



CRYSTAL BALL NOT SO CRYSTAL CLEAR

TRANSPORTATION IN A
POST COVID-19 WORLD

transpogroup 
WHAT TRANSPORTATION CAN BE.

PRE-COVID 19 TRENDS



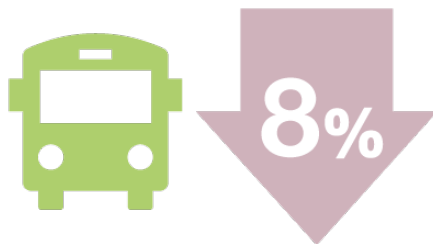
Air Travel

5% Growth Per Year



Passenger Vehicles

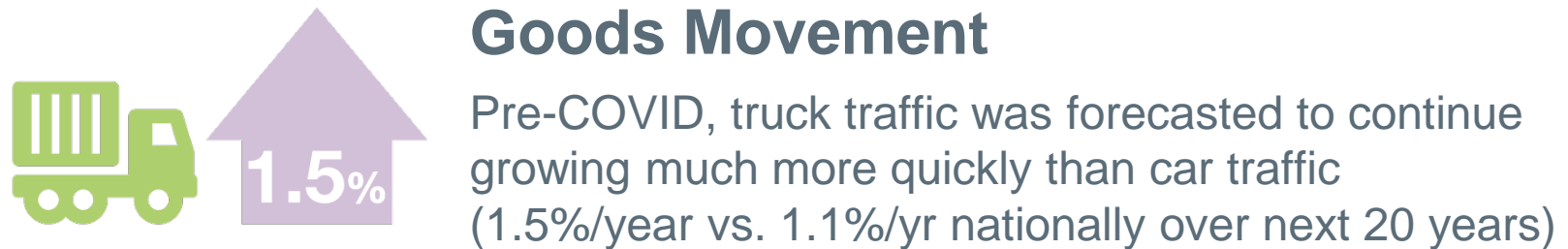
+2% nationally in 2019;
+4% in West region



Transit

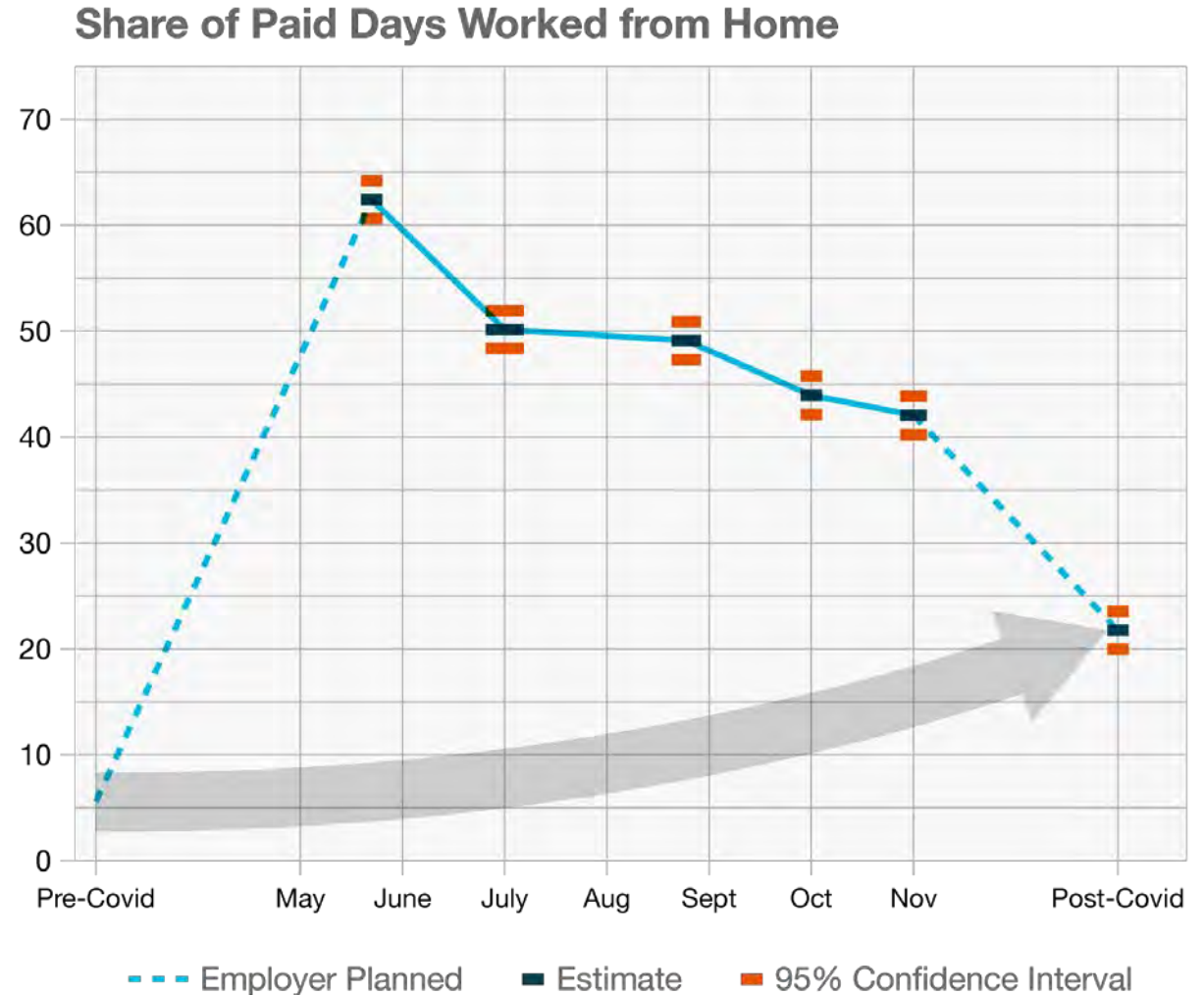
Declining nationally, ~-8% since mid-2010s,
(growth in Central Puget Sound). Sharper
decrease nationally for Bus than Rail.

PRE-COVID TRENDS



TELEWORK: PRE-COVID TRENDS

- >5% telework part-time or more
- ~70% traveled to job site 5 days/week
- University of Chicago and McKinsey both predict WFH to increase 3-4x post-COVID



TELEWORK: POST-COVID LONG-TERM CONSIDERATIONS

Work-from-home post-COVID projected to remain quadrupled from pre-pandemic level

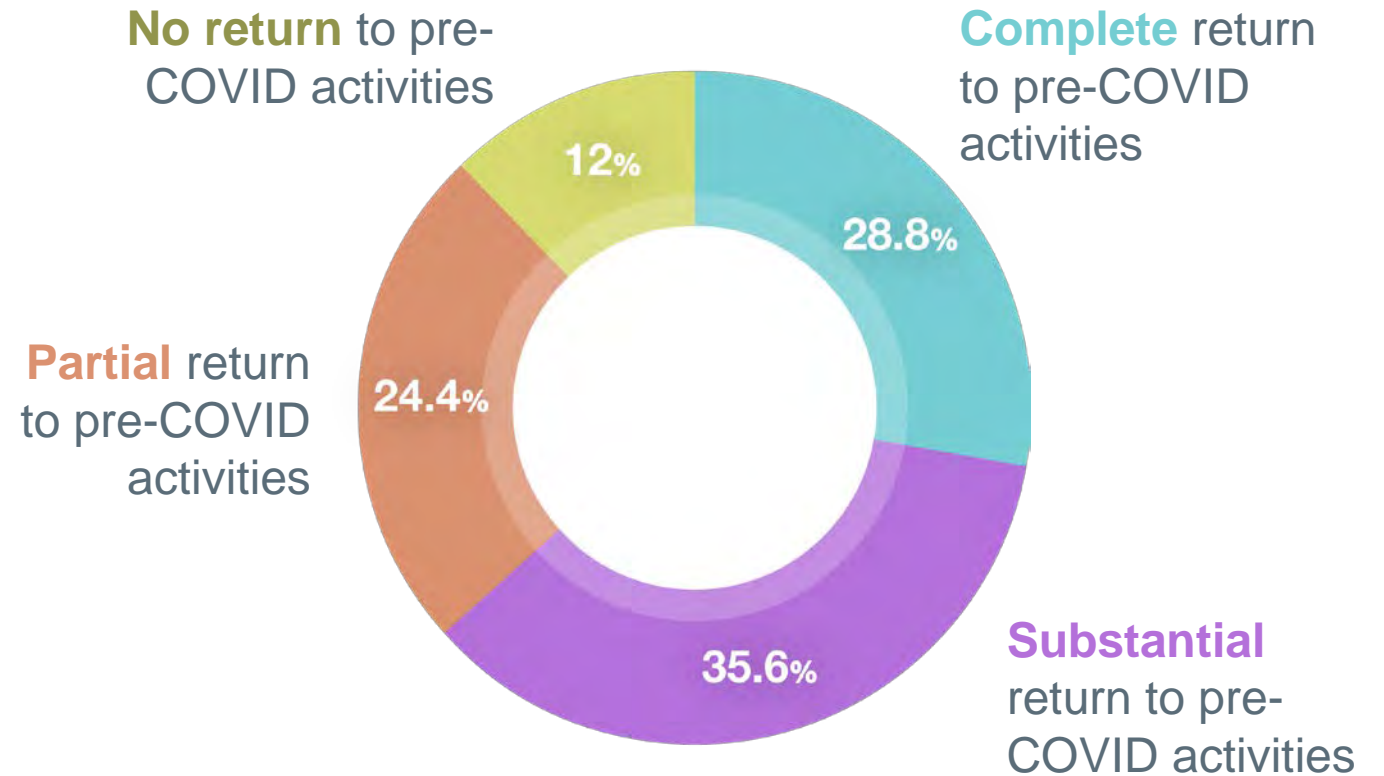
Five Distinct Mechanisms

- Better-than-expected WFH experiences
- Diminished WFH stigma
- Innovation supporting WFH
- Investments in physical/human capital enabling WFH
- Reluctance among workforce to return to pre-pandemic activities



RESIDUAL FEAR OF PROXIMITY TO OTHER PEOPLE

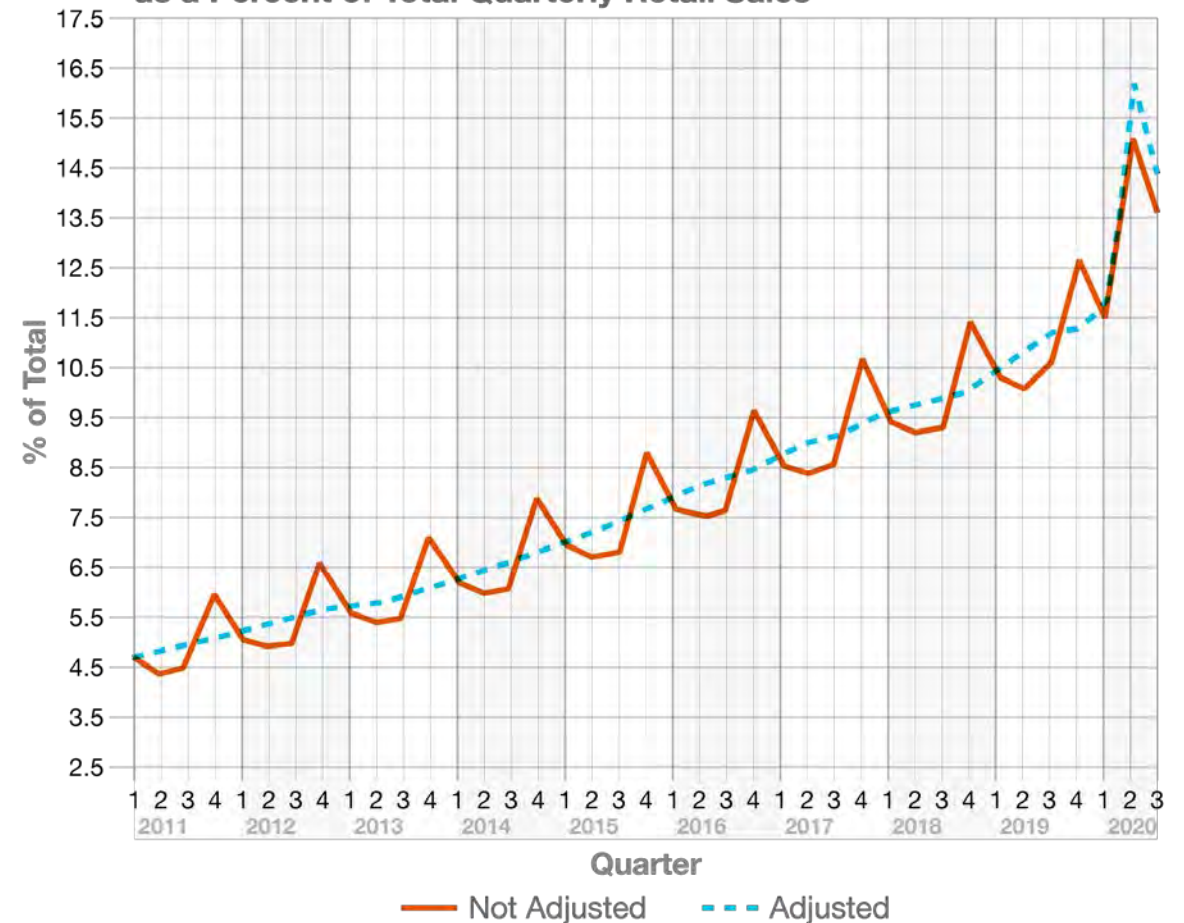
If a COVID-19 vaccine is made widely available, which of the following would best fit your views on social distancing?



E-COMMERCE: PRE-COVID

- ~10% and growing share of total retail sales
- Online shopping activity +60% during pandemic

Estimated Quarterly US Retail E-Commerce Sales as a Percent of Total Quarterly Retail Sales



E-COMMERCE: WITH-COVID



With COVID: ~15-30% drop in retail lease rates (\$/sq ft) in Manhattan, NYC

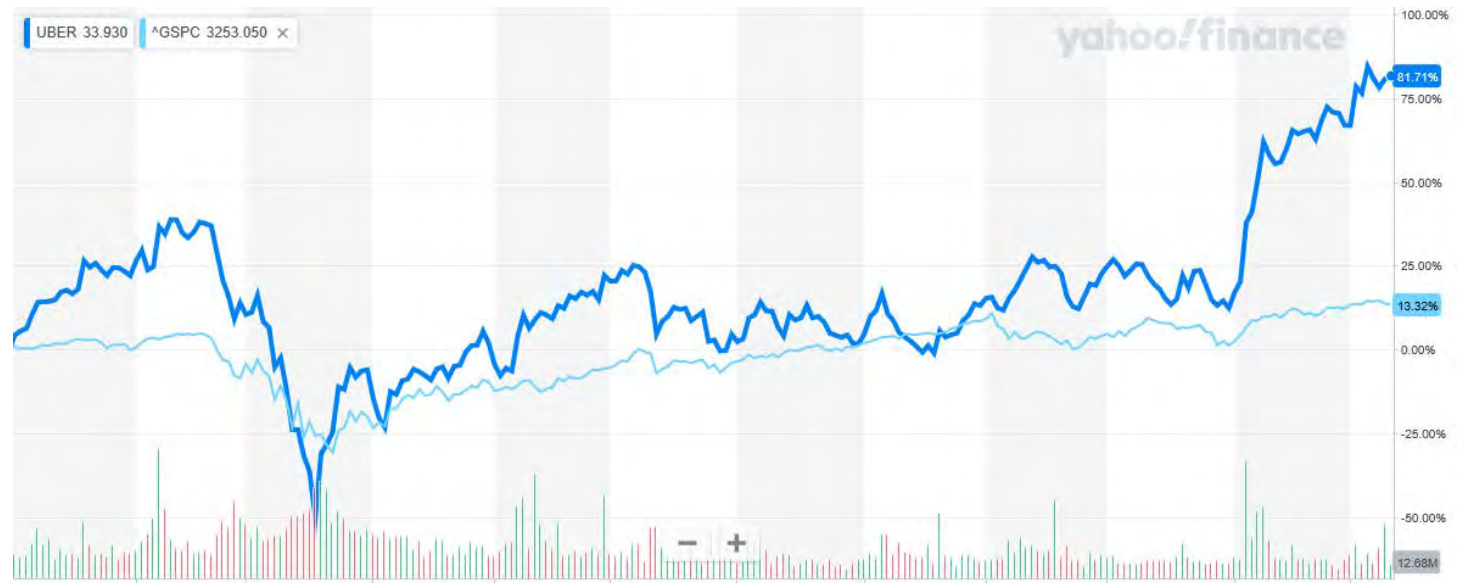
Long-Term Considerations

- Will consumer habits be retained?
- Future of brick & mortar stores/malls
- Impacts on distribution centers and last mile deliveries
- Use of AV and drones (sidewalk and/or aerial) for deliveries

TRANSIT AND SHARED-USE MOBILITY

- Public confidence in safety of transit/shared ride vehicles
- Larger transit properties worse financially affected (because more dependent on farebox)
- Ride-hailing services: Uber stock UP since onset of pandemic, more than general stock indices
- Changes in density and distribution of activities, especially office space

UBER STOCK PERFORMANCE

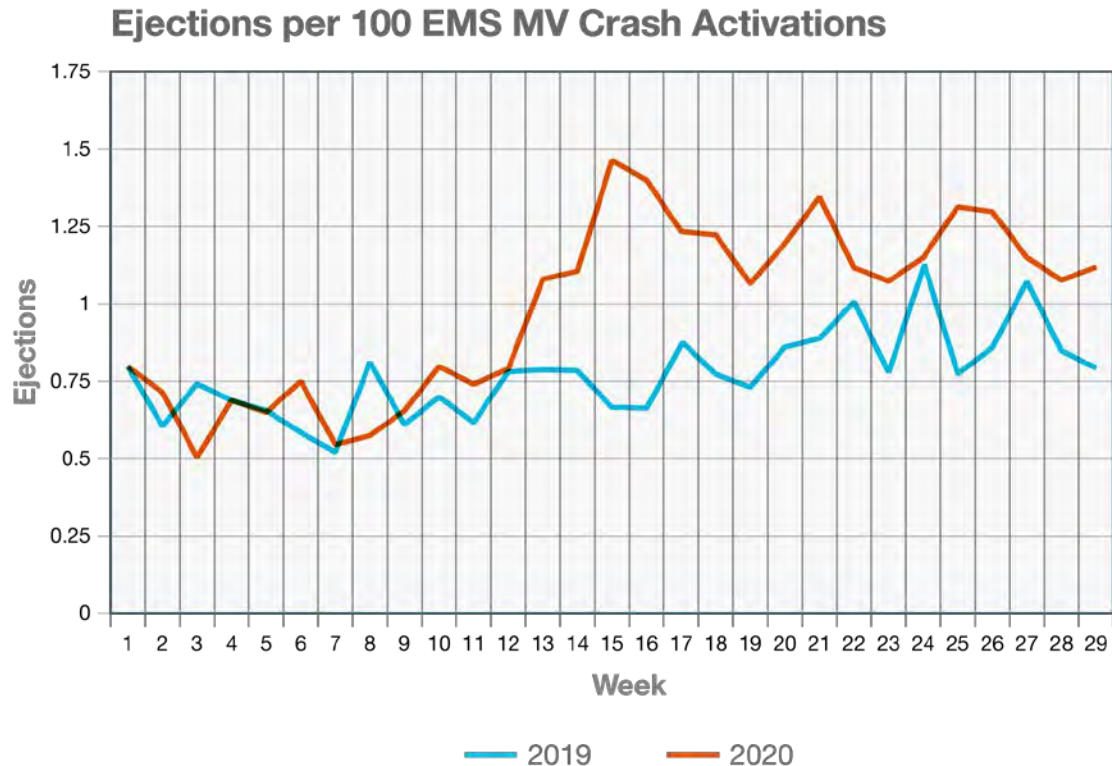


ROAD SAFETY DURING COVID-19

More risk-averse people stayed home when requested.

Those still on the road were less risk-averse.

ROAD SAFETY DURING COVID-19



SPEEDING

UP (and enforcement DOWN)



SEATBELT USE

DOWN (apparently nationally; e.g. -15% in unbelted fatalities in VA)



ALCOHOL/DRUG USE

UP (among both drivers and pedestrians; from ~50% to ~65% of KSIs)

FIVE KEY LONG-TERM CONSIDERATIONS



**Telework &
E-Commerce**



**Land-Use &
Real Estate**



**Parking &
Curbside Pickup**



Transit



Social Equity

Q&A

Patrick Lynch, AICP

Principal

425.896.5231

patrick.lynch@transpogroup.com