

Planning for the New Normal

Post-Covid-19 Planning & Zoning Discussions



WHO WE ARE?

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METROPOLIS

Nothing About New York's Outbreak Was Inevitable

Politicians and pundits are acting like the city was destined for a tragedy. They're wrong.

By HENRY GRABAR



BLOG POST

Planners and Pandemics: Identifying Problems and Providing Solutions

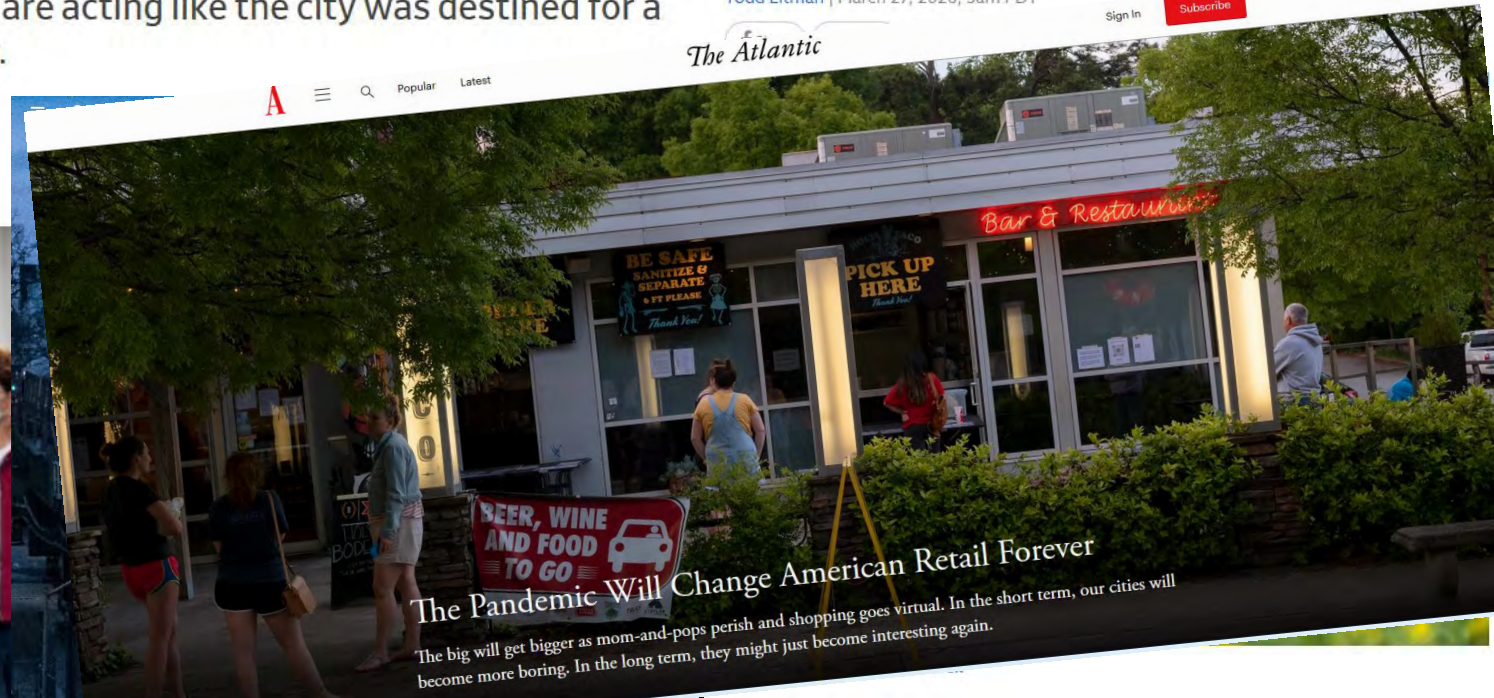
Planners are professional problem solvers. Let's see how our methods can be applied to the COVID-19 pandemic.

Todd Litman | March 27, 2020, 5am PDT

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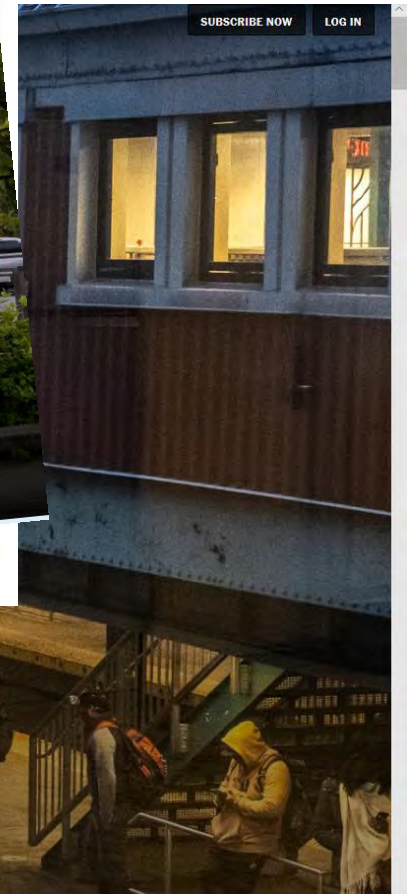
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The Atlantic



America's Biggest Cities Were Already Losing Their Allure. What Happens Next?

The urge among some residents to leave because of the coronavirus may be temporary. But it follows a deeper, more powerful demographic trend.



A black and white photograph of a man in a suit, looking down at a dense city skyline. The man is in the foreground, on the left, looking down towards the city. The city is a dense collection of skyscrapers, with the Chrysler Building prominently visible in the center. The text "What will Post-Covid-19 Planning & Zoning Look Like?" is overlaid in white, bold, sans-serif font in the upper right quadrant of the image.

What will Post-Covid-19 Planning & Zoning Look Like?

COMMUNITY MINDSET

- Transactional (aka Managerial)
- Transformational (aka Visionary)



VISION

"Leaders keep their eyes on the horizon,
not just the bottom line."

- Warren G. Bennis



BEFORE



AFTER



AFTER



People who are alone and lonely are at greater risk of heart disease

By Carina Stans, Special to CNN
Updated 8:47 PM ET Wed April 27, 2016



Study: Loneliness increases your risk of death 01:30

More from CNN



After 10 years, a woman decides to switch partners



He would be the ideal husband, but she decided to stay

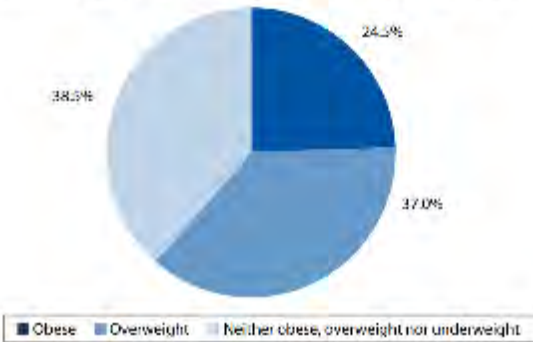
Today's Mortgage Rates
3.04% APR
15 Year Fixed



"People who are lonely or socially isolated have 29% higher risk of disease, new study finds."

~ University of York

Figure 2. Distribution by BMI categories* for New York State adults, BRFSS 2010



*Overweight is defined as BMI 25.0 to 29.9; Obese is defined as BMI 30.0 and higher.

An estimated six out of every ten adult New Yorkers is overweight or obese. In 2010, more than 3.5 million adults in NYS were obese and an additional 5.3 million were overweight.

"An estimated 6 out of every 10 adults in NYS is overweight or obese."

~ BRFSS

People who live in neighborhoods with sidewalks are 47 percent more likely than residents of areas without sidewalks to be active for at least 39 minutes a day.



Good downtown sidewalks have enough room for people to walk, stop and talk, or even sit for a bit. This wide sidewalk in State College, Pa., is made of visually appealing paver stones. Care must be taken when installing paver and similar surfaces to wheelchairs and other wheeled devices can roll smoothly over them.

AARP
Real Possibilities

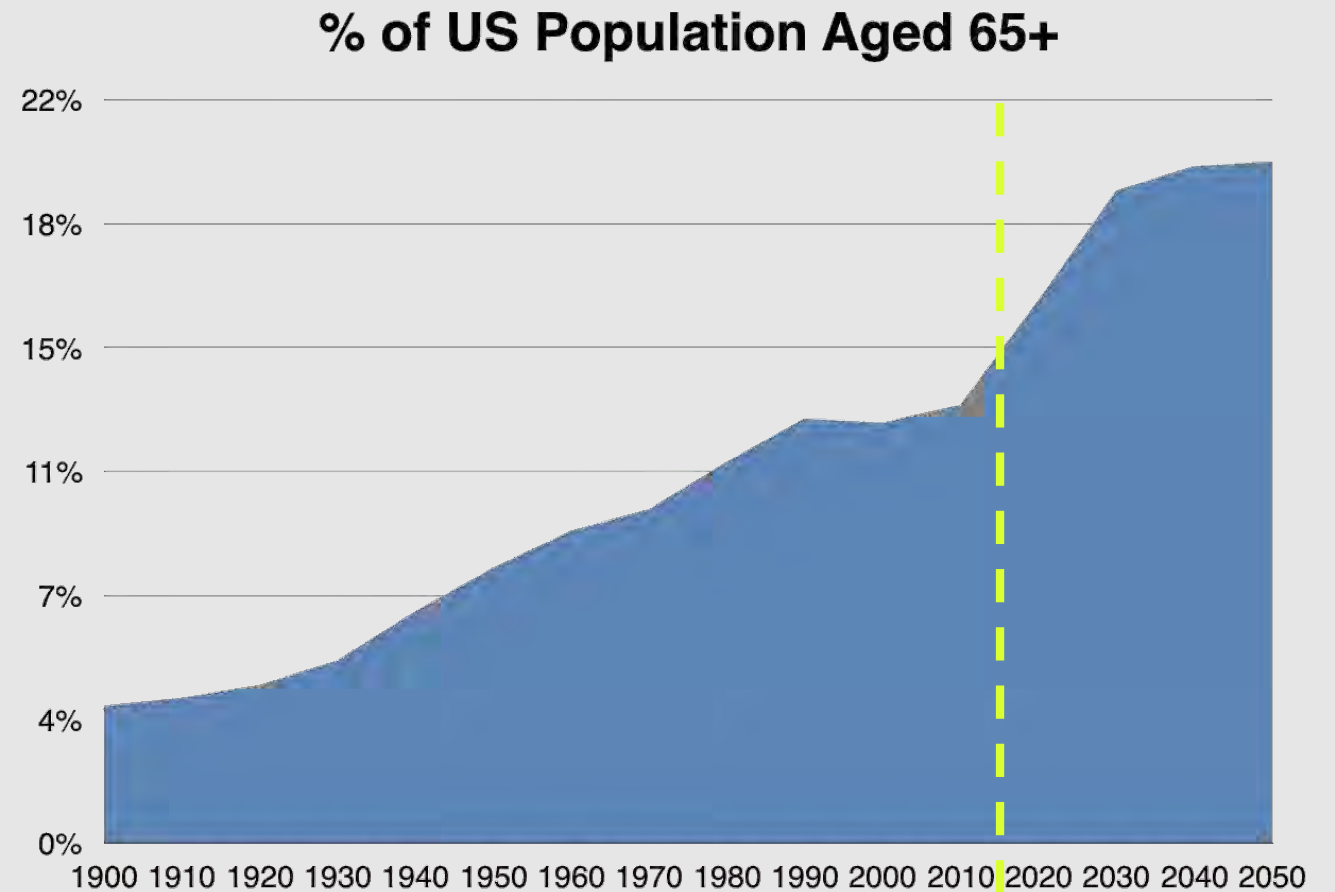
Walkable and Livable
Communities Institute

“People who live in neighborhoods with sidewalks are 47% more likely to be active at least 39 minutes a day.

~ AARP

NATIONAL POPULATION TRENDS

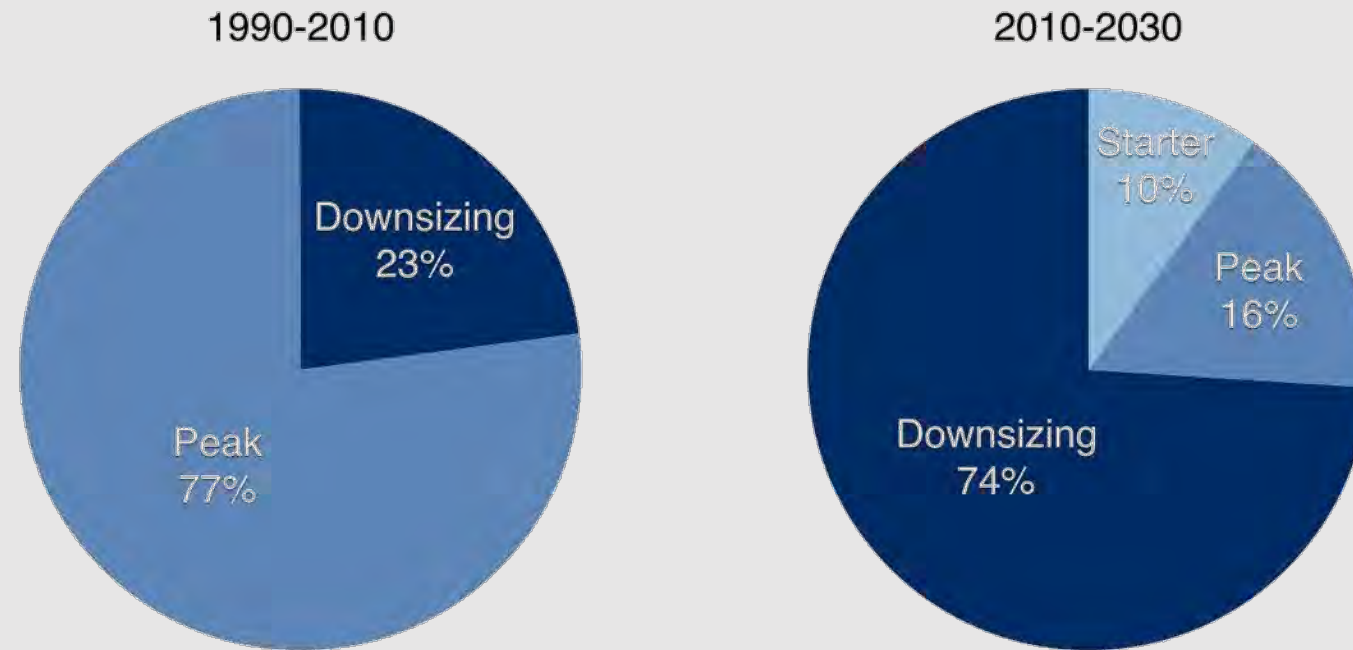
*~ We are getting older and
will continue to do so ~*



Source: U.S. Administration on Aging & U.S. Census Bureau

NATIONAL HOUSING TRENDS

Market Share of Householders



~ Household trends to downsize are increasing ~

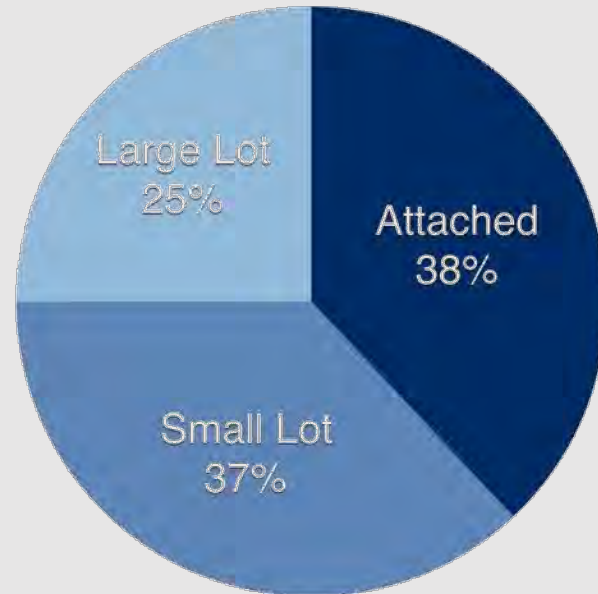
Source: Arthur C. Nelson, Reshaping Metropolitan America (2013)

Courtesy of Urban Advisors

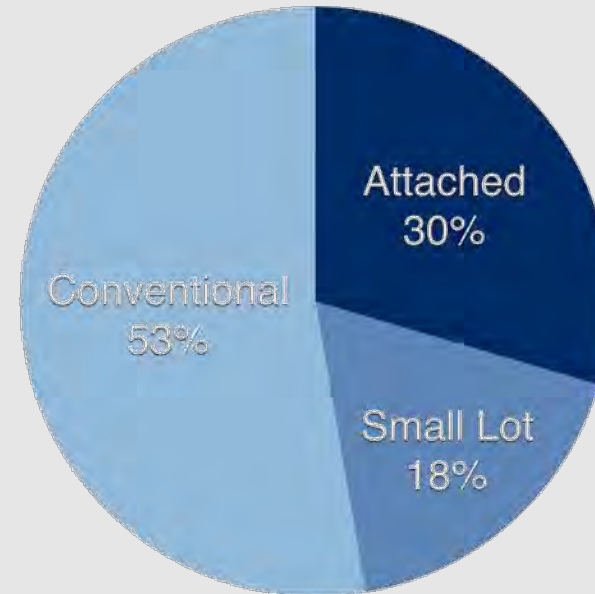
NATIONAL HOUSING TRENDS

Preference vs Supply

2011 US Owner Preference



2011 US Housing Supply



~ Housing supply is not meeting demand ~

Source: Arthur C. Nelson, Reshaping Metropolitan America (2013)

Courtesy of Urban Advisors

Millennials Desires Changing Design of Modern MPCs

By Mike Sheridan
May 10, 2017

Text Size: **A A A**
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Developers of master-planned communities (MPCs) must prepare for the next generation of buyers who will be more sophisticated and more discerning because they will come from urban environments, attendees were told at the 2017 ULI Spring Meeting.

"It's a shifting table for residential development," explained Lisa Bate, regional managing principal for North America, based in the Toronto studio of B+H Architects. "Today, people are seeking affordability, accessibility, green space, recreation, access to healthy food, and entertainment. They are not so scared of the height of buildings anymore if it gets them 24-hour amenities, access to pedestrian experiences, views, and sunlight at grade."

Bate spoke at the "Master-Planned Community Dynamics: Urban Infill vs. Greenfield Approaches" panel at the Spring Meeting, chaired by Richard M. Gollis, principal at the Concord Group, a real estate advisory services firm headquartered in Newport Beach, California.

In contrast to the past, a time when homebuyers wanted their own space, future buyers will want everything closer. "People want density, they don't mind living in a certain place as long as they have access to walkability, amenities, and leisure around them."

~ ULI



"What's less obvious, but also important, is that talent flows to cities because of its amenities. If these amenities are diminished, that makes NYC less attractive, but it also makes the City less hip-seeming to some 20-something in Albany thinking about moving."

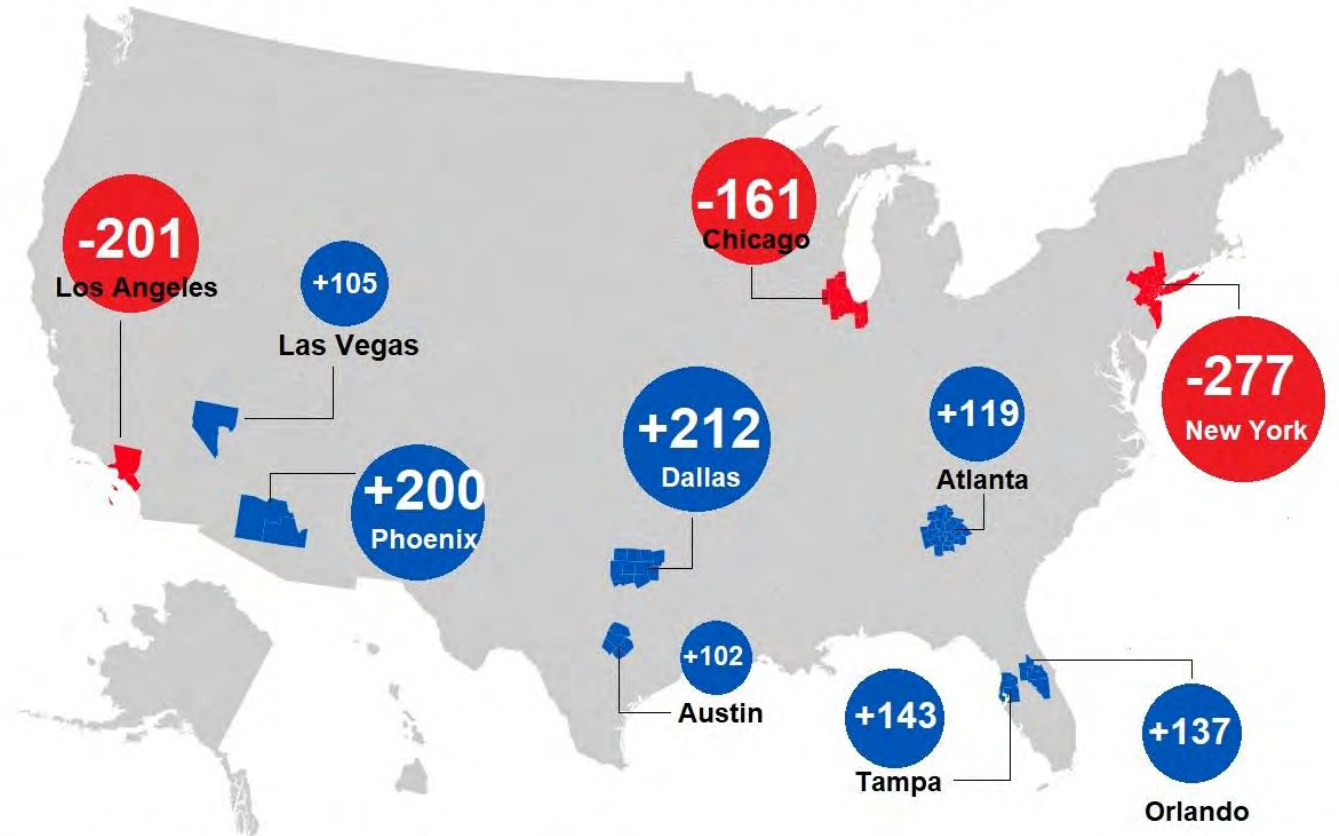
~ W. Kerr

HOW WILL SOCIAL DISTANCING IMPACT PLANNING?

New Urban Flight?

Triple Digits

Metropolitan areas with the greatest daily net exodus and gain



Source: Bloomberg analysis of U.S. Census data

Bloomberg News, August 29, 2019

EXISTING MIGRATION TRENDS

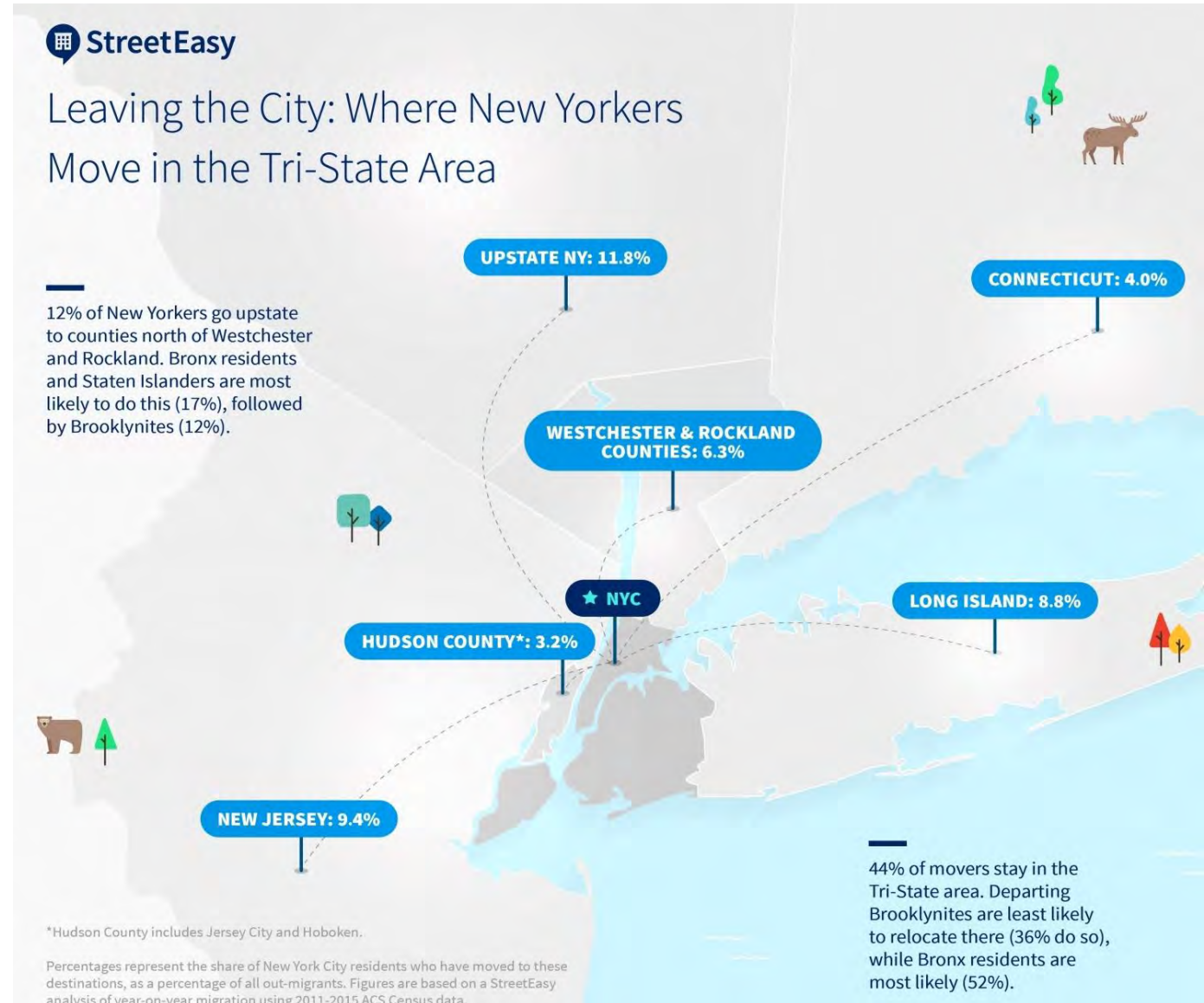
900,000 New Yorkers Move Annually

- 400,000 stay in city
- 300,000 move to suburbs
- 200,000 move out of state

Source: StreetEasy.Com; US Census

Post Covid-19 Factors?

- Affordability of Housing
- Employment Opportunities
- Cost of Living



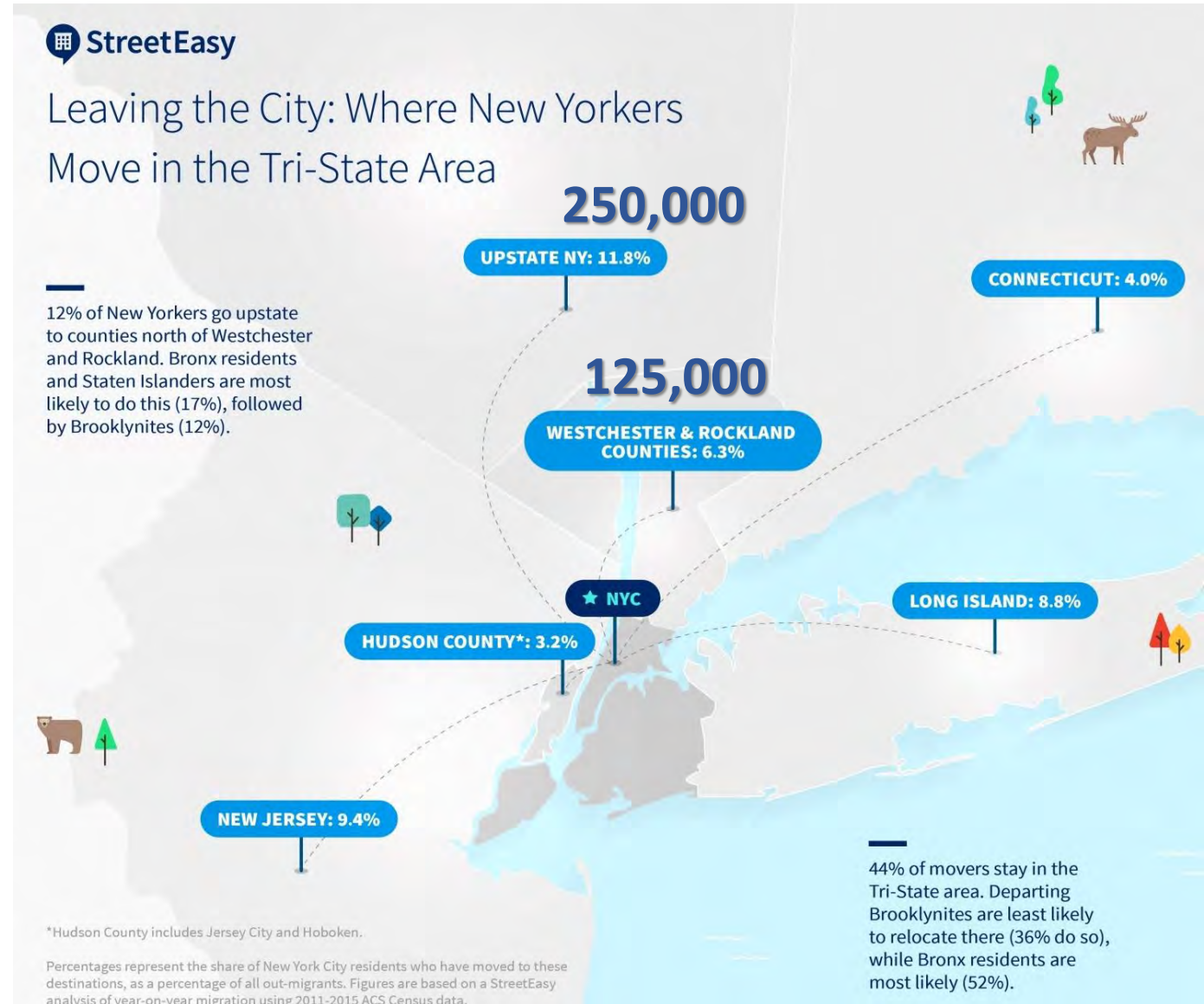
PAST EVENTS: 9/11, 2008 RECESSION, HURRICANE SANDY

9/11

- An estimated 2,000,000 left NYC between 2000 - 2010
- Another 1,000,000 between 2010 & present

US Census Bureau

Another 1,000,000 to 2,000,000 leaving between 2020-2030?



Current Trends

Vs.

Future Trends

*Urban Living is Desirable
Explosive Growth in High Density
Apartments & other Multi-Unit
Housing*

Vs. ??

*Crowded City Undesirable
Decentralized Services
Social Equity benefits all*

WORKING REMOTELY

- Professionals
- Private Industry
- Local Governments
- Education



DENSITY IS IN THE EYE OF THE BEHOLDER



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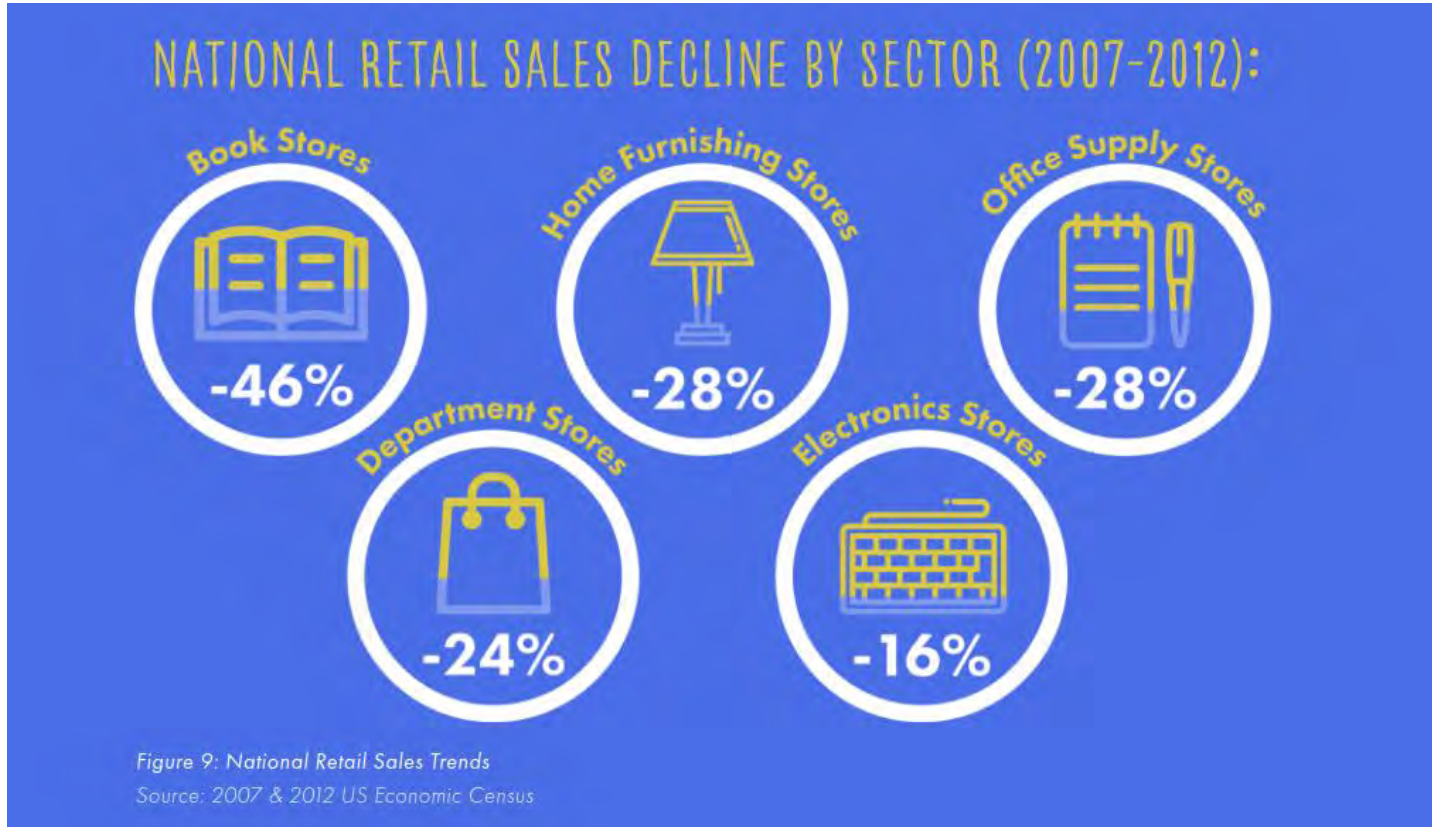
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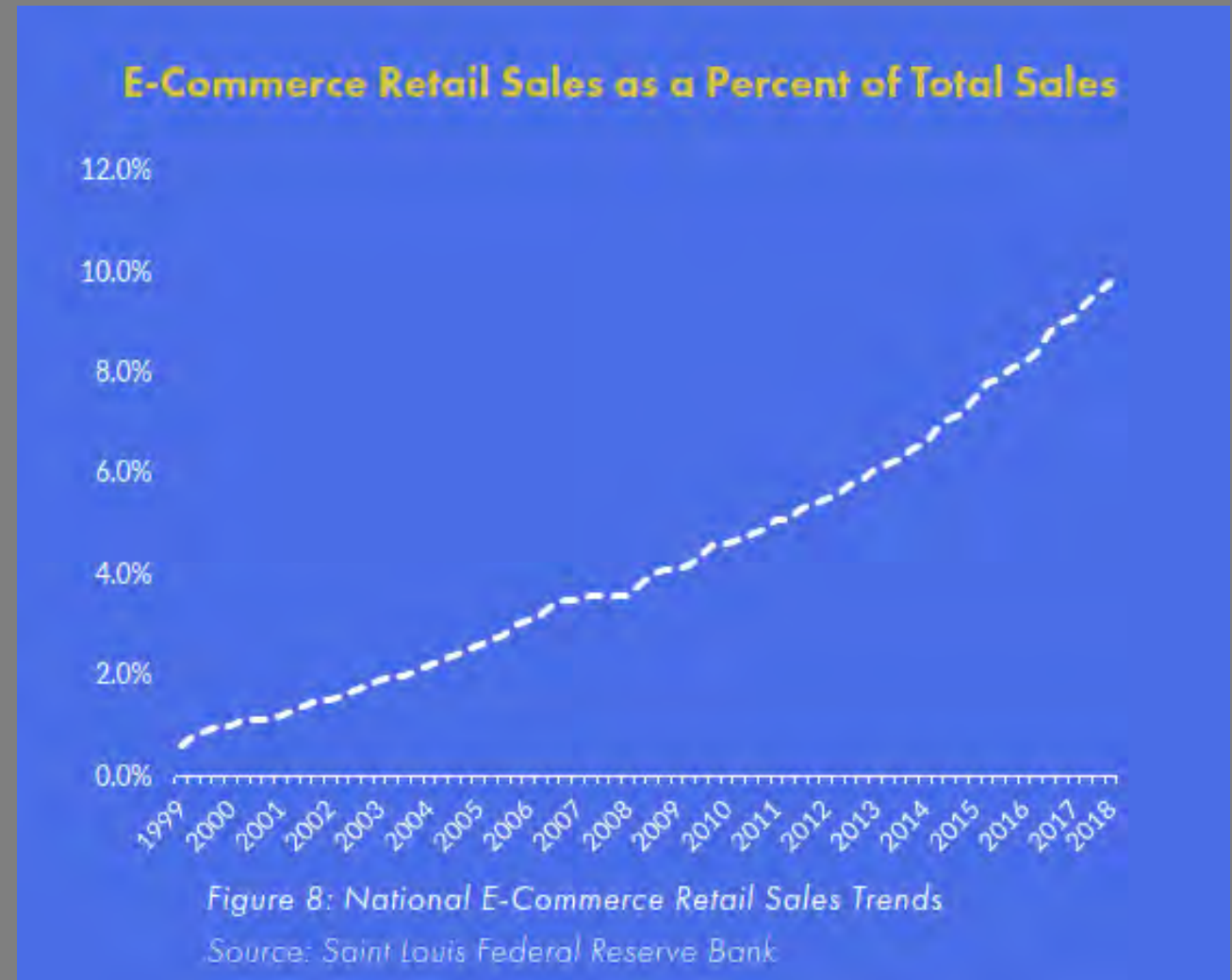


NATIONAL RETAIL STORE TRENDS



**“Only one new large mall
has opened in the US since
2007”**

- Online retail has averaged 1% growth per year over last decade
- Has jumped from 10% to 25% during COVID





Popular

Latest

The Atlantic

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The Pandemic Will Change American Retail Forever

The big will get bigger as mom-and-pops perish and shopping goes virtual. In the short term, our cities will become more boring. In the long term, they might just become interesting again.

WHAT ABOUT RESTAURANTS?

- Since 2015 US spent more money in restaurants than grocery stores
- Golden age of dining...since pre-Prohibition
- **Reduced, relocated, & repurposed**
 - *Closed*
 - *Suburbs, food truck, etc*
 - *Scanners, temp checks, dining cubicles, etc*

Our dining options will get more limited in number & offerings



EDUCATION

- Social Distancing
- Reduced Class Size
- Long Term Online Learning
- Technology Inequities
- Staggered Lunch, Gym and Recess



Schools Reopen in Denmark.

From 'What Will Post-Pandemic School Really Look Like?'

[We Are Teachers](#), Post by Alexandra Frost on April 27, 2020

<https://www.weareteachers.com/post-pandemic-school/>

POST COVID-19 ADAPTIVE ZONING

- Euclidean or Traditional
- Performance
- Form Based
- Hybrid

***Be flexible on USE not
DESIGN***





**PUBLIC SPACES WILL BE
MORE IMPORTANT**





FOLLOWING THE FUTURE OF POST COVID-19 FUNDING

Labor Force/Wage Stabilization Funding
Large & Small Business Support Funding
Disaster Mitigation Funding
Economic Stimulus Infrastructure Funding



TAKEAWAYS

- People still want interesting places & human interaction...even from six feet away
- Flexible, mixed-use zoning is critical
- Design is still important because walkability is more important now
- Biking infrastructure
- Parks & greenspaces
- Home downsizing & less maintenance may be on a very short pause



VISION

"Leaders keep their eyes on the horizon,
not just the bottom line."

- Warren G. Bennis



"For decades, American cities have fought a battle against monotony, and, according to some, the war was lost long ago. It was Tennessee Williams who allegedly said, "America has only three cities: New York, San Francisco, and New Orleans. Everywhere else is Cleveland."

~ D. Thompson

DISCUSSION

