



# Emergence and Urban Dynamics of Chicago Lakeside

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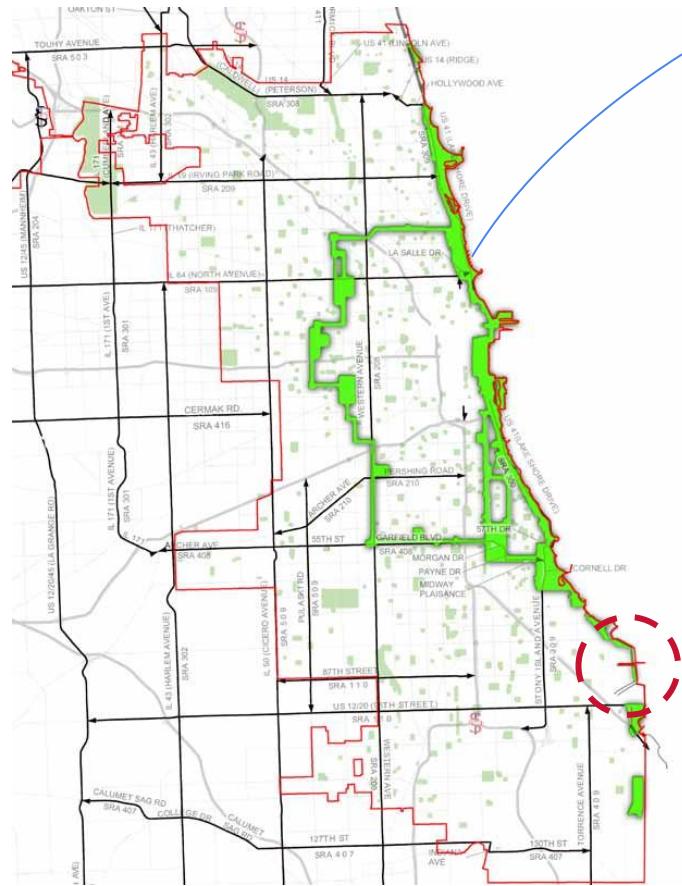


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# Recap



The Chicago Lakeside Master Plan aimed to redevelop the 600-acre former U.S. Steel South Works site on Chicago's South Side into a sustainable, mixed-use community. Inspired by Chicago's distinctive city grid and Daniel Burnham's legacy of parklands, developer McCaffery sought to reconnect the area to the city.

The project focused on renewable energy, zero waste, and biodiversity, setting a model for future developments and boosting the local economy.

However, it ultimately failed when U.S. Steel and McCaffery Interests parted ways.

# Goal

### Reconnect the area to the city

## Sustainable development

# Mixed-use community and Environmental leadership

- Lakefront Park and Boulevard Network
- Parks
- ↔ Regional Arterial Routes

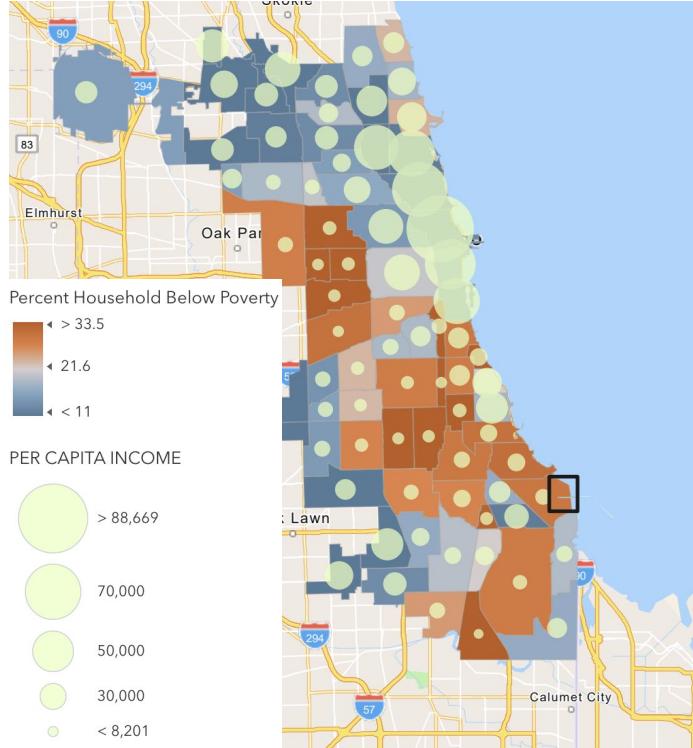
# 1. Economic Revival

Navigating Socio-economic  
Hurdles in Chicago Lakeside





# Recap Social and Economic Barrier

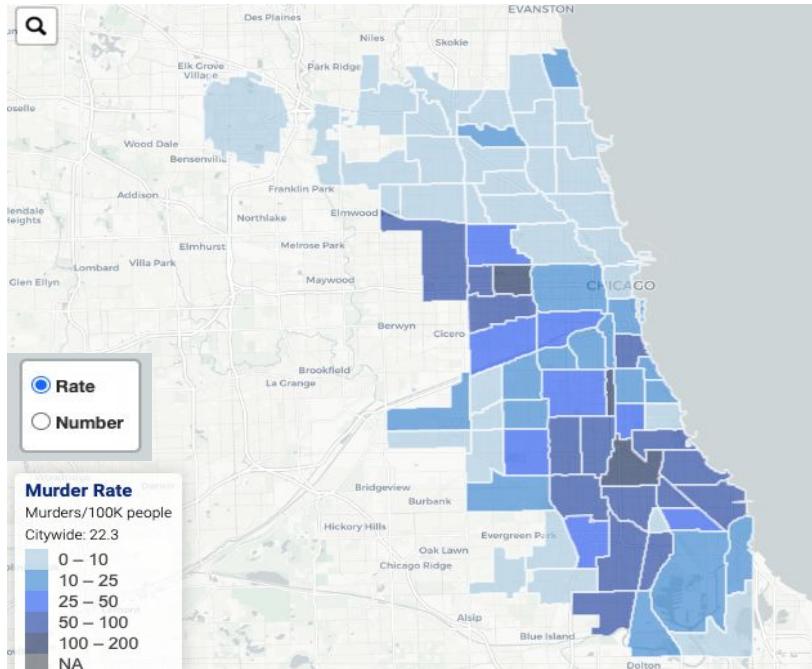


- Poverty
- Unemployment
- Under-education
- High crime rates
- Lack of Connectivity to Downtown



# Recap

## Social and Economic Barrier



- Poverty
  - Unemployment
  - Under-education
  - High crime rates
  - Lack of Connectivity to Downtown



# Recap Social and Economic Barrier



- Poverty
- Unemployment
- Under-education
- High crime rates
- Lack of Connectivity to Downtown

# Case study: King's Cross Redevelopment

- a major urban regeneration project in London transformed a former industrial and railway site into a vibrant, mixed-use neighborhood
- Aim to revitalize an area that had suffered from economic decline

## Outcome

**A neighborhood that seamlessly blends residential, commercial, cultural, and educational spaces**

- Housing Units including affordable housing
- Office spaces hosting tech giants like Google and Facebook
- Central Saint Martins art College
- Creation of new public space like Gasholder Park, Granary Square





# Case study: King's Cross Redevelopment

Chicago  
Lakeside

Lack of connectivity

## Similarities

- Background
- Economic decline
- Former industrial use lands
- High crime rate, homelessness
- Plans
- Mixed use development plan
- Sustainability focused designs

Affordable  
housing

transportation  
access

Joined by major entity  
such as Saint Martins  
art college, Google

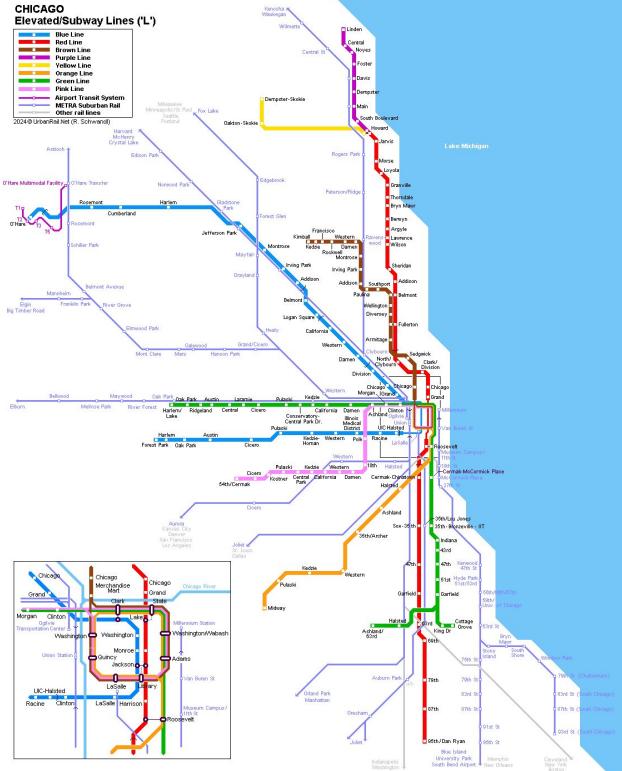
Heritage  
preservation

King's  
Cross

# Increase Transportation Access

The economic success of King's Cross can be partly attributed to its excellent connectivity and central location, which attracted major companies like Google, Facebook, and other industry leaders

- Invest in Public Transit Extensions
    - Extending/rerouting existing train and bus lines to connect the Lakeside site with downtown Chicago and other key areas
  - Shuttle services
    - Provide shuttle buses operated by real estate developers linking the development with nearby transit hubs



# Business Models

## Advanced Manufacturing

Historical Alignment  
Employment Opportunities  
Guaranteed profits

## Tech and Innovation Hub

Generate high economic value  
Draw talent from nearby  
universities

## Arts & Cultural Industries

Affordable spaces  
Attracts visitors and  
stimulates local businesses

## Mixed-Use Community

Combine with housing, retail,  
public open spaces and  
entertainment





# Key Supports for Economic Redevelopment of Chicago Lakeside



## Heritage Narrative

- ~ Preserve the site's history to develop a brand identity
- ~ Showcasing industrial heritage
- ~ Use storytelling to attract visitors and businesses, emphasizing the site's significant transformation



## Collaborate with Local Government to Attract Businesses and Encourage Startups

- Advocate for tax incentives and subsidies to attract major companies and startups



## Collaborate with Educational Institutions

- ~ Infusing the area with creativity and cultural significance
- ~ Attract and cultivate future talents
- ~ Attract talent-seeking businesses



# Risk of Gentrification and Displacement

- Erase cultural/historical identity of the area
- Rising property values and living costs may price out existing residents
- Exacerbate existing inequalities

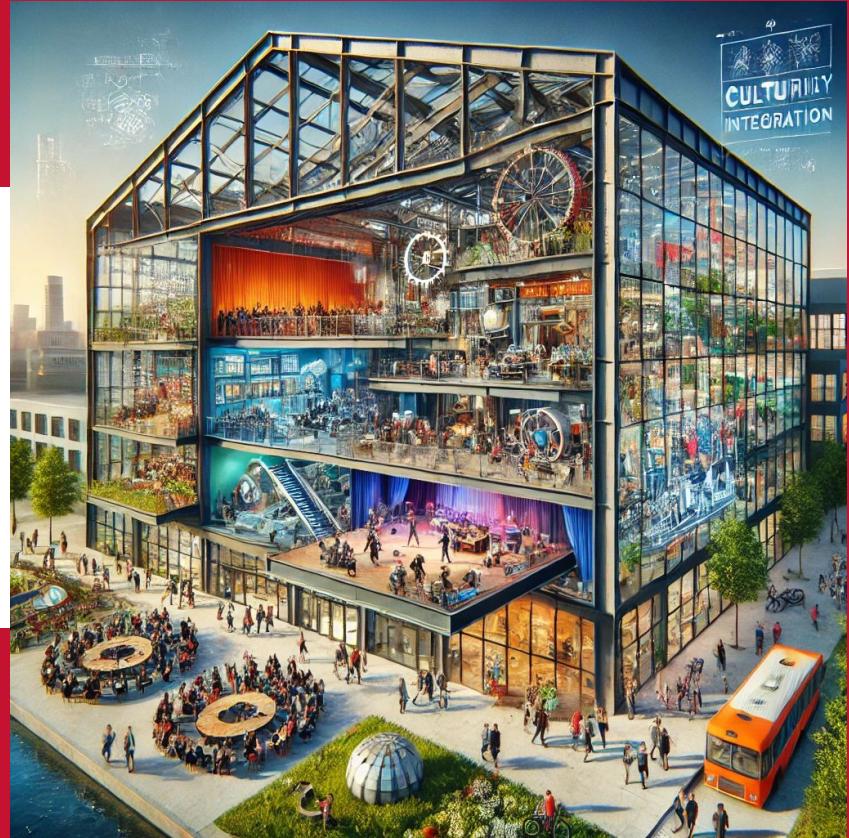


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- <https://www.kingscross.co.uk/about-the-development>
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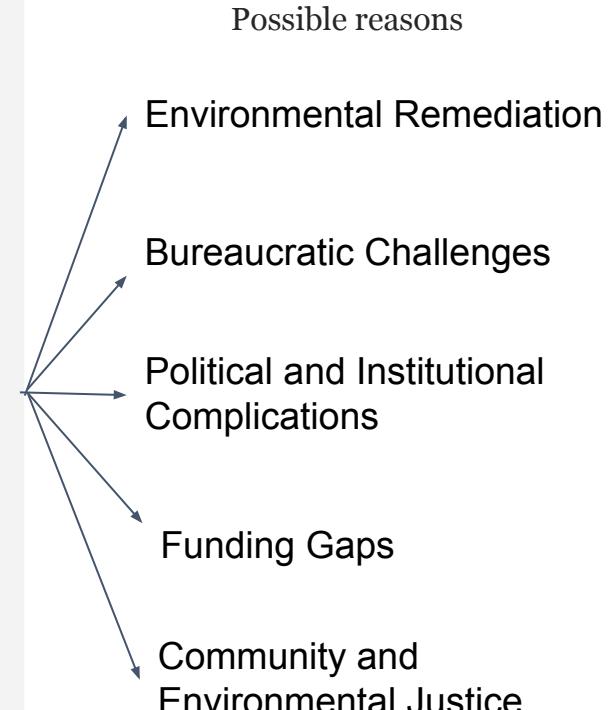
## 2. Improvement for Economic and Political System:

**Chicago Collaborative Urban  
Hub**



# 2.0. A Quick Recap

economic and regulatory reason for its failure

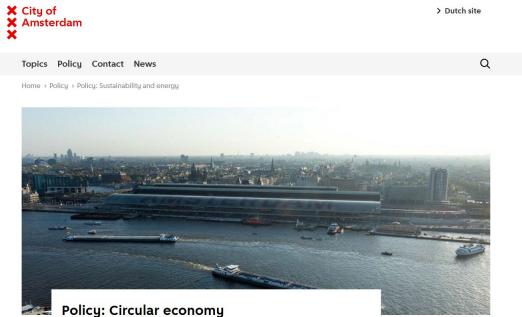




# 2.1. Case Study



## Circular Economy Nodes



- [Amsterdam Circular Strategy 2020-2025 | Knowledge Hub | Circle Economy Foundation \(circle-economy.com\)](#)

Amsterdam has implemented circular economy models at the community level, such as transforming construction waste into resources for new projects or establishing community-sharing platforms.



[About the redevelopment of the King's Cross area of London \(kingscross.co.uk\)](#)

## Affordable and Inclusive Development

### Participatory Governance Framework

Rotterdam employs a resilience strategy that emphasizes multi-stakeholder collaboration, bringing together citizens, government, and private enterprises to jointly participate in urban project. E.g. their digital governance tools enable citizens to vote on the prioritization of small-scale community projects.

## RESILIENT ROTTERDAM STRATEGY 2022-2027

The Resilient Rotterdam Strategy 2022-2027 will ensure that Rotterdam will be prepared to embrace the opportunities and challenges of the future.

Download the Dutch version of the Resilient Rotterdam Strategy 2022-2027 [here](#). The English version of the Resilient Rotterdam Strategy 2022-2027 can be downloaded [below](#).

[RESILIENT ROTTERDAM STRATEGY 2022-2027 - Resilient Rotterdam](#)

The King's Cross Development project successfully combines high-end commercial developments with affordable housing, creating a mixed-use space that caters to diverse populations and enhances the area's overall appeal.



## 2.2. Suggested Strategies



### Chicago Collaborative Urban Hub

The Chicago Collaborative Urban Hub is a multi-stakeholder platform designed to integrate economic development and governance in underutilized urban spaces, including Park 566.

### Participatory Governance Framework

### Affordable and Inclusive Development

### Circular Economy Nodes

- Establish **Community-Led Marketplaces** in Park 566, where local vendors, artisans, and startups can sell goods and services.
- Include **green entrepreneurship programs** to incentivize businesses focused on sustainability, such as eco-friendly tourism or renewable energy production.
- Introduce **waste-to-value initiatives**, such as turning food waste from vendors into compost for park landscaping.

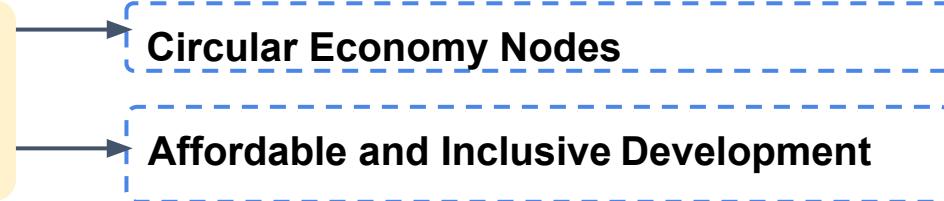


Marketplaces at  
Bryant Park

## 2.2. Suggested Strategies



### Chicago Collaborative Urban Hub



### Participatory Governance Framework

- ❑ Form a **Park Management Collective**, a body comprising representatives from the local community, businesses, and city officials.
- ❑ Implement **digital governance platforms** where residents can vote on park improvements, propose initiatives, and access project updates.
- ❑ Establish clear **accountability mechanisms** for decision-making and funding allocation.



### Circular Economy Nodes

### Affordable and Inclusive Development

### Digital.gov Communities of Practice

Collaborate and share resources with other communities across government who are focused on building better digital experience in government.

The diagram shows four community icons: Communicators (2,554 Members), Contact Center (410 Members), Multilingual (765 Members), and Plain Language (2,550 Members). Each icon has a corresponding "Connect with" button below it.

Community	Members	Description	Action
Communicators	2,554 Members	Improve written and verbal communication to make government more effective.	Connect with Communicators
Contact Center	410 Members	Explore methods of service delivery that improve customer experience in government contact centers.	Connect with Contact Center
Multilingual	765 Members	Expand and improve digital content in languages other than English.	Connect with Multilingual
Plain Language	2,550 Members	Promote the use of plain language to provide better service to the public.	Connect with Plain Language

A digital prototype for digital governance platforms

## 2.2. Suggested Strategies

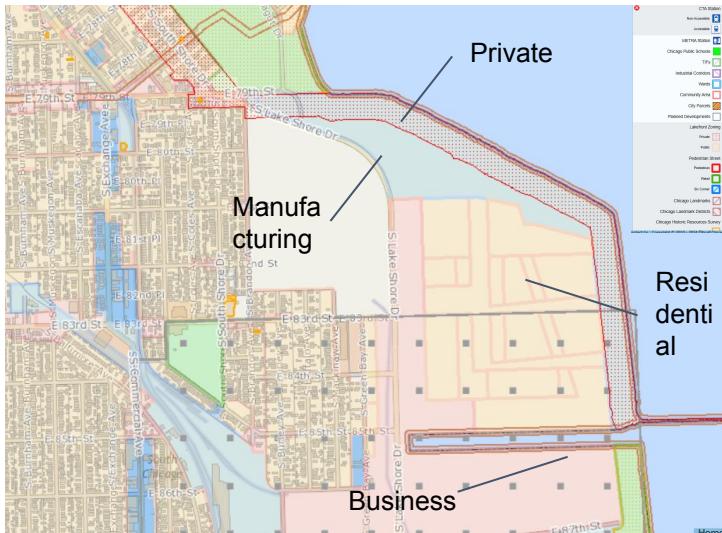


# Chicago Collaborative Urban Hub

- Circular Economy Nodes

- ## → Participatory Governance Framework

[City of Chicago Zoning Website](#)



# Affordable and Inclusive Development

- ❑ Incorporate **mixed-income housing developments** near Park 566 to diversify the user base and provide affordable living options for the local workforce.
  - ❑ Allocate space for **social enterprises** and cooperatives, particularly those run by marginalized groups, to ensure inclusive economic growth.

# 2.3. Urban Dynamics - Development Timeline



## Mid-Term (5–15 years)

- a) Develop adaptive reuse facilities and Cultural Corridor.
- b) Build urban ecological connections and mixed-income housing.
- c) Foster green entrepreneurship near the park.



## Short-Term (0–5 years)

- a) Launch pilot programs: circular economy markets, urban gardening.
- b) Start soil remediation and basic green infrastructure.
- c) Form Park Management Collective for governance.



## Long-Term (15+ years)

- a) Fully restored as a biodiversity hotspot and eco-tourism hub.
- b) Serve as a model for sustainable urban redevelopment.
- c) Attract regional visitors, boosting economic vitality.

# Reference part 2

- [Policy: Circular economy - City of Amsterdam](#)
- [Amsterdam Circular Strategy 2020-2025 | Knowledge Hub | Circle Economy Foundation \(circle-economy.com\)](#)
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### 3. Community-Centric Cultural Integration System





# 3.1. Community-Centric Cultural Integration System

This system envisions a dynamic interplay between social engagement and cultural preservation, fostering inclusivity and celebrating the industrial heritage of South Works while building strong community ties.

## Soft social mechanisms

e.g., participatory cultural activities, inclusive public programs

## Hard infrastructure

e.g., adaptive reuse of industrial structures



## A dual-layered system

To create spaces that integrate history with modern community needs.



# 3.1. Community-Centric Cultural Integration System

## Key Features:

1. **Cultural Hubs:** Multi-purpose spaces for education, events, and recreation incorporating industrial themes (e.g., repurposing steel mill facilities for museums, art spaces).
2. **Community Empowerment Framework:** Digital and in-person platforms for co-designing urban spaces and organizing cultural festivals celebrating industrial heritage.

**Envision reference:** The Foundry in East Cambridge, Massachusetts, is a repurposed industrial building transformed into a cultural hub, featuring makerspaces, a theater, and recreational facilities that celebrate its industrial heritage.



# 3.1. Community-Centric Cultural Integration System

## Key Features:

### 3. Smart Cultural Integration

**Tools:** Interactive augmented reality apps showcasing historical and cultural narratives in public spaces.



**Envision reference:** This study introduces an AR application that enhances cultural heritage experiences by overlaying historical and cultural narratives onto public spaces. The app provides an immersive way for users to explore and engage with cultural contexts, bridging digital content with real-world environments (Zhou et al., 2021).

## 3.2. Urban Dynamics

### Emergence of Social Bonds

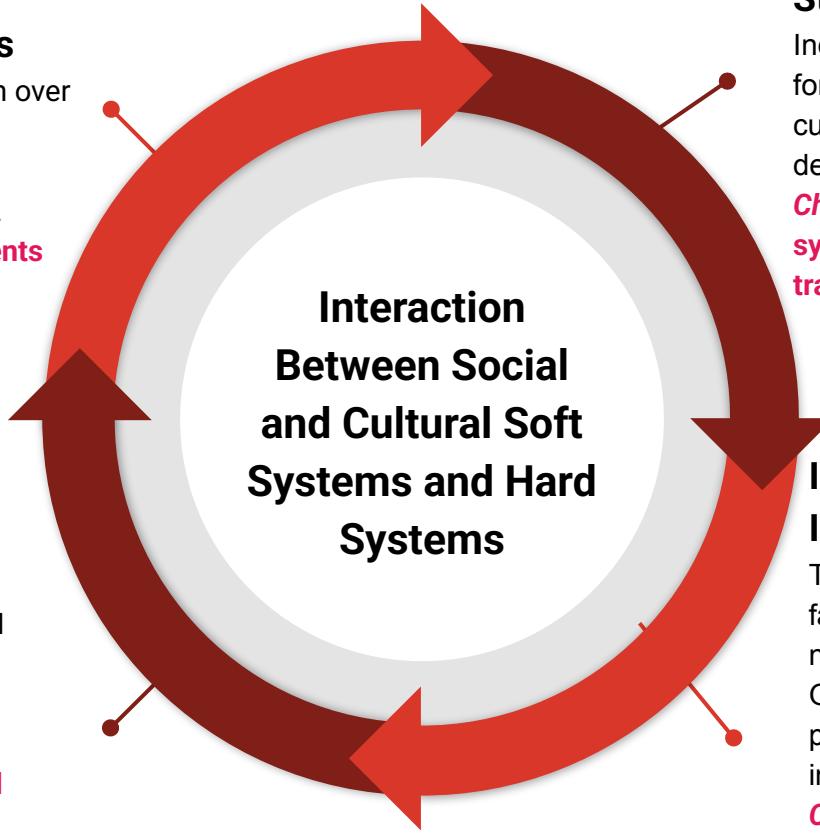
Increased community participation over time through neighborhood-driven festivals, industrial storytelling initiatives, and cultural workshops.

*Change: From passive local residents to active cultural contributors.*

### Hybrid Spaces for Interaction

Spaces like shared community kitchens, co-working areas, and open-air amphitheaters built on reclaimed industrial land.

*Change: From hard infrastructure evolves to support soft systems by enabling flexible use for diverse cultural and social events.*



### Strengthened Identity

Industrial pride evolves from being a forgotten legacy to a celebrated cultural identity driving local development.

*Change: From isolated cultural symbols to dynamic, living traditions.*

### Integration with Hard Infrastructure

Transformation of old steel mill facilities into adaptable cultural nodes.

Green corridors with embedded public art narrating the region's industrial evolution.

*Change: From lack of interactive, accessible cultural elements in public spaces*

## 3.2. Urban Dynamics - hypothetical timeline

### Original Design Started Year

SOM developed a vision for sustainable community that foregrounds renewable energy, zero waste, and biodiversity.



### Mid-Term (5–15 years)

Infrastructure like adaptive reuse facilities and mobile community hubs matures, fostering deeper cultural identity and social cohesion.



2025

2040

2010

2030



### Short-Term (0–5 years)

Initial engagement programs like participatory urban gardening linked to cultural storytelling attract local interest.



### Long-Term (15+ years)

The region becomes a model for culturally integrated urban design, drawing tourists and further revitalizing local economies.



# Reference part 3

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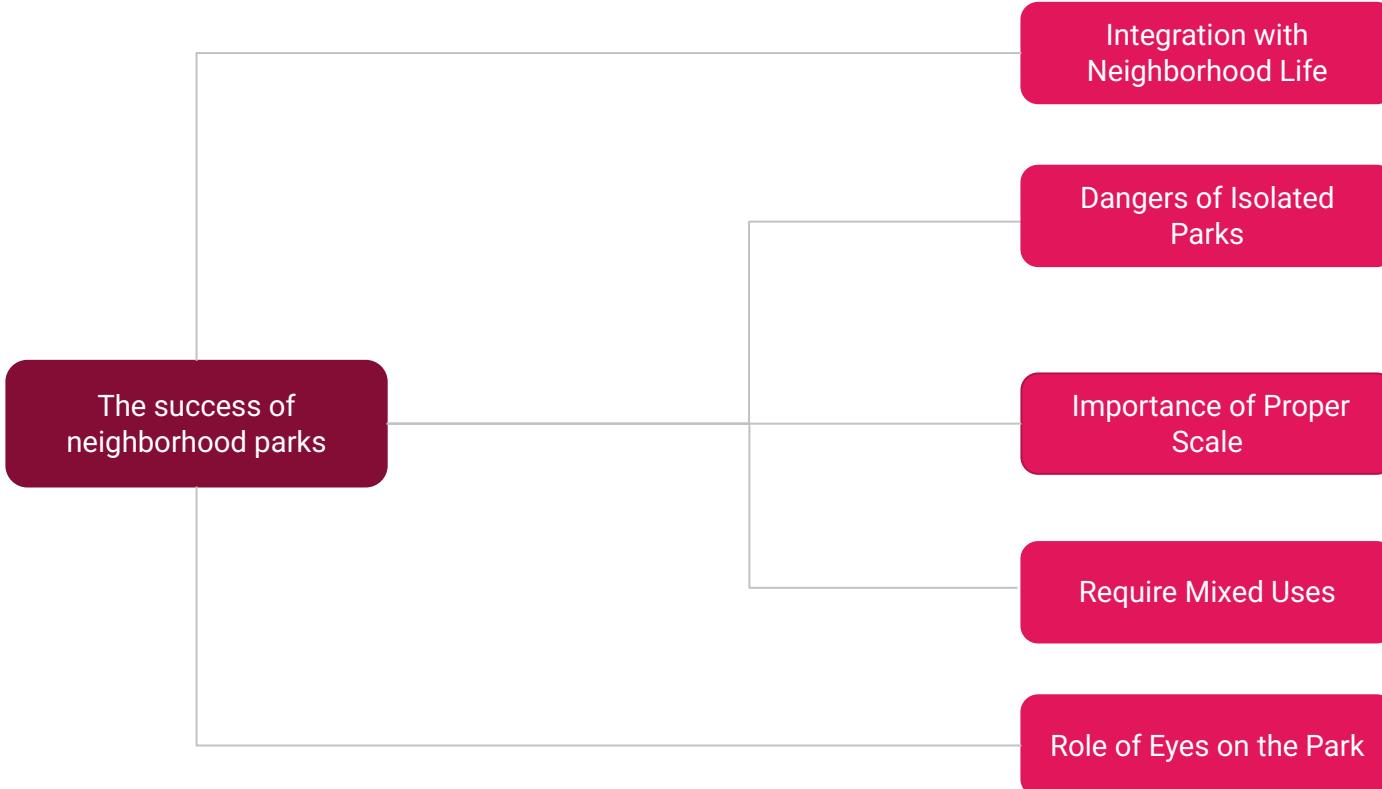
## 4. From Public Spaces to Immersive Realms:

Could Chicago Host the Next Disneyland?





# Recap: The uses of neighborhood parks





# A Theme Park for Chicago

## Economic Rationale:

- A theme park at the Chicago lakeside could generate significant tourism revenue, creating jobs and boosting local businesses.

## Urban Renewal:

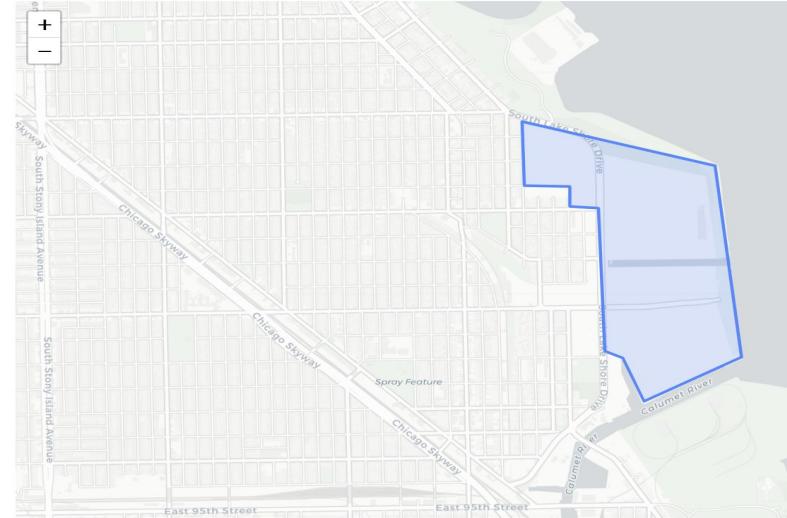
- Transforming the underutilized lakeside into a vibrant cultural and entertainment hub.
- Promoting adjacent infrastructure innovation like subway and bus stations.

## Global Brand Appeal:

- A global brand of theme park would elevate Chicago's status as a premier international destination.

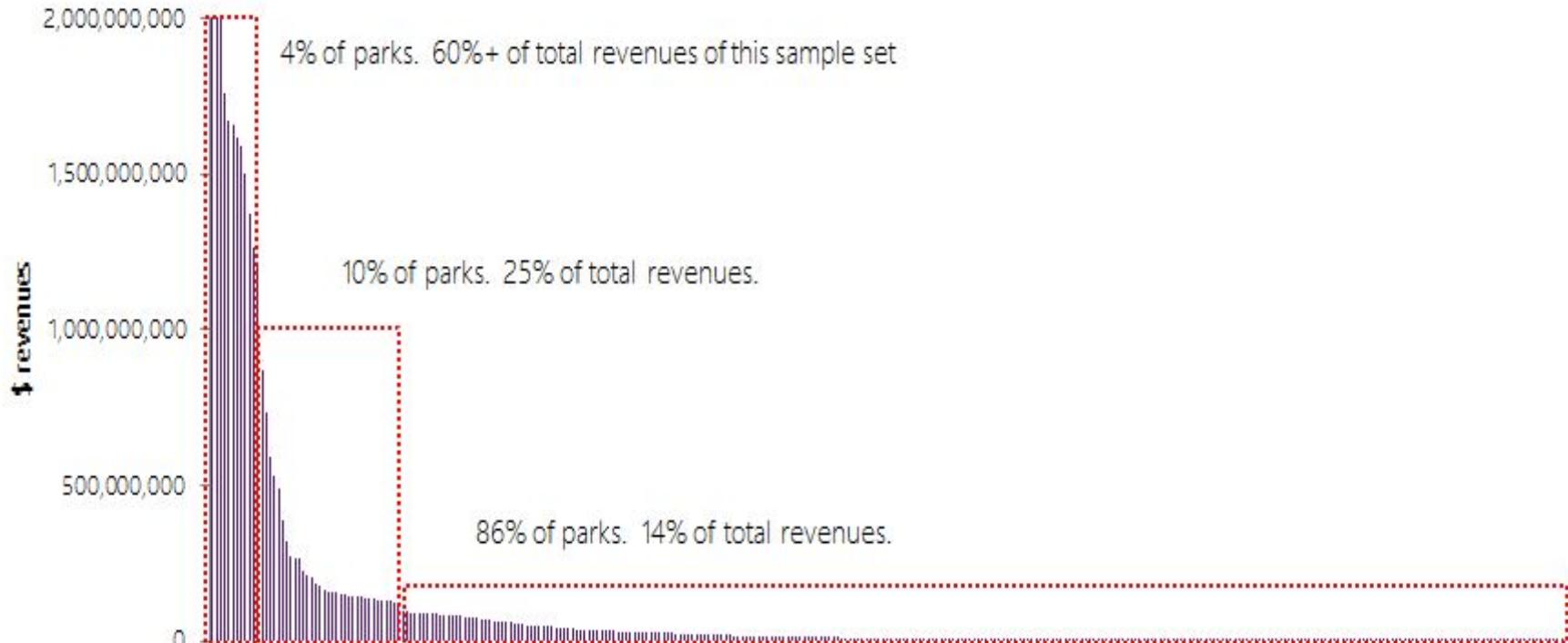
## Community Engagement:

- A theme park would offer family-friendly recreation while promoting community-centric cultural integration system.

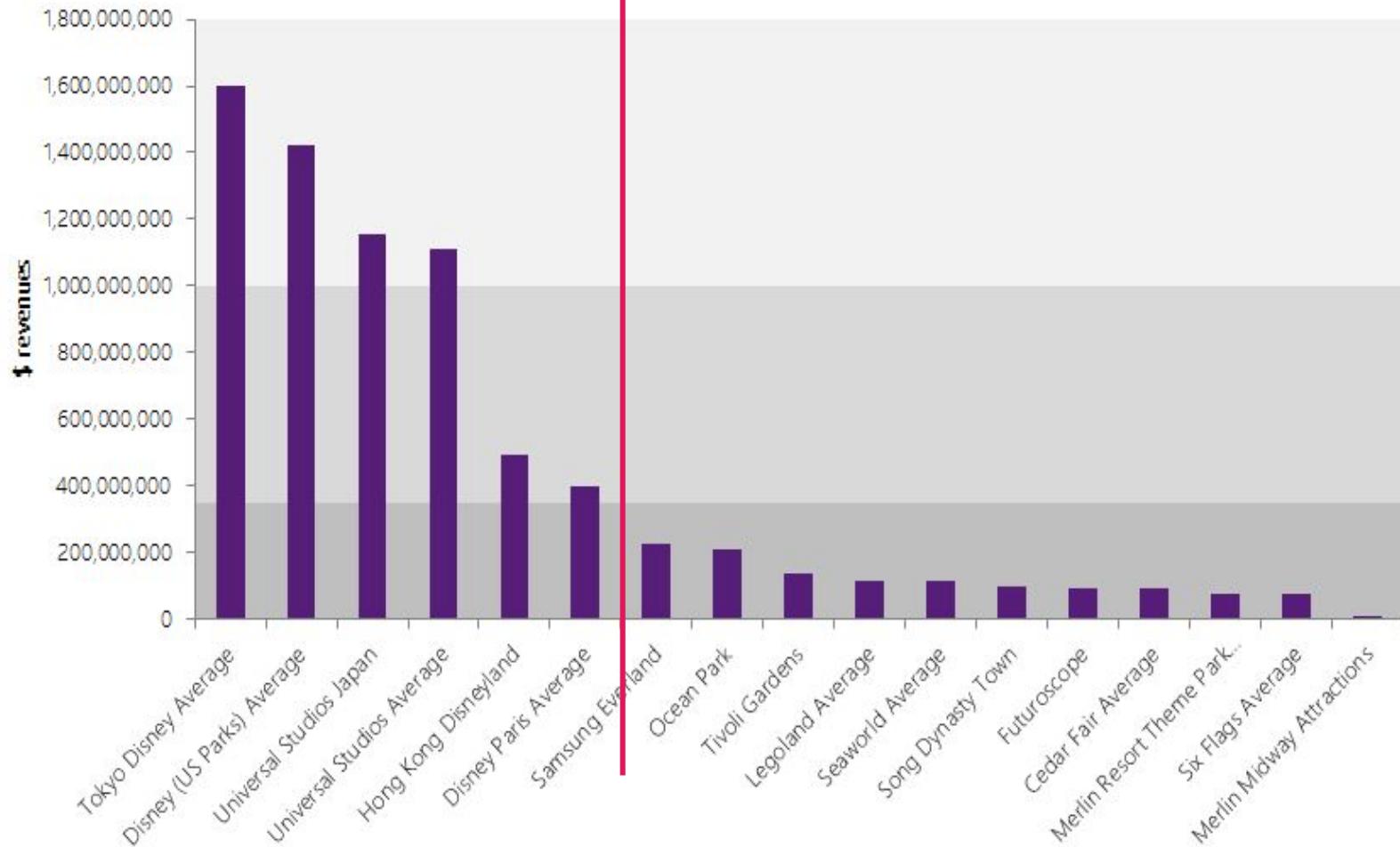




# Distribution of Annual Theme Park Revenues(327 Parks)



Source: The Park Database



# Traditional Park VS Theme Park

<b>Purpose and Function</b>	Public spaces designed for recreation, relaxation, and conservation of natural landscapes.	Commercial enterprises offering entertainment through themed attractions, rides, and experiences.
<b>Funding and Management</b>	Typically funded and maintained by government entities or non-profits.	Operated by private companies with profit motives.
<b>Economic Impact</b>	Provide indirect economic benefits through community well-being.	Directly stimulate the economy via tourism revenue, employment, and associated business growth.
<b>Cultural and Social Influence</b>	Reflect local culture and natural beauty.	Offer immersive experiences often based on global brands and storytelling.



# What a Theme Park Needs?

## 1) Location and Accessibility

**Transportation Links:** Importance of proximity to airports, highways, and public transit.

**Population Proximity:** Access to a large local and regional customer base.

**Tourism Appeal:** Potential to attract visitors from across the country and internationally.

## 2) Land and Infrastructure

**Space Requirements:** Availability of ample land for park development and future expansion.

**Utilities and Services:** Existing infrastructure for water, electricity, and sewage.

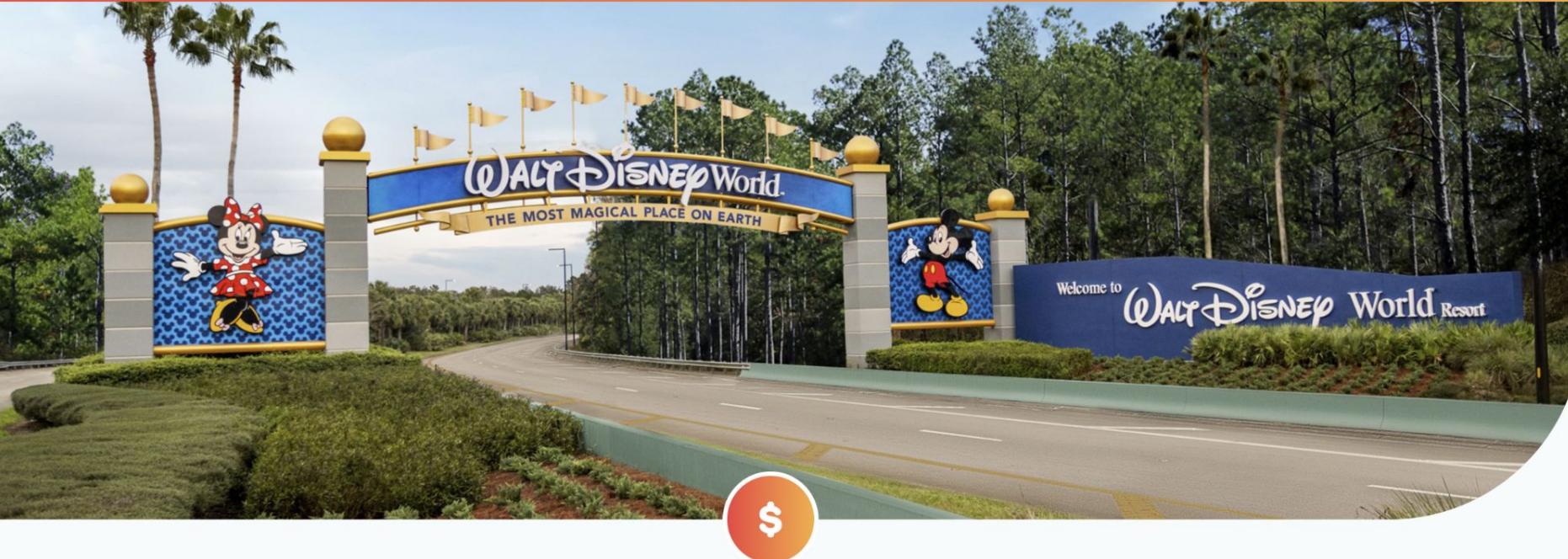
## 3) Regulatory and Government Support

**Zoning and Permits:** Ease of obtaining necessary approvals.

**Incentives:** Possibility of tax breaks or subsidies from local authorities.

**Partnership Opportunities:** Potential collaborations with city officials or local businesses.

# Could a Disneyland fit in Southern Chicago?



# Envisage: Disneyland

## Key Takeaways from Current Disneyland Locations:

- **Proven Success in Diverse Markets:** From Anaheim to Shanghai, Disneyland adapts to local cultures while maintaining global appeal.
- **Economic Catalyst:** Each park drives tourism, job creation, and urban development.
- **Global Brand Strength:** The Disney name ensures widespread attention and customer loyalty

## Why Chicago?

- Eastern Central location in the U.S., with excellent transportation links, rare competence with other theme parks and a rich cultural history.
- A 600-acre lakeside park could integrate Chicago's architectural and urban identity into Disney's storytelling. (Disneyland in Anaheim, California is around 500 acres)

# Disney

## Around the World



Disneyland  
California Adventure  
Magic Kingdom  
EPCOT Center  
Hollywood Studios  
Animal Kingdom

Disneyland Paris Park  
Walt Disney Studios Park  
Tokyo Disneyland  
DisneySea  
Hong Kong Disneyland  
Shanghai Disneyland

*Family Travel Fever*

# Impact on Host Cities of Disneyland

For every **\$1 billion Disney invests in the Disneyland Resort**, the community benefits:

	Anaheim		California	
	Construction Period (4 years) (total)	Operations (annual)	Construction Period (4 years) (total)	Operations (annual)
 <b>Jobs</b>	<b>4,480</b>	<b>2,292</b>	<b>7,836</b>	<b>3,634</b>
 <b>Tax Revenues</b>	<b>\$11M</b>	<b>\$15M</b>	<b>\$66M</b>	<b>\$21M</b>
 <b>Economic Output</b>	<b>\$1.1B</b>	<b>\$253M</b>	<b>\$1.9B</b>	<b>\$508M</b>



# Impact on Host Cities of Disneyland

## Enabling More Firefighters, Police Officers, Park & Road Improvements

Each time Disney invests \$1 billion in creating new theme park and entertainment experiences, it provides new incremental revenue to the City that would be available for new City services and programs that have a direct benefit to Anaheim residents. While ultimately these are City decisions, to understand the magnitude, the tax revenue from each \$1 billion investment is equivalent to the following:



Four New Fire Companies



Four-acre Park and  
One Year of  
Operation Costs



44 New Police  
Officers



More Than 100  
Miles of Road  
Improvements

OR

OR



# Opportunities and Challenges

## Economic Boost:

- Significant tourism revenue, potentially over \$1 billion annually.
- Creation of thousands of jobs.
- Stimulus for local businesses like hotels, restaurants, and retail.

## Urban Revitalization:

- Transforming an underutilized lakeside area into a vibrant cultural and entertainment hub.
- Enhancing Chicago's global reputation as a premier tourism destination.

## Community Benefits:

- Development of family-friendly recreation options for local residents.
- Opportunities for cultural and educational programs within the park.

## Civic Infrastructure Development:

- Improvements in transportation, public transit, and utilities driven by park development.

## Financial Investment:

- High upfront costs for land acquisition, construction, and infrastructure.
- Coordination between private entity and local government could lead to disagreements on project priorities, funding allocations, or operational oversight.

## Environmental Concerns:

- Potential ecological impact on the lakeside area and Lake Michigan.
- Need for sustainable practices in construction and park operations.

## Community Pushback:

- Potential opposition from the local regarding noise, traffic, or commercialization.
- Addressing concerns of gentrification and displacement in nearby neighborhoods.
- Significant Investment on public security in southern Chicago.



# Reference part 4

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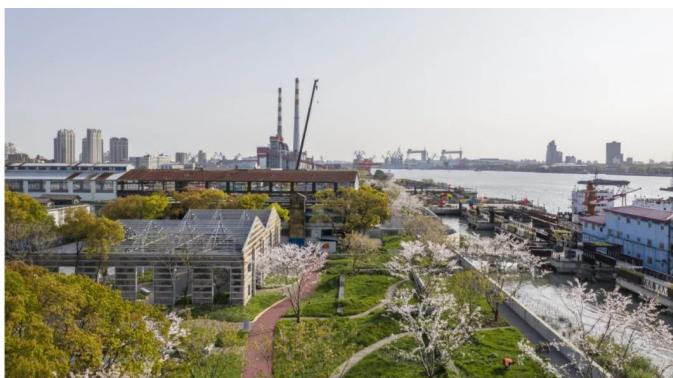


# Thank you!

## Q&A



Before



After

## 2.1. Historical Continuity and Cultural Preservation

### Case 1: The transformation of the industrial heritage along Shanghai's Yangpu Riverside

By preserving and repurposing the area's industrial past, the project successfully connects generations and fosters a deeper sense of place and continuity.



# 2.1. Historical Continuity and Cultural Preservation

**Case 2: Commemorating Industrial Heritage Through Memorial Preservation - The Steelworkers Veterans Memorial in Bethlehem, Pennsylvania**

- How industrial heritage can be preserved while honoring the contributions of veterans.

- By **rededicating the Steelworkers Veterans Memorial**

Commemorates the legacy of steelworkers.

Reinforces the historical and cultural significance of industrial sites for future generations.





## 2.1. Historical Continuity and Cultural Preservation

Cultural identity plays a significant role in shaping urban environments that reflect the values and traditions of local communities (Tweed & Sutherland, 2007).

The park design neglected to incorporate cultural and historical features that would engage local communities and honor South Chicago's industrial history.

It was a chance to foster pride in the area's cultural identity, but this was overlooked.

### Key Points:

- No community-driven cultural programs.
- Industrial history could have been used as a theme for public art, exhibitions, or even small museum-like installations.



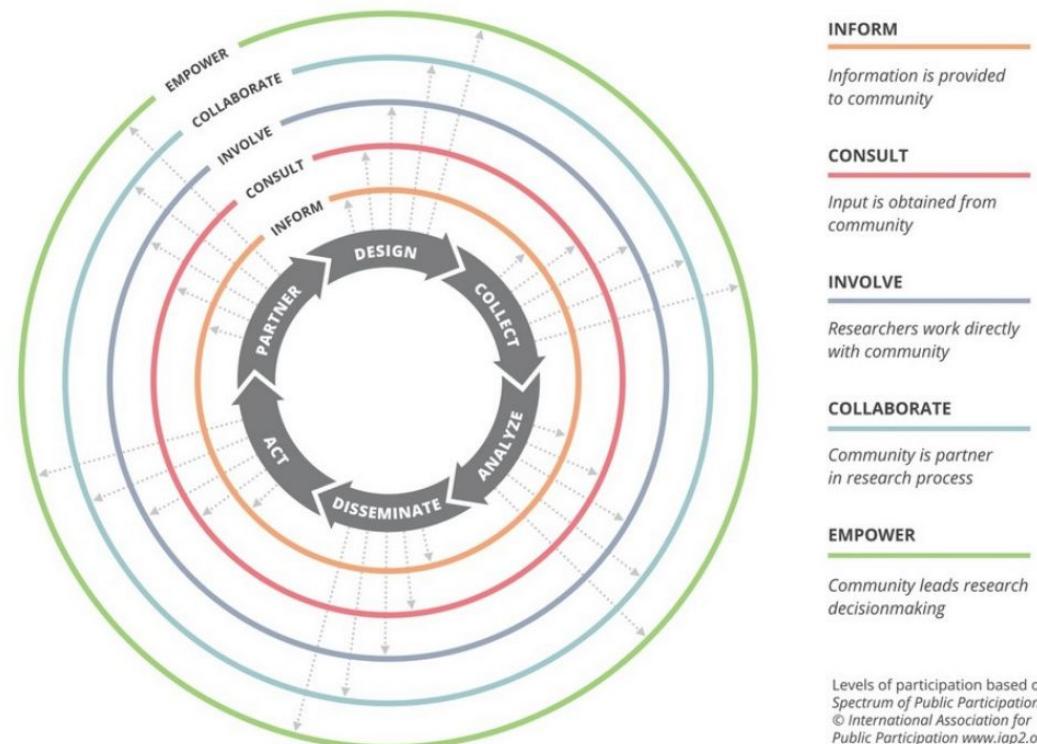
## 2.2. The Role of Community Participation in Cultural Spaces

### Key Insights:

- Deeper engagement leads to greater community agency and inclusivity.
- Higher levels of participation allow for **redistribution of power** and **collective action** in design and research.
- Participatory approaches **resist traditional top-down structures**, fostering environments where diverse voices shape outcomes.

### Participation Choice Points in the Research Process

At each step in the research process, there is a choice about the degree of participation. The choice guides the selection of research methods and tools.



## 2.2. The Role of Community Participation in Cultural Spaces



## 2.2. The Role of Community Participation in Cultural Spaces

The High Line in New York exemplifies community-driven design in a reclaimed industrial space (Garon, 2019).

Initially an elevated rail line, it was transformed with active public engagement into **a park that includes gardens, art installations, and free events**, making it a vibrant cultural hub.

The High Line project **involved public feedback and workshops**, aligning with a collaborative approach that preserved industrial heritage while creating an inclusive public space.







# Current Street View





# Current Street View





# Current Street View





# Current Street View





# Death and Life of Great American Cities —Jane Jacobs

Jane Jacobs, OC, O.Ont (May 4, 1916 – April 25, 2006) was an American-born Canadian writer and activist with primary interest in communities and urban planning and decay. She is best known for *The Death and Life of Great American Cities* (1961), a powerful critique of the urban renewal policies of the 1950s in the United States. The book has been credited with reaching beyond planning issues to influence the spirit of the times.

Along with her well-known printed works, Jacobs is equally well-known for organizing grassroots efforts to block urban-renewal projects that would have destroyed local neighborhoods. She was instrumental in the eventual cancellation of the Lower Manhattan Expressway, and after moving to Canada in 1968, equally influential in canceling the Spadina Expressway and the associated network of highways under construction.





# Key insights from Chapter 5: The uses of neighborhood parks

The success of  
neighborhood parks

Integration with  
Neighborhood Life

Dangers of Isolated  
Parks

Importance of Proper  
Scale

Require Mixed Uses

Role of Eyes on the Park



# Integration with Neighborhood Life

*"In short, Rittenhouse Square is busy fairly continuously for the same basic reasons that a lively sidewalk is used continuously: because of functional physical diversity among adjacent uses, and hence diversity among users and their schedules."*

*(Jacobs, 97)*



# Dangers of Isolated Parks & Role of Eyes on the Park

Statistic	South Chicago /100k People	Chicago /100k People	Illinois /100k People	National /100k People
Total crime	5,441 (estimate)	3,673	1,970	2,324
Murder	n/a	22.8	7.8	6.3
Rape	n/a	51.8	48.1	40.0
Robbery	n/a	337.4	84.7	66.1
Assault	n/a	128.0	146.7	268.2
Violent crime	1,066 (estimate)	540	287	370
Burglary	n/a	287.5	208.5	269.8
Theft	n/a	2,046.4	1,192.7	1,401.9
Vehicle theft	n/a	799.0	281.6	282.7
Property crime	4,375 (estimate)	3,133	1,683	1,954

South Chicago crime rates are not available from the FBI's UCR (uniform crime reporting) program, as a result, estimates are displayed in the table above. The crime reporting program from the FBI does cover more than 98% of the larger metropolitan areas, which represents more than 309 million U.S. residents. This data is gathered from more than 18,000 law enforcement agencies which include tribal, state, county, college, university and city levels. However, the FBI does not report crime on a neighborhood level, therefore estimates were used to calculate the South Chicago crime data. These estimates take into account the overall Chicago crime rates (violent and property), as well as multiple other factors which include: poverty rates, unemployment rates, income, educational achievement, home prices, rent prices and population density. To view crime rates on a block group level, the South Chicago crime map below provides a hyper-local overview of all crimes reported throughout Chicago.

## Lack of Foot Traffic:

- Isolated parks do not attract enough people, leading to underutilization and an unsafe atmosphere.

## Increased Risk of Crime:

- Without regular surveillance ("eyes on the park"), these spaces can become hotspots for undesirable behavior and crime.

## Absence of Community Engagement:

- Parks disconnected from neighborhood life do not foster community identity, making them feel irrelevant and unused. In our case, only the newly built neighborhood would be the primary users.

# Importance of Proper Scale



## PARK 566

	Square Feet	Acres
Parcel 1a	187,083	4.295
Parcel 2a	481,322	11.050
Parcel 3	617,308	14.171
Parcel 4a	991,638	22.765
Parcel 4b	784,079	18.000
Total Area Surveyed	3,061,430	70.281

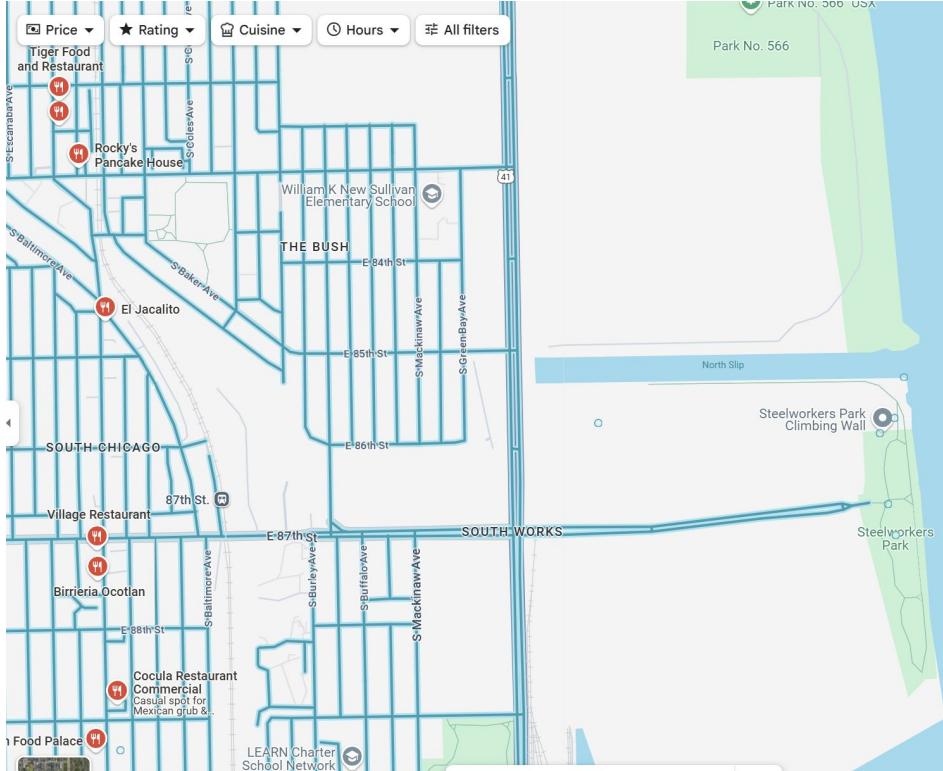
Small neighborhood parks, when integrated into the urban grid and close to residents, can be more successful than large, sprawling parks, allowing residents to spontaneously visit and enjoy them as part of their daily routines.



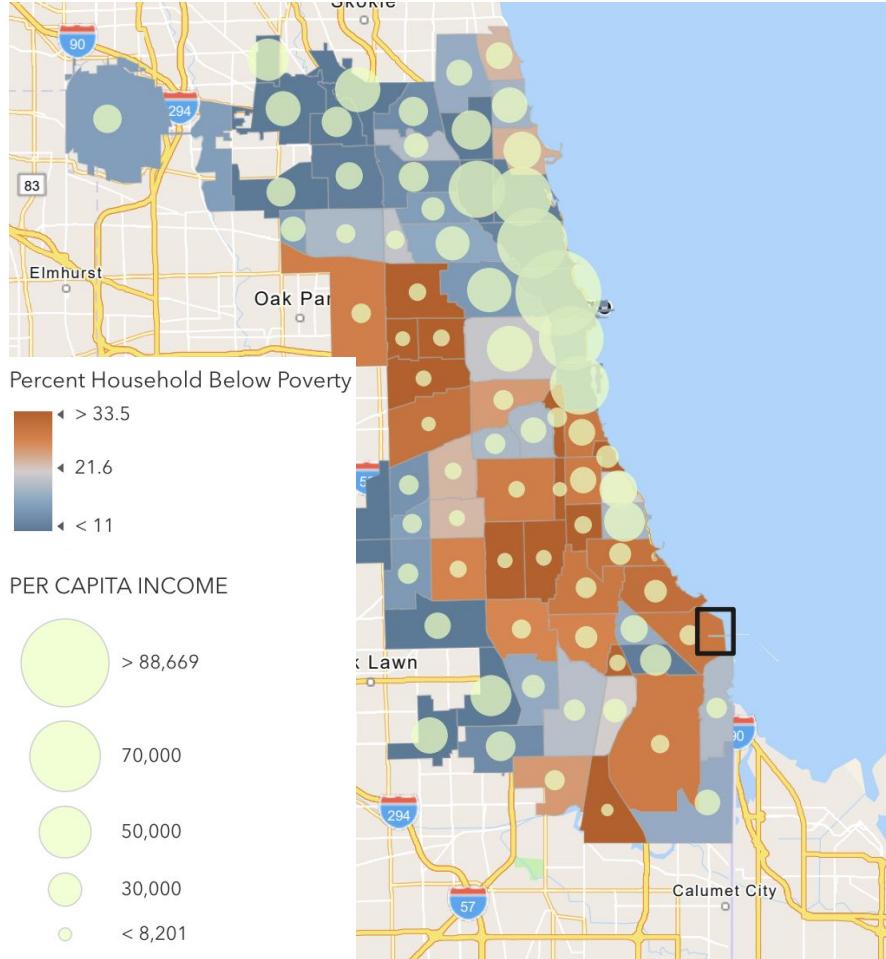
# Require Mixed Uses

*“The uses that directly surround the park include the Central Library, two churches, the Masonic temple. Residential apartments, government offices, the Sports Hall of Fame, office towers, a barber shop, the Hotel Saskatchewan, and several restaurants, lunch spots, and cafes...”*

(Jacobs, 110)



**3.**



## Local Economic Challenges

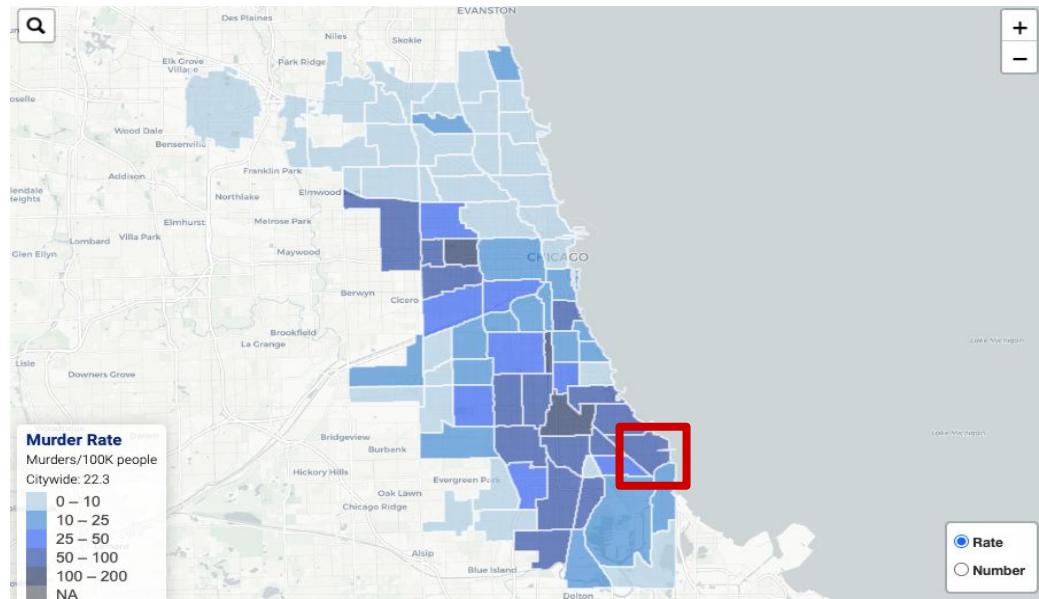
- Poverty
- Unemployment
- Under-education

2008-2012	South Chicago Stats
Percent Households Below Poverty	29.80%
Percent Aged 16+ Unemployed	19.70%
Percent Aged 25 Without High School Degree	26.60%
Per Capita Income	16,579

- 2023 Real estate vacancy rate: 35.8%

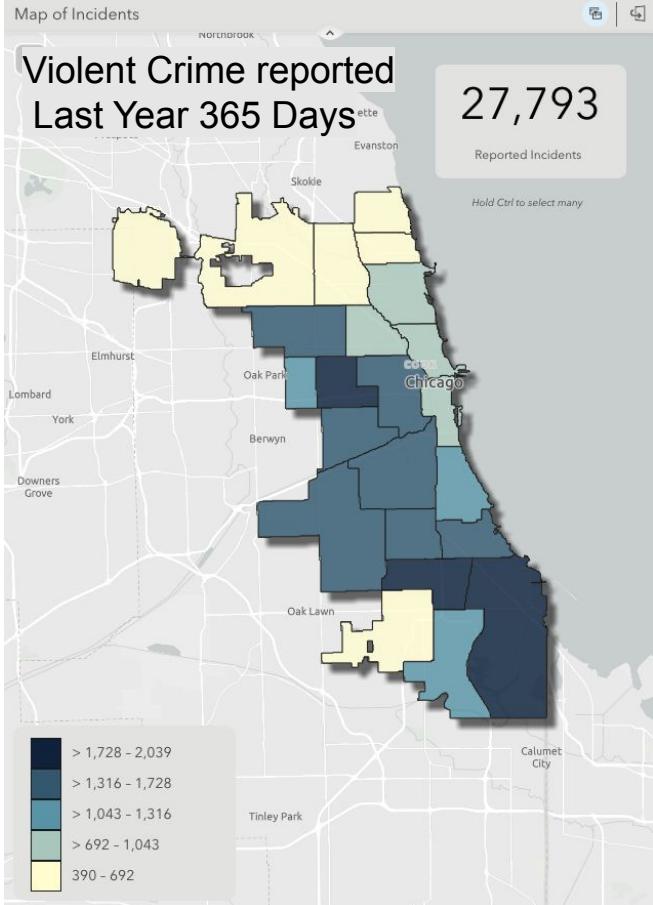


# Social Challenges



Homicide Rate at  
East Chicago South  
Per 100k population

	Rates	Chicago overall
2020	85.2	28.1
2021	44.4	29.66
2022	74.1	26.07
2023	59.3	22.85





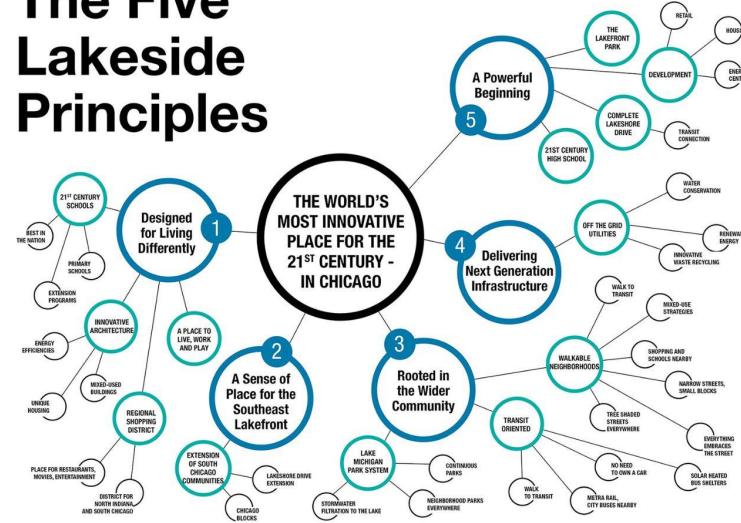
## The Success of Chicago

- Benefits of density while still remaining affordable and pleasant.
- information-intensive industries
- high-quality, attractive real estate
- Plenty of offices

— Glaeser, *Triumph of the City*



## The Five Lakeside Principles



Is Lakeside Master Plan following the **success** pattern of Chicago?



# Transformation of Community Proposed by Lakeside Master Plan

## Housing

13,575 new homes  
50,000 new residents



- a series of neighborhoods, each built around a “center” with restaurants, a school, a dry cleaner, and boutiques
- 1,500-boat marina and harbor
- Waterfront parks, public-use lands

## Jobs

17,500 square feet of retail  
and commercial space



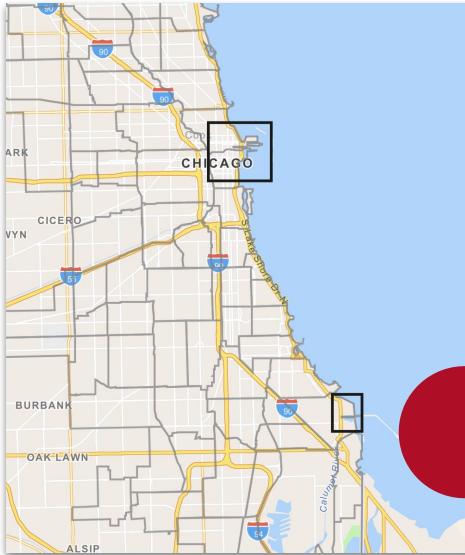
- New retail and commercial will create permanent jobs
- The innovation zone will create industries and employment

## Education

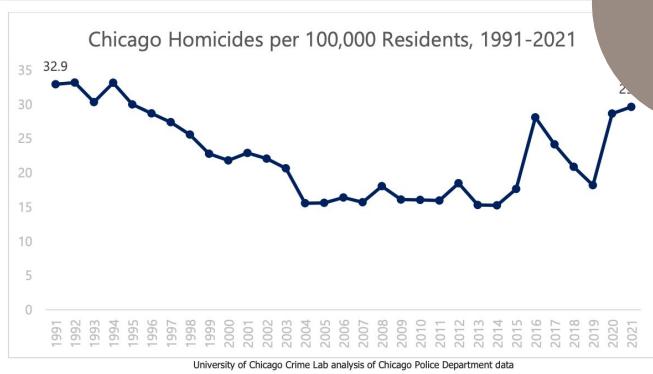
New High School



- EPIC Academy Charter School
- Chicago Public Schools' Sullivan Elementary School



## Failure to Address Critical Challenges

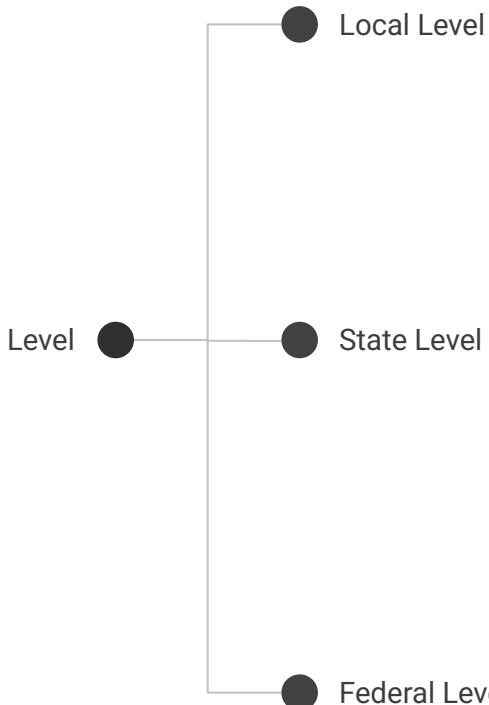


# **4. Political and Governance Systems**



## 4. Political Systems

# Regulatory framework



The Official Website of the  
**CHICAGO PARK DISTRICT**

<https://www.chicagoparkdistrict.com/>



Illinois  
Department of  
**Natural  
Resources**



<https://dnr.illinois.gov/>



[National Oceanic and Atmospheric  
Administration \(noaa.gov\)](http://National Oceanic and Atmospheric Administration (noaa.gov))

- The District oversees the **restoration and construction of the park**, ensuring it fits within the city's broader green space plans.
- They also manage **land acquisition** and the development of nature trails, landscaping, and amenities.
- **Community involvement** is encouraged through advisory councils and public engagement during the planning phase

- the Illinois Department of Natural Resources is involved in the project, notably through initiatives like the "**Mud to Parks**" program. This program repurposes sediment from Illinois rivers to improve soil quality in former industrial areas like Park 566

- the National Oceanic and Atmospheric Administration (NOAA) **contribute grants** to support restoration efforts, which is essential for environmental conservation projects.

# Regulatory framework



# 4. Political Systems

CORNELL  
TECH

HOME OF THE  
JACOBS  
INSTITUTE



## Regulation impact

### Land-Use Regulations



The area is part of Chicago's planned development zoning.

The Chicago Department of Planning and Development (DPD) oversees zoning compliance to ensure the park's layout fits into broader urban development strategies. This includes green space integration and maintaining the lakefront's accessibility to the public

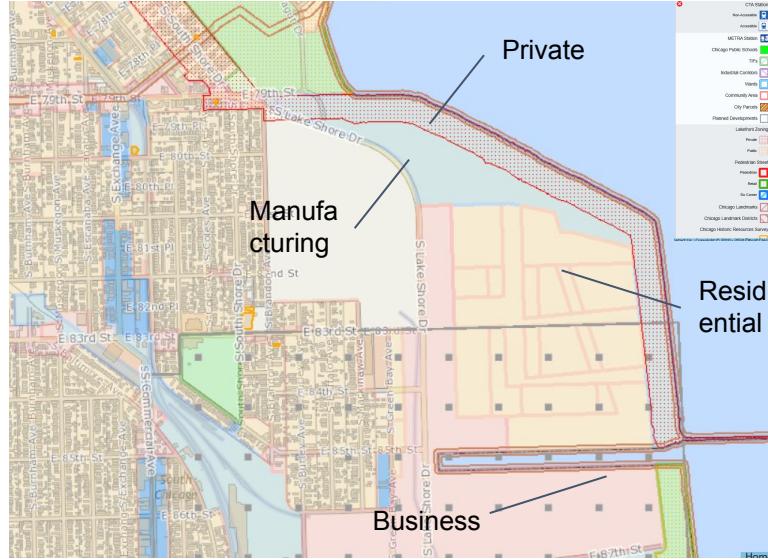


The Illinois Department of Natural Resources' **"Mud to Parks"** program, which recycles sediment from Illinois rivers to restore soil quality, has been instrumental in making the land viable for park development.

In March 2013, Illinois Governor Pat Quinn appointed the Millennium Reserve Steering Committee to unite civic, community, and business leaders around significant regional initiatives. Numerous partners are supporting projects to advance the **Millennium Reserve** vision.

### Environmental Protections

### Urban Developmen t Guidelines



[City of Chicago: Zoning Website](#)

The park is part of Chicago's broader lakefront development vision, which aims to create interconnected green spaces. As part of this vision, Park 566 must comply with guidelines related to accessible trails, wildlife habitats, and integration with surrounding parks.

# Political and regulatory reason for its failure

Financial Ambition

McCAFFERY

McCaffery

\$4 billion too ambitious

“all that’s beyond our paygrade”  
— President Woodbury

Corporate Realignment



U.S. Steel

changes in leadership

realignment of priorities

Bureaucratic Complexity



city of Chicago

Coordination with various agencies and stakeholders

lead to serious delays and complications in approvals

Possible reasons

Environmental Remediation

Bureaucratic Challenges

Political and Institutional Complications

Funding Gaps

Community and Environmental Justice

## 4. Political Systems

# Political and regulatory reason for its failure

## Environmental Remediation

The site has a long history of industrial use, which left behind significant contamination. The area was filled with slag, debris, and industrial waste from the steel manufacturing processes. Cleaning up this land to make it suitable for public use is a costly and time-consuming process. Regulatory hurdles regarding environmental safety, soil remediation, and hazardous waste management slow down development



## Bureaucratic Challenges

The involvement of multiple agencies at the local, state, and federal levels complicates the process. The Chicago Park District, NOAA, the Illinois Department of Natural Resources, and various city planning departments need to collaborate effectively. Coordinating funding, land acquisition, and development plans across these bodies introduces delays due to different bureaucratic processes



## Funding Gaps

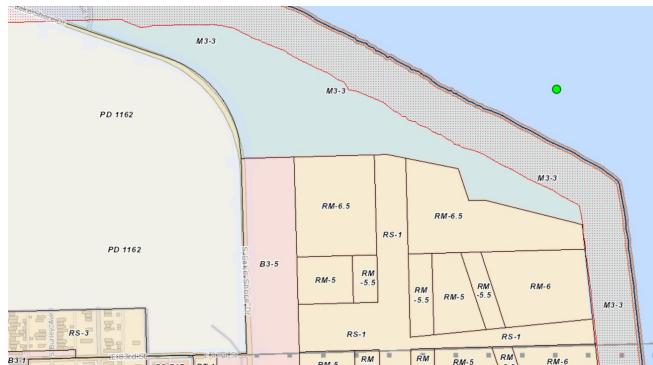
Despite receiving grants from NOAA and other agencies, the long-term nature of the park's transformation requires consistent financial support. Economic priorities may shift over time, resulting in budget constraints that delay progress. Additionally, the Chicago Park District's capital improvement plan focuses on numerous projects, meaning Park 566 competes with other city parks for resources



# Political and regulatory reason for its failure

## Political and Institutional Complications

Park 566's development has also been affected by broader political and institutional hurdles, particularly related to **zoning and land use policies**. Historically, the area has been designated as part of the Calumet Industrial Corridor, limiting its transformation into a green space. Efforts to change the area's industrial identity and to address environmental justice issues have faced resistance from both the city and industrial interests



## Community and Environmental Justice

There is significant community concern about environmental justice in the area. The Southeast Side of Chicago, where Park 566 is located, has long been burdened by polluting industries, disproportionately impacting **minority communities**. Local advocacy groups have raised concerns that the city has not done enough to mitigate the environmental impacts on these communities while trying to develop the park. This has led to tensions between city officials, developers, and local residents



During February and March of 2015, Chicago Park District hosted three meetings, aimed at developing a vision for Park 566 and to build consensus for potential use.



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