

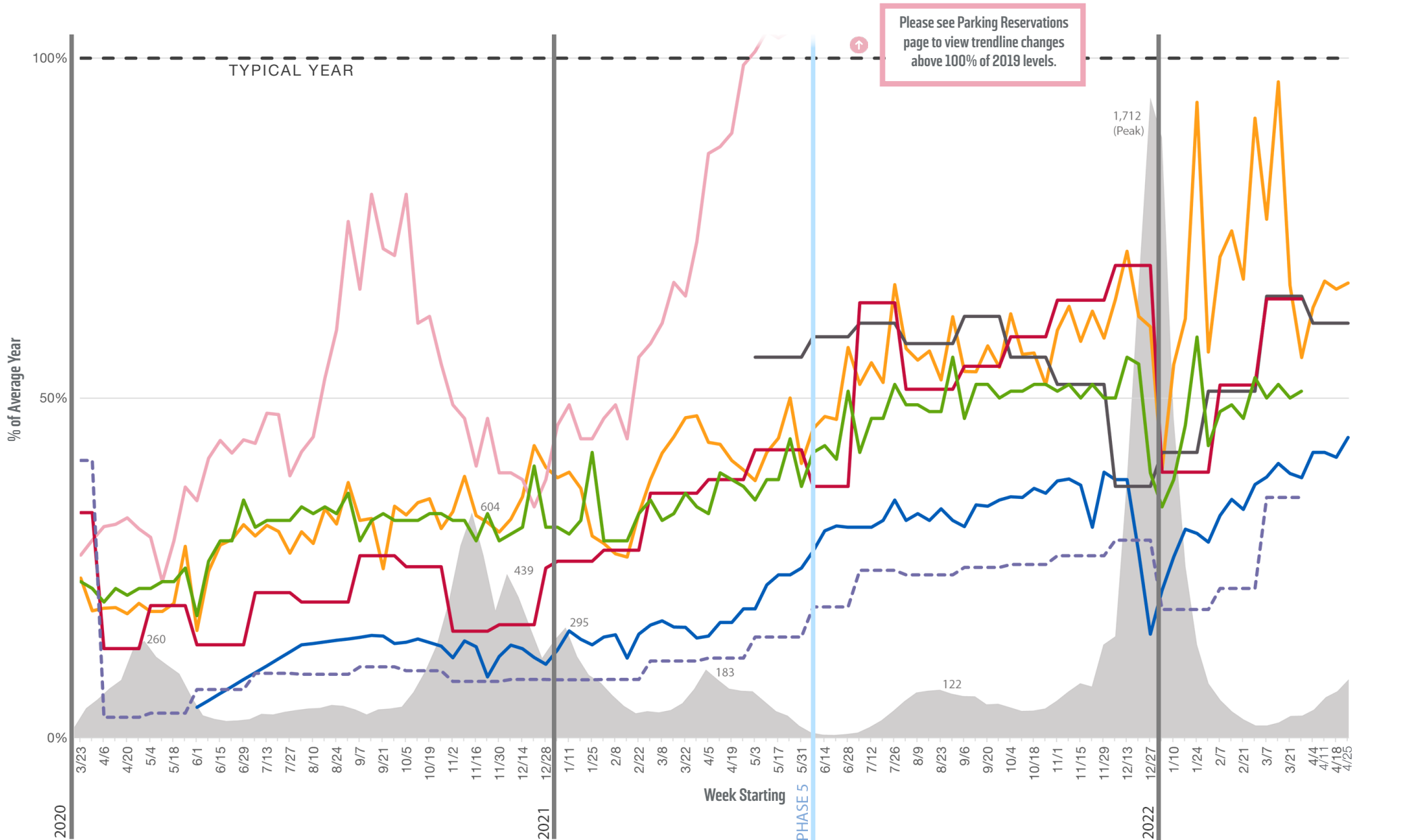
# THE CHICAGO LOOP RECOVERY APRIL 2022 BY THE NUMBERS

As offices and downtown organizations begin to encourage workers to return to the Loop, activity across a variety of sectors continues to progress. Office occupancy – previously at a continual upward trend – stalled in the beginning of the year due to the Omicron variant, but a noticeable surge in April's data make this a record month for recovery. Hotel occupancy and CTA ridership, which are always reported a month behind, also neared or exceeded record rates. As temperatures warm, more visitors return to the Loop – some for the first time since the onset of the pandemic's impact. Workers, residents, and businesses, gradually returning to the Loop, report a lively, motivating energy that notably absent for the past two years. Pedestrian activity also remains promising, with counts consistently above 1 million visitors to State Street in the Loop since the week of April 4.

"Despite many grey days and chilly weather, activity in the Loop continued to bloom in April. Many office workers, residents, leisure and business travelers relish being back downtown and often stay in the Loop enjoying what the city has to offer beyond the workday – like a robust theatre scene and lively late-night activities," said Michael Edwards, President and CEO of Chicago Loop Alliance. "The Chicago Loop is ever evolving, but as noted in Chicago Loop Alliance's relaunched [Back to Office toolkit](#), whether you've never left; are seeing downtown for the first time in years; or are an observant spectator, the Loop is lively and ready to be explored."



CHICAGO  
LOOP  
ALLIANCE



Typical Year	Pedestrians	Office Occupancy	Parking Reservations	Parking Garages	Hotel Occupancy	CTA Ridership	Metra Ridership	COVID-19 Rate (citywide)
100%	65.9%	42.4%	161%	61.0%	64.0%	50.8%	35.4%	158.0
for 2019	of 2019 levels	of 2019 levels	of 2019 levels	of 2019 levels	of 2019 levels for Mar. 2022	of 2019 levels for Mar. 2022	of 2019 levels for Mar. 2022	per 100,000 residents for week of Apr. 25, 2022

Figures Reflect Monthly Averages of 2019 Levels

**PEDESTRIANS**  
**65.9%**  
 Average Rate for Apr.  
 Compared to 2019 Levels

**COMPARE TO:**

Month's Highest Measured Rate

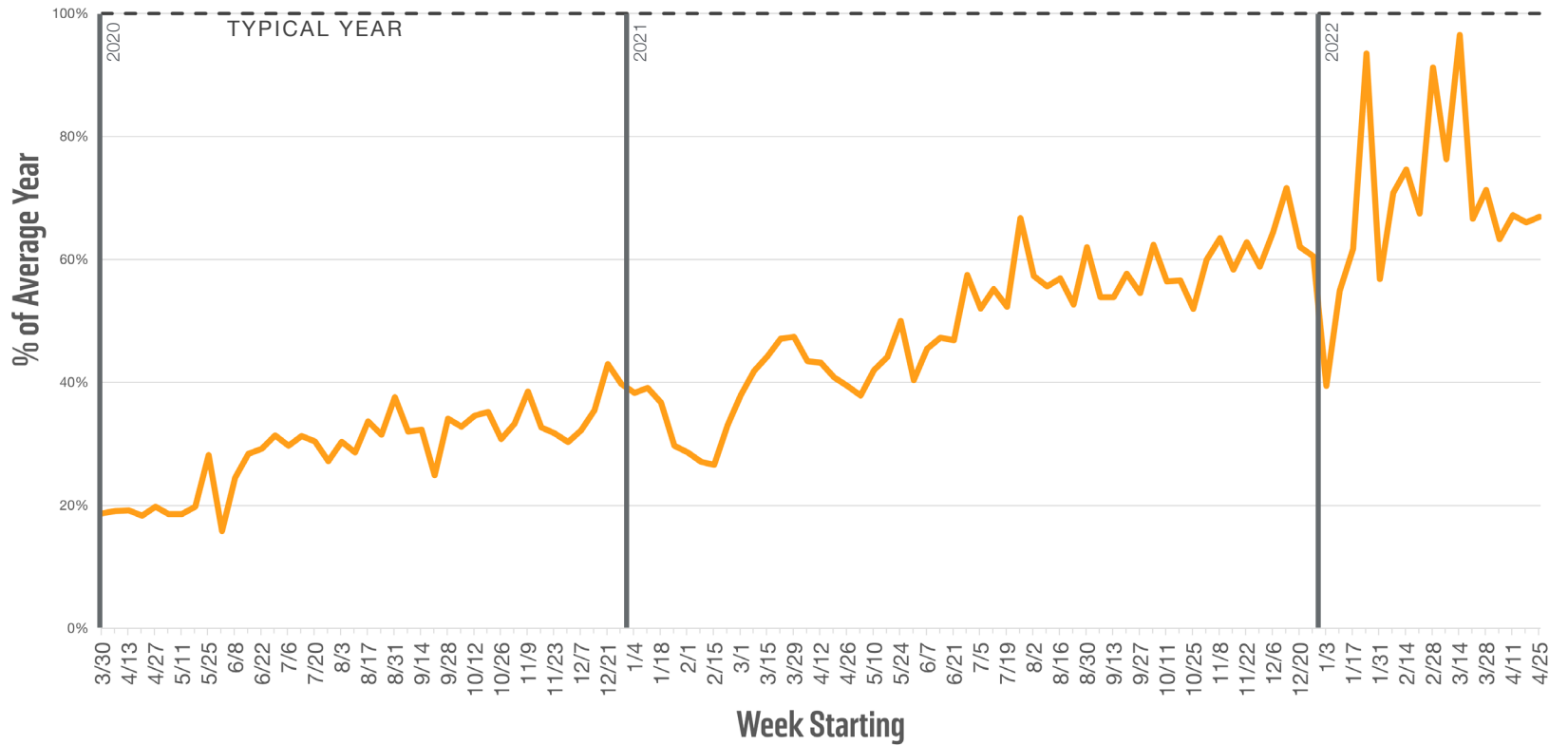
**67.2%**

week of Apr. 11, 2022  
 Compared to 2019 Levels

Previous Year's Monthly Rate

**41.7%**

for Apr. 2021  
 Compared to 2019 Levels



## State Street in the Loop records 1 million weekly pedestrians in April

For the first time since the onset of the pandemic's impact, April's weekly pedestrian counts surpassed 1 million for State Street in the Loop, averaging 1.1 million weekly pedestrians for the month. This contributed to a stable monthly rate of nearly 66 percent of 2019 pedestrian counts for April. Tuesday afternoons were the busiest intervals for State Street in the Loop, averaging nearly 21,000 visits per hour. The Pedway also stayed busy, with weekly pedestrian averages of over 10,000 users between Macy's and Block 37 under State Street.

With Chicago Returns Week coinciding with more downtown office reopenings, May pedestrian impressions are expected to increase.

*Methodology: Chicago Loop Alliance's pedestrian counters track pedestrian activity on State Street. 18 counters are located on both sides of State Street from Wacker Drive to Ida B. Wells Drive and count each time a person enters onto State Street. These pedestrians could be employees, visitors, shoppers, residents, students, etc.*



**La Verne Morris**  
 Chicago Resident

"My neighborhood was missing the people, and now that they are back in the Loop, it is looking and feeling like what I love about it the most."

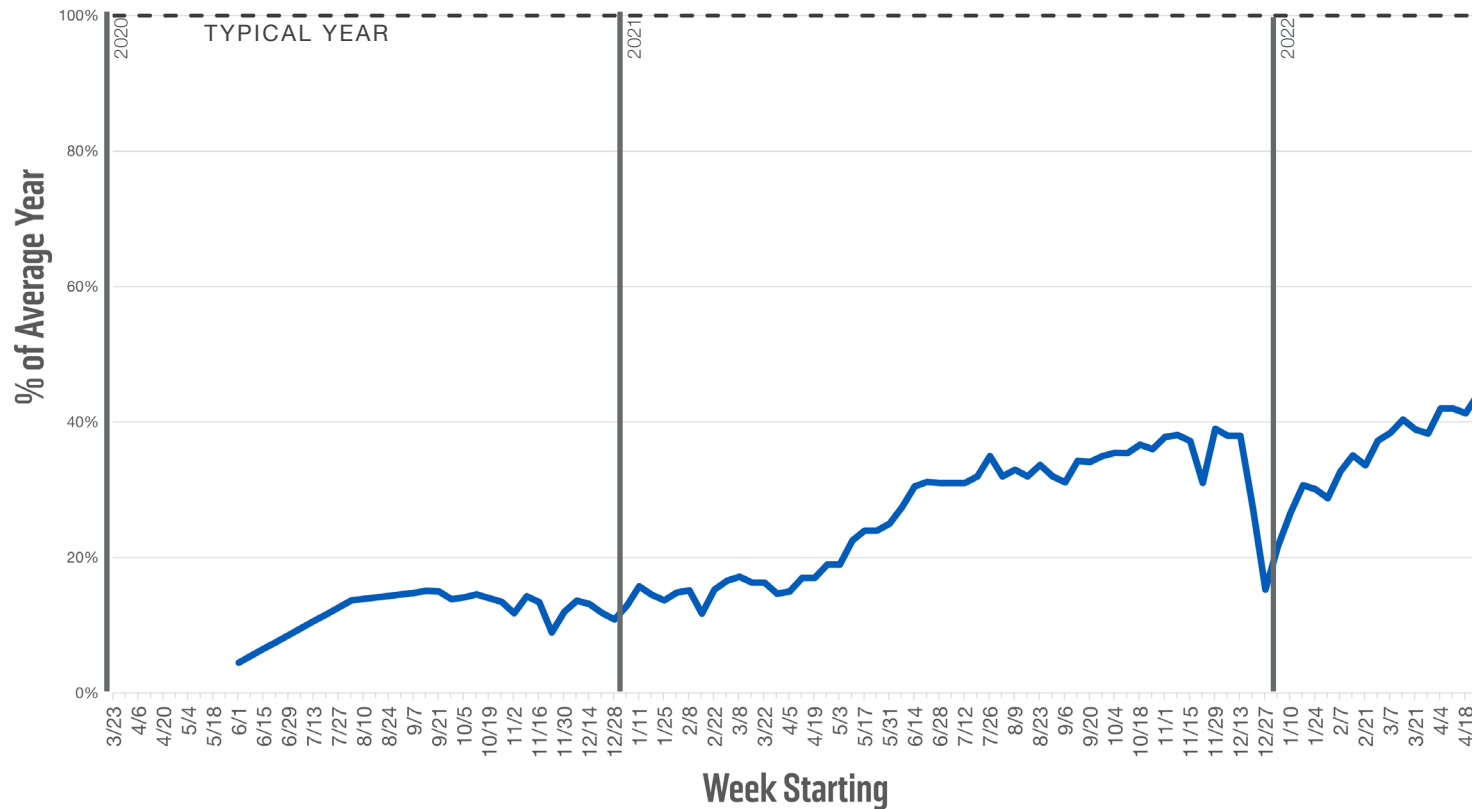


"Spring is encouraging, with office workers returning, business travelers beginning to reemerge; and tourists patronizing arts and entertainment." Walgreens, State and Madison



**Sonya Garcia**  
 Certified Store Manager





**OFFICE OCCUPANCY**

**42.4%**

Average Rate for Apr.  
Compared to 2019 Levels

Highest Recovery  
Rate Measured

**44.2%**

week of Apr. 25, 2022  
Compared to 2019 Levels

**COMPARE TO:**

Previous Year's Monthly Rate

**17.0%**

for Apr. 2021  
Compared to 2019 Levels

**Office occupancy reaches highest levels yet in April.**

After reaching the 40 percent occupancy milestone last month, Chicagoland's offices remained above this level during April. Office occupancy reached a new recovery rate record of 44.2 percent of their 2019 levels, pushing the monthly average to 42.4 percent of their 2019 occupancy. Compared to the 17 percent occupancy rate from April 2021, the city's office occupancy rate has more than doubled since last year. After a steady climb in the latter half of 2021, office occupancy saw a significant dip in January and February due to the Omicron variant, however, as organizations encourage office workers to return downtown, it is of

note that the office occupancy metric has seen the most significant growth in April.

Chicagoland's occupancy rate moved to sixth place of the nation's ten largest working metro areas. The rate is most reflective of the occupancy rates in the Los Angeles, Washington, D.C., and Philadelphia metros.

*Methodology:*  
Occupancy data is for all of Chicagoland and comes from Kastle Systems International. It is calculated as the percentage of people physically in office buildings compared to the same week in 2019.



## HOTEL OCCUPANCY

# 64.6%

Average Rate for Mar.  
Compared to 2019 Levels

### COMPARE TO:

Highest Recovery Rate Measured

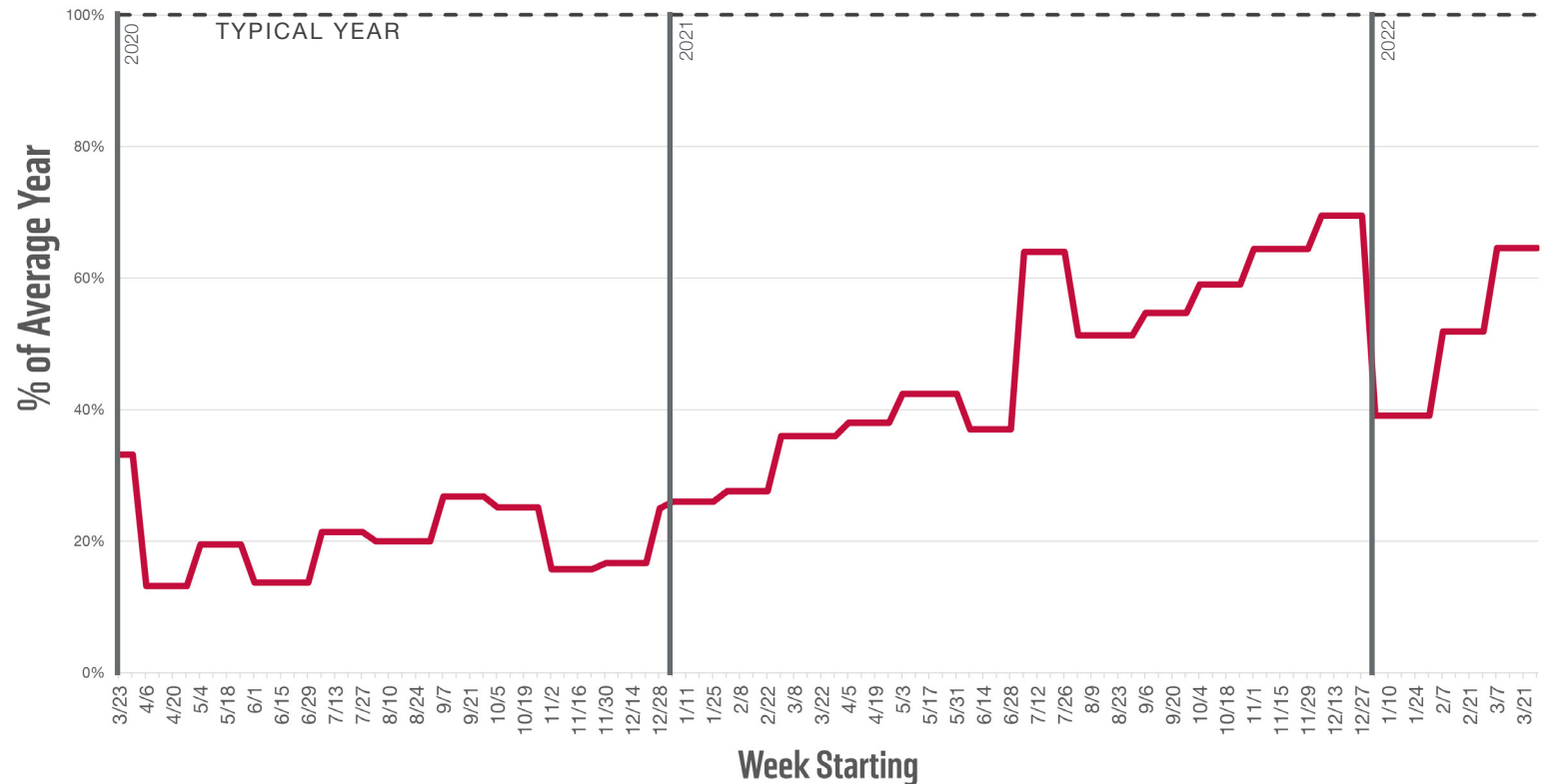
# 70.0%

in Dec. 2021  
Compared to 2019 Levels

Previous Year's Monthly Rate

# 36.0%

for Mar. 2021  
Compared to 2019 Levels



## March brings positive room occupancy growth for Loop hotels.

Loop hotels recorded positive occupancy growth over February, reaching 64.6 percent of 2019 operations. The rate is a marked improvement over occupancy levels in March 2021 and is comparatively within range of December's record rate of 70 percent.

Room supply and demand is up around the central business district. The demand for rooms along North Michigan, for example, reached 70 percent of the demand of March 2019 and the monthly revenue from the Chicago Hotel Tax for this

area surpassed \$1 million for the first time this year. With warmer weather and major tourism events around the corner, the outlook for Chicago's recovering hotel industry appears brighter.

### Methodology:

Hotel data figures are based on the hotel room occupancy of fifteen hotels in the Chicago Loop. Figures are calculated and provided by STR, Inc. This data is always provided one month behind.



**Neil DeGuia**

Complex General Manager & Chief Enthusiast  
Hilton Garden Inn & Canopy by Hilton Chicago Central Loop

"We may not be at 2019 figures in terms of revenue, but what I know is that we are in a better position than we were last year, and better is good!"



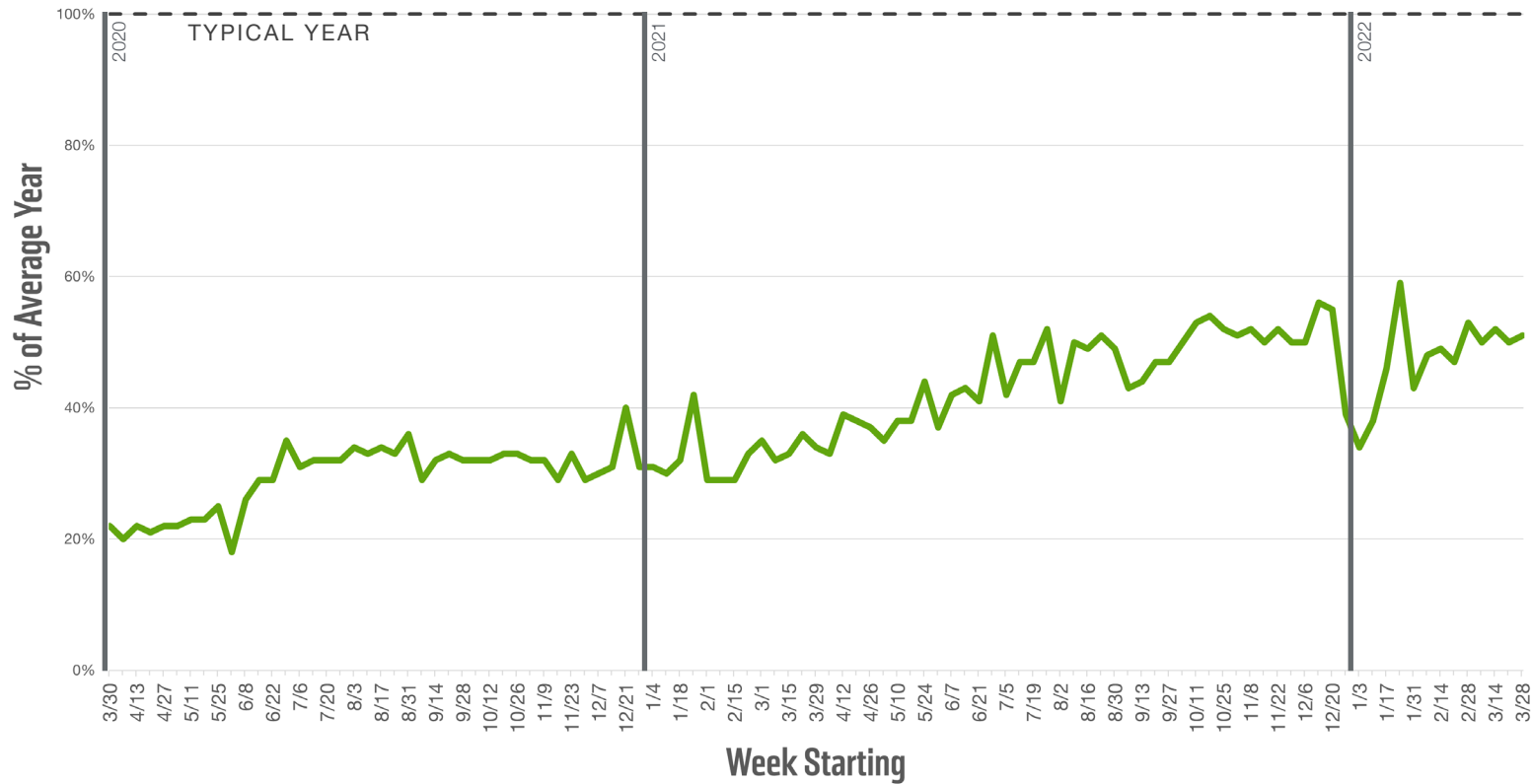
"The Renaissance Chicago Downtown is excited to see strong increases in our hotel occupancy rates. April's occupancy grew to 74% compared to 62% in March."



**Beth McKissick**  
Resident Manager

Renaissance Chicago Downtown Hotel





**CTA RIDERSHIP**  
**50.8%**  
 Average Rate for Mar. 2022  
 Compared to 2019 Levels

COMPARE TO:

Highest Recovery Measured Rate

**59.0%**

week of Jan. 24, 2022  
 Compared to 2019 Levels

Previous Year's Monthly Rate

**34.0%**

for Mar. 2021  
 Compared to 2019 Levels

"We recognize that many customers' schedules and travel patterns have shifted, and we continue to look at ways to provide service to best meet customer demand."



**March CTA ridership hovers at 50% of 2019 ridership levels.**

Once available, April and May numbers are expected to show a significant increase, but CTA bus and rail ridership remained stable throughout March, averaging 50.8 percent of 2019 ridership levels. Ridership was highest during the week of March 14, when the agency averaged 671,000 daily trips. The number of trips in 2022 has increased monthly for CTA, with 20.5 million completed during March. Compared to a year ago, when the ridership rate was a third of the agency's 2019

expectations, March's 2022 rate is close to the agency's highest recovery rate measured in late January.

*Methodology: Ridership is calculated as the percentage of rides on both CTA trains and buses each week compared to the same week in 2019. Figures are subject to change as the Chicago Transit Authority and Regional Transportation Authority confirm ridership numbers and is usually one month behind.*



**Dorval R. Carter, Jr.**  
 President  
 Chicago Transit Authority (CTA)



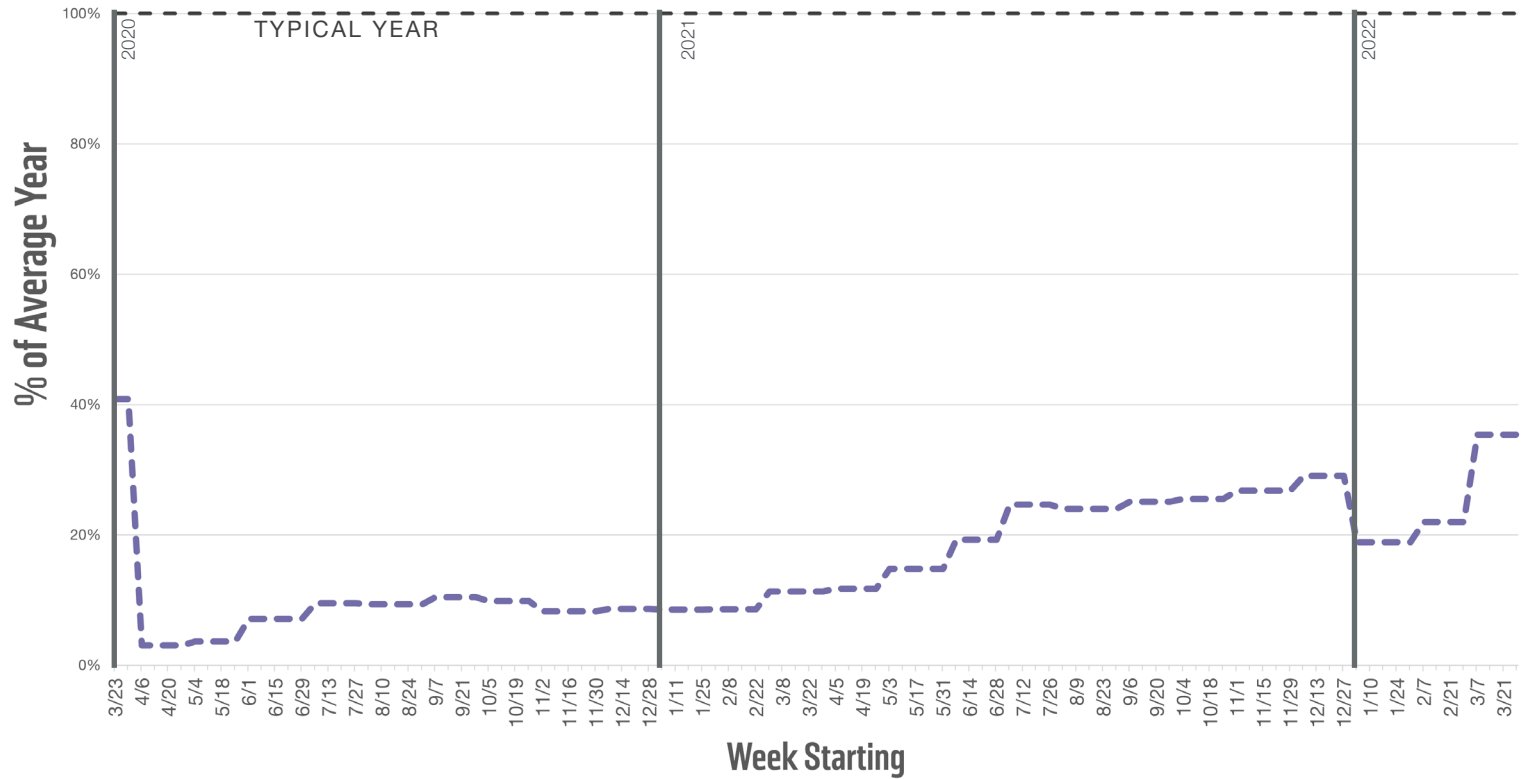
**METRA RIDERSHIP**  
**35.4%**  
 Average Rate for Mar.  
 Compared to 2019 Levels

Highest Recovery  
 Rate Measured  
**35.4%**  
 in Mar. 2022  
 Compared to 2019 Levels

**COMPARE TO:**

Previous Year's Monthly Rate

**11.0%**  
 for Mar. 2021  
 Compared to 2019 Levels



## Metra's March ridership rate jumps to new record recovery rate.

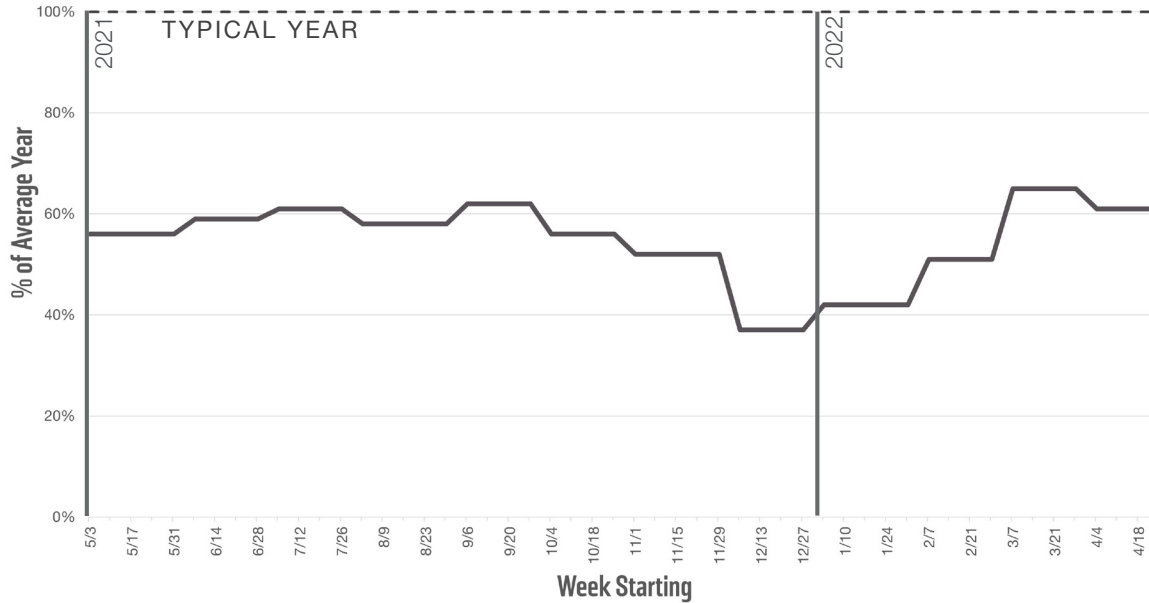
Ridership rates leapt from February to March, helping the agency achieve a record 35.4 percent ridership rate of its 2019 comparison month. Initial numbers suggest that Metra completed over 2 million trips throughout the month.

While the recovery continues, Metra's growth is optimistic; the agency reported its first day with over 100,000 passengers on April 7, 2022—a volume not seen since Lollapalooza weekend back in 2021.

*Methodology: Ridership is calculated as the average monthly percentage of rides on all Metra lines compared to their monthly averages in 2019. Figures are reported by Metra and the Regional Transportation Authority daily ridership totals by mode. This data is provided one month behind.*



## PARKING GARAGES



**PARKING GARAGES**  
**61.0%**  
 Average Rate for Apr.  
 Compared to 2019 Levels

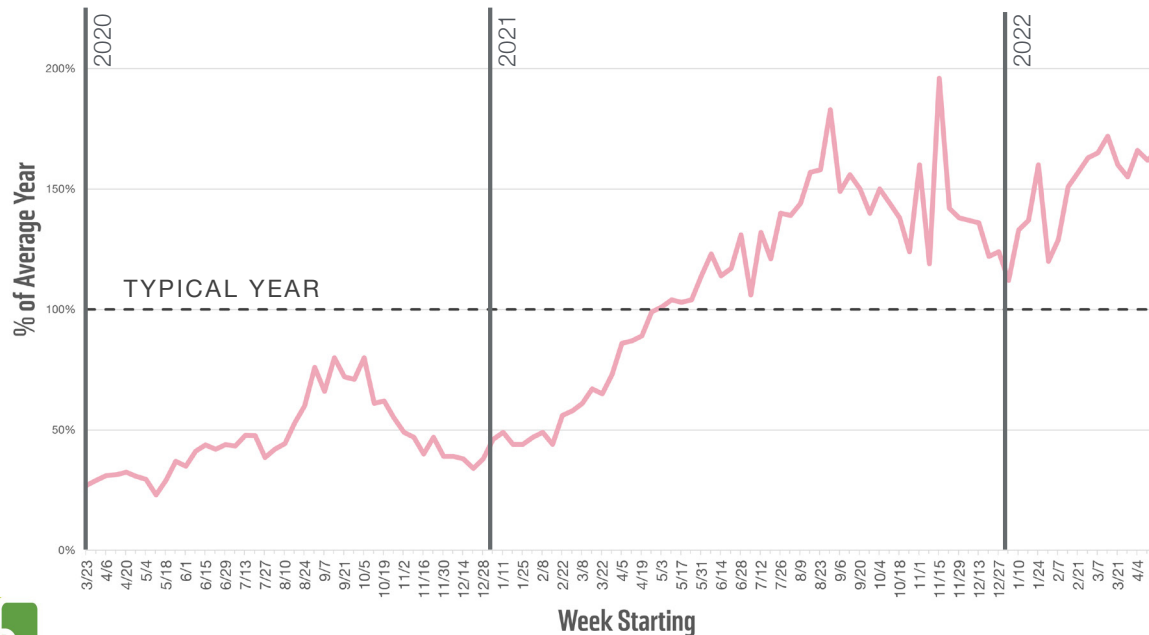
COMPARE TO:  
 Highest Recovery Rate Measured  
**65.0%**  
 in Mar. 2022  
 Compared to 2019 Levels  
 12-Month Average  
**55.0%**  
 from May 2021 - Apr. 2022  
 Compared to 2019 Levels

## Parking in the Loop remains stable, surpasses 2019 volumes

With corrected figures from the provider received this month, parking reservations in the Loop have remained above 100 percent of their 2019 levels since late April 2021.

Parking garages declined marginally in April, perhaps as some folks returned to public transit, but drivers into the Loop improved the year-long rolling average. The monthly rate of 61 percent of 2019 operations for April is within striking distance of the all-time recovery rate set in March.

## PARKING RESERVATIONS



**PARKING RESERVATIONS**  
**161%**  
 Average Rate for Apr.  
 Compared to 2019 Levels

COMPARE TO:  
 Month's Highest Measured Rate  
**166%**  
 week of Apr. 18, 2021  
 Compared to 2019 Levels  
 Previous Year's Monthly Rate  
**90.3%**  
 for Apr. 2021  
 Compared to 2019 Levels

*Methodology: Parking garages are the aggregation of self-reported occupancy rates from at least two anonymous Loop-wide parking operators. The reported figures averages the most recently available occupancy rates for the last week of every month, as compared to occupancy rates at the same time in 2019.*

*Parking reservations identifies on-demand parking services and is calculated as the percentage of parking spots occupied in the Loop compared to the same week in 2019. The data is aggregated based on all Loop parking spots from two anonymous Loop-wide parking operators. This dataset differentiates between parking reservations booked through digital applications and the monthly passholders at parking garages.*







**Chicago Loop Alliance creates, manages,  
and promotes positive and inclusive  
programs that attract people to the Loop  
and accelerate economic recovery.**

**For media and press inquiries, please contact Ariella Gibson  
([Ariella@ChicagoLoopAlliance.com](mailto:Ariella@ChicagoLoopAlliance.com)).**

**[Learn more at LoopChicago.com](http://LoopChicago.com)**