



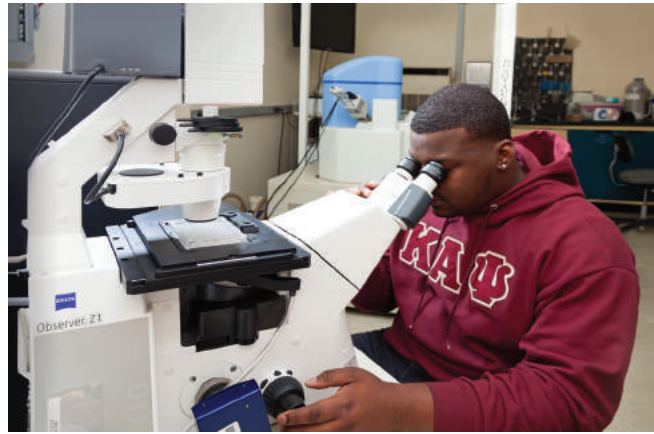
CHICAGO STATE
UNIVERSITY

95TH ST CORRIDOR DEVELOPMENT FRAMEWORK



CHICAGO STATE UNIVERSITY
9501 S KING DR, CHICAGO ILLINOIS

2023



CITY OF CHICAGO • OFFICE OF THE MAYOR

MAYOR BRANDON JOHNSON

Greetings,

On behalf of the City of Chicago, thank you for your interest in the 95th Street Corridor Economic Development study.

The plan was created through a partnership between Chicago State University (CSU) and the Department of Planning and Development (DPD), which collaborated to create an inclusive, place-based vision for 95th Street between King Drive and Cottage Grove Avenue. The plan will serve as a framework for growth while attracting and leveraging new investments that spur creativity and generate excitement for the CSU campus and community members.

As an anchor institution rooted in Roseland, CSU, through its staff and students, can facilitate revitalization by contributing to this shared vision for the corridor and helping to implement its strategies to foster community improvements.

I encourage you to review the plan's recommendations and contribute to its goals for a healthy and vibrant future for Chicago State and the South Side of Chicago.

Sincerely,

Mayor

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THE CHICAGO COMMUNITY TRUST

EQUITY • OPPORTUNITY • PROSPERITY

This study was made possible thanks to the support and funding of the Chicago Community Trust

LETTER FROM THE PRESIDENT

In 2020, Chicago State University implemented our latest 5-year strategic plan. In the plan, we outline six (6) areas of strategic focus which include:

- Academic Excellence, Innovation and Student Transformation
- Student Enrollment, Retention and Graduation
- University Culture, Climate and Accountability
- Strengthened Infrastructure
- Cost Efficiencies and Diverse Revenue Streams
- Community Service, Urban Leadership and Economic Development

Chicago State University is committed to our community. We honor that commitment daily through creating and maintaining meaningful partnerships with community stakeholders, engaging in a variety of community activities, and partnering to increase economic development activities.

In partnership with the City of Chicago Department of Planning and Development, we entered an agreement to conduct a study of the 95th Street Corridor to discover how CSU can maximize its campus to generate economic development and long-term investment in the community. We were happy to hear from community partners, residents, students, faculty and staff to learn more about the needs of our community.

Chicago State University remains committed to engaging our community. The role of Chicago State University, and the success of our students and graduates, remains critical to the long-term success of the State of Illinois and the City of Chicago. We remain steadfast in our commitment to increase equitable opportunities and generate economic development for our students and the communities we serve.

Together, we will continue to drive meaningful change.

Ever in Motion,

Zaldwaynaka Scott, Esq.
President

EXECUTIVE SUMMARY

The 95th Street Corridor on Chicago's Southside is poised to become a university village with bustling commercial and community resources that drive investment in the region. The corridor is already rich with significant history, amenities, spending power, and transit access. The corridor is also supported by anchor institutions and businesses, including Chicago State University, that are already driving the area's economy but and rapidly growing. Further, the area is growing from targeted investment by the government at the local, state, and federal levels as well as the philanthropic sector. In recognition of this opportunity, Chicago State University partnered with the City of Chicago Department of Planning and Development and community leaders to create a framework for new development.

A distinguishing feature of the corridor is Chicago State University (CSU). CSU, founded in 1867, is the oldest public university in the Chicago Metropolitan area. CSU is committed to equity in education, serving as the only U.S. Department of Education-designated four-year Predominantly Black Institution in Illinois and ranked by a Harvard economist in the top 4% of public and private universities nationwide in graduates' economic mobility. The University also serves as a prominent civic space on the greater South Side of Chicago by hosting a multitude of athletic, educational, cultural, and recreational activities.

Currently, CSU's campus sits along the 95th Street Corridor which is a major connector between Chicago's South Side neighborhoods, key commercial areas, and the surrounding region. The area is particularly well-connected with service by Pace and CTA bus routes with planned bus facility improvements, the recently renovated 95th Red Line station (\$280M), the 5.6-mile extension to the Red Line (\$3.6B), and extensive renovations scheduled for the 95th street Metra station. The area is also easily accessible by several freeways. Nearby burgeoning employment hubs include the Discover Financial Services Call Center in Chatham, the Pullman Neighborhood commercial district, and the Roseland Hospital.

Given the presence of an anchor institution like CSU, significant land on CSU's campus, and the strong investments in transportation infrastructure, there is a unique and significant opportunity for equitable transit-oriented redevelopment on 95th Street that will drive forward community health and economic development. To accomplish this, Chicago State University has forged a collaborative partnership with the Chicago Department of Planning and Development (DPD) in the creation of a transformative place-based plan for the 95th Street Corridor and CSU campus. The study area is bordered on the western edge by S. Martin Luther King Drive (King Drive) and the 95th Street CSU Metra station at Cottage Grove to the east. Through a robust comprehensive engagement process, residents and stakeholders shaped the creation of a framework for new development in the study area.

This study examined existing conditions in the area, created a market analysis to guide investment, and created design concepts for four sites to communicate the shared vision with community and stakeholders. Community engagement, through two focus groups, two public meetings, a live public survey, and a review of past studies, explored what resources and assets were desired. Based on this outreach, the study identified three goals for CSU's development along the 95th Street Corridor that would make the institution a catalytic force for the region.

CHICAGO STATE UNIVERSITY IS THE MOST AFFORDABLE PUBLIC UNIVERSITY IN CHICAGO*

- 11:1** Student to Faculty Ratio
- 70+** Degree and Certificate Programs
- \$843k** Additional Lifetime Earning Bachelor Degree Graduates
- 70%+** Faculty are People of Color



GOALS



In addition to the three goals, eight guiding themes and principles were established for the development concepts: Partnership Opportunities, Arts and Culture, Safety and Public Realm, Transportation, Housing and Density, Retail and Services, CSU Influence, Design Excellence, and Sustainable Development.

Four potential development opportunity sites were identified: three sites on CSU property along 95th Street and one on a vacant site along Cottage Grove Avenue north of the corridor.

- **Site A** (Intersection of 95th Street and Cottage Grove Ave--South): Multi-story mixed use building with 50-55 student/family housing units and 10-12 ,000 square feet of street-level commercial and academic space.
- **Site B** (intersection of 95th Street and Cottage Grove Avenue--North.): Development of 7,000 square feet of ground floor commercial and 45-50 student/family housing units.
- **Site C** (near intersection of 95th Street and St. Lawrence Ave): A building with 30-35 student/family housing units includes 5,000 square feet of street-level commercial and academic space.
- **Site D** (near intersection of 95th Street and MLK Drive): A series of 3 buildings with 90-100 student/family housing units includes 15-18,000 square feet of street-level commercial and academic space.



Conceptual Image for Development Site A & B (Credit: Chicago Department of Planning & Development)

Proposed uses for the sites from the community included retail, leasable commercial space for businesses and offices, institutional (CSU related), health, social services, and housing desirable to students and young professionals. Additionally, there was resounding interest in incorporating CSU programming in the spaces and infusing CSU’s presence and brand in public space improvements along 95th Street.

Moving forward, Chicago State University is looking for development and community partners to turn the vision into a reality. This set of planning, land use, design, and investment recommendations will guide future CSU developments along the corridor and align with the values and needs of the campus and community.

1 | CONTEXT

THIS SECTION INCLUDES |

1.01 | Study Context + Conditions

1.02 | Previous Studies

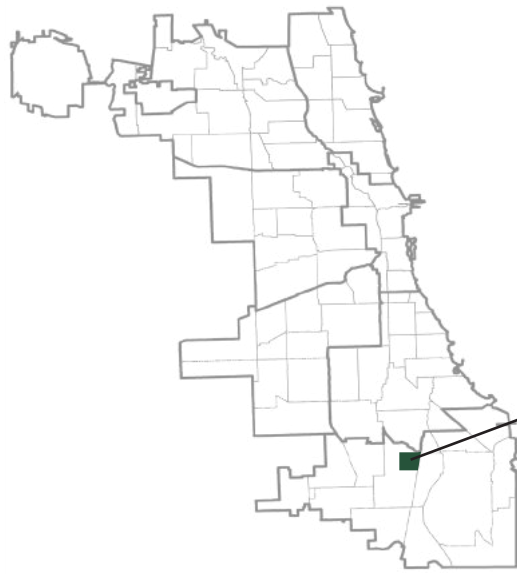
1.03 | Engagement Overview

This chapter outlines past and present characteristics of the community. This information on the local neighborhood and region is important grounding that should inform and shape development on the 95th Street corridor.

Throughout this initial research process, the design team relied heavily on past and ongoing studies and plans conducted in and around the 95th Street Corridor. The materials reviewed were published by neighborhood advisory groups, institutions, and partner organizations actively engaged throughout the Far South Side of the city.

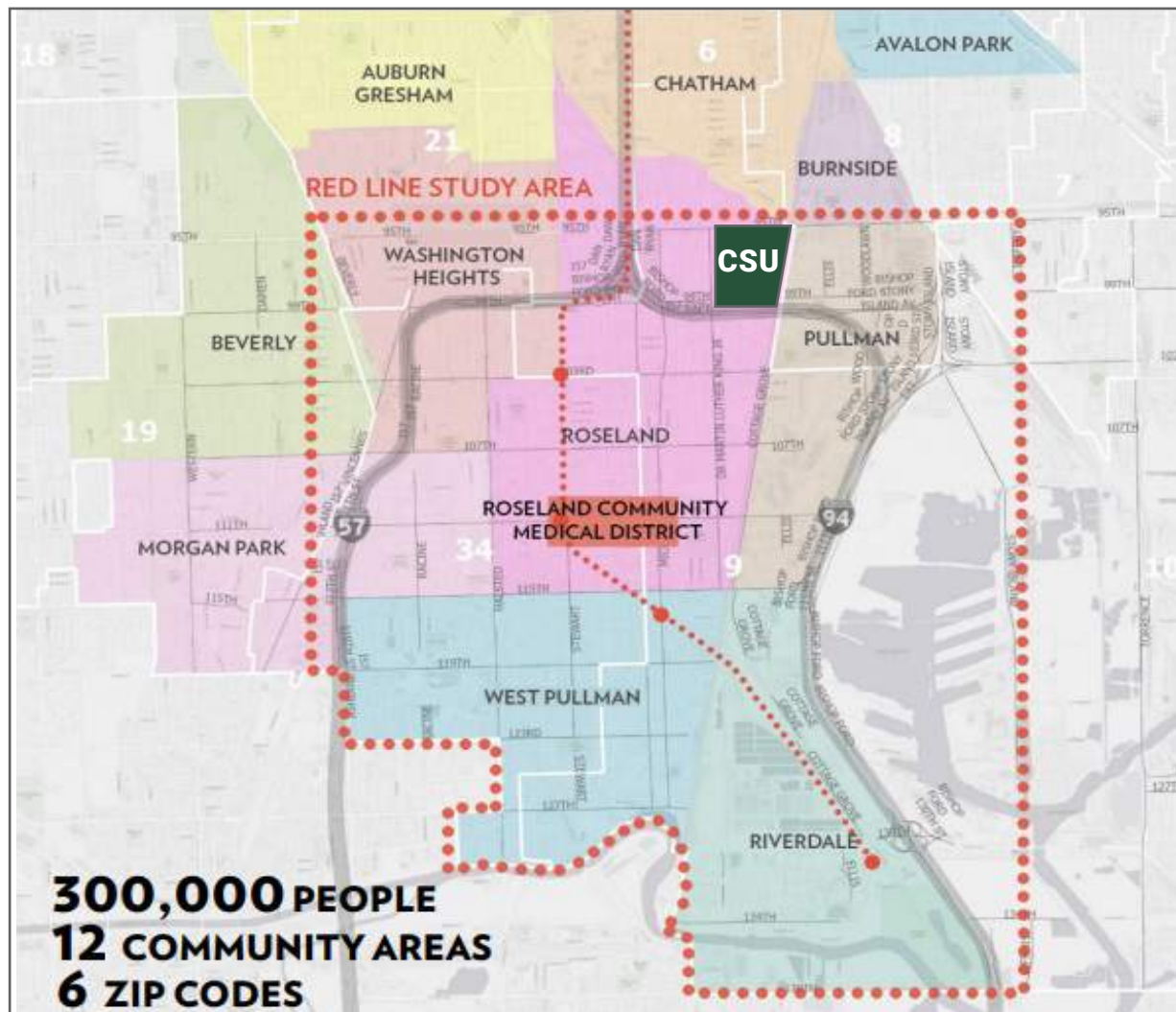


1.01 | STUDY CONTEXT + CONDITIONS



CSU is located in the Greater Roseland Community Area

Regional Context Maps



Roseland Hospital Service Area - Source: Roseland Community Medical District Master Plan

Study Area Context



Campus View (Current CSU campus buildings are pushed back from the 95th St. Corridor)



DEMOGRAPHIC & ECONOMIC DATA

CHICAGO STATE UNIVERSITY CONTRIBUTES

\$1.6 BILLION

TO THE ILLINOIS ECONOMY ANNUALLY

Source: CSU Economic Impact Study

Race + Ethnicity and Population

20,700

Population data based on the area in a 1-Mile radius of the Chicago State University Campus



African American/Black Population in Roseland

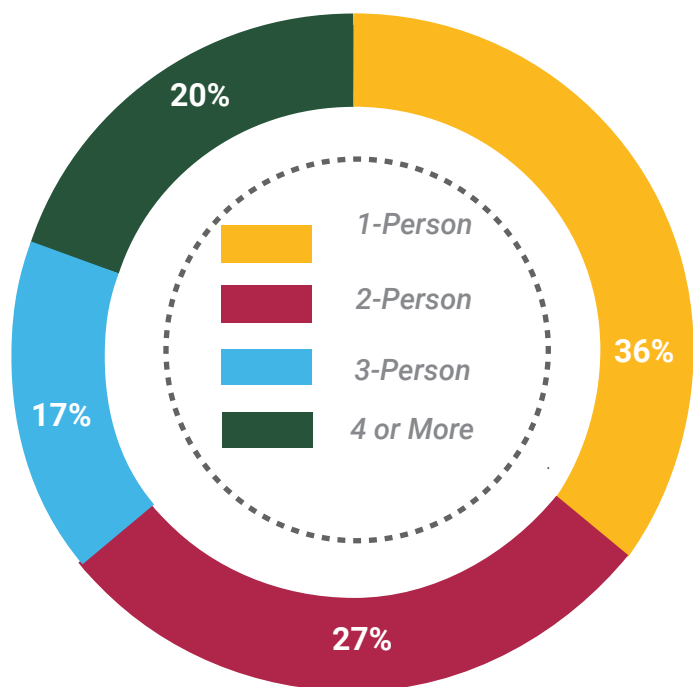


White, Non-white, Hispanic, Asian, and Other Population in Roseland



42 years old, \$47,100 Household income

Household Size



Housing Tenure

53.4% Home Ownership Rate

34% Renters

12% Housing Vacancy (Same rate as Chicago city-wide)

Source: ESRI Business (Insert Year)

Annual Household Spending

Consumer spending shows the amount spent on a variety of goods and services by households that reside within the 1-mile radius of the Chicago State University Campus

TOTAL HOUSEHOLD ANNUAL SPENDING

\$124 MILLION

SELECTED CATEGORIES

\$50.4 MILLION

FOOD SPENDING

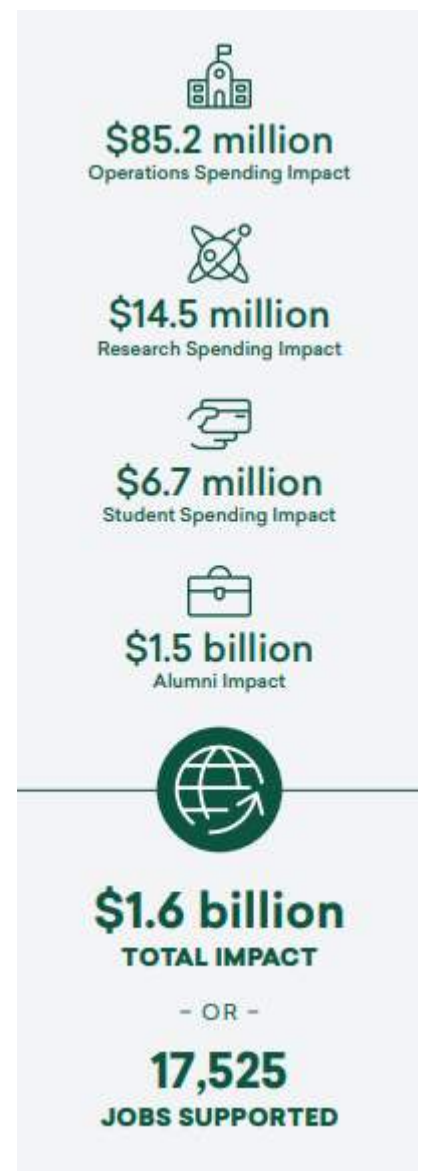
\$11.6 MILLION

APPAREL SPENDING

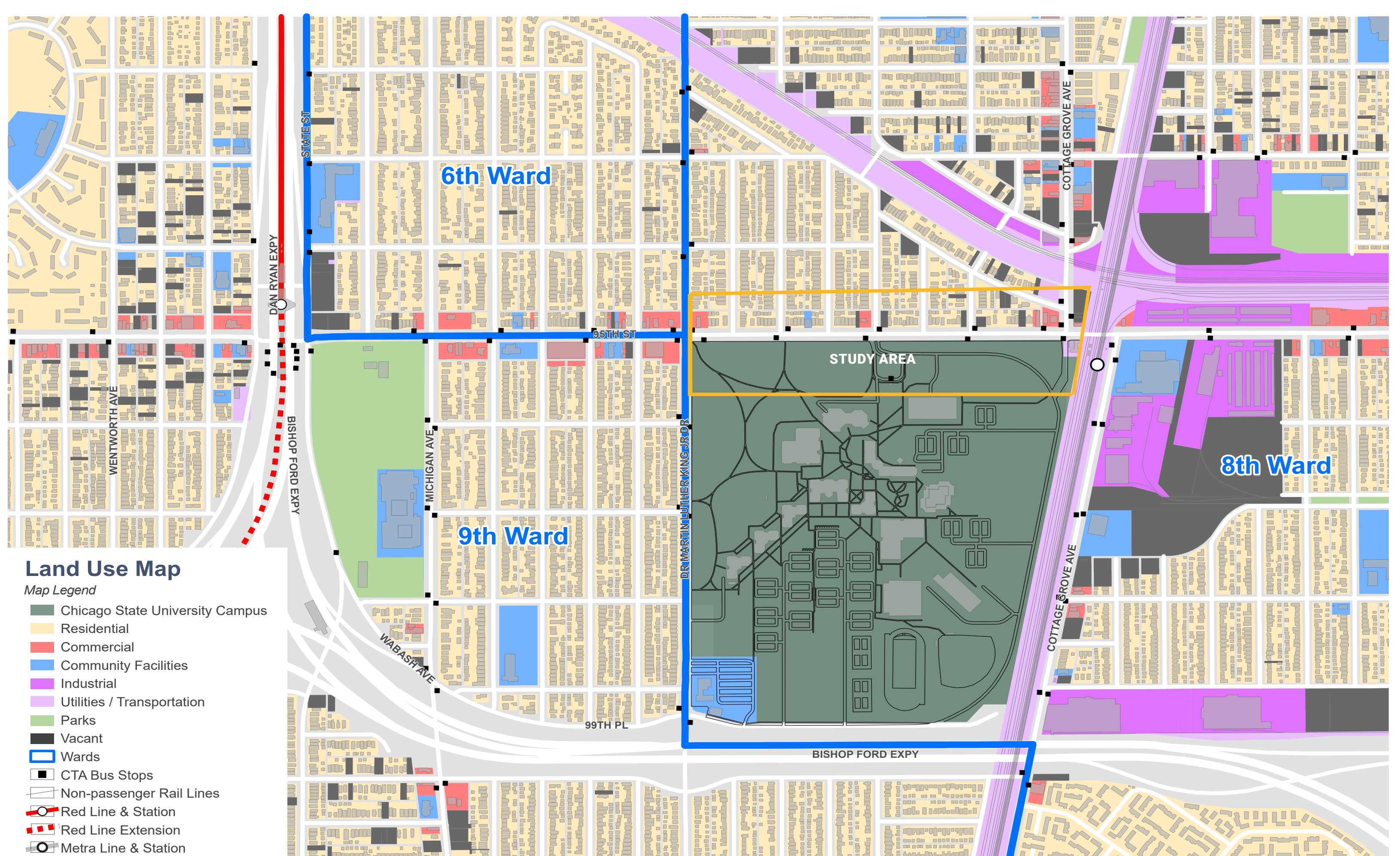
\$17.4 MILLION

ENTERTAINMENT SPENDING

Source: ESRI Business



Impact Created by CSU in FY 2018-19
Source: CSU Economic Impact Study



Land Use Map

- Map Legend*
- Chicago State University Campus
 - Residential
 - Commercial
 - Community Facilities
 - Industrial
 - Utilities / Transportation
 - Parks
 - Vacant
 - Wards
 - CTA Bus Stops
 - Non-passenger Rail Lines
 - Red Line & Station
 - Red Line Extension
 - Metra Line & Station

Land Use Conditions

Detached single-family residential covers 40% of the housing stock in the study area. Multi-family land uses follow with making up roughly 25% of the housing stock. All together, housing accounts for roughly 65% of the land use. The majority of the residential parcels are zoned as RS-1 (Residential Single-Unit Detached) and are concentrated on the north side of 95th Street. Much of this stretch of the corridor is lined with 1-2 story homes. Industrial land uses and zoning are located east of the study area and the proposed Metra station redevelopment, and north of 95th Street.

Commercial land use are concentrated at the intersection of Michigan Avenue and 95th Street. These parcels are zoned as B1-1 and B3-1 Neighborhood Shopping District. Institutional uses are primarily CSU-owned parcels. The largest open/green space within the study area is Abbot Park. Since there are no buildings along the south side of 95th Street of the CSU campus, this section consists of vast natural landscaping. Vacant lots make up 15 percent of the land along the corridor. With this in mind, development is best suited on the south portion of 95th Street which is owned by Chicago State University. In order to maximize the space and provide enough of the programming possible, this portion of the corridor can be prioritized for future development.

Neighborhood Assets

In and surrounding the study area are numerous community and neighborhood organizations, government offices, institutions, transportation options, schools, and green/public spaces. Ten political representatives serve the surrounding area. The region is split into three aldermanic wards, the 8th Ward (Ald. Harris), the 6th Ward (Ald. Hall), and the 9th Ward (Ald. Beale).

The study area is also located near various health resources; including the nearby Imani Village Advocate Medical Group, and Roseland Hospital. Anchor institutions such as Chicago State University and Olive-Harvey College offer educational opportunities to the community. Religious institutions such as Trinity United Church of Christ and Wesley United Methodist Church engage in community development initiatives through the Red Line Extension Coalition and Endeleo Institute, respectively. Available public and green spaces in the area are Woodson Library and Abbott/Palmer/Tulley Parks. Woodson Library and Abbott Park are located along 95th Street and are accessible via CTA bus routes.



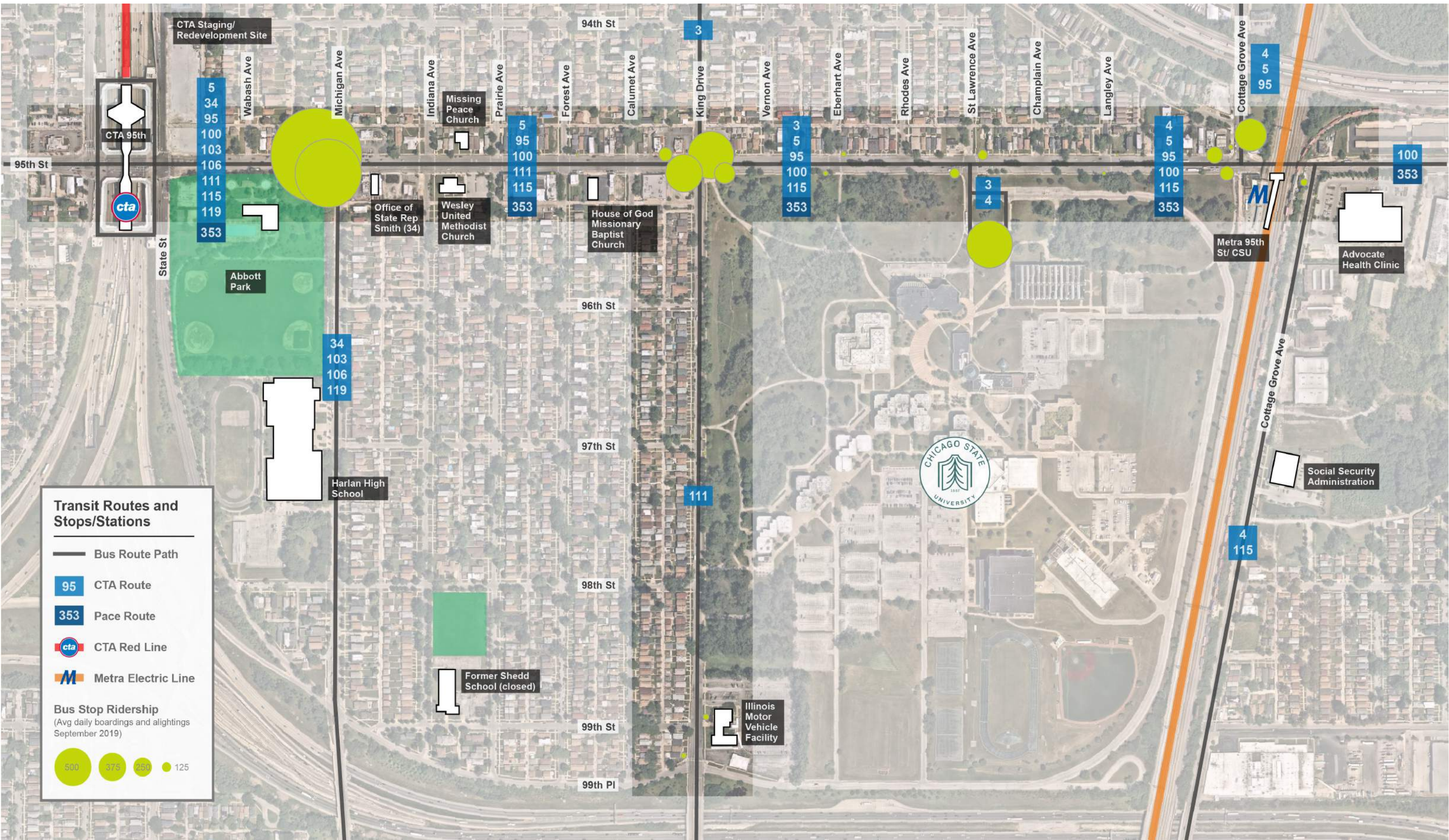
Regional Connectivity & Transportation Access

The transportation options and services along the corridor are expansive and provide the residents and visitors with various means of access and entryways to the study area and the region. Public transit routes and options connect multiple CTA bus routes to the 95th Street CSU Metra station, 95th and Dan Ryan Red Line station, and Interstate 94. The robust transit system can be leveraged to steer investment along the corridor through transit-oriented developments near or adjacent to transit stops and stations. Six CTA bus routes and one Pace route serve the corridor's stretch of 95th Street with 13 bus stops. These bus routes offer access to the Metra stations in the surrounding area, the 95th and Dan Ryan Red Line station, and other major arterial streets.

The current 95th Street Red Line Terminal station is the busiest station in the entire CTA system and experiences a total of 9,463 rail station entries and 11,902 bus boardings and alightings on a weekday average. Zooming into the study area, the highest bus boardings and alightings were at 95th and King Drive and at 95th and Cottage Grove. These two bus stops are serviced by bus routes that connect them to both the Metra station and CTA station. The 95th Street (Chicago State University) Metra station averages 48 boardings and alightings daily. This station currently is a flag stop that only makes stops and pickups by request rather than normally stopping at this station. Reactivating the station will attract more users to this intersection, thus having the potential to spark more development within the study area.

Along 95th Street, there were 4,774 boardings and alightings between State and Cottage Grove recorded for a weekday average. Bus routes 3 and 4 service the entire 95th Street Corridor eastbound and westbound and are the only routes that lead into the CSU campus at the turnaround located at St. Lawrence Ave. At this bus stop, 622 average weekday boardings and alightings were recorded. Within the study area, 618 total bus boardings and alightings were at King Drive and 428 were at Cottage Grove. (Ridership data from 2021 provided by CTA)





1.02 | PREVIOUS STUDIES

Plans + Studies

Reviewing relevant past studies and plans conducted for neighborhoods surrounding the study area provided foundational understanding of existing neighborhood issues, concerns, and opportunities. It is imperative to avoid duplicating past efforts and to elevate their findings through this document. Materials included quality-of-life plans, market studies, neighborhood plans, and transit-oriented development studies.

These materials provided the contextual background to guide the design team’s initial public meeting, stakeholder outreach efforts, and site recommendations. The materials conveyed similar themes and recommendations. These include the need for increased economic opportunities, student and senior housing options, mixed-use development, stores and services in a walkable environment, infill development on vacant lots, housing rehabilitation, homebuyer assistance, and community identity and branding.

In addition to the community plans reviewed, Chicago State University’s Strategic Plan was also taken into consideration. Chicago State University recognizes the significance of developing partnerships with organizations and institutions and extending their support outside the university. The Corridor Study reflects similar strategic plan goals and themes. CSU is recognized for its innovative teaching and research programs as well as their active role in community development and public engagement.

Critically, the CSU 95th Street Corridor Study also reached out to local stakeholders who advocated for the community at the business, social, and development level. Their feedback was a driving force for the design options presented herein.

As CSU begins the process of revisiting and updating its campus strategic plan, the 95th Street Corridor’s goals share similar themes and recommendations. This study will inform the development standards and investment priorities in this plan while still elevating the efforts of CSU’s future development and planning.

Past Plans and Studies

(Please note this list is not inclusive of all community plans and documents completed/reviewed)

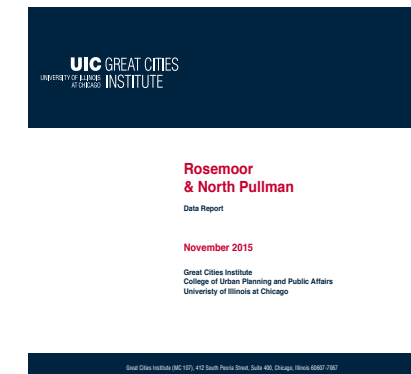


Red Line Extension Transit Supportive Development Plan, May 2023

FAR SOUTH CHICAGO
ONE BAND. ONE SOUND.



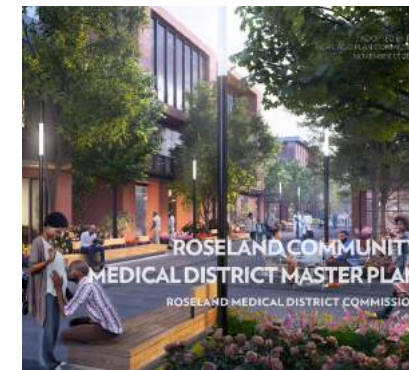
Far South Chicago Coalition Quality of Life Plan, 2021



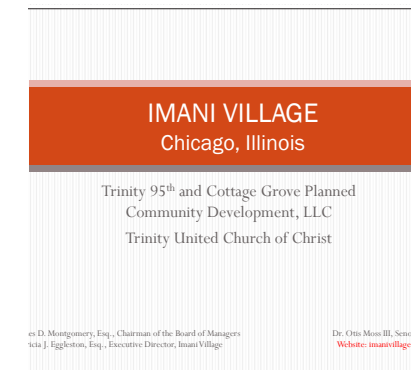
Rosemoor and North Pullman Neighborhood Plan, July 2016



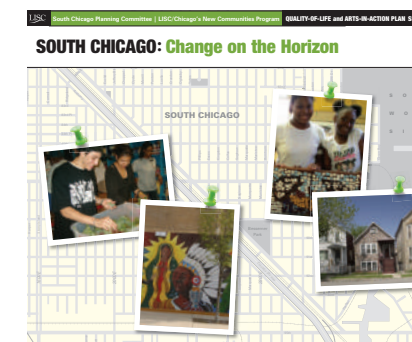
Washington Heights/95th Street Planning Priority Report, 2016



Roseland Community Medical District Plan, 2022



Imani Village Information, 2014



South Chicago Quality of Life Plan, 2007

Restaurants Market Potential			
Chicago State University			
Demographic Summary	2023	2028	
Population	2,312	2,727	
Population / sq. mi.	2,308	2,682	
Population	1,468	1,876	
Median Household Income	\$54,807	\$54,344	
Expected Number of			
Activity	2023	2028	2028
Work to launch restaurant/food truck in 6 months	2,239	75.7%	98
Work to launch restaurant/food truck in 6-12 months	453	24.3%	209
Work to launch restaurant/food truck in 12-18 months	397	17.4%	84
Work to launch restaurant/food truck in 18-24 months	294	13.1%	60
Work to launch restaurant/food truck in 24-36 months	340	15.1%	75
Work to launch restaurant/food truck in 36-48 months	193	8.7%	87
Work to launch restaurant/food truck in 48-60 months	98	4.3%	73
Work to launch restaurant/food truck in 60-72 months	225	10.1%	102
Work to launch restaurant/food truck in 72-84 months	90	3.9%	88
Work to launch restaurant/food truck in 84-96 months	300	13.4%	150
Work to launch restaurant/food truck in 96-108 months	152	6.6%	89
Work to launch restaurant/food truck in 108-120 months	43	1.9%	83
Work to launch restaurant/food truck in 120-132 months	432	18.7%	188
Work to launch restaurant/food truck in 132-144 months	5,275	228.0%	254
Work to launch restaurant/food truck in 144-156 months	666	28.8%	233
Work to launch restaurant/food truck in 156-168 months	386	16.7%	188
Work to launch restaurant/food truck in 168-180 months	454	19.6%	152
Work to launch restaurant/food truck in 180-192 months	24	1.0%	27
Work to launch restaurant/food truck in 192-204 months	208	9.0%	134
Work to launch restaurant/food truck in 204-216 months	340	14.7%	141
Work to launch restaurant/food truck in 216-228 months	124	5.3%	104
Work to launch restaurant/food truck in 228-240 months	200	8.7%	109
Work to launch restaurant/food truck in 240-252 months	300	13.0%	110
Work to launch restaurant/food truck in 252-264 months	400	17.3%	120
Work to launch restaurant/food truck in 264-276 months	500	21.6%	124
Work to launch restaurant/food truck in 276-288 months	100	4.3%	100
Work to launch restaurant/food truck in 288-300 months	241	10.4%	99
Work to launch restaurant/food truck in 300-312 months	281	12.2%	99
Work to launch restaurant/food truck in 312-324 months	211	9.1%	81
Work to launch restaurant/food truck in 324-336 months	113	4.9%	81
Work to launch restaurant/food truck in 336-348 months	142	6.1%	82

Esri Business and Retail Demand Data, 2021



Diverse shopping, retail, and businesses

1.03 | ENGAGEMENT OVERVIEW

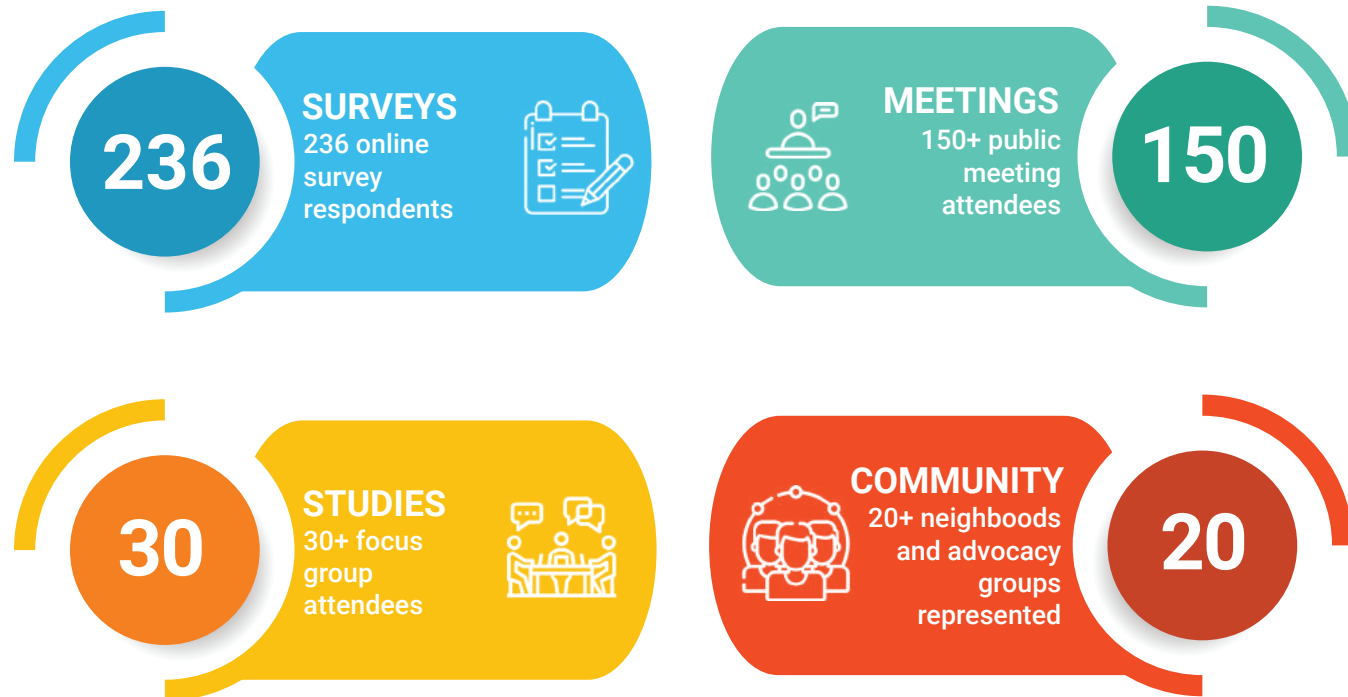
Community Collaboration

Community engagement is the process of working collaboratively with stakeholders to help inform design decisions and to improve study outcomes. Having a robust community engagement strategy spanning the entire corridor study area was an integral component of the process. Using a participatory approach, residents and stakeholders were provided with the space to have an open dialogue and advise design recommendations through different means of engagement.

The feedback provided by community members, CSU faculty, and students echoed similar themes and opportunities for the corridor. The findings were refined and grouped to create development principles.



Example Community Meeting Flyer



Community Meetings Summary

Workshop 1 | Public Meeting

Wednesday Nov 10, 2021 6:00 - 7:30

The meeting focused on introducing the project team and partners, providing an overview of the project, sites, study area, engagement timeline, and discussion. Over 70 participants shared potential corridor strategies and improvements the plan should consider.

Workshop 2 | Economic Focus Group

Wednesday Nov 10, 2021 6:00 - 7:30

Responses revealed the community's desire and needs for job growth, diverse shopping options, student housing, cultural identity, accessibility, and sustainable approaches.

Workshop 3 | Health Focus Group

Wednesday Dec 15, 2021 6:00 - 7:30

Health-related services were often noted in past studies, surveys, and community input. The goal of the meeting was to gain insights from health providers into the existing health needs in the community and ways to support their initiatives. Stakeholders weighed in on the three development concepts proposed by the design team.

Workshop 4 | Public Meeting 2

Wednesday Dec 15, 2021 6:00 - 7:30

Similar to the first public meeting, participants were divided into three separate breakout rooms. Emphasis was on economic development and CSU's influence beyond the campus. Preservation of existing trees and natural aesthetics were emphasized as major concerns.

2 | VISION FOR 95TH STREET

THIS SECTION INCLUDES |

2.01 | Vision Statement

2.02 | Development Principles

This section outlines the guiding principles for building development on campus along the 95th Street Corridor with the goal of creating new opportunities for economic development and growth.



2.01 | VISION STATEMENT

The 95th Street Corridor and Roseland neighborhood is a transit-rich and well-connected community where the Chicago State University (CSU) campus has served as a catalytic force to generate long-term investment, enhanced community ownership, and increased economic and housing opportunities.

New development along the corridor has established an active and inviting experience along 95th Street with pedestrian and bike-friendly infrastructure improvements and enhanced natural landscaping. Gateway features announcing arrival to the CSU campus and Roseland community encourage new visitors from the neighborhood and broader public alike. Plaza and open space along the corridor offer spaces to gather and celebrate the Black history, culture, and legacy in the community through art installations, neighborhood branding, and signage.

The 95th Street Corridor has diverse local businesses and housing options for students, young professionals, and families that provide support for the local economy and university programming. By establishing mutually beneficial partnerships with local organizations and institutions, CSU has successfully supported the community and leaders' efforts to increase educational and economic opportunities, improve health and quality of life, and address systemic inequities.

Key priorities include:

1. *Maximizing developable land and improving pedestrian experience*
2. *Diversifying housing options that fit into the existing character*
3. *Reckoning with and celebrating community history*

The following development principles exemplify this vision based on community engagement and past plans.



2.02 | DEVELOPMENT PRINCIPLES



Arts + Culture

- Create spaces for community-oriented art along corridor
- CSU design and branding delineating the school with banners, signage, etc.
- Celebration of Black history, culture, and community
- Incorporate murals and local art
- Sculptures and art installations
- CSU historical/cultural spaces
- Strengthen CSU presence using open space and gateways at key intersections

"I want folks to know what part of town they're in when they see Black excellence."
- Community member

"Street scaping is a major theme that we need to develop with the arts and placemaking that kind of represents the history of the community."
- Community member

Safety + Public Realm

- Encourage designs that increase foot traffic and community activity
- Incorporate artistic wayfinding along 95th Street
- Active and engaging public green spaces and plaza spaces
- Promote public realm safety through strategic design
- Increase sidewalk and landscape buffer to enhance the public right of way
- Explore the potential of a bicycle lane design within landscape and sidewalk buffer
- Outdoor and flexible public spaces should be incorporated into the ground floor





Transportation + Connectivity

- Create stronger connections to transit stations from campus
- Explore the potential of a new Divvy Station at the Metra 95th St. Station
- Improved transit stops with seating and landscaping
- Create indoor waiting spaces with retail activity
- Digital displays at enhanced bus stops with CTA train and bus arrival times
- Digital displays in main lobbies or other appropriate building exits
- Enhanced and increased bike parking throughout the corridor with bike racks located in and/or outside new construction

"Bring new experiences to the community and understand what the needs are from the community, and make sure that we're able to address them as a system."

- Community member

Housing and Development

- Diversify housing typologies to accommodate everything from students in studios to larger family-friendly units
- Focus mixed use buildings along the 95th Street Corridor
- Prioritize sites around Metra for equitable transit-oriented development
- Explore rehabing existing homes and buildings to create new housing opportunities while reducing blight
- Create a "college town" experience with student/family housing above and commercial uses on the ground level

"Preserving the image of the community but also adding some opportunity with mixed use commercial and housing options."

- Workforce development stakeholder





Design Excellence

- Development scale that compliments adjacent communities
- College-town experience with the student housing and commercial uses
- Ensure new building development leaves space for existing trees and views, creating a visual connections to current university buildings
- The ground floor of buildings should contain active uses such as retail, food service, and social spaces
- Clearly identify building entrances as seen from the street using elements such as architectural details, awnings, or canopy structures

"When it comes to mental health, is your environment helpful to your health?"
 - Community member

Sustainable Development

- Increase public realm programming along the corridor
- Enhance green spaces accessible to the community
- Site design should retain as much existing landscape and native ecosystem as possible
- Incorporate seating, art, fitness, and other active uses into open space
- Use native planting and tree species
- New buildings should incorporate sustainable features such as green roofs to reduce operating costs and reduce emissions

"Preserving the greenery that is a comforting and familiar feature of the community, and that attracts activities that convey a college town."
 - Community member





Retail + Services

- Emphasis on commercial tenants from within the community and community wealth building strategies
- Integrate CSU-related programming such as satellite offices for CSU pharmacy and dentistry programs
- Incubator spaces to grow local and minority owned businesses
- University-related retail that serves both the CSU population and the existing community
- Restaurants, grocery/produce stores, and dining options
- Diverse retail boutiques, bookstores, IT services, and internet cafés

"We're seeing... mixed use where commercial is at the bottom and residential is at the top. This has been sort of the growing trend at this time."

- Local Community Developer

"Branding is important to the area... we are already calling our community University Village 95 because great things are happening in the neighborhood."

- Community member

Expanded CSU Support

CSU to further define partnership and community service provider opportunities such as:

- Entrepreneurship incubator
- Tech incubator
- Health service providers in partnership with adjacent medical districts
- Arts gallery and creative business incubator
- Support complimentary development goals based on adjacent community plans already in place and in progress
- Supportive services (health, municipal, etc.) within walking distance
- CSU pharmacy and nursing satellite offices



3 | DEVELOPMENT OPPORTUNITIES

THIS SECTION INCLUDES |

3.01 | Development Framework

3.02 | Design Concepts

Based on the findings of the initial review process, community meetings, focus groups, public survey, and an in-depth analysis, four sites totaling 4 acres were identified that would maximize development of CSU-owned land and City-owned lots. Development concepts were designed that reflect the needs, concerns, and goals of the community. Building programming proposes commercial and institutional (CSU-related) programming on the ground levels with housing (CSU student housing and apartments) above the ground level.



3.01 | DEVELOPMENT FRAMEWORK



1 DOCUMENT EXISTING SITE PLAN



3 EVALUATE **VEHICULAR** & **PEDESTRIAN** TRAFFIC



2 IDENTIFY **CLUSTERS OF TREES** FOR PRESERVATION



4 SELECT **OPPORTUNITY SITES** IN MOST OPTIMAL LOCATIONS

DEVELOPMENT POTENTIAL

4

SITES

35 - 45k

SF OF COMMERCIAL & ACADEMIC SPACE

4

ACRES OF LAND

220-240

STUDENT & FAMILY HOUSING UNITS



DEVELOPMENT AREAS



- 1 Metra 95th St. Station Renovation *
- 2 Active Greenspace: public art, seating, workout stations, etc..
- 3 Main Campus Entrance
- 4 Great Lawn (Preserving existing trees & landscape)
- 5 Chicago State University Prairie Garden (Existing)
- 6 Campus Gateway

*1-Illustrative Rendering of station renovation provided by Metra

3.02 | DESIGN CONCEPTS

Development Sites A & B

Located at the intersection of 95th Street and Cottage Grove Avenue, the first sites prioritized sit adjacent to the Metra station at the eastern edge of the study area to promote equitable transit-oriented development. The concept buildings feature student housing and apartments above the ground floor. The ground floor can incorporate uses for CSU and general retail services that cater to both the CSU population and the surrounding community. Services could feature a coffee shop connected to a CSU bookstore that caters to the public, students, and faculty. Additionally, feedback relayed the urgency in bridging the digital divide within the community through public-private partnerships and inclusive development. *Please note that the zoning will need to be updated to incorporate new commercial uses.

DEVELOPMENT SITE A

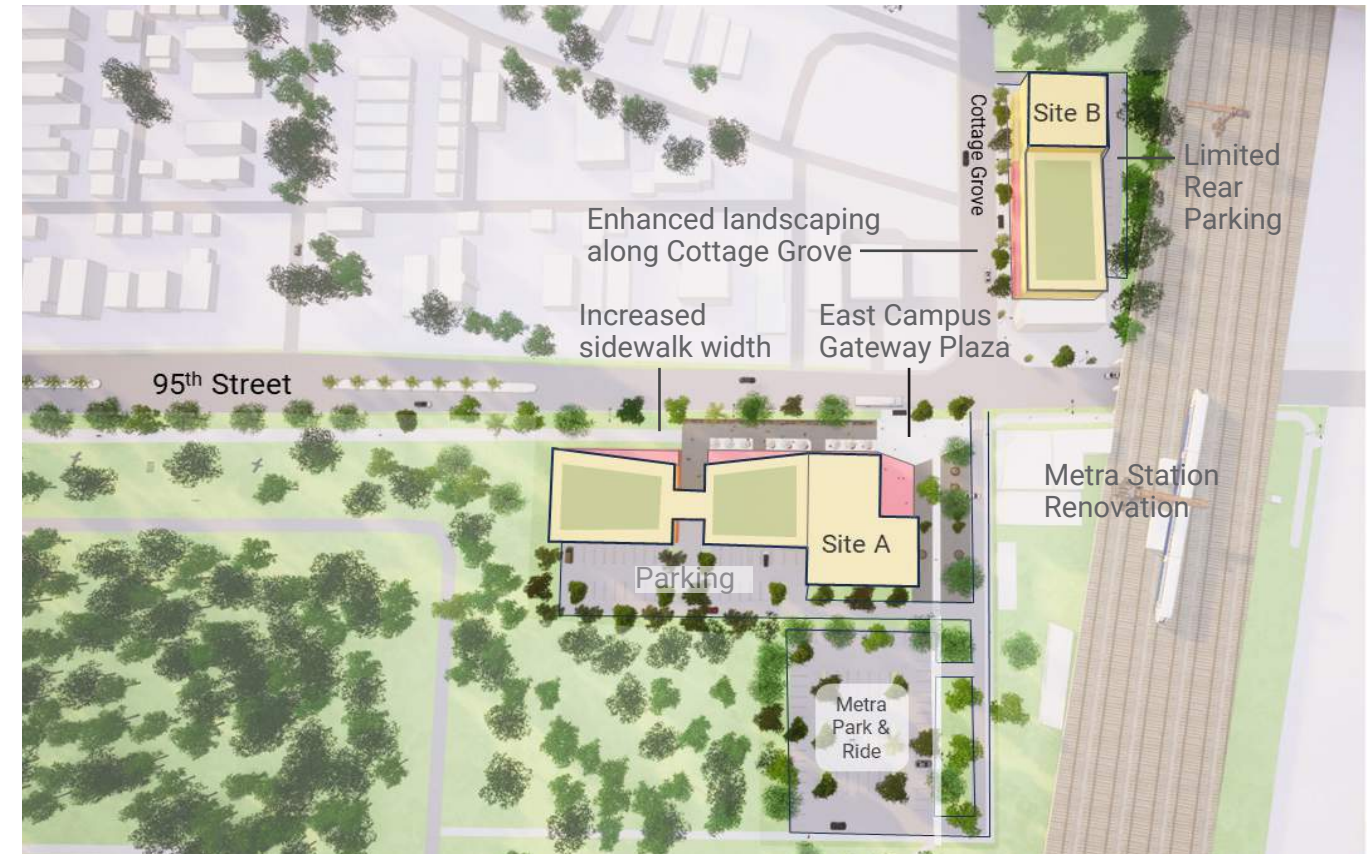
95th Street and Cottage Grove Adjacent to Metra
 Site Dimensions 260' by 125'
 Maximum Depth from Curb 125'
 Commercial Space 10- 12,000 sf
 Dwelling Unit Count 50-55

DEVELOPMENT SITE B

Cottage Grove Opposite Gas Station
 Building Dimensions 200' by 50'
 Maximum Depth from Curb 120'
 Commercial Space Dimensions 7,000 sf
 Dwelling Unit Count 45-50



Aerial Photo & Dimensions of Site A & B



Plan view Development Sites A & B (Source: DPD)



Axon view Development Sites A & B (Source: DPD)



Conceptual Image for Development Sites A & B (Source Department of Planning & Development)

Relevant Project Examples



University of Chicago Arts Incubator

University of Chicago

Arts + Public Life is a dynamic hub of exploration, expression, and exchange that centers people of color and fosters neighborhood vibrancy through the arts on the South Side of Chicago. As a neighborhood platform for arts and culture in Washington Park, APL provides residencies for Black and Brown artists and creative entrepreneurs, arts education for youth, and artist-led programming. (Source: UofC)



HOWARD UNIVERSITY MIXED-USE

Howard University is working with private company Rock Creek Property Group to develop a \$62 million mixed-use building with housing above and retail and academic spaces on the ground floor adjacent to Howard's campus in Washington, D.C. (Source: Rock Creek Property Group)



CASA QUERTARO

Residential development in Pilsen, located right against a train line, is designed with a central courtyard and shields residents from noise while providing views of ground floor activity. (Source: The Resurrection Project)



NORTHTOWN LIBRARY AND APARTMENTS

This project is a good example of housing and institutional uses together in a mixed-use development, with a new type of community amenity that combines a library with affordable housing for seniors. Modular housing units wind above from the west to the east, enlivening the typical residential corridor while creating roof gardens that acknowledge the public park to the east and the quiet residential neighborhood to the west. (Source: Perkins & Will)



THRIVE EXCHANGE

Thrive Exchange is a transformative, \$100 million community investment at 79th Street and Exchange Avenue led by Thrive Exchange Partners - DL3 Realty, Chicago Family Health Center, NHS Chicago, and Revere Properties. This transit-oriented development project located right next to a Metra station is led by experienced partners with deep roots in the community, and is composed of luxury workforce housing, new retail businesses, and a new state-of-the-art health care center. (Source: DL3)

Development Sites C & D

Development Sites C & D are the secondary prioritized sites along 95th Street. The sites are located in between the campus access gateway at 95th Street and King Drive and main campus vehicular entrance at 95th Street and St. Lawrence Avenue. Along this stretch of the corridor, four buildings are proposed as design concepts.

Notably, the development concepts shows ways to maintain existing pedestrian paths and views while providing a more active public space program that draws people onto the campus. The development site footprint is also situated to minimize the loss of mature trees. Maintaining access to green space on campus, was noted as a vital community amenity in community conversations. Similar to Sites A & B, these sites feature mixed-use buildings with commercial and academic spaces on the ground floor with student and family housing above. *Please note that the zoning will need to be updated to incorporate new commercial uses.

DEVELOPMENT SITE C

95th Street and St. Lawrence Avenue

Site Dimensions	200' by 125'
Maximum Depth from Curb	150'
Commercial Space	5,000 sf
Dwelling Unit Count	30-35

DEVELOPMENT SITE D

95th Street near the MLK Drive Intersection

Site Dimensions	400' by 200'
Maximum Depth from Curb	200'
Commercial Space Dimensions	15-18,000 sf
Dwelling Unit Count	90-100



Aerial Photo & Dimensions of Site C & D



Plan view Development Sites C & D (Source: DPD)



Axon view Development Sites C & D (Source: DPD)



Conceptual Image for Development Site C (Source Department of Planning & Development)



Relevant Project Examples



This UIC Living-learning community located near Harrison and Morgan Street provides residential accommodations for approximately 550 students and approximately 16,000 square feet features a fitness center, study lounges on each floor, laundry, and other amenities. The innovative project is LEED Gold with more than 50,000 square feet of academic space and a retail space is occupied by Starbucks. This project is entirely financed by a private partner, American Campus Communities, in the first P3 partnership of its kind in the state of Illinois. (Source UIC)

Academic & Residential Complex

University of Illinois at Chicago (UIC)



BROCHSTEIN PAVILION AT RICE UNIVERSITY
The project features a grove of 48 lacebark elms set on decomposed granite. There are two concrete fountains that define the open space and movable seating accommodates impromptu gatherings of students and faculty. (Source OJB)



UNIVERSITY OF CHICAGO
Student housing complex designed with a central courtyard and ground floor retail.



WHEATON COLLEGE | PASSIVE HOUSE

This project contains 45,000 square feet and 178 beds for undergraduate student housing, with a mix of singles and doubles. The design incorporates the campus green spaces from adjacent buildings, providing views and connections to the main campus. Sustainability was a very important aspect and this is the first campus residence project to meet passive house standards which have cut operating costs by as much as 50%. (Source SGA)



ADOHI HALL
The two residential buildings on Stadium Drive are five stories each and provide approximately 200,000 square feet of living space and 708 beds, including room for five Living Learning Communities. A third building, dubbed "The Cabin" joins the two residential buildings and provides a common area for gathering. Adohi is one of a first residence hall projects that use cross-laminated timber. This construction material creates much less waste than materials like concrete or steel. (Source: University of Arkansas)



4 | LOOKING AHEAD

THIS SECTION INCLUDES |

4.01 | Recent Investments in the Region

4.02 | Partnership Opportunities + Next Steps

Conversations with CSU, community members, and focus groups revealed that there are a lot of great opportunities and activity happening in the Greater Roseland community. Collaboration and coordination with residents, stakeholders, organizations, and developers is key to bring the collective vision of this document to life.



4.01 | Recent Investments in the Region

The over **\$4.5 Billion** of recent, ongoing, and planned investments in the region provide a significant opportunity to drive forward community and economic development. Investments include but are not limited to:

- 1 Discover opened a **\$19 Million** new customer care center with \$4.9 million of construction contracts going to Black-owned enterprises. 500 employees work in the center, 87% of whom live within five miles of the facility.
- 2 Metra's **\$45 Million** modernization project will re-imagine the 95th Metra Station as the gateway to CSU.
- 3 Illinois Housing Development Authority awarded **\$22 Million** to Imani Village for an affordable senior housing development.
- 4 Chicago State University recently opened the Dr. David Kanis Child Development Center, is currently designing a new **\$50 Million** nursing lab and simulated hospital building funded by Rebuild Illinois, and is updating its Campus Master Plan.
- 5 CTA and DPD were awarded **\$1 Million** to complete a community plan for the 95th Street Corridor. This CSU study will feed into this regional planning effort.
- 6 The Chicago Transit Authority completed a **\$280 Million** renovation on the 95th Street Red Line Station.
- 7 **\$500,000** awarded to Pace Suburban Bus for preliminary engineering of the Pace Pulse 95th Street Line.
- 8 The **\$3.6 Billion** extension of the Red Line from its current 95th terminus to a new terminus at 130th Street in Riverdale will add three new Red Line stations in Greater Roseland.
- 9 The **\$54 Million** Gately Indoor Track & Field Facility is the first-ever public dedicated indoor track and field facility in Chicago with the ability to host national intercollegiate events.
- 10 Pace and CTA are receiving **\$20 Million** to implement bus rapid transit (BRT) service along a 9-mile corridor of Halsted.
- 11 As part of the Illinois Capital Bill passed in 2019, the Roseland Community Medical District (RCMD) was allocated **\$25 Million**. The RCMD master plan was adopted Nov. 2022.
- 12 CDOT is working to complete **\$20 Million** in new streetscapes on Michigan Avenue from 110th Street to 116th Street and 111th Street from the location of the future CTA Red Line 111th Street station to Dr. Martin Luther King, Jr. Boulevard.
- 13 the Pullman National Monument and Historic District is one of the most famous company towns in the United States. The **\$35 Million** visitor's center opened labor day 2021.
- 14 Chicago Neighborhood Initiatives (CNI) lead the development of Pullman Park which has garnered more than **\$370 million** in new investments, attracted many new businesses and amenities, and created nearly 1,500 jobs.



4.02 | Partnership Opportunities + Next Steps

Community Residents & Stakeholders:

Conversations with CSU, community members, and focus groups revealed that access to medical services, mental health, and employment resources were the biggest priorities in the corridor's vision. Additionally, the community expressed a vision for office space for aspiring medical professionals, local entrepreneurs, and retail. Moreover, a collective interest from the community suggested the integrating studio, CSU storefront spaces, incubator and spaces that advance career development.

Potential Community & Stakeholder Partnership Opportunities include but are not limited to:

- Local Community Organizations, Block Clubs, and artists
- Grocery Store Providers
- Commercial and Retail Businesses (Minority &/or Locally Owned Prioritized)
- Local dining & restaurant options
- Workforce Development and Training Programs
- Medical and Mental Health Service Providers
- Dentist Offices & Pharmacies
- Technology, business, and arts incubator

If you are interested in Partnering with Chicago State university on this work, please reach out to (ExternalAffairs@csu.edu).



Institutional Partnership Opportunities:

To implement and bring forth the shared community vision detailed in this document, Chicago State University is looking forward to building new and strengthening existing relationships with the community, developers, and City departments/agencies. There are many ways to get involved and CSU is committed to staying engaged with local initiatives. Partnership opportunities include but are not limited to:

- CSU Entrepreneurship or public facing programs
- CSU Dentistry, Pharmacy partnerships
- Medical + Mental Health Service Partnerships
- CSU technology, business, and arts incubator opportunities

Developers (RFPs/RFQs):

Moving forward, Chicago State University (CSU) will actively look for a Developer Partner that can assist in bringing the urban design concepts to fruition.

CSU has signed a Memorandum of Understanding with the Department of Planning and Development (DPD) which is committed to working with CSU to leverage its land, in addition to its position as a public university, to bring about new development along 95th Street. A future Request for Proposals/Qualifications (RFP/Q) process can foster neighborhood investment through a coordinated development strategy that includes local residents, businesses, elected officials, and other stakeholders. Responding teams will be encouraged to implement the goals and objectives identified in this plan, and to submit responsive proposals that help achieve citywide equity and resiliency goals. The responding Developers and Architects will then be chosen based on the adherence to community goals, financial capacity, relevant experience, and demonstrated ability to complete a development of similar scale and scope.

Interested designers and developers should follow up by reaching out and sending an email to ExternalAffairs@csu.edu to be on the list for project updates and opportunities.

The recently opened Dr. David Kanis Child Development Center provides an educational childcare program for students ages 3 to 12 years old and a home visiting program for families with children up to 3 years old. A variety of grants and the Child Care Assistance Program (CCAP) through the Illinois Department of Human Services are available to help offset the cost of child care. This is just one example of how Chicago State is currently and continuously serving the community.



“We call on our leaders to partner with CSU. Together, we can strengthen the area’s workforce, retain and draw residents to Roseland, and create an epicenter for Black and Latinx excellence in Chicago. ”

Zaldwaynaka Scott - President of Chicago State University

Acknowledgments

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- Phalanx Family Services
- Endeleo
- Imani Village
- Greater Roseland Chamber of Commerce
- Rosemoor Community Association
- Roseland Heights Community Association
- West Chesterfield Community Association
- Calumet Area Industrial Association
- Far South Chicago Coalition
- Red Line Extension Coalition
- Communities Organized to Win
- Far South Community Development Corporation

PUBLIC INSTITUTIONS



CLIENT

CHICAGO STATE UNIVERSITY

*Chicago State University
9501 S King Dr
Chicago IL, 60628
312-597-7629
Seville Spearman*

CITY DEPARTMENTS



CLIENT

CITY OF CHICAGO

*Department of Planning and Development
121 North LaSalle St
Chicago IL, 60602
312-744-3653
Jasmine Gunn*

DESIGN TEAM DIRECTORY

Jasmine Gunn, DPD Lead Urban Designer

CONSULTANTS



DESIGN ARCHITECT

LATENT DESIGN

*900 N Ashland Ave
Chicago IL, 60656
312-344-1498
Katherine Darnstadt*



PLANNING + MARKET ANALYSIS

KRETCHMER ASSOCIATES

*807 Davis Street
Evanston, IL 60201
847-864-8895
Valerie Kretchmer*

Sam Schwartz

TRANSPORTATION ENGINEER

SAM SCHWARTZ

*223 W Jackson Blvd
Chicago IL, 60606
773-305-0800
Stacy Meekins*



CHICAGO STATE UNIVERSITY



SCAN THE QR CODE TO VISIT
THE PROJECT WEBSITE

2023