

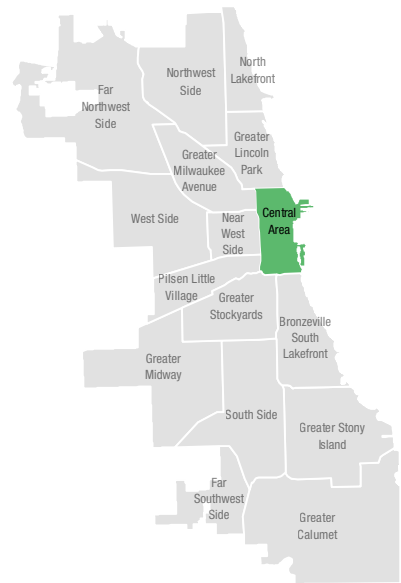


Navy Pier

The Central Planning Area

Area Overview

Chicago's Central Area is bounded by Division Street on the north, Lake Michigan on the east, the Stevenson Expressway on the south, and by N Halsted Street and the Kennedy/Dan Ryan Expressway on the west. It consists primarily of eight neighborhoods—Chinatown, Grant Park, the Loop, Museum Campus, Near South Side, River North, Streeterville and portions of the West Loop. The Central Area is covered by nine wards: 2nd, 3rd, 4th, 11th, 25th, 27th, 28th, 34th, and 42nd. Although among the smallest areas geographically, the Central Area currently has the fastest growing population, the highest use of commercial space and continues to be the economic driver for the Chicago region.

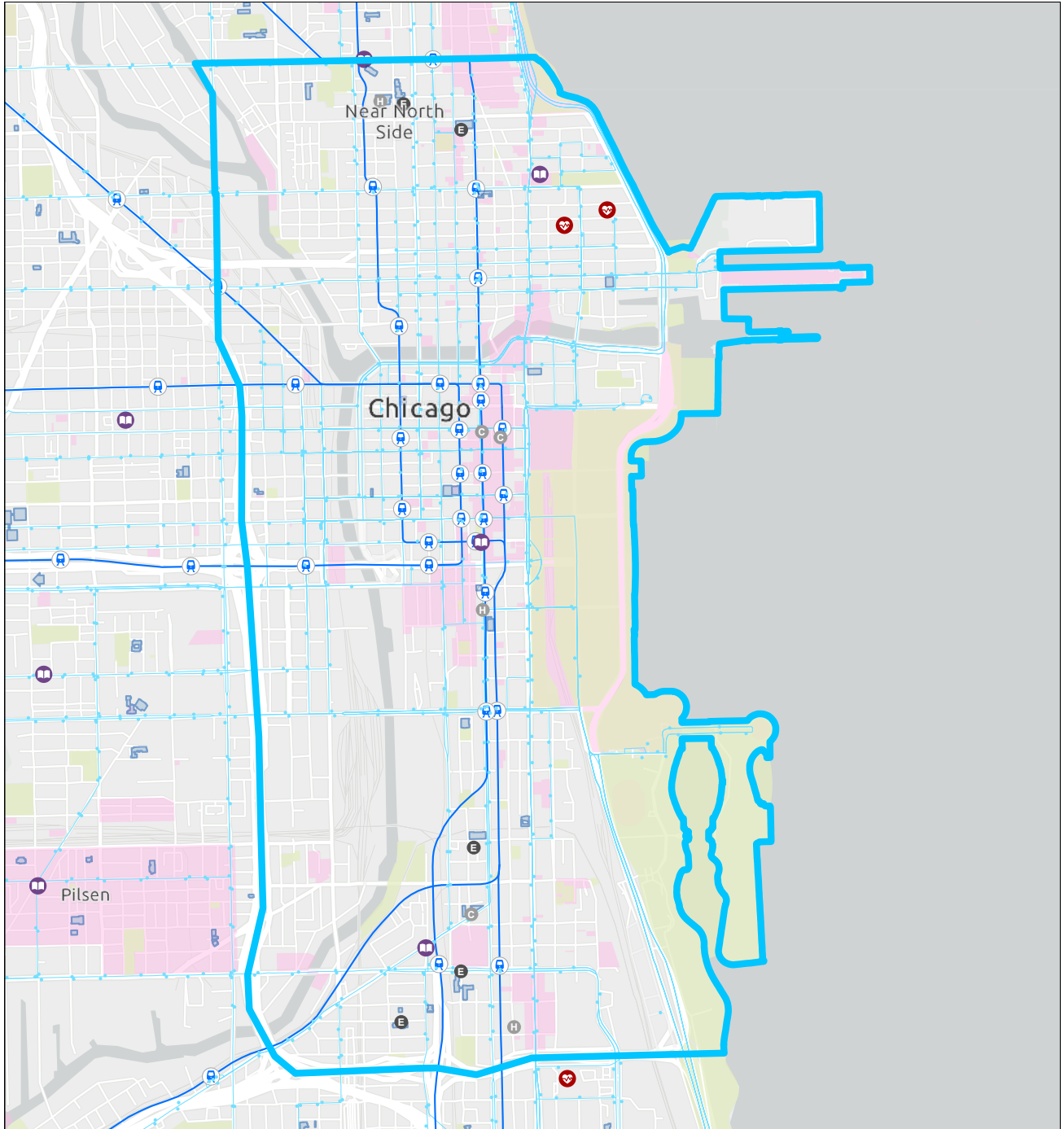



4,325
 CPS students residing


28
 rail stops


36
 open spaces

Source: City of Chicago Department of Planning and Development



- E Elementary School
- H High School
- C High School - Charter/Options
- R Central Area
- Buildings School Grounds
- H Hospitals
- L Libraries
- B CTA Bus Stops
- R CTA Rail Stations
- R CTA Rail Lines
- CTA Bus Routes
- Parks
- Historical Area



City of Chicago, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

History and Context

The Central Area’s seven community areas developed as early trading posts, and residences grew around the three branches of the Chicago River. Transportation has always been the driving force behind Chicago’s development; when the first canal and railroad opened in the 1800s, Chicago became the transportation hub of the country. During this period, much of the Central Area’s land was filled with rail tracks that converged at the edges of the commercial core. Commerce continued to grow, and between 1837 to 1871, Chicago’s population grew from around 4,000 to nearly 300,000.

After the 1871 Chicago Fire, the city reconstructed what was previously all wooden infrastructure. Builders and architects developed new “fireproof” building materials, construction techniques, and architectural styles, leading to taller buildings supported by steel frames and the world’s first skyscraper: the Home Life Insurance building of 1885.

While many examples of this late 1800s building period survive today on State Street and Wabash Ave, Chicago’s central business district has experienced successive waves of new development. The 20th century brought the expansion of commercial areas north of the river, most notably N Michigan Ave, which was branded as the “Magnificent Mile” in the 1940s.

With the rising use of automobiles, plans for Chicago’s primary highways were completed in 1940, and various expressways opened in the 1950s and 1960s. They all converged at the Central Area, forming new borders on the area’s south and west sides.

In the 1960s, the Central Area’s rail tracks were abandoned as automobile and interstate truck use increased. Businesses began moving outside the city center, requiring a plan for Chicago’s downtown revitalization. .

During the past 40-plus years, the city’s vision to make the Central Area more residential has made the downtown area vibrant again. Well-known residential developments, such as Printers Row, Lakeshore East, Dearborn Park, New Chinatown Square, and Central Station, occupy former manufacturing buildings and rail yards.

Today, the Central Area continues to improve, as historic

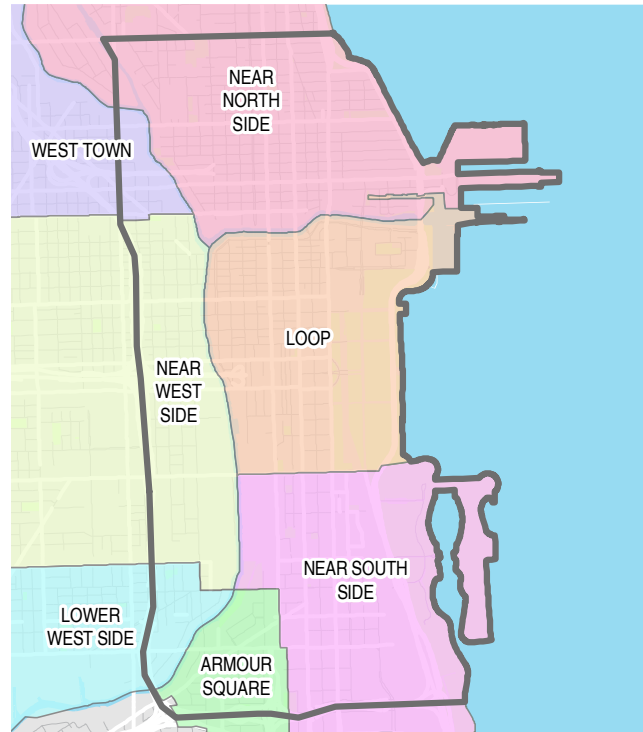







Figure Central-1: Planning area communities; Source: City of Chicago Department of Planning and Development

buildings are restored and converted to new uses. Revitalized theaters, retail areas, tourist attractions, and modern skyscrapers dot the Central Area’s urban landscape. Navy Pier and Millennium Park – which replaced the Central Area’s sprawling rail yards – represent two of the city’s top tourist attractions.

The Near North includes university campuses representing some of Chicagoland’s key research institutions, including DePaul, Loyola, and Northwestern. The Streeterville neighborhood is home to a major medical district focused around Northwestern Memorial Hospital. Although the portion of the Near West Side east of the I-94 expressway is primarily a commercial area, there has been extensive residential, retail, and restaurant development in the West Loop in the past decade. Meanwhile, the Near South is one of the fastest growing residential areas of the city, with new large-scale residential developments like Dearborn Park and Central Station occupying former rail yards.

Table Central-1: Planning area neighborhood assets; Source: City of Chicago Department of Planning and Development

	 Parks	 CTA Stops	 Metra Stations	 Libraries	 Hospitals
Armour Square	5	60	2	1	0
Loop	8	154	16	1	0
Near North Side	17	255	7	2	2
Near South Side	13	84	3	0	1
Near West Side	18	357	9	3	4

School Facility Overview

11 Public Schools 

5

Elementary Schools¹



6

High Schools²



1975 Average Campus Year Built*

1,314,694 

Total campus square footage*

Enrollment by Governance

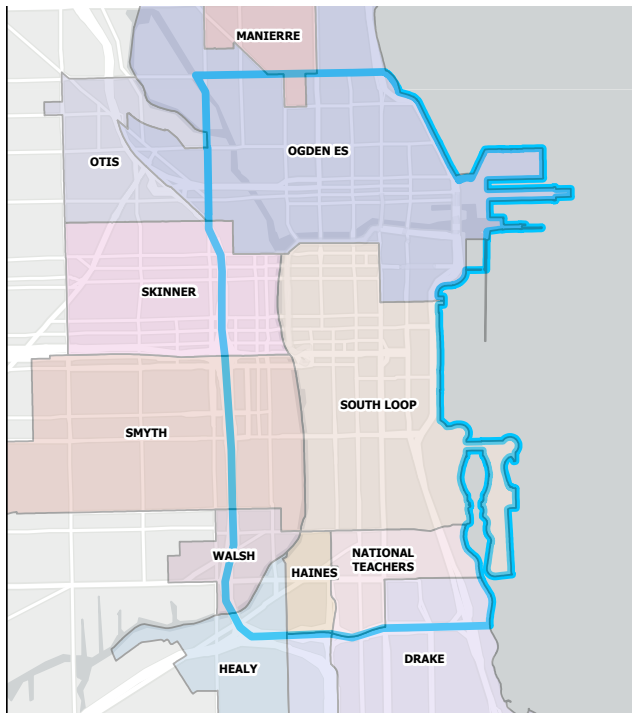
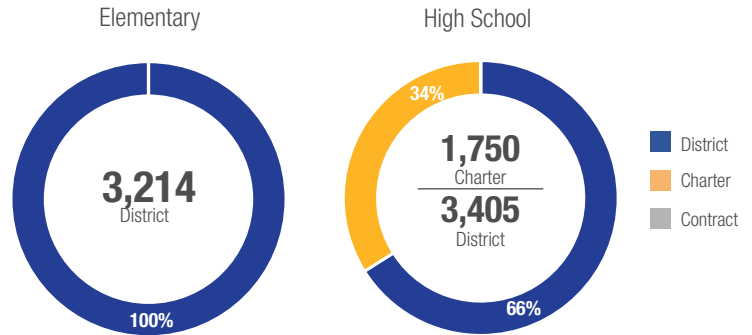


Figure Central-2: Elementary school boundaries

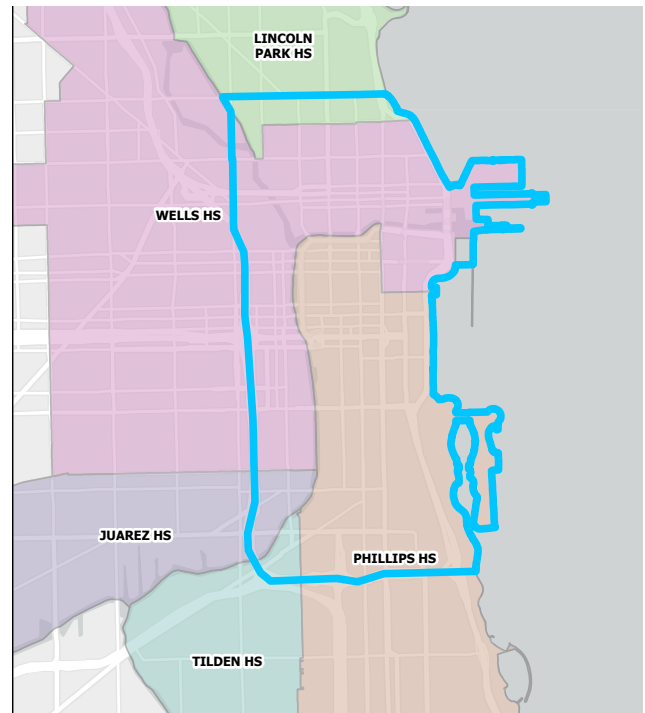


Figure Central-3: High school boundaries; Source: Chicago

^{1,2} Elementary and high school counts include all CPS schools regardless of governance.
* Data calculated from CPS owned and leased campuses

Utilization

The area average utilization for elementary schools in CPS-owned or leased facilities is approximately 61 percent and the area average utilization for high schools is 111 percent. There are 2 schools with enrollment levels below 70 percent.



Source: Chicago Public Schools

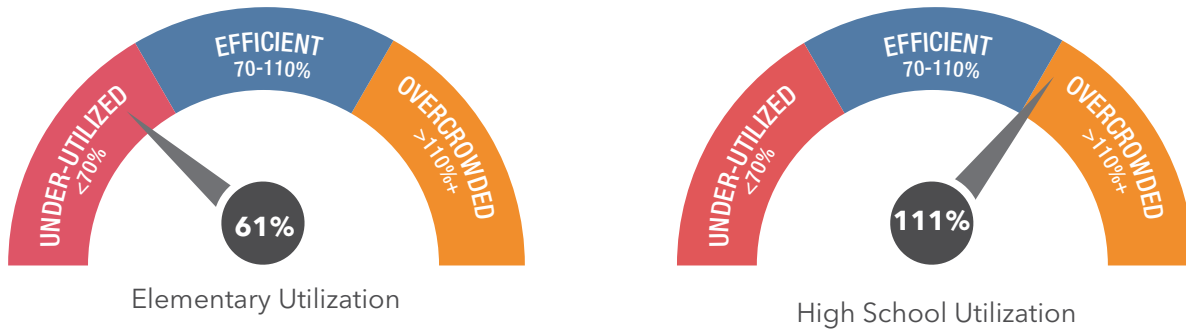


Figure Central-4: Campus utilization ("Adjusted Utilization2"); Source: [Chicago Public Schools Space Use Standards](#). Computation excludes charter and contract schools as sole occupants in CPS owned/leased or non-CPS facilities.

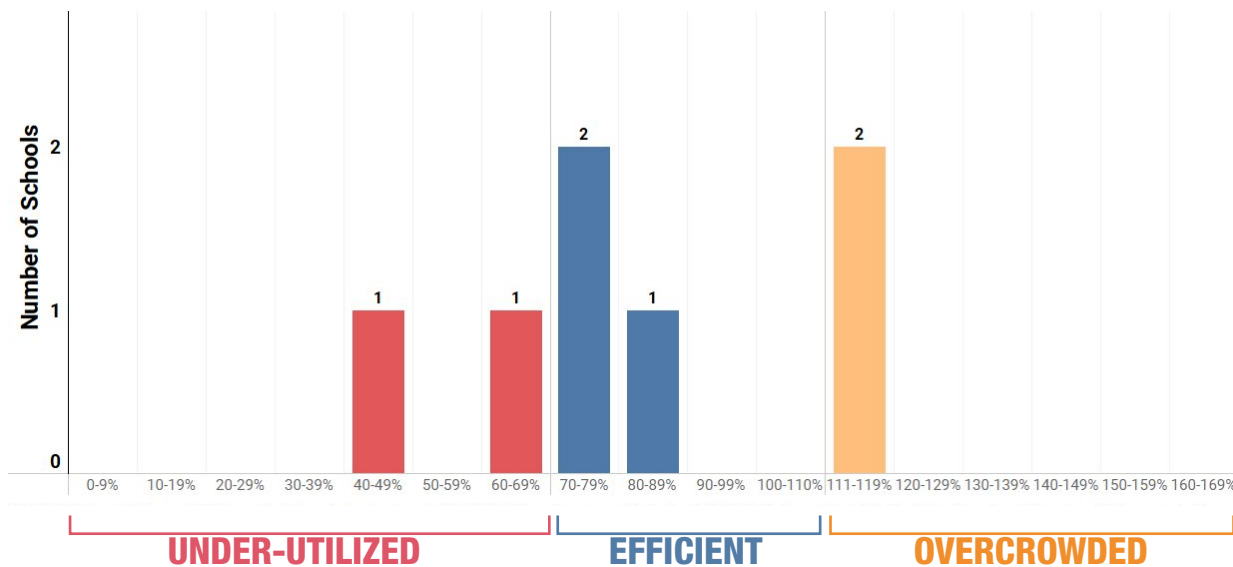


Figure Central-5: School count by utilization range; Source: Chicago Public Schools

■ Elementary Schools □ High Schools

Current Facility Deficiencies

The figure below depicts the significance of need for each building system for campuses within Central. This data was collected as part of the 2021-2022 facility condition assessment and represents all need identified. This distribution is not weighted or otherwise adjusted based on impact to the buildings or occupants.

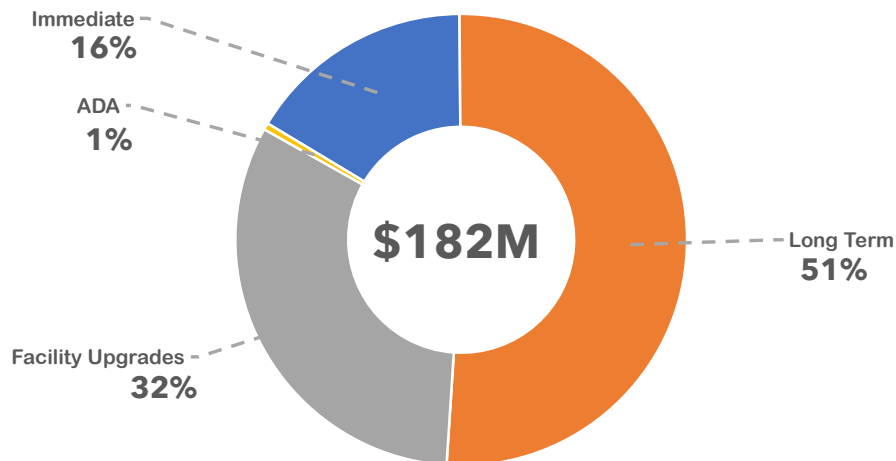


Figure Central-6: Current facility deficiencies by system; Source: Chicago Public Schools. Data calculated from CPS owned and leased campuses.

Facility Upgrades

Upgrades including finishes (paint, finishes, ceilings), lighting upgrades and other classroom upgrades. These upgrades will enhance the learning environment while also increasing the building energy efficiency.

Immediate

Critical systems facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems over next 5 years based on the 2021-22 facility condition assessments. These upgrades will result in energy efficient buildings with enhanced indoor air quality.

Long Term

Critical systems facility needs such as building envelope (windows, roofs, masonry) and mechanical heating and cooling systems from 6 to 10 years based on the 2021-22 facility condition assessments. These upgrades will result in energy efficient buildings with enhanced indoor air quality.

ADA Accessibility

Accessibility needs to make a campus accessible based on the 2021-22 facility Condition assessments. These upgrades will provide equitable access for all.

Future Facilities Priorities

Future improvement plans could include the following.

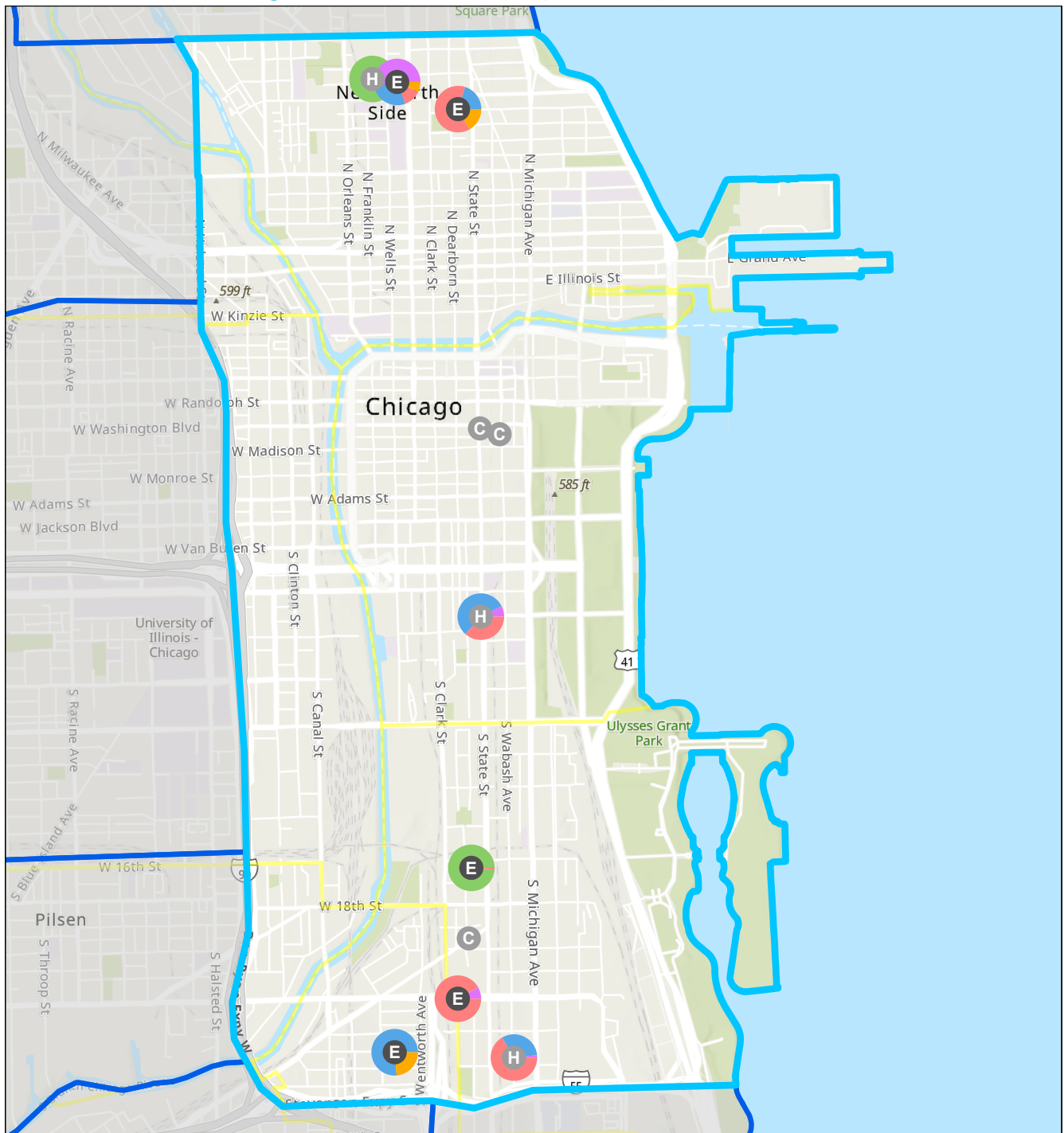
Condition Improvement Priorities

- Address exterior building envelope condition improvements for structural integrity
- Continue mechanical, electrical, and plumbing (MEP) upgrades to more energy efficient systems
- Invest in district initiatives such as ADA accessibility for equitable access
- Address additional needs including finishes (flooring, paint, and ceilings), energy-efficient lighting upgrades, and other facility upgrades

Capital Projects Since 2013

\$ Capital Projects Cost
85M

The Central Planning Area Historical Capital Projects



- E Elementary School (5)
- H High School (3)
- C High School - Charter/Options (3)
- New Construction
- Exterior
- MEP+FP
- Interior
- Site
- Central Area
- Other ARA Regions
- Community Areas



Esri, NASA, NGA, USGS, FEMA, City of Chicago, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

The Central School Needs* Data

School Name	Immediate	Long Term	Facility Upgrades	ADA Accessibility	Total (in Millions)
GRAHAM HS	●	●	●	●	\$8.9
HAINES	●	●	●	●	\$19.4
JONES HS		●	●		\$56.9
NATIONAL TEACHERS	●	●	●	●	\$37.7
OGDEN ES			●		\$7.8
PAYTON HS		●	●		\$25.8
SALAZAR			●	●	\$4.8
SOUTH LOOP	●	●	●		\$20.4

*Critical facility needs are based on the 2021-22 assessment data. Costs are high level and based on unit costs and historical cost information.

The Central Planning Area Data

School Name	Type	Governance	Boundary	Ownership	Co-Location	Total Attending SY 2021-22	Total Attending SY 2022-23	Change in Total Attending	Ideal Capacity*	Utilization*	Adjusted Utilization*	Utilization Status*
GRAHAM HS	HS	District	Citywide	Owned		205	239	▲ 34	N/A	N/A	N/A	N/A
HAINES	ES	District	Attendance Area School	Owned		567	527	▼ -40	690	76%	85%	Efficient
JONES HS	HS	District	Citywide	Owned		1960	1936	▼ -24	1872	103%	111%	Overcrowded
NATIONAL TEACHERS	ES	District	Attendance Area School	Owned		727	754	▲ 27	1200	63%	71%	Efficient
NOBLE - MUCHIN HS	HS	Charter	Citywide	Non-CPS		963	861	▼ -102	N/A	N/A	N/A	N/A
OGDEN ES	ES	District	Attendance Area School	Owned		894	866	▼ -28	1530	57%	61%	Underutilized
PAYTON HS	HS	District	Citywide	Owned		1193	1230	▲ 37	1212	101%	112%	Overcrowded
JOSLIN HS	HS	Charter	Citywide	Non-CPS		373	380	▲ 7	N/A	N/A	N/A	N/A
SALAZAR	ES	District	Citywide	Owned		301	272	▼ -29	420	65%	70%	Efficient
SOUTH LOOP	ES	District	Attendance Area School	Owned		799	795	▼ -4	1860	43%	43%	Underutilized
YCCS - INNOVATIONS	HS	Charter	Citywide	Non-CPS		429	509	▲ 80	N/A	N/A	N/A	N/A

Source: Chicago Public Schools, based on Fall 2022 data.

*Computations for ideal capacity, utilization, adjusted utilization, and utilization status excludes charter and contract schools as sole occupants in CPS owned/leased facilities, non-CPS facilities, or CPS Specialty Schools.