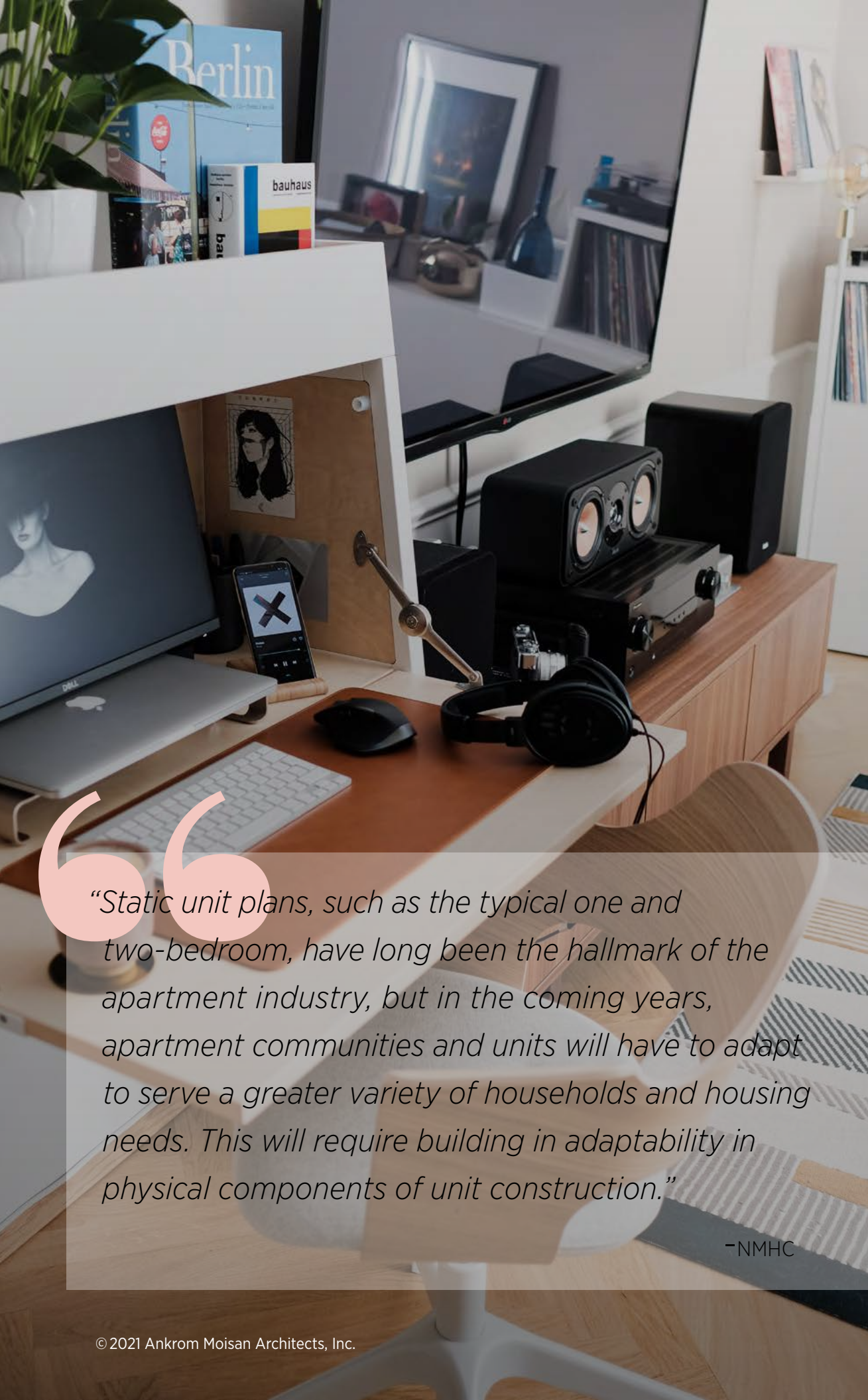


Adaptive Living

Apartments made future-ready today



Ankrom Moisan



The World Has Changed

There's a new focus on the changing needs of residents in an evolving world. Future-ready units with practical and customizable features will increase in demand as renters seek a new way of living, one in which they have space to live, work, and thrive on their terms – and within their own homes.

The speed with which people adapted to a life lived largely at home this past year reinforces changing desires that have been quietly developing for some time.

Residents are seeking adaptable, flexible, and innovative units. With strategic planning, developers can build cost-effective assets without adding square footage. This approach integrates a variety of multi-faceted, smart, and thoughtful layouts that can easily flex between work, play, and well-being. Done right, these units meet a growing demand for a new way of living while delivering a solid ROI.

“Static unit plans, such as the typical one and two-bedroom, have long been the hallmark of the apartment industry, but in the coming years, apartment communities and units will have to adapt to serve a greater variety of households and housing needs. This will require building in adaptability in physical components of unit construction.”

—NMHC

Your Time to Lead

Designing units for tomorrow isn't business as usual, and for good reason. In a survey conducted by Ankrom Moisan in June 2020, apartment renters told us that they're looking for a new experience, one they can mold to the many ways they're living at home.

Developers and designers who lead a new – and evolving – concept of livability can create units that attract new tenants, reduce turnover costs, and make income consistency part of the return on their investment.

We have identified the following five key strategies to address the changing needs of renters and create immediate results with lasting value.

Flexibility

Separation

Storage

Outdoor Access

The Smart Home



37%

In AM's survey of apartment renters 37% said better unit features were a top priority in choosing their next apartment.

-Ankrom Moisan Housing Survey

Flexibility

ADAPTING SPACES FOR MAXIMUM USE

Flexibility means designing in a way that allows residents to adapt their space throughout the day. In the past, work, socializing, and the rhythms of daily life left apartments empty for much of the day. The future will see more businesses run, homework done, and achievements won in the same space. Maximizing the usable square footage in apartments with thoughtful design can make a world of difference for the renter who chooses a home based on how it can meet their needs.



“Similar to technology, apartment spaces also need to be more personalized, flexible and adaptable to changing lifestyles and needs.”

-NMHC



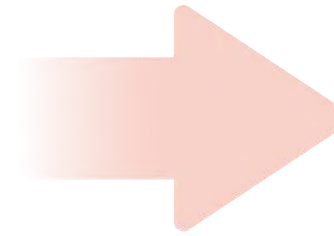
Multi-Use Island - The Center of the Home

The home so often revolves around the kitchen island. Mobile, multi-functional components allow residents to tailor the space based on their own needs. This island can serve as a prep counter when cooking, a conference table during the day, and a dining table at night. It moves easily to open up the area for exercise or other activities.





DAY



NIGHT

“We would all benefit from spaces that can transform into what we need them to be when we need them to be that.”

-Reed Finlay, VP of Design, Ori

Bringing Studios to Life

Future-ready units allow studio residents to make the most of a smaller footprint, with flexible solutions such as built-in murphy beds or proprietor-specific options like the Ori Studio Suite that help these one-room units do double or triple duty. The interior of each unit can maximize livability without needing to increase the space; providing dedicated living, sleeping, and working in the same square footage adjusted throughout the day.



DAY



NIGHT

Separation

CREATING SPACES THAT ENABLE A LIFE WELL LIVED

As more people continue to use their homes as hubs for everything they do, the way they accommodate a multi-faceted life will become more important than ever to attract and retain tenants. Units that allow for privacy, leisure, and professional pursuits will be in high demand. Intentionally designed spaces can employ different strategies to create physical, visual, and acoustic barriers that help residents work, rest, and rejuvenate on their terms and all within their own homes.



Carefully designed layouts to provide somewhat segregated space for different activities will be key in newer communities.

-Forbes

The New Commute - Closing the Door on Work

Putting work away at the end of the day helps everyone make the much-needed mental shift from “office” to home. This casework solution gives residents a workspace that can create a sense of work-life boundaries. Pocket doors open and close to reveal a fully functioning office on demand. With a pencil drawer, USB outlet, task lighting, and bookcases, this workstation has everything needed for a productive day of work or study in a small footprint.



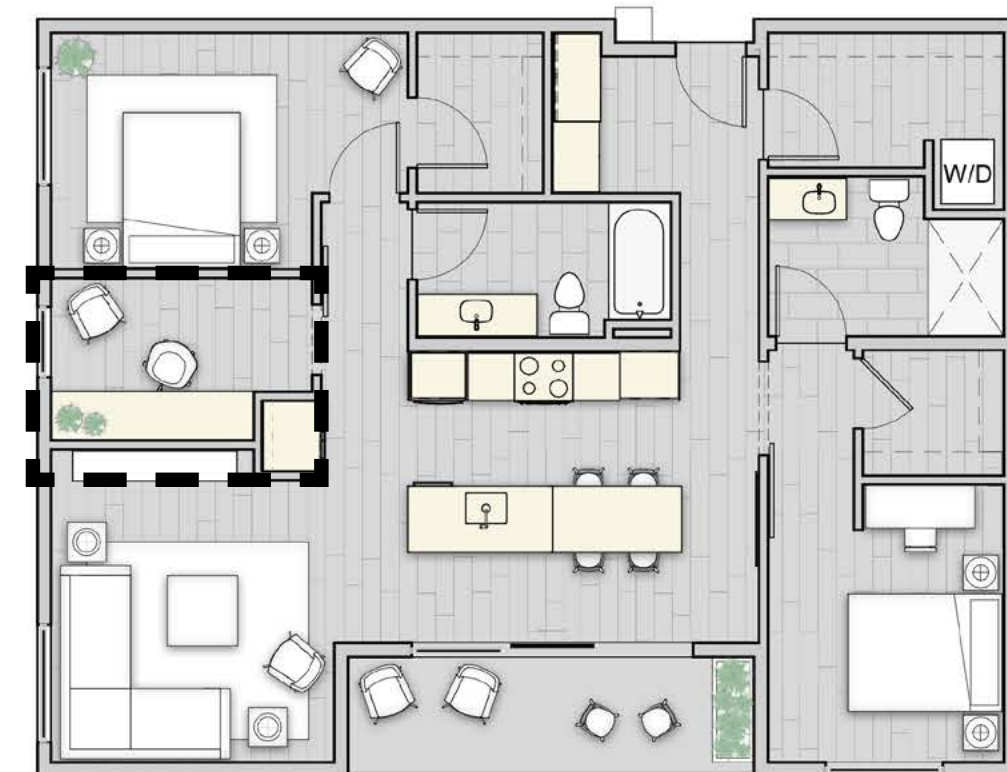
Flex Rooms Offer the Ultimate in Options

Working remotely is here to stay. Residents are looking for dedicated workspaces that are visually and acoustically separate from the rest of the home. But in small units, a separate stand-alone office isn't always feasible. Everyone lives life differently. Flex rooms create the option to change from a focused work area to hobby room, a private space for calls, or a meditation/exercise studio.

64%

64% of people say they will want to work from home at least two days a week after the pandemic

-Ankrom Moisan Housing Survey

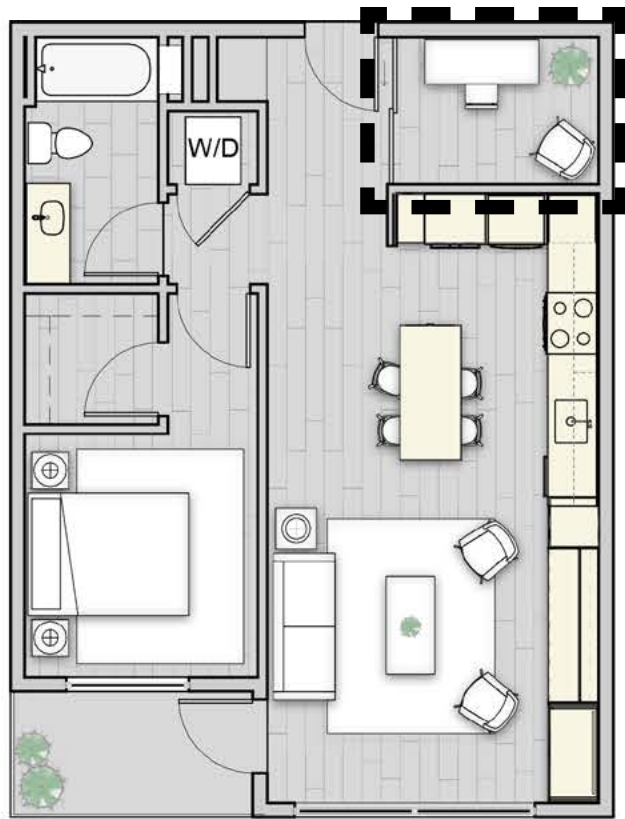


Rethinking the ‘Den’

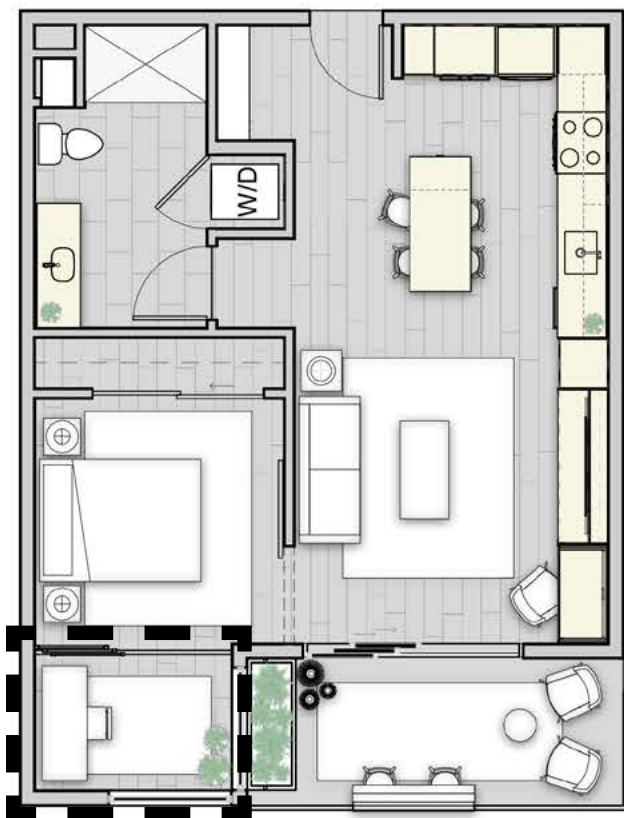
There is a fresh approach to the den that can revolutionize the livability of a space. Relocating the den to the exterior wall of the unit can flood the space with natural light from windows, making it a more desirable place to work, study, and play.

Telescoping glass doors provide flexibility, creating a multi-functional space that can accommodate a variety of resident needs - from a private office to an exercise or meditation studio.

Traditional Den



Fresh Approach to Den



Storage

MORE THAN CLOSETS AND CUBBIES

As more life happens under one roof, storage needs are rapidly expanding. Homes are now gyms, restaurants, bakeries, offices, schools, and creative studios, with all the tools and toys needed to keep them running. Designing storage solutions that are both highly functional and aesthetically pleasing differentiates the unit and improves resident livability without increased square footage. Planning early can create affordable options for fixtures and components that are built into the design from the beginning.

41%

In AM's survey of apartment renters, 41% of respondents indicated they needed more storage inside their unit (or said insufficient storage was a top challenge in relation to the design of their unit).

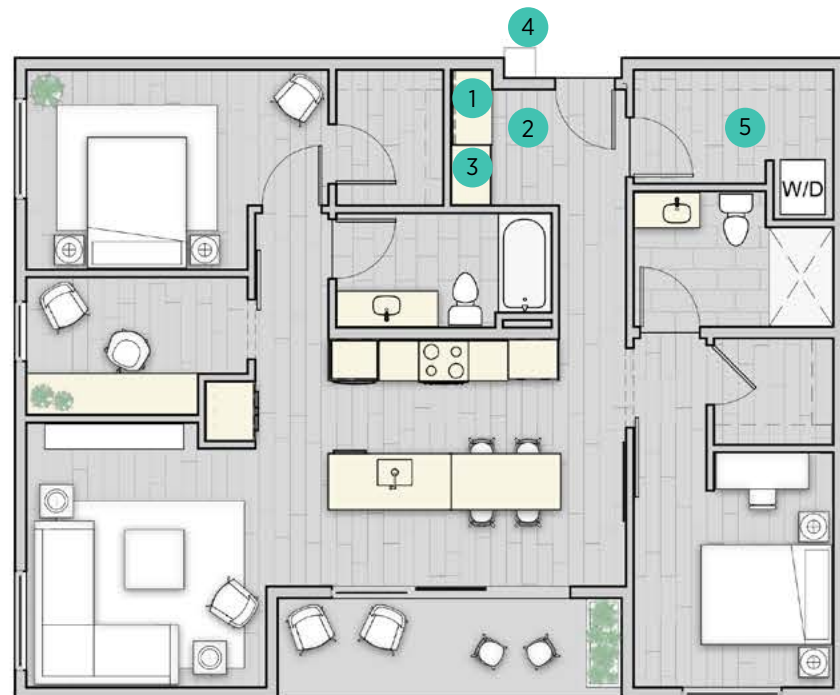
-Ankrom Moisan Housing Survey



Elevating the Entryway

Highly functional, dedicated entryways provide a transition between the public and private world that can deliver big returns. With spaces for coats, shoes, bags, and keys, thoughtful foyer planning offers practical, impactful storage in limited spaces.

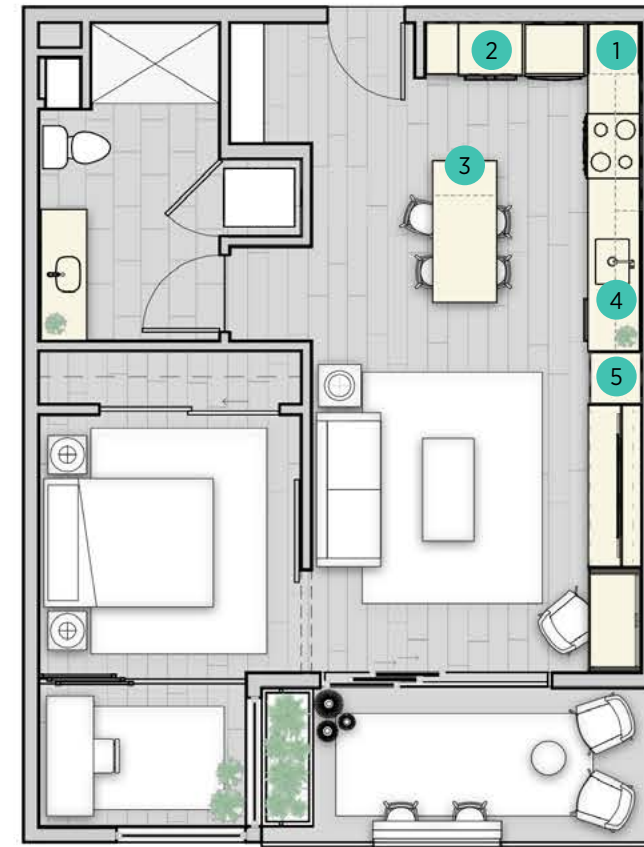
Building laundry areas and foyers in close proximity can keep clutter contained, especially for those who need to keep indoor and outdoor clothing separate. A package locker outside of the entry door can facilitate concierge services and individual package delivery. This can lessen the load on package rooms during heavy delivery times and heighten the level of service offered to residents while streamlining staffing models.



- 1 Bench with shoe niche underneath
- 2 Flexible hook system for coats, leashes, etc.
- 3 Closet and open shelf storage
- 4 Package delivery locker
- 5 Adjacency to utility room for changing clothes and quarantining packages

“A proper foyer where people can take off their shoes and unload packages — a space that was sometimes eliminated in contemporary floor plans — is likely to be a feature apartment hunters prize.”

-New York Times



- 1 Appliance garage
- 2 Full height pantry with integrated storage and appliances
- 3 Specialty storage for oversized cookware
- 4 Open shelving for personalization
- 5 Additional full height pantry

Maximizing Kitchen Storage

Lack of kitchen storage has always been a challenge in apartments and condos. Now, with more people cooking, baking, and dining in, better kitchen storage has become a must-have. Innovative kitchen design can add more options within the same footprint, providing more places to store all those newly acquired air fryers, juicers, and one-pot-meal cookers. In units with multiple residents, thoughtfully laid-out kitchens provide everyone their own dedicated storage space to keep the tools they need to create an amazing meal.



Reclaiming Found Spaces

Within compact urban units, no space should go to waste. Carving out shelves and nooks in previously unused spaces creates value. Solutions like pocket and sliding doors take advantage of the interior wall cavities to save floor space and create more efficient yet compact units. Thoughtful space planning improves the utility of units and in turn, improves the quality of life for the tenant.

- 1 Pocket door
- 2 Built-in bedside cabinetry with pull-out shelf
- 3 Recessed shelves for linen and toiletry storage
- 4 Foyer niche to allow for personalized storage
- 5 Customizable closet system



Outdoor Access

LIVING AL FRESCO

Our resident survey showed that access to outdoor spaces is a major driver of community and tenant satisfaction. Outdoor spaces have an established impact on health and well-being, offering light, fresh air, and a change of perspective to the variety of each day. Even small breaks outside have been shown to improve mental health, stress, and anxiety.

Designing with an eye toward improving your tenants' lives pays off. The search for well-being will lead apartment hunters to your community. The environment you create will keep them there.



Greater access to outdoor spaces in courtyards, terraces and balconies, and operable windows...provide connection to fresh air. Biophilic designs to reduce anxiety and stress will be more important than ever.

-Building Green



Bringing the Outside Inside

Reducing the separation between “inside” and “outside”, through solutions such as sliding partitions on a balcony, expands the livable space of a unit. Maximizing openness allows fresh air, natural light, and generous views to penetrate deeper into the interior of the unit, and make a balcony an extension of the living space. Thoughtful placement and design encourages comfort increasing utilization and resident satisfaction.





The Outdoor Living Room

Thoughtfully designed, private outdoor spaces give new life to apartment dwellers' routines. Comfortable finishes, lighting, power, and integrated planters provide the opportunity for occupants to make the space their own, extending the livable space of the unit. Residents can enjoy dinner on the terrace, relax with a good book and a warm cup of coffee, or curate a small patio garden. Whether in a ground floor unit or tucked away high in the sky, a well-designed outdoor enclave provides a private space for those much-needed moments of tranquility.



- 1 Convenience outlets for work, decorative lighting, or cooking/grilling
- 2 Raised planter box for culinary herbs or greenery
- 3 Telescoping sliding doors to bring accessibility to outdoor living
- 4 Balcony bar counter
- 5 Privacy slat wall for additional personalization

The Smart Home

Smart home technologies – and the benefits they provide to residents and developers – are advancing at a rapid clip, and the demand for integration will only continue. From touchless entry systems to customizable lighting systems, residents need a way to personalize their living spaces and be ready for the future. Developers can leverage smart systems to allow different products to work with one another and keep their residents connected, not just today, but tomorrow as well.



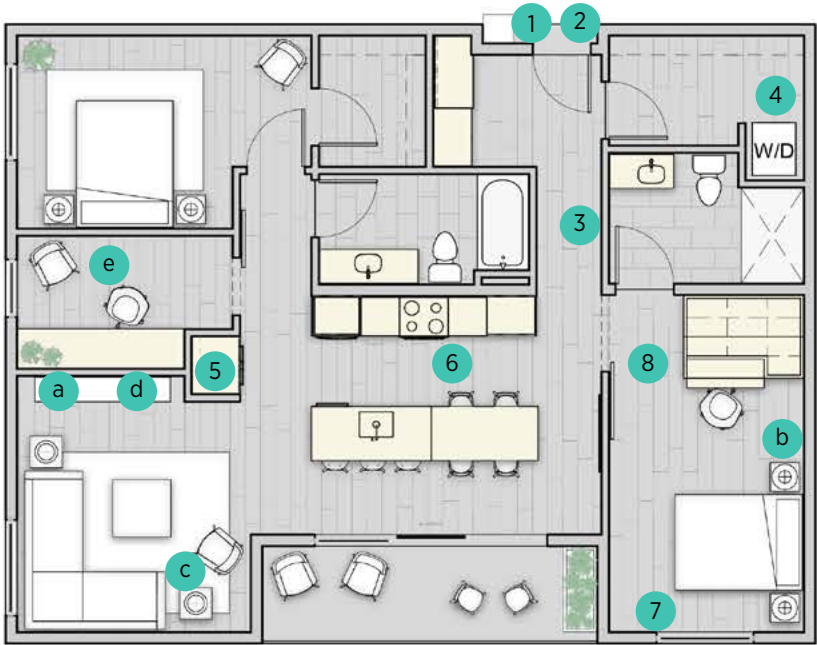
As these technologies become not only more ubiquitous but also more interactive, they will become an even bigger part of consumers' lives, transforming how people live, work, shop and play.

-NMHC

Personalized Living is Smarter Living

Smart technology has become ubiquitous in our daily lives. With the opportunity to be connected from the inside-out, from building management operations to controlling devices within the home, residents can utilize a wide array of devices from a central point, on their terms.

From integrated features like touchless entry and programmable lights, to resident provided enhancements like voice enabled sound systems and smart outlets, residents can utilize a single point of control as a respite from digital clutter. Making it more convenient and allowing for a personalized, distinctive, and memorable offering in a crowded market.



Integrated Smart Features

- 1 Video doorbell
- 2 Unit entry lock
- 3 Thermostat
- 4 Laundry appliances
- 5 Refrigerator
- 6 Range
- 7 Motorized shades

Resident Provided Enhancements

- a Home integration hub ; Google Home, Amazon Alexa, Apple HomePod
- b Smart outlet
- c User controlled color-changing light bulbs
- d Smart TV and soundbar

Fitness mirror



Expandable closet system





As we become more aware of how our homes and personal environments work together, it only makes sense that we design for these changing needs as well. Thoughtfully designed homes that truly address how people live is a return on everyone's investment.

Let’s Get Started

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