

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

Olga Bautista, Alliance for the Great Lakes
Kendra Freeman, Metropolitan Planning Council
Chloe Gurin-Sands, Metropolitan Planning Council

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

Olga Bautista



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Planning Manager -
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Kendra
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Learning Objectives

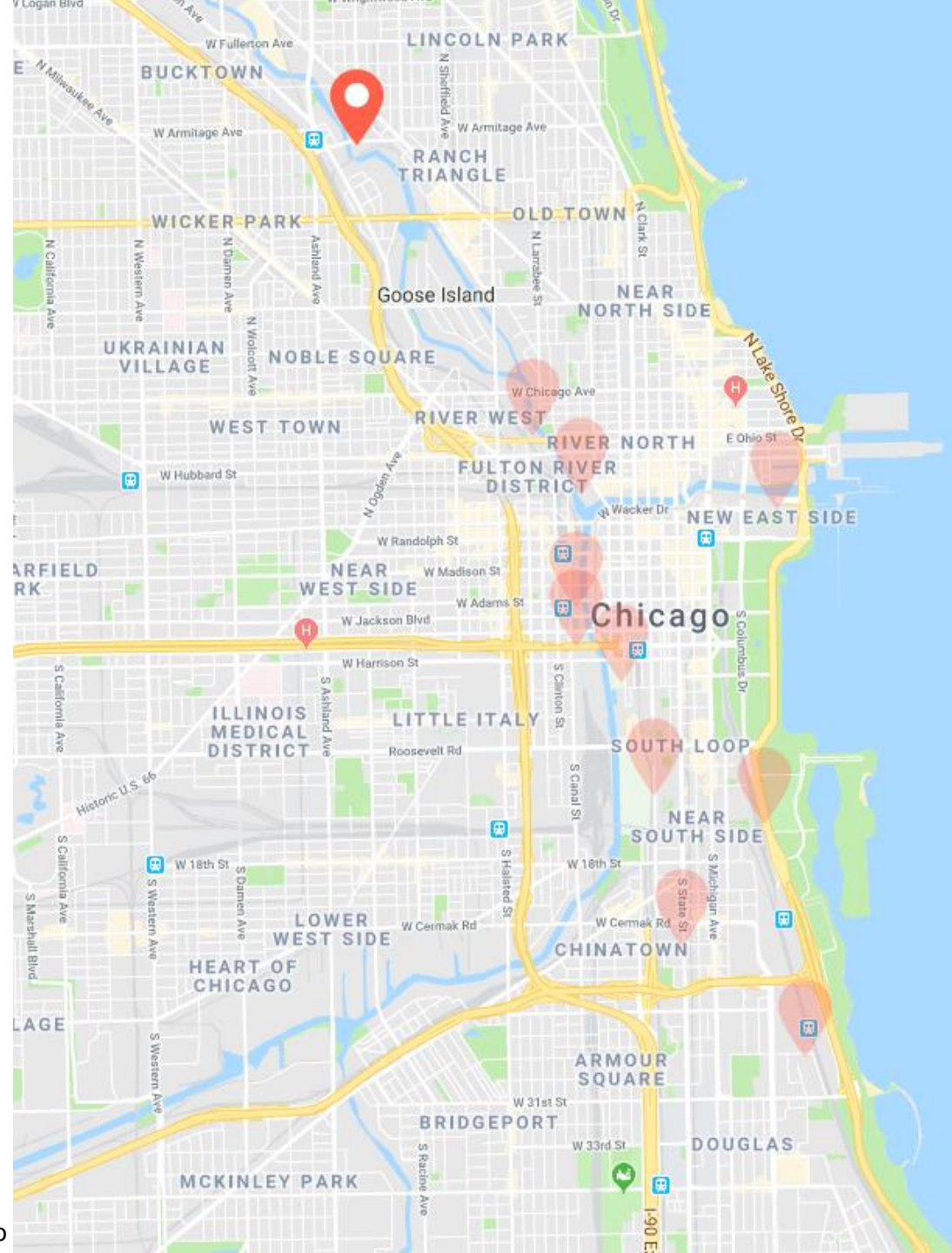
1. Identify **community engagement strategies** to increase community voice and ownership in project prioritization and decision-making.
2. Learn how **effective partnerships** between public land owners, nonprofits, and local partners can be created and leveraged to **increase equity**.
3. Understand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

Chicago Region Context

Development

Disinvestment

Displacement

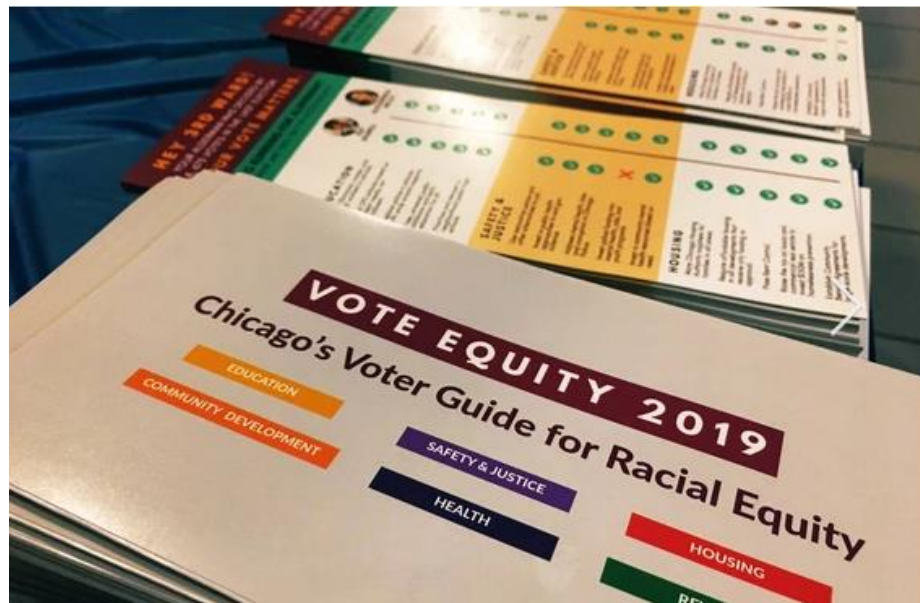


Chicago Region Context

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

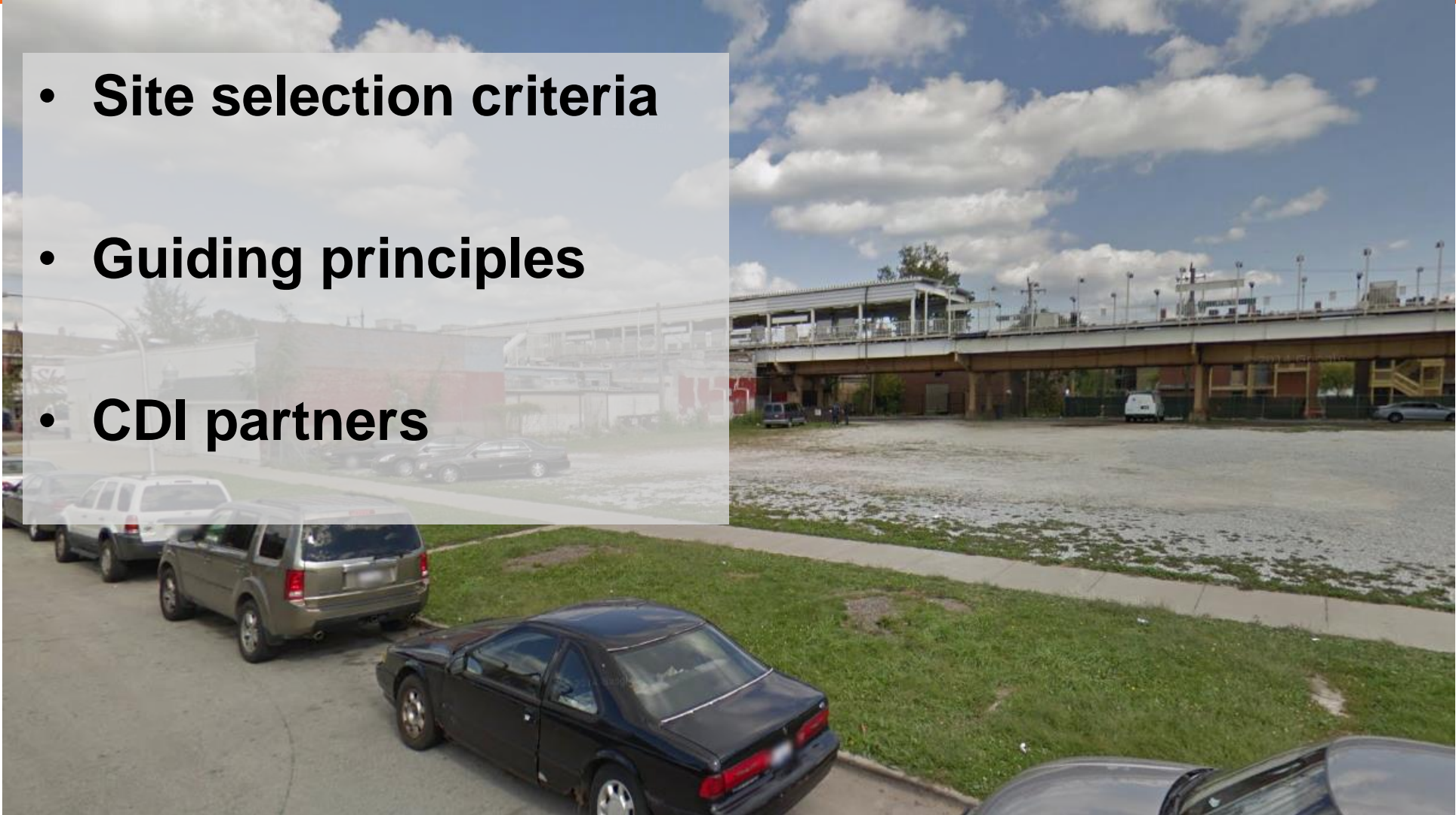


Proactive engagement and planning



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
- 63rd & 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



Healthy Air Quality

Tree Canopy:

Woodlawn: 15 %

Chicago: 19%

Woodlawn plantable space:
49%

Average Particulate Matter (PM 2.5):

Woodlawn: <6 µg/m3
(good)



Opportunities for Exercise

Physical Inactivity Among Adults:

Woodlawn: 32.4%

Chicago: 26.5%



Mental & Social Wellbeing

Psychological Distress:

Woodlawn: 20.2%

Chicago: 15.4%

Violent crime rate:

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

Understanding

The Impact of Design on Health

Health refers to complete physical, emotional, mental and social wellbeing. Whether it's exercise, stress levels or sleep, the buildings that surround us can impact our health depending on how they're built. For the Corridor Development Initiative, we focus on ways that a building can be designed to improve health for all people.

6300 S Cottage Grove

5 min. walk
10 min. walk

Nearest Grocery Store

Jewel-Osco (2019): 0.2 mi
ALDI: 0.4 mi

Walk Score

Woodlawn: 79 (walkable)

Nearest Farmer's Market

Experimental Station: 1.1 mi

Nearest Parks

Prairie Wolf Park: 0.2 mi
Mamie Till-Mobley: 0.4 mi
Washington Park: 0.4 mi



ACCESS TO HEALTHY FOODS

5+ Servings of Fruits and Vegetables

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Average Particulate Matter (PM 2.5)

Woodlawn: <6 µg/m3 (good)

Current Smoking Rate

Woodlawn: 20.6%
Chicago: 18.4%



MENTAL & SOCIAL WELLBEING

Psychological Distress

Woodlawn: 20.2%
Chicago: 15.4%

Sense of safety (Violent crime rate)

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

Data Source: Chicago Health Atlas, Chicago Department of Public Health: www.chicagohealthatlas.org



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


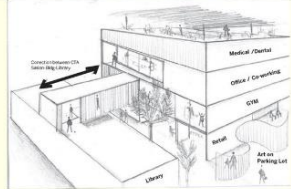




Meeting 3: Development Panel

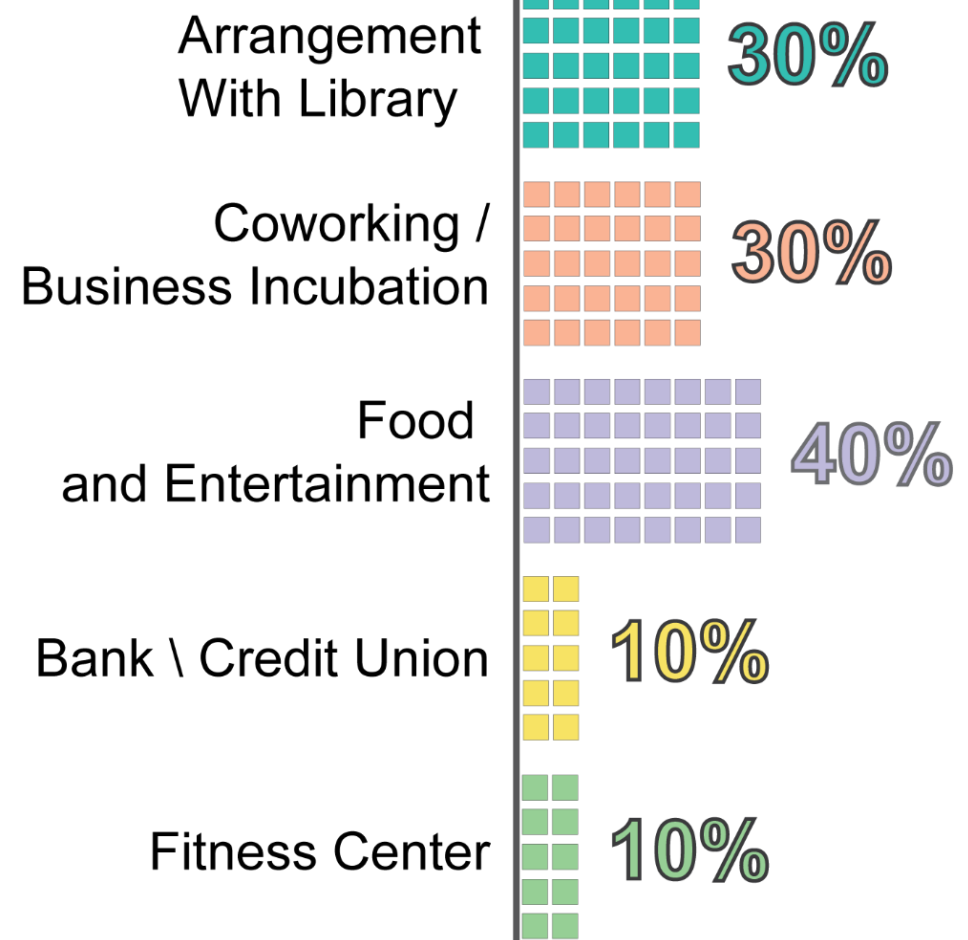
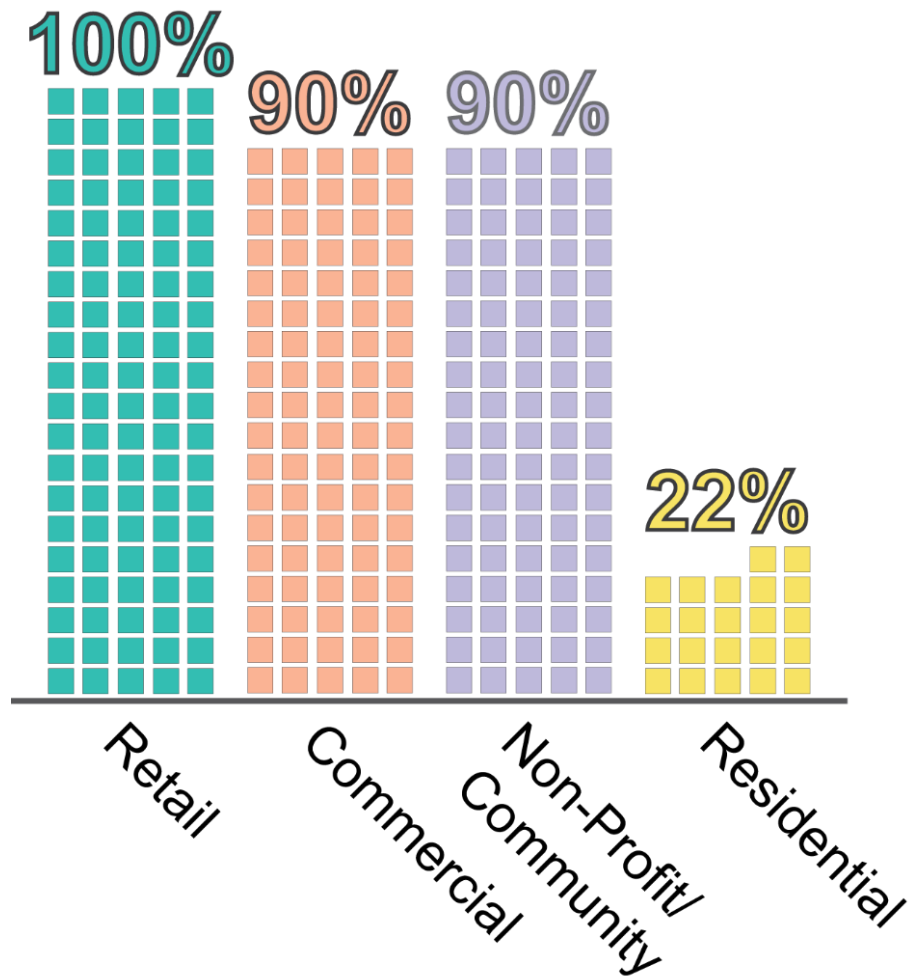


Meeting 3: Development Scenarios

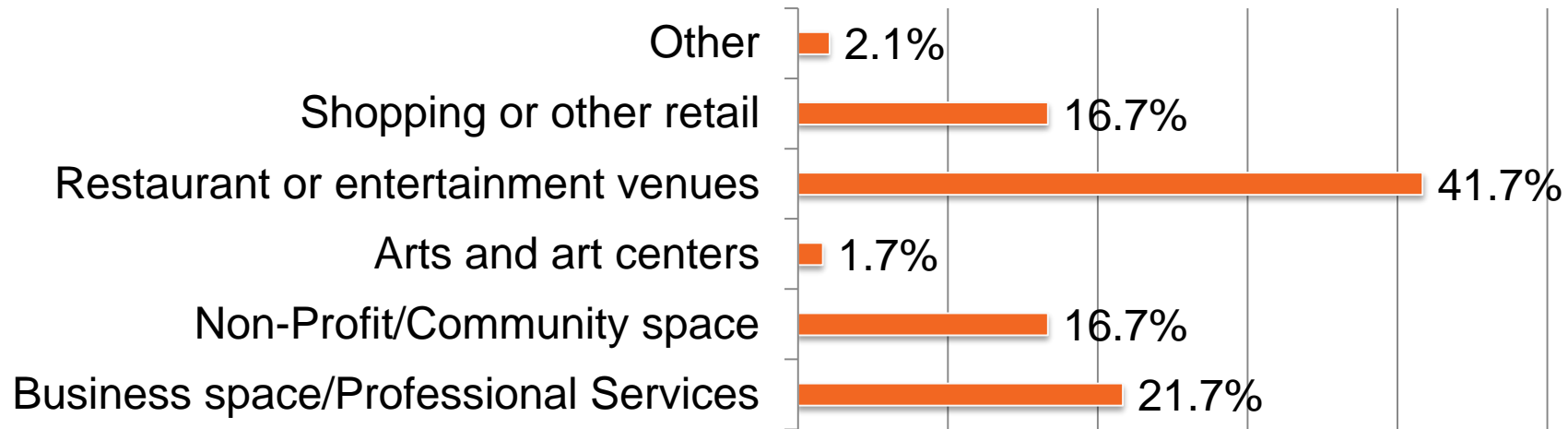
- Performed financial feasibility analysis on all 20 scenarios from Meeting #2
- Selected the 4 most representative proposals to discuss with panel
- Made designs and analysis for all 20 proposals available to residents

Proposals for Woodlawn	
<p>Table 5 New</p>  <p>Floors 4 Residential units 0 Residential 0 sq. ft. Office space 21,120 sq. ft. Retail space 10,560 sq. ft. Non-profit/Community space 10,560 sq. ft. Open space 0 sq. ft. Parking 20 underground</p> <p>Total acquisition and development costs: \$8,382,721 Funding gap: \$2,169,073 Developer comments: • Low density Potential improvements: • Move underground parking to surface to reduce costs</p>	<p>Table 6 Rehab</p>  <p>Floors 4 Residential units 0 Residential 0 sq. ft. Office space 38,095.00 sq. ft. Retail space 11,905 sq. ft. Non-profit/Community space 0 sq. ft. Open space 3,960 sq. ft. (building connects to El station)</p> <p>Total acquisition and development costs: \$9,424,382 Funding gap: \$458,677 Developer comments: • Good financial returns Potential improvements: • Consider alternative funding sources</p>
<p>Table 7 Rehab</p>  <p>Floors 4 Residential units 0 Residential 0 sq. ft. Office space 0 sq. ft. Retail space 32,280 sq. ft. Non-profit/Community space 11,880 sq. ft. Open space 0 sq. ft. Parking 80 under and inside</p> <p>Total acquisition and development costs: \$10,426,456 Funding gap: \$2,822,027 Developer comments: • Lots of parking • Very expensive to build Potential improvements: • Reduce parking to lower costs</p>	<p>Table 7 New</p>  <p>Floors 5 Residential units 20 Residential 21,120 sq. ft. Office space 0 sq. ft. Retail space 14,520 sq. ft. Non-profit/Community space 5,780 sq. ft. Open space 2,640 sq. ft. Parking 10 under</p> <p>Total acquisition and development costs: \$9,575,232 Funding gap: \$4,279,971 Developer comments: • Not enough affordable units to qualify for low income housing tax credits Potential improvements: • Include at least 25 affordable units to qualify for LIHTC • Move underground parking to surface to reduce costs</p>

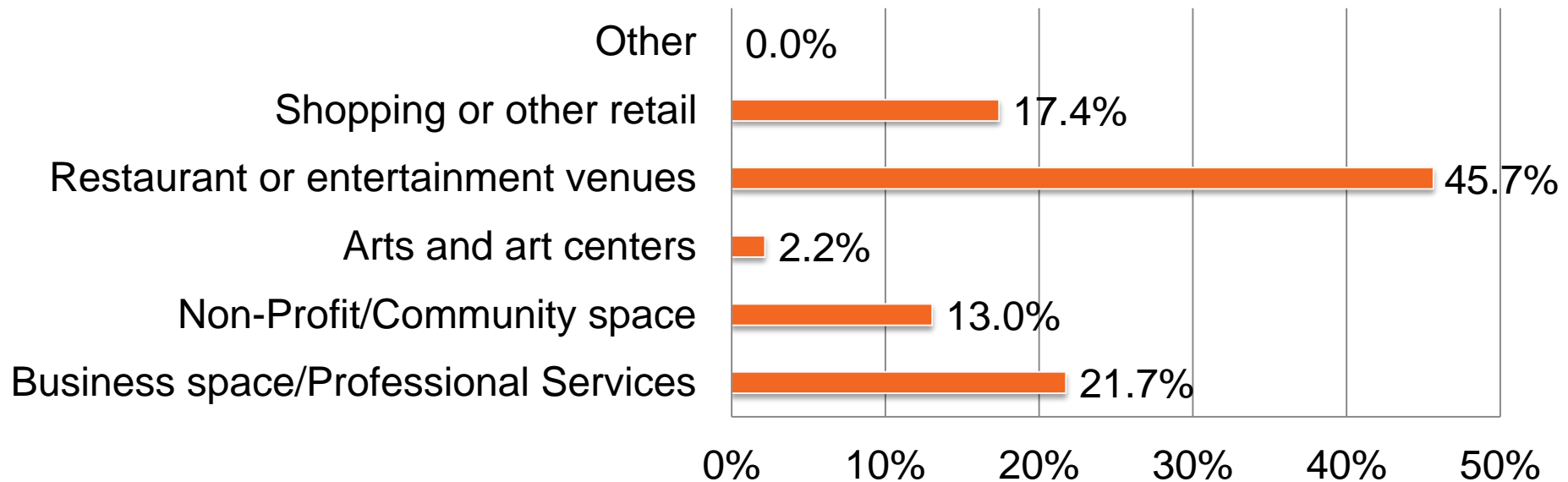
Project Characteristics



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



SSCBP

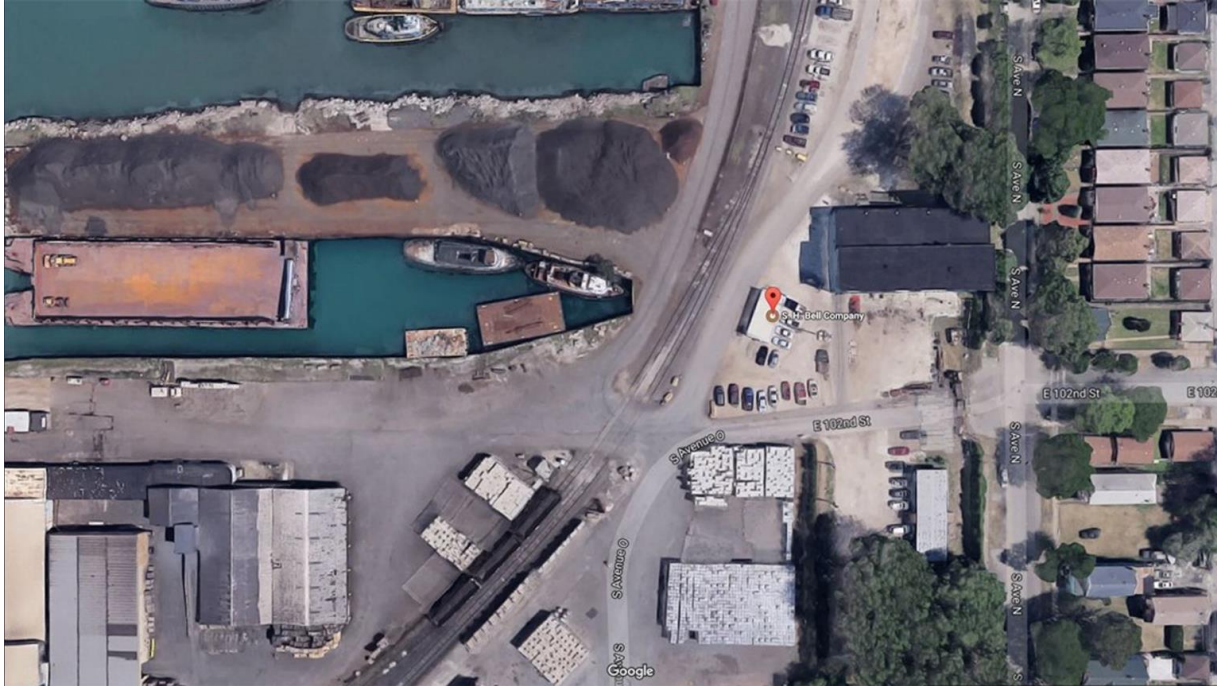


FACT: The Southeast Side has been a dumping ground for years.



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

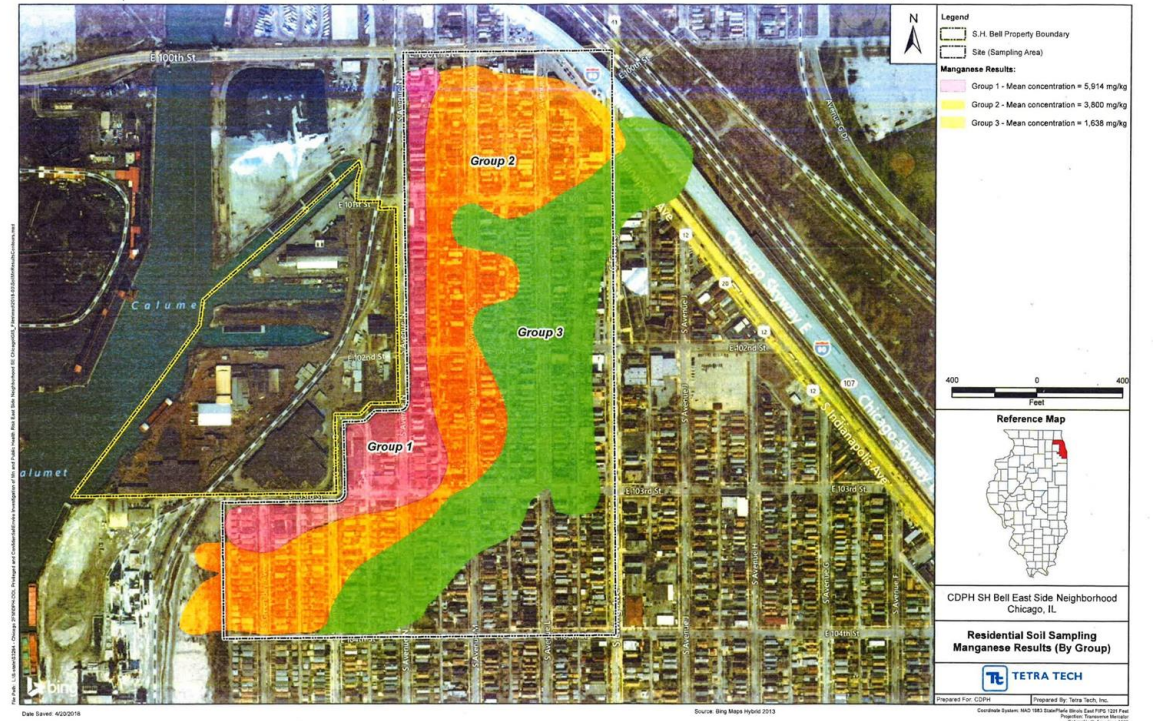
Why Does This Continue To Happen?



- Zoning
- PMDs
- Circumventing existing rules
- Transparency

Dust Emissions:

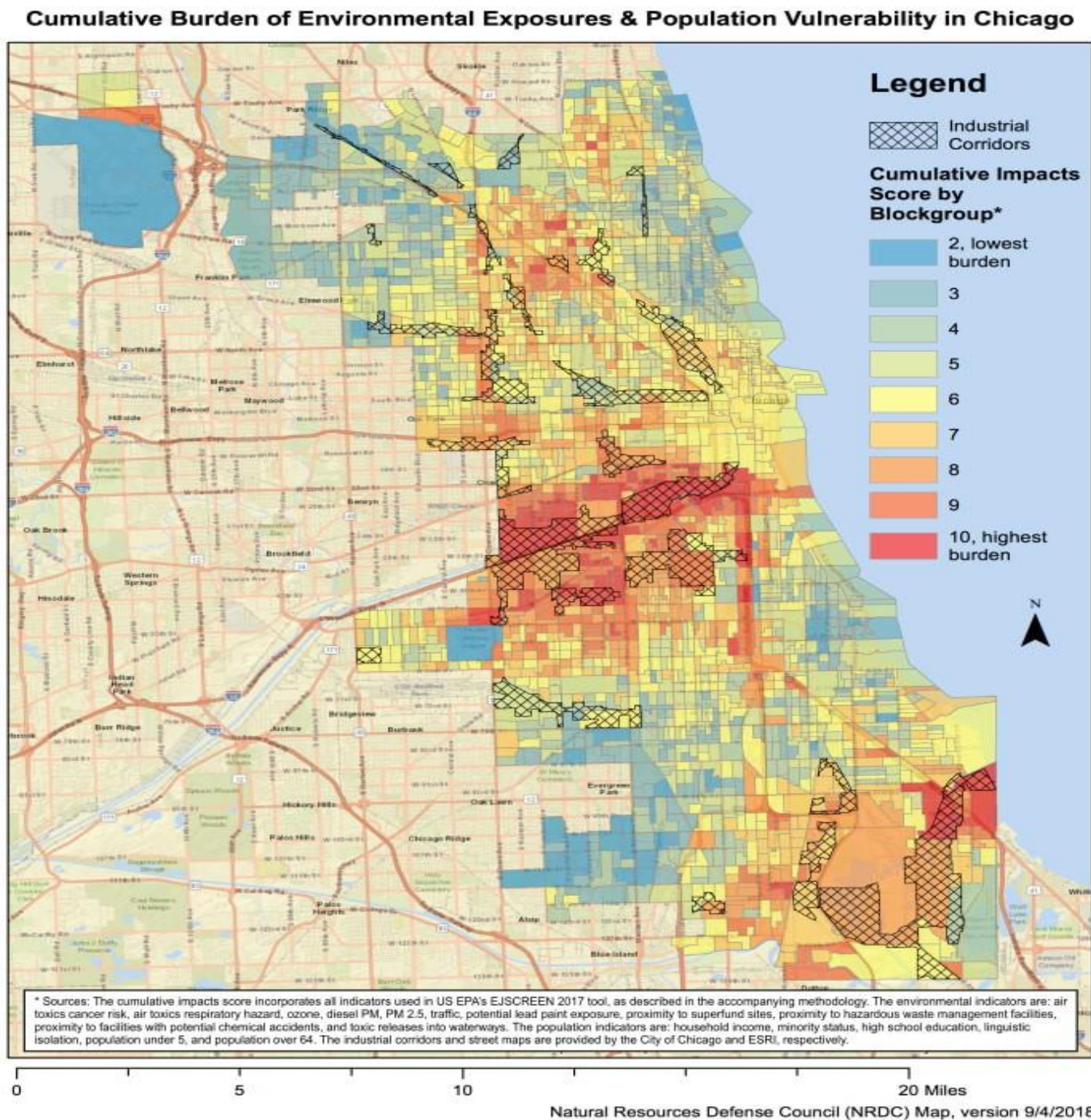
- ATSDR inhalation Minimum Risk Level (MRL), the health based standard screening level for chronic exposure to manganese, as applied by USEPA: 0.30 ug/m^3
- We do not believe that the 0.30 ug/m^3 standard is protective enough, because there are studies that indicate possible health impacts at levels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



Dust Emissions Results From SH Bell And Watco So Far:

- Watco: Sept 14—October 31, 2018: 0.416 ug/m³
- S.H. Bell:
 - March--July 2017: 0.32 ug/m³
 - August--September 2018: 0.28 ug/m³

Cumulative Burden

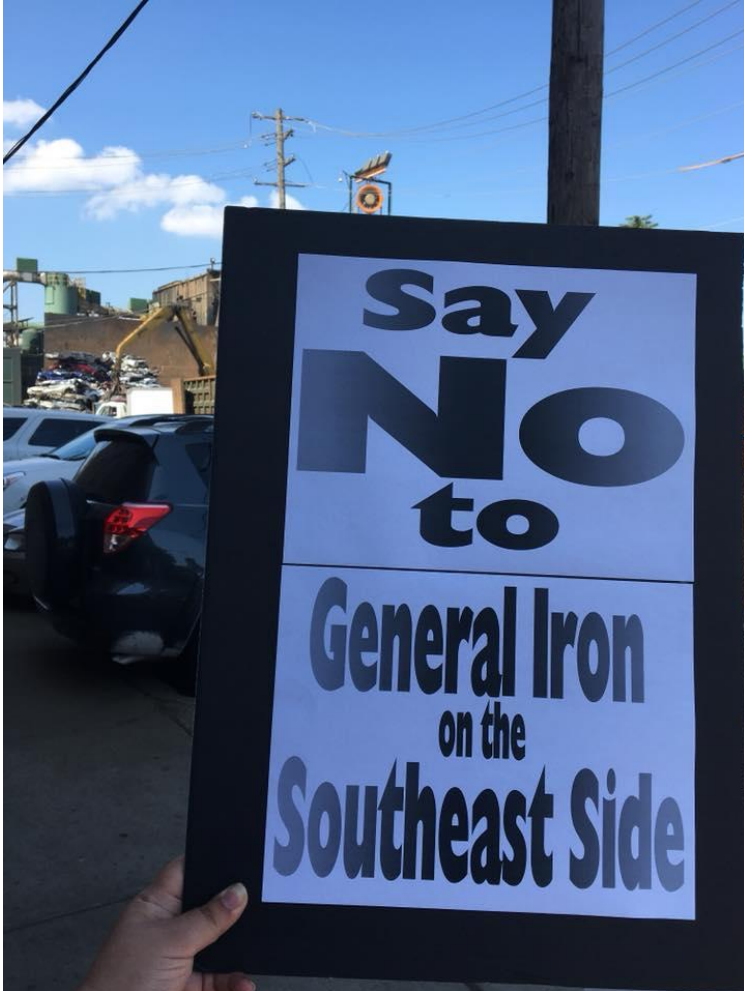


Soil Sampling Results:



- 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:

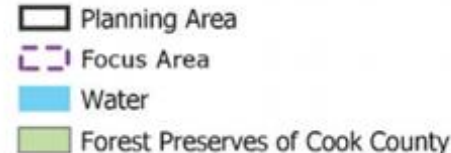
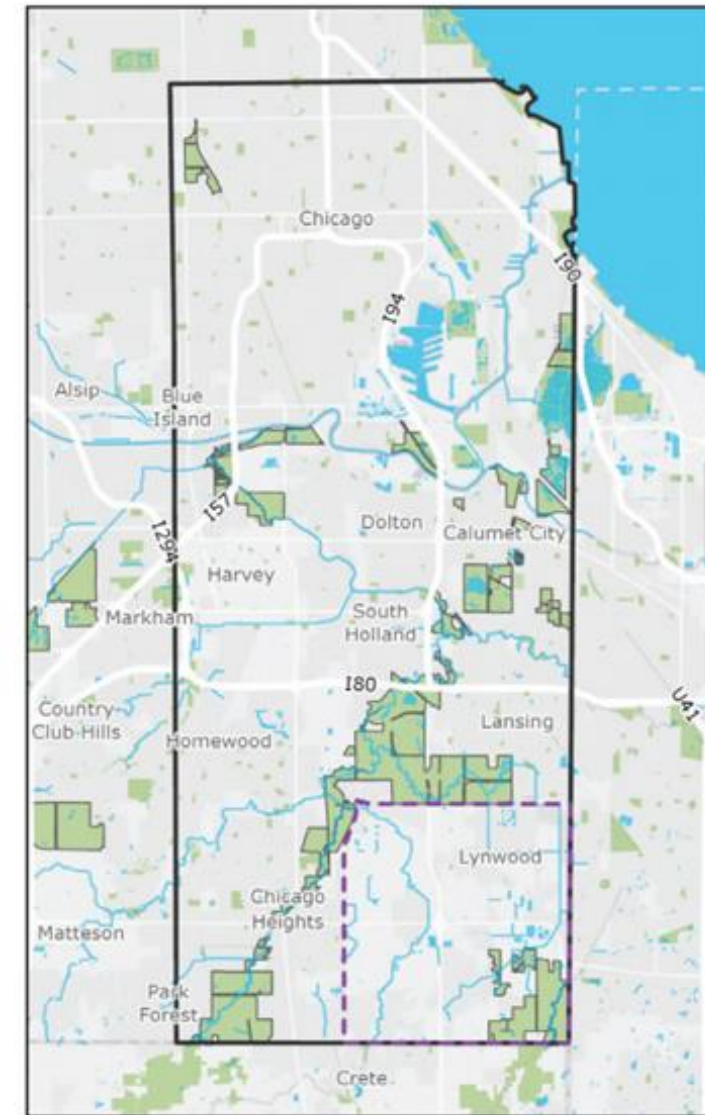
Metropolitan Planning Council



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

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

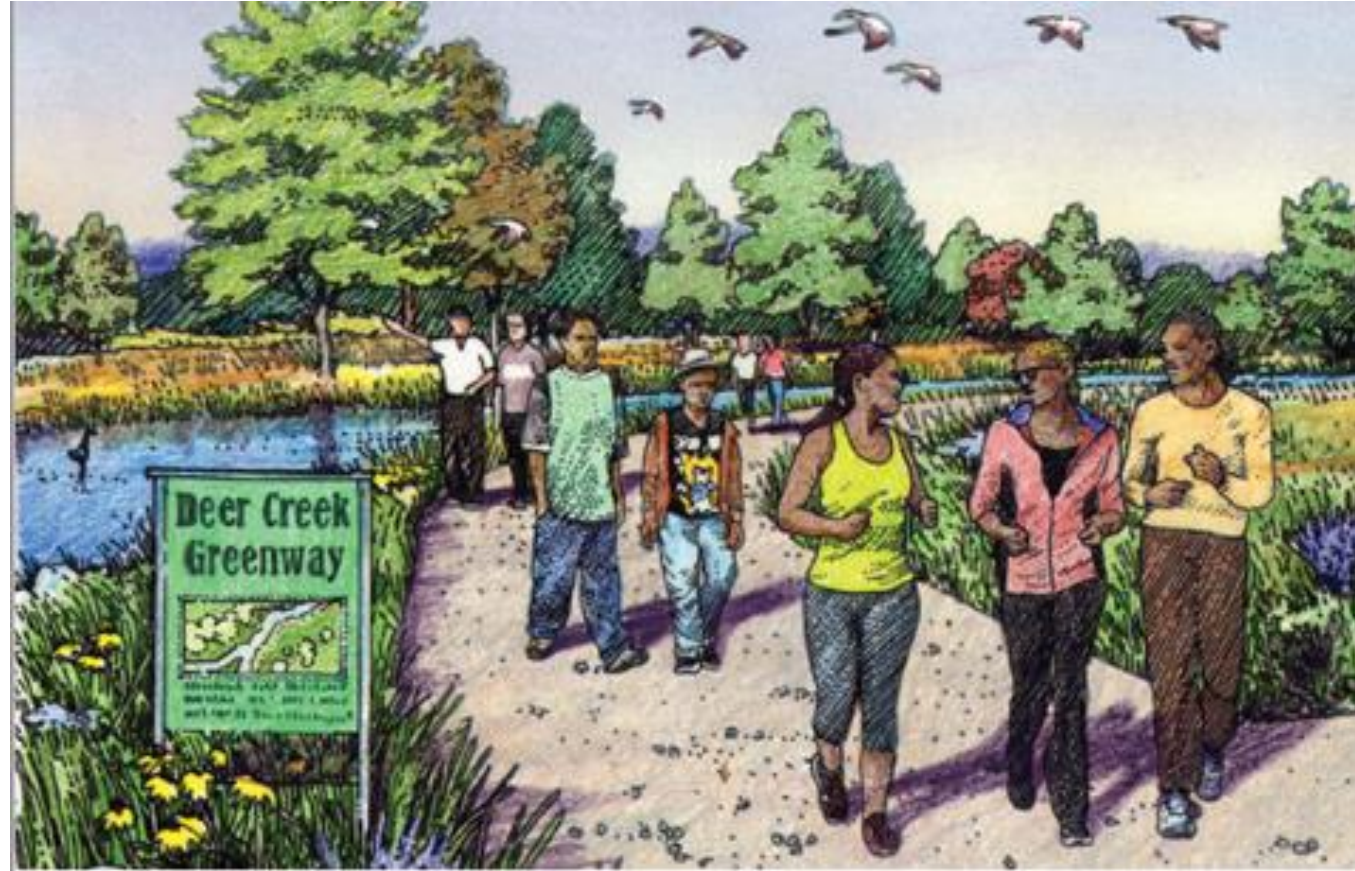
Table 2. The Rate of Adverse Health Conditions in the Focus Area and Cook County

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

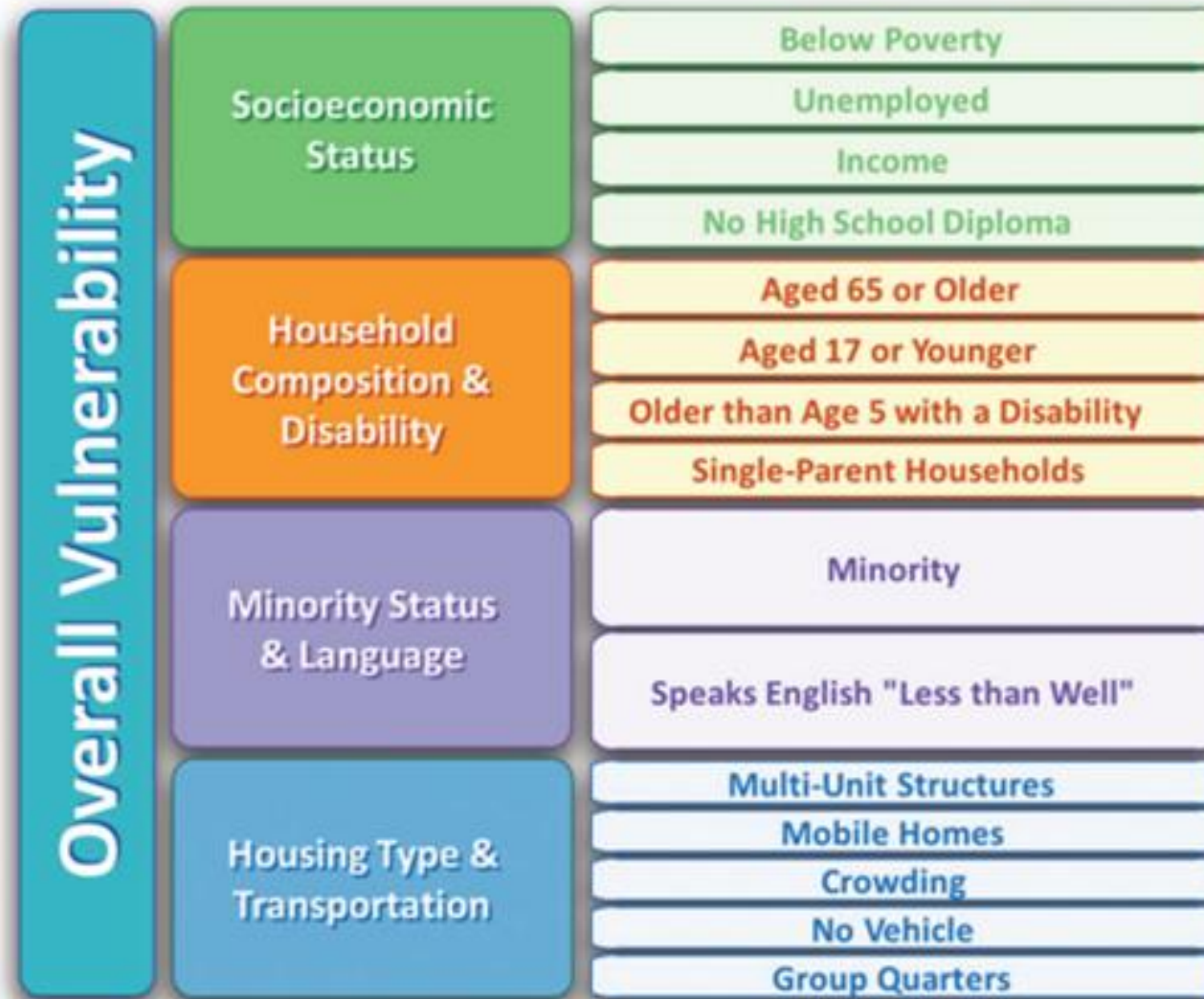


Suitability Analysis

Weighted prioritization scenarios:

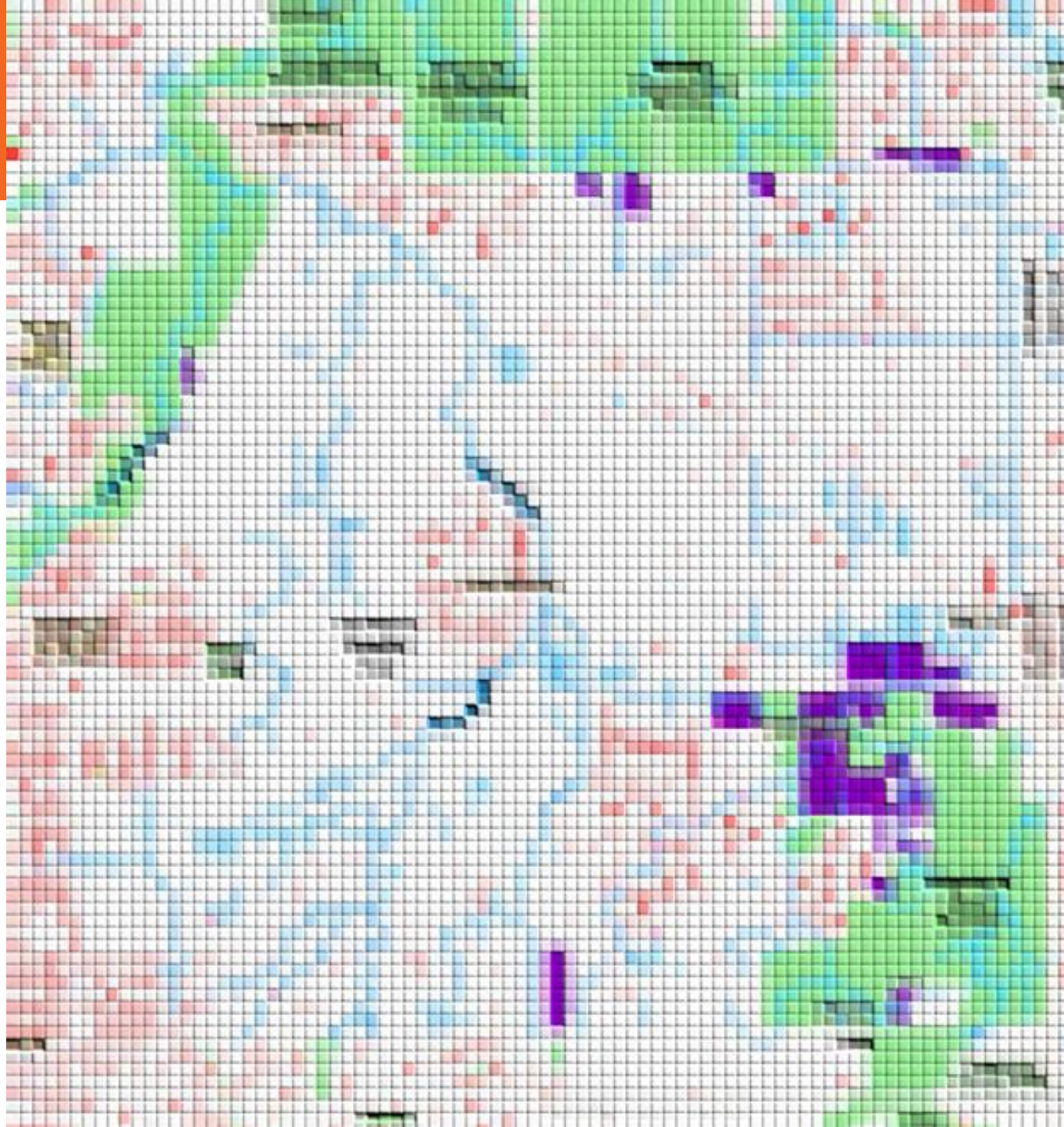
1. Inholdings
2. Equity
3. Flood Mitigation
4. Ecological Restoration
5. Connectivity
6. Composite

Figure 2. Social Vulnerability Index

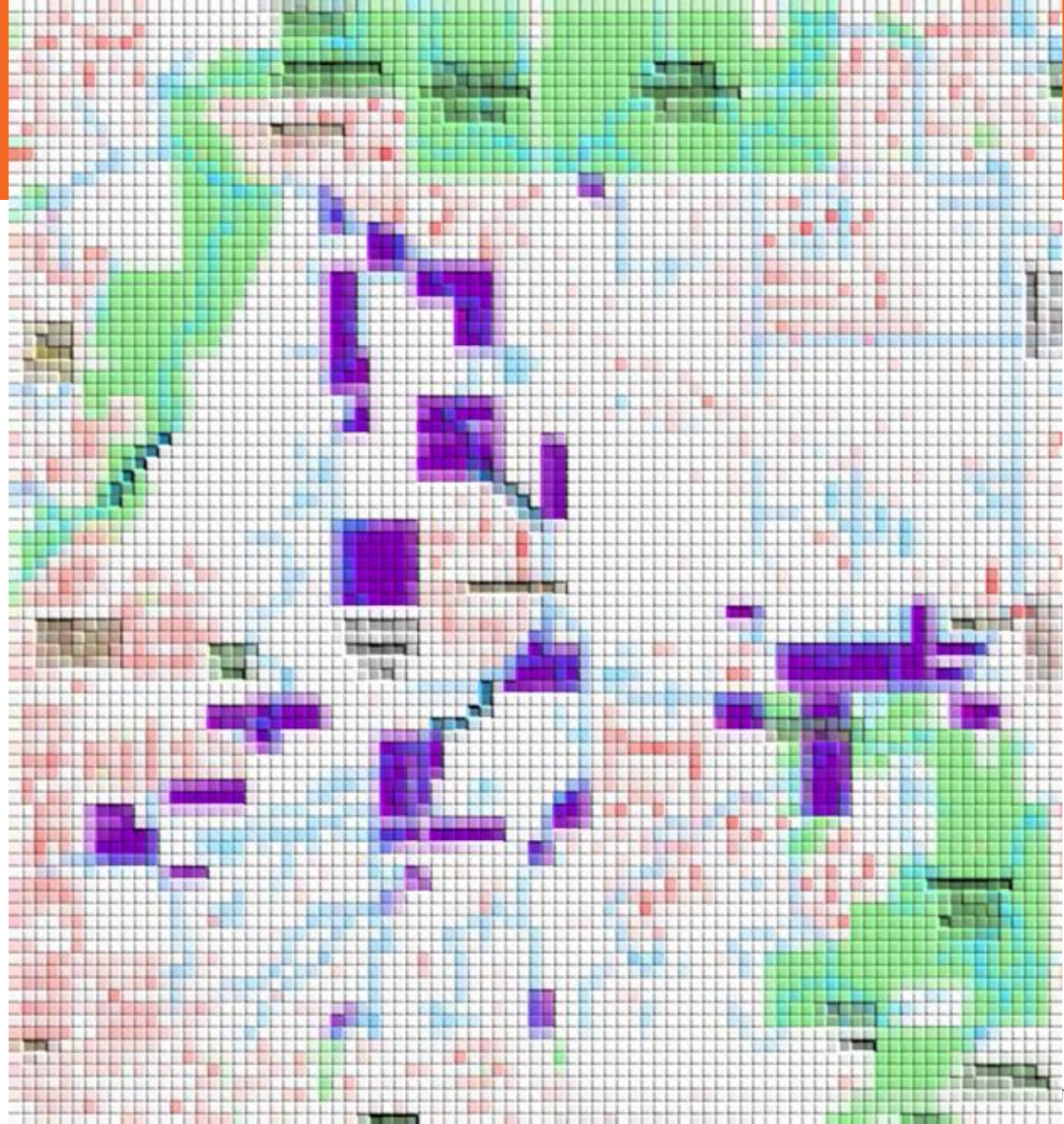


Source: US Centers for Disease Control and Prevention

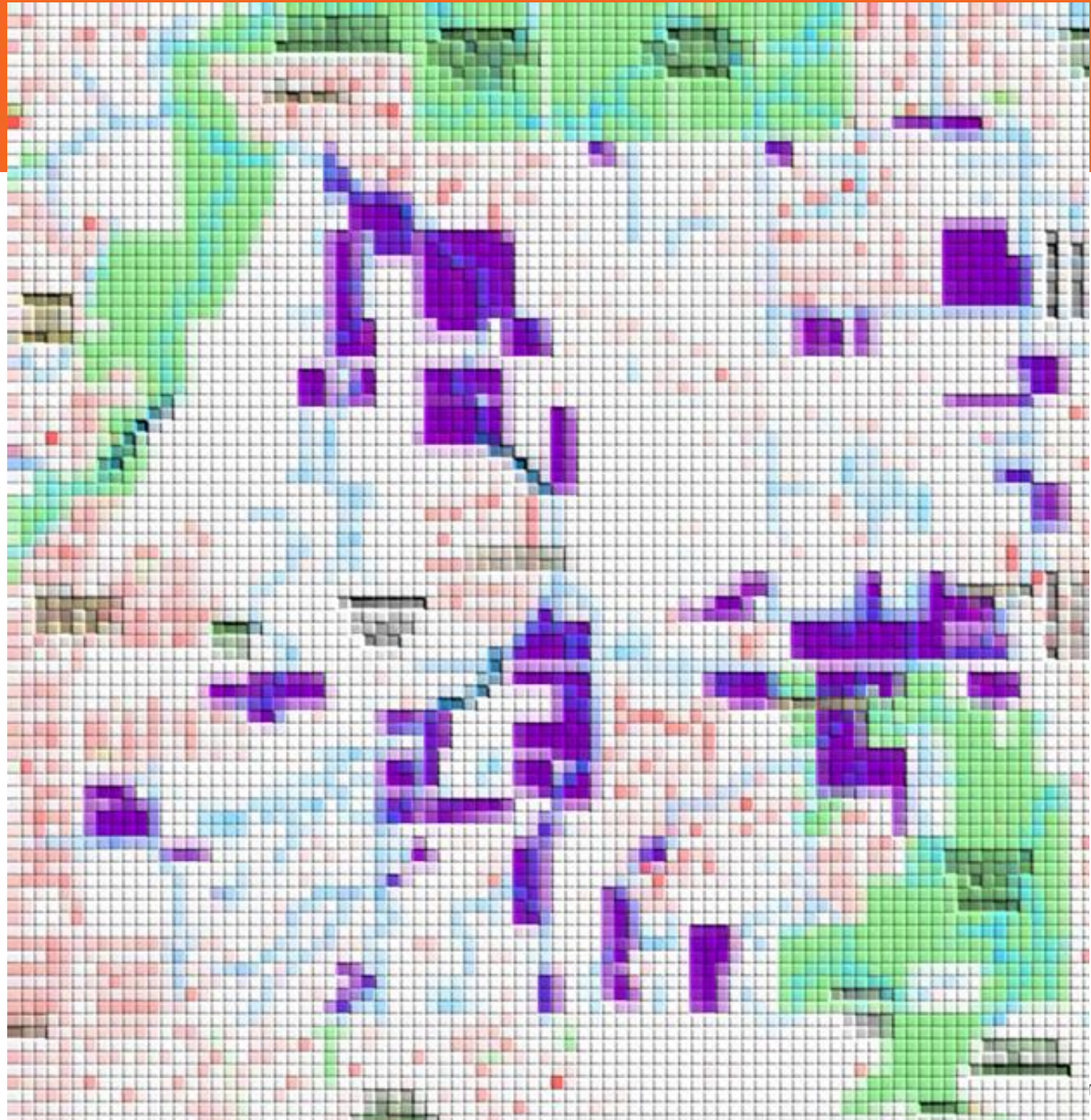
Inholdings



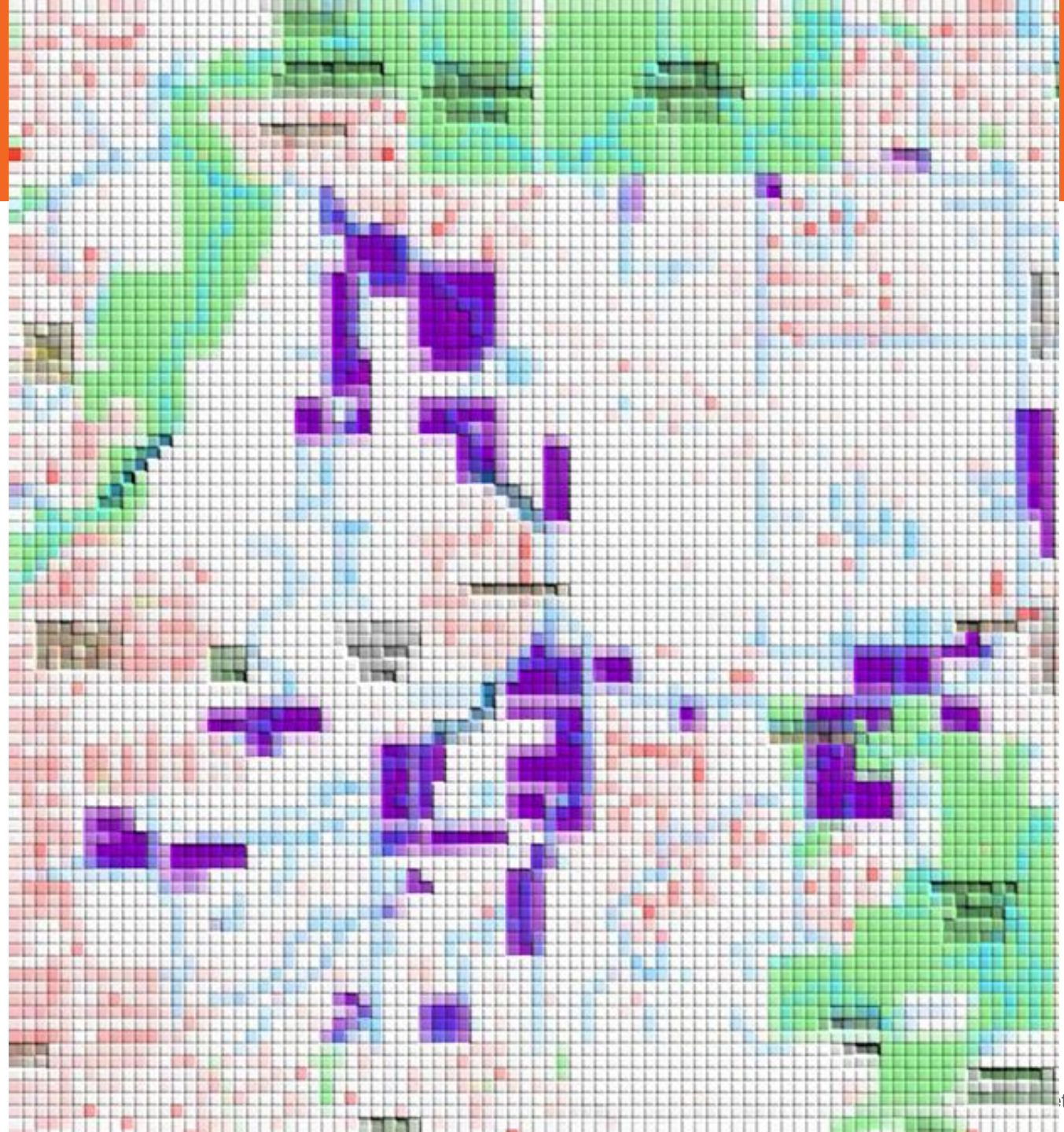
Equity / SVI



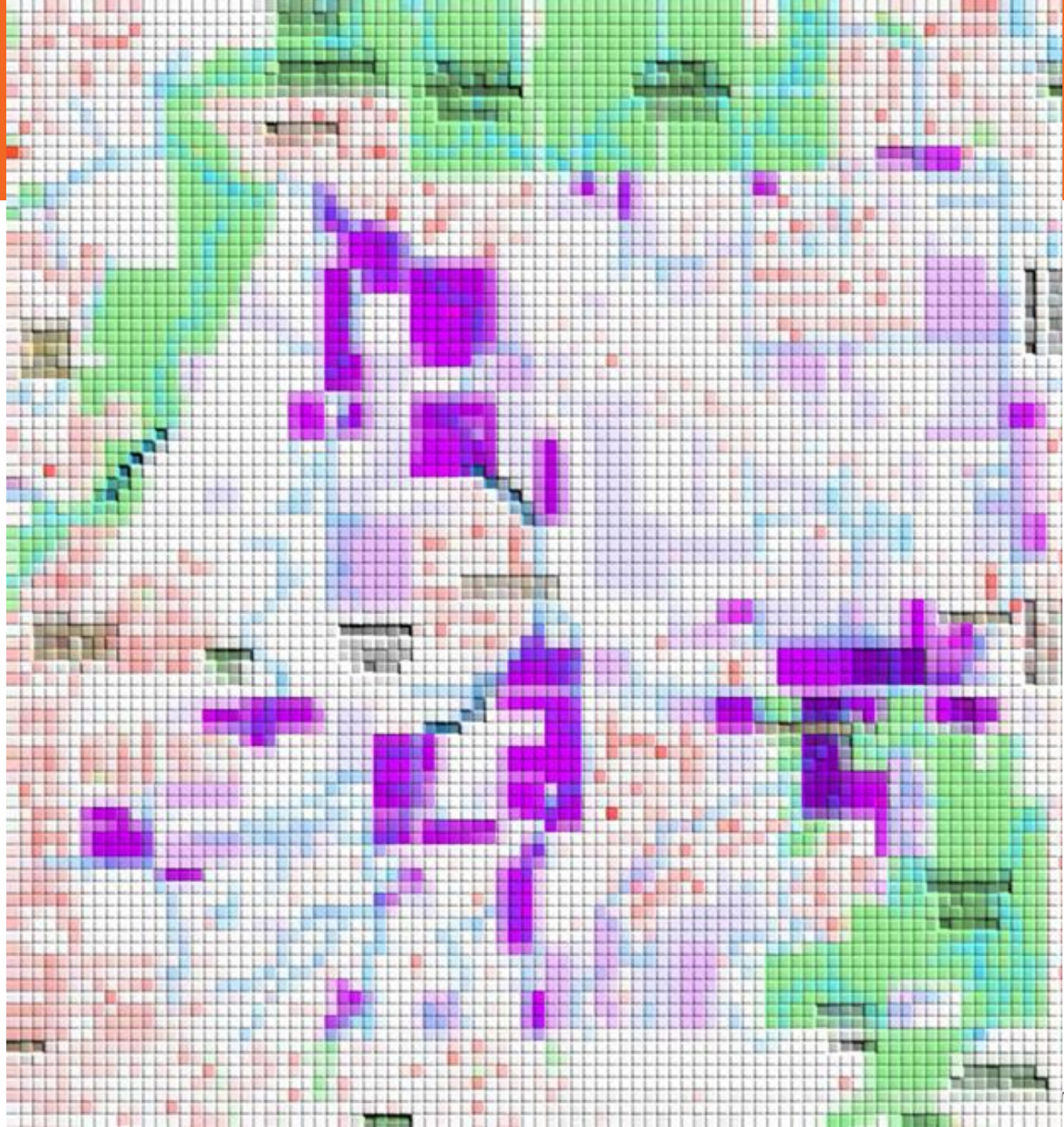
Flood Mitigation



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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