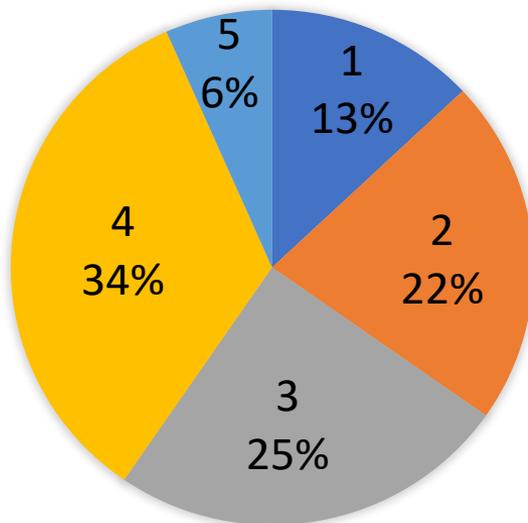


APPENDIX TWO

Large Lot Sampler Patterns and Types of Change in Lot Condition and Care



Frequency of change patterns observed

1. Continued improvement over the years
2. Improvement first year only
3. No improvement until later years
4. No change
5. Decline in condition

This appendix provides examples of changes observed in 424 city-owned vacant lots sold to neighborhood property owners in two Chicago community areas through the city's Large Lot Program. We developed and implemented a 7-point "condition-care" scale to rate lots just before purchase (2014) and one, two, and four annual growing seasons after purchase (2015, 2016, 2018). The overall pattern of change described in the paper shows significant improvement in the first year after purchase, then continued improvement, though at a lesser rate, in years two and four.

For this appendix we looked more qualitatively at sub-patterns of change underlying the overall pattern. The five sub-patterns we identified (see left) by manually sorting lots according to their rating patterns have about 1/3 of all lots in groups showing measurable improvements in the first year (patterns 1+2) and over half with improvements made over the course of our study (patterns 1+2+3). Examples of lots exhibiting these change patterns are shown in the following pages, further subdivided into thematic types such as private and community spaces. The examples also show a range of lot conditions prior to purchase, including those that had been appropriated for use and/or stewardship, a phenomenon known as "blotting" (Armborst et al., 2008).

KEY TO IMAGES

Type of space- community area name

2014
just before
purchase

Month Year Photo credit

2015
1 growing
season after
purchase

Month Year Photo credit

2016
2 years after
purchase

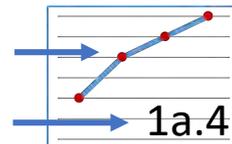
Month Year Photo credit

2018
4 years after
purchase

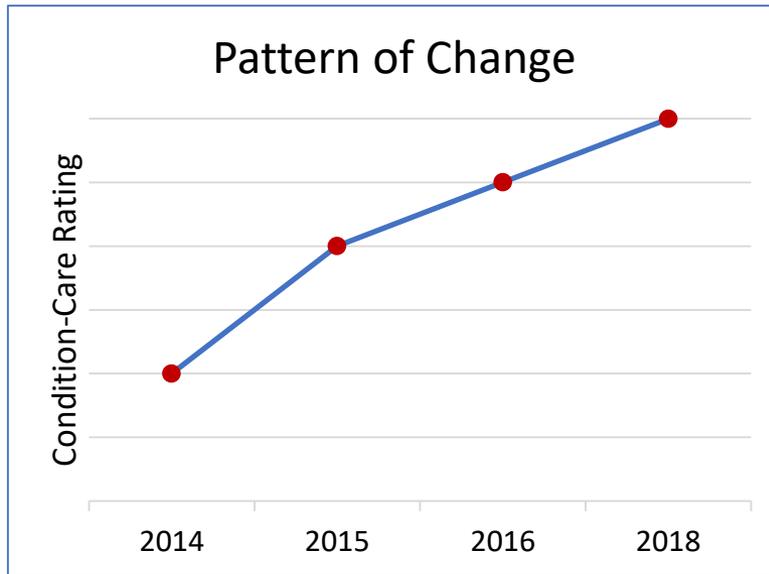
Month Year Photo credit; additional information

Generalized pattern of change

Pattern number, type & example number



1. Continued improvement



Types observed

- Small private spaces
- Community gardens
- Social/play spaces
- From “wild” to “clean and green”

Private spaces- West Englewood



Nov 2014 Google Street View



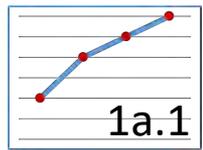
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



1a.1

Private spaces- West Englewood



Nov 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Private spaces- West Englewood



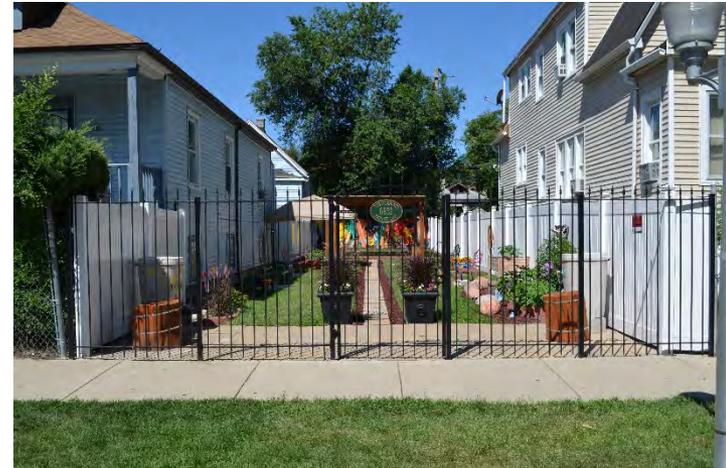
Nov 2014 Google Street View



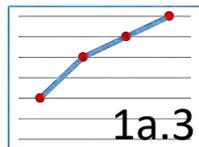
Nov 2015 US Forest Service



Aug 2016 City of Chicago



July 2018 US Forest Service. Sign on fence has owners' name and address with the space named "Promise Land."



Private spaces- East Garfield Park



July 2014 Google Street View



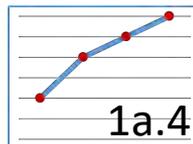
Oct 2015 US Forest Service



Aug 2016 City of Chicago



May 2018 Google Street View. Garden and hoop house is visible inside



Private spaces- East Garfield Park



Jul 2014 Google Street View



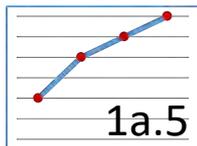
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Aug 2018 Google Street View. Fencing and infill turn a drive-thru vacant lot into an attractive side yard.



Private spaces- East Garfield Park



Jul 2014 Google Street View



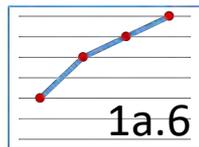
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Oct 2018 Google Street View. Rehabilitation of an informal drive-thru/ parking lot



Community gardens- Washington Park



Jun 2014 Google Street View



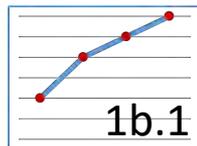
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Community gardens- Woodlawn



Jun 2014 Google Street View



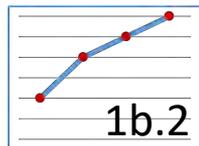
Oct 2014 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



1b.2

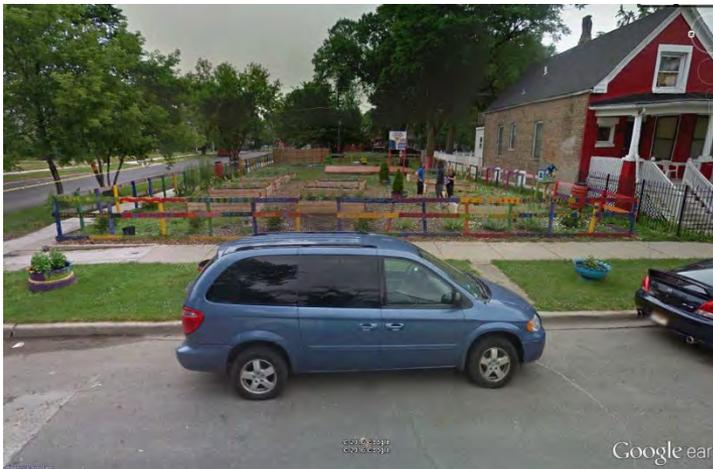
Community gardens- West Englewood



Nov 2014 Google Street View



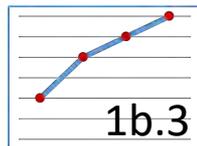
Sep 2015 US Forest Service



Jun 2016 Google Street View



Jul 2018 US Forest Service. A local community group developed this major garden and center across the street (see 1c.2) to offer Englewood residents a diverse range of opportunities to heal and revitalize their neighborhood.



Community social/play areas- West Englewood



Nov 2014 Google Street View



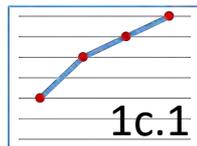
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. See 1b.4 for description.



1c.1

Community social/play areas- East Garfield Park



Sep 2014 Google Street View



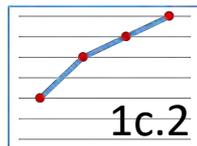
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. Multiple large lots were developed as a park for senior citizens of the neighborhood.



Community social/play areas- East Garfield Park



Sep 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

From “wild” to “clean and green”- West Englewood (New City)



May 2014 Bing Streetside



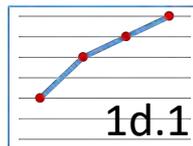
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. We met the owner in 2015, an older woman who (incorrectly) assumed the city would clear the lot of overgrown vegetation when it was transferred to her. She was looking for assistance and apparently was successful.



From “wild” to “clean and green” - Englewood



Oct 2014 Google Street View



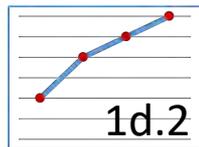
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



From “wild” to “clean and green” - Englewood



Oct 2014 Google Street View



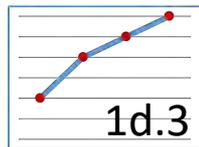
Sep 2015 US Forest Service



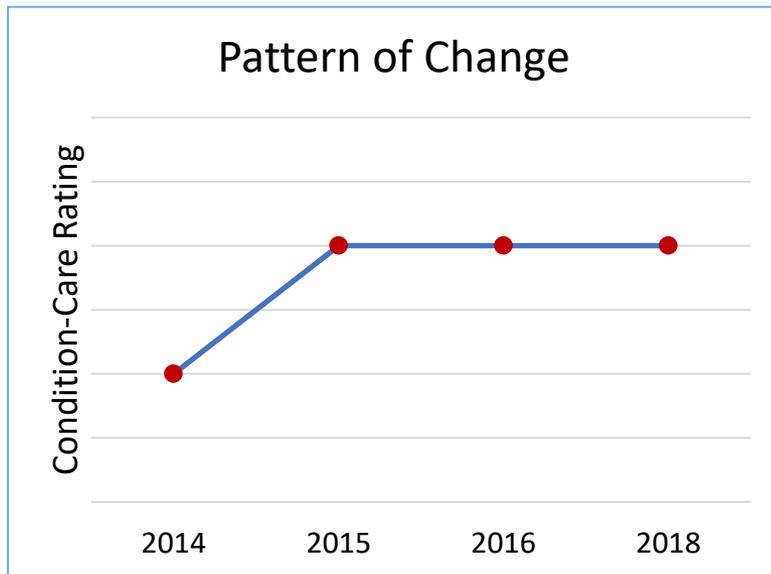
Aug 2016 City of Chicago



Jul 2018 Google Street View



2. Improvement 1st year only



Types observed

- Private spaces, low → moderate change
- Private spaces, low → high change
- Community spaces, low → high change

Private spaces, low → moderate change- Englewood



May 2014 Bing Streetside



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Private spaces, low → moderate change- East Garfield Park



Sep 2014 Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



Aug 2018 Street View

Private spaces, low → high change- West Englewood (New City)



Nov 2014 Google Street View



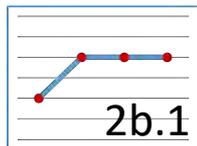
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Private spaces, low → high change- West Englewood (New City)



Dec 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Community spaces, low → high change- Woodlawn



Jun 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Community spaces, low → high change- East Garfield Park



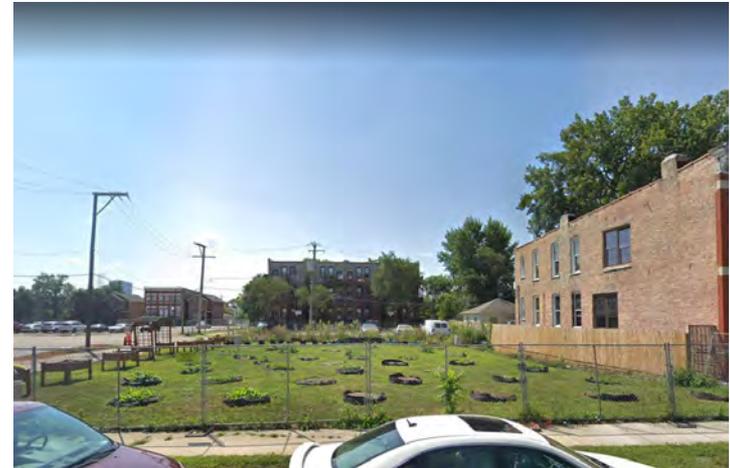
Jul 2014 Google Street View



Oct 2015 US Forest Service

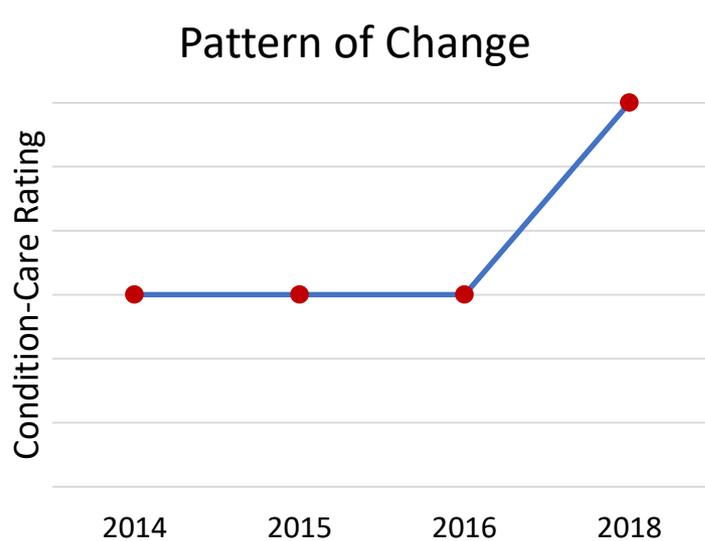


Aug 2016 City of Chicago



Aug 2018 Google Street View

3. No improvement until later years



Types observed

- a. Private spaces
- b. Community gardens
- c. Housing development

Private spaces- Englewood



May 2014 Bing Streetside



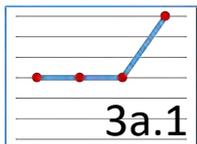
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Private spaces- East Garfield Park



Jul 2014 Google Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



May 2018 Google Street View

Community garden, Englewood



Oct 2014 Google Street View



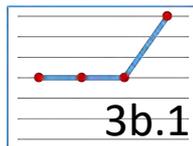
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. Owner is developing a community garden/arts/education space with the help of a local high school



Community garden, East Garfield Park



Jul 2014 Google Street View



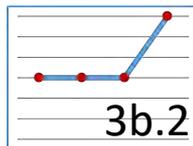
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Aug 2018 Google Street View. Sign on fence is a quote from former UN Secretary General Kofi Annan of Ghana: "Education is the premise of progress in every society in every family."



3b.2

Housing development- Woodlawn



Jun 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Housing development- East Garfield Park



Jul 2014 Google Street View



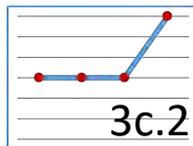
Oct 2015 US Forest Service



Aug 2016 City of Chicago

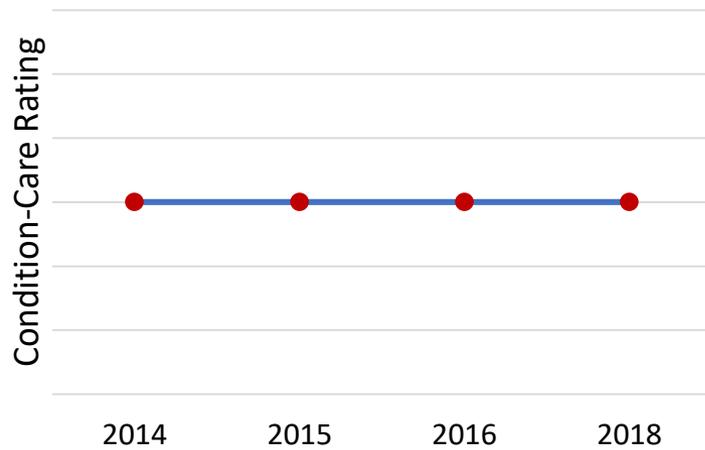


Aug 2018 Google Street View. Large lot on left (see 2014 photo red lot lines) was combined with a previously owned lot to provide a spacious yard for this new three-flat.



4. Unchanged

Pattern of Change



Types observed

- a. Private spaces, low condition
- b. Private spaces, moderate condition
- c. Private spaces, high care
- d. Community spaces, high care

Private spaces, low condition- Englewood (New City)



Nov 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Private spaces, low condition- East Garfield Park



Jul 2014 Google Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Private spaces, moderate condition- Englewood



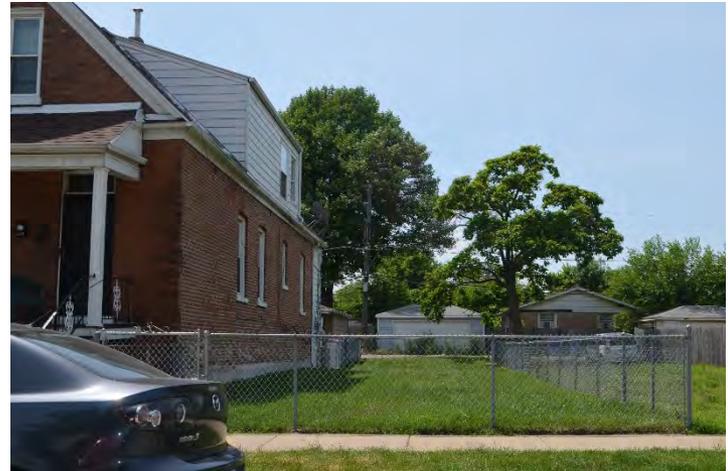
Oct 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Private spaces, moderate condition- East Garfield Park



July 2014 Google Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



July 2018 US Forest Service

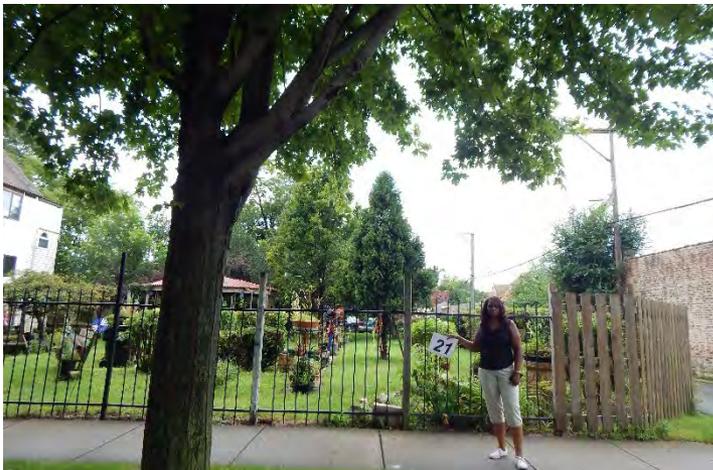
Private spaces, high care- West Englewood



Dec 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. We met owner in 2015 and 2018. She said she'd been gardening on the property for more than 20 years and used it as an outdoor classroom for neighborhood children. Photo used by permission.

Private spaces, high care- East Garfield Park



Jul 2014 Google Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. An extensive side yard "urban farm," complete with chickens and goats.

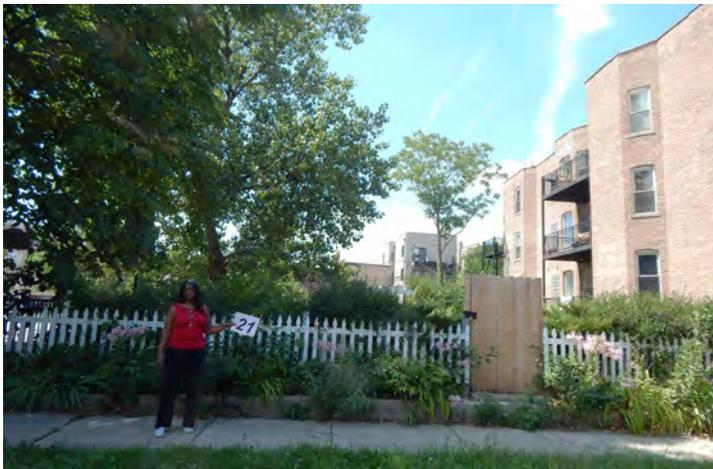
Community spaces, high care- Woodlawn



Jun 2014 Google Street View



Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service

Community spaces, high care- Woodlawn



Jun 2014 Google Street View



Sep 2015 US Forest Service

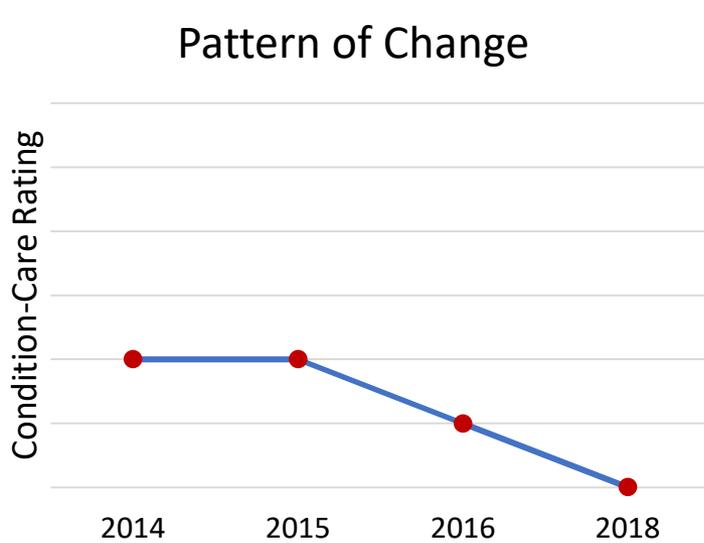


Aug 2016 City of Chicago



Jul 2018 US Forest Service. The William Hill Gallery "Fine Art Sculpture Garden is a 5,000 square ft. garden space dedicated to the education of inter-generational groups in the cultural arts, fine gardening and healthy eating."

5. Decline in condition



Types observed

- a. Private spaces
- b. Community gardens

Private spaces- Englewood



May 2014 Bing Streetside



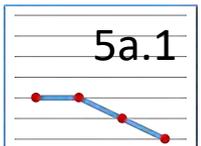
Sep 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Private spaces- East Garfield Park



Jul 2014 Google Street View



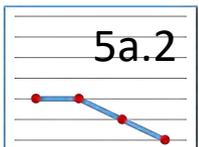
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Community gardens- East Garfield Park



Jun 2014 Street View



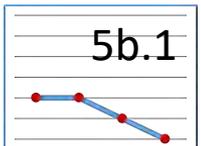
Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service



Community gardens- East Garfield Park



Jul 2014 Google Street View



Oct 2015 US Forest Service



Aug 2016 City of Chicago



Jul 2018 US Forest Service. Memorial garden established in 2010 includes a variety of native prairie and ornamental plantings, though have not been well maintained over the years.

