

The
DEACON

THE FUTURE OF STUDENT LIVING





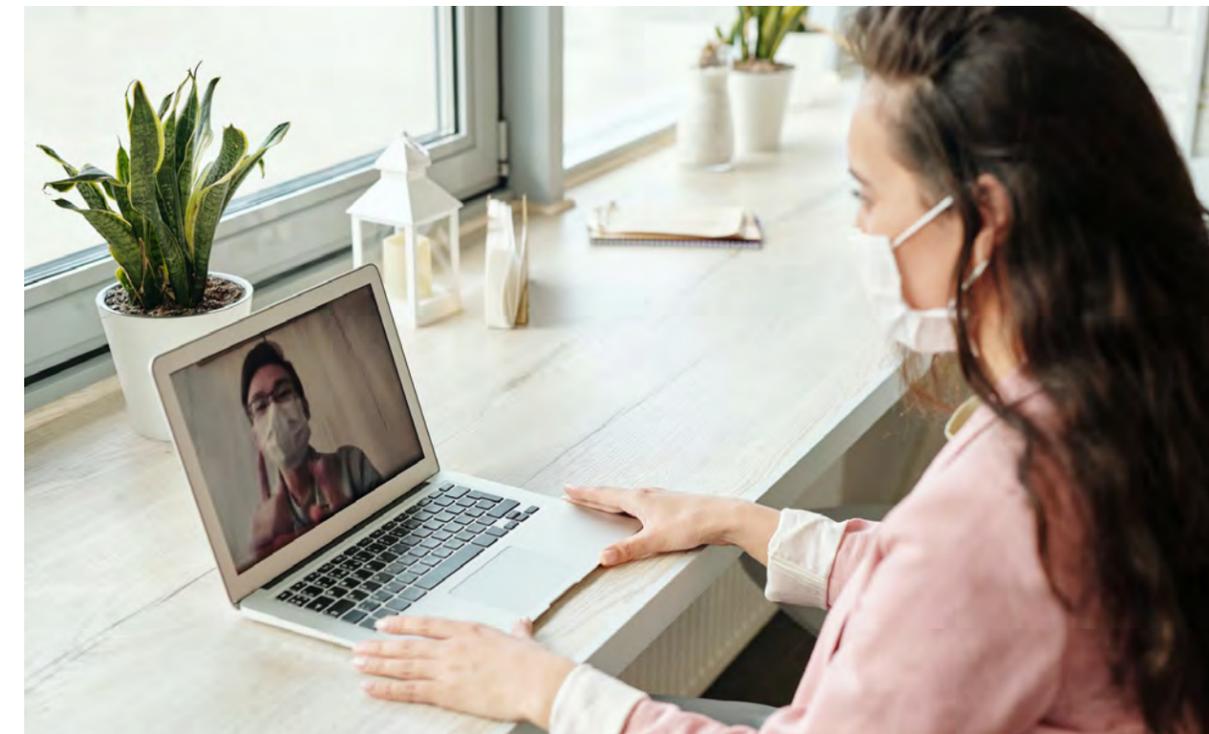
DESIGNING FOR THE WHOLE STUDENT IN THE AGE OF COVID-19

With the current COVID-19 pandemic upon us, as designers, we have a unique opportunity to embrace the challenge! We must design with innovation, in a manner that positively impacts the lives of student residents, building operators, and our developer partners. To that end, this document explores design concepts to enable healthy and safe student living through redefining the future of unit planning.

THE CHALLENGE

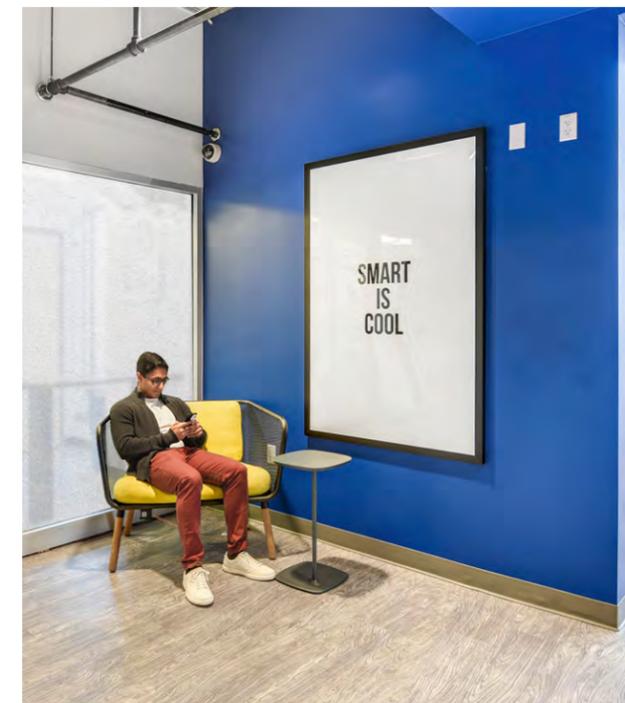
STUDENT CONCERNS

- **Reduce touch points**
Minimize potential for surface contamination
- **Visitors and guests**
Allow access in safe manner
- **Elevators**
Reduce transmission in high-traffic areas
- **Ventilation**
Mitigate airborne risk in public spaces
- **Packages**
Access and distribution to minimize risk
- **Building maintenance**
Allow emergency maintenance and manage access
- **Parking garage**
Gain safe building access for parking and deliveries
- **Pets**
Safe access to dog park walk while maintaining social distance
- **Administrative**
Resident support including credit for lost amenities
- **Privacy and Cleanliness**
Desire for safe space for eating, studying, sleeping, and socializing



OPERATOR CONCERNS

- **Having an outbreak in the building!**
Planned procedures for potential outbreak
- **New cleaning protocols**
Cleaning high-use areas multiple times a day
- **Closed common spaces**
Poor effect upon resident experience
- **Airborne risk mitigation**
Higher ventilation rates and enhanced filtration
- **Rent reductions due to no amenities**
To incentivize residents to stay
- **Keeping staff safe**
Reduced interaction with residents, and using digital payment
- **Impact on staff**
Employee work experience and retention
- **Future leasing and ability of residents to pay**
Attract future residents through digital channels
- **Outside guests**
Establish safe level of limitations
- **Packages**
Access and distribution to minimize risk



DESIGN SOLUTIONS

WHAT STUDENT WANT

- Convenience
- Affordability
- Privacy
- Sustainability
- Personalization
- Unique and Identifiable Brand

WHAT PARENTS WANT

- Safety
- Affordability
- Study Space
- Social Access / Success

WHAT DEVELOPERS WANT

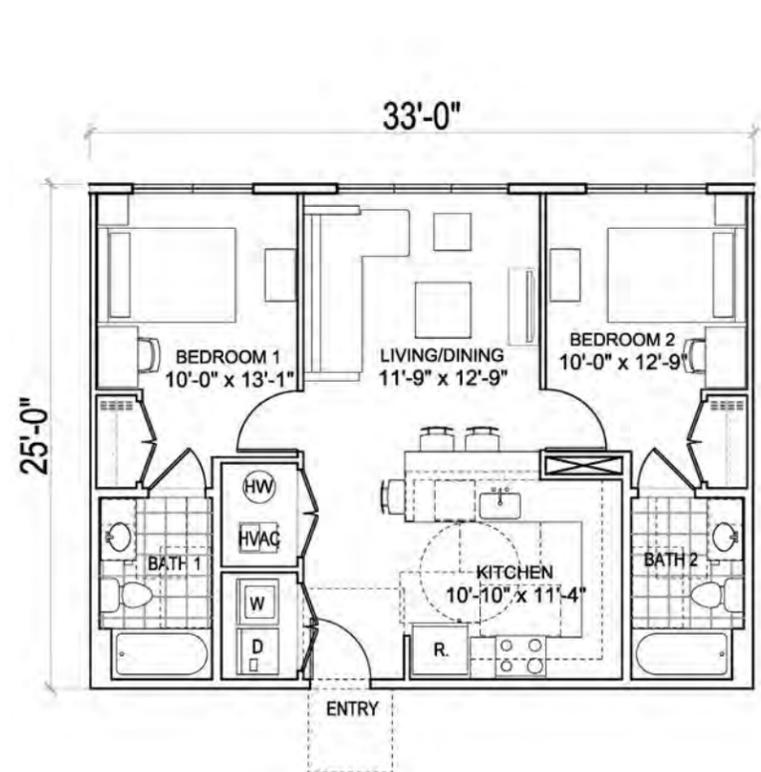
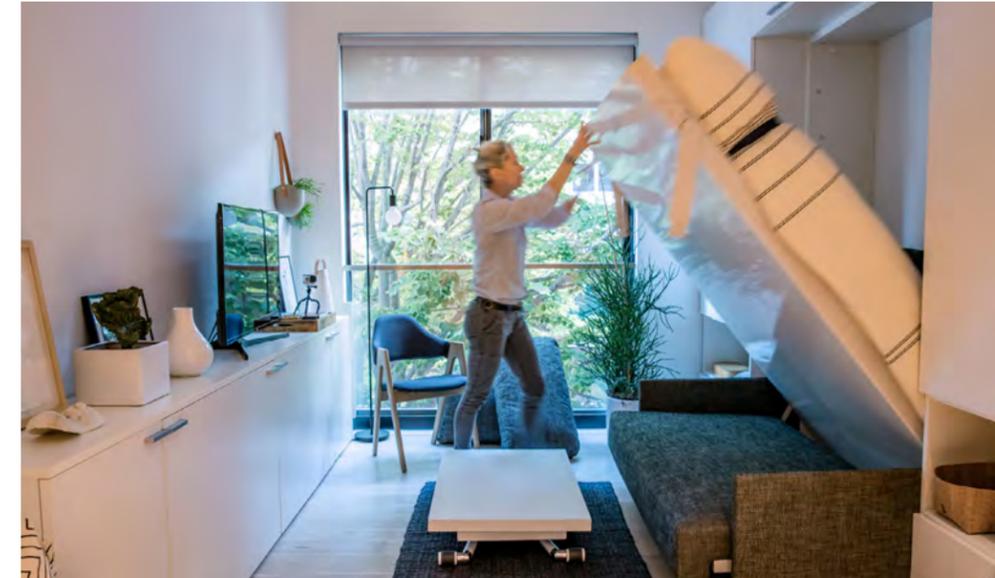
- Efficiency
- Cost-Effective
- Speed to Market
- Units at Multiple Price Points



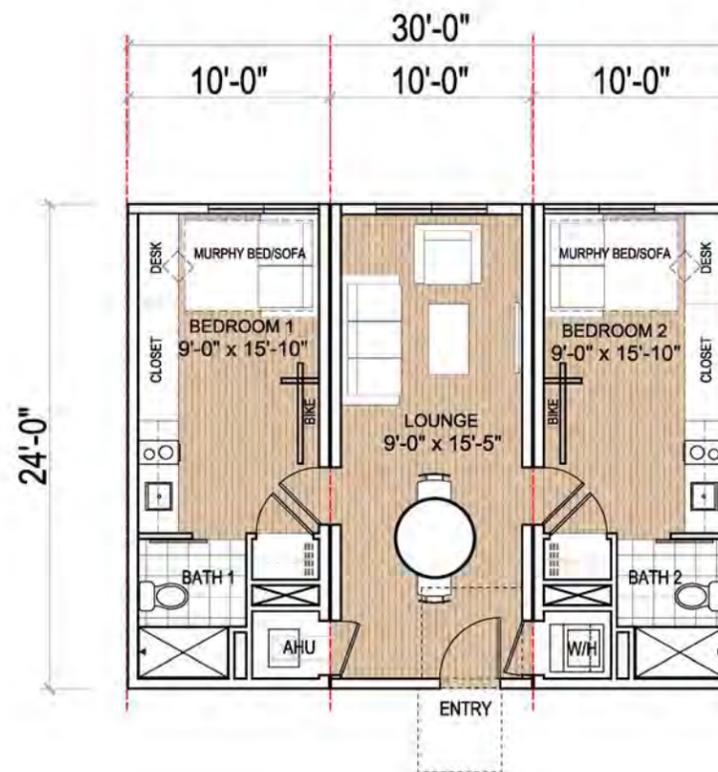
DESIGN SOLUTIONS

2-BEDROOM UNIT MODULARITY

- I. Micro unit planning
- II. Emphasis on quality study space / technology integration
- III. Materiality / cleanability / no carpet
- IV. Flex and built-in space for eat, dine, study, and lounge
- V. Air quality and access to daylight / operable windows
- VI. Modular furniture



UNIT B1 2BR/2BA 825 SF
STANDARD UNIT PLAN

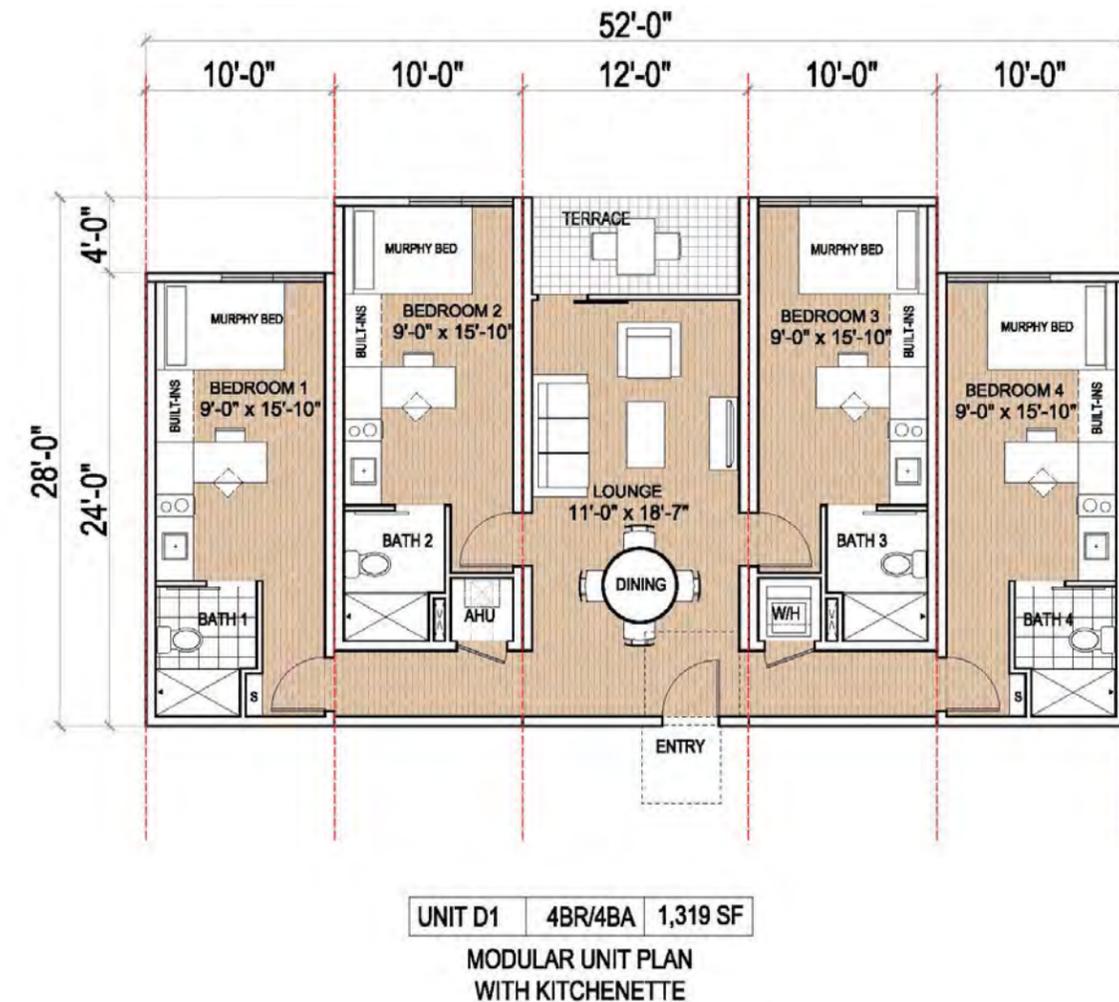
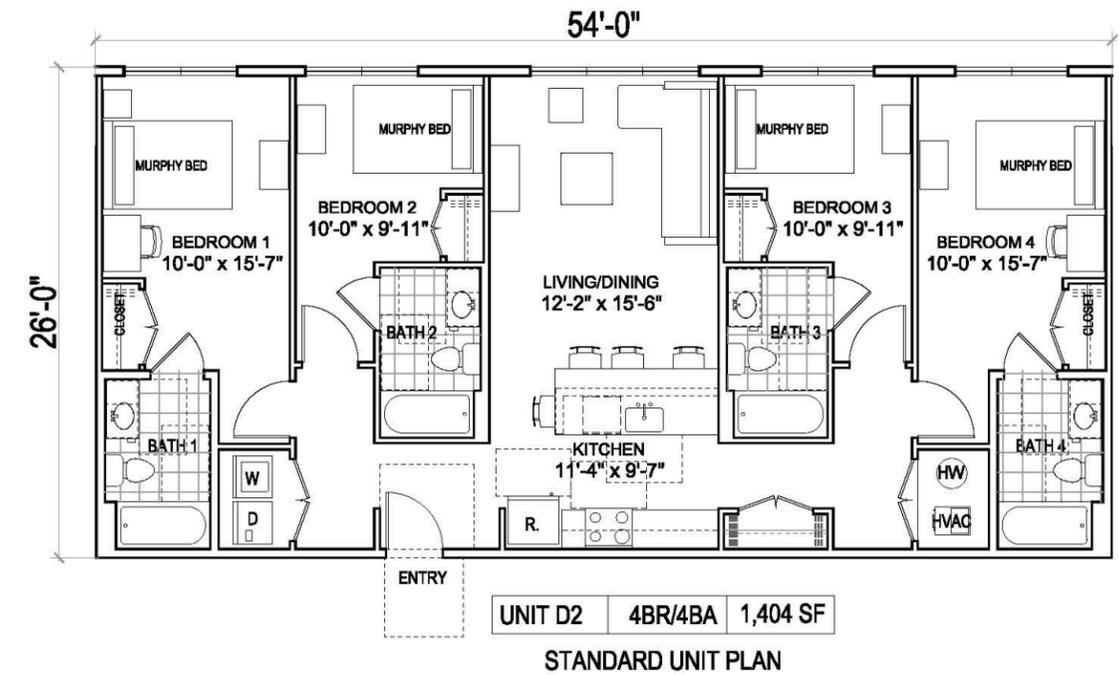


UNIT B2 2BR/2BA 720 SF
MODULAR UNIT PLAN
WITH KITCHENETTE

DESIGN SOLUTIONS

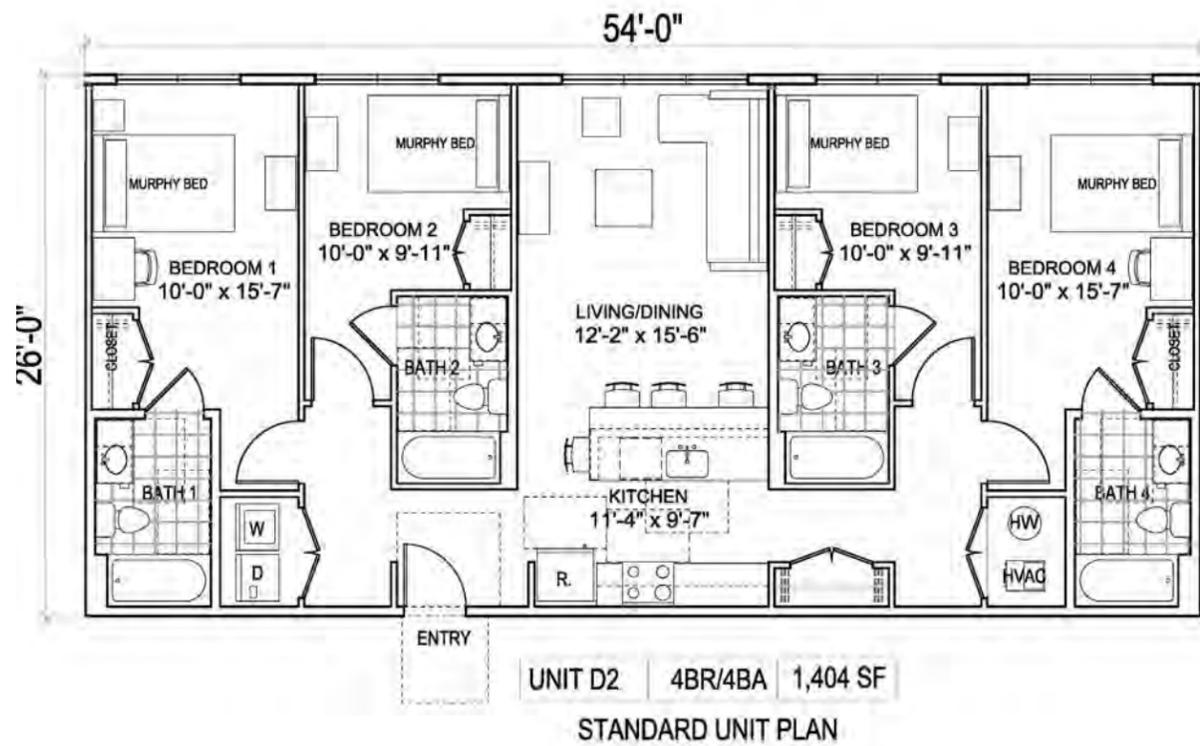
4-BEDROOM UNIT MODULARITY

- I. Larger bedrooms / improved study space / technology integration
- II. Ability to isolate and quarantine when needed / lounge space in bedroom
- III. Balconies and access to outdoor space
- IV. Blended living and learning space
- V. Materiality / cleanability / no carpet
- VI. Air quality and access to daylight / operable windows
- VII. Smaller kitchen and dining spaces / lounge in bedrooms / communal kitchen

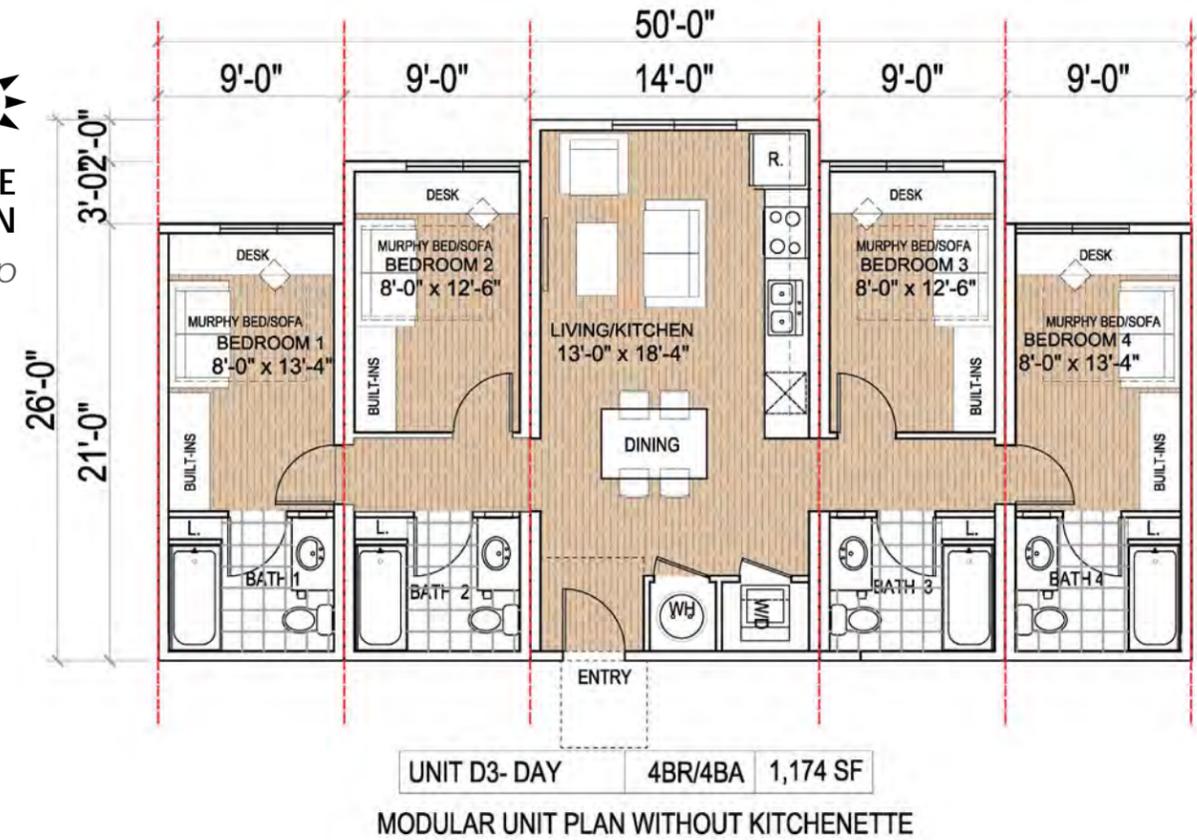


DESIGN SOLUTIONS

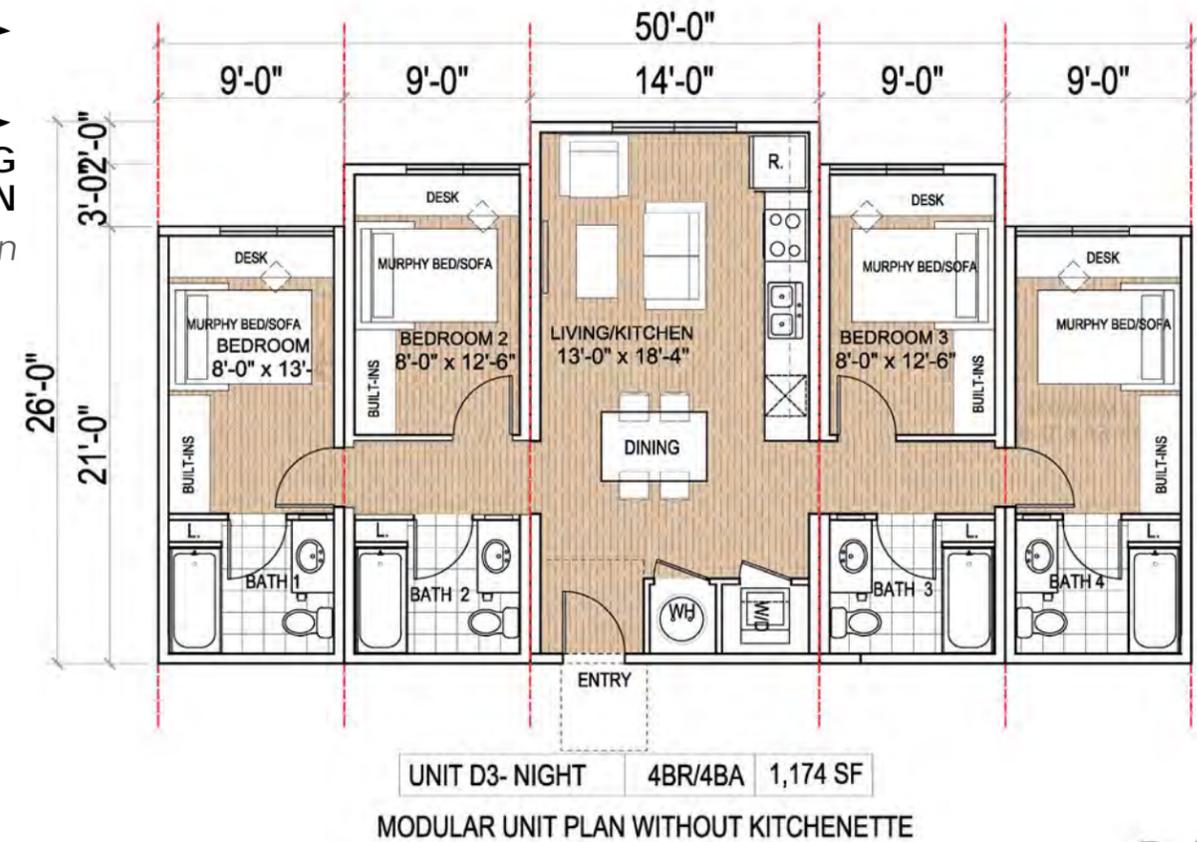
4-BEDROOM UNIT MODULARITY




DAYTIME
FLOOR PLAN
Bed is up




EVENING
FLOOR PLAN
Bed is down





ENRICHING LIVES AND STRENGTHENING COMMUNITIES

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