

Ideas at Work:

The Revere School Neighborhood

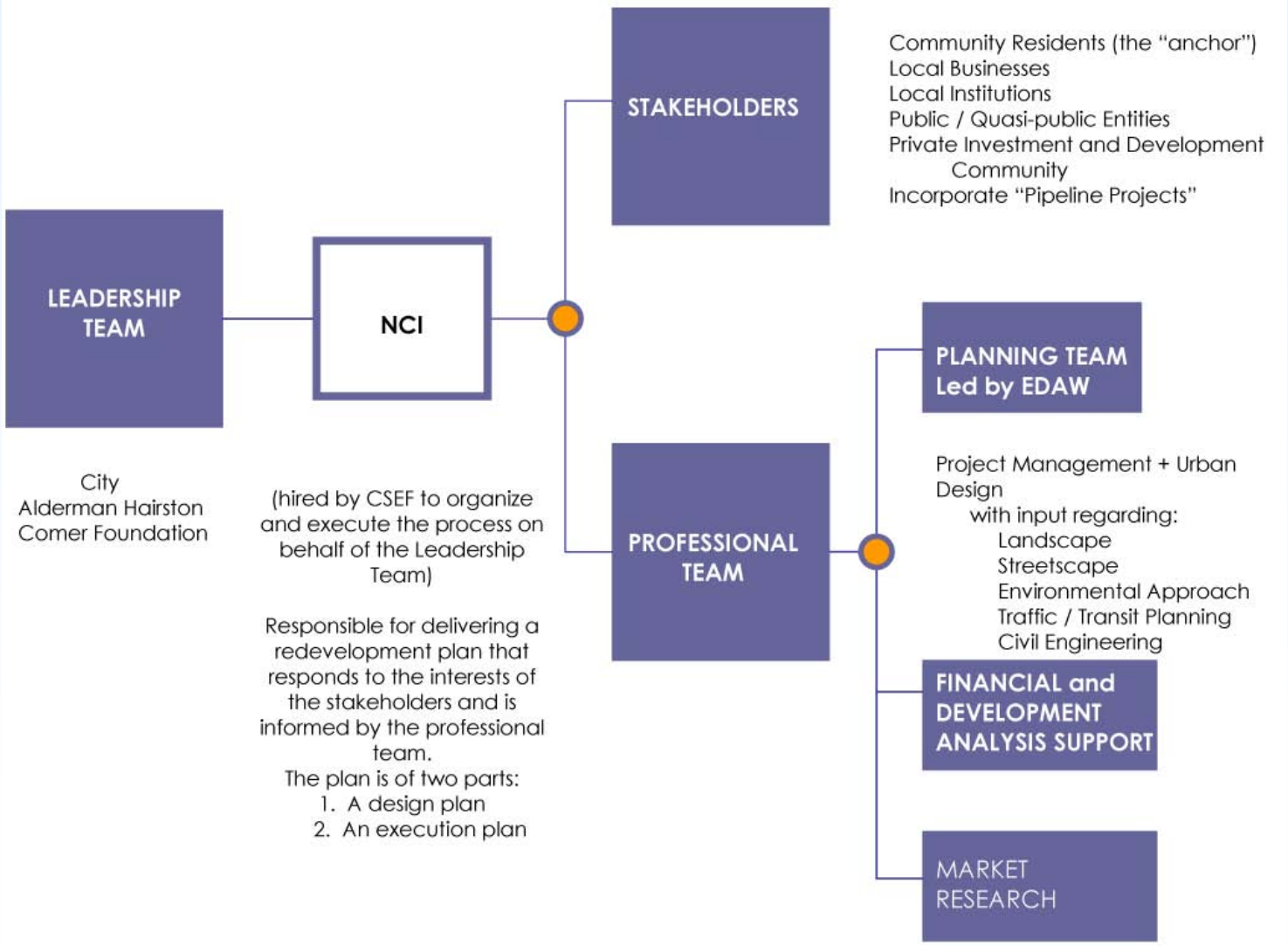
Presented to:
The Revere School Community
June 23, 2007

Presented by:
Ruth A. Wuorenma and Lisa Thomas

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The Organizational Chart



The Process

	PHASE	TASK	PRODUCT / GOAL
1	GATHER INFORMATION	**Analyze and document existing conditions** **Stakeholder engagement** STEP ONE: Community Session with Residents STEP TWO: Interviews with Other Stakeholders Input Sessions with Local Groups (ie. youth)	**ORGANIZE DATA** **UNDERSTAND THE SITUATION** **DEVELOP GUIDING PRINCIPLES**
2	RESPOND TO DATA	**Professional Team Concept Development** Shape Three Alternative plans **Developer / Investor Input on Each Plan** **Financial Analysis** **Community Session with Residents** Present Three Alternative Plans Collect input	**PICK PREFERRED PLAN**
3	CRAFT FINAL PLAN	**Professional Team** Plan Refinement **Financial Analysis** **Professional Team** Finalize Plan **Finalize Implementation Strategy**	**COMPLETE FINAL PLAN**
4	PRESENT FINAL PLAN TO COMMUNITY AND TO STAKEHOLDERS		

Typical Development Scenarios

Scenario 1:

An entity presents its plans to the community for consideration.

- The entity sets the agenda.

Scenario 2:

A community prepares a “Quality of Life” plan.

- Important, but not far enough.

The NCI Process

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This process is designed to help your neighborhood *shape your story* and then share it with those who can help you accomplish your goals.

"Rules of the Road"

1. Stakeholders and the professional team: experts collaborating with experts in mutual respect.

2. Everyone is heard and no single stakeholder controls an outcome.

3. No one will get everything they want BUT the priorities of the community are the priorities of the process.

The process, when done well, taps our "higher selves," the selves that we want to be known for and remembered by.

In a changing world, you can impact the future or watch by the sidelines.

now… An Introduction to Your Neighborhood

from the perspective of an urban design professional

Followed by a review of trends – local, regional and beyond- that may have relevance for your neighborhood.

After that, we'll proceed into our discussion period where we hear YOUR perspectives.



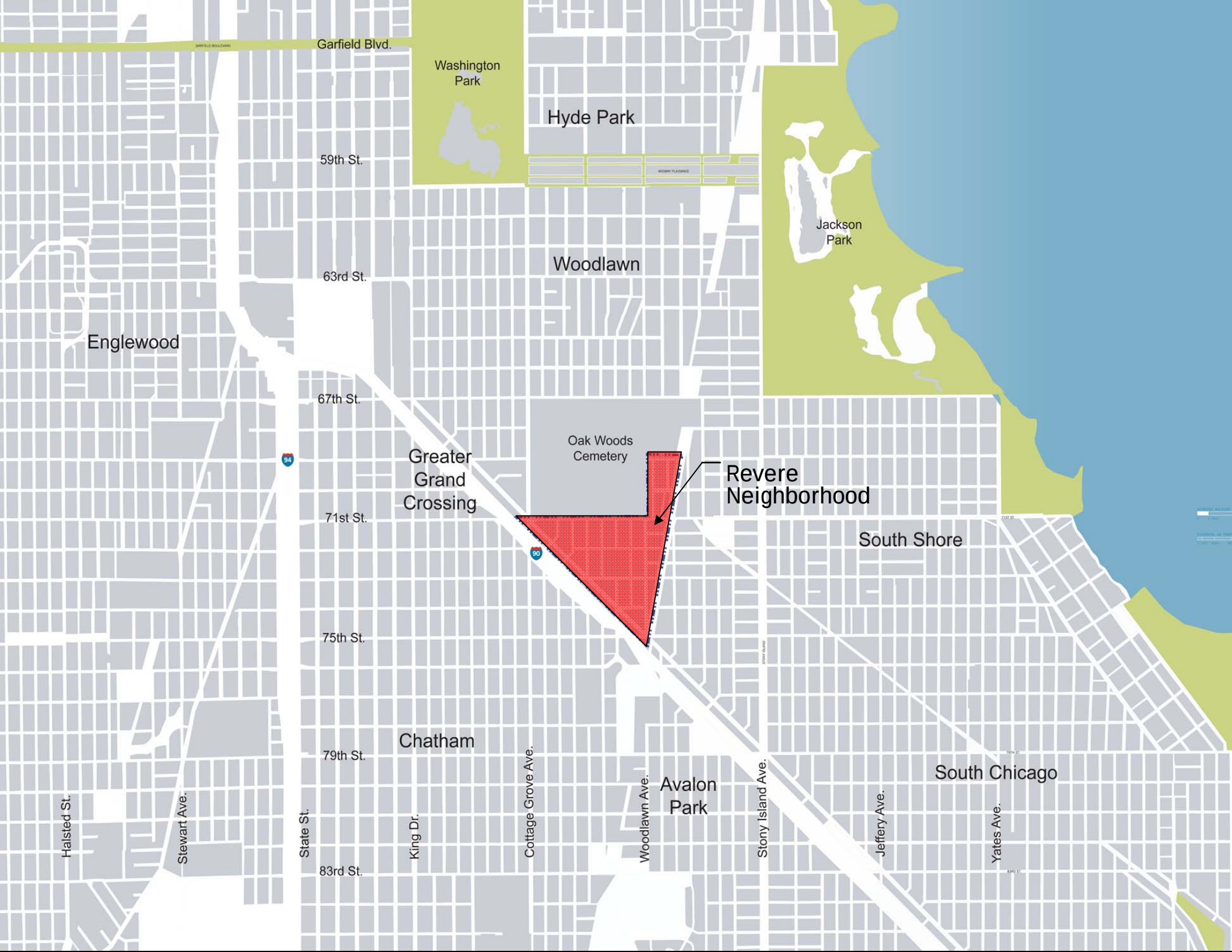
Revere Neighborhood: A First Look

Neighborhood Capital Institute

EDAW | AECOM

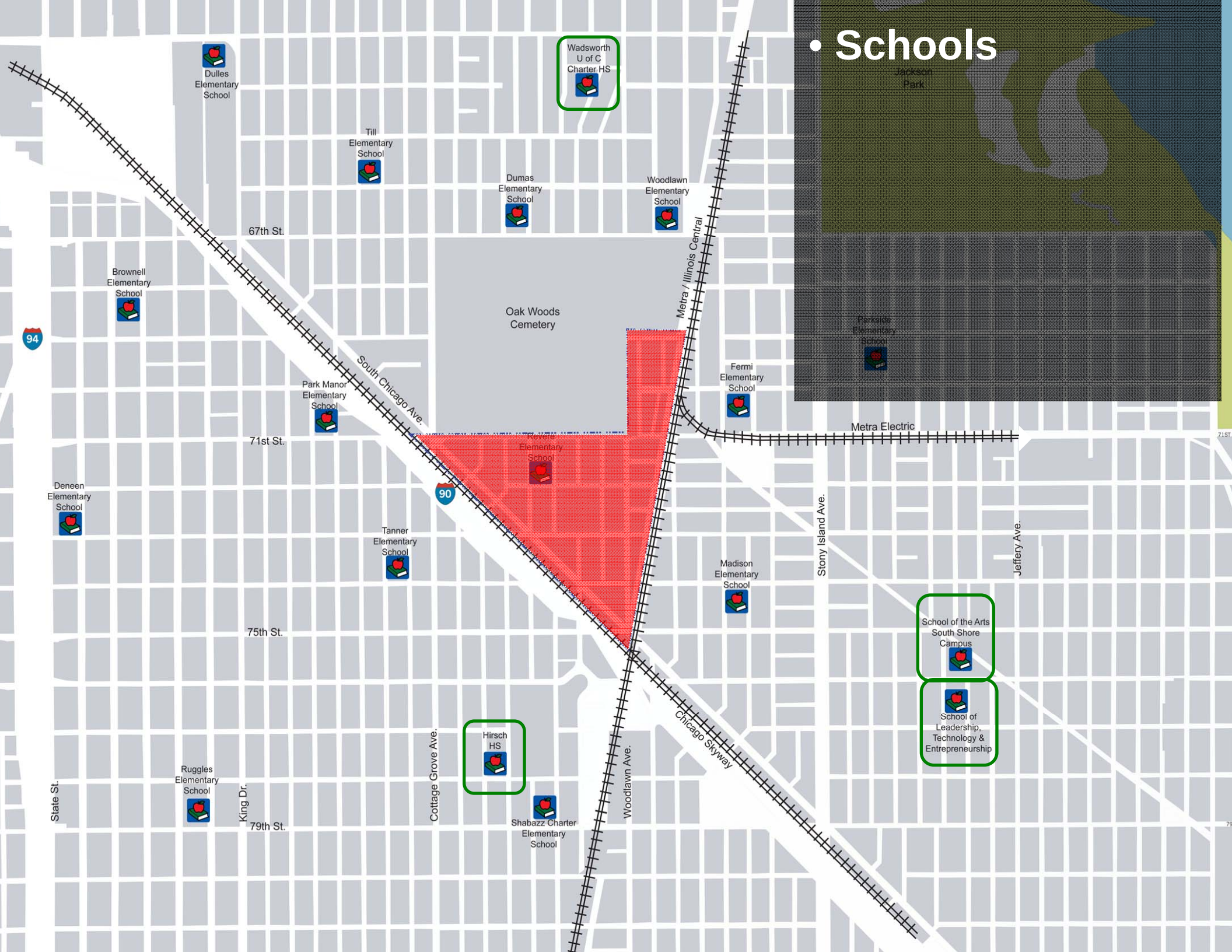


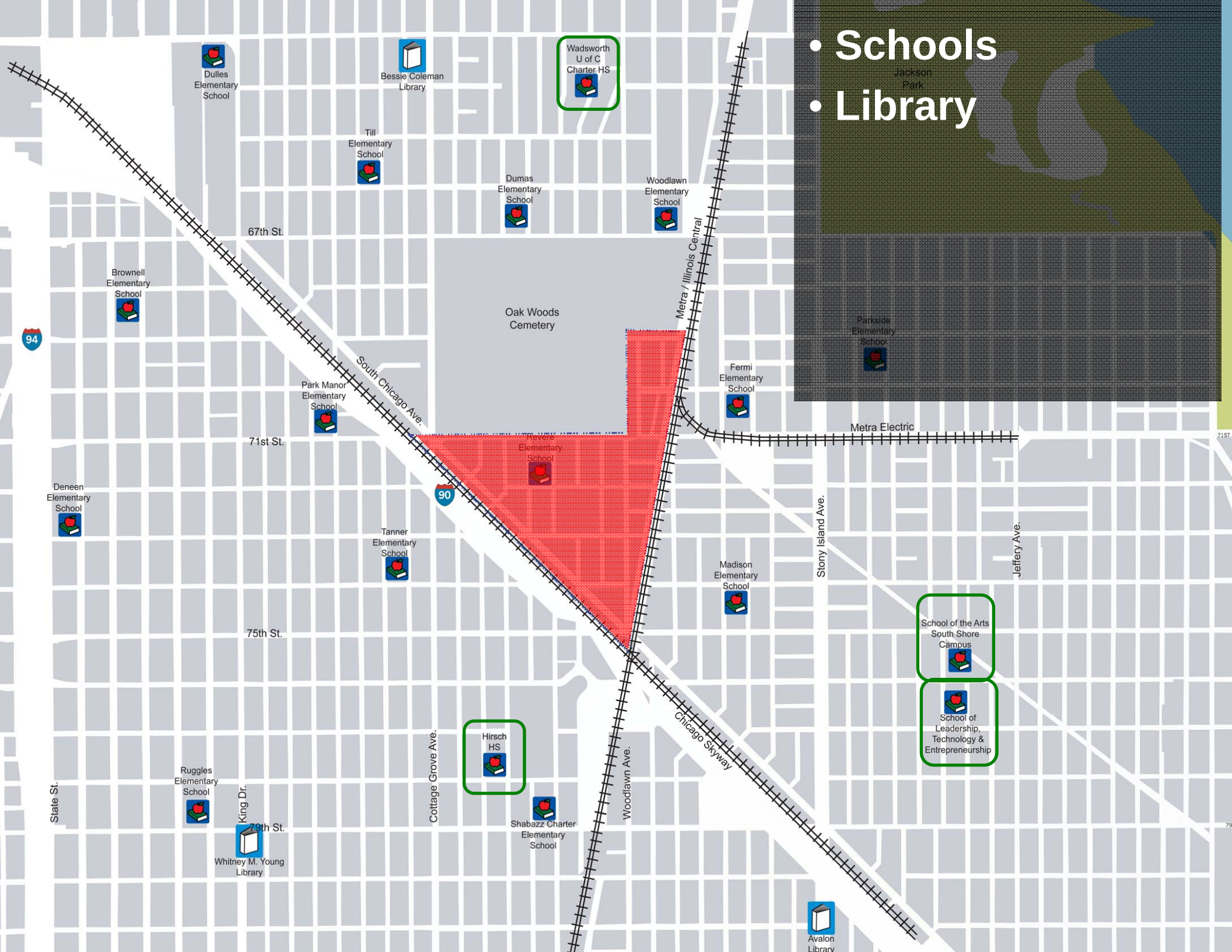
Regional Context

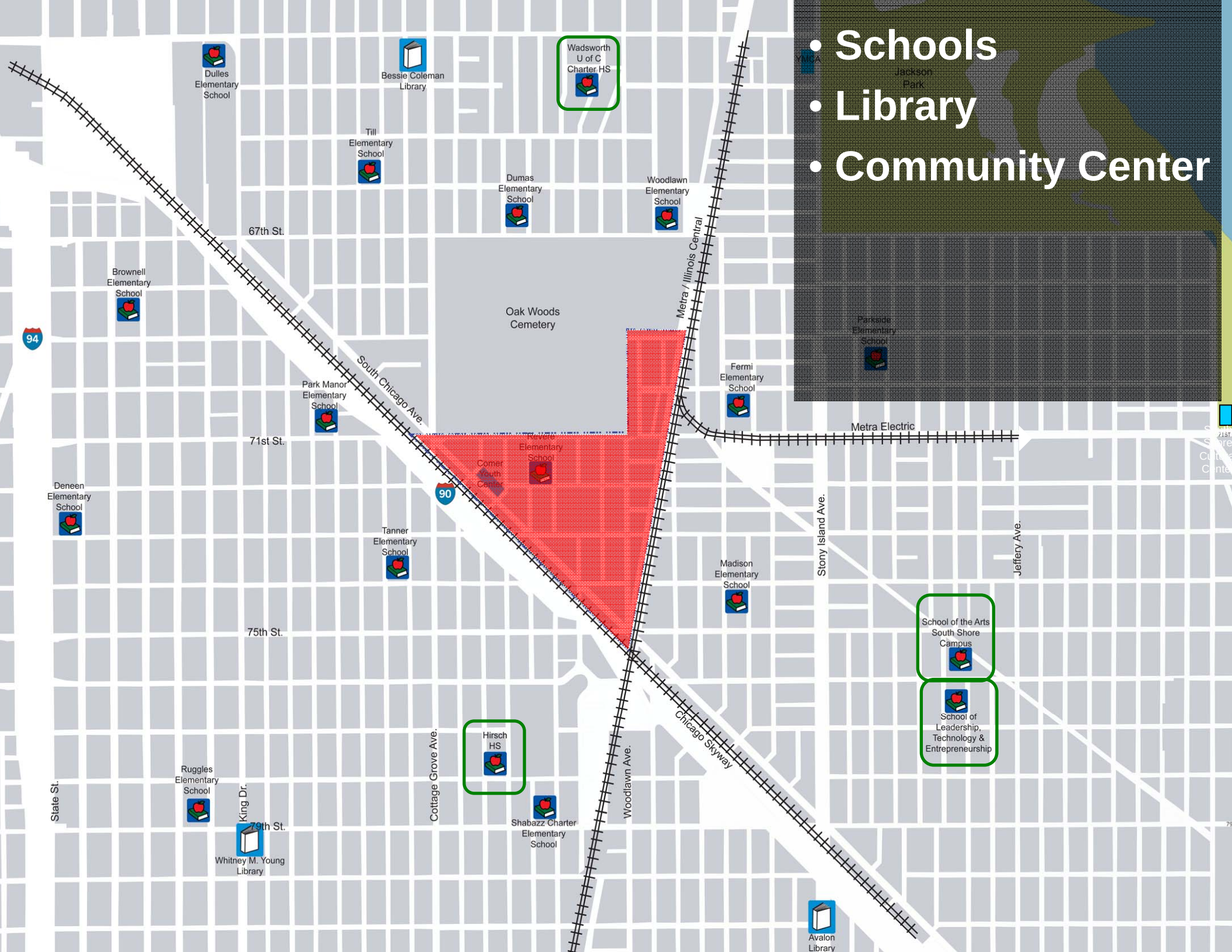

Garfield Blvd.
Washington Park
Hyde Park
59th St.
Jackson Park
Woodlawn
63rd St.
Englewood
67th St.
Oak Woods Cemetery
Greater Grand Crossing
Revere Neighborhood
71st St.
South Shore
75th St.
Chatham
79th St.
Avalon Park
South Chicago
83rd St.
Halsted St.
Stewart Ave.
State St.
King Dr.
Cottage Grove Ave.
Woodlawn Ave.
Stony Island Ave.
Jeffery Ave.
Yates Ave.
94
90

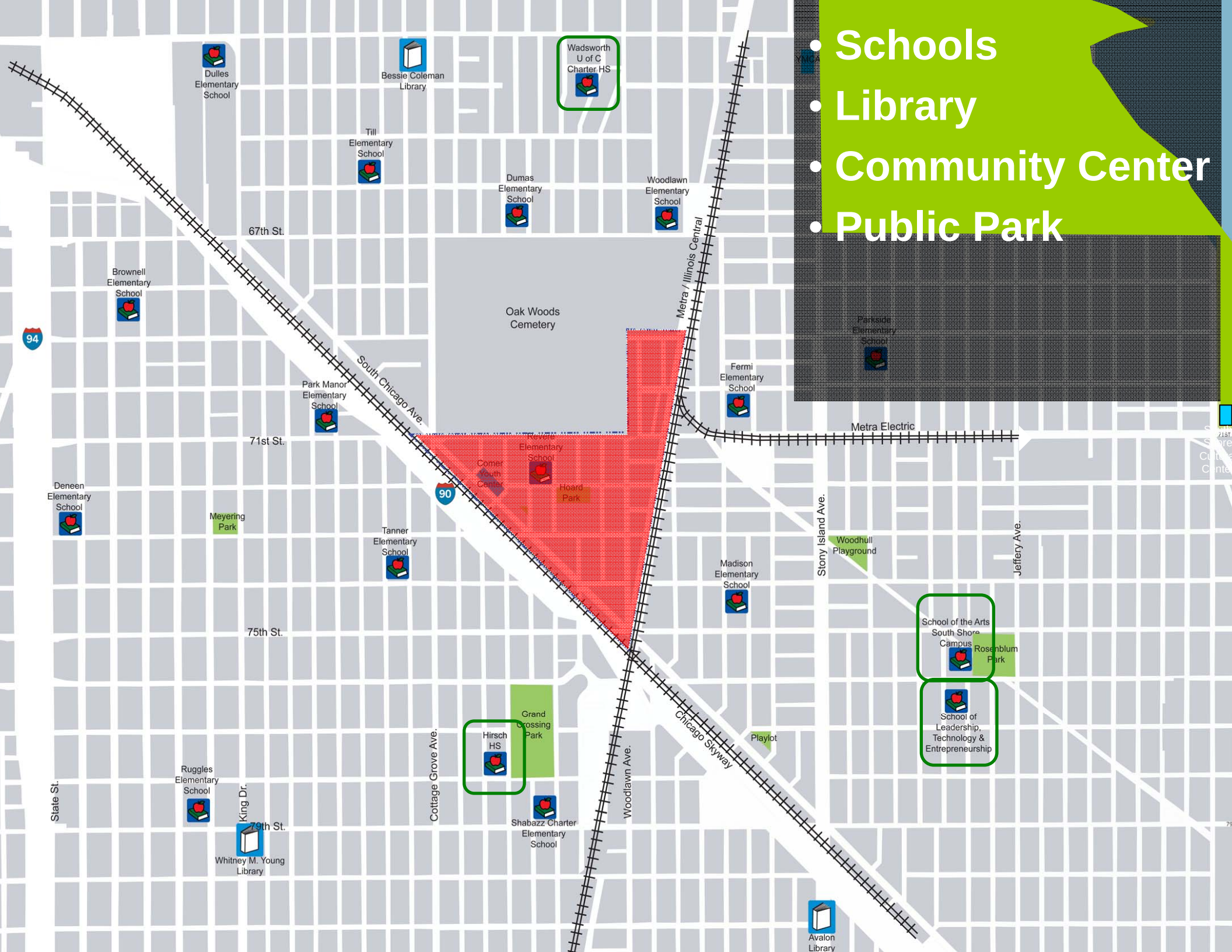


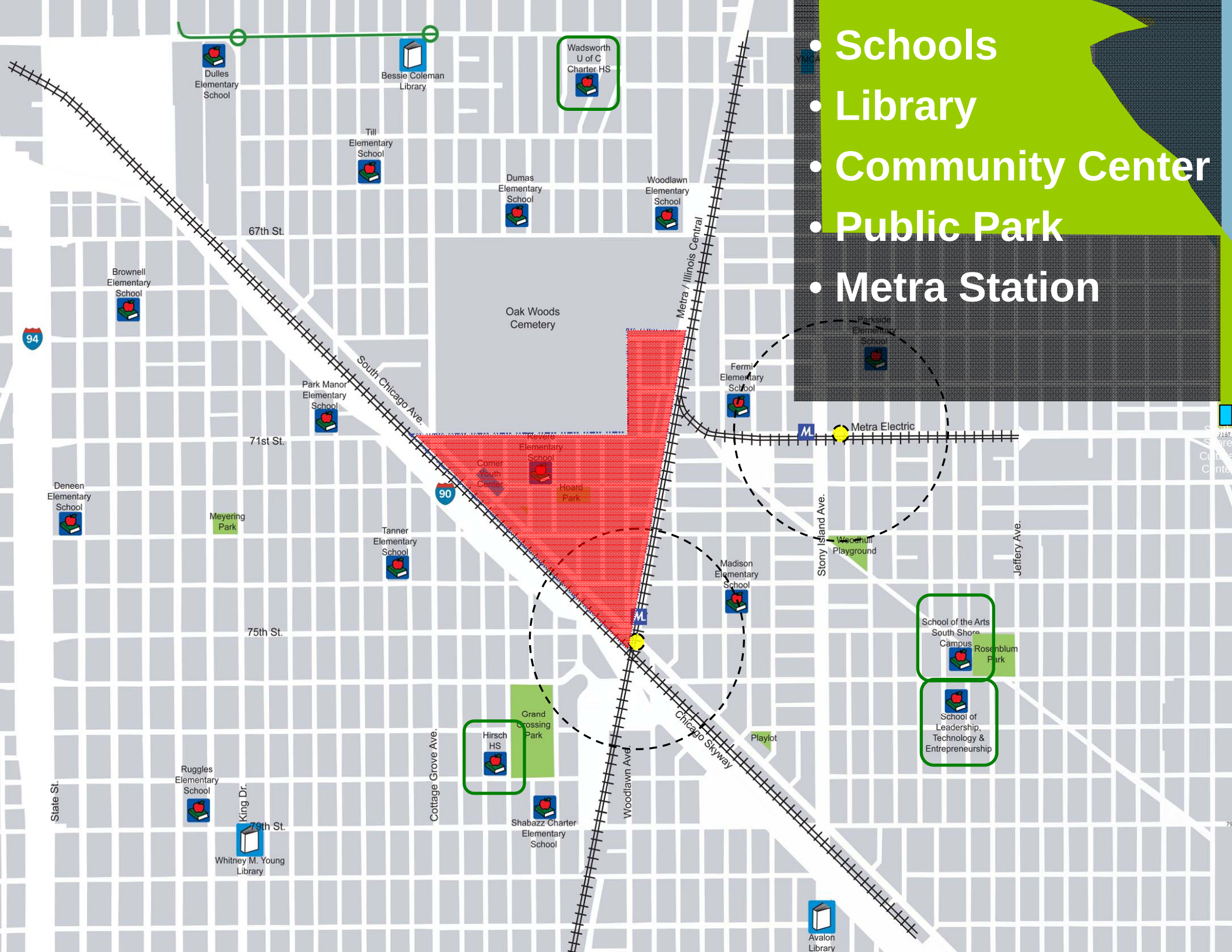
Neighborhood Assets


• Schools
Jackson Park
Wadsworth U of C Charter HS
Dulles Elementary School
Till Elementary School
Dumas Elementary School
Woodlawn Elementary School
67th St.
Brownell Elementary School
Oak Woods Cemetery
Metra / Illinois Central
Parkside Elementary School
Fermi Elementary School
South Chicago Ave.
Park Manor Elementary School
Metra Electric
71st St.
Revere Elementary School
Deneen Elementary School
Tanner Elementary School
Stony Island Ave.
Jeffery Ave.
Madison Elementary School
School of the Arts South Shore Campus
School of Leadership, Technology & Entrepreneurship
75th St.
Chicago Skyway
Hirsch HS
Cottage Grove Ave.
Woodlawn Ave.
Ruggles Elementary School
State St.
King Dr.
79th St.
Shabazz Charter Elementary School
94
90

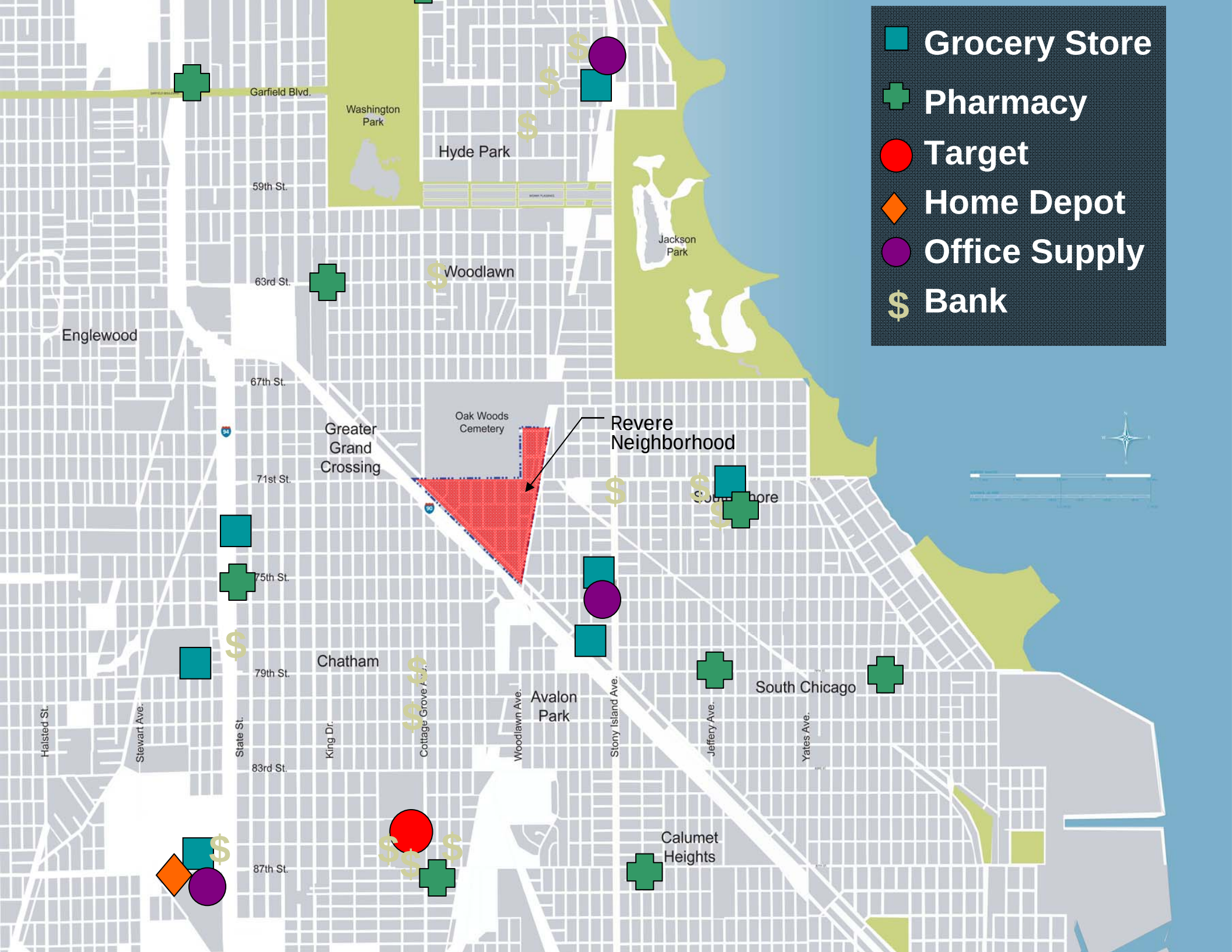

• Schools
• Library
Dulles Elementary School
Bessie Coleman Library
Wadsworth U of C Charter HS
Jackson Park
Till Elementary School
Dumas Elementary School
Woodlawn Elementary School
67th St.
Brownell Elementary School
Oak Woods Cemetery
Metra / Illinois Central
Parkside Elementary School
94
South Chicago Ave.
Park Manor Elementary School
Fermi Elementary School
Metra Electric
71st St.
Revere Elementary School
90
Deneen Elementary School
Tanner Elementary School
Stony Island Ave.
Jeffery Ave.
Madison Elementary School
School of the Arts South Shore Campus
75th St.
School of Leadership, Technology & Entrepreneurship
Chicago Skyway
Hirsch HS
Cottage Grove Ave.
Woodlawn Ave.
State St.
Ruggles Elementary School
King Dr.
79th St.
Shabazz Charter Elementary School
Whitney M. Young Library
Avalon Library


• Schools
• Library
• Community Center
Dulles Elementary School
Bessie Coleman Library
Wadsworth U of C Charter HS
Till Elementary School
Dumas Elementary School
Woodlawn Elementary School
67th St.
Brownell Elementary School
Oak Woods Cemetery
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Metra Electric
Revere Elementary School
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Tanner Elementary School
Stony Island Ave.
Jeffery Ave.
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School of Leadership, Technology & Entrepreneurship
Chicago Skyway
Hirsch HS
Cottage Grove Ave.
Woodlawn Ave.
State St.
Ruggles Elementary School
King Dr.
79th St.
Shabazz Charter Elementary School
Whitney M. Young Library
Avalon Library
94
90


Schools
Library
Community Center
Public Park
Dulles Elementary School
Bessie Coleman Library
Wadsworth U of C Charter HS
Till Elementary School
Dumas Elementary School
Woodlawn Elementary School
67th St.
Brownell Elementary School
Oak Woods Cemetery
Metra / Illinois Central
Parkside Elementary School
94
South Chicago Ave.
Park Manor Elementary School
Fermi Elementary School
Metra Electric
71st St.
Revere Elementary School
Comer Youth Center
Hoard Park
90
Deneen Elementary School
Meyering Park
Tanner Elementary School
Stony Island Ave.
Woodhull Playground
Jeffery Ave.
Madison Elementary School
75th St.
School of the Arts South Shore Campus
Rosenblum Park
School of Leadership, Technology & Entrepreneurship
Grand Crossing Park
Hirsch HS
Playlot
Chicago Skyway
Cottage Grove Ave.
Woodlawn Ave.
State St.
Ruggles Elementary School
King Dr.
79th St.
Shabazz Charter Elementary School
Whitney M. Young Library
Avalon Library


• Schools
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• Community Center
• Public Park
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Dulles Elementary School
Bessie Coleman Library
Wadsworth U of C Charter HS
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Park Manor Elementary School
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Reavis Elementary School
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Deneen Elementary School
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Woodlawn Ave.
State St.
Ruggles Elementary School
King Dr.
79th St.
Shabazz Charter Elementary School
Whitney M. Young Library
Avalon Library

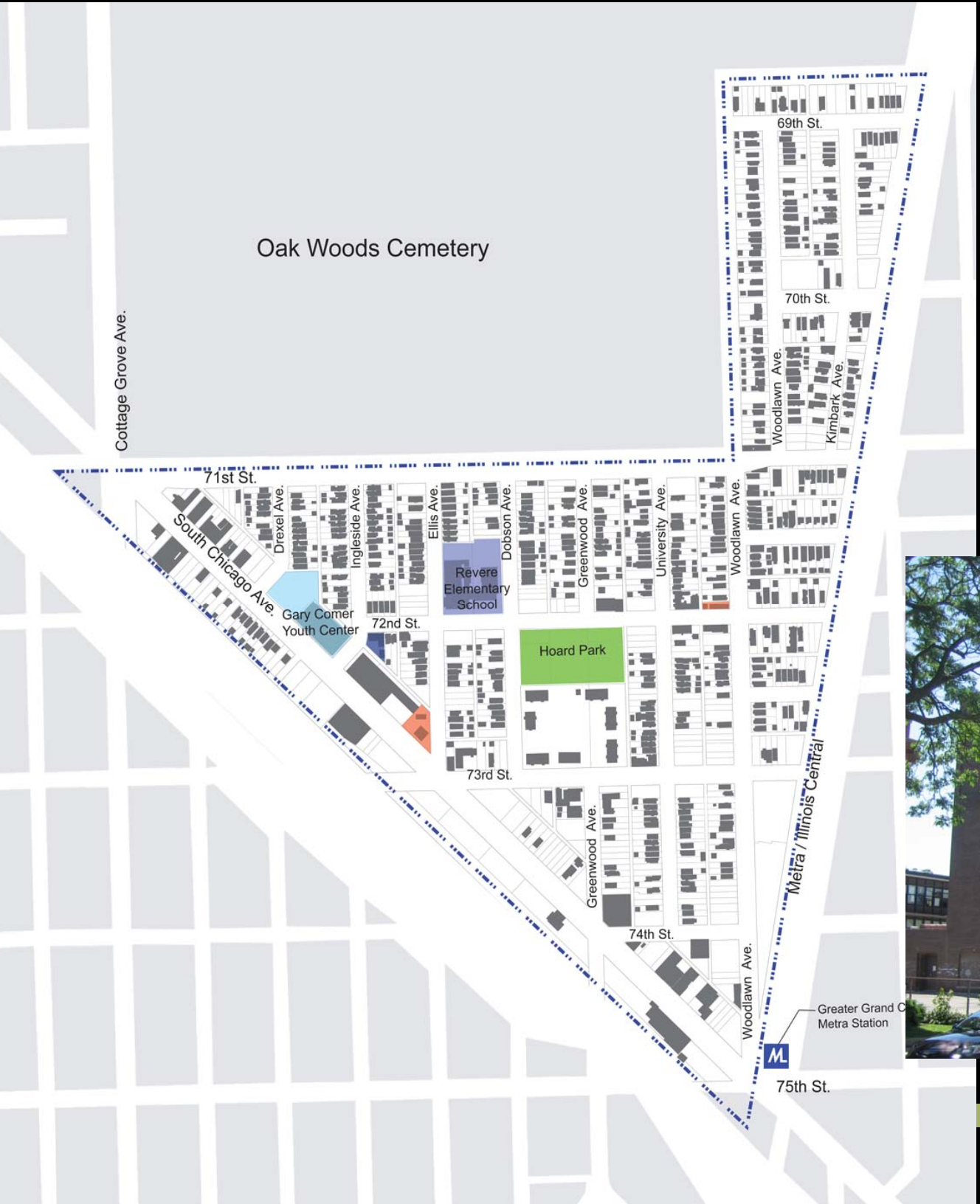

• Schools
• Library
• Community Center
• Public Park
• Metra Station
• Retail Areas
Dulles Elementary School
Bessie Coleman Library
Wadsworth U of C Charter HS
Till Elementary School
Dumas Elementary School
Woodlawn Elementary School
67th St.
Brownell Elementary School
Oak Woods Cemetery
Metra / Illinois Central
South Chicago Ave.
Park Manor Elementary School
Fermi Elementary School
71st St.
Metra Electric
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Comer Youth Center
Hoard Park
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Jeffery Ave.
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School of the Arts South Shore Campus
Rosenblum Park
School of Leadership, Technology & Entrepreneurship
Grand Crossing Park
Hirsch HS
Playlot
Chicago Skyway
Ruggles Elementary School
King Dr.
State St.
Cottage Grove Ave.
Woodlawn Ave.
79th St.
Shabazz Charter Elementary School
Whitney M. Young Library
Avalon Library


Grocery Store
Pharmacy
Target
Home Depot
Office Supply
Bank
Garfield Blvd.
Washington Park
Hyde Park
59th St.
Jackson Park
63rd St.
Woodlawn
Englewood
67th St.
Oak Woods Cemetery
Greater Grand Crossing
Revere Neighborhood
71st St.
75th St.
Chatham
79th St.
Avalon Park
South Chicago
Halsted St.
Stewart Ave.
State St.
King Dr.
Cottage Grove Ave.
Woodlawn Ave.
Stony Island Ave.
Jeffery Ave.
Yates Ave.
83rd St.
Calumet Heights
87th St.



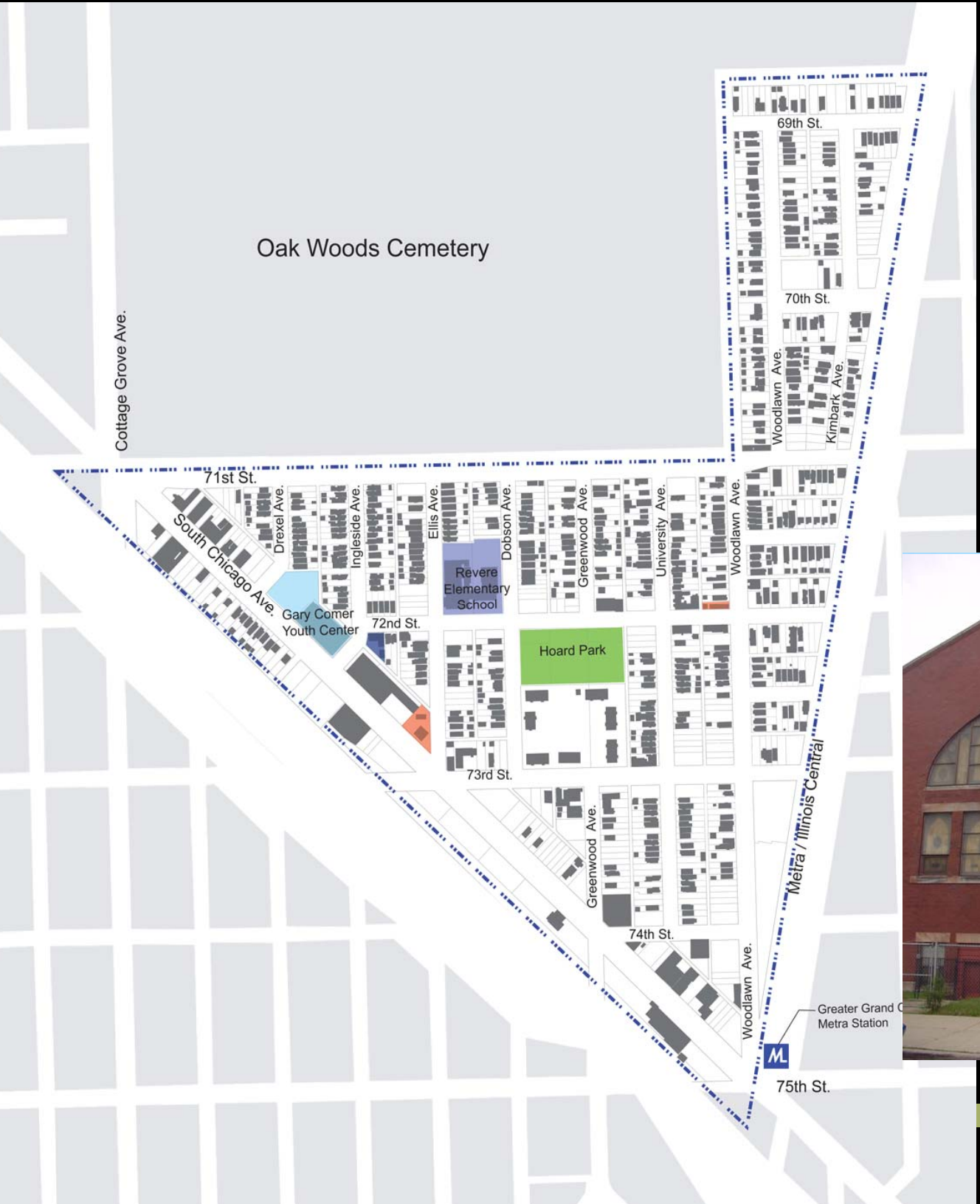
Community Assets

• Revere Elementary





- Revere Elementary
- Churches

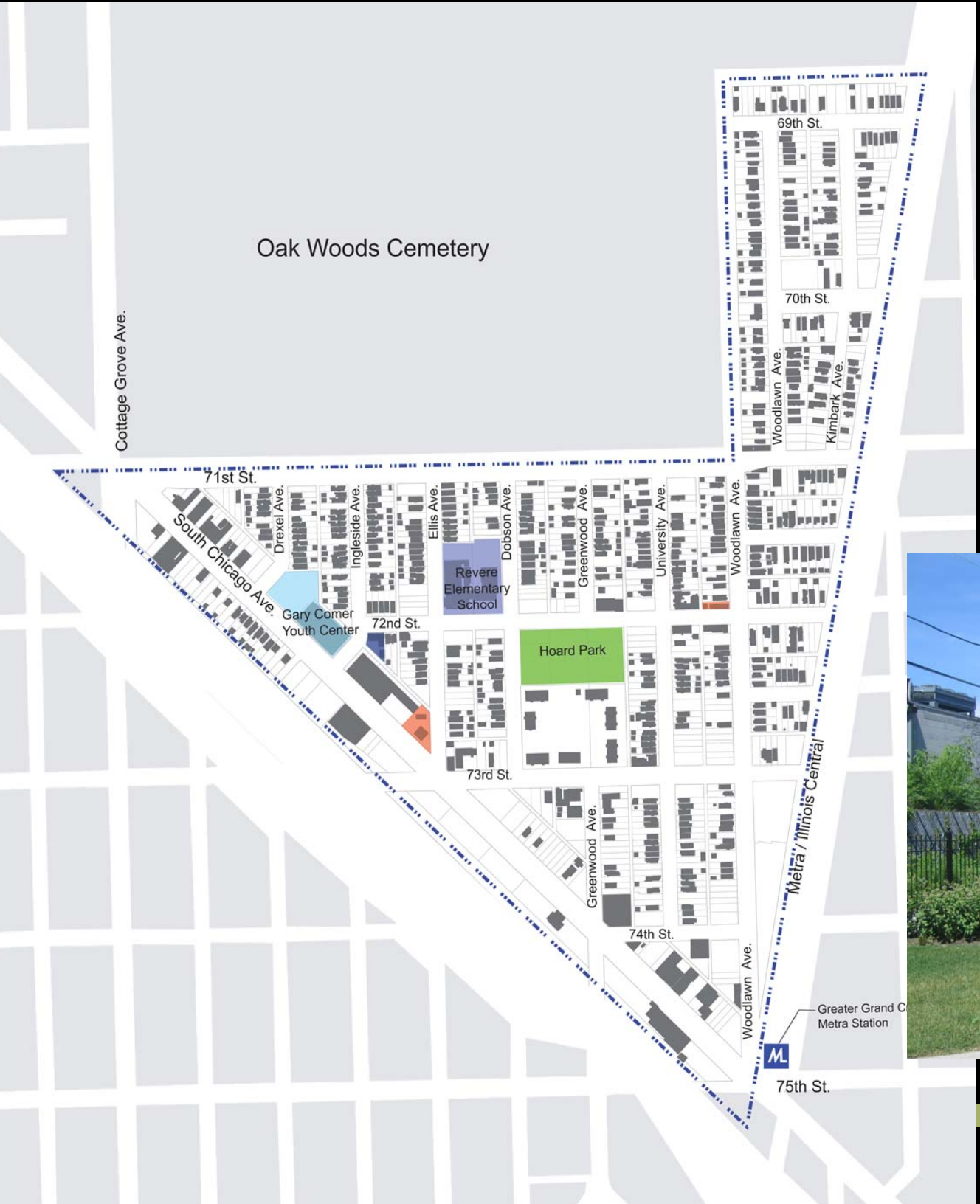




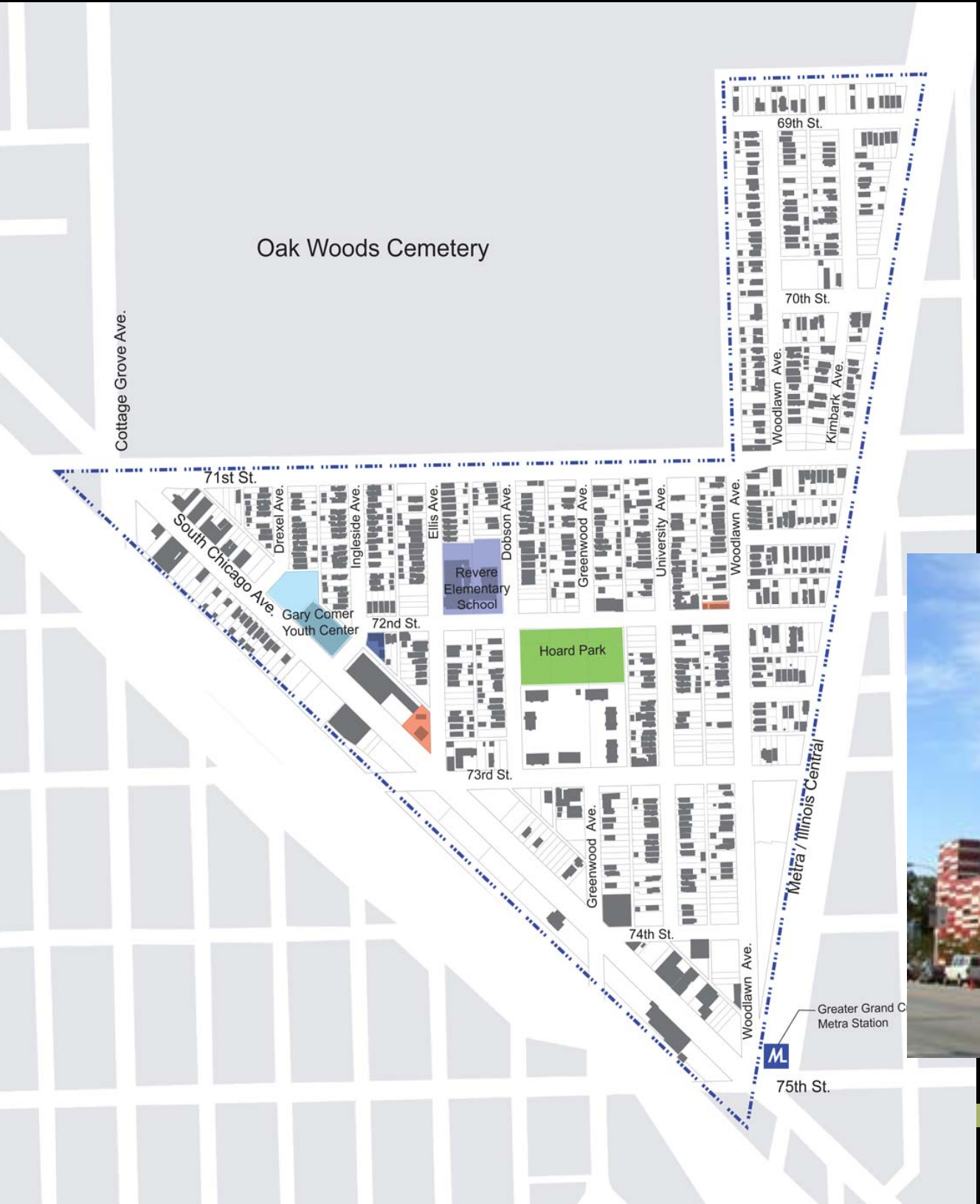
- Revere Elementary
- Churches
- Parks







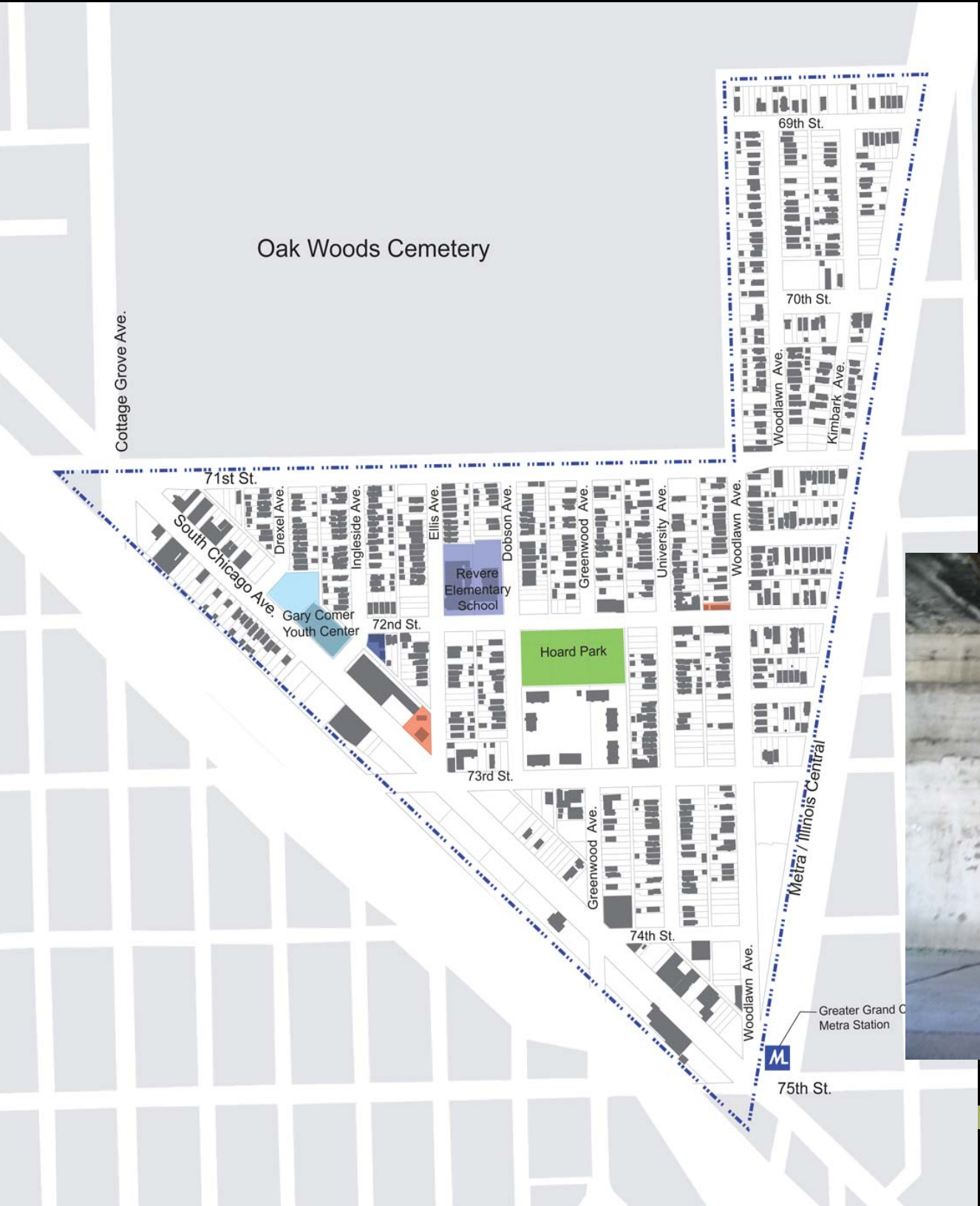
- Revere Elementary
- Churches
- Parks
- Comer Youth Center





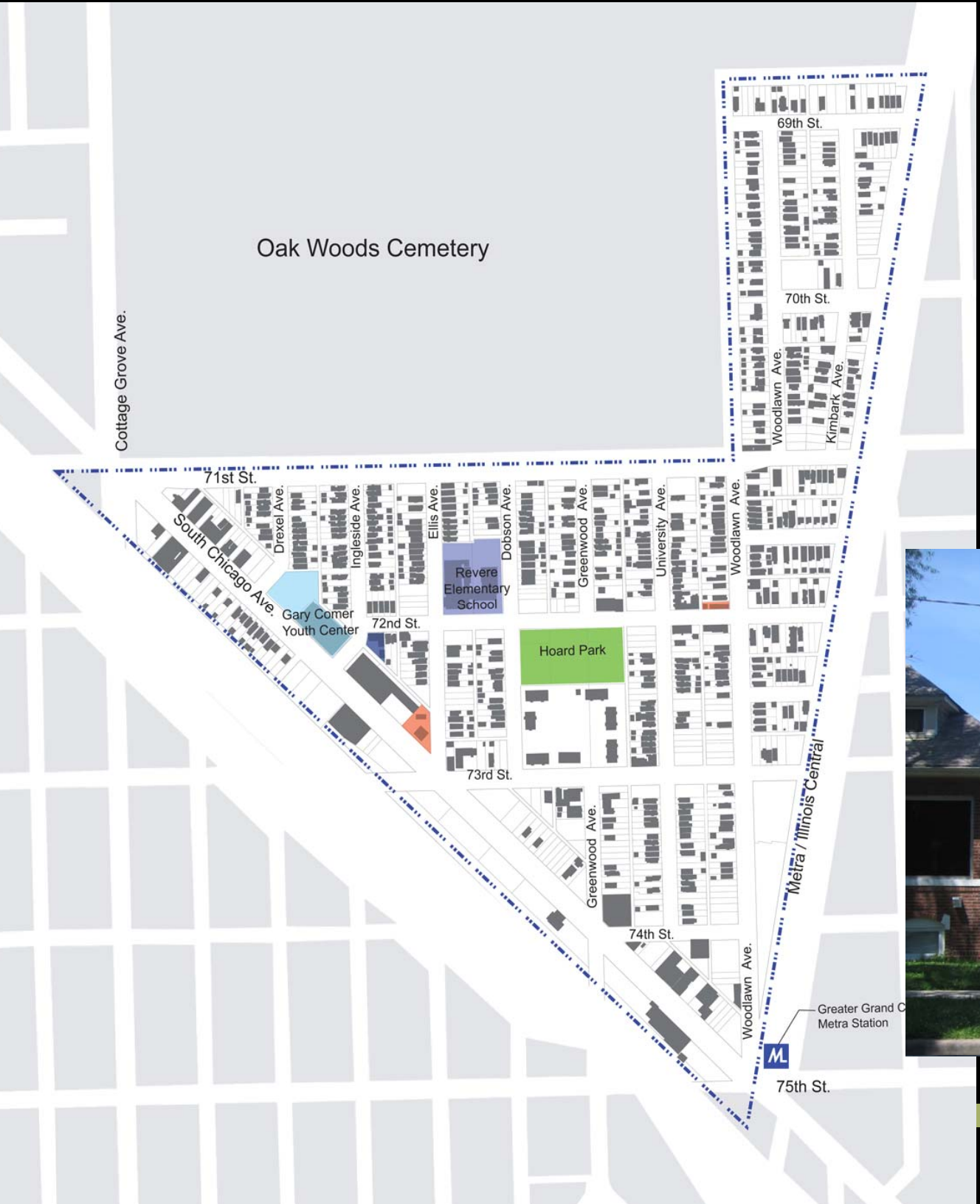
- Revere Elementary
- Churches
- Parks
- Comer Youth Center
- 75th Metra Station





- Revere Elementary
- Churches
- Parks
- Comer Youth Center
- 75th Metra Station
- Residential Housing Stock

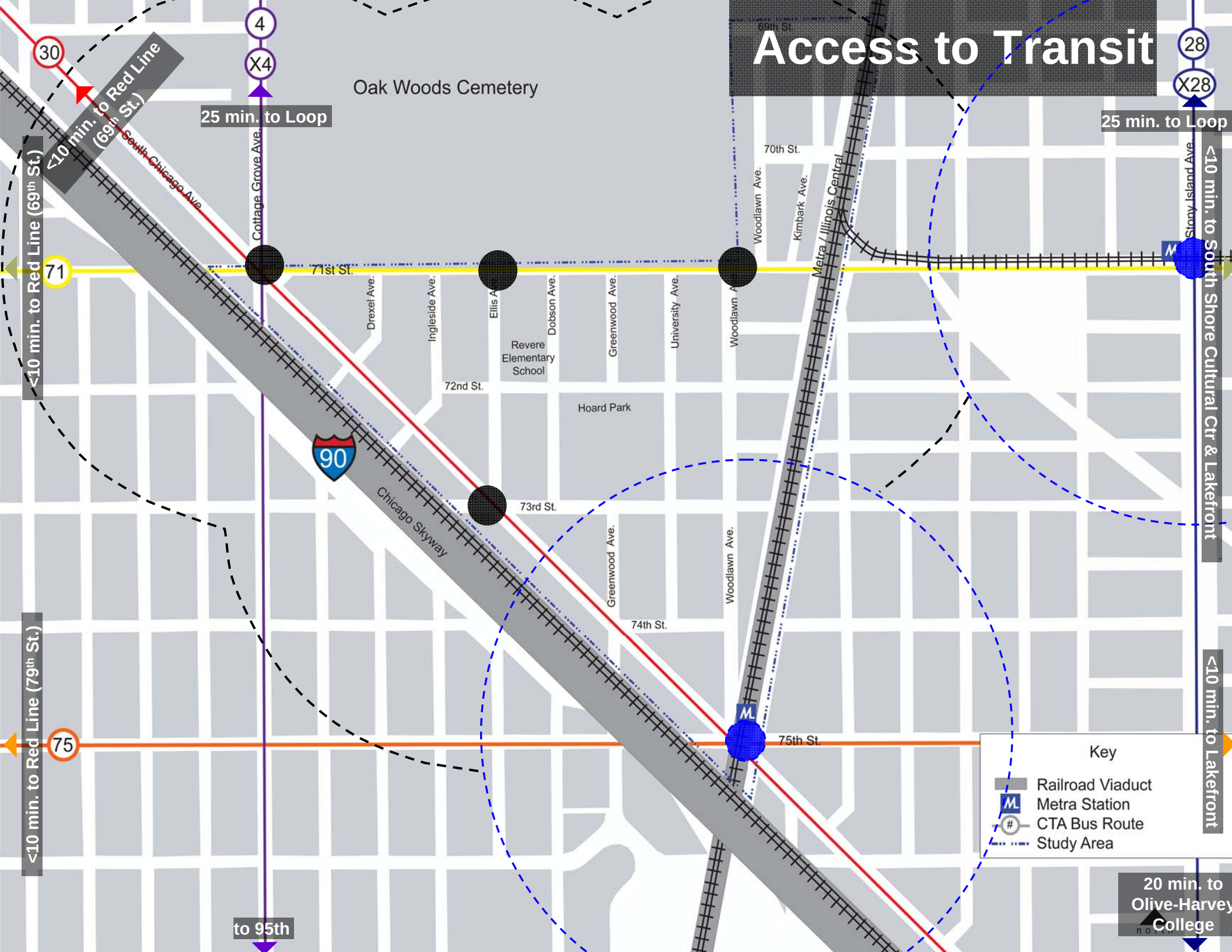





For Sale

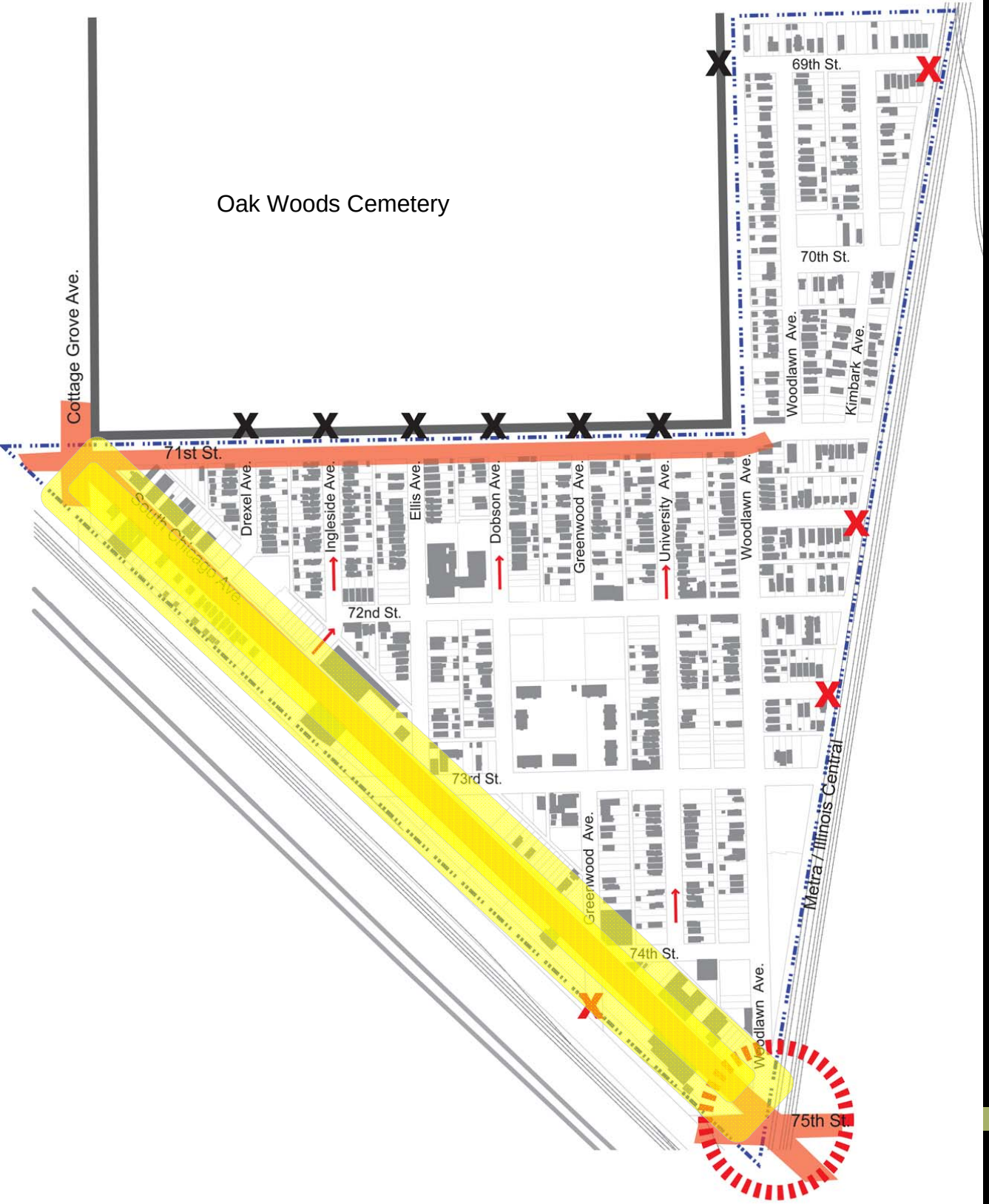





Access to Transit
Oak Woods Cemetery
4
X4
30
28
X28
25 min. to Loop
<10 min. to Red Line (69th St.)
South Chicago Ave
Cottage Grove Ave.
71
71st St.
Drexel Ave.
Ingleside Ave.
Ellis Ave.
Dobson Ave.
Revere Elementary School
Greenwood Ave.
University Ave.
Woodlawn Ave.
Kimbark Ave.
70th St.
Metra / Illinois Central
Stony Island Ave.
<10 min. to South Shore Cultural Ctr & Lakefront
72nd St.
Hoard Park
90
Chicago Skyway
73rd St.
74th St.
75
75th St.
<10 min. to Red Line (79th St.)
<10 min. to Lakefront
Key
Railroad Viaduct
Metra Station
CTA Bus Route
Study Area
to 95th
20 min. to Olive-Harvey College

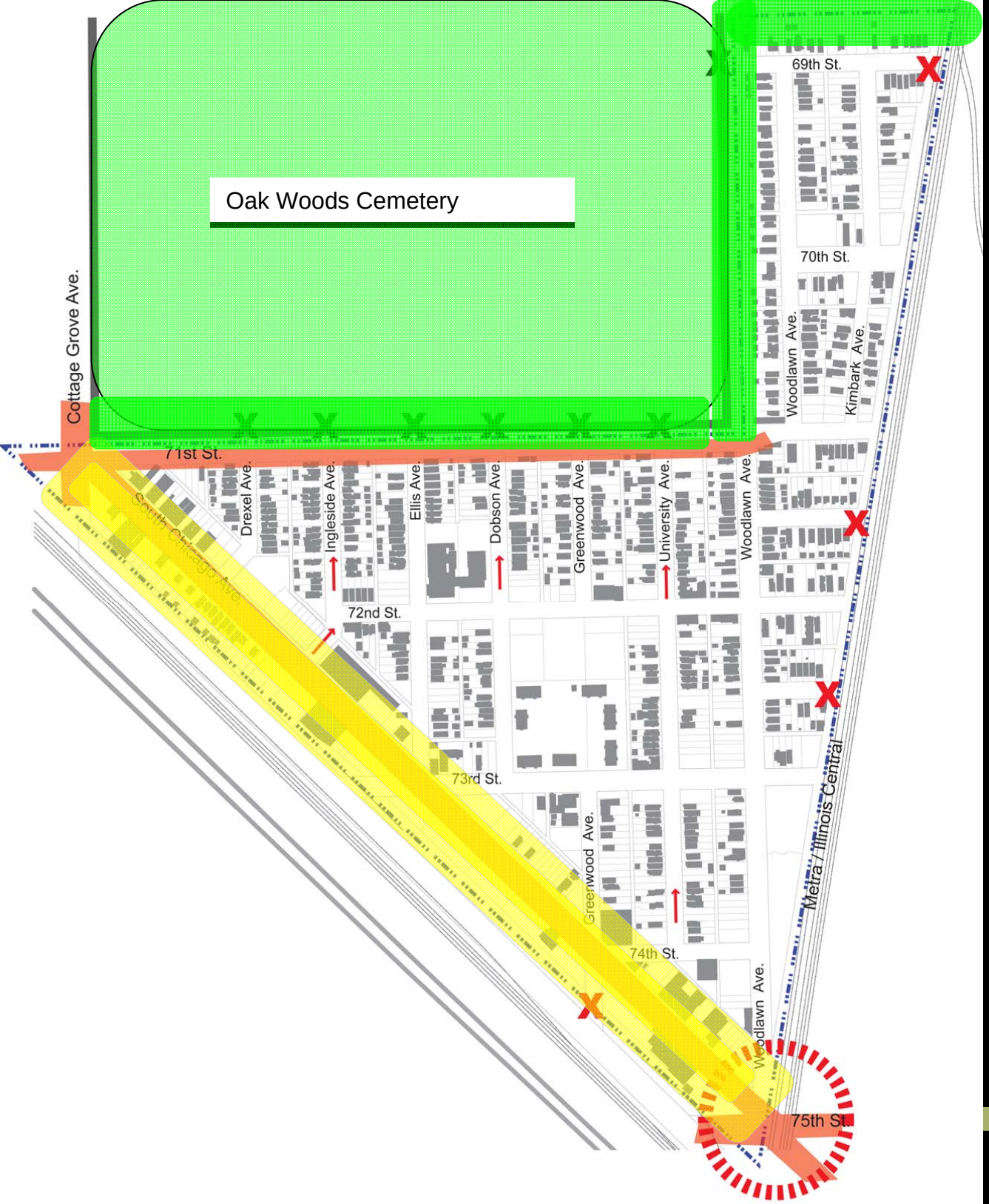


Neighborhood Boundaries



- **South Chicago Ave**

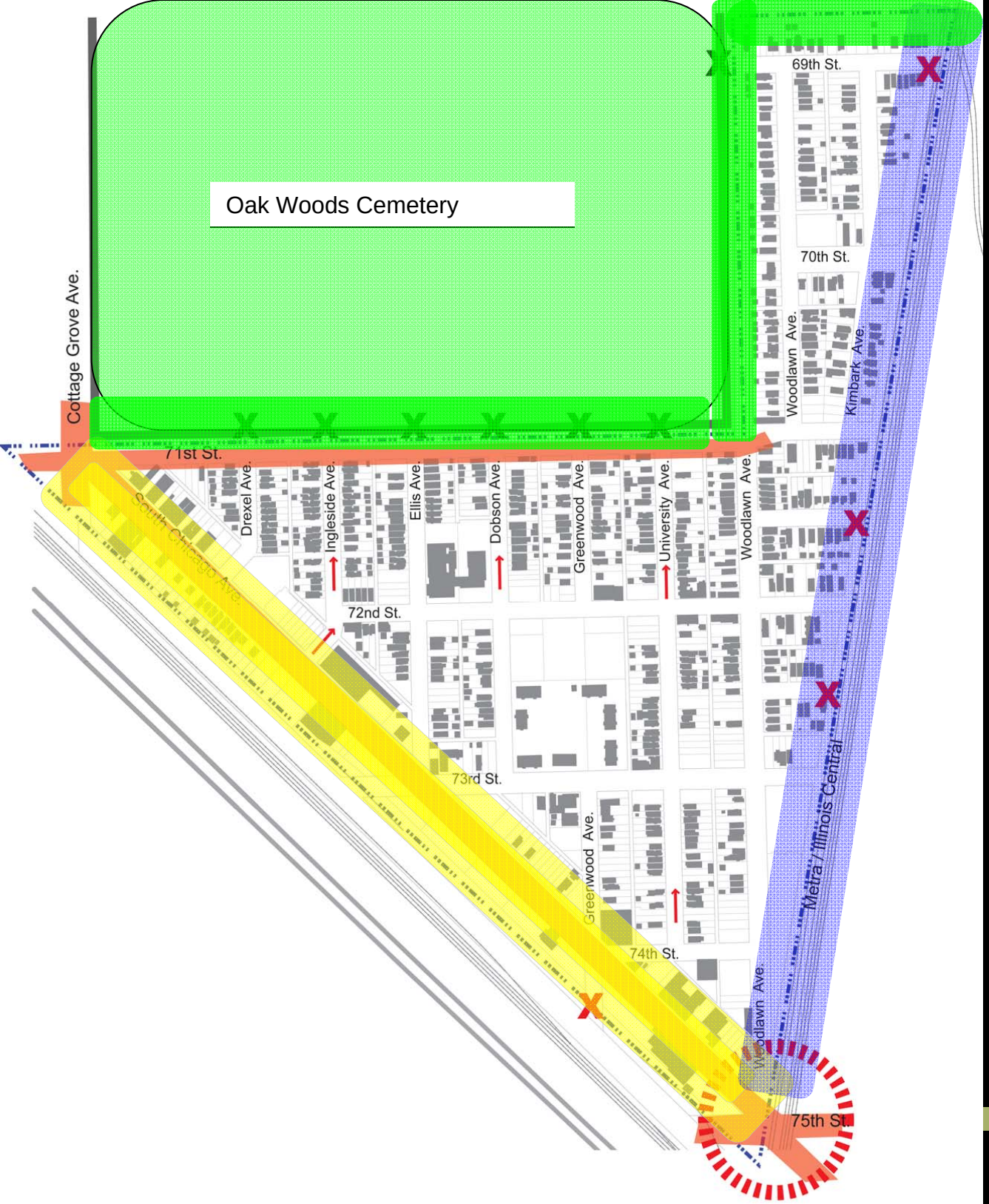




- South Chicago Ave.
- Oak Woods Cemetery



71st St. & Ellis Ave.



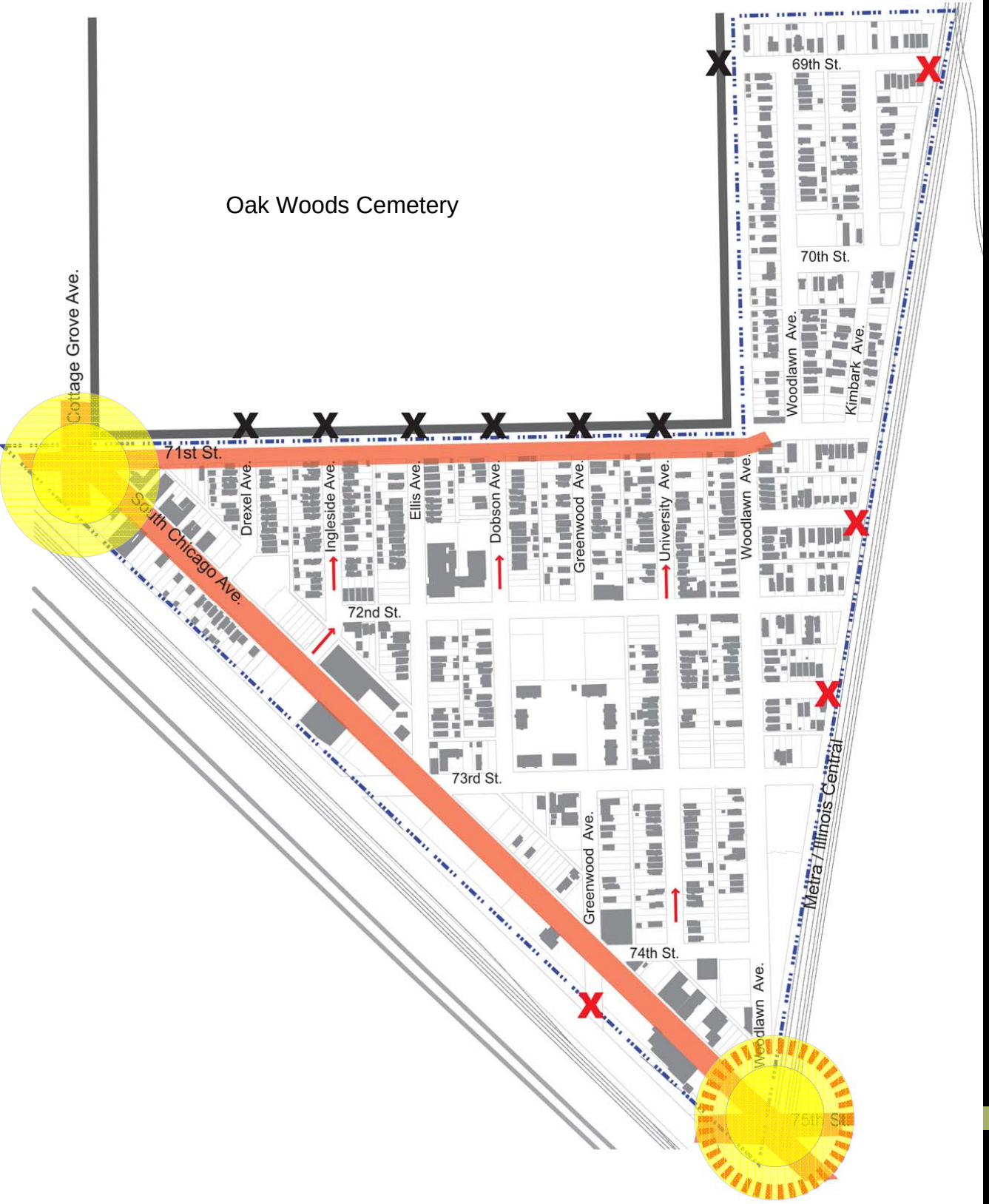
- South Chicago Ave.
- Oak Woods Cemetery
- Metra/Illinois Central Rail Lines




Stay in School



Access & Egress



Access & Egress

- Key Intersections

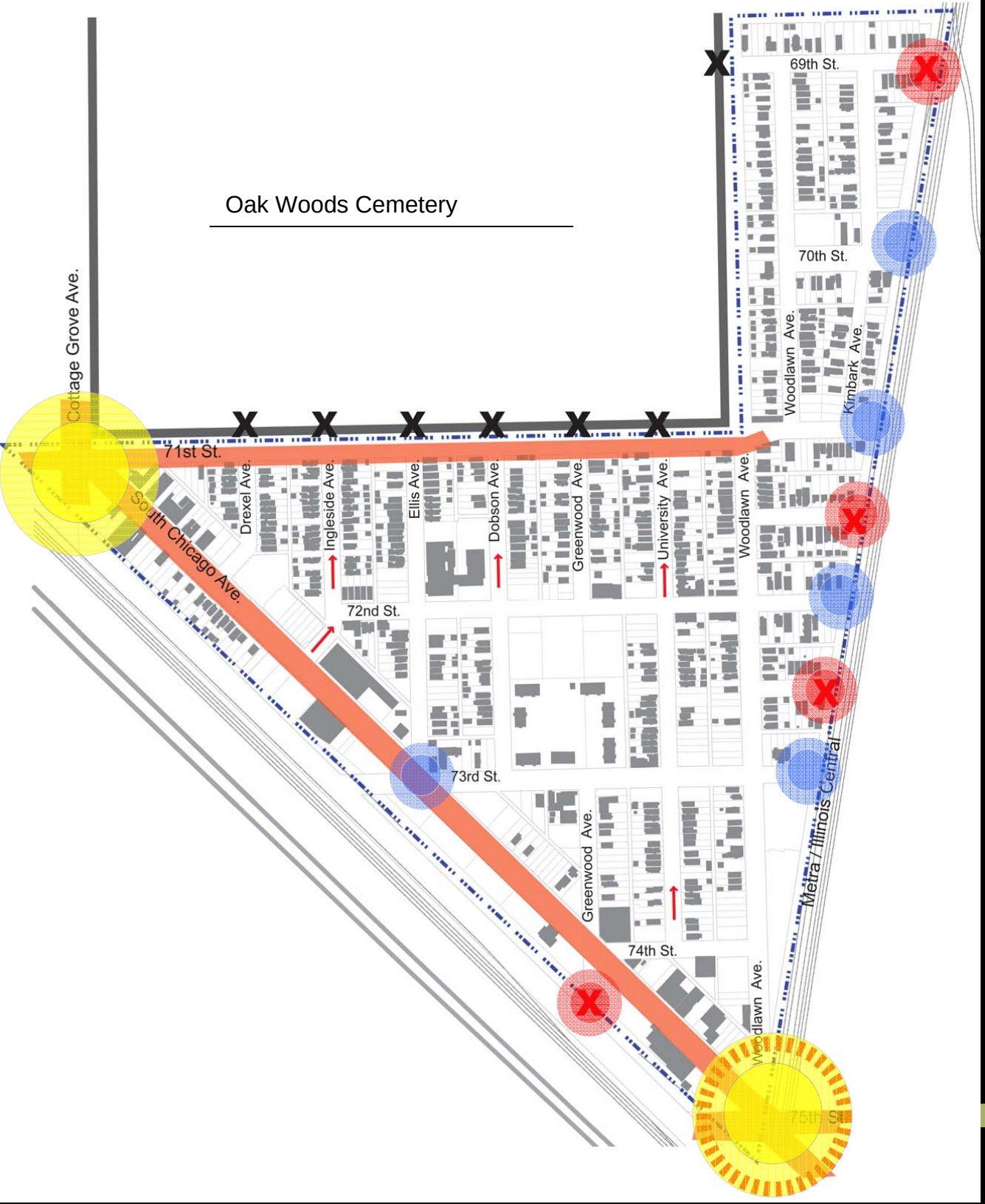

SOUTH CHICAGO
DRIVE-IN


13'-7"


NO PARKING
ANY
TIME


SOUTH CHICAGO
1200 E
95.5


WOODLAWN Av
1200 E
BUY PROPERTY
NO MONEY DOWN!
"We Make It Happen"
773.224.2500
WHITE-SMITH
REALTY
FAST FOOD
6913 S. SOUTH CHICAGO
HOT DOGS · CATFISH · POLISH GYROS
CHICKEN WINGS · BURGERS · RIB TIPS
ROASTED PIG · ITALIAN BEE
DRACOS PEST
CONTROL
651-6270

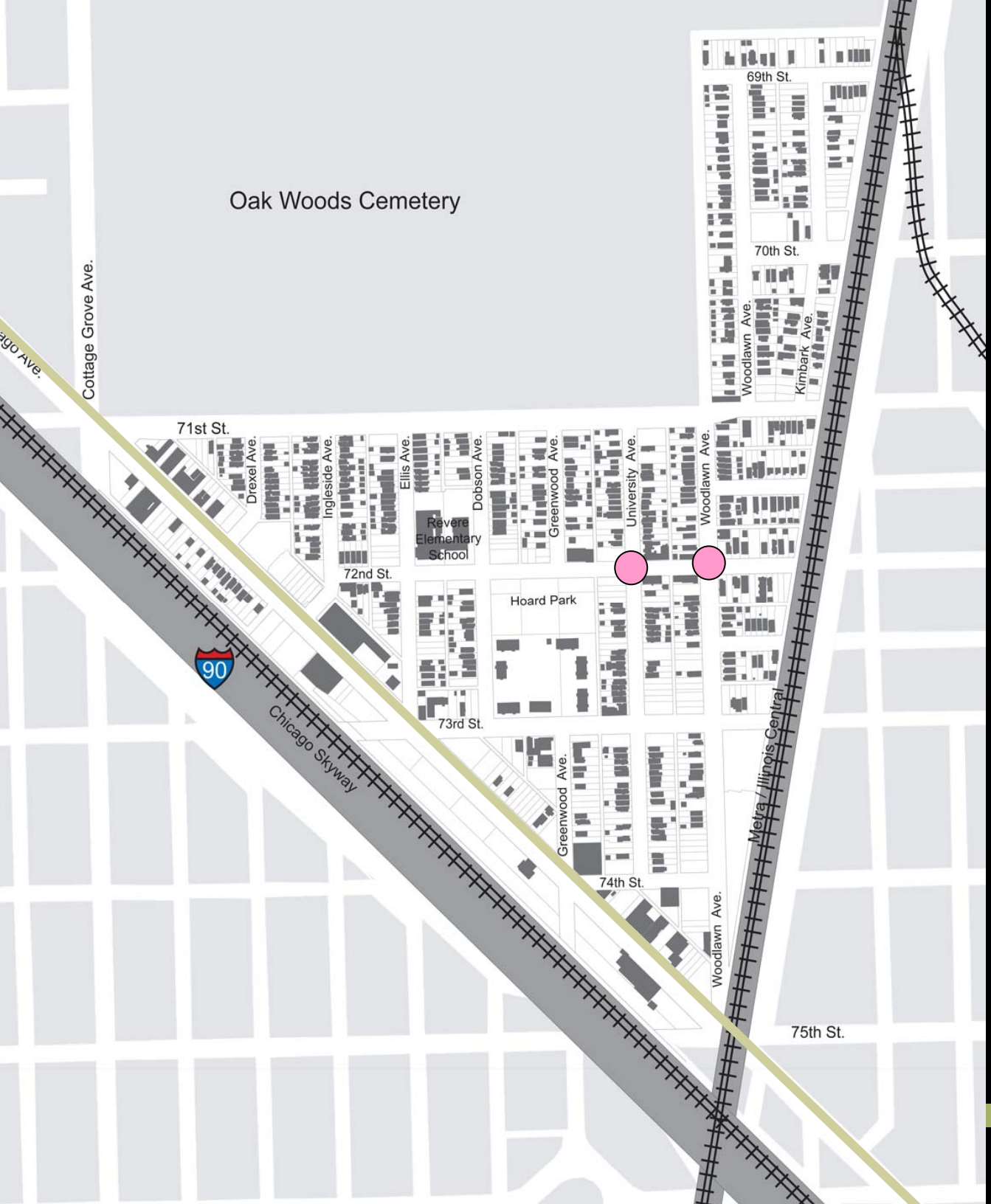


Access & Egress

- Key Intersections
- Viaduct Underpasses
- Dead End Streets




STOP
STOP



Hierarchy of Streets

- Right-of-Way Widths
- Alleys

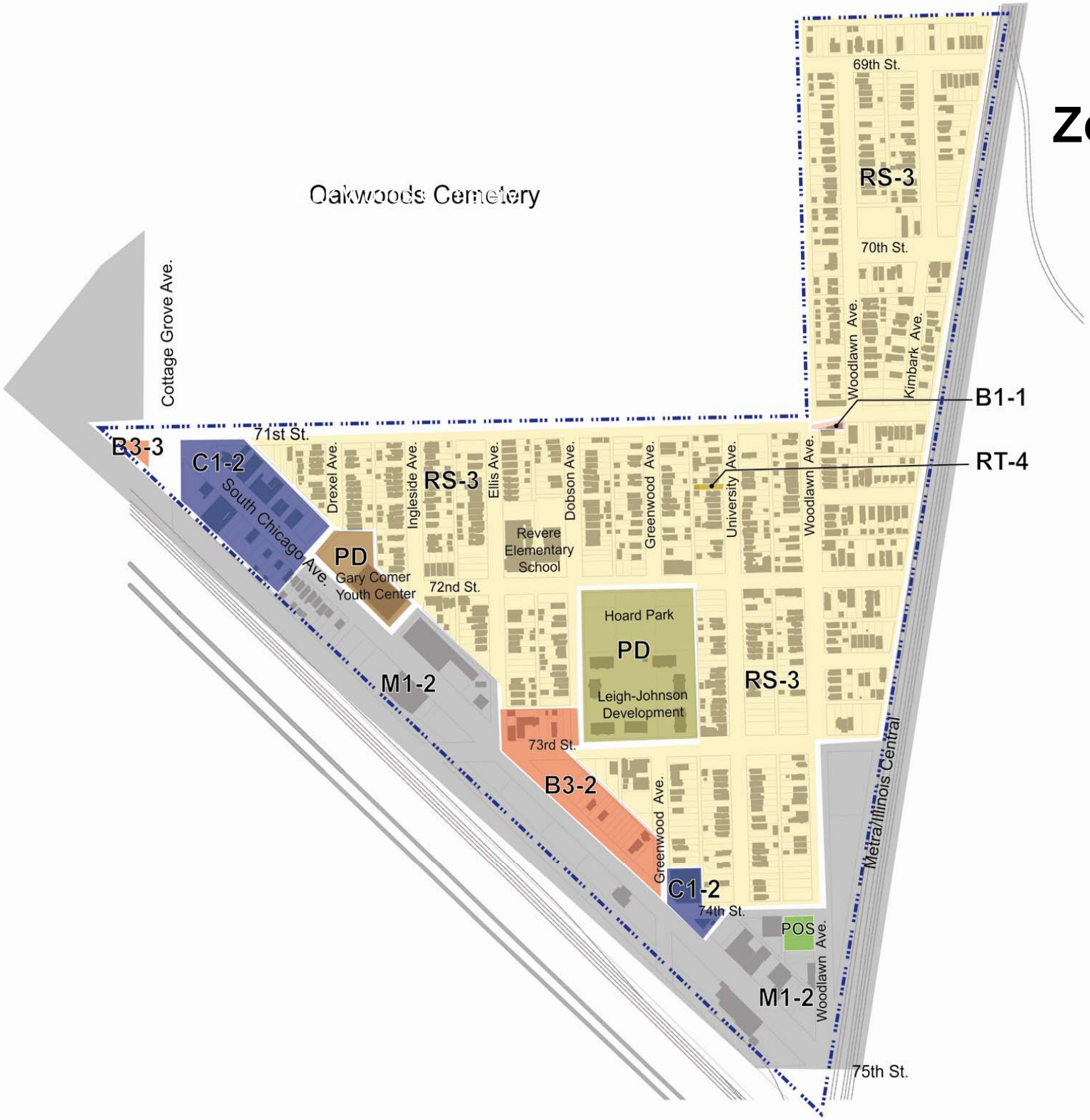
Other Street Features:

- Traffic Circles
- Bicycle Lanes



Zoning & Land Use

Zoning Map



Key

Residential
- RS Single Family
- RT Multi-Family

Business/Commercial
- B1 Neighborhood Shopping
- B3 Community Shopping
- C1 Neighborhood Commercial

Manufacturing
- M1 Limited Manufacturing

Planned Developments
- Leigh-Johnson Development
- Gary Comer Youth Center

Parks & Open Space

Study Area



Vacant Land




FRANK'S AUTO GLASS
6339 S. WENTWORTH (773)488-7700
INSTALLED WHILE
YOU WAIT





Revere Neighborhood: A First Look

Neighborhood Capital Institute

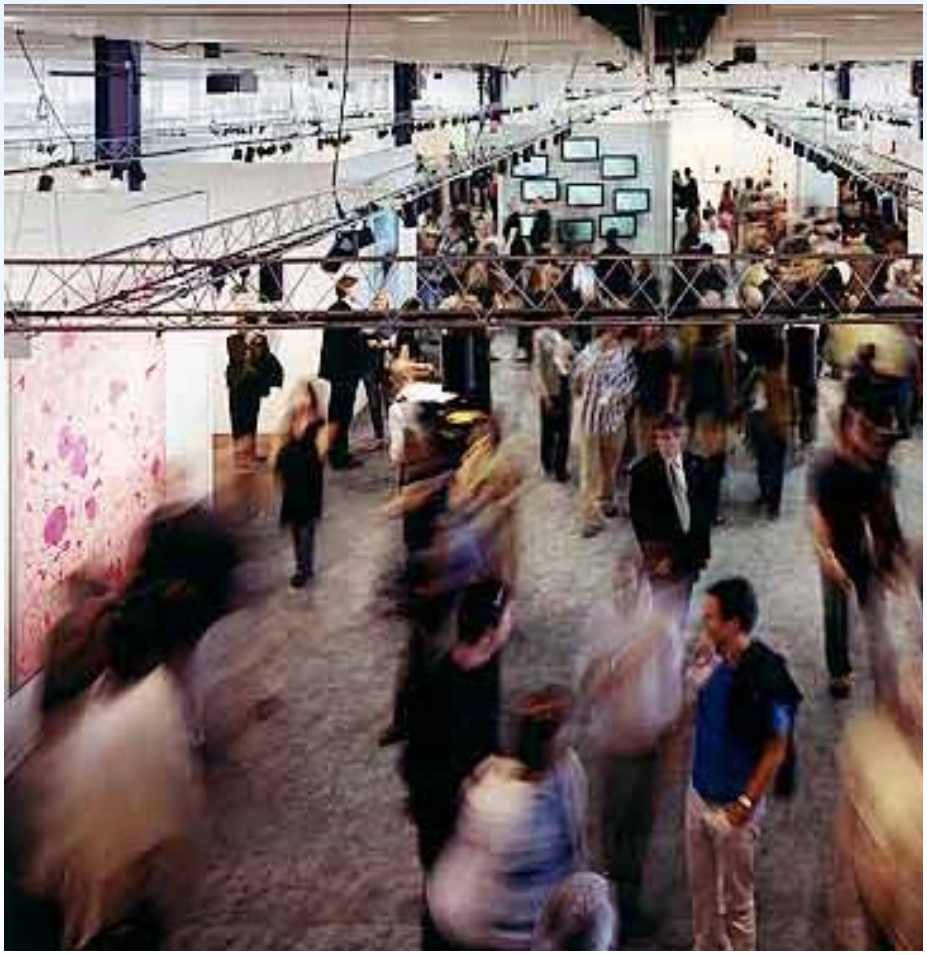
EDAW | AECOM

Trends

local, regional and beyond

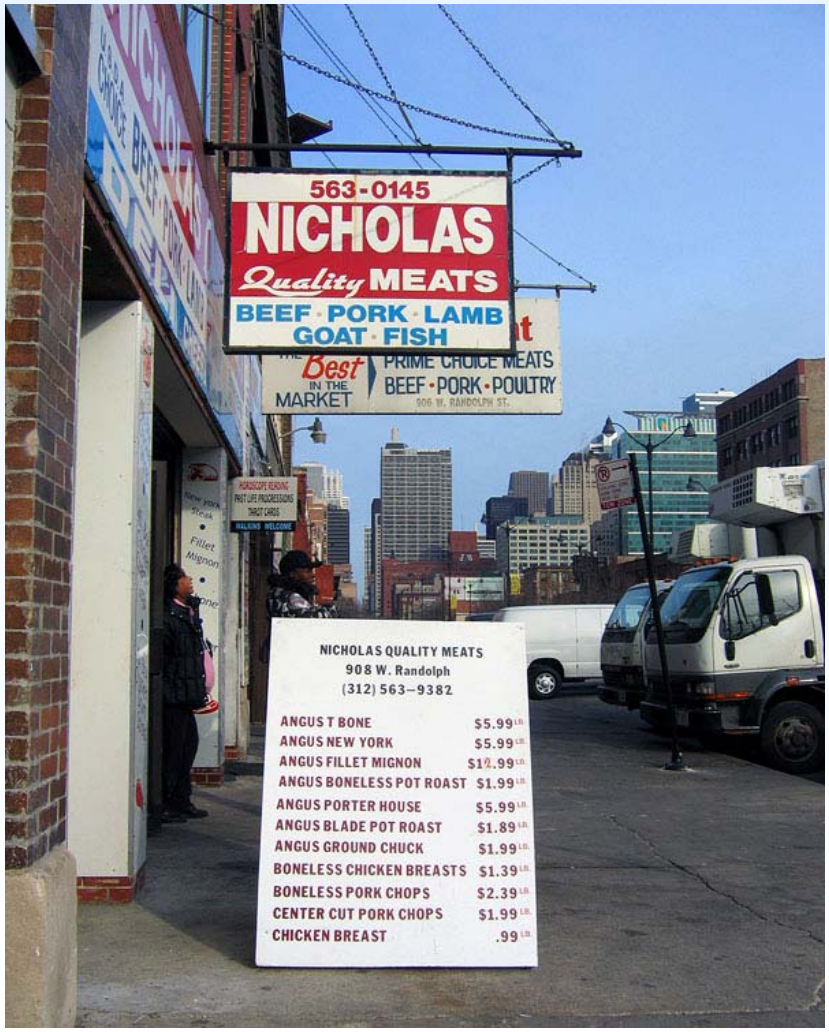
1. Industries
2. Environment
3. Health
4. Safety
5. Lifestyle

Trends: Markets of All Kinds





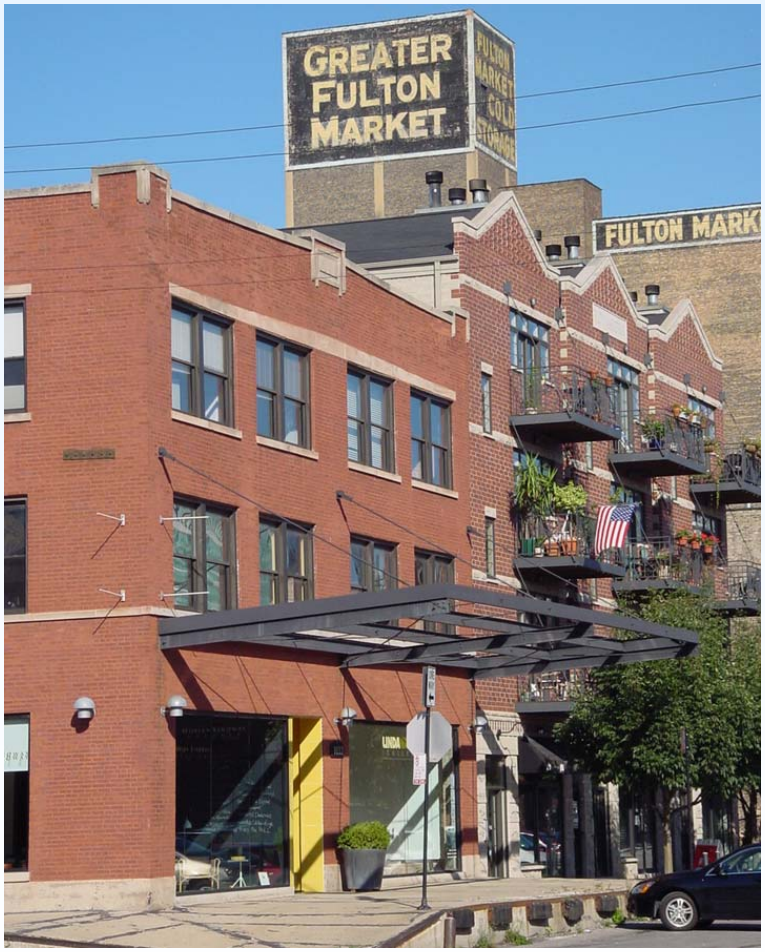
Trends: Evolving Industries and Clusters





Trends: Evolving Industries and Clusters





Trends: Emerging Industries





New industries, older buildings

Trends: Light Industries





New buildings, older industries

Trends: Light Industries





Older buildings, older industries

Trends: "Not Only for Profit" Industries





Trends : Environment





Permeable paving allows rainwater to soak back into the ground

Trends: Environment





Roof top parking enhances land use options

Trends: Environment



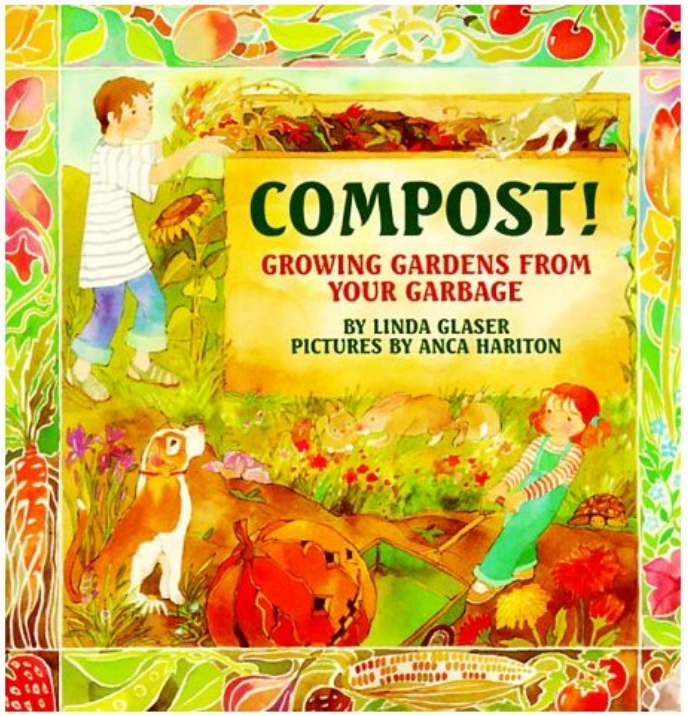
Roof top solar panels



Green roof

Trends: Environment





Establishing an environmental mindset

Trends: Environment



Backyards as extensions of the natural environment

Trends : Environment





Trends : Environment







Trends : Environment

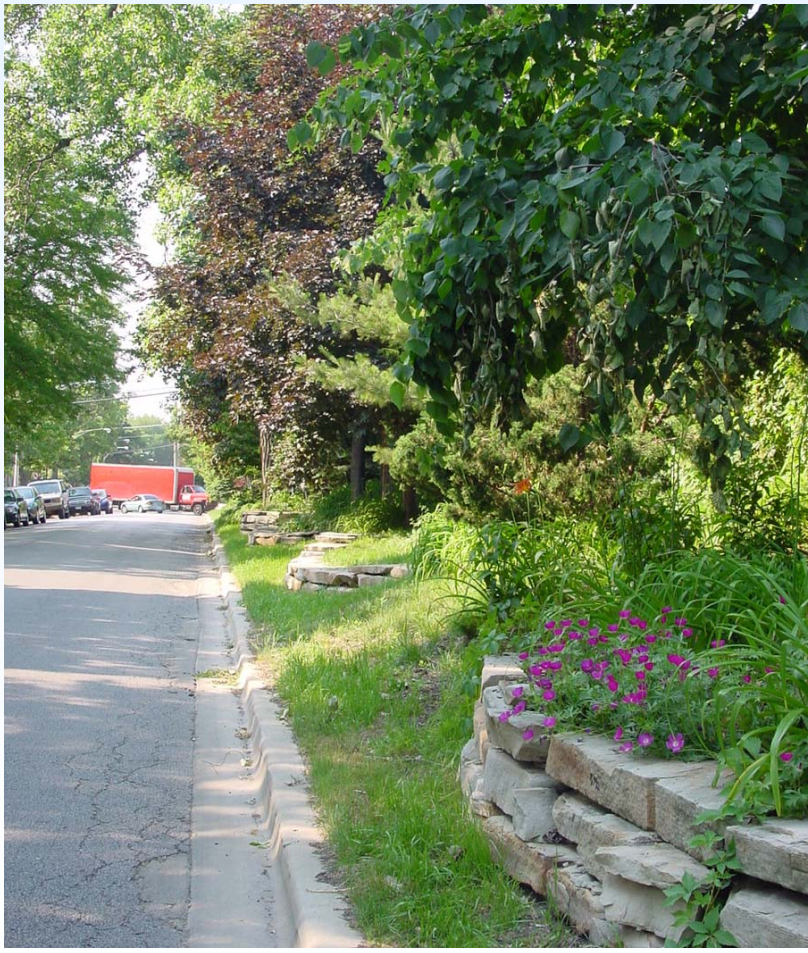






Trends : Environment





Linear parks along rail lines and other hard boundaries

Trends : Environment



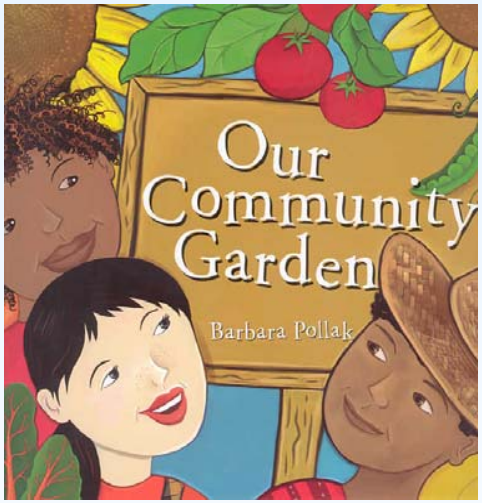


Trends : Environment



Trends : Health







……and the quality of the environment affects the quality of our food

Trends : Health



Carol Moseley Braun's Ambassador Organics has a philosophy of encouraging environmentally conscious farming and making healthful food available to Americans of all incomes.

Trends : Health







Trends : Health









Trends : Safety Awareness

SAFE Streets for CHICAGO

Overview

Each day, hundreds of thousands of Chicagoans walk or drive in the city. Ensuring their safety is the City's top priority.

Over the past several years, Chicago has developed many successful strategies to provide a safe driving and walking environment citywide. From rebuilt streets to new pedestrian infrastructure to technologies like pedestrian countdown signals and red-light enforcement cameras, the City has invested significantly in a safe transportation network.

Safe Streets for Chicago is a new program that takes that effort even further. Safe Streets for Chicago combines current programs and policies with new initiatives, each designed to make driving and walking even safer.

Among the components of Safe Streets for Chicago:

- Enforcement
- Infrastructure
- Technology



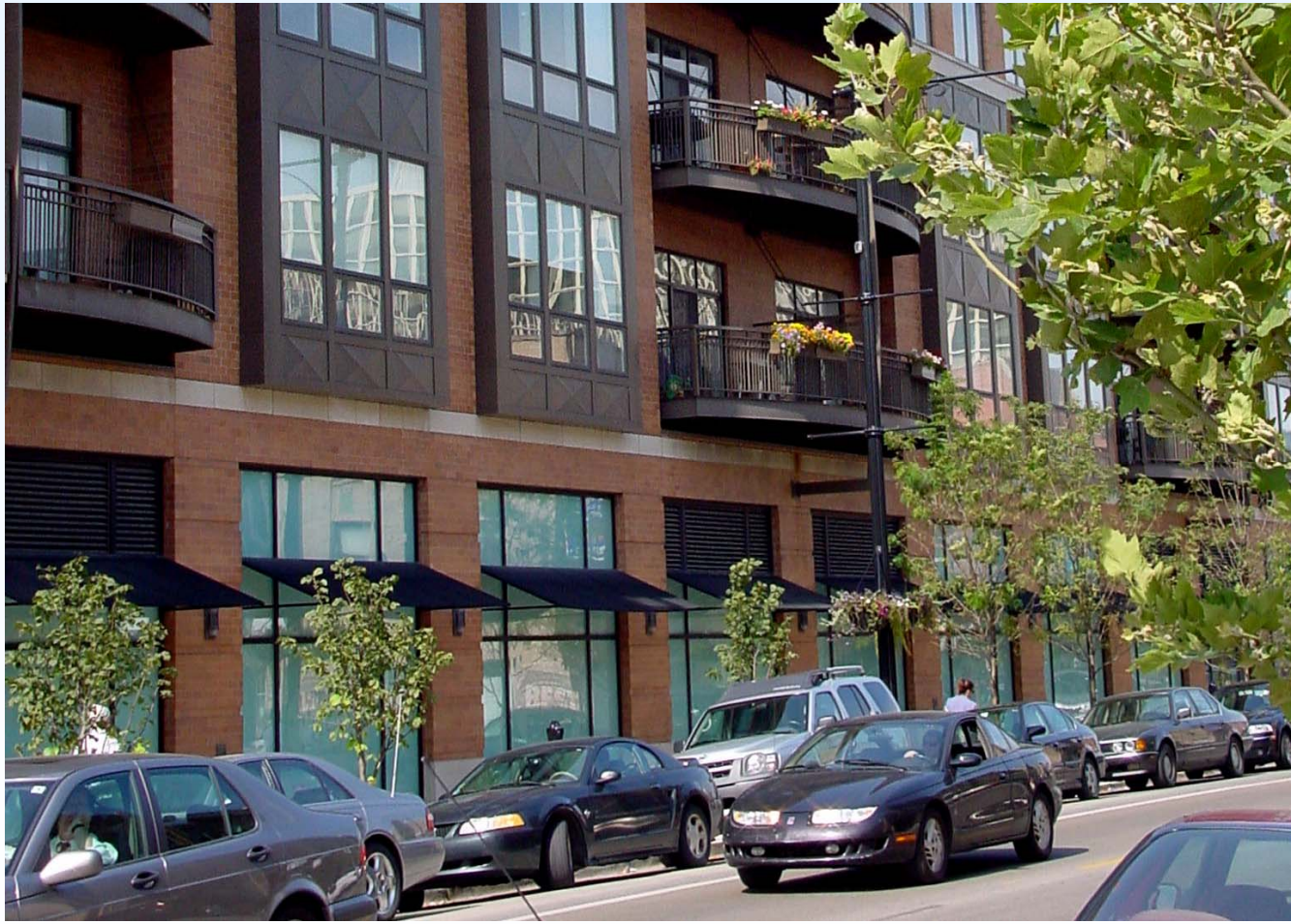
Trends : Continuing Education and Arts





Trends : Mixed Use





A mix of uses near transit

Trends : Mixed Use



Trends : Mixed Use





A mix of uses near transit

Trends : Allowing Residents to "Age in Place"







Trends: Adaptable Spaces









Trends : Re-using Infrastructure



Grand Crossing Metra entrance



Hyde Park Metra entrance

Trends : Upgrading Infrastructure

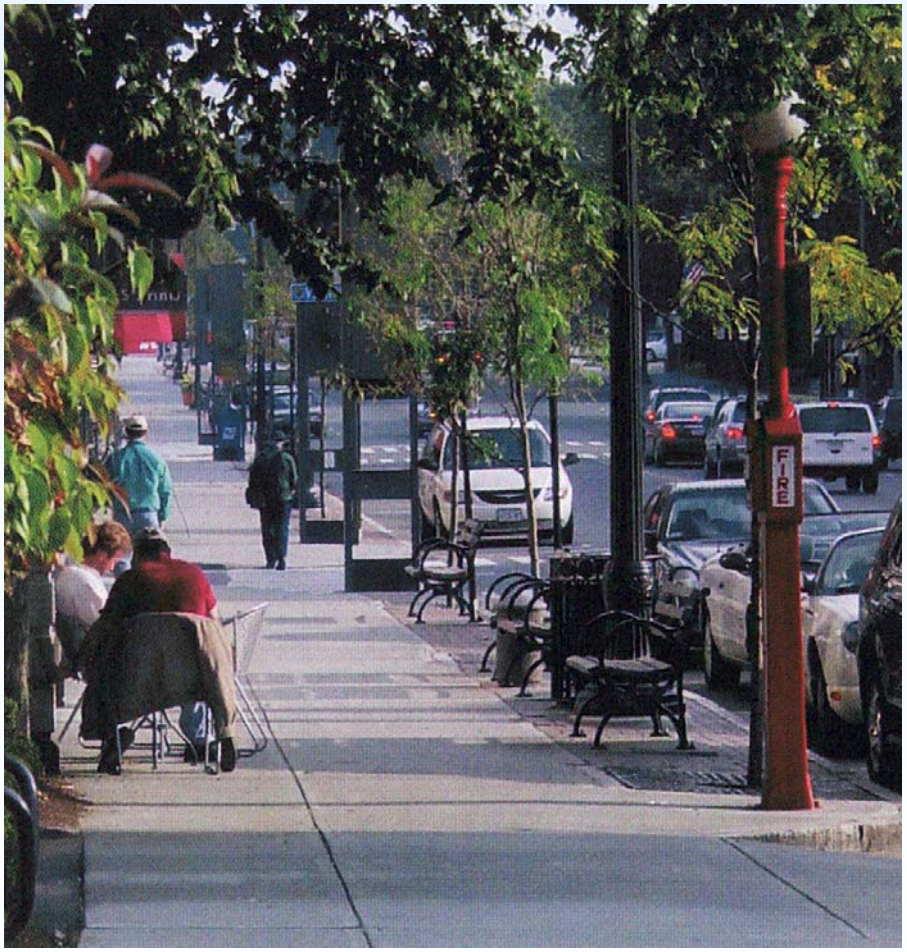


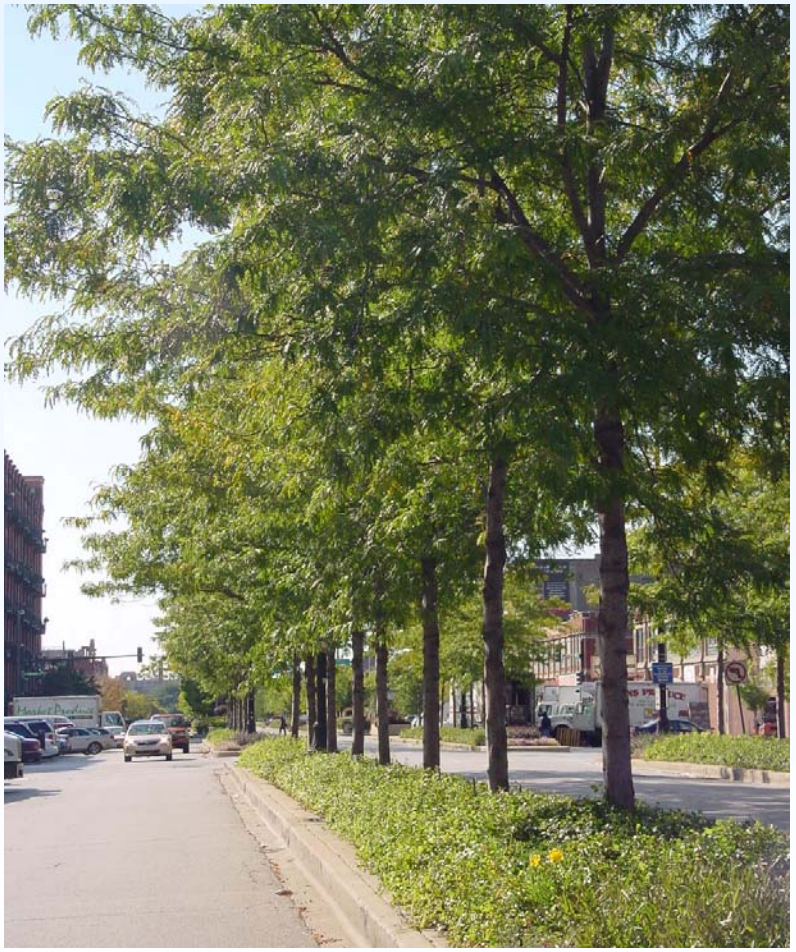
Grand Crossing Metra entrance



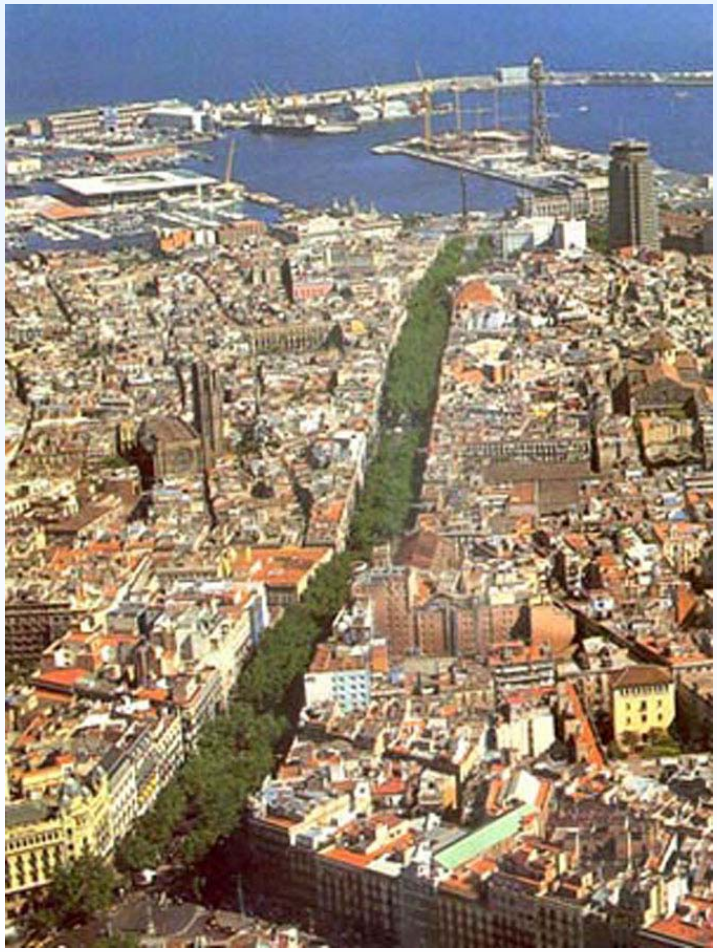
Hyde Park Metra entrance

Trends : Streets as Gathering Places



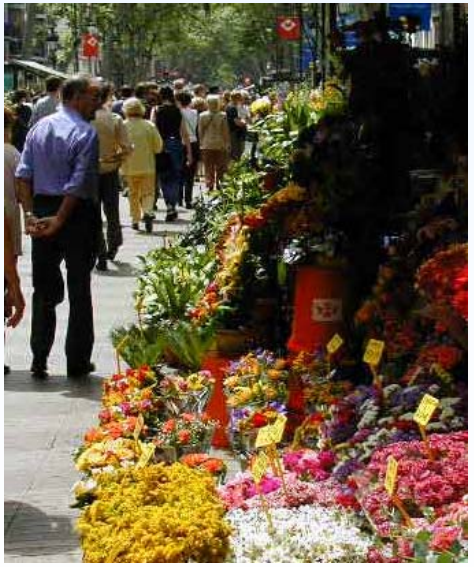


Trends : Defining a Center









La Ramblas, Barcelona

Trends : Re-using Infrastructure





Viaduct des Arts, Paris



Ideas at Work:

The Revere School Neighborhood

Presented to:
The Revere School Community
June 23, 2007

Presented by:
Ruth A. Wuorenma and Lisa Thomas

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Break-Out Sessions


2007/06/23


Raiders
2007/06/23

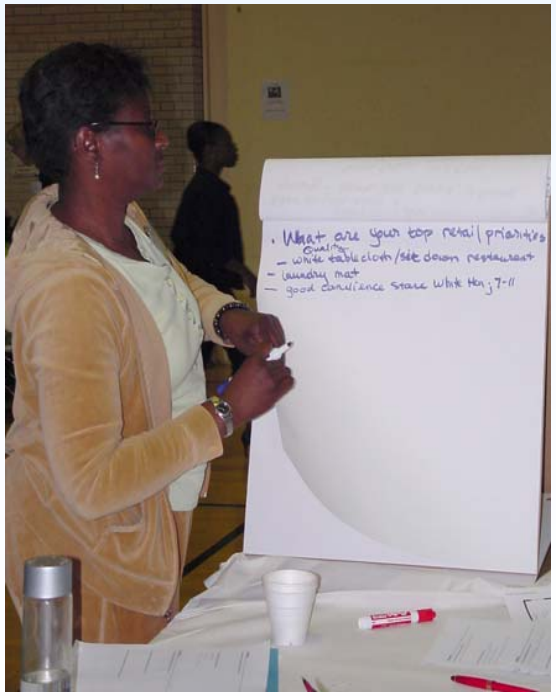

What are your top retail priorities
- white tablecloth/sit down restaurant
- laundry mat
- good convience store




Table 1

Guidelines for Facilitators

A. Remember that these discussions are a starting point in helping the community articulate its identity.

Please don't raise any topics yourself unless absolutely necessary to get the conversation going.

B. Wherever possible (especially in Section 1) get everyone's input by going around the table.

C. Some questions will stimulate discussion; let that happen but make sure that before you move on to the next question everyone who wants to say something has spoken at least once.

D. Don't let anyone monopolize the discussion or make more than one point until everyone has had a chance to speak.

E. This is a forward-thinking conversation; it's about what they want for the future.

F. You will need to designate (i) an excellent transcriber and (ii) a spokesperson to read the results of the table discussion to the re-assembled participants in the Auditorium.

Table Discussions

Section 1: Introductions
(sample questions)

A. Go around table, with each person responding to the following:
- Name
- When they moved to the neighborhood
- Why they moved here

B. What makes this neighborhood different from others?
C. Is there a “center” to the neighborhood?
D. Is there someone, living or passed, who represented this community well? Why?
E. What name do you use for this neighborhood?
- Do you have a name that you prefer?

F. Have you been interviewed or surveyed before about the community or aspects of it?

[These following questions are important and should be asked only after everyone becomes more comfortable with the setting. Use the sheet provided – folded in half so that they only see the top portion for G and H – and give the participants a short time to fill in their comments.]

G. Three things you love about the neighborhood?
H. Three things you’d change?

Table Discussions

Section 2: The Physical Environment

(sample questions)

A. South Chicago Avenue between 71st and 75th has historically been industrial while Cottage Grove has been more retail-oriented: What are your thoughts about South Chicago's future potential?

B. What are things on your residential streets that you currently see or would like to see?

C. "Hard boundaries"

What are your thoughts on being within a triangle with "big walls" (the Skyway, the Metra, Oak Woods Cemetery)?

D. Does the Skyway have any impact on or relevance in your life?

E. Does Metra?

F. If you wanted to picnic, play a sport or otherwise get some fresh air, where would you go? (can be inside or out of the area)

G. Any thoughts about your streets and how they connect (or not) ?

Table Discussions

Section 3: Quality of Life
(sample questions)

[Education, Training, Nutrition & Fitness, Sports, Home Improvement, Arts, Reading, "Household Economics" and Financial Planning, etc.]

A. What are the three most important contributors to a high quality of life in the neighborhood?
B. What do you and your family members enjoy doing in your free time (or enjoy thinking about)?
C. What makes you feel peaceful? Content?
D. What past or current activities or programs have appealed to you or your neighbors?
E. What actions do you think have the greatest positive impact on a person's life?
F. What programs would you like to see?
G. Do you feel that all age groups participate in the life of the neighborhood?

Table Discussions

Section 4: Retail

(sample questions)

A. Where do you shop for groceries? Hardware? Banking? Personal services (beauty salons, barbers, dry cleaning)?

B. Where do you go for a snack or a cup of coffee?

C. What are your top 3 retail priorities?

Table Discussions

Section 5: Think-Like-A-Business-Or-Investor

(sample questions)

A. What retail businesses would make sense?
B. What industries or professions would make sense here?
C. Is there a need for additional residential units? What types?
D. Why do you think a business could be interested in coming here? What does the area or its residents have to offer? [think about infrastructure, location, motivated & educated workforce, etc.]
E. South Chicago Avenue and a small residential neighborhood of 15 blocks: *Big conflict or big opportunity?*

Table Discussions

Summing Up

A. What are the three best reasons to live here, right now?

B. What are the three highest priorities for the future?

C. What are the three best reasons for someone to invest here?

Reconvening

Summing Up

The group re-assembles and the spokespersons report each table's summaries and priorities to the entire assembly of residents.

A. What are the three best reasons to live here, right now?

B. What are the three highest priorities for the future?

C. What are the three best reasons for someone to invest here?

Documenting

