

ENGLEWOOD NATURE TRAIL

MEETING #3

AUG 04



ENGLEWOOD NATURE TRAIL



LAND AND ANCESTOR ACKNOWLEDGEMENT

TONIGHT

1. Welcome Remarks
2. July 7th Meeting: What we heard
3. Community Wealth Building
4. Community Wealth Building Q+A

INTRODUCTION

ENGLEWOOD NATURE TRAIL TIMELINE



JULY 7TH COMMUNITY MEETING



SHARING MEMORIES AND HISTORY



SHARING MEMORIES AND HISTORY

Ⓐ touch footballs

double doten

strike out

Chinese jump rope

VIADUCT.

• CHERRY TREES

• SOFTBALL TOURNAMENTS

• BALL TOURNAMENTS

- ALABAMA MIGRATION

- TRAILER SCHOOL

- TRAIN AS HOPE

The Park is
a vibe



• TIRE PLANTERS BLACK
(59th + 60th STREETS)

• Sliding down trails on garbage can tops.

• Large families, lots of houses.

Woolworth

Sears

A & P stores

Goldblatt's

K Mart

Jewels

FOXY WHEEL

63RD?

62ND?

SKATE CITY

The energy in the
gym for our
linabon basketball
games. Always was
electric

It's a fun
place!

WHERE WOULD YOU START?



RECURRING THEMES

SEE THE TRAIL
AS A CATALYST
FOR A
LARGER
VISION

USE PARKS AS
MAJOR ACCESS
AND ANCHOR
POINTS

BUILD ON
CURRENT
MOMENTUM
AND
ASSETS

HARNESS
NATURE'S
POWER TO
HEAL

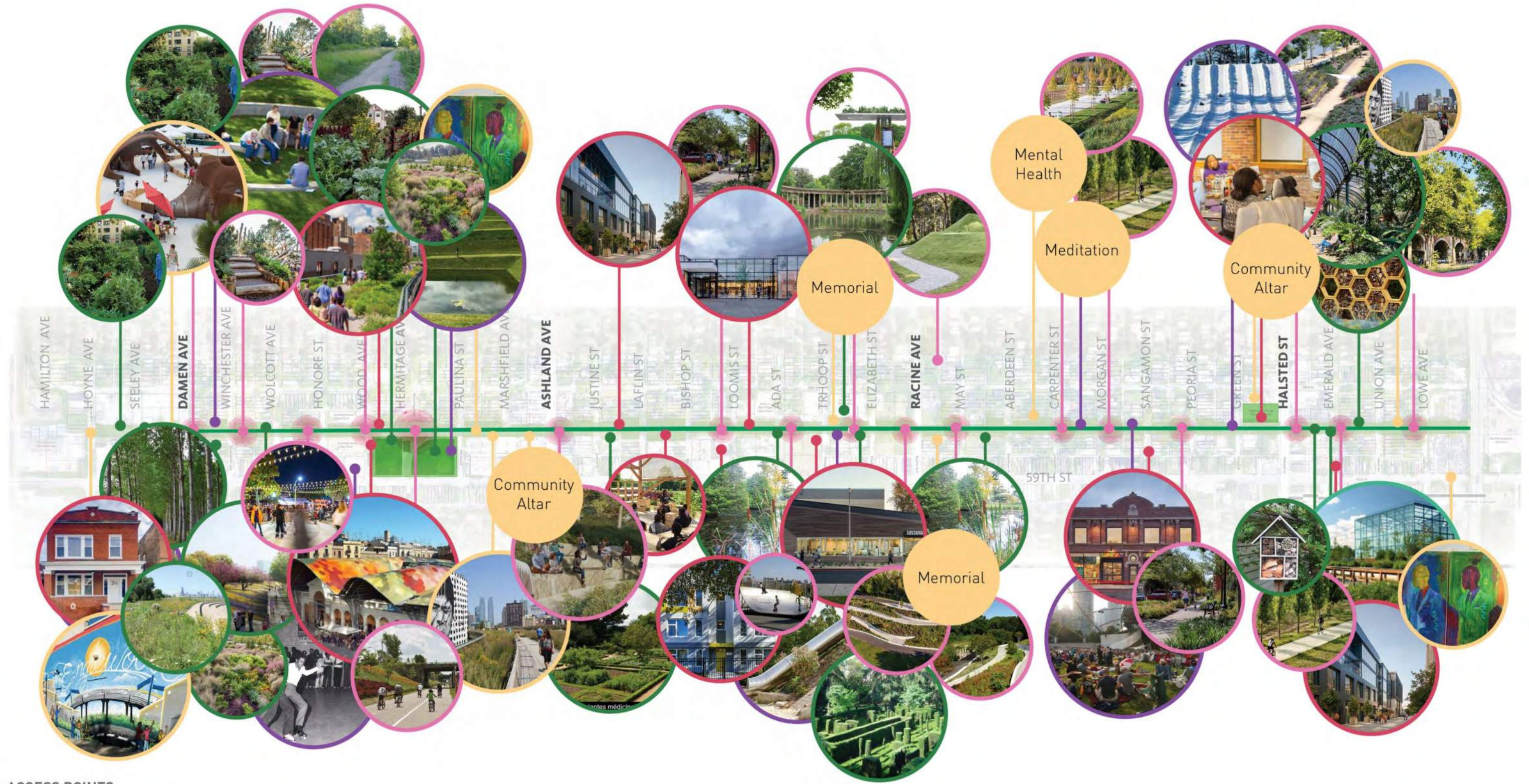
BALANCE
ACCESS AND
SAFETY

CLUSTER
PROGRAMMING
AROUND
THEMED
NODES

FIND
CREATIVE WAYS
TO ENCOURAGE
BUSINESS AND
JOBS

THINK BIG
AND BE
BOLD!

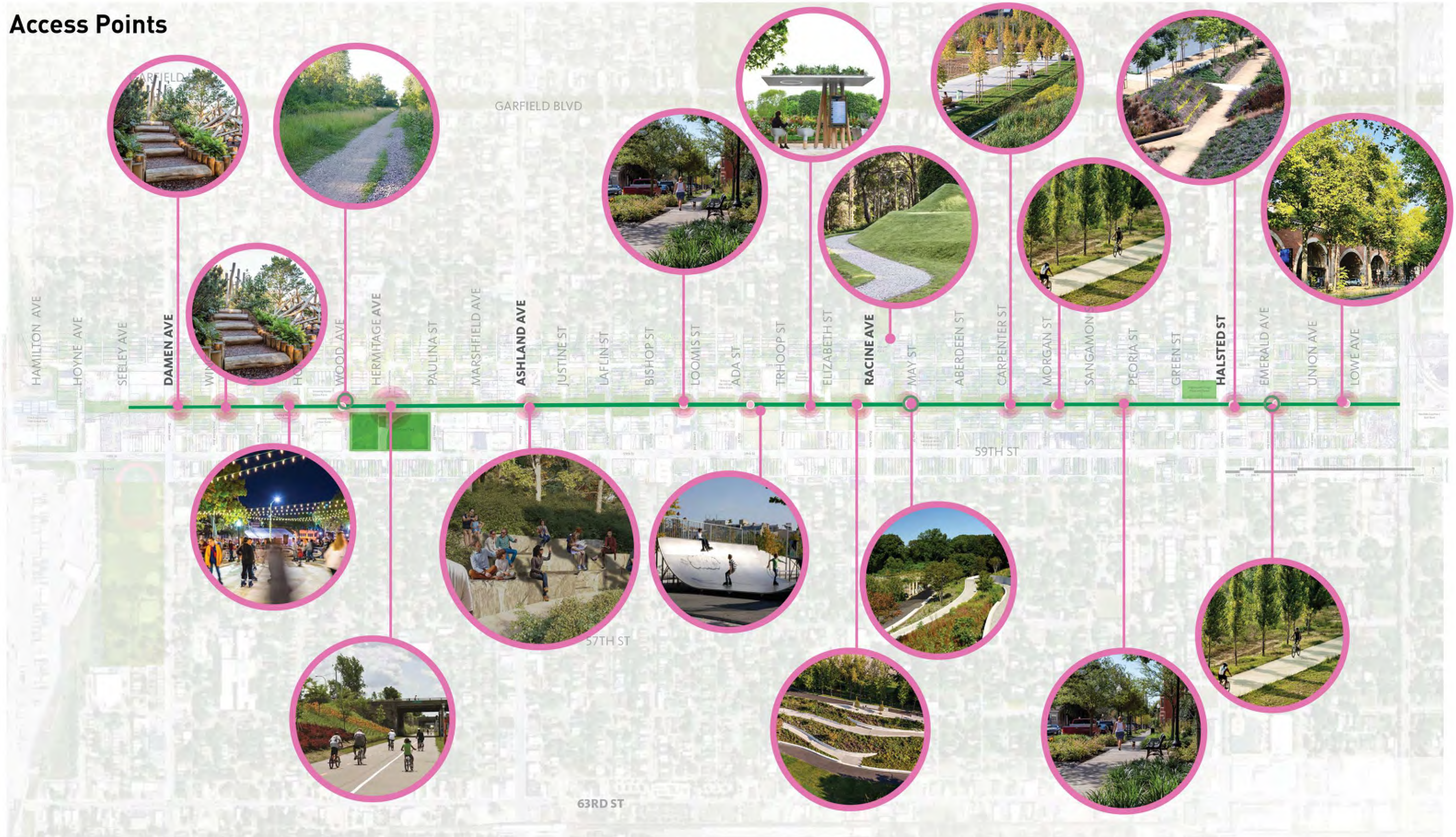
HOW WOULD YOU DO IT?



- ACCESS POINTS
- GATHERING & SOCIALIZING
- BIOREMEDIATION, GARDENS & FARMING
- ECONOMIC DEVELOPMENT & ACTIVATION
- PUBLIC ART & MEMORIALS

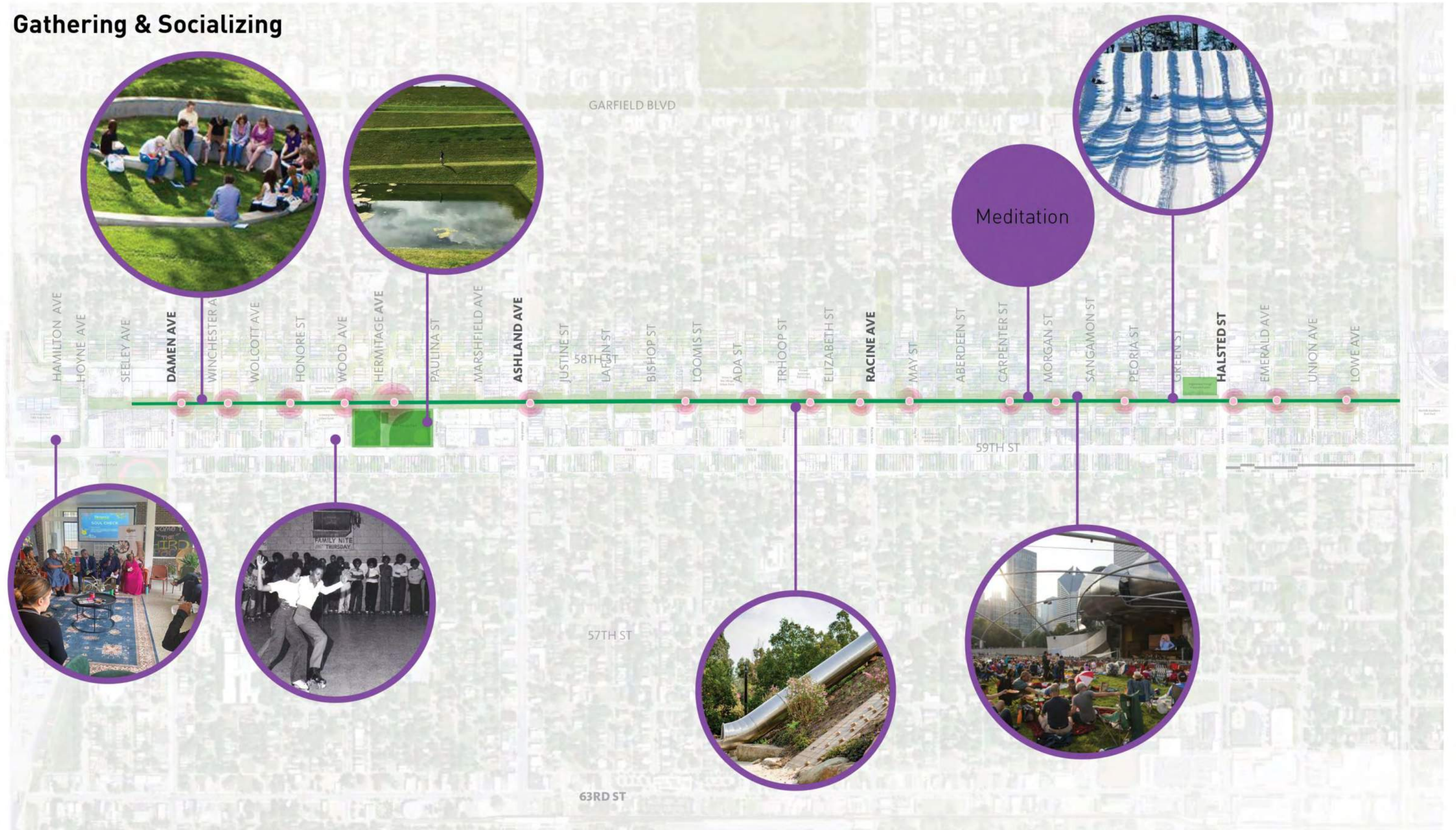
HOW WOULD YOU DO IT?

Access Points



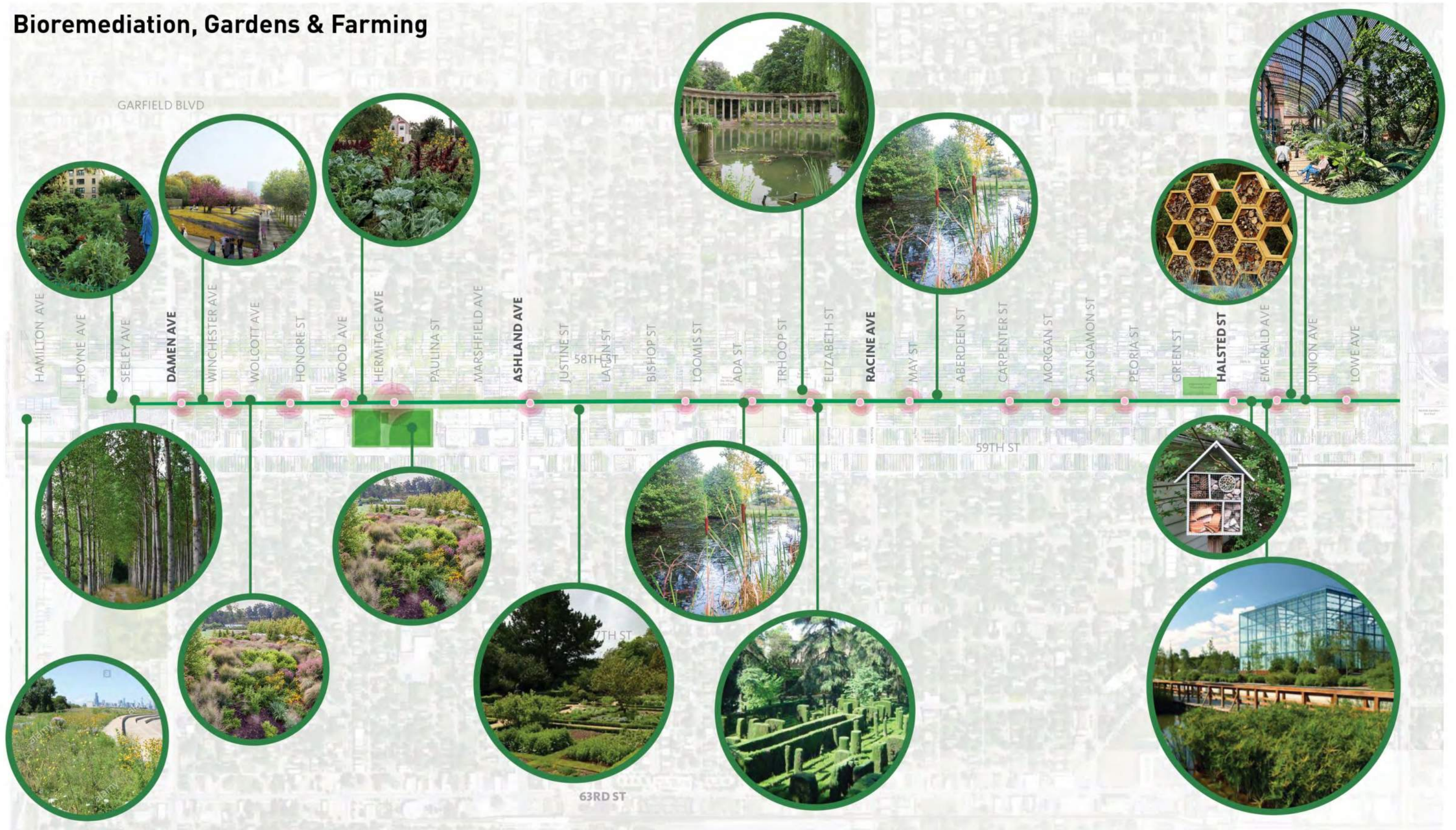
HOW WOULD YOU DO IT?

Gathering & Socializing



HOW WOULD YOU DO IT?

Bioremediation, Gardens & Farming



HOW WOULD YOU DO IT?

Public Art & Memorials



HOW WOULD YOU DO IT?

Economic Development and Activation



COMMUNITY WEALTH BUILDING

**CITY OF CHICAGO
COMMUNITY
WEALTH BUILDING
INITIATIVE**

**CHICAGO
TREND**



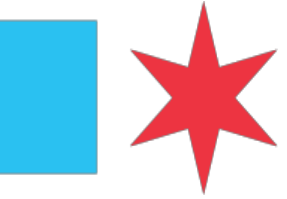
NNEKA ONWUZURIKE



LYNEIR RICHARDSON



MICHELLE E.L. MERRITT



What does
community wealth building
mean?



Individual & Household Wealth

Refers to the personal wealth of an individual or a household

Often described as what you own minus what you owe. Impacted by an individual's income and asset ownership and their expenses and debt.



One Individual

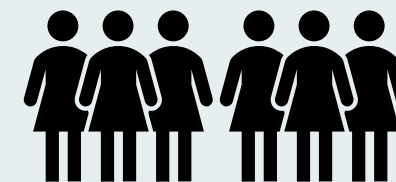


One Household

Community Wealth

Refers to the shared wealth of a community, a connected group of people

Defined as the “local, democratic, and shared ownership and control of community assets.” It is about *shared* wealth amongst households, not the *sum* of wealth across households



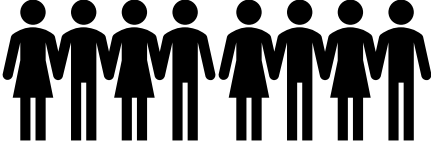




Collective of individuals

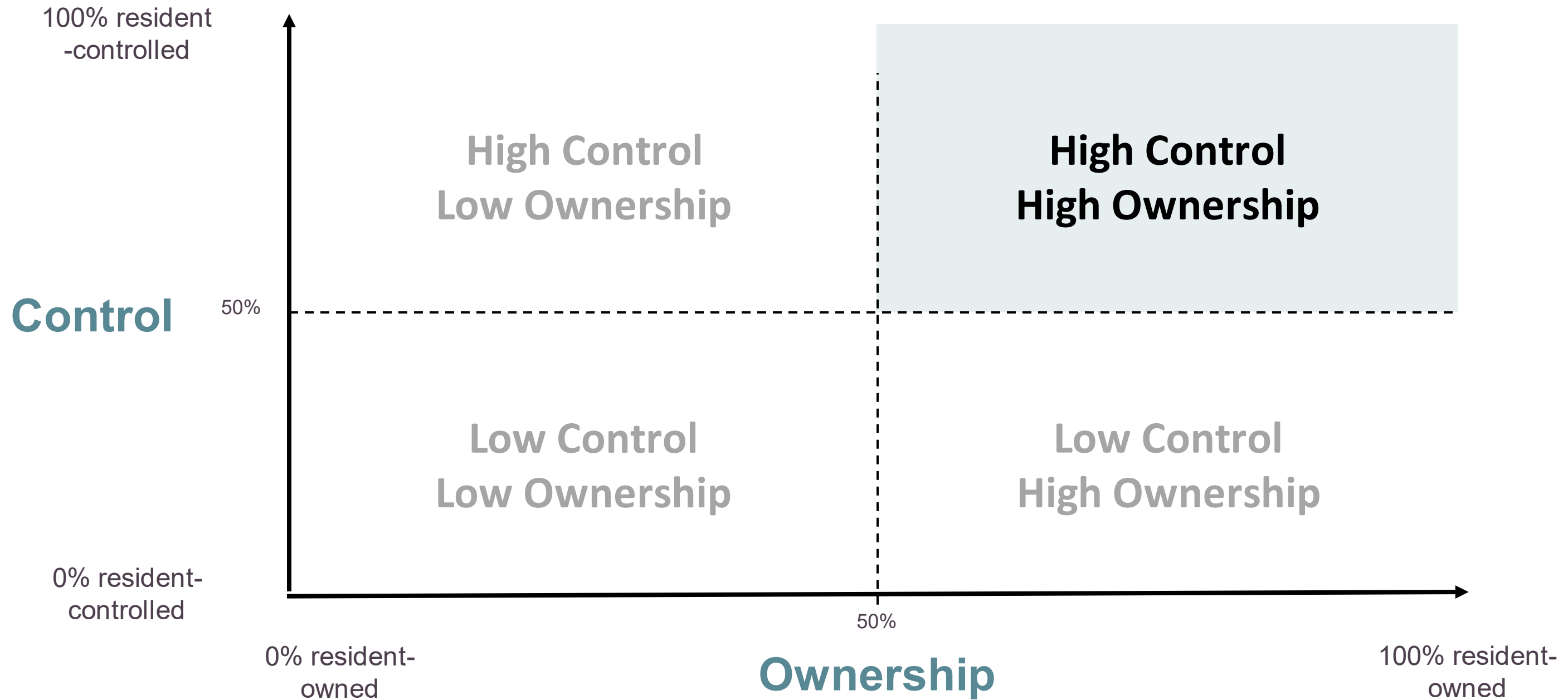


Whole neighborhoods

★ CWB is the local, democratic, and shared ownership and control of community assets





			
	LOCAL	DEMOCRATIC	SHARED
	In the hands of the residents of the neighborhood in which the development is built	Acknowledges power dynamics and allows everyone's voice to be heard (e.g. one person, one vote)	In the hands of many people; broad-based
	In the hands of residents of another Chicago neighborhood or of another city entirely.	Hierarchal and exclusive, prioritizing privileged voices over those most marginalized	Concentrated in the hands of just one person or a privileged few

★ CWB models have majority (51% or more) community ownership and control





The City of Chicago is focusing on 4 community wealth building models:

	Member-Owned (Direct)		Community-Owned (Indirect)	
				
	1	2	3	4
Pillar	Business Ownership	Home Ownership	Land Stewardship	Commercial Real Estate
Priority Model	Worker Cooperative	Limited-Equity Housing Cooperative	Community Land Trust	Community Investment Vehicle
Model Definition	Business owned & controlled by its employees, rather than by one owner, several partners, or outside shareholders	Housing owned & managed by a cooperative made up of low-income members who each purchase shares at below-market	Organization governed by community owns land in perpetuity while residential and commercial tenants own the structures atop the land via a 99-year ground lease	A legal investment mechanism designed by or with residents that provides collective, neighborhood-based ownership of commercial properties.



CWB Outcomes

- Community Power
- Self-Determination
- Neighborhood Stabilization
- Community Wealth
- Individual & Household Wealth
- Community Health & Safety
- Community Education
- Dignified Work Conditions
- Civic Engagement





Through the Chicago Recovery Plan, the City of Chicago is investing \$15 million into CWB

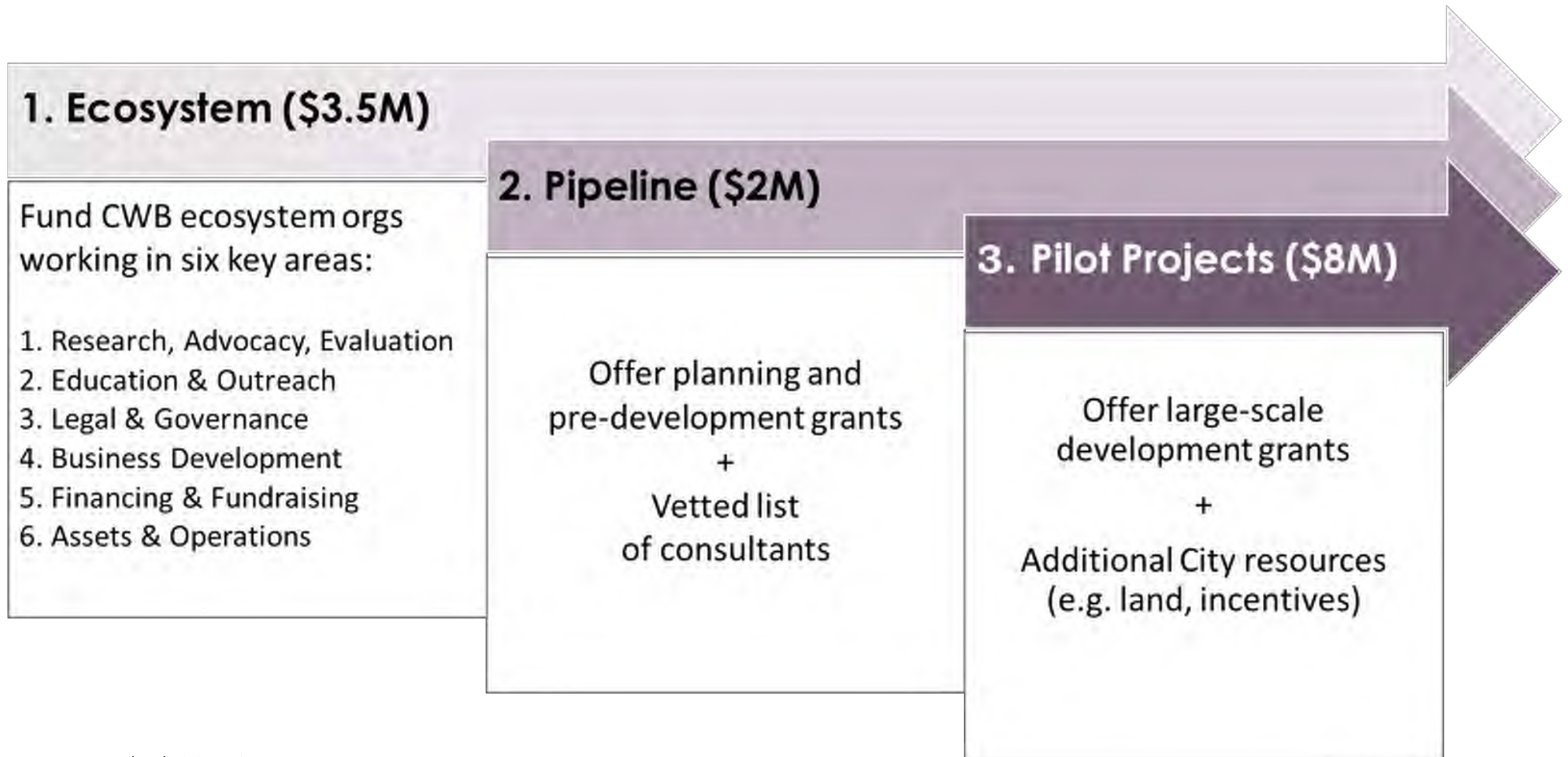
Strengthen the **ECOSYSTEM**

Build the **PIPELINE**

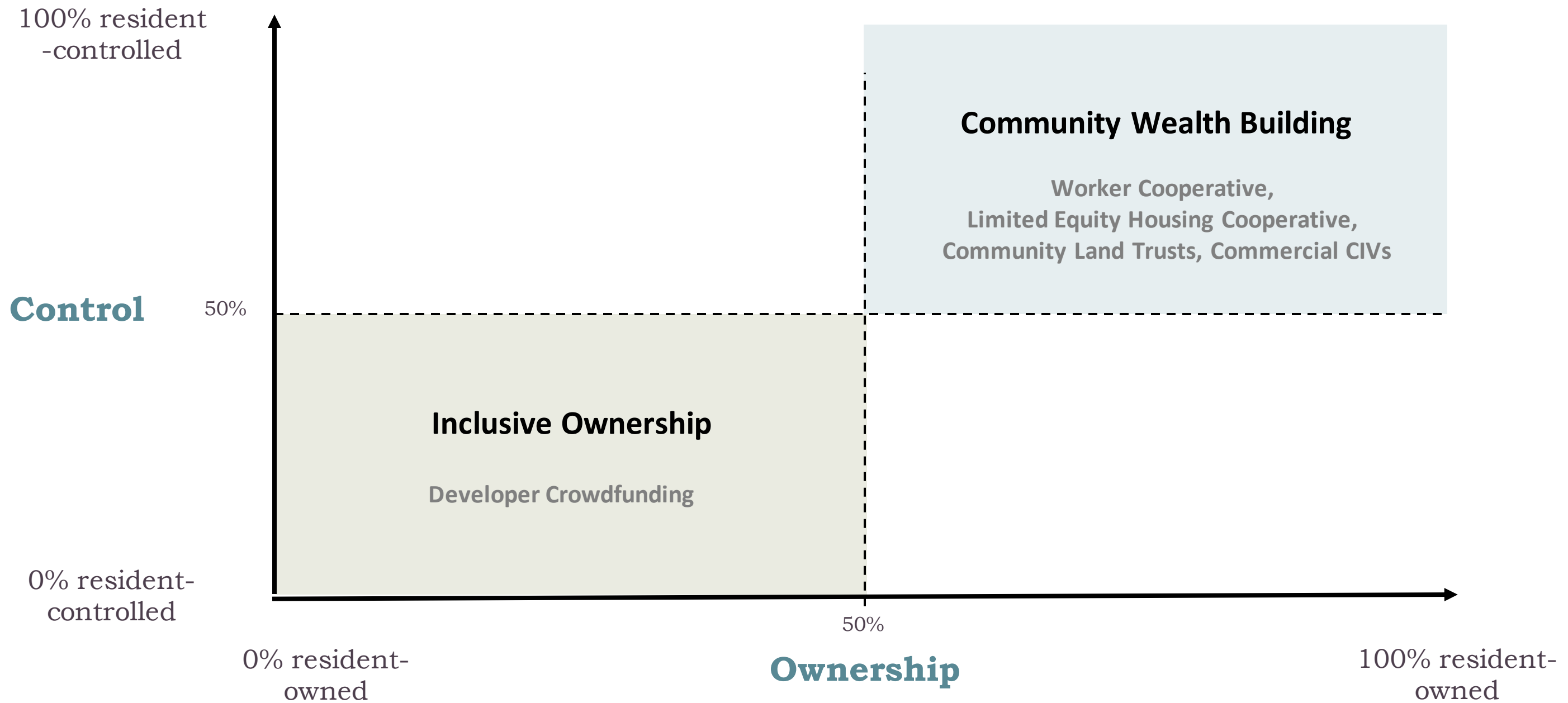
Invest in **PILOT PROJECTS**



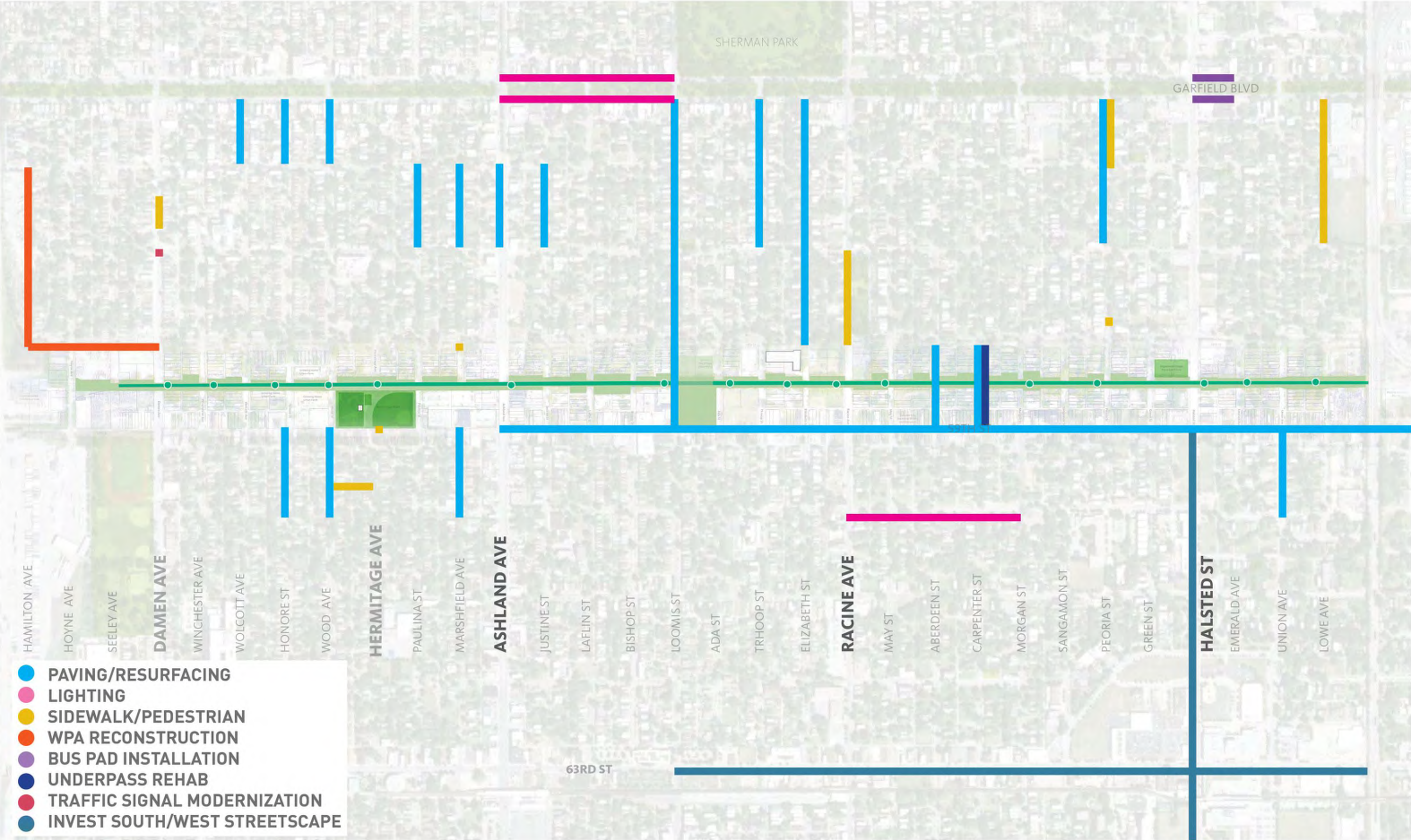
★ The \$15M program has 3 components



★ Both CWB and Inclusive Ownership are important tools for ownership and stabilization



IN-PROGRESS CDOT INVESTMENT



**We're entrepreneurs
with a mission**

**We're a socially-minded enterprise,
passionate about revitalizing
communities through inclusive
urban development.**

We launched in 2016 with a seed
investment from the philanthropic sector.

FOUNDING FUNDERS

MacArthur
Foundation



**We catalyze, accelerate and finance
strategic commercial development**

*...that strengthens neighborhoods and empowers
local entrepreneurs to own and drive growth.*

RECAP

From the pipeline to the finish line

✓ COMPLETED DEALS TO DATE



9 projects
completed

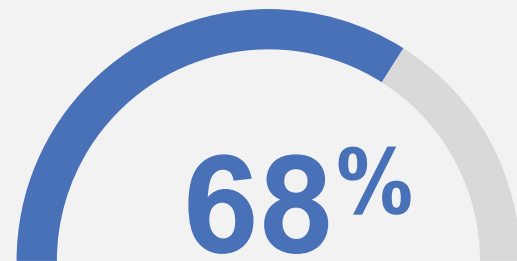


\$7,210,000
invested

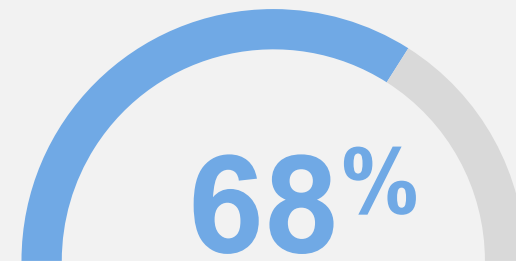
DOLLARS INVESTED



involve
entrepreneurs
of color



in Opportunity
Zones



in Invest South/West
Communities

PROJECT SITES

Austin

Bronzeville

Chatham

South Shore

Uptown

Woodlawn

The background features a photograph of a multi-story historic building facade, likely a commercial structure. The image is overlaid with a semi-transparent blue filter. A diagonal line splits the image from the bottom-left towards the top-right. The text 'Inclusive Ownership of Commercial Real Estate' is prominently displayed in white, bold, sans-serif font on the left side of the image. The building's facade shows architectural details like arched windows and a decorative cornice with the words 'VILLIAMS BUILDING' visible. The ground level shows storefronts with signs for 'GU' and 'SCHWING', and a bicycle parked on the sidewalk.

Inclusive Ownership of Commercial Real Estate

Black communities receive no financial benefit from the profitability and appreciation of shopping centers that they frequent as customers.





OUR IMPACT

Building wealth, reinvigorating neighborhoods and generating attractive returns for impact-minded investors.

COMMUNITY OWNERSHIP MODEL

Owned and operated by the community they serve

With very little capital, community members can have an ownership stake in shopping centers in their own neighborhoods.

“Great concept. The income split here is generous. An unselfish vision to promote positive change. Thank you. Happy to help as an investor.”

Community Investor Walbrook Junction



Walbrook Junction

\$332,500 raised

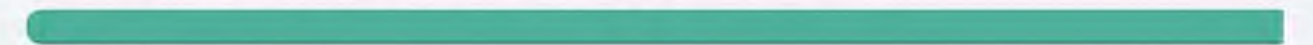
OPEN TO EVERYONE

Reg CF + 506(c)

100% of \$35,000 min goal raised



99% of \$335,000 max goal raised



130 investors with **0** days left to invest

 [Click here to download disclosure packet](#)

Offering Closed

Wealth can be created by structuring deals and intentionally inviting community residents to co-own assets that generate revenue and appreciate over time.

https://www.smallchange.co/projects/walbrook-junction?fbclid=IwAR2jnDVVF4o_VUZHwKS6rrNUncHr5eZ3ZkuYPKly0xRxfILAPmoyuLKyWg

STRATEGY IN ACTION [Our Portfolio](#)

Chatham Market

Chatham | Chicago, Illinois

[Neighborhood Overview](#)

Middle-class, Black neighborhood

GLA: 9,755 SF

Est'd. 2021 NOI: \$212,000

Cap rate: 10%

[Our Strategy for Impact](#)

Signed new lease and improved lighting



STRATEGY IN ACTION [Our Portfolio](#)

2111-2115 S. State Street

South Loop | Chicago, Illinois

Overview

Rapidly transitioning mixed-income neighborhood

GLA: 12,881 SF

Est'd. 2021 NOI: \$263,000

Cap rate: 9%

[Our Strategy for Impact](#)

*Help Black owned businesses reopen
and thrive post COVID*



STRATEGY IN ACTION [Our Portfolio](#)

Walbrook Junction

Walbrook | Baltimore, Maryland

[Overview](#)

Working-class Black neighborhood

GLA: 47,070 SF

Est'd. 2021 NOI: \$562,000

Cap rate: 9.2%

[Our Strategy for Impact](#)

New leases and upgrade appearance

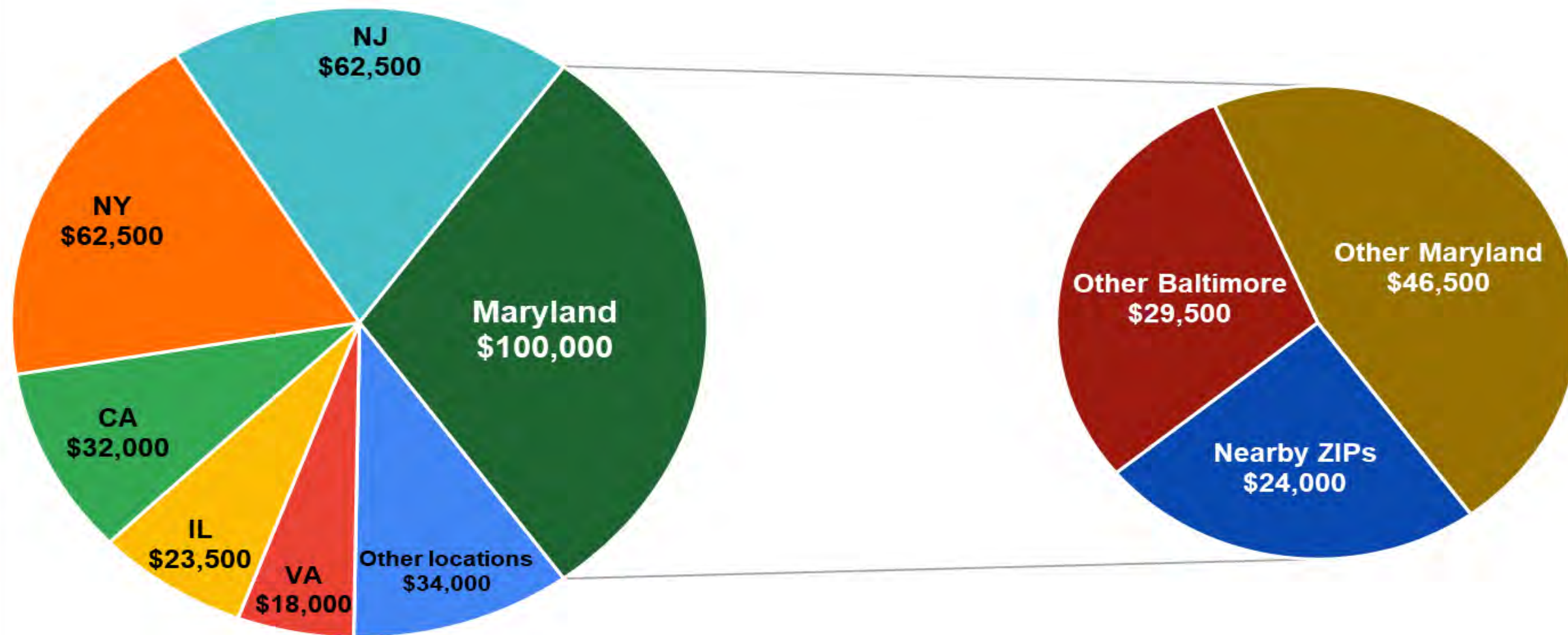


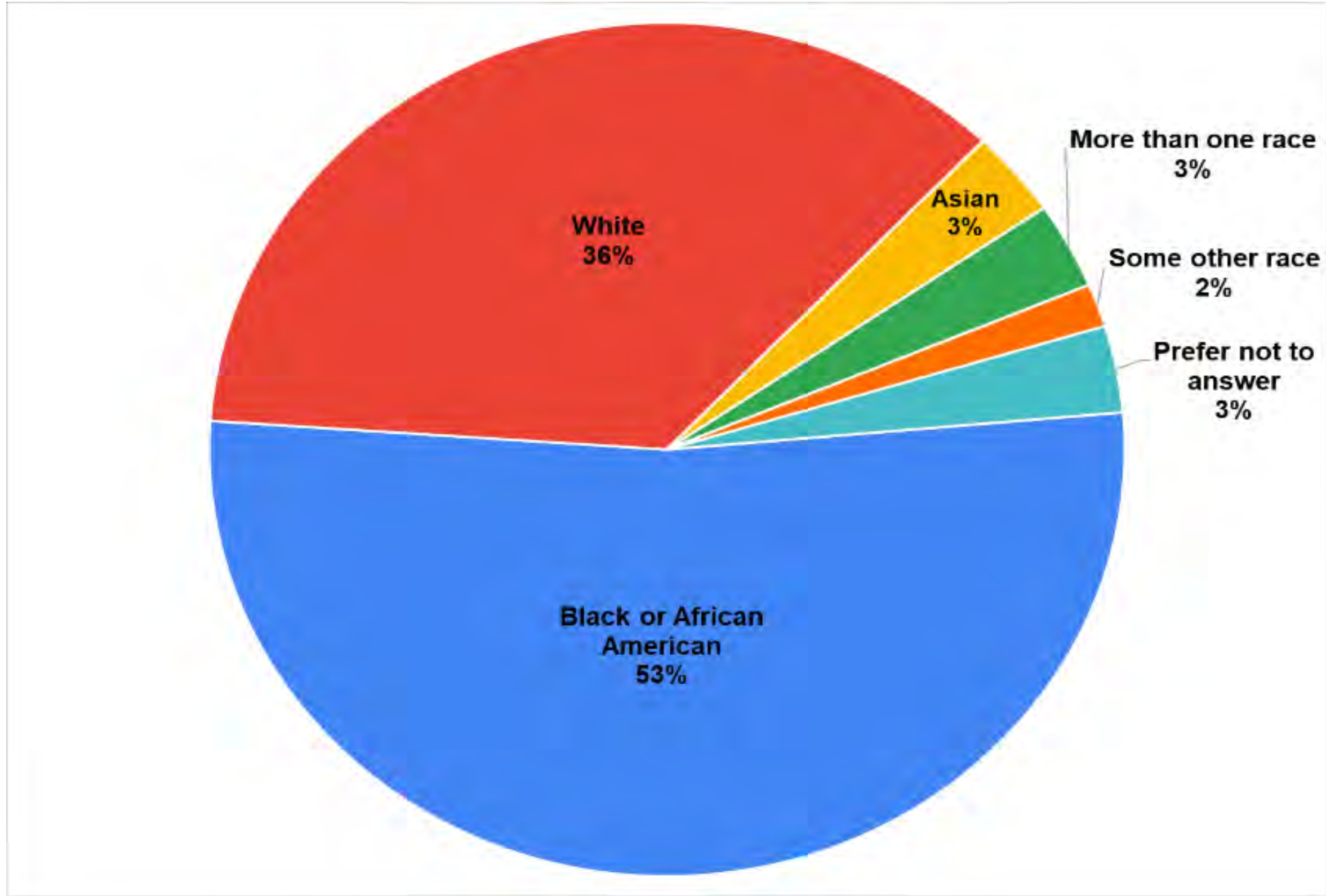
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*[https://www.smallchange.co/projects/walbrook-
junction?fbclid=IwAR2jnDVVF4o_VUZHwKS6rrNUncHr5eZ3ZkuYPKly0xRxrfILAPmoyuLKyWg](https://www.smallchange.co/projects/walbrook-
junction?fbclid=IwAR2jnDVVF4o_VUZHwKS6rrNUncHr5eZ3ZkuYPKly0xRxrfILAPmoyuLKyWg)*

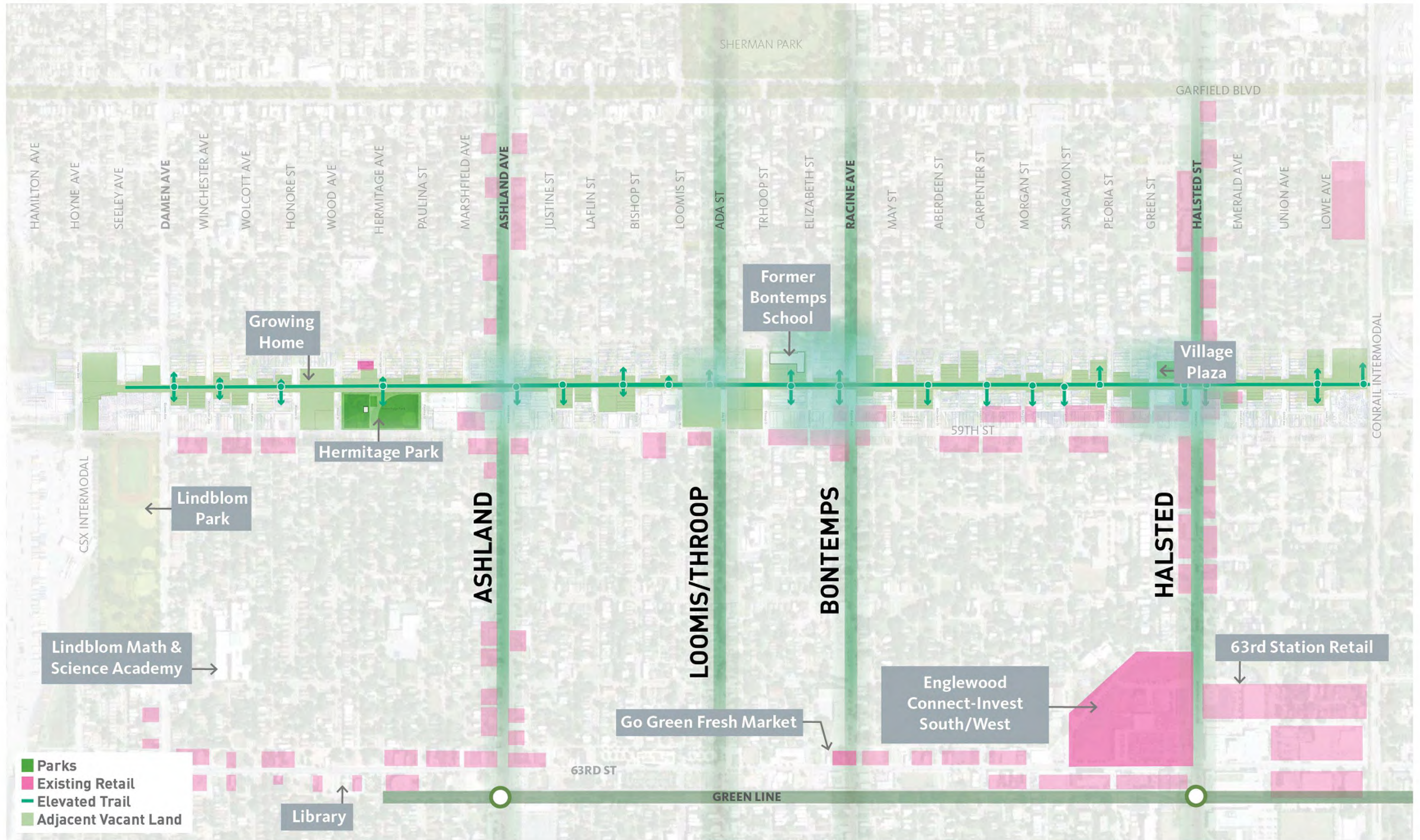
Some Data Hot of the Press:

https://www.smallchange.co/projects/walbrook-junction?fbclid=IwAR2jnDVVF4o_VUZHwKS6rrNUncHr5eZ3ZkuYPKIy0xRxfILAPmoyuLKyWg





AREAS FOR DISCUSSION

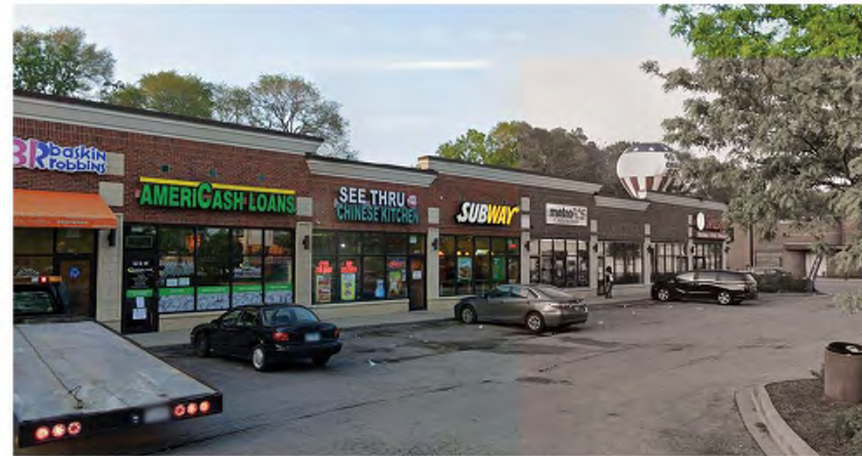


ASHLAND

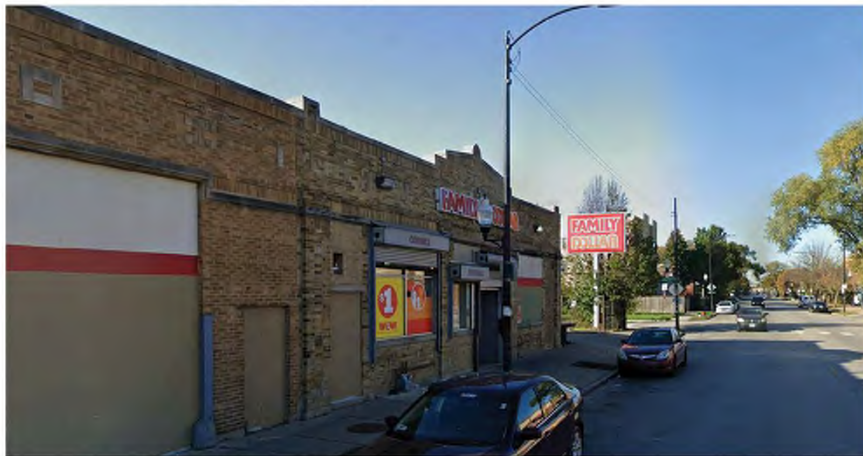
Average Daily Traffic Count: 22,300



Former CVS Pharmacy



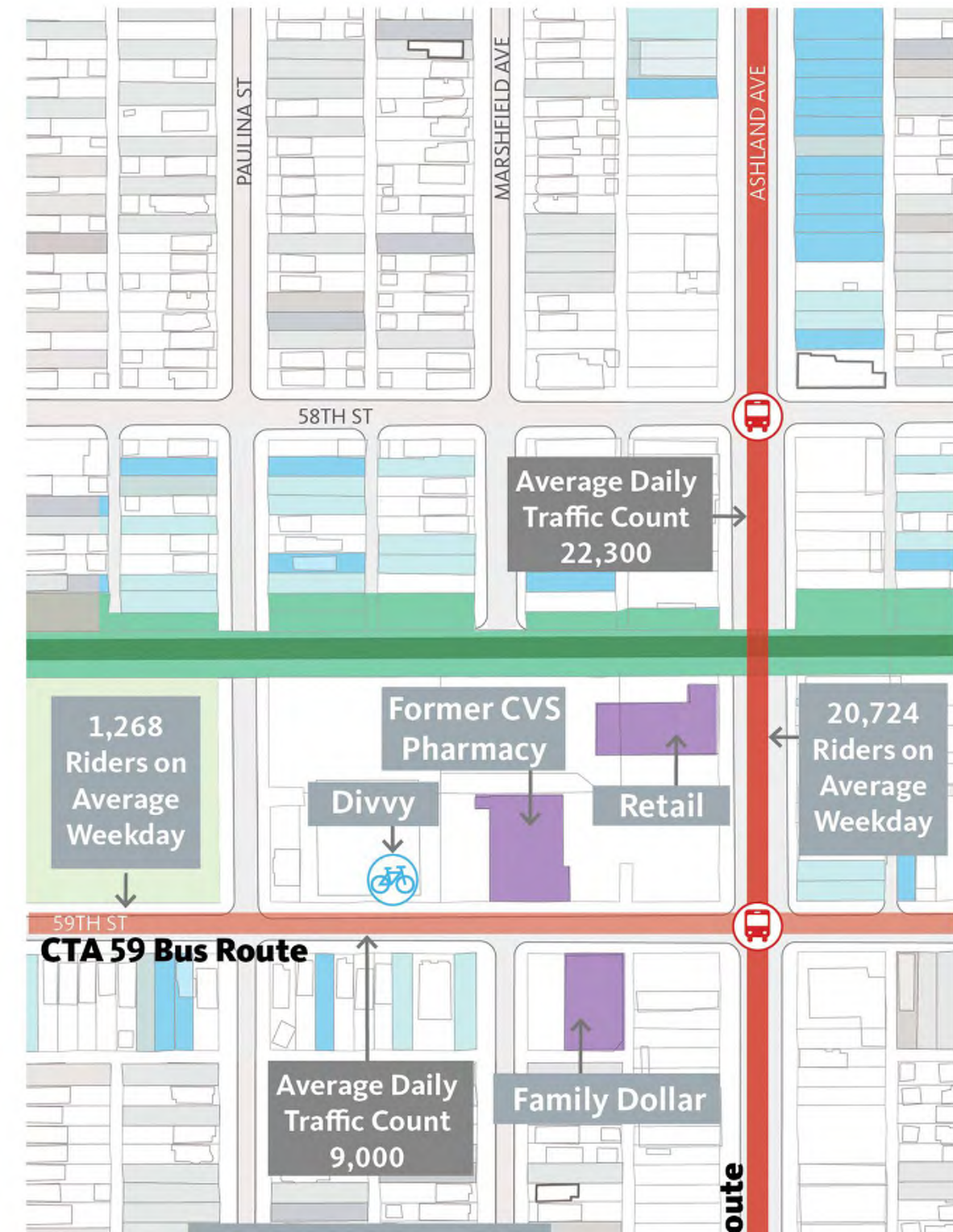
Shopping Center



Former Family Dollar



Divvy Station



HALSTED

Estimated Average Daily Traffic Count: 10,850



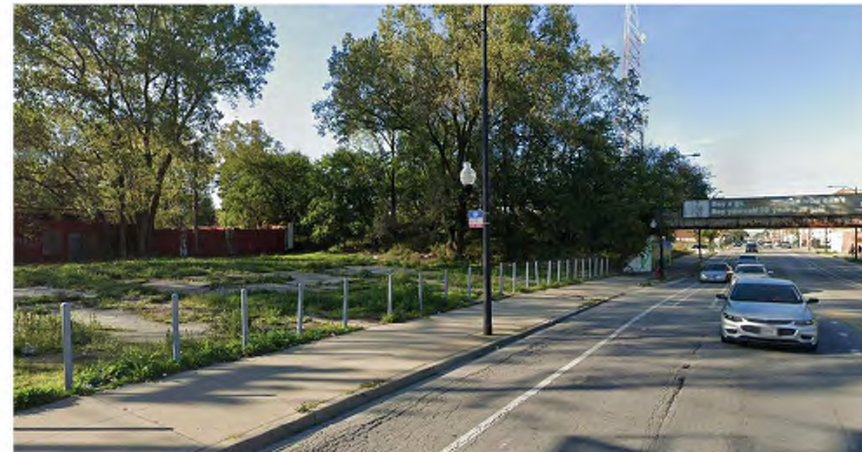
Englewood Village Plaza



Englewood Village Plaza



59th & Halsted



A | City Owned Land



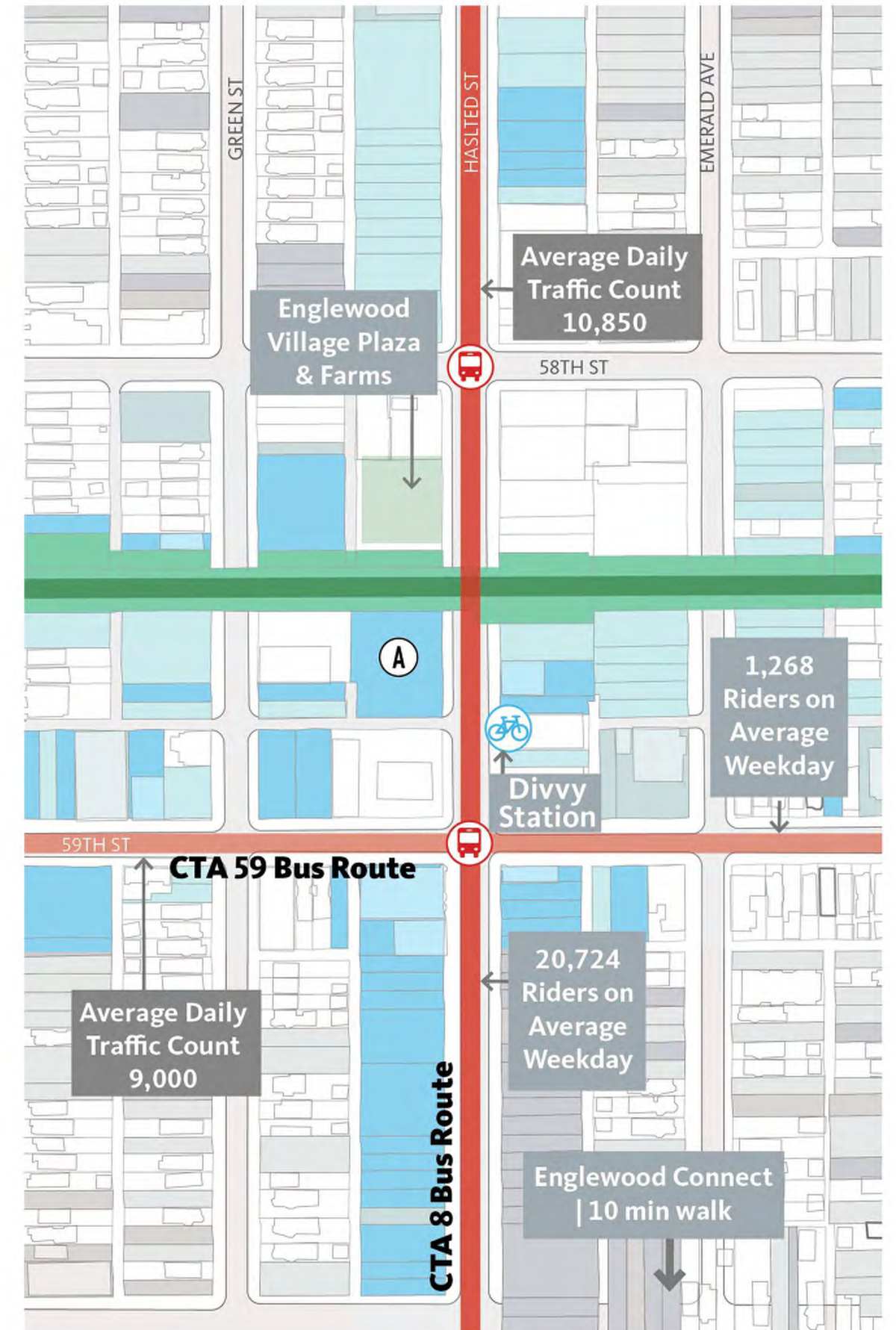
Englewood Connect - Invest South/West



Englewood Connect - Invest South/West

- OPPORTUNITY AREA
- ELEVATED TRAIL
- TRAIL RIGHT OF WAY
- CITY OWNED LAND
- COOK COUNTY LAND BANK
- OTHER PUBLIC VACANT LAND

- PRIVATELY OWNED VACANT LAND
- PRIVATE ABANDONED BUILDINGS



RACINE

Average Daily Traffic Count: 7,450



Moran Park



A | City Owned Land



Former Bontemps School



Bontemps Open Space



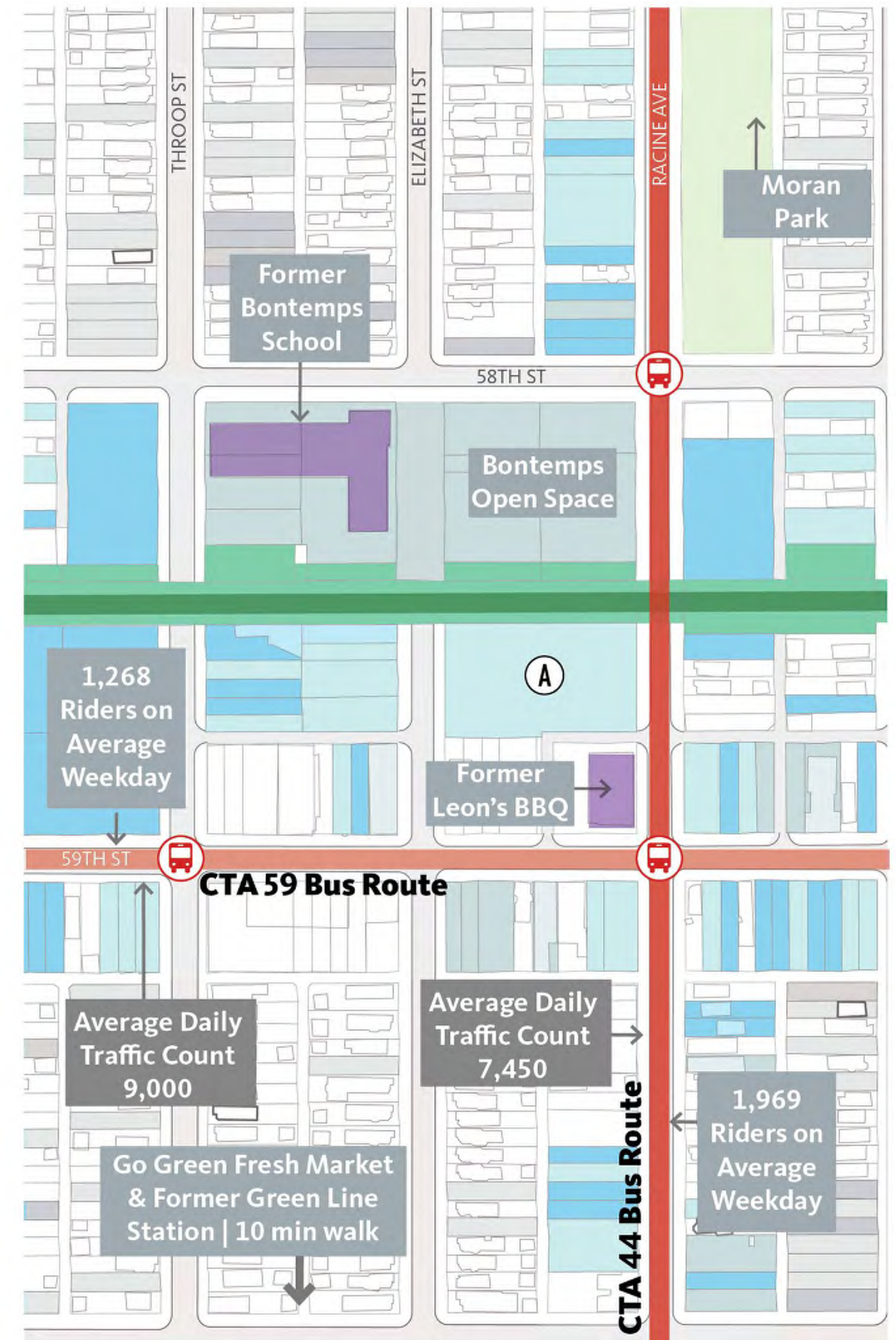
Go Green Community Fresh Market



Former Leon's BBQ

- OPPORTUNITY AREA
- ELEVATED TRAIL
- TRAIL RIGHT OF WAY
- CITY OWNED LAND
- COOK COUNTY LAND BANK
- OTHER PUBLIC VACANT LAND

- PRIVATELY OWNED VACANT LAND
- PRIVATE ABANDONED BUILDINGS
- FOCUS BUILDINGS



LOOMIS-THROOP

Estimated Average Daily Traffic Count: 1,900



Sistas in the Village Farm



A | City Owned Land



B | City Owned Land



C | City Owned Land



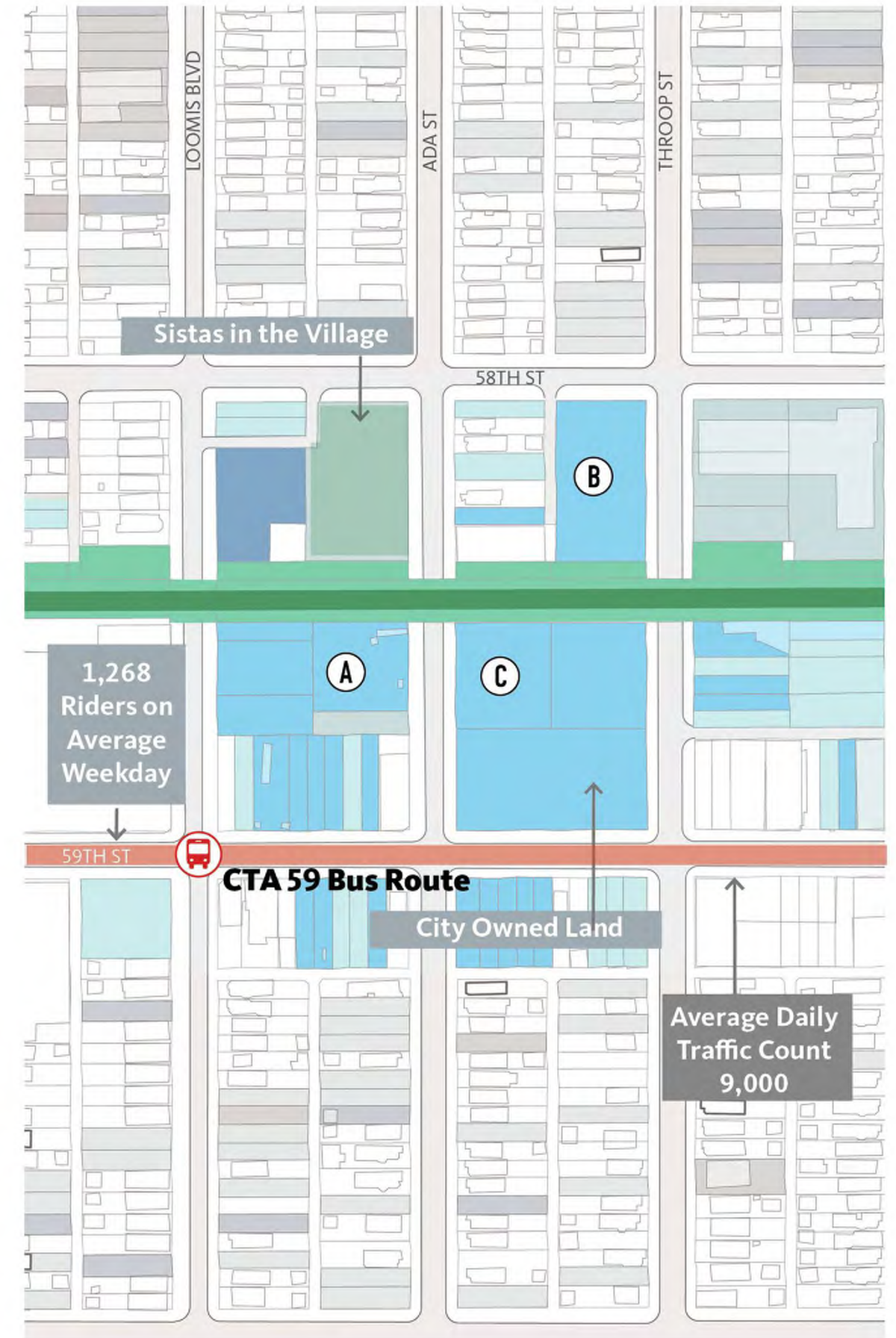
59th & Loomis Blvd



59th & Ada Street

- OPPORTUNITY AREA
- ELEVATED TRAIL
- TRAIL RIGHT OF WAY
- CITY OWNED LAND
- COOK COUNTY LAND BANK
- OTHER PUBLIC VACANT LAND

- PRIVATELY OWNED VACANT LAND
- PRIVATE ABANDONED BUILDINGS



CHICAGO TREND

Let's work together.



312.339.1174



info@chicagotrend.com



chicagotrend.com

JOIN OUR FINAL EVENTS!

MEETING **#5**

SEPT 8, 2022
6PM

DESIGN
CHARETTE

MEETING **#6**

OCTOBER
2022

FINAL PRESENTATION

STAY CONNECTED

**CONNECT WITH
GROW GREATER ENGLEWOOD**

www.growgreater.org

connect@growgreater.org

**CONNECT WITH
THE CITY OF CHICAGO**

<https://www.chicago.gov/city/en/sites/englewood-trail>