

THE CHICAGO LOOP RECOVERY DECEMBER 2021 BY THE NUMBERS

As the culmination of holiday activities approached, joyous energy produced encouraging results of various industry recovery rates in December. The continuation of Chicago's attractions like the Christkindlmarket, the City of Chicago's Christmas tree in Millennium Park, and more holiday festivities allowed State Street pedestrian counts in the Loop to exceed one million impressions per week for the first time since October; hotel occupancy tied its July 2021 numbers; and although the Omicron case surge began to reach a peak towards the end of December, office occupancy and overall activity in the Loop remained positive.

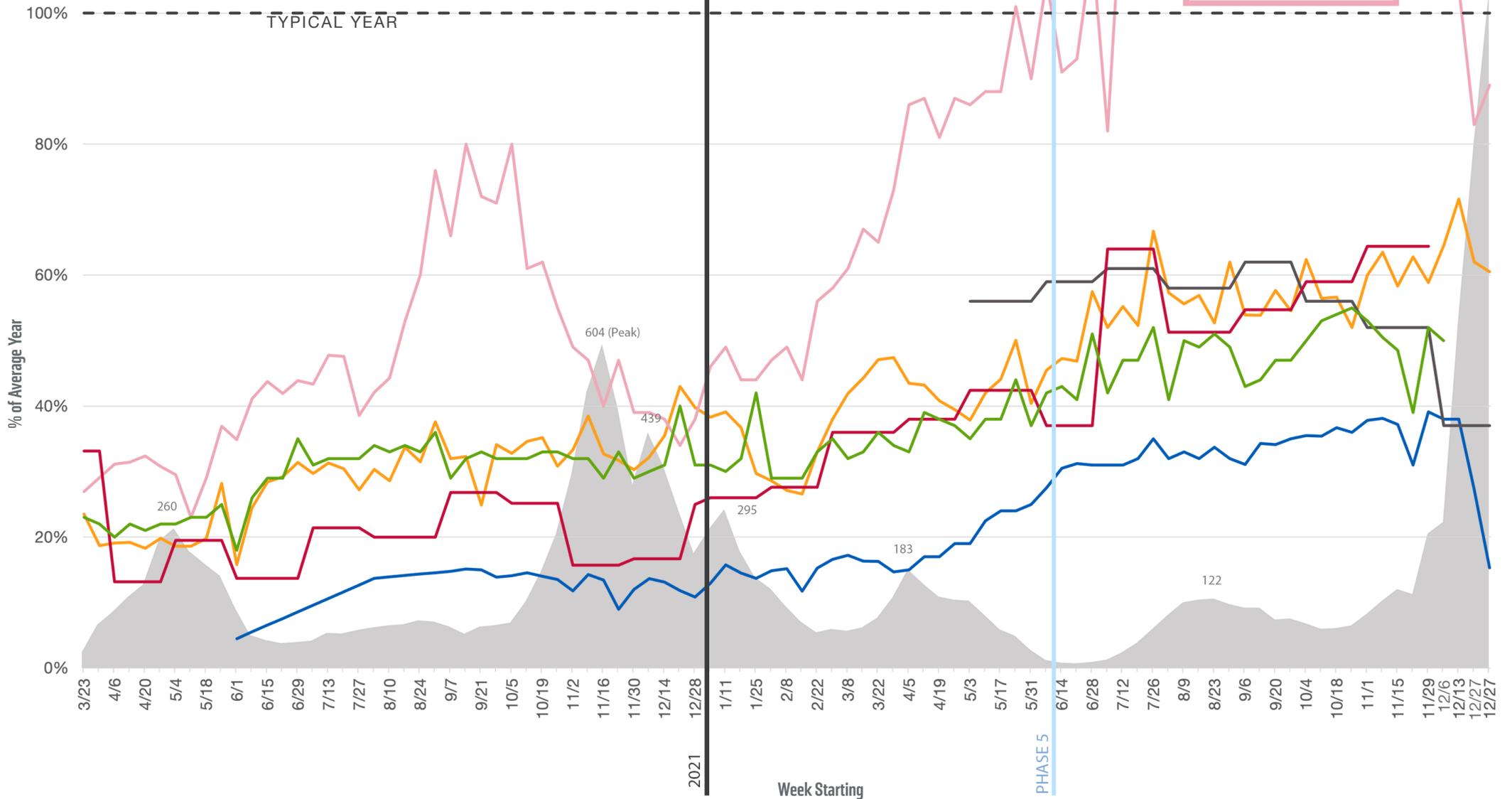
"Pedestrian activity reached the highest monthly average we've seen since pre-pandemic with the help of the excitement surrounding the holiday season," said Chicago Loop Alliance President and CEO Michael Edwards. "Visitors returned downtown to enjoy the sights of the season, and despite the decrease in office workers during the final holiday weeks of the year, trends of the worker population making their way back into offices were positive."

Photo Credit: City of Chicago, Patrick L. Pszyka



CHICAGO
LOOP
ALLIANCE®

Please see Parking Reservations page to view trendline changes above 100% of 2019 levels.



<p>Typical Year</p> <p>100%</p> <p>for 2019</p>	<p>Pedestrians</p> <p>64.7%</p> <p>of 2019 levels</p>	<p>Office Occupancy</p> <p>29.7%</p> <p>of 2019 levels</p>	<p>Parking Reservations</p> <p>97.0%</p> <p>of 2019 levels</p>	<p>Parking Garages</p> <p>37.0%</p> <p>of 2019 levels</p>	<p>Hotel Occupancy</p> <p>64.0%</p> <p>of 2019 levels</p>	<p>CTA Ridership</p> <p>48.6%</p> <p>of 2019 levels for Nov. 2021</p>	<p>COVID-19 Rate (citywide)</p> <p>1,261</p> <p>per 100,000 residents for week of Dec. 27</p>
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Figures Reflect Monthly Averages of 2019 Levels

PEDESTRIANS

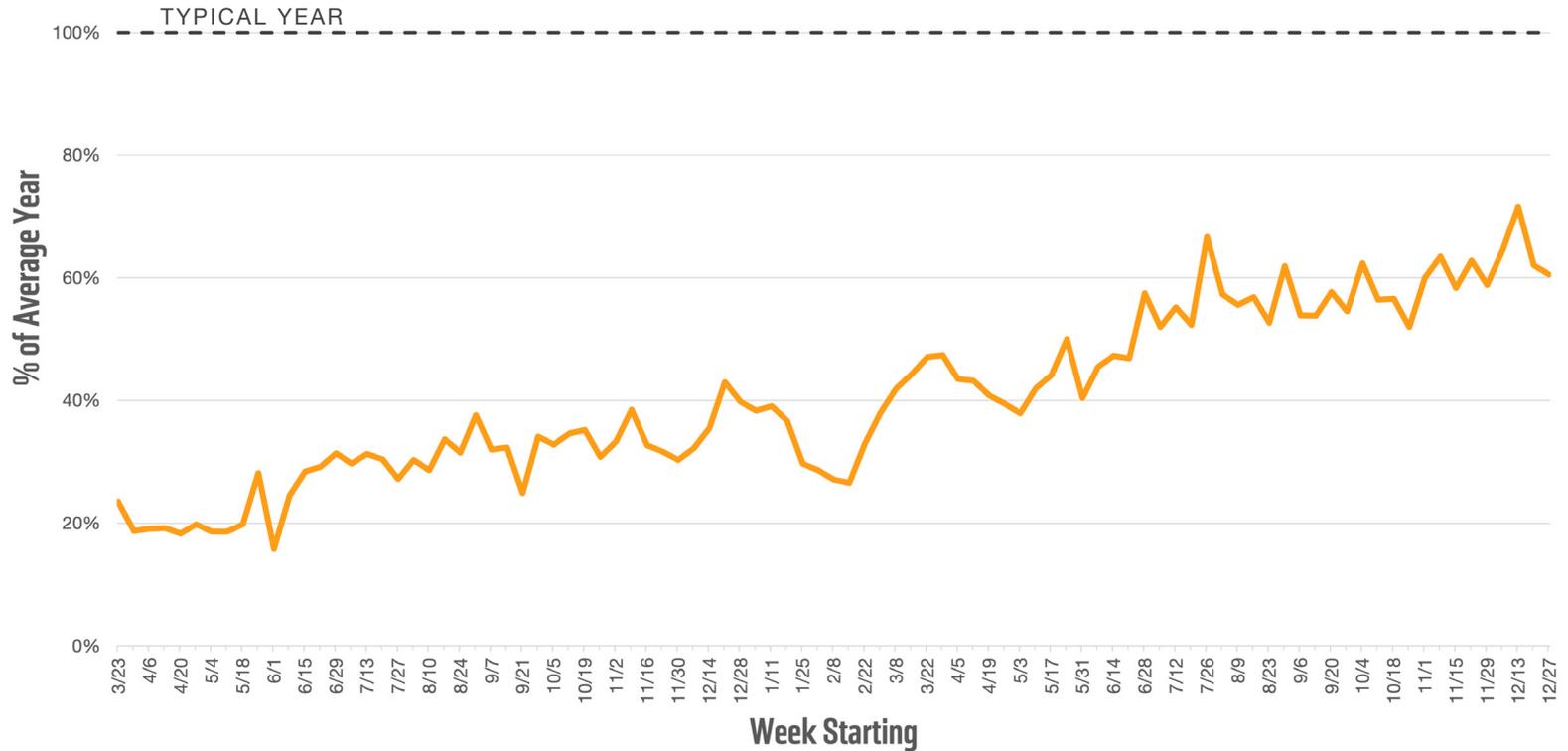
64.7%

Average Rate for Dec.
Compared to 2019 Levels

Highest Recovery
Rate Measured

71.6%

week of Dec. 13, 2021
Compared to 2019 Levels



COMPARE TO:

Previous Year's Monthly Rate

37.8%

for Dec. 2020
Compared to 2019 Levels

December closes with highest pedestrian rates of 2021.

State Street pedestrian counts reached new highs in December. The month's average rate of 64.7% surpassed November's rate to become the highest yet. Likewise, a recovery rate of 71.6% during the week of December 13 is the highest since pre-pandemic levels. The surge of pedestrian counts manifested in over one million weekly visitors to State Street in the Loop—a count not seen since early October.

Methodology: Chicago Loop Alliance's pedestrian counters track pedestrian activity on State Street. Eighteen counters are located on the east and west 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.

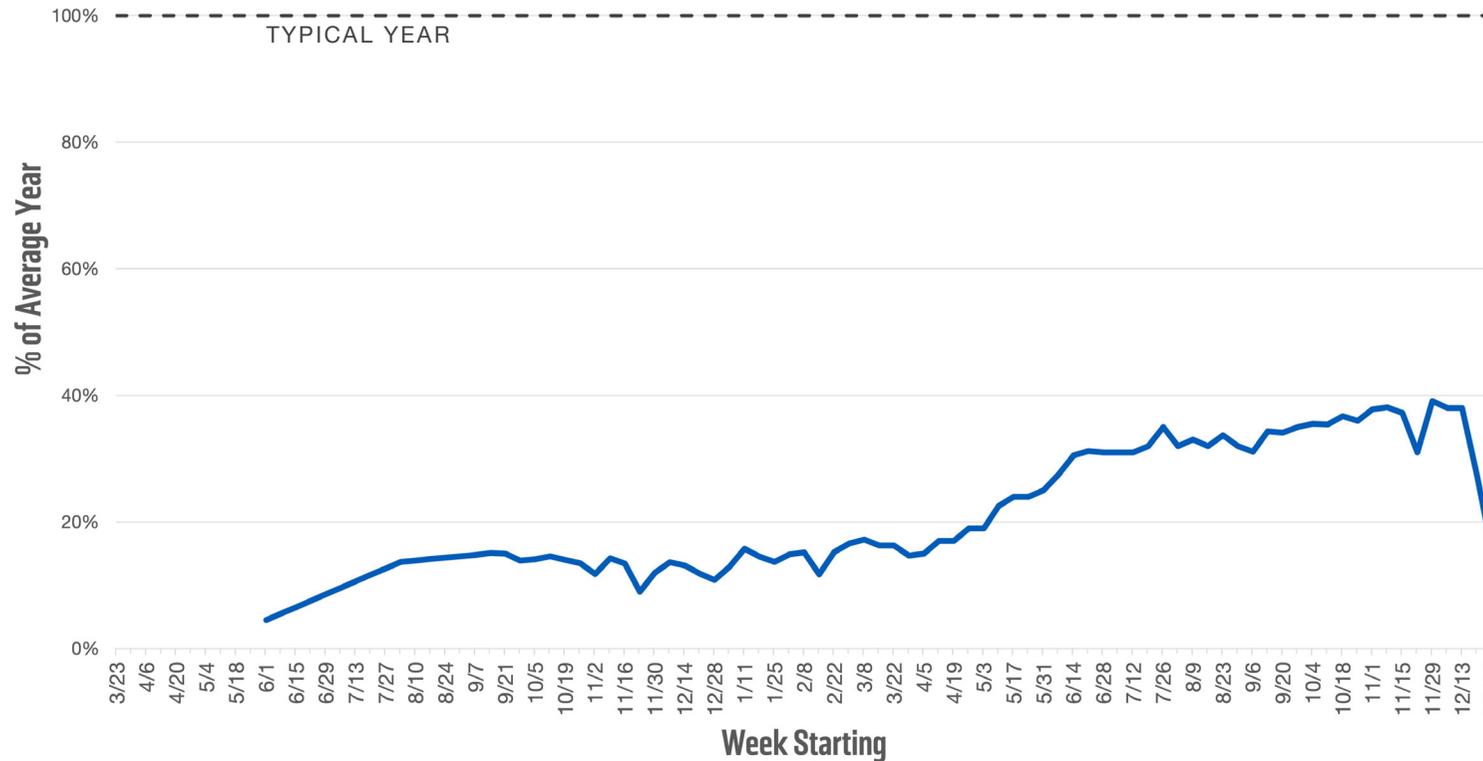


"Workers and visitors are vital to our city's creative economy, and the central business district is buoyed by their energy."



Erin Harkey
Commissioner
Chicago Department of
Cultural Affairs and Special Events





OFFICE OCCUPANCY

29.7%

Average Rate for Dec.
Compared to 2019 Levels

COMPARE TO:

Month's Highest Measured Rate

38.1%

week of Dec. 13, 2021
Compared to 2019 Levels

Highest Recovery Rate Measured

39.1%

week of Nov. 29, 2021
Compared to 2019 Levels

Previous Year's Monthly Rate

12.5%

for Dec. 2020
Compared to 2019 Levels



Return to work momentum peaks in early December.

As expected, holiday workplace closures contributed to the annual dip in office human occupancy. Early in December, however, the return-to-work momentum sustained encouraging week-over-week occupancy rates of 38% of 2019 levels--well within striking distance of the 39.1% peak in late November. Chicagoland remained competitive with the nation's largest metros, ending the year with a December occupancy rate

exceeding that of New York and the Bay Area, and on par with Washington, D.C.

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.



**PARKING
RESERVATIONS**
97.0%

Average Rate for Dec.
Compared to 2019 Levels

COMPARE TO:

Month's Highest Measured Rate

112.0%

week of Dec. 6, 2021
Compared to 2019 Levels

Highest Recovery Measured Rate

156.0%

week of Aug. 8, 2021
Compared to 2019 Levels

Previous Year's Monthly Rate

37.3%

for Dec. 2020
Compared to 2019 Levels

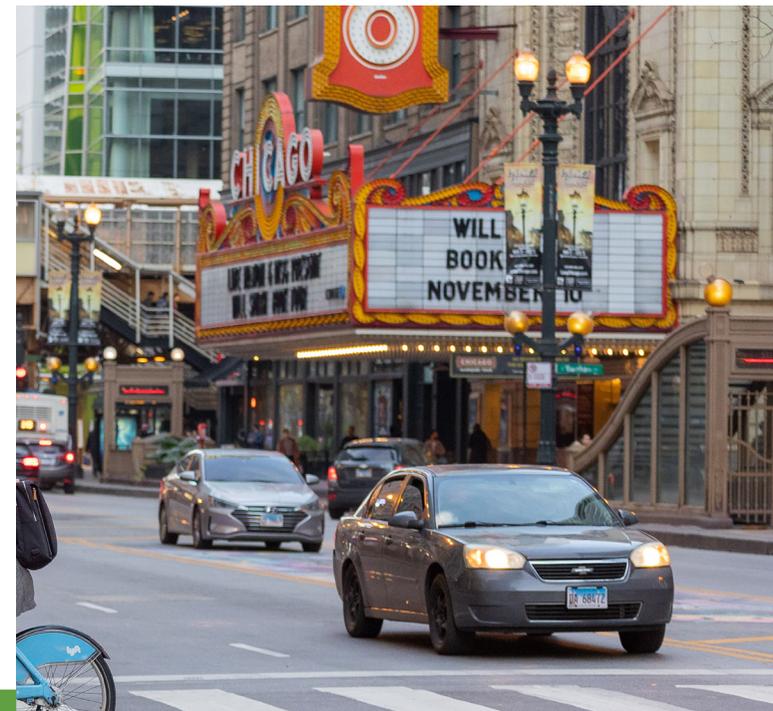


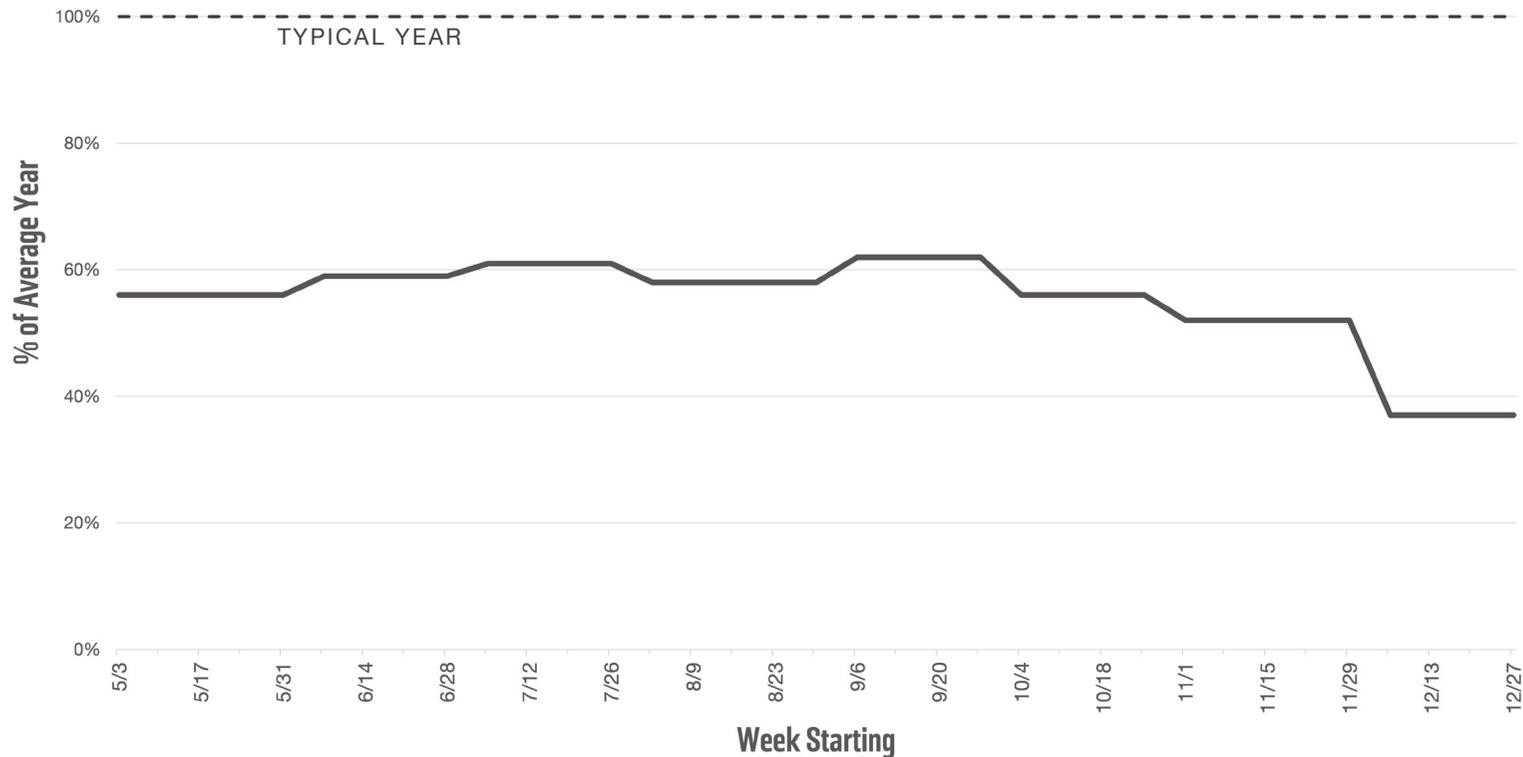
Parking reservations hover near 100% of 2019 levels.

After months of operating at over 100% of 2019 levels, parking reservations finally dipped to 83% and 89% for the final weeks of December. Loop business closures due to the holidays likely contributed to less frequent downtown activity. Parking bookings remain strong, though, entering 2022 near 100% of their 2019 operations.

Methodology:

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.





PARKING GARAGES
37.0%
 Average Rate for Dec.
 Compared to 2019 Levels

COMPARE TO:

Highest Recovery Rate Measured

62.0%

in September 2021
 Compared to 2019 Levels

8-Month Average

55.1%

from May - Dec. 2021
 Compared to 2019 Levels



Loop garage operations slowdown during December.

Fewer workers in the Loop in December contributed to a decline in parking garage volumes, in contrast to 52% of 2019 levels the previous month. A similar decline in Parking Reservations suggests fewer drivers were commuting downtown as Chicagoans spent the holidays at home. Parking garage operations are expected to increase in 2022 as in-person work gradually returns.

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.



HOTEL OCCUPANCY

64.0%

Average Rate for Nov.
Compared to 2019 Levels

Highest Recovery
Rate Measured

64.0%

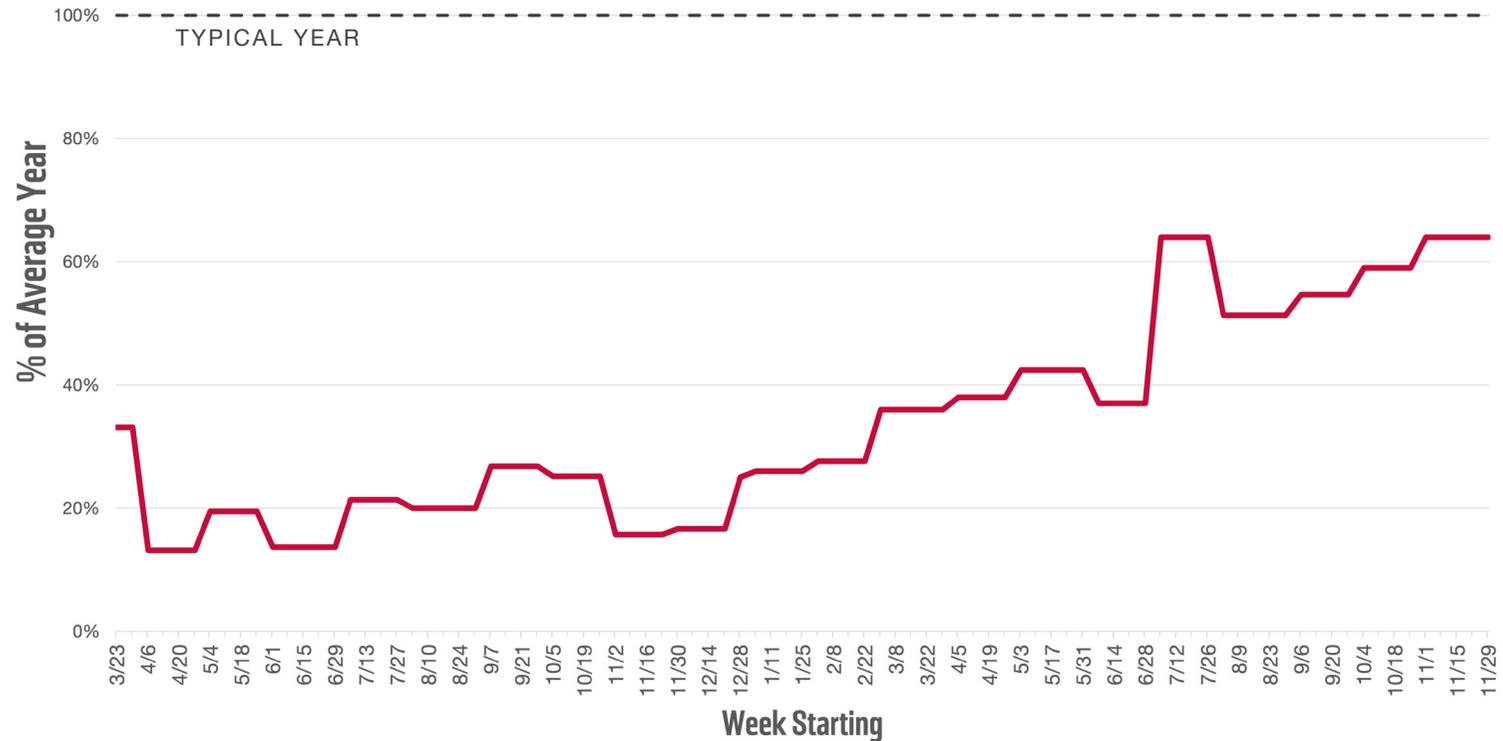
in July and Nov. 2021
Compared to 2019 Levels

COMPARE TO:

Previous Year's Monthly Rate

17.0%

for Nov. 2020
Compared to 2019 Levels



November hotel occupancy ties summer's peak recovery rate.

Occupancy rates for Loop hotels rallied for a fourth straight month, increasing to 64% of 2019 levels. The surge ties the previous peak recovery rate set in July 2021 and is well above the occupancy rates records from the same period in 2020.

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.



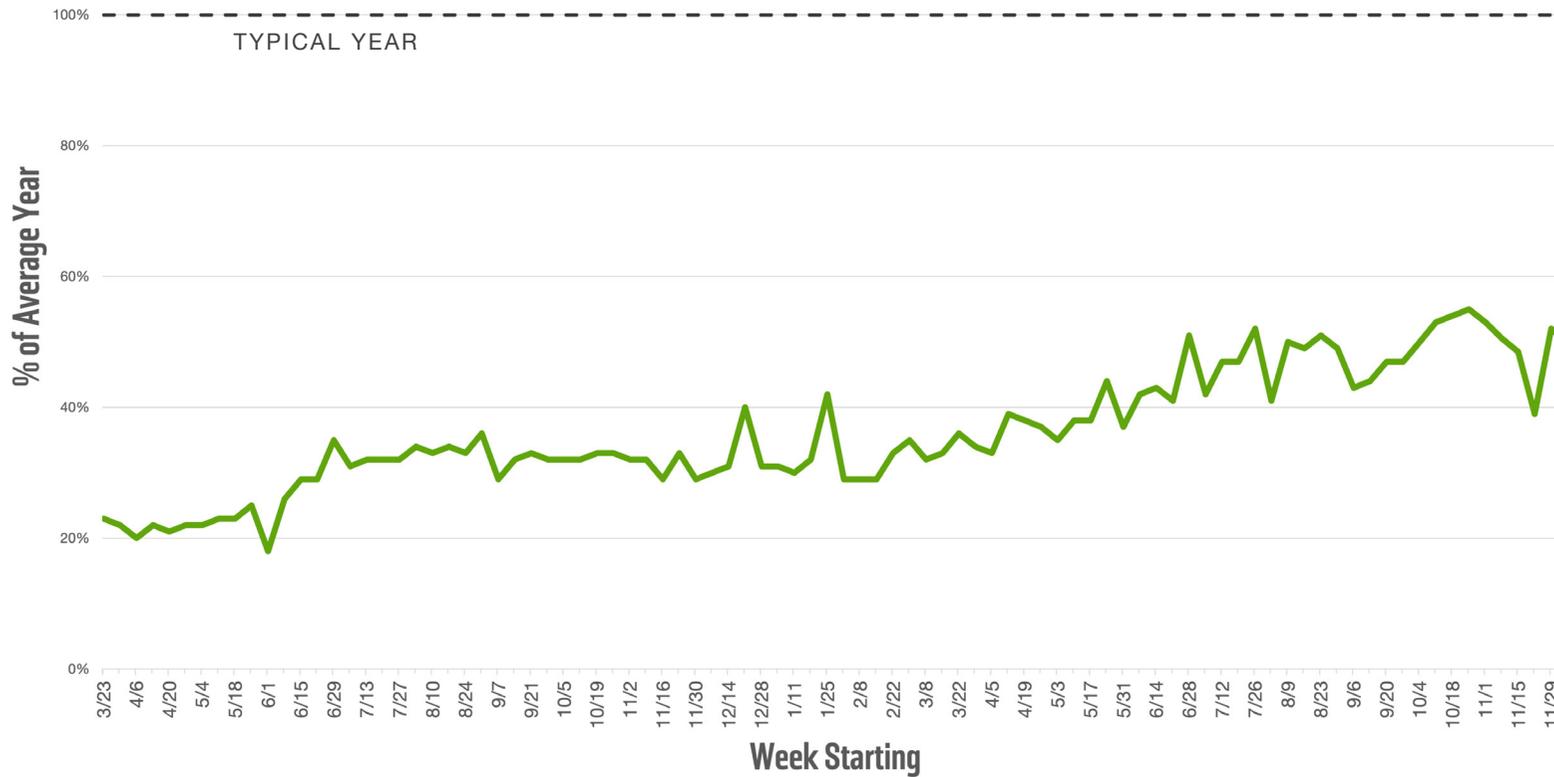
"In 2022, we continue to honor the hotel's legacy and enduring mark on Chicago, and look forward to welcoming leisure guests and business travelers to the Loop."



Dean Lane

Area General Manager
Palmer House, a Hilton Hotel





CTA RIDERSHIP

48.6%

Average Rate for Nov.
Compared to 2019 Levels

COMPARE TO:

Month's Highest Measured Rate

53.0%

week of Nov. 1, 2021
Compared to 2019 Levels

Highest Recovery Rate Measured

55.0%

week of Oct. 25, 2021
Compared to 2019 Levels

Previous Year's Monthly Rate

31.0%

for Nov. 2020
Compared to 2019 Levels



CTA ridership has second-best month in Nov., Metra rates grow.

Figures indicate that November was CTA's second-best monthly ridership rate yet in 2021. Ridership rates surpassed 50% of pre-pandemic levels for three of five weeks, pushing past ridership averages set in the summer.

Systemwide, Metra reports that eight of the ten highest ridership days of the year occurred in November. The agency completed 1.6 million trips for the month. Excluding Thanksgiving weekend, average weekday ridership

increased to 81,100 passengers. The growth represents 27% of 2019 ridership and a 223% Year-to-Date increase from 2020 levels.

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, Regional Transportation Authority and Metra confirm ridership numbers and is usually one month behind.





**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
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