



**Loop Campus Redesign
Sub-committee Update
January 15, 2026**

Loop Campus Redesign

Steering Committee Composition and Sub-Committee Charge

Sub-Committee Charge:

The central business district, especially where DePaul's Loop Campus is located, has changed significantly in recent years, with higher office vacancies, less daytime activity, reduced retail interest, and growing safety concerns. At the same time, softer enrollment, higher discount rates, and ongoing operating pressures make it more difficult to justify maintaining and reinvesting in multiple large facilities. Our Loop Campus footprint is larger than necessary, spread across several buildings, and requires substantial capital investment to meet modern academic, student, and administrative needs. These realities prompt a key strategic question for the committee: **Should DePaul remain a three-campus institution (Loop, Lincoln Park, and Online), or should our future model look different?**

Loop Campus Redesign

Strategic Sub-Committee Members

Formal sub-committee members listed on the right*

Additional subject matter experts assisting the sub-committee include:

- **Kevin Achettu- AVP, Finance**
- **Lucia Dettori- Dean CDM**
- **Josh Siegel- Director, Facility Operations & Real Estate**
- **Donna Voight- Associate Director, Facility Operations**
- **Aniket Zarekar- Director, Construction**

***SGA Vice President, Ahmad Barakat, later joined the Committee**

Project Support Team:

- **Lauren Kriz- Project Manager, OCI**
- **Leslie Tiongco- Director, Internal Communications**

Loop Campus Design Subcommittee ⓘ

LEADERSHIP

Sulin Ba
Co-Chair

Richard Wiltse (Rich)
Co-Chair

MEMBERS

Misty Johanson

Denise Nacu

Twylevette Covey (Twyla)

Alyssa Kupka

Geoffrey Rapp (Geoff)

Michael Wright

Kimberlie Goldsberry



Loop Campus Redesign

Initial Sub-Committee Deliverables

- 1 — December 15, 2025**

Submit at least three comprehensive scenarios that would significantly reduce or fully eliminate DePaul's physical presence in the Loop for rigorous evaluation by the Executive Steering Committee.
- 2 — January 19, 2026**

Complete thorough assessment and ranking of all scenarios. Deliver a preferred recommendation with detailed analysis of benefits, risks, feasibility, key dependencies, implementation timeframe, and critical decision points.



December 15, 2025, Deliverable Outcomes

Loop Redesign Options Considered by the Committee



Reskin Theatre Site

Independent evaluation of the Reskin Theatre and adjacent parking lot revealed significant capital needs to meet current code and accessibility standards. This site is being considered separately from the broader Loop Campus consolidation analysis.



Traditional Loop Campus with Consolidation

Maintain a traditional campus presence through various consolidation models: four buildings with limited consolidation, two-building model, or single-building consolidation. Each option preserves full student services.



Limited Satellite Presence

Scale down to minimal footprint by retaining only DePaul Center or only Daley Building. This model would involve reduced or eliminated traditional student services and support infrastructure.



Full Loop Exit

Relocate all colleges, programs, and services to Lincoln Park Campus. Requires consolidation within existing buildings, plus construction or acquisition of additional facilities. Optional limited Loop presence retained through strategic leasing arrangements.

Primary Scenarios Submitted for Executive Steering Committee Feedback

After carefully considering available options, the committee identified four primary scenarios that represent distinct strategic approaches to Loop Campus utilization. Each scenario reflects different levels of campus consolidation and varying implications for academic programs, student services, and operational efficiency.

Primary Scenario 1

Sell the Reskin Theatre Site

Divest the Reskin Theatre and adjacent parking lot as an independent transaction

Primary Scenario 2A

Two-Building Loop Campus Consolidation

Consolidate Loop Campus into DePaul Center and Daley Building while maintaining a traditional campus model

Primary Scenario 2B

One-Building Loop Campus Consolidation

Consolidate Loop Campus into DePaul Center only with major program relocations to Lincoln Park and while maintaining a traditional campus model

Primary Scenarios 2C

Full Loop Campus Exit

Relocate all colleges, programs, and services to Lincoln Park through significant space consolidation, remodeling, and new construction

Supporting Recommendations

Beyond the primary scenarios, the committee identified several critical supporting recommendations that will enable successful implementation and maximize institutional benefit regardless of which scenario is ultimately selected.

1

Strategic Leasing Flexibility

Targeted, supplemental leasing should remain available as a strategic tool where it meaningfully supports key academic programs, research initiatives, or partnership opportunities.

2

University-Wide Policy Alignment

Changes to office assignments, shared workspace utilization, and workplace practices should be implemented university-wide rather than limited to the Loop Campus.

3

Coordination with Workforce Changes

Any service reductions or operational consolidations resulting from recent workforce reductions must be systematically and transparently disclosed for consideration in scenario evaluation and implementation planning.

4

Alignment with Academic Planning

Advancing these scenarios requires close coordination with the President's Strategic Planning Council and the strategic subcommittees responsible for academic distinction, academic programs, retention, and student recruitment.



January 19, 2026, Deliverable Preview

Scenarios Advancing For Additional Steering Committee Feedback

Sell the Reskin Theatre Site

This is a firm recommendation to sell, regardless of whether any other Loop Redesign efforts advance.

~~Primary Scenario 2A~~ **Renamed Scenario 1** **Two-Building Loop Campus Consolidation**

Consolidate Loop Campus into DePaul Center and Daley Building while maintaining a traditional campus model.

~~Primary Scenario 2B~~ ~~One-Building Loop Campus Consolidation~~

~~Consolidate Loop Campus into DePaul Center only with major program relocations to Lincoln Park while maintaining a traditional campus model~~

~~Primary Scenarios 2C~~ **Renamed Scenario 2** **Full Loop Campus Exit**

Relocate all colleges, programs, and services to Lincoln Park or leased space through significant space consolidation, remodeling, and new construction.

Financial Challenge Preview

Metric	Scenario 1 Loop Consolidation	Scenario 2 Loop Exit
Total Net Capital Investment (\$M)	\$460.0	\$407.9
Payback Duration from FY26 (Years)	N/A	34

Note: Loop Exit payback timeline is heavily influenced by the assumed utilization of IBHE capital grant funds expiring in 2028.