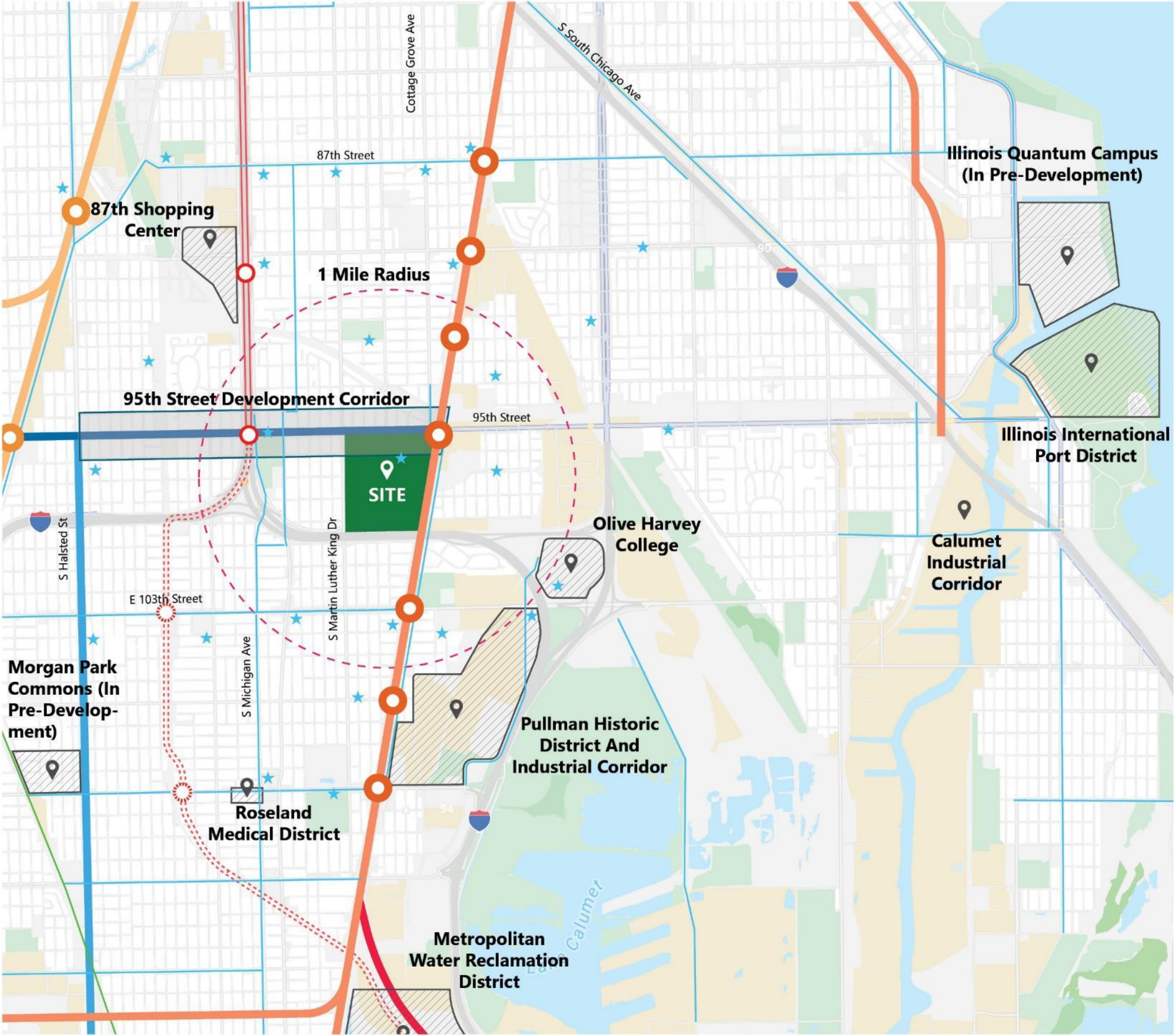




Chicago State University · 95th Street Corridor Study

NEW STUDENT HOUSING PLANNING VISION · 02.14.2025



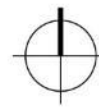


Easy access benefits both commuting and on-campus students

Chicago State University has served and educated residents on the South side of Chicago for generations. Today, it's 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.

- Metra Electric Line
- Metra Rock Island Line
- NICTD South Shore Line
- CTA Red Line
- CTA Red Line Extension
- PACE PULSE 95th line
- PACE PULSE Halsted Line
- Bike Lane
- Major Taylor Trail
- Nearby Divvy Station
- Highway
- Major Landmarks







Student housing amenities



Fitness center

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.



Convenience store



Coffee shop

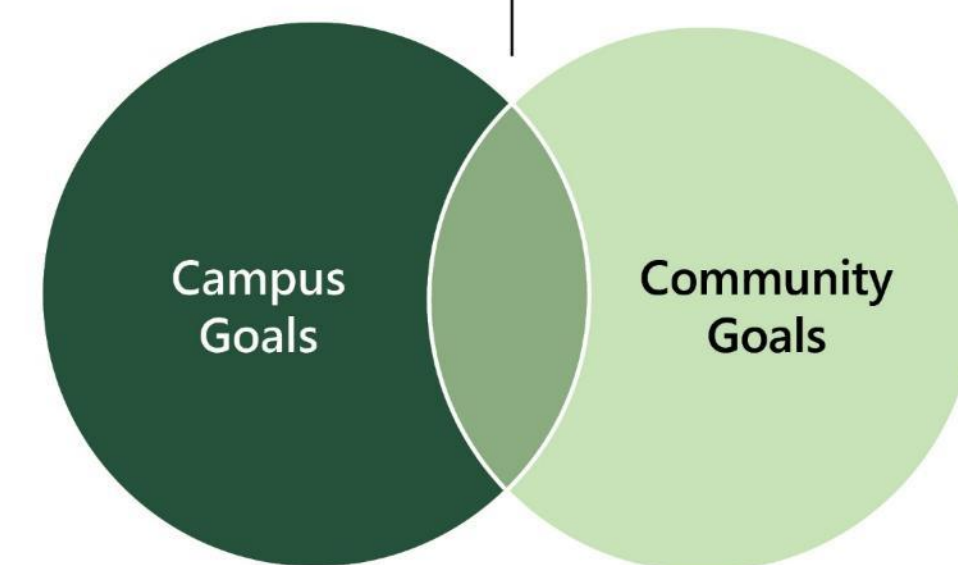


Fast casual dining



University book store

New Development Goals



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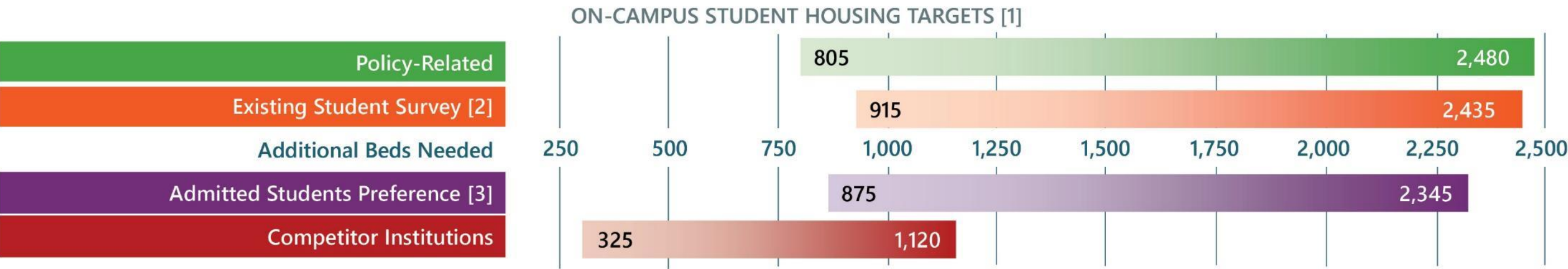
STUDENT HOUSING NEEDS

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

*Analysis provided by SB Friedman Development Advisors, LLC

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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.

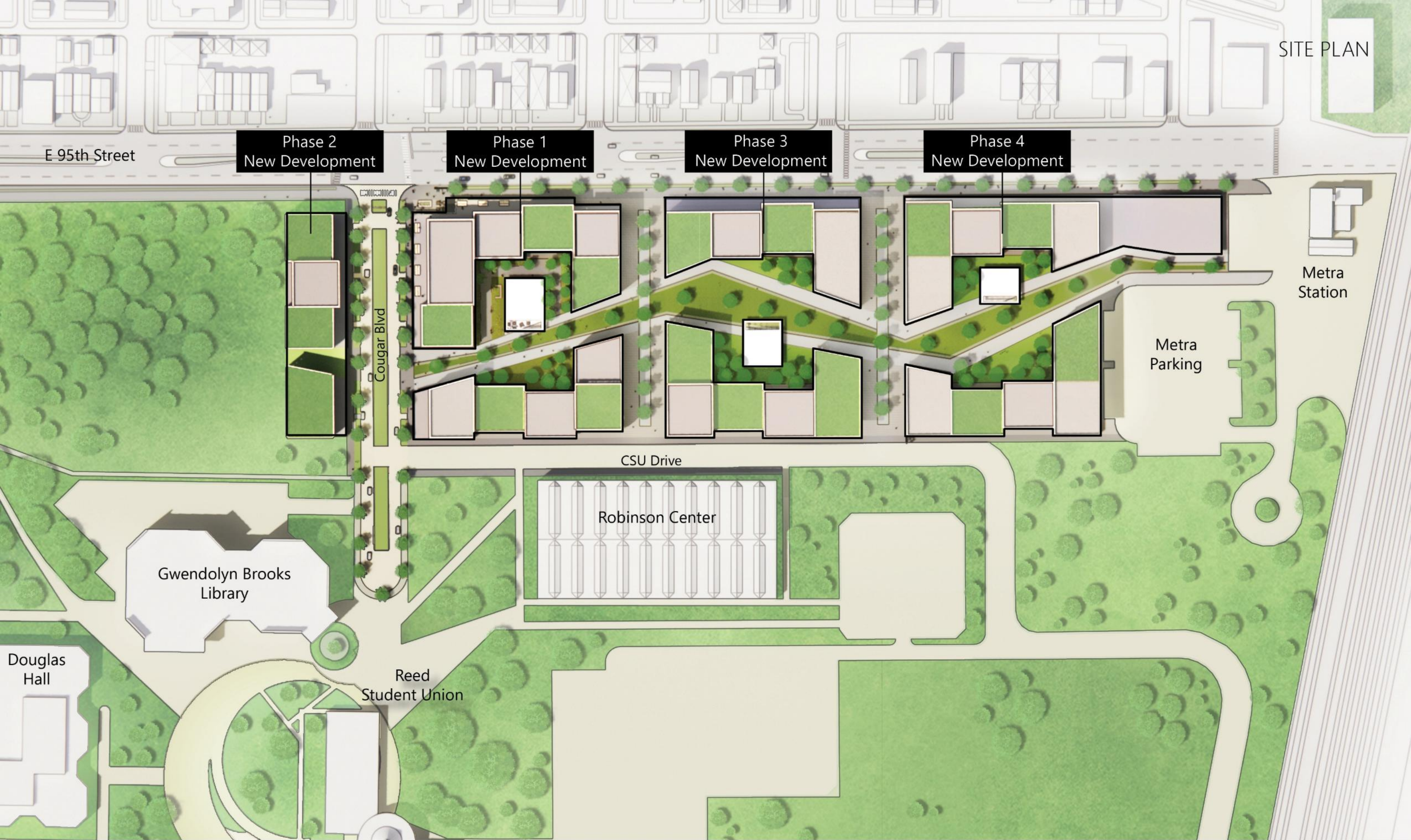
SB Friedman Development Advisors, LLC

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

*Analysis provided by SB Friedman Development Advisors, LLC



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.



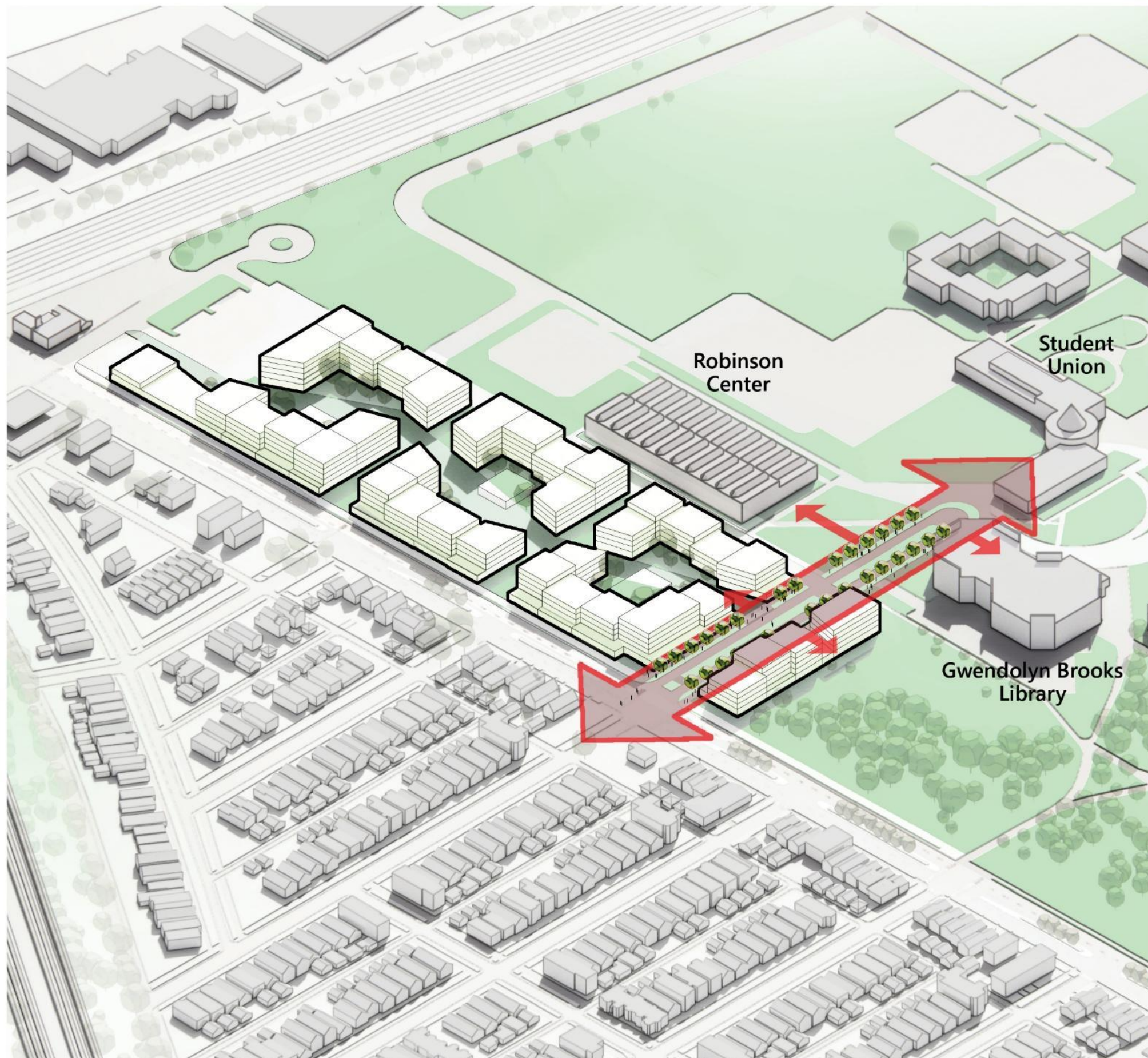
Create a new front door for campus

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



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

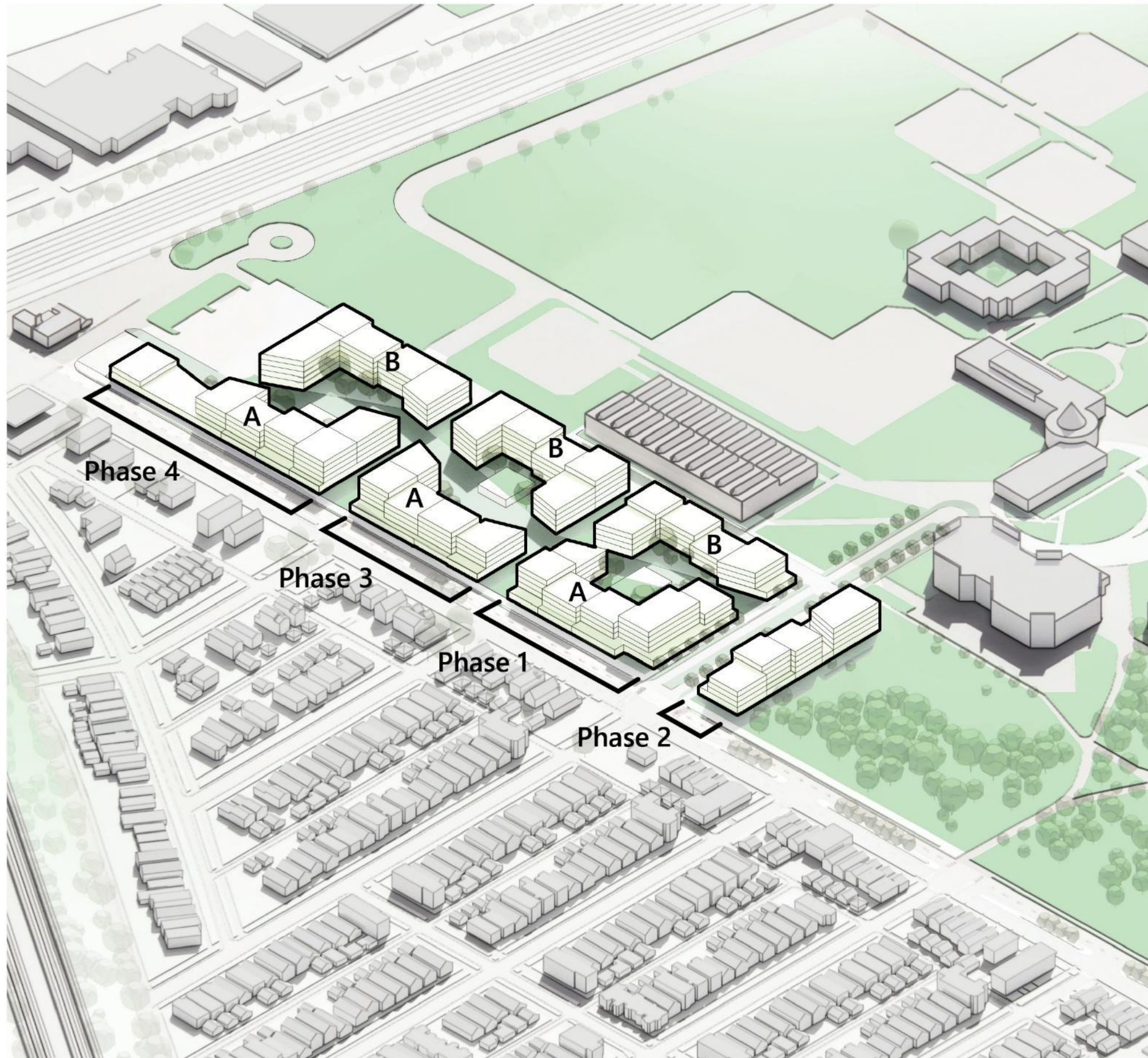
The western edge of the development defines a corridor that connects existing social spaces to new social spaces and supports university initiatives to re-purpose the Robinson Center and expand the role of the library.



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.





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.



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.

- Student housing
- Student housing amenity
- Commercial
- 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 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 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 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

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 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 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



Bed count summary

Building 1: 528 beds

Building 2: - 772 beds

Building 3: - 778 beds

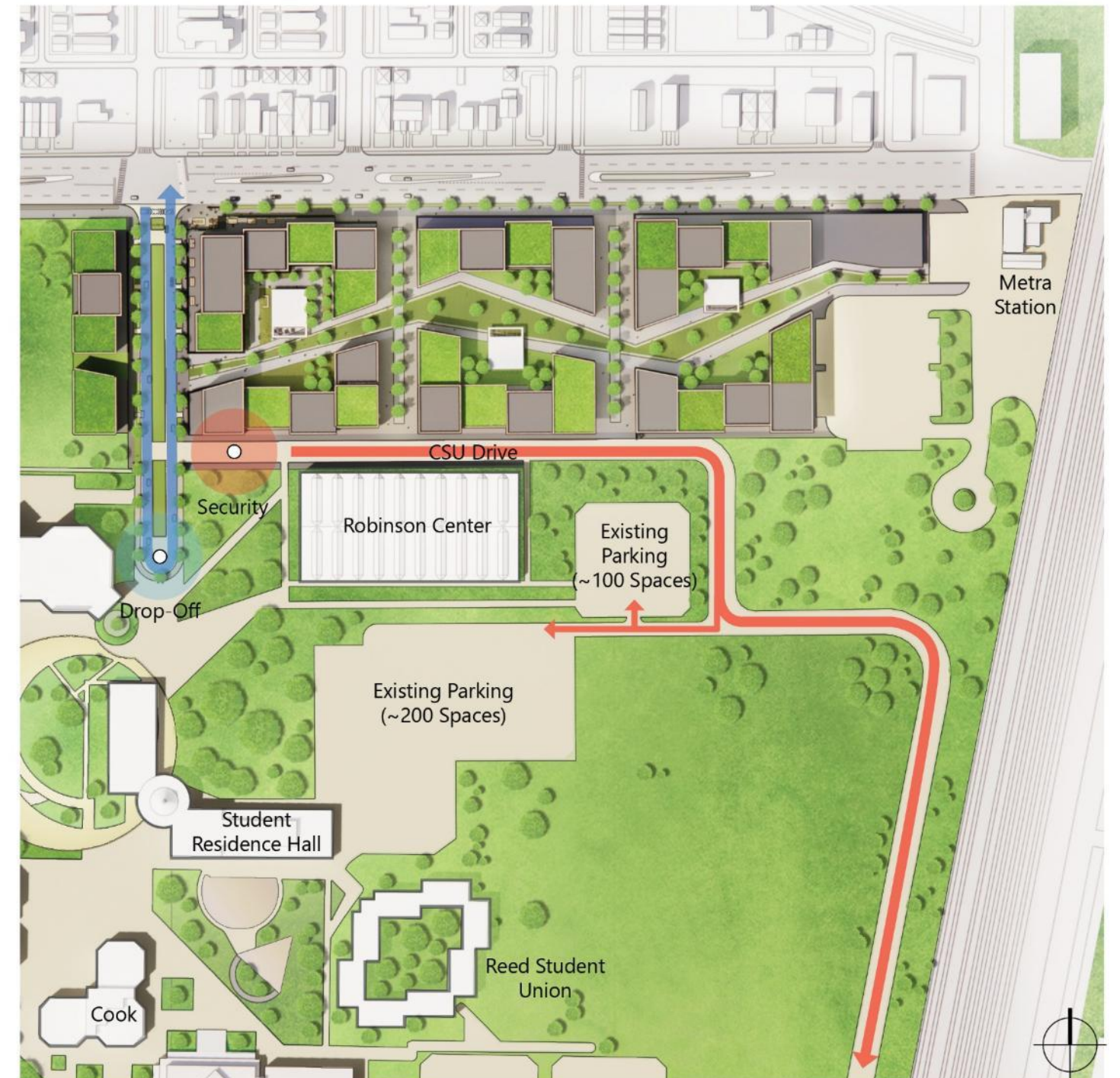
Building 4: - 389 beds

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

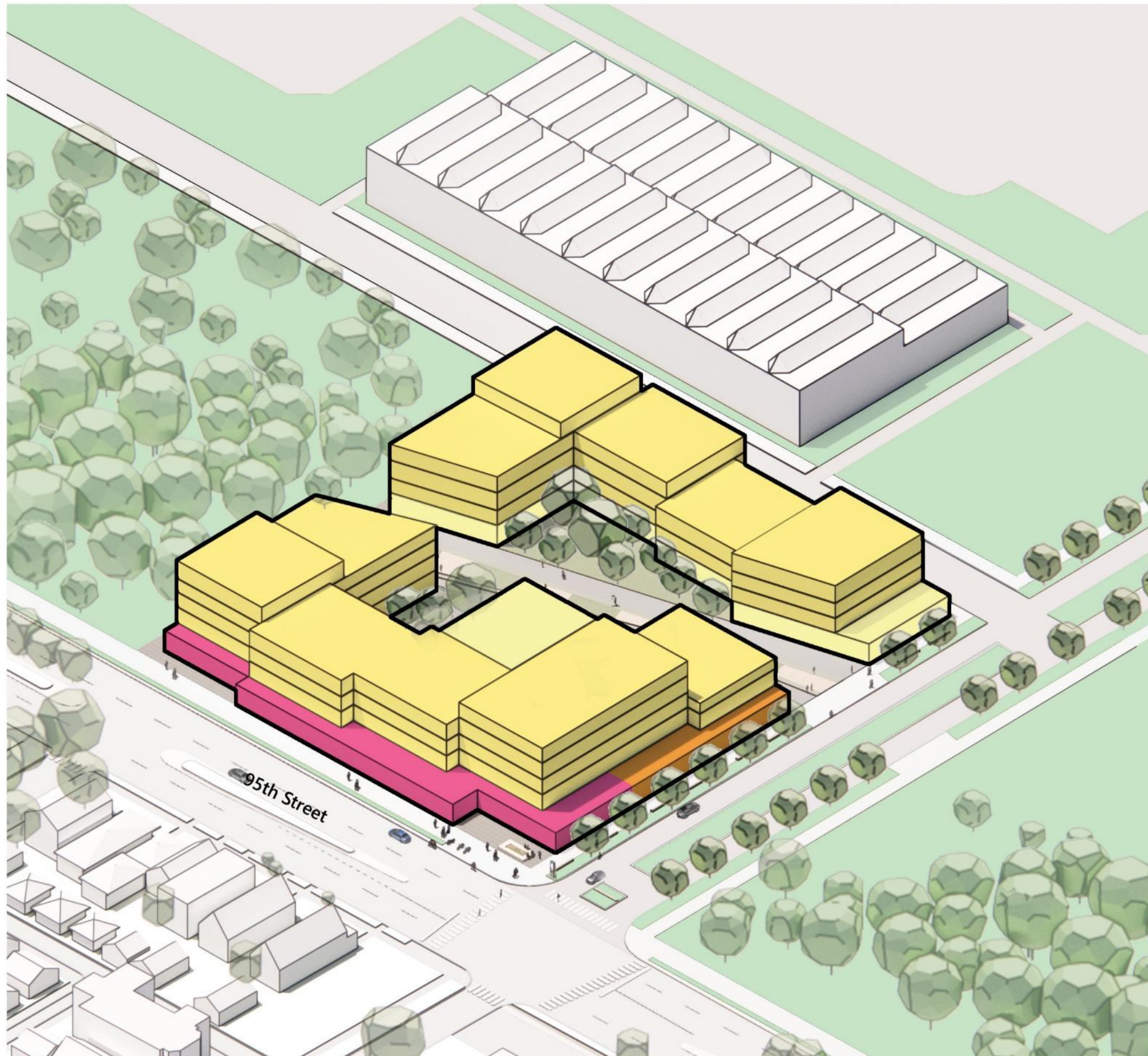
Landscaped courtyard

Shared CSU amenity

Natural material palette

Commercial space located along 95th street

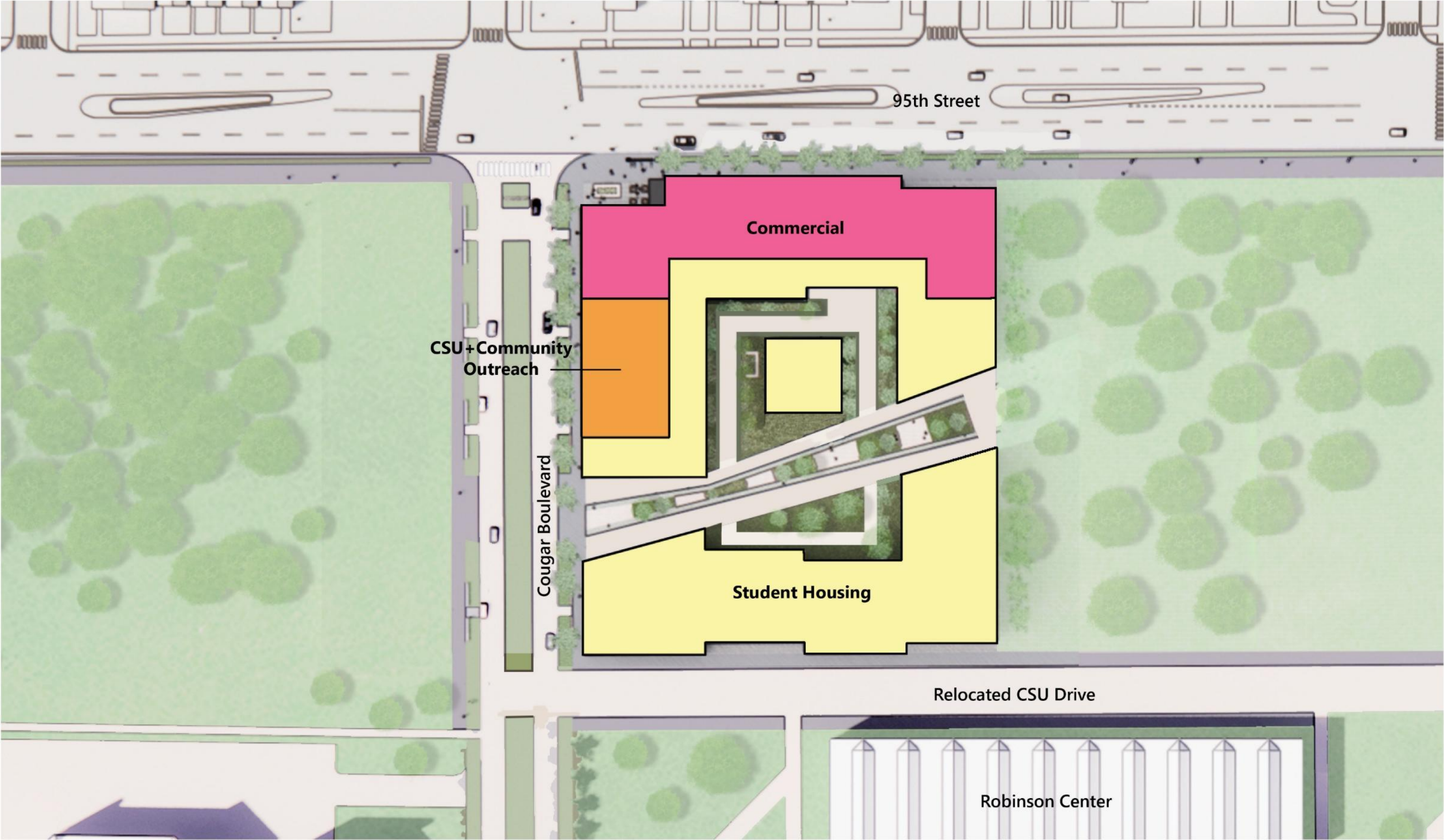
Campus town plaza adjacent to main entrance

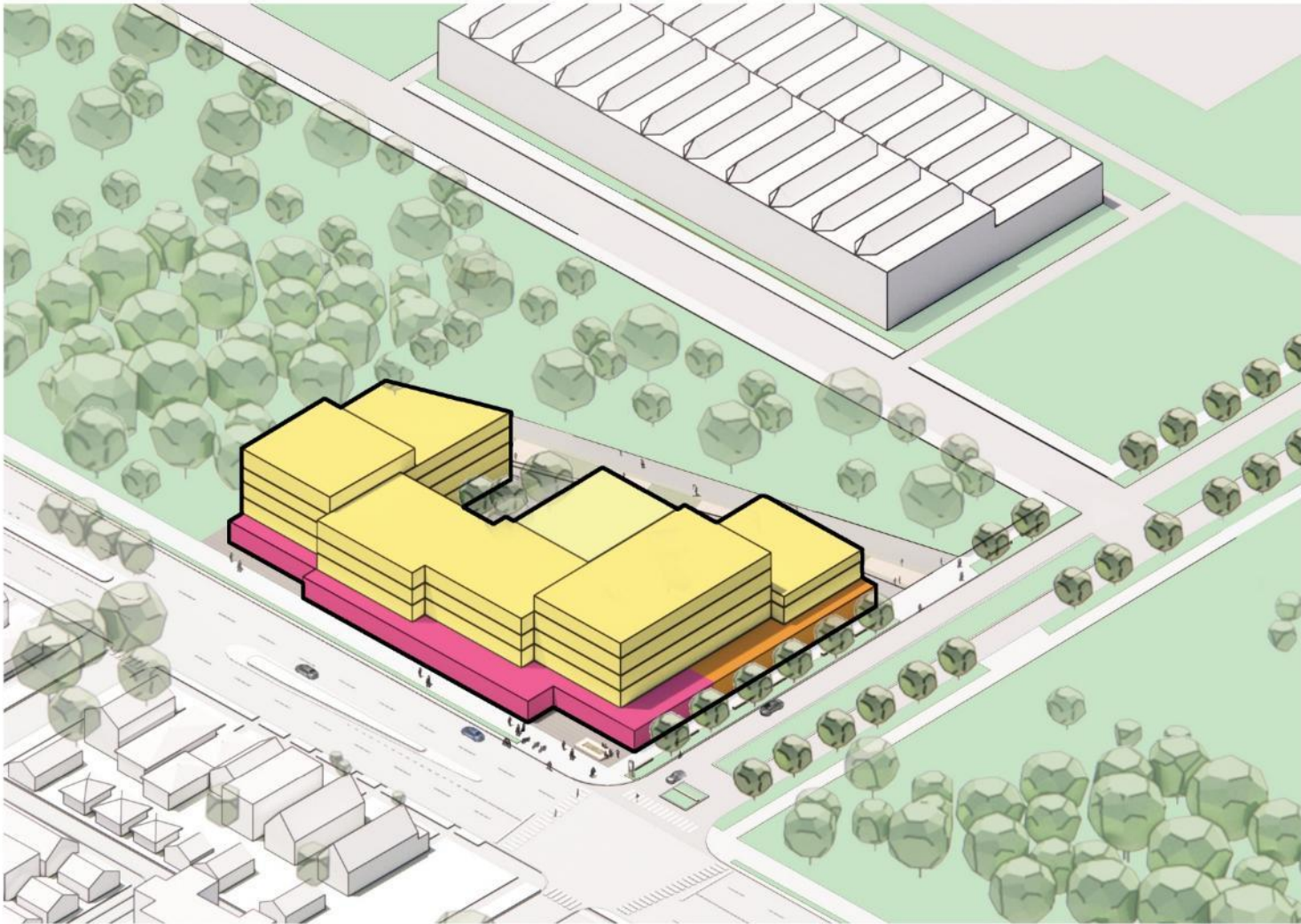


A comprehensive first step

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.

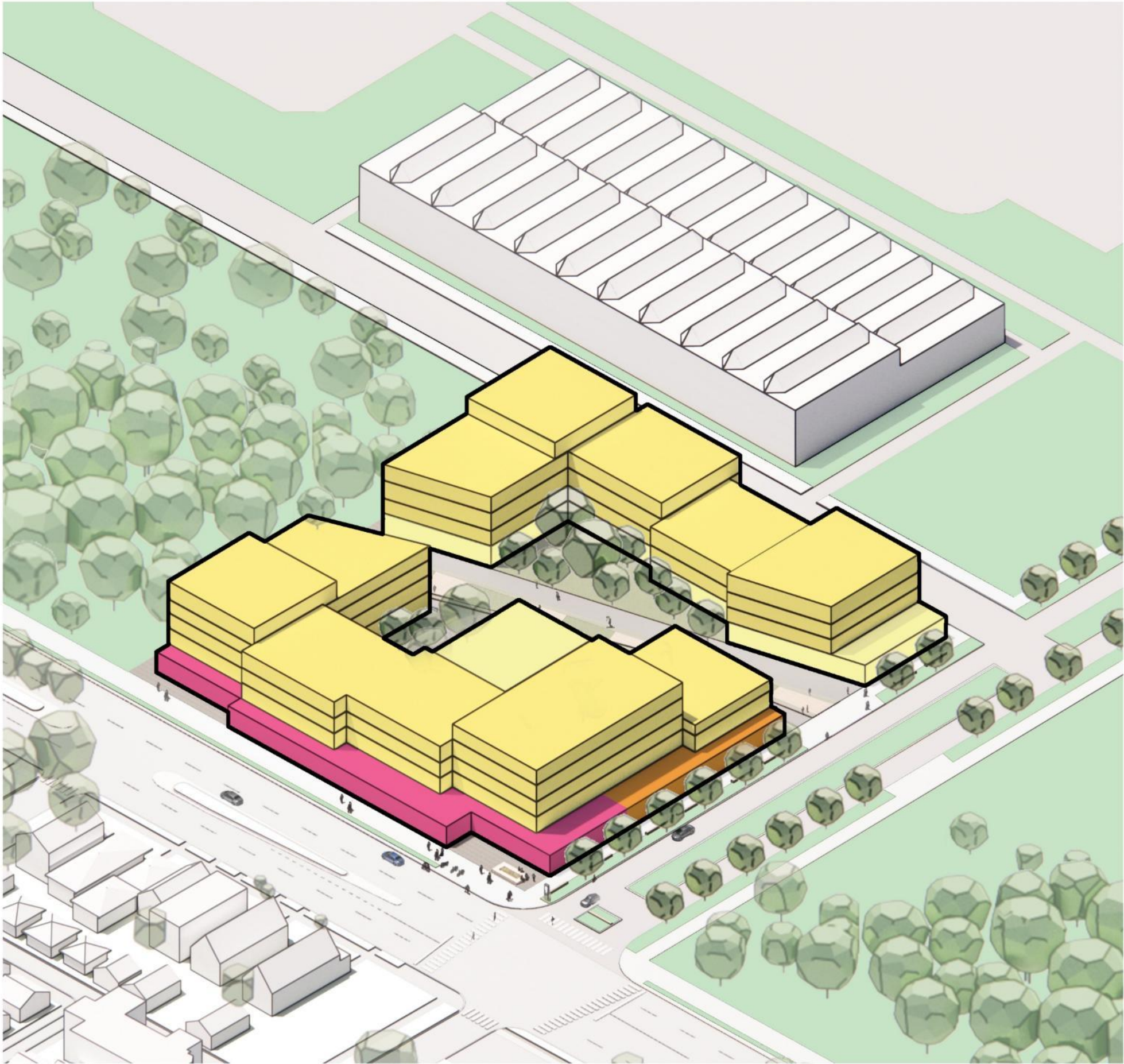
- Student housing
- Student housing amenity
- Commercial
- CSU + Community programming





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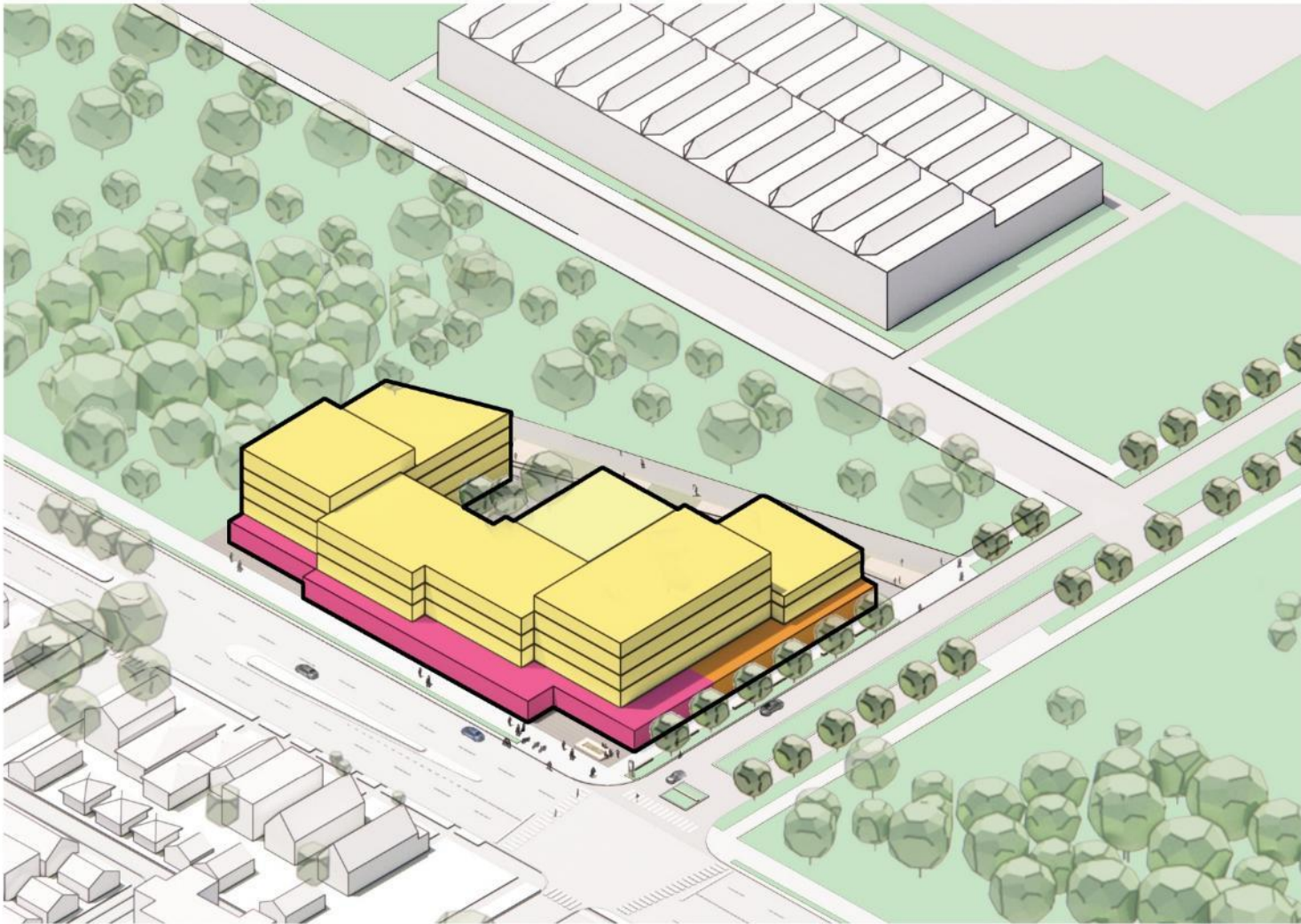
PHASE 1 BUDGET & SCHEDULE

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

OTHER ANITICIPATED 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.)	

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

