

The Proposed Near South High School

September 28, 2022



Meeting the Needs of an Expanding Community

1. Prior versions of a new high school were solving a different challenge. **Our administration's proposal is rooted in data, equity, and investing in neighborhood schools;**
2. Fiscal and enrollment challenges are not new to CPS; we've had them consistently for the last ten years. That said, we have also built new schools during these difficult times to meet the needs of our students;
3. This proposal is not an *either-or*, but rather, a *both-and*...we need to invest in the schools in the region because it is growing, and fast.

The Board is Voting on ...

- The PSA (contract to purchase) 23rd & Wabash site for CHA as consideration for the 95 Year Lease.
- An IGA and 95 Year Lease with CHA for 24th & State.
- The PBC formulation.

Stakeholder Engagement

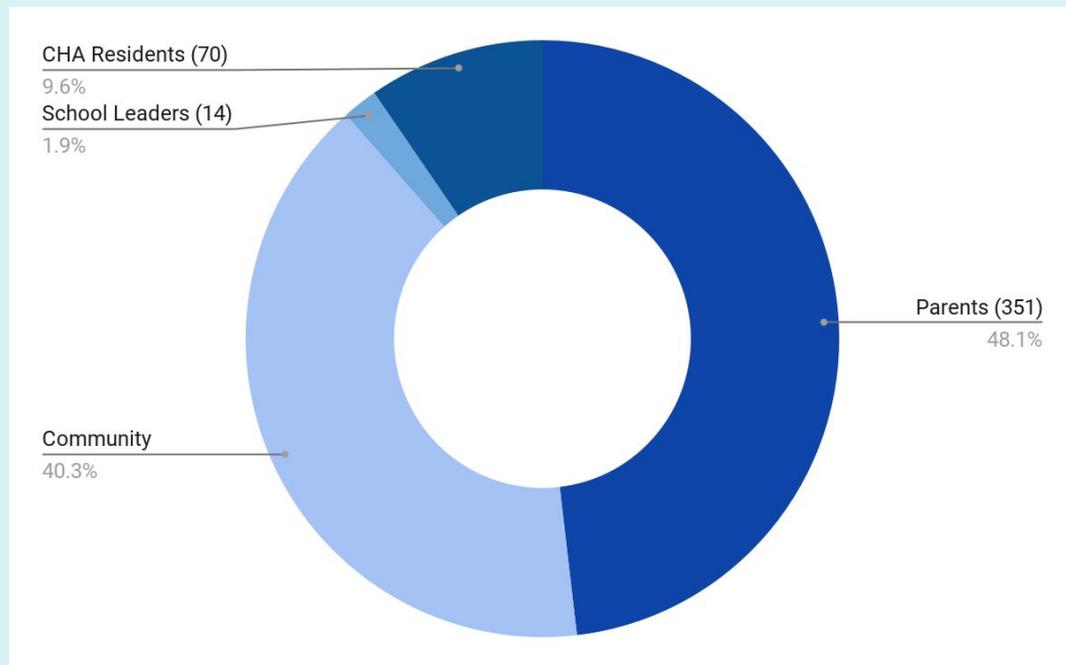


Composition of Stakeholder Engagement

Spanning more than 30 engagements since June, we've engaged more than 730 parents and community members.

During these deep listening sessions with our families and community members, questions that come up include:

- Will this be a true neighborhood school, or another selective enrollment school?
- Why did you select this location for the new school?
- What are you doing to strengthen the schools in the surrounding area?



Composition of Stakeholder Engagement

Neighboring HS Principals from:

- Dunbar
- Tilden
- Phillips
- Wells

The 9 LSC Chairs from:

- Armour
- NTA
- Drake
- Healy
- Ward J
- Holden
- Smyth
- Haines
- South Loop



Using Data to Determine Need

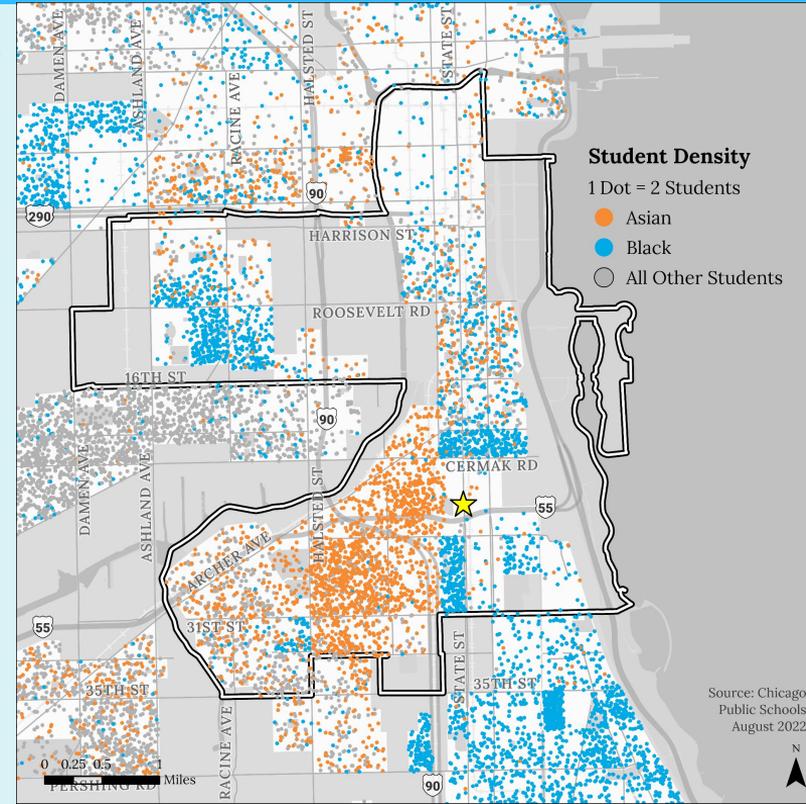


Near South: A Growing Community

Near South is home to some of the fastest growing regions in Chicago. Today, the region is home to:

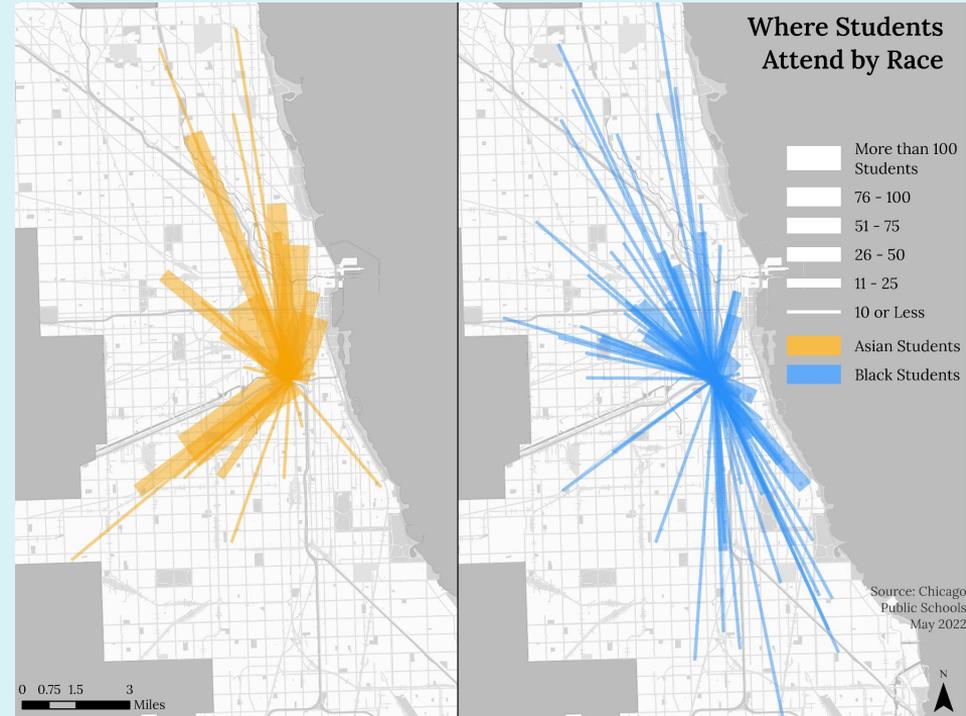
- 2,255 high school students
- 5,983 elementary school students
- In the near future, at least 244 CHA units housing units will be built in Southbridge. 1.5 children estimated for each unit, or an additional 366 students in the immediate area
- Based on current 4th - 7th grade enrollment trends, we anticipate that the region can see a population increase for high school students in the years ahead.

Despite overall enrollment declines at CPS and across the entire midwest region, **some areas, like Near South, are growing rapidly.** Recognizing this, the State has approved \$50 million for a new school in this area; we need to be responsive to the region's growing needs



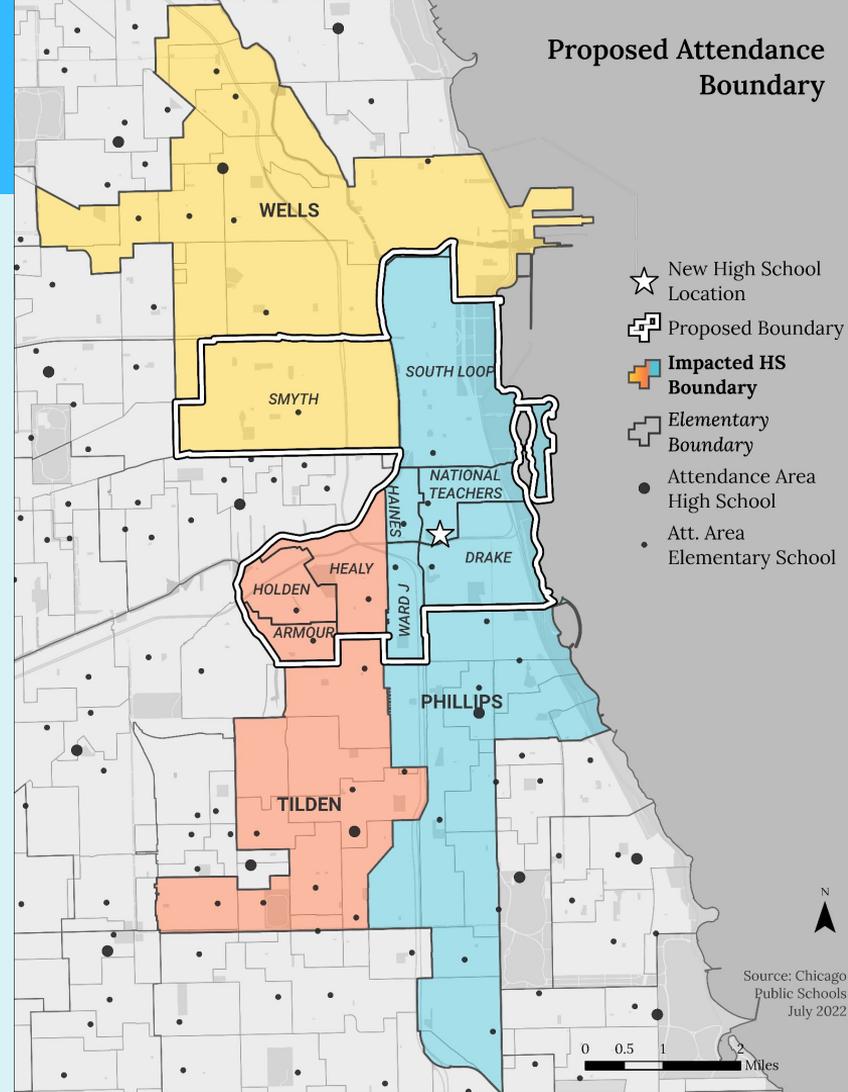
Shorter Commute Times For Students

- There are currently 687 Black high school students in the region currently attending 95 schools across the city
- There are currently 882 Asian high school students in the area attending 36 high schools across the city
- 86% of the students in the new boundary will travel a shorter distance to this new location than they would to their current assigned high school.



Proposed School Boundary

- The proposed boundary is made up of portions of the Wells, Phillips and Tilden high school boundaries.
- The proposed boundary is made up of 9 existing elementary boundaries:
 - Armour
 - NTA
 - Drake
 - Healy
 - Ward J
 - Holden
 - Smyth
 - Haines
 - South Loop



Impact on Surrounding Neighborhood High Schools

- Schools that are overcrowded such as Kelly, Juarez, and Curie will see overcrowding relief
- The data indicates there will be a minimal negative impact to other neighboring schools. Specifically, Dunbar, Wells, Phillips, and Tilden would potentially lose between 3-8 students per grade level to the new school.
- 42% of students in the proposed boundary currently attend selective enrollment schools

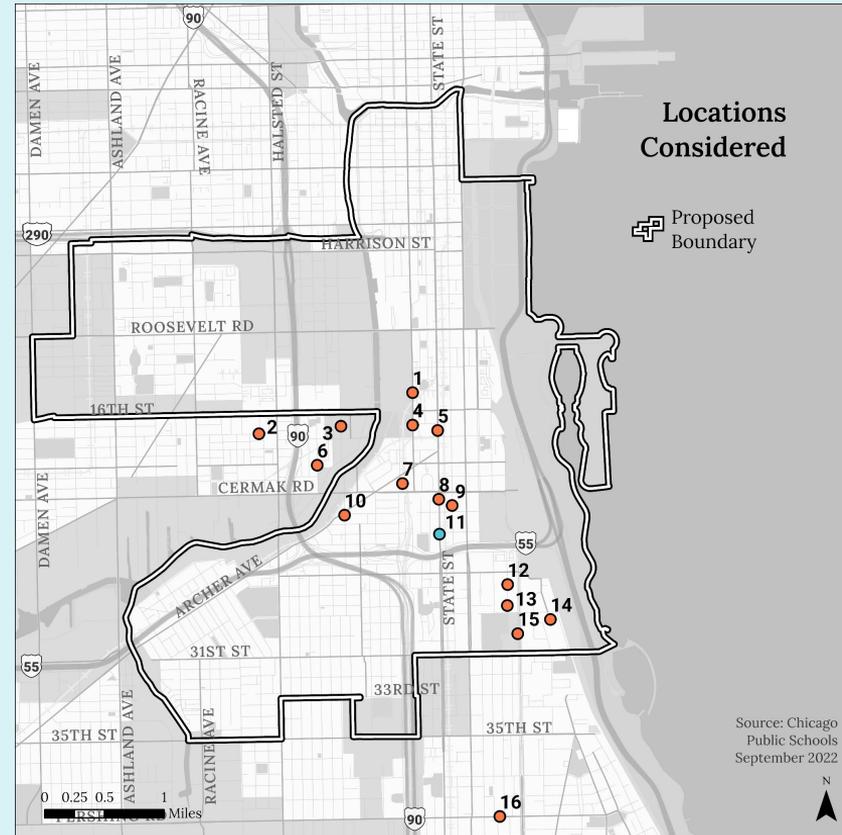
Schools that high school students that live in the Greater Near South Region currently attend (# and %)	School Name	SY21-22 Enrollment	# of Students	% of Total Enrollment
	KELLY HS	1,736	161	9%
	LINCOLN PARK HS	2,066	86	4%
	JUAREZ HS	1,702	77	5%
	CURIE HS	3,060	59	2%
	KENWOOD HS	2,252	39	2%
	DUNBAR HS	493	31	6%
	OGDEN HS	566	31	5%
	WELLS HS	314	27	9%
	PHILLIPS HS	565	25	4%
	CHICAGO MILITARY HS	244	17	7%
	PHOENIX MILITARY HS	545	16	3%
	DYETT ARTS HS	537	14	3%
	AIR FORCE HS	174	13	7%
TILDEN HS	181	13	7%	
CRANE MEDICAL HS	406	13	3%	
BACK OF THE YARDS HS	1,056	13	1%	
COLLINS HS	251	10	4%	

Selecting a Location



16 Sites Considered

1. 1502 S Clark St
2. 900 W 18th Street
3. 1701 S Canal St
4. 1700 S Clark St
5. 1718 S State St
6. 2000 S Jefferson St
7. 2155 S Wentworth Ave
8. 2220 S State St
9. 2240-2332 S Wabash Ave
10. 2300-2500 S Canal St
11. 2402 S State St (**Selected Site**)
12. 2641 S Calumet Ave
13. 2822 S Calumet Ave
14. 2929 S Ellis Ave
15. 3000 S King Dr
16. 244 E Pershing Rd



Viability of Considered Sites

16 Sites were considered. Most sites were not viable for the following reasons:

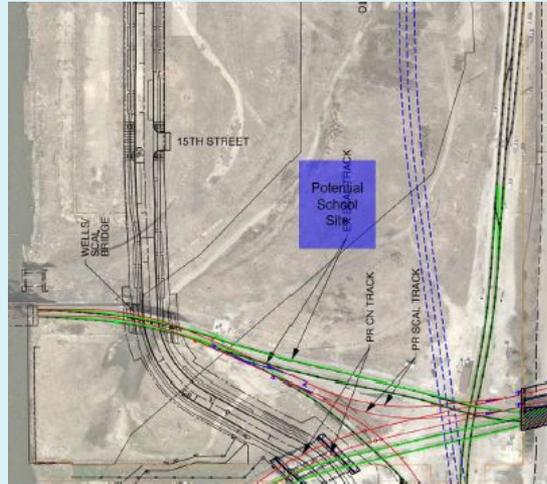
- Environmental issues including air quality;
- Sites were currently in use for other city-services;
- Distance students would have to travel/proximity to students the school would serve;
- Infrastructure related issues, such as: lack of streets, parks, and narrow property lines;
- Distance to other neighboring high schools;
- Constrained sites, meaning the lot or parcel of land would create traffic issues;
- Some sites were landlocked on multiple sides, posing a potential risk without fire-access;
- Most sites didn't allow for open space and fields

The district's goal is to select a site that is central to all students we are hoping to serve, provides the right infrastructure to develop a new high school, and maximizes amenities to ensure students have access to a great high school experience.

Three Potential Sites



Site #3: 17th and Canal: The site has multiple property owners, is located in a planned manufacturing district, and is approximately 6.8 acres



Site #1: 15th and Clark (The 78): The site is owned by Roosevelt / Clark Partners. It is located in a planned development. The approximate acreage assumed to be less than 2 acres with even less availability for outdoor activities



Site #11: 24th and State: The site is owned by CHA, located in a planned development, and is approximately 3.8 acres of which, CPS would use ~1.7

Site #3: 17th and Canal

Key Challenges

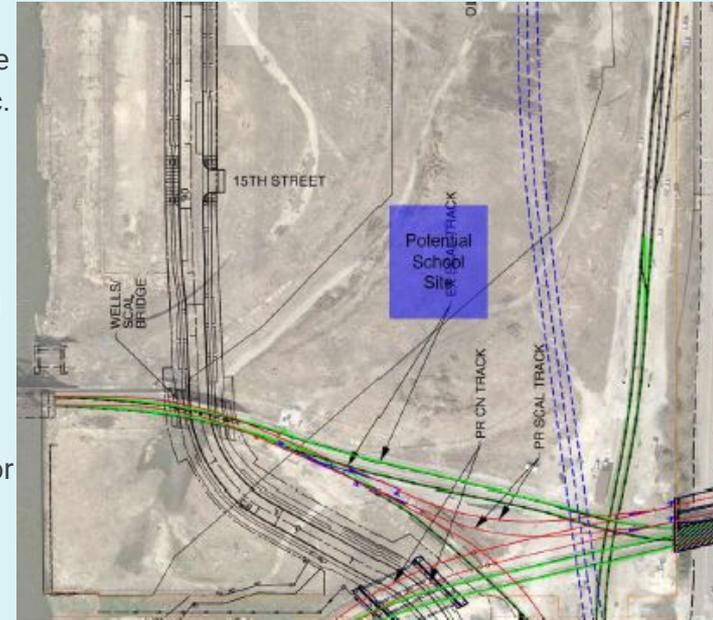
- The land is designated as a planned development and a planned manufacturing district. A new PMD Plan adopted by CPC and council action will be needed to modify the PMD boundary to allow for a school use before design for the school could commence. Revising the PMD boundary and adopting a PMD Plan will be controversial with Environmental Justice groups, requires City Council approval, and process takes a year.
- This land use adjacency conflicts with City's goals from Air Quality Ordinance and raises environmental justice concerns
- This land was intended to be used for Streets and San facility currently on Clark and 18th with no other relocation options
- The Goodale Corporation site will be impacted
- New access may be needed for the Devon Canal site.
- The site has two streets which will need to be reconfigured.
- The site is located immediately adjacent to the expressway and transit rail lines, which may result in increased noise levels. However, the potential design solution and site layout allows for opportunities to mitigate noise impacts. An acoustical investigation will be conducted to confirm.
- The site is far from the Black students we are aiming to serve



Site #1: 15th and Clark (The 78)

Key Challenges

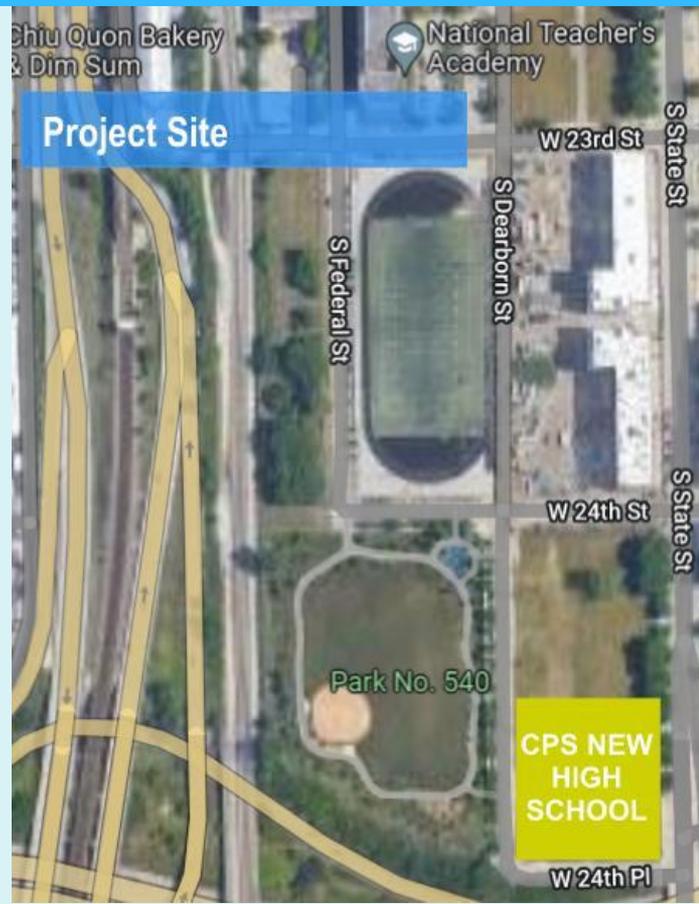
- The site is farther from the Black students we are aiming to serve
- Amenities such as athletics fields are not accommodated at this site. CPS will have to negotiate with developer to use open space for play fields, tennis/basketball, etc. This could increase land acquisition costs.
- Metra realignment, proposed to run through the center of the site, will impact feasibility of this layout.
- The site is bound by the railroad on two sides, the Chicago River and the elevated Roosevelt Road. Upon completion of the Wells / Wentworth Realignment there will only be one access road in and out of the site. Site access will have to be resolved prior to school opening.
- The proximity of the site to the railroad may result in increased noise levels. An acoustical investigation will have to be conducted which could result in the need for acoustical treatment for roof, windows and exterior walls.
- Proximity to the railroad also raises air quality and pollution concerns
- The proposed location is contingent upon approval of land use as a school by the developer and coordination with the developer for the improvements planned for the site, specifically utilities, roadways and other infrastructure which should be in place prior to construction of the school.



Site #11: 24th and State (selected site)

Key Challenges

- Obtaining a CHA and HUD disposition approval could result in schedule impacts.
- CHA-owned land (24th & State) is designated for low-income replacement housing in a mixed-income context. CPS is considering the use of a third of this CHA site (~1.7 acres) for a new high school.
- The site is located immediately adjacent to the expressway and transit rail lines, which may result in increased noise levels. However, the potential design solution and site layout allows for opportunities to mitigate noise impacts. An acoustical investigation will be conducted to confirm.



Benefits of 24th and State Site

Key benefits:

- Centrally located in the region allowing equal access to our Black and Asian students, as well our remaining White and Latinx students
- Accommodates robust programmatic offerings for up to 1,200 students
- Existing resources including the CPS soccer field with a track and Park District baseball field,
- Accessible via various modes of transportation,
- Keeps nine elementary school communities whole
- Solves a critical need to provide a growing region of the city with a viable neighborhood option
- CPS is seeking to purchase two parcels of land adjacent to the site for CHA replacement housing
- 24th and State is part of a larger development for the region called Southbridge



Chicago Housing Authority



Southbridge Development Plan (former Ickes)



Southbridge
Phase 1C

Southbridge
Phase 1A & 1B
Leasing Now

Acquire
Wabash
Parcels

Southbridge
Phase 1C

New Proposed
Site for CPS
Near South
High School

Southbridge
Future Phase (as
originally planned)

Southbridge Mixed-Income Housing

A total of 877 mixed-income units are planned for the former Ickes site and surrounding properties. These units are returning in phases.

Total Planned Southbridge Housing Units				
	CHA	Affordable	Market Rate	
Rental Units	244	151	375	770
For-Sale Units	*	21	86	107
	244	172	461	877
* CHA families also eligible for the for-sale units				

Southbridge Mixed-Income Housing

The 206 apartments in Phases 1A and 1B are currently leasing.



Southbridge Phases 1A and 1B Leasing Now				
	CHA	Affordable	Market Rate	Total
Studio	0	12	26	38
1-BR	41	6	61	108
2-BR	27	8	25	60
	68	26	112	206

Southbridge Mixed-Income Housing

- Phase 1C is planned to break ground in 2023. It will deliver 105 more units, including three and four-bedroom units.
- Planned as two sites with one large elevator building on State Street and another site with walk-up buildings on Dearborn Street.

Southbridge 1C - Includes Two Sites				
	CHA	Affordable	Market Rate	
Studio	0	7	13	20
1-BR	14	2	17	33
2-BR	14	3	22	39
3-BR	9	2	0	11
4-BR	2	0	0	2
	39	14	52	105

Southbridge Mixed-Income Housing

- With a co-located school, all of the committed CHA rental units will still return to the former Harold Ickes parcels.
- CHA anticipates that we could create residential buildings that complement the size of the co-located high school, which means more density on that portion of the site than what was discussed initially.
- New Wabash parcels allow more opportunities to develop mixed-income housing.

Southbridge Development Plan (former Ickes)



Southbridge
Phase 1C

Southbridge
Phase 1A & 1B
Leasing Now

Acquire
Wabash
Parcels

Southbridge
Phase 1C

New Proposed
Site for CPS
Near South
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Southbridge
Future Phase (as
originally planned)

Reinvesting in neighborhood schools

CPS has created the “Reimagining with Community” toolkit, which will be used to co-create solutions to achieve our joint aspirations.

The toolkit encompasses key steps of

- Understanding the issue and root causes
- Generating and testing new ideas with stakeholders
- Delivering results

The toolkit allows for flexibility depending on community context

- Step 1: Establish CPS infrastructure for executing
- Step 2: Assembling a Design Team that represents the school community and ensures stakeholders most impacted are at the table
- Step 3: Process to develop a community plan using the human-centered design approach with [Reimagining with Community Toolkit](#)

Community Toolkit

Step 4: Implementation





Chicago
Public
Schools