

TOP 10 MULTIFAMILY DESIGN TRENDS

Since its conception, the multifamily housing industry has continually evolved to cater to the needs of the market. From open-concept living spaces and high-end interior finishes to incorporating resort-style amenities and designated zones for furry friends, the industry is constantly changing to meet popular demand and keep up with societal expectations. With the recent shift to full work-from-home and hybrid work schedules, Americans across the nation are spending more time at home than ever before. Developers and architectural designers are challenged to think of creative and innovative solutions to design communities that deliver all the needs and desires of residents in their respective multifamily sectors.

The award-winning architectural design team at Humphreys & Partners Architects has worked alongside some of the most renowned developers in the country and have been given the opportunity to bring to life some of the latest emerging trends in the industry. Some of the top 10 multifamily trends designers are seeing in 2023 include the following:



1. Coworking Spaces

It's no secret that since the onset of the pandemic working from home is commonplace. Coworking spaces are expected to be found in any new or luxury community. Designers are seeing a dramatic shift of amenity spaces being allocated toward large, coworking areas. Small, nimble business centers are out and large, open-concept coworking spaces are in. On average these spaces are around 1,000 square feet and are in the form of large, open coworking areas, study booths or pods, private rooms, and large meeting rooms. These working spaces are outfitted with desks, soft seating, accessible charging stations, and ample natural light.



2. Technology

Say goodbye to the archaic metal key entry and adjusting the thermostat by hand. More technology will be incorporated throughout communities and showcase keyless entry and smart features to turn on lights, adjust temperature settings, and voice activation to control appliances all powered through Wi-Fi. As the world shifts towards more environmentally friendly transportation, VE charging stations will become more essential in communities.



3. Virtual Leasing Offices

Meeting with an on-site leasing agent at a desk will be a practice of the past. Artificial intelligence, robots, chatbots, and virtual reality will gradually be incorporated into the leasing process. Leasing areas will be open and inviting featuring large, interactive monitors showcasing unit floorplans, amenity spaces, and community highlights.



4. Walkability

Over the past few years, designers have noticed a shift towards developing communities within close proximity to restaurants, grocery stores, shopping, and entertainment. Residents desire the convenience of living within walking distance of retail and entertainment without the hassle of driving.



5. Designated Food Delivery Zones

With the growing popularity of food delivery services, communities will need to incorporate designated food delivery zones only accessible to residents and delivery services. Designers will need to allocate additional space in the lobby area or design a second entrance for delivery services.



6. Fitness Centers

Over the past several years, Americans have prioritized health and wellness more than ever before. Designers are now doubling the footprint of fitness centers and adding a mezzanine second level for interactive hit workouts like CrossFit. State-of-the-art fitness equipment, free weights, and smart cardio equipment are expected in new developments along with large windows providing ample natural light.



7. Health & Wellness

With mental health and overall wellness at the forefront, designers are being mindful of incorporating spa-like features into communities including tranquil yoga studios, massage rooms, and dry saunas to reduce stress and encourage self-care. With the positive benefits of natural light, larger windows are also becoming more prevalent in units and throughout developments.



8. On-site Mini-marts

Convenience is king. Residents no longer have to leave their community if they run out of living essentials. Designers are incorporating mini-markets equipped with everyday essentials including toothpaste, toilet paper, Tylenol, soft drinks, and on-the-go snacks found at any local convenience stores.



9. Rooftop Views

Whether it's an intimate rooftop lounge space overlooking the city or an expansive resort-style pool with outdoor entertainment areas, community spaces on the rooftop have been a popular trend that is here to stay. Residents can enjoy the luxuries of resort-style amenities and stunning rooftop views overlooking the city just steps from home.



10. Pet Amenities

With more Americans owning furry friends than ever before, pet-friendly features are being built into amenity packages and units throughout communities to serve furry residents. Apartments are now equipped with mudrooms at the front entryway with custom built-in shelving for leashes, harnesses, and food storage. Pet parks, dog runs, and fully equipped pet washrooms are also making an appearance in centralized locations within the development for easy access to all residents.

Other multifamily trends anticipated in the near future include more facial recognition, automated delivery services, podcast rooms, sustainable buildings with biophilic design, and eco-friendly community programs including recycling and bike sharing. To stay up-to-date with the latest innovative projects and to learn more about how Humphreys & Partners Architects can help you bring your next project to life, visit humphreys.com. To connect with a member of our business development team, visit humphreys.com/inquiries.

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