



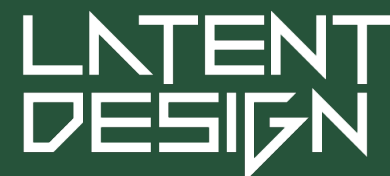
CHICAGO STATE  
UNIVERSITY

95TH ST CORRIDOR REVITALIZATION PLAN  
PUBLIC MEETING 2 - JAN. 26, 2022

In Collaboration With:



With Additional Support From:



Kretchmer  
Associates

Sam  
Schwartz

# PUBLIC MEETING 2 AGENDA

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1. Welcome + Introduction
2. Vision: 95th Street Study
3. Previous Meeting Summary
4. Development Options
5. Breakout Groups
6. Discussion



# MEETING LOGISTICS

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- + 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

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- + 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

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## 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**

# DPD OVERVIEW

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Commissioner Maurice Cox  
Department of Planning and Development



# DESIGN CONSULTANT TEAM

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**KATHERINE DARNSTADT**  
LATENT DESIGN



**VALERIE KRETCHMER**  
VSKA



**LOUISA ZHENG**  
LATENT DESIGN



**JUAN LUNA NUNEZ**  
LATENT DESIGN



**STACY MEEKINS**  
SAM SCHWARTZ



**MARK BENNETT**  
SAM SCHWARTZ



# VISION FOR 95TH STREET

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## 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.

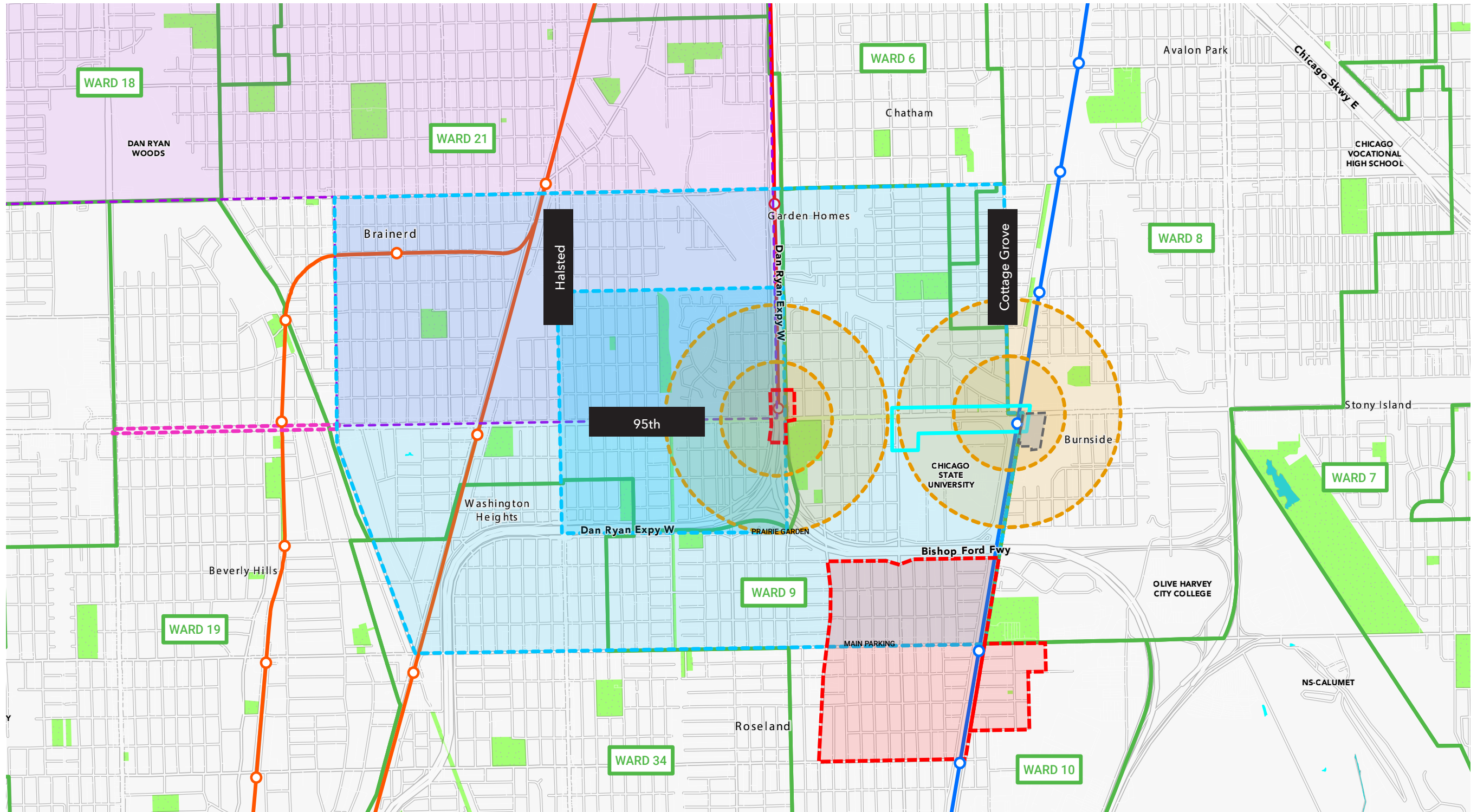
## PURPOSE

- + 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

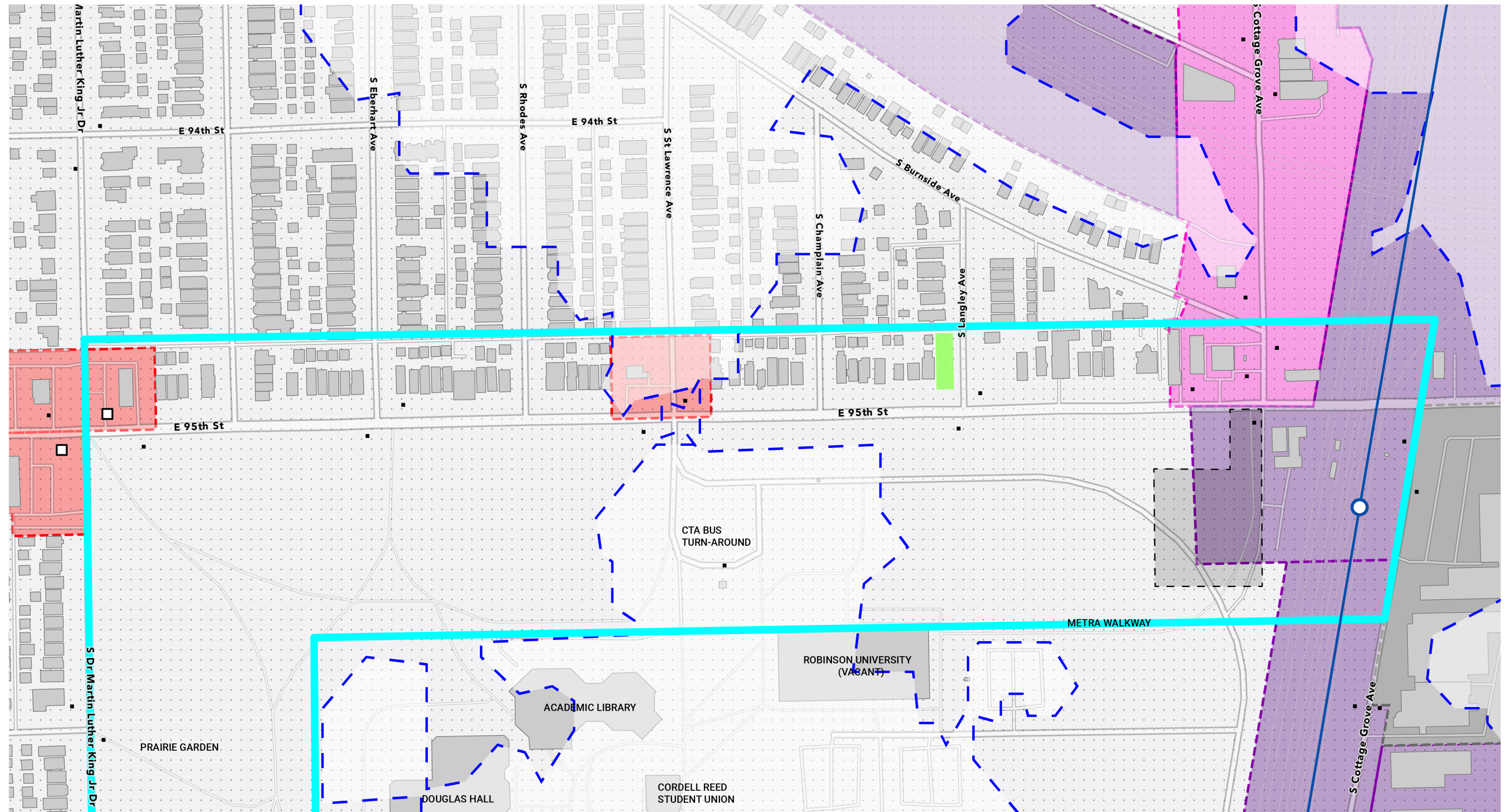
- + Economic growth and benefits for residents and increase resources
- + Enhance community ownership of their natural and built environments
- + Align current and future CSU developments with the values and needs of community

# CORRIDOR STUDIES OVERVIEW



- |                              |                            |                                   |                                   |
|------------------------------|----------------------------|-----------------------------------|-----------------------------------|
| CTA RED LINE                 | WARD BOUNDARIES            | ENDELEO PLANNING PRIORITY REPORT  | IMANI VILLAGE PLANNED DEVELOPMENT |
| METRA ELECTRIC DISTRICT LINE | ETOD 1/4 + 1/2 MILE RADII  | ENDELEO MARKET ANALYSIS           | CTA RED LINE STATION IMPROVEMENTS |
| METRA ROCK ISLAND LINE       | UIC ROSEMOOR/PULLMAN STUDY | CDOT 95TH STREETScape IMPROVEMENT | CSU 95TH STUDY AREA               |

# CORRIDOR OVERVIEW



- |                                 |                             |                     |                        |
|---------------------------------|-----------------------------|---------------------|------------------------|
| STUDY AREA                      | 5 MIN. WALKING FROM TRANSIT | BUSINESS            | CHICAGO PARKS DISTRICT |
| METRA ELECTRIC DISTRICT STATION | FUTURE METRA PARKING LOT    | MANUFACTURING       | CTA BUS STOPS          |
| 95TH / MLK CTA BUS STOP         | COMMERCIAL                  | PLANNED DEVELOPMENT |                        |

# ENGAGEMENT SUMMARY

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4

PUBLIC  
MEETINGS



232

SURVEY  
RESPONSES



34

COMMUNITY  
ORGANIZATIONS  
+ BUSINESSES

# ENGAGEMENT FEEDBACK | RETAIL + SERVICES



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.

# ENGAGEMENT FEEDBACK | HOUSING + DENSITY

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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.

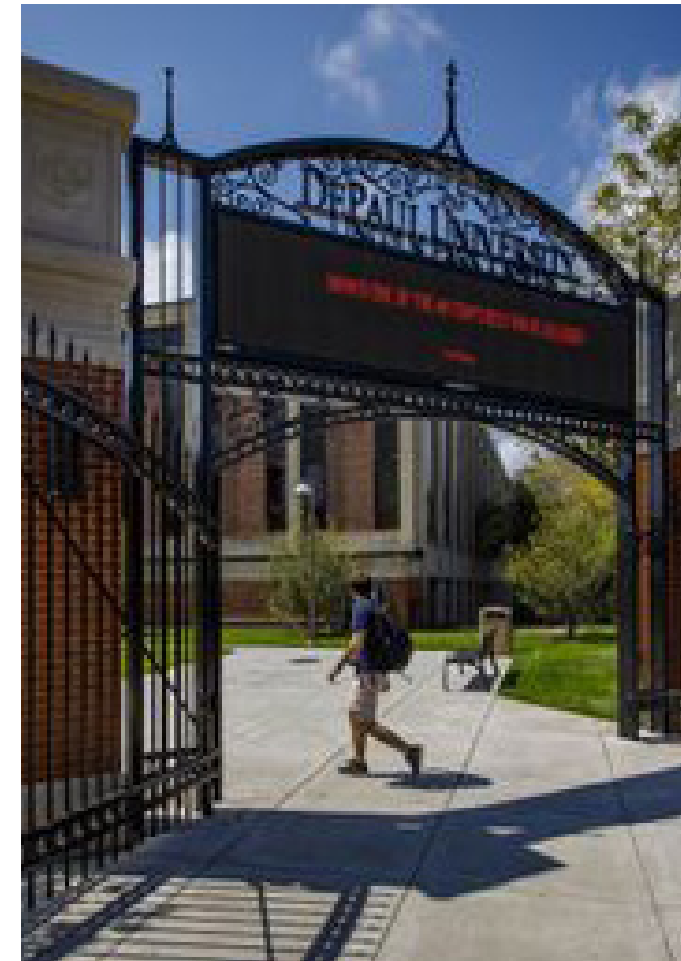
# ENGAGEMENT FEEDBACK | TRANSPORTATION



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

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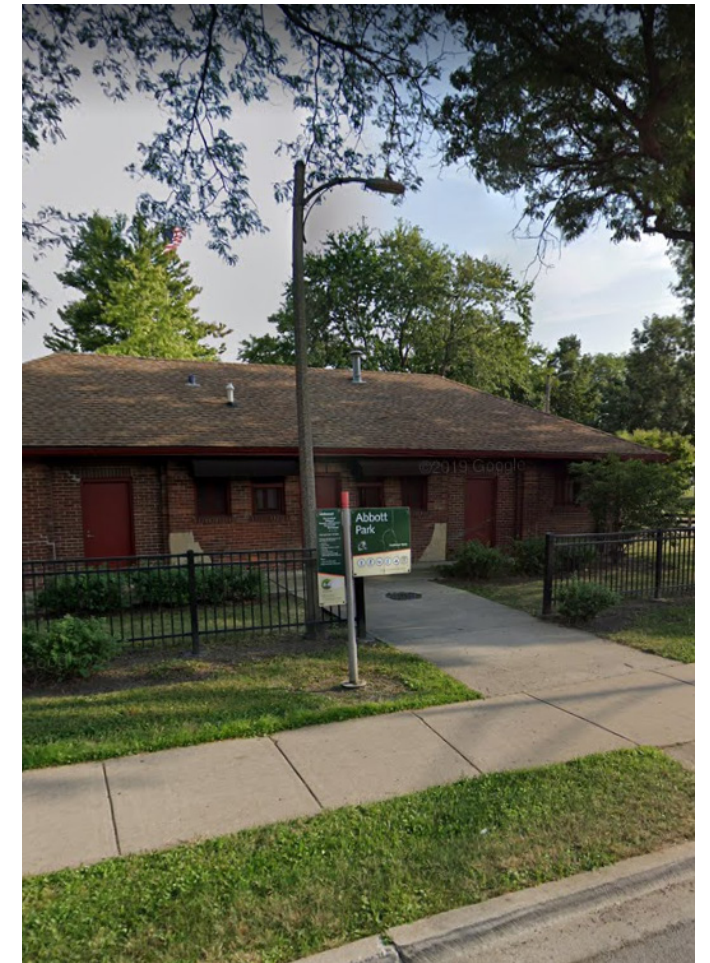
CSU can increase development opportunities and set the tone for the type, style, and use of future developments.



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.

# ENGAGEMENT FEEDBACK | SAFETY + PUBLIC REALM



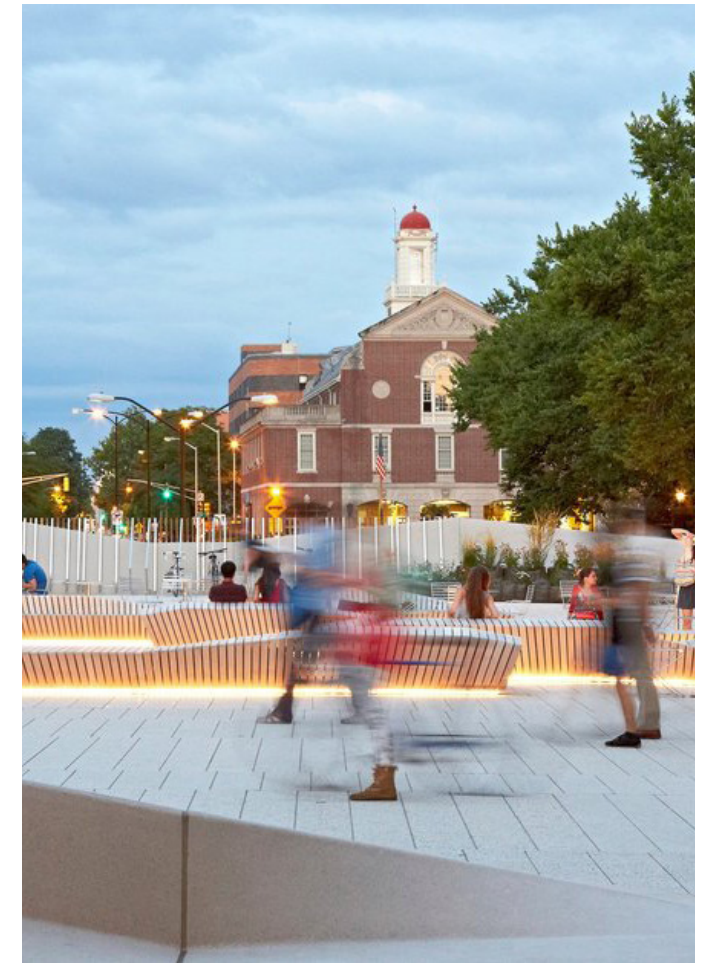
Increase public safety along corridor between Metra and Red Line (lighting, patrols, more activity, etc).



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.

# ENGAGEMENT FEEDBACK | DESIGN EXCELLENCE

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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

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- + 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

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

OVERVIEW



# DEVELOPMENT OPTIONS

# DEVELOPMENT CRITERIA

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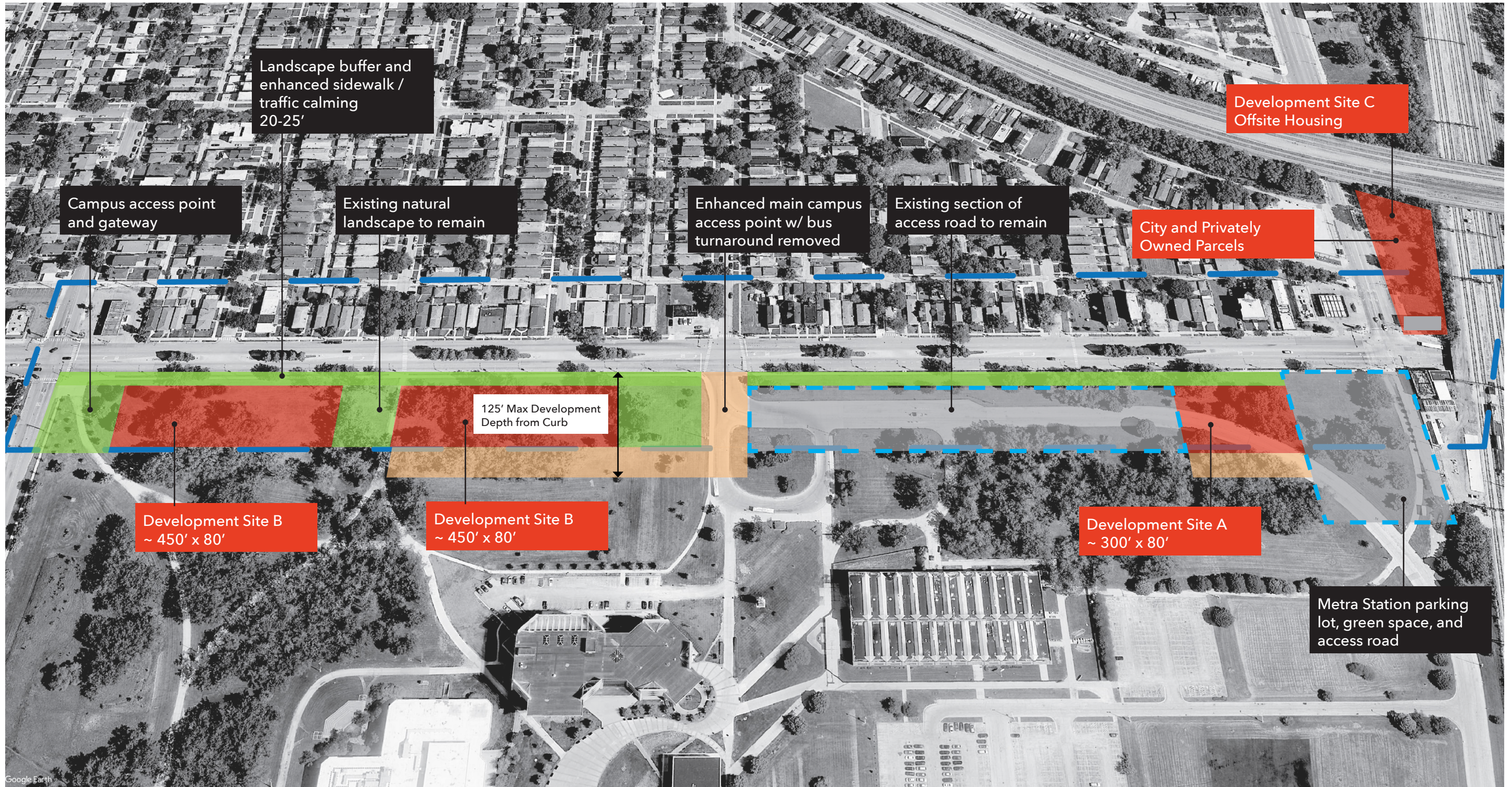
## SITE PRIORITIES

- + 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

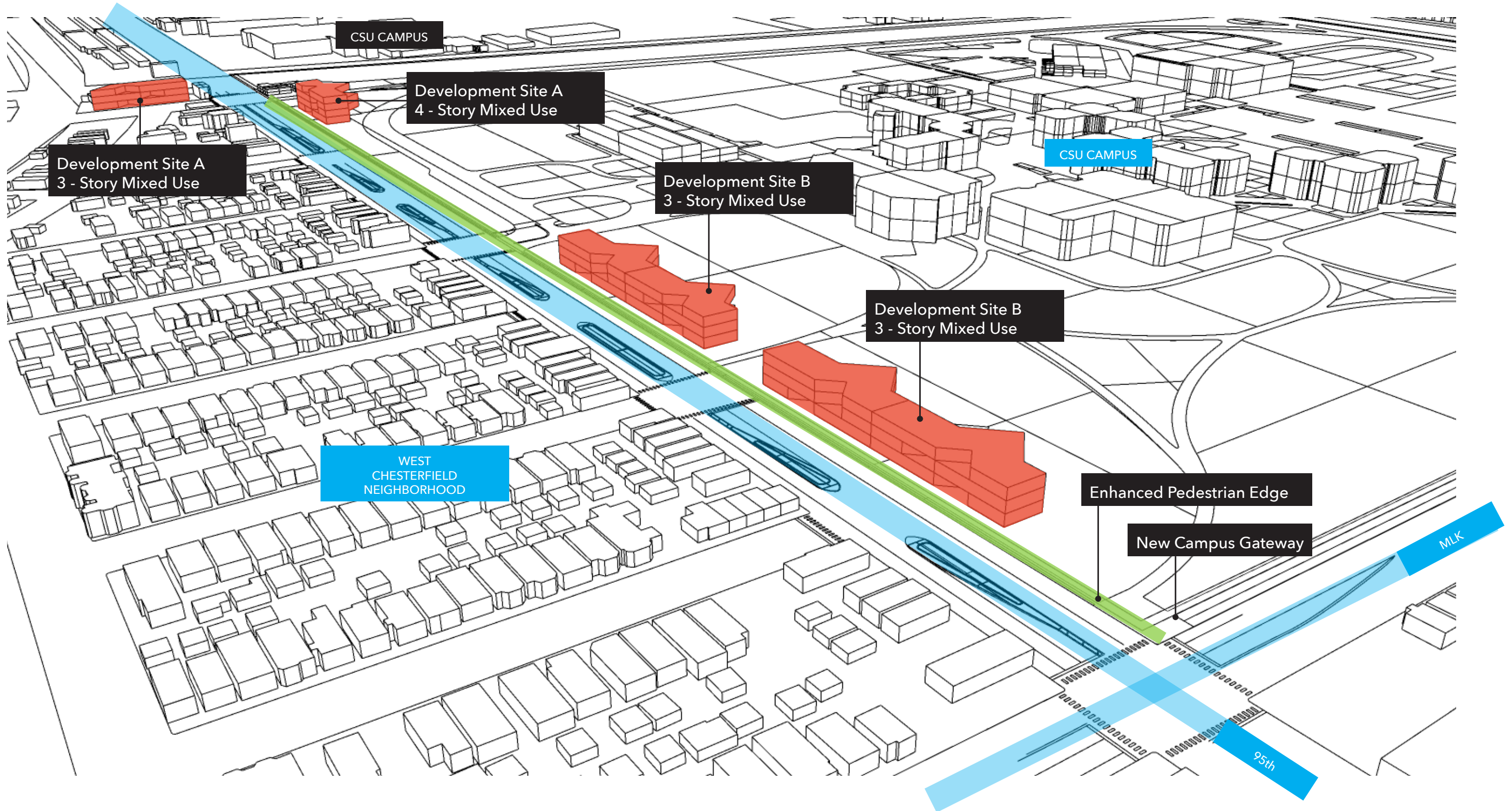
- + Prioritized by CSU, City and Community
- + Leverage private development or programming partner
- + Holds strategic design possibility adjacent to Metra

# DEVELOPMENT SITE OPTIONS

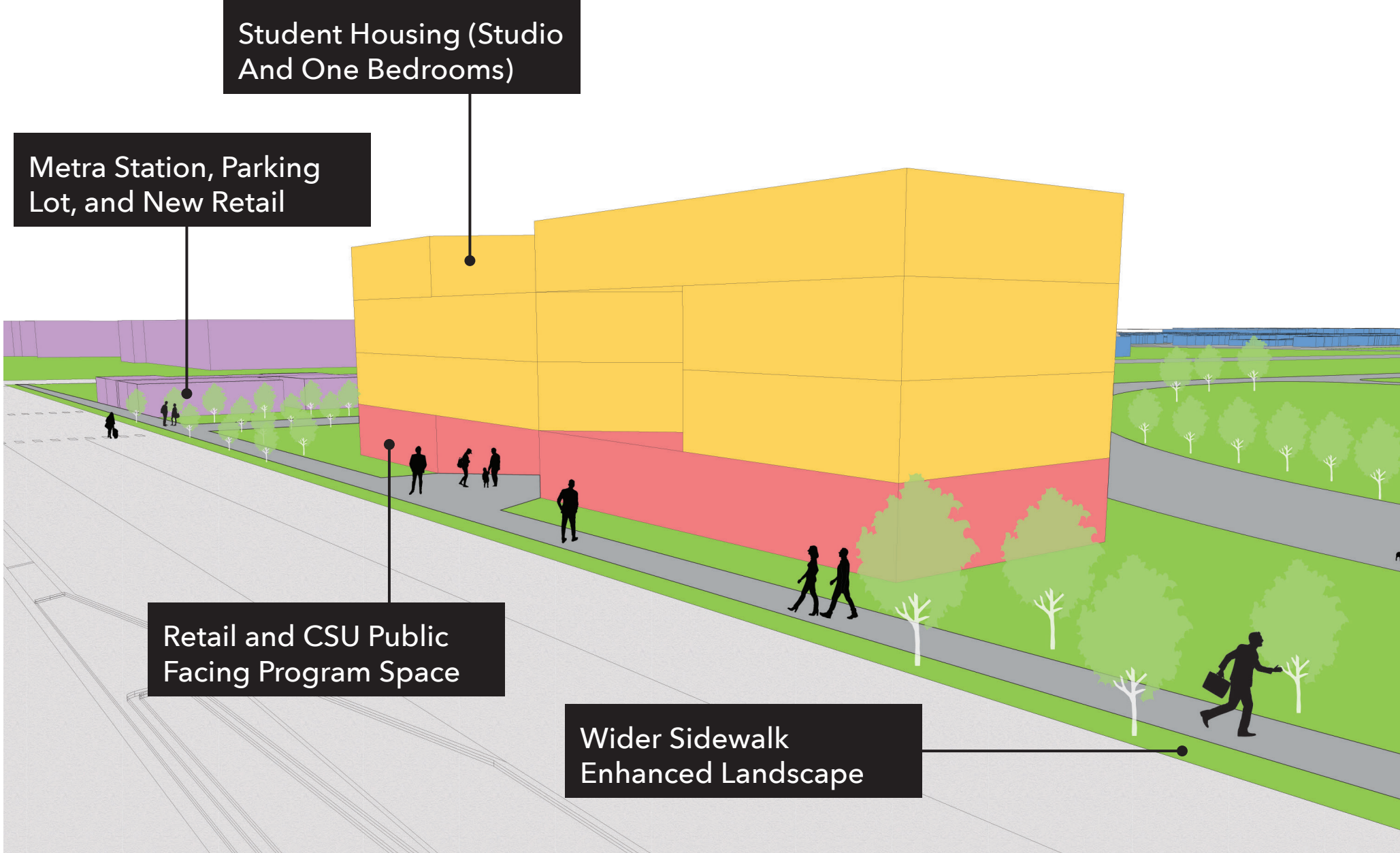




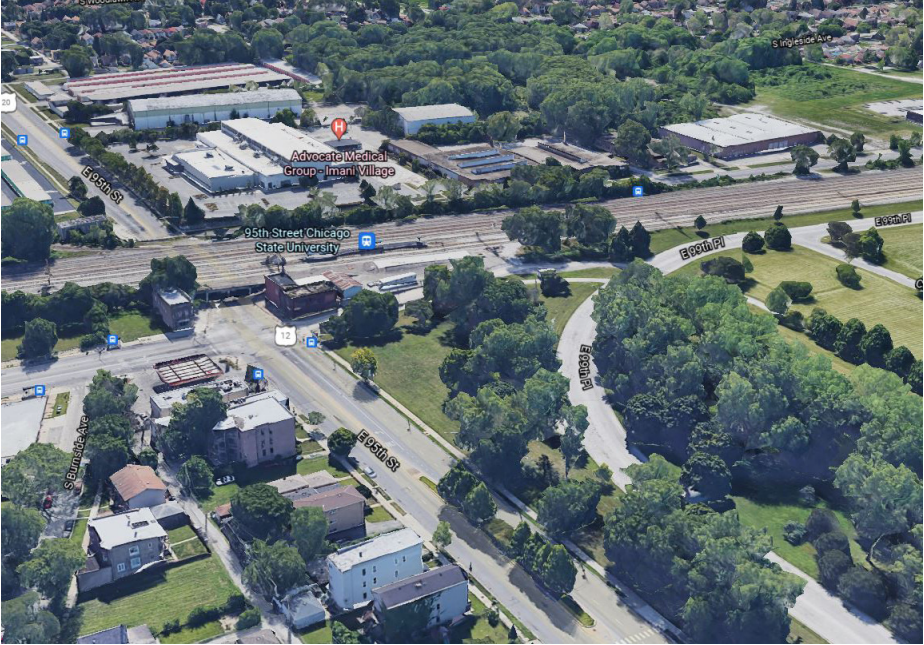
# DEVELOPMENT SITE OVERVIEW



# 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

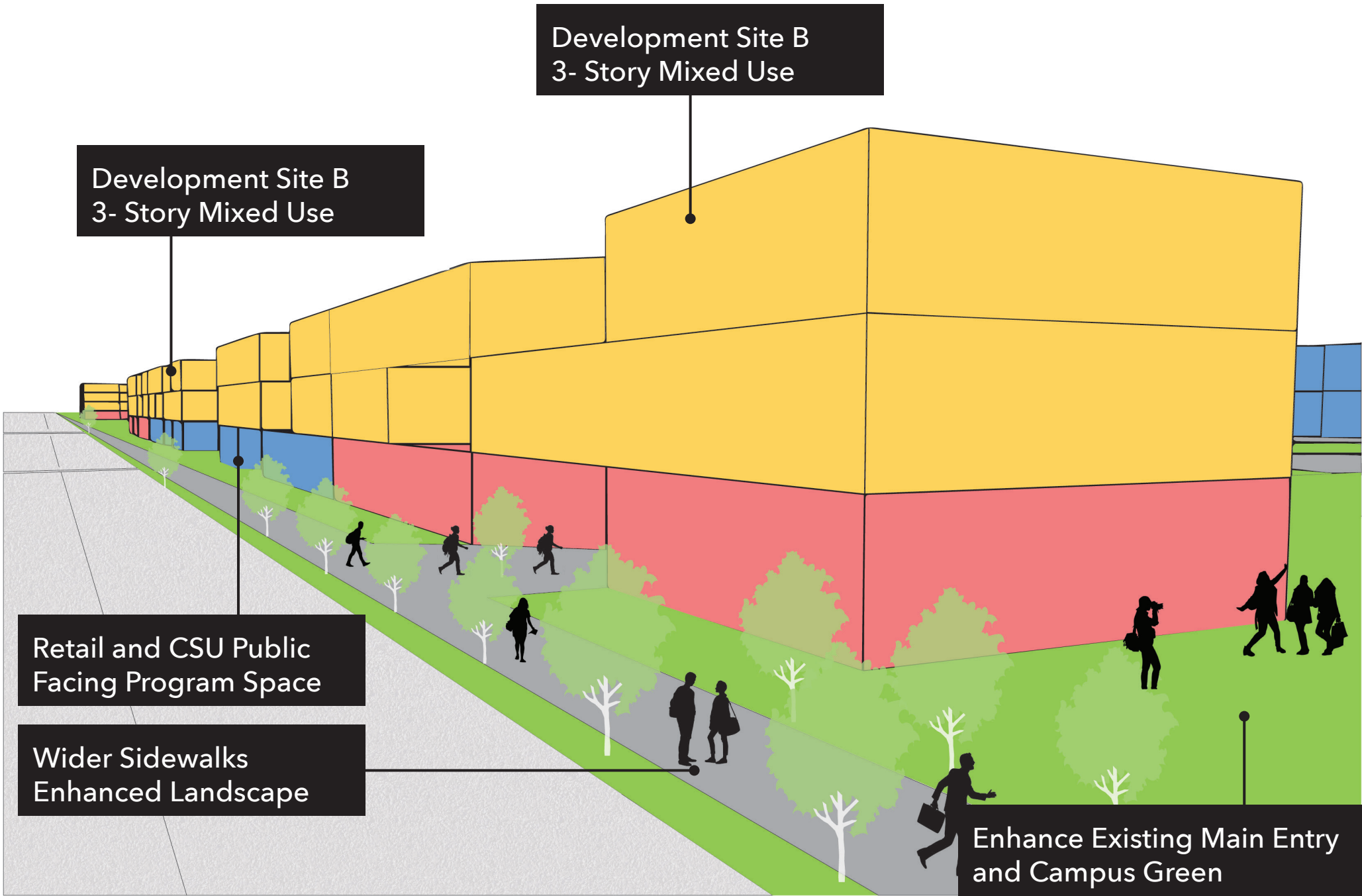


Aerial view of Site A and CSU campus



U of Chicago Student Housing Plaza

# SITE B: 95TH AND MLK | 3-STORY MIXED USE



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

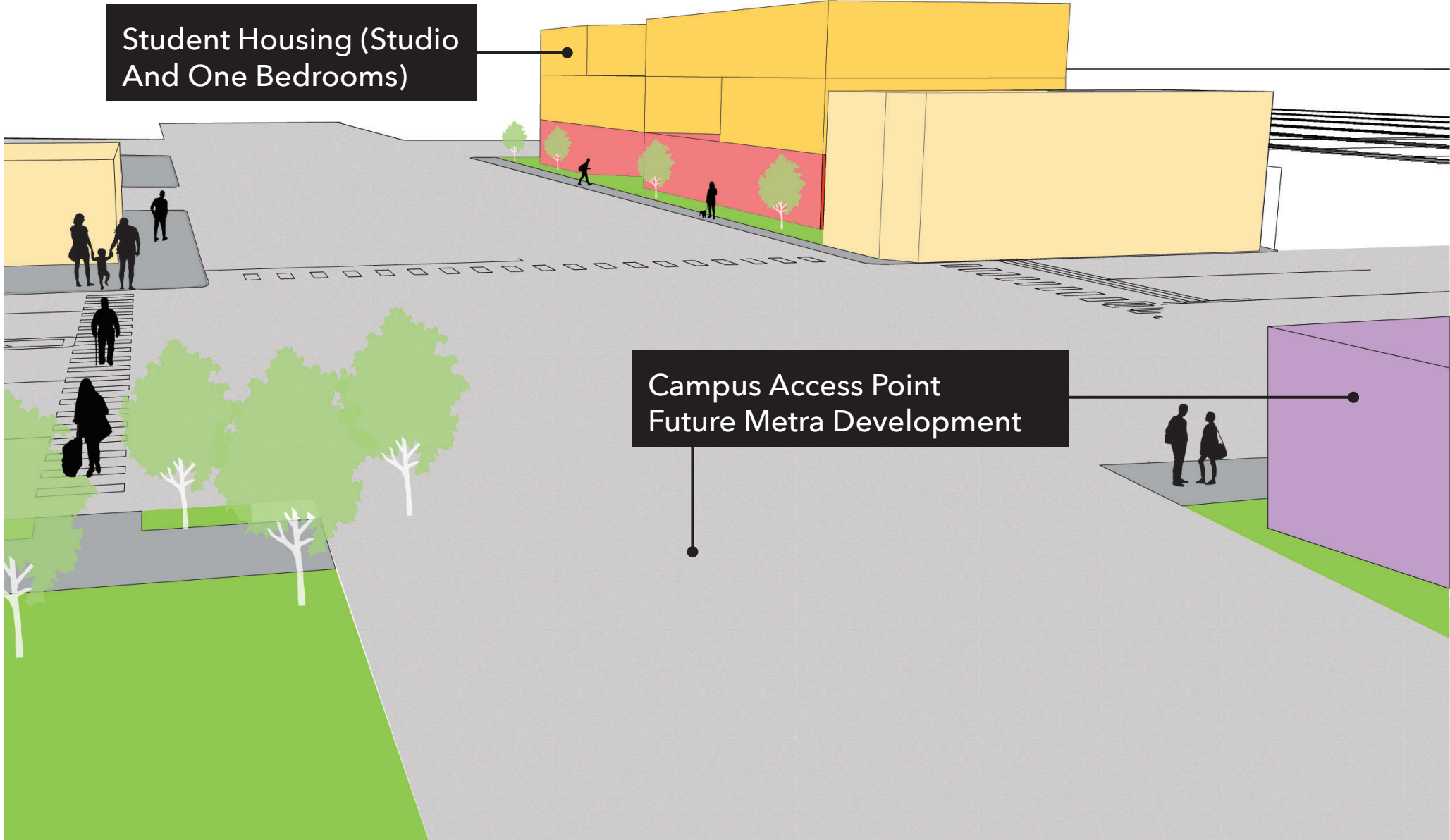


Aerial view of Site B and CSU campus



Independence Apartments in Jefferson Park

# SITE C: COTTAGE GROVE AND METRA | 3-STORY MIXED USE



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

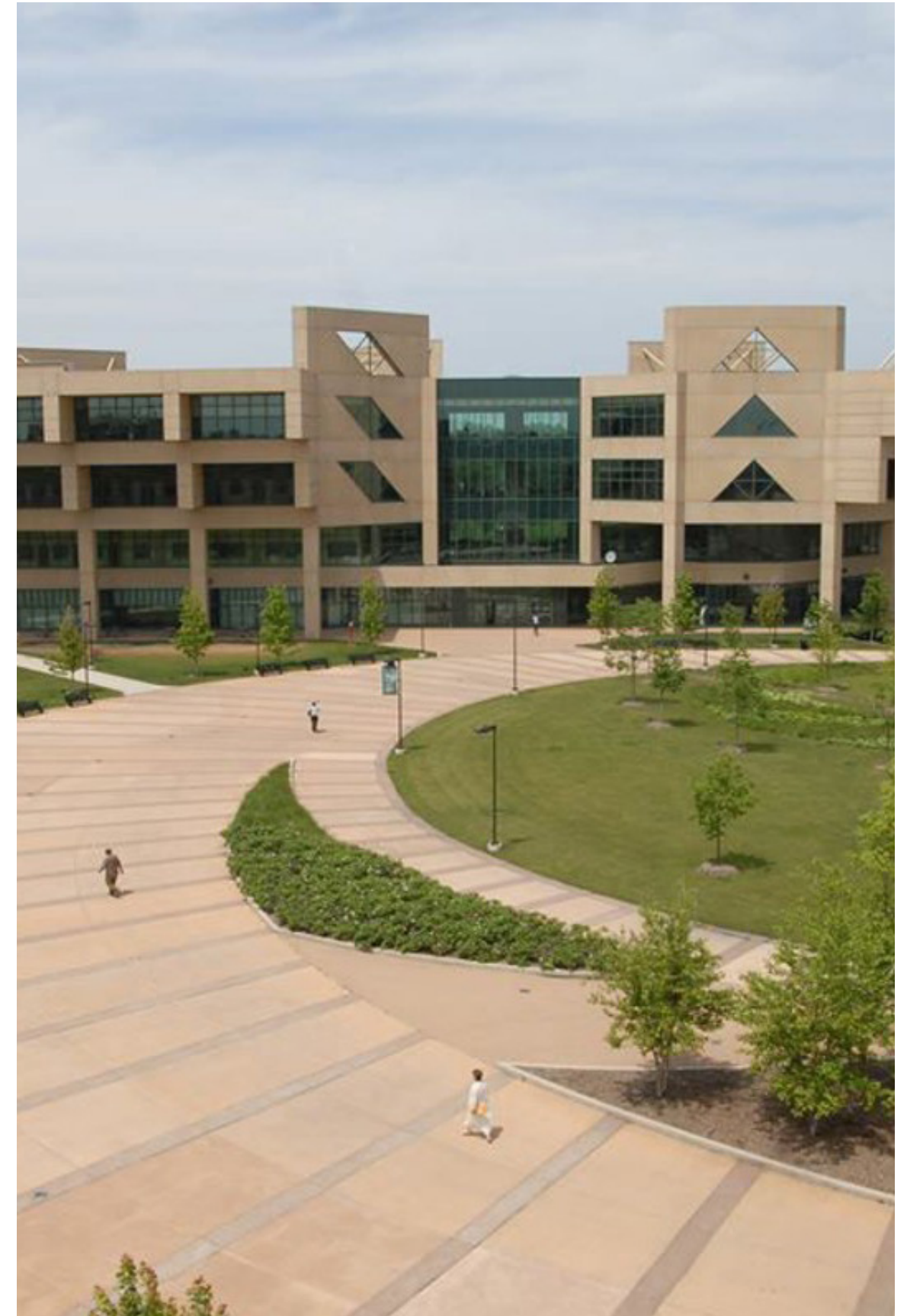


BREAKOUT SESSIONS

# BREAKOUT SESSION AGENDA

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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

**OPTION 1: 2 STORY RETAIL / OFFICE**

**OPTION 2: 3 STORY MIXED USE COMMERCIAL / HOUSING**

**OPTION 3: 5 STORY MIXED USE COMMERCIAL / HOUSING**

What works about this development option? What doesn't?


What types of businesses or activity would be best for this proposed development option?

What would make you visit here? What recommendations do you have?

- + 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.

# WEBSITE + MORE INFORMATION



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## 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>



# STUDY SURVEY

## 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.

NEXT QUESTION

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)

0 of 28 answered 

**PUBLIC INPUT SURVEY**  
<https://www.surveymonkey.com/r/CSU95>



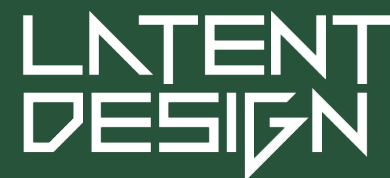
CHICAGO STATE  
UNIVERSITY

THANK YOU FOR YOUR TIME AND EXPERTISE!

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With Additional Support From:



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Schwartz**