

Community Meeting

Re-Imagining 95th Street Corridor

December 10, 2024



Survey

Please take this brief survey on community needs



CHICAGO STATE
UNIVERSITY

Objectives for Tonight

- Discuss the potential and next steps of CSU's 95th Street Revitalization project, including
 - Developing multi-use building with housing
 - creating pathways into quantum careers
- Preview opportunity to serve as a Project Advisor
- Generate community member interest in CSU's 95th Street Redevelopment Community Table
- Answer your questions about the 95th Street Project



President Z Scott

Chicago State University

Alderperson
Michelle Harris
8th Ward





Christy George

President and CEO

Intersect Illinois



Deputy Mayor
Kenya Merritt

Re-Imagining 95th Street: How we got here



Jasmine Gunn
City Planner V – Far South Side





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



150

MEETINGS

150+ public
meeting
attendees



30

STUDIES

30+ focus
group
attendees



20

COMMUNITY

20+ neighborhoods
and advocacy
groups
represented



3.01 | DEVELOPMENT FRAMEWORK



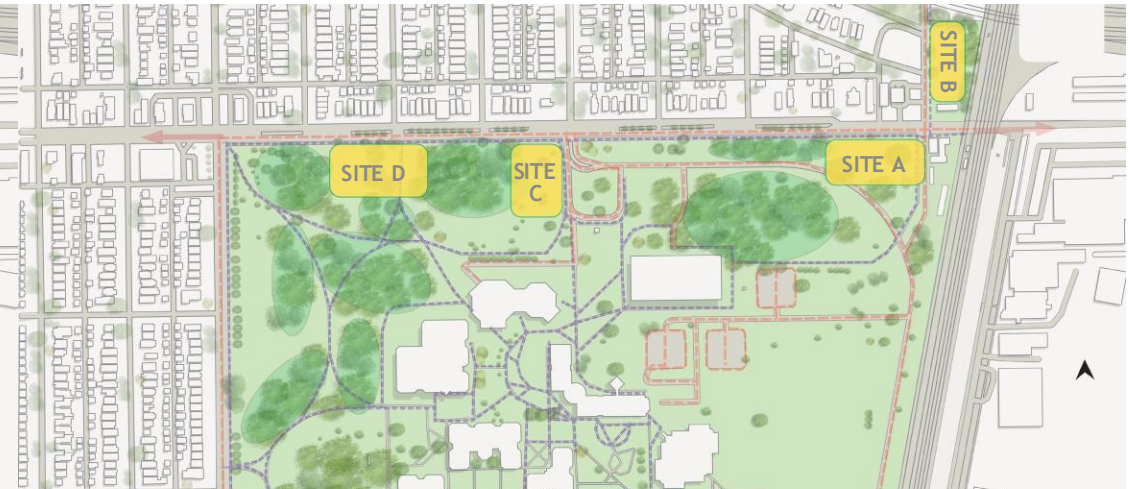
1 DOCUMENT EXISTING SITE PLAN



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



2 IDENTIFY **CLUSTERS OF TREES** FOR PRESERVATION



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

4
SITES

35 - 45k
SF OF COMMERCIAL &
ACADEMIC SPACE

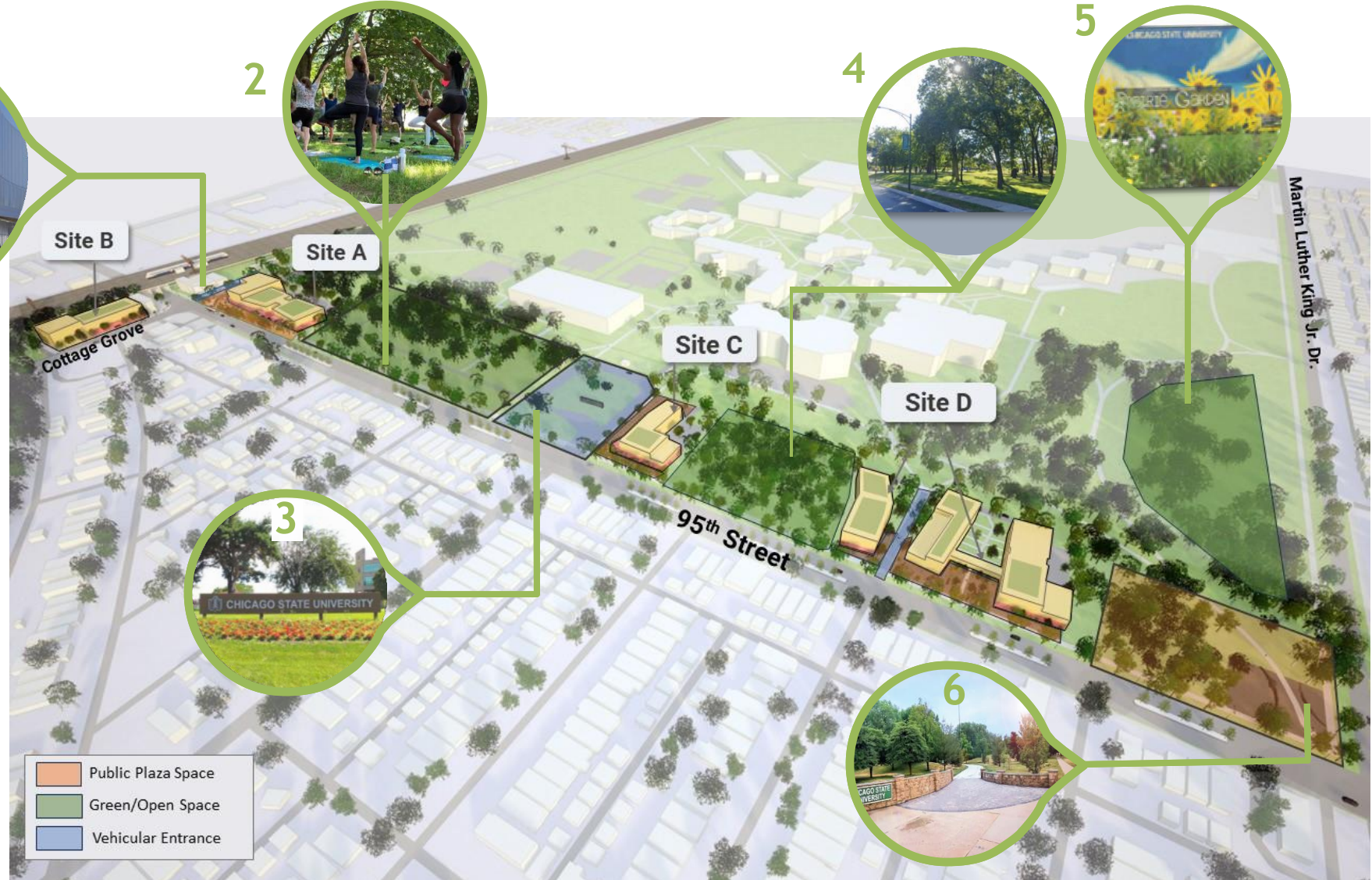
4
ACRES OF LAND

220-240
STUDENT & FAMILY
HOUSING UNITS



- 1 Metra 95th St. Station Rehabilitation *
- 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 rehabilitation provided by Metra







Recent and Planned Investments

Visit [Chicago.gov/95th](https://chicago.gov/95th)
to learn more



1. CTA 95th/Dan Ryan Station & Terminal Improvements



3. Metra 95th Street/CSU Station Modernization Project



7. South Halsted Pace Pulse & CTA Bus Corridor Enhancement



5. CTA Red Line Extension to 130th

\$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**



Erin Steva

Vice President External Affairs

Where we're going

Project Timeline

Partnerships Begin

MOUs with Metra (2019), Chicago Department of Planning (2020)

Funding for 95th Street Student

2022 -
2023

2018 -
2021

Study

Released CSU study, reflecting hundreds of campus and community members' feedback

Study Advancement

Secured philanthropic & federal funding for pre-development activities

Assessed impact of investment

2024

2025

Engage Community & Development Team

Hire project advisor

Convene Community Table, Technical Advisors Table

Run public process to selected real estate development firm

Groundbreaking

Tentative date for construction starting

2025/2026

Economic Impact

179 – 479

Direct, Indirect, and Induced **Jobs**

with

\$9.9 – 25.8MM

Direct, Indirect, and Induced **Earnings**

215 – 480

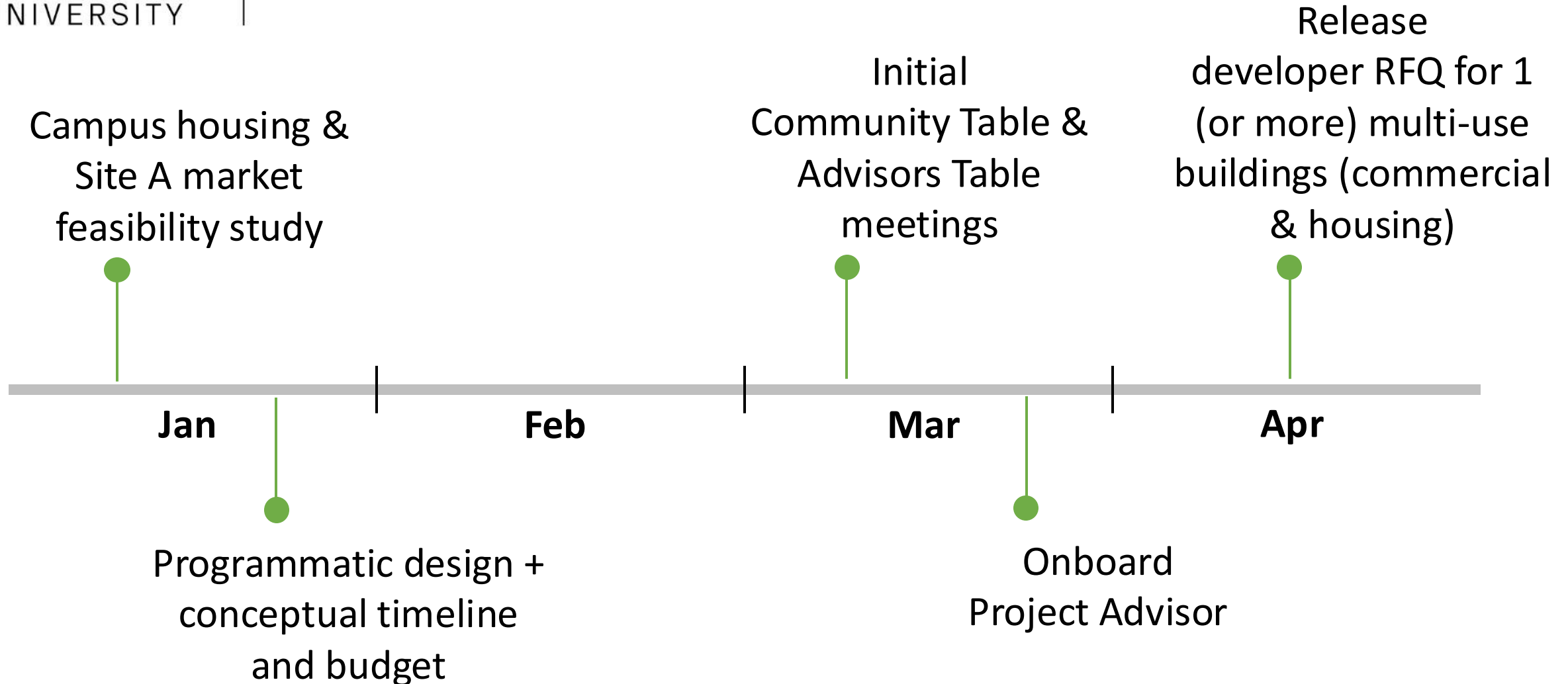
new **Residents**

with

\$6.3 – 14.2MM

new **Consumer Spending Power**

Immediate Goals



Project Advisor

Seeking strategic advisory services that guides the University to maximum, 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 – Tentative Timeline

Dec 10

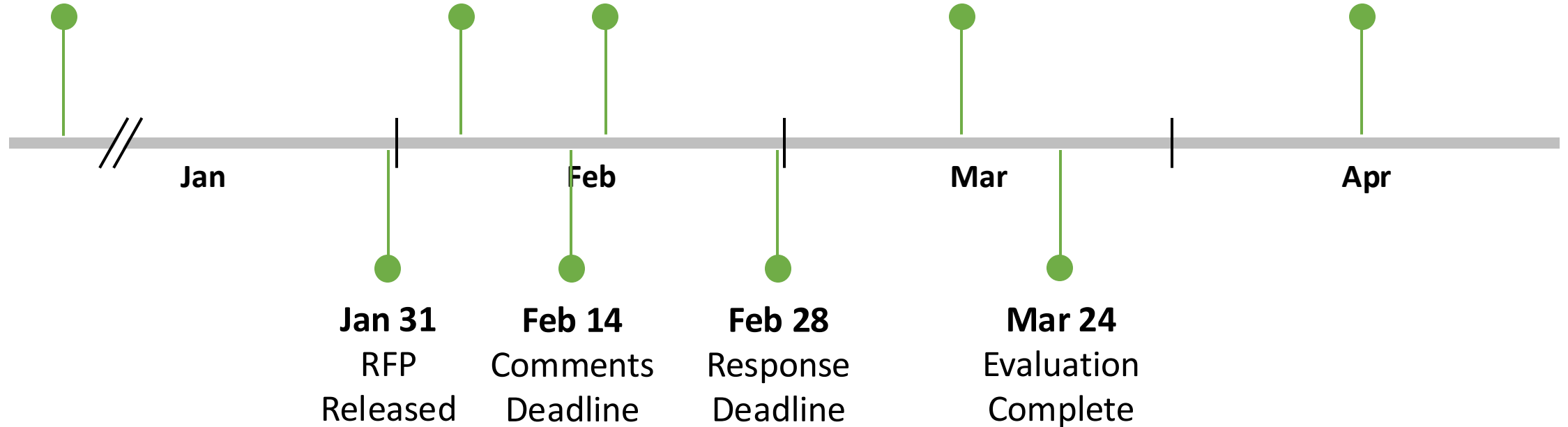
Opportunity
announced at
Community
Meeting

Feb 7
Review
Conference

Feb 18
Comment
Responses

Mar 17-18
Oral
Presentations

Apr-May
Award
Announced



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 become 'Business Enterprise Program' certified
<https://cei.illinois.gov/vendor-resources/get-bep-certified.html>



Eli Washington

Chairman Board of Directors
Chesterfield Community Council



Community & campus engagement

Dr Stephany Spaulding

Director Government & Community Affairs

Community Engagement

2020 – 2025 Strategic Plan

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

95th Street Corridor 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

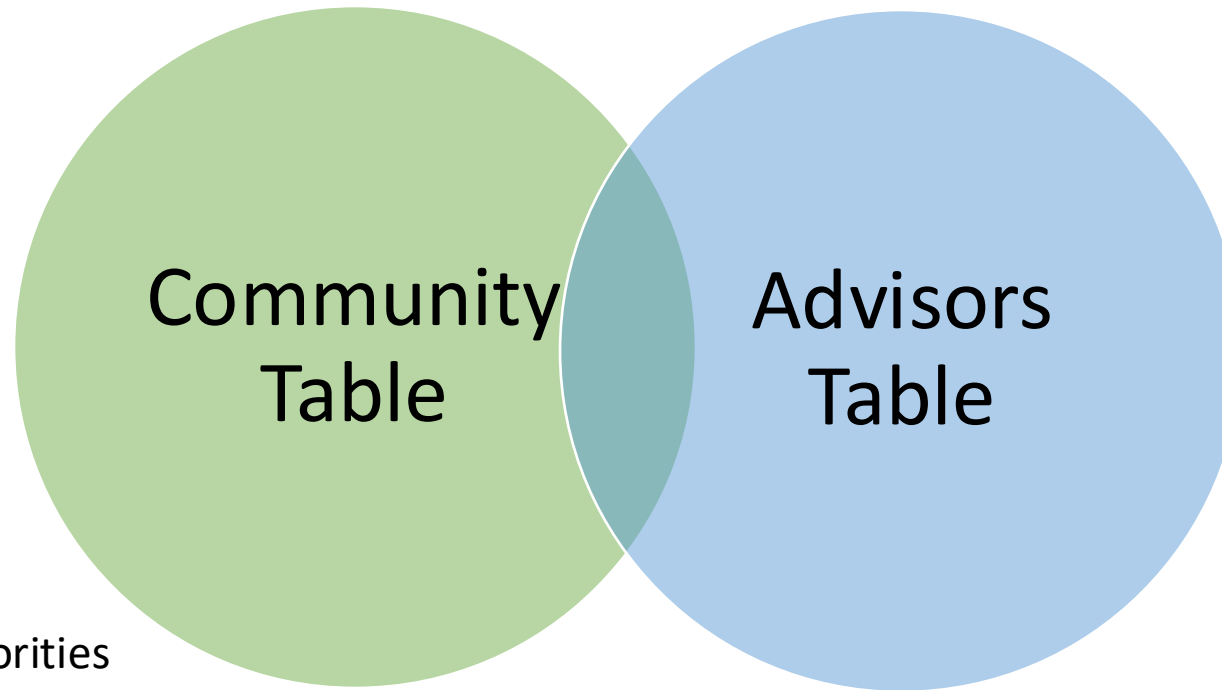
Engagement Approach

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

Engagement at 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