



Metropolitan **Planning** Council

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**80 Years** of **Reinventing** the Region

**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

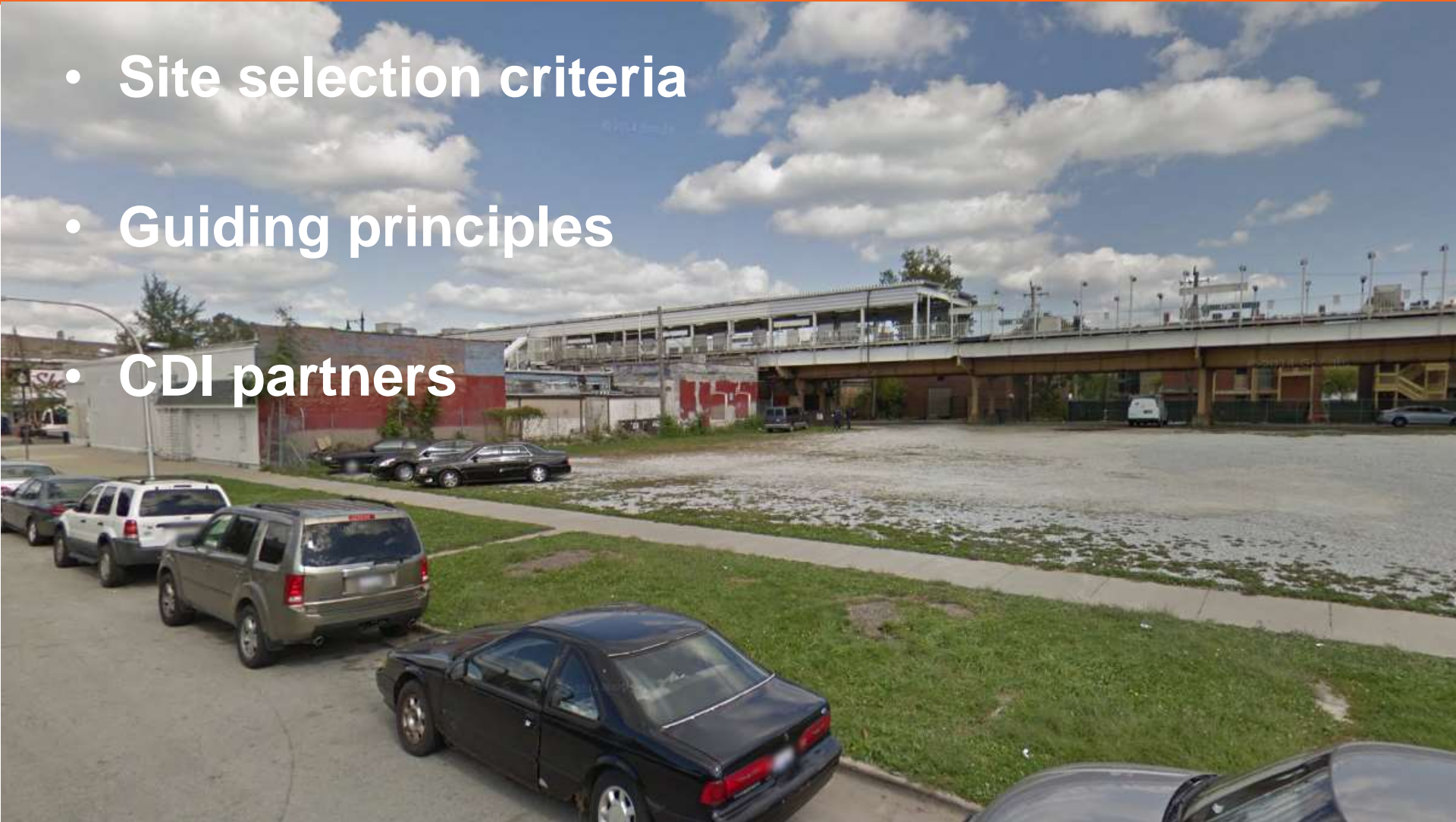


## Proactive engagement and planning



# 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
- 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 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)

### Current Smoking Rate

Woodlawn: 20.6%  
Chicago: 18.4%



## OPPORTUNITIES FOR EXERCISE

### Physical Inactivity Among Adults

Woodlawn: 32.4%  
Chicago: 26.5%



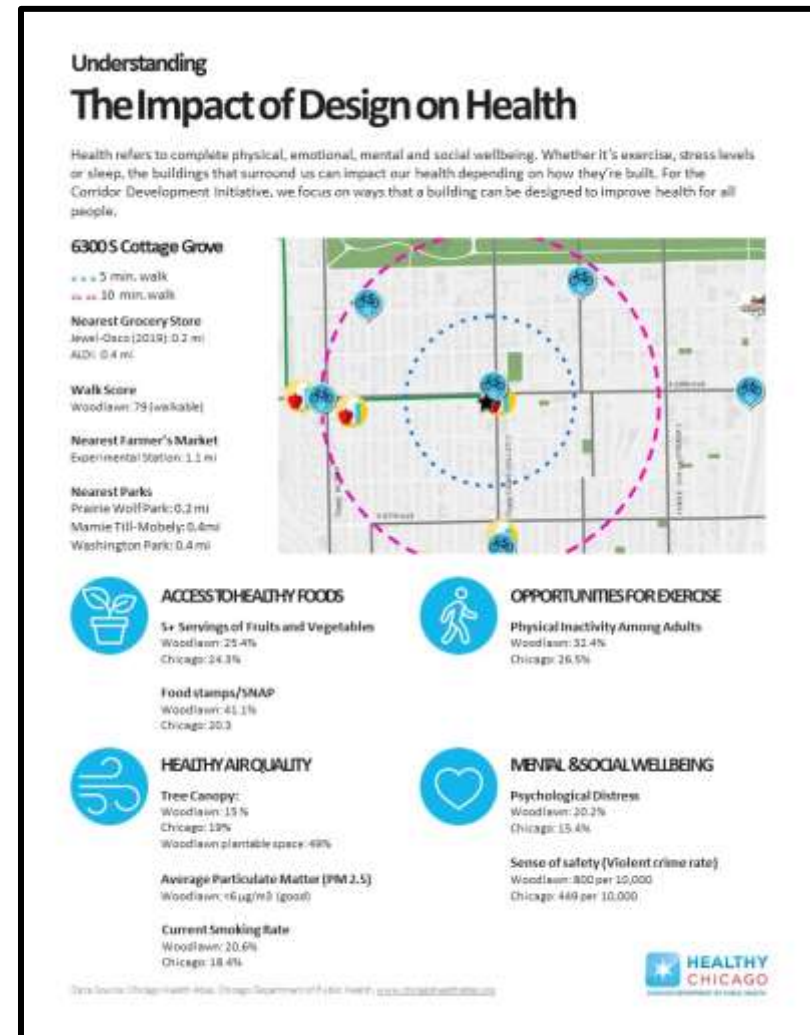
## MENTAL & SOCIAL WELLBEING

### Psychological Distress

Woodlawn: 20.2%  
Chicago: 15.4%

### Sense of safety (Violent crime rate)

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



# Meeting 2: Block Exercise



# Meeting 2: Block Exercise







# Meeting 3: Development Panel



# Meeting 3: Development Scenarios

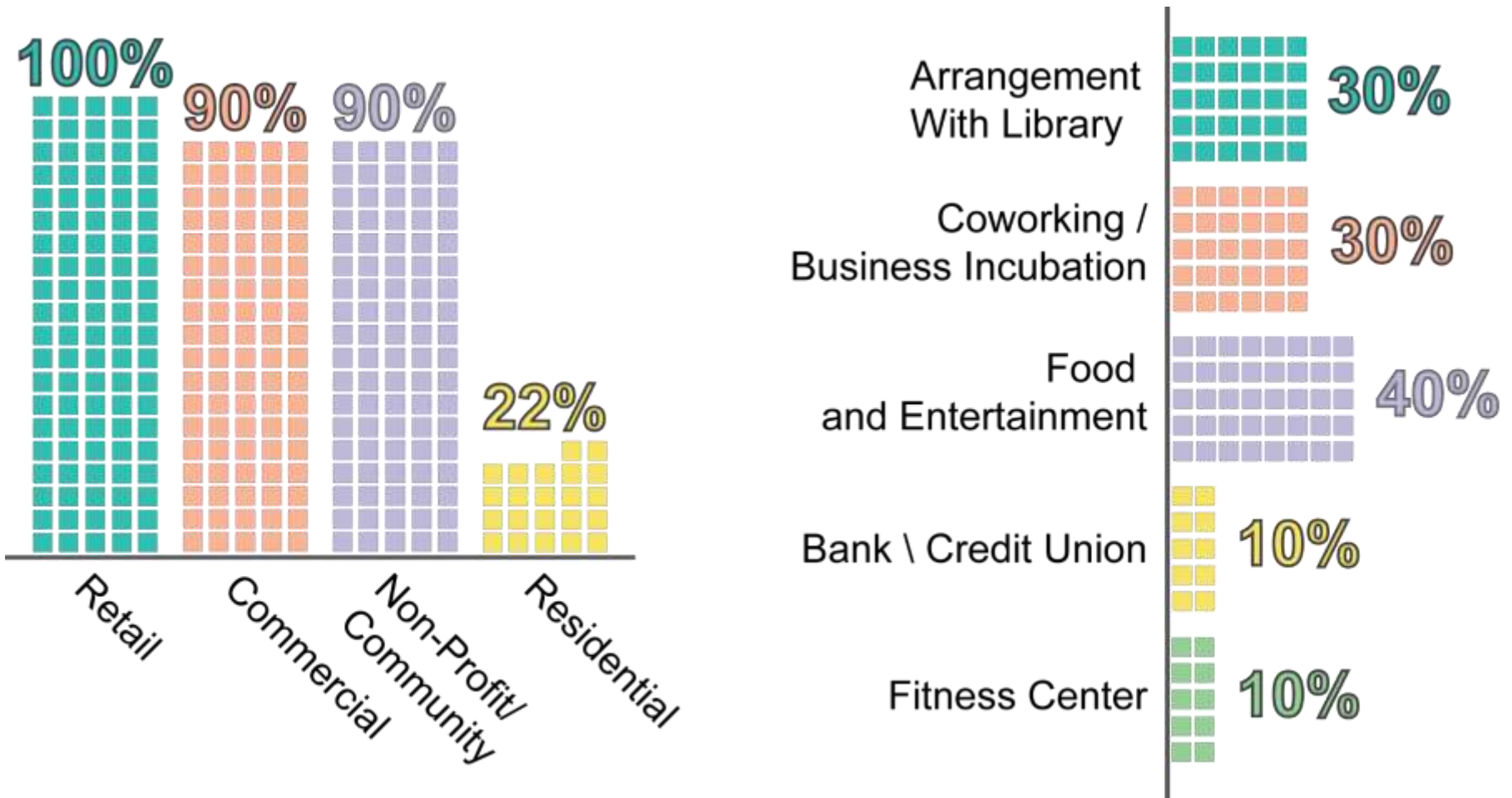
- Performed financial feasibility analysis on all 20 scenarios from Meeting #2
- Selected the 4 most representative proposals to discuss with panel
- Made designs and analysis for all 20 proposals available to residents

## Proposals for Woodlawn

Table 5 New		Table 6 Rehab			
	<p><b>Floors</b> 4</p> <p><b>Residential units</b> 6</p> <p><b>Residential</b> 0 sq. ft.</p> <p><b>Office space</b> 21,200 sq. ft.</p> <p><b>Retail space</b> 22,540 sq. ft.</p> <p><b>Non-profit/Community space</b> 20,090 sq. ft.</p> <p><b>Open space</b> 0 sq. ft.</p> <p><b>Parking</b> 20 underground</p>	<p><b>Total acquisition and development costs:</b> \$6,382,721</p> <p><b>Funding gap:</b> \$2,169,978</p> <p><b>Developer comments:</b> • Low density</p> <p><b>Potential improvements:</b> • Move and improve parking to reduce to reduce costs</p>	<p></p> <p><b>Floors</b> 4</p> <p><b>Residential units</b> 0</p> <p><b>Residential</b> 0 sq. ft.</p> <p><b>Office space</b> 18,000 sq. ft.</p> <p><b>Retail space</b> 21,200 sq. ft.</p> <p><b>Non-profit/Community space</b> 0 sq. ft.</p> <p><b>Open space</b> 2,000 sq. ft. (Building connects to 0) street</p>	<p><b>Total acquisition and development costs:</b> \$9,424,383</p> <p><b>Funding gap:</b> \$458,877</p> <p><b>Developer comments:</b> • Good financial returns</p> <p><b>Potential improvements:</b> • Consider alternative funding sources</p>	
Table 7 Rehab		Table 7 New			
	<p><b>Floors</b> 4</p> <p><b>Residential units</b> 0</p> <p><b>Residential</b> 0 sq. ft.</p> <p><b>Office space</b> 0 sq. ft.</p> <p><b>Retail space</b> 12,180 sq. ft.</p> <p><b>Non-profit/Community space</b> 11,880 sq. ft.</p> <p><b>Open space</b> 0 sq. ft.</p> <p><b>Parking</b> 88 under and nearby</p>	<p><b>Total acquisition and development costs:</b> \$10,426,499</p> <p><b>Funding gap:</b> \$2,822,627</p> <p><b>Developer comments:</b> • Lots of parking • Very expensive to build</p> <p><b>Potential improvements:</b> • Reduce parking to lower costs</p>		<p><b>Floors</b> 5</p> <p><b>Residential units</b> 20</p> <p><b>Residential</b> 21,200 sq. ft.</p> <p><b>Office space</b> 0 sq. ft.</p> <p><b>Retail space</b> 18,520 sq. ft.</p> <p><b>Non-profit/Community space</b> 5,280 sq. ft.</p> <p><b>Open space</b> 2,800 sq. ft.</p> <p><b>Parking</b> 20 under</p>	<p><b>Total acquisition and development costs:</b> \$9,575,232</p> <p><b>Funding gap:</b> \$4,279,573</p> <p><b>Developer comments:</b> • Not enough affordable units to qualify for low income housing tax credits</p> <p><b>Potential improvements:</b> • Include at least 20 affordable units to qualify for LIHTC • Move underground parking to surface to reduce costs</p>

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# Project Characteristics



# 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

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**THANK YOU**

# Q&A

# Additional resources for building equity

- Intercultural Development Inventory(IDI) <https://idiinventory.com/>
- Government Alliance on Race & Equity <https://www.racialequityalliance.org/>
- Awake to Woke to Work: Building a Race Equity Culture  
<http://equityinthecenter.org/>
- Global Diversity and Inclusion Benchmarks  
<http://centreforglobalinclusion.org/downloads/>
- “Reinventing Diversity” by Howard Ross <https://www.amazon.com/Reinventing-Diversity-Transforming-Organizational-Performance/dp/1442210443>
- The Business Case for Racial Equity: A strategy for Growth  
<https://altarum.org/publications/the-business-case-for-racial-equity-a-strategy-for-growth>