Chicago Sustainable Development Policy Update – Stakeholder Engagement Key Learnings (Memo #1)

Objectives/Purpose

The purpose of conducting stakeholder engagement was to meaningfully collaborate with frontline community stakeholders and technical experts to update and strengthen the Department of City Planning's Sustainable Development Policy (SDP), which has not been updated since 2017. The goal of the stakeholder engagement was to hear from a robust group of stakeholders assembled across Chicago and collect their opinions and recommendations for how the City should update the SDP to foster a more sustainable Chicago.

Project Team

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Tactics

Stakeholder List

The project team began to assemble the stakeholder list by pulling together existing lists of groups and organizations i.e., previous SDP group of stakeholders, Chicago Building Decarb Working Group or initial stakeholder conversations, etc. The team put together a list of wide-ranging expertise from environmental justice, energy, sustainability, workforce, economic/community development, architecture, real estate/building developers, academic institutions, and many others.

While individuals/groups across these areas were invited to participate, they did not all accept the invitation. Those that did attend were asked “Who else should we be talking to?” in order to expand the team’s reach. This led to many new individuals being introduced into the process and invited to subsequent focus groups.

Focus Group Meetings

The project team held 11 focus group meetings from late May through early June 2022, and one final meeting in mid-July.

These small group discussions were designed to generate conversation and ideas on specific topics and questions. Although initially the team contemplated hosting meetings by areas of subject matter expertise, the final decision was to allow participants to choose by date only, thereby generating

meetings with experts across many areas of interest, and in the interest of promoting cooperation, active listening, and shared learning experiences.

Invitations to participate in a focus group session were distributed to 175 individuals. 100 (57%) of those individuals registered to attend one of the 11 focus group meetings. In all, 80 people attended and provided input.

Table 1. Focus Group meetings/attendance breakdown

Meeting Date and Time	Number of Registered Participants	Number of Actual Participants
May 23; 4pm	9	6
May 24; 4pm	10	8
May 25; 4pm	8	5
May 26; 8:30am	11	9
May 26; 4pm	6	5
May 31; 6:30	5	4
June 1; 4pm	16	14
June 2; 4pm	16	13
June 2; 6:30pm	7	4
June 3; 4pm	7	7
July 14; 4pm	5	5
	100	80

The format of the focus groups included an ice-breaker activity at the beginning of the program followed by a presentation about the existing SDP by City of Chicago staff. The facilitator then walked the participants through three basic questions to illicit feedback about the existing policy (see Appendix for presentation example). The questions are listed below.

1. What categories are most urgent – is there one that sticks out to you in terms of severity of community impact (among existing categories)?
2. Is there a category in terms of community impact that is not reflected?
3. Since the last policy update in 2016, there have been big technology advancements, and changes in the way we think about certain policies/programs – are there revisions related to those?

A fourth question was added into the discussion at the May 31 focus group session, to give participants an opportunity to add input based on some of the values they shared when signing up for the focus group.

4. Before we move on, let's pause to review our values…additional things to add to our discussion thus far?

The list included values such as inclusivity, equity-focused, and accountability and transparency. This data was collected and retained for future use by the City to help inform decision-making.

Other/Ongoing

Participants were given the opportunity to complete a Google form after meetings to gather additional

information as needed (i.e., additional ideas they did not get to highlight for revising/improving the policy, or further elaborating on ideas they briefly shared), as well as open the invitation to a one-on-one conversation with the project team.

Of the 24 survey respondents, 18 indicated that they would be interested in an additional conversation. Due to timeline and capacity constraints, this list was narrowed, and individuals were grouped together based on similar background/expertise for small group discussions. These discussions will continue beyond the scope/timeline of this project, as the City continues to lean on the expertise and build on these relationships.

Similarly, but beyond the scope and timeline of this project, the City will use the expertise gathered to expand the SDP Advisory Committee. The SDP Advisory Committee is a group of selected people across various expertise that are selected to provide additional support in moving recommendations into finalizing the SDP update and serve as a continuing resource for DPD.

Key learnings and takeaways

Key learnings and takeaways from the focus group meetings are organized and listed in this section in the order of the questions asked. There were some issues and/or questions raised prior to jumping into the focus group questions. These include:

- Questions about enforcement/compliance (i.e., responsible agency/department, general requirements, reporting mechanisms, violations/penalties, etc.)
- Questions about performance verification (i.e., required documentation, timing, frequency, etc.)
- Questions about the availability of historical data (i.e., category credit uptake), data analysis (i.e., to leverage/inform future policy/strategy/direction), and public disclosure/reporting
- Issues with the format of scorecard/matrix as well as its associated weighting system (i.e., not tied to specific policy objective, some categories not as expansive as others, improper/inadequate weighting relative to both uptake difficulty and community needs/benefits)

What categories are most urgent – is there one that sticks out to you in terms of severity of community impact (among existing categories)?

- Most noted were Energy, Health, Transportation, Workforce, and Stormwater.[1]
- Other areas which were highly noted, but are not among the existing categories, include Decarbonization/Fuel Use (i.e., reduction of fossil fuel usage, embodied carbon, etc.), and Climate Resilience/Adaptation
- Of note- Health and Workforce were both identified as two of the top categories in terms of urgency, but have historically had less uptake[2]
    - Health topics ranged from outdoor air quality/pollution, intersections with climate resilience, energy, and carbon, water preservation/quality, construction, and people/communities

[1] Per both the post-FG meeting survey as well as responses/feedback received and documented during the actual FG's

[2] Based on DPD's experience to date, through administration of the policy (and more specifically, reviewing Google forms during permitting process), both the Workforce and Health categories have had less uptake relative to most other categories (i.e., Energy, Transportation, and even Landscapes)

- Workforce topics ranged from encouraging the development of minority and disadvantaged consultants and supply chain organizations, community inclusion, and long-term employment opportunities/placement

Is there a category in terms of community impact that is not reflected?

The biggest topics/areas discussed included:

- Livability – especially as it intersects with public health (i.e., both construction and ongoing/operating-related impacts on local environment) but also socio-cultural impacts
- Community Benefits – as an overlay across (i.e., general alignment with needs) from initial engagement, organizing, buy-in, partnership and development; or within individual categories (i.e., community solar, under Energy category)
- Education & Awareness – for residents, building-users, and community; leadership through peer-learning opportunities (i.e., program or forum), and public-facing communications (i.e., progress status updates, etc.)
- Equity – many participants noted there is first a need to define "equity", through the purview of this policy, to ensure equitable development; this might pertain to mitigating affordability/displacement concerns, or added flexibility for affordable housing projects
- Climate Resiliency – especially as it intersects with public health and emergency preparedness (i.e., community cooling amenities or heating/warming centers, back-up power generation, etc.)
- Biodiversity – many participants suggested expanding the existing Wildlife category to include additional credit options that pertain to biodiversity more broadly, moving toward more comprehensive nature-based solutions, beyond bird protection

Since the last policy update in 2016, there have been big technology advancements, and changes in the way we think about certain policies/programs - are there revisions related to those?

The biggest topics/areas discussed included:

- Prerequisites/Requirements **–** throughout/within individual categories, where logical; increased stringency/requirements based on project size/impact on local environment
- Connect/Sync with Most Relevant/Key Policy Goals & Objectives – building decarbonization goals, programs and policies have begun to take shape in recent years especially, at the federal, state, and local level, there may be areas (i.e., electrification, EV readiness) where it makes sense to align and sync in terms of direction and metrics
- Reassess Certification Options/Shortlist **–** there is a need to reassess and perhaps narrow the list of certification options based on alignment with goals of the SDP policy, usefulness/enforcement efficiencies, value to owners, accountability/transparency, overlap, and ability to meet relevant federal and/or local regulations
- Identify/Institute Performance-Based Metrics **–** across categories, if/when possible (i.e., around community engagement, workforce, materials salvage/recovery, verified performance of energy efficiency and renewable systems)

Appendix

Focus Group Presentation Example

Agenda

- Introductions + Icebreaker
- Goals + Expectations
- About the Policy

15 minutes

- Focus Group Discussion

45 minutes

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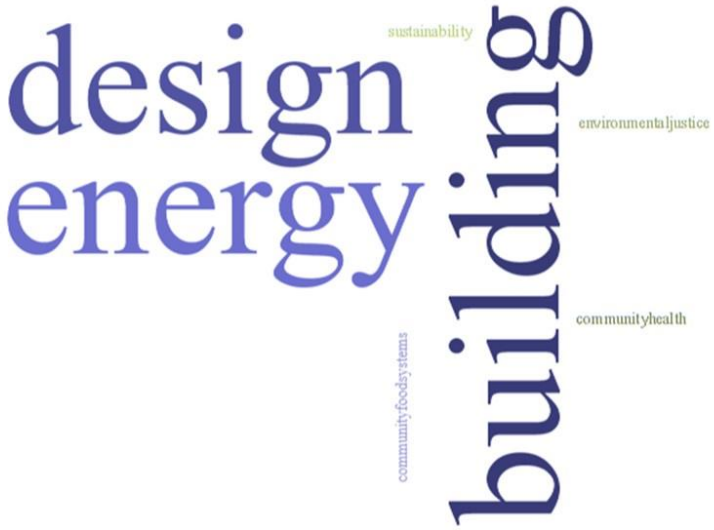
Introductions



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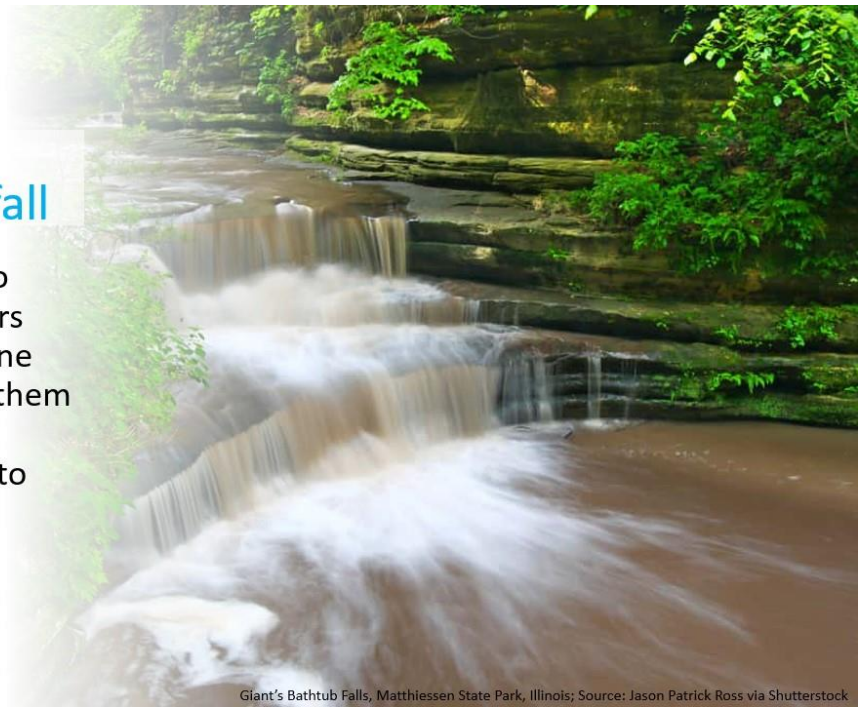
Icebreaker: Legacy Waterfall

If somebody were to describe you 50 years from now, what is one sentence you'd like them to say about the expertise you bring to this discussion?



Giant's Bathtub Falls, Matthiessen State Park, Illinois; Source: Jason Patrick Ross via Shutterstock

Goals for today

- Clearer understanding of the Sustainable Development Policy and the need to update it
- Hear ideas for improving it, rooted in your expertise and experiences
- Learn from each other
- Identify more voices to be heard

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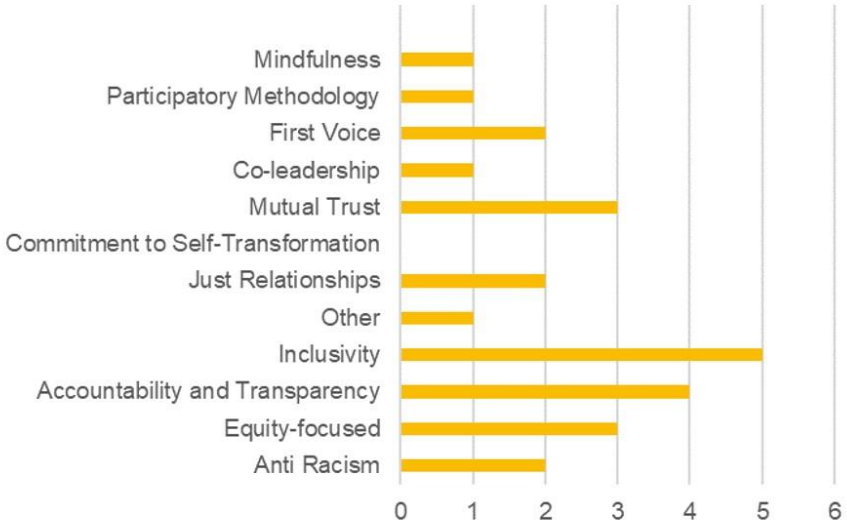
What values are we leading with?



About the Chicago Sustainable Development Policy

- Chicago's **Sustainable Development Policy** requires projects receiving public funding or needing special approvals to incorporate sustainable design elements
- Originally adopted in 2004
- Intent is to add sustainable features to projects; **does not control use, density or other items** regulated by the municipal code

Green Roofs:

As of 2013, the City of Chicago had 509 vegetated roofs, covering 5.5MM square feet

LEED Buildings:

Chicago Tribune

"Illinois named No. 1 in LEED certification"

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What types of development does the policy apply to?

The policy applies to the following types of projects:

- All Planned Developments
- Tax Increment Financing (TIF) projects
- Affordable multi-family housing projects (depending on funding source)
- Air Quality Ordinance projects

Points required

- **New Construction** (100 points required)
- **Renovations** (25 points required for moderate renovations, 50 points required for substantial renovations)

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Updated in 2016

Current Policy

Compliance Options	Points Required		Sustainable Strategies Menu																																				
			Health	Energy								Stormwater						Landscapes				Green Roofs		Water		Transportation								Solid Waste	Work Force	Wildlife			
					Choose one			Choose one			Choose one										Choose one		Choose one													Choose one		
Compliance Paths	Starting Points	Number of Optional Points Required (New Construction, Substantial Rehab / Moderate Rehab)	1.1 Achieve WELL Building Standard	2.1 Designed to earn the Energy Star	2.2 Exceed Energy Code (5%)	2.3 Exceed Energy Code (10%)	2.4 Exceed Energy Code (20%)	2.5 Exceed Energy Code (40%)	2.6 Onsite Renewable Energy (3%)	2.7 Onsite Renewable Energy (5%)	3.1 Exceed Stormwater Ordinance by 25%	3.2 Exceed Stormwater Ordinance by 50%	3.3 100% Stormwater Infiltration	3.4 Sump Pump Capture & Reuse	3.5 100-year detention for lot-to-lot buildings	3.6 100-year Detention for Bypass	4.1 Working Landscapes	4.2 Natural Landscapes	4.3 Tree Planting	4.4 Achieve Sustainable Sites Certification	5.1 Green Roof 50-100%	5.2 Green Roof 100%	6.1 Indoor Water Use Reduction (25%)	6.2 Indoor Water Use Reduction (40%)	7.1 Proximity to Transit Service	7.2 Bikeshare Sponsorship	7.3 Bike Parking Residential	7.4 Bike Parking Commercial & Industrial	7.5 EV Charging Stations	7.6 EV Charger Readiness	7.7 CTA Digital Displays	8.1 60% Waste Diversion	8.2 Workforce Development	9.1 Bird Protection (Basic)	9.2 Bird Protection (Enhanced)
Options Without Certification																																						
All Options Available	0	100 / 50 / 25	40	30	20	30	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10
Options With Certification																																						
LEED Platinum	95	5 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	10	20	NA	NA	NA	5	NA	NA	NA	5	5	NA	10	5	10
LEED Gold	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
LEED Silver	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 4-Globes	90	10 / 0 / 0	40	NA	NA	NA	NA	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 3-Globes	80	20 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	NA	5	20	10	20	NA	NA	NA	5	NA	NA	10	5	5	10	10	5	10
Green Globes 2-Globes	70	30 / 0 / 0	40	NA	NA	NA	40	50	10	20	10	20	40	5	5	5	5	5	5	20	10	20	NA	20	NA	5	NA	NA	10	5	5	10	10	5	10
Living Building Challenge	100	0 / 0 / 0	40	NA	NA	NA	NA	NA	NA	NA	10	20	40	5	5	5	NA	NA	NA	20	NA	NA	NA	NA	NA	NA	NA	NA	10	5	NA	NA	10	5	10
Living Building Challenge Petal	90	10 / 0 / 0	40	NA	20	30	40	50	NA	NA	10	20	40	5	5	5	5	NA	5	20	10	20	10	20	NA	5	NA	NA	10	5	5	10	10	5	10
Enterprise Green Communities*	80	20 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	NA	NA	10	5	5	10	10	5	10
PassiveHouse	70	30 / 0 / 0	40	NA	NA	NA	NA	NA	10	20	10	20	40	5	5	5	5	5	5	20	10	20	10	20	5	5	5	5	10	5	5	10	10	5	10

*only available to affordable housing projects funded by DPD's Housing Bureau

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https://www.chicago.gov/city/en/depts/dcd/supp_info/sustainable_development/chicago-sustainable-development-policy-update.html

What is the impetus for a 2022 update?

Policy update is needed to:

- Reflect new ordinances: bird-friendly design; electric vehicle charger readiness
- Keep up with new codes or technology advancements in energy, water, transportation
- Align with 2022 Chicago Climate Action Plan and decarbonization goals
- Incorporate key principles of equity and resiliency from We Will Chicago
- Expand policy design by prioritizing community voices

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What is the impetus for a 2022 update? (continued)

Expanding policy design by prioritizing community voices:

- We want to hear from robust group of stakeholders assembled across Chicago
  - We Will Chicago
  - Chicago Climate Action Plan
  - River Ecology group
  - Environmental Equity Working Group
  - Chicago Building Decarbonization Working Group
  - Previous SDP committee members
  - Other community organizations and representatives

- Align stakeholders with desired outcomes: Do we have the right people and number of people in order to prioritize equity and environment?

- Craft outreach and engagement activities to assure maximum participation

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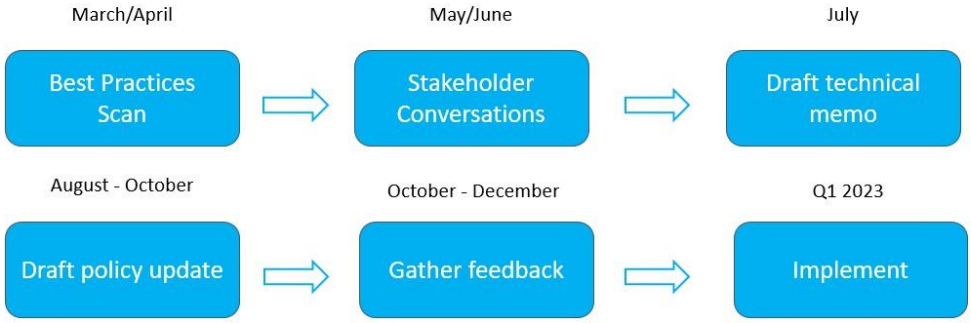
Sustainable Development Policy Update Timeline



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Engagement Guidelines

Be present.

Stay curious.

Bravery and courage.

Assume good intentions.

Confidentiality.

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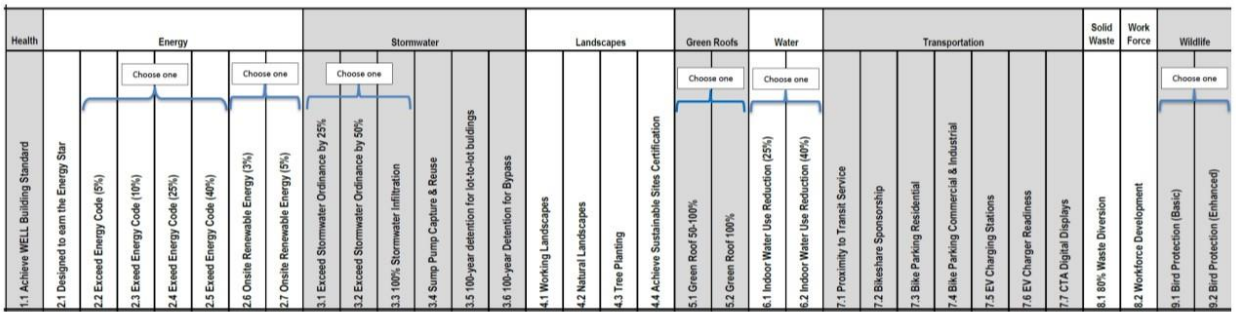

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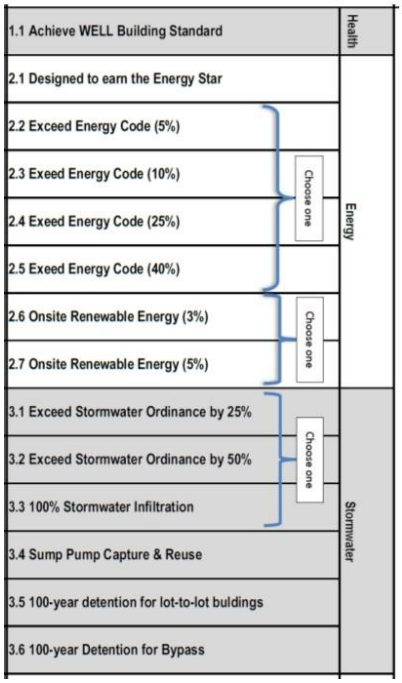
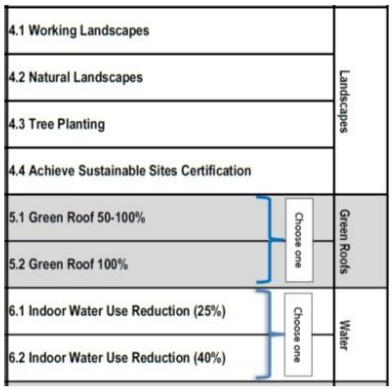


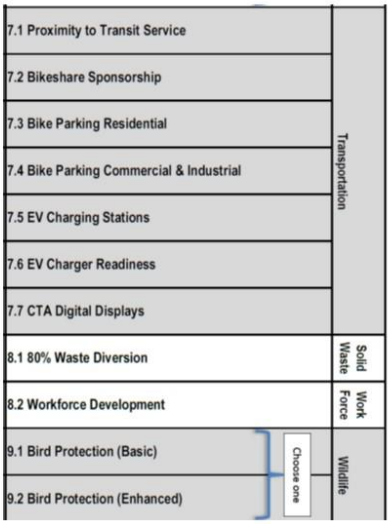
Health
Energy
Stormwater

Choose One

Landscapes
Green Roofs
Water

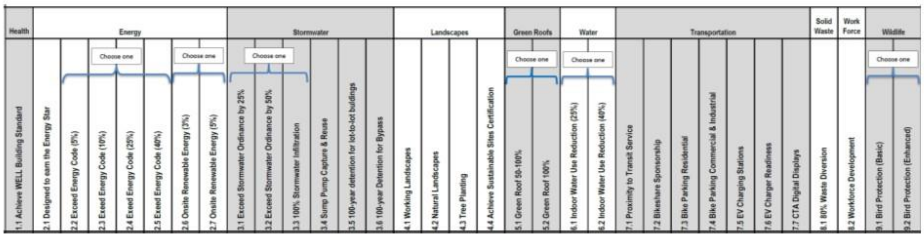


Transportation
Solid Waste
Workforce
Wildlife



- Health (1)
- Energy (7)
- Stormwater (6)
- Landscapes (4)
- Green Roofs (2)
- Water (2)
- Transportation (7)
- Solid Waste (1)
- Workforce (1)
- Wildlife (2)

1. What categories are most urgent – is there one that sticks out to you in terms of severity of community impact?
(Among **existing** categories)



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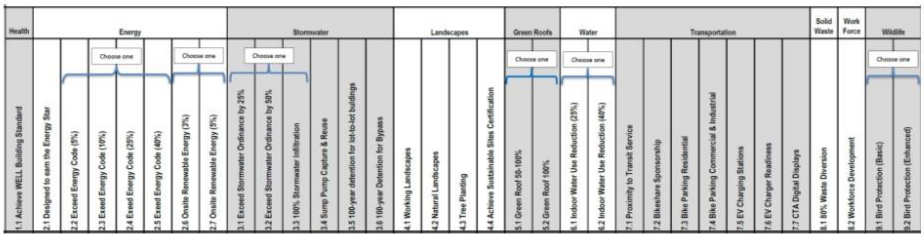
- Health (1)
- Energy (7)
- Stormwater (6)
- Landscapes (4)
- Green Roofs (2)
- Water (2)
- Transportation (7)
- Solid Waste (1)
- Workforce (1)
- Wildlife (2)

2. Is there a category in terms of community impact that is not reflected?



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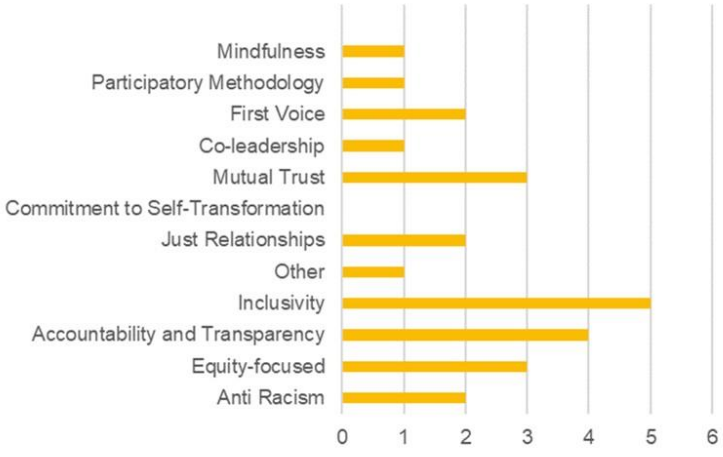
- Health (1)
- Energy (7)
- Stormwater (6)
- Landscapes (4)
- Green Roofs (2)
- Water (2)
- Transportation (7)
- Solid Waste (1)
- Workforce (1)
- Wildlife (2)

3. Before we move on, let's pause to review our values…additional things to add to our discussion thus far?



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4. Since the last policy update in 2016, there have been big technology advancements, and changes in the way we think about certain policies/programs – are there revisions related to those?

HEALTH
1.1 Achieve WELL Building standard

ENERGY
2.1 Design to earn ENERGY STAR
2.2 Exceed Energy Code (5%)
2.3 Exceed Energy Code (10%)
2.4 Exceed Energy Code (25%)
2.5 Exceed Energy Code (40%)
2.6 Onsite Renewable Energy (3%)
2.7 Onsite Renewable Energy (5%)

STORMWATER
3.1 Exceed Stormwater Ordinance (25%)
3.2 Exceed Stormwater Ordinance (50%)
3.3 100% Stormwater Infiltration
3.4 Sump Pump Capture and Reuse
3.5 100-year detention for lot-to-lot buildings
3.6 100-year detention for bypass

LANDSCAPES
4.1 Working landscapes
4.2 Natural landscapes
4.3 Tree planting
4.4 Achieve Sustainable Sites Certification

GREEN ROOFS
5.1 Green Roof 50-100%
5.2 Green Roof 100%

WATER
6.1 Indoor Water Use Reduction (25%)
6.2 Indoor Water Use Reduction (40%)

TRANSPORTATION
7.1 Proximity to Transit Service
7.2 Bikeshare Sponsorship
7.3 Bike Parking Residential
7.4 Bike Parking Commercial/Industrial
7.5 EV Charging Stations
7.6 EV Charging Readiness
7.7 CTA Digital Displays

SOLID WASTE
8.1 80% Waste Diversion

WORKFORCE
9.1 Workforce Development

WILDLIFE
10.1 Bird Protection (Basic)
10.2 Bird Protection (Enhanced)

5. Collaboration: Who else should we be talking to? Do we need follow up conversation?

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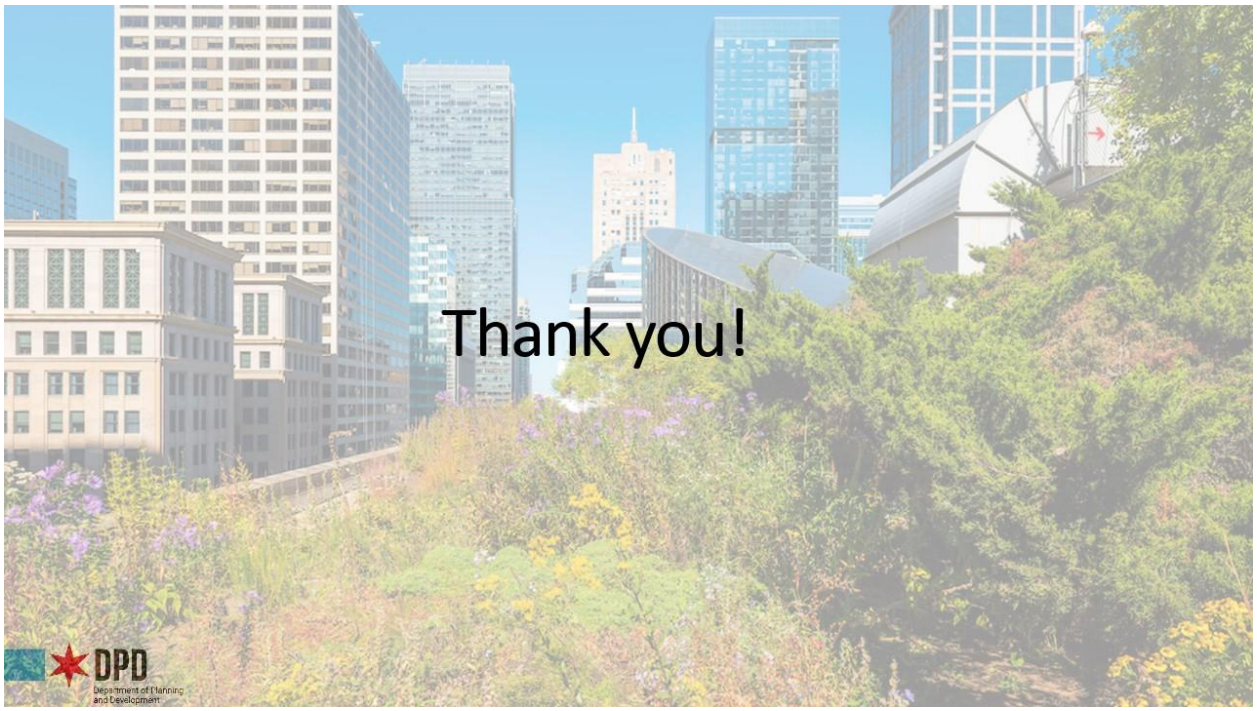
Thank you!
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