Corridor Development Initiative: A model for community engagement and participatory planning
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 Fruits and Vegetables
- 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)

**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

**OPPORTUNITIES FOR EXERCISE**

Physical Inactivity Among Adults
- Woodlawn: 32.4%
- Chicago: 26.5%
Meeting 2: Block Exercise
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
Project Characteristics

- Retail: 100%
- Commercial: 90%
- Non-Profit/Community: 90%
- Residential: 22%

Arrangement With Library: 30%
Coworking / Business Incubation: 30%
Food and Entertainment: 40%
Bank / Credit Union: 10%
Fitness Center: 10%
Scenario #1

Financial Details:
- Project cost: $10.7M
- Financing Gap: $2.5M

Potential health impacts:
Shared community space build social cohesion and trust. Open rooftop with green space can reduce anxiety and depression for users.
Scenario #4

Financial Details:
• Project cost: $8.6M
• Financing Gap: $1.2M

Feedback:
Build surface parking to reduce costs or eliminate parking and broker other options to share neighboring lots that are underutilized.
Outcomes

- Broad consensus on community priorities for site
- 20 Feasible redevelopment scenarios
- Stronger relationships between community and public agencies
- Builds competency for civic participation
- Equitable community engagement model
- Increased understanding and acceptance of parking reductions
- CCLBA commitment to RFP public comment period
Collaborative Project Execution

- Volunteer cultivation (industry experts)

- Elevated Chicago partners

- Public agency coordination – complementing investments, CTA/CDOT/DPD

- SPARCC capital – potential pipeline project
metroplanning.org/tod
kfreeman@metroplanning.org

THANK YOU
Additional resources for building equity

- Intercultural Development Inventory (IDI) [https://idiinventory.com/](https://idiinventory.com/)
- Government Alliance on Race & Equity [https://www.racialequityalliance.org/](https://www.racialequityalliance.org/)