

The 2024

CENTRAL AREA PLAN

Update

A 20-YEAR VISION FOR EQUITABLE
DOWNTOWN GROWTH



May 18, 2023

Chicago's Central Area Plans



Central Area Plan
(Adopted in 2003)



Central Area Action Plan
(Adopted in 2009)



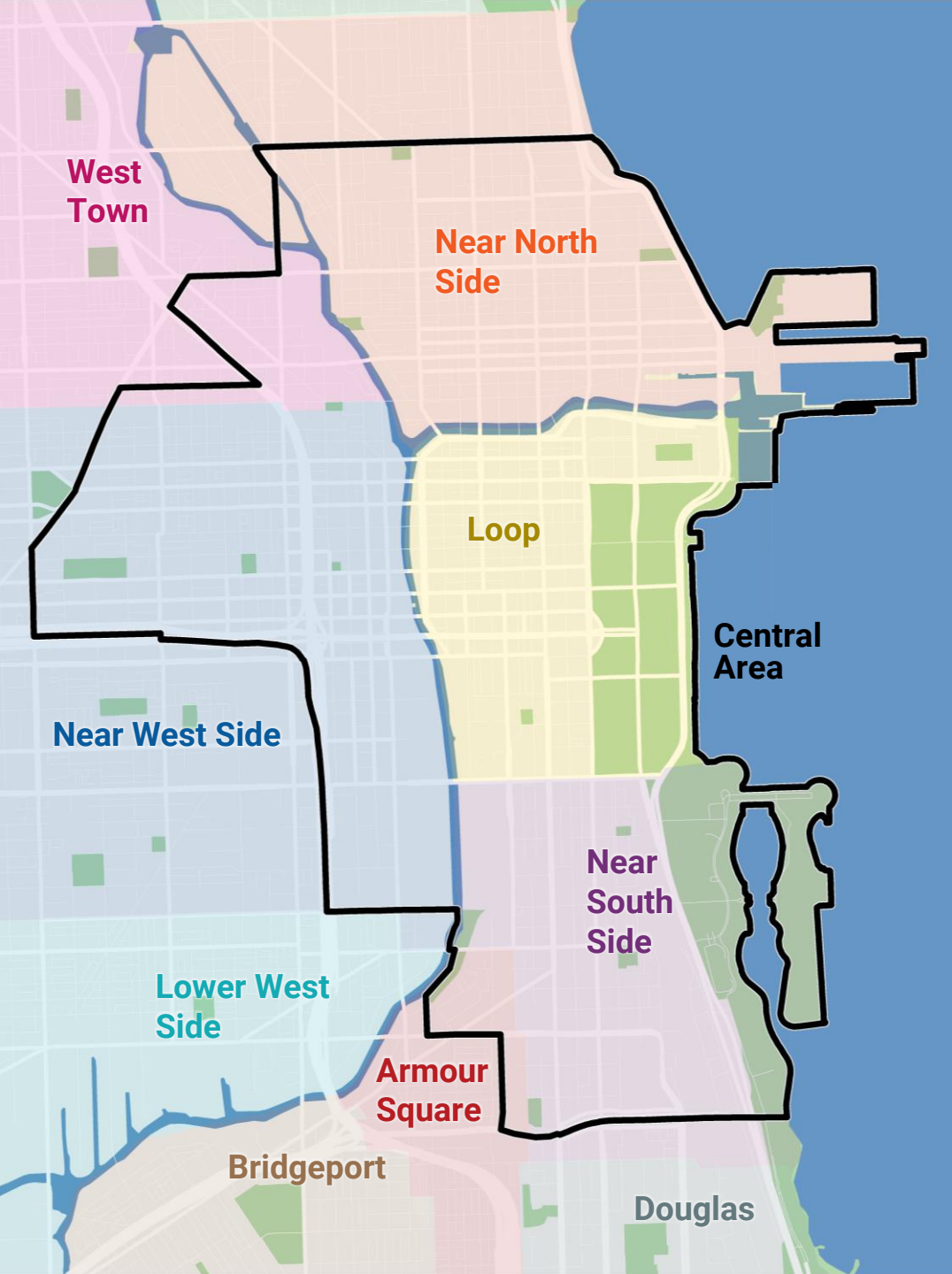
WHY PLAN?





Project Overview





Project Overview: Envisioning Chicago's Downtown informed by historic progress, recent trends, and community input

Chicago's Central Area is the central part of the city – beautiful and bustling and a globally competitive economic hub.

PHASE ONE

- ★ Track and report on projects from the 2003 Central Area Plan and 2009 Central Area Action Plan
- ★ Analyze existing conditions and trends in the Central Area
- ★ Engage the community
- ★ Craft a Central City vision and create scope of work for Phase Two

PHASE TWO

- ★ Engage the community
- ★ Development scenarios for focus areas
- ★ Implementation strategies and recommendations
- ★ Draft updated Central Area Plan

Building Off “We Will Chicago” Pillars & Principles

Organizing existing conditions and trends, engagement, and vision

We Will Chicago Pillars:

- ARTS & CULTURE
- CIVIC & COMMUNITY ENGAGEMENT
- ECONOMIC DEVELOPMENT
- ENVIRONMENT, CLIMATE, & ENERGY
- HOUSING & NEIGHBORHOODS
- LIFELONG LEARNING
- PUBLIC HEALTH & SAFETY
- TRANSPORTATION & INFRASTRUCTURE
- LAND USE

WE WILL PRINCIPLES:
Equity and Resiliency

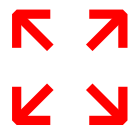
← Additional category for Central Area Plan Update



Goals of this Process



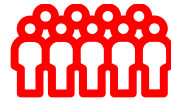
Reimagine a Central Area that is representative of Chicago's diversity, where all Chicagoans feel welcome.



Transcend geographic boundaries to extend affordable housing, job and business opportunities to Chicagoans who have not historically benefited from their city's downtown.



Enhance accessibility to and from the Central Area and throughout.



Create a diverse, affordable, and a truly 24/7 neighborhood for people from different backgrounds and income levels.



Foster an inclusive economy that creates opportunities for all Chicagoans.



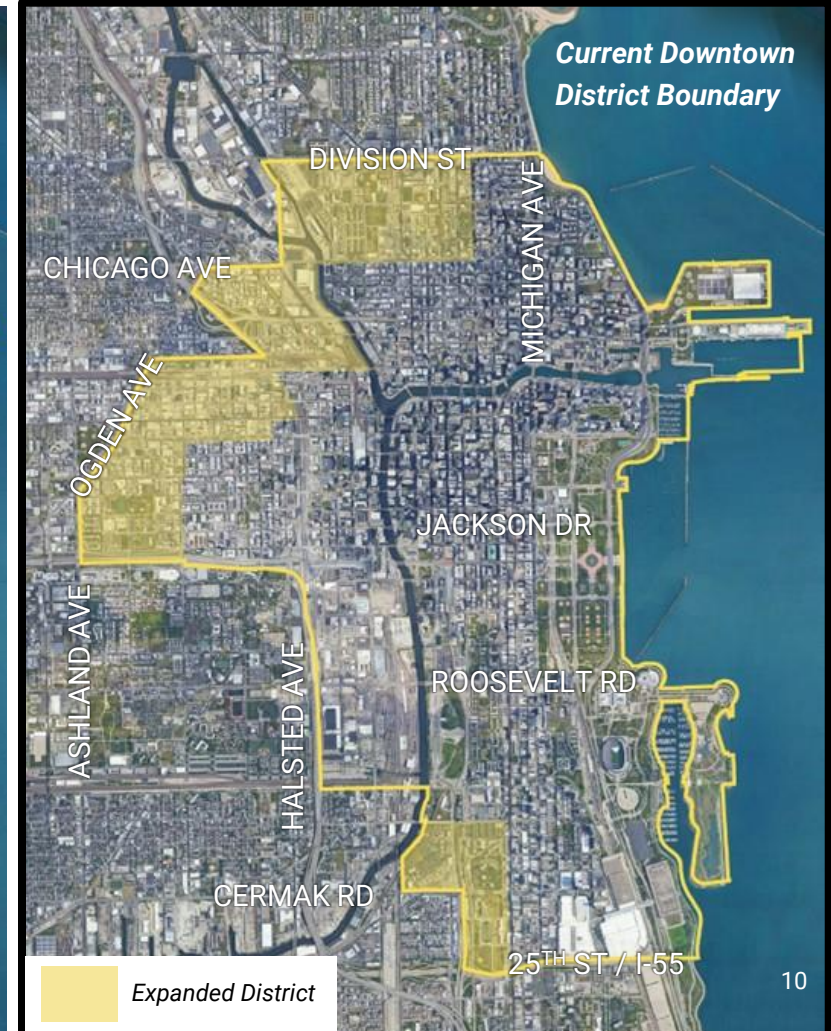
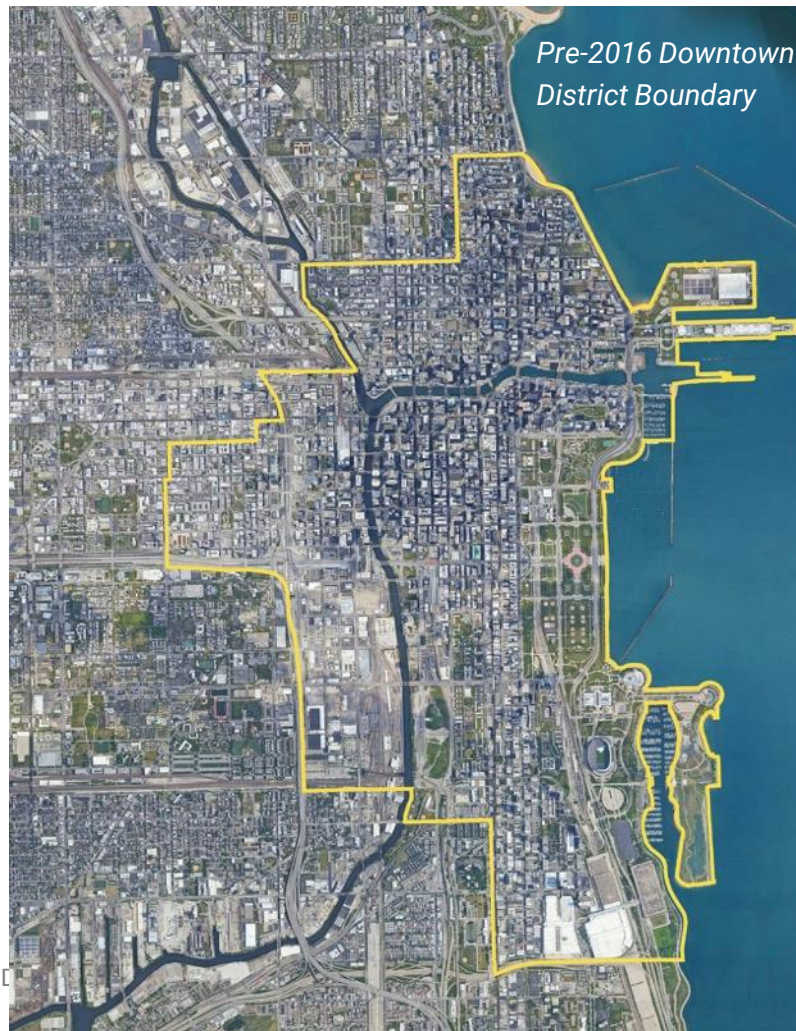
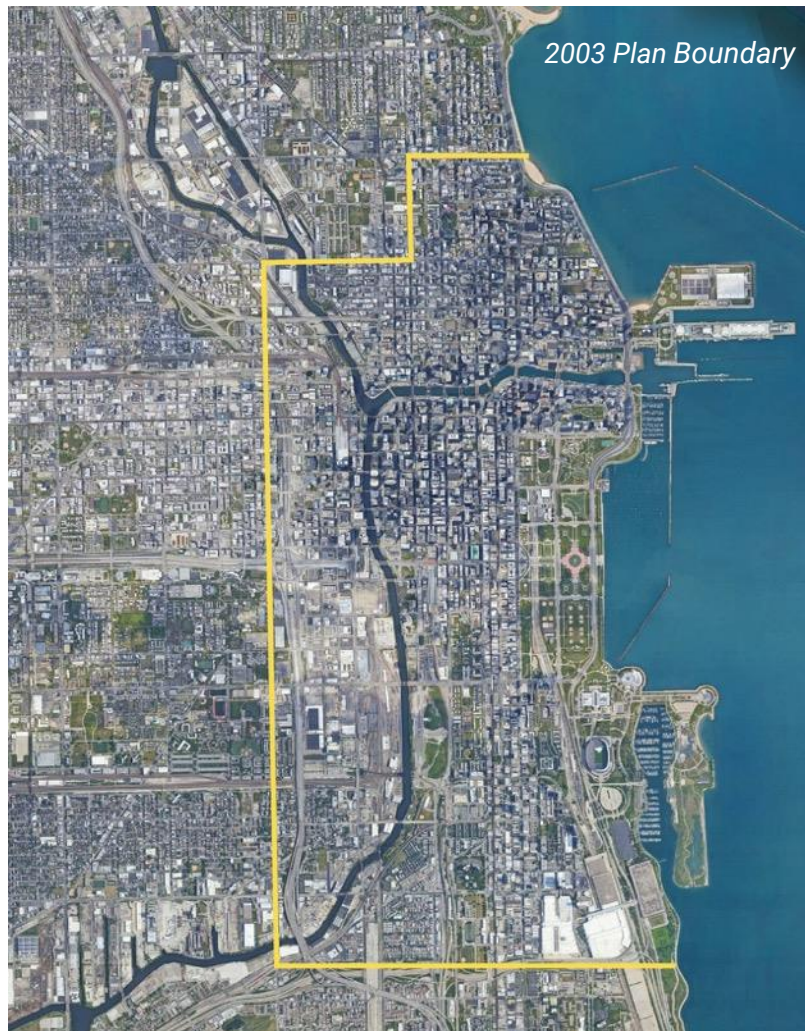
Design a greener, more sustainable downtown powered by clean energy and with enhanced pedestrian, bike, and transit infrastructure; and,



Envision new and authentic experiences where Chicago's unique history, arts, and culture are preserved and celebrated.

Boundary

Defining the boundary of the Central Area as the Downtown District (zoning overlay)



EXISTING CONDITIONS



Central Area Overview



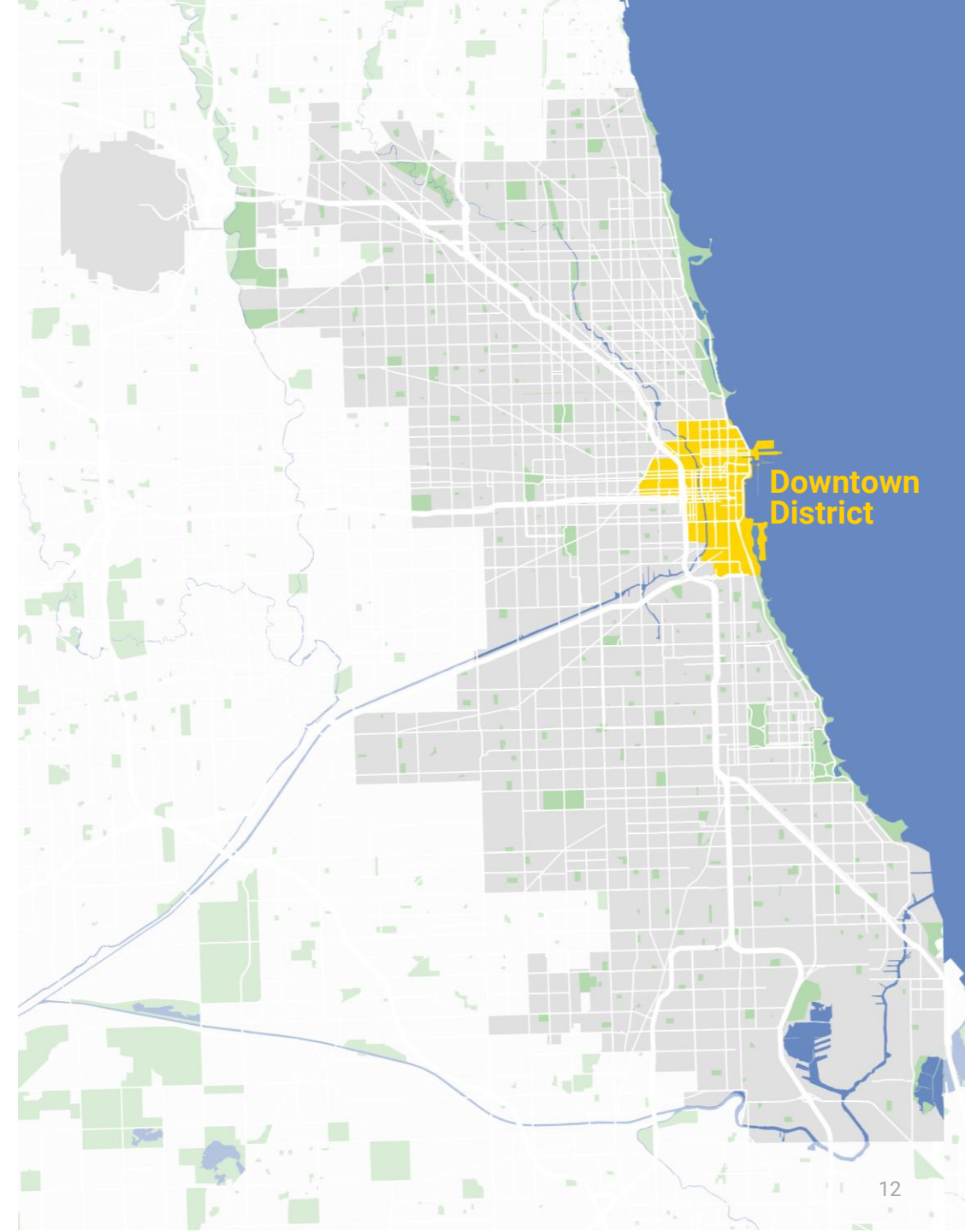
The Downtown District

The Downtown District is home to more than half of the City's jobs

	Downtown District	Share of City
Acres	4,756	3%
Residents (2020)	181,751	7%
Jobs* (2022) (Private Sector)	623,504	53%

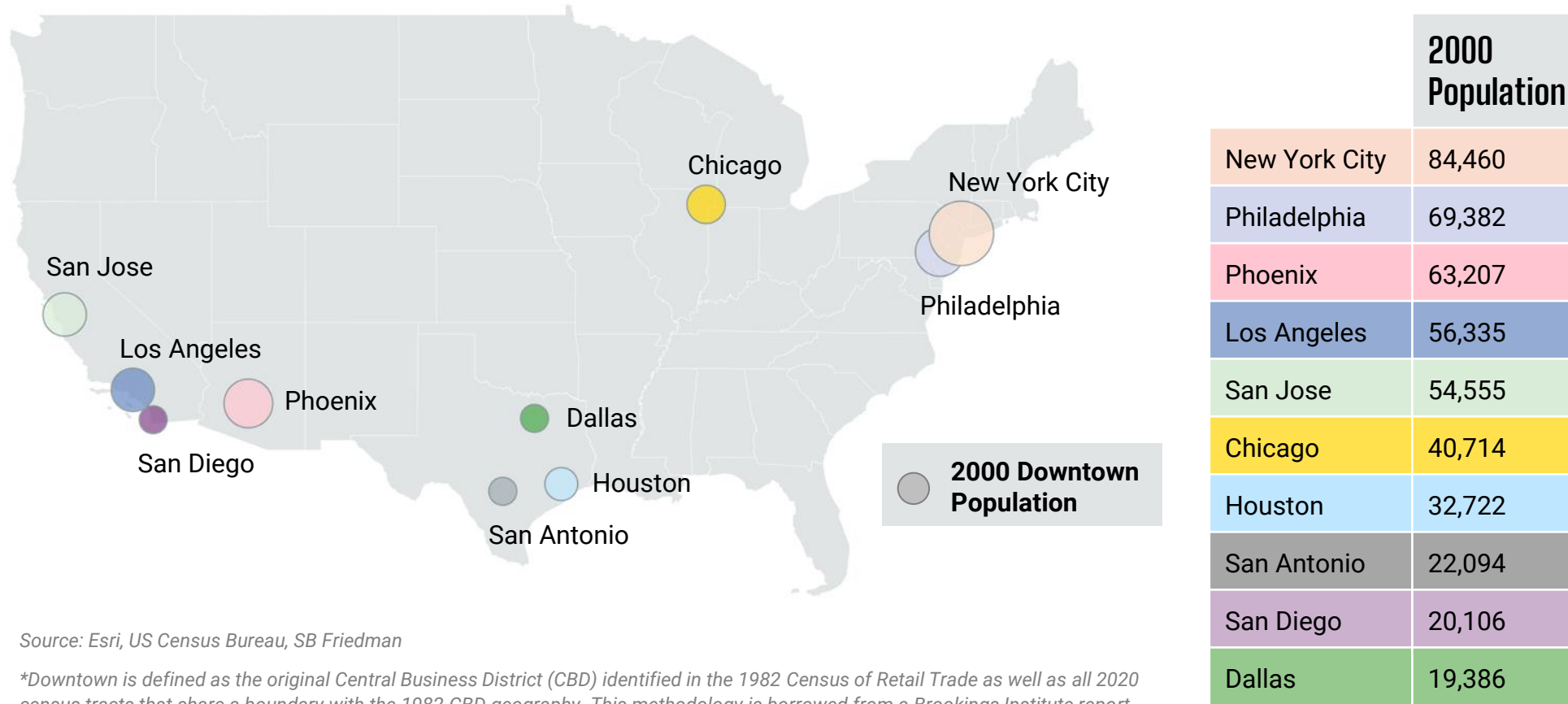
Source: 2020 Decennial Census, City of Chicago, Esri, Illinois Department of Employment Security (2022), SB Friedman

*Jobs are based on IDES zip code data that overlap the Downtown District. Overlapping Downtown District zip codes are: 60601, 60602, 60603, 60604, 60605, 60606, 60607, 60610, 60611, 60616, 60654, 60661



Living in Downtown

Chicago's downtown* population was midsized relative to national peers in 2000



Source: Esri, US Census Bureau, SB Friedman

*Downtown is defined as the original Central Business District (CBD) identified in the 1982 Census of Retail Trade as well as all 2020 census tracts that share a boundary with the 1982 CBD geography. This methodology is borrowed from a Brookings Institute report, which can be accessed through the following link: <https://www.brookings.edu/research/big-city-downtowns-are-booming-but-can-their-momentum-outlast-the-coronavirus/>

Fastest Growing Downtown

Chicago's downtown* is the fastest growing among the nation's largest downtowns



	2000 Population	2020 Population	Population Change
New York City	84,460	111,902	+27,442
Philadelphia	69,382	109,022	+39,640
Phoenix	63,207	66,046	+2,839
Los Angeles	56,335	89,889	+33,554
San Jose	54,555	66,641	+11,086
Chicago	40,714	127,747	+87,033
Houston	32,722	51,111	+19,389
San Antonio	22,094	21,959	-135
San Diego	20,106	48,063	+27,957
Dallas	19,386	36,514	+17,128

Source: Esri, US Census Bureau, SB Friedman

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Race and Ethnicity of Residents

People of color are underrepresented among Downtown District residents

	Downtown District	Citywide	Difference
RACE			
White	62%	36%	+26%
Black or African American	10%	29%	-19%
Asian	18%	7%	+11%
American Indian or Alaska Native, Native Hawaiian or Other Pacific Islander ¹	2%	16%	-14%
Two or More Race Groups	7%	11%	-4%
ETHNICITY			
Hispanic or Latino	7%	30%	-23%
Not Hispanic or Latino	92%	70%	+22%

Source: 2020 Decennial Census, City of Chicago, Esri, SB Friedman

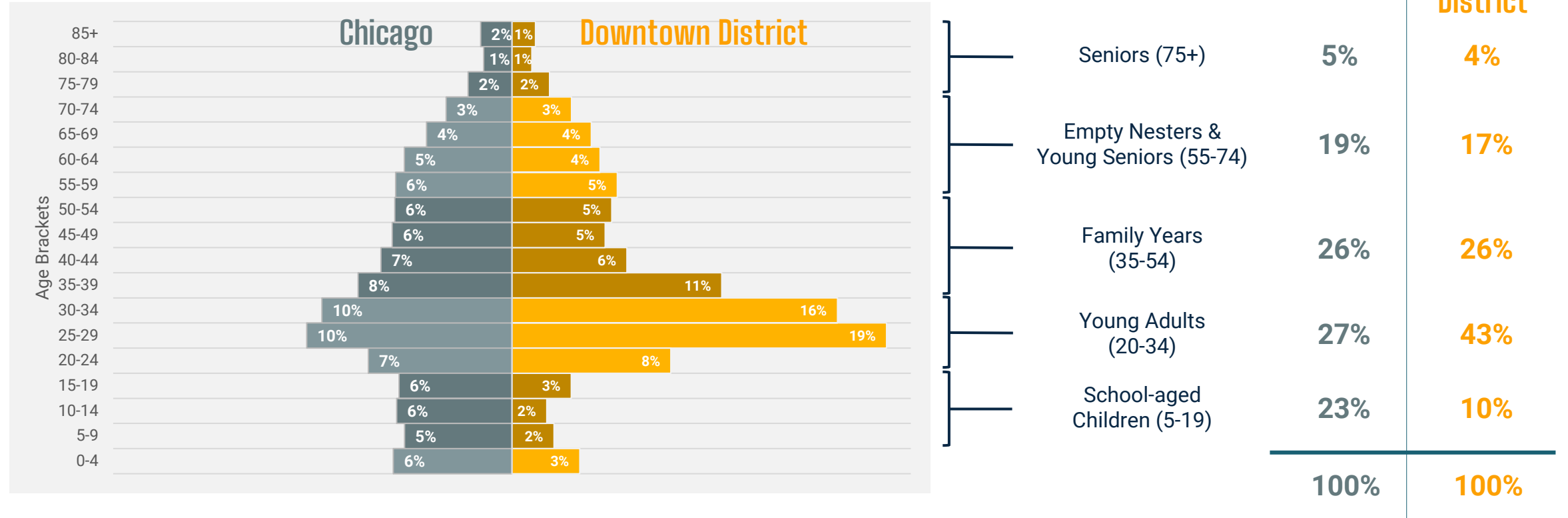
1. Also includes Some Other Race Alone



Age of Residents

More than 40% of the Downtown District population are young adults (20-34 years old)

DISTRIBUTION OF POPULATION BY AGE, 2021



Source: 2021 ACS 5-Year Estimates, SB Friedman

Housing & Affordability

Downtown rents are high and unaffordable to many City residents

ALL MULTIFAMILY RENTAL PRODUCT, 2022

	Studio	1-bed	2-bed
Average Rent	\$1,825	\$2,274	\$3,293
Affordable Household Income	\$73,008	\$90,963	\$131,724

55% of Citywide households can NOT afford a studio apartment in the Downtown District.

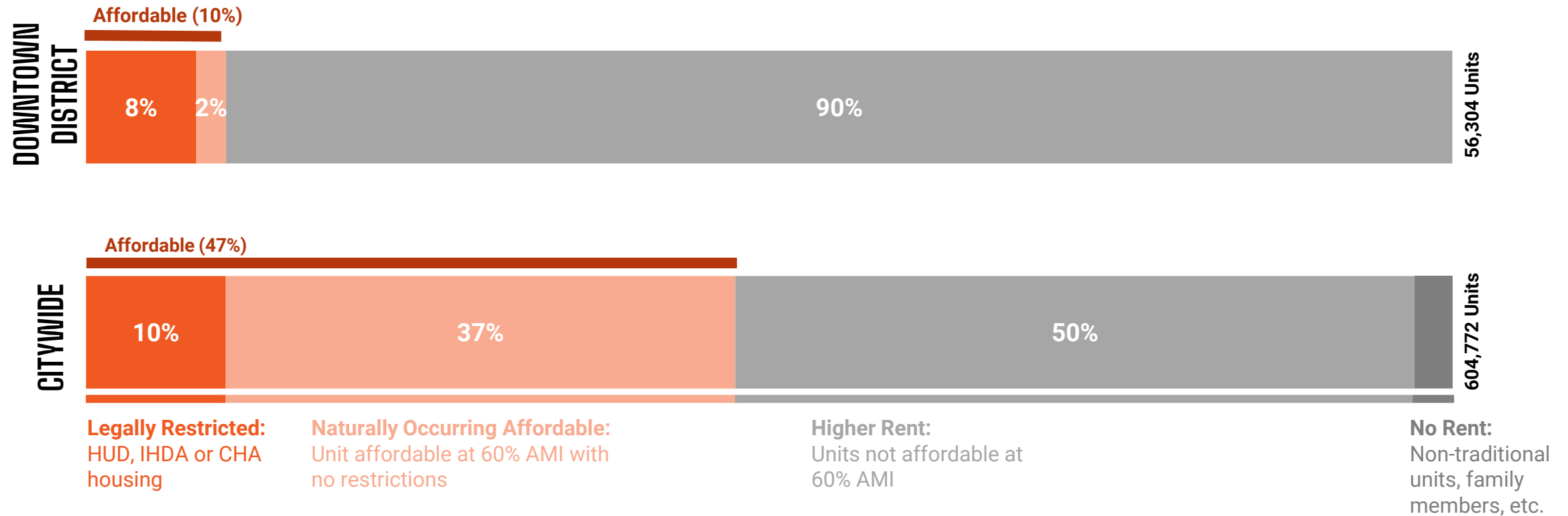
Source: 2021 ACS 5-Year Estimates, CoStar, SB Friedman

Central Area Plan Update | Chicago Department of Planning and Development



Affordable Housing – Rental

The share of affordable units Downtown is much lower than the City overall



Source: Chicago Housing Authority, City of Chicago, Esri, Illinois Housing Development Agency, US Census Bureau, SB Friedman

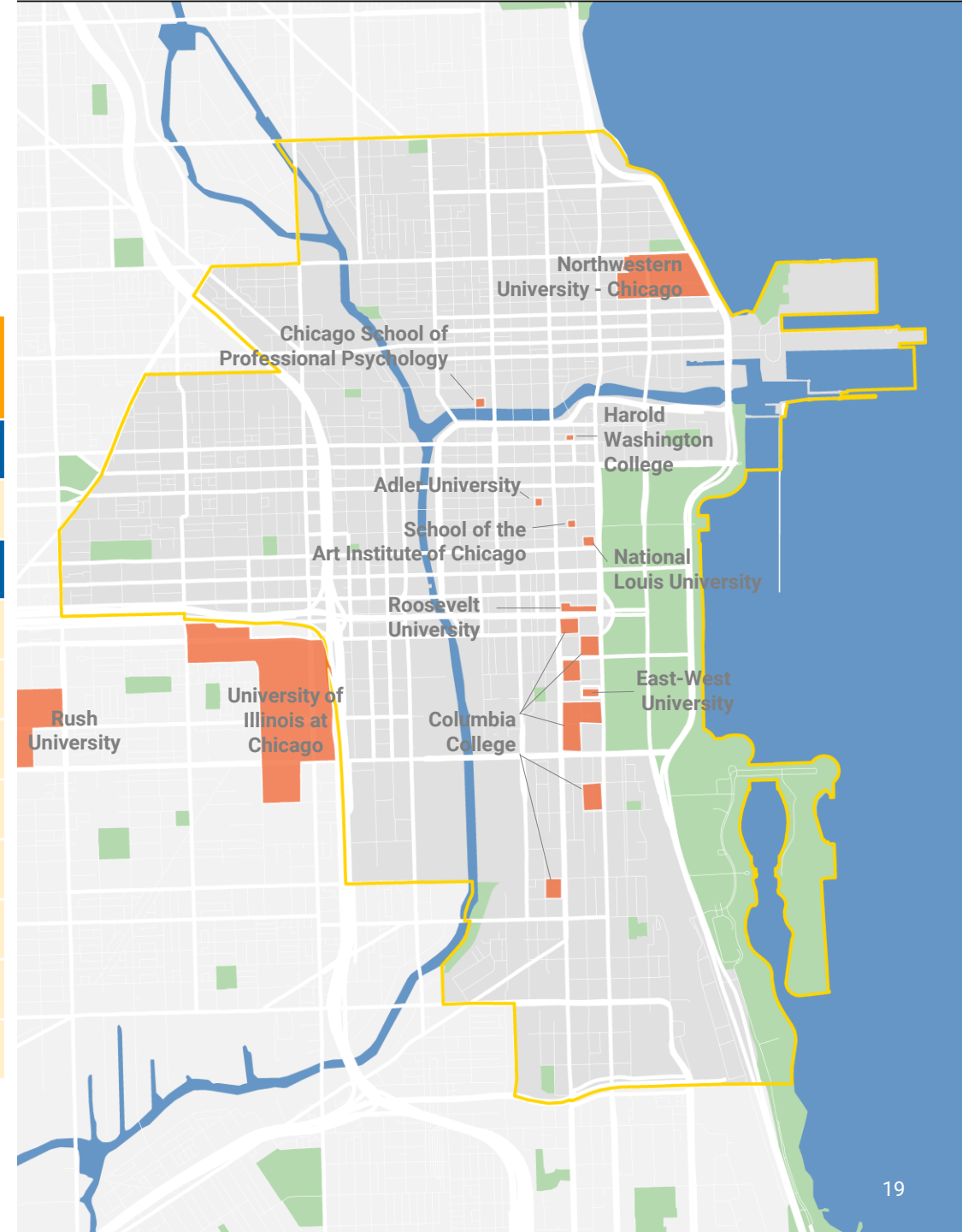
Center for Lifelong Learning

ENROLLMENT AT COLLEGES & UNIVERSITIES DOWNTOWN*

Institution	Enrollment (Fall 2021)
PUBLIC	
Harold Washington College (City Colleges)	5,750
PRIVATE, NON-PROFIT	
Adler University	1,864
School of the Art Institute of Chicago	3,559
The Chicago School of Professional Psychology at Chicago	1,297
Columbia College Chicago	6,736
East-West University	487
National Louis University	7,315
Roosevelt University	4,127
Total	31,125

*Data includes only colleges and universities with main campuses Downtown

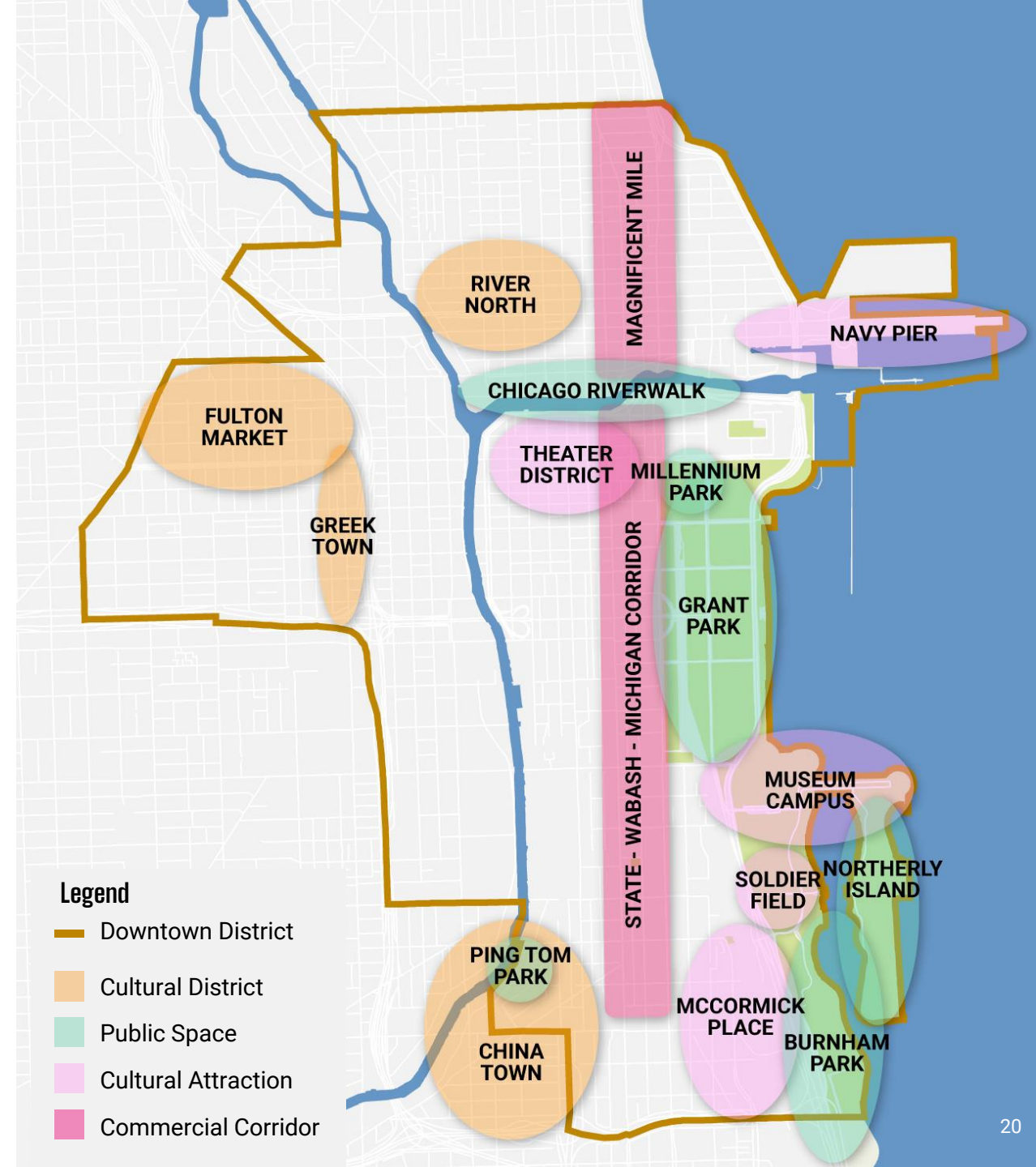
Source: Chicago Loop Alliance, Esri, National Center for Education Statistics, SB Friedman



Cultural Hub

The Downtown District is a dense collection of public spaces, cultural districts, commercial corridors, and world-renowned attractions that draws visitors from well beyond the city center

*Events have grown offshoots in the neighborhoods, or events that started in neighborhoods have evolved to have a presence Downtown – both of which **connect the Downtown to neighborhoods***



Parks and Open Space

While over 6% of the City's open space is located Downtown, the Near North and Near West community areas are in need of additional park space

	Loop	Near South	Near North	Near West	Citywide
Total Open Space (Acres)¹	310.7	430.0	94.3	86.7	14,050.9
Acres per 1,000 Residents	10.6	20.1	1.2	1.6	5.2
Acres of Open Space Needed (2/1,000)			66.7	23.1	

Source: Chicago Park District 2016 Land Acquisition Plan

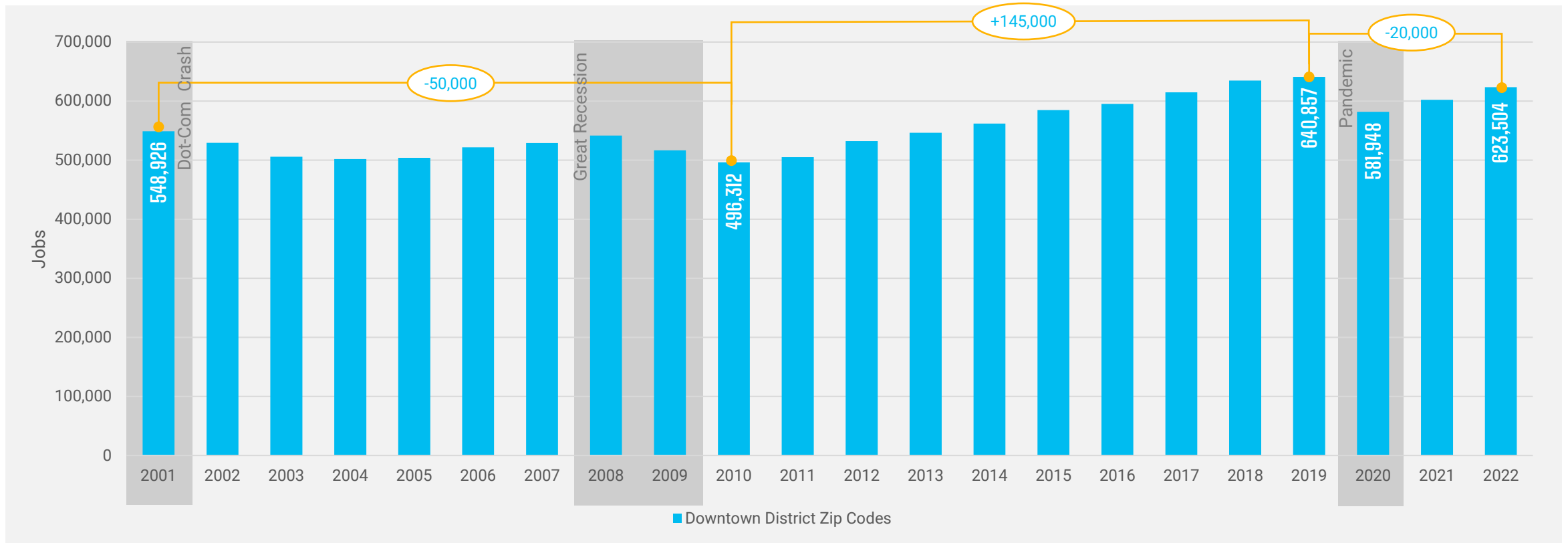
1. Total open space is reflective of Chicago Park District owned land in 2016.



Working in Downtown

The Downtown District has gained 75,000 jobs in last 2 decades

PRIVATE SECTOR JOB GROWTH IN DOWNTOWN DISTRICT ZIP CODES

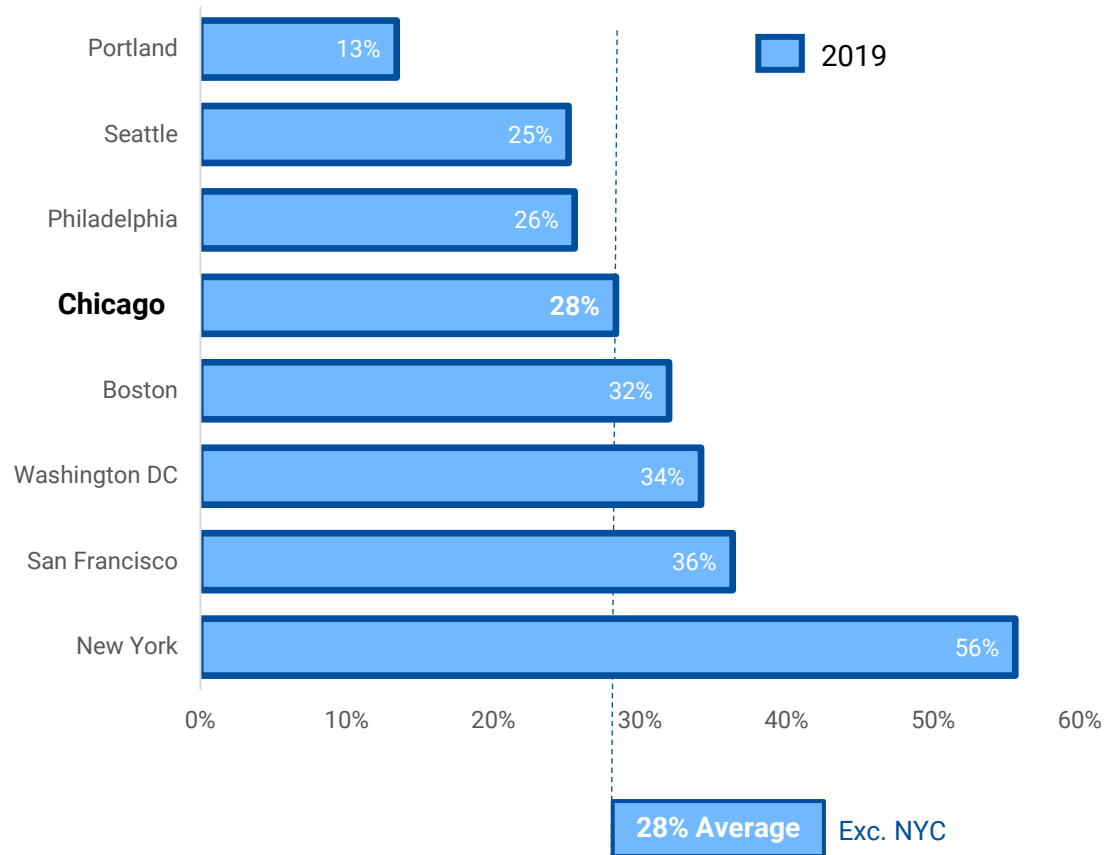


Source: Illinois Department of Employment Security, SB Friedman
Downtown District Zip Codes: 60601, 60602, 60603, 60604, 60605, 60606, 60607, 60610, 60611, 60616, 60654, 60661

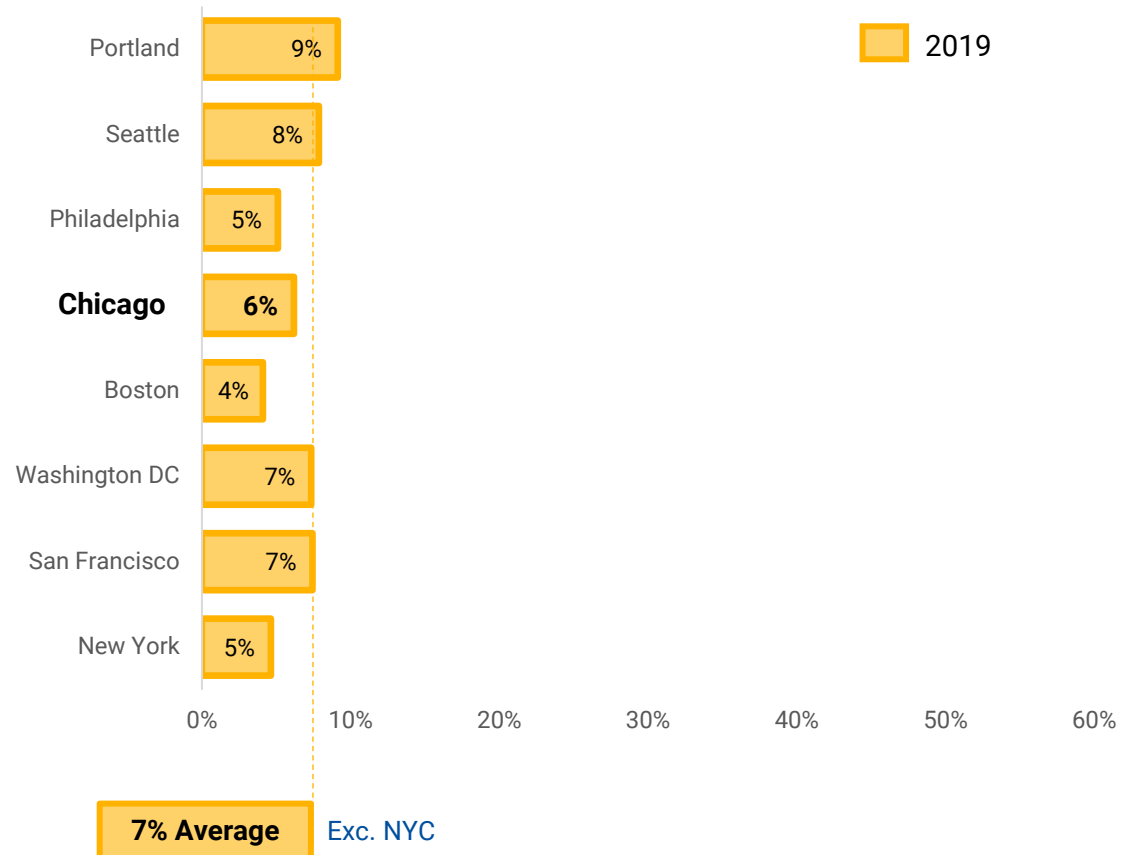
Journey to Work (Pre-Pandemic: 2019)

In Chicago 28% of workers commuted by transit while 6% worked from home

SHARE OF WORKERS TAKING PUBLIC TRANSIT



SHARE OF WORKERS WORKING FROM HOME

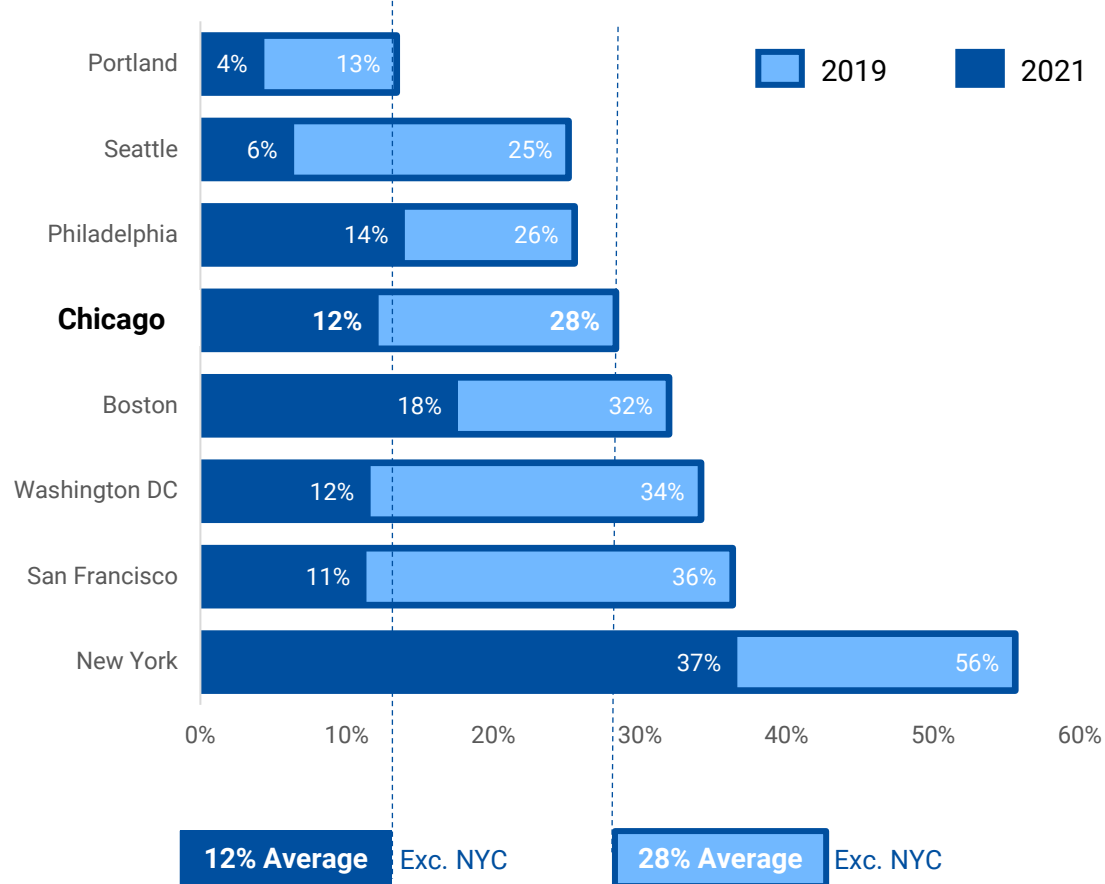


Source: ACS 1-year Estimates. SB Friedman

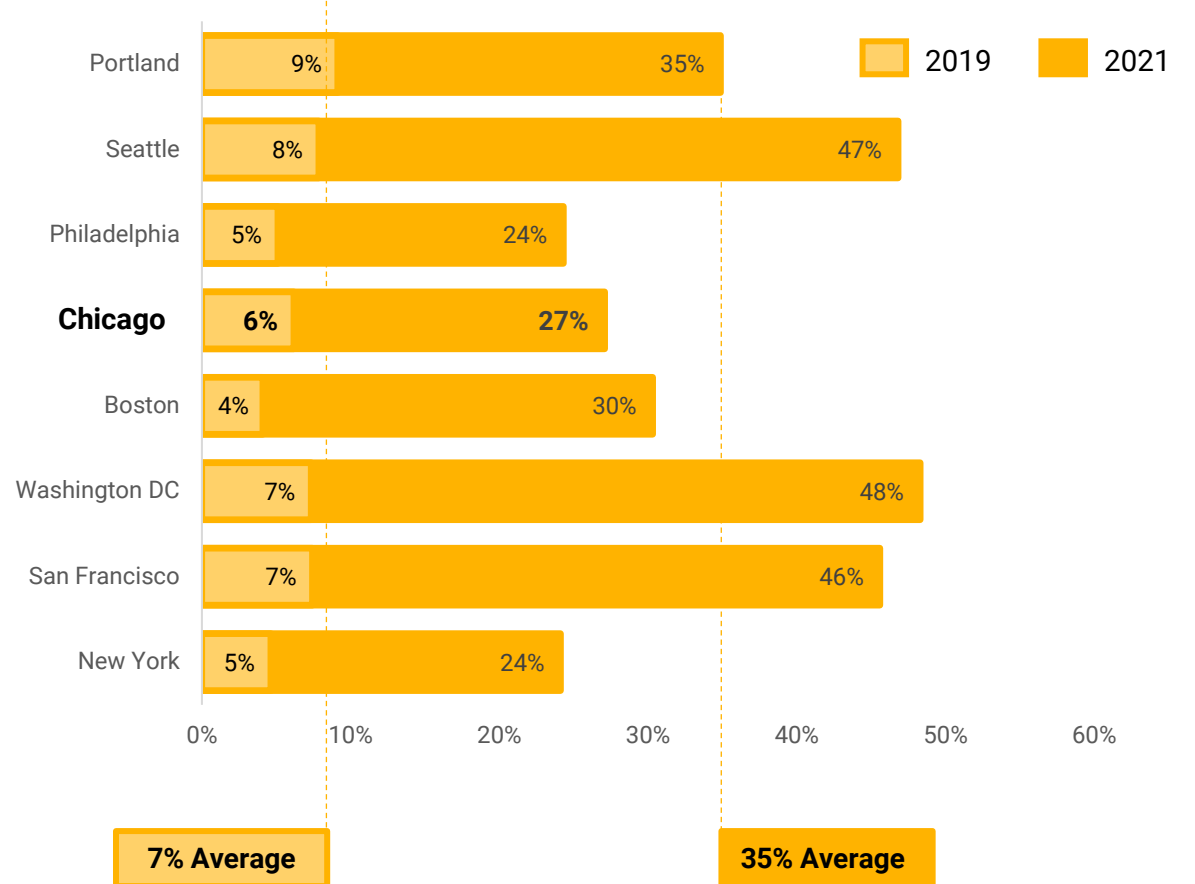
Journey to Work (Post-Pandemic: 2021)

The share of workers taking public transit decreased while working from home increased

SHARE OF WORKERS TAKING PUBLIC TRANSIT



SHARE OF WORKERS WORKING FROM HOME



Source: ACS 1-year Estimates. SB Friedman

Pandemic Impact: Office

Work from home – a new post-pandemic normal

WEEKLY IN-PERSON OFFICE OCCUPANCY, MAR. 2020 TO APR. 2023



Source: Kastle

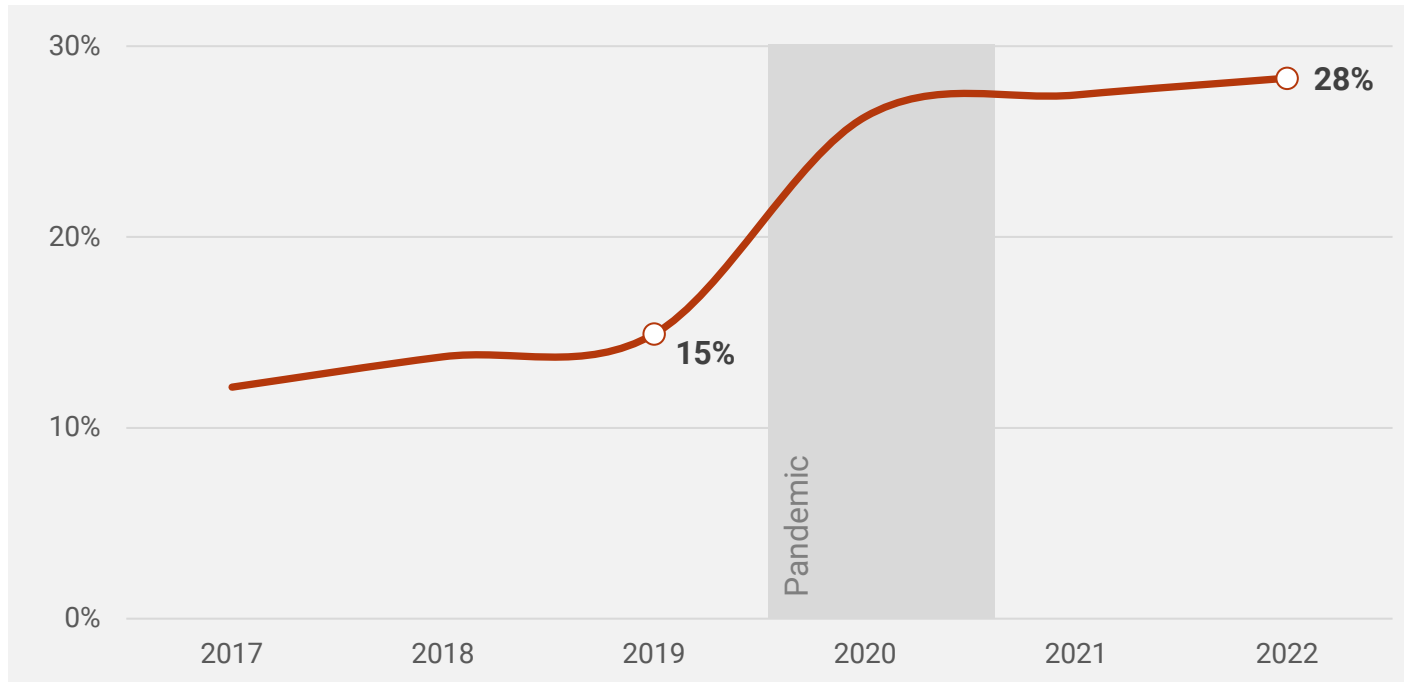
Figures in this chart reflect the percent of workers in the office compared to typical, pre-pandemic levels, using a baseline of three weeks in February of 2020.



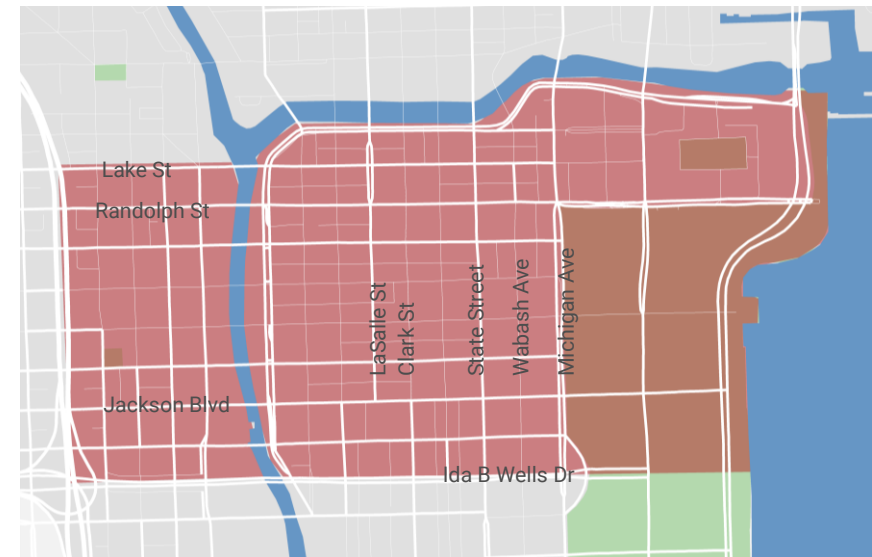
Pandemic Impact: Retail

Ground floor retail vacancy persists

RETAIL VACANCY IN THE LOOP/WEST LOOP AREA



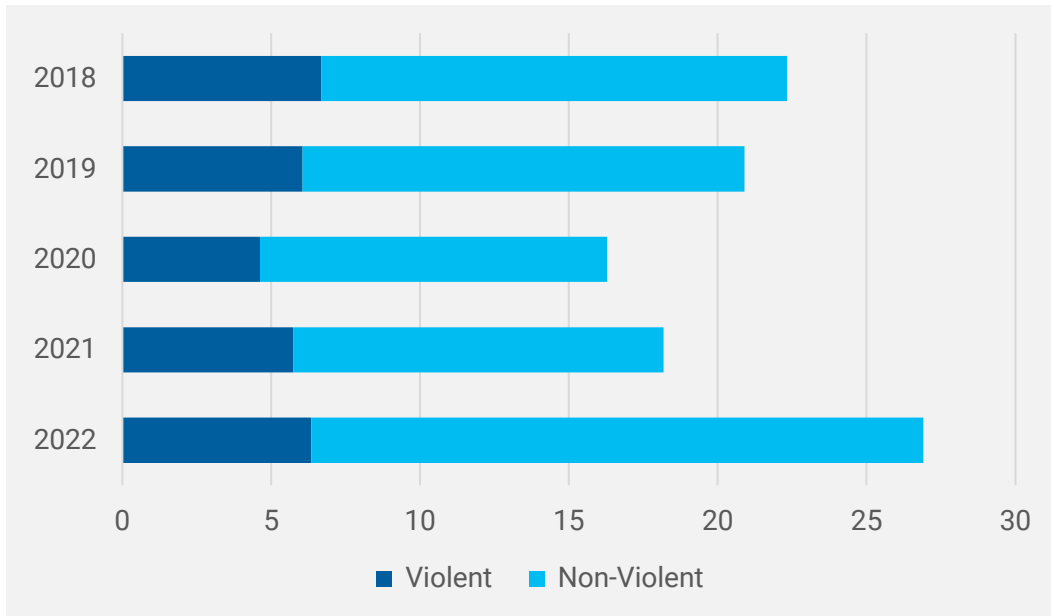
Source: Stone Real Estate, SB Friedman



Public Safety

Public safety is an ongoing concern Downtown

CRIMES PER 1,000 RESIDENTS IN DOWNTOWN POLICE DISTRICTS

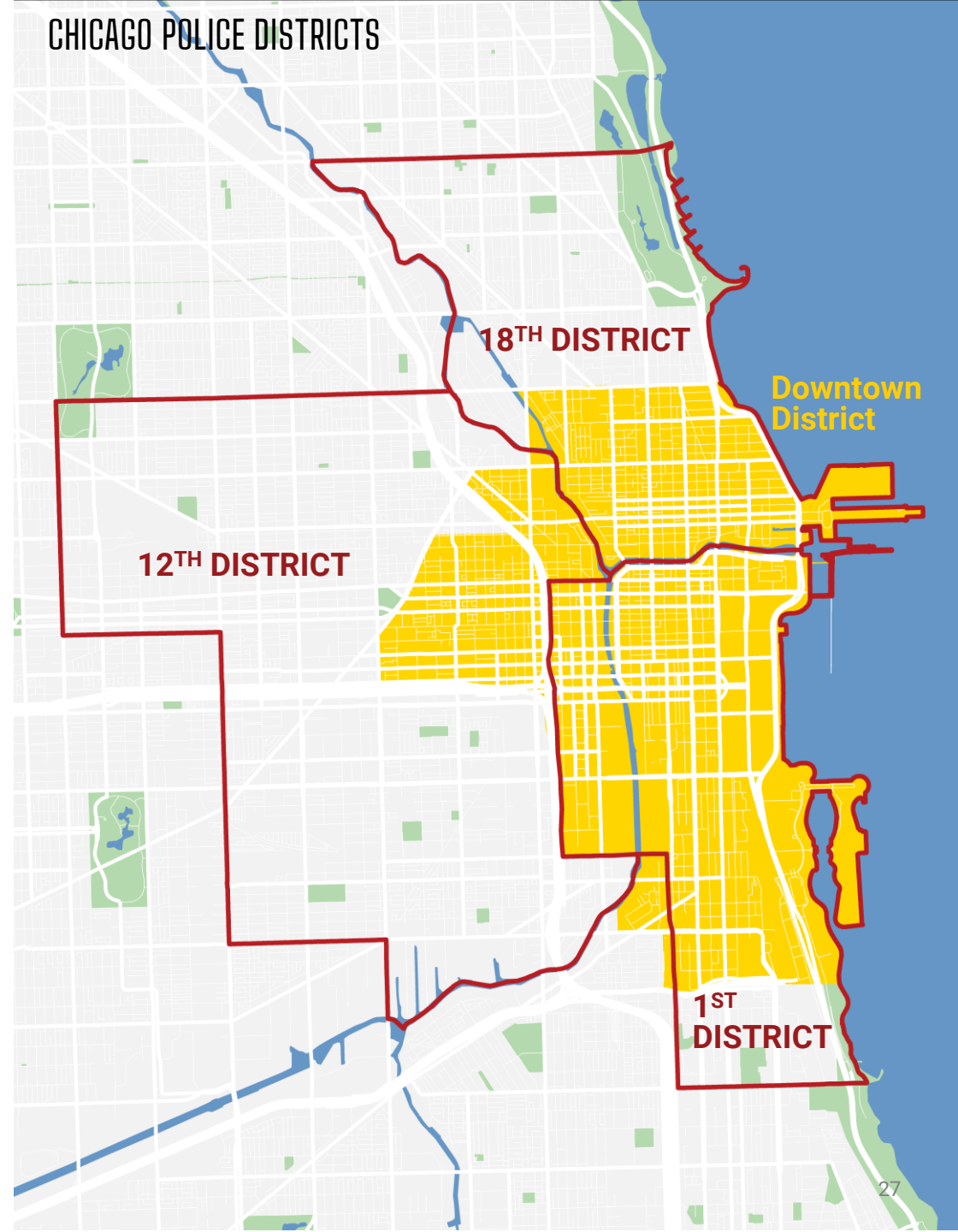


Source: City of Chicago, Chicago Police Department, Esri, SB Friedman

Police Districts 1, 12, and 18 included in the analysis.

Violent crimes defined as murder, criminal sexual assault, robbery, and aggravated robbery.

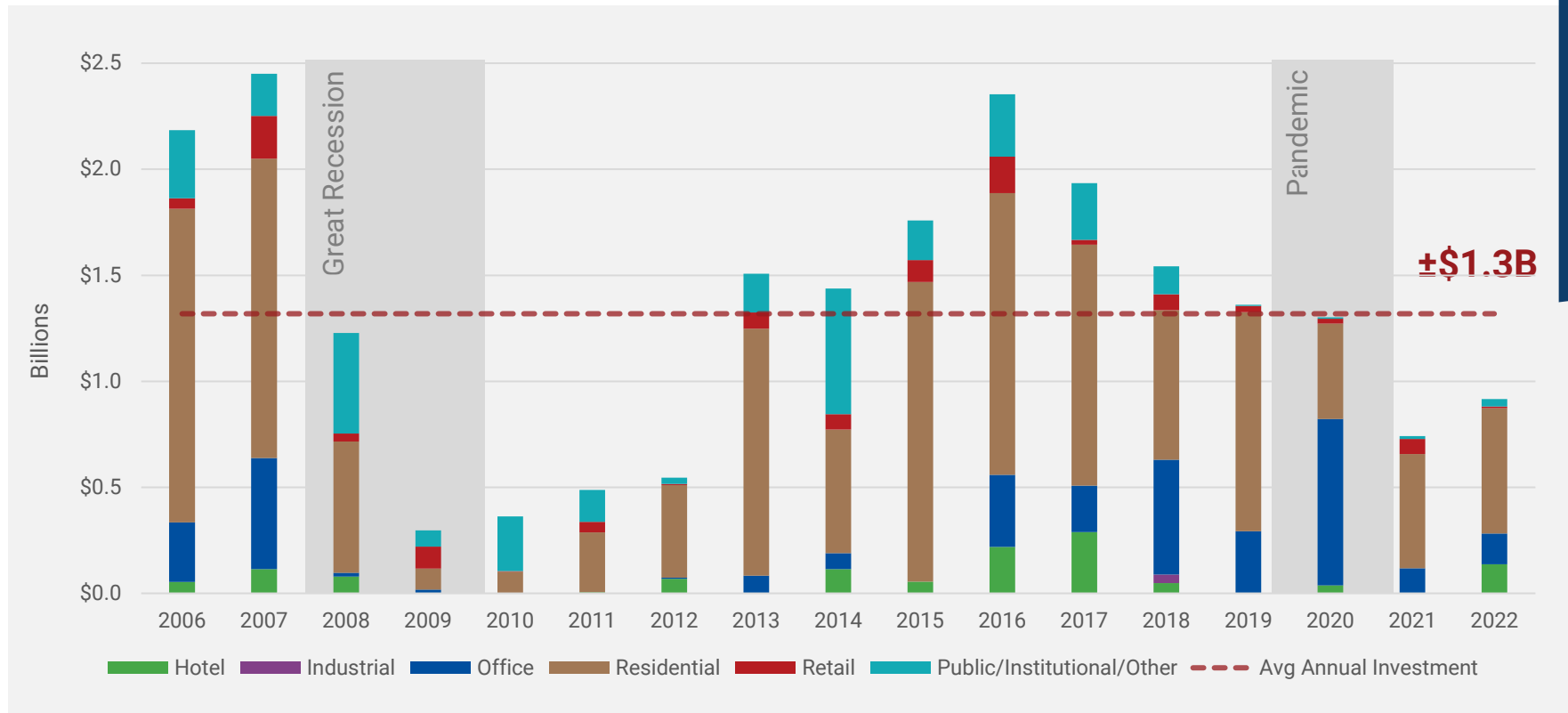
Non-Violent crimes defined as burglary, theft, and motor vehicle theft.



Continued Investment in the Downtown District

±\$1.3B in avg. annual investment in the Downtown District from 2006–22

ANNUAL NEW CONSTRUCTION COSTS¹ IN THE DOWNTOWN DISTRICT



Residential investment leads the way, accounting for **64% of total investment** in 2022.

Source: City of Chicago Permit Data, Esri, SB Friedman

1. Defined as materials and labor in application.

Leveraging Downtown Success

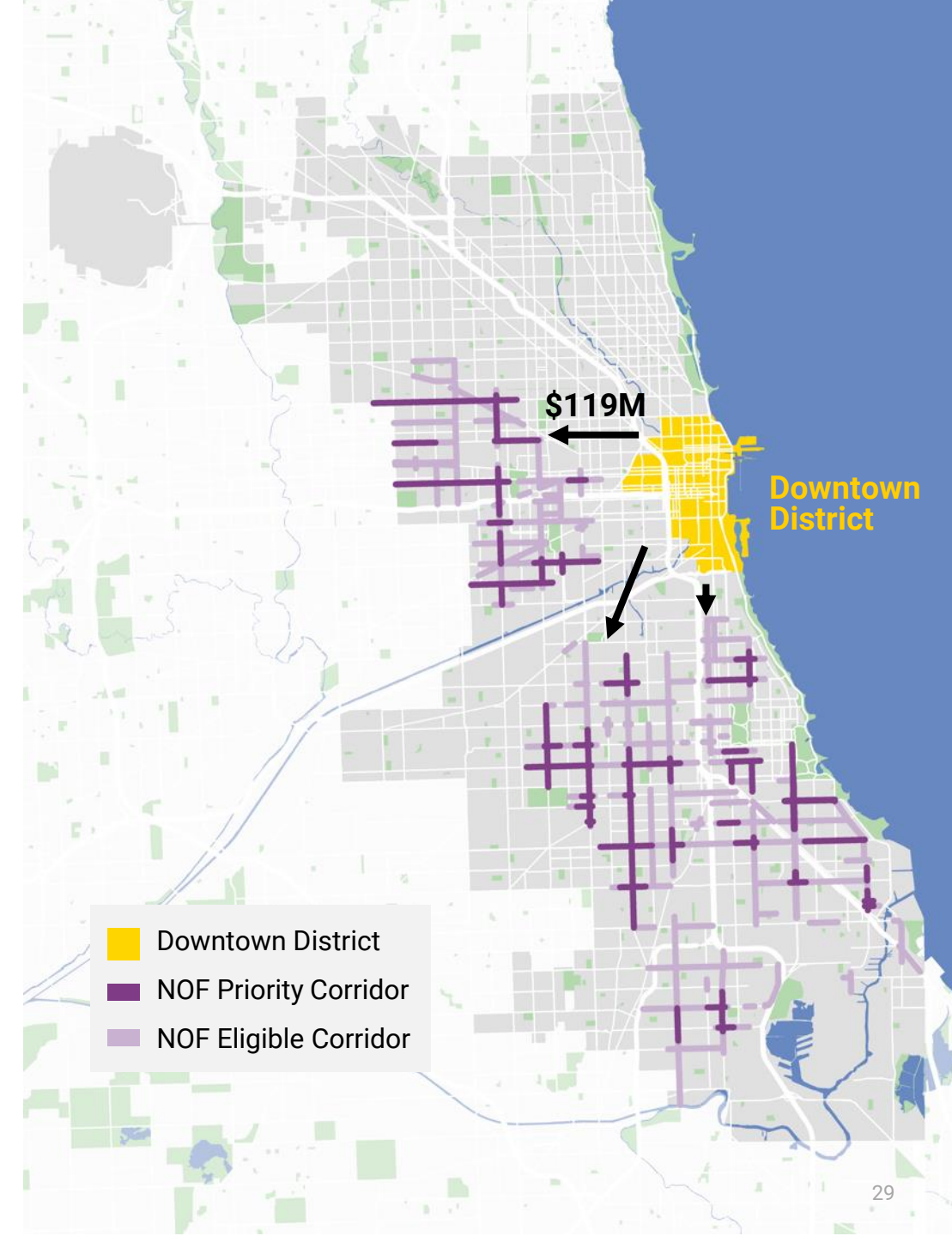
Development Downtown directly generates public funds to support development projects on the South, West, and Southwest sides

NEIGHBORHOOD OPPORTUNITY BONUS AND FUND PAYMENTS, 2016-22

Neighborhood Opportunity Bonus Payments ¹	\$149M
Neighborhood Opportunity Fund Allocation	80%
Neighborhood Opportunity Fund	\$119M

Source: City of Chicago, Esri, SB Friedman

1. Neighborhood Opportunity Bonuses from payments in the Downtown District for increased Floor Area Ratio (FAR) (FAR reflects the total square footage of the building divided by the area of the lot). 80% is allocated to the Neighborhood Opportunity Fund (NOF), 10% of payments are allocated to the Local Impact Fund and 10% to the Citywide Landmark Fund.



Next Steps



Project Next Steps

Now

Summer
2023

ANALYSIS

- ★ Document historic progress
- ★ Document existing conditions and trends

ENGAGEMENT

- ★ Survey
[Chicago.gov/CAP2024](https://chicago.gov/CAP2024)
- ★ **May 23rd** Public Open House
- ★ Community Pop-ups

SYNTHESIS

- ★ Draft visions for different themes within the Central Area
- ★ Solicit feedback on draft visions
 - Focus Group Meetings
- ★ Document vision

Engagement Opportunities

WHAT/WHERE:

- Survey [Chicago.gov/CAP2024](https://chicago.gov/CAP2024)
- May 23rd Public Open House
 - 4:30 – 6:30 pm
 - Harold Washington Library, 401 S. Plymouth Ct.
- Community Pop-Ups
- Email feedback to DPD@cityofchicago.org

WHEN: Now and continuing throughout the Summer

WHY: Solicit feedback and generate consensus on a vision for the Central Area





Thank You



 CHICAGO