



Puget Sound Regional Council

Highlights from

FROM PANDEMIC TO PROSPERITY: Downtowns Reimagined

Friday, September 29, 2023



In-person and online



Great speakers!

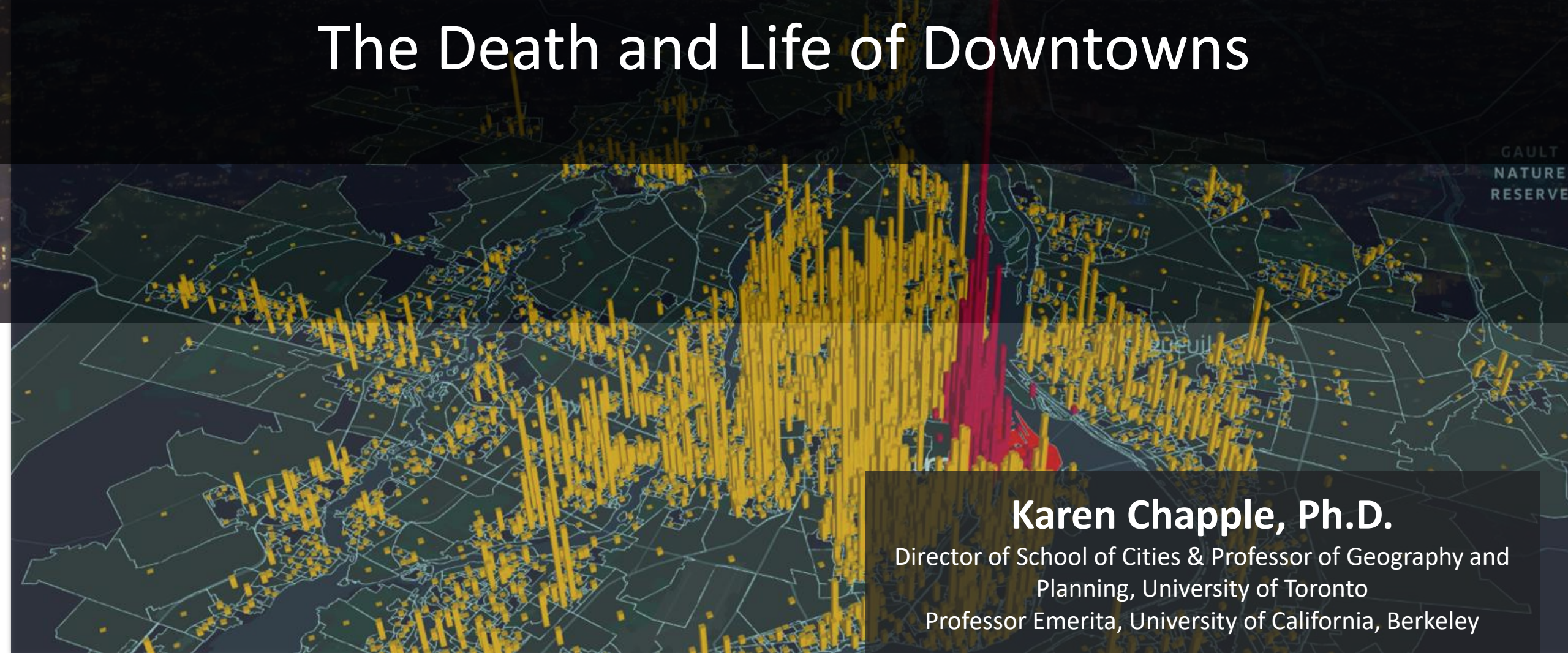


Lunch with Rep. Julia Reed





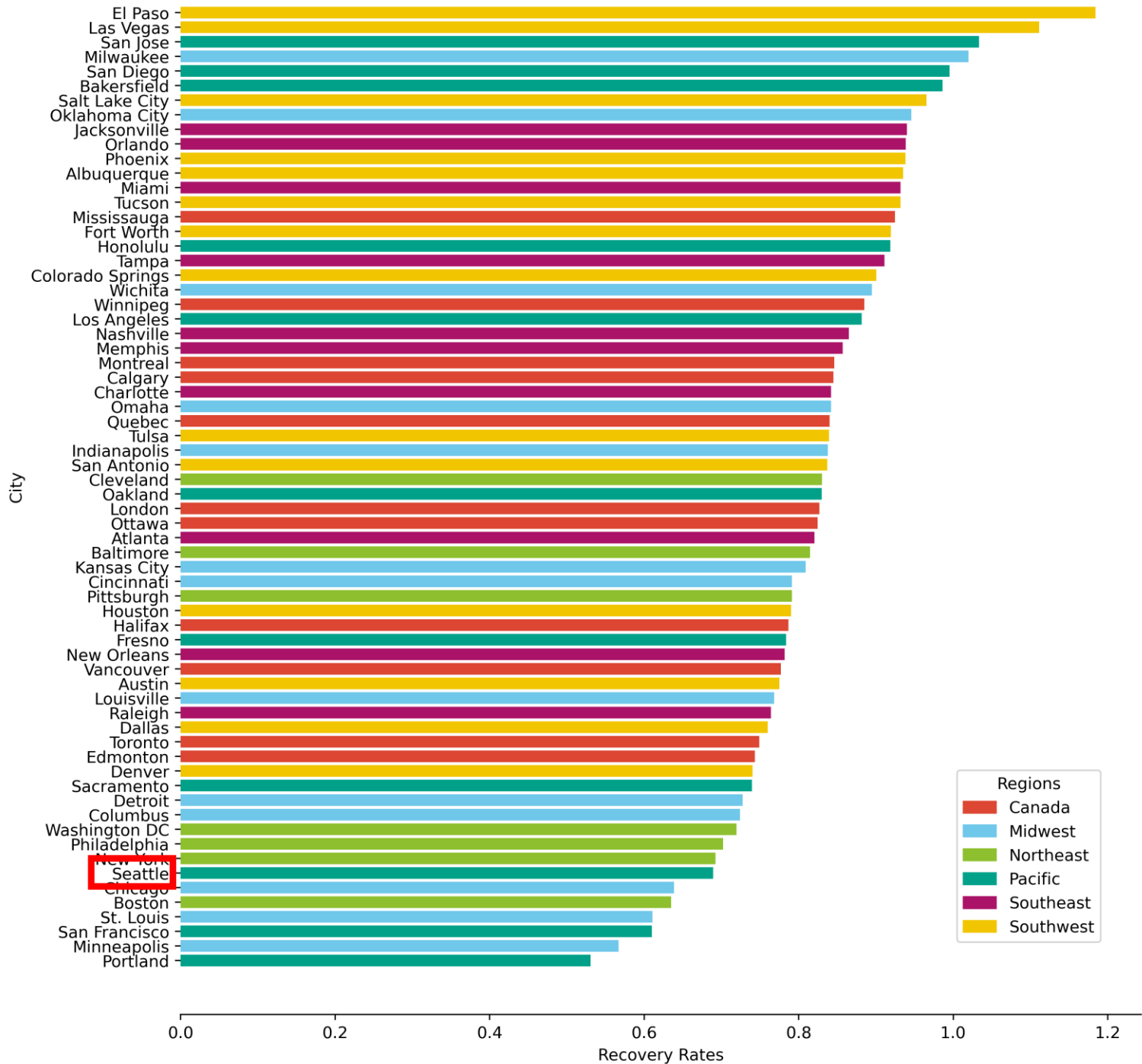
The Death and Life of Downtowns



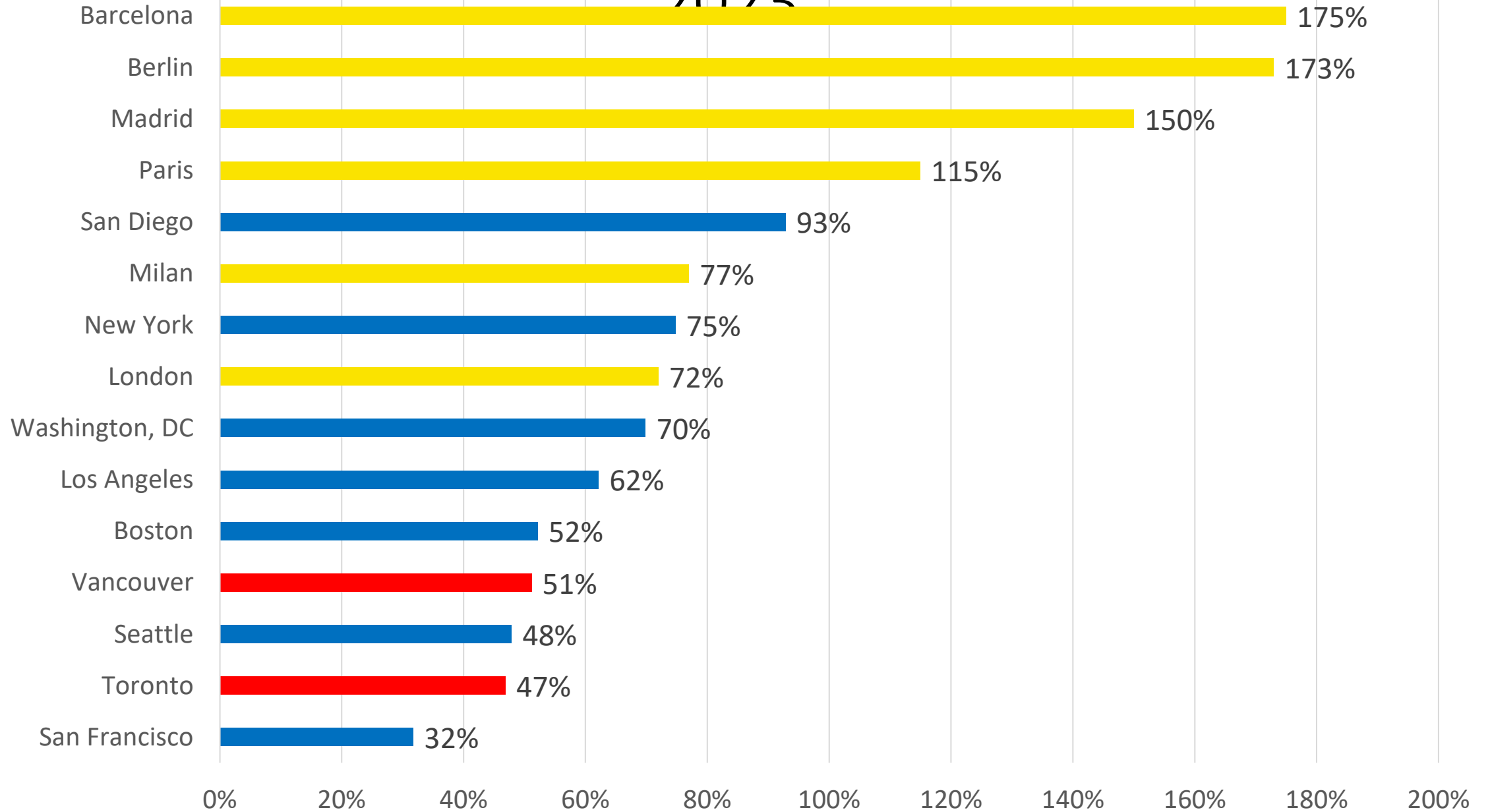
Karen Chapple, Ph.D.

Director of School of Cities & Professor of Geography and
Planning, University of Toronto
Professor Emerita, University of California, Berkeley

Recovery rankings, March – June 2023



Select North American and European Downtowns, Winter 2023





Source: Florida 2021: <https://www.bloomberg.com/news/features/2021-05-14/the-post-pandemic-future-of-central-business-districts>, *Photographer: Alexi Rosenfeld/Getty Images*

Death of Downtown?

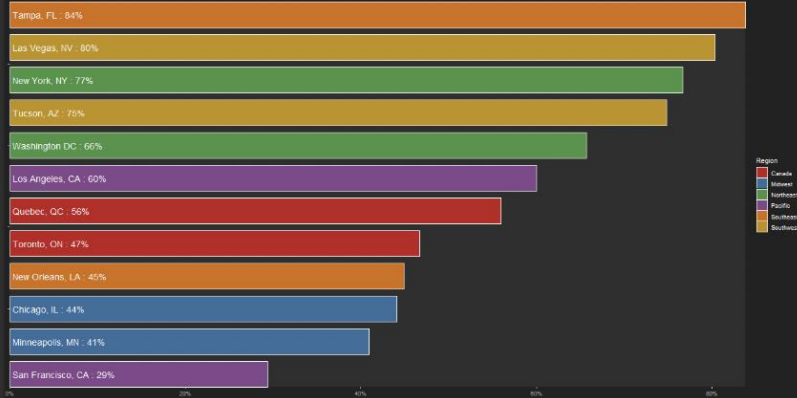
Pandemic Recovery Trajectories across 62 North American Cities

SCHOOL OF CITIES



Read policy brief

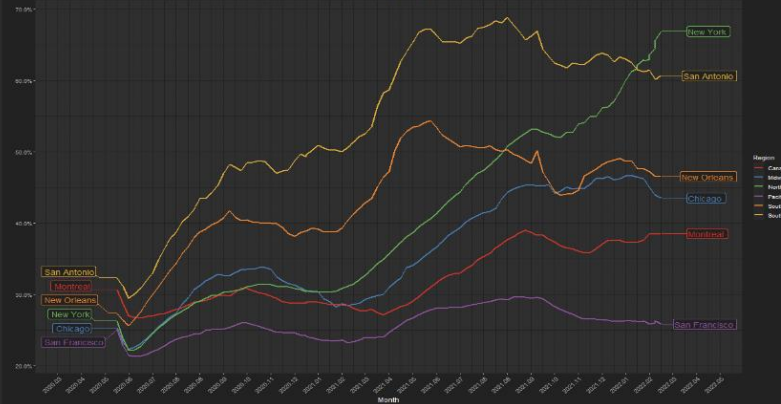
Recovery Quotient (RQ) Downtown Recovery Rankings
Spring Mar 2022 - May 2022



Recovery rankings

Comparison of overall recovery in activity levels in our downtown and urban areas.

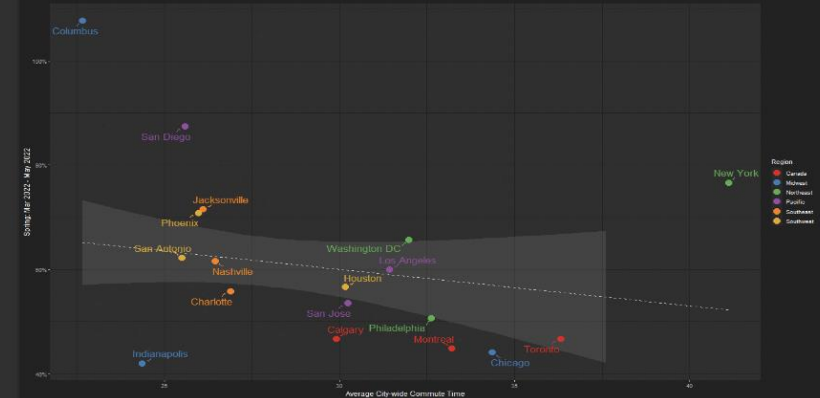
Recovery Quotient (RQ) Downtown
25 week rolling average



Recovery patterns

Explore weekly activity levels during different phases of the pandemic.

$\hat{y} = 1.2 + 0.02x$
 $R^2 = 0.129$



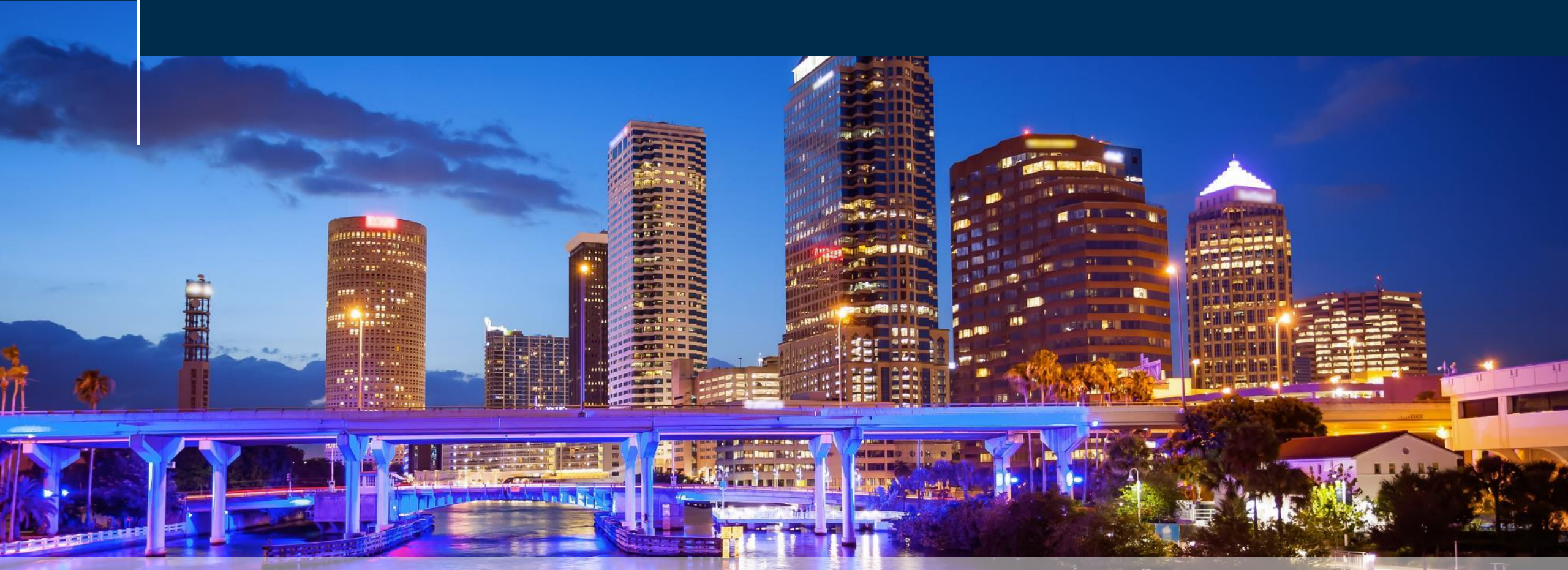
Explanatory variables

Experiment with downtown recovery correlations with employment, land use, and socioeconomic data.

See www.downtownrecovery.com

Understanding the future of downtowns

A data-driven perspective



Tracy Hadden Loh, Brookings Metro | @lohplaces 
Puget Sound Regional Council | September 29, 2023

BROOKINGS

Downtowns are not unique as regional centers of activity

High Complexity

Low Complexity

High-scale concentration



Primary Centers

> 98th percentile in two asset types



Monocenters

> 98th percentile in one asset type

Low-scale concentration



Secondary Centers

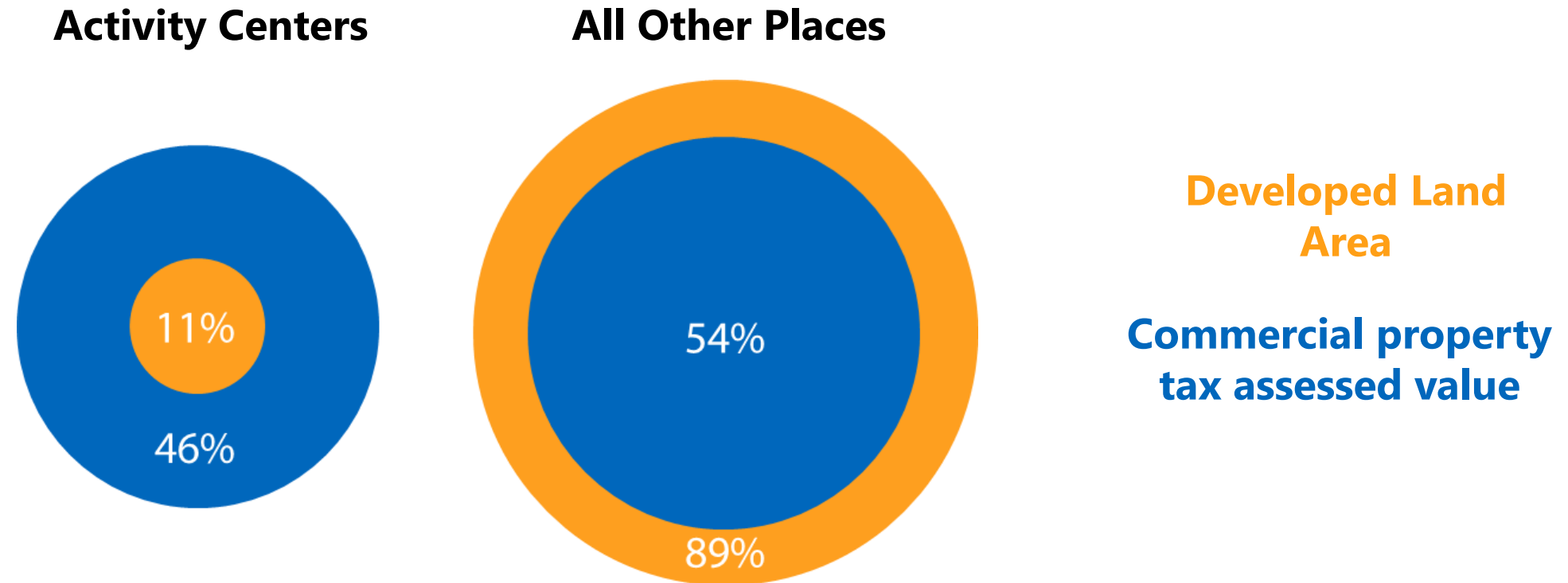
> 95th percentile in two asset types



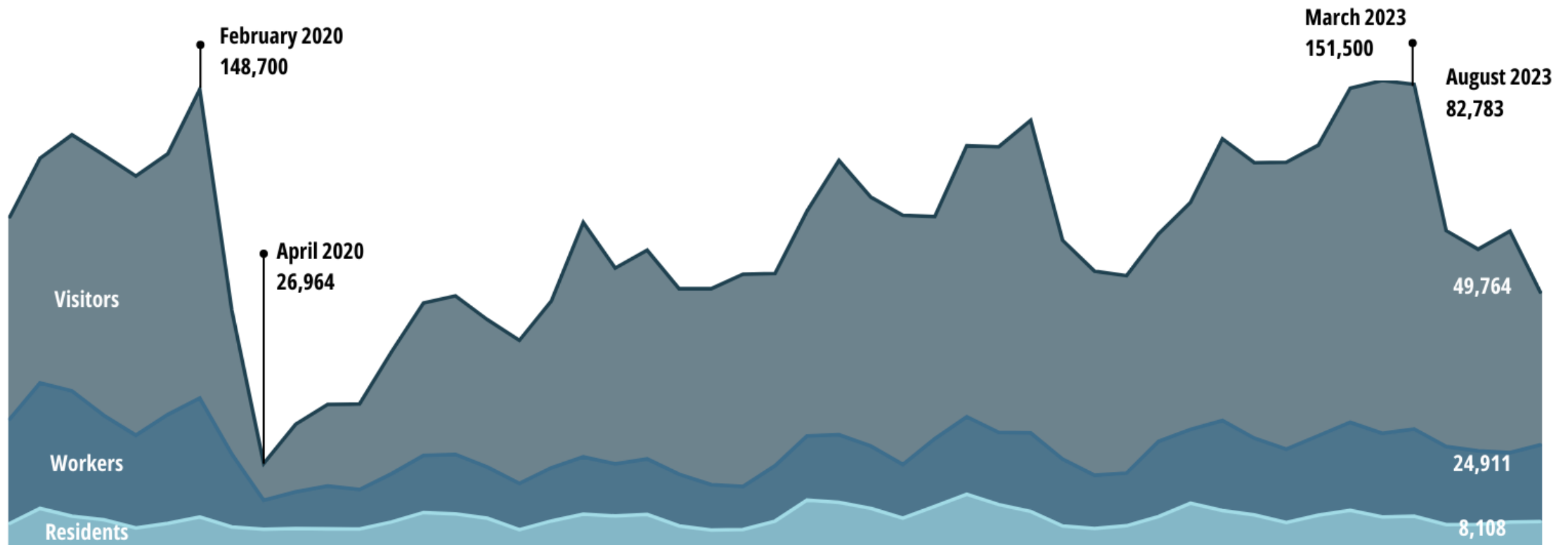
Most Metropolitan Development

That doesn't mean it has to be "downtowns versus neighborhoods"

Activity centers produce outsized taxable value that can benefit the entire city



#5 – Defining “recovery”



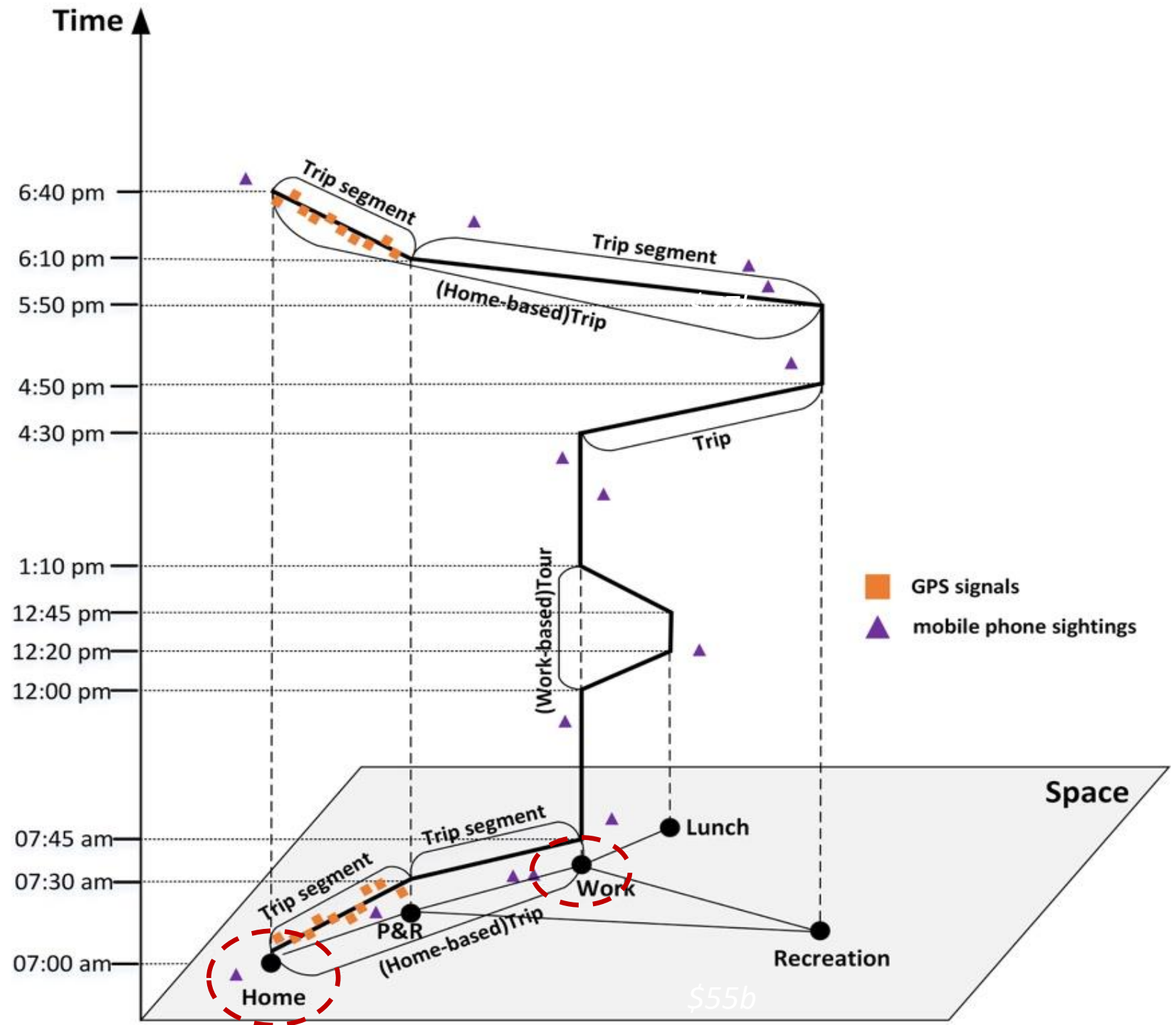
COVID & Telecommuting-Induced Changes in Travel Patterns: Evidence from the Puget Sound Region

Cynthia Chen, University of Washington (UW)

Work performed by my awesome students: Grace Jia, Kaitlyn NG, and Ekin Ugurel, with the help of many from PSRC (Brian Lee, Suzanne Childress, and Joanne Lin)

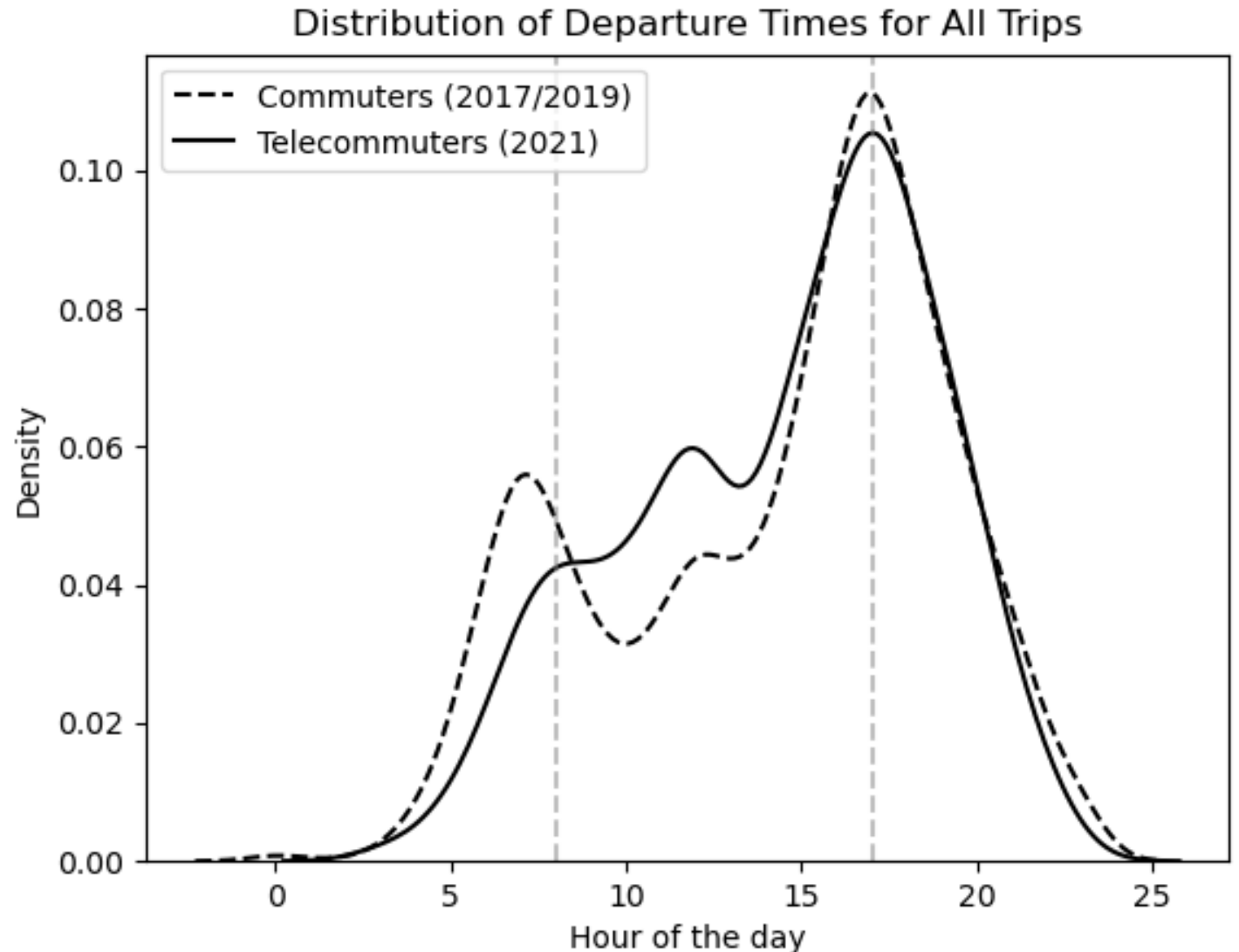
Motivation

With workplace now removed, how do people reschedule those trips previously associated with the workplace?



Temporal rescheduling

Since telecommuters are less constrained temporally, at what times do they complete trips?



Telecommuters **did not have a dominant morning peak** for trips, but **the evening peak** stood out. Telecommuters also had an elevated mid-day peak, especially at noon time, to complete trips. Thus, more trips are reassigned from morning peak to mid-day.

Temporal rescheduling

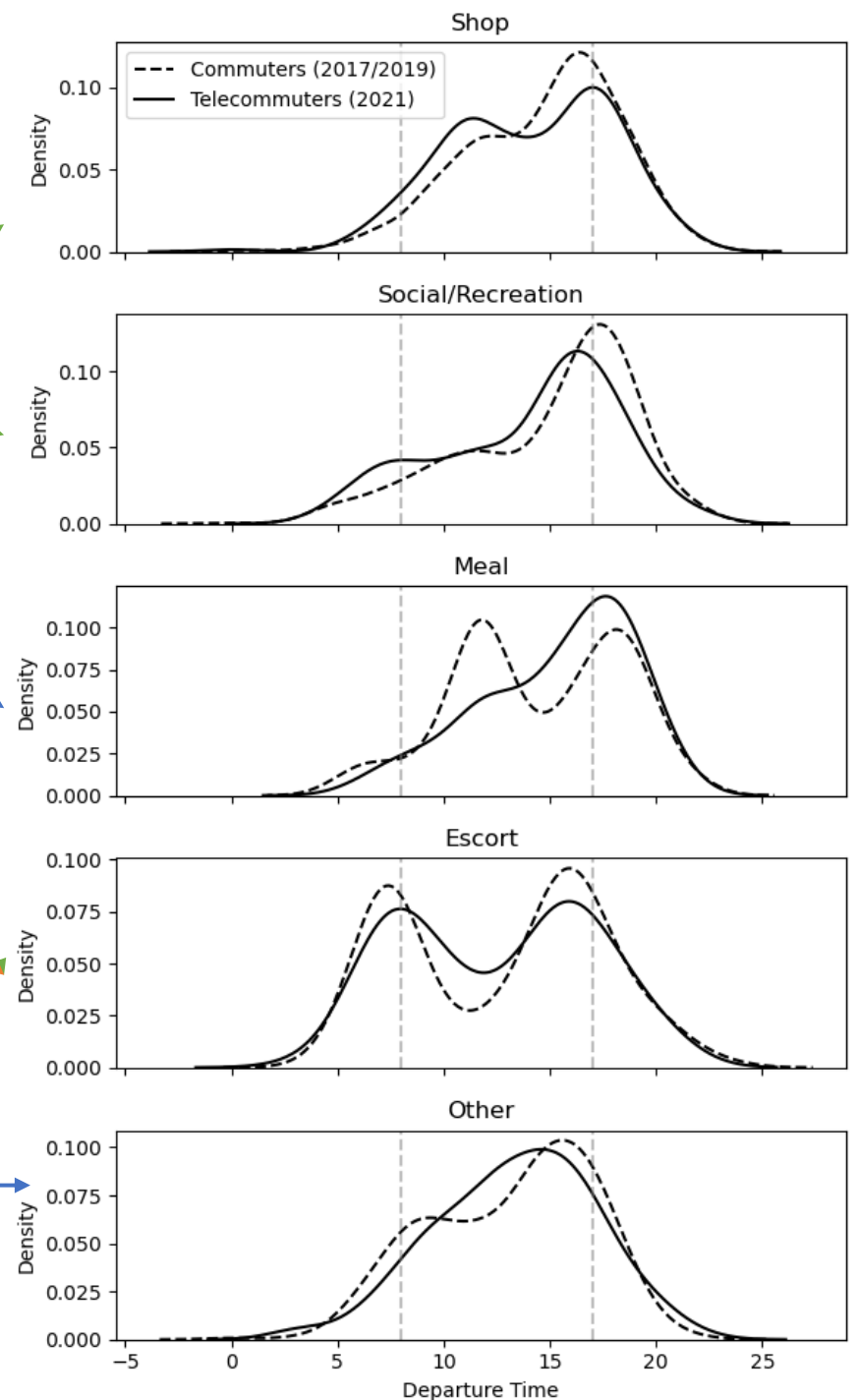
Observations:

Trips for shopping and social/recreation and escort are flattened – they are **scheduled more evenly** throughout the day.

Telecommuters made **fewer trips for meal at noon time** but go out for food more around the evening peak.

Telecommuters' escort trips were **still clustered around the morning and evening peaks**, more constrained than other trip purposes.

More personal businesses and medical appointments (84% of other trips) related trips were conducted by telecommuters (compared to commuters) during mid-day.



Pike Pine Renaissance Walking Tour



Civic Center Revitalization Walking Tour

