



"The Long-Term Impact of COVID-19 on Cities and Buildings."

DOOM, OPPORTUNITY OR MUCH TO DO ABOUT NOTHING?

Scenarios



“The silver thread is broken, the golden bowl is shattered, the amphora of the fountain breaks, the bucket falls into the well”

- ECCLESIASTES 12:6



*“Cities will succeed, they will
always be the centers of
civilization”*

- JOHN MURPHY, FORMER MAYOR OF PITTSBURGH



“The possible result is nothing less than the reversal of the ‘urban renaissance’ that began roughly a generation ago”.

- STEVEN CONN, PROFESSOR OF HISTORY AT MIAMI UNIVERSITY IN OHIO IN THE ATLANTIC MAY 15, 2020



“There’s no way Cincinnati or Columbus or any city can survive or thrive if local governments suffer the catastrophic loss of revenue that we are projecting right now.”

- MAYOR JOHN CRANLEY, CITY OF CINCINNATI, OH
- (NATIONAL LEAGUE OF CITIES REPORT)

“The vacancy of our public spaces, though antithetical to the purpose of a great city, which is defined by the constancy and the poetry of its encounters, is needed for its preservation.”

- DAVID REMNICK, THE NEW YORKER 4/13/20



“the idea of social distancing as the new norm [in architecture] is simple momentary panic expanded by the hunger to design something socially helpful and new that is not needed.”

- TRAVIS PRICE, FAIA (IN RESPONSE TO MY BLOG ARTICLE “WHAT COVID-19 WILL DO TO ARCHITECTURE AND CITIES?”)



“Along with the virus's health crisis, the long-neglected most problematic unresolved problem of economic inequality and disparity in the cities appeared on our consciousness.”

- DAMYANTI RADHESHWAR, URBAN PLANNER, STRATEGIST, AIA (IN RESPONSE TO MY BLOG ARTICLE “WHAT COVID-19 WILL DO TO ARCHITECTURE AND CITIES?”)

“the bubonic plague set urban life back for a very long time.”

GUIDO ALFANI, PAM, UNIVERSITÀ BOCCONI (ITALY), MARCO PERCOCO
DONDENA CENTRE (IN «THE LASTING EFFECTS OF THE 1629-30
EPIDEMIC ON THE ITALIAN CITIES”)

VISITOR CENTER



“Most of the evidence indicates that the economic effects of the 1918 influenza pandemic were short-term.”

THOMAS A. GARRETT, ASSISTANT VICE PRESIDENT AND ECONOMIST
FEDERAL RESERVE BANK OF ST. LOUIS (IN “ECONOMIC EFFECTS OF THE
1918 INFLUENZA PANDEMIC”)



Work – Retail – Housing – Parks

Retail & recreation

-9%

compared to baseline

Grocery & pharmacy

0%

compared to baseline

Parks

+106%

compared to baseline

Transit stations

-24%

compared to baseline

Workplaces

-19%

compared to baseline

Residential

+1%

compared to baseline

Maryland

Retail & recreation

-10% compared to baseline



Grocery & pharmacy

+1% compared to baseline



Parks

+135% compared to baseline



Transit stations

-34% compared to baseline



Workplaces

-42% compared to baseline



Residential

+12% compared to baseline



Google Mobility
Report
Sept 8, 2020

Work



2018 Census:
National: **5.3%** work from home
Denver: 8.1%

60% of work requires physical presence

Of the **40%** not requiring physical presence, 25-64% are good for extended work from home

Major office market industries are more easily performed remotely
Estimated share of "jobs that can be done from home" in the six major markets, per the NBER



Sources: Moody's Investors Service, National Bureau of Economic Research (NBER)

NYC:
Only 10% office
workers had
returned to
workplace in
August.

France: 84%
returned





86% said they were satisfied working from home. 47% said

they were “very satisfied.”



1 in 5 said they wanted to go back to the office

full-time. 1 in 3 said they would move to a

indefinitely.

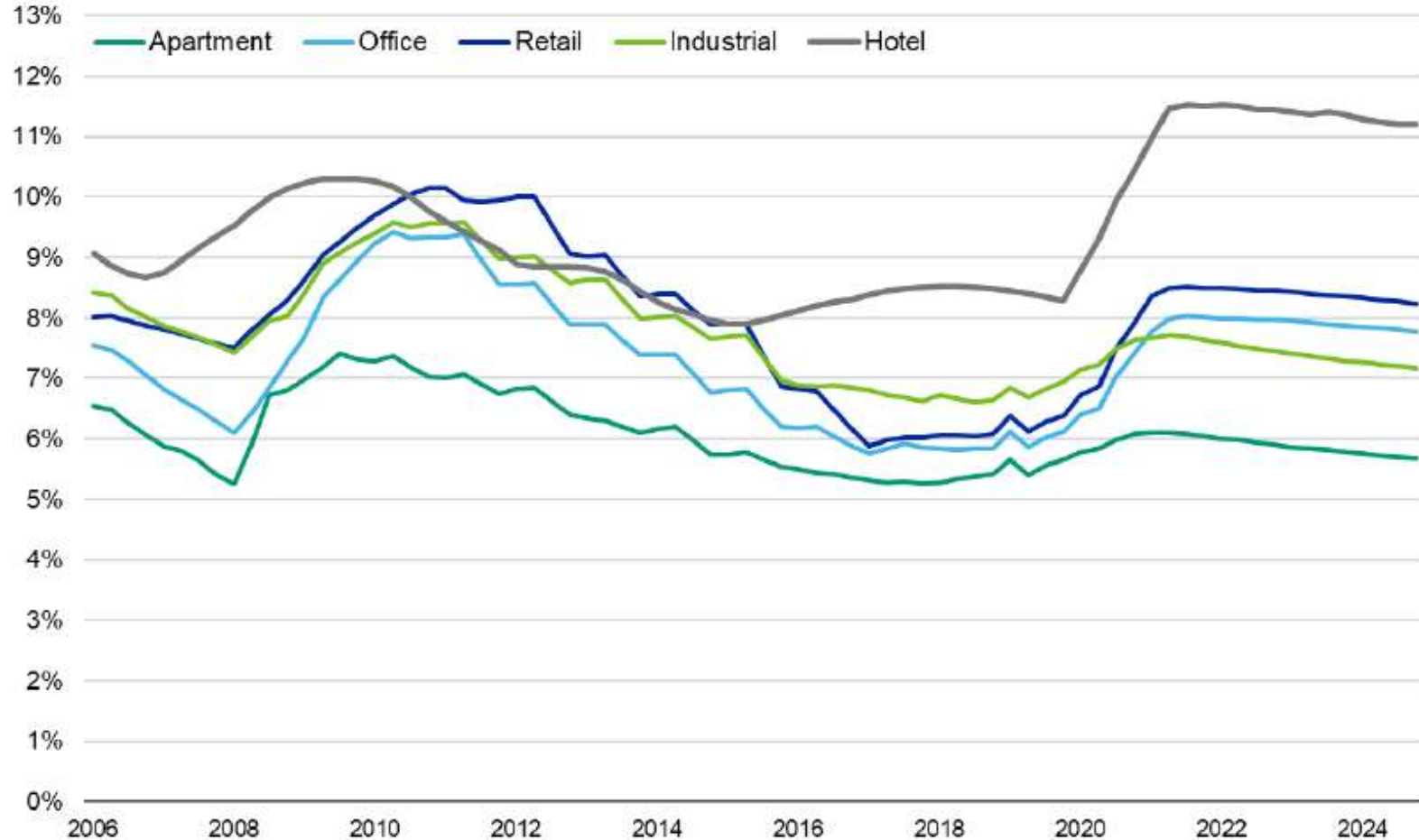


Stress was lower overall

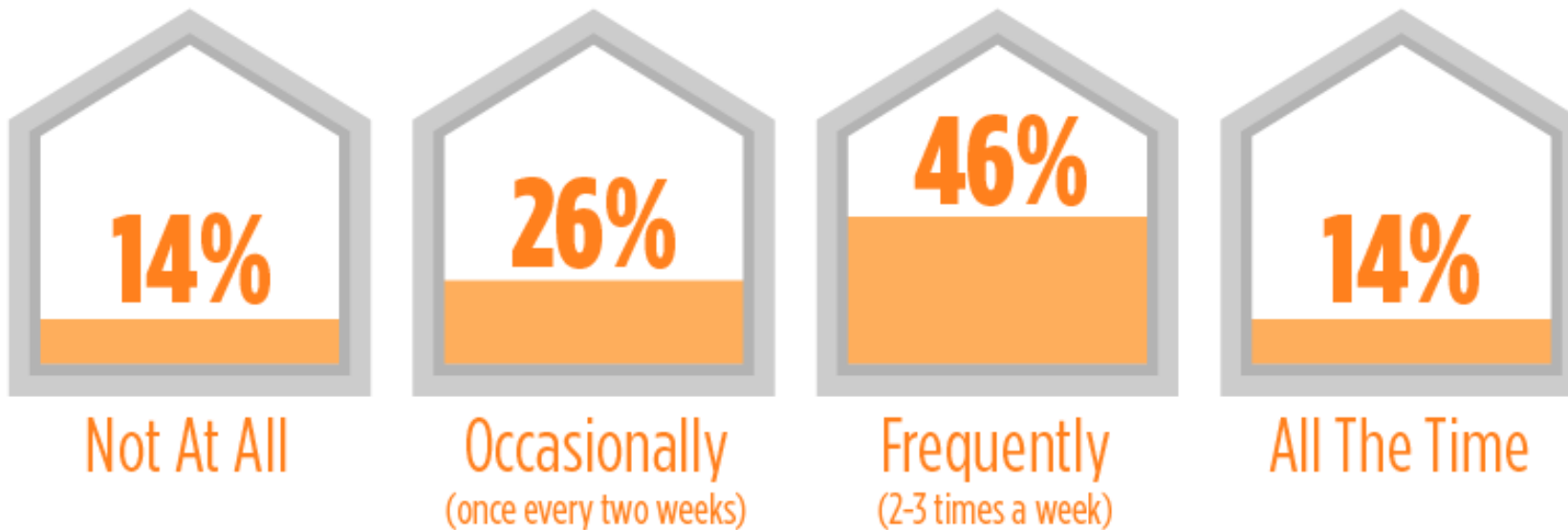
more walks and breaks. 33% said they

women and men said they were doing more chc

was difficult to balance work and home duties, v



**If it were up to them,
here's how often our respondents
would like to work from home
moving forward.**



Will COVID-19
Permanently Alter
Teleworking and
Commuting Patterns?
Here's What 1,000
Commuters Told Us.

Office

Implied value declines will differ across property types: ~7% for apartment, ~9% for industrial, ~17% for office, ~19% for retail, and ~21% for hotel.

Victor Calanog of Moody's Analytics

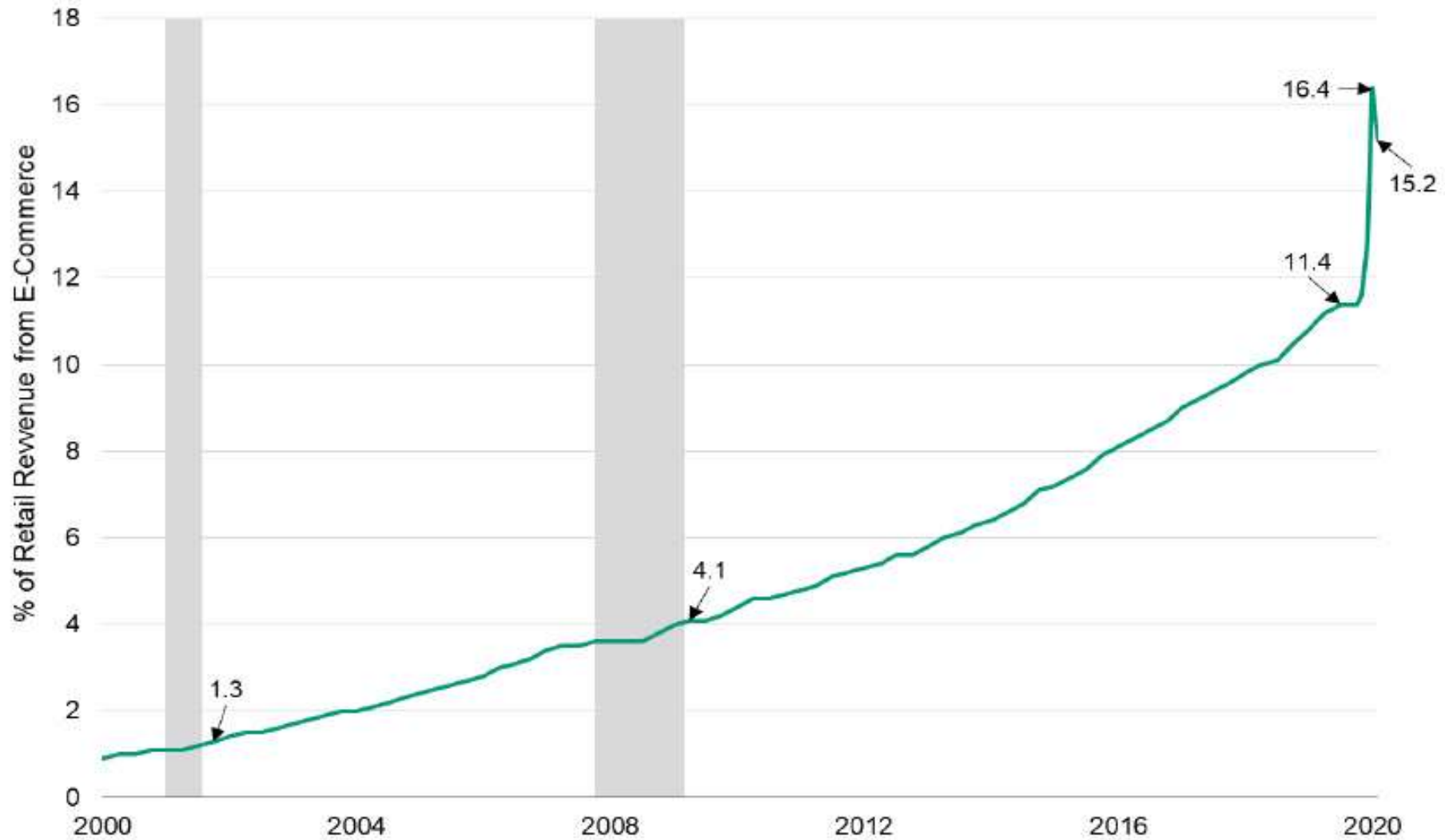
Is the office is a relic of the 20th century?



Retail Entertainment Restaurants



Retail: Evolution, Accelerated



Source: US Commerce Department; Moody's Analytics



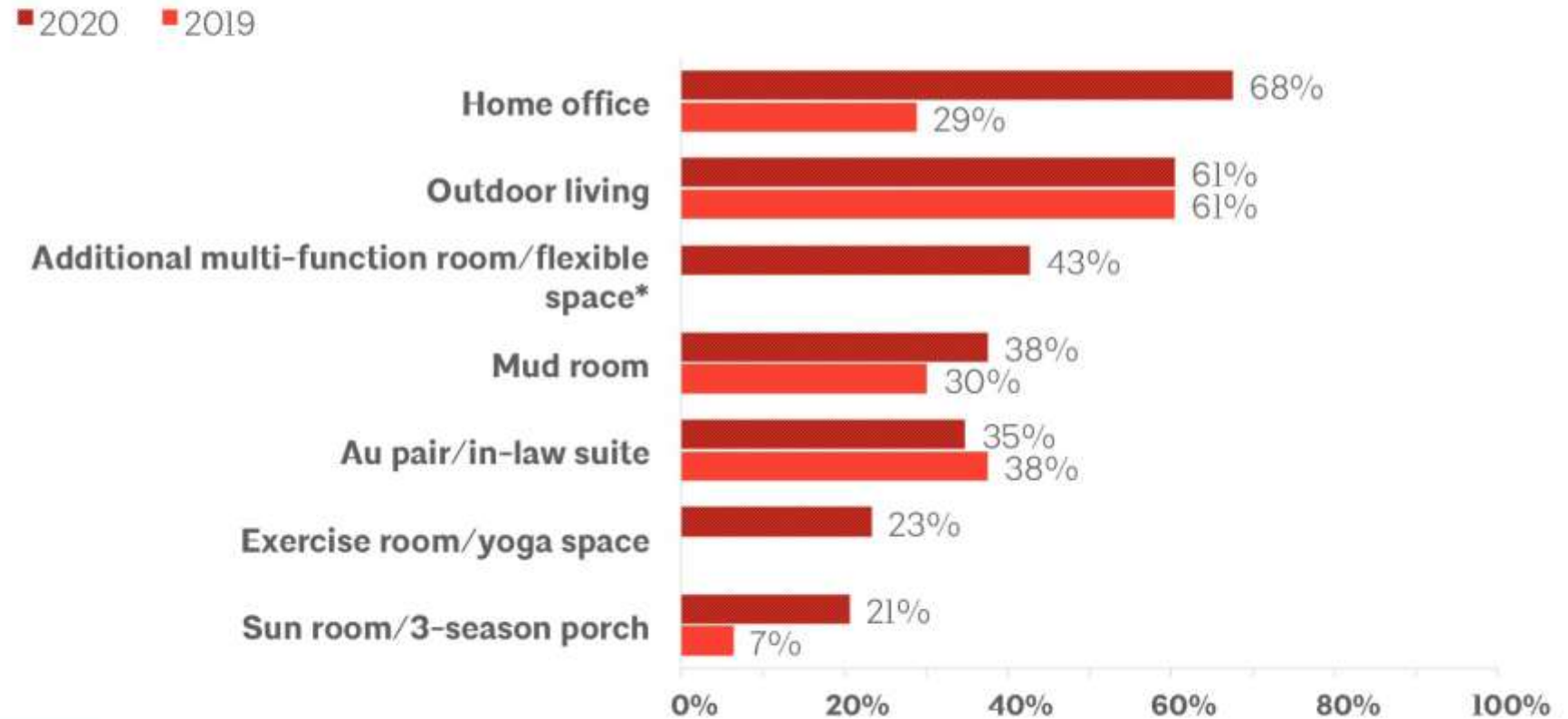
Winners:
Farmers Markets
Outdoor Eating



Housing

Home offices increase in popularity and additional multi-functional spaces become popular as people continue to live and work from home

% of respondents reporting popularity of room “increasing” minus % reporting “decreasing;” data from Q2 2020 compared to data from Q2 2019



Additional multi-function room/flexible space and exercise room/yoga space not asked about in 2019

*space that can serve different needs (home office, kids space, etc.)

Source: The American Institute of Architects Home Design Trends Survey

"The Baltimore market continued its significant summer comeback in August, Not only did median sales prices reach an all-time high for the third straight month, but homes also came off the market at their fastest pace ever as new upcoming sales hit an August record."

[Chris Finnegan](#), Bright MLS, Rockville

Conclusions



Maybe it is the public space that needs to most rethinking.

It is the most in demand but it is also often the most neglected

WINNERS	LOSERS
Parks, trails, promenades	Small indoor only restaurants
Outdoor dining	Theaters, concert halls, arenas
Complete Streets	Movie theaters
<u>Parklets</u>	Convention Centers
Zoos	Offices
Farmers Markets	Casinos
Grocery discounters	Malls
Grocery pick-up and delivery	Transit
<u>CSAs</u> (Community Supp. Ag)	
Fast food	Ride share
Rural hospitals, walk in clinics	Chain stores
Housing	Bookstores
Auto dealerships	Meat factories
Bike share and scooters	Superstores
Gardening	Department stores
Home improvement	Airports and Airlines
Everything online	Hotels, travel