015 school year)

- International Baccalaureate Program (IB World School)
- Enrollment: 459 students
- Capacity: 1,230 (37% Capacity)
- 41% of the students who attend Smyth live within the Roosevelt Square Redevelopment Area
- 49% of the elementary students within the Roosevelt Square Redevelopment Area attend Smyth; 51% of students attend other schools

SOURCES: CHICAGO PUBLIC SCHOOLS 2014-2015 SCHOOL YEAR
LOCATION OF SCHOOLS

Legend

- Elementary School
- High School
- Higher Education
- Special Education/Special Needs
- Library
- Community Center

1. Malcolm X City College
2. Young High School
3. Andrew Jackson Academy
4. McLaren School
5. Urban Prairie Waldorf School
6. Galileo School
7. Children of Peace School
8. STEM Academy School
10. Noble Charter School
11. Simpson School
12. Montefiore School
13. Urban Prep. Chtr-West School
14. Chicago Tech Academy
15. Smyth School
16. Bartolome de las Casas
17. Pilsen Academy
18. Jungman
SAFETY AND SECURITY

According to statistics provided by the Chicago Police Department, the crime rate in the study area has been dropping over the past few years. However, a map of reported incidents for 2014 showed several concentrations of activity, or “hot spots” within our study area. Two of these hot spots centered around the Jewel-Osco shopping center at Ashland Avenue and Roosevelt Road and the CVS drug store at Roosevelt Road and Racine Avenue. These incidents generally involved theft or robbery. There was also a concentration of activity along Taylor Street where the concentration of eating and drinking establishments generated incidents of battery, theft and disturbing the peace. There were two hot spots south of Roosevelt Road, within the redevelopment area that included a range of incidents, including domestic arguments, theft, and other violent incidents.

CRIME HEAT MAP

- Hot spots shown on the map indicate crime is concentrated in areas around Brooks Homes and retail parking lots
- Other areas have some level of crime that can create barriers and impacts ability to walk around neighborhood, especially after dark.
- Crime and perceptions of safety is a deterrent to real estate development and sales
- The Near West Side has a disproportionately high rate of property crimes such as theft, burglary compared to violent crime. Quality of life crimes such as criminal damage and narcotics increase the perception that the neighborhood is unsafe.

CRIME HEAT MAP - JANUARY 2014 TO JANUARY 2015
Source: City of Chicago Data Portal - https://data.cityofchicago.org/Public-Safety/Crimes-Map

Legend
- Red: Violent Crimes
- Yellow: Property Crimes
- Blue: Quality of Life Crimes
GREATER ROOSEVELT SQUARE:
PLANNING FOR THE FUTURE

MARKET ANALYSIS
SUMMARY
Housing Markets and Retail Analysis

This section presents a snapshot of the housing market and Real Estate trends in the Roosevelt Square area. This information is helpful in understanding the current housing environment and provides context for future recommendations.

Housing Tenure

Overall, the percentage of renter households in the study area is higher than for the City of Chicago. Almost two-thirds (62.6 percent) of study area households are renters compared to 55.1 percent citywide. This reflects the large student population and the nature of the workforce and the hospitals that have numerous persons in short-term positions. There is also the expected correlation between the percentage of renter households and income levels within the study area. The three census tracts with the highest percentage of renters also have the lowest median incomes. In addition, the character of the housing stock in these census tracts has influenced tenure. Census tracts near the medical distinct have housing stock that were specifically designed for renters.

Rental Market

The focus of the Roosevelt Square redevelopment will be on residential development, including a substantial amount of rental housing.

These rents are comparable to asking rents in the Pilsen neighborhoods to the south of the study area. Pilsen is attracting a younger population; often persons involved in one way or another in the arts and entertainment industries. Many of new residents being attracted to Pilsen are looking for rents that are lower than most North Side neighborhoods.

North of the study area, in the West Loop neighborhood, rents are considerably higher than rents in the study area. This area is also drawing a younger population but it is a more professional and affluent population than the persons moving into Pilsen. The Fulton Market area, in the northern section of the West Loop, has the highest rents. Fulton Market has been a center for trendy restaurants and night clubs for more than a decade and it will soon be the location of Goggle’s Chicago offices. As a result, the area is attracting other high-tech companies and their well paid workers are following to live within biking or walking distance to work. The area also has excellent transit access via the Green Line station at Morgan and Lake.

The lower rents within our study area reflect the age and character of the building stock as well as renter population. This area attracts students attending local institutions but it is not perceived as a “hot spot” for young persons who work in the Loop or other conveniently accessible employment concentrations.
FOR SALE MARKET

There are very few single-family detached houses within the study area. The detached houses that do exist are mostly located to the west of the IMD. However, the most expensive houses (at $950,000 to $1.2 million) are three-story, 19th century structures that have been extensively renovated. A few individual houses, concentrated west of Western Avenue and in couple of blocks south of 14th Street and between Oakley Avenue and Western Avenue, have sold for less than $100,000 over the past three years.

The competitive sales market within the study area is for attached units, including row houses and condominium flats in multi-unit structures. This market includes newer units in the University Village development east of Morgan, several row house developments were built from the 1960s, through the early 1990s and a few larger older buildings with six to 20 units that were built as rental apartments and converted to condominium ownership in the 1990s and early 2000s. The condominium units in the first phase of the Roosevelt Square development that were completed in 2006 and 2007 are among the newest for-sale units in the study area.

In the three-year period, 2012 through 2014, there were 538 transactions with a median sales price of $225,000. However, 271 of those transactions were either foreclosures or short sales. The 267 “market” transactions had a median sales price of $295,000. This compared to 2,082 market transactions during the same period in the Near West Side Community Area north of the Eisenhower Expressway that had a median sales price of $322,000.
More significantly, for the analysis of market potential within the Roosevelt Square redevelopment area are the resale prices over the past three years of units developed in the initial phases of the Roosevelt Square redevelopment. Even though only one was characterized as a short sale, in all but one instance the most recent sale price was lower than the initial price of the unit.

**AFFORDABLE HOUSING**

Only four census tracts within the study area have affordable housing and three of those tracts are within the Roosevelt Square redevelopment area. The largest concentration is south of Roosevelt Road and west of Racine Ave (Census Tract 8429) and includes several age-restricted buildings. There is also an age-restricted development south of Roosevelt Road and east of Racine Ave (Census Tract 2838) which has the second largest number of affordable housing units. In Census Tract 2831, which is not in the redevelopment area, all of the affordable units are in the Circle Park development which extends from Ashland Avenue to Loomis Street along Roosevelt Road and from Taylor Street to Roosevelt Road on Ashland Avenue.

**RETAIL SPACE**

Ashland Avenue, with a 154,000 square foot Costco store and a 95,500 square foot Jewel-Osco anchored shopping center, is the dominant street for comparison goods shopping within the study area. However, Taylor Street has the largest supply of retail space. It is dispersed in smaller buildings and eating and drinking establishments are the dominant retail category. Also, much of the Taylor Street space is occupied by service firms; dry cleaners, real estate office, beauty parlors, childcare centers, etc. The largest space is about 15,000 square feet and the individual spaces average just over 5,000 square feet. The retail spaces are often in the ground floor of building with apartments above. In addition, residential buildings are interspersed with the retail spaces along the street.

The retail space on Western Avenue is concentrated in older buildings with a couple of new buildings in the mix. The more viable space tends to be on the ground floor of multi-storied residential buildings. There are numerous free-standing body shops and other automobile-oriented establishments. In spite of the amount of space, Western Avenue is not prime retail location within the study area.

In contrast, the retail space on Halsted and Maxwell streets is all in new buildings, and mostly on the ground floor of multi-storied structures. Some of the structures are residential and others house academic functions for UIC. In addition to this retail space within the study area, there is another 1.5 million square feet of space along Roosevelt Road between the Dan Ryan expressway to the South Branch of the Chicago River that is very accessible from the study area. The potential for additional retail development is very limited until after additional residential development occurs.
In order to achieve an economically diverse neighborhood, Market Rate, Affordable and CHA housing must grow together. If one particular segment grows too rapidly or too slowly the neighborhood will be come out of balance and will create barriers for other segments.

This plan proposes to increase the allowable number of Market Rate Units up to an additional 500 units over the prior plan. The rationale for the proposed mix of housing types and the additional market rate units includes:

- Momentum effect. Roosevelt Square needs a bold plan to revitalize market and public impressions of the area.
- Financial impact. Increasing the amount of market rate units provides $80 million incremental real estate tax revenue through the life of the project.
- Marketing message. To be successful in renting and selling units, there needs to be a critical mass of market rate units.
- Social cohesion. Particularly when looking at the broader, surrounding neighborhood demographics, more market rate units are needed to create a mix of income types that leads to a real community.

This section presents only one of many potential scenarios for financing the mix-income development. There are many scenarios, alternatives, and combinations of funding strategies that exist today, and could exist in the future. CHA and its development partners will work together establish a financing plan, by phase, that works based on market and funding conditions at that time.

**SUMMARY**

Based on the assumption of 2,350 new units to be constructed (1,306 Market Rate and 1,044 CHA and Affordable):

- Total project cost over 15 years: $962 million
- Market rate product financed by conventional debt and equity: $529.7 million

CHA and affordable product financed as follows:

- 9% LIHTC: $118.9 million
- CHA loan: $179.8 million
- CHA rent subsidies: $12.6 million
- TIF: $53.5 million
- RAD financing: $23.6 million
- Sales of affordable for sale units: $44.0 million

**FINANCING OVERVIEW**

With 500 additional market rate units, the plan is feasible with the following assumptions:

- The rental and sale markets remain strong
- Construction costs do not escalate faster than rental rates and sales prices
- Sufficient 9% Low Income Housing Tax Credits are available
- The CHA has available subsidies for CHA units
- The incremental real estate taxes generated by market rate housing can be used to bridge the funding gap for affordable and CHA units
THE MARKET

• For sale market prices for this area are assumed to be $335 per square foot (SF) vs. in the high $300s per SF
• Rental market rates are assumed to be $2.40 per SF (not $3.00+ per SF)
• Historically, downtown delivery of units:
  3,000 rental and condo units per year
• West Loop and South Loop average number of units delivered per year: 700
• Estimated number of units per year at Roosevelt Square, 90 units = 14% of West Loop and South Loop deliveries
• Percentage of overall downtown supply (120,000 units) = less than 0.1%
HISTORY & GOVERNANCE

Gautreaux Court Order

Gautreaux et al. v. Chicago Housing Authority in 1969 was the nation’s first major public housing desegregation lawsuit. A primary goal of the Gautreaux Court Order is to deconcentrate area of poverty and protect against racial segregation. CHA’s development plans continue to be subject to existing Gautreaux court orders. The court order, among other things, established the number of housing units (CHA, affordable, and market rate) that can be built on the former ABLA homes sites.

As the CHA Plan for Transformation moves forward, the Gautreaux court will review any new plans that involve rebuilding public housing.

US Department of Housing and Urban Development (HUD)

A federal agency whose mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. HUD provides oversight and financial support to CHA and other public housing authorities across the United States.

The Chicago Housing Authority (CHA)

The CHA provides administrative oversight of public housing within the City of Chicago. It also oversees the administration of Housing Choice Vouchers that allow low-income families to rent in the private market. It’s mission is to ensure the provision of affordable housing opportunities in a variety of communities for lower-income households.

The CHA receives certain funding from the United States Department of Housing and Urban Development (HUD) and is entitled to apply for funding to acquire, construct, modernize, maintain, and operate public housing. In addition, the CHA administers several programs funded and regulated by the State of Illinois and the City of Chicago. These programs are parallel to federal housing programs and include conventional, rental assistance and community development components.

HOPE VI

The HOPE VI program serves a vital role in the Department of Housing and Urban Development’s efforts to transform Public Housing. A main goal of the HOPE VI is to improve public housing by replacing failed developments with healthy and safe communities that offer a better quality of life for residents. HUD lessens concentrations of poverty by placing public housing in non-poverty neighborhoods and promoting mixed-income communities.
HUD Moving to Work (MTW)

A demonstration program that provides Public Housing Authorities (PHAs) such as the CHA with the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help residents become self-sufficient, and increase housing choices for low-income families. PHAs in the MTW program have greater flexibility in how they use their funds. PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs. CHA has been part of the MTW program since 2000.

The CHA Plan for Transformation

The Plan for Transformation began in 2000 under the leadership of Mayor Richard M. Daley with approval from the U.S. Department of Housing and Urban Development (HUD). It was the largest, most ambitious redevelopment effort of public housing in the United States, with the goal of rehabilitating or redeveloping the entire stock of public housing in Chicago.

By the end of the Plan, 25,000 units of housing are to be renovated or built new. The Plan for Transformation functions under a Moving To Work Agreement with HUD.

The Plan for Transformation goes far beyond the physical structure of public housing. It aims to build and strengthen communities by integrating public housing and its leaseholders into the larger social, economic and physical fabric of Chicago.

The CHA Plan Forward

In 2013, CHA launched a new strategic initiative, Plan Forward: Communities That Work, which outlines its commitment to build strong, vibrant communities throughout Chicago. The new plan lays out strategies to fulfill CHAs obligations under the original Plan for Transformation and a new future for the agency, residents and Chicago neighborhoods. A key component of Plan Forward includes fulfilling the original Plan for Transformation commitment to redevelop or replace 25,000 subsidized housing units by 2015.

Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is a special funding tool used by the City of Chicago to promote public and private investment across the city. Funds are used to build and repair roads and infrastructure, clean polluted land and put vacant properties back to productive use, usually in conjunction with private development projects.

The Roosevelt/Racing (ABLA) TIF District was established in November of 1998, and currently expires December 31, 2034. The end of year balance (FY 2013) was $5,290,000. TIF funds can be used for a variety of redevelopment costs including but not limited to: site acquisition, site preparation, and professional fees (architect, attorneys) that are
necessary to begin construction. TIF funds may also be used for costs of the construction of public works or improvements, job training and retraining projects, and in some cases part of the cost of construction of affordable housing. The TIF also identifies parcels authorized for acquisition.

**Planned Development**

The Planned Development (PD) zoning designation is required for certain projects to ensure adequate public review, encourage unified planning and development, promote economically beneficial development patterns that are compatible with the character of existing neighborhoods, allow design flexibility, and encourage the protection and conservation of the city’s natural resources. Development at Roosevelt Square is governed by DP 898. Changes to allowable land use, building heights and development density will require PD amendments.

**Redevelopment Agreement**

In 2003 Related Midwest entered into an agreement with the Chicago Housing Authority to develop Roosevelt Square based on the criteria set forth by the CHA through the Plan for Transformation and the Gautreaux Court Order. The goal is to create a new mixed income community on the site of the former ABLA homes with a prescribed number of CHA (ACC) housing units plus additional housing units affordable to specific income levels as defined by HUD.

**Working Group**

Principle collaborative mechanism to oversee implementation of mixed income developments. Working Group members include representatives of CHA, the City, the CHA residents’ Local Advisory Council (LAC), BPI and the community. Working Groups participate in the selection of developer teams, review proposals, and monitor implementation of the site-specific plans.
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