



# DESIGNING FOR MULTI-FAMILY TRENDS & LIFESTYLES

The multi-family market continues to evolve, driven by changing demographics and economic factors. With an engineering team coast to coast, RTM has a valuable perspective that can help our clients deliver thoughtfully designed buildings to meet current demand. As we move forward this growth may start to slow, and the impact will differ based on location, but our nationwide team will be a trustworthy partner for future projects.

## MULTI-FAMILY DESIGN & LIFESTYLE TRENDS

### Urbanization & Mixed-Use Environments

RTM has seen increased demand for rental property with a transition towards urban living that offers mobility and flexibility. Walkable areas, larger balconies and access to public transit are some of the biggest factors when considering a new home address. Once popular in cities, mixed-use buildings have now spread out to suburban areas where residents prefer less hustle and a scaled down version of city-life. With remote and hybrid work becoming more common, many of these buildings feature co-working spaces amongst the retail and living areas.

### Flexible, Amenity-Rich Developments

The transition to housing that embraces urban life and culture is among the most significant trends we've seen this year. The days of multi-family developments featuring a single pool and small fitness room are distant memories. Amenity-rich developments are winning over tenants, offering a variety of features to meet lifestyle trends. Dog wash stations with sinks, bicycle storage areas with work benches, pickleball courts, outdoor grilling space, offices to rent as needed, and larger mail drop-off areas, some with refrigerated lockers to hold food deliveries, are just a few of the amenities trending in multi-family design.

### Technology Features for a Modern Lifestyle

Tenants are seeking properties with technological features to enhance their living experience. New, larger fitness centers now include an AV system for watching TV or listening to music. Having electric vehicle charging capabilities available for every resident is another consideration as the EV market continues to expand, and USB receptacles in living rooms and bedrooms have become a welcome feature to support busy lifestyles.



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## LUX COSTA MESA | COSTA MESA, CA

*This 224-unit multi-family development features resort-like amenities located in a busy commercial corridor.*

RTM provided electrical engineering design for the new four-story, 224-unit apartment building located along Harbor Boulevard in Costa Mesa, CA. Blending urban amenities with the outdoor California lifestyle, the project is welcomed by a new generation of active professionals.

*Increased coordination with the team was essential to ensure these new amenities were incorporated into our design plans.*

Working closely with our client, RTM provided engineering design for state-of-the-art amenities throughout the development including:

- Spacious fitness center
- Club room with fireplace lounge
- Game lounge
- On-site meeting rooms
- Playgrounds
- Outdoor yoga deck
- Multiple outdoor courtyards
- Linear swimming pool with sun deck
- Dog wash stations
- BBQ areas



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