

CRTKL



**THE NEW
RESIDENTIAL
EXPERIENCE -
TEMPORARY
SOLUTIONS**

by Daun St. Amand, Marc Fairbrother, Tom Brink and
Brian Perkins

The New Residential Experience —
Temporary Solutions [Part II]

Part one of this series looked at managing residential operations during an unprecedented pandemic. Part two will look at the temporary opportunities architects and designers can offer to help residents and visitors feel safe.



THE NEW LOOK OF AMENITIES

Will large and open amenity spaces make people feel safe again? Will tenants want smaller, more private spaces to congregate? “Large, open amenity spaces can be made to feel safe for residents with social distancing and population mitigation measures in place,” says Marc Fairbrother, vice president in CallisonRTKL’s Washington, D.C. office. “Residences can control access using occupancy sensors to manage traffic in common areas. A reservation system app is even more convenient and cost effective so that someone from the building doesn’t have to regularly monitor who comes and goes. Smaller, more private spaces would be preferable in today’s context, but an existing facility may not have these and would need the flexibility, such as adjustable walls, to temporarily create these spaces.”

According to a Building.com survey, top community amenities ranked by respondents as “very important and would influence my decision” include:



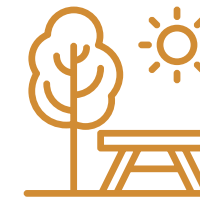
52%
A large park with open fields and green space



47%
Trails



45%
Controlled environment for safety, sanitization, and maintenance



40%
Picnic, barbecue areas, and open-air pavillions



38%
Health and wellness clinics

Since COVID-19, search results from NYRentOwnSell.com reflect that an in-unit washer and dryer overtook searches for buildings that allow pets. In May 2020, in-unit laundry search went as high as 60% compared to the last year.

ADAPTING DELIVERY OPTIONS

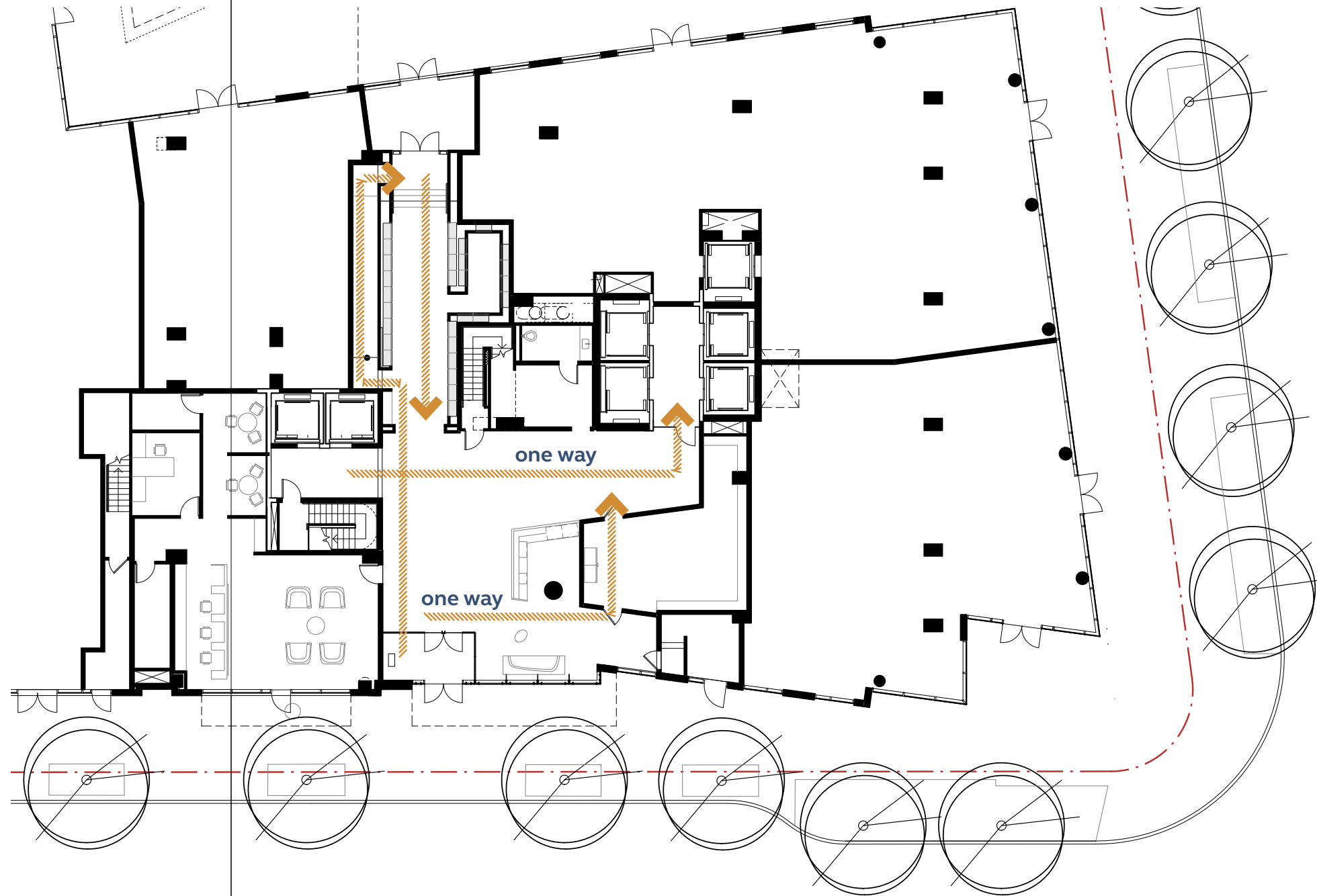
Stay-at-home has meant that we have most things delivered – from our weekly groceries and Saturday night takeout, to books, school supplies, clothes, entertainment, prescriptions and more. Which has been a boon for Amazon, Postmates and other delivery services, but have presented potential safety issues for residents. According to Yelp, takeout and delivery are still up 148% compared to pre-pandemic levels. And Adobe Analytics expects 2020 online sales to surpass the total online sales in 2019 by October 5, 2020.

With so many delivery people coming in and out of the building each day, as well as residents checking on packages, how do you create a safe and clean environment?

“One thing that will continue to increase is larger package storage areas,” says Tom Brink, vice president in CRTKL’s Dallas office. “Depending on the building, either a concierge accepts, stores and handles packages, or they are placed in lockers by the delivery company. The biggest implication post-pandemic is that the trend towards making package rooms a communal experience will end. Yet, their size will grow, if only due to increased usage.” UV light systems and manual sanitization will also become a mainstay to protect residents – and provide peace of mind.

REDESIGNING THE PARKING GARAGE

With people re-thinking going out, the design of parking garages is changing as well. Instead of providing residents with premier parking spots – at an equally premier price – now, the first level has evolved in some locations to be mostly reserved for delivery or ridesharing services. While this may be a temporary situation, it can easily become a permanent one that changes the face of our mobility. Additionally, more people are buying cars during the pandemic to avoid using public transit. Used car sales are at record highs right now. So, the bigger question is – will we have to start designing more parking in the urban multifamily destinations?



- | | | |
|--|--|---|
| <p>1 LOBBY
Two means of egress</p> <p>2 ELEVATOR LOBBY
Destination dispatch and mobile app</p> <p>3 RECEPTION DESK
Large area for social distancing</p> | <p>4 VESTIBULE
Allow pre-testing if necessary</p> <p>5 PARKING ELEVATORS
Destination dispatch and mobile app</p> <p>6 LEASING SPACE
Two means of egress</p> | <p>7 MAIL
Two means of egress</p> <p>8 PARCEL
Two means of egress</p> <p>9 PPE STORAGE</p> |
|--|--|---|



LOOKING TO THE OUTDOORS

Blue skies, fresh air and green leaves have been wishful thinking for many people during the lockdown. And moving forward, residents are likely to want much more private outdoor space. But how much space and what kind of space? With the current stay-at-home lifestyle, balconies are a desired premium unit amenity.

“But not all balconies are created equal and those with the footprint and electrical and lighting infrastructure will be desired,” says Fairbrother. “The trend is for nature to permeate the city – on rooftops, in greenhouses, on tree-shaded city sidewalks – as well as on your balcony.” The benefits to physical wellness and psychological well-being provided by enjoying the outdoors, even in very limited qualities, will become a fundamental expectation. [Stefano Boeri's buildings in Italy](#) show that having a forest of green outside your windows — even on the 20th floor — is quite feasible.

In addition to balconies, residential buildings are positioning the gym as an outdoor experience – rather than an enclosed, closely packed area with machines that need to be regularly wiped down. From reserving Peloton bikes delivered to your unit’s balcony or in the unit itself, to working out in portable pods (that can also be re-used as individual work or meeting spaces), the residential gym takes on a whole new look.

Learn more about the permanent solutions CRTKL envisions in Part III of the New Residential Experience.

- ◀ 888 at Grand Hope Park | Los Angeles, CA
- ▼ 717 Olympic | Los Angeles, CA





Daun St. Amand

Senior Vice President | AIA, NCARB, LEED AP BD&C

Leading the Residential sector, . In this capacity, he is responsible for overseeing market growth and design expertise in global markets from North America to Asia and the Pacific Rim. He is an industry expert in high-rise, high-density architecture and brings efficient and effective planning principles to all of his projects and to the strategic advantage of his clients' developments. His design leadership spans further into mixed-use developments and the retail, residential and hospitality driven components of this project type.



Marc Fairbrother

Vice President | AIA, NCARB, LEED Green Associate

Marc Fairbrother, Vice President in CRTKL's DC office, has extensive experience in all phases of project development from concept design through construction administration. Working at RTKL since 1989, his portfolio encompasses smart office buildings, large-scale mixed-use projects, luxury residential developments, master planning for public and private sector clients, embassies, hotels and resorts. A recognized leader in the commercial office and luxury residential industry, Marc leads CRTKL's Commercial Office sector. Responsible for the firm's first LEED Platinum office building, he is currently expanding his expertise in sustainable office design into the international market.



Tom Brink

Vice President | AIA, LEED AP

Tom has spent his award-winning career designing some of the most innovative retail and residentially-driven mixed-use projects in the world. His extensive experience with retail design and the spectrum of multi-family project types, from townhouses to high-rises and renovations, give Tom a thorough understanding of issues and trends across both industries. His familiarity with urban design and the public process is at the heart of his potent ability to conceive highly-effective project solutions that not only deliver complex design programs, but further enhance his clients' commercial strategies.



Brian Perkins

Associate Vice President

Bringing over 30 years of experience, Brian is an award-winning architectural designer who specializes in high-rise residential buildings and large-scale mixed-use developments. His work ranges from large urban master plans to interior layouts and he provides perspective at all levels of strategic design. The potential power of "people-centric" mixed-use design is the seamless integration of Hotel, Retail, Office, Municipal and Residential uses creatively to be greater than the program parts. His creation of a sense of place in CRTKL projects provides memorable experiences that transcend our built world.

CallisonRTKL, a global architecture, planning and design practice, began over seven decades ago and has evolved into a cultural agency to advance positive outcomes in our local and global communities. Through a human-centric design approach, our team addresses the imperatives of resiliency, well-being, mobility and technology and their influence in the built environment.