

# **Transform Brownfield:**

## **—Site Analysis for Damen Silos**

Fengling Hu  
UP494 Neighborhood Analysis

## Project Background

The aim of the project is to provide an analysis for my landscape design project —— Damen silos.

Damen Silos site has been abandoned since the 1970's. The large scale and robust construction of the remaining silos make them expensive to renovate or demolish.

As the south branch of the river has become and increasingly remediated landscape the Damen Silos site has an opportunity to be transformed into a dynamic new public park and become an integral part of Chicago existing public.



## Understand the Surrounding “PUBLIC”

To provide a **social-economic background** for reusing Damen Silos as a **public park** that can potentially connect it to the public and increase the site's dynamic, the research will focus on three aspects:

- The existing land use around Damen Silos
- The economic characteristics of surrounding residents
- The demographic characteristic of surrounding residents

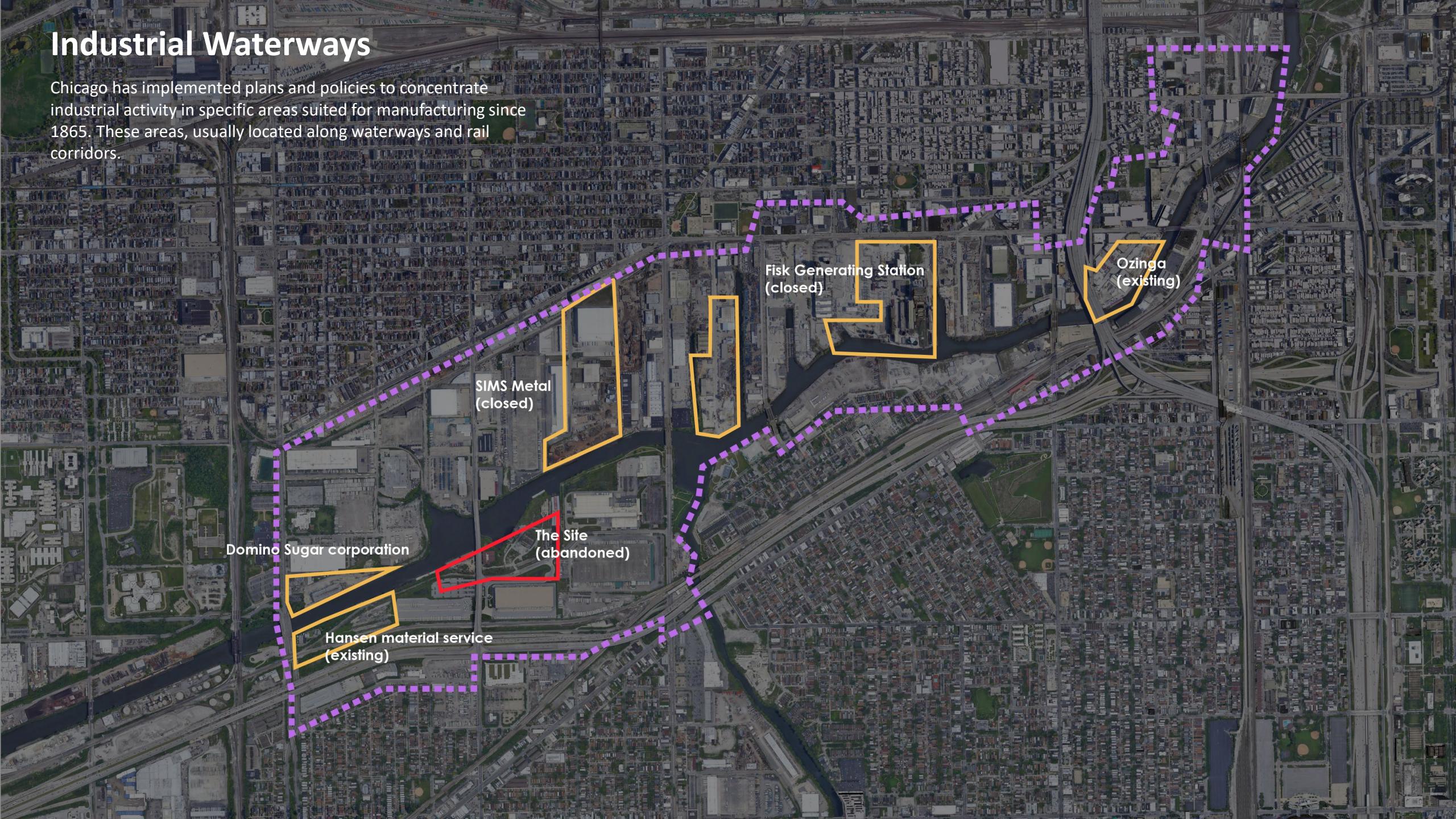


1

## **The existing land use around Damen Silos**

# Industrial Waterways

Chicago has implemented plans and policies to concentrate industrial activity in specific areas suited for manufacturing since 1865. These areas, usually located along waterways and rail corridors.



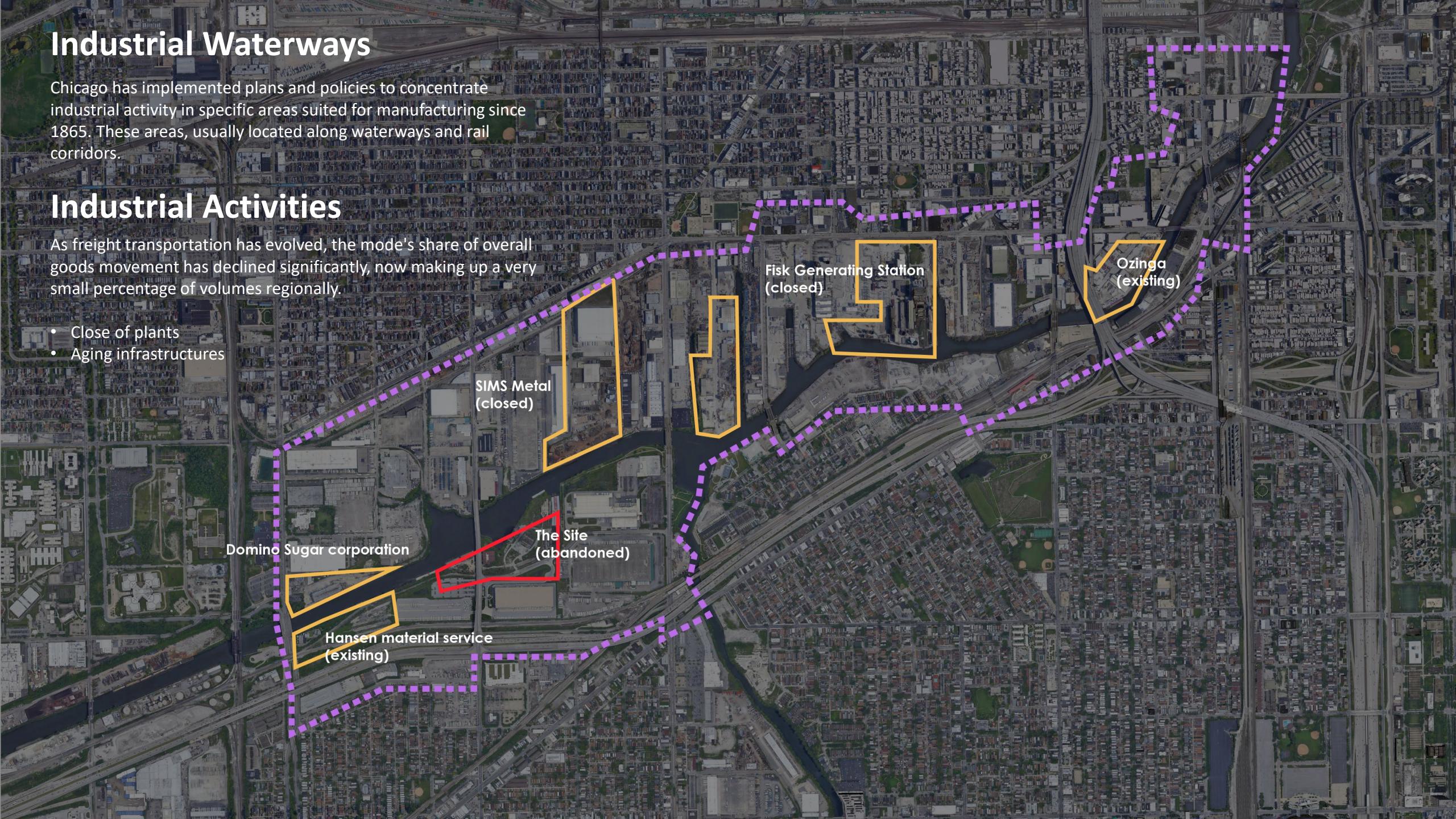
# Industrial Waterways

Chicago has implemented plans and policies to concentrate industrial activity in specific areas suited for manufacturing since 1865. These areas, usually located along waterways and rail corridors.

## Industrial Activities

As freight transportation has evolved, the mode's share of overall goods movement has declined significantly, now making up a very small percentage of volumes regionally.

- Close of plants
- Aging infrastructures



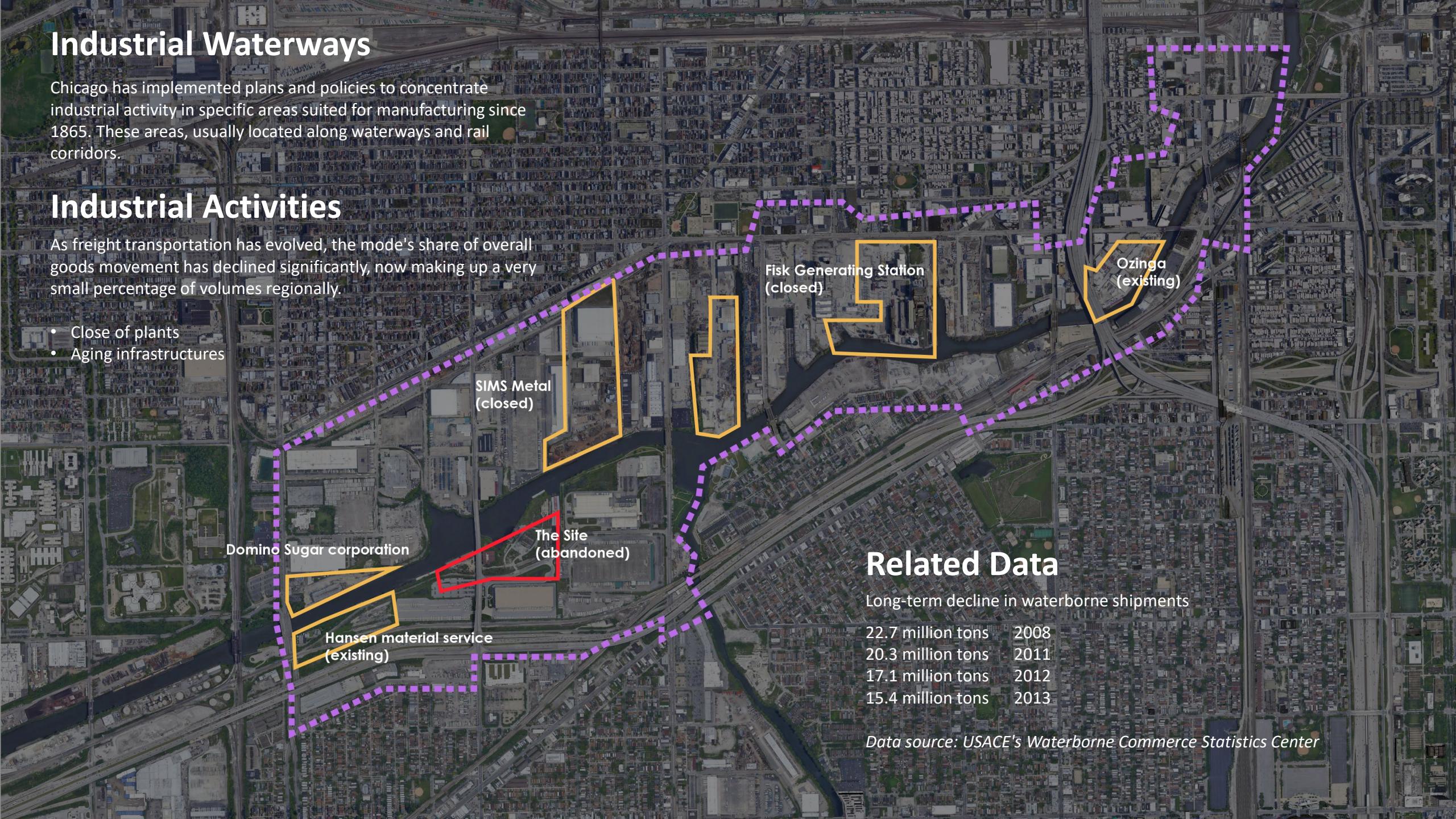
# Industrial Waterways

Chicago has implemented plans and policies to concentrate industrial activity in specific areas suited for manufacturing since 1865. These areas, usually located along waterways and rail corridors.

## Industrial Activities

As freight transportation has evolved, the mode's share of overall goods movement has declined significantly, now making up a very small percentage of volumes regionally.

- Close of plants
- Aging infrastructures



## Related Data

Long-term decline in waterborne shipments

22.7 million tons	2008
20.3 million tons	2011
17.1 million tons	2012
15.4 million tons	2013

Data source: USACE's Waterborne Commerce Statistics Center

# From industry to recreation

The grain elevator was built	<b>Early 1800's</b>	
a fire broke out at the grain elevator and then rebuilt with concrete.		1st fire <b>1832</b>
		2nd fire <b>1905</b>
spontaneous combustion killed several workers and consumed the entire building		
Another large explosion caused significant damage to the grain elevator		3rd fire <b>1977</b>
Auction	The site was auctioned for \$17.3 million in	<b>2007</b>
	but failed to find a buyer.	
	Film making	<b>2013</b>
Another large explosion caused significant damage to the grain elevator		

**1784** The first permanent European settlement was established near the mouth of the Chicago River

**1836** The City of Chicago was founded

**1848** the Illinois & Michigan Canal has been completed

**1850** The Board of Trade reorganized in 1850 to conform to a law governing boards of trade passed by the Illinois General Assembly in 1849.

**1905**

**1960** Chicago river had become a focus of industrial development, with an emphasis on meat packing and lumber. At the same time, population growth led to increasing pollution.

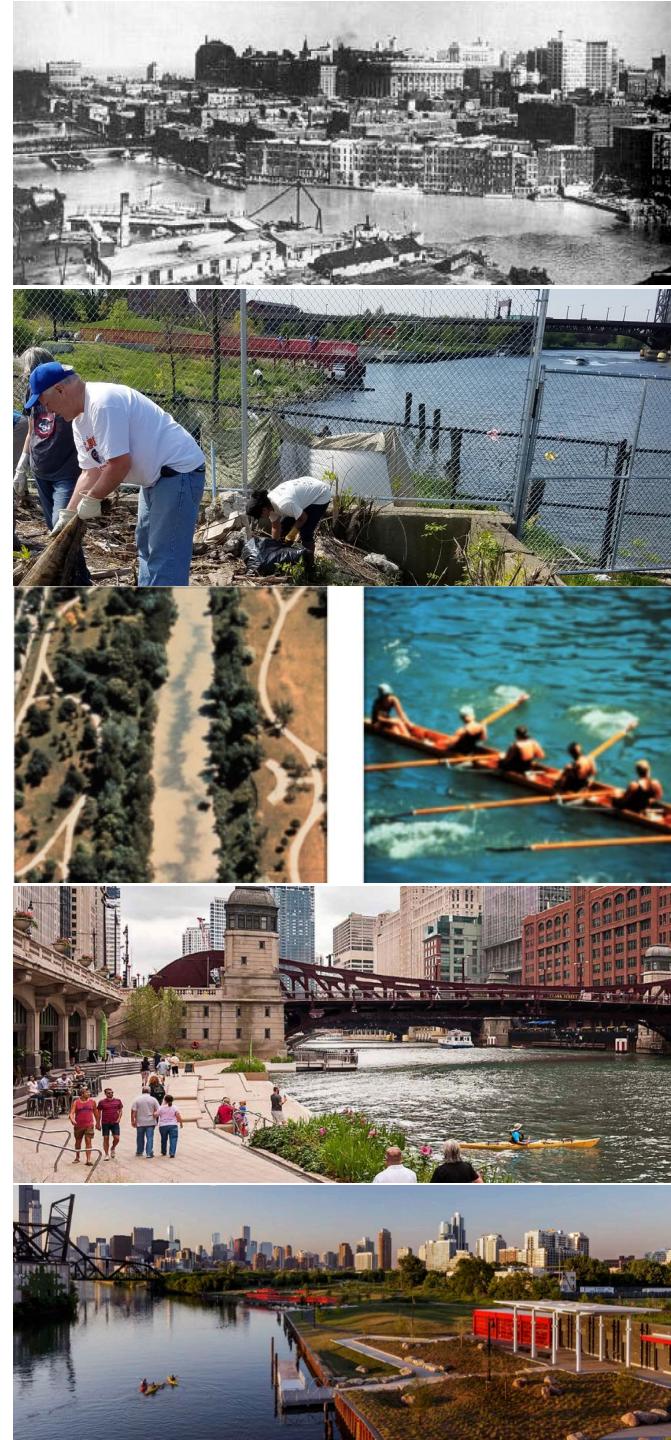
**1977**

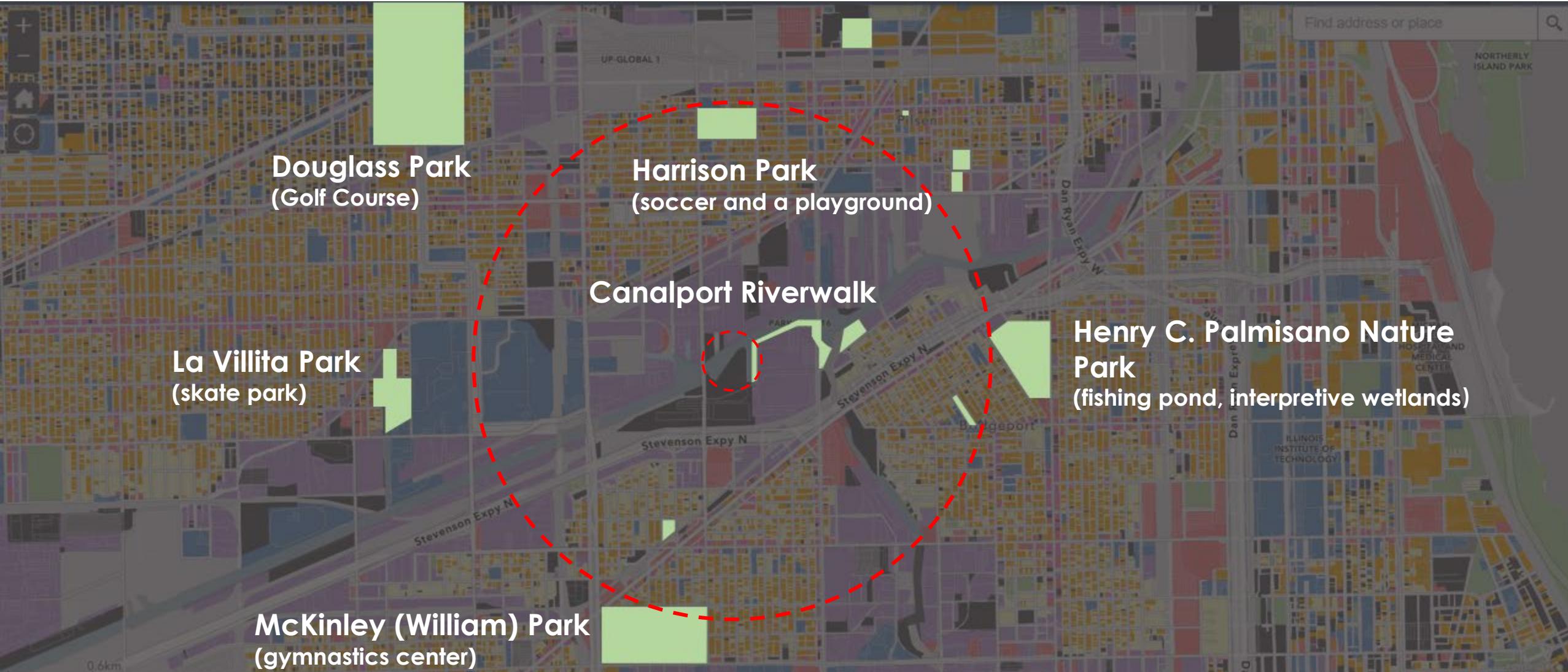
**1999** the Chicago River Corridor Development Plan was released.

**2001** Chicago River Design Guidelines was released.

**2007**

**2013**





Find address or place 

Commercial Zoning is taking of some of the industrial zoning



**The existing land use around Damen Silos:  
is transforming to mixed-use public spaces**

## **2**

### **The demographic characteristic of surrounding residents**



Pilsen community

Bridgeport community

Site location

McKinley Park community

# Background of Surrounding Communities

**Pilsen:** 8435, 8413, 8432, 3011, 3012, 8407, 8412, 3017, 3019

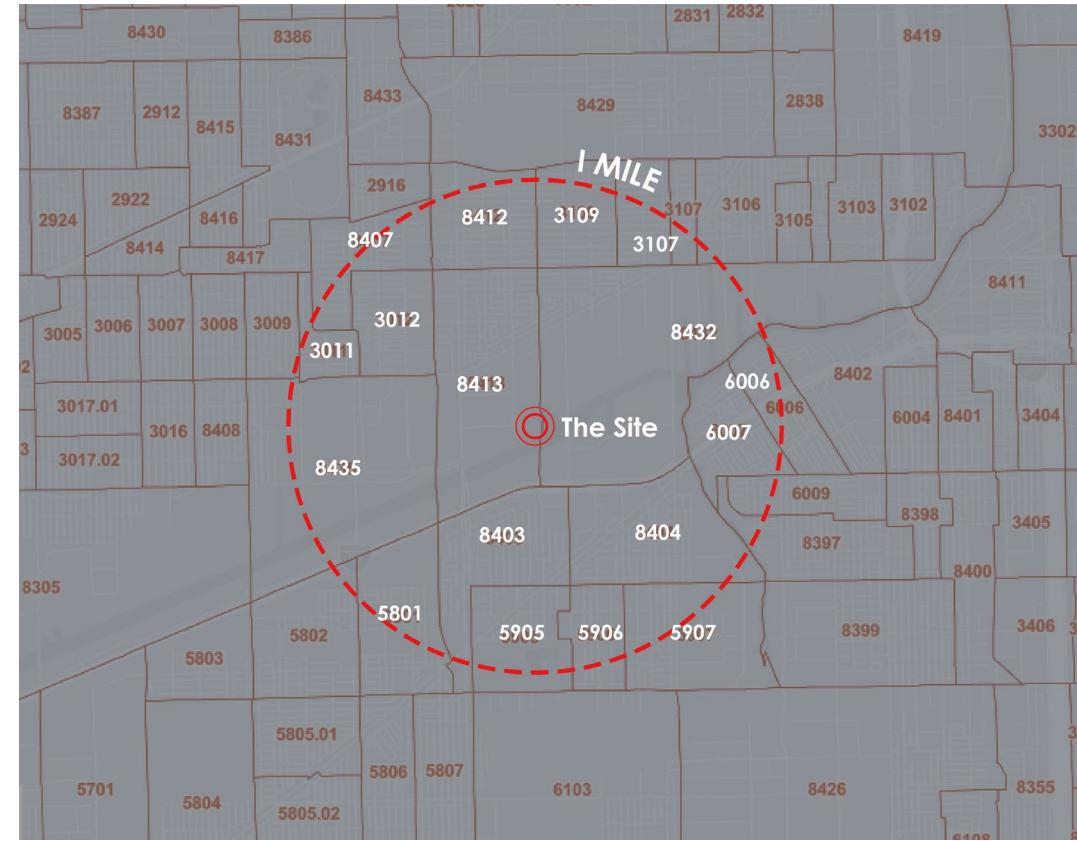
Since the 1970's, Pilsen has been identified as a **Latino community** and residents have consistently been engaged in strengthening and building upon that identity. Pilsen has many assets including its history and strong community identity, proximity to Chicago's downtown business district, accessibility to public transportation, affordable housing.

**Bridgeport:** 5801, 5905, 5906, 5907, 8403, 8404

Bridgeport was historically a white immigrant community and once known for its racial intolerance, **today it ranks as one of the city's most diverse neighborhoods.** In a sense, Bridgeport "bridges" the gap between many diverse ethnic groups. The cultures include Irish, Italian-Americans, Lithuanian-Americans, Chinese-Americans, and Mexican-Americans.

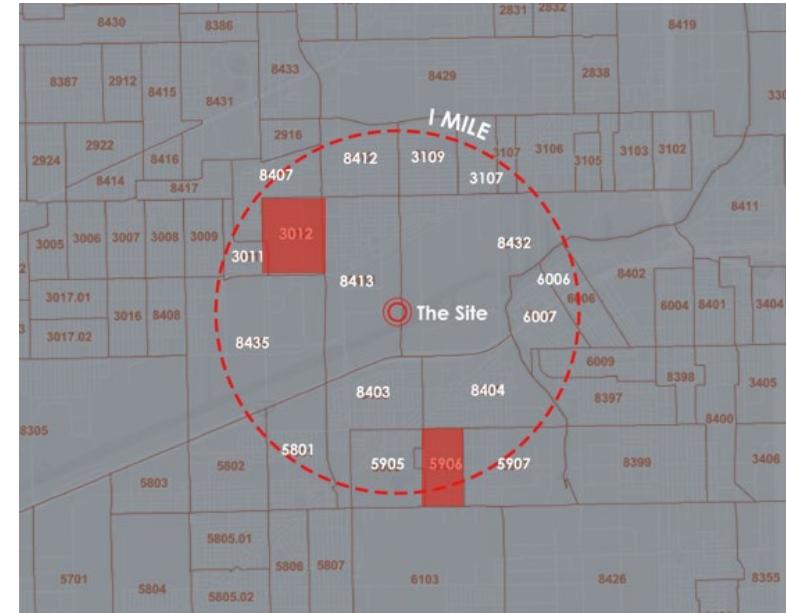
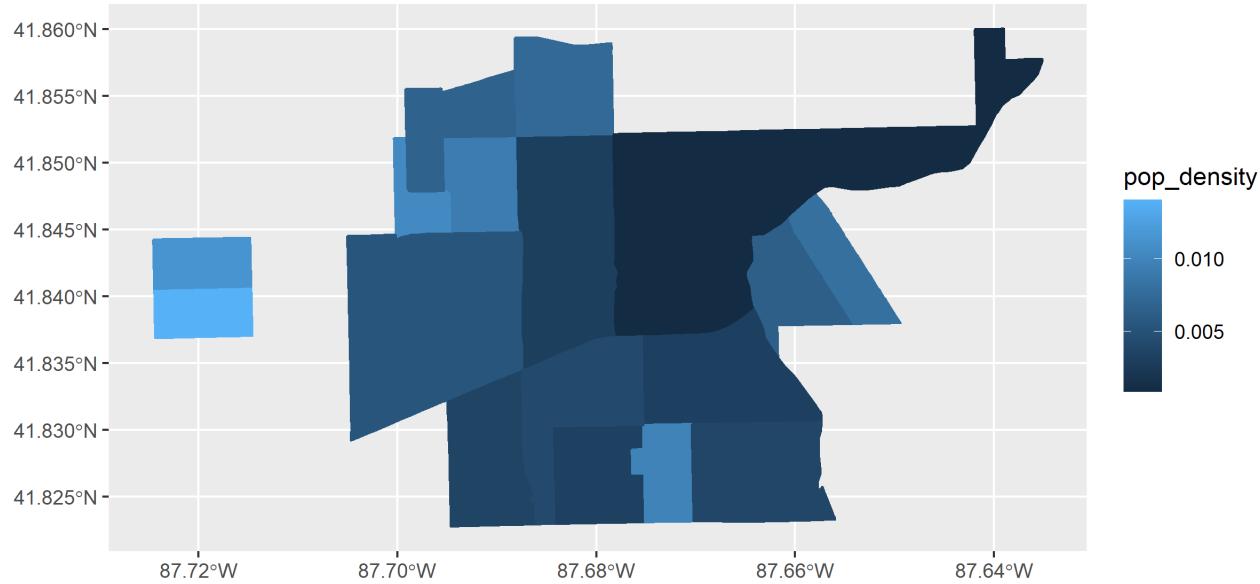
**McKinley Park :** 6006, 6007

as served as an **important job center** with significant portions of its land designated for industrial activity. Today, McKinley Park's location continues to play an important role in attracting businesses, residents, and visitors



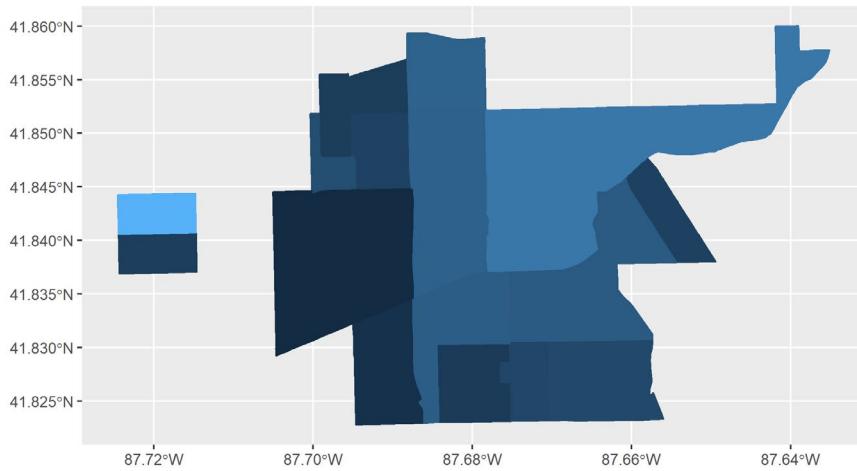
Source: Census Tract Selection Map

# Population Density

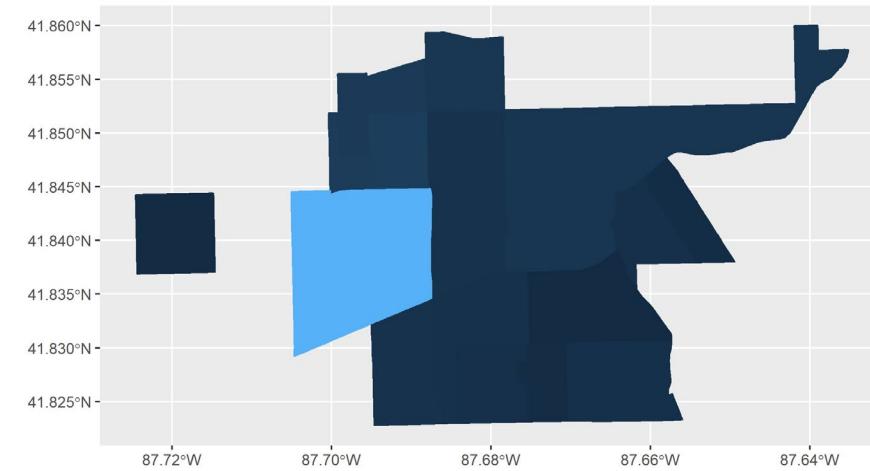


- The two tracts have relatively high population density
- Considering the accessibility of the site, additional public transportation routes and stops could be added nearby

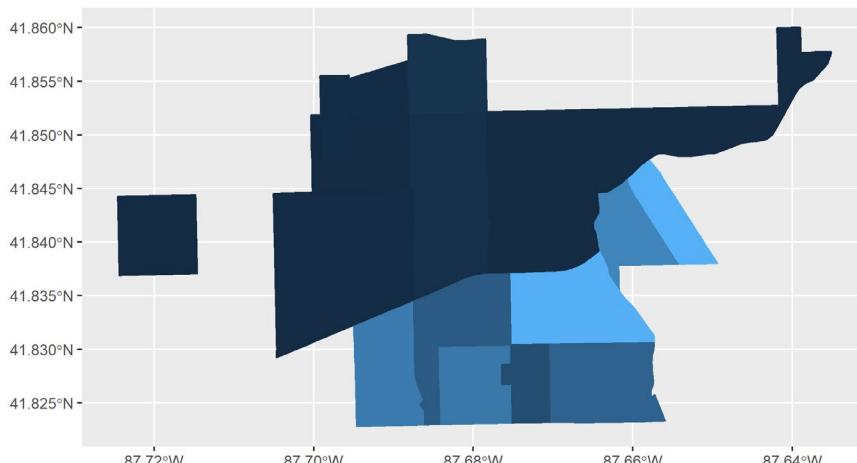
# Population Diversity



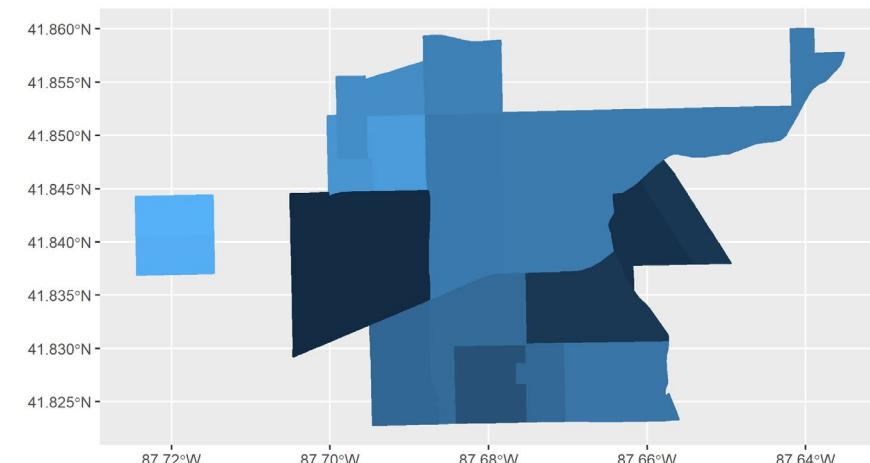
White



Black

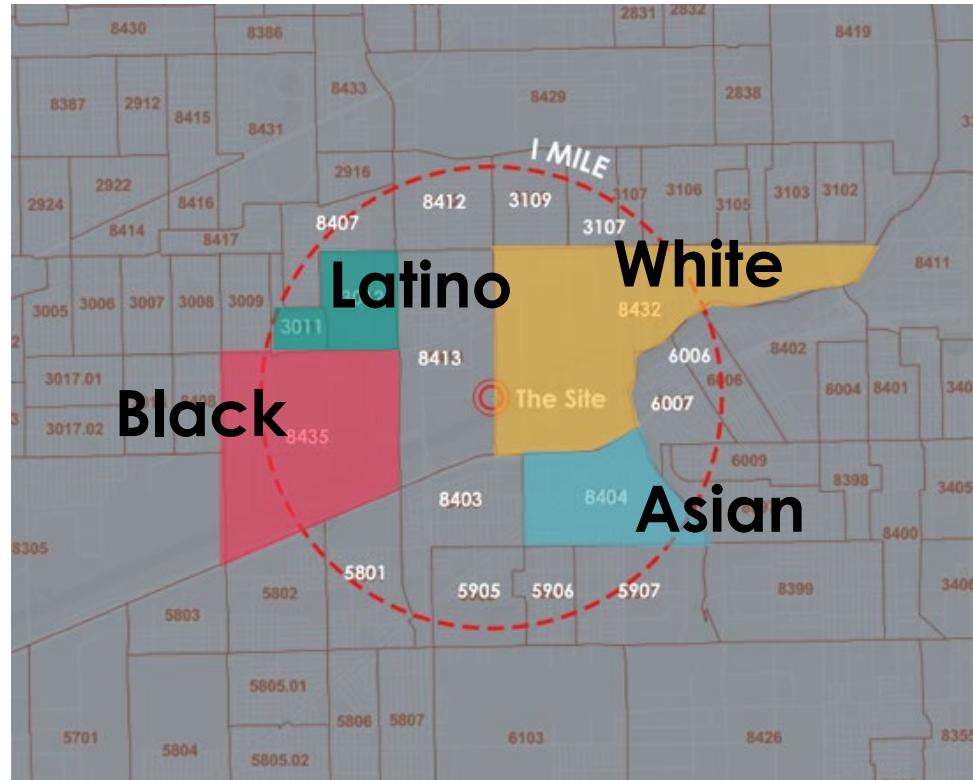


Asian



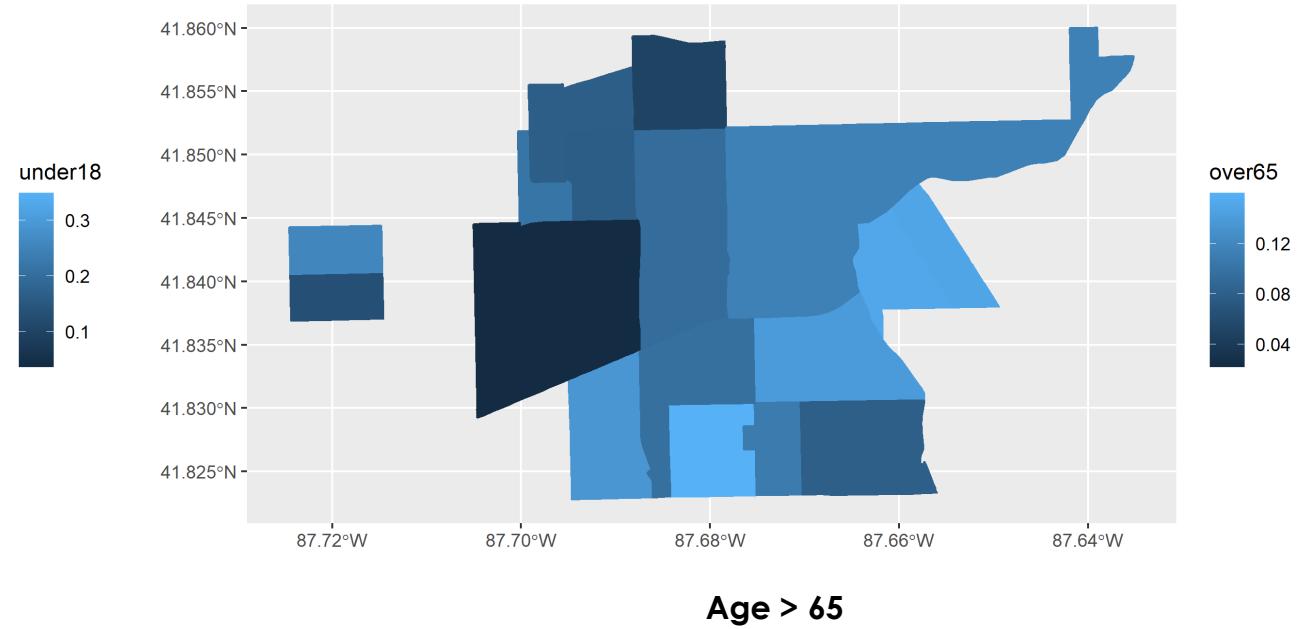
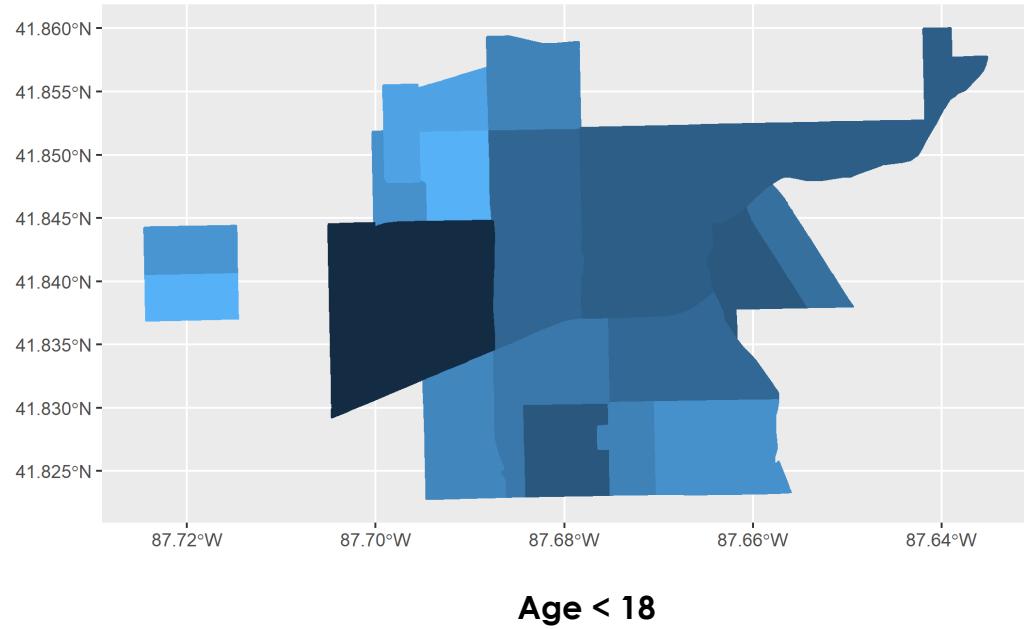
Latino

# Population Diversity

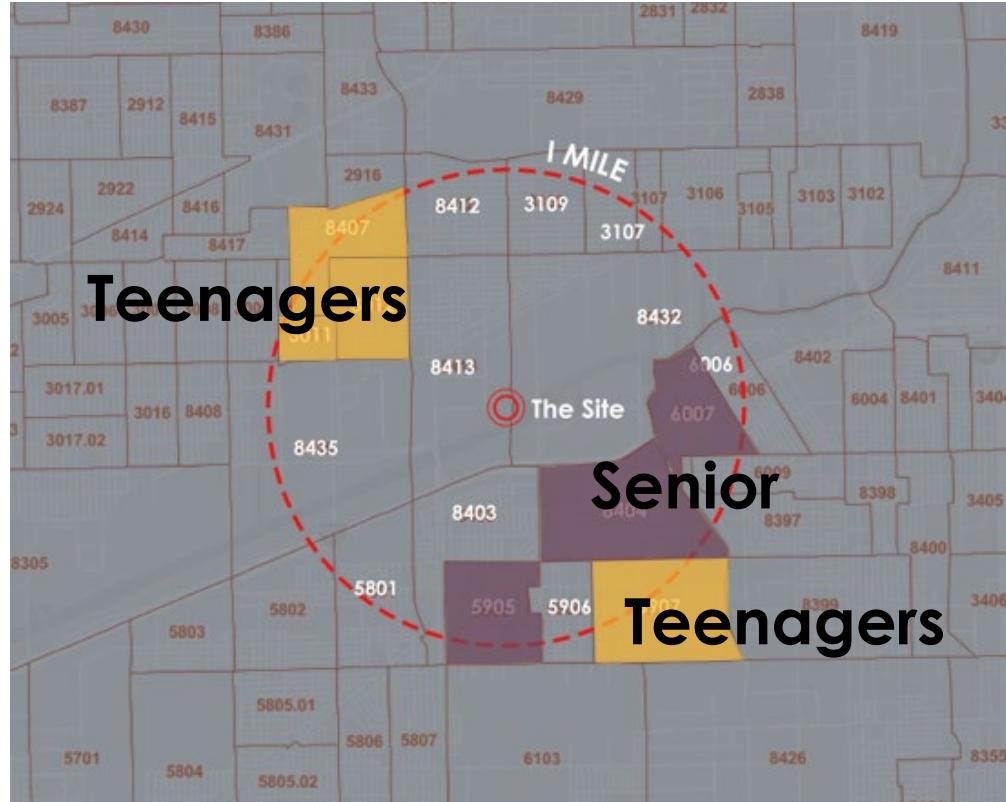


- Knowing the population of different races and their distribution
- Customize landscape design and diverse landscape activities.
- Helps to create an inclusive public environment and build a sense of belonging.

# Vulnerable groups

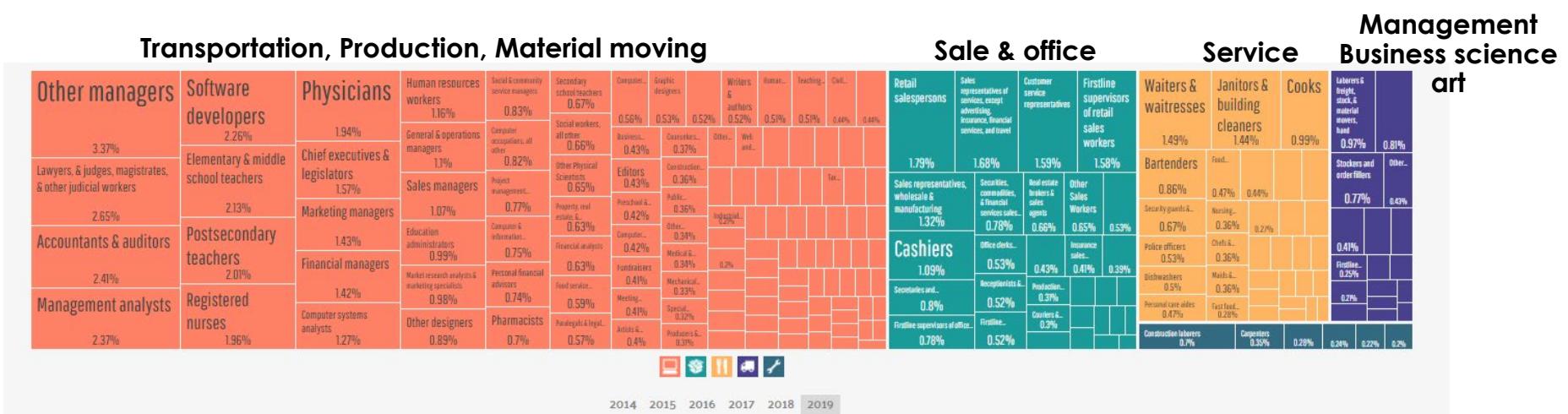
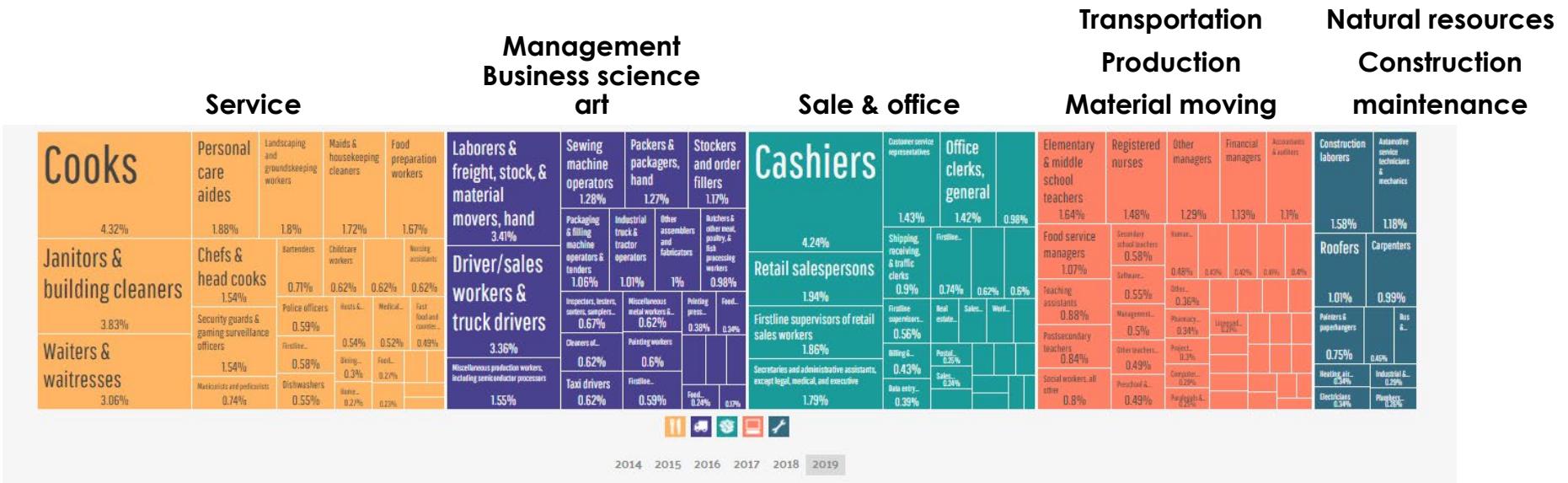


# Vulnerable groups



- Higher percentage of senior indicated the need of facilities for the elderly
- Programs for senior activities
- Therapeutic landscape to promote physical, mental, and spiritual healing

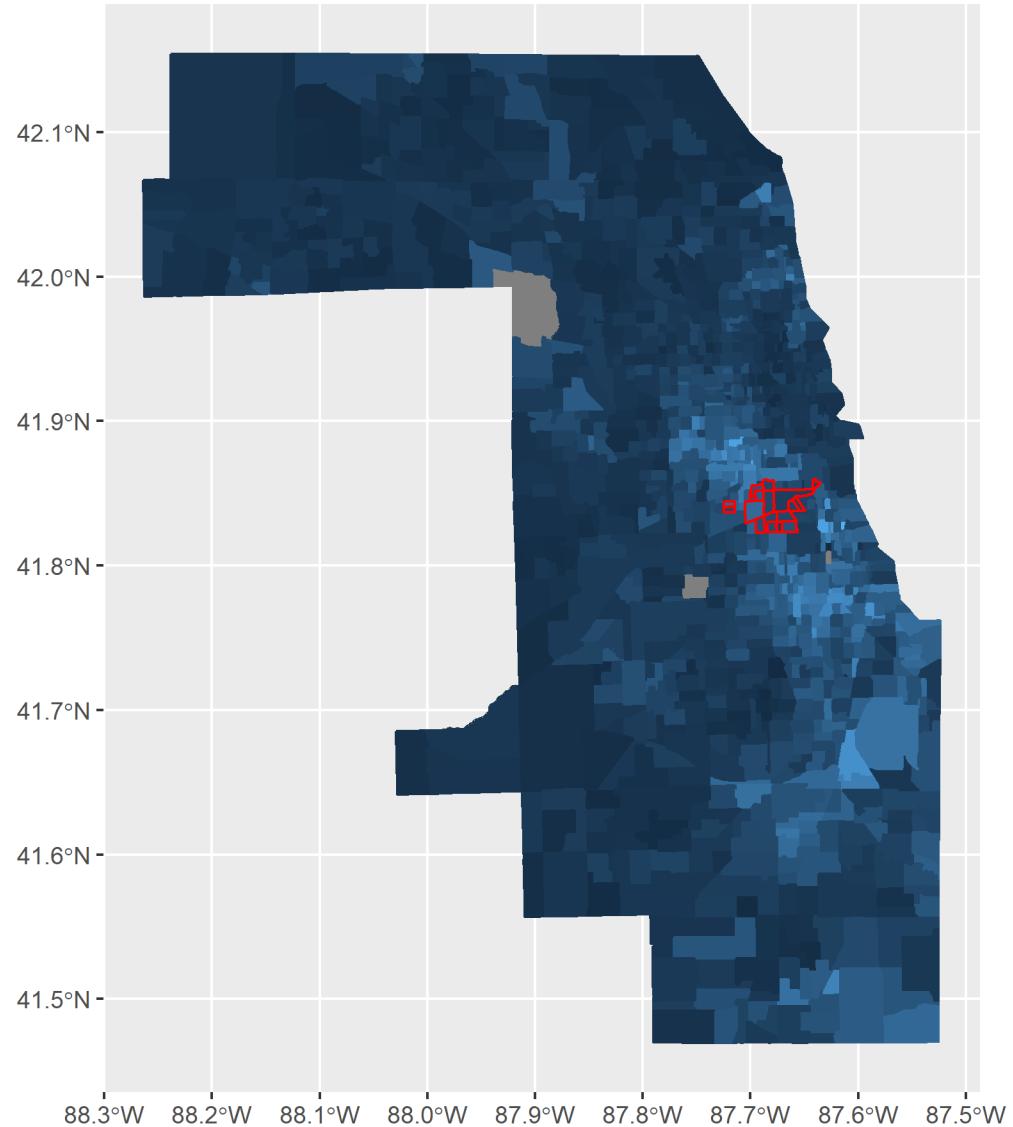
# OCCUPATIONS



- Data related to occupation is also a way to understand the typical types of people living and working here.

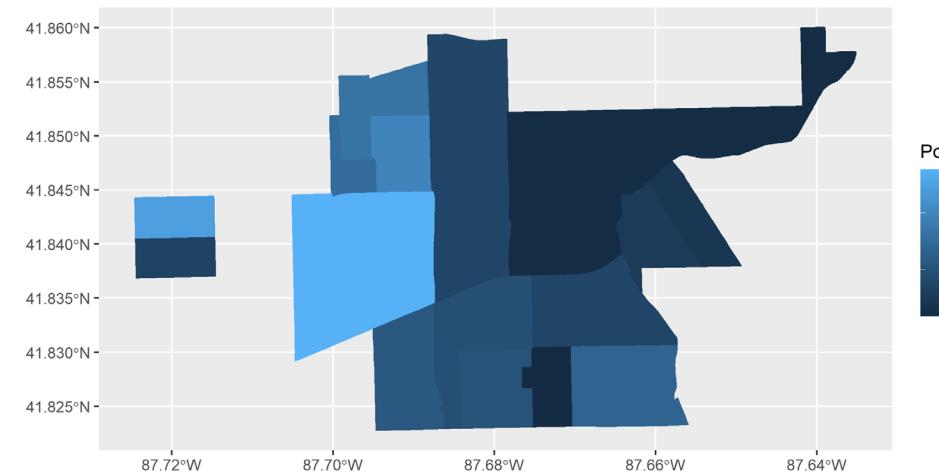
# 3

## **The economic characteristics of surrounding residents**

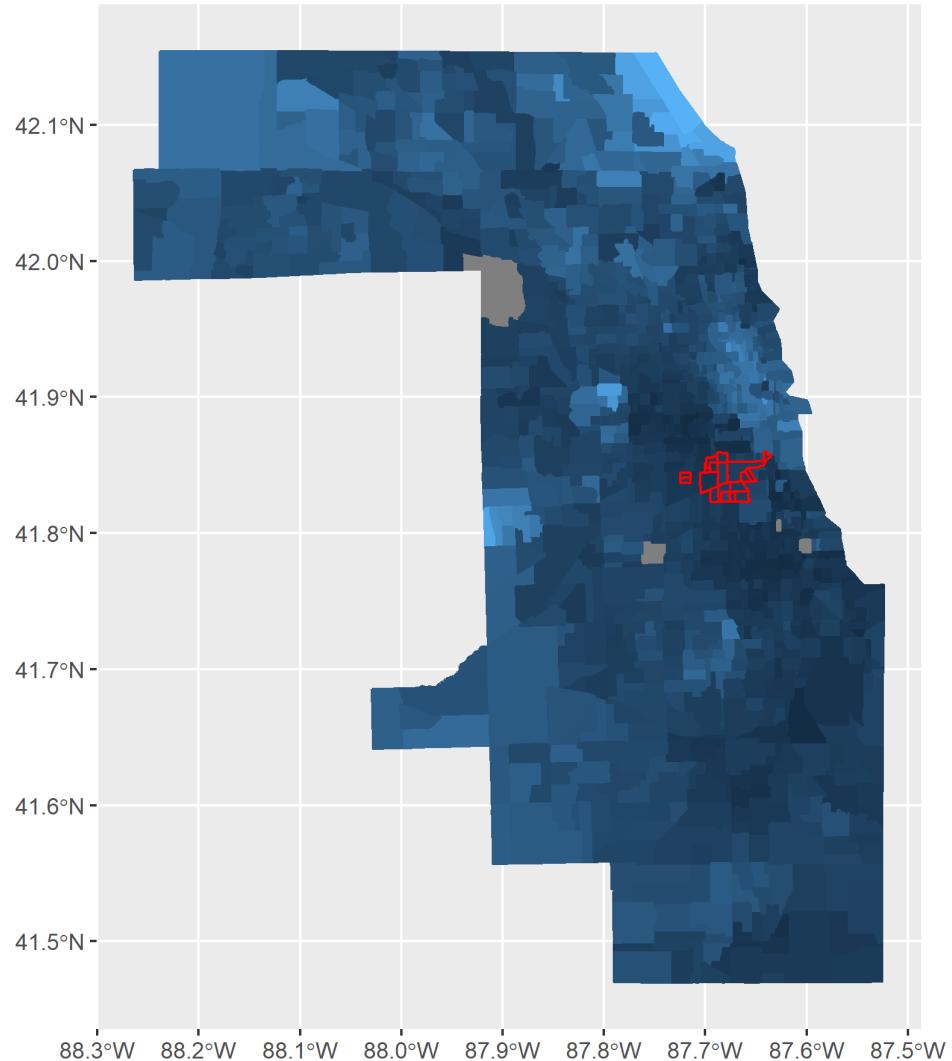


Pov  
0.0  
0.2  
0.4  
0.6

## Poverty rate

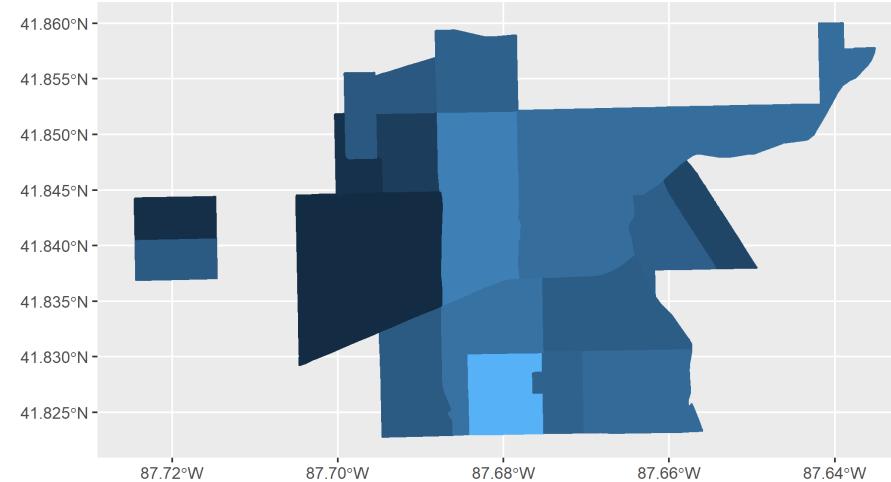


Pov  
0.0  
0.2  
0.3



MHHI  
250000  
200000  
150000  
100000  
50000

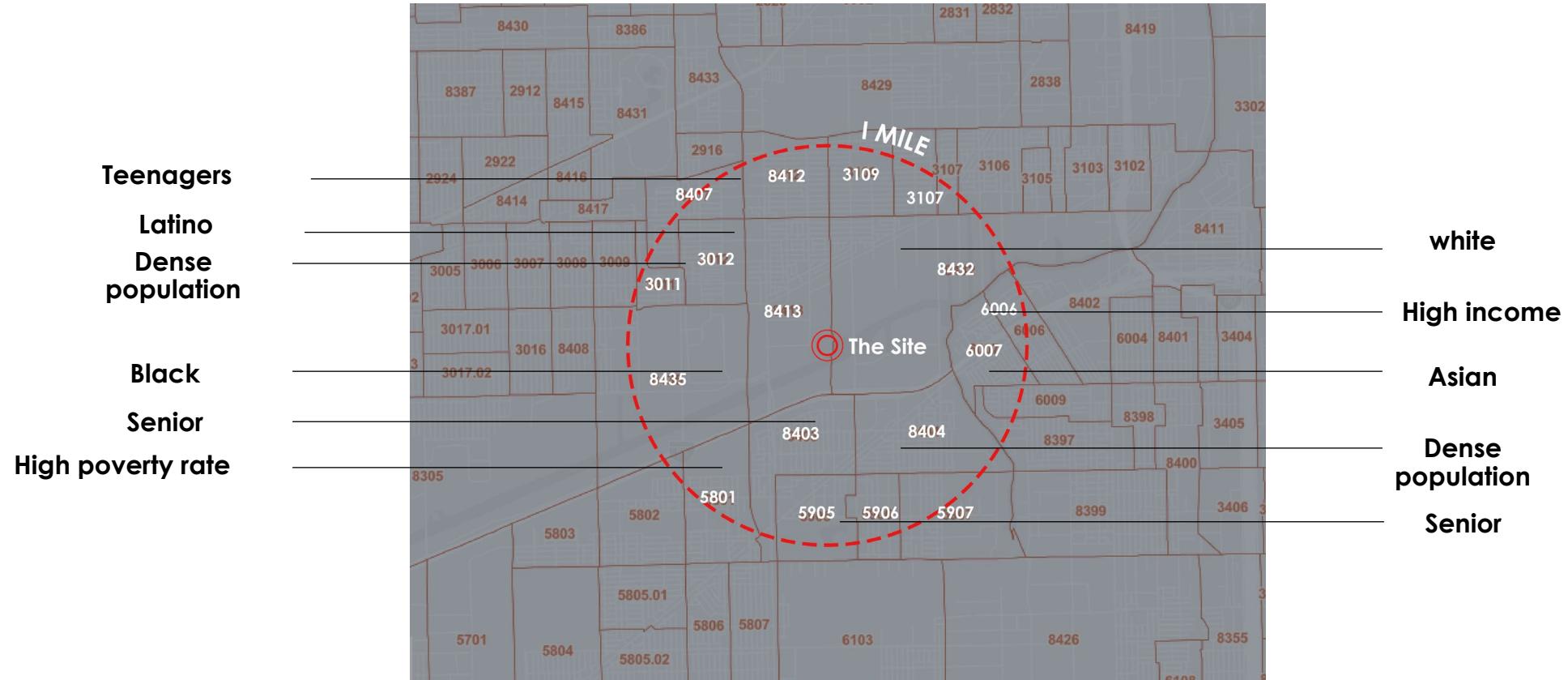
## Median Household Income



MHHI  
60000  
50000  
40000  
30000

- Poorer residents need more social services
- Integrated with the institutions in the community to provide recreational, educational and other public activities for the relevant groups

# Main Findings





#### **Conclusion to guide the next design phase:**

- A public space refers to an area or place that is open and accessible to all peoples, regardless of gender, race, ethnicity, age or socio-economic level.
- This research process provides a series of evidence for us to understand the site and its surrounding communities: it is a very diverse group of population
- More focus should be put on the people working in services, Transportation, Production, and Material moving. Specific Services can relate to their career training, body and mental health caring.
- Next step: synthesis the layers of all the information. More information we can collect, the more we understand the user of the site, then create a more customized and welcoming public park.

# Thanks!

Fengling Hu  
UP494 Neighborhood Analysis