

Community Meeting

Re-Imagining 95th Street Corridor

December 10, 2024



Please take our brief housing & commercial needs survey while you wait for the program to start



CHICAGO STATE
UNIVERSITY

Agenda

- Welcome
- Who we are
- How we got here
- Where we're going
 - Upcoming Project Advisor opportunity
- Community & campus engagement
 - Community Table opportunity
- Q&A

A portrait of Rev Dr Otis Moss III, a Black man with a beard and short dark hair, wearing a brown plaid blazer over a white shirt. He is seated and looking directly at the camera. The background is dark with a warm, glowing light source behind him, and some colorful cushions are visible on either side.

Rev Dr Otis Moss III

Senior Pastor Trinity United Church of Christ

Objectives for tonight

- Energize the campus and community for the potential and promise of CSU's 95th Street Revitalization project
- Generate real estate expert interest in the opportunity to serve as CSU's Project Advisor
- Generate community member interest in the opportunity to participate on CSU's Community Table
- Answer your questions about CSU and the 95th Street Project

Who we are



ERIN WILL
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HIGHER
RES PIC

President Z Scott

Chicago State University



HOLD for President's slide(s)

ERIN TO
PROVIDE



State Senator
Elgie Simms
17th District

Alderperson
Michelle Harris
8th Ward



Christy George

President and CEO

Intersect Illinois

JG WILL
SOLICIT
DIFFERENT
PIC

Deputy Mayor
Kenya Merritt



How we got here



Jasmine Gunn

City Planner – Far South Side



DPD

Department of Planning
and Development



CHICAGO STATE
UNIVERSITY

95TH ST CORRIDOR DEVELOPMENT FRAMEWORK



CHICAGO STATE UNIVERSITY
9501 S KING DR, CHICAGO ILLINOIS

2023

PLAN OVERVIEW

12/10/2024

COMMUNITY ENGAGEMENT

236

SURVEYS

236 online
survey
respondents



MEETINGS

150+ public
meeting
attendees



15

3

STUDIES

30+ focus
group
attendees



COMMUNITY

20+ neighborhoods
and advocacy
groups
represented



2

3.01 | DEVELOPMENT FRAMEWORK



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

1 DOCUMENT EXISTING SITE PLAN



2 IDENTIFY **CLUSTERS OF TREES** FOR PRESERVATION

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

4
SITES

35 - 45k
SF OF COMMERCIAL &
ACADEMIC SPACE

4
ACRES OF LAND

220-240
STUDENT & FAMILY
HOUSING UNITS







Recent and Planned Investments



\$380 million Recent Investments

- 1 CTA 95th/Dan Ryan Station & Terminal Improvements **\$280 million**
- 2 Woodson Regional Library Renovation **\$9 million**
- 3 Imani Village Phase 1 **\$47.5 million**
- 4 Dr. Conrad Worrill Track & Field Center **\$44.4 million**

\$3.9 billion Planned Investments

- 5 Red Line Extension **\$3.6 billion**
- 6 95th Street/CSU Metra Station Renovation **\$34 million**
- 7 South Halsted CTA Bus Enhancement & Pace Pulse Line **\$60 million**
- 8 95th Street Pace Pulse Line **\$35 million**
- 9 CSU capital improvements **\$50 million**
- 10 Imani Village Full Planned Development **\$124 million**



Where we're going

Erin Steva

Vice President External Affairs

ERIN WILL
LOOK FOR
HIGHER
RES PIC

Economic impact

179 – 479

Direct, Indirect, and Induced **Jobs**

with

\$9.9 – 25.8MM

Direct, Indirect, and Induced **Earnings**

215 – 480

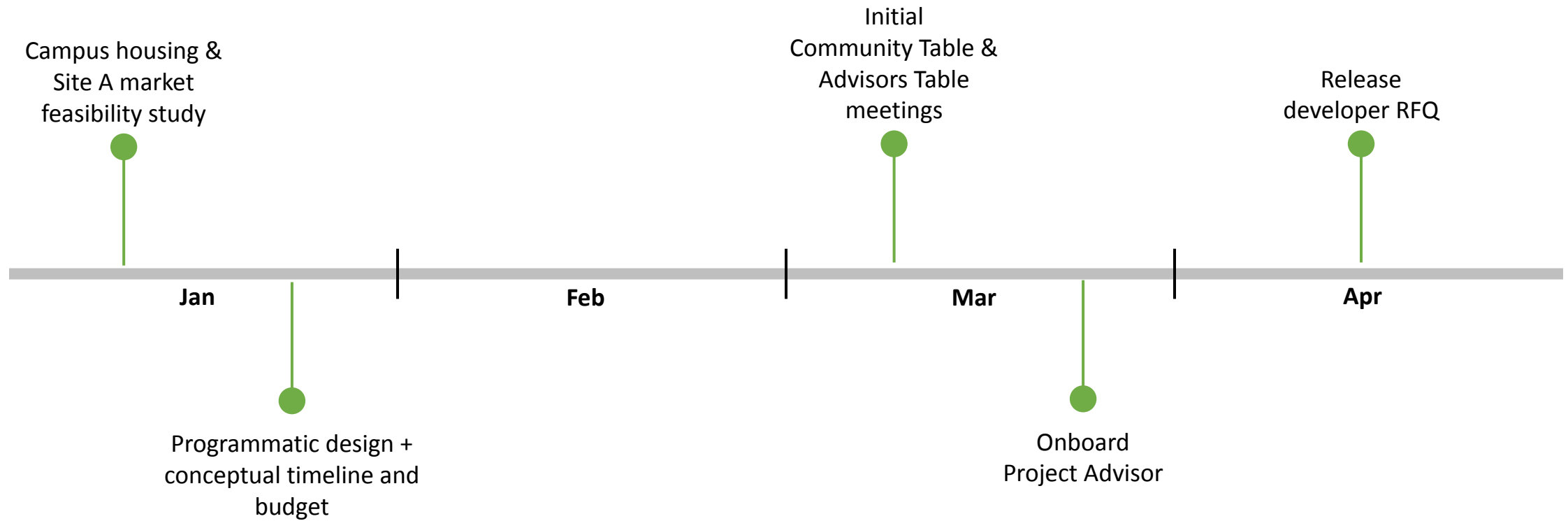
new **Residents**

with

\$6.3 – 14.2MM

new **Consumer Spending Power**

Immediate Goals



Project Advisor opportunity

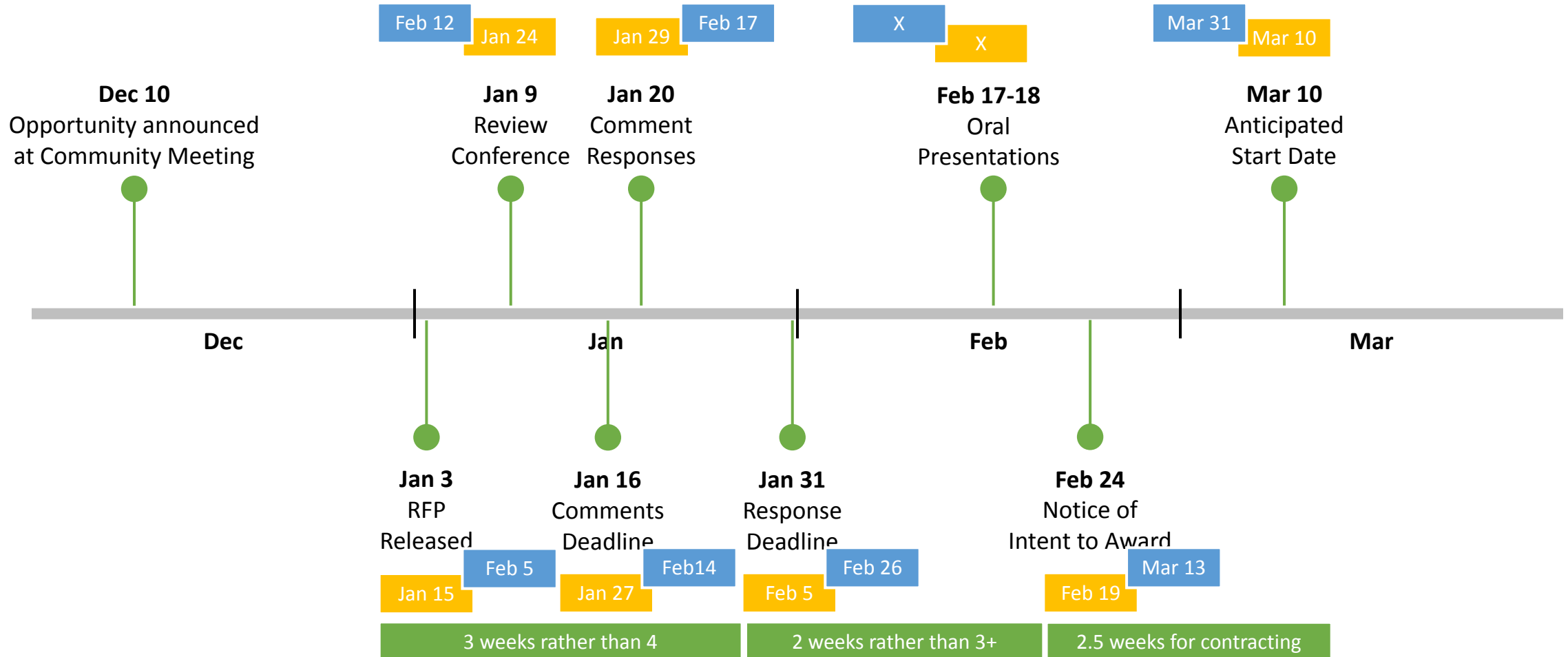


Project Advisor

CSU seeks a qualified expert to provide strategic advisory services and guide the University to the most advantageous arrangement for the long-term success of a University-developer partnership for Site A and potentially, additional traditional housing near the 95th Street corridor

- Scope of work
 - RFQ/RFP development
 - Developer proposal evaluation
 - Initial recommendations and negotiations
 - Recommendation for award and implementation
 - Execute developer implementation and final negotiations

Project Advisor – preliminary timeline



Project Advisor – stay connected

- Email externalaffairs@csu.edu to register your interest and we will be sure to notify you when the RFP is released in early January
- Get a head start and register with the Illinois Procurement Bulletin <https://www.procure.stateuniv.state.il.us>

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Eli Washington

Chairman Board of Directors
Chesterfield Community Council

Community & campus engagement



Dr Stephany Spaulding

Director Government & Community Affairs



Community engagement

CSU's mission is to transform the lives of its students, but effective community engagement is a necessity in meeting its strategic vision

Goal 6 Community Service, Urban Leadership and Economic Engagement: Create partnerships, engage and assist our local community through service, urban leadership, economic development activities, and mutually beneficial partnerships.

Objectives

1. Continuously serve and benefit our local community through university-wide volunteer outreach efforts made by our employees and our students
2. Engage community leaders in their efforts to promote equity, educational and economic opportunities
3. Build and enhance mutually beneficial partnerships with local organizations to increase educational outcomes, improve health and well-being, and address disparity issues



Source: CSU's 2020 Strategic Plan

CSU values the community engagement in the 95th Street Corridor plan, acknowledges its role as an anchor of the corridor, and pledges to the support goals of the Health and Racial Equity Impact Assessment in the plan's Implementation Guide



Community engagement

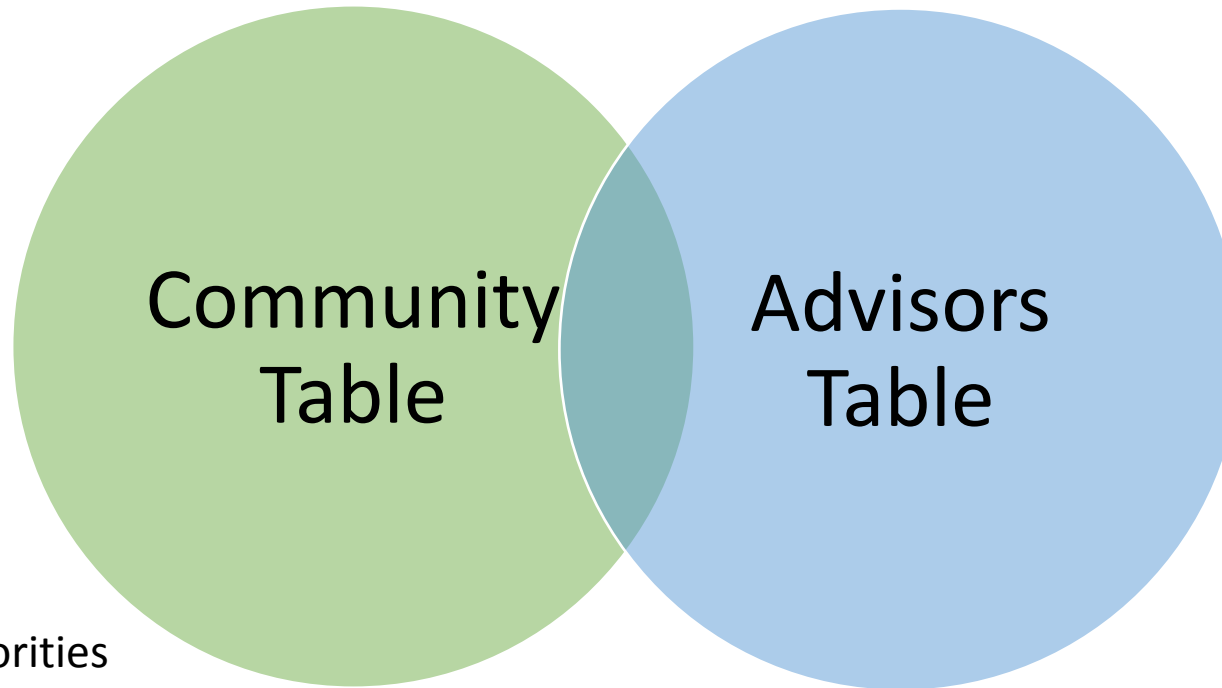
Engagement Approach

The 95th Street Corridor community engagement activities were grounded in the International Association for Public Participation (IAP2) Spectrum of Public Participation. Acknowledging that people engage at different levels, the intention of the engagement process was to promote increased levels of participation and shared decision authority. Outreach activities were developed to **inform** community members, and to gradually move their participation along the spectrum towards **consultation**, **involvement**, and **collaboration** with the intent to build comfort with and understanding of the topics, questions, and proposals – and ultimately build trust and capacity in the community. The project team put efforts in meeting community where they are and respecting how much time each resident can provide to get involved in the planning process, recognizing that this looks different for everyone.

IAP2's Public Participation Spectrum

Increasing Level of Shared Decision Authority & Public Impact				
	Inform	Consult	Involve	Collaborate
Public Participation Goal	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities, and/or solutions.	To obtain public feedback on analysis, alternatives, and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solutions.
Promise to the Public	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.
Example Techniques	<ul style="list-style-type: none"> • Fact sheets • Websites • Open houses 	<ul style="list-style-type: none"> • Public comment • Focus groups • Surveys • Public meetings 	<ul style="list-style-type: none"> • Workshops • Deliberative polling 	<ul style="list-style-type: none"> • Citizen advisory committees • Consensus-building • Participatory decision-making

Community engagement @ the Tables



ensure community priorities
and perspectives are
considered in direction and
decisions

provide technical advice from
stakeholders and experts
regarding the execution of
the project

Just Act Partners



Community Table

Purpose: Serve as the focal point for CSU to share 95th Street Revitalization vision and updates and seek feedback from community stakeholders to ensure community priorities and perspectives are considered in direction and decisions

Members:

- Community Advisory Group of community members
- Community organizations
- Local schools
- Chicago State representatives

Ideal community members:

- Members of the 95th Street Corridor Plan Community Table with CSU roots
- Other community residents with similar bona fides, e.g., active alumni, historical engagement in CSU activities and planning, etc

Solicitation process:

- 1/15/2025 – deadline to express interest
- Inaugural members jointly appointed
- 2/1/2025 – inaugural members notified
- 3/2025 – first meeting

Advisors Table

Purpose: Serve as the focal point for CSU to share 95th Street Revitalization vision and updates and seek technical advice from stakeholders and experts regarding the execution of the project

Members:

- Community development orgs
- Regional development orgs
- Corporate conveners
- Elected officials

Solicitation process:

- 1/15/2025 – all invitations extended
- 2/1/2025 – RSVPs due
- 3/2025 – first meeting

Apply to Community Table
today



Q & A



Please take our brief
housing & commercial
needs survey



Apply to the Community
Table



Sign up to receive the
University's community
newsletter



CHICAGO STATE
UNIVERSITY



WILL NEED
HIGHER
RES CONST
PIC

Christian Mitchell

Vice President for Civic Engagement
University of Chicago