

# Centering Community Voice & Equity in Public and Use Decisions in Chicago

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Reclaiming Vacant Properties. October 3, 2019. Atlanta, GA.

# Agenda

1. Speaker Introductions
2. Participant Expectations/Learning Objectives
3. Chicago Region Context
4. Woodlawn Corridor Development Initiative
5. Environmental Racism in Southeast Chicago
6. Forest Preserves Land Acquisition Plan
7. Q & A

# Speakers

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# Learning Objectives

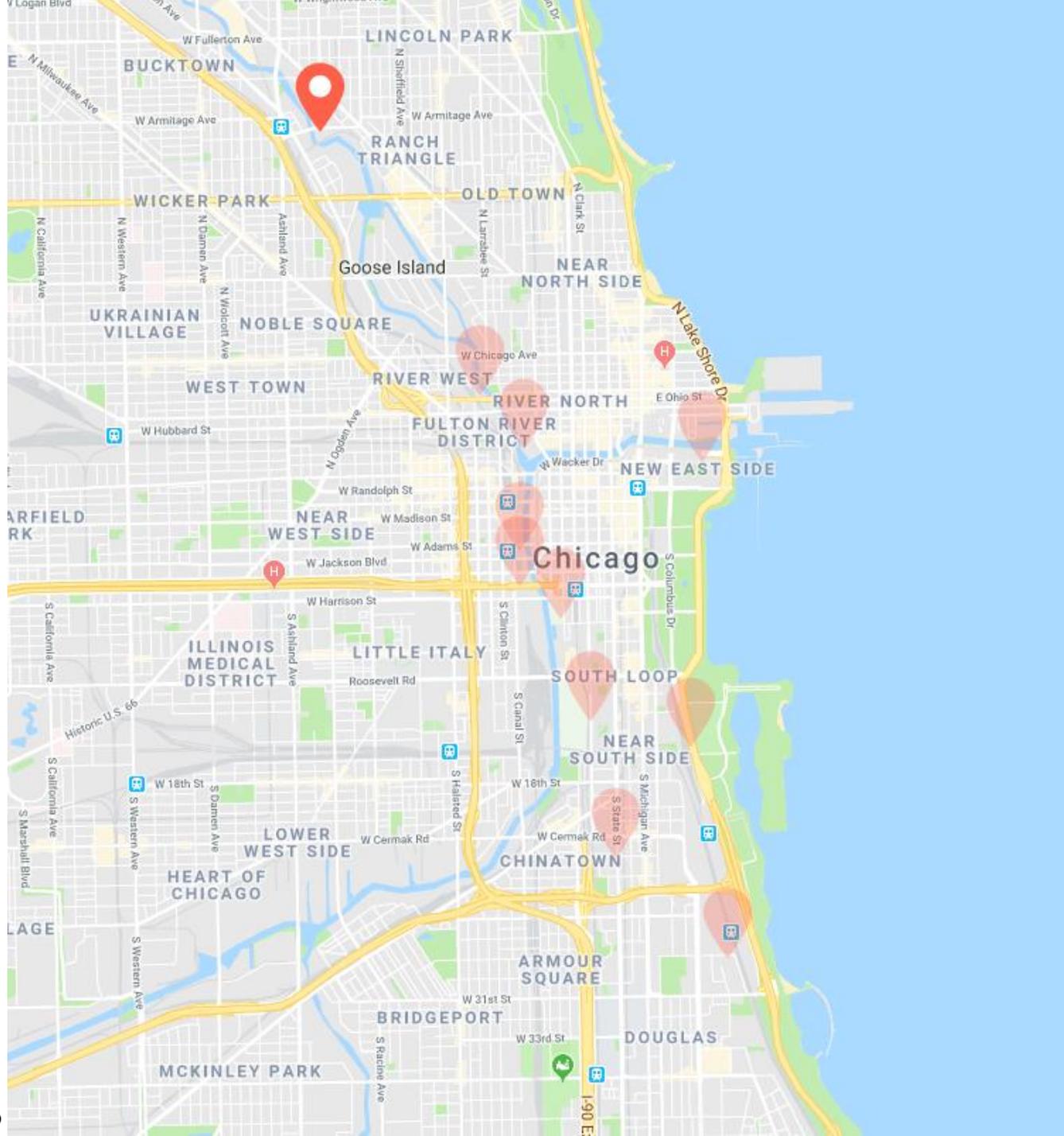
1. Identify **community engagement strategies** to increase community voice and ownership in project prioritization and decision-making.
2. Learn how **effective partnerships** between public land owners, nonprofits, and local partners can be created and leveraged to **increase equity**.
3. Understand how **public health and racial equity data** can be integrated into land use prioritization decisions.

# Chicago Region Context

Development

Disinvestment

Displacement

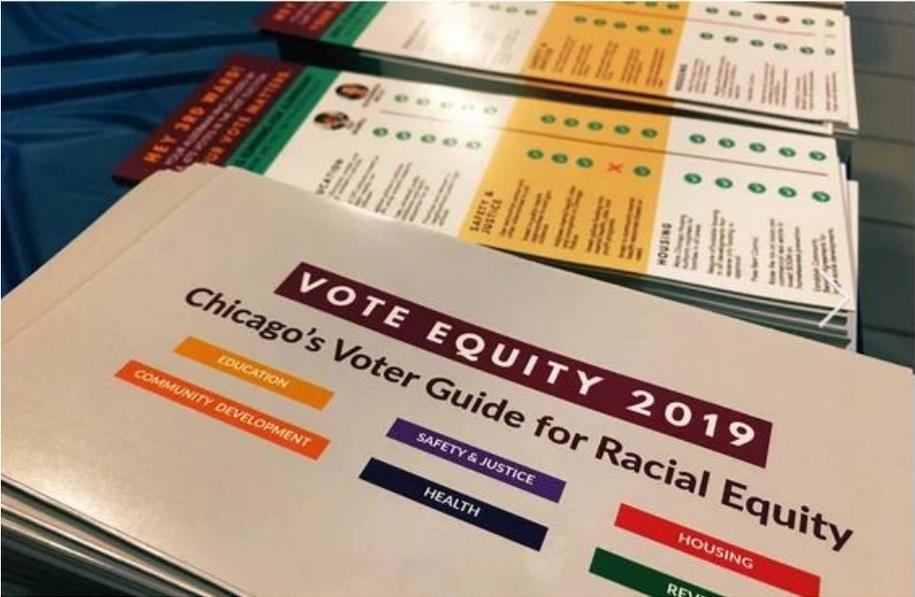


# Chicago Region Context

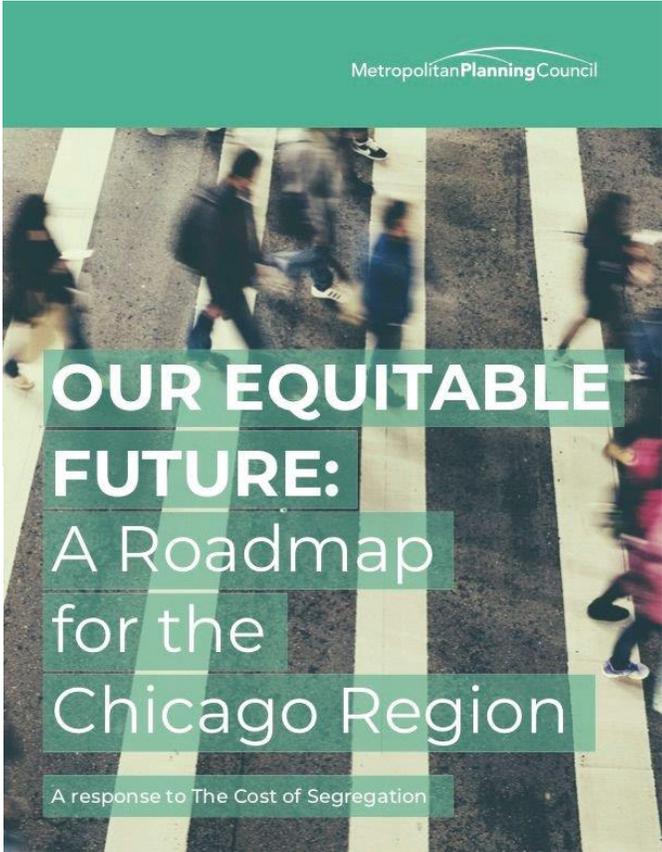
Environmental Justice

Public Participation

Racial Equity



Chicago United for Equity



Metropolitan Planning Council



## Cook County Policy Roadmap

Five-Year Strategic Plan for Offices Under the President



Cook County

# Chicago Region Context

## New Mayoral Administration

- Equity
- Diversity & Inclusion
- Transparency
- Accountability
- Transformation



Chicago Sun-Times

# Corridor Development Initiative

A series of interactive, public workshops designed to plan proactively in the context of market realities.



# Why the CDI process

**Present and Defend**

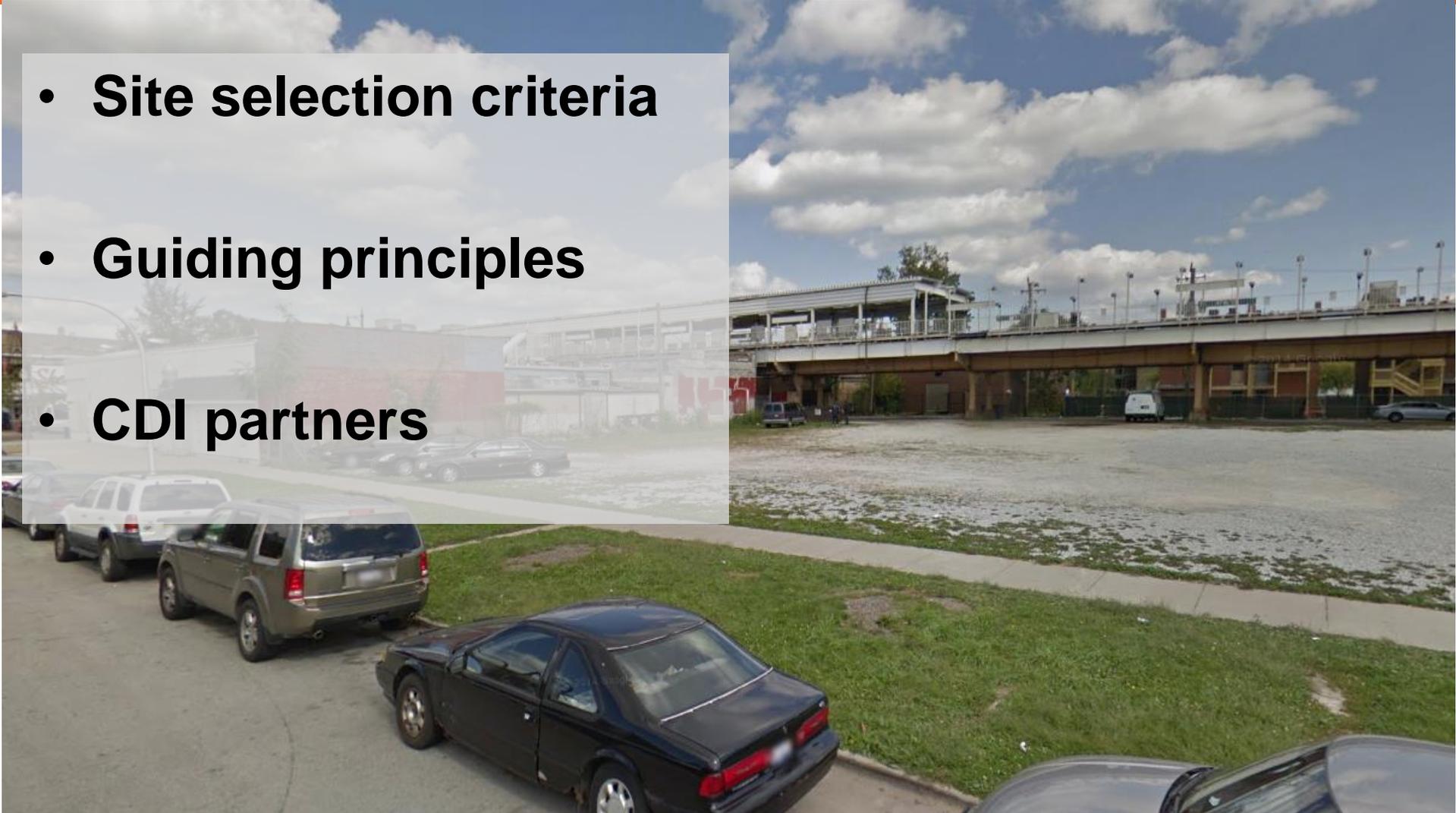


**Proactive engagement and planning**



# Selecting a Site

- **Site selection criteria**
- **Guiding principles**
- **CDI partners**



# Case Study: Washington Park Bank Building

- Invited to conduct process for Cook County Land Bank Authority
- 63<sup>rd</sup> & Cottage Grove is a gateway for Woodlawn community
- Transit rich; strong access to the Loop and job centers
- Significant public and private investments – Choice Neighborhoods Initiative, CTA station upgrade, Jewel grocery store



# Woodlawn Neighborhood Snapshot

## Demographics:

- Population: **24,150**
  - Black: **85%**
  - White: **8%**
  - Other: **7%**
- Population change 2000-10: **-12.4%**
- Median household income: **\$23,986**
- Proportion of owner occupied housing: **21%**

## Community development context:

- High vacancy along major commercial corridors
- Incoming Obama Presidential Library ~1 mile away
- New mixed-use affordable & commercial development across from CDI site

# Engaging local leaders

## Woodlawn CDI Advisory Committee

- 1Woodlawn Quadrant Leaders
- Blacks in Green
- Chicago Public Library
- Cook County Land Bank
- Chicago Park District
- Harris Park Advisory Council
- West Woodlawn Coalition
- Woodlawn Chamber of Commerce
- Woodlawn Neighbors Association
- Woodlawn Summit

# CDI Process

- Meeting #1: **Setting the stage**
  - Group discussions on community needs and goals
- Meeting #2: **Block exercise**
  - Creation of hypothetical development scenarios
- Meeting #3: **Voting & Developer forum**
  - Discuss development scenarios w/ experts
  - Vote on viable development scenarios

# Meeting 1: Setting the Stage



# Incorporating a health lens



## Access to Healthy Foods

### 5+ Servings of Fruit/Veg:

Woodlawn: 25.4%  
Chicago: 24.3%

### Food stamps/SNAP:

Woodlawn: 41.1%  
Chicago: 20.3



## Opportunities for Exercise

### Physical Inactivity Among Adults:

Woodlawn: 32.4%  
Chicago: 26.5%



## Healthy Air Quality

### Tree Canopy:

Woodlawn: 15 %  
Chicago: 19%  
Woodlawn plantable space:  
49%

### Average Particulate Matter (PM 2.5):

Woodlawn: <6 µg/m<sup>3</sup>  
(good)



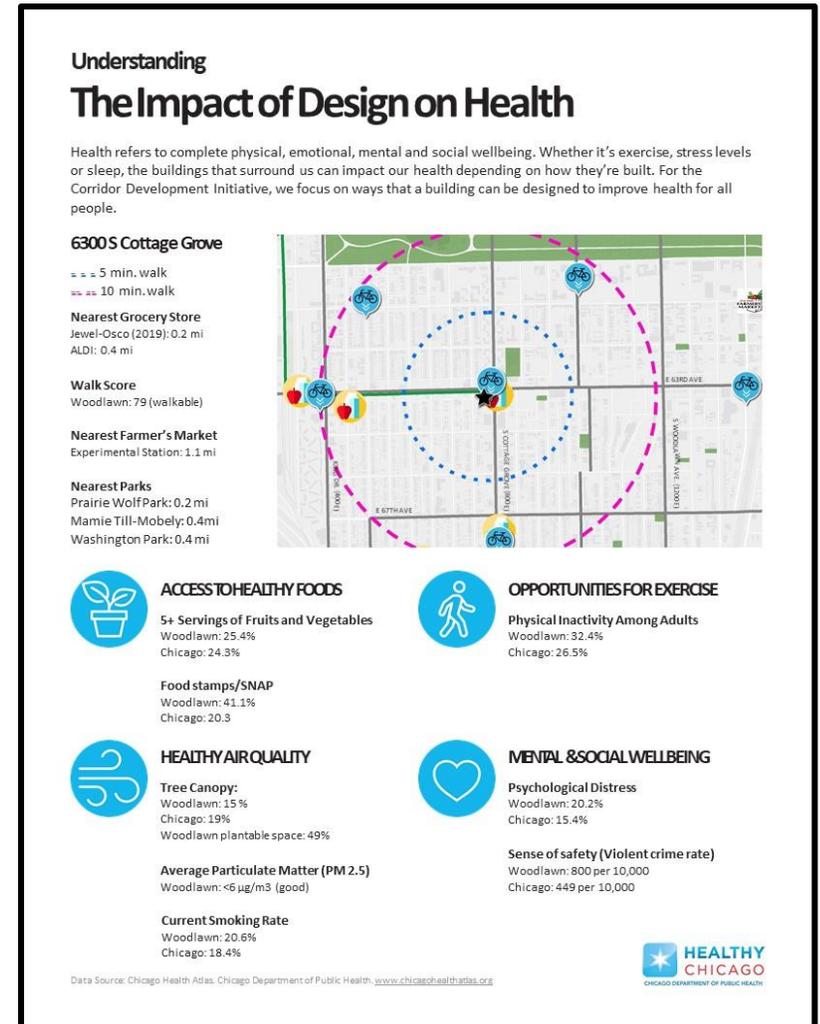
## Mental & Social Wellbeing

### Psychological Distress:

Woodlawn: 20.2%  
Chicago: 15.4%

### Violent crime rate:

Woodlawn: 800 per 10,000  
Chicago: 449 per 10,000



# Meeting 1 Feedback

- Woodlawn needs more places for people to gather. Intersection can be a gateway to community.
- Safety/lighting needs to be improved at 63rd & Cottage Grove.
- Need for “responsible retail” such as financial services, professional services, cultural and family friendly programs.
- Better access to healthy foods, farmers market.
- Top development priorities are for mixed use (entertainment/office/retail/business incubation)

# Meeting 2: Block Exercise



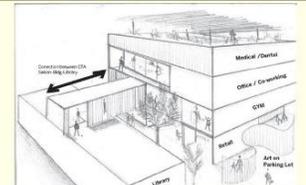
# Meeting 3: Development Panel



# Meeting 3: Development Scenarios

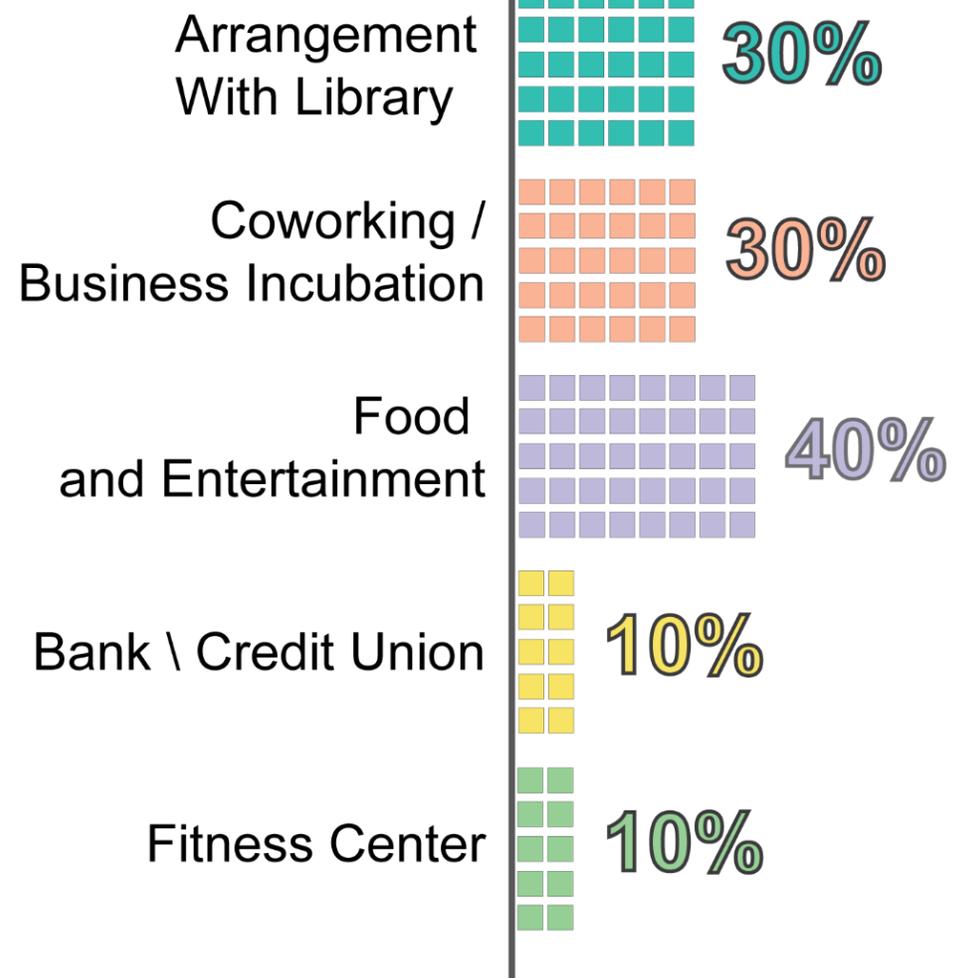
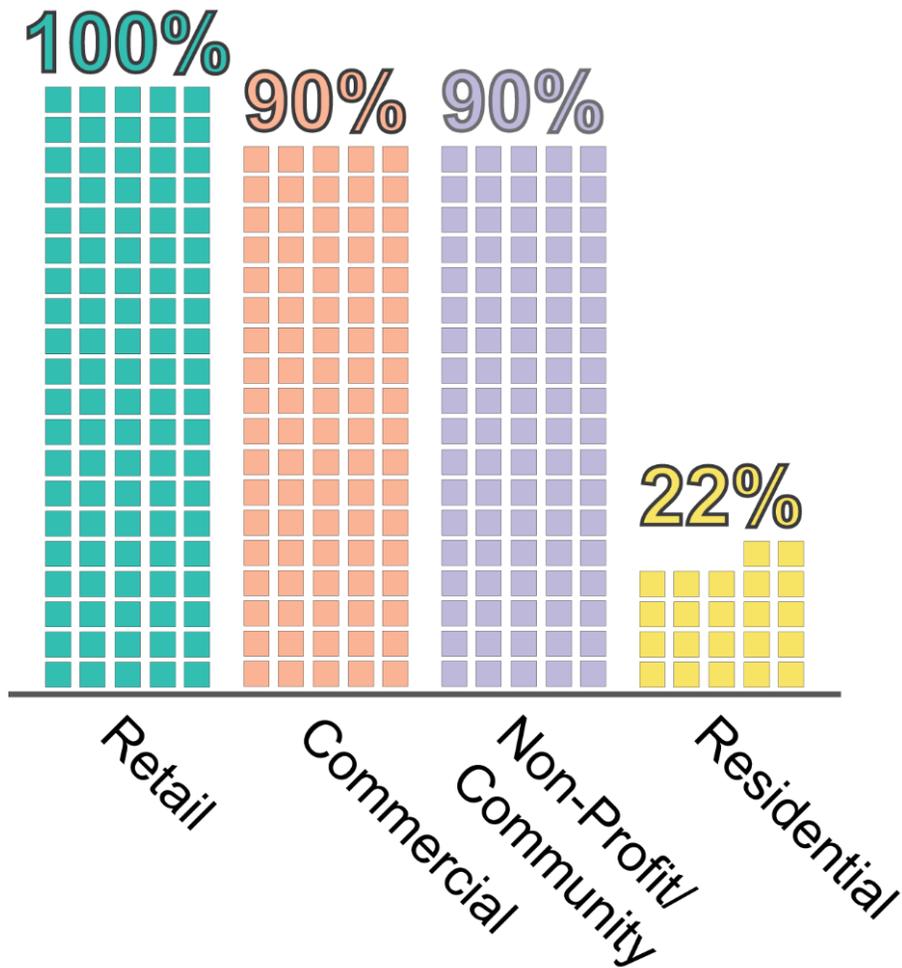
- Performed financial feasibility analysis on all 20 scenarios from Meeting #2
- Selected the 4 most representative proposals to discuss with panel
- Made designs and analysis for all 20 proposals available to residents

## Proposals for Woodlawn

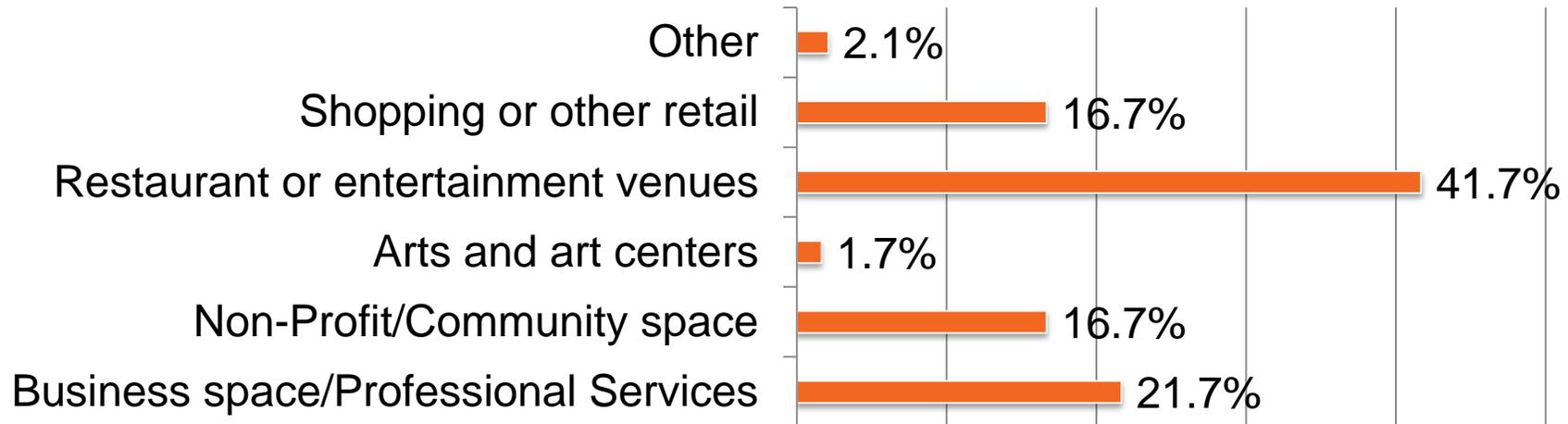
Table 5 New		Table 6 Rehab	
			
<b>Floors</b> 4 <b>Residential units</b> 0 <b>Residential</b> 0 sq. ft. <b>Office space</b> 21,120 sq. ft. <b>Retail space</b> 10,560 sq. ft. <b>Non-profit/Community space</b> 10,560 sq. ft. <b>Open space</b> 0 sq. ft. <b>Parking</b> 20 underground	<b>Total acquisition and development costs:</b> \$8,382,721 <b>Funding gap:</b> \$2,169,073 <b>Developer comments:</b> <ul style="list-style-type: none"> <li>• Low density</li> </ul> <b>Potential improvements:</b> <ul style="list-style-type: none"> <li>• Move underground parking to surface to reduce costs</li> </ul>	<b>Floors</b> 4 <b>Residential units</b> 0 <b>Residential</b> 0 sq. ft. <b>Office space</b> 38,095.00 sq. ft. <b>Retail space</b> 11,905 sq. ft. <b>Non-profit/Community space</b> 0 sq. ft. <b>Open space</b> 3,960 sq. ft. (building connects to El station)	<b>Parking</b> 0 <b>Total acquisition and development costs:</b> \$9,424,382 <b>Funding gap:</b> \$458,677 <b>Developer comments:</b> <ul style="list-style-type: none"> <li>• Good financial returns</li> </ul> <b>Potential improvements:</b> <ul style="list-style-type: none"> <li>• Consider alternative funding sources</li> </ul>
Table 7 Rehab		Table 7 New	
			
<b>Floors</b> 4 <b>Residential units</b> 0 <b>Residential</b> 0 sq. ft. <b>Office space</b> 0 sq. ft. <b>Retail space</b> 32,280 sq. ft. <b>Non-profit/Community space</b> 11,880 sq. ft. <b>Open space</b> 0 sq. ft. <b>Parking</b> 80 under and inside	<b>Total acquisition and development costs:</b> \$10,426,456 <b>Funding gap:</b> \$2,822,027 <b>Developer comments:</b> <ul style="list-style-type: none"> <li>• Lots of parking</li> <li>• Very expensive to build</li> </ul> <b>Potential improvements:</b> <ul style="list-style-type: none"> <li>• Reduce parking to lower costs</li> </ul>	<b>Floors</b> 5 <b>Residential units</b> 20 <b>Residential</b> 21,120 sq. ft. <b>Office space</b> 0 sq. ft. <b>Retail space</b> 14,520 sq. ft. <b>Non-profit/Community space</b> 5,280 sq. ft. <b>Open space</b> 2,640 sq. ft. <b>Parking</b> 10 under	<b>Total acquisition and development costs:</b> \$9,575,232 <b>Funding gap:</b> \$4,279,971 <b>Developer comments:</b> <ul style="list-style-type: none"> <li>• Not enough affordable units to qualify for low income housing tax credits</li> </ul> <b>Potential improvements:</b> <ul style="list-style-type: none"> <li>• Include at least 25 affordable units to qualify for LHTC</li> <li>• Move underground parking to surface to reduce costs</li> </ul>

February 2018 Metropolitan Planning Council

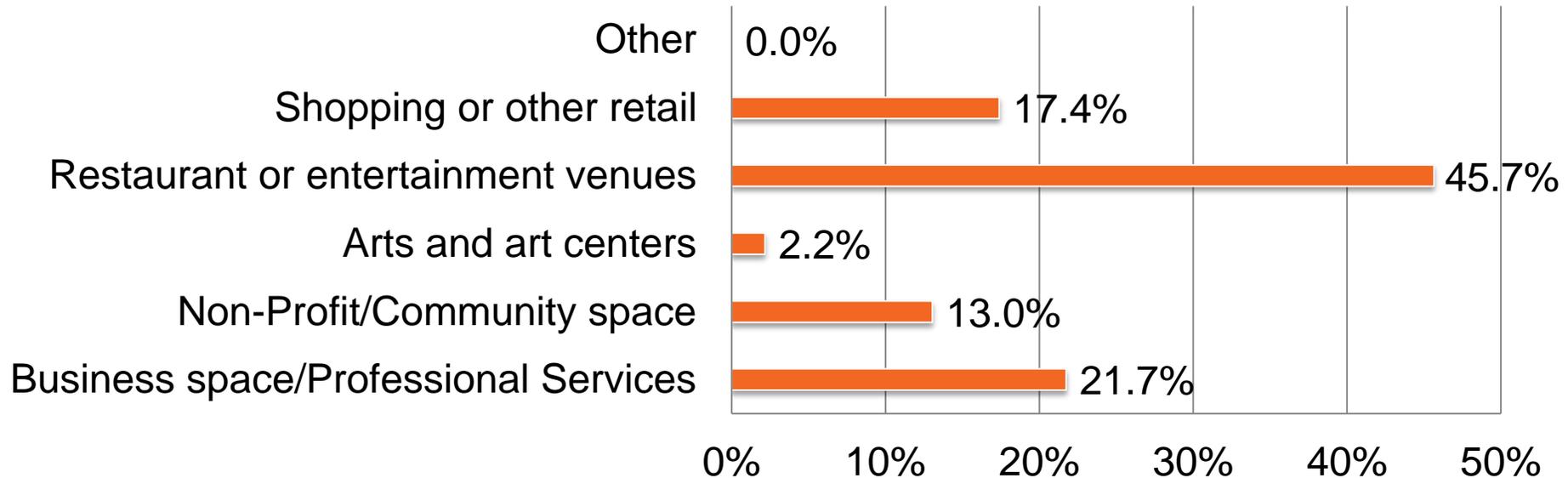
# Project Characteristics



# What is Your Top Priority for 63rd & Cottage Grove? (All)



## Live and work in Woodlawn Only



# Outcomes

- Broad consensus on community priorities for site
- 20 Feasible redevelopment scenarios generated by the community
- Woodlawn resident appointed to CCLBA selection committee
- MBE development firm chosen for the project
- Builds competency for civic participation
- Equitable community engagement model

# Collaborative Project Execution

- Volunteer cultivation (industry experts)
- Elevated Chicago partners
- Public agency coordination – complementing investments, CTA/CDOT/DPD
- SPARCC capital – potential pipeline project

# Lessons Learned from CDIs

- Hyde Park – Representativeness & Diversity
- Logan Square – Supporting process after CDI concludes
- Uptown – Managing politics – aldermanic prerogative
- Woodlawn – Building trust and legitimacy

# Environmental Racism on the Southeast Side of Chicago

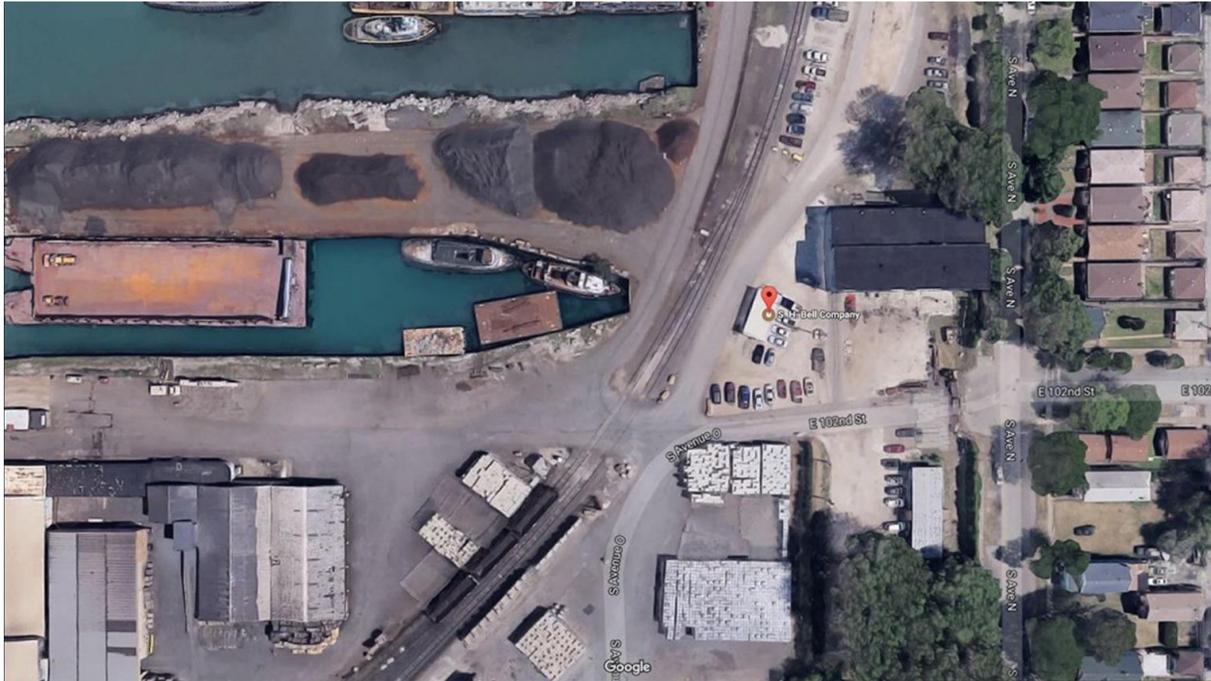


# FACT: The Southeast Side has been a dumping ground for years.



Now, with the discovery of toxic levels of manganese from the SH Bell and WATCO facilities in the air and soil, community members are in even more imminent danger - we will need to continue to hold the responsible parties accountable.

# What is Manganese?



- Manganese (Mn) Is an input into steel—makes it stronger
- Neurotoxin—impacts hand motor skills, causes neuropsychological problems, and Parkinson's-like symptoms
- Exposure pathways:
  - Air emissions
  - Fugitive dust emissions
  - Soil
  - Indoor dust

# Inadequate Monitoring: It's hard to find a problem if you are not looking for it



**Just last month**, the new monitors at Watco transport facility revealed unacceptably high levels of Mn. Watco is located 200 ft from a little league field.

# How Did This Happen?

- Government failure to share and act on available information
- Inadequate monitoring and inspections (oig report)
- Lack of available health-based research on residential exposure and biomarkers
- Land use planning that favors corporate interests and ignores impact on community



Ecumenical Vigil at SH Bell with the Poor People's Campaign, Midwest SOARRING Foundation leader Joseph Standing Bear, Lebanon Lutheran Church clergy and others; led by Rev. Barber

# Why Does This Continue To Happen?



- Zoning
- PMDs
- Circumventing existing rules
- Transparency

# Dust Emissions:

- ATSDR inhalation Minimum Risk Level (MRL), the health based standard screening level for chronic exposure to manganese, as applied by USEPA:  $0.30 \text{ ug/m}^3$
- We do not believe that the  $0.30 \text{ ug/m}^3$  standard is protective enough, because there are studies that indicate possible health impacts at levels below that standard.

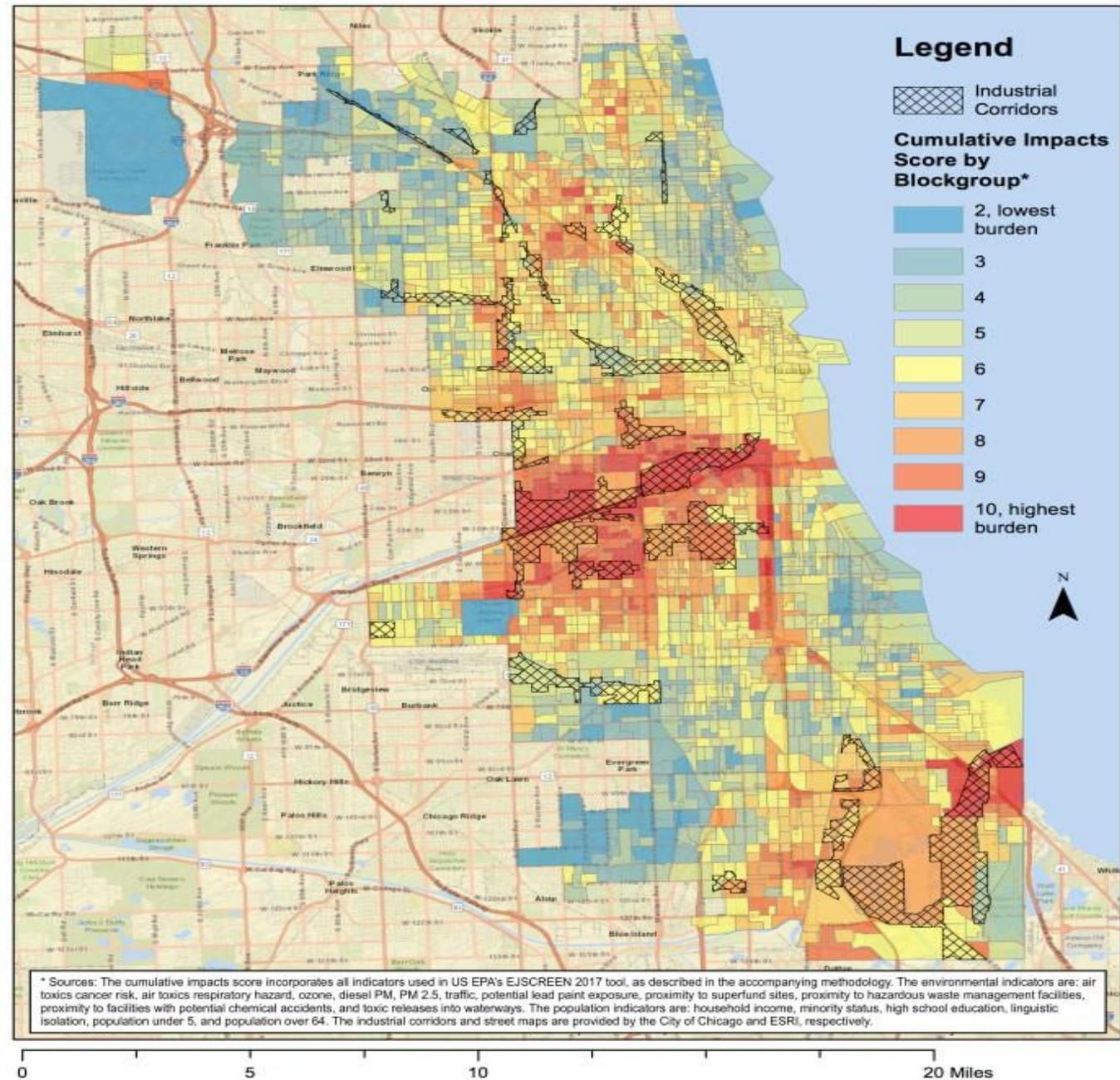


# Dust Emissions Results From SH Bell And Watco So Far:

- Watco: Sept 14—October 31, 2018: 0.416 ug/m<sup>3</sup>
- S.H. Bell:
  - March--July 2017: 0.32 ug/m<sup>3</sup>
  - August--September 2018: 0.28 ug/m<sup>3</sup>

# Cumulative Burden

Cumulative Burden of Environmental Exposures & Population Vulnerability in Chicago

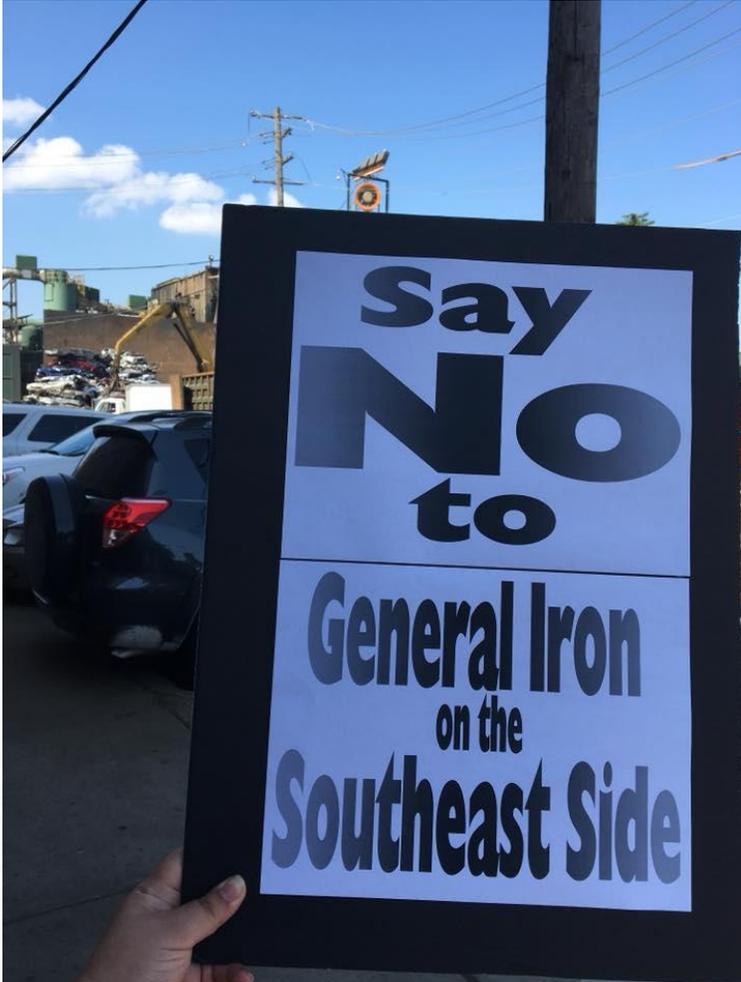


# Soil Sampling Results:



- S.H. Bell:
  - Almost half of S.H Bell's 72 properties that were tested exceeded IL's manganese in soil action level of 1,600 ppm
  - 4 or 5 properties exceeded the 5,500 ppm action level for USEPA's time-critical removal under Superfund.
- Watco
  - TBD--testing in 2019

# The New Polluters Are NOT Bringing Good Jobs To The Community



- Companies most likely using existing employees
- Any jobs they may offer community members will most likely be low paying, temporary, and without benefits.

# How Have We Fought For Environmental Justice?

- Community outreach and mobilization
- Identifying and partnering with allies
- Litigation, advocacy with Alderwoman Garza and at all levels of government
- Media pressure



# WHAT HAS BEEN ACCOMPLISHED TO DATE?

- Process:
  - Seat at the table—meaningful involvement
- Substance:
  - Enforcement actions at all levels
  - New rules for handling bulk materials at the city level
  - Ban on siting of new manganese or petcoke facilities
- Challenges (& how we're tackling them!):
  - Zoning laws favor industry/extensive legal research & action
  - Available health research on residential exposure to Mn
  - Preparation for neighborhood health study starting in 2019
  - WATCO will stop handling Mn.



# Goals For The 10th Ward

## **Ultimate Goals**

1. COMPLETE Ban on manganese in (or adjacent to) residential communities.
2. Change how land use, zoning and planning decisions are made in Chicago
3. Put community voices before polluter profits and address cumulative burdens.

# Goals For The 10th Ward

## Short-term/Mid-term Goals

1. Secure more stringent controls on manganese emissions:
  - a. Following the February 22, 2019 complaint letter to EPA Region 5 co-authored by Senators Durbin & Duckworth and US Congressional Rep Robin Kelly, Watco released an announcement indicating they will immediately cease all use of manganese at their Hegewisch facility
2. More investigation of the health impacts on the community
  - a. Health Study/Testing: Forthcoming study with Dr. Haynes, U of Kentucky; CDPH health testing in the community
3. Soil testing/Remediation
  - a. SH Bell and WATCO neighborhoods—remediate of all properties with dangerous levels of Mn, lead and other toxic substances
  - b. Schroud site prompt action to reduce risk and long-term cleanup

# Next Steps:

- Survey
- Health study
- Soil testing



# Southeast Cook County Land Acquisition Plan

A STRATEGY FOR THE FOREST PRESERVES OF COOK COUNTY  
MAY 2019

**PREPARED FOR:**



**BY:**

— THE —  
CONSERVATION FUND

**WITH:**

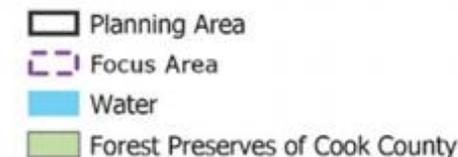
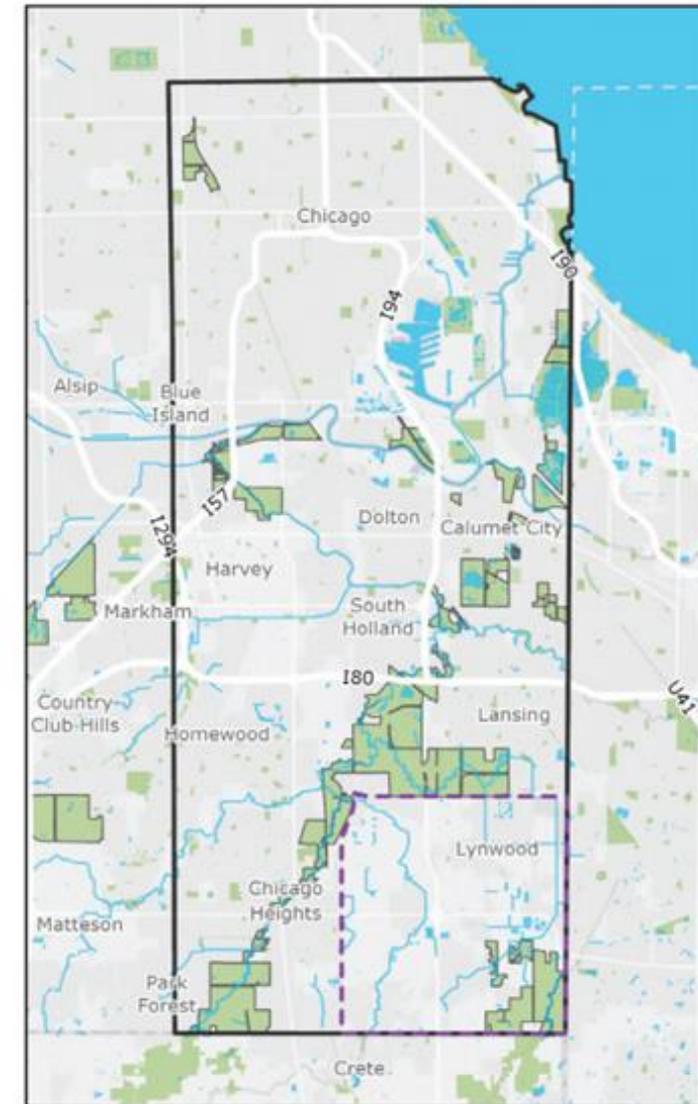
Metropolitan Planning Council



# Context

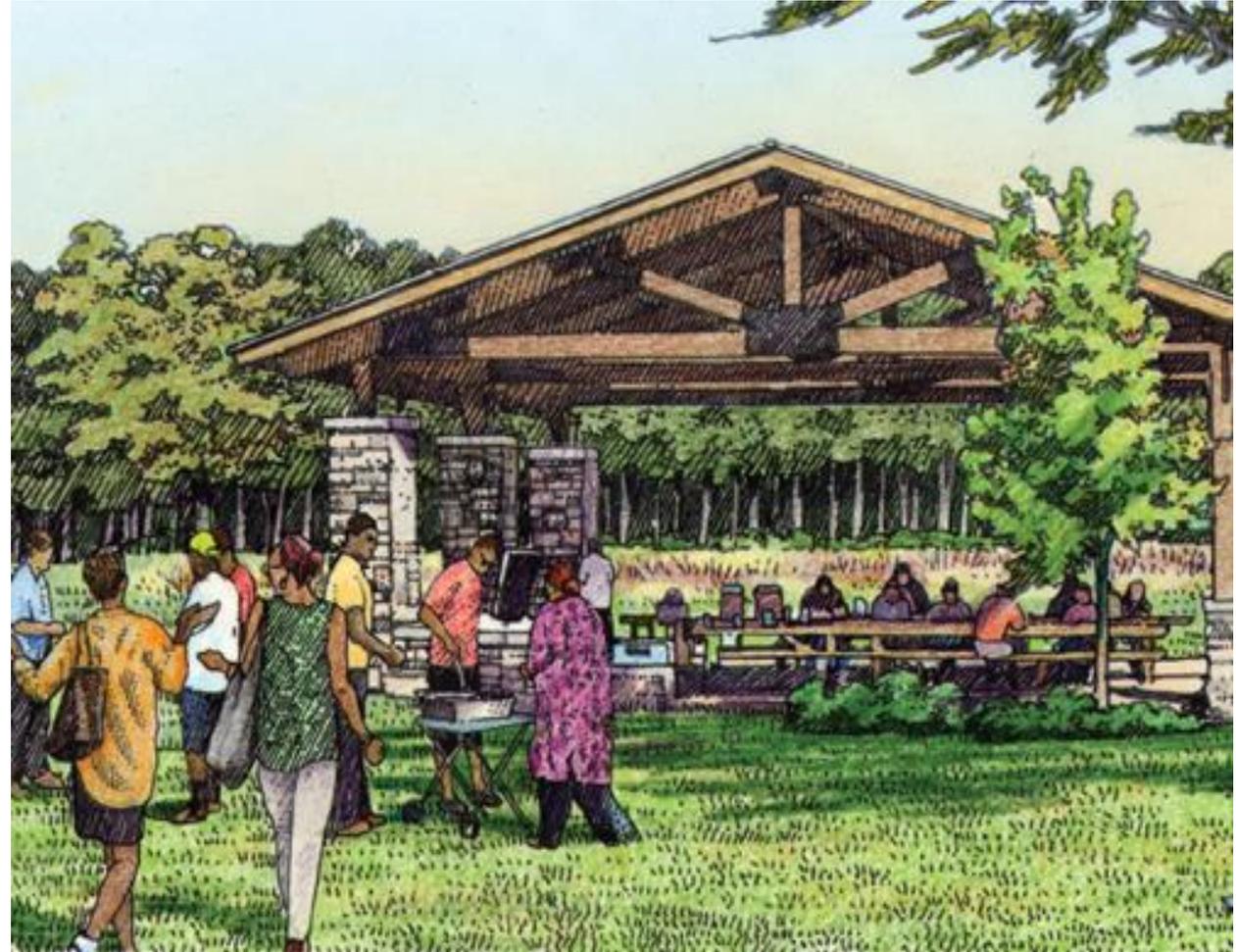
- Forest Preserves of Cook County
- 2013 Next Century Conservation Plan
  - Goal: expand the preserves to 90,000 acres of protected land
  - SE Cook County priority geography

Map 1. Southeast Cook County Planning Area



# The Plan

- Goal: Identify opportunities to acquire land in Southeast Cook County
- Factors to incorporate:
  - Ecological restoration potential
  - Trail connectivity
  - Stormwater mitigation
  - Financial feasibility
  - Political feasibility
  - Racial Equity
  - Health Impacts 



# Existing Conditions in Focus Area

**Table 1. General Economic Demographics of the Focus Area and Cook County**

	<b>NUMBER OF RESIDENTS</b>	<b>MEDIAN AGE</b>	<b>PER CAPITA INCOME (\$)</b>	<b>MEDIAN HOME VALUE (\$ (2013-2017))</b>	<b>MEDIAN HOUSEHOLD INCOME</b>
<b>Glenwood</b>	8,853	42.9	24,058	126,400	\$56,713
<b>Lynwood</b>	9,232	36.2	25,225	141,200	\$50,171
<b>Ford Heights</b>	2,775	29.7	17,288	62,900	\$23,220
<b>Chicago Heights</b>	30,249	34.0	19,928	98,300	\$40,611
<b>Sauk Village</b>	10,541	30.9	18,758	77,600	\$42,532
<b>Cook County</b>	5,222,575	36.1	33,772	227,400	\$56,902

# Health Impact Review

- 1.Data on existing health conditions in the Planning Area
- 2.Review of Hospital community health needs reports in the area
- 3.Questions about health in the outreach interviews and focus group
- 4.Research on the health benefits of open space and land acquisition/conversion
- 5.Inclusion of Social Vulnerability Index in LSP

**Table 2. The Rate of Adverse Health Conditions in the Focus Area and Cook County**

HEALTH INDICATOR	COOK COUNTY RATE (%)	FOCUS AREA RANGE (%)
Obesity	31.3	31.6–41.3
Asthma	7.6	7.2–10.4
Diabetes	12.2	11.4–17.8
High Blood Pressure	33.9	33.5–45.0
Depression	15.1	13.8–16.6

Source: CDC BRFSS (2013) via PolicyMap

# Racial Equity

- 1.Data on existing demographics in the Planning Area
- 2.Questions about inequities in the outreach interviews and focus group
- 3.Research on the impact of open space and land acquisition/conversion on racial equity
- 4.Inclusion of Social Vulnerability Index in LSP

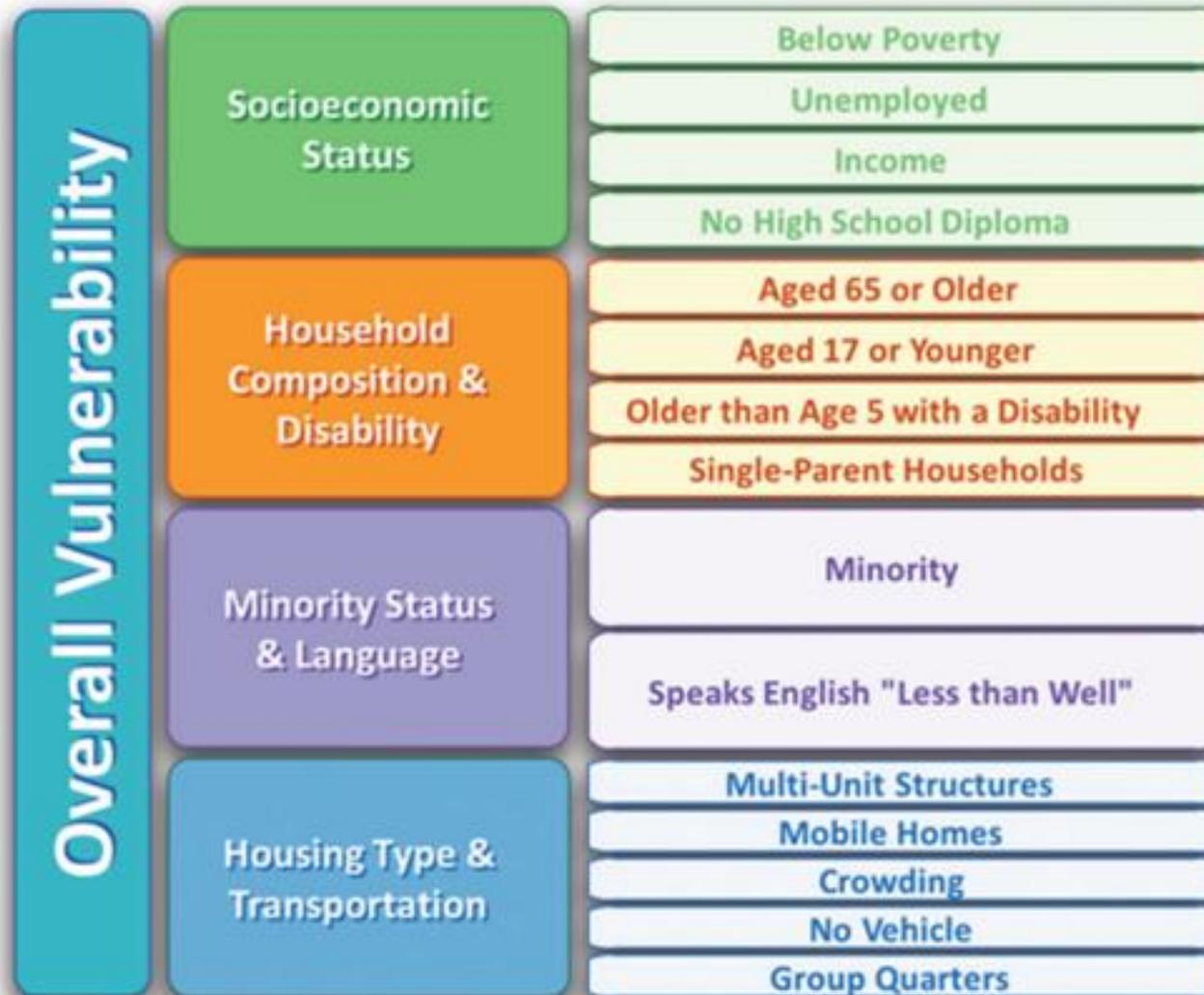


# Suitability Analysis

## Weighted prioritization scenarios:

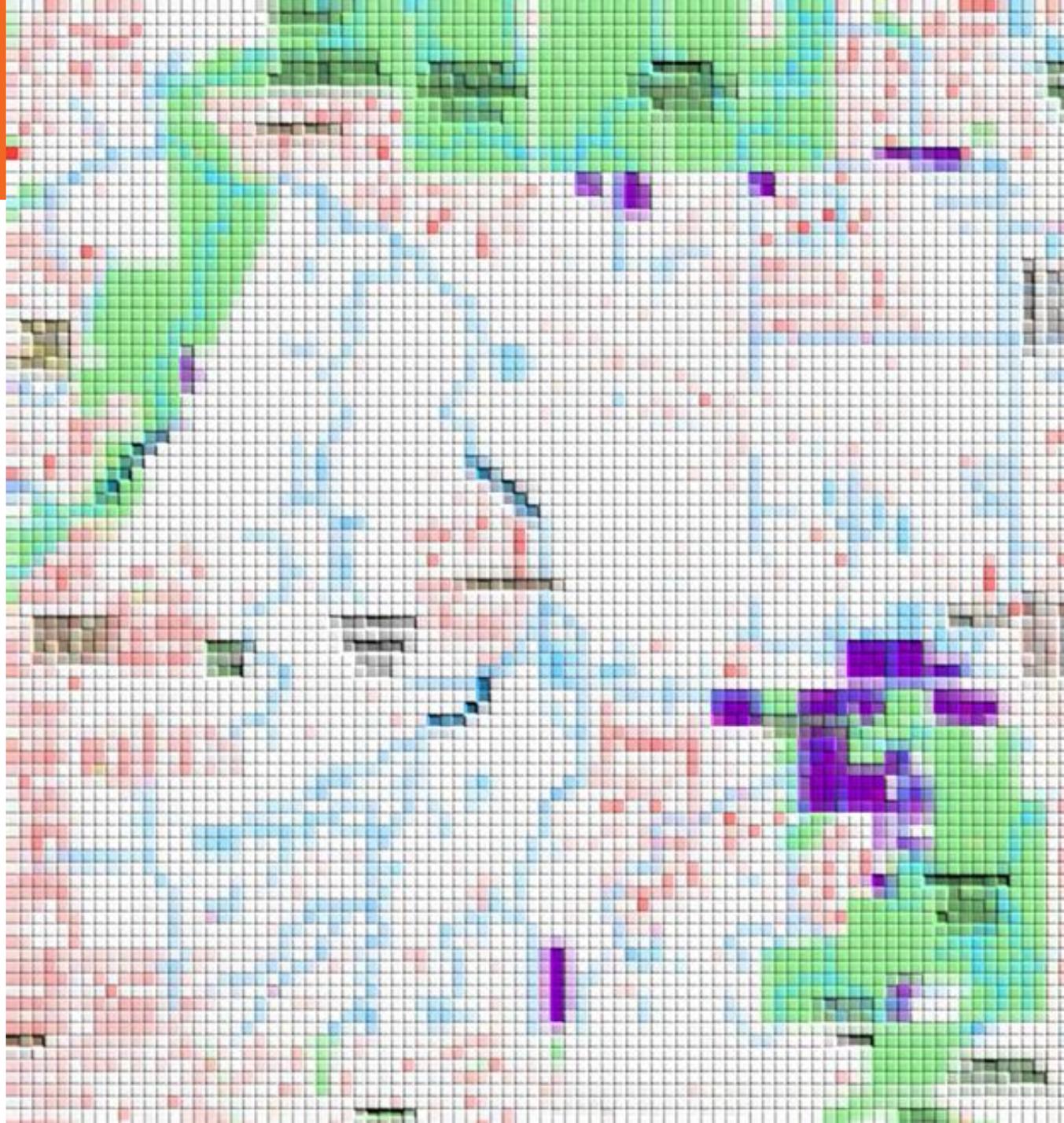
1. Inholdings
2. Equity
3. Flood Mitigation
4. Ecological Restoration
5. Connectivity
6. Composite

## Figure 2. Social Vulnerability Index

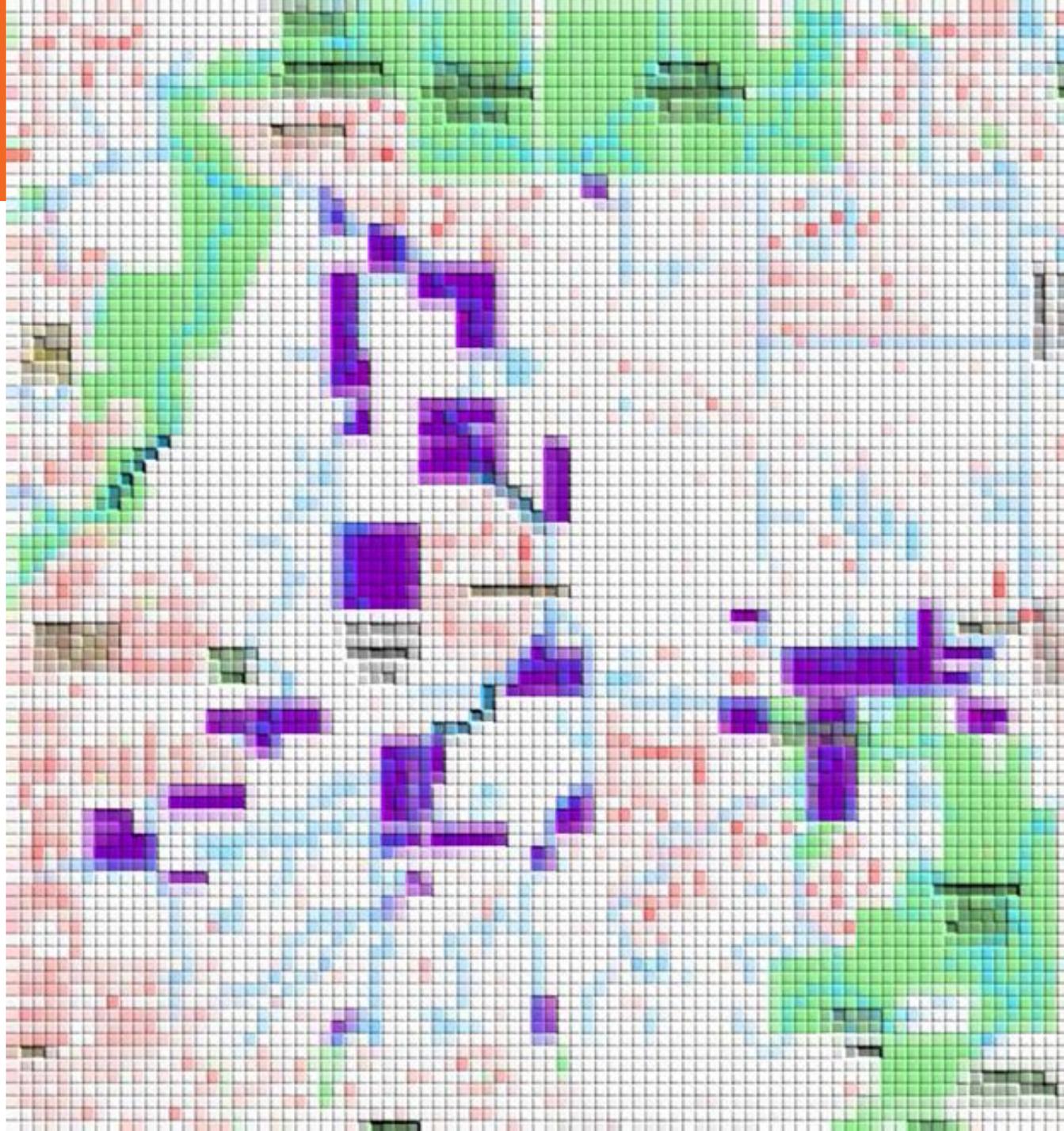


Source: US Centers for Disease Control and Prevention

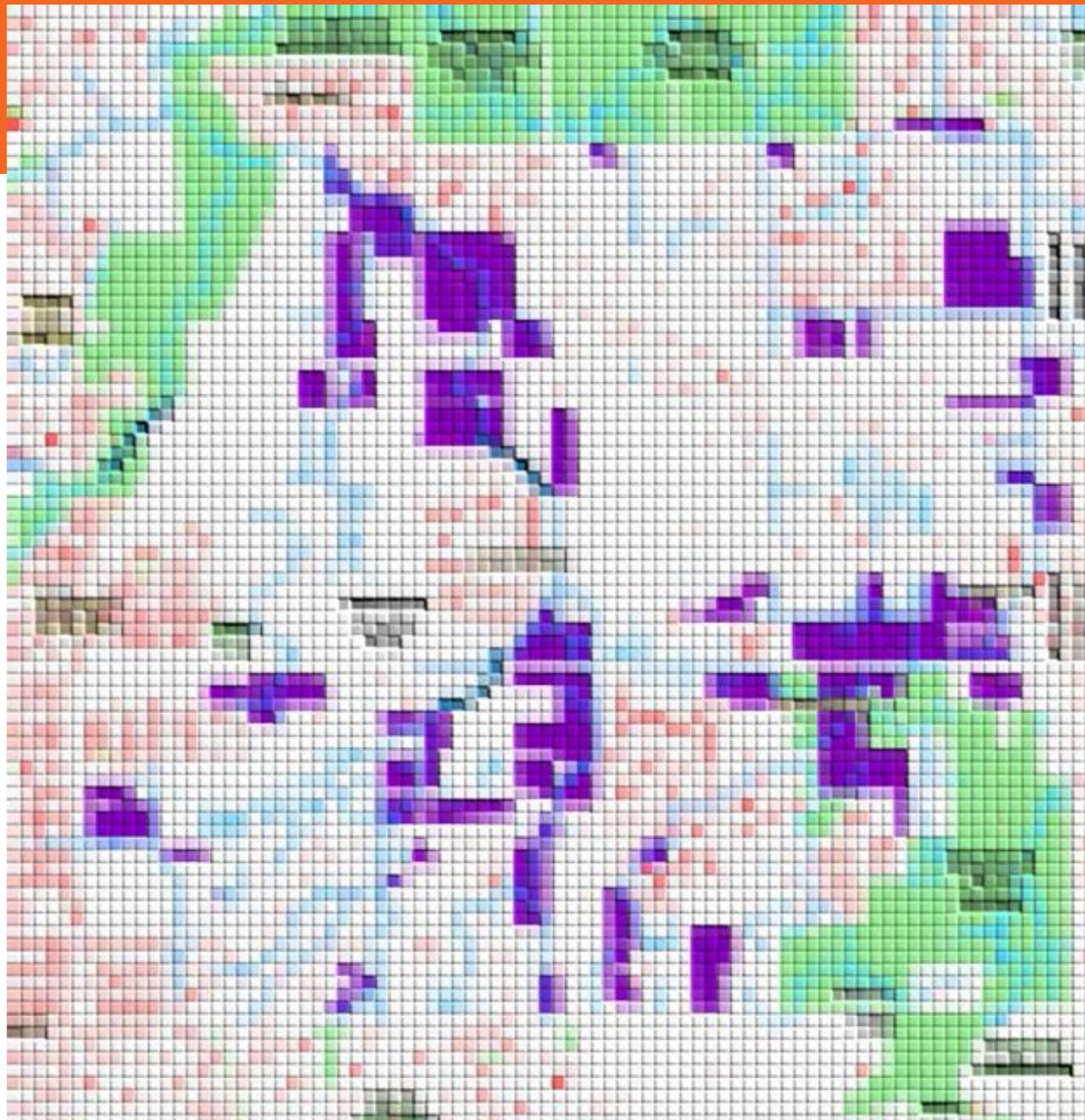
# Inholdings



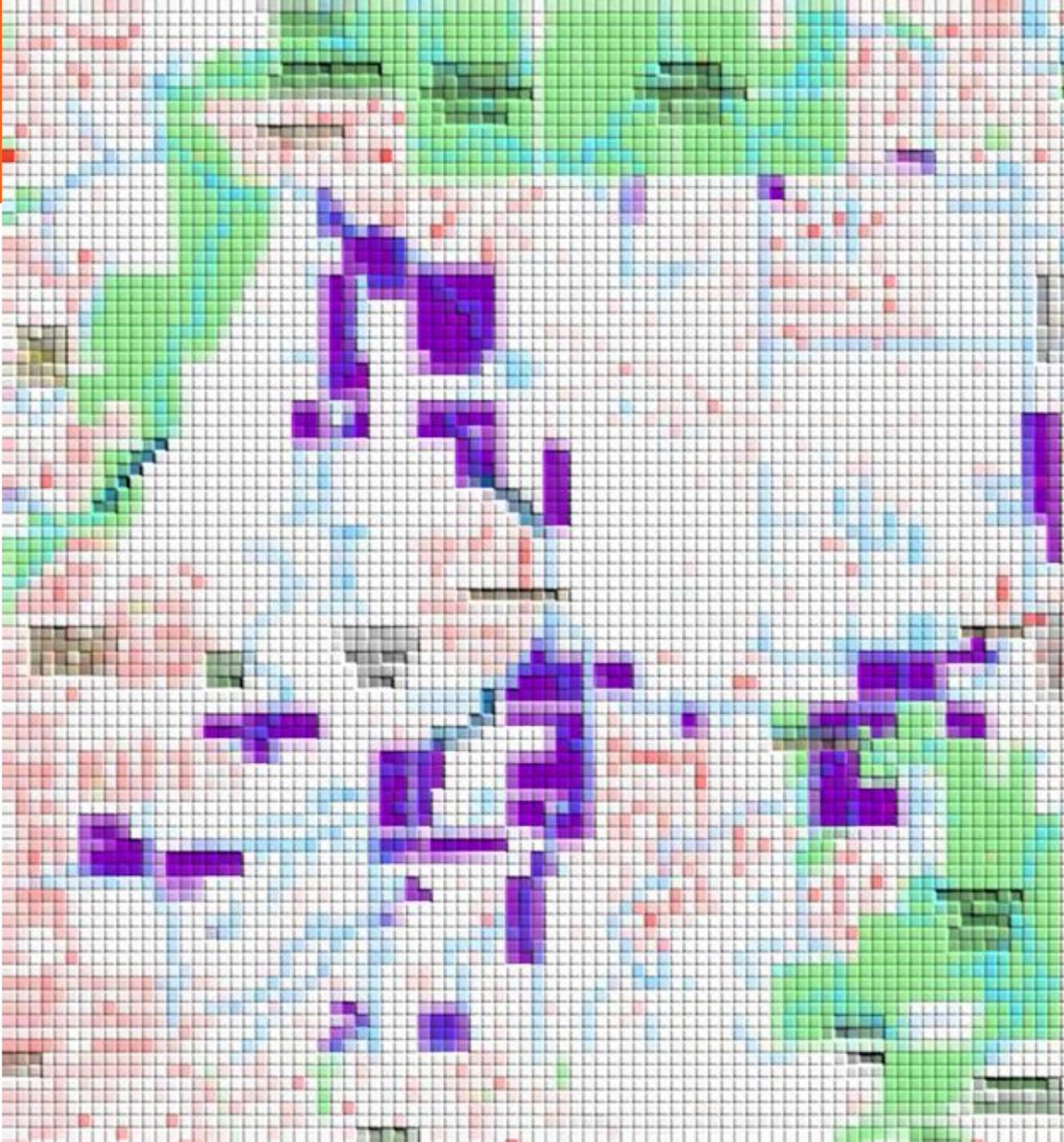
# Equity / SVI



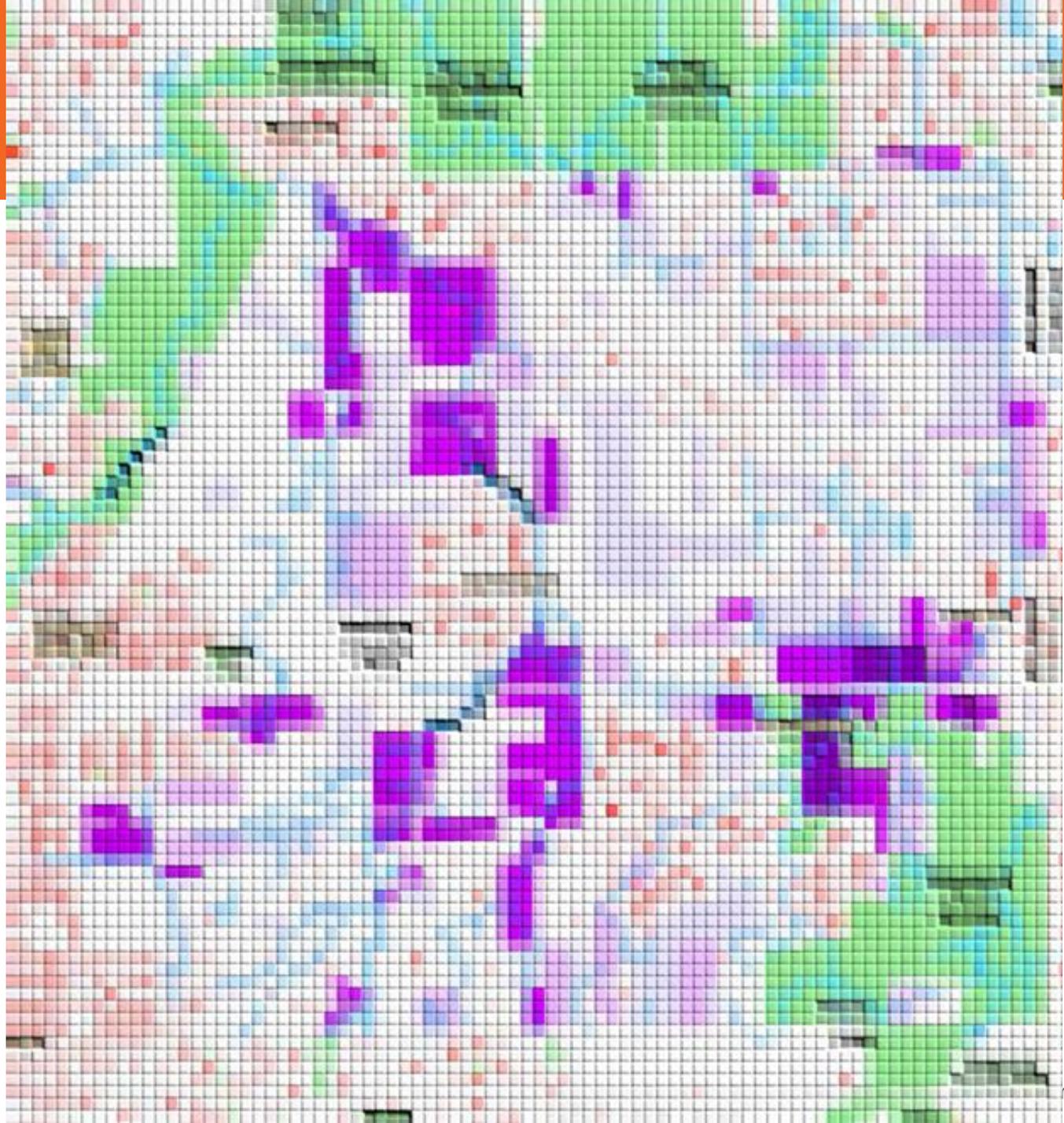
# Flood Mitigation



# Ecological



# Composite



# Takeaways

- Incorporating equity and health measures substantially changed the results of the prioritization model.
- Using a composite score can help create a balanced picture that captures all priority considerations.
- Community outreach helps understand how each criteria should be weighted, and what elements are most important.

# Questions / Discussion

# Contact Information

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