SERVED BY:

- CTA Red Line Train (40% of CTA Rail Ridership, 24 Hour Service)
- 13 CTA Bus Routes
- 5 Pace Suburban Bus Routes
- 10 Greyhound & Indian Trail Intercity Buses
- Paratransit (ADA) Service
- The most number of bus routes serving any rail station on CTA system
- More than 1,000 CTA and Pace bus trips are made to/from the terminal daily

USED BY:

- About 20,000 average weekday customers
- High minority (99%), below poverty line (17%), and transit dependent population (18%) live within one mile of the station
- About 300,000 people live within one-half mile of the CTA bus routes serving the station
Existing Conditions

Bus Operations
- Insufficient number of bus bays for routes currently being served
- Absence of separate boarding and alighting areas creates congestion
- Spacing between bus bays is insufficient

Pedestrian Circulation
- No direct access from 95th Street
- Small pedestrian islands and narrow sidewalks restrict flow
- Limited space for high volume of riders and buses

Other Issues
- No paratransit pick-up/drop-off space
- No Kiss-n-Ride facility
- No Park-n-Ride facility
- Significantly constrained office and utility space
**Existing Design**

- Narrow Pedestrian Islands
- No Terminal Entrance from 95th Street
- Pedestrian Congestion
- Narrow boarding and alighting areas with columns
- 20 bus bays for 19 routes with more than 1 bus per route in the terminal during peak periods
- Minimal spacing between buses

Rail Station

Lafayette Avenue

State Street
LONG TERM VISION

Bus Operations
- Improve safety and efficiency of bus operations
- Eliminate delays due to congestion

Pedestrian Circulation
- Improve pedestrian safety
  - Separate pedestrian and vehicular flow
  - Wider waiting and boarding areas
- Separate boarding and alighting
- Enhance visibility, connectivity, and accessibility

Other Goals
- Improve access to the terminal via different modes
- Improve internal station space and add amenities
- Enhance customer comfort
95TH & STATE ACQUISITION PARCELS
Looking East from State Street

**PARCEL 1**

9401-9407 S. State Street

Looking East from State Street

**PARCEL 2**

9411-9415 S. State Street

PINs: 25-03-321-004 and 25-03-321-005
PARCEL 3

9417-9433 S. State Street

Looking East from State Street

PARCEL 4
9435 S. State Street
PIN: 25-03-321-012
Looking East from State Street

PARCEL 5
9439 S. State Street
PIN: 25-03-321-013
Looking Northeast from State Street

PARCEL 6

9443 S. State Street

PIN: 25-03-321-014
Looking Northwest from 95th Street

**PARCEL 7**

12-24 E. 95th Street


25-03-321-037, 25-03-321-038
PARCEL 8

2 E. 95th Street

PIN: 25-03-321-041

Looking Northwest from 95th Street
Looking East from State Street

Parcel 9
9409 S. State Street
PIN: 25-03-321-043
### ACQUISITION BUDGET

<table>
<thead>
<tr>
<th>Parcel No./ Address P.I.N. No.</th>
<th>CTA Appraisal and Offer</th>
<th>Owner Appraisal</th>
<th>Relocation</th>
<th>Final Acquisition Price</th>
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<tbody>
<tr>
<td>Parcel 1 9401 - 9407 S. State Street 25-03-321-001, 002 and 042</td>
<td>$80,000.00</td>
<td>$160,000</td>
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<td>$475,000.00</td>
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<td>Parcel 2 (Tenant Leasehold) 9411 - 9413 S. State Street 25-03-321-004 and 005</td>
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<td>Parcel 3 9417 - 9433 S. State Street 25-03-321-006 through 011</td>
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<td>Parcel 4 9435 S. State Street 25-03-321-012-0000</td>
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<td>Parcel 5 9439 S. State 25-03-321-013-0000</td>
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<td>Parcel 9 9409 S. State Street 25-02-321-043-0000</td>
<td>$202,500.00</td>
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**TOTAL** | **$2,827,034.00** | **$2,395,534** | **$790,500.00** | **$925,000.00** | **$15,127.11** | **$700,290.00**
EMINENT DOMAIN AND OUTSIDE COUNSEL

*Note – offer letter, follow up letter and purchase agreement to be drafted by Outside Counsel for final approval by the CTA.

CTA to send offer letter to owner allowing 21 days to respond.*

If owner does not respond within 21 day time period, CTA to send follow up letter to owner providing an additional 14 days to respond.

If owner contacts CTA within 21 day time period, CTA will have 30 days to negotiate a settlement.

If owner receives follow up letter and does not respond within the additional 14 day time period, CTA to send Outside Counsel request to proceed with filing condemnation (CTA to obtain FTA approval, if necessary).

If CTA is unable to negotiate settlement within 30 day time period, CTA to refer matter to Outside Counsel to proceed with filing of condemnation (CTA to obtain FTA approval, if necessary).

If CTA successfully negotiates settlement, matter to be referred to Outside Counsel to complete transaction and prepare closing documents.
ACQUISITION FLOW CHART

1. Project definition, site selection

2. Phase I Environmental Site Screening
   - Potential Contamination? Yes/No
   - Prudent or feasible Alternative?

3. Notify Owner, request access
   - 5a. Title Report
   - 5b. Survey
   - 5c. Appraisal & Review Appraisal
   - Contamination Likely? Yes/No

4. 5d. i. Phase I Environmental Site Assessment

5. 5d. ii Phase II Environmental Testing
   - Clean?

6. Determination of Just Compensation
   - 6. Written Offer
   - 7. Negotiations
   - 5d. iii Phase III Mitigation Plan
   - Agreement Reached Yes/No
   - 8. b.i. Agency approval of condemnation
   - 8. b.ii. Initiate condemnation proceedings
   - 8. b.iii Board Approval of condemnation settlement
   - 8. b.iv Final Judgment Order

8. Complete closing, finalize relocation

9. cta
REAL ESTATE ACQUISITION MANAGEMENT PLAN (RAMP)

• Project Description
• Purpose of the Project
• Organizational Structure / Key Staff
• Parcels to be Acquired
• Acquisition Schedule
• Relocation
• Real Estate Cost Estimates
• Progress Reporting
• Real Estate Acquisition Process
• Property Management
• Document Control