

Department of Planning and Development Fulton Market Innovation District Plan Update

DRAFT

Webinar Community Meeting – January 21, 2021





★ **Agenda**

1. Fulton Market Context
2. Previous Planning Initiatives
3. Kinzie Infrastructure Study
4. FMID Plan Update Summary
5. Q + A

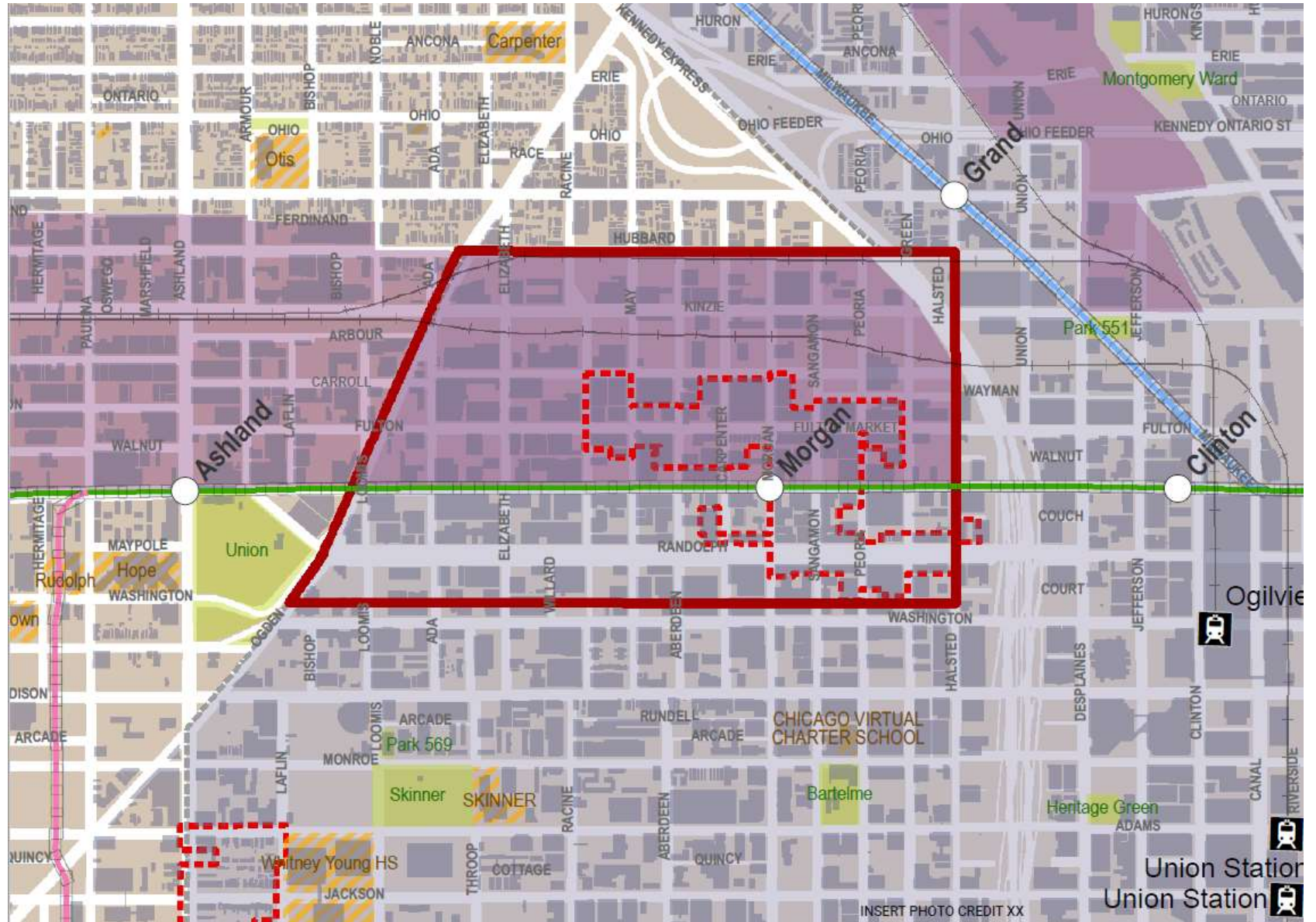
Email comments and questions to
DPD@CityofChicago.org

Source: West Central Association

★ FMID Context Map

Legend

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



Near West Side Community



Demographics (CMAP 2010-2017):

- Population grew by more than 14% (City only gained 1%).
- 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.

Transit (CTA's Annual Ridership Report):

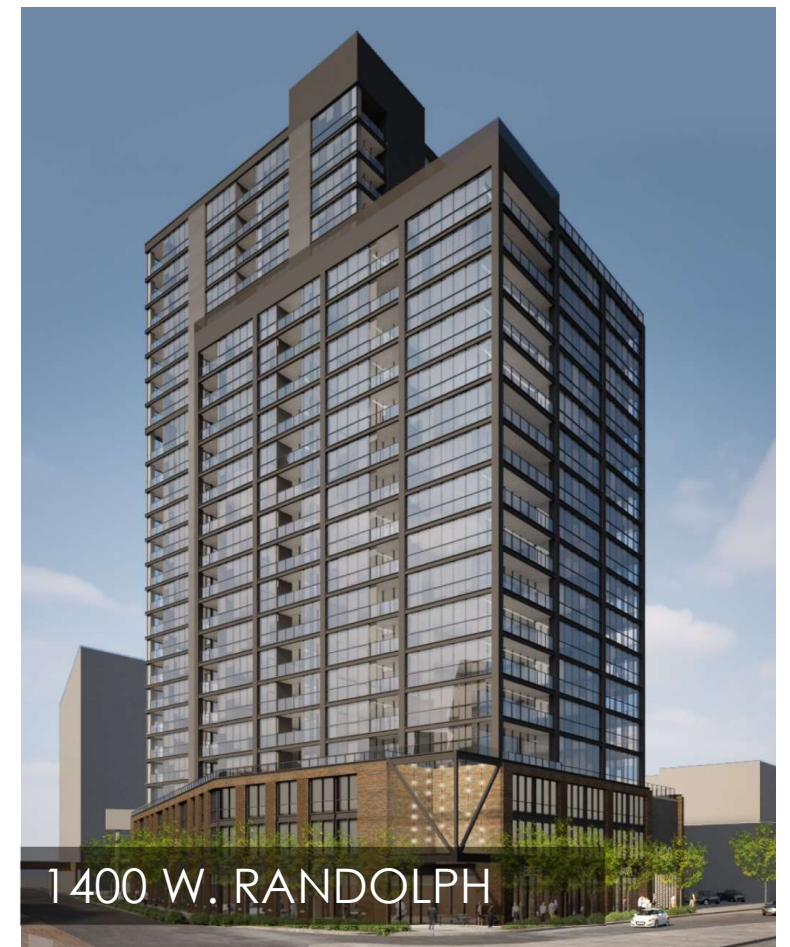
- From 2013-2017, about 57.7% of residents in the Near West Side either took transit, bicycled, or walked to work.
- The Morgan CTA Station saw an increase in ridership of 5.6% from 2018 to 2019.

Neighborhood Public Schools:

- Skinner West Elementary School “efficient” and Wells Community Academy High School “underutilized”

FMID Development Projects

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





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:

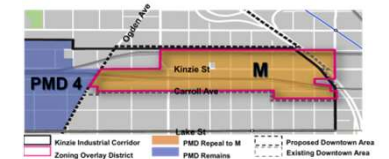
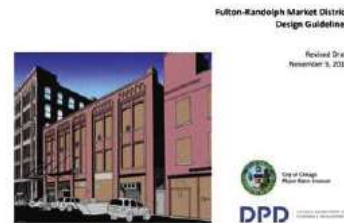
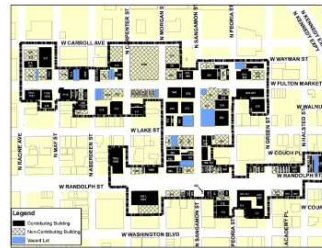
- Chicago downtown apartment occupancy rate was down to 87.1% in Q3 2020**
- Occupancy at downtown office buildings was at 18% by end of 2020**
- Occupancy at downtown hotels was just above 23% as of early January 2021**
- CTA rail ridership and O'Hare air traffic were down ~87% and ~90% at their peaks***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



2017 & 2019
 Zoning changes to remove 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



1. Existing infrastructure conditions

23 blocks of missing sidewalks

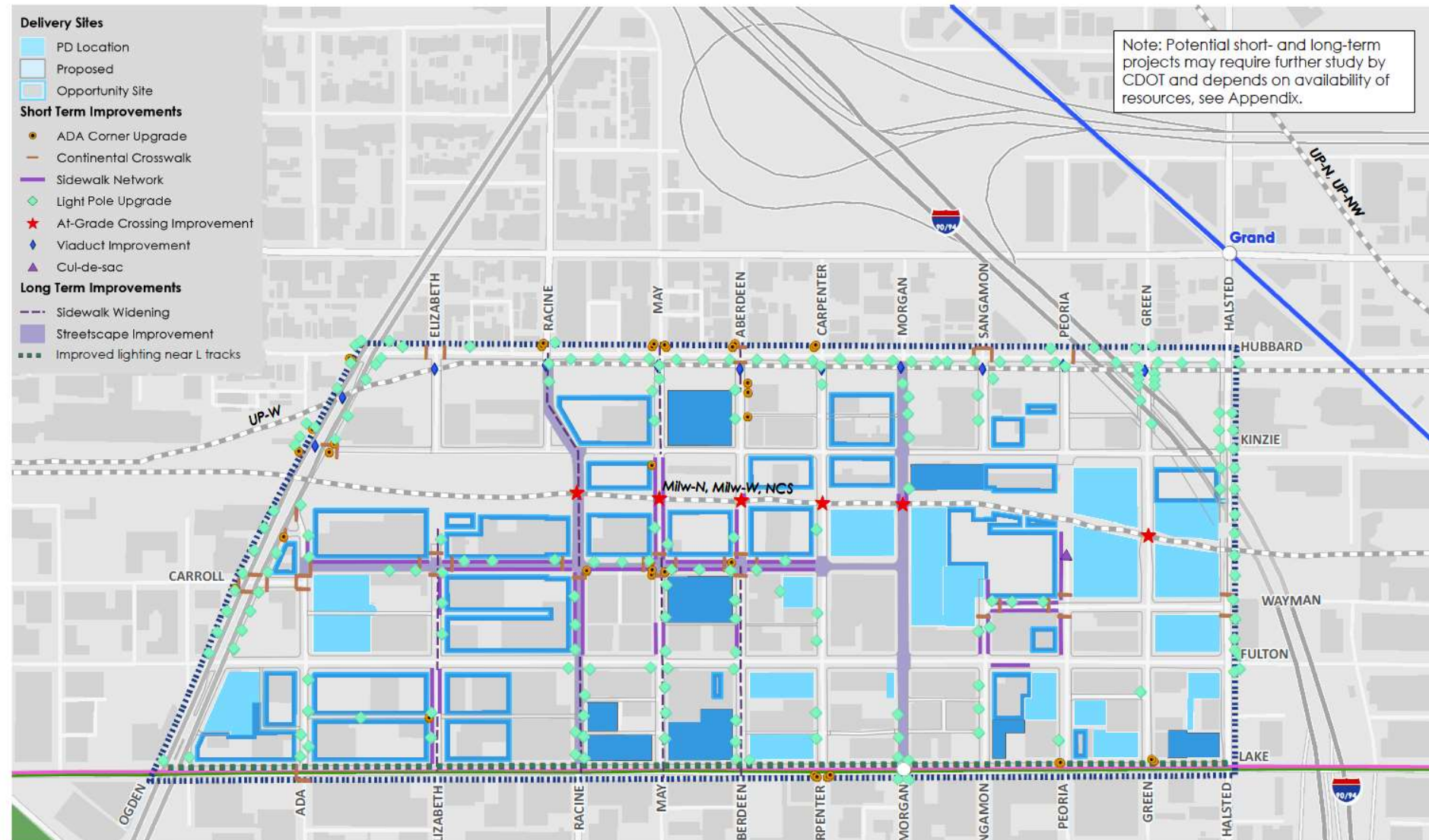
43 crosswalk upgrades

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



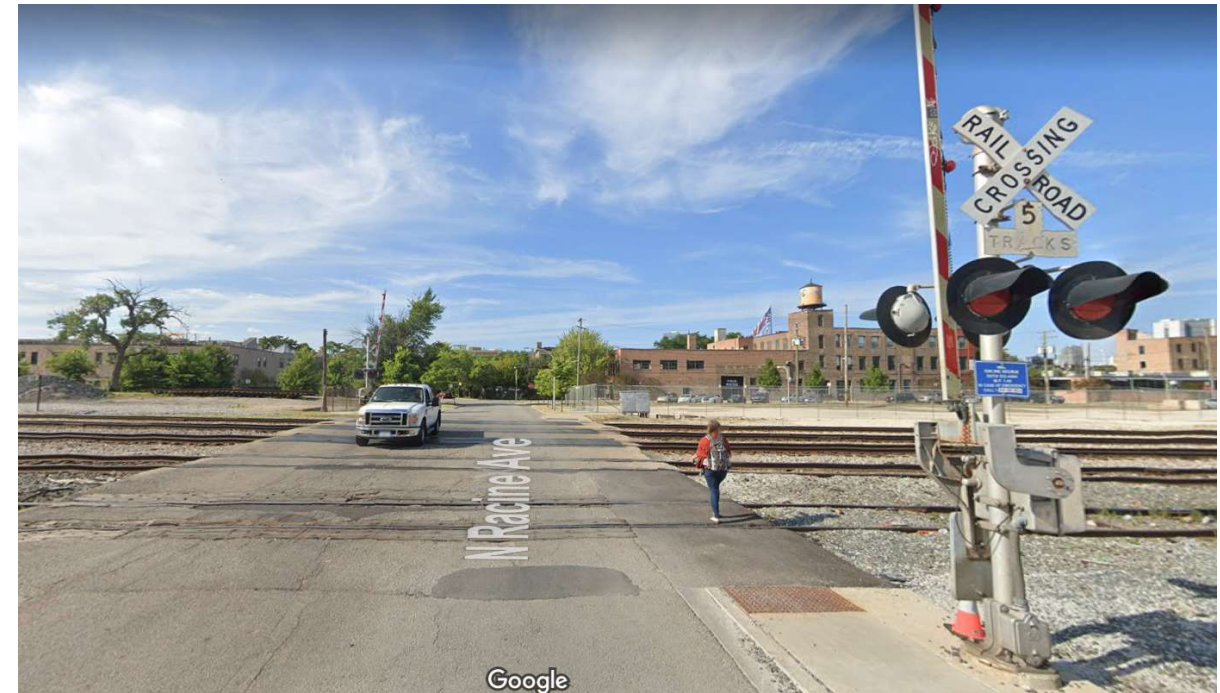
3. Infrastructure Priorities

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:

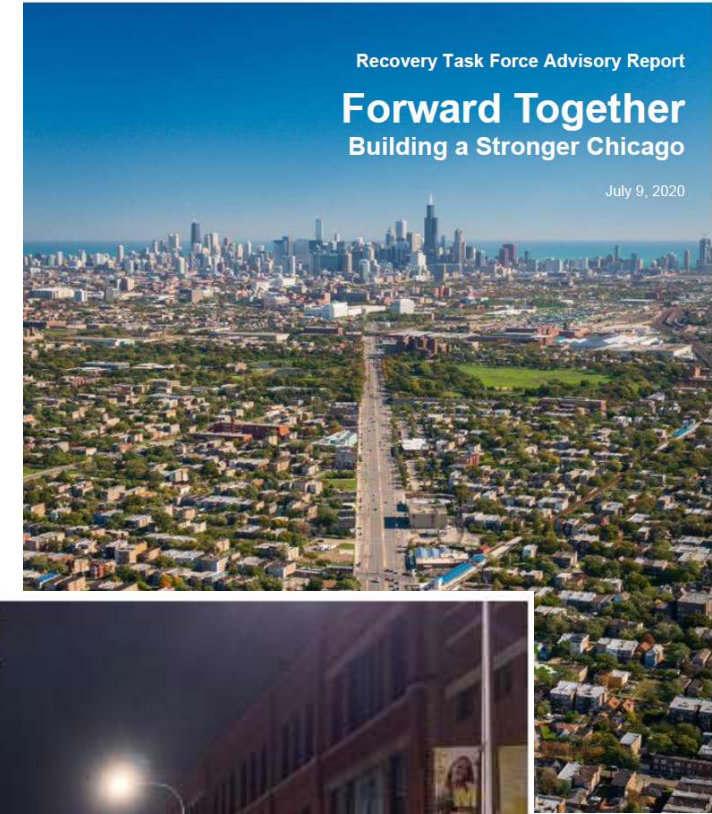
- bury utilities
- viaduct improvements
- select new bike lanes
- select street network and section improvements





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 Report + Downtown Brainstorming Session
- We Will citywide plan engagement



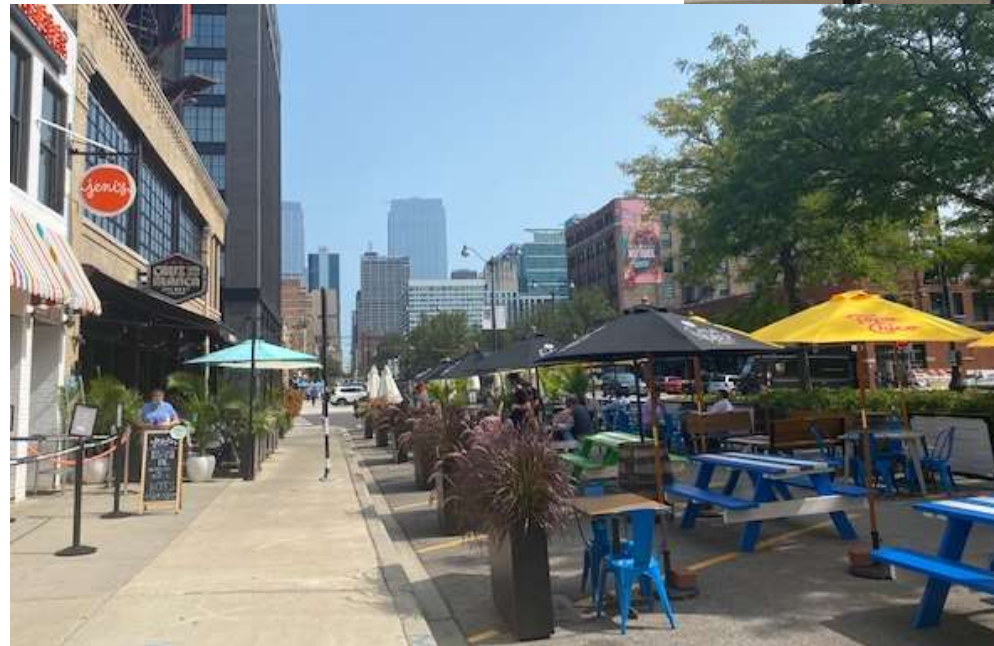
Fulton Market Street from Fall 2020



★ 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 sky is clear and blue. In the top left corner, there is a red star icon next to the text.

★ 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.

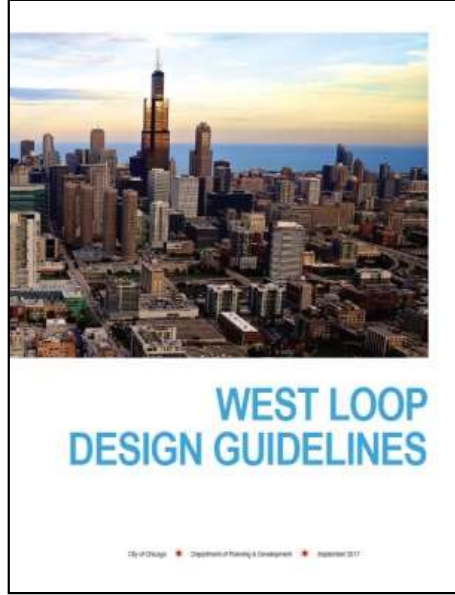
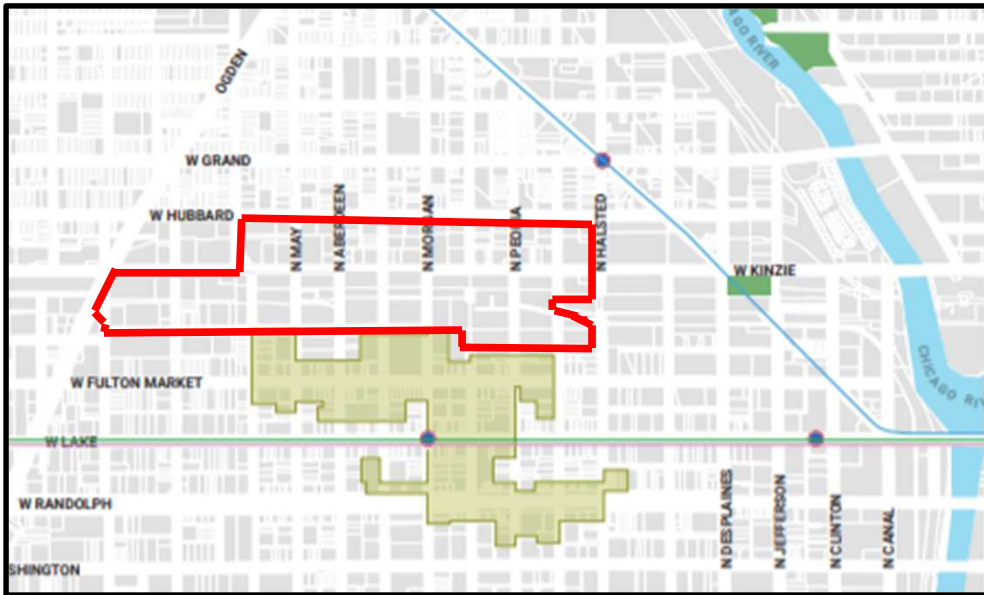


FMID Plan Update Goals

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.

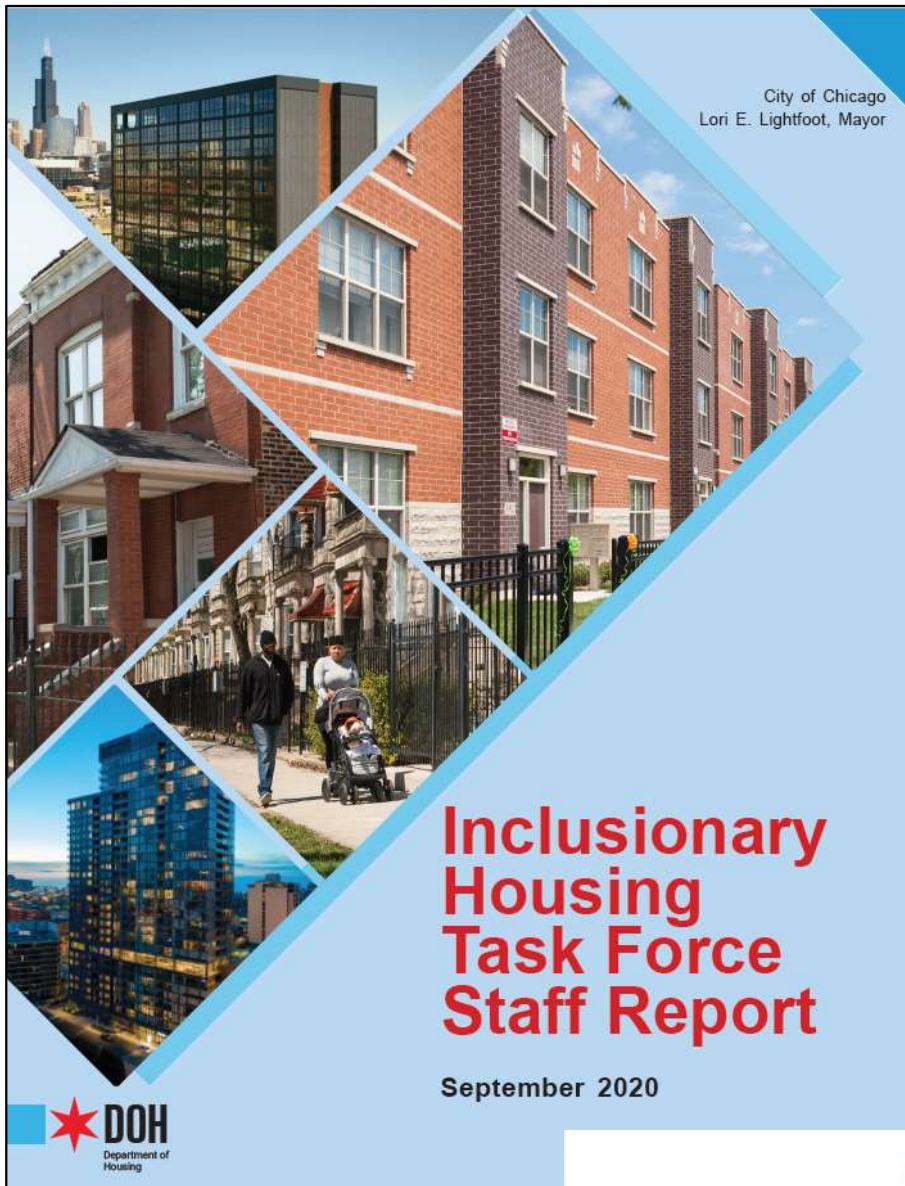
Goal 3: Protect and Enhance Historical and Cultural Assets. Continue to support the Fulton Randolph Market Landmark District and other historic assets, and encourage events and public art as part of private and public development.



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

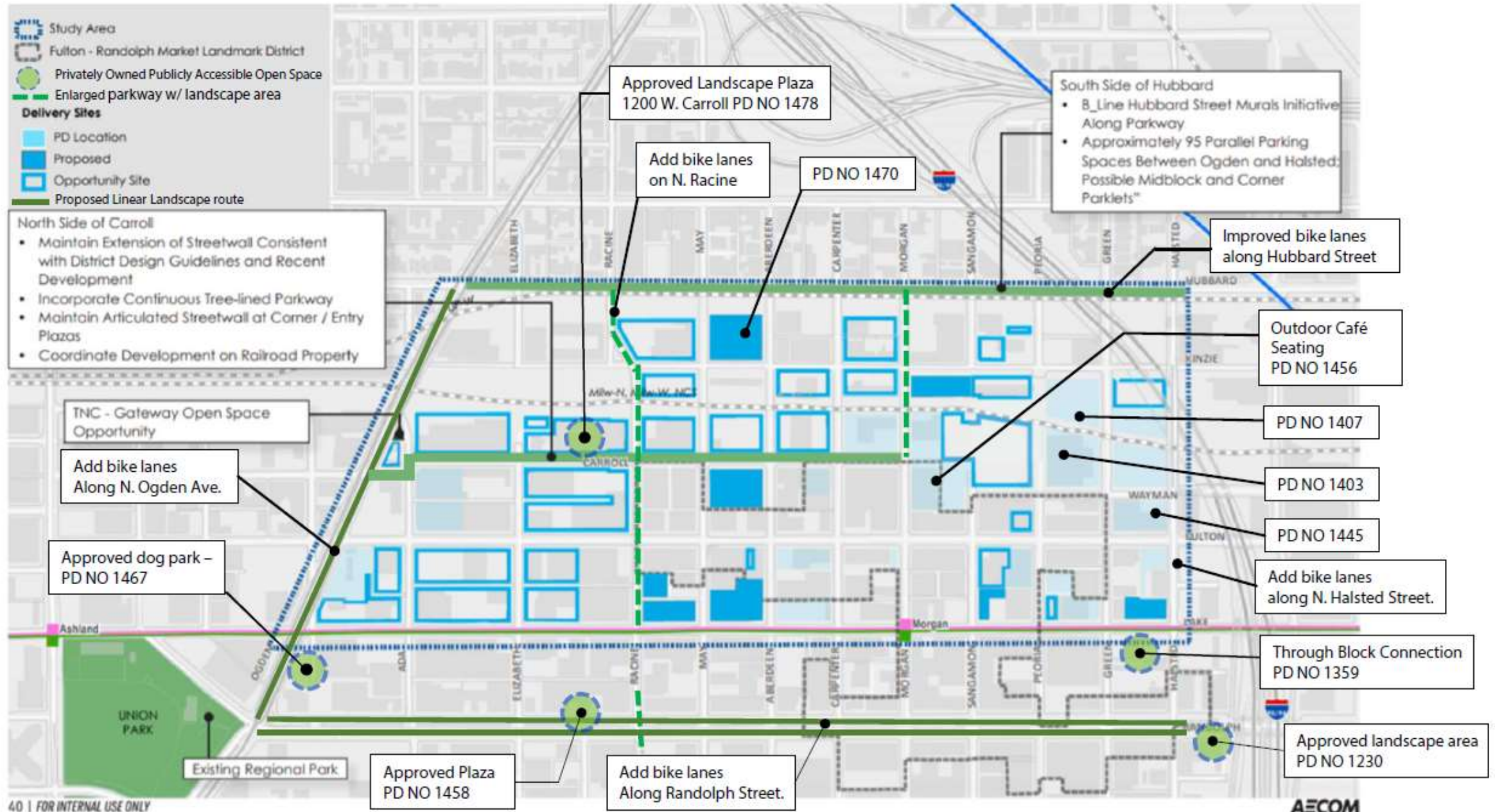
Based on recommendations from the Inclusionary Housing Task Force Report, DOH is continuing to engage with various stakeholders and expects to submit a new citywide ARO in early 2021.

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



FMID Plan Update Implementation Timeline

- **Dec 2020 + Jan 2021 – Post 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.

★ Questions?
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Fulton Market District Gateway

