

**ULI Chicago 7th Annual Vision Awards
June 13, 2018**



**Project Finalist:
ENGLEWOOD SQUARE**

Project Team:
Developer: DL 3 Realty, L.P.
Owner: Englewood Square Development Partners L.P.
Architect: Ethos Workshop Ltd.
General Contractor: Ujama Construction, Inc.

Project Description:

The story of Englewood for much of the 20th century was a story of economic and social progress. Prior to the 1960s, the northwest corner of 63rd & Halsted was once the epicenter of the second busiest shopping district in the entire city of Chicago, anchoring the prosperous middle class South Side neighborhood of Englewood.

That began to change in the 1950s as other retail malls drew people away from shopping in the neighborhood and the Dan Ryan Expressway construction caused broad population displacement on Chicago's South Side. Eventually disinvestment and neglect brought social and economic progress to a halt.

The neighborhood experienced steep decline and became among those with the highest rates of crime, poverty and food insecurity in the city.

Development of the Englewood Square shopping center, which opened in the fall of 2016, has begun to reverse the decades-long trend.

The project was conceived by Leon I. Walker, manager of the real estate investment partnership DL3 Realty L.P., who is driven by a mission to develop commercial real estate projects which help to improve and sustain neighborhood life in urban communities. His mission in Englewood was to reverse the downward spiral and bring investors and investment back to the community. Englewood Square has done just that.

Counteracting decades of disinvestment, the Englewood Square retail development represents a turning point in the community, adding greater economic activity and jobs as well as quality food options and long sought-after optimism to this historically underserved area. Englewood Square has 50,000 square feet of retail space and is anchored by three well-known national brands, Whole Foods, Starbucks and Chipotle.

Englewood Square builds upon the \$250 million investment in Kennedy King College, located directly across the street, with the intent to generate renewed interest in housing and retail development in the area.

DL3 Realty structured Englewood Square's financing through innovative and diverse sources such as new market tax credits, crowdfunding and land subsidies in partnership with the city of Chicago. Authorized in the Community Renewal Tax Relief Act of 2000, New Market Tax Credits attract capital to low income communities by providing private investors with a federal tax credits for investments made in businesses or economic development projects. The New Markets Tax Credits program was first announced in 1999 by then-President Bill Clinton, during a tour of the future Englewood Square site. DL 3 Realty is the first commercial real estate developer in Chicago to use New Market Tax Credits for new construction.

The redevelopment generated dozens of construction industry jobs, from architects and site developers and managers to electricians, carpenters, plumbers and many others. Englewood Square tenants have created more than 200 jobs in the City of Chicago, mostly for Englewood residents. In addition, tenants have supported more than 50 local businesses and entrepreneurs, hiring providers of food, personal goods and a wide range of services, he said.

As a part of the one-year anniversary of the project, PNC Bank honored Asiaha Butler, president of R.A.G.E. (Residents Association of Greater Englewood), for service to the Englewood community. Honors were also bestowed upon the following for entrepreneurial excellence: Edward and Jennifer Alexander of Island Indulgences, Jordan Buckner of Tea Squares, Iris Patterson or Iris Botanicals, and Chrishon Lampley of Love Cork Screw.

Englewood Square is not just a place for neighbors to shop but a place that strengthens the community. It has ensured Englewood residents have high-quality options for food and services that spur greater development and create lasting prosperity.

Whole Foods Market Englewood has brought access to fresh foods and healthy eating education to residents and their families in Englewood. The organization is committed to supporting local suppliers. Many of the Englewood suppliers, such as Tea Squares, Imani's Original Bean Pies and Justice of the Pies, have expanded into other Whole Foods Market stores in the Chicago market; increasing production and allowing for additional expansion of their companies.

On the jobs front, Whole Foods Market Englewood has provided an entryway into other opportunities within the Whole Foods Market family for the residents on the Southside. Residents were able to work at a store closer to home and then expand to other career opportunities at one of the other 25 Chicagoland Whole Foods Market stores.

Chipotle has hired 73 residents of Englewood, given \$3,700 to local nonprofits and more than \$6,000 in food donations. Chipotle in-kind contributions have supported the Bud Biliken Parade, an anti-women's violence initiative, prom dresses for Englewood students and other programs. Additionally, Chipotle has partnered with Team Englewood to host Food with Integrity classes for Englewood students and worked with Englewood Community Academy High School to develop a business course for students.

Starbucks Englewood store has created 20 new jobs for residents this year, while serving as a place for community building and dialog. The store not only provides meaningful jobs, but also offers a unique in-store job skills training program for local youth led in partnership with Teamwork Englewood, in addition to investing in the growth of local women and minority-owned businesses, like Laine's Bake Shop.

Oak Street Health's Englewood center employs 30 Chicagoans. The organization reports that local patients receive free travel to and from the center, where they can enjoy a full slate of health-oriented programming five days a week in addition to medical care. Patients at the Englewood facility have doctor visits that are twice as long as the national average.

The project represents what is possible when a dedicated coalition comes together under a common mission; from the private to public sectors; from residents to local government and community organizations.

Englewood Square is more than bricks and mortar. It is a catalyst for revitalization.