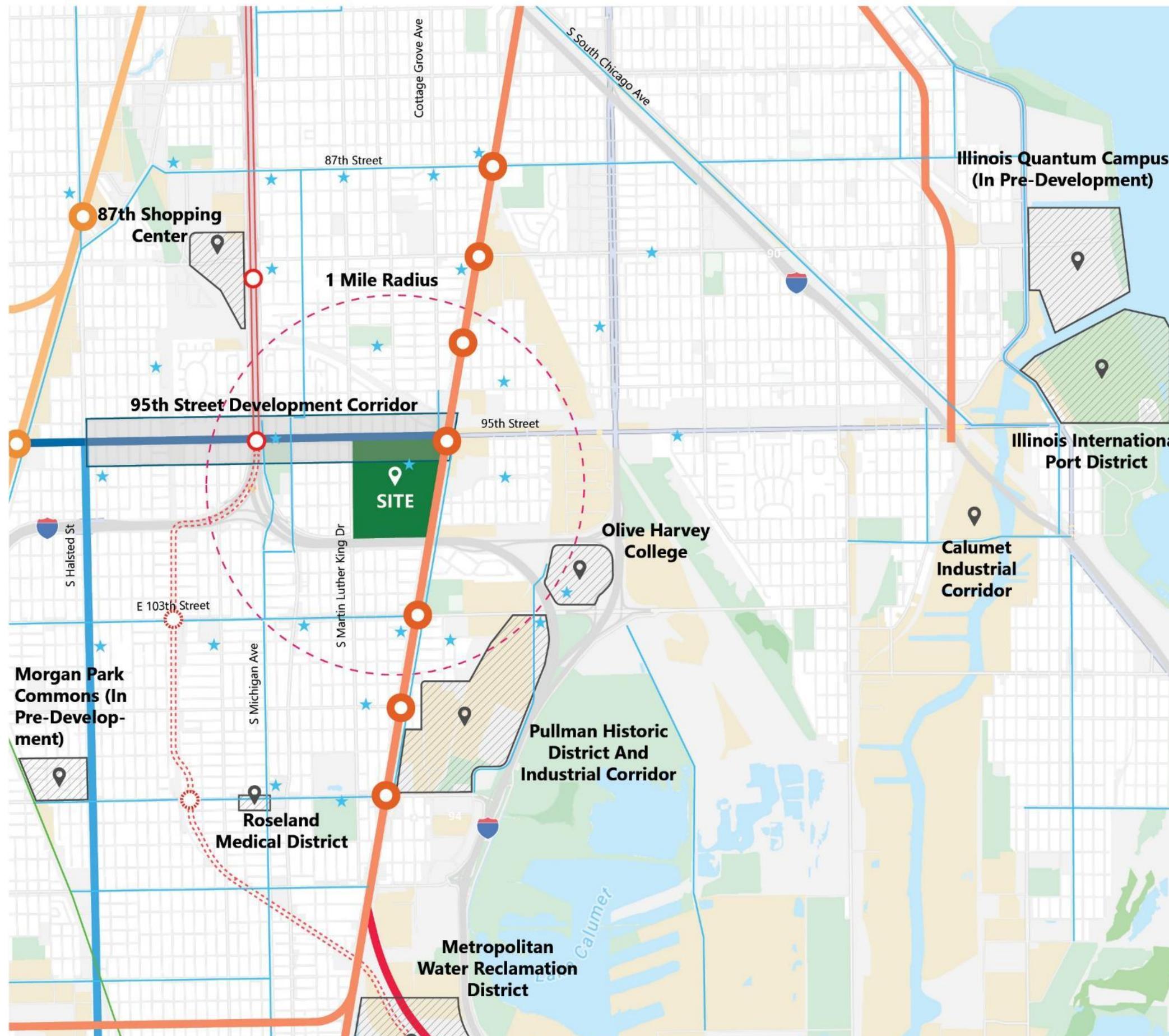




Chicago State University · 95th Street Corridor Study

NEW STUDENT HOUSING PLANNING VISION · 02.14.2025





Easy access benefits both commuting and on-campus students

Chicago State University has served and educated residents on the South side of Chicago for generations. Today, its location and plentiful access to public transit make it an ideal springboard to the city and beyond for students who wish to reside on campus.

CAMPUS PLAN





Student housing amenities



Fitness center



Convenience store



Coffee shop



Fast casual dining

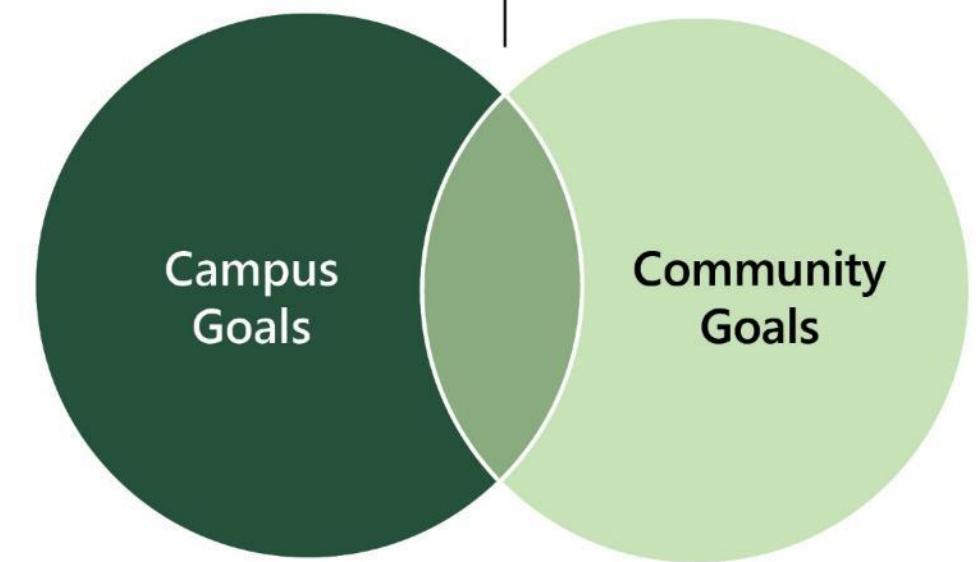


University book store

Provide programs that support students and encourage economic development along 95th street

A variety of spaces are provided to accommodate different program needs. Student amenities that support a modern student lifestyle will make this a place students want to be. Commercial uses that cater to students and capitalize on the existing latent on-campus demand will help ensure commercial viability.

New Development Goals



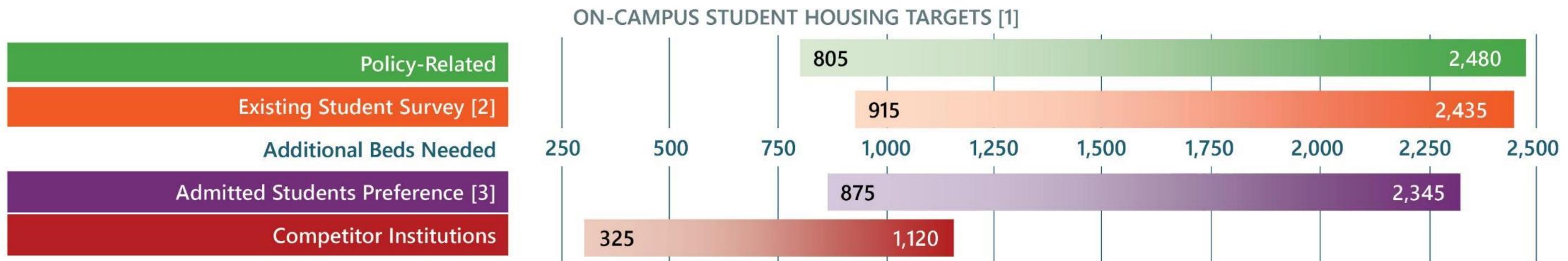
*STUDENT HOUSING NEEDS

Minimum need for 300 beds with the potential for 1,100+ beds as enrollment increases

SB Friedman evaluated multiple metrics to estimate the unmet need for on-campus housing. Ultimately, there appears to be a need today for a minimum of 300 beds; however, that estimate increases when accounting for admitted student and survey respondent preferences, as well as the several student cohorts for which CSU has expressed a policy-level desire to provide on-campus housing. Interviews and admissions data indicates that additional on-campus housing is needed for CSU to achieve a target enrollment of 5,300. With the higher enrollment, a minimum of 1,100 beds appears to be needed.

On-campus student housing could be in a variety of formats such as traditional dorms, studio apartments, larger apartments for students with families, and interest-based housing. Approximately 27% of student survey respondents indicated an interest in family housing; therefore, it would appropriate to target 15-25% of new housing units for students with families.

It is important to note that approximately 53% of students would be willing and able to pay the current rates for a double room at RH, while only 13% would be willing and able to pay current rates for a single room. Therefore, additional financial support will likely be needed to offset the occupancy costs of any new housing facilities.



[1] Nets out the existing 250 student beds.

[2] Includes projected Undergraduate and Graduate school beds based on the student survey administered in the Fall of 2024 and current enrollment by class rank.

[3] 67% of Freshman based on admitted applicant data, remaining Undergraduate and Graduate student beds determined by student survey administered in the Fall of 2024 and current enrollment by class rank.

Source: Chicago State University Residence Life, SB Friedman

SB Friedman Development Advisors, LLC

50

*Analysis provided by SB Friedman Development Advisors,LLC



*PROJECTED UNMET COMMERCIAL NEEDS

Outward facing retail on campus may catalyze future development and contribute to campus vibrancy

SB Friedman considered numerous demand vectors when projecting unmet need for commercial space on and adjacent to the CSU campus. The CSU campus is surrounded by geographic barriers such as the interstate and railroad lines, and 95th Street is auto-oriented, which makes it a more challenging retail environment. There are also three large retail clusters nearby that would be better positioned to attract new retail development that addresses the community's unmet needs. Certain retail uses on and adjacent to campus could address immediate retail needs of students, staff and the larger community and may catalyze future retail development in the area.

To be successful, commercial uses likely need to be positioned to capture market demand from both the CSU community and neighborhood residents, and in high-traffic and high-visibility areas. Based on survey results, students and faculty and staff are interested in additional retail, restaurants, services, and amenities. When considering the gaps in the retail market, the likely capture of demand on 95th Street, and common offerings found on or adjacent to college campuses, there appears to be unmet need for approximately 10,000 square feet of restaurant(s), coffee shop(s), and potentially a small grocery/convenience store. However, given the challenges in retail real estate dynamics, likely achievable rents, and the geographic barriers noted above, it is critical to phase development of this space in a manner that tests how the market will respond and does not result in the overbuilding of retail. Furthermore, we recommend building flexibility within commercial spaces to accommodate either third-party or University uses.

SB Friedman Development Advisors, LLC

An additional 15,000 square feet of commercial space could likely be occupied by CSU-sponsored uses, such as a fitness center and bookstore, both of which are common in campus edge development and have been identified by survey respondents and interviews as an unmet need. Furthermore, CSU has identified space needs for a University quantum facility (3,000-5,000 square feet) and for a community outreach center associated with the Community Development program. We recommend that CSU identify additional outward-facing University uses that could activate the 95th Street corridor and generate foot traffic for commercial uses.

PROJECTED UNMET COMMERCIAL NEEDS

Retail Category	Space Notes	Square Feet
Traditional Retail	Restaurant(s), coffee shop(s), small grocery/convenience store	±10,000
CSU supported	Fitness center, bookstore	±7,000-10,000
University Uses	Quantum facility, community program associated with the Community Development certificate program	±5,000+
TOTAL		25,000

SITE PLAN





Concentrate development along 95th Street

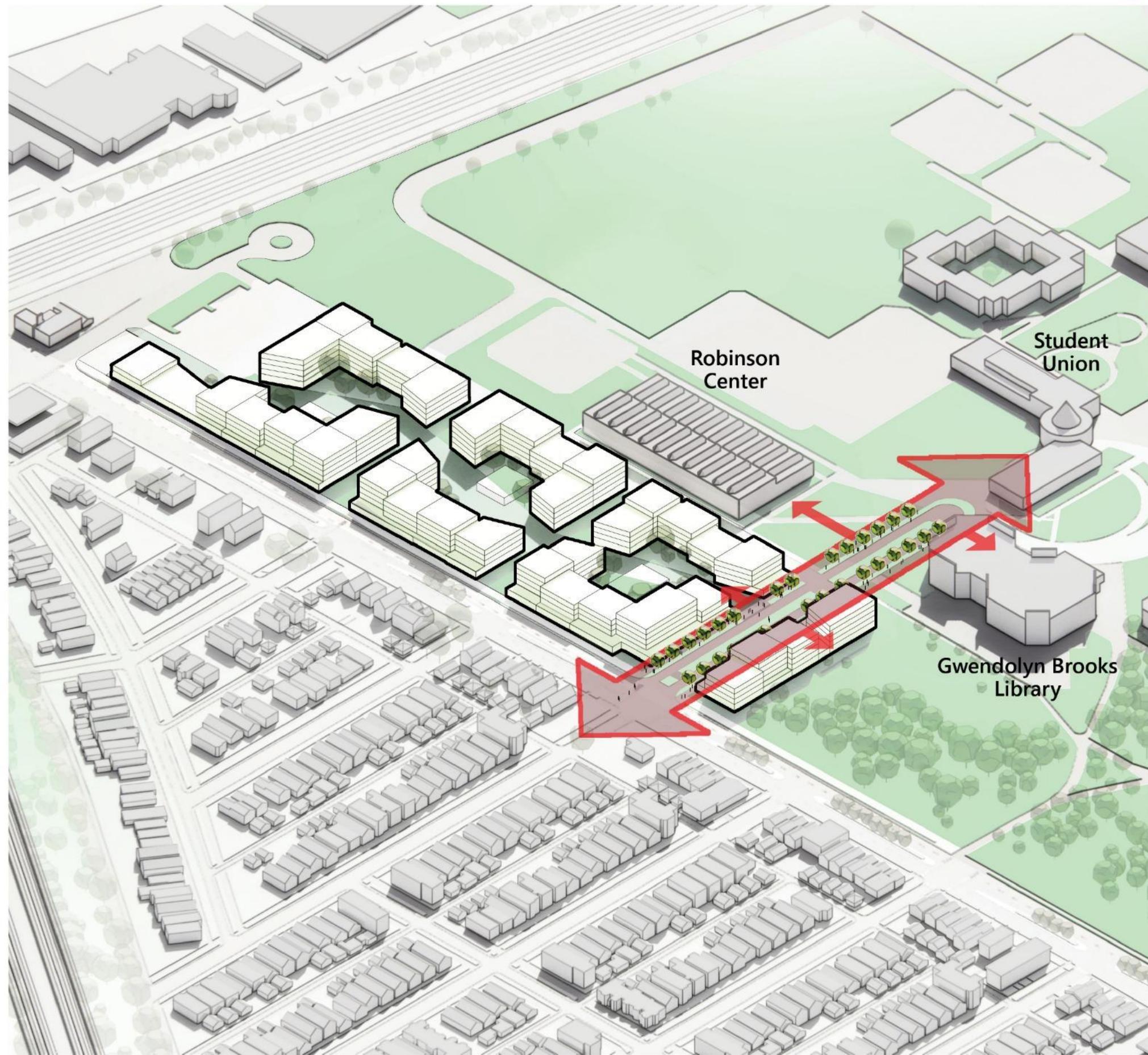
Locating development along 95th street will help generate long term investment along the 95th street corridor, provide needed goods and services, and provide more opportunities for collaboration between CSU and the neighborhood.



KEY PLANNING CONCEPTS

Create a new front door for campus

Focusing development around the existing entrance creates a vibrant, pedestrian focused public entrance for all users.



KEY PLANNING CONCEPTS

Create a new social spine that connects campus to 95th Street

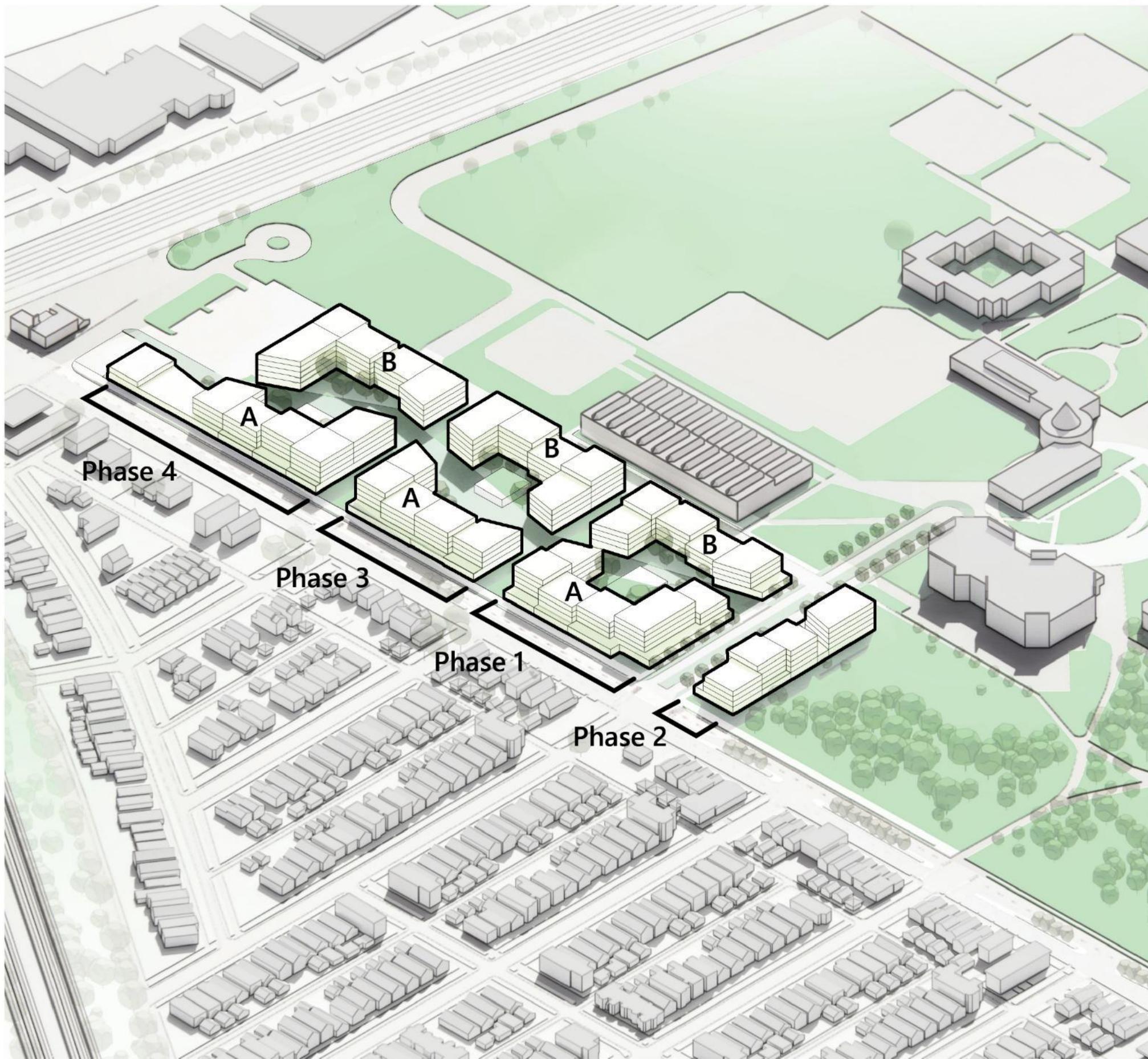
The western edge of the development defines a corridor that connects existing social spaces to new social spaces and supports university initiatives to re-purpose the Robinson Center and expand the role of the library.



KEY PLANNING CONCEPTS

Create a green corridor that connects student to amenities and each other

A series of inter-linked landscaped courtyards create social spaces for students that foster community and celebrate the natural landscape that makes CSU's campus unique.



KEY PLANNING CONCEPTS

Provide flexibility in phasing and development

The plan is organized into four distinct phases, each with two sub-phases. This allows building to proceed at a pace that matches growth by building either complete or portions of a phase as needed. The buildings in the plan can be scaled up or down to accommodate a range of 1,500 - 2,500 beds upon full build-out.



KEY PLANNING CONCEPTS

Design to support multiple goals and market needs

Co-located programming will increase the success of commercial enterprises by locating students close to much-needed services.

- Yellow: Student housing
- Yellow: Student housing amenity
- Pink: Commercial
- Orange: CSU + Community programming

BUILDING 1A - PHASE 1A					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Commercial	-	-	20000	
	CSU Community Programming	-	-	5,000	
	Dormitory Amenities	-	-	12,935	
	Student Amenity	-	-	2,640	
LEVEL 2	3 Bedroom Suites	310	69	30,490	
LEVEL 3	3 Bedroom Suites	310	69	30,490	
LEVEL 4	3 Bedroom Suites	310	58	25,615	
LEVEL 5	3 Bedroom Suites	310	28	12,330	
TOTAL		223		139,500	

BUILDING 2A					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Commercial	-	-	19,402	
	Double Semi Suites		156	53	8,268
	Student Amenity				2,290
LEVEL 2	3 Bedroom Suites		310	53	23,370
LEVEL 3	3 Bedroom Suites		310	53	23,370
LEVEL 4	3 Bedroom Suites		310	53	23,370
LEVEL 5	3 Bedroom Suites		310	29	12,930
TOTAL			241		113,000

BUILDING 1B - PHASE 1B					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Dormitory Amenities	-	-	24,465	
LEVEL 2	Double Semi Suites	156	102	22,840	
LEVEL 3	Double Semi Suites	156	102	22,840	
LEVEL 4	Double Semi Suites	156	81	18,130	
LEVEL 5	Double Semi Suites	156	19	4,225	
TOTAL		305		92,500	

BUILDING 2B					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Dormitory Amenities	-	-	13,628	
	Double Semi Suites		156	87	13,572
LEVEL 2	Double Semi Suites		156	122	27,210
LEVEL 3	Double Semi Suites		156	122	27,210
LEVEL 4	Double Semi Suites		156	122	27,210
LEVEL 5	Double Semi Suites		156	77	17,170
TOTAL			531		126,000

BUILDING 3A					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Commercial	-	-	33,827	
	Double Semi Suites	156	60	9,360	
	Student Amenity			1,813	
LEVEL 2	3 Bedroom Suites	310	57	25,330	
LEVEL 3	3 Bedroom Suites	310	57	25,330	
LEVEL 4	3 Bedroom Suites	310	57	25,330	
LEVEL 5	3 Bedroom Suites	310	34	15,010	
TOTAL		265		136,000	

BUILDING 4					
DESCRIPTION	PROGRAM	AREA/STUDENT	#BEDS	GROSS AREA (SF)	
LEVEL 1	Commercial	-	-	12,979	
	CSU Community Programming	-	-	5,075	
	Double Semi Suites		156	71	11,076
LEVEL 2	Double Semi Suites		156	84	18,700
LEVEL 3	Double Semi Suites		156	84	18,700
LEVEL 4	Double Semi Suites		156	84	18,700
LEVEL 5	Double Semi Suites		156	66	14,770
TOTAL			389		100,000

BUILDING 3B					
DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)	
LEVEL 1	Dormitory Amenities	-	-	13,288	
	Double Semi Suites	156	85	13,260	
LEVEL 2	Double Semi Suites	156	119	26,530	
LEVEL 3	Double Semi Suites	156	119	26,530	
LEVEL 4	Double Semi Suites	156	119	26,530	
LEVEL 5	Double Semi Suites	156	71	15,862	
TOTAL		513		122,000	



Bed count summary

Building 1: 528 beds

Building 2: - 772 beds

Building 3: - 778 beds

Building 4: - 389 beds

Total: 2,467 beds -





Existing entrance and vehicle access

- █ Unsecured circulation
- █ Secured circulation



Proposed entrance and vehicle access

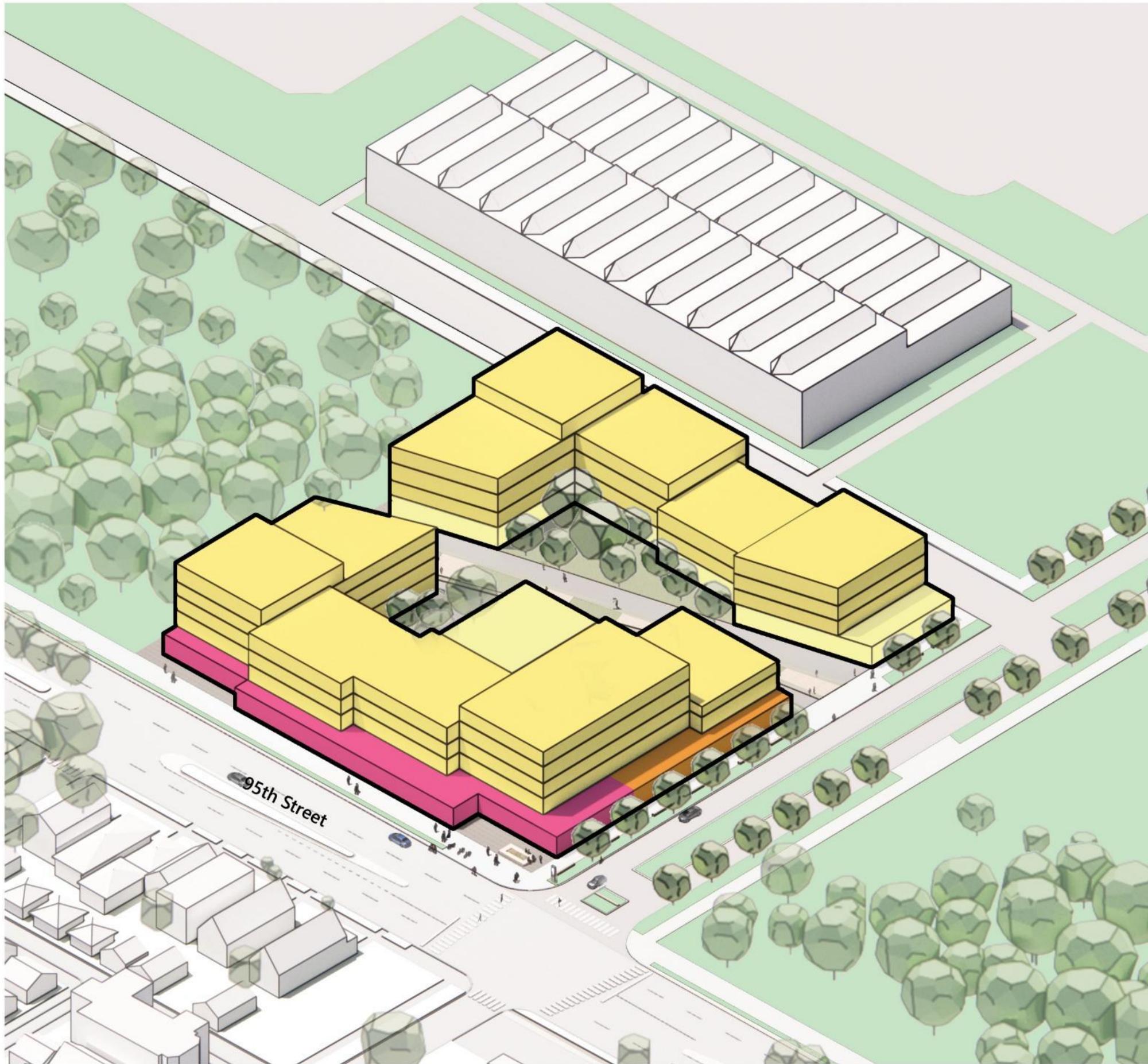
- █ Unsecured circulation
- █ Secured circulation



PHASE 1 KEY CHARACTERISTICS



- Stepped building form to reduce the perceived size of the building
- Landscaped roof spaces
- Landscaped courtyard
- Shared CSU amenity
- Natural material palette
- Commercial space located along 95th street
- Campus town plaza adjacent to main entrance

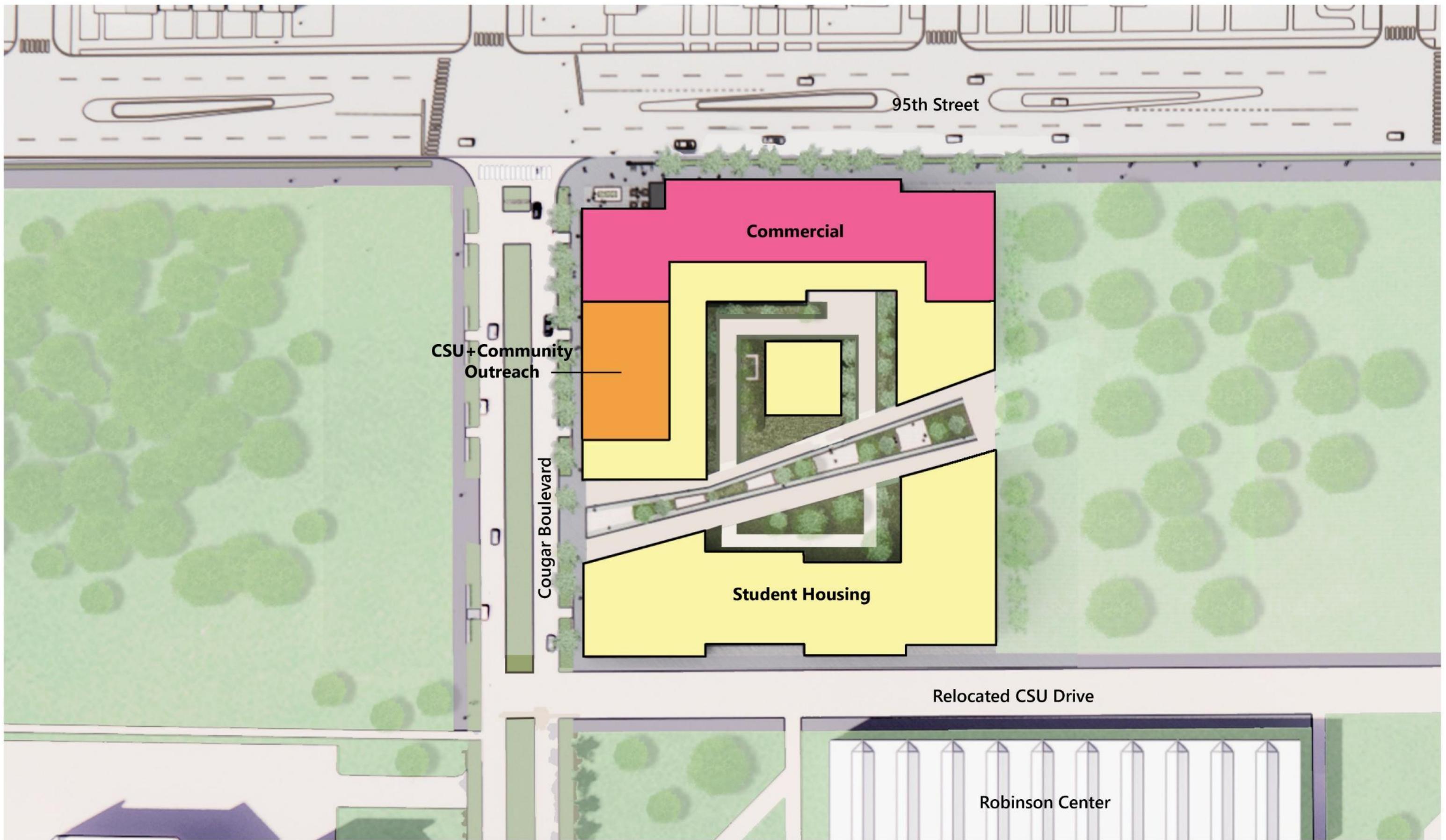


A comprehensive first step

Phase 1 is calibrated to support CSU's short term goals for growth and features a mixed use program that simultaneously embraces campus and 95th Street. It includes essential student housing, academic support amenities, and commercial services for students and local residents.

- Student housing
- Student housing amenity
- Commercial
- CSU + Community programming

PHASE 1 SITE PLAN





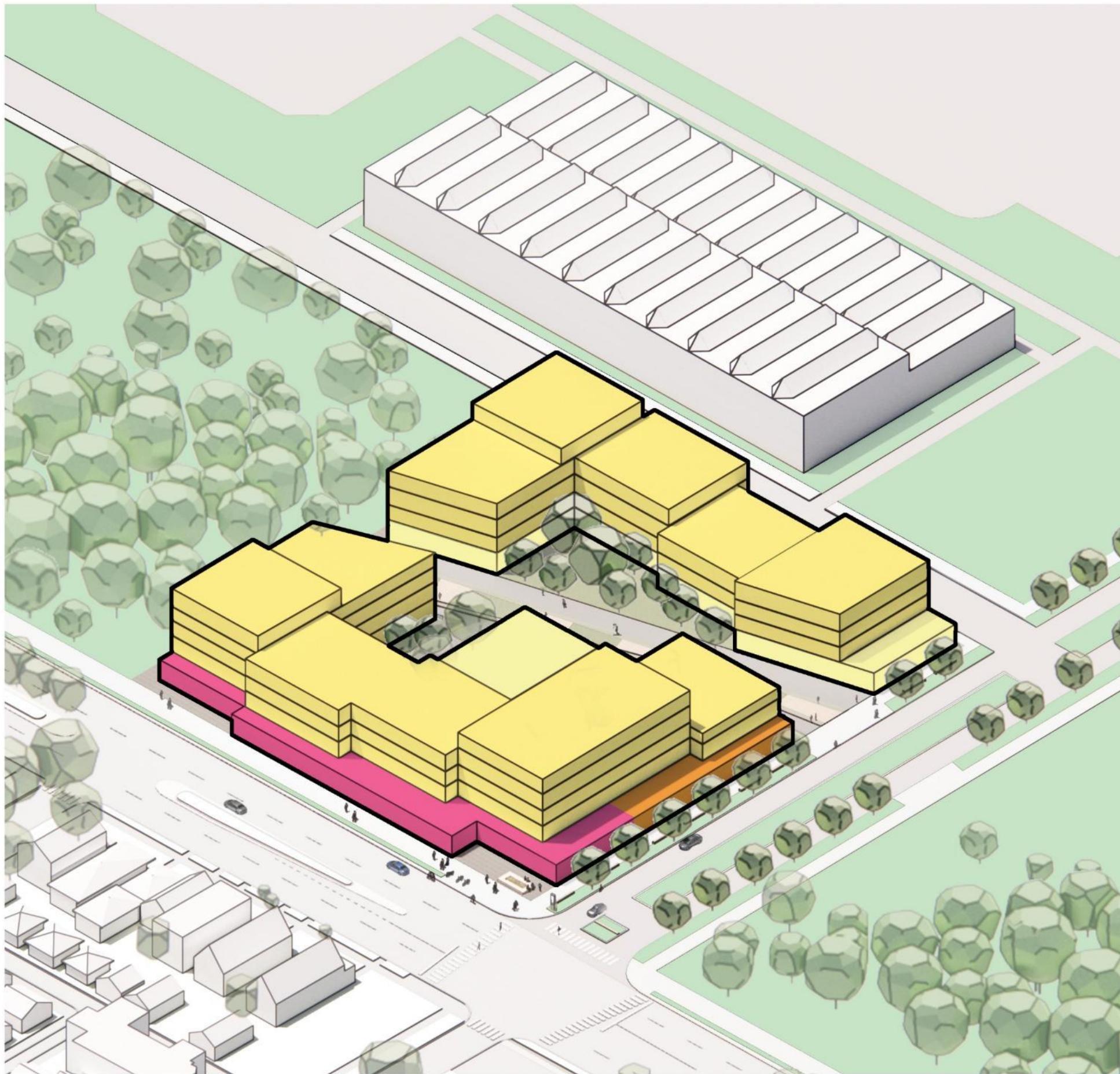
BUILDING 1 - PHASE 1A

DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)
LEVEL 1	Commercial	-	-	20,000
	CSU Community Programming	-	-	5,000
	Dormitory Amenities	-	-	12,935
	Student Amenity	-	-	2,640
LEVEL 2	3 Bedroom Suites	310	69	30,490
LEVEL 3	3 Bedroom Suites	310	69	30,490
LEVEL 4	3 Bedroom Suites	310	58	25,615
LEVEL 5	3 Bedroom Suites	310	28	12,330
TOTAL		223		139,500



BUILDING 1 - PHASE 1B

DESCRIPTION	PROGRAM	AREA/STUDENT (SF)	#BEDS	GROSS AREA (SF)
LEVEL 1	Dormitory Amenities	-	-	24,465
LEVEL 2	Double Semi Suites	156	102	22,840
LEVEL 3	Double Semi Suites	156	102	22,840
LEVEL 4	Double Semi Suites	156	81	18,130
LEVEL 5	Double Semi Suites	156	19	4,225
TOTAL			305	92,500



PHASE 1 BUDGET & SCHEDULE

PHASE 1 - FULL BUILDOUT

Phase 1 Gross Area	232,000 SFT
Conceptual Hard Cost Construction Budget	\$390 - \$445 Per SFT
	\$91M - \$103M

OTHER ANTICIPATED COSTS:

Site/Infrastructure/Enabling Works:	\$300 - \$1M
Environmental Allowance:	2% - 7% of Construction Budget
Design Contingency:	5 - 10%
Construction Contingency:	5%
Escalation:	3 - 5% Per Year
Soft Cost:	15% - 20%
(A/E fees, permitting, legal, surveys, etc.)	

ANTICIPATED SCHEDULE:

Environmental:	3-9 Months
Entitlements:	4-9 Months
Design:	9-12 Months
Bid/Permit:	3-4 Months
Construction:	18-24 Months

TOTAL ANTICIPATED SCHEDULE: 3-5 Years

POTENTIAL SCHEDULE OPPORTUNITIES:

- Limited/No Environmental needs
- Reduced/Expedited Zoning & Permitting
- Fast Track/Design Build
- Streamlined Financing





PHASE 1A BUILDOUT

Phase 1A Gross Area	139,500 SFT
Conceptual Hard Cost Construction Budget	\$390 - \$445 Per SFT \$55M - \$62M



PHASE 1B BUILDOUT

Phase 1B Gross Area	92,500 SFT
Conceptual Hard Cost Construction Budget	\$390 - \$445 Per SFT \$36M - \$41M

