

# Chicago

## Greater Grand Crossing

Chicago Arts + Industry, a collection of underutilized assets on the South and West sides of Chicago, will become vibrant civic places. Through arts and cultural production, Chicago will transform a closed elementary school, 13 vacant lots, stables and a shuttered powerhouse and connect them to the radically restored Stony Island Arts Bank to create a network of assets that fosters opportunity for all.

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Signal:

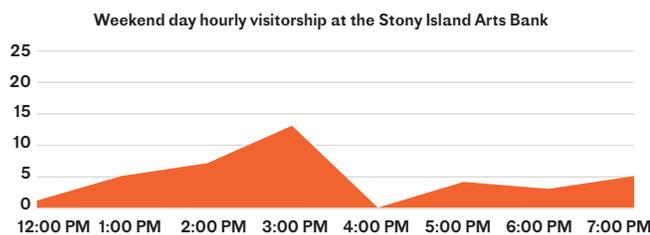
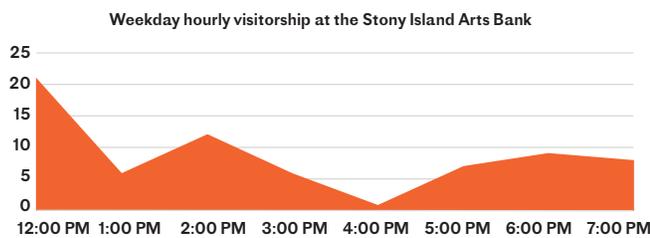
# Public Life

## Civic commons visitorship

Average hourly visitorship of the sites.

Source: Observation map

**7**  
people  
per hour

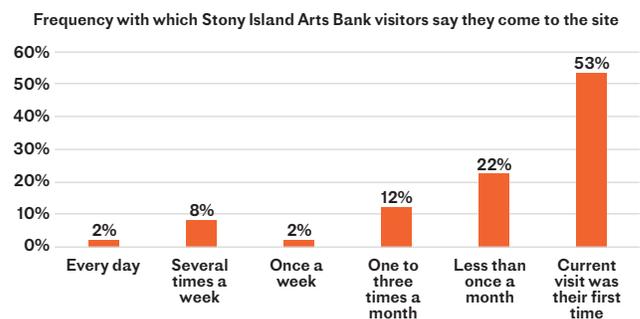


## Frequency of visits to the civic commons

Percent of respondents who say they visit the sites at least weekly.

Source: Intercept survey

**12%**



METRIC	DESCRIPTION	SOURCE	BASELINE
Length of average visit to the civic commons	Percent of site visitors who say they spend at least 30 minutes in the sites when they visit.	Intercept survey	82%
Frequency of visits to public places	Percent of respondents who visit a public place such as a park, library or community center at least once a week.	Neighborhood survey	45%
Regular programming of the civic commons	Average number of hours of weekly programming at sites.	Internet research	Arts Bank - Baseline: (7/1/2015 - 6/30/2016) <b>11.3</b> Arts Bank - Year 1: (7/1/2016 - 6/30/2017) <b>6.6</b>

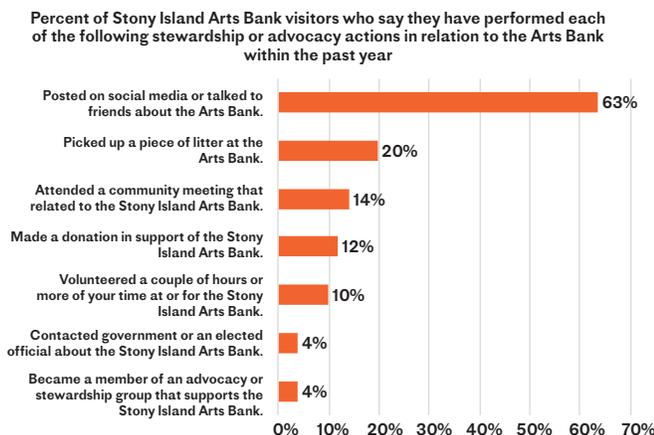
Signal:

# Stewardship & Advocacy

## Acts of stewardship or advocacy

Percent of respondents participating in stewardship or advocacy relating to the sites. **70%**

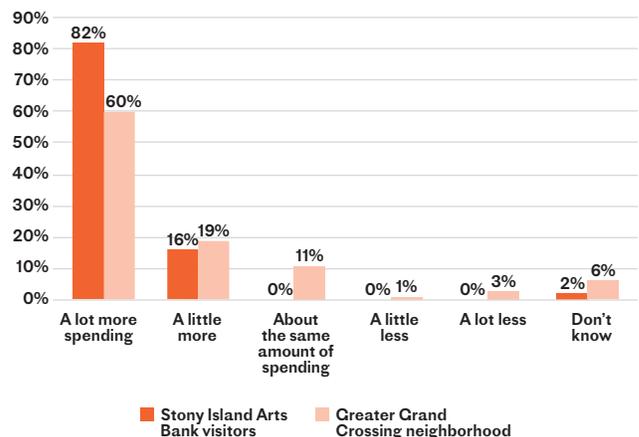
Source: Intercept survey



## Support for public spending on the civic commons

Percent of respondents who support increased government spending to fund civic assets. **98%** of site visitors

Source: Intercept survey; neighborhood survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Neighborhood voter turnout	Percent of the citizen voting age population in the neighborhood that turned out for the last local election.	County elections data; Census Bureau population estimates	20.4%
Importance of civic commons sites	Percent of respondents who say the sites are important to either them, their community or the city.	Intercept survey	Important to me, my family, or my friends <b>86%</b> Important to this neighborhood or local community <b>94%</b> Important to the city <b>94%</b>
Support for public policies for the civic commons	Percent of respondents who would be more likely to support a politician who advocates for policies to better support civic assets.	Neighborhood survey	67%

National comparison data

Median voter turnout in most recent mayoral election in 30 largest U.S. cities was 20%; Source: Who Votes for Mayor?, 2016

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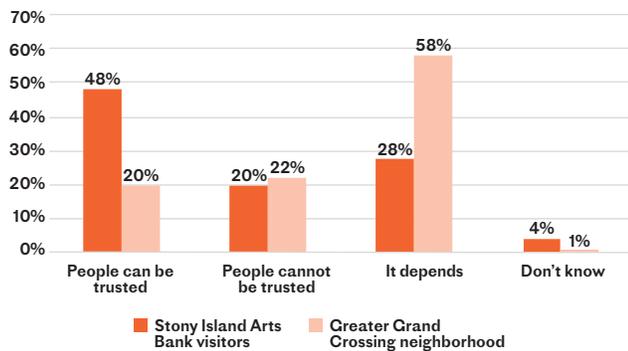
# Trust

## Trust in others

Percent of respondents who say that most people can be trusted.

Source: Intercept survey; neighborhood survey

**48%**  
of site visitors

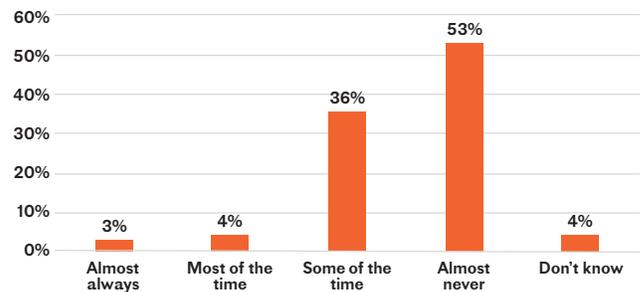


## Trust in local government

Percent of respondents who think they can trust the local government in their city to do what is right almost always or most of the time.

Source: Neighborhood survey

**7%**  
of neighborhood residents



METRIC	DESCRIPTION	SOURCE	BASELINE
Trust in local institutions	Percent of respondents who think they can trust the local government in their city to do what is right almost always or most of the time.	Neighborhood survey	38%
Physical markers of distrust in the neighborhood	Percent of parcels showing signs of defensive measures.	Physical survey	9%

National comparison data

Nationally 32% say most people can be trusted, while 64% say people cannot be trusted; Source: General Social Survey, 2016

Nationally 20% of Americans today say they can trust the government in Washington to do what is right just about always or most of the time; Source: Pew Research Center, 2017

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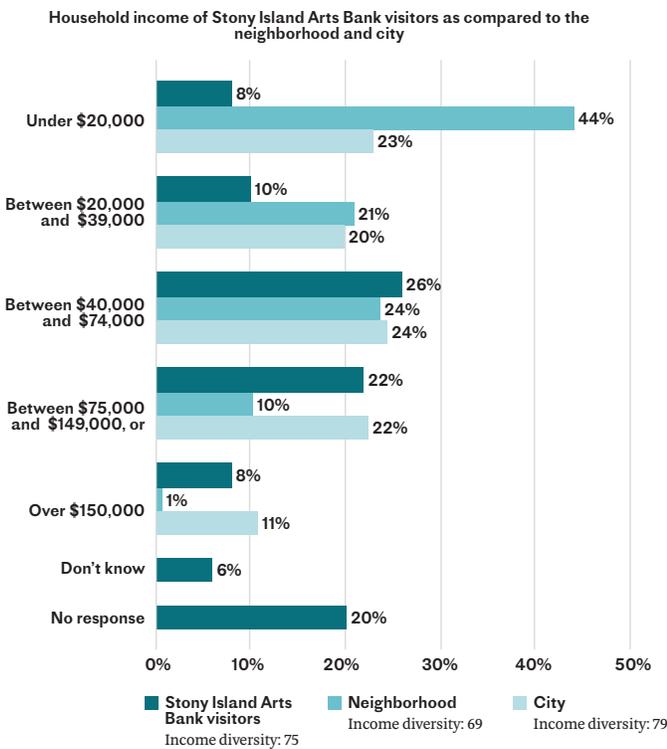
# Mixing on Site

## Income diversity of site visitors

Probability that any two individuals selected at random will be from the same income group. 80 is most diverse, 0 is least.

75

Source: Intercept survey

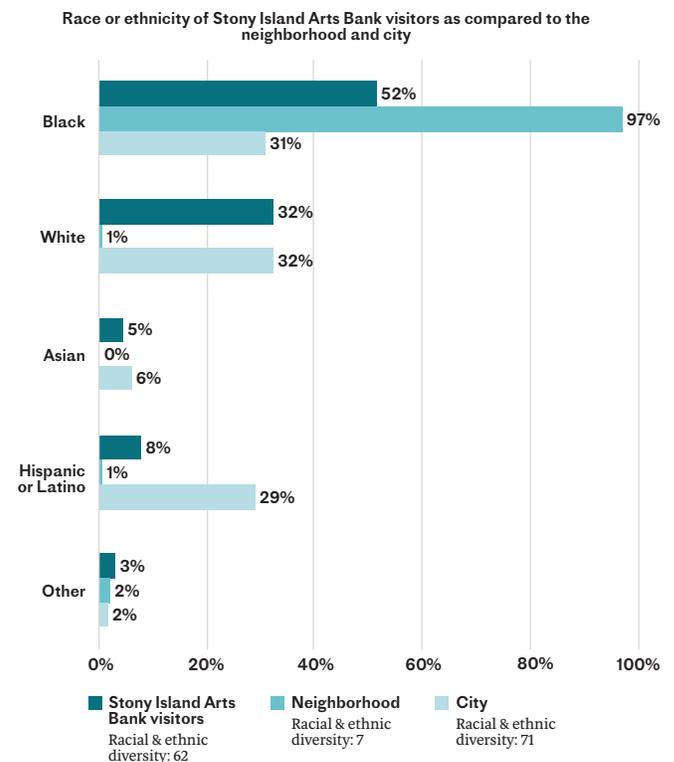


## Racial and ethnic diversity of site visitors

Probability that any two individuals selected at random will be from the same racial or ethnic group. 80 is most diverse, 0 is least.

62

Source: Intercept survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Citywide site visitorship	Percent of city-resident site visitors who report living outside of the neighborhood.	Intercept survey	69%
Opportunities for impromptu interactions in the civic commons	Percent of site visitors within conversational distance of one another.	Observation map	69%

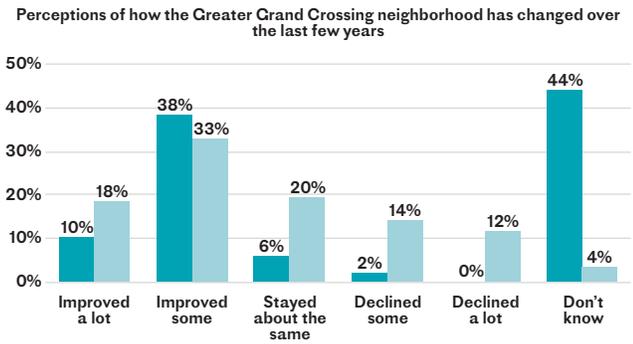
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# Reputation

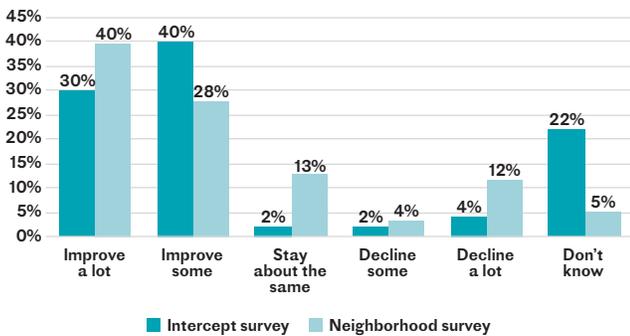
## Perceptions of the neighborhood and its future

Percent of respondents who feel neighborhood has changed for the better. **51%**

Source: Intercept survey; neighborhood survey



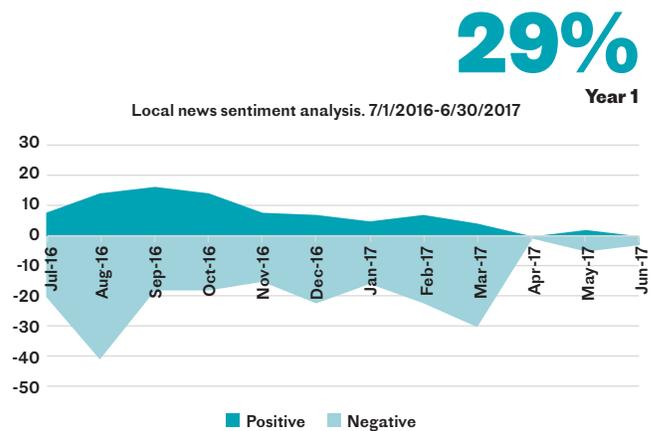
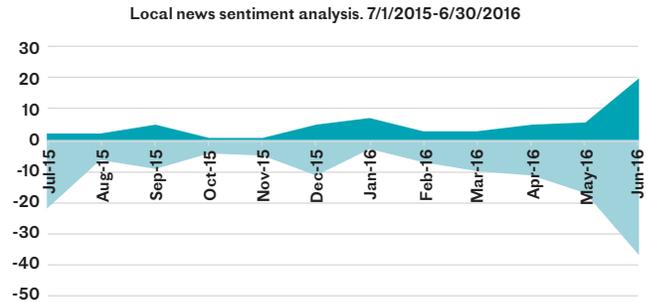
Perceptions of how the Greater Grand Crossing neighborhood will change over the next few years



## Public perceptions of sites and of the neighborhood

Percent of local news articles with positive narrative about the sites and their neighborhoods. **30%** Baseline

Source: Monitoring of local news sources



METRIC	DESCRIPTION	SOURCE	BASELINE
Impact of sites on the neighborhood	Percent of respondents who say the sites have a positive impact on the neighborhood.	Neighborhood survey	66%
Awareness of sites	Percent of respondents who have visited the sites.	Neighborhood survey	27%

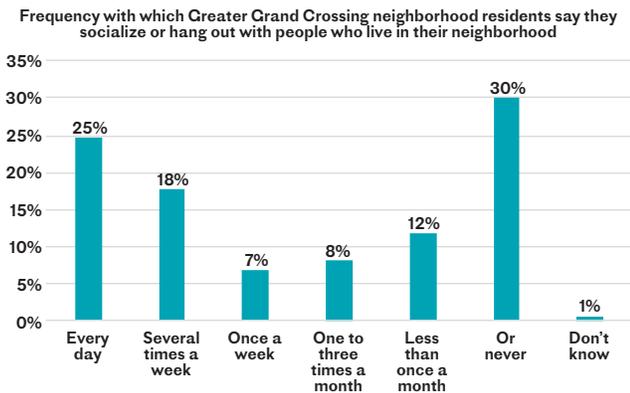
Signal:

# Bridging Social Capital

## Time spent with neighbors

Percent of respondents who say they socialize with people who live in their neighborhood at least once a week. **50%**

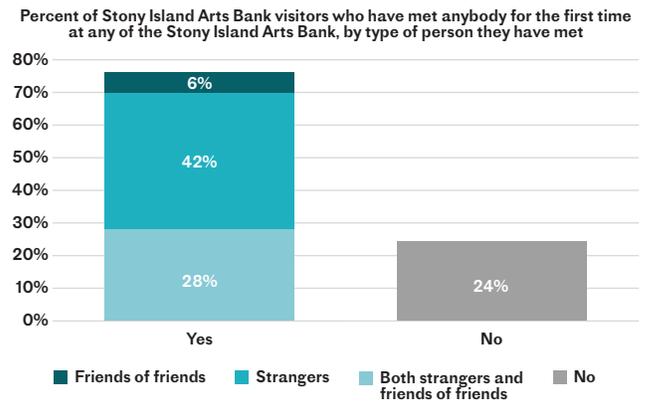
Source: Neighborhood survey



## Opportunities for meeting new people in the civic commons

Percent of site visitors making new acquaintances in the sites. **76%**

Source: Intercept survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Diversity of neighborhood social networks	Percent of respondents with highly diverse social networks.	Neighborhood survey	75%

National comparison data

Nationally 20% say they spend a social evening with neighbors at least once a week, while 32% say they never do; Source: General Social Survey, 2016

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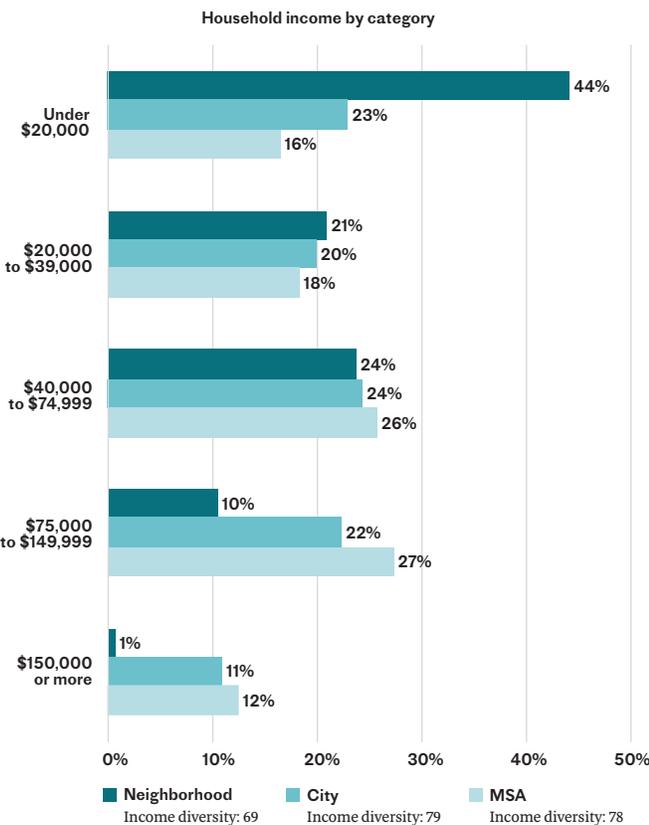
# Neighborhood Diversity

## Income diversity of neighborhood residents

Probability that any two individuals selected at random will be from the same income group. 80 is most diverse, 0 is least.

69

Source: American Community Survey

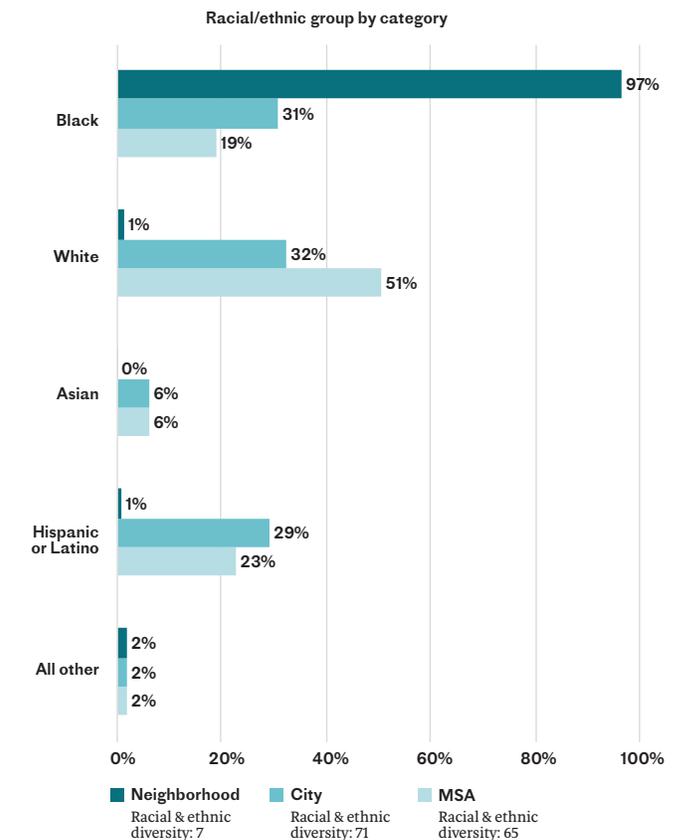


## Racial and ethnic diversity of neighborhood residents

Probability that any two individuals selected at random will be from the same racial/ethnic group. 80 is most diverse, 0 is least.

7

Source: American Community Survey



Signal:

# Access to Nature

## Distance to park or public open space

Percent of residential parcels in the neighborhood that are within a half mile walk of a park or public open space.

**100%**

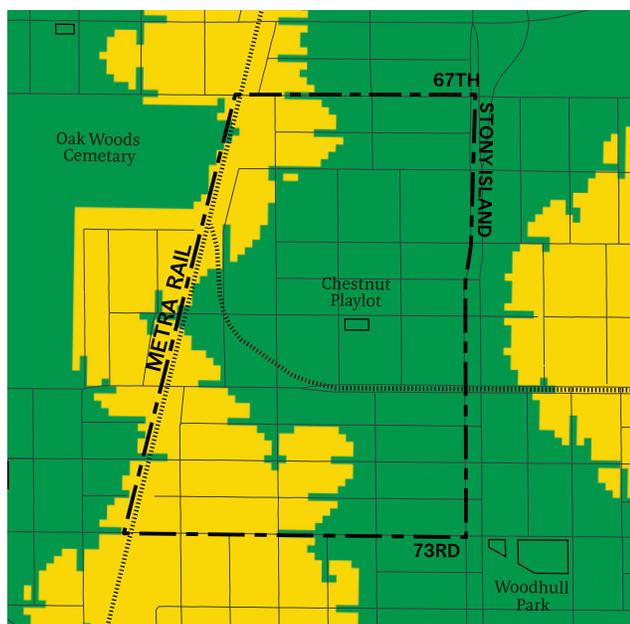
Source: Physical survey

## Perception of access to nature

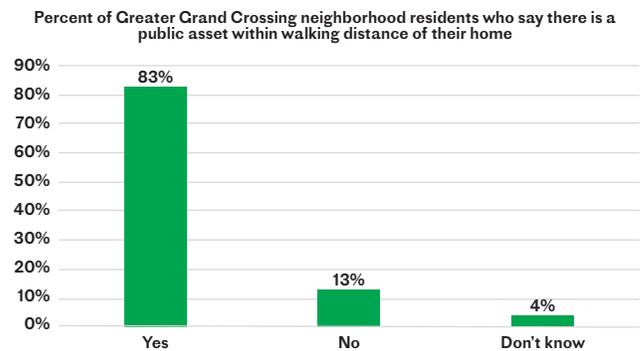
Percent of respondents who say they live within walking distance of a park, trail, playground, or public garden.

**83%**

Source: Neighborhood survey



▲ 1/4 Mile  
Within ■ 1/4 mile ■ 1/2 mile



METRIC	DESCRIPTION	SOURCE	BASELINE
ParkScore®	Citywide analysis of an effective park system. 100 is most effective, 0 is least.	The Trust for Public Land	69
Citywide investment in parks	Total public spending on parks and recreation per resident.	The Trust for Public Land	\$172

National comparison data

The national median in the baseline year for total public spending on parks and recreation per resident was \$82. The maximum spending per resident was \$287 in Washington, D.C.; the minimum spending per resident was \$15 in Detroit, MI and Stockton, CA.

Signal:

# Ecological Indicators

## Tree canopy

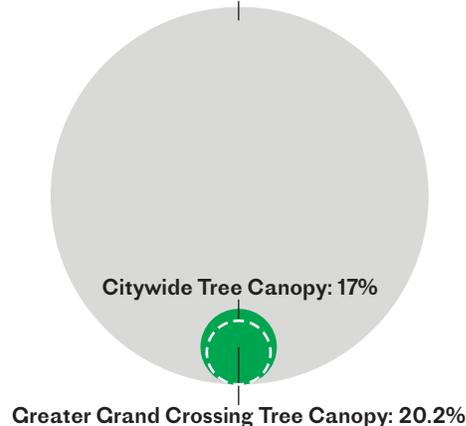
Percent of neighborhood covered by tree canopy.

Source: i-Tree Canopy by the USDA Forest Service

**20.2%**

of neighborhood land area covered by tree canopy

Total Greater Grand Crossing Area: 180 Acres



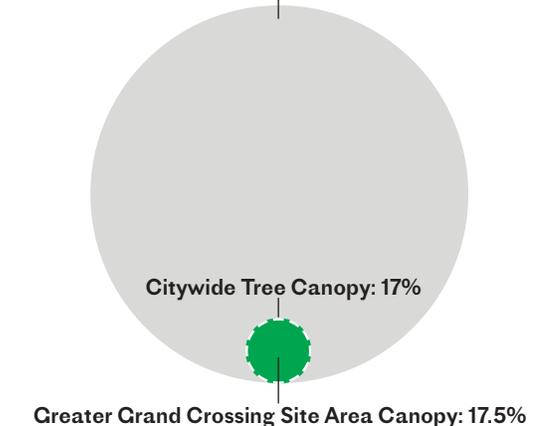
## Tree count

Number of trees in civic commons sites.

Source: Physical survey, demonstration team tracker; i-Tree Canopy by the USDA Forest Service

**40**

Total Greater Grand Crossing Site Area: 4.8 Acres



METRIC	DESCRIPTION	SOURCE	BASELINE
Neighborhood carbon dioxide sequestered annually	Tons of carbon dioxide sequestered annually in trees located in the civic commons neighborhood.	i-Tree	164.51 tons
Site carbon dioxide sequestered annually	Tons of carbon dioxide sequestered annually in trees located in the civic commons site area.	i-Tree	4.07 tons
Perception of street trees	Percent of respondents who say street trees are beneficial to the neighborhood.	Neighborhood survey	79%
Sustainable materials	Quantity of sustainable materials incorporated in site design.	Demonstration team tracker	N/A
Stormwater management	Total square footage of stormwater features on neighborhood streets and in sites including basins, native plantings and impervious surfaces.	Demonstration team tracker	N/A

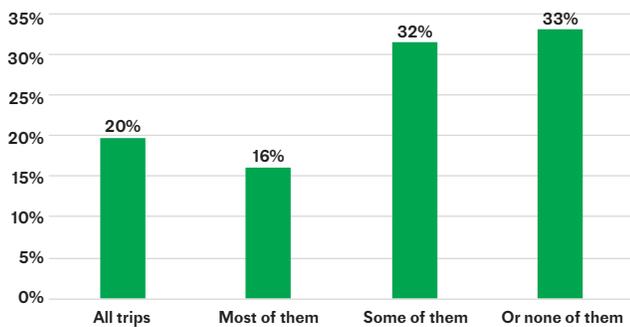
Signal:

# Walkability/ Bikeability

## Neighborhood walking and biking behavior

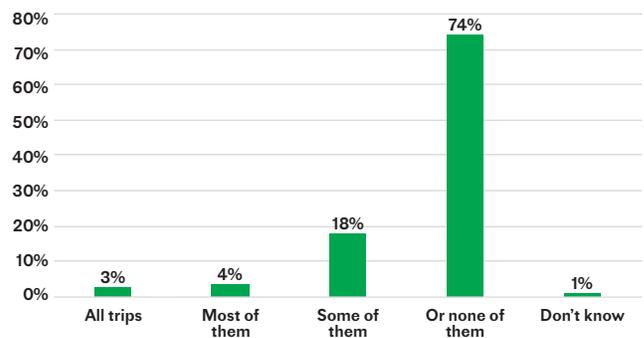
Percent of respondents who say they take at least some non-work trips by foot. **68%**

Source: Neighborhood survey



Percent of respondents who say they take at least some non-work trips by bike. **25%**

Source: Neighborhood survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Walking, biking and transit access to the civic commons	Percent of respondents who say they walked, biked or took transit to the sites.	Intercept survey	38%
Neighborhood walking infrastructure	Percent of neighborhood intersections that include controlled pedestrian crossings.	Physical survey	92%
Neighborhood biking infrastructure	Percent of neighborhood street length that includes bike lanes (dedicated or shared).	Physical survey	0%
Neighborhood Walk Score	Index of walkability, based on distance to common destinations including parks, schools, stores, restaurants and similar amenities. 100 is most walkable, 0 is least.	Redfin	77
Neighborhood Bike Score	Index of bike access, based on bike facilities and share of the population using bikes. 100 is most bike-friendly, 0 is least.	Redfin	67
Neighborhood Transit Score	Index of transit access, based on number of stops and frequency of transit service in the area. 100 is most transit served, 0 is least.	Redfin	62

Signal:

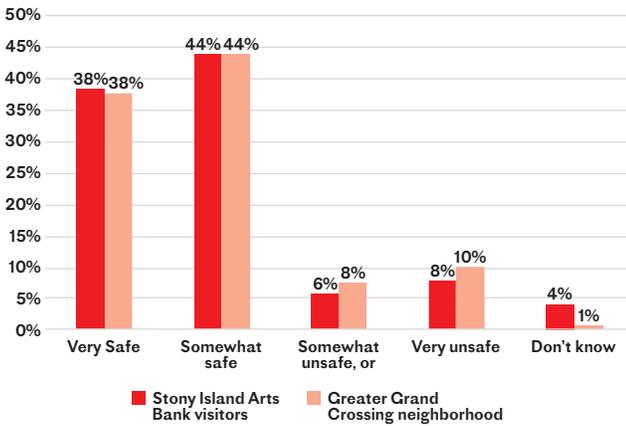
# Safety

## Perception of neighborhood safety

Percent of respondents who say they feel safe in the neighborhood during the day.

**82%**  
of site visitors

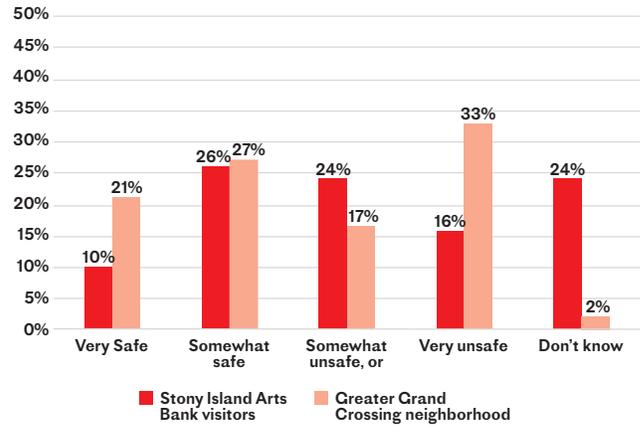
Source: Intercept survey; neighborhood survey



Percent of respondents who say they feel safe in the neighborhood at night.

**36%**  
of site visitors

Source: Intercept survey; neighborhood survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Female site visitorship	Percent of site visitors who are female.	Intercept survey	61%*
Reported neighborhood crime	Average monthly reported crime incidents in the zip code.	Local police department	807

\*Female site visitorship baseline figure is for the interior of Stony Island Arts Bank, only

Signal:

# Retail Activity

## Storefronts

Number of local customer-facing retail and service businesses located in the neighborhood.

**26**

Source: Reference USA business database



1/4 Mile

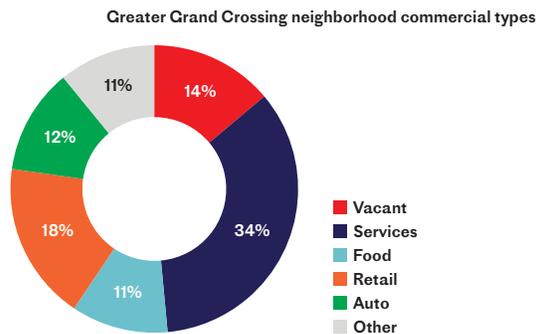
● Commercial storefront

## Commercial property vacancy

Percent of commercial buildings in the neighborhood that appear vacant.

**14%**

Source: Physical survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Independent businesses	Share of neighborhood restaurants that are not part of one of the nation's 300 largest restaurant chains.	Reference USA business database	19%

Signal:

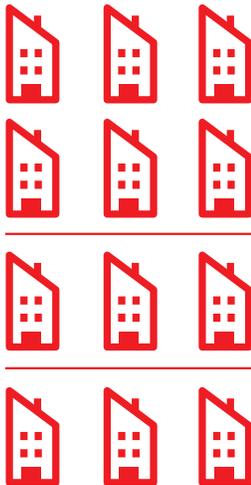
# Real Estate Value & Affordability

## Home values

Median and lower quartile values of owner-occupied homes in the neighborhood.

**\$144,641**  
median home value

Source: American Community Survey



Median Home Value  
**\$144,641**

25th Percentile Home Value  
**\$71,116**

## Neighborhood building conditions

Percent of buildings that appear in good or excellent condition.

**79%**

Source: Physical survey



1/4 Mile

■ A - Excellent ■ B - Good ■ C - Fair ■ D - Poor ■ F - Very Poor ■ Construction

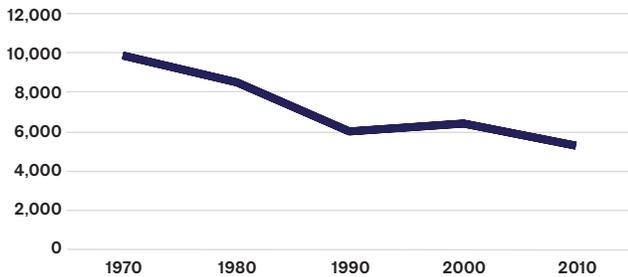
METRIC	DESCRIPTION	SOURCE	BASELINE
Owner-occupied share	Percent of housing units in the neighborhood owned by their occupants.	American Community Survey	25%
Neighborhood rents	Median and lower quartile gross rent paid by renter households in the neighborhood.	Zillow; American Community Survey	Median <b>\$1,343</b> 25th Percentile <b>\$603</b>
Cost burdened renters	Percent of renter households spending more than 30 percent of income on rent.	American Community Survey	60.6%
Residential property vacancy	Percent of residential properties in the neighborhood that appear vacant.	Physical survey	6%
Underutilized land	Percent of parcels in the neighborhood that are vacant lots or surface parking.	Physical survey	19%

### Population

Total resident population in the neighborhood.

**5,381**

Source: American Community Survey

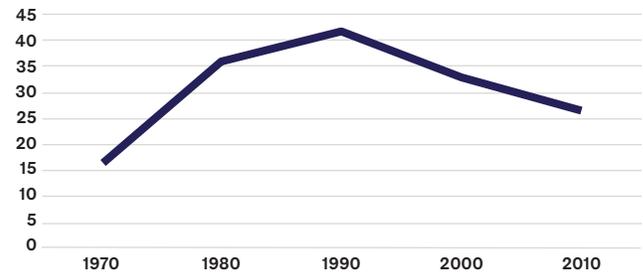


### Poverty Rate

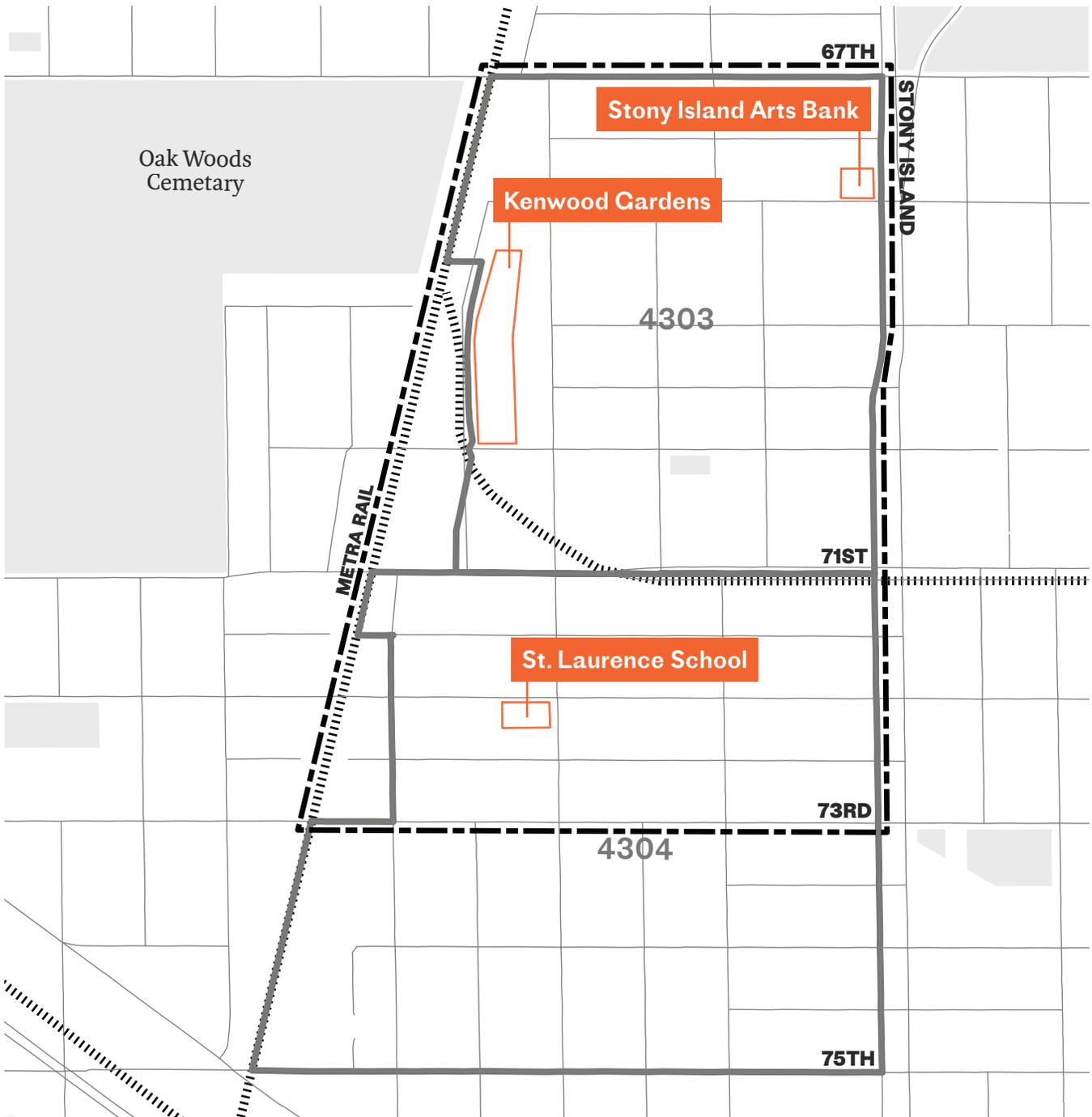
Percent of households in the neighborhood living below the poverty line.

**45.5%**

Source: American Community Survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Median household income	Income of the typical, 50th percentile, household in the neighborhood.	American Community Survey	\$23,105
Per capita income	Average income on a per person basis.	American Community Survey	\$14,530
Unemployment rate	Percent of the total labor force that is unemployed and looking for work.	American Community Survey	29.9%
Four-year college attainment rate	Percent of neighborhood residents 25 and older who have completed at least a four-year college degree.	American Community Survey	10.4%



-  Civic Commons site
-  Core study area
-  Core Census tract

# Chicago

## Garfield Park

Chicago Arts + Industry, a collection of underutilized assets on the South and West sides of Chicago, will become vibrant civic places. Through arts and cultural production, Chicago will transform a closed elementary school, 13 vacant lots, stables and a shuttered powerhouse and connect them to the radically restored Stony Island Arts Bank to create a network of assets that fosters opportunity for all.

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Signal:

# Stewardship & Advocacy

METRIC	DESCRIPTION	SOURCE	BASELINE
Neighborhood voter turnout	Percent of the citizen voting age population in the neighborhood that turned out for the last local election.	County elections data; Census Bureau population estimates	22.6%

**National comparison data**

Median voter turnout in most recent mayoral election in 30 largest U.S. cities was 20%; Source: Who Votes for Mayor?, 2016

Signal:

# Trust

METRIC	DESCRIPTION	SOURCE	BASELINE
Physical markers of distrust in the neighborhood	Percent of parcels showing signs of defensive measures.	Physical survey	10%

Signal:

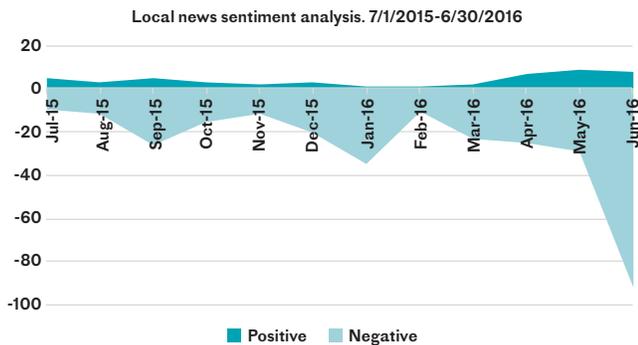
# Reputation

## Public perceptions of sites and of the neighborhood

Percent of local news articles with positive narrative about the sites and their neighborhoods.

**14%**  
Baseline

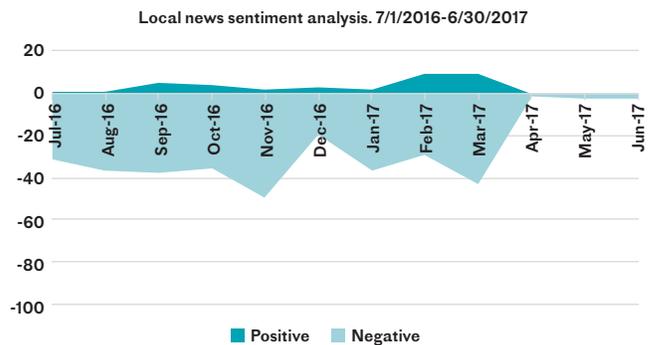
Source: Monitoring of local news sources



Percent of local news articles with positive narrative about the sites and their neighborhoods.

**10%**  
Year 1

Source: Monitoring of local news sources



Signal:

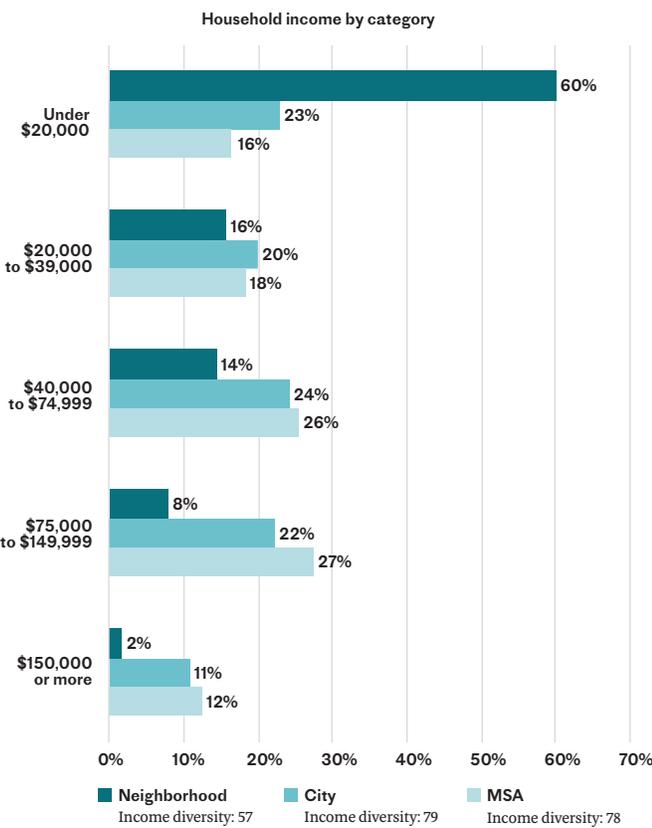
# Neighborhood Diversity

## Income diversity of neighborhood residents

Probability that any two individuals selected at random will be from the same income group. 80 is most diverse, 0 is least.

57

Source: American Community Survey

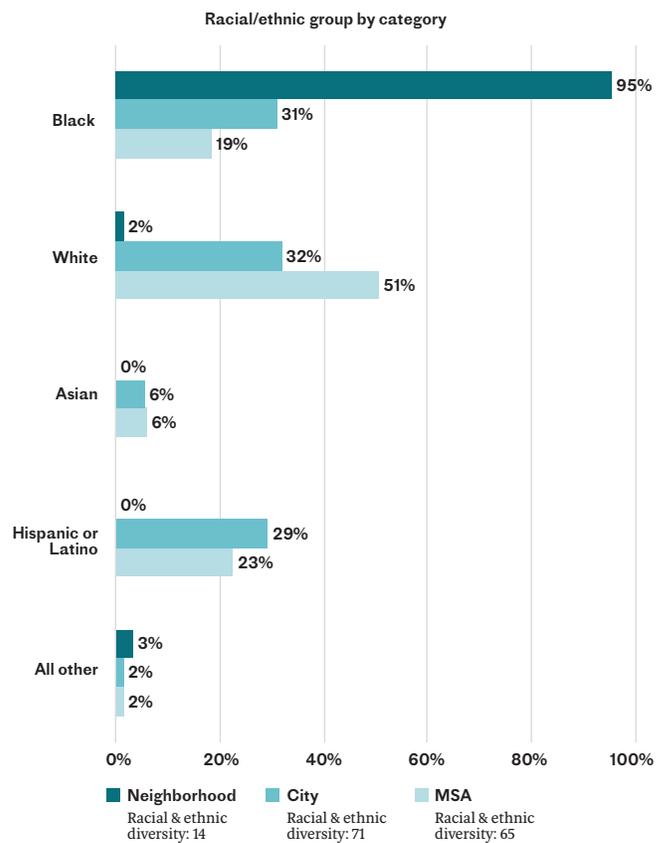


## Racial and ethnic diversity of neighborhood residents

Probability that any two individuals selected at random will be from the same racial/ethnic group. 80 is most diverse, 0 is least.

14

Source: American Community Survey



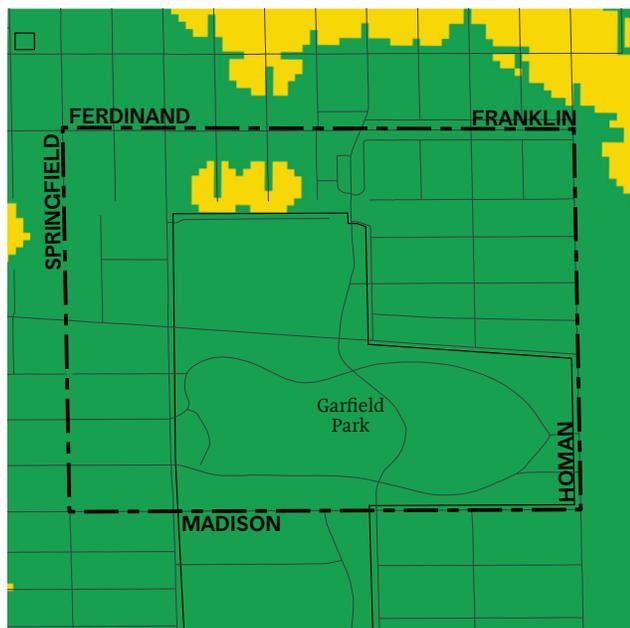
Signal:

# Access to Nature

## Distance to park or public open space

Percent of residential parcels in the neighborhood that are within a half mile walk of a park or public open space. **100%**

Source: Physical survey



▲ 1/4 Mile  
Within ■ 1/4 mile ■ 1/2 mile

METRIC	DESCRIPTION	SOURCE	BASELINE
ParkScore®	Citywide analysis of an effective park system. 100 is most effective, 0 is least.	The Trust for Public Land	69
Citywide investment in parks	Total public spending on parks and recreation per resident.	The Trust for Public Land	\$172

National comparison data

The national median in the baseline year for total public spending on parks and recreation per resident was \$82. The maximum spending per resident was \$287 in Washington, D.C.; the minimum spending per resident was \$15 in Detroit, MI and Stockton, CA.

Signal:

# Walkability/ Bikeability

METRIC	DESCRIPTION	SOURCE	BASELINE
Neighborhood walking infrastructure	Percent of neighborhood intersections that include controlled pedestrian crossings.	Physical survey	73%
Neighborhood biking infrastructure	Percent of neighborhood street length that includes bike lanes (dedicated or shared).	Physical survey	22%
Neighborhood Walk Score	Index of walkability, based on distance to common destinations including parks, schools, stores, restaurants and similar amenities. 100 is most walkable, 0 is least.	Redfin	83
Neighborhood Bike Score	Index of bike access, based on bike facilities and share of the population using bikes. 100 is most bike-friendly, 0 is least.	Redfin	72
Neighborhood Transit Score	Index of transit access, based on number of stops and frequency of transit service in the area. 100 is most transit served, 0 is least.	Redfin	75

Signal:

# Ecological Indicators

## Tree Canopy

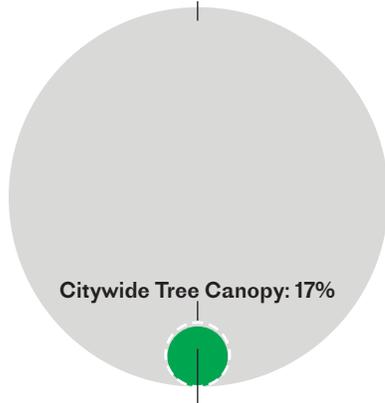
Percent of neighborhood covered by tree canopy.

Source: i-Tree Canopy by the USDA Forest Service

**15.9%**

of neighborhood land area covered by tree canopy

Total Garfield Park Area: 255 Acres



Citywide Tree Canopy: 17%

Garfield Park Tree Canopy: 15.9%

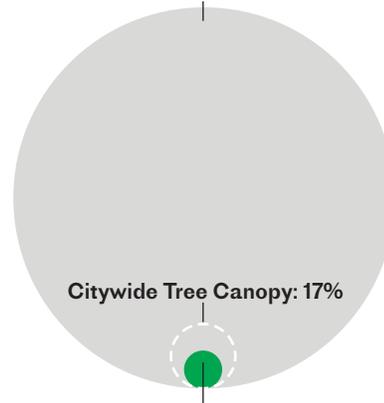
## Tree Count

Number of trees in civic commons sites.

Source: Physical survey, demonstration team tracker; i-Tree Canopy by the USDA Forest Service

**15**

Total Garfield Park Site Area: 3 Acres



Citywide Tree Canopy: 17%

Garfield Park Site Area Canopy: 10%

METRIC	DESCRIPTION	SOURCE	BASELINE
Neighborhood carbon dioxide sequestered annually	Tons of carbon dioxide sequestered annually in trees located in the civic commons neighborhood.	i-Tree	187.11 tons
Site carbon dioxide sequestered annually	Tons of carbon dioxide sequestered annually in trees located in the civic commons site area.	i-Tree	1.58 tons
Sustainable materials	Quantity of sustainable materials incorporated in site design.	Demonstration team tracker	N/A
Stormwater management	Total square footage of stormwater features on neighborhood streets and in sites including basins, native plantings and impervious surfaces.	Demonstration team tracker	N/A

Signal:

# Safety

METRIC	DESCRIPTION	SOURCE	BASELINE
Reported neighborhood crime	Average monthly reported crime incidents in the zip code.	Local police department	882

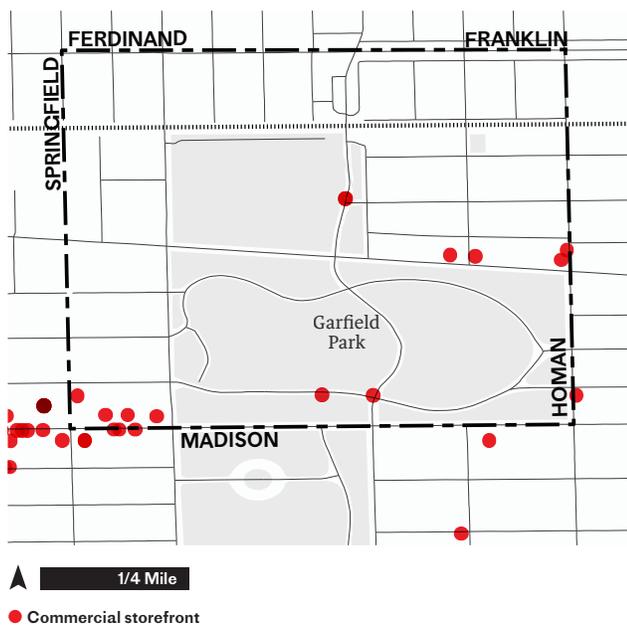
Signal:

# Retail Activity

## Storefronts

Number of local customer-facing retail and service businesses located in the neighborhood. **20**

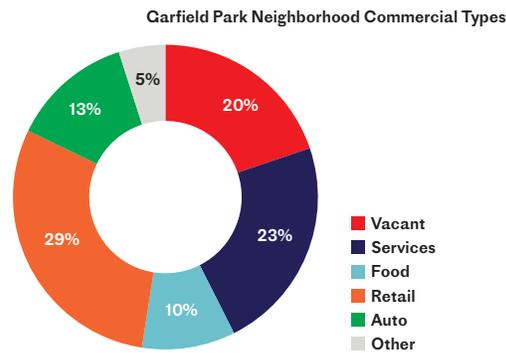
Source: Reference USA business database



## Commercial property vacancy

Percent of commercial buildings in the neighborhood that appear vacant. **20%**

Source: Physical survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Independent businesses	Share of neighborhood restaurants that are not part of one of the nation's 300 largest restaurant chains.	Reference USA business database	N/A

Signal:

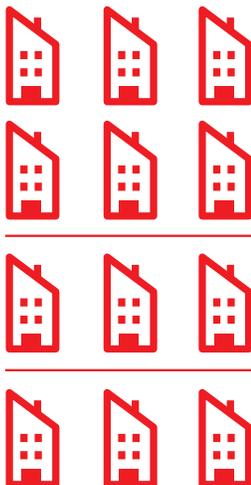
# Real Estate Value & Affordability

## Home values

Median and lower quartile values of owner-occupied homes in the neighborhood.

**\$176,234**  
median home value

Source: American Community Survey



**Median Home Value**  
**\$176,234**

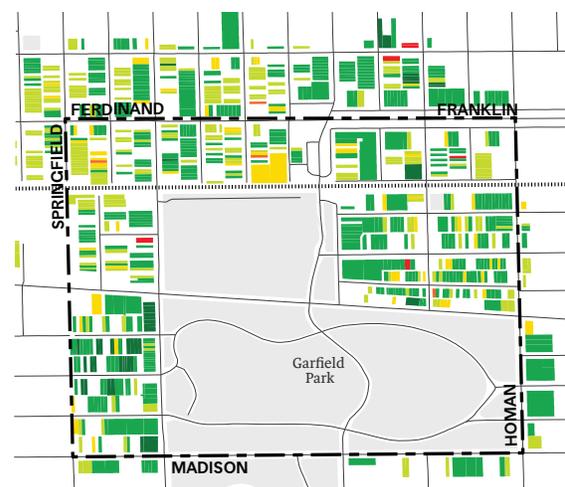
**25th Percentile Home Value**  
**\$123,409**

## Neighborhood building conditions

Percent of buildings that appear in good or excellent condition.

**65%**

Source: Physical survey



1/4 Mile

■ A - Excellent ■ B - Good ■ C - Fair ■ D - Poor ■ F - Very Poor ■ Construction

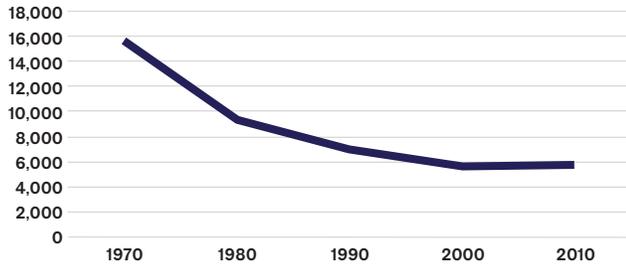
METRIC	DESCRIPTION	SOURCE	BASELINE
Owner-occupied share	Percent of housing units in the neighborhood owned by their occupants.	American Community Survey	15%
Neighborhood rents	Median and lower quartile gross rent paid by renter households in the neighborhood.	Zillow; American Community Survey	Median <b>\$960</b> 25th Percentile <b>\$284</b>
Cost burdened renters	Percent of renter households spending more than 30 percent of income on rent.	American Community Survey	56.0%
Residential property vacancy	Percent of residential properties in the neighborhood that appear vacant.	Physical survey	9%
Underutilized land	Percent of parcels in the neighborhood that are vacant lots or surface parking.	Physical survey	33%

## Population

Total resident population in the neighborhood.

**5,324**

Source: American Community Survey

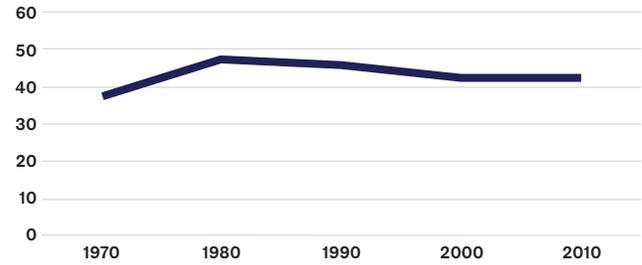


## Poverty Rate

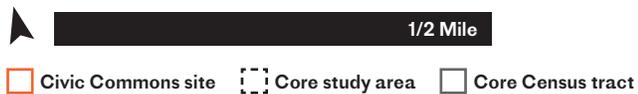
Percent of households in the neighborhood living below the poverty line.

**54.8%**

Source: American Community Survey



METRIC	DESCRIPTION	SOURCE	BASELINE
Median household income	Income of the typical, 50th percentile, household in the neighborhood.	American Community Survey	\$17,238
Per capita income	Average income on a per person basis.	American Community Survey	\$10,893
Unemployment rate	Percent of the total labor force that is unemployed and looking for work.	American Community Survey	20.3%
Four-year college attainment rate	Percent of neighborhood residents 25 and older who have completed at least a four-year college degree.	American Community Survey	7.6%



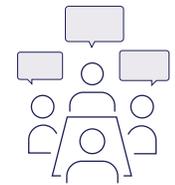
**Appendix:**

# Methodology

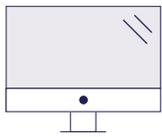
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## Appendix: Methodology

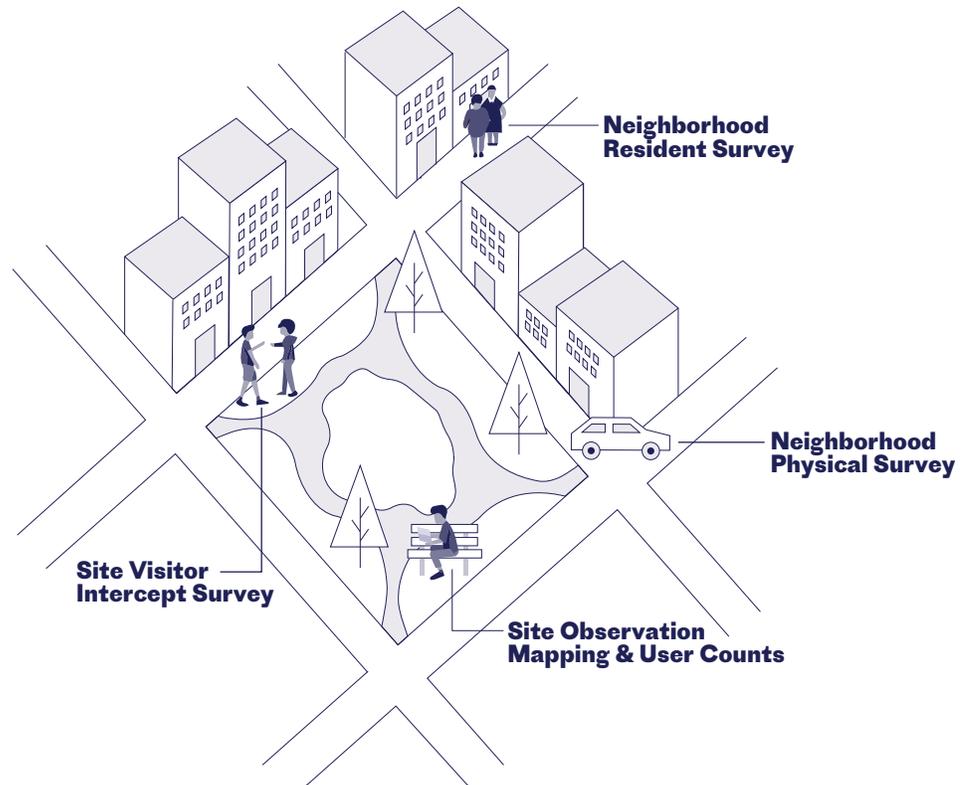
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**Neighborhood Focus Groups**



**Third Party Research**



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All data provided within this report was collected and analyzed by Reimagining the Civic Commons' learning partners City Observatory and Interface Studio, LLC.

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# Neighborhood Physical Survey

Physical surveys of the Greater Grand Crossing and Garfield Park neighborhoods were fielded from December 19, 2016 to December 22, 2016 and recorded conditions of 962 and 871 parcels, respectively. The Greater Grand Crossing survey area was bounded by 67th Street, Stony Island Avenue, 73rd Street, and the Metra Rail Line. The Garfield Park survey area was bounded by Ferdinand Street / Franklin Boulevard, Homan Avenue, Madison Street, and Springfield Avenue. For streets that defined the boundaries of the study, parcel conditions were recorded on both sides of the street centerline. Surveyors recorded a 360° video of parcel conditions throughout the study area on December 20, 2016 in Greater Grand Crossing and on December 21, 2016 in Garfield Park. Surveyors collected data on a range of topics, including: land use, building and yard condition, street trees, tree canopy, transportation infrastructure, defensive design measures, and any activity related to sale, construction, or condemnation. The survey was completed by two staff members trained to recognize applicable physical conditions from a windshield survey.

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## Appendix: Methodology

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### Physical markers of distrust in the neighborhood

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The physical survey also cataloged obvious physical markers of distrust towards the neighborhood located on residents' and business owners' properties. This metric, and the logic behind it, was inspired by *Robert Sampson's Seeing Disorder: Neighborhood Stigma and the Social Construction of "Broken Windows"*, in which Sampson examines the impact of visible forms of disorder on neighborhood perception. During the physical survey, staff noted the presence of the following signs of distrust, which included but were not limited to:

- "Beware of Dog" signs
- Grates on windows of residential properties
- Grates / pull-downs on commercial facades
- High or excessive fencing
- Home security system signs

### Neighborhood building conditions

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During the physical survey, building conditions were noted for each structure in the neighborhood based on exterior conditions visible from the street. Building conditions were rated on a scale of A (for Excellent) through F (for Failing), and included a separate for construction, based on the following criteria:

**A. EXCELLENT:** Good and needs no maintenance or repair; new construction and/or shows no signs of lack of maintenance or poor construction

**B. GOOD:** Needs minor repairs only; some signs of wear are visible and/or indicators of insufficient maintenance are present; all defects are minor and merely cosmetic.

**C. FAIR:** Requires a limited number of major repairs; there are highly visible cosmetic defects as well as visible indications of minor structural issues.

**D. POOR:** Requires comprehensive renovation; the building's defects are well beyond cosmetic and significant structural issues may be present; the building is in danger of becoming hazardous.

**F. FAILING:** Dilapidated and not able to be repaired or renovated; the building is structurally unsound, hazardous, and is not or should not be occupied.

**X. UNDER CONSTRUCTION:** Construction of building is not complete.

# Neighborhood Resident Survey

The Greater Grand Crossing Neighborhood Resident Survey was fielded from June 13, 2017 to June 30, 2017 as a door-to-door survey targeting a probability sample of neighborhood households in the area extending from 67th Street and Stony Island Avenue in the Northeast to 73rd Street and the Metra Rail Line to the Southwest. Only one adult respondent from each participating households was surveyed. 149 total respondents completed the survey; though the total number of respondents for each question may vary slightly, as respondents were excluded from the data when they chose not to answer a question, unless otherwise noted. Surveys were conducted primarily during early afternoon and evening hours on weekdays. Surveyors were instructed to approach every other single family or small multi-family residence, and they made up to three attempts to complete a survey at all targeted residences. Surveys were limited to residents over 18 years of age. Individuals were offered the option to enter a raffle for a \$100 gift card as incentive to take the survey.

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## Diversity of neighborhood social networks

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This research seeks to understand the degree to which social networks among survey respondents are diverse with respect to income. The question administered to respondents is loosely modeled on a question developed as part of a research study on social networking sites by Keith N. Hampton at the University of Pennsylvania,<sup>1</sup> which itself has its roots in earlier studies on social capital performed by other researchers. This research employs a Position Generator Measure based on the method described in Lin and Erickson, 2010<sup>2</sup>. The Position Generator Measure employed in this research asks respondents whether they know anyone who works in a list of twenty professions, of which equal numbers are associated with five varying levels of prestige. The “prestige” of a position is defined by a society’s perception of the general standing of that profession and is not solely related to the level of education necessary to be employed in that position nor is it solely related to compensation.

In developing this question, common occupations were sourced from the Census’ 2010 occupation codes and prestige scores for those occupations were derived from the General Social Survey<sup>3</sup>. The professions in each prestige category were selected because they are among the most common jobs in that prestige category within the United States. Traditionally, individuals in high prestige professions have access to a wider range of resources than those in low prestige professions; however, individuals in low prestige professions may have access to highly specialized resources that high prestige professions do not.<sup>4</sup> Respondents who know individuals in both high and low prestige professions are more likely to have access to a wide range of resources.<sup>5</sup> Thus, we would say that they have high levels of bridging social capital. This research states that residents have a high level of bridging social capital if they know someone who works in at least one of the five professions in each of the five prestige levels.

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1. Keith N. Hampton, Lauren Sessions Goulet, Lee Rainie, Kristen Purcell, Social Networking Sites and our Lives (Pew Research Center’s Internet & American Life Project).

2. Nan Lin and Bonnie H. Erickson, Social Capital: An International Research Program (Oxford: Oxford University Press, 2010).

3. Keiko Nakao and Judith Treas, Computing 1989 Occupational Prestige Scores (University of Southern California). Accessed from <http://gss.norc.org/Documents/reports/methodological-reports/MR070.pdf> on Jan 11, 2018.

4. Ibid.

5. Ibid.

# Site Visitor Intercept Survey

The Stony Island Arts Bank Intercept Survey was fielded from June 7, 2017 to July 29, 2017 in the Stony Island Arts Bank at 6760 S Stony Island Ave, Chicago, IL 60649. Fifty respondents completed the survey; though the total number of respondents for each question may vary slightly, as respondents were excluded from the data when they chose not to answer a question, unless otherwise noted. Surveyors were instructed to approach visitors as they entered the site. Visitors to the sites were offered the option to enter a raffle for a \$100 gift card as incentive to take the survey. Basic demographic information – including gender, race, and general age – were collected on everyone who surveyors attempted to survey, including those who declined, totaling 62 individuals. Where noted, demographic data in this report includes data on individuals who declined the intercept survey. The percentage of female visitors to the Stony Island Arts Bank was also derived from the intercept survey.

## Income diversity of site visitors

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This income diversity index is computed as follows: Census data from 2011-15 American Community Survey on household income is used to divide the population into five income groups. We compute the share of the intercept survey respondents that is in each of these groups. The index is computed as 1 minus the sum of the squared shares of the five groups, and corresponds to the probability that any two randomly selected site visitors would be from different groups.

## Racial and ethnic diversity of site visitors

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This racial and ethnic diversity index is computed as follows: Census data from the 2011-15 American Community Survey is used that reports the number of persons in each of five racial ethnic groups (white, black, latino, asian, and all other). We compute the share of the intercept survey respondents that is in each of these groups. The index is computed as 1 minus the sum of the squared shares of the five groups, and corresponds to the probability that any two randomly selected site visitors would be from different groups.

# Site Observation Mapping & User Counts

**Observation Mapping.** The location and activities of visitors to the Stony Island Arts Bank were recorded on an hourly basis during the site's open hours from 12pm to 7pm on June 30, 2017 and July 1, 2017. At the start of each hour, surveyors walked through public areas of the Arts Bank and recorded the number of visitors and noted, using a pre-defined series of mapping codes, the type of visitor observed and what type of activity they were doing.

**User counts** were conducted on one weekday and one weekend day on an hourly basis during the site's open hours from 12pm to 7pm on June 30, 2017 and July 1, 2017, beginning shortly after the top of the hour once the observation map of the Stony Island Arts Bank had been completed at five locations in and adjacent to the Greater Grand Crossing Civic Commons sites:

## Stoney Island Arts Bank

- A.** East 67th Street where it abuts the site of the Stoney Island Arts Bank.
- B.** East 68th Street where it abuts the site of the Stoney Island Arts Bank.
- C.** South Stoney Island Avenue where it aligns with the entrance of the Stoney Island Arts Bank.

## Kenwood Gardens

- A.** The intersection of South Kenwood Avenue and East 70th Street.

## St. Laurence School

- A.** The intersection of South Dorchester Avenue and East 72nd Street.

# Third Party Research

A range of third party data sources were collected and analyzed for this report including

- American Community Survey, 2011-15
- County elections data: County elections data from the Chicago election held on April 7, 2015.
- Local police department: [Chicago Police Department](#), [Chicago Data Portal](#), calendar year 2016, ZIP codes 60619 and 60624.
- Redfin, 2016
- Reference USA business database, 2015
- The Trust for Public Land, 2016
- Zillow, 2016

## Regular programming of the civic commons

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In order to calculate the average hours of weekly programming per site, researchers took a sample of 12 typical weeks identified by Rebuild staff for the Stoney Island Arts Bank. Researchers then inventoried programming events by type and frequency, and calculated an average number of hours of weekly programming based on any events that occurred on a weekly basis or more frequently.

The first sample included the period of July, 1 2015 – June 30, 2016 and included the following time periods:

2015

- July 26-31
- August 16-21
- September 20-26
- October 3-9
- November 1-7
- December 6-12

2016

- January 10-16
- February 14-20
- March 20-16
- April 10-16
- May 15-21
- June 5-11

The second sample included the period of July, 1 2016 – June 30, 2017 and included the following time periods:

2016

- July 17-23
- August 7-13
- September 18-24
- October 23-29
- November 6-12
- December 4-10

2017

- January 15-21
- February 12-18
- March 5-11
- April 23-29
- May 14-20
- June 4-10
- July 16-22

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## Appendix: Methodology

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### Public perceptions of sites and of the neighborhood

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For the for the Greater Grand Crossing and Garfield Park neighborhoods and their Civic Commons sites, mentions in general circulation papers, identified by Brink Communications, were tracked and identified by whether the article expressed an overall positive or negative sentiment. To track appropriate mentions, a list of keywords was developed relating to each neighborhood and site. A series of Google Alerts were then created for each news publication to catalog local news mentions. Article sentiments were tallied on a monthly basis. The number of positive mentions was divided by the total inventory to produce the average percentage of local news articles with positive narratives about the sites and neighborhoods.

Sentiments are analyzed on a yearly basis, starting on July 1, 2015 and concluding on June 30 of the following year. The news publications tracked in Chicago included the Chicago Tribune and the Chicago Sun-Times

### Income diversity of neighborhood residents

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This income diversity index is computed as follows: Census data from 2011-15 American Community Survey on household income is used to divide the population into five income groups. We compute the share of the population in each census tract that is in each of these groups. The index is computed as 1 minus the sum of the squared shares of the five groups, and corresponds to the probability that any two randomly selected persons in the neighborhood would be from different groups.

### Racial and ethnic diversity of neighborhood residents

---

This racial and ethnic diversity index is computed as follows: Census data from the 2011-15 American Community Survey is used that reports the number of persons in each of five racial ethnic groups (white, black, latino, asian, and all other). We compute the share of the population in each census tract that is in each of these groups. The index is computed as 1 minus the sum of the squared shares of the five groups, and corresponds to the probability that any two randomly selected persons in the neighborhood would be from different groups.

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## Appendix: Methodology

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### Tree canopy

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The USDA Forest Service's i-Tree Canopy tool<sup>6</sup> was used to estimate tree cover for the Greater Grand Crossing and Garfield Park neighborhoods. The i-Tree tool uses a random sampling process of publicly available imagery from Google Maps to classify land use types and calculate environmental and economic benefits from the percentage of tree canopy found in a given area.

For the Greater Grand Crossing neighborhood, the Garfield Park neighborhood, and each neighborhoods' associated Civic Commons sites, a set of points for each geography were sampled using the i-Tree tool with a sampling goal of achieving an overall Standard Error of less than 2% for all land cover types. The number of points sampled for each geography included:

- Greater Grand Crossing Neighborhood: 1,000 points
- Garfield Park Neighborhood: 820 points
- Stoney Island Arts Bank: 61 points
- Kenwood Gardens: 720 points
- St. Laurence School: 591 points
- Garfield Park Industrial Arts: 370 points

Citywide tree canopy estimates were drawn from third party sources.

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# Neighborhood Focus Groups

A focus group comprised of 8 neighborhood residents was held in the Greater Grand Crossing neighborhood on December 20, 2016. The goal of the focus group was to gain a better understand the neighborhood and perceptions of Civic Commons sites.

Local demonstration teams were asked to recruit 10-12 participants over the age of 18 for the focus group. Census data for the Greater Grand Crossing neighborhood was used to provide demographic recruitment targets with regards to age, race, and gender to ensure that participants were reasonably representative of the neighborhood population.

The group was facilitated by 2 staff members for approximately an hour and a half without other members of the Civic Commons team or other local partners present. Participants were provided with a brief introduction to the Civic Commons project and the purpose of the focus group before discussion started.

Quotations from the focus group presented in this report are edited for clarity.

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6. "The concept and prototype of this program were developed by David J. Nowak, Jeffrey T. Walton and Eric J. Greenfield (USDA Forest Service). The current version of this program was developed and adapted to i-Tree by David Ellingsworth, Mike Binkley, and Scott Maco (The Davey Tree Expert Company)." From: i-Tree Canopy Technical Notes. Accessed on 1/3/2018 at: [https://canopy.itreetools.org/resources/iTree\\_Canopy\\_Methodology.pdf](https://canopy.itreetools.org/resources/iTree_Canopy_Methodology.pdf)

Appendix:

# Focus Groups

The following quotes are from a resident focus group with 8 participants, held in Greater Grand Crossing on December 20, 2016.

This focus group was facilitated by 2 staff members for approximately an hour and a half without other members of the Civic Commons team or other local partners present. Participants were provided with a brief introduction to the Civic Commons project and the purpose of the focus group before discussion started.

Quotations from the focus groups presented in this report are edited for clarity.

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# Civic Engagement

## Public life

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“You would not know that there are students in that building who perform at the Symphony House, violin students. You would not know that last week we took ballroom dancers to the Chicago Cultural Center and they competed citywide and in one of the competitions they came back with first place. These are your gems that are already in the community, so adding Rebuild doesn’t change the community. It gives those gems that you already have in the community a platform.”

**NEIGHBORHOOD RESIDENT**

“The Arts Bank draws a whole population that was always right here. They didn’t have anywhere to go before to be big and bright.”

**NEIGHBORHOOD RESIDENT**

“It used to be like, ‘Don’t go out at night,’ or ‘Don’t go out on the weekend if it’s a three-day weekend.’ Now it’s like ‘don’t go out at all.’”

**NEIGHBORHOOD RESIDENT**

## Stewardship & Advocacy

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“Like I say, we need to get with the community because I believe it starts at home. I’m a firm believer in that. Knocking on doors, action, whatever. I’m a part of that, you know what I’m saying?”

**NEIGHBORHOOD RESIDENT**

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## Appendix: Focus Groups

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### Trust

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“When I walk down the street I say hi to people, even though I know they’re involved in things I don’t condone. We still have a rapport.”

**NEIGHBORHOOD RESIDENT**

“Important to build rapport with everybody even gang members, you can’t be scared because you become trapped by it. I’m not going to stop doing what I’m doing because of what you’re doing.”

**NEIGHBORHOOD RESIDENT**

“The power of a few bad actors to shift the whole spectrum and change the tone of a community...most people didn’t get shot last night, most people are not in a gang, most people are not unemployed.”

**NEIGHBORHOOD RESIDENT**

“If I see five black people who look like me walking toward me why should I be wary? It’s like our culture has us wary of ourselves.”

**NEIGHBORHOOD RESIDENT**

“It’s literally block to block and spot to spot and depending who’s living in what complex building and what got them to be forced in these geographies next to each other.”

**NEIGHBORHOOD RESIDENT**

We have 20 or so boys who go up on Saturday. We have policeman who volunteer and take you fishing. My little one went fishing this summer with them. A lot of kids have this perception of what the police is like, what’s happening with the police, and I’m not to say that that’s not happening but there’s definitely opportunities.”

**NEIGHBORHOOD RESIDENT**

# Socioeconomic Mixing

## Mixing on site

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“There’s a spectrum of needs - most groups work at the lowest end of the spectrum (food, clothing, shelter) but there’s another population that needs hope, respite, aesthetics. Rebuild is doing it right by picking up in the middle of the spectrum and giving the community forward momentum.”

**NEIGHBORHOOD RESIDENT**

“Spaces like this attract so many different people and there is a danger of people coming from outside who don’t realize the things/events they come for are attached to other things - neighborhood becomes a spectacle.”

**NEIGHBORHOOD RESIDENT**

## Reputation

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“Those who are affluent or are not used to being over in this neighborhood. It’s educational to them so they can get rid of certain stereotypes of who lives here or what our young people represent.”

**NEIGHBORHOOD RESIDENT**

“They come down here, and they’re like, “You know what? I always thought you lived in the ghetto. This is really nice.”

**NEIGHBORHOOD RESIDENT**

## Bridging social capital

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“One thing I’ll say about the bank, and Rebuild. I’ve met people from different countries, from France, to Istanbul, to China, to Japan, all walks of life. It’s beautiful to meet and interact with other people, and when we have parties it’s like everybody into one building, just having fun and trying to get to know each other.”

**NEIGHBORHOOD RESIDENT**

“Being part of this neighborhood and growing up in this neighborhood, at the Arts Bank it is so refreshing to come and interact with everyone, different walks, different socioeconomic backgrounds in different events, right in my hood.”

**NEIGHBORHOOD RESIDENT**

# **Environmental Sustainability**

## **Access to nature**

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“I would also say compared to other lakeside parts of the city, it’s the least policed area. I think it’s the part of the city by the lake where you’ll be bothered less by police. I think you’ll find a lot more police presence the more north you go on the lake. I like being able to exist amongst that nature without having to be told not to be in a certain part.”

**NEIGHBORHOOD RESIDENT**

## **Walkability/bikeability**

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*(related to increasing levels of violence in the neighborhood):*

“You hear it on the news all the time well more and more now. A woman got attacked jogging on the 606. You live in Chicago. You have not got the world that you can just take off in shorts and jog at four and five o’clock in the morning.”

**NEIGHBORHOOD RESIDENT**

# Value Creation

## Safety

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“I feel less safe when I see more people. I felt safer walking down the street at 3:30 am than 3:30 pm.”

**NEIGHBORHOOD RESIDENT**

“I think what happens when people are too scared, then that delinquency takes over and you’re trapped by it.”

**NEIGHBORHOOD RESIDENT**

“Last night someone was shooting right in front of my house when it was negative. You get used to it to a point now where I didn’t even stop making dinner.”

**NEIGHBORHOOD RESIDENT**

“It could be the middle of the day. Kindergarten class, shots outside the window. In a way you would think it would be reason for panic, but the kids are so desensitized to it they just keep doing what they’re doing.”

**NEIGHBORHOOD RESIDENT**

“I also think it’s the power of a few bad apples to shift the whole spectrum because we need to always remind ourselves, and this is a fact, most people didn’t get shot last night.”

**NEIGHBORHOOD RESIDENT**

“It’s certain blocks that are dangerous. Don’t go over certain blocks. That’s what I’m learning as I’m getting used to Chicago. You just don’t go. Some people been in the same spot for 15 years and won’t even go across the street.”

**NEIGHBORHOOD RESIDENT**

## Retail activity

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“They say, ‘You know you live in a neighborhood that’s up and coming if there’s a Starbucks in your neighborhood.’ They also say, ‘You know you live in the ghetto if there’s a Church’s Chicken in your neighborhood,’ and in this neighborhood they’re right across the street from each other, and they’re both doing well.”

**NEIGHBORHOOD RESIDENT**

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## Appendix: Focus Groups

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### Real estate value & affordability

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*(In response to the question of what the neighborhood will be like five years from now):*

“I do see gentrification, honestly. I think it’s going to happen regardless of the pure intentions that Rebuild has. You see the seeds of it now. People come through on tour buses and they walk right up to you and take a picture right in your face.”

**NEIGHBORHOOD RESIDENT**

“Once you achieve don’t leave. You have to reinvest. My grandpa always taught me God blesses you not for you. He blesses you so that you can be a blessing to someone else.”

**NEIGHBORHOOD RESIDENT**

“I liked Rebuild so much, I intentionally moved over 60th and Dorchester because I was like, ‘Yeah, I’m right down the middle of everything now.’”

**NEIGHBORHOOD RESIDENT**

“It was like I don’t have to go up north for Yoga or for the art exhibits or for the culturally relevant movies anymore. All these things you have to go somewhere else and pay for. Now they’re all here for free in a neighborhood I can actually afford to live in.”

**NEIGHBORHOOD RESIDENT**

“I’m already seeing it happen to where people like me who work full-time, but don’t make, goo-gobs of money, can barely afford to live in a neighborhood. Already, just in the one year, so I’m nervous I’m going to get pushed out just because I’m a renter.”

**NEIGHBORHOOD RESIDENT**