95TH ST CORRIDOR REVITALIZATION PLAN
PUBLIC MEETING 2 - JAN. 26, 2022
1. Welcome + Introduction
2. Vision: 95th Street Study
3. Previous Meeting Summary
4. Development Options
5. Breakout Groups
6. Discussion
MEETING LOGISTICS

- Meeting is being recorded
- Make sure your name is correctly displayed
- Turn on your camera if you feel comfortable
- Mute while not speaking
- Use the raise hand feature
- Type questions or comments into the chat
- Unmute when called on and speak up!
MEETING ETIQUETTE

+ We will communicate in good faith, in a spirit of collaboration and mutual respect.

+ We will share relevant information, ideas, and concerns with one another.

+ We will seek expanded inclusion and listen to as many voices as possible.

+ We will embrace productive tensions and respectful disagreements.
INTRODUCE YOURSELF + ICEBREAKER

Favorite spot to eat in the neighborhood?

In the chat please share:
+ Your name / pronouns
+ What organization you are representing (if applicable)
+ Favorite place to eat in the neighborhood
WELCOME!

Zaldwaynaka ("Z") Scott, Esq.
President

CHICAGO STATE UNIVERSITY
VISION FOR 95TH STREET

HISTORY OF PROJECT
CSU and DPD are conducting a campus study that covers the CSU Campus to create a plan in line with community needs on opportunities to improve CSU’s impact with students and in the region.

PURPOSE
+ Utilize the CSU campus to generate investment and increase economic development along the 95th Street
+ Establish a set of planning, land use, design and investment recommendations for 95th Street

GOALS + OUTCOMES
+ Economic growth and benefits for residents and increase resources
+ Enhance community ownership of their natural and built environments
+ Align current and future CSU developments with the values and needs of community
CORRIDOR STUDIES OVERVIEW
CORRIDOR OVERVIEW
**ENGAGEMENT SUMMARY**

- **PUBLIC MEETINGS**: 4
- **SURVEY RESPONSES**: 232
- **COMMUNITY ORGANIZATIONS + BUSINESSES**: 34
Top community assets desired are restaurants, grocery stores/produce and retail.

Supportive services (health, municipal, etc) within walking distance.

Partnership with the medical district and adjacent developments.

Create CSU programming and spaces that advance career development.
Diversify housing unit typologies from studios to family friendly three bedrooms.

Increase corridor density in appropriate scales and uses.

Encourage high density near the Metra and transit hub.
Create larger and defined bus stops with shelters.

Integrate indoor waiting opportunities in future development.

Emphasis the 95th and MLK pedestrian entrance point and visual gateway.
ENGAGEMENT FEEDBACK | CSU INFLUENCE

CSU can increase development opportunities and set the tone for the type, style, and use of future developments.

Support complimentary development goals based on adjacent community plans already in progress.

Development should support a college-town experience along 95th.

Funding and programming for Abbott Park.
ENGAGEMENT FEEDBACK | ARTS + CULTURE

Corridor can be a celebration of the Black history, culture, and population.

Incorporate vibrant art and cultural markers along the corridor.

Incorporate an enhanced CSU branding to mark the campus and anchor the corridor.

Improved lighting and wayfinding throughout corridor.
Increase public safety along corridor between Metra and Red Line (lighting, patrols, more activity, etc).

Enhance right of way with walkable streets and cyclists along 95th Street.

Increase sidewalk and landscape buffer from 8 ft to 20 ft.

Incorporated outdoor and flexible public spaces in ground floor design.
Development scale that compliments adjacent dominant single family massing.

Incorporate elements of historic residential style and materials into new developments.

Increase public realm programming while preserving natural habitats.
ENGAGEMENT OVERALL FINDINGS

+ CSU heard a consistent theme of more local businesses and commercial density along corridor.

+ CSU will support capacity building for community organizations towards sustainable business development goals.

+ CSU will support community organizations’ pursuit of economic development along the corridor.

+ This approach will be a resource navigation, strategy development for small business support services for economic development in Roseland.

+ This effort will launching some time within the next month.
CHECK-IN

DO YOU HAVE GENERAL QUESTIONS ABOUT THE STUDY, SCOPE, OR ENGAGEMENT?
OVERVIEW

DEVELOPMENT OPTIONS
DEVELOPMENT CRITERIA

SITE PRIORITIES

+ Focus development along 95th Street to maximize existing CSU property
+ Consider immediately adjacent vacant site if applicable
+ Target larger mixed use building development options
+ Target housing that works for students and young professionals
+ Understand how to support CSU’s unique student population through housing
+ Consider the significance of history, location, or program to the community
+ Improve the pedestrian experience and safety

OPPORTUNITIES

+ Prioritized by CSU, City and Community
+ Leverage private development or programming partner
+ Holds strategic design possibility adjacent to Metra
DEVELOPMENT SITE OPTIONS

Campus access point and gateway

Existing natural landscape to remain

Enhanced main campus access point w/ bus turnaround removed

Existing section of access road to remain

Landscape buffer and enhanced sidewalk / traffic calming 20-25'

Development Site A
~ 300' x 80'

Development Site B
~ 450' x 80'

125' Max Development Depth from Curb

125' Max Development Depth from Curb

Development Site C
Offsite Housing

City and Privately Owned Parcels

Metra Station parking lot, green space, and access road

Development Site B
~ 450' x 80'

Development Site C
Offsite Housing

City and Privately Owned Parcels

Metra Station parking lot, green space, and access road
DEVELOPMENT SITE OVERVIEW

Development Site A
3 - Story Mixed Use

Development Site B
3 - Story Mixed Use

Enhanced Pedestrian Edge
New Campus Gateway

CSU CAMPUS

WEST CHESTERFIELD NEIGHBORHOOD

MLK
95th
CSU CAMPUS
SITE A: 95TH AND METRA | 4-STORY STUDENT HOUSING

VIEW LOOKING WEST ON 95TH STREET
STUDENT HOUSING WITH GROUND FLOOR RETAIL OR CSU INCUBATOR SPACES

Metra Station, Parking Lot, and New Retail

Student Housing (Studio And One Bedrooms)

Retail and CSU Public Facing Program Space

Wider Sidewalk
Enhanced Landscape

Aerial view of Site A and CSU campus

U of Chicago Student Housing Plaza
SITE B: 95TH AND MLK | 3-STORY MIXED USE

Development Site B
3-Story Mixed Use

Retail and CSU Public
Facing Program Space

Wider Sidewalks
Enhanced Landscape

Enhance Existing Main Entry
and Campus Green

VIEW LOOKING EAST ON 95TH AT CSU ENTRY
3 STORY MIXED USE STUDENT HOUSING W/ CSU RELATED PUBLIC FACING PROGRAMMING AND RETAIL

Aerial view of Site B and CSU campus

Independence Apartments in Jefferson Park
SITE C: COTTAGE GROVE AND METRA | 3-STORY MIXED USE

Student Housing (Studio And One Bedrooms)

Campus Access Point
Future Metra Development

Aerial view of Site C and CSU campus

Dr. King Legacy Apartments - North Lawndale

VIEW LOOKING NORTH AT COTTAGE AND METRA
3 STORY MIXED USE STUDENT HOUSING WITH GROUND FLOOR COMMERCIAL
CHECK-OUT

BREAKOUT SESSIONS
BREAKOUT SESSION AGENDA

1. Facilitators and Attendees Move to Rooms
2. Introduce Yourself in the Chat
3. Discuss Three Prompts
4. Facilitator Posts to Miro
5. Designate Attendee to Share Out
6. Return to Main Group and Report Out
BREAKOUT SESSION MIRO BOARD

What types of businesses or establishments would you frequent here?

What additional feedback would you like to provide?

How would you like to remain engaged with this development work?

Vincent; 2 story is nice, but they would prefer 3 stories for student housing or apartments.
Studies

CSU & DPD Partner On 95th Street Corridor Study

Chicago State University (CSU) and the City of Chicago Department of Planning (DPD) have entered a partnership to study 95th street and future development of the corridor. In partnership with CSU and DPD, community members are invited to share their visions for the future of 95th street including community needs and ways to maximize the CSU campus to generate long-term investment and spur economic activity. The study started in October and will conclude in March.

Community members can participate in one of our upcoming community meetings or they can take the community survey. Tentative community meeting dates are as follows:

FOR MORE INFORMATION, PLEASE VISIT THE CSU WEBSITE
https://www.csu.edu/marcom/studies.htm
Chicago State University 95th Street Community Development Survey

Chicago State University is conducting a Feasibility Study for potential development and improvements to their property along 95th Street and King Drive. We'd like to know how much you enjoy living in your current neighborhood and how CSU can best provide future development opportunities to enhance the neighborhood. Thanks for your time and sharing your experiences.

1. How would you describe your relationship with the community? Choose all that apply.

- [ ] I own my home around 95th Street
- [ ] I rent my home around 95th Street
- [ ] I work around 95th Street
- [ ] I go to school around 95th Street
- [ ] I own a business around 95th Street
- [ ] Other (please specify)

PUBLIC INPUT SURVEY
https://www.surveymonkey.com/r/CSU95
THANK YOU FOR YOUR TIME AND EXPERTISE!