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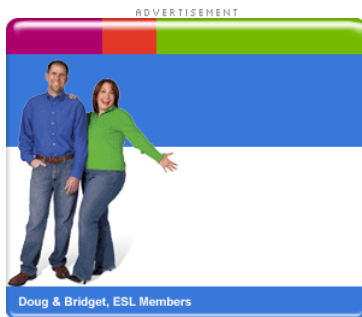
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Construction begins on off-campus housing complex near SUNY Brockport

BENNETT J. LOUDON • STAFF WRITER • SEPTEMBER 30, 2008

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Construction of new off-campus housing for about 400 students near the State University College at Brockport should be completed by the fall of 2009.

United Development Corp., based near Albany, started work on the 50-acre site last week. The 156,000-square-foot building will include 114 apartments directly across from the Redman Road entrance to the campus in the town of Sweden.

The [company](#) already operates student housing for about 3,000 students near public and private campuses across the state. An additional 4,500 beds, including the Brockport project, are in the works, said John Ball, United Development

executive vice president.

Ball said his company seeks campuses with about half of the student population living off campus, something they found at Brockport, which has about 7,000 undergraduate students and about 1,500 graduate students. College officials said 60 percent of their students live off-campus or commute.

"That makes for a good opportunity. There's enough marketplace and there are enough students that are looking for housing," said Ball, who declined to give a cost estimate for the Brockport project.

Other local colleges also have attracted outside developers of student housing. Wilmorite Management Group leased land from Rochester Institute of Technology to build its \$72 million Park Point housing and business complex. An Erie County firm built and just opened the 120-unit Riverview Apartments across the Genesee River from the University of Rochester.

Although SUNY Brockport's new housing will not be directly affiliated with the school, Ball said it could help attract students.

"This housing becomes an asset to the school, something they sell as part of what is good in housing," he said, adding that housing is an important factor in school choice.

"Next to curriculum, housing is the No. 2 consideration," he said.

College officials opened new on-campus apartments last year and are considering more.

"We're still doing our own market study and analysis to determine if we need more," said David Mihalov, executive director of public relations at SUNY Brockport.

If the school adds more dorm rooms, Ball said it should not affect the success of his project.

The new suites will cost from \$7,200 to \$8,200 per person per academic year. They will be furnished and the price will include all utilities, plus cable television and [high-speed Internet](#) access.

Common spaces will include lounges, study areas, exercise rooms, cafes and game rooms.

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United Development Corp. started work last week on an off-campus housing complex near SUNY Brockport. (Artist's rendering)



The three-story, 156,000-square-foot building, to be completed next fall, would house about 400 students. (Artist's rendering)

ABOUT THE PROJECT

Developer: United Development Corp., Troy, Rensselaer County.

Size: 156,000 square feet; 114 units; 401 beds.

Style: Three-story building; two-, three- and four-bedroom suites.

Price: \$7,200 per person per academic year for a four-bedroom suite with two baths; \$7,400 for a three-bedroom suite with two baths; \$8,200 for a two-bedroom suite with one bath.

To learn more: www.mycollegesuites.com/brockport/index.asp.

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