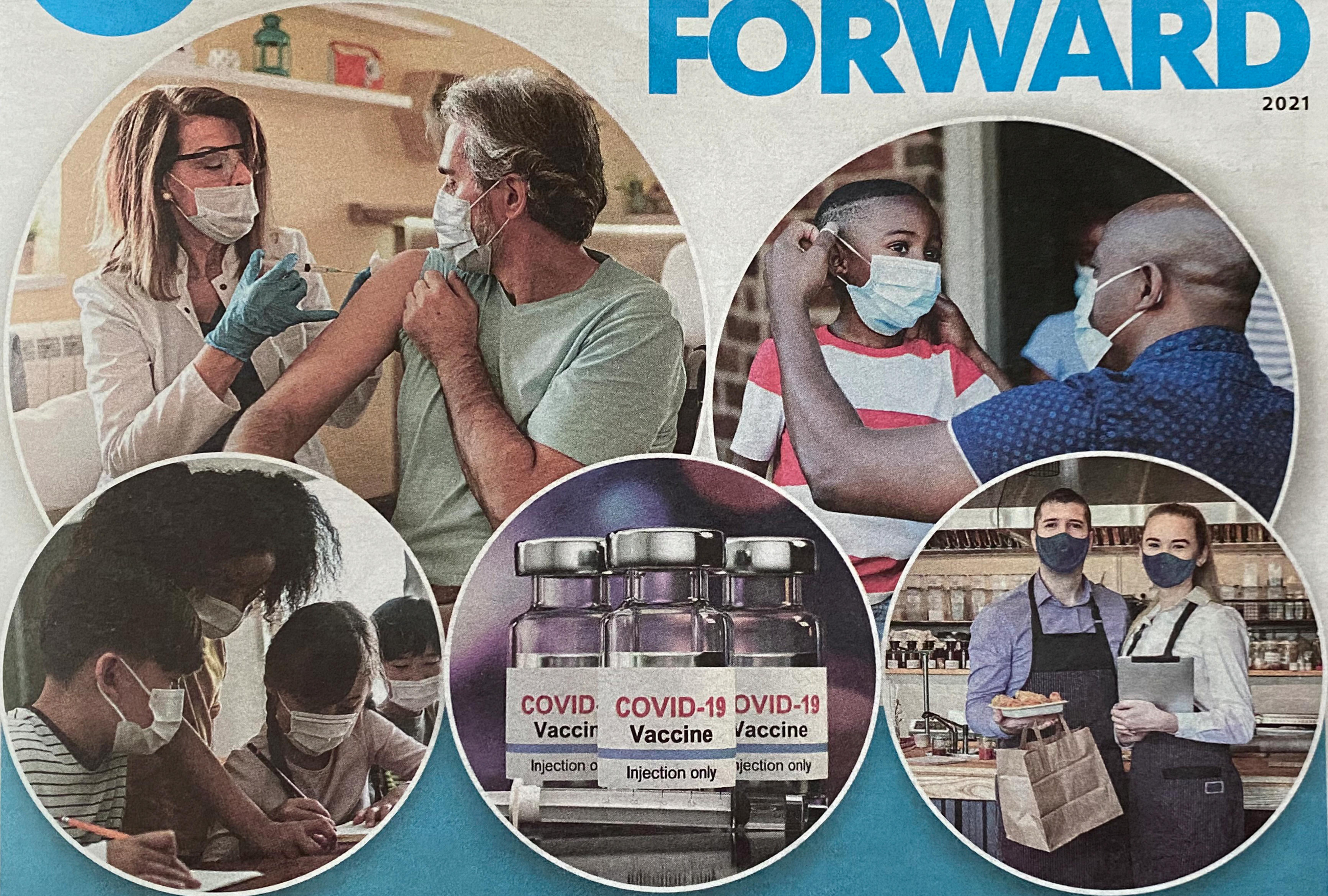


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TRI POINTE HOMES WASHINGTON

Modern Living

Pandemic lifestyles are changing home design trends

By Stacey Freed

THE COVID-19 PANDEMIC HAS changed the way we live in our homes: Office workers now type away at their dining room tables; kids attend classes from the family room sofa; young-adult children have moved back into their old

bedrooms. We're more concerned with cleaning, disinfecting and indoor air quality. And according to a recent study from the National Kitchen & Bath Association, the way we're using our homes now will have a substantial influence on design going forward. According to the survey, as people spend more time at home, they want larger kitchens and

bathrooms, more outdoor living space, easy-to-clean surfaces and integrated smart-home technology for added convenience and peace of mind.

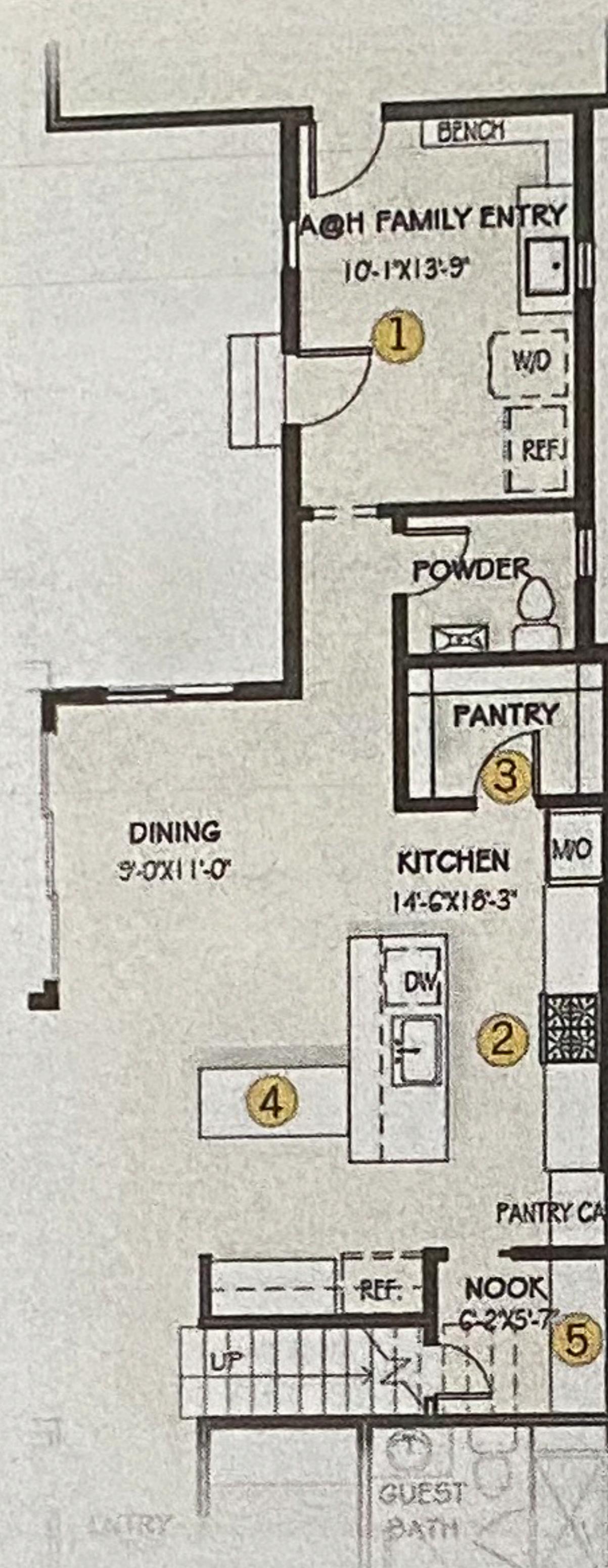
And designers and builders across the country are responding to these new requests.

CONTINUED »

HOME



Concept home designed by
Dahlin Group and Garman Homes



AYOUT KEY

1. The family entry provides an area to wash up upon arrival.
2. The kitchen space has been designed to optimize every square foot and functions as the hub of the home.
3. A large, walk-in pantry provides extra storage space.
4. A table-height island extension can serve as a study, work or craft space for family members.
5. This nook serves as a secondary office space. The location provides privacy but is still connected to the hub of the home.

SOURCE: Dahlin Group
Architecture and Planning
and Garman Homes

DAHLIN GROUP ARCHITECTURE AND PLANNING AND GARMAN HOMES

THE NEW NORMAL

“Home offices are here to stay. Entryways will change. There will be even more emphasis on outdoor spaces,” says Teri Slavik-Tsuyuki, founder of Encinitas, Calif.-based marketing firm Tst Ink.

Slavik-Tsuyuki, Belinda Sward, founder and chief strategist of Carlsbad, Calif.-based Strategic Solutions Alliance and Nancy Keenan, president and CEO of Dahlin Group architecture firm in Pleasanton, Calif., conducted an America at Home Study last April and then again in October. They gathered insight from nearly 4,000 respondents across the country about what home means to them, how they were using their homes and what features they would be willing to pay extra for in a new home.

The study led to a design meeting between Dahlin Group and Raleigh, N.C., production builder Garman Homes. Using a “model” family of two adults — one of whom leaves for work elsewhere each day and one who works remotely from their home — and two young children who need flexible play/workspace, the companies designed a 2,600-square-foot home that would be “attainable for most” people in North Carolina’s research triangle area, says Garman co-founder and CEO Alaina Money-Garman.

The house, which combines modern

“We tried to create opportunities to control the flow of people and germs. Our research showed a high preference for a stand-alone guest suite.”

**- ALAINA MONEY-GARMAN,
CEO, Garman Homes**

and traditional aesthetics, has a garage off the back, near the owner's entry, since that's how many people enter their home. On the front of the house is a porch and main entry. With an eye toward germ and dirt containment, this entry was a major focal point of the design discussions.

Inside the front door is a large mud-room where visitors can store coats and shoes. It sits next to a guest suite, and the whole area can be isolated from the rest of the house. “We tried to create opportunities to control the flow of people and germs,” Money-Garman says. “Our research showed a high preference for a stand-alone guest suite.”

The rear entry also has a mudroom area and a powder room and can include laundry facilities as well as a refrigerator. “It’s a good place for children’s backpacks to live,” Money-Garman adds. “And it’s another way to protect the main living spaces.”

Other major features include a main

floor flex room, envisioned as a school space or playroom, and two dedicated home offices, one of which is a pocket office tucked in the back of the kitchen that can be closed off. The open-floor-plan kitchen has an L-shaped island; one side is an eating area, and the other holds a sink that faces into the family/living room for visibility of most of the main floor. "We need this space to perform for us so we can be parents, schoolteachers and do our jobs," Money-Garman explains.

Upstairs are three bedrooms. The primary suite (no longer referred to as the master bedroom) in back includes a small bonus room for a private tucked-away space; two bedrooms in the front of the home are next to a large family bathroom. "We wanted to make the space extraordinary for kids, so they don't want to come in and use the parents' bathroom," Money-Garman says.

David Riedman, president of Roches-

ter, N.Y.-based Riedman Companies, a home and apartment builder, says that he's also been watching the trends and is preparing for the future. "The way we're looking at flex space is going to be heavily influenced by the pandemic, and it's going to be driven by different lifestyles," he says. He foresees more home gyms, dedicated home office spaces and pocket offices.

AIR-QUALITY CONTROL

Another issue that's on the minds of many homeowners is indoor air quality, particularly because of the aerosolized nature of the COVID-19 virus. Phil Lane, vice president of Bayshore Mechanical Services in Rochester, N.Y., says more homeowners are asking about higher levels of filtration, temperature and humidity control. "ASHRAE (the American Society of Heating, Refrigerating and Air-Conditioning Engineers) recommends that an HVAC system should be operated in a normal range of 68 to 78 degrees Fahrenheit and 40 percent to 60 percent relative humidity," Lane says. As for COVID-19 concerns, "higher level MERV (minimum efficiency reporting value) filters will address some viruses, but the Centers for Disease Control and Prevention recommends a HEPA filter to really absorb coronavirus."