



CHICAGO PLAN COMMISSION

Department of Planning and Development

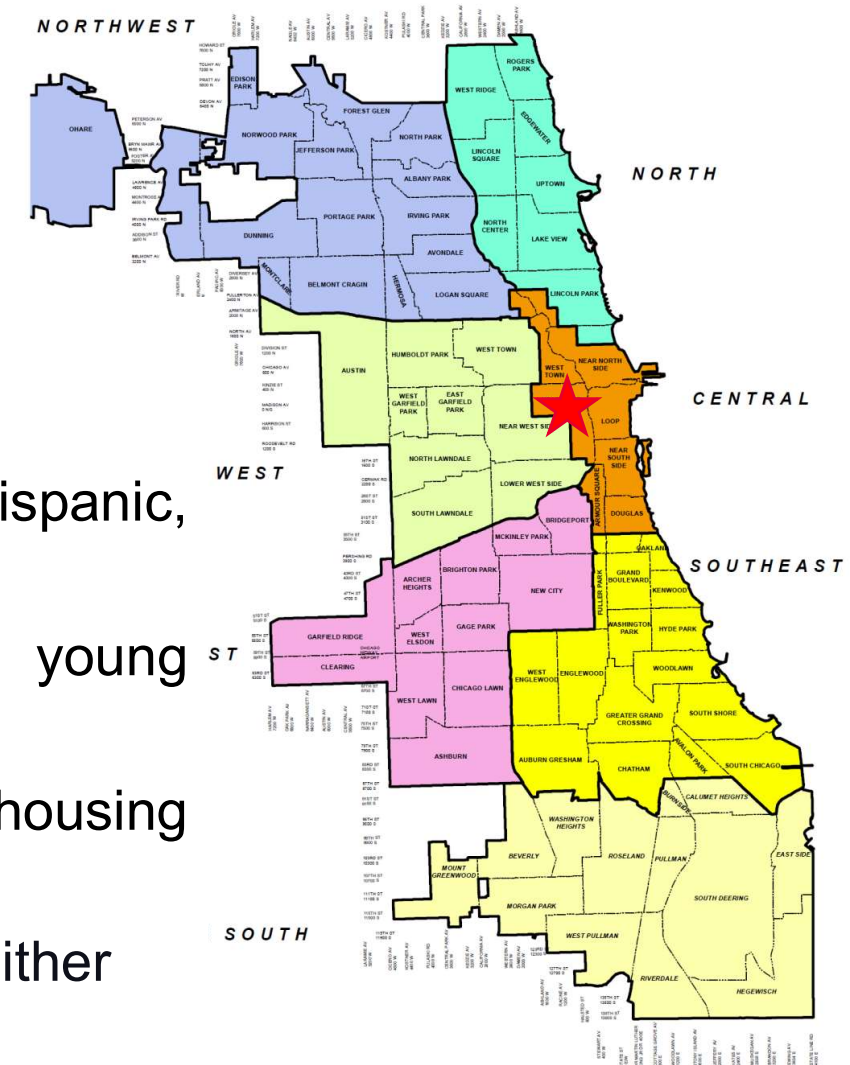
FULTON MARKET INNOVATION DISTRICT PLAN UPDATE
From Hubbard to south of Randolph, and from Halsted to
Ogden (27th Ward)

2/18/2020

Near West Side Community

Demographics (CMAP 2010-2018 and 2014-2018):

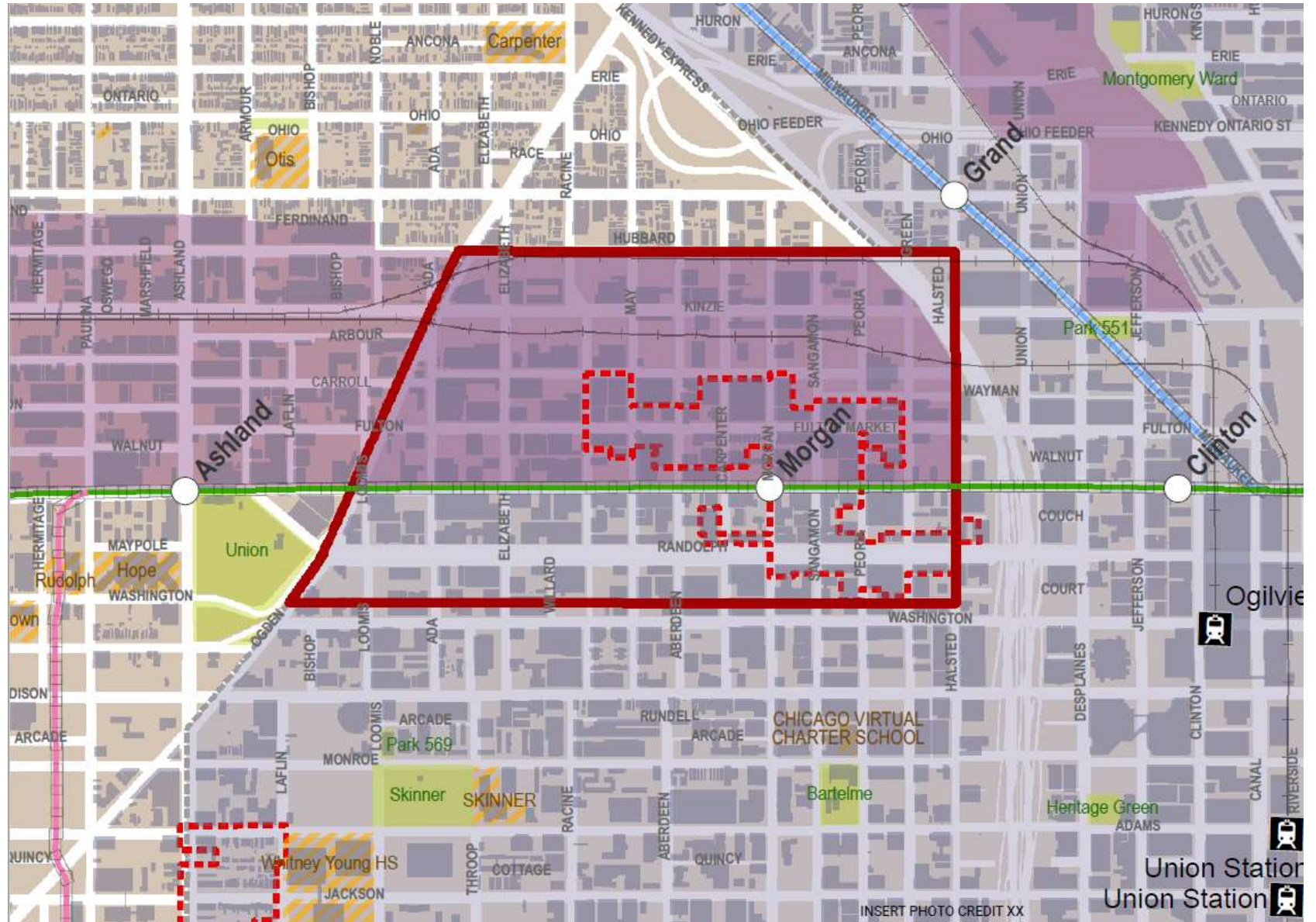
- Population grew by more than 14% (City only gained 0.9%).
- Diverse community: 41.3% White Non-Hispanic, 28% Black Non-Hispanic, 9.4% Hispanic, and 18.6% Asian Non-Hispanic.
- Median household income is \$83,575 most residents are young professionals.
- 46% households are one-person, 36.6% are families, and 74% of housing have five or more units.
- From 2013-2017, about 57.7% of residents in the Near West Side either took transit, bicycled, or walked to work.
- The Morgan CTA Station saw an increase in ridership of 5.6% from 2018 to 2019 (CTA Annual Ridership Report)
- Skinner West Elementary School “efficient” and Wells Community Academy High School “underutilized” (CPS Annual Facilities Data)



★ FMID Context Map

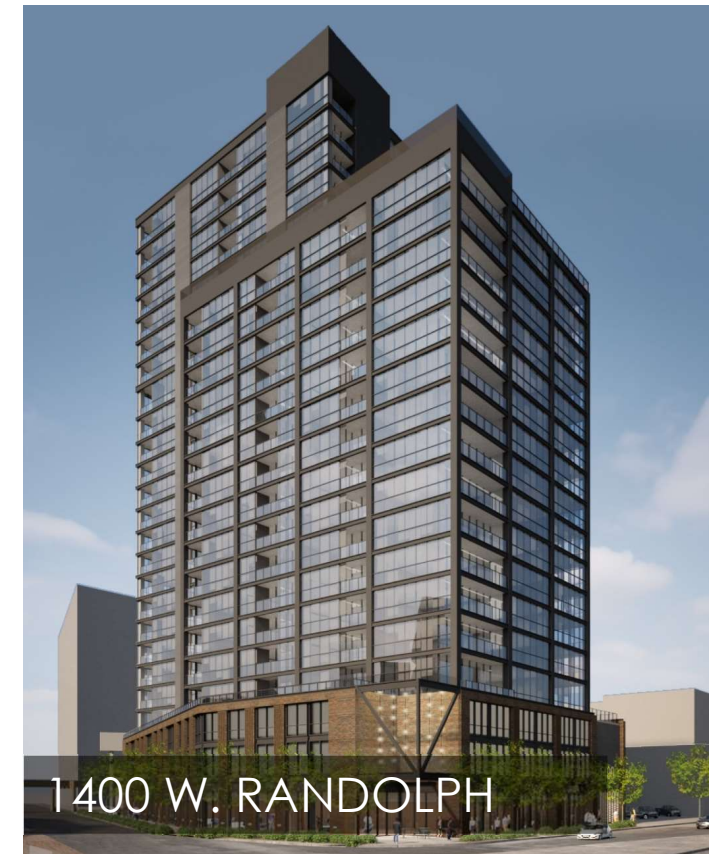
Legend

-  FMID Boundary
-  Downtown Zoning
-  Historic Districts
-  Parks
-  Industrial Corridors
-  School Grounds
-  Metra Station
-  CTA Station



FMID Developments

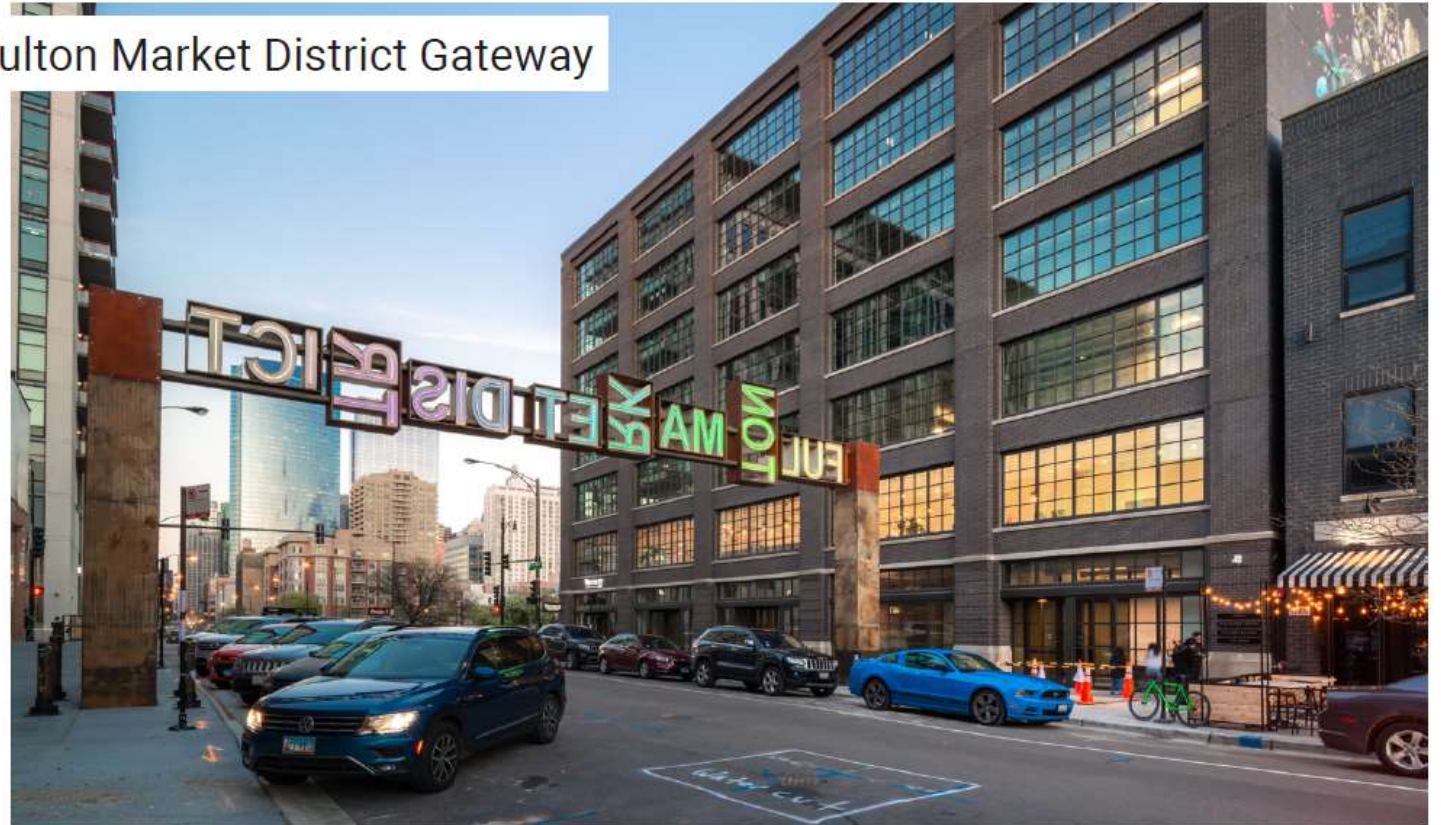
- Since the 2010s, the Fulton Market Area and West Loop sub-markets have accounted for **70%** of all Central Area office development.
- 43 approved, completed, or under construction PD projects in the FMID since 2014:
 - 8.1 million square feet of office space
 - 1,702 hotel keys
 - 3,801 residential units



★ FMID Developments

- 43 planned development projects valued at \$14 billion in total project costs
- At full buildout, more than 28,450 construction jobs and 61,480 permanent jobs.
- The projects approved to date are also obligated to contribute \$96 million in Neighborhood Opportunity Bonus (NOB) funds to the City.
- As of December 2020, almost \$30 million in NOB revenues have been formally collected from projects within the FMID.

Fulton Market District Gateway





COVID Pandemic Economic Impact

Nationally*:

- US gross domestic product grew 33.1% from July to September (Q3 2020)
- US labor market down almost 10 million jobs compared to pre-pandemic
- Initial jobless claims rose 137,000 in first week of December

Locally:

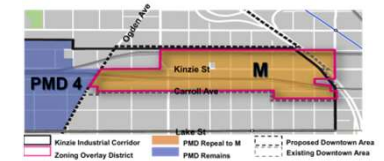
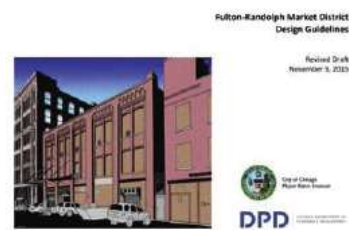
- Chicago downtown apartment occupancy rate was down to 87.1% in Q3 2020**
- Occupancy at downtown office buildings was at 18% by end of 2020**
- Occupancy at downtown hotels was just above 23% as of early January 2021**
- CTA rail ridership and O'Hare air traffic were down ~87% and ~90% at their peaks***
- City 2021 budget shortfall \$1.2 billion

• Data from *US Labor Department*

** Data from *STR, BOMA, CBRE, CLA*

*** Data from *Chicago Recovery Task Force Report*

★ 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

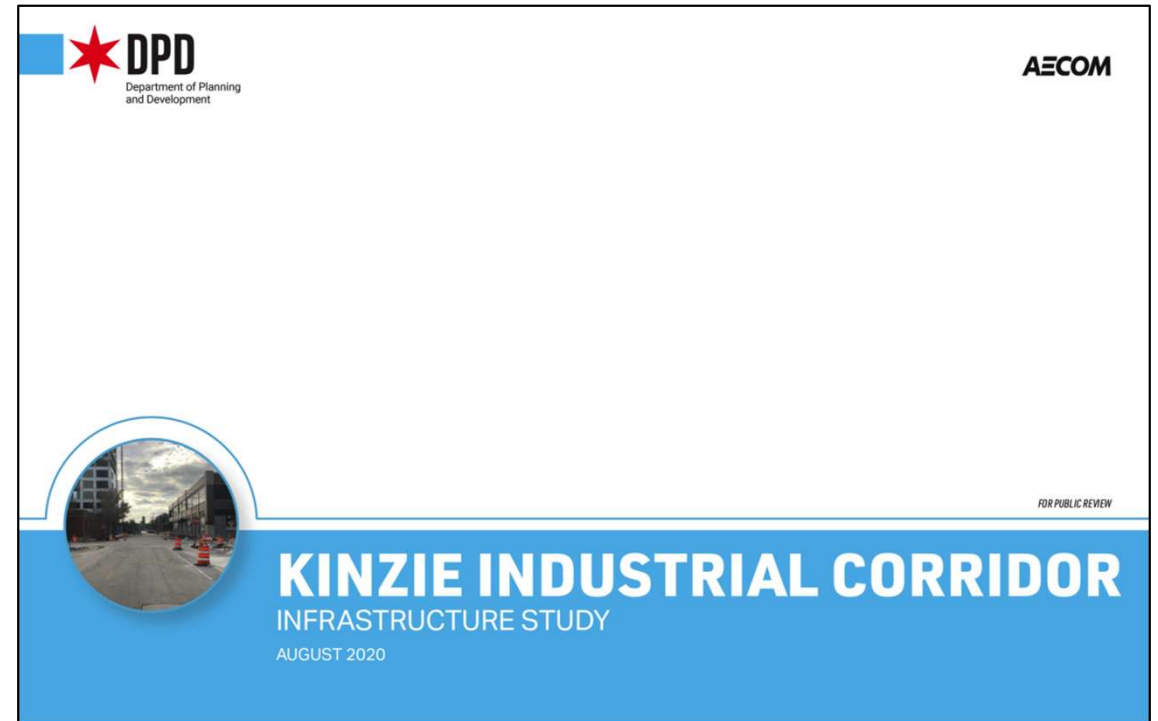


2016, 2017 & 2019
 Zoning changes for downtown expansion, removal of PMD east of Ogden, retain PMD west of Ogden with buffer zone

Kinzie Infrastructure Study 2019-2020

The goals of the study was to identify:

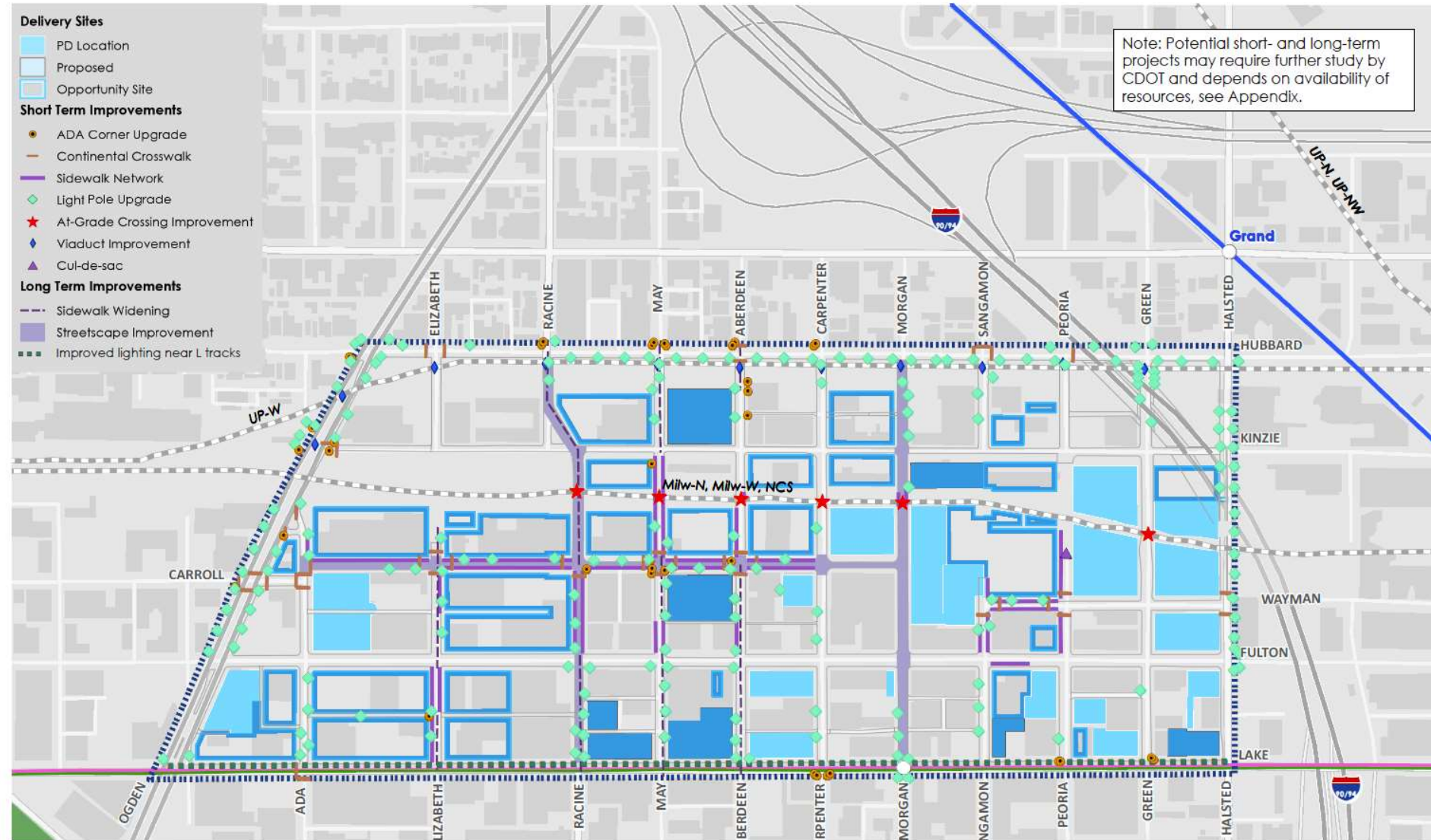
1. Existing infrastructure conditions
2. Opportunity sites that may be developed in the future
3. Prioritize improvements for the area



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



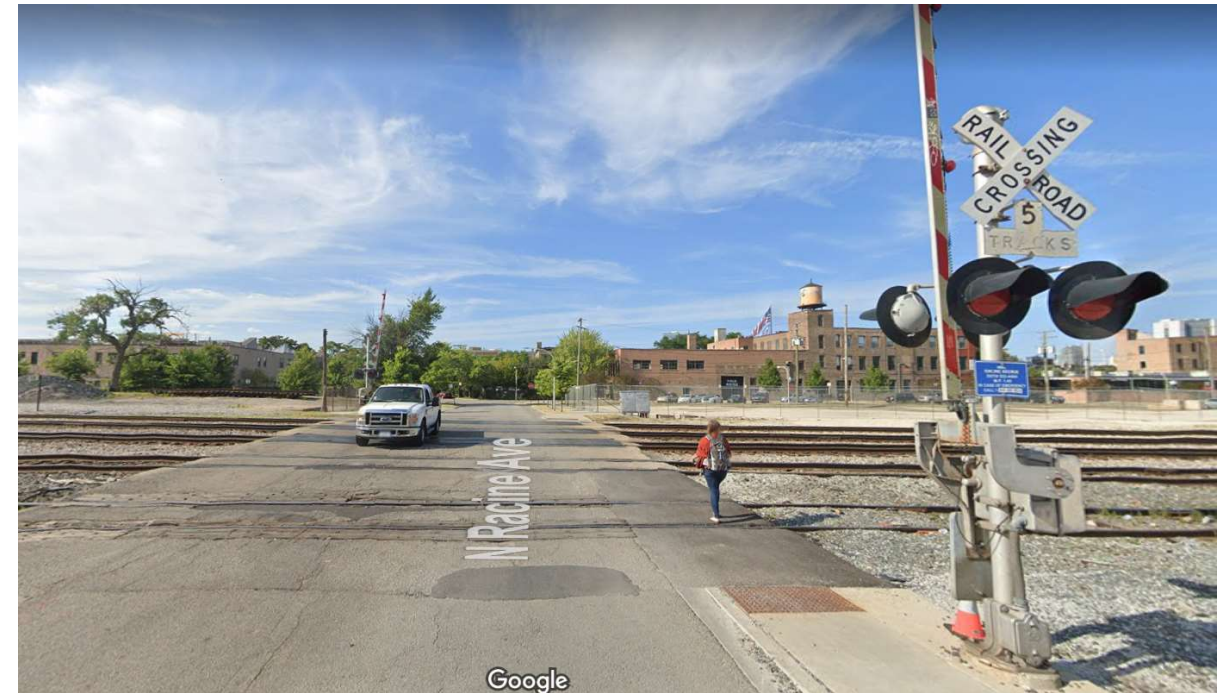
Infrastructure Priorities

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:

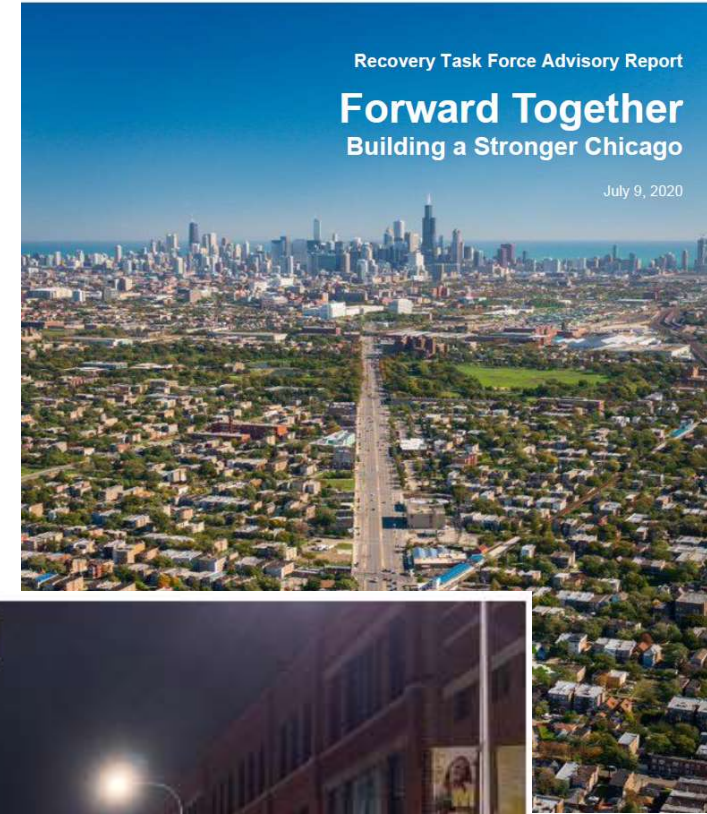
- bury utilities
- viaduct improvements
- select new bike lanes
- select street network and section improvements





Current Planning and Implementation Efforts

- DPD West Loop Resources webpage, including Kinzie Infrastructure Study
- Metra At-Grade Crossing Improvements
- Utility Coordination and Review
- DPD's Small Business Resource Guide
- Closure of Randolph Service Roads and Fulton Market – restaurant outdoor seating
- Forward Together Task Force Report + Central City Recovery engagement
- We Will citywide plan engagement



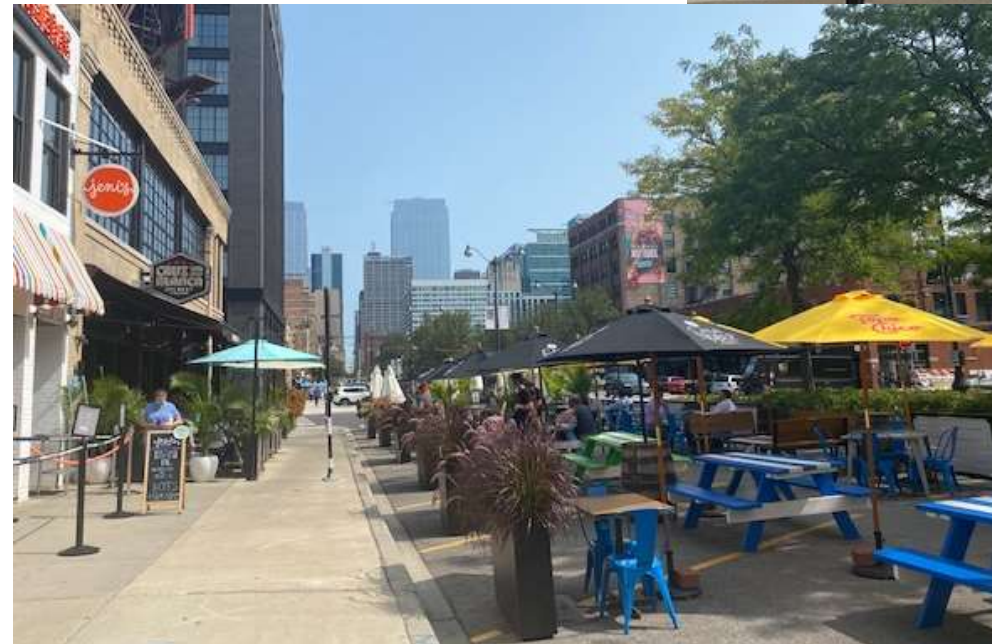
Fulton Market Street from Fall 2020



★ Current Planning and Implementation Efforts

CDOT-led projects and ongoing studies:

- Phase 2 Fulton Market streetscape
- Lake Street improvements
- Feasibility study for a new Metra Infill Station and Metra's A2 track realignment study
- Randolph Street corridor improvement study



An aerial photograph of the Chicago skyline, showing a dense cluster of skyscrapers and buildings. The Willis Tower is prominent on the right side. The city extends to the water's edge, with a clear blue sky above.

FMID Plan Update Vision

The Fulton Market community is where traditional and innovative businesses and buildings coexist in a dynamic downtown environment. The community is already a vital economic engine for the City, with a variety of companies, service providers, and quality-of-life amenities. Looking to the future, the area should continue to evolve as a desirable, functional, mixed-use and mixed-income neighborhood for workers, residents and visitors.

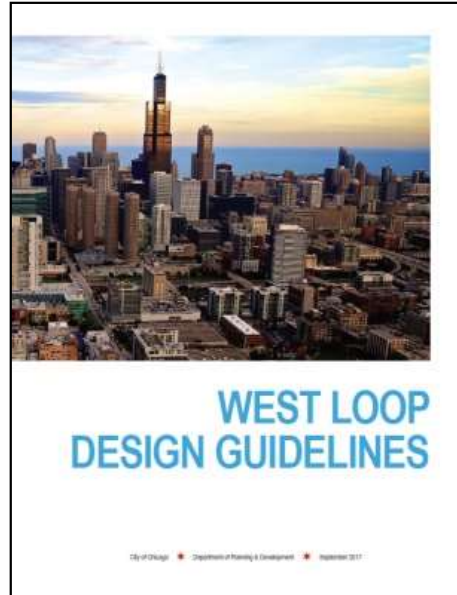
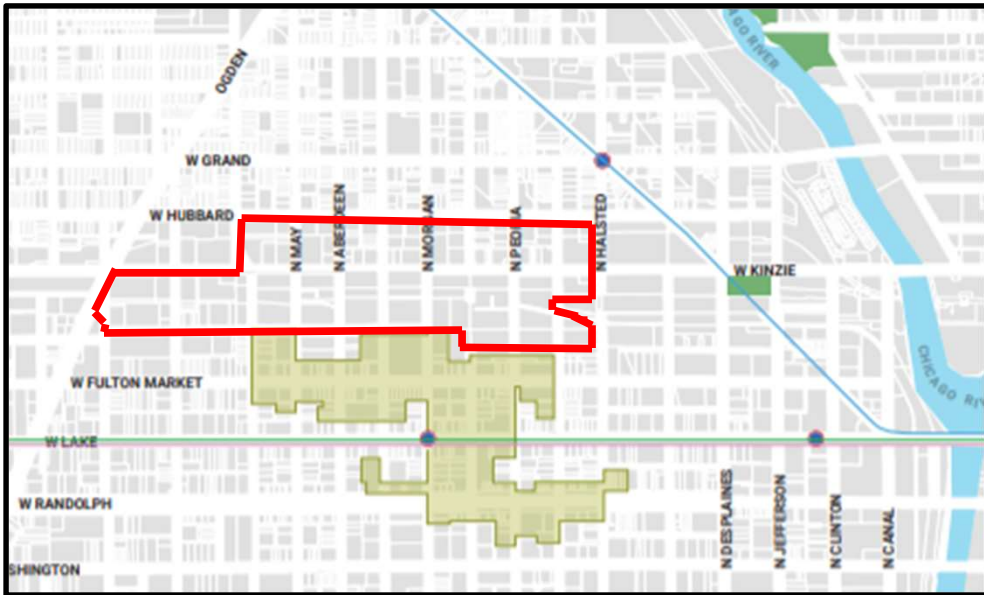


FMID Plan Update Goals

Goal 1: Promote Mixed-Use and Mixed-Income Developments. Provide more affordable housing options and create pedestrian-friendly streets and sustainable open spaces consistent with design excellence and urban design best practices.

Goal 2: Improve Access for all Transportation Modes. Promote alternative modes of transportation and improve traffic circulation with infrastructure and transit improvements using both private and public resources.

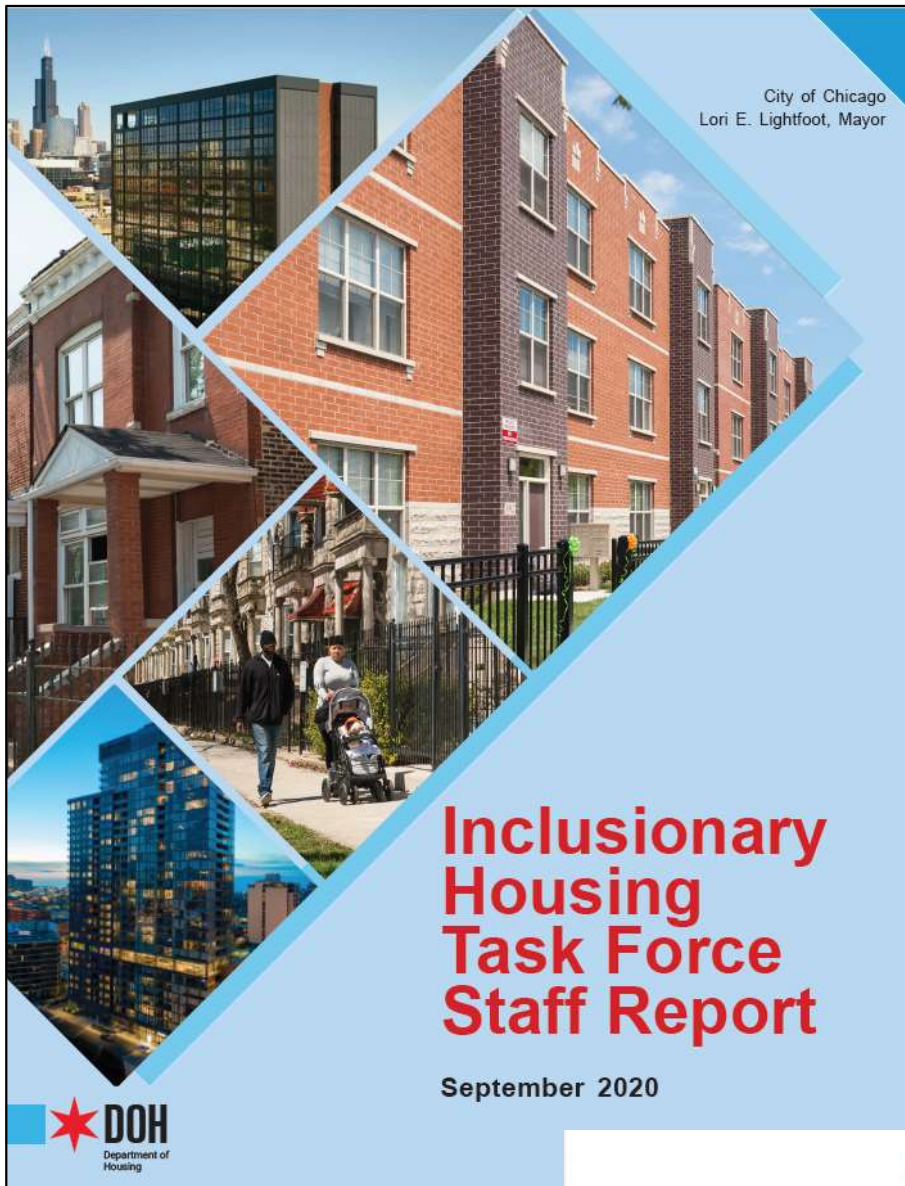
Goal 3: Protect and Enhance Historical and Cultural Assets. Continue to support the Fulton Randolph Market Landmark District and other historic assets, and encourage events and public art as part of private and public development.



1 Promote Mixed-Use and Mixed-Income Developments

Provide more affordable housing options and create pedestrian-friendly streets and sustainable open spaces consistent with design excellence and urban design best practices.

- Strategy 1.1: Allow New Residential Uses North of Lake Street*
- Strategy 1.2: Affordable Housing Ordinance Update*
- Strategy 1.3: Provide City-Supported Affordability*
- Strategy 1.4: Promote Equity, Diversity, and Resiliency*
- Strategy 1.5: Open Space Opportunities*
- Strategy 1.6: Expand Boundary of the West Loop Design Guidelines*
- Strategy 1.7: Design Excellence Principles*



Strategy 1.2: Affordable Housing Ordinance Update

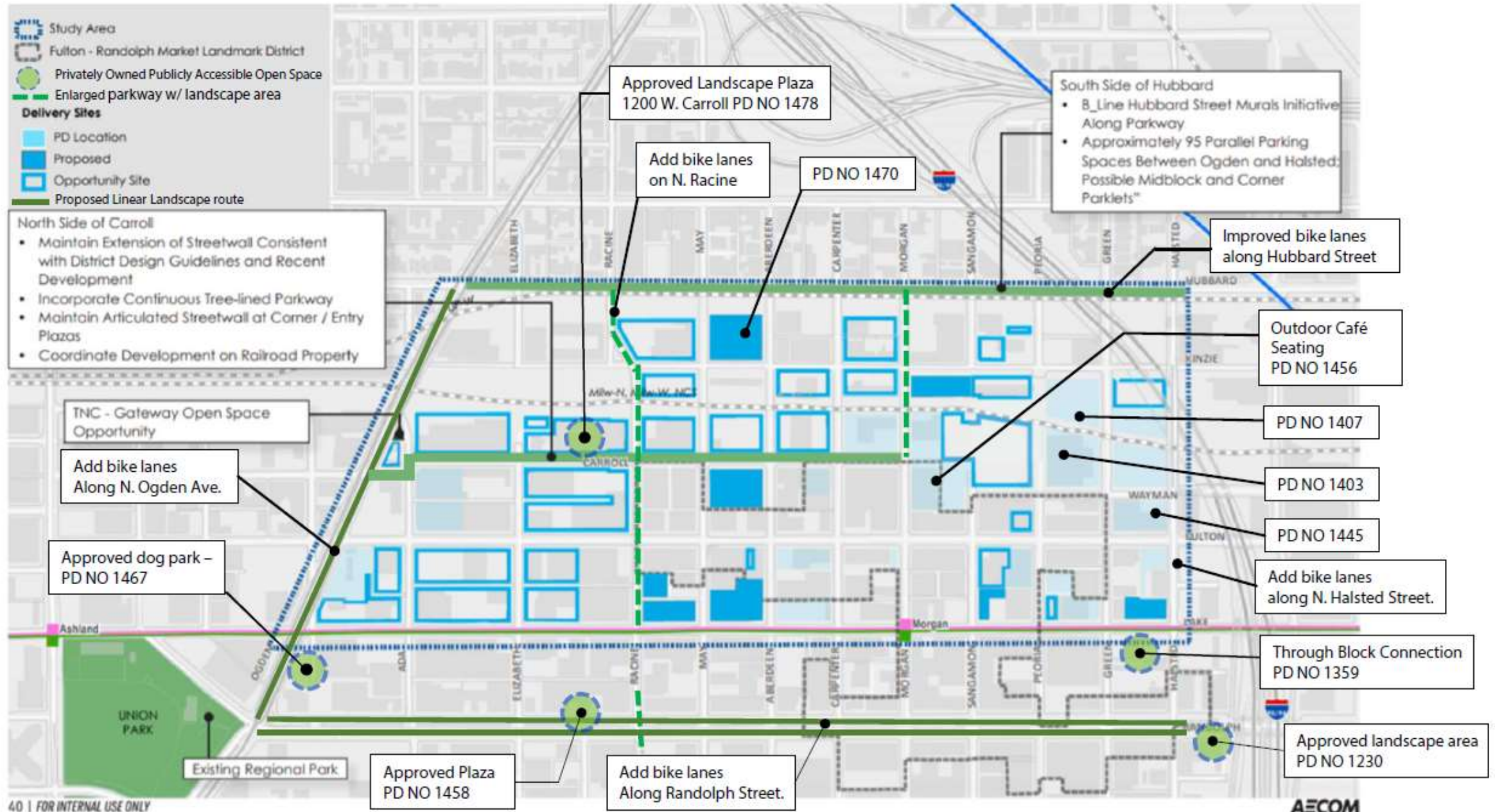
Based on recommendations from the Inclusionary Housing Task Force Report, DOH is continuing to engage with various stakeholders and expects to submit a new citywide ARO in early 2021.

Strategy 1.3: Provide City-Assisted Affordability

Above and beyond the requirements of citywide ARO, the City is also committed to provide a menu of options for support and incentives needed to bring more affordable dwelling units in the FMID area to create a mixed-income community that exceeds the goals of ARO alone, with a target **goal of 30% affordable units within FMID area.**

Strategy 1.4: Promote Equity, Diversity, and Resiliency

PROJECT RECOMMENDATIONS OPEN SPACE OPPORTUNITIES



40 | FOR INTERNAL USE ONLY

AECOM



Hubbard Street Potential Improvement Visions

These visions are for illustrative purposes only, and would require additional study, community engagement, funding allocation, design and engineering before future improvements could be implemented





2 Improve Access for all Transportation Modes

Promote alternative modes of transportation and improve traffic circulation with infrastructure and transit improvements using both private and public resources.

Strategy 2.1: Infrastructure Coordination

Strategy 2.2: Prioritize Pedestrian Safety and Experience

Strategy 2.3: Improve Multi-Modal Transit Options



3 Protect and Enhance Historical and Cultural Assets

Continue to support the Fulton Randolph Market Landmark District and other historic assets and encourage events and public art as part of private and public development.

Strategy 3.1: Encourage Adaptive Reuse

Strategy 3.2: Promote Food, Arts, and Culture



DPD Community Engagement

Since 2014

- DPD staff attendance at community meetings for PD projects
- West Loop Design Guidelines: 300 participants for 2 open houses, 3 working group meetings, survey
- Kinzie Industrial Corridor Framework Plan: 200 participants, 2 community meetings
- Fulton-Randolph Market Landmark District: 20 meetings of various formats: tours, community meetings, public hearings, small focus group meetings

For Draft FMID Plan Update

- Posted draft plan document online on December 23, 2020 and sent e-blast
- West Chamber Association meeting, December 16, 2020
- West Loop Community Organization meeting, January 5, 2021
- Neighbors of West Loop meeting, January 11, 2021
- DPD and Alderman Burnett co-hosted virtual public meeting on January 21, 2021
 - Almost 300 registrants with 100 living in area, 140 working in area, and 120 owning property in area
 - Presentation deck and webinar recording on DPD webpage

Feedback gathered + community engagement summary included in FMID Plan Update Appendix.



FMID Plan Update Implementation Timeline

- **Dec 2020 to Jan 2021 – Posted Draft Plan Update Online + Virtual Community Meetings.** Gather public feedback.
- **February 2021 – Chicago Plan Commission.**
- **March 2021 – Zoning Ordinance Revisions.** Submit zoning ordinance revision for Kinzie overlay district to allow residential uses. Analyze feasibility of future Pedestrian Street designation for select sections of Randolph and Fulton Market Streets.
- **Q1-Q2 2021 – Affordability Ordinance Revisions.** DOH submitted ARO Pilot extension ordinance this past fall and is continuing to engage various stakeholders with expectation to submit new citywide ARO ordinance in early 2021. DOH will continue to work on funding options and coordinating partnerships for City-Supported Affordability to assist developers in meeting the 30% affordability goal.
- **2021 + beyond - Funding Resources.** Consider Kinzie TIF extension to assist with affordability goals and other capital plan investments at local, state, and federal levels.



DPD Recommendations

- CPC to approve and adopt the Fulton Market Innovation District Plan Update
- After adoption of the Fulton Market Innovation District Plan Update by CPC, the goals and strategies would supersede the 2014 FMID Plan