




FEBRUARY 24-26, 2020 | MIAMI, FL

Housing Opportunity Conference





Concurrent Session Five:

Housing of the Future



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2020

Housing of the Future

2020



Dennis Steigerwalt

Housing Innovation Alliance
Moderator



Andrew Burnett

Stantec



Benjamin Kasdin

KTGY Architect + Planning



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Benjamin KASDAN | AIA, LEED AP, NCARB

Principal | **KTGY** Architecture + Planning

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@bkasdan



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Housing of the Future

What do residents want from their homes?

How do these preferences inform community design and amenities?

What innovations and futuristic changes do we see in the future home?



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What are the Top Residential Amenities according to a 2018 NMHC survey of US renters?

1. Reliable Cellphone Service (78%)
2. Secure Resident Parking (71%)
3. Swimming Pool (60%)
4. Fitness Center (55%)



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Skytowns | KTGy R+D Studio



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Oakwood Olympic & Olive | Oakwood & LMC | Los Angeles, CA



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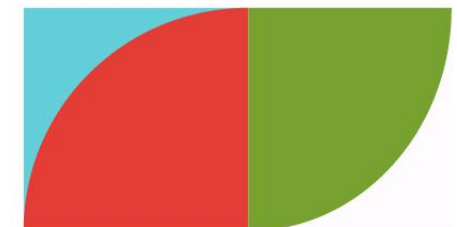
ULI

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Arts Walk | Monroe Street Market | Bozzuto | Washington, DC



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AVA H Street | AvalonBay Communities | Washington, DC



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The Patch | KTG R+D Studio



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Anthem House | Bozzuto & War Horse Cities | Baltimore, MD



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Who we are



1954

Stantec
founded

22,000

Employees
globally

400

Locations
worldwide



Andrew Burnett

AIA, LEED AP BD+C

*Senior Architect
Senior Principal*



We Understand the Trends of Future Housing

“For the emerging urban rental market, the size of the units is decreasing with a direct increase in the anticipated amenities. Single people with dogs made up 60% of the rental demographic for our last major development.”

*Chicago Residential Developer
October 1, 2019*

DEMAND SIDE

- Urbanization
- Demographic changes
- Sustainability
- Affordability
- Digital economy

SUPPLY SIDE

- Construction technology
- Construction methods
- Building technology
- Access and distribution
- Supplier landscape



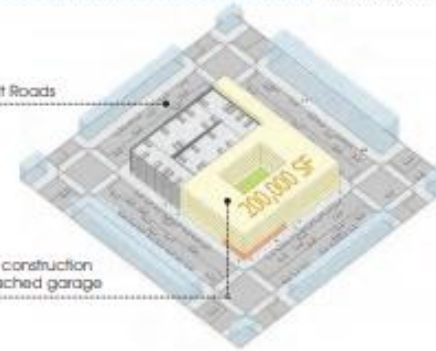
Planning for Change

Shared Autonomous Vehicles

CONVENTIONAL PLANNING & DEVELOPMENT

Overbuilt Roads

5-over-1 construction
with attached garage



TODAY

SAVs EMERGING • CARS DECLINING

AV-AWARE PLANNING & DEVELOPMENT

Midrise construction
with podium garage

Door-to-door transit

Public space in first phase

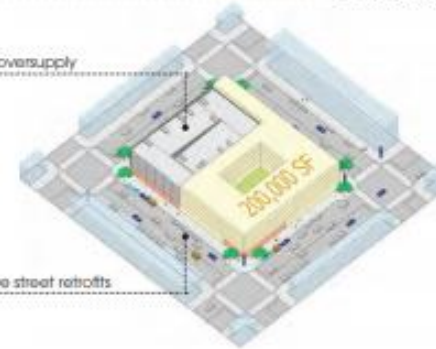


2020s

SAVs ESTABLISHED • AVs EMERGING

Parking oversupply

Expensive street retrofits



Infill as parking
demand decreases

Data-rich, pedestrian
retail environment

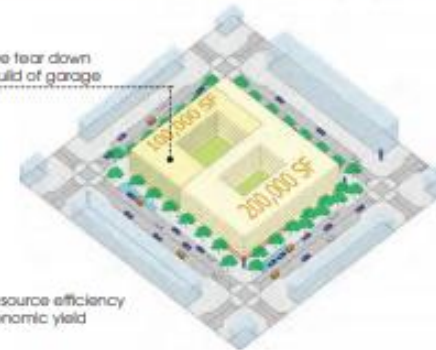


2030s

SAVs ESTABLISHED • AVs ESTABLISHED

Expensive tear down
and rebuild of garage

Lower resource efficiency
and economic yield



Office uses expand
into podium retrofit

Maximized urban green,
resident health, density,
and economic returns





Resiliency in South Florida





Nomadic Retreat to the Second Floor



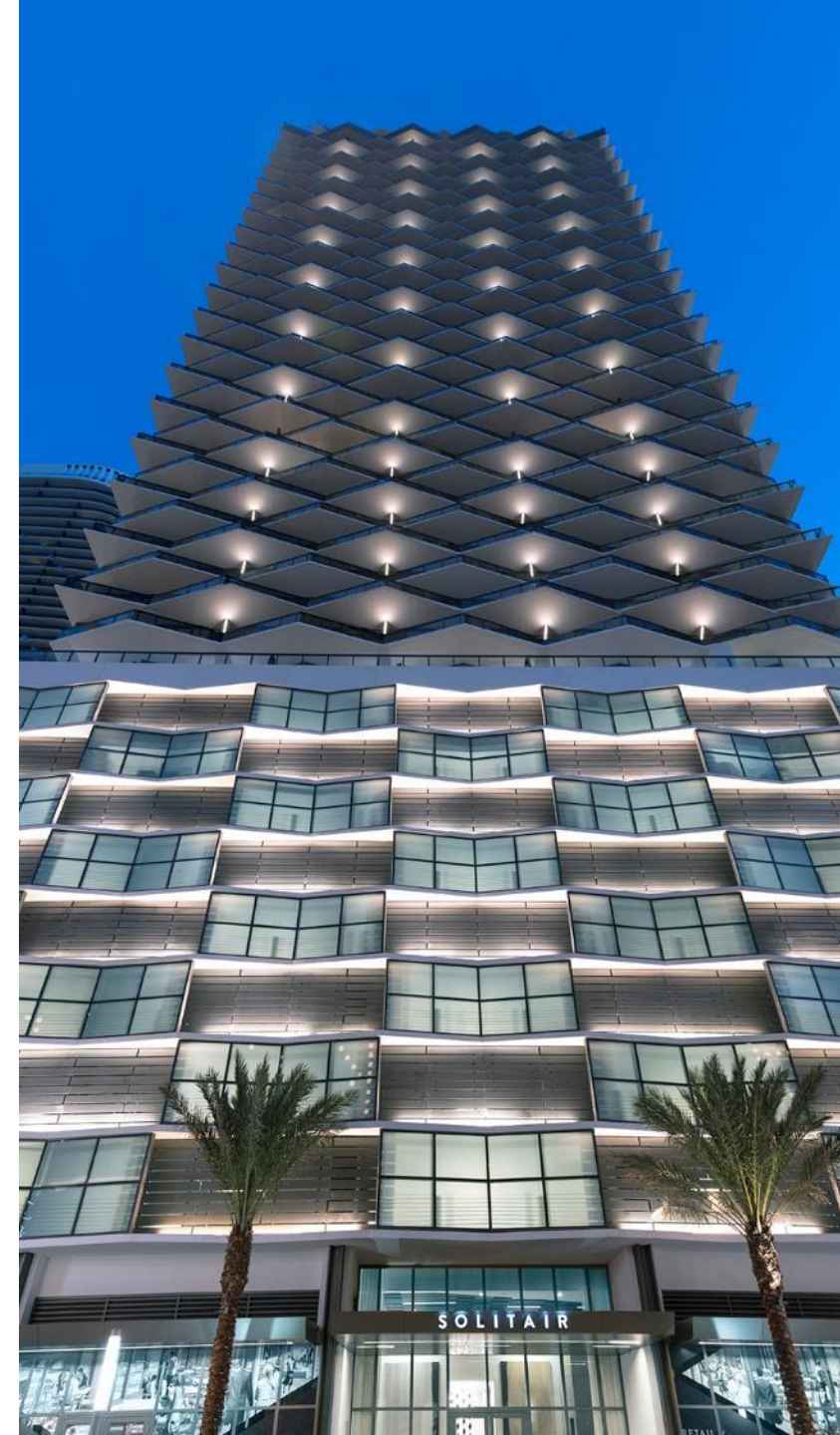


TELLING A STORY THAT IS AUTHENTIC
TO PLACE IS IMPORTANT IN THE
DEVELOPMENT OF THE ARCHITECTURE



Solitair Brickell

Miami, FL





47-55 LaGrange Street

Boston, MA





Huntington Tower

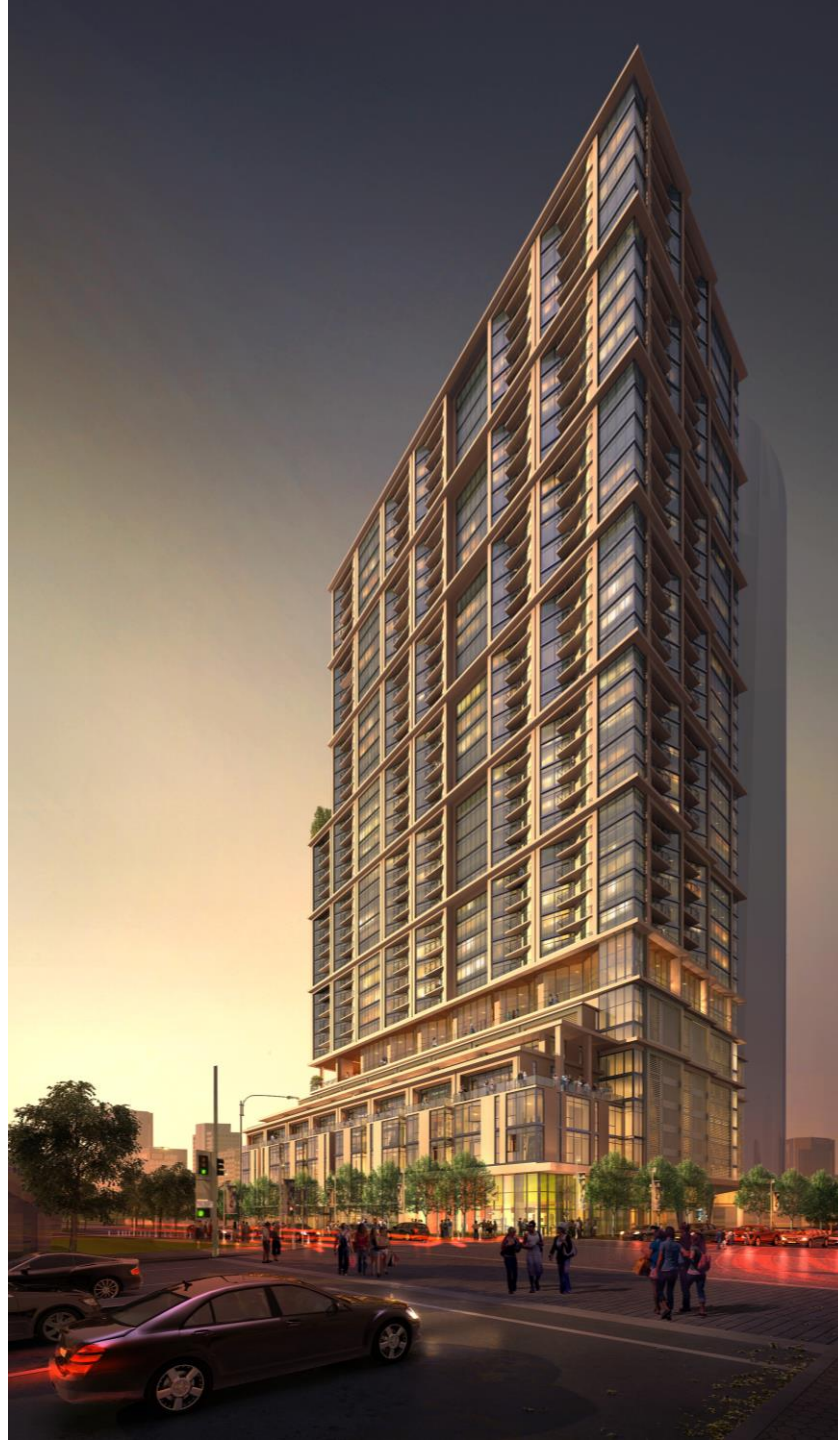
Boston, MA





Atelier + Flora Lofts

Dallas, TX





Lakehouse

Denver, CO





Dock Square

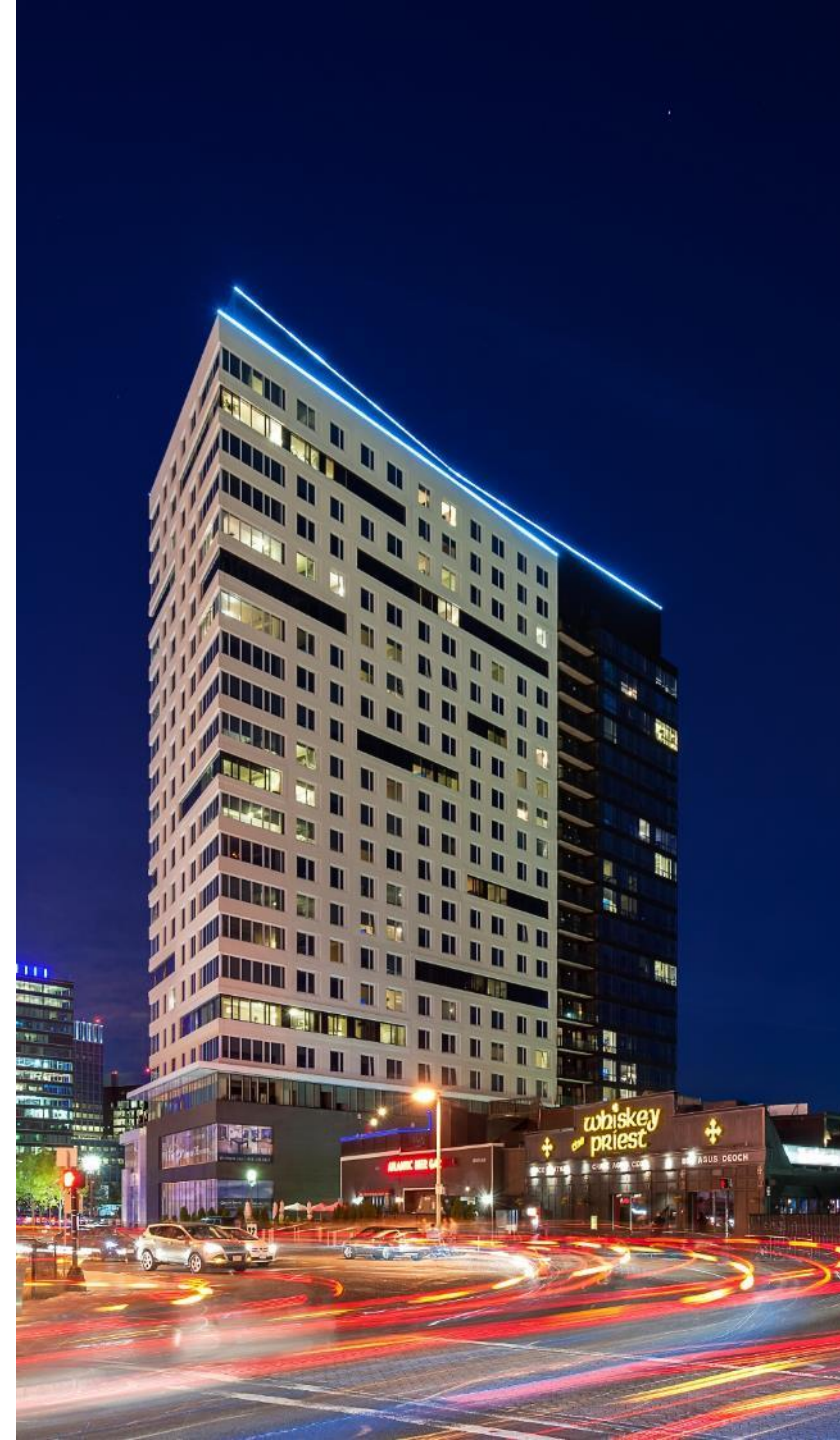
Boston, MA





100 Pier 4

Boston, MA





Yard 8

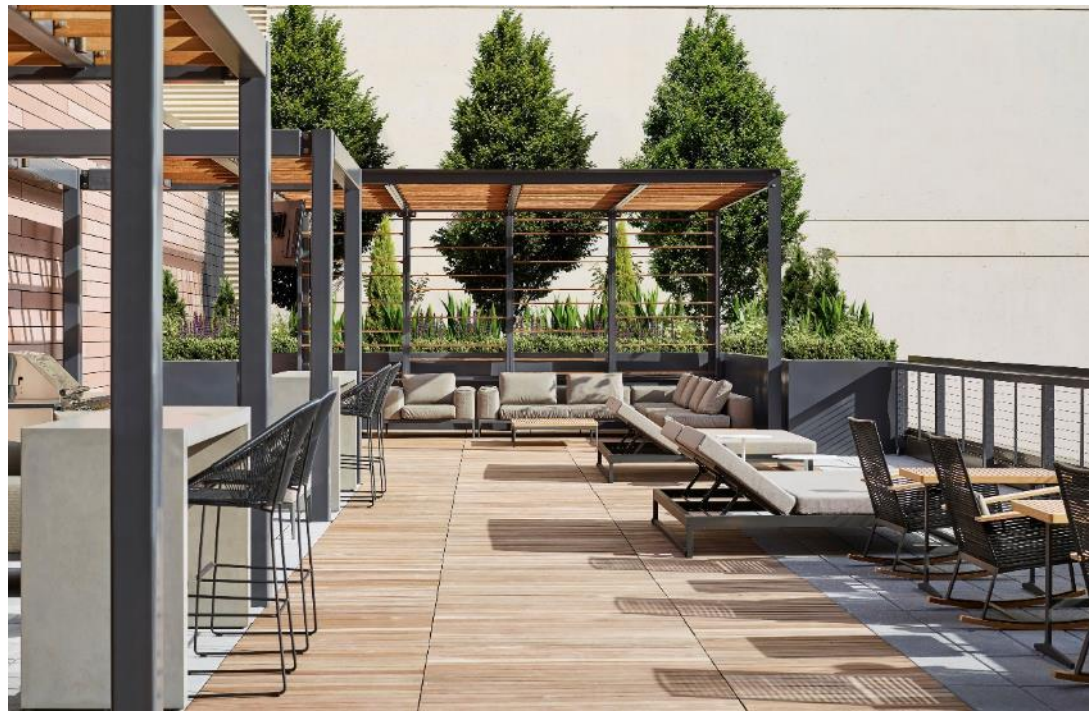
Miami, FL





The Harlo

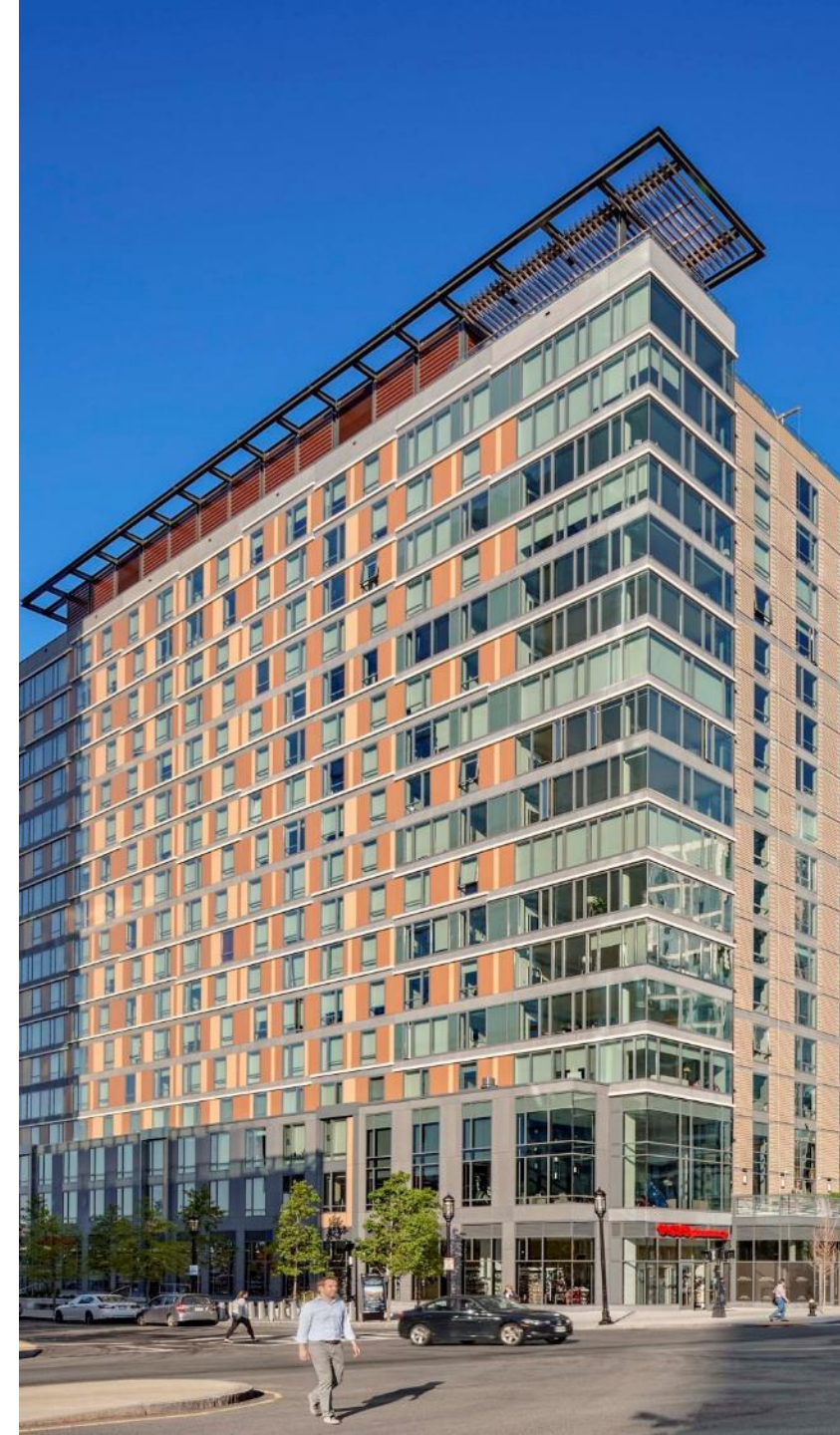
Boston, MA





Watermark Seaport

Boston, MA



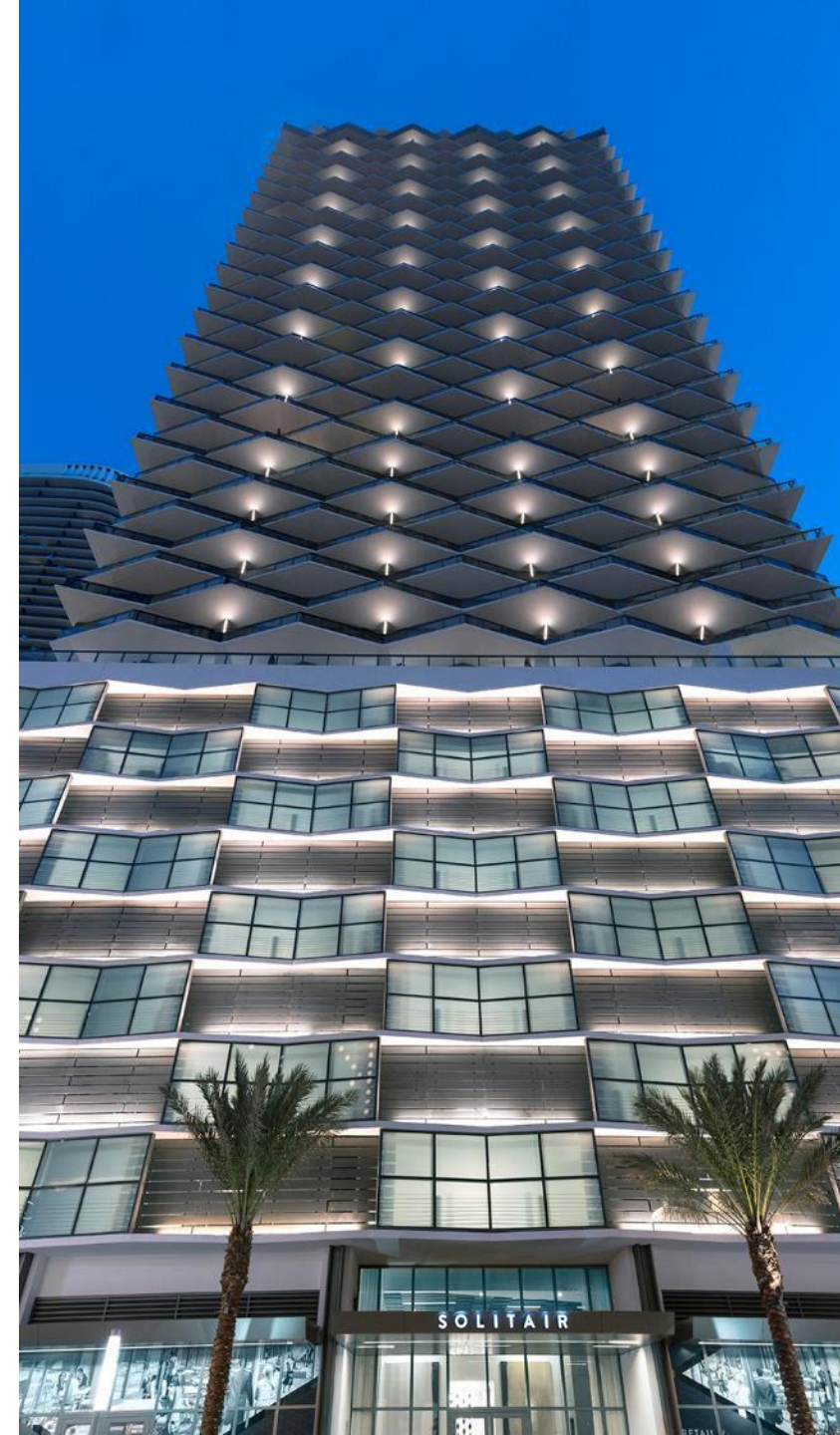


AS IMPORTANT AS THE **ARCHITECTURE**
AND THE IMAGE OF THE BUILDING, ITS
IN THE **INTERIOR**, THE PRIVATE AND
PUBLIC SPACES WHERE PEOPLE LIVE
WORK AND PLAY THAT **MATTER**



Solitair Brickell

Miami, FL





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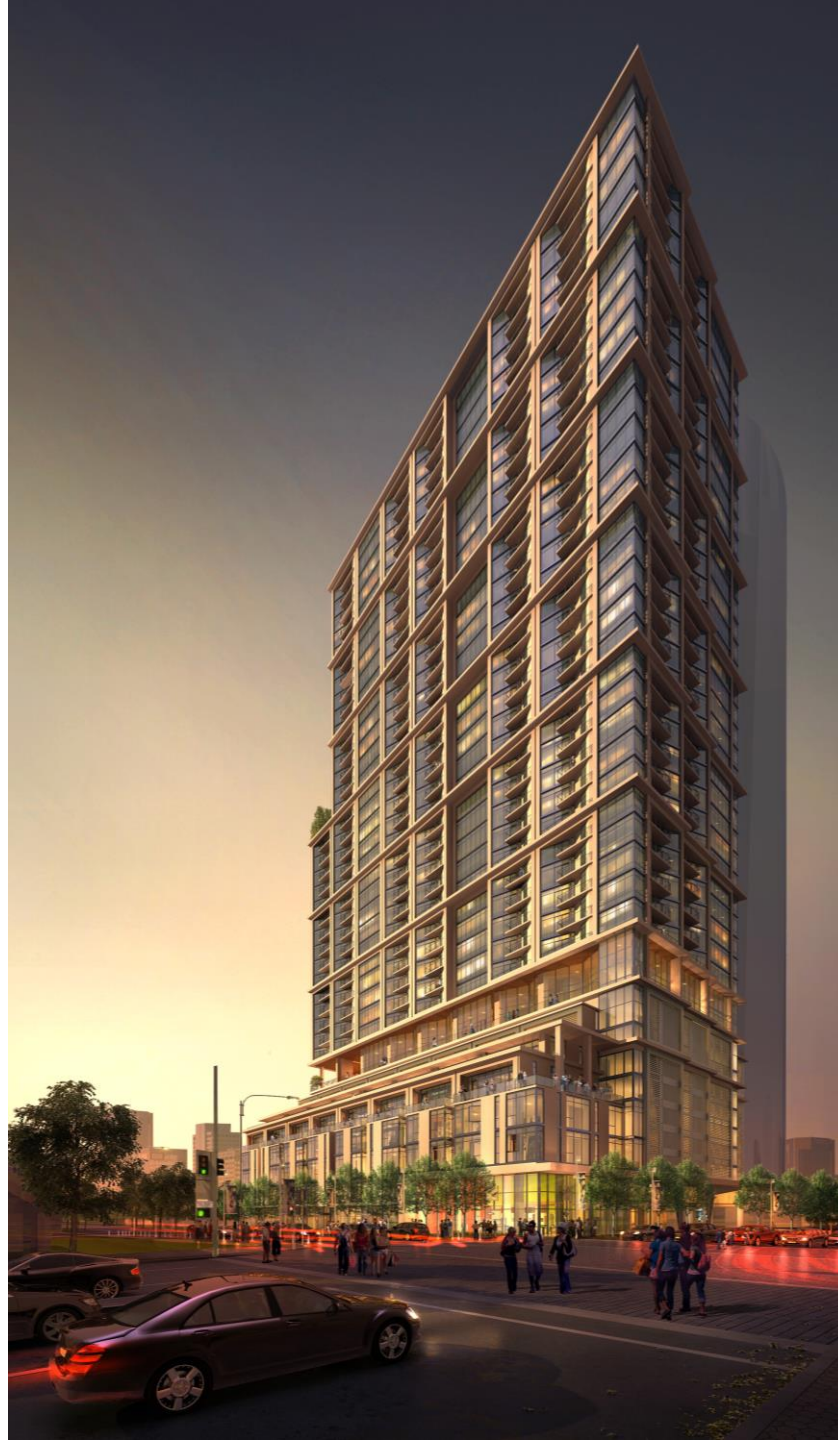
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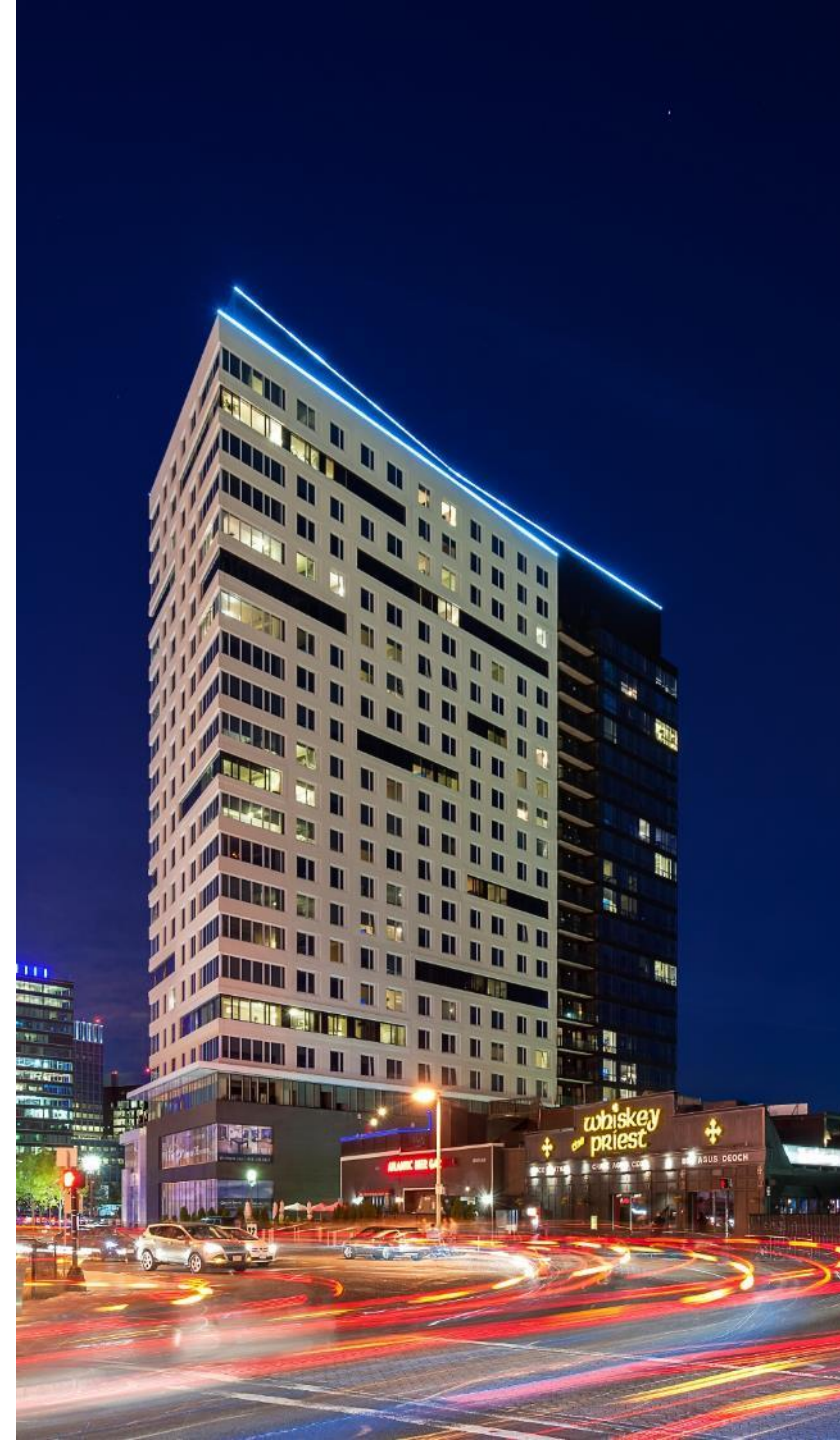
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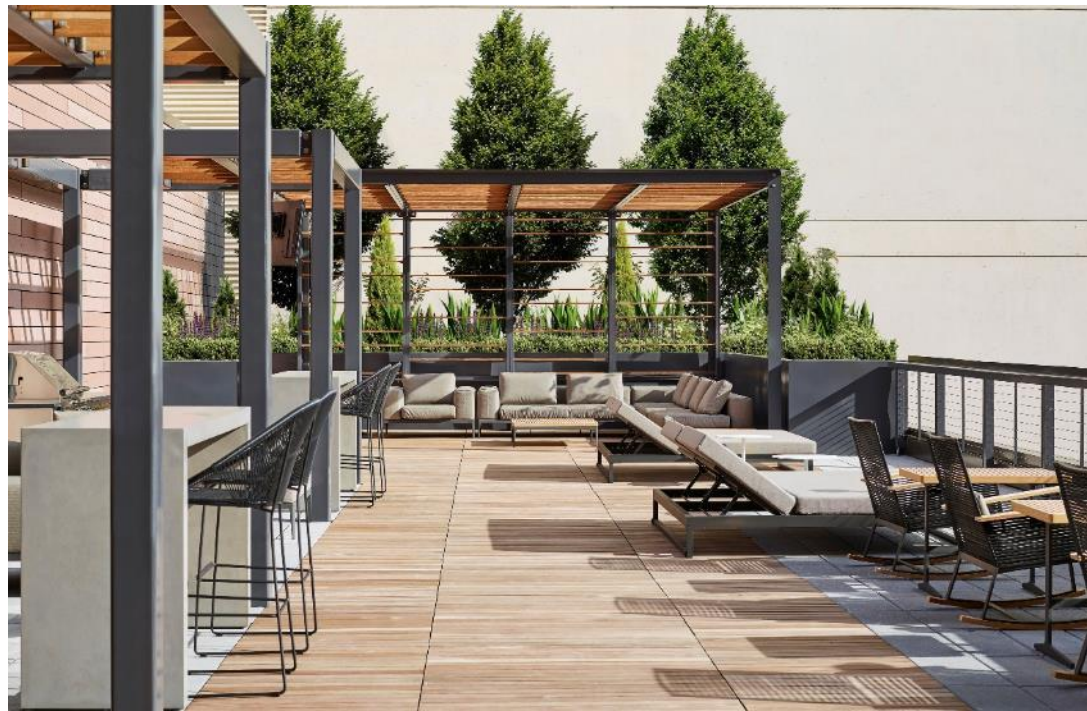
Miami, FL





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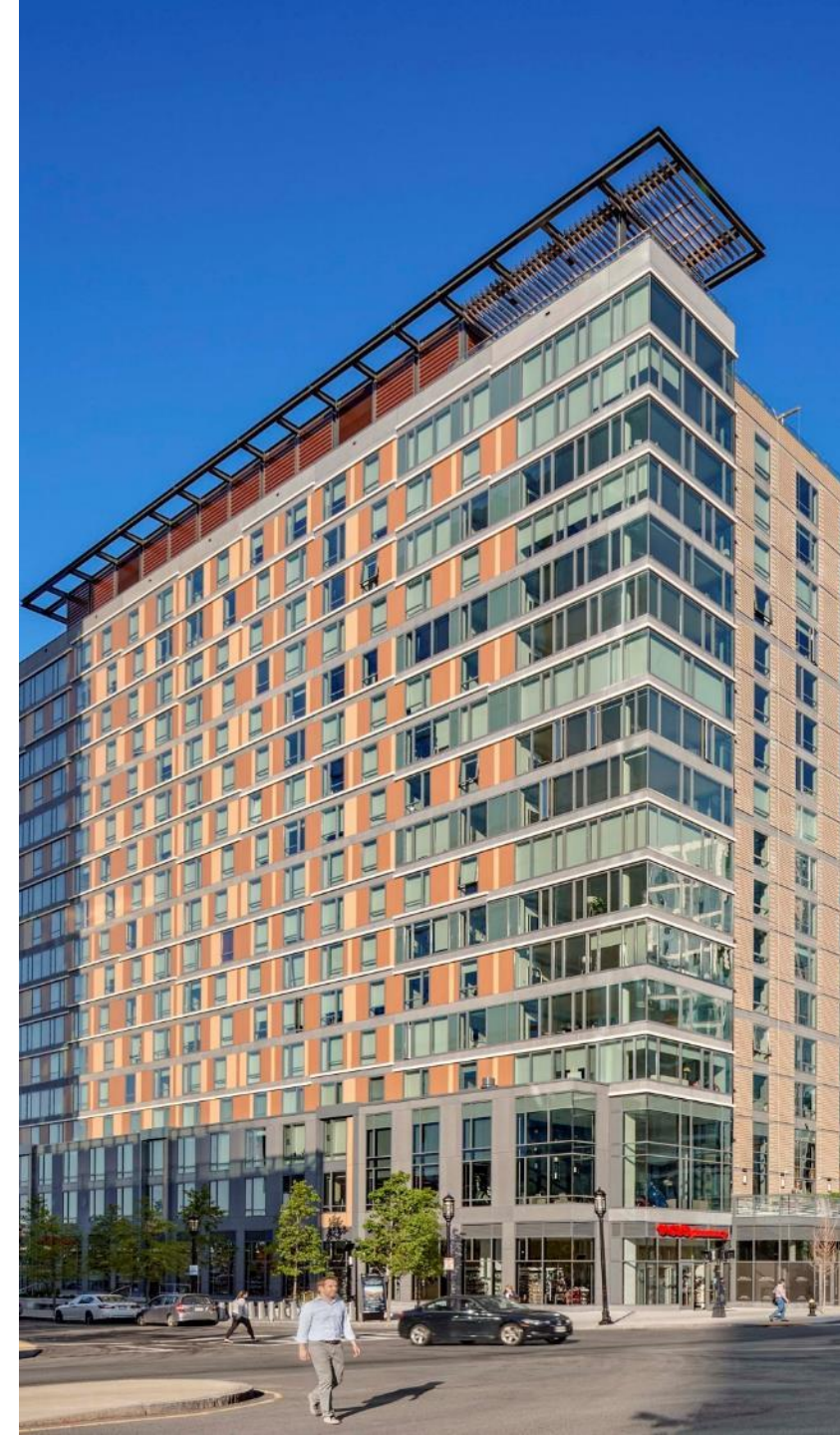
Boston, MA





Watermark Seaport

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PLACES TO PLAY



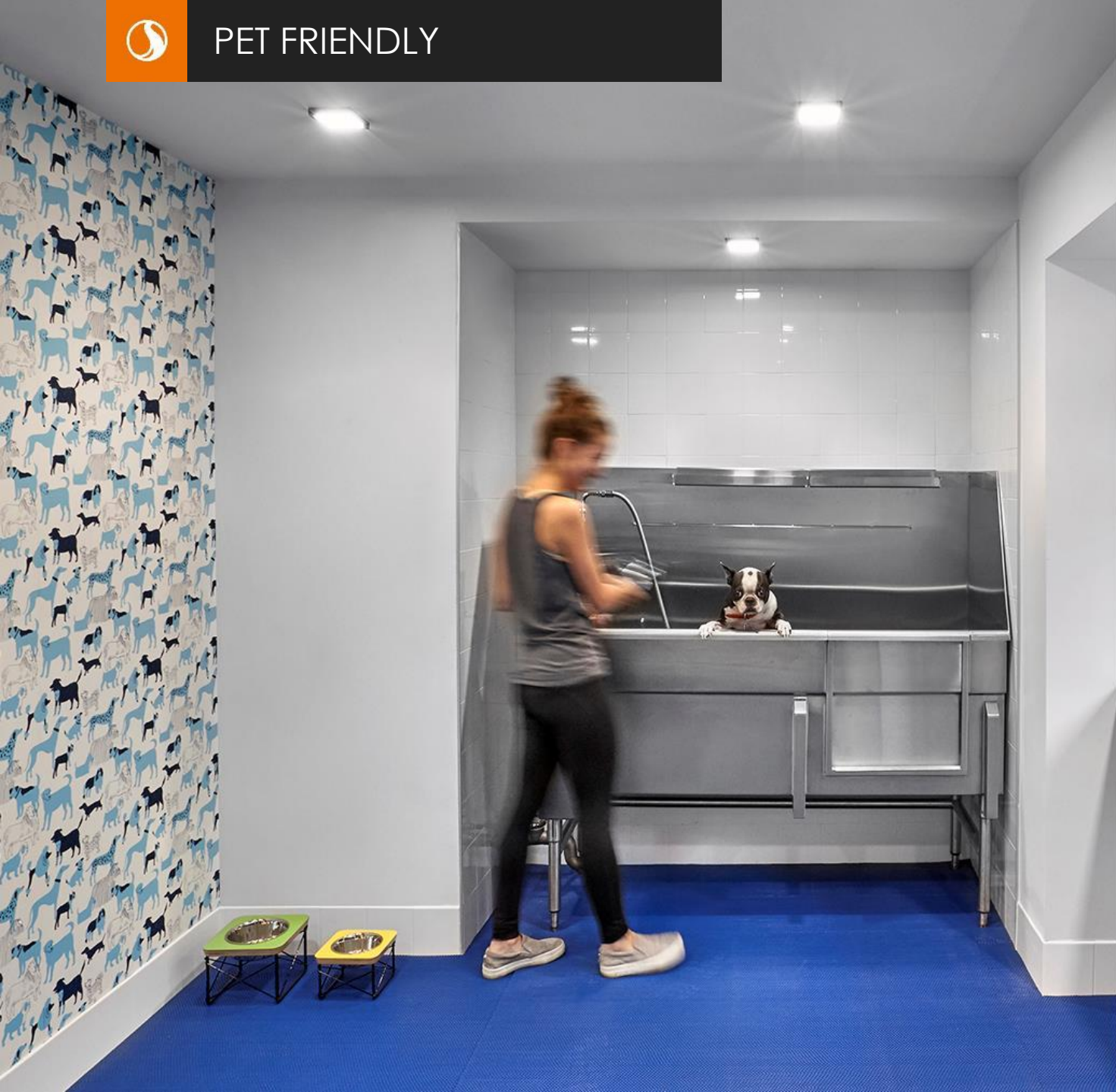


CATCH SOME SUN





PET FRIENDLY





SPACE TO UNWIND





FITNESS & STUDIO SPACE





SPOT TO MAKE FRIENDS





GETTING GOURMET





STANTEC



DISCUSSION



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