Post-Pandemic Cities

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Pandemics thrust us into the future and they require that we, as leaders, tell a new story about that future.

TEN LESSONS FOR A POST-PANDEMIC WORLD

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After the 19th C Cholera epidemics, we re-imagined cities not as large villages, but as healthy places with sanitary sewers and mandatory indoor plumbing, which fueled their growth.

NOTICE.

PREVENTIVES OF

CHOLERA!

Published by order of the Sanatory Committee, under the sanction of the Medical Counsel.

BE TEMPERATE IN EATING & DRINKING!
Avoid Raw Vegetables and Unripe Fruit!
Abstain from COLD WATER, when heated, and above all from *Ardent Spirits*, and if habit have rendered them indispensable, take much less than usual.

After the 1918 Flu pandemic, we re-imagined cities not as dense industrial centers, but as single-use, low-density districts that allowed for social distancing via single-family houses and private cars.

THE SPANISH FLU

Post-COVID-19, cities will need to be more flexible, equitable, and sustainable to balance the digital and physical worlds, and to give us all more choices in where we live and work, and how we shop, learn, and travel.

POST PANDEMIC WORLD

COVID Changed How we Work

- **42%** of the workforce now working from home full-time

- **2/3rds** of U.S. economic activity now out of homes

- **75%** of home workers want to continue to do so at least one or more days a week

- **91%** of the employers see staff as more productive working from home.

- **30%** of jobs cannot be done at home and require face-to-face interaction.

Empty Office, It's No Game photography, FlickrCC BY-2.0

We will need to be more flexible in the use of space and more inclusive in our land-use policies to reuse the vast amount of empty space from the old economy.

As we move bits more than bodies, we must also rethink old zoning assumptions about single-use districts, parking requirements and fixed building types.

COVID Changing how We Shop

- America has over **10 times the number of stores/capita** than Germany

- Permanent closures have reached 97,966, with **60% of closed businesses not reopening** after the pandemic.

- **Online grocery shopping has almost doubled** since the pandemic, with a majority of people surveyed planning on continuing to do so

Broadway Theater, Mt. Pleasant, MI (photographer: Dan Gaken, Flickr CC by 2.0)

To compete, cities must offer more immersive, memorable experiences, with more locally owned businesses and local entrepreneurs to avoid "chain-ification."

We will need, as well, to address the equity gap by allowing more flexibility and fewer prescriptions in how, where, and in what way people make a living.

COVID Changing our Infrastructure

- With a just a 10-15% change in telework, rush hour will permanently disappear

- The coming of mobility services will dramatically reduce parking demand

- Meanwhile delivery jobs have become the fastest growing job in America, increasing 22% in 2020.

- Bike sales are up 121% and 85% for electric bikes, increasingly used as transportation.

With the automation of driving in shared automated vehicles, we will see more green infrastructure, more diverse public realms, and smarter, more sustainable streets.

We will also need to ensure equal access to the new economy by every person, in every home, with digital equity as a top priority. Every city needs to be a "smart city"

SMART NORTH

HOW A SMART STREETLIGHT WORKS

Weather Suite
(Anemometer, Barometer
Rain Gauge)

High-Efficiency
Dimmable LED Bulb

Ambient
Light Sensor

Vehicular & Pedestrian
Traffic Counter

Security
Camera

Public WiFi
Repeater Module

Emergency
Notification System

Digital Street
Signage

Emergency
Push-to-Talk
Intercom

CoolFire Solutions.

Challenges: Inequities in income and working conditions between remote and essential workers; Vast amounts of empty commercial space with more affordable housing needed; High-bandwidth access to the Internet needed by all

Opportunities: Pandemics reveal abundances, such as underutilized space, physical assets, and human, cultural and natural capital, and they foster paradigm shifts in how we address unmet needs.