

CRTKL

THE NEW RESIDENTIAL EXPERIENCE - PERMANENT SOLUTIONS

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





The New Residential Experience —

Permanent Solutions [Part III]

Parts one and two of this series explored the operational and temporary multifamily residential planning and the roles flexibility, mobility and wellness play. Part three will look at the future, permanent opportunities for residential design.

REDUCING RISK AND HELPING TO REVITALIZE NEIGHBORHOODS

While many of these options are strictly operational or temporary solutions to the pandemic, there are also permanent considerations for residences. And given the financial hit many have experienced, people have been considering taking on roommates to meet the rent. A median two-bedroom apartment in San Francisco ranges from a nationwide high of \$3,035 to \$1,025 in Houston. But at what risk? Which is why many people have been exploring moving to the suburbs from the more expensive and crowded city centers.

Scott's Run is a landmark development in the McLean community in Northern Virginia—a suburb and important economic and residential hub for those who live and work in the Washington, DC metro area. Envisioned as McLean's downtown area, CallisonRTKL designed the mixed-use heart of the project with office, residential, hotel and retail components, all of which benefit from a transit connection to a nearby metro stop and high-quality lifestyle offerings. "People are now staying within a very small radius of their homes," says St. Amand. "Rather than a large shopping center, these smaller, suburban mixed-use developments help balance the risk. They're more resilient – less car-reliant – and have all the amenities that residents, shoppers and visitors traditionally looked for in the city centers. Smaller 'mom-and-pop' shop owners tend to lead to more confidence following safety procedures."

In keeping with the small radius concept is the "15-minute neighborhood." In a 15-minute neighborhood, people can access their basic needs (recreation, food, services and entertainment) within 15 minutes of walking, biking or public transit. Not only does this mixed-use, hyper-proximity help mitigate risk, but it also helps to rebuild areas economically hard-hit by the pandemic.

◀◀ **Scotts Run Development - Block C&D | McLean, VA**



A *Multifamily Executive* magazine survey confirmed that work-from-home conditions are top-of-mind for respondents. For many, this means flexible, in-unit options that help create a larger living space. Sixty-eight percent of the survey's respondents said larger living spaces are a priority.

To help create those larger living spaces, “we like to envision a place called *the Plus Space* off the main living area, with doors that allow for two smaller spaces, or one large space, as desired. This can serve as your WFH space, media room or guest bedroom,” explains Brink. “Transparent or translucent glass doors can create the appearance of an expansive space, while ensuring acoustical privacy. Sliding barn or pocket doors are best, as they have the least impact on furniture layouts.”

TRANSFORMING THE MULTIFAMILY RESIDENCE OF THE FUTURE

There are significant technological and design innovations that can transform the residence of the future. The major question facing current and post-COVID planning: How can we make these operational, temporary and permanent residential challenges more integrated, more resilient and more intuitive places in the future?



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.