

EMERALD<sup>+</sup>  
SOUTH  
COLLAB

what is  
emerald south

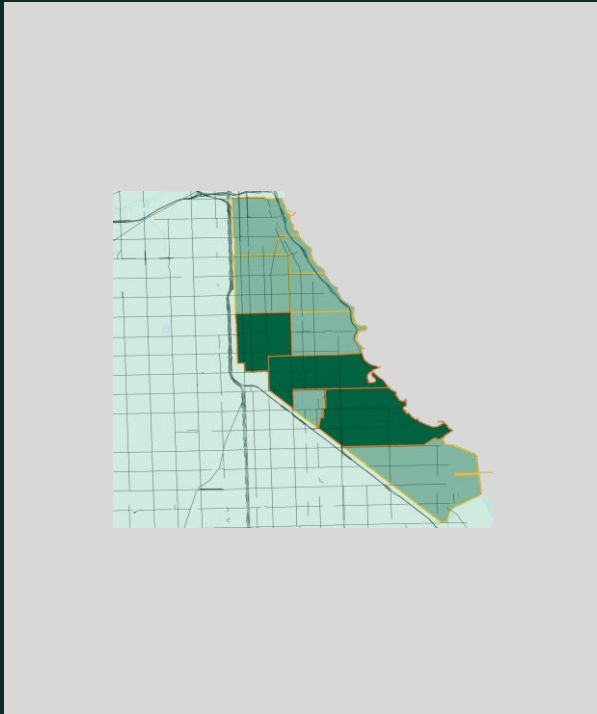
what if we understood Emerald South as a  
**regional economy**

**~220,000**  
Regional Population

**~97,000**  
Regional Households



**Emerald South's regional population is the size of a....**



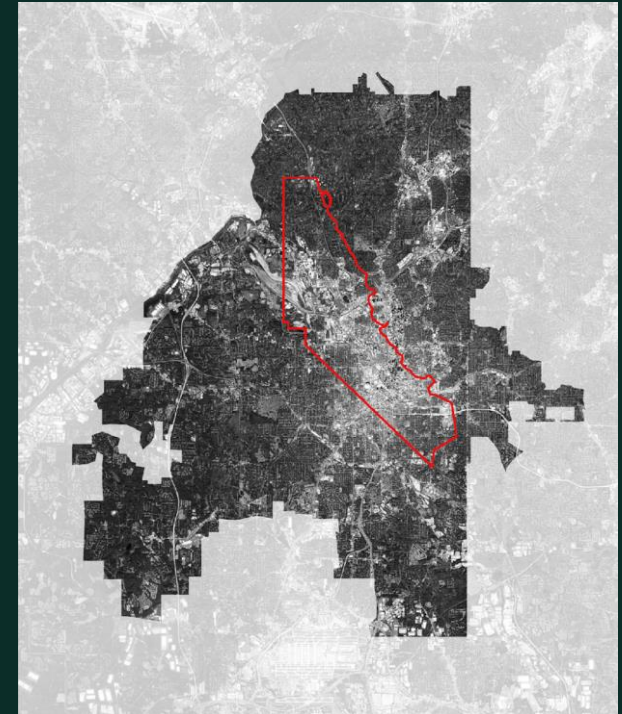
**Emerald South Region**  
**Chicago, IL**  
220,000 residents  
16.5 mi<sup>2</sup>  
13,333 people/mi<sup>2</sup>

**college town and**



**University of Virginia**  
**Richmond, VA**  
223,000 residents  
62.6 mi<sup>2</sup>  
3,873 people/mi<sup>2</sup>

**Black ATL**



**Atlanta, GA**  
255,304 Black residents  
136.8 mi<sup>2</sup>  
3,858 people/mi<sup>2</sup>

we are  
**#escollab**

## Our Mission

Our mission is to **attract** and **coordinate** investment through community **convening** and **collaborative partnerships** that increase local **ownership and prosperity**.

# applying our competencies

Our Work



## Capital Attractor.

Retaining, Attracting, Succeeding, and Expanding businesses, investments, and influence



## Truth Teller.

Collecting and disseminating asset-based research to create our own neighborhood narratives and data-driven decision making



## Collaborator.

Bringing together and resourcing local organizations in action-oriented collective economic growth work



## Advocate.

Standing up for and advancing economic public policies and planning that benefits all residents and businesses

# guided by research, data & planning

## our research collaborative



five labs working to address challenges across five key dimensions of urban life: crime, education, health, poverty, and energy & environment



a planning and design management practice that works to reimagine, reshape and rebuild just cities and communities



provides reliable, up-to-date information about the regional economy, highlighting Chicago as a great place for business



a mission-driven organization committed to inclusive and equitable economic growth



a tier one technology and innovation hub and promote inclusive economic growth



engages youth to close the information gap so we can access the resources we all need to do good, stay well, and live long

# Emerald South region is rich with innovation

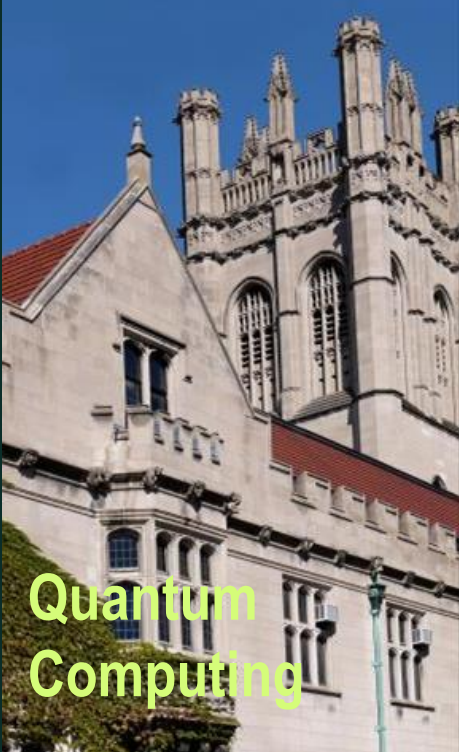
Obama Presidential Center



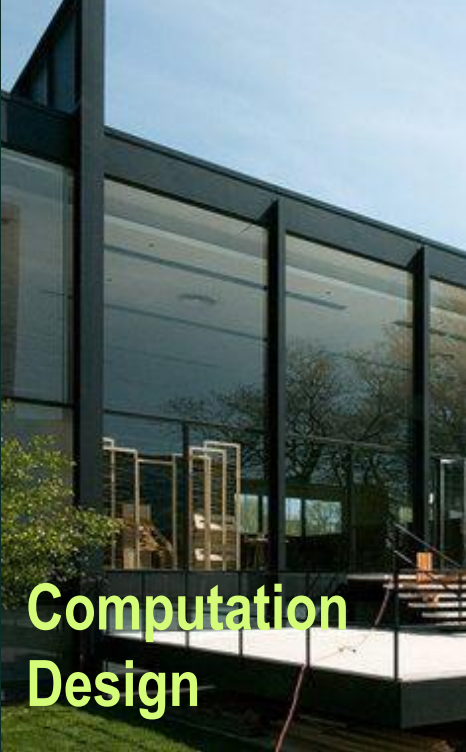
University of Chicago Hospital



University of Chicago



Illinois Institute of Technology



Silver Room



**imagine**  
what we could do  
*together*

if we invested  
**\$100m**

repair

Reparative Investments  
**Own the Land**

that reverse the harm of redlining through equitable valuation of property and increased Black ownership of land, homes and businesses



**Home & Land Ownership**  
 Retain and attract 10,000 residents and the Black middle class



**Black Land Developers**  
 Increase the capacity of Black developers as landowners and developers of over 2 million sf of land assets



**LandCare Cooperative**  
 Build local stewardship of vacant land assets

restore

Restorative Investments  
**Assets, Anchors & Avenues**

that rebuild and grow population density, businesses, industry, knowledge, cultural assets and jobs through cooperative economics, ownership and partnerships



**Cultural Assets**  
 Restoring, strengthening and growing local cultural institutions organizations and producers as economic drivers



**Next Economy**  
 Connecting research and industry to fuel the next economy for the south side and 10,000 new jobs



**Emerald Necklace**  
 Restoration and activation of 1,000 acres of historic park land



**Commercial Corridors**  
 10 corridors 100 businesses annually

resilient

Resiliency Investments  
**Connected Local  
 Connected Global**

that protect against economic, health and social justice shocks and support community, household and institutional self-reliance



**Digital Connectivity**  
 Every Emerald South household will have access to high speed wifi



**Transit Connectivity**  
 Emerald South is connected to the region and the world via its transit hubs



**Social Connectivity**  
 Emerald South institutions and organization bring and connect over 10 million people annually on the South side of Chicago


**Initiatives**  
driving  
*the work*


# Terra Firma

A five-year, multi-phase **\$25m initiative** to clean, green, beautify, maintain and activate **205 acres** of private- & city-owned vacant lots within Washington Park, Woodlawn and South Shore.

Restore, Reinvest, & Renew (R3) ICJIA grant award **\$2.5m**

## Legend

 City-owned lots along Commercial Corridors (~50 acres)

 Private & city-owned vacant lots in Emerald South (~205 acres)

# Terra Firma at-a-glance: Phase 1

A **12-month project** to clean, green, beautify, activate and maintain a target of **20-30 acres** (56 publicly-owned parcel clusters) along **4 corridors within Washington Park, Woodlawn and South Shore**



**\$2.66 million** awarded to Emerald South from the State of Illinois ICJIA R3 Grant, The Chicago Community Trust, Pritzker Traubert Foundation

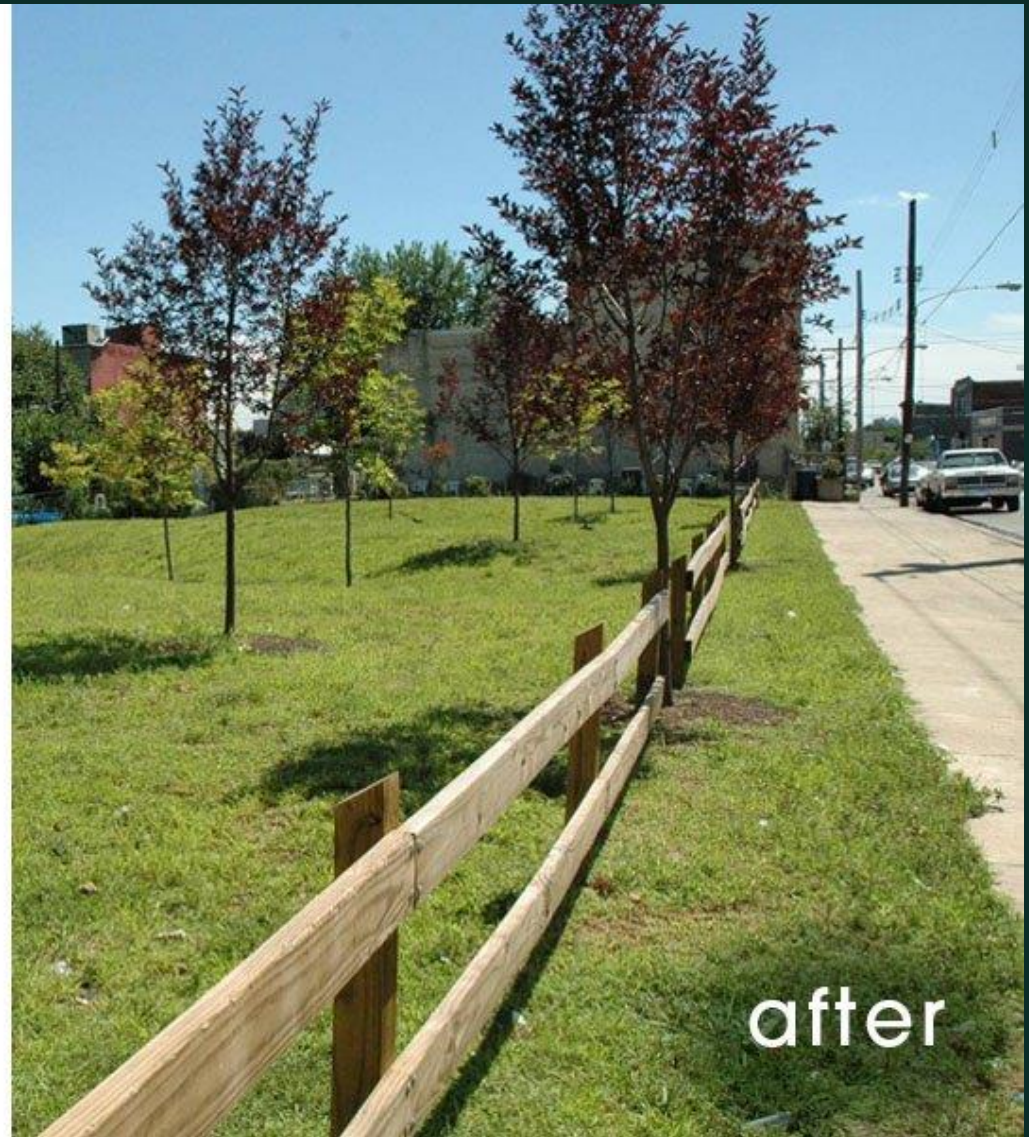


**Lead Grantee**

Hiring grants management and overall program management capacity



before



after

Nuisance

Stabilize

Beautify

# design ideas



**MID-BLOCK SITE: EXISTING**



**MID-BLOCK SITE: PROPOSED (FLOWER FIELDS)**

## TREATMENT

- Lot tidying
- Split rail fence
- High grass border
- Flower field plantings

# design ideas



**MID-BLOCK SITE: EXISTING**



**MID-BLOCK SITE: PROPOSED (FLOWER FIELDS)**

# design ideas



**WHOLE BLOCK SITE: EXISTING**

**WHOLE BLOCK SITE: PROPOSED (RAISED BEDS)**

# Outcomes Overview

## Mental Health

- Remove debris and installing attractive railing
- Strategically placed benches/tables/art to create neighborhood hubs

## Physical Health

- Greened walkways
- Interactable gardens to practice green exercise

## Reduced Crime

- Clearing and mowing lots and prevent dumping
- Increasing visibility and sightlines along commercial corridors

## Increased Land Value

- Remove worst offenders dragging down land values
- Use pocket parks strategically to bring lot greening to isolated residential blocks

## Improved Walkability

- Install shrubs and trees to improve walking experience
- Bridge gaps in business activity along commercial corridors with green “check points”

## Environmental Resiliency

- Removing pollutants, attracting pollinators & intercepting stormwater
- Rain gardens to control flooding
- Interconnected green rain parks

# Terra Firma at-a-glance: Phase 1

## A Target of 20-30 Acres

56 publicly-owned parcel clusters (33 acres) extending from 47<sup>th</sup>& King Drive, to 63<sup>rd</sup> Street to Stony Island, to 71<sup>st</sup> Street, to Exchange.



# Removing pollutants, attracting pollinators & intercepting stormwater

FORBS ORGANIZED BY BLOOM TIME		SPRING	SUMMER	FALL	WINTER	SUNLIGHT	HEIGHT	SPACING	MOISTURE	SOIL TYPE	COMMON ECOSYSTEM	ATTRACTION			DRY/TOLERANCE
COLUMBINE	<i>Aquilegia canadensis</i>						2-3'	1-1 1/2'		SANDY, ROCKY, ACIDIC	WOODLAND				
GOLDEN ALEXANDERS	<i>Zizia aurea</i>						1-3'	1-2'		LOAM	WET PRAIRIE				
FOXGLOVE BEARDTONGUE	<i>Penstemon digitalis</i>						2-3'	1-1 1/2'		LOAM	BLACK SOIL PRAIRIE				
WILD QUININE	<i>Parthenium integrifolium</i>						1-2 1/2'	1-2'		LOAM	BLACK SOIL PRAIRIE				
SULLIVAN'S MILKWEED	<i>Asclepias sullivanii</i>						2-3'	1-2'		LOAM	WET PRAIRIE				
WHITE WILD INDIGO	<i>Baptisia alba</i>						3-6'	2 1/2-3'		TOLERANT	BLACK SOIL PRAIRIE				
NEW JERSEY TEA	<i>Ceanothus americanus</i>						2-3'	1 1/2-3'		LOAM, ROCKY	BLACK SOIL PRAIRIE				
PURPLE PRAIRIE CLOVER	<i>Dalea purpurea</i>						1-3'	1 1/2-2'		TOLERANT	BLACK SOIL PRAIRIE				
PALE PURPLE CONEFLOWER	<i>Echinacea pallida</i>						1-3'	1-1 1/2'		LOAM, CLAY, ROCKY	BLACK SOIL PRAIRIE				
FALSE SUNFLOWER	<i>Heliopsis helianthoides</i>						3-5'	1 1/2-3'		TOLERANT	WOODLAND BORDER				
YELLOW CONEFLOWER	<i>Ratibida pinnata</i>						2-4'	1 1/2-2'		LOAM, CLAY LOAM	BLACK SOIL PRAIRIE				
BLACK-EYED SUSAN	<i>Rudbeckia fulgida</i>						2-2 1/2'	1 1/2-2'		TOLERANT	DRY PRAIRIE				
SWAMP MILKWEED	<i>Asclepias incarnata</i>						3-5'	1 1/2-3'		LOAM, CLAY, SILT	FLOODPLAIN				
POKE MILKWEED	<i>Asclepias exaltata</i>						2-6'	2-3'		LOAM, SANDY	WOODLAND OPENING				
BUTTERFLYWEED	<i>Asclepias tuberosa</i>						1-2 1/2'	1-3'		SANDY, ROCKY, ACIDIC	SAND PRAIRIE				
WILD BERGAMOT	<i>Monarda fistulosa</i>						2 1/2-4'	2-3'		LOAM	BLACK SOIL PRAIRIE				
COMPASS PLANT	<i>Silphium laciniatum</i>						6-12'	1 1/2-3'		LOAM	TALLGRASS PRAIRIE				
COMMON MOUNTAIN MINT	<i>Pycnanthemum virginianum</i>						1-3'	1-1 1/2'		TOLERANT	WET PRAIRIE				
RATTLESNAKE MASTER	<i>Eryngium yuccifolium</i>						2-5'	1 1/2-2'		TOLERANT	BLACK SOIL PRAIRIE				
PURPLE JOE PYE WEED	<i>Eutrochium purpureum</i>						3-7'	3-4'		SILT/SANDY LOAM	WET PRAIRIE				
PRAIRIE BLAZING STAR	<i>Liatris pycnostachya</i>						2-4'	1-1 1/2'		LOAM, CLAY	BLACK SOIL PRAIRIE				
OBEDIENT PLANT	<i>Physostegia virginiana</i>						3-4'	1-2'		LOAM	WET PRAIRIE				
GREAT BLUE LOBELIA	<i>Lobelia siphilitica</i>						2-3'	1-1 1/2'		TOLERANT	UPLAND WOODLAND				
MISSOURI IRONWEED	<i>Vernonia missouriensis</i>						1-3'	2-3'		LOAM	BLACK SOIL PRAIRIE				
ROUGH BLAZING STAR	<i>Liatris aspera</i>						2-5'	1-1 1/2'		TOLERANT	BLACK SOIL PRAIRIE				
SMOOTH BLUE ASTER	<i>Symphotrichum laeve</i>						1 1/2-3'	1 1/2-2'		TOLERANT	BLACK SOIL PRAIRIE				
ELM-LEAVED GOLDENROD	<i>Solidago ulmifolia</i>						1-3'	1-3'		LOAM	MESIC WOODLAND				
NEW ENGLAND ASTER	<i>Symphotrichum novae-angliae</i>						2-4'	2-3'		LOAM/CLAY	BLACK SOIL PRAIRIE				
SHORT'S ASTER	<i>Symphotrichum shortii</i>						2-3 1/2'	1-1 1/2'		LOAM	MESIC WOODLAND				
OTHERS ORGANIZED BY HEIGHT															
PENNSYLVANIA SEDGE	<i>Carex pensylvanica</i>						1/2-1'	1/2-1'		SANDY LOAM	UPLAND WOODLAND				
PRAIRIE DROPSEED	<i>Sporobolus heterolepis</i>						2-3'	2-3'		LOAM, ROCKY	HILL PRAIRIE				
GRAY'S SEDGE	<i>Carex grayi</i>						2-3'	1 1/2-2'		TOLERANT	MOIST WOODLAND				
LITTLE BLUESTEM	<i>Schizachyrium scoparium</i>						2-4'	2-3'		TOLERANT	HILL PRAIRIE				
INDIAN GRASS	<i>Sorghastrum nutans</i>						3-7'	2-3'		TOLERANT	SAVANNAH				
BIG BLUESTEM	<i>Andropogon gerardi</i>						3-8'	2-3'		TOLERANT	TALLGRASS PRAIRIE				

SOURCES:  
ILLINOIS WILDFLOWERS:  
www.illinoiswildflowers.info  
PRAIRIE MOON NURSERY:  
www.prairiemoon.com  
MISSOURI BOTANICAL GARDEN:  
www.missouri.edu  
GARDENER EXPERIENCE

ATTRACTION: ATTRACTS BEES ATTRACTS HUMMINGBIRDS ATTRACTS BIRDS  
 DROUGHT TOLERANCE: TOLERATES DROUGHT TOLERATES DROUGHT, BUT MAY YELLOW AND DROOP WILL NOT SURVIVE EXTENDED DROUGHT

LEGEND  
 SUN PART SUN/PART SHADE SHADE  
 WET MOIST MESIC DRY

## ILLINOIS NATIVE PLANTS FOR THE HOME LANDSCAPE



# Improving Current City Processes



The screenshot shows the header of the City of Chicago Office of Inspector General website. The header includes the city seal, the office name, and navigation links for 'ABOUT US', 'OUR OFFICE', 'PUBLICATIONS', 'COMMUNICATIONS', 'INFORMATION PORTAL', 'CAREERS', and 'CONTACT US'. Below the header, a breadcrumb trail reads 'AUDITS / PUBLICATIONS'. The main content area features a 'Read the Report' button for the 'Department of Streets and Sanitation Weed-Cutting Program Audit' and the title 'DEPARTMENT OF STREETS AND SANITATION WEED-CUTTING PROGRAM AUDIT' in large blue letters. The publication date 'Published July 23, 2020' is displayed below the title.

- *“Does not meet its goals for timely weed cutting”*
- *“No reliable list of vacant properties”*
- *“Cannot effectively manage City-owned vacant property”*
- *“Cannot accurately assess performance in responding to complaints”*
- *“Data system is insufficient”*

## Cost of Segregation

*“If metro Chicago were less segregated, it could see \$4.4 billion in additional income each year, a 30 percent lower homicide rate and 83,000 more bachelor’s degrees.”*

Time to pursue policies and programs that can be implemented right now

### RECOMMENDATION:

- Make vacant lands an asset
- Build capacity among community-based organizations and municipalities to redevelop vacant land.



# OUR EQUITABLE FUTURE: A Roadmap for the Chicago Region

A response to The Cost of Segregation

## Partnering with Chicago Architectural Biennial

**483k**  
visitors

to the Chicago Architectural  
Biennial in 2019



**The Available City**, asks us to consider the impact collective space can have in cities today by finding creative uses for 15,000 city-owned vacant lots

# Economic benefits of tree canopies

- Urban trees **save energy** by reducing surface temperatures and shading buildings.
- They **store carbon dioxide** and **remove pollutants** from the air.
- They **intercept stormwater** and help **reduce flooding**.
- Residents preferentially buy properties that have more trees, meaning that **trees increase property value**.

## Tree canopies are estimated to provide:

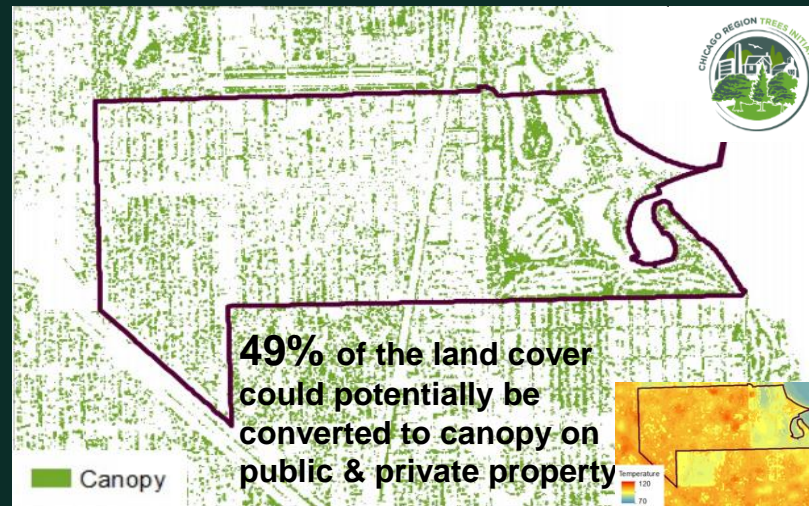
Washington Park

**\$352,800** annual benefits



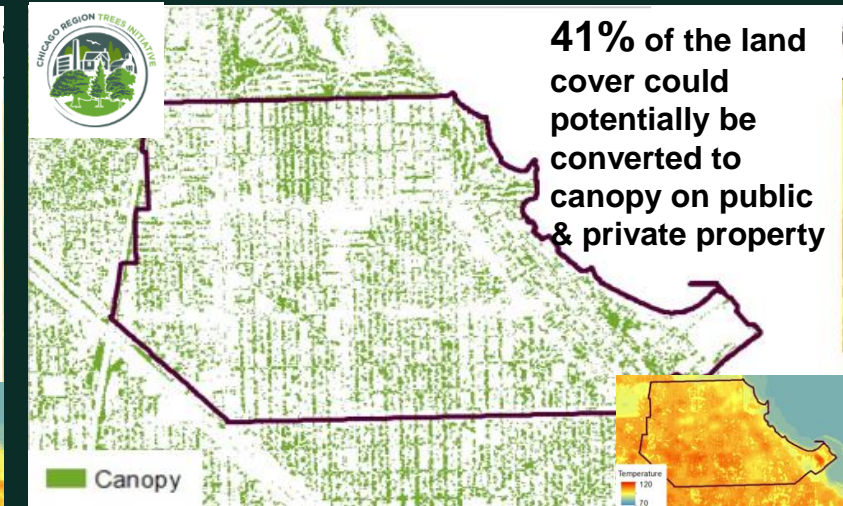
Woodlawn

**\$794,200** annual benefits



South Shore

**\$694,400** annual benefits



# Terra Firma at-a-glance: Phase 1

## Project Scope



Adult Workforce & Jobs



Entrepreneurship Training



Youth Entrepreneurship & Workforce



Site Design



Installation & Improvements



Neighbor Training & Engagement



Art & Activation



Maintenance



Data & Metrics



## Primary Sub-Grantee

Greencorps will manage adult workforce training, neighbor training, installation & improvements and maintenance

## Additional Sub-Grantees & Contractors (preliminary list in-progress)

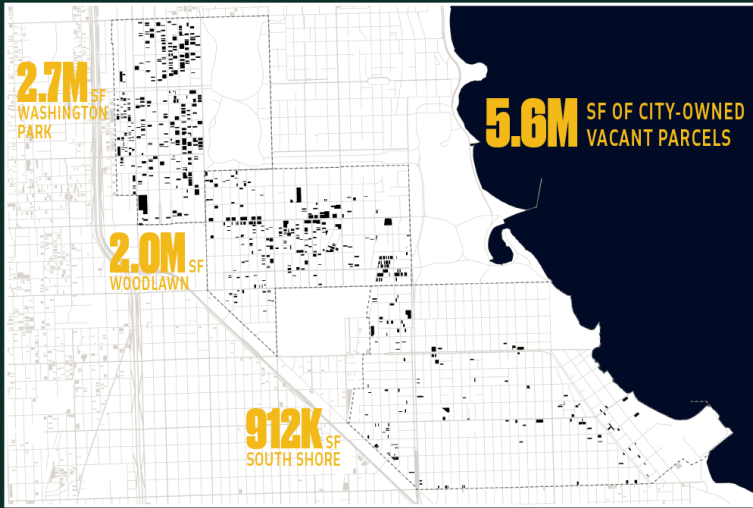
Providing, entrepreneurship training, youth training, community engagement, site design art & activation and maintenance



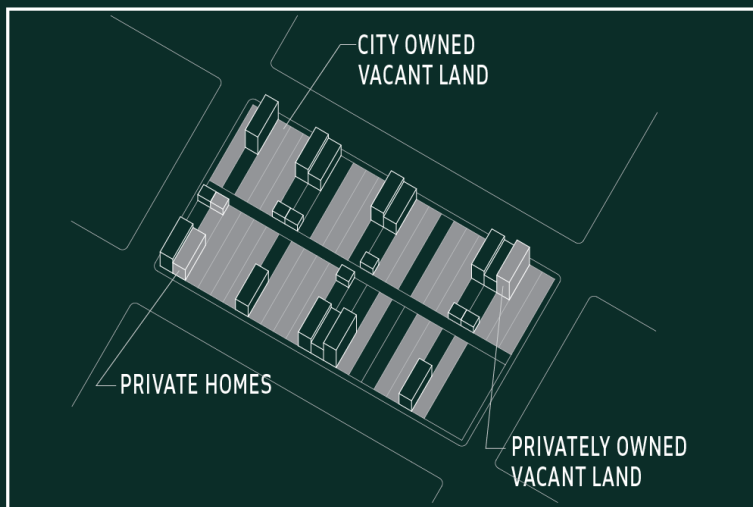
# ES 2025 PLAN



## IN EMERALD SOUTH VACANT LAND IS AN ASSET

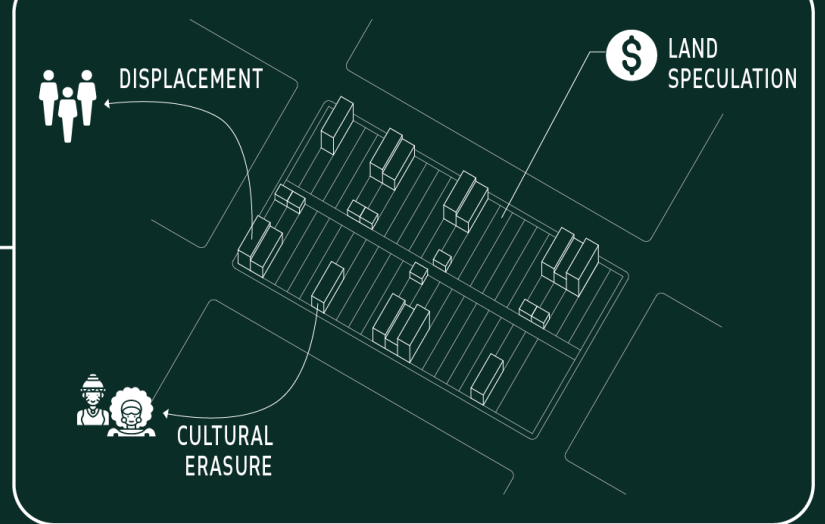


## NOW IS THE TIME TO RECAPTURE ITS VALUE



WITH  
**TARGETED INVESTMENTS**  
THAT

## PROTECT AGAINST NEGATIVE CONSEQUENCES



## TRANSFORM VULNERABILITIES

