



# THE THEORY OF LAKEFRONT DEVELOPMENT

An Examination of the Lakeside Development Project



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C H I C A G O



# Acknowledgments

My thanks to the organizations and individuals who contributed to this project.

Their cumulative efforts made this report possible.

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My name is Sam Brandstrader. I am a student of Urban Studies in the College of Urban Planning and Public Affairs at the University of Illinois at Chicago. I am from Oak Park, the first western suburb of Chicago. This community is predominately middle and upper class. This piece of information is relevant to this report because I have grown up with the experience that government responds and provides when the citizens speak up. Where you are from shapes who you are and what you believe in. I was raised with the idea that people no matter their race or economic status everyone should have a fair chance in this world. I believe that this concept is something we all have at the start of our lives but throughout our life and the experiences we go through, this concept begins to morph. My idea of this concept has maintained because I have seen in my community that government care for its citizens; this care is something I feel many of us can easily forgot about. But, when this care by government isn't there, you will notice how intense your daily life will become. People from my community and other communities like Oak Park take this liberal stance of equality and equity but often don't actually follow up with their words. An example like this is the gentrification of Lincoln Park in Chicago, where white affluent citizens forced the communities of color out of the area.

This topic of urban development is very controversial and it affects people's lives. While this is only a report of my thoughts on Lakeside Development, the report can still have value to those who are unaware of how urban development goes on in the city of Chicago. It is my goal with this report to inspire you, the reader, to learn more about the world around you and to not always take news stories at face value. To do research of your own in order for you to not only develop a justified opinion on the subject but, to hopefully get involved in the matter and a make a difference.




# Executive Summary

In recent news, McCaffery Interests have partnered with U.S. Steel to redevelop the South Works Mill into Chicago's first "innovative and connected" community. This development project will have a list of features that are new to the surrounding community and even new to the standard practices of urban development. With a project this large, in an area that has faced little to no attention from the city and the media there is potential to have some negative effects on the surrounding communities. Those negative effects could potentially be displacement and will lead to the destruction of the relationship that the current residents have with their neighborhoods. By examining the history of lake-front development in Chicago, the demographics of the communities, voices from the community members as well as opinions from the developers a conclusion can be made if this project would have been beneficial for the city as a whole but more importantly the people residing in the area.

It was reported in March of 2016 that U.S. Steel pulled out of the project. This news was very discouraging to hear because of all the excitement and attention the project had received. Regardless of the negative implications the project, there would be some sort of innovation to urban infrastructure and how city development should be implemented in these up and coming years. For this report a hypothesis can be created on what successful Lakefront development means and how any developer might approach these types of projects. We can do this by comparing Lakeside developments to other successful and unsuccessful projects within Chicago, defining what it means to be successful, and contacting the residents.

The goal of this report is to create a sense of what urban development can bring as well as take away from the people it is trying to serve. It is important for citizens who are not directly involved in a large scale project like Lakeside Development, to analyze every piece of the project to gain an understanding of who benefits and who doesn't.

A historical map of Chicago's Lakefront, showing the city's layout along the shore of Lake Michigan. The map is detailed, with various streets, buildings, and parks marked. The Lakefront is highlighted in a light blue color. The map is oriented with the city to the left and the lake to the right.

*“The Lakefront by right belongs to the people.”*

## History of Lakefront Development in Chicago

Lake Michigan can be considered one of Chicago’s greatest assets and for a long time has been a main trademark of this city. The praise of the Lakefront can be credited to an architect and urban designer named Daniel Burnham. He was the Director of Works for the World’s Columbian Exposition in Chicago, which helped Daniel Burnham develop his forward thinking ideas and plans for cities across the nations. In 1909 both Daniel Burnham and Edward H. Bennett drafted a master plan for the city of Chicago that would call from 6 main features: an improvement of the Lakefront, a regional highway system, an improvement of railway terminals, new outer parks, systematic arrangement of streets, and lastly civic and cultural centers. Even today many of Chicago’s current features, for example, Wacker Drive or Grant



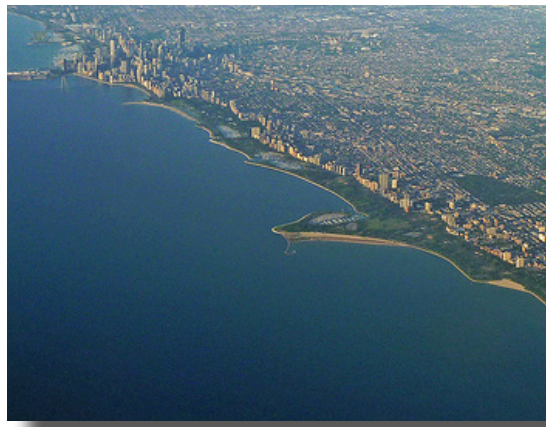
Park can be attributed to the Burnham Plan. The original plan contained many physical and social aspects of the urban experience but, in the final draft there was only a heavy focus on the physical features, this plan was nicknamed “Paris in the Prairie”. A major goal of the plan was to reclaim the Lakefront for the public. Mr. Burnham was a strong advocate believing in the rights of the people and their access to the city and was quoted saying “Not a foot of its shores should be appropriated to the exclusion of the people. Never before in Chicago’s history had there been this much focus on the lake and because of this plan, the lake was acknowledged as an asset that can be utilized for aesthetic and recreational purposes. While not every aspect of the Burnham Plan were completed, many future developers would refer to it as a guideline. Daniel Burnham died in 1912, unable to see his work be completed but, his words of “MAKE NO LITTLE PLANS” still serves us to this today

## History of Lincoln Park

Lincoln Park was first established around the 1820's. One of the first buildings constructed was an army outpost, near present day Clybourn and Armitage. Approximately ten years later, due its location Lincoln Park was a prime spot for a small-pox cemetery. Lincoln Park was the area just north of the border at the time. The cemetery became a health hazard when contaminates from the bodies began to seep into the lake. The bodies were removed and the land became Lincoln Park, this area was named after the late president Abraham Lincoln. After the Civil War the community became home to German and Polish immigrants who worked as truck drivers for local farm produce. After the Chicago Fire in 1871, much of Lincoln park was destroyed. The residents built shacks until the city began repairs in the area three years later. During the reconstruction of Lincoln Park factories moved in the neighborhood, they located along the river. These factories attracted immigrants from the European countries of Poland, Hungary, Slovakia, Romania, and Italy; the immigrants set a working class tone to the western side of the neighborhood. While towards the east along the lake were middle to upper class residents. In this time Depaul University was founded. Lincoln Park became known as a residential neighborhood part of Chicago, home to a diverse group of ethnicities and incomes. Like most of the nation during the Great Depression, Lincoln Park's housing began to decline. Residents became worried that their neighborhood was going to become a slum so they formed a neighborhood organization. These organizations received funds from the city to begin urban renewal, which typically meant removing people of color from the community.



4.



In the last decades of the 1900's Lincoln Park became home to the first Puerto Rican immigrants in Chicago; the neighborhood was also home to many African American families at the time as well. When the Lincoln Park Community Association attempted to remove these communities they were met with protests from the residents. Eventually the Puerto Rican and African American families were priced out, and during the 1990's Lincoln Park became predominately white. Fortunately, the processes of development are not as intense as they were during the 1950's with urban renewal; the community has an easier time speaking out when they are being pushed aside.

The similarities of these two projects are that they are both populated by people of color and are located on high valued land...the lakefront. A major difference being Lincoln Park was home to top tier institutions: DePaul University, Chicago Academy of Sciences, Lincoln Park Zoo, and Chicago Historic Society. With the addition of upper class citizens living in mansions, gentrification was much easier. Lincoln Park was a majority residential land and this made the demolition process smoother. South Chicago has industry and polluted land, which is way more expensive to re-mediated.

Both of these development projects are directly related to globalization. Lincoln Park had a multitude of factories, just as South Chicago had the Steel Mill. When industry began to decline in our nation South Chicago didn't have the institutions and wealth as Lincoln Park had. This industry was the backbone for the lower income communities. Cities didn't rely on industry for its economy anymore and this made it very easy for lower income communities to be shoved aside. There was high potential for Lakeside of becoming a repeat of what happened on the north side with Lincoln Park.

## History of South Chicago

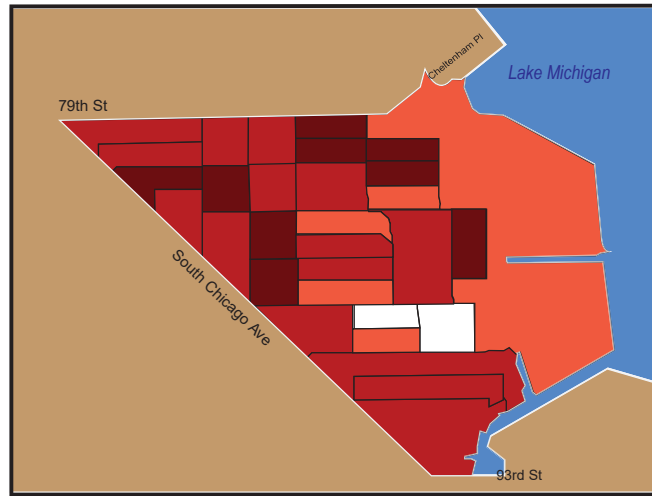
The community area of South Chicago is located at the mouth the Calumet River. In the early 1800's South Shore was predominately an area populated with fishermen and farmers. A couple decades later pieces of land were beginning to be sold due to the shipping

routes that ran through South Shore. Originally the town was named Ainsworth and the town was a majority Irish. Due to the railroad lines and Calumet River the area's population grew fairly early. Towards the end of the 1800's German, Swedish, and Scottish citizens migrated to the area to work in the steel, grain, railroad, and lumber industries. The Southworks Steel Mill opened in 1880. After 21 years of operation South Works Steel Mill was bought by U.S. steel and became the world's largest producer of steel. During this time many African American and Mexican citizens moved to the area to work in the Steel Mill. The African American population was faced with serious segregation

and were forced to live in areas of the neighborhood that were covered in soot from the steel furnaces. The closing of the Steel Mill had a big impact on the economic status of the neighborhood and would receive no attention from the city or developers until the late 1990's. The unions fought hard to restore the steel mill to its former glory by making several compromises with corporations. One of those corporations were USX, the successor to U.S. Steel. USX closed the South Works in 1992 and moved their focus to Gary, Indiana.

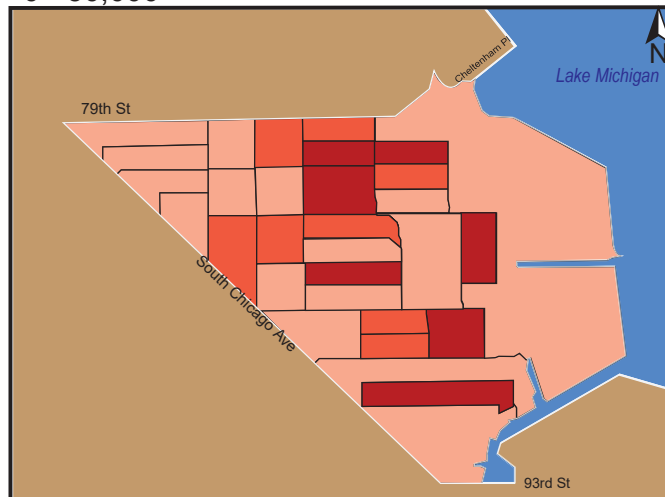


# Demographic of South Chicago



Home Value

- +150,000
- 101,000 - 150,000
- 51,000 - 100,000
- 0 - 50,000

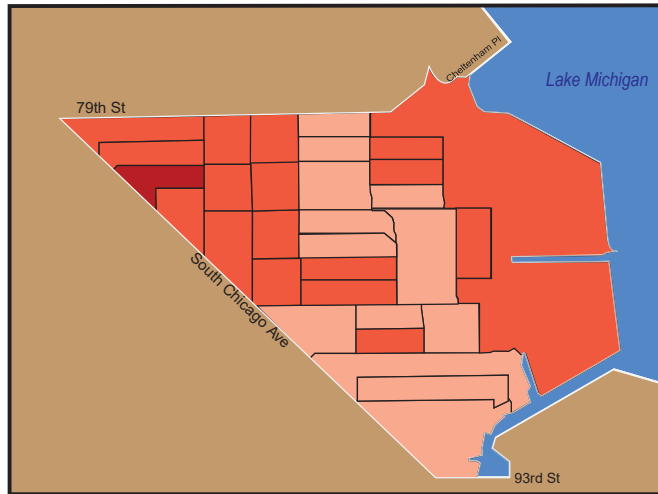


Percentage of Unemployment per Census Block

- +30%
- 21 - 30%
- 11 - 20%
- 1 - 10%

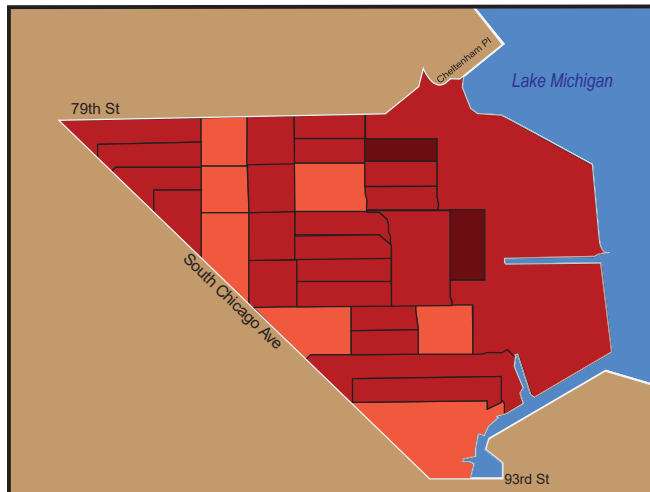


# Demographic of South Chicago



## Household Income

- 100,000+
- 75,000 - 99,000
- 30,000 - 74,000
- 0 - 29,000



## Percentage of Employment per Census Block

- 75 - 100%
- 50 - 74%
- 25 - 49%
- 01 - 24%



## Industry on the Chicago & Indiana Border

Since the foundation of the southern communities on the south side, industry has played an integral role in this region. It has provided stable and well paying jobs for generations of families. Industry has shaped this southern region in a variety of ways. First off, the design of the communities and buildings revolved around these plants and facilities. This factor created a dependency on these facilities for the residents and would have everlasting effects when industrialization began to decline. As stated in previous sections, the U.S. Steel Mill in South Chicago employed thousands; it was standard to graduate high school and get a job at the Steel Mill because of the livable wages that could be made. With the closing of the plant many community members of South Chicago were forced to relocate to a different neighborhood to find work and provide for their families.

Today, while there might not be a Steel Mill in South Chicago the area is surrounded by other types of refineries and chemical plants. Just south of South Chicago is the Calumet River, and on this river barges store massive amounts of Petroleum Coke, otherwise known as Pet-Coke, with no protective cover. Pet-Coke is the byproduct of tar-sands, a recently new source of energy which is being produced by the ton in these refineries. The United States Environmental Protection Agency states that if Pet-Coke is haled through your lungs you will risk serious health effects. These effects can lead to a high increase in the possibility of different types of cancers and asthma. The communities surrounding these refineries are at high risk of breathing these hazardous particles when there are both high wind speeds and poor storage. Unfortunately, this is just one chemical out of many that plague this region and its citizens. This struggle is exclusive to the neighborhoods on the south side and many residents in more affluent areas are not even aware of these conditions that are in their own city.



Throughout history, in different countries around the world, impoverished communities were the ones who had no other option but to live in areas of risk. What is currently happening on along the shores of Lake Michigan in Chicago and Indiana is insanity. Gigantic facilities operate to produce energy that we use every day. Unless us, the citizens who use this energy that is created from areas like the South East side demand a change then nothing will happen; people's lives will continue to be effected by these toxic chemicals. I implore you to take a day and drive around the communities of Whiting, Hammond, South Chicago, East Chicago, and Gary Indiana to see what effects these oil and energy corporations have on the people.

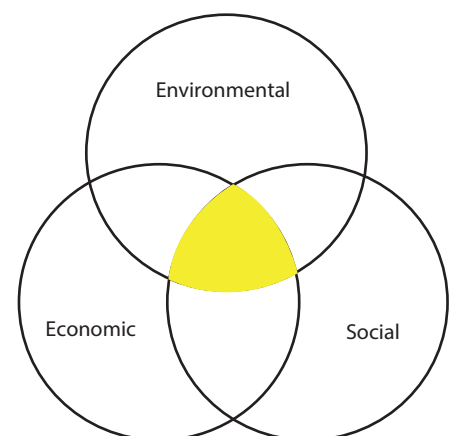


## What Does Successful Mean?

One of the most difficult questions to answer is what does it mean to be successful. Depending on who you ask and what their agenda is, you will hear a wide variety of answers. During my research my idea of successful shifted from a purely economic definition to a more encompassing view of sustainability. The question now becomes, what does sustainability mean? According to think.org, sustainability is defined as “the ability to continue a defined behavior indefinitely.” Sustainability can be broken down into three different sections: environmental, social, and economic. Depending on your situation as well as occupation you will try to succeed in one at least of these sections.

For example, an entrepreneur will focus on trying to make a profit for as long as possible; or a nonprofit organization may attempt to bring social sustainability to an area for as long as they can. But, the urban planner has the challenge of finding a balance between the three aspects. Lincoln Park, as read above, is an example in Chicago’s history where the city focused on making that area economically sustainable. City planners displaced entire communities hoping to attract upper class residents in order to make Lincoln Park an upscale neighborhood with high housing stock and top tier amenities. Currently city officials are trying to make Chicago a city that will compete with cities around the globe. This global competition forces cities to primarily focus on economic and environmental sustainability and not paying too much attention to the social aspect.

This new round of planners, more importantly scholars that will be entering the workforce need to have this idea of achieving a sustainable balance between the three sections no matter your occupation. In these upcoming years we as a society need to have our definition of success to be that balance between the three aspects. To stop only thinking about ourselves and our profit but to be concerned with the wellbeing of our neighbor.



## The Language of Lakeside Development

I wanted to see how the designers and developers behind Lakeside Development were informing the public about their project. By going to the websites of SOM, Sasaki, and McCaffery you will see pages of text and pictures of Lakeside. Most, if not all, developers will never talk about the negatives of their projects. Because of this, the average person only reads that Lakeside is a positive asset for this area and it will bring prosperity for the new and current residents. Other articles written by different sources also speak about Lakeside in a positive manner. So it is almost impossible for the average person to find the truth about Lakeside. The following two pages are examples of what the public reads about Lakeside. By reading this you will think that Lakeside will be a positive change.



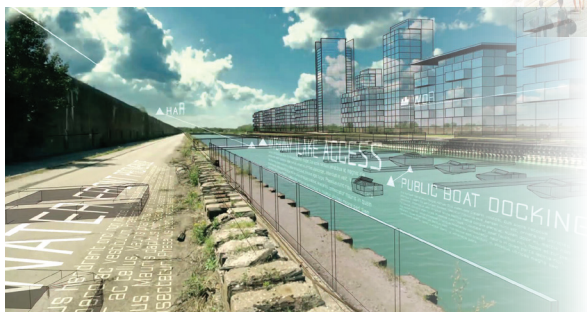
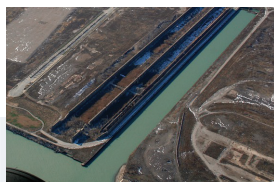
## Lakeside Development Overview



The South Works Mill has been a part of the Chicago south-side since the late 1800's and at one point was the largest producer of steel in the United States. Up until 1992 when the plant closed, the steel mill employed over twenty thousand workers. The closing of plant had a major impact on the economic status of the area and the land sat vacant for several years. Until the city of Chicago approved Skidmore, Owning, & Merrill LLP design of a new neighborhood for this historic piece of land. This project is being backed by McCaffery Interests and U.S. Steel hoping to create a revolutionary new method of urban development for cities to use in the up and coming years. An important factor of this development is the willingness to work with and almost for the current residents. The developers claim the new neighborhood will be fused into the existing area so business activity and more importantly overall quality of life can be boosted. Overall this new neighborhood has potential to bring new possibilities to a beautiful area of the city that needs attention.

Rooted in the wider community, Lakeside's neighborhood assets will drive broad-based economic growth. The extension of Lake Shore Drive will improve access to the site, which will encourage retailer and residential developments. New retail and commercial will create permanent jobs. Lakeside's innovative strategy will include a pioneer neighborhood utility system that powers, heats, and cools Lakeside. Additionally, a living lab will prototype and promote innovative solutions for energy, water, waste and technology. Finally, Lakeside will build green from scratch by recycling and reusing water and waste, eliminating waste to landfills.

Lakeside project has begun construction for Phase 1, which will combine the best ideas in land use to create an environmentally friendly, accessible and diverse urban community experience



## Activists in the Area

## Peggy Salazar

Peggy Salazar is the Director of the Southeast Environmental Task Force as well as lifetime resident of the South Chicago Region. I had the opportunity to interview this amazing woman to get her thoughts about Lakeside Development and its impact on the region. One of her first statements about the project was that Lakeside was the cookie cutter approach to revitalizing this post-industrial area. She believed it was the city's attempt of taking land that had a lakefront view and 500 continuous acres of open land. She stated "The city didn't invest in the community once the steel mills and the industry disappeared. The community began to collapse in on itself and the city allowed that. They allowed it because they are looking for an easy way to sweep the area."

This type of governance and planning shouldn't be tolerated anymore, it effects people's lives and the fact that no one paid attention to this is a shame/ People who are in a comfortable situation are able to turn a blind eye to these types of injustices and that is just wrong.

Continuing on with the interview Mrs. Salazar stated that the city first came to the residents with a plan that was focused on residential and industrial. "They promised jobs because that is what the community wanted to hear; that was the initial plan and that was what was sold to us." The city then came back several years later between 1996 and 1998 with a whole other plan which was Lakeside. So the city first tried to engage the community to hear what they wanted but then scrapped that idea to bring luxurious homes. The city of Chicago had the right intentions during the concept phase of this project, they were listening to the voices of the community and that is how planning should go on. But, it comes as no surprise that the city of ignored those voices and attempted to gentrify South Chicago. The new plan purposed by McCaffrey did offer construction jobs to the community but, they were temporary. But, these new jobs were not guaranteed to go to the community since they one would need a certain skill set. There was even an attempt to have a community benefits plan, where the community would work with McCaffery but that MacCaf-





## Samuel Corona



The next person who I interviewed a man name Samuel Corona. He is the Community Organizer for the SouthEast Environmental Task Force and a resident who grew up in South Chicago. He said that the majority of the community first wanted jobs, since there were no jobs out there. The Steel Mill provided most of the jobs and when that left, people needed a way to put food on the table. Since the steel mills were the heartbeat of the community when US steel closed the city began to pay less attention and response to the area was slowed down. The people would had the money to leave did and “it became common to see more cars parked on empty lots than on the street.” Samuel as well as the other community members were first offered to have the manufacturing jobs that would hit the site and when the high-rises would come in the community would be the first ones to help build “a city within a city.”

During Samuel’s time with the developers he felt as though “truthfully we were just a box that was checked off, we were a sandlot that was going to be wiped away.” Samuel and the residents began to see the writing on the wall when the new elementary school was being built, they realized that the city and developers were not going to invest in the existing community. As the residents began to looked into what was going on, they found out that they were not slated to be there. They were there until the development came.

It is voices of people like Samuel Corona and Peggy Salazar that were not done justice during this entire project. With the project now stopped, hopefully the city and planners will give the community the attention it deserves. Both of these interviews gave me a whole other perspective of what really went on with Lakeside. The most interesting part was that there was nothing on the web about what Samuel and Peggy stated. That is why it is important for you to do research and speak to the community, you will hear statements that the developers would never imagine to say. You will hear statements from the people who truly care about the wellbeing of their neighborhood. They don’t look at this land as just a sandbox but what they see is their home.

## Kate Koval

Kate Koval is a life long resident of Calumet City, and is an environmental activist fighting against the PetCoke Situation. During our interview Kate Koval made some very interesting points not only about Lakeside Development but, development as a whole. One of her first comments was “Development is complicated.” This little bit might seem obvious but I believe that it is very deep. In my experience development is just another word and no one takes a moment to understand the issues, either good or bad, development brings. The comment of “Development is complicated” is what this analysis is trying to argue.



As the interview continues with dialogue about change, Kate Koval stated that she dose want change to occur within these southern communities but not in the way we hear about it. She doesn't want gentrification to happen, “gentrification rips the residents out of the community” Lakeside Development was going to bring certain amenities like a marina or high priced grocery stores that have no place in a poor community, especially in South Chicago due to the Pet Coke that is situated just south on the Calumet River. Lakeside Development would only be luxury if one was looking to the north. Kate did believe that Lakeside would help the situation with the PetCoke in Calumet City, because people with money wouldn't want to live near those mounds of Petroleum Coke.

One last piece that Kate Koval said during our interview was that the South Works mill should not even be develop. Even though South Works is a super-fund site, Kate Koval is seeing more and more people interact with the space. Before development began in the 1990's the site was fenced off, the 500 acre site had fences surrounding area. As the wheels began to move with Lakeside Development, the area opened allowing for the residents to have green space that used to be a steel mill. The community is now able to create their own space and create their own attachment to the land.



## Personal Thoughts on Lakeside Development

At my first glance of Lakeside Development, I knew there were going to be issues with this project. I waited and waited for a news article to pop up talking about how this development project was going to displace the residents in South Chicago or, how Lakeside was going to fail. But, again and again I only read about the successes of this master plan; that is project is going to revitalize this area connecting the south side to the heart of Chicago. The developers at McCaffery boasted about their master plan was first of its kind, and in reality it was. For development at this scale the project had green infrastructure plans that no other development is currently using. Lakeside Development had won a series of awards for its design. Reading the website for the project, it is easy to get excited and think that this project is going to be huge positive to this community.

They went to residents living on a block just west of the proposed site and offered them money to move in order to build a new elementary school; if they residents said no the city was going to use eminent domain to get these residents to move. Due to the population of this neighborhood the area didn't call for the construction of new school and after a few years the school closed down. The city was so excited to have Lakeside that there was no question that it would fail.

As a student of Urban Studies we constantly learn about gentrification around the world and especially here in Chicago. Lakeside Development screamed gentrification and displacement in my eyes. It is a good thing that this project failed because planners can now take a step back and look at what they did what wrong and try to find solutions to prevent them from happening in the future. Two interesting points I found during my experience with Lakeside; the change in the plan and preparation. The city first came to the community talking about developing the space as retail and when the project began to move forward the city came back to the residents talking about building an entirely new neighborhood. The city began to create infrastructure for Lakeside since the project was in the first phase.

I tried to take an analytical viewpoint throughout this entire project until the end, to academically critique Lakeside Development. I had this idea that by stepping back I would be able to get a objective perspective about urban development. I believed it would make my point more valid, but I was wrong. Deep down I knew this was wrong and after my visit to South Chicago I knew I had to put my opinion into every piece of this thing.

There are two sides to a spectrum for development in the city; the ones with the money and on the other side is grassroots organizations. Now that Lakeside Development is no more, the city should look to grassroots to create an innovative plan. The South Side of Chicago is such a unique space. The only people who properly understand it are those who have lived there, those who have stuck through the bad times in hope for a better tomorrow. Planners need to create a space to where the grassroots and those with money can come together in order for communication and cooperation to occur. Because it is only through cooperation that change will happen.

City Planning is not about profit, it is about creating the best space to accommodate each and everyone of us. 19.

## Theory of Development

My theory for any type of development either on the lakefront or not, is that cooperation is the most important element. Having a balance between the individuals with the money and community on the ground is where we as a society need to be in order to create a more sustainable city. This balance will in deed benefit both sides of the spectrum.

There will be some that disagree with what I believe to be the most successful element in any kind of development. These voices of disagreement may come from people in the professional world who are currently working for developers but, their opinion doesn't mean one bit in my eyes. As an individual of the next round of scholars that are going to be entering the workforce to make their mark on the world, I have come to the conclusion that the number one priority as a planner is to make space that accommodates each and everyone one of us. This belief is considered by most to be impossible, and if you are one of those individuals who have a say in the built environment and think this is not possible then you need to step aside. I have been told that this is not how the real world operates, that money is the only object that drives us human beings. I for one cannot accept this view of reality, I believe that there are individuals who do care about the person next to them and not because of some economic gain but, because we are human. We want to live by each other's happiness not sadness.

During my time with Peggy, Sam, and Thomas proves that statement. This organization has put together a plan that wouldn't have raised as much of an economic profit as Lakeside at first; but over time this type of planning and development invests in the community and would have gains not only in the long term of things but the short term as well. We are entering a new era, with a rapidly rising population and climate, city officials and planners need to demand that developers need to cooperate with the existing community and environment to get the best solution.

The first task in achieving this goal of accommodation would be to decide who the community actually is, in order for developers to know who to reach out to. The community knows and wants what is best for the neighborhood since they are the ones who have been there the longest, they are the ones who have created a personal tie to the land. While the agenda of the developer and the community may be different, there still needs to be cooperation. In Lakeside Development case, the developers only had limited contact with the community in order to check it off the list. It comes to no surprise after doing research on this development project that it failed.

## Context

From the lists of issues, challenges, and assets we created in class my report is addressing both privatization and highly valued land. Waterfront land is some of the most valuable land a city has to offer; there are cases around the world where cities such as New York, Hong Kong, Cairo, and Chicago that are experiencing rapid luxury development along these areas. This trend is connected to cities shifting from industry based economies to a more service and technological market, also known as deindustrialization. As I have mentioned before these actions of deindustrialization and rapid development are a result of globalization. Cities are now having to compete on a global market which is extremely competitive. City officials are focused on attracting residents who earn a big paycheck and businesses that allow cities to brand themselves. Lakeside Development is one of those projects that is appealing to the global market, and by looking for international people and businesses the city chose not to hear from those who are currently there. Being located on such valued land is going to be the biggest obstacle that people from the community are going to face in these next decades.

Lakeside Development, although it was believed to be a plan that integrated the community, it was ignoring the idea of the commons and the project was only appealing to those with money. Lakeside was way a privatizing that area for the rich and pushing away the residents who live their. Planners have the challenge of creating space that can bring people of different background together, our responsibility to the public So it falls upon us to balance privatization and the commons. With Chicago's prime location on the lake we will have our work cut out for us.

This report is only the beginning, it is a way of educating people about how development can occur and the next steps would be to act upon it. Unfortunately that is all this report can do, change will come from this report but instead it will come from our actions after this report. People in this communities have heard this story of inclusion from people in a comfortable stop before but the difference is that, urban planners have the mindset to actually make the change in which they are saying.

I only have a few next steps for this project, if I had more time I would have reached out to more people. Although there are a handful that didn't respond to me there are still individuals who I would like to hear from. Otherwise I have no vision for this project. It has reached its end. I say this because the next steps are bigger than this project, the next steps are following through with what has been discussed in this report. Those ideas about communication and community are bigger than this report and that is why I believe that this is the end for this project. While I might not be capable of making a difference at this particular moment, my education in this field will allow me to make my mark on this world. In my field of urban planning the best tools to have are education and exposure. Only then will inclusive and solid concepts be created. Reports like this can only intersect with society to a certain degree, it is the work that comes after that actually matters.





## Conclusion

Just because Lakeside Development has stopped, the attention towards that region shouldn't. This area of the city you and I live in is going to be the hotspot for innovation and positive change. We should not think that the solution to helping that region thrive again is through luxury apartments; those families and people deserve more than that. We are all aware of the injustices that occur on the south side, and for us to turn a blind eye to it is a shame. It is our responsibility to follow through with our belief of equality and equity and get involved. No matter who you are or where you come from, you need to know that you can make a difference.

# Photo Reference Page

1.1 - This photo was taken on a service road for BP workers only. On the property of the refinery, one is able to see what it takes to fuel our everyday lives.

1.2 - This photo was taken on a public access road that leads to one of the beaches in this community. The fact that this is what is behind a beach for the public is pure insanity.

1.3 - This photo was taken of a train transporting a chemical, one that is highly volatile and. There are reports of trains carrying these across the country that have exploded injuring and sometimes even killing dozens. This train was over a mile long and was basically a moving bomb.

1.4 - This photo was taken on the service road for the BP workers only. This was the southern view. This was taken to show the sheer vastness of this industry. It seemed as though there was no end to this madness as one drives around the region.

1.5 - This photo was taken in the front yard of a house in a neighborhood called Mark Town. This neighborhood is being taken over by BP forcing the residents to move in order for the company to expand its grounds.

1.6 - This photo was taken of the beach that is open to the community. Within 200 feet of this beach is a building emitting harsh chemicals into the air. According to the EPA there is supposed to be nothing coming out of this building. The first time you breathe in the air, you begin to feel sick. I cannot imagine taking my family to such a toxic place

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