



# CATALYZING PRIVATE INVESTMENT IN THE SOUTHEAST SIDE FOR SUSTAINABLE REVITALIZATION

Photo courtesy of the Illinois International Port District (IIPD)

delta institute 

Delta Institute is collaborating with local agencies and partners on the Southeast Side of Chicago to utilize the assets and expertise of these neighborhoods to spur private sector investment that prioritizes inclusivity, sustainability, and is centered on the priorities of the people that live and work in these neighborhoods.

There is an opportunity to create a sustainable investment framework on the Southeast Side of Chicago that improves the environment and advances local economic development efforts, in alignment with community goals. Delta Institute (Delta) is researching actions that will catalyze private sector neighborhood investment on the Southeast Side, involving inclusive community engagement, environmental and economic development analysis, and private developer outreach, resulting in measurable economic outcomes.

## **Community Engagement**

There are many partnerships, plans, and activities occurring in Southeast Chicago communities. Delta's work will be designed to augment ongoing initiatives and prioritize how to beneficially leverage the assets of local industrial and commercial opportunities, to

stimulate redevelopment in adjacent neighborhoods. Delta will undertake ongoing community engagement and coordination with the many active community stakeholders. These efforts will be complementary to both planning occurring at the Illinois International Port District (IIPD) and City-wide industrial corridor planning, including: IIPD's Master Plan and market assessment; Calumet Collaborative's Brownfield Mapping Project; The Southeast Environmental Task Force's Green Economic Industrial Corridor; UIC Great Cities' Calumet River Communities Plan, and Calumet Connect's Databook. Delta convened an advisory committee of local leaders and partners to ensure inclusive planning.

## **Sustainable Development Guidelines for Specified Southeast Side Parcels**

Delta will create development guidelines for

identified redevelopment sites, opportunities that reduce disproportionate environmental burdens while integrating amenities that improve public health and quality of life. Our partner communities have established priorities on the practices and operations they want, to both minimize or negate continued environmental justice issues and to grow their neighborhood's economy. Our work will dovetail with their vision for their homes and businesses.

### **Brownfields and Vacant Land Revitalization Assessment & Strategy**

Analyze the opportunities and constraints of local available/vacant sites along the Calumet River and within nearby neighborhoods through a brownfield prioritization screen, including spatial analysis, real estate market research, development finance analysis, and a strategy guide for advancing successful redevelopment. Through this assessment and strategy work, we will create a list of redevelopment priorities for Southeast Side properties that align with the IIPD Master Plan's policies, while furthering shared redevelopment goals.

### **Market Assessment & Strategy**

Delta will identify the assets and potential clusters that can be leveraged to create new investment that will drive economic growth throughout the Southeast Side. This will include an analysis of developer- and impact investor-priorities through direct engagement of the developer community.

### **Workforce Development Strategy**

Delta prioritizes inclusive resident integration into economic growth and development efforts. We will evaluate workforce development, training programs, and career ladder development that align job skills with the development opportunities in tandem with our project partners.

### **Replicability Case Study**

A deliverable will include scaling and expansion of this type of engagement strategy to other Chicago neighborhoods and/or Midwestern cities, as identified in our proposed case study.

### **Our Objectives**

- 1) Align current and projected planning activities to positively impact the Southeast Side communities in the Illinois Calumet Region;
- 2) Engage private industrial and impact investors to identify their interests and needs for developing parcels in the communities throughout the Southeast Side; and,
- 3) Work with and learn from these communities to develop sustainable industrial redevelopment guidelines that build from their objectives and prioritize equity, environmental justice, and create inclusive local employment opportunities.

**We work every day to create a more resilient region for all our Midwestern family, friends, and neighbors.**

**Please join our efforts and help us today.**



**Delta Institute collaborates with communities to solve complex environmental challenges throughout the Midwest.**

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