

Metropolitan Planning Council

Solutions for a strong, equitable and vibrant region

For 80 years, the Metropolitan Planning Council (MPC) has made the Chicago region a better place to live and work by partnering with businesses, communities and governments to address the area's toughest planning and development challenges.

We care about the entire Chicago region—from its people and businesses, to its neighborhoods and transportation networks, to its lakes, rivers and parks. We understand that all of these **regional assets need to work together effectively** so that the Chicago metropolitan area can continuously unlock its potential.



Likewise, MPC bridges gaps between government, community and business leaders, enabling them to more powerfully join forces and collectively improve our region.



We believe that **strong partnerships rooted in respect, listening and trust** are critical to creative, effective problem-solving.

While MPC works to solve today's urgent problems—with a focus on economic development, vibrant neighborhoods, quality housing and transportation choices and well-managed natural assets—we consistently **think ahead to prepare the region** for the needs of tomorrow. Our efforts are grounded in the greater Chicago metropolitan region, including



northeastern Illinois, northwestern Indiana and southeastern Wisconsin, but our solutions can be put to work in cities and regions across the U.S. and around the world.

Corridor Development Initiative

Planning together with MPC and CDI

The Corridor Development Initiative (CDI) is a participatory planning process that allows communities to proactively plan for real world development scenarios. This three-part planning process helps residents understand issues such as density, affordable housing and the true cost of development, while creating a set of priorities to guide community leaders as they plan for future development in their neighborhoods.

Integral to the CDI is the hands-on opportunity for residents to “build” what they would like to see and test whether their projects are financially feasible. The CDI process allows residents to consider development options and to explore how their ideas might pan out on the ground. The CDI is not a master planning process but can be integrated with such processes.

The CDI process in Woodlawn: A collaboration

Meeting 1: Existing conditions and goals

Tuesday, Jan. 30, 6-8 PM

- Overviews current land use policies and change in the community, giving residents a chance to discuss (re)development opportunities and challenges, and set goals.

Meeting 2: Block exercise

Tuesday, Feb. 6, 6-8 PM

- Community members explore options for their community through a hands-on block exercise. Residents create hypothetical options for several sites. As community members build their proposals, they are sketched by an architect, while a real estate advisor calculates development costs and revenues.

Meeting 3: Development recommendations

Tuesday, Feb. 20, 6-8 PM

- A panel of real estate experts respond to the outcomes of the block exercise in light of current trends. These recommendations are then compiled into a report that can help guide the community-led vision for the future.

The development process

The site under evaluation as part of this Corridor Development Initiative (CDI) process is the historic bank building located at 6300 S Cottage Grove Avenue, currently owned by the Cook County Land Bank Authority. Earlier this year the Land Bank acquired this property through a scavenger sale, which is a process that allows interested parties to purchase the deed and tax liability for properties with delinquent taxes. Once the CDI concludes, the Land Bank will issue a development request for proposals (RFP) and select a developer for the site.

Disposition

The CCBLA acquires and holds vacant buildings and land until it can transfer the property to a private party for development. The Land Bank recently acquired the vacant bank building and is seeking a developer to purchase the land and redevelop the site. A typical RFP process asks developers for their proposed use of land, how they plan to produce the capital to pay for it, and their qualifications. This CDI is designed to collect public input that will guide the RFP process.

What impact will the Woodlawn CDI have on the development of this site?

The Land Bank will incorporate the recommendations from the Woodlawn CDI into their RFP document. Prior to issuing their RFP, the Land Bank will continue to seek community feedback on the proposed document. After the RFP is released, the Land Bank will consider the degree to which acquisition and development proposals honor the CDI recommendations when they select the winning proposal.

Completed Planning Efforts

In 2005, neighborhood residents, stakeholders, institutional leaders and non-profit organizations including The Woodlawn Organization and Woodlawn Preservation and Investment Corporation collaborated on a quality-of-life plan for Woodlawn. This plan identified eight short, medium, and long-term strategies for community and economic development in the neighborhood.

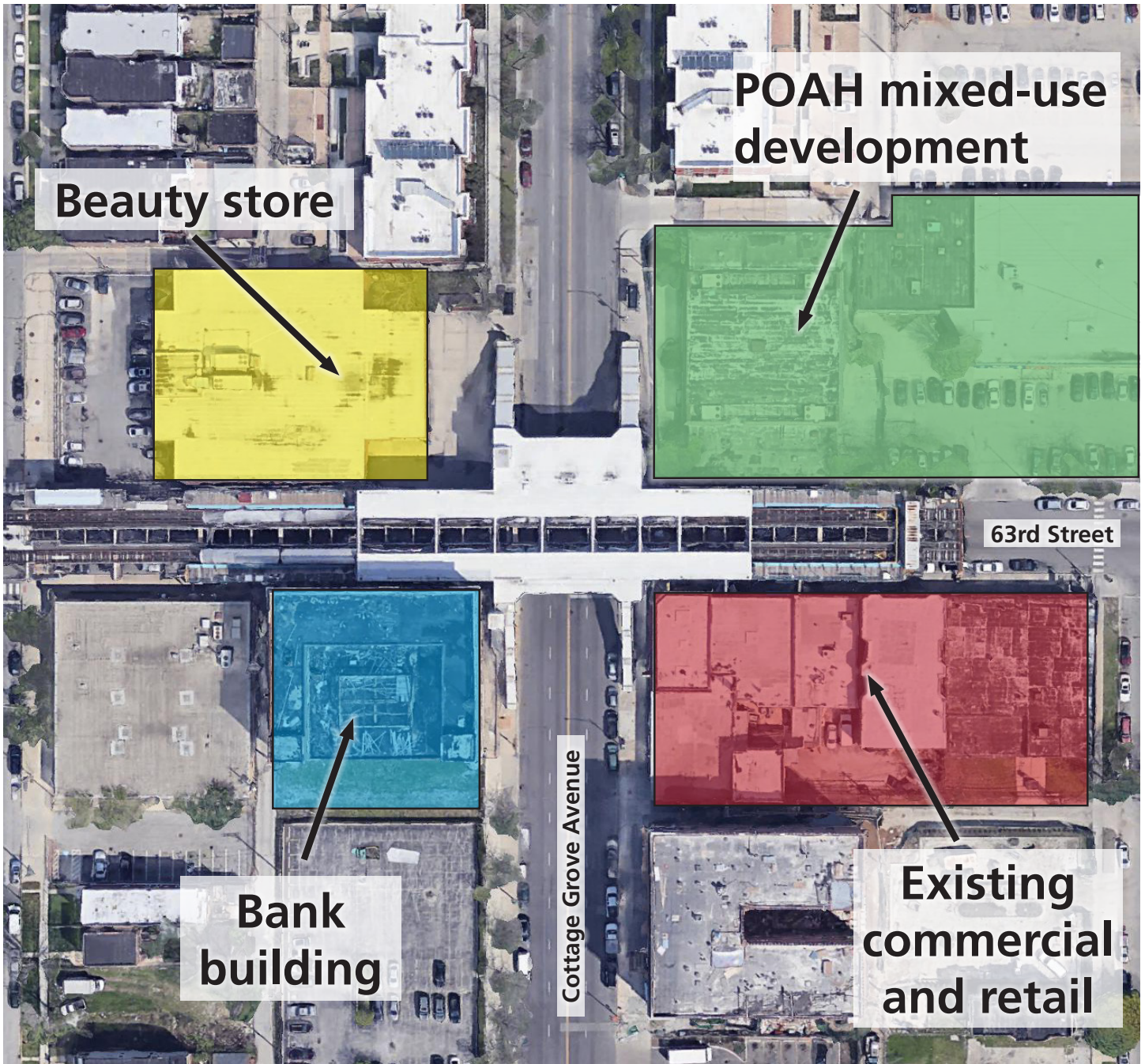
In 2015, 1Woodlawn partnered with the Gensler architecture firm to hold a series of community meetings and released Phase I of the Woodlawn Neighborhood Master Plan that highlights recent demographic trends, local investment activity, and future development opportunities. More recently in 2017, Skidmore Owings Merrill (SOM) created the Woodlawn 2025 Strategic Vision after a lengthy community engagement process over the summer. This visioning document states a series of 7-year goals based on community priorities: neighborhood identity, livability, open space, affordable housing, local job creation, partnerships.

The CDI will build upon these previous planning and community visioning efforts, as well as a series of three community workshops, to identify priorities for the upcoming development of the vacant building at 6300 S Cottage Grove Avenue.

Woodlawn site

6300 S. Cottage Grove Ave.

- 16,250 sq. ft. lot
- 62,500 sq. ft. vacant building
- Zoned B3-3
- In Woodlawn TIF.
- Currently owned by Cook County Land Bank Authority



Notes

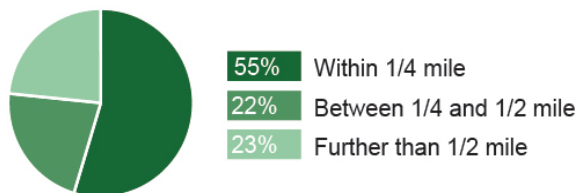
Equitable Transit-Oriented Development

Transit-oriented development (TOD) is the term used to describe the nurturing and growth of communities in areas near rapid transit stations. MPC encourages growth near public transit to create thriving, balanced and mixed income communities. Our agenda emphasizes reducing the barriers to equitable development near transit through robust public engagement, education, providing technical assistance and advocating for policy change.

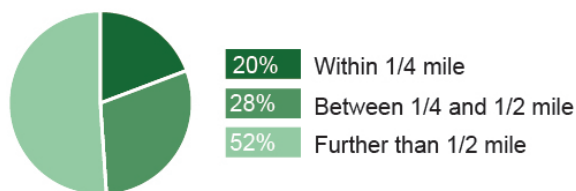
TOD has a number of benefits, both to individuals and to urban municipalities:

- It reduces the cost of commuting for individuals.** People who live near the City of Chicago's L and Metra rail lines are far more likely to take transit, walk or bike to work than their peers who live further from transit. People who do not have to drive to work have lower automobile expenses or do not need to rely on a personal automobile at all.
- It reduces congestion on roads and demands less parking.** People who live and work near transit are less likely to clog the roads for commuting to work, daily shopping and recreational needs, which are more likely to be within walking distance. Fewer people need cars and there is less of a need for parking spaces at homes, stores and at workplaces.
- It benefits local business.** Because people who live in TOD areas are predisposed to walking around, rather than driving, they are more likely to frequent neighborhood shops than national chains and strip centers elsewhere. That's especially true when TOD is built as a mix of uses, so that people who live in a building may actually frequent shops downstairs.
- It reduces the demand on local public services.** Studies have shown that denser developments result in lower costs of water, electricity and road infrastructure, as well as reduced costs for services like schools, police departments and fire protection. These efficiencies mean more money to spend on other needs, or lower taxes.
- It increases property values.** TOD has been shown to produce higher property values and property values increases than areas further away from transit, making investments there a surer bet. Higher property values translate into higher revenues for local governments.
- It produces a cleaner environment.** Thanks to a lesser reliance on cars and denser homes and offices, TOD produces less waste and requires less energy than other types of developments.

How Far from Transit do Chicagoans Work?

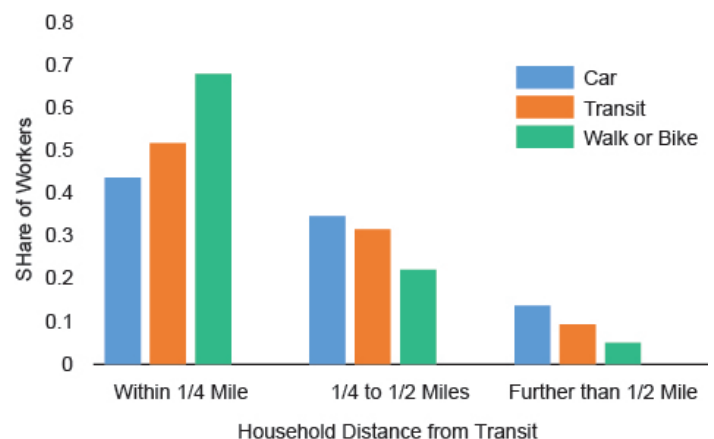


How Far from Transit do Chicagoans Live?



Source: US Census, 2015 LEHD

How Do Chicagoans Get to Work?



Source: 2016 ACS

Recent Chicago TOD projects



The Strand Apartments (6321 S. Cottage Grove Ave.)

63 Unit Mid-Rise, Multifamily Rental/Retail Building. Mixed use. Market/Affordable.

- 63 units rental housing
- 27 parking spaces
- 2,070 sq. ft. retail



John Pennycuff Homes (2031 N Milwaukee Ave)

Proposed 88 Unit Mid-Rise, Multifamily Rental/Retail Building to begin construction in August 2018. Mixed use. Market/Affordable.

- 88 units rental housing
- 18 parking spaces
- 2,400 sq. ft. retail



City Hyde Park (5105 S Harper Ave)

180 Unit High-Rise, Multifamily Rental/Retail Building. Mixed use. Market/Affordable (affordable units rent-subsidized.)

- 180 units rental housing
- 365 parking spaces
- 50,000 sq. ft. retail



POAH Woodlawn Station (6253 S. Cottage Grove Ave.)

55 Unit Multifamily Rental/Retail Building under construction, slated for finish in April 2018. Mixed use.

- 55 units rental housing
- 57 parking spaces
- 15,000 sq. ft. retail

Understanding Zoning

Zoning is the basic tool by which cities regulate land use. Every block and parcel in a city like Chicago is “zoned” to reflect the current or preferred future land use, scale and look of buildings and neighborhoods. Zoning regulations determine what can be built where, and are used as a way for a municipality and its residents to articulate what they see as the future of a specific neighborhood.

Zoning rules regulate all of the following issues, among others, for every parcel in the city:

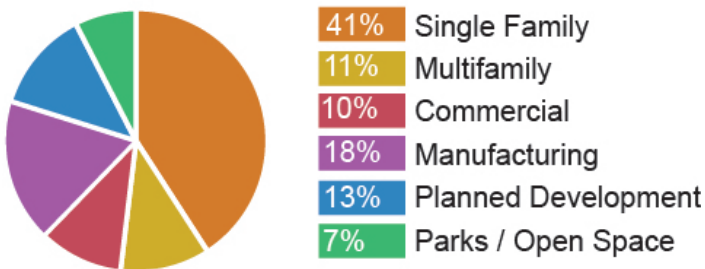
- Land use (e.g., residential or commercial);
- Maximum building heights;
- Minimum parking requirements;
- Lot area per unit and floor area per lot; and
- Building setbacks from the street, from surrounding buildings and from rear alleys.

All land in Chicago is zoned; as such, developers wishing to build on a parcel either have the right to build following the pre-determined zoning (this is referred to “as of right”), or they can apply for a zoning change, which requires plan commission and city council approval, usually with the agreement of the local alderman.

Land use zoning in Chicago

- Of the city’s more than 230 square miles, about half is dedicated to housing alone.
- Between 10 and 20% of land is allowed to be used for mixed-use (housing and commercial) projects.

Zoning in Chicago

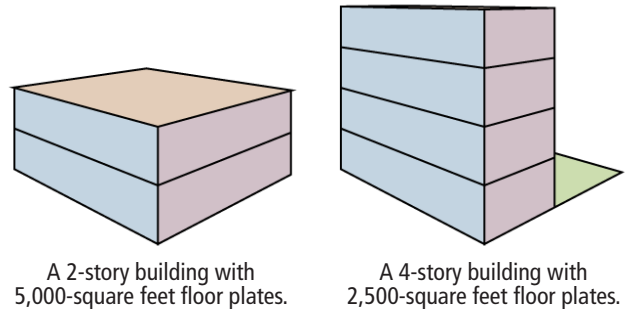


Source: City of Chicago, 2017

How Floor Area Ratio (FAR) works

- FAR is an important component of zoning, because it determines the amount of usable interior space that can be built per lot.

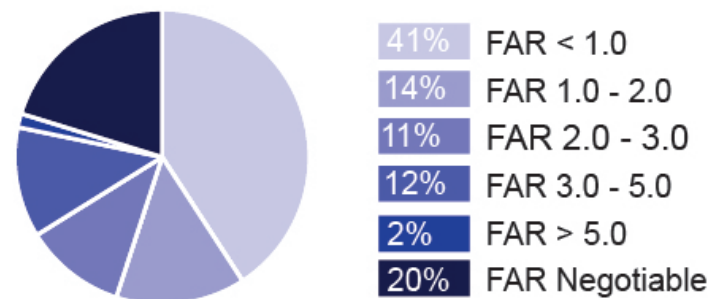
With a FAR of 2 on a 5,000 square-foot parcel of land, for example, either of the following buildings could be built:*



* Depending on building height rules.

Source: City of Chicago, 2017

Allowable FAR in Chicago



Transit-oriented development (TOD)

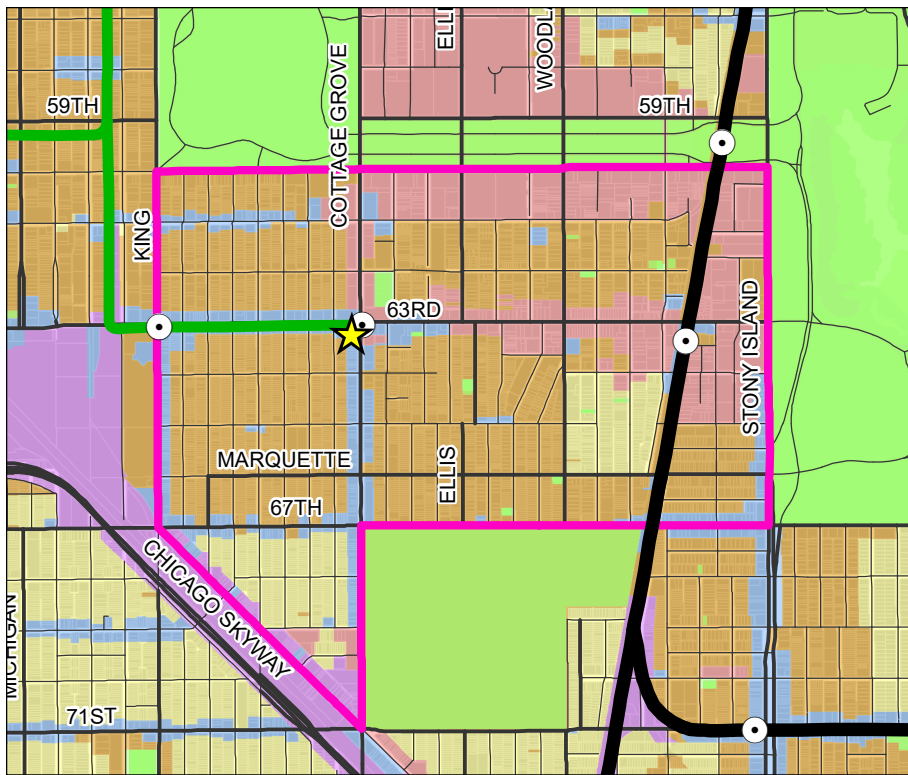
- The City of Chicago’s TOD Ordinance provides a density boost and lower parking requirements for buildings within 1/2 of rail stations. Buildings built near transit that include onsite affordable housing also receive additional density bonuses.

Resources

MPC’s page on Chicago’s TOD Ordinance
 » metroplanning.org/tod-ordinance

2nd City Zoning (zoning map and description)
 » secondcityzoning.org

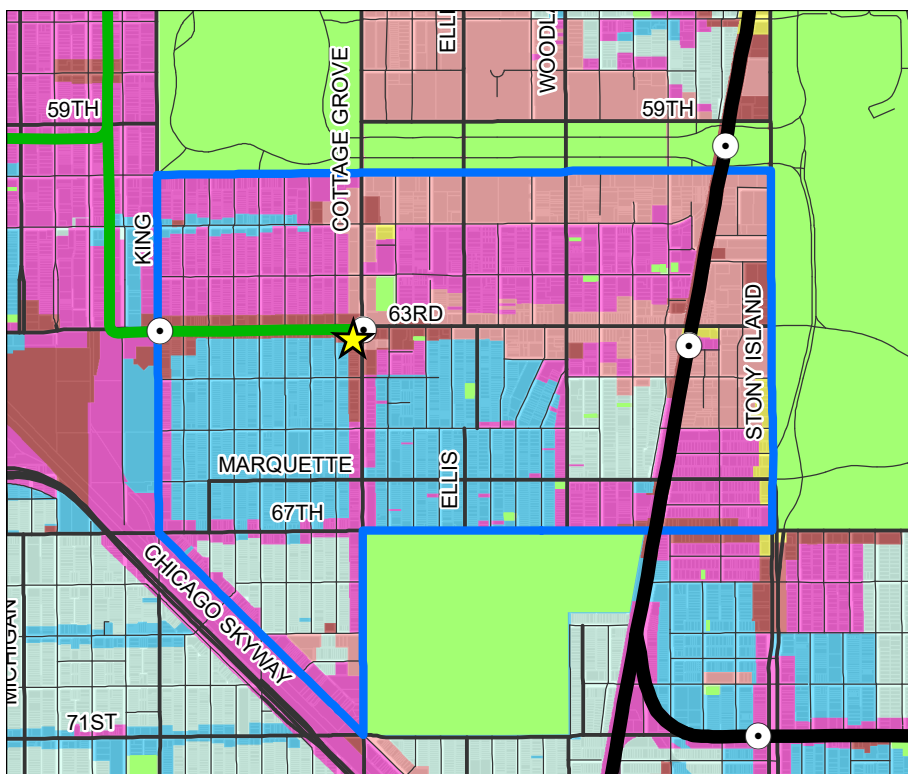
Zoning in Woodlawn



Zoning

- Single-Family Residential
Only single-family homes allowed.
RS zoning class
- Multifamily Residential
Only residential uses allowed.
RM, RT zoning class
- Business or Commercial
Retail and businesses, with residential allowed above ground floor.
B and C zoning classes
- Manufacturing
Only manufacturing uses allowed.
M zoning classes
- Planned Development
Campus plans that are negotiated with the city.
PD zoning class
- Parks and Open Space
- Bank building
- Woodlawn boundary

Source: City of Chicago



Floor Area Ratio (FAR)

- < 1
- 1 to 2
- 2 to 3
- 3 to 5
- 5 +
- Planned Development
FAR of PD depends on the FAR that the land had before it was approved by the city.
- Parks and Open Space
- Bank building
- Woodlawn boundary

Source: City of Chicago

Floor Area Ratio & Development Scenarios

Scenario 1: Rehab Existing Building

Floor Area Ratio (FAR): 3.8
5 floors

The vacant bank building is currently zoned “B3-3”, otherwise known as a Community Shopping District, which allows for a variety of retail and services. B3-3 encourages high density commercial development and is intended to be a destination that people seek out. This zoning designation also permits housing units above the ground floor.

The existing building, if rehabilitated, would have five floors and an FAR of 3.8. It could accommodate any mix of commercial, housing, or community services uses.



Image courtesy of John Morris, ChicagoPatterns.com

Scenario 2: New Construction

Should the existing building be demolished and new construction occur on the site, current zoning would permit a maximum floor area ratio (FAR) of 3, which means that a new building that covers the entire lot can have a maximum of 3 floors. One possible development with retail on the ground floor and office space above might look something like this:



However, because the site is within a quarter mile of a transit station, the Transit Oriented Development (TOD) ordinance passed in 2015 would apply. This ordinance allows developers to build up to an FAR of 4 on a new development near a transit station *if* affordable housing is included. One possible development with retail on the ground floor and affordable housing above could look like this:



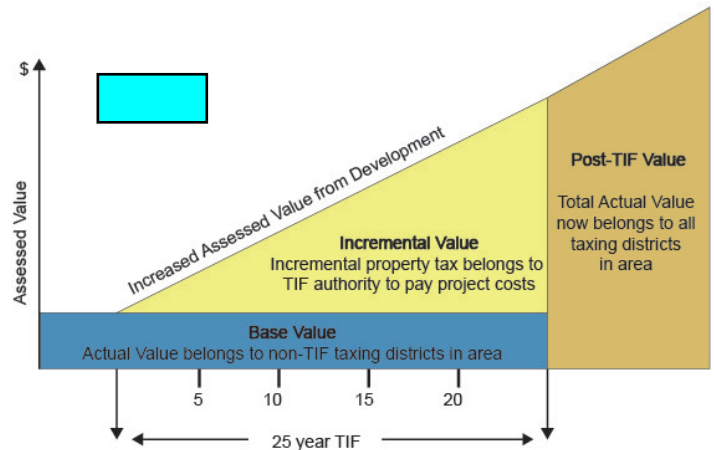
Understanding Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is a revenue-generating tool used to capture the increasing property values created thanks to improvements in a certain area. Public investments in community infrastructure and projects, from new parks to streetscapes to affordable housing, result in higher neighborhood quality of life. The goal of a TIF is to use some of the resulting increasing property values to repay the cost of the initial improvements or invest in new neighborhood amenities.

TIF districts collect the “incremental” property tax revenues created after an investment is made in a specific district. These revenues are used to repay the initial investment in projects or to fund new investments. The base property tax revenues—those used to fund essential public resources such as schools—remain dedicated to their regular needs. At the end of a defined period, all property tax revenues are directed to the regular tax districts (outside of the TIF). Throughout the process, no property taxes are raised in the district and property owners pay the same rates as owners throughout the municipality.

In the City of Chicago, TIFs are implemented in defined districts that have been reviewed by the Community Development Commission, the Chicago Plan Commission and the City Council, based on community input. Under Illinois state law, neighborhoods qualifying for TIF designation must be “blighted” or in danger of becoming so, characteristics which are defined by state statute. As of 2016, there are 147 Chicago TIF districts that operate over 23 year periods. Each district has a specified fund and must develop a redevelopment plan to allocate funding to specific projects in the area, and funded projects must be approved by the City Council. In Chicago, residential projects partially funded with TIF money must provide 20 percent of units at affordable prices, under the Affordable Requirements Ordinance (ARO). Since 1986, when the first Chicago TIF was created, over \$5 billion has been directed to these districts.

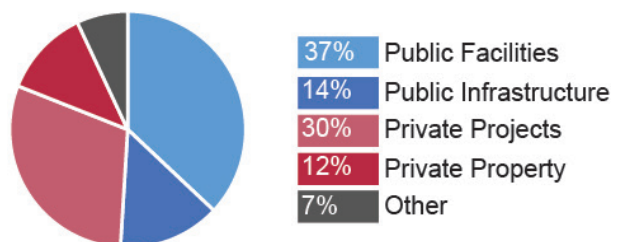
How Tax Increment Financing (TIF) Works



TIFs in Chicago

- Roughly \$500 million collected annually.
- TIF funding is distributed to a variety of public and private projects:

TIF Funding in Chicago



Sources: City of Chicago, Cook County, 2017

Resources

The City of Chicago’s TIF page and portal
 » cityofchicago.org/city/en/depts/dcd/provdrs/tif.html
 » webapps.cityofchicago.org/ChicagoTif/

Cook County TIFs 101
 » cookcountyclerk.com/tsd/tifs/pages/tifs101.aspx

Illinois Tax Increment Association
 » illinois-tif.com

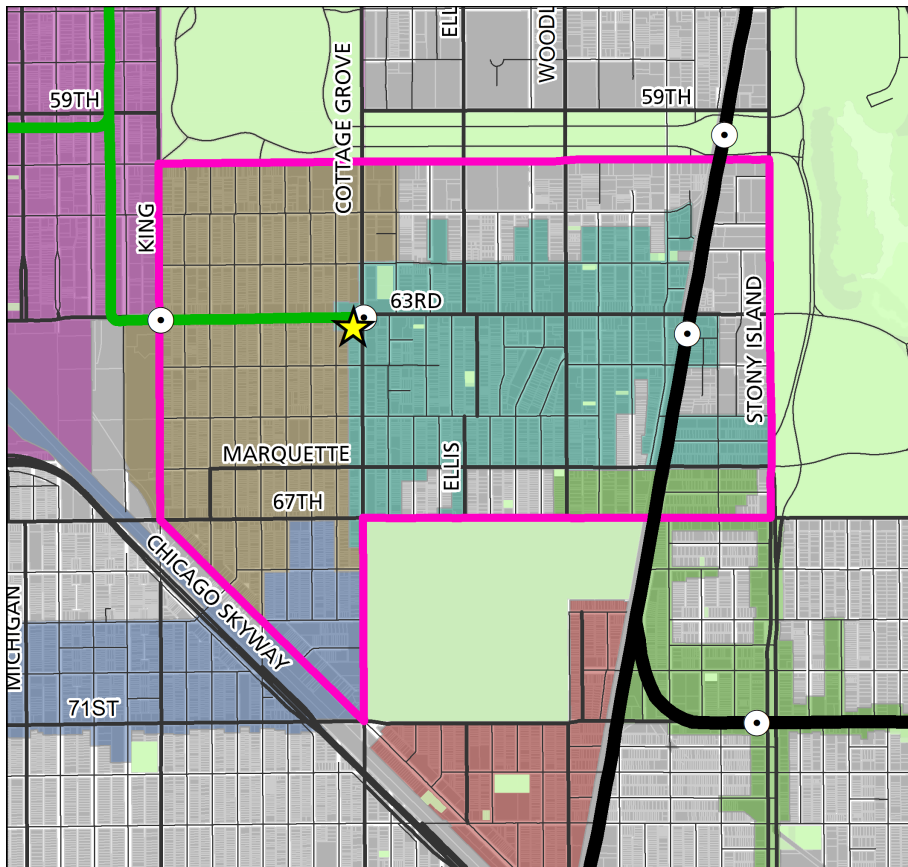
Tax Increment Financing (TIF) in Woodlawn

The site being evaluated as part of the Woodlawn Corridor Development Initiative (CDI) is located within the Woodlawn TIF district, designated in 1999. Woodlawn is one of four TIF districts that is partially or completely located within the Woodlawn community areas, but it plays an important role in the neighborhood, covering 330 acres from Cottage Grove Avenue to Stony Island Avenue, south of 61st street and north of 67th street.

The Woodlawn TIF district's purpose is to provide incentives for private investment in residential and commercial uses. Development priorities include walkable streetscapes, new open spaces, job training, and other enhancements that promote neighborhood identity. The district's annual revenues were roughly

\$3 million in 2012, and the fund's balance was \$12.4 million.

TIF funding has helped make several prominent developments in the Woodlawn community area possible. The Strand Hotel rehabilitation that was recently completed received \$2 million in funding through Woodlawn TIF to provide mixed income housing and retail space. Harris Park, the site of this Corridor Development Initiative, received \$1 million in TIF financing to install new energy efficient heating and cooling systems in 2013. Other projects in Woodlawn that received TIF funding include Divvy station installation, sidewalk repair, street lighting improvements, and more.



TIF districts

- 67th/Wentworth
- 71st/Stony Island
- 73rd & University
- Washington Park
- West Woodlawn
- Woodlawn
- Bank building
- Woodlawn boundary

Source: City of Chicago

Understanding Affordable housing

Housing is the largest expense for most American families, and that is particularly true for inhabitants of major cities like Chicago. In many cases, rent set by the market is affordable, which means that households commit 30 percent or less of their incomes to housing. Yet the share of city households who are rent-burdened has risen from 38 percent in 2000 to 53 percent in 2017.

Several public programs help to bridge the gap by offering guaranteed affordability based on income. Eligibility for affordable housing is determined by how a household's gross annual income compares to Chicago area median income (AMI). AMI is defined as the median annual family income for an area adjusted for family size, which allows family incomes to be expressed as a percentage of the area median income.

Affordable Requirements Ordinance (ARO)

- Chicago's ARO applies to housing developments with 10 or more units that receive certain zoning changes; include land purchased from city; or receive city aid.
- Projects subjected to the ARO must either:
 - Set aside 10 to 20% of units as affordable housing (60% of AMI for renters or 100% of AMI for owners); or
 - Pay \$50,000–\$175,000 (based on site location) per required unit to fund affordable housing across the city

Area Median Income (AMI) in Chicago

Number in Household	50% of AMI	60% of AMI	80% of AMI	100% of AMI
1	\$27,650	\$33,180	\$44,250	\$55,300
2	\$31,600	\$37,920	\$50,600	\$63,200
3	\$35,550	\$42,680	\$56,900	\$71,100
4	\$39,500	\$47,400	\$63,200	\$79,000
5	\$42,700	\$51,240	\$68,300	\$85,400

Sources: U.S. Dept. of Housing and Urban Development, 2017

Affordable housing assistance programs

Low-Income Housing Tax Credit (LIHTC)

LIHTC is a federal subsidy that provides a range of financing to new or rehabilitated units through tax credits. Illinois has a similar program (IAHTC). Developers receive LIHTC from the state or City of Chicago through a competitive application process.

- 35,741 low-income units funded by LIHTC in Chicago
- 20% of units must be for families at or below 50% of AMI or 40% of units for families at or below 60% of AMI

Housing Choice Vouchers (Section 8 Vouchers)

These vouchers provide funds to families with housing needs and are distributed by local housing authorities to be used in privately owned buildings.

- For families at or below 80% of AMI, CHA currently operates approximately 49,800 Housing Choice Voucher units in Chicago

Public Housing (Project-based Section 8)

Public housing describes buildings that have received a permanent rent subsidy from the government. Some of these buildings are owned by the Chicago Housing Authority and others are privately owned.

- For families at or below 80% of AMI CHA currently operates approximately 26,300 public housing units

Other subsidies

HOME, a federal program, funds the construction, purchase or rehabilitation of affordable housing. HOME requires 90% of units reserved for families at or below 60% of AMI. Local programs, such as Tax Increment Financing (TIF) and Community Development Block Grants (CDBG) may also be used for affordable housing.

Renew Woodlawn

The Renew Woodlawn Homeownership Program provides incentives to purchase and rehabilitate homes in Woodlawn. Grants for down payment and other assistance are available to eligible homebuyers whose household income is up to 120 percent of the Area Median Income.

Source: <https://www.nhschicago.org/live/woodlawn/>

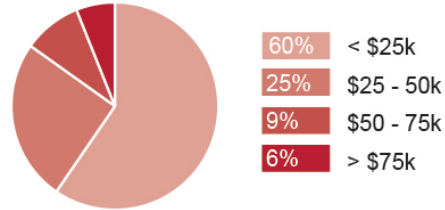
Affordable housing in Woodlawn

With about 24,000 inhabitants and 12,400 households, the Woodlawn community area represents approximately 1 percent of the city of Chicago's population. The community area is majority Black, with a population that is primarily middle and lower income. The area's household median income is below the city average, at about \$22,000 a year.

The Woodlawn community area has some publicly assisted affordable housing units (see map below). Renters across a range of incomes in Woodlawn face significant cost burdens; about 55 percent of Woodlawn residents contribute more than 30 percent of their income to housing. The area currently has approximately 3,300 subsidized housing units. According to IHDA's "Affordability Risk Index," Woodlawn has a low-moderate risk of losing its housing affordability.

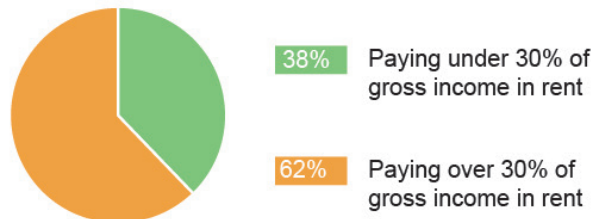
Households in Woodlawn

How Much Income do Woodlawn Households Make?

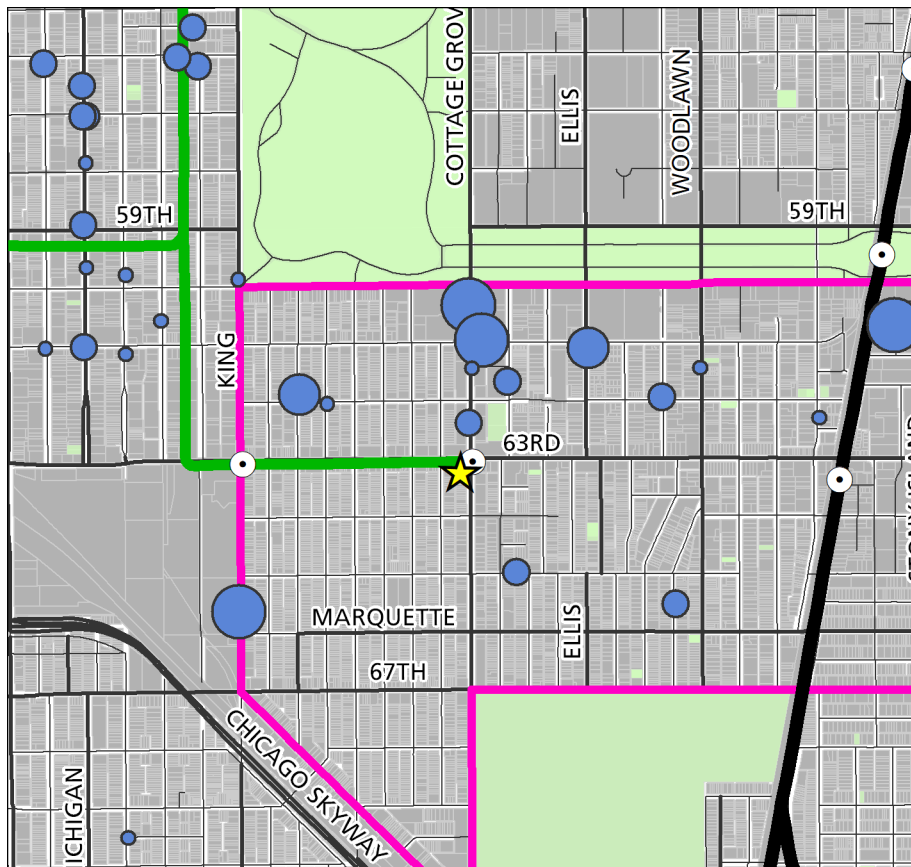


Source: Gensler, Network of Woodlawn: A Strategy for Revitalization, 2015

How Many Woodlawn Renters are Cost Burdened?



Source: 2016 ACS



Low Income Housing Tax Credit units in Woodlawn

3252 units (11% of city total)

- Fewer than 50 units
- 50 - 100 units
- 101 - 200 units
- 200 - 500+ units
- ★ Bank building
- Woodlawn boundary

Sources: City of Chicago, US Dept. of Housing and Urban Development

Understanding Mixed-income housing

Understanding Mixed Income Housing

Traditionally, buildings only include one type of housing and are maintained for a single type of resident: Very low-income units (for persons at or below 30% AMI) often come in the form of single-room occupancy dwellings and affordable units (typically for persons at or below 80% AMI) are often subsidized through government programs. Yet there is a growing effort to mix affordable and market-rate units in order to encourage equal opportunity to live in high-opportunity neighborhoods and to reduce concentrations of poverty. This overview outlines several approaches for financing mixed-income housing in Chicago.

Affordability Requirements Ordinance (ARO)

The Chicago ARO requires certain housing development projects to include affordable units as part of their buildings or provide a payout of up to \$175,000 per unit. In 2015, the ARO was updated to require more affordable units built onsite and higher fees in downtown and more desirable areas. The new ARO also provides incentives for developers to build more affordable units near transit stations.

Chicago Low-Income Housing Trust Fund

The Fund's revenues derive from proceeds from the ARO and other sources. The Fund provides a rental subsidy similar to the federal Housing Choice Voucher program and interest-free forgivable loans that can replace up to 50 percent of a developer's first mortgage. The program is designed for residents whose incomes do not exceed 30 percent of area median income (AMI). The Fund has recently begun working with market-rate developers to subsidize affordable units within market-rate buildings; the first deal was organized in June 2014 with FLATS Chicago, which has rehabilitated several older buildings in Uptown. In that deal, the Fund has agreed to subsidize rents for 58 units over 10 years, at a total cost of \$4.3 million.

Low-Income Housing Tax Credit (LIHTC)

This federal program provides tax relief for developers constructing affordable housing units. LIHTC funds can be distributed either through a standard "4%" process that requires developments to provide a baseline level of affordable units, or a competitive "9%" process that provides more sustained funding.

Developments are more likely to receive 9% LIHTC funding in Chicago if they are located in areas undergoing rapid economic and demographic shifts, areas with low-poverty, or redevelopment areas as part of community revitalization efforts. The process by which projects are chosen for 9% LIHTC funding (referred to as the Qualified Allocation Plan, or QAP) places preference on projects that include units available to households across a range of incomes and/or accessible, single room occupancy (SRO) and supportive housing units. Investors have a strong preference for 100 percent LIHTC projects because the market-rate units are riskier. In addition, because of the difficulty of syndicating LIHTC funds (an important part of the process), projects with fewer than about 40 affordable units are difficult to finance.

HOME funding

HOME provides federal funding to support affordable housing units, but can be leveraged as one financing source on a broader mixed-income project. HOME funds, however, are limited by congressional appropriations and are distributed competitively.

Partnerships between affordable and market-rate developers

In certain cases, affordable and market-rate developers can work together to complete a project. At Essex Crossing in New York City, for example, an affordable housing developer is building 500 units in collaboration with a market-rate developer that is constructing 500 units. This collaborative approach provides housing for a variety of income groups.

Mixed use / Live-Work

Mixed Use Development

Most buildings accommodate only one kind of use: residential, retail/commercial, or industrial. However, in many dense urban areas on major corridors, some developments accommodate a mix of uses, such as retail on the first floor and housing on the upper floors, or a combination of commercial office space and community uses. Mixed use development is only allowed on parcels within certain zoning areas.



Image courtesy of POAH

POAH Woodlawn Station (6253 S. Cottage Grove Ave.)

Developer: Preservation of Affordable Housing (POAH)

Multifamily rental/retail; under construction

- 55 units rental housing on-site
- 15,000 SF of retail space
- Rent Type: affordable, rent-restricted
- 57 parking spaces

Financing Commercial Development

Most government development subsidies are specifically for affordable housing, but there are some programs available, such as New Market Tax Credits (NMTC), which attracts private capital into low-income communities through the Chicago Development Fund (CDF). CDF focuses on three types of projects in distressed communities: industrial/business expansion projects, grocery-anchored retail, and nonprofit-sponsored community facilities.

Live-Work Space

Live-work development differs from mixed use development in that individual live/work units are equipped for a mix of uses, such as a combined apartment/artist studio. These spaces are ideal for entrepreneurs, makers and professionals who work independently and desire space efficiency. Like mixed use development, live/work development is only allowed on parcels within certain zoning areas.



Image courtesy of POAH

KLEO Art Residences (5504 S. Michigan Ave.)

Developer: Brinshore Development

Multifamily rental for artists/retail; permitted

- 58 artist & family units on-site
- 49 affordable (60% AMI), 9 market rate
- 5,000 SF of retail space & artist studios
- 33 parking spaces

Source: Chicago Development Fund

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

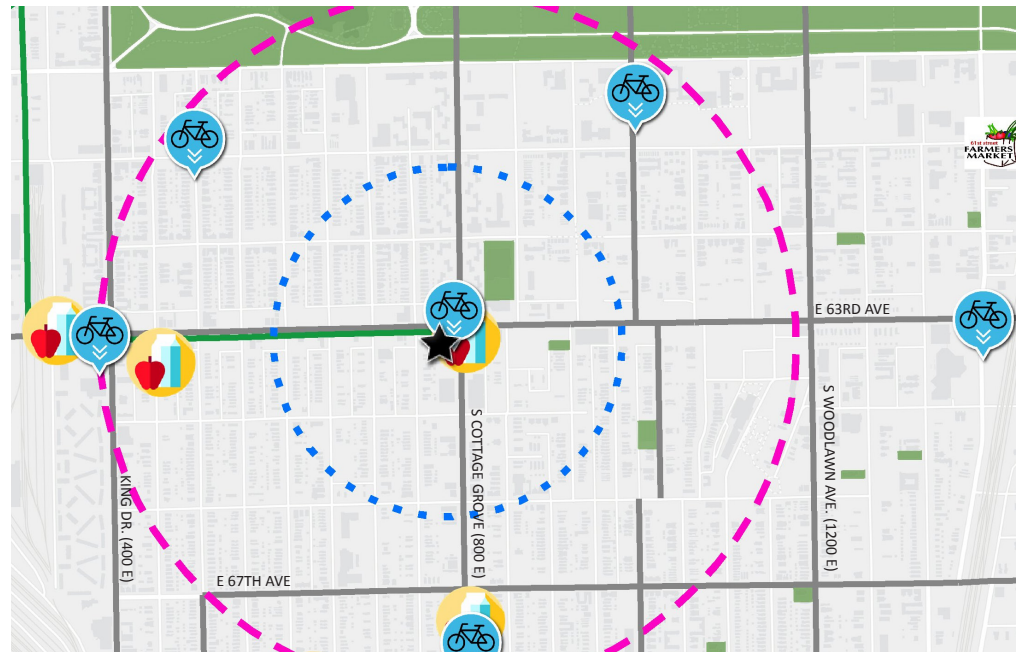
Experimental Station: 1.1 mi

Nearest Parks

Prairie Wolf Park: 0.2 mi

Mamie Till-Mobely: 0.4mi

Washington Park: 0.4 mi



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



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/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

Design Strategies

Related Health Outcomes

ACCESS TO HEALTHY FOODS



- Ensure that there is a full-service, affordable grocery store within walking distance
- Provide space for an indoor or outdoor farmers' market or green market. Farmers markets that accept nutrition assistance program benefits (e.g. SNAP) can also increase access to fruits and vegetables
- Provide dedicated space for gardening
- Enhance access to drinking water

Child / Adult Obesity
Woodlawn: 21.2% / 52.2%
Chicago: NA / 29.7%

Type 2 Diabetes
Woodlawn: 7.4%
Chicago: 10.6%

Cancer Incidence
Woodlawn: 542 per 100,000
Chicago: 476 per 100,000

OPPORTUNITIES FOR EXERCISE



- Create opportunities and spaces for indoor and outdoor physical activity for all ages, including gardens, rooftop space, walking paths and fitness facilities
- Install wayfinding signs at building entrances that include maps, distances and time needed to reach nearby amenities by foot
- Provide amenities for bicyclists and walkers, including showers, locker rooms, and secure bike storage
- Design stairwells so they are easy, safe and enjoyable to use

Hypertension
Woodlawn: 30.4%
Chicago: 30.2%

Child / Adult Obesity
Woodlawn: 21.2% / 52.2%
Chicago: NA / 29.7%

Type 2 Diabetes
Woodlawn: 7.4%
Chicago: 10.6%

Heart Disease Deaths
Woodlawn: 246 per 100,000
Chicago: 207 per 100,000

HEALTHY AIR QUALITY



- Plant trees and other vegetation
- Follow best practices for ventilation and air-filtration to reduce allergens, dust and airborne chemicals
- Use materials and products that support healthy indoor air quality
- Build operable windows where possible

Asthma
Woodlawn: 16.0%
Chicago: 10.5%

Lung cancer incidence
Woodlawn: 91.8 per 100,000
Chicago: 64.4 per 100,000

MENTAL & SOCIAL WELLBEING



- Incorporate artwork, color, elements of nature and architectural design to promote wellbeing
- Construct windows to face nature and allow for maximum incoming daylight
- Build spaces for social gathering
- Promote safety by maintaining the cleanliness and upkeep of indoor and outdoor spaces, and ensure that spaces are well-lit

Self-rated health
(Excellent, very good or good)
Woodlawn: 78.5%
Chicago: 83.1%

Suicide
Woodlawn: 4.5 per 100,000
Chicago: 6.7 per 100,000