

Community Meeting

Re-Imagining 95th Street Corridor

June 23rd, 2025



CHICAGO STATE
UNIVERSITY

Agenda

- Welcome
- Housing & Commercial Needs Study
- Project's Upcoming Call for Development Firms
- Community & Technical Table Introductions
- Q&A

Objectives for Tonight

- Background for the need and potential of CSU's 95th Street Revitalization project
- Share goals & timeline for development team selection process
- Introduce The Community & Advisors Table
- Answer your questions about CSU and the 95th Street Project



President Z Scott
Chicago State University

CSU: Always in Motion

- **Oldest public university** in Chicago, founded in 1867
- **Four colleges** – Arts and Sciences, Business, Education, and Health Sciences and Pharmacy – with over 70 undergraduate and graduate degree and non-degree programs
- **Only** four-year U.S. DOE-designated Predominantly Black Institution in Illinois
- **73% of faculty** identify as Black, Asian or Pacific Islander, and Hispanic or Latinx
- **Top 3%** in the nation for graduating Black students with baccalaureate degrees in physics

CSU ranked in
top 4%
nationwide
among all
colleges and
universities for
economic
mobility

Anchor for Development

Economic Impact: Generate \$1.6 billion in income for Illinois' economy annually, inc. \$13M in federal research

Digital Equity: \$3.25M for expanding southside access to broadband, laptop distribution, and digital literacy through community-led training

Driving Transit Equity: CSU Metra Stop construction scheduled to start in 2025, after 8 years of advocacy.

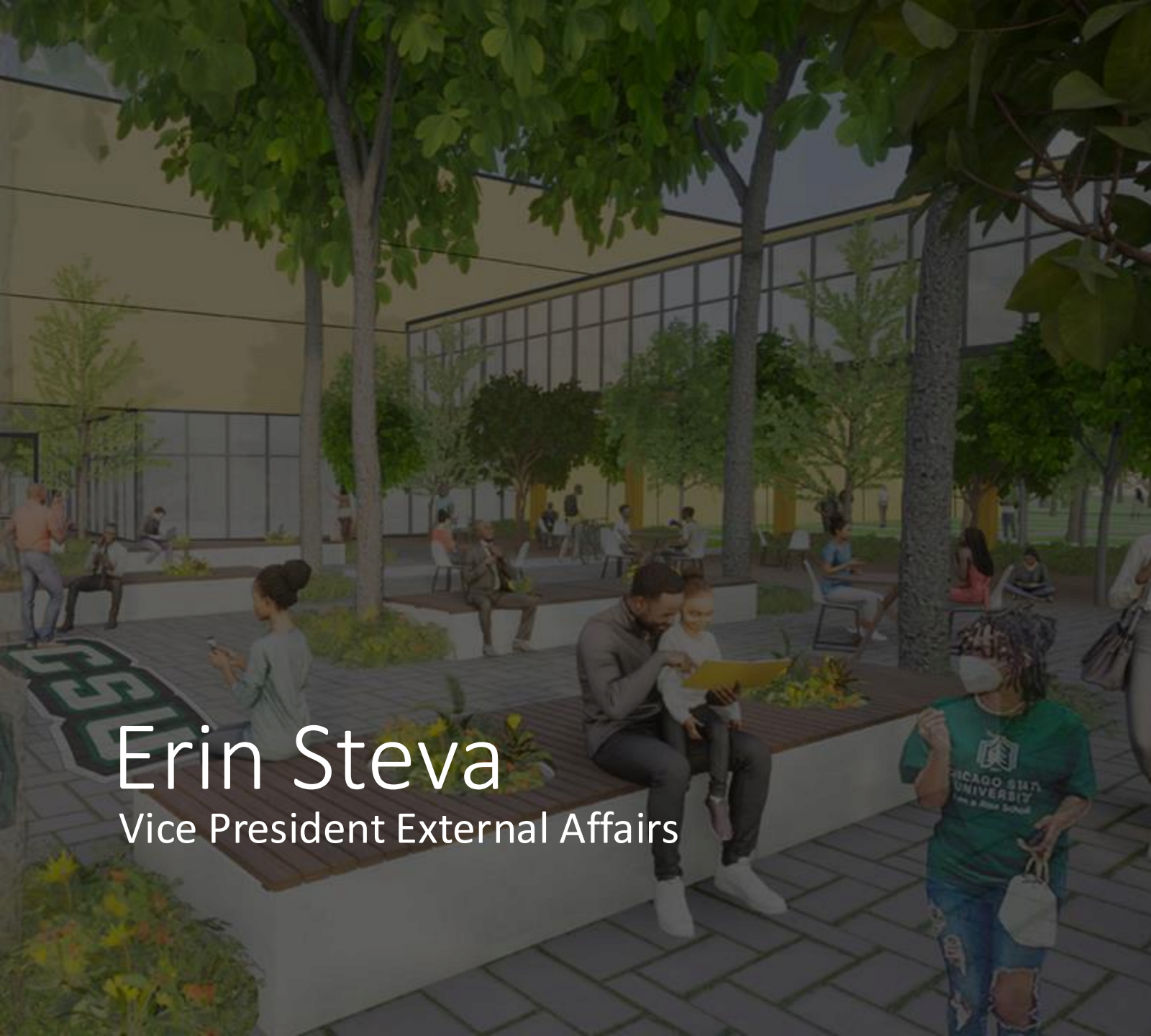
Community Expansion: Welcome Center 95th & King Drive and Gift of Hope Chatham satellite location

Division I Sports Expansion: On top of 16 DI programs, a coach was hired for football.

Center for Workforce Equity & Center for Education Equity: Secured IBHE approval and funding to launch two centers.



Campus Visit from Dr. Stacey Dixon, Principal Deputy Director of National Intelligence - one of 12 visits from senior Biden/Harris administration members



Erin Steva

Vice President External Affairs



Project Evolution

Partnerships Begin

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

Funding for 95th Street Study

2018 -
2021

2022 -
2023

Study Advancement

Secured philanthropic & federal funding for pre-development activities

Assessed impact of investment

2024

2025

Groundbreaking

Tentative date for construction starting

2025/2026

Study

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

Engage Community & Development Team

Hire project advisor

Convene Community Table, Technical Advisors Table

Run public process to selected real estate development firm



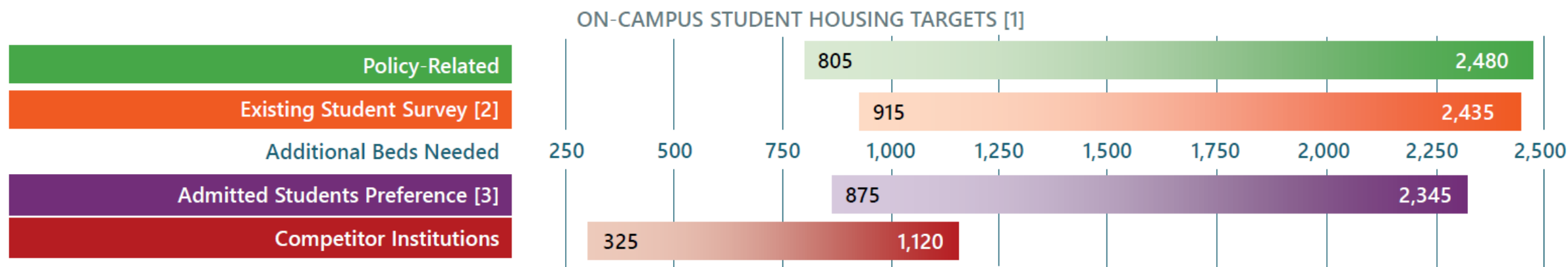
STUDENT HOUSING NEEDS

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 be 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

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.

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 |

The Village

Full build-out

Building 1

97 double semi-suites

388 beds

Building 2

74 3BR suites

222 beds

Building 3

13 double semi-suites

62 3BR suites

241 beds

Building 4

15 double semi-suites

68 3BR suites

267 beds

Building 5

128 double semi-suites

512 beds

Building 6

132 double semi-suites

528 beds

Building 7

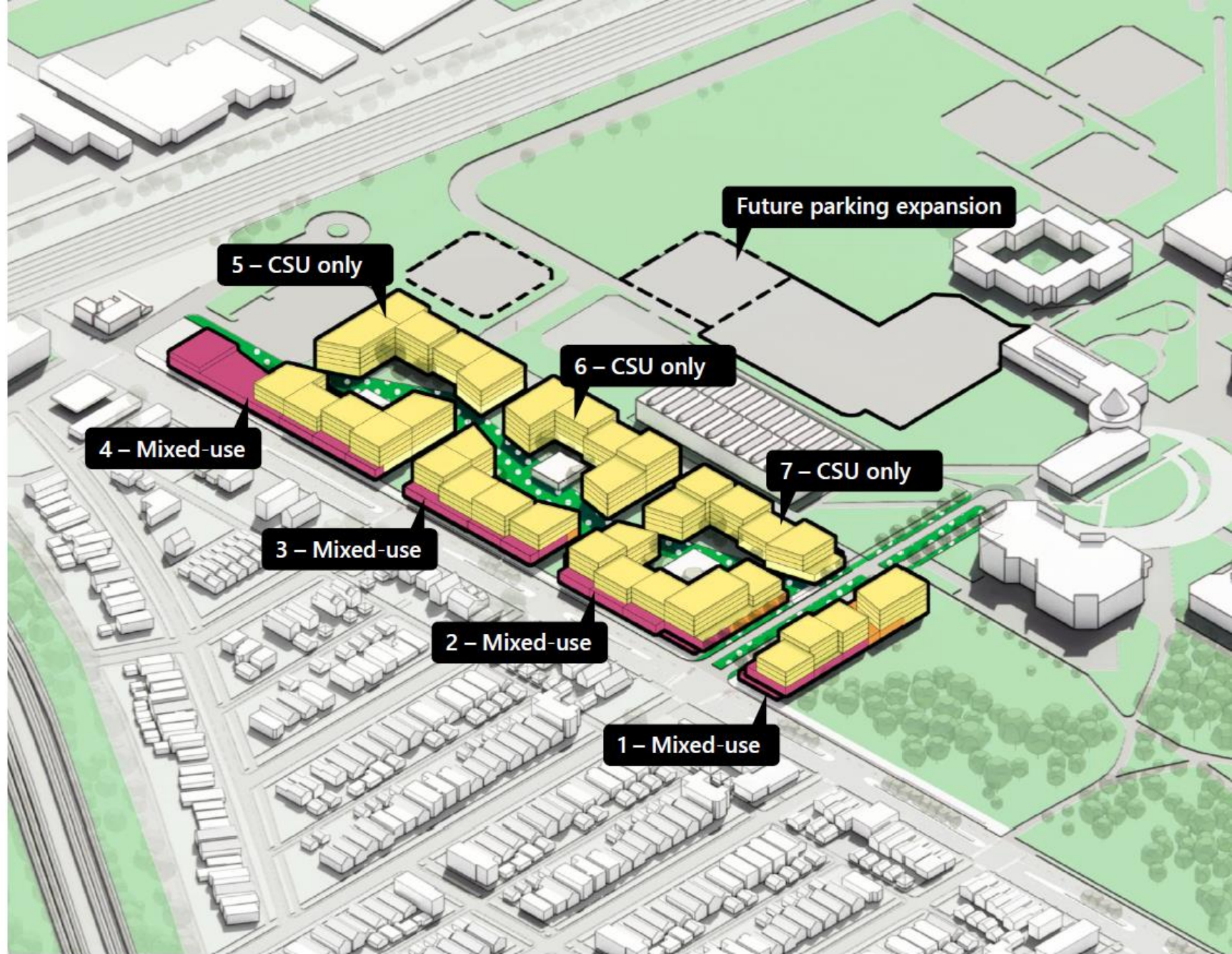
76 double semi-suites

304 beds

Total double semi-suite beds = 1,844 (75%)

Total 3BR suite beds = 612 (25%)

Total beds = 2,456



Commercial

Dormitory units

Dormitory amenity

CSU + Community programming

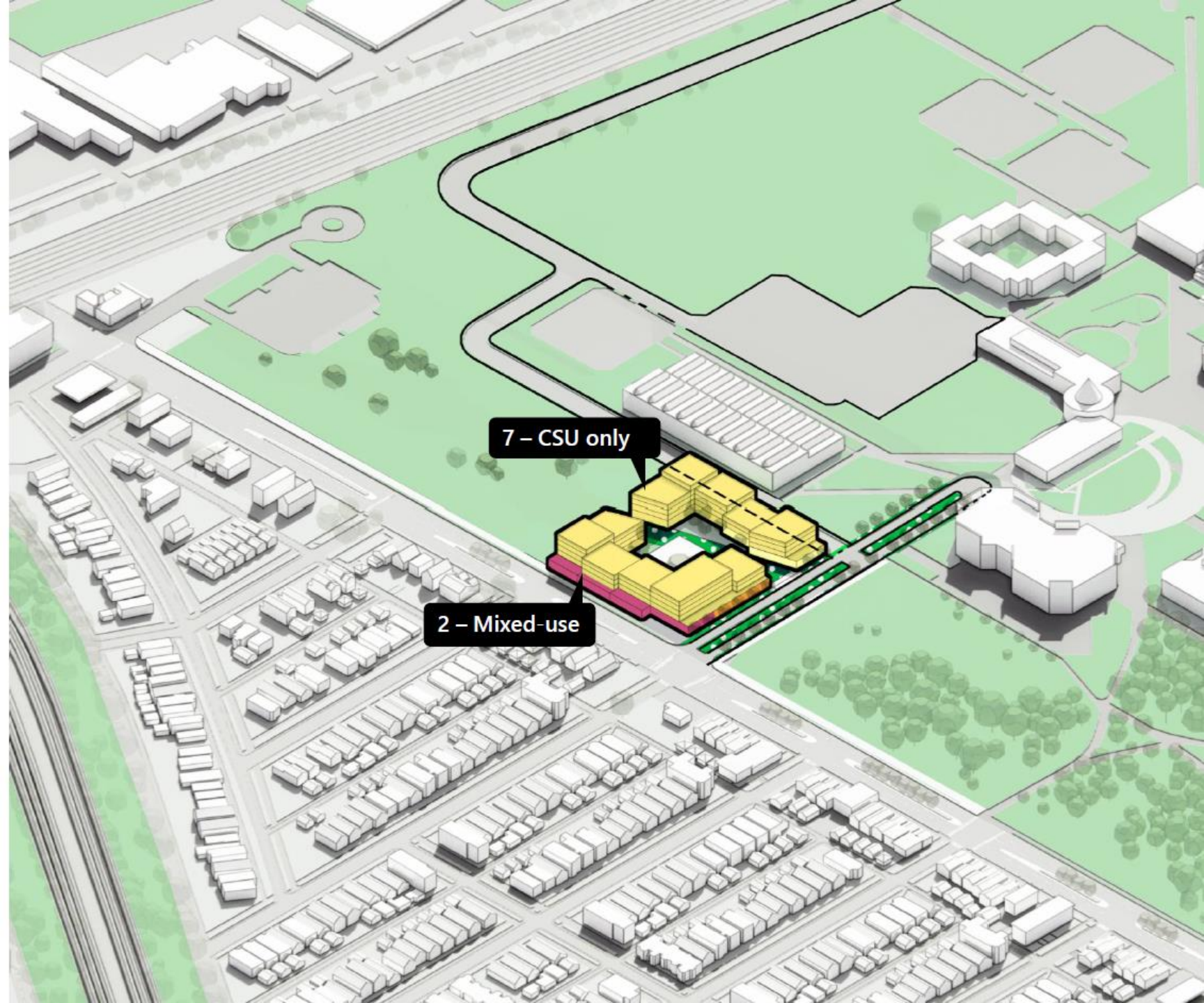
The Village

Phase 1

Building 2
74 3BR suites
222 beds

Building 7
76 double semi-suites
304 beds

Total 3BR suite beds = 222 (42%)
Total double semi-suite beds = 304 (58%)
Total beds = 526





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**



CHICAGO STATE
UNIVERSITY

Coach Rome

CSU Head Football Coach

Your CBRE Team



Brandon Green

Advisor

+1 312 340 4754

brandon.green@cbre.com



Anne Rahm

Midwest Regional Manager

Public Institutions and Education Solutions

+1 313 808 0717

anne.rahm@cbre.com



Michael McShea

Executive Vice President & National Manager

Public Institutions and Education Solutions

+1 202 669 2580

michael.mcshea@cbre.com



Phase 1 Key Characteristics



232,000 SF

528 Beds

- ❖ 305 Double Semi Suites
- ❖ 223 Three Bedroom Suites

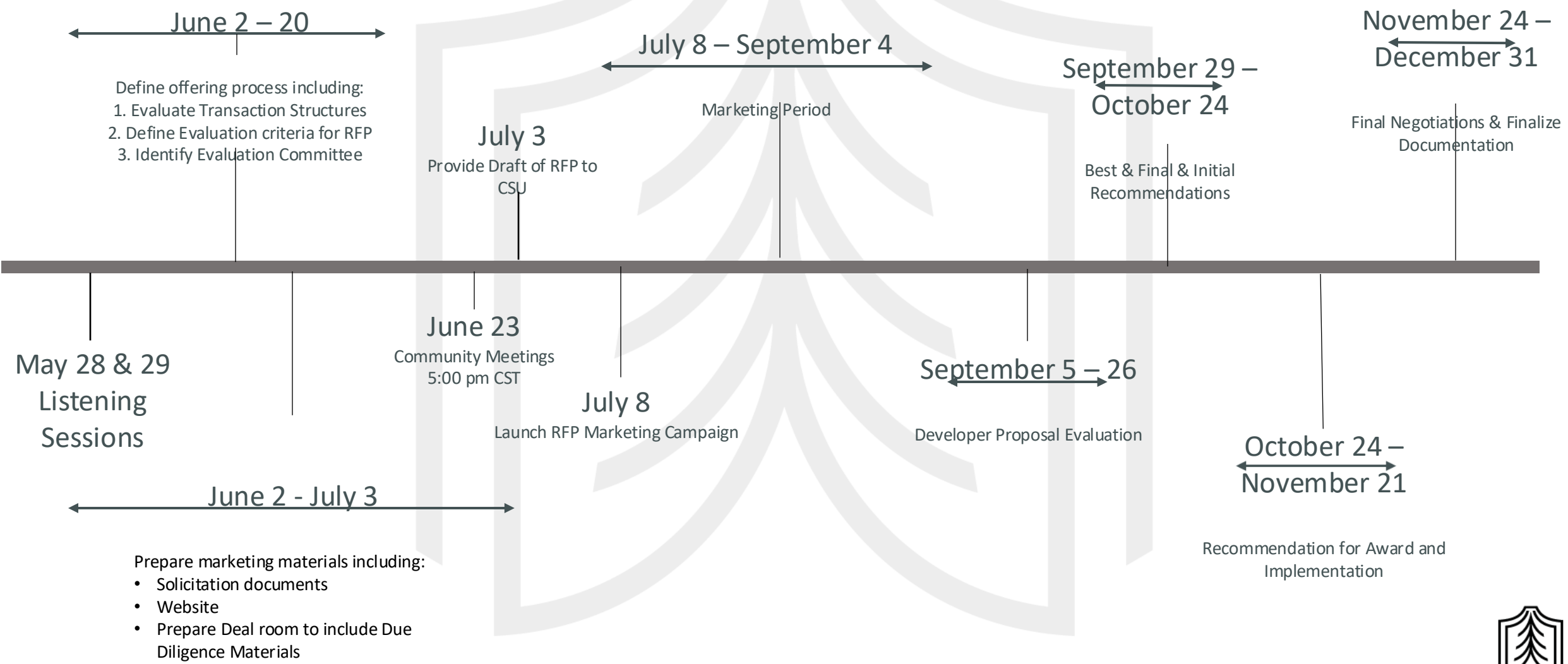
25,000 SF Retail Located Along
95th Street

- ❖ 10,000 SF Traditional Retail (i.e. grocer, coffee shop)
- ❖ 7,000-10,000 SF CSU serving retail (i.e fitness)
- ❖ 5,000 SF of CSU community facing space



CSU's Renaissance on 95th Street Development Timeline

June 1 – December 31, 2025.

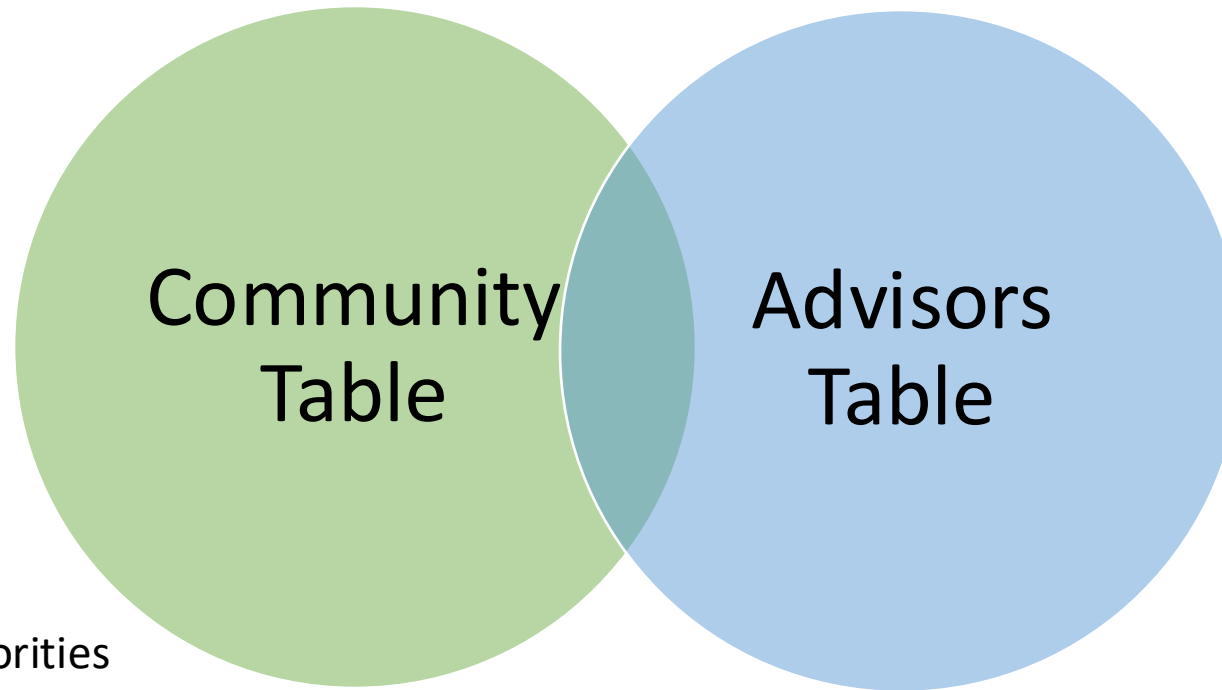




Dr Kirk E. Harris

95th Street Community Table

Community & Technical Advisor 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 Members

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

Alaxandria Foreman

Alisa Radcliffe

Amina Brooks

Andre Garner

Andrea D Reed

Che Smith

Christopher Smith

Concetta A. Williams

Crystal Lockhart

Cynthia Jenkins-Powell

David Day

Dr. Douglas Williams

Dr. Lois M.. Gueno

G. Sequane Lawrence

Jerome Cocroft

Kenneth Hill

Kevin Tyson

LaCreshia Birts

Lois White

Mattie Carter

Merrill Perkins

Mrs. Toni McCoy-Smith

Myron Hester

Phaedra M. Leslie

Phylicia Hudson

Rachel Williams

Takeshi James

Tamika Johnson

Tanya Watkins



Advisors Table Members

Purpose: The advisory board will bring technical expertise to provide insights on complex development needs, including RFP processes, designs, fundraising, and more.

Alderman Harris's Office

Senator Sims's Office

Commissioner Moore's Office

Representative Smith' Office

World Business Chicago

Intersect Illinois

Metropolitan Planning Council

CDPD

Chicago Neighborhood Initiatives

Far South CDC

Endelo Institute

African American Contract Association

IFF

DCEO

Elevated Chicago

Prim Lawrence Group

Hope Center Foundation

Imani Village

Q&A