Informational Update

1. Fulton Market Context
2. Previous Planning Initiatives
3. Kinzie Infrastructure Study
4. PD Stats & Market Conditions
5. Current Planning Efforts

Source: West Central Association
Context Map
Previous Area Plans & Initiatives

- **2014**
  - Land use guidelines
  - Protect historic resources
  - Design guidelines

- **2015**
  - Protection of historic buildings within Landmark District

- **2017**
  - Guidelines for appropriate rehabilitation, additions, and new construction in landmark district

- **2017**
  - Enhance public realm, tower setbacks, transition of scale, high quality materials and façade treatments

- **2019**
  - Protect existing industrial uses in PMD and provide a buffer area

- **2017 & 2019**
  - Zoning changes to remove PMD east of Ogden, retain PMD west of Ogden with buffer zone
The goals of the study was to identify:

1. Existing infrastructure conditions
2. Opportunity sites that may be developed in the future
3. Prioritize improvements for the area
1. Existing infrastructure conditions

- 23 blocks of missing sidewalks
- 43 crosswalk upgrades
- 33 ADA corner upgrades
- 182 light pole upgrades
- 6 Metra crossing improvements

Areas most prone to 5-year flooding events: western part of Carroll and Lake Streets
2. Opportunity Sites

Multiple large full block opportunity sites

ROW limitations for area between train tracks

With anticipated development of opportunity sites, up to 60,000 new jobs
3. Infrastructure Priorities

Short term priorities include:
• at-grade Metra crossing improvements
• install missing sidewalks, crosswalks, and ADA corners
• replace/upgrade light poles
• add Divvy/bicycle stations

Longer-term priorities include and may require additional study by CDOT:
• bury utilities
• viaduct improvements
• select new bike lanes
• select street network and section improvements
OVER $58 MILLION

In area infrastructure and transit improvements by the City
5.6%
Increase in ridership at the CTA Morgan Station from 2018 to 2019

1,105,090
Ridership in 2019 at the CTA Morgan Station
3,644 total residential units approved, completed, or under construction in the Fulton market area, south of Lake Street.

- 1150 W. Lake
- 1400 W. Randolph
- The Mason
- 1440 W. Randolph
1,702 TOTAL HOTEL KEYS APPROVED, COMPLETED, OR UNDER CONSTRUCTION IN THE FULTON MARKET AREA
8.1 MILLION SQUARE FEET OF OFFICE COMPLETED, UNDER CONSTRUCTION OR APPROVED
Current Market Conditions

Nationally:
• US gross domestic product shrank 32.9% annualized pace from Q2 to Q1*
• Increasing unemployment claims, 17 million as of July 18th*
• Reduced payroll by $14.5M compared to pre-pandemic*

Locally:
• Chicago downtown apartment occupancy rate down to 89.2% in Q2 2020*
• Occupancy at downtown hotels was below 20% as of mid-June*
• CTA rail ridership and O’Hare air traffic were down ~87% and ~90% at their peaks**
• City 2021 budget shortfall $1.2 billion

• Data from Crain’s Chicago Business
** Data from Chicago Recovery Task Force Report
Current Planning and Implementation Efforts

- DPD’s Small Business Resource Guide
- Closure of Randolph Service Roads and Fulton Market – restaurant outdoor seating
- DPD West Loop Resources webpage, including Kinzie Infrastructure Study
- Metra At-Grade Crossing Improvements
- Utility Coordination and Review
Current Planning and Implementation Efforts

CDOT-led projects and ongoing studies:

- Lake Street improvements
- Feasibility study for a new Metra infill Station
- Randolph Street corridor improvement study
Fulton-Market Plan Update

DPD to Update 2014 Fulton-Market Plan to consider new residential land uses north of Lake Street.

Consistent with Section 17-8-0903, DPD will concurrently start reviewing proposed residential developments north of Lake on a case-by-case basis.