

# POST-COVID STUDENT LIVING

Henrietta, New York

## Post-COVID Student Living: APEX



Even before all of the changes that COVID-19 has required, student housing development was changing in remarkable ways to better meet the needs and expectations of today's students and their families. This progressive approach, providing for each individual student and for their safety and satisfaction, is vital to the success of student housing development in the COVID-19 era.

To serve Rochester Institute of Technology (RIT) students, The Michaels Organization is building APEX, a 1,250 bed off-campus student housing project with purposeful designs for a post-pandemic world. The traditional dormitory room with two people in bunk beds, small closets, a bureau, and a desk no longer suits the student living experience.

Featuring individualized living spaces and amenities that bring value and appeal to a diverse student population, APEX housing is leading the nation in innovative, engaging design that will provide a safe, enjoyable, and fulfilling student living experience.

VIDEO WALKTHROUGH OF APEX STUDENT HOUSING AT  
[vimeo.com/passeroassociates/APEX](https://vimeo.com/passeroassociates/APEX)



ROOM RENDERING - EACH ROOM FEATURES A PRIVATE BATHROOM



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TYPICAL 4-BEDROOM, 4-BATH UNIT, 1355 SF, PROVIDING PRIVACY, COMFORT, AND SAFETY

**Reducing density and maximizing separation are critical directives.**

Colleges and Universities are currently reopening and are rapidly developing procedures and policies to ensure student safety. Reducing density and maximizing separation are critical directives. Off-campus purpose-built student housing developments such as APEX that feature single occupant bedrooms and bed/bath parity help to meet these directives and serve to support students and their families in feeling safe when returning to school. When COVID-19 is no longer an issue, it is reasonable to anticipate that students and families will continue to place an emphasis on safe living arrangements.

## Features Designed for Optimum Safety and Student Experience

- ▶ 1,250 bed purpose-built student housing: built specifically for student privacy and safety.
- ▶ Single student sleeping quarters with individual bathrooms.
- ▶ HVAC systems isolated to each unit, not allowing cross contaminated air.
- ▶ Each unit has its own isolated common area.
- ▶ Study spaces are spread out.
- ▶ Entries are distanced, and vertical circulation allows decentralized load-in and load-out.
- ▶ Desirable amenities designed to accommodate social distancing, including a fitness center, outdoor courtyards and recreation areas, and a pool.



INTERIOR - EASILY CLEANED SURFACES: LAMINATE FLOORS, QUARTZ COUNTERTOPS

New student housing developments such as APEX successfully optimize student safety and the student experience, but the challenge will be to conform existing higher education housing inventory to the new reality while still being viable. Fortunately, recently completed off-campus projects that focus on student safety and privacy have proven that students will pay a rent premium for those amenities.

Recent advancements in sustainability that complement the student experience also reduce long-term operational costs, thereby increasing the value of the asset. Moving forward, Universities utilizing these best practices in housing design will have a competitive edge in recruiting.

The Architects and Engineers at Passero Associates are ready to bring their expertise to work in meeting this challenge, helping to determine cost-effective solutions that will assist institutions of higher education in maintaining their competitive advantage while serving their students well.



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