

# tRENDS 2016

MULTIFAMILY | STUDENT HOUSING | RETAIL & MIXED-USE | AFFORDABLE HOUSING | LAND PLANNING | MASTER PLANNING  
URBAN PLANNING | HOSPITALITY | RESORT | INTERIORS | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | **FULL-SERVICE FIRM**



## ONE LIGHT [KANSAS CITY, MO]

Part of the rebirth of downtown Kansas, City - Power & Light District  
29-story residential tower :: 311 units :: HUD 221(d) 4 project  
**GOLD NUGGET GRAND AWARD WINNER**



## EDISON MIDTOWN [PHOENIX, AZ]

5-story over 3-level podium :: 110 units :: 1,134 sq ft unit average  
1.29 acres :: 85.27 units / acre

AWARD WINNING PROJECT

## NEWPORT ON THE LEVEE [NEWPORT, KY]

5-story over podium :: 229 units :: 930 sq ft unit average  
7-story ALOFT Hotel :: 139 keys :: 371 sq ft room average  
Light - gauge steel construction materials





AWARD WINNING PROJECT

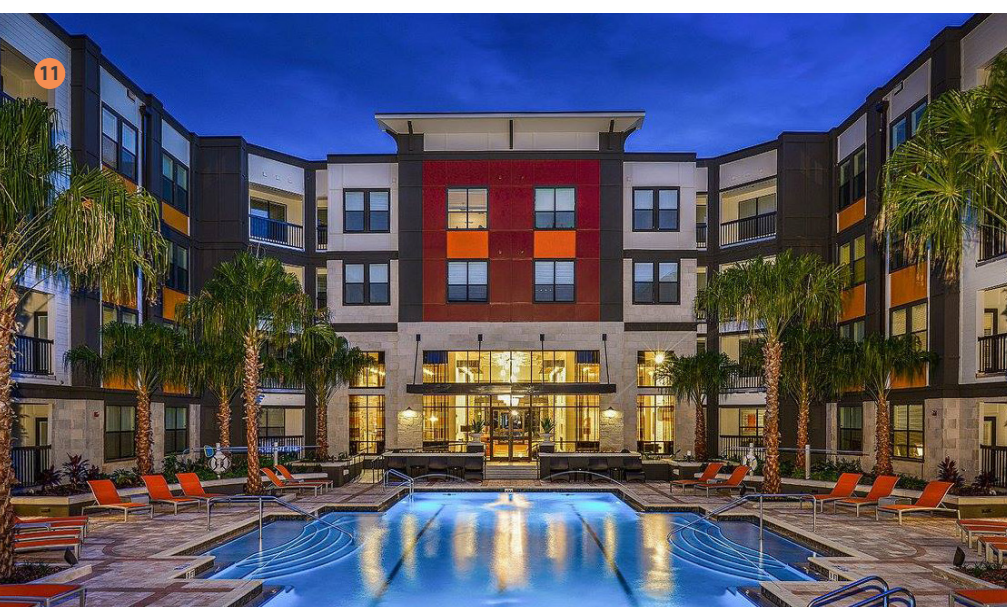


AWARD WINNING PROJECT



- 1 319 BRAGG**  
 AUBURN, ALABAMA  
**NAHB BALA AWARD FINALIST - BEST STUDENT HOUSING PROJECT**  
 3-story over podium &  
 3-story E-Urban® student housing  
 86 units :: 299 beds  
 5.42 acres :: 15.87 units / acre
- 2 LEGACY WEST**  
 PLANO, TEXAS  
 30-story residential tower  
 316 units :: 2.1 acres  
 Penthouse, townhomes,  
 1 & 2 bedroom units
- 3 THE MELROSE**  
 NASHVILLE, TENNESSEE  
**6X AWARD WINNING PROJECT**  
 5 story E-Urban® & Adaptive Reuse  
 220 units  
 822 sq ft avg unit size  
 Unique location in the classic Melrose Movie  
 Theatre complex from 1940  
 Sinema Restaurant and Bar on ground level
- 4 THE MODERN AT PROVIDENCE**  
 HUNTSVILLE, ALABAMA  
 2-story Big House®  
 300 units  
 1, 2 & 3 bedroom units
- 5 VARELA WESTSHORE**  
 TAMPA, FLORIDA  
 5-story wrap  
 350 units  
 532-1582 sq ft unit size  
 51.09 units / acre
- 6 125 NORTH CENTRAL AVE**  
 GLENDALE, CALIFORNIA  
 5-story mixed use  
 164 units :: 122 units per acre  
 784 sq ft average unit size  
 Studio, 1 & 2 bedroom units  
 Rooftop Terrace
- 7 VITRUVIAN 201**  
 ADDISON, TEXAS  
 5-story wrap  
 383 units :: 811 sq ft avg unit size  
 4.68 acres :: 81.8 units / acre
- 8 ON THE BOARDS**  
 20-story residential tower  
 66 units :: .89 acres  
 1, 2, 3 bedroom units + penthouse  
 & guest units
- 9 ONE ORCHARD**  
 DENVER, COLORADO  
**MASTER PLANNED DEVELOPMENT**  
 5 Tower Masterplan with over  
 3 million SF of Gross Area on 9.14 acre site  
 670 Units :: 75k SF of retail  
 800k SF of Office :: 40k SF of Grocer  
 125k SF urban park  
 Pursuing LEED Platinum Certification
- 10 UNIVERSITY PARK**  
 LAS VEGAS, NEVADA  
 5-story student housing wrap  
 226 units :: 800 beds  
 143 beds / acre
- 11 EOS**  
 ORLANDO, FLORIDA  
 4-story E-Urban®  
 296 units :: 23.2 units/ acre  
 Zen Zone courtyards  
 Pet boutique & pet walk





**HUMPHREYS  
& PARTNERS**  
ARCHITECTS, L.P.

**25** years of  
innovation

# HIGH-EFFICIENCY MULTIFAMILY.

SIGNATURE DESIGN DELIVERED ON-TIME AND ON BUDGET

Humphreys and Partners Architects has excelled in delivering multifamily design of remarkable efficiency. In the spotlight is the Signature Design Collection—a family of design products that are easily customizable and make the most of a developer's budget. Whether it's affordable senior housing or a high rise condo, we've got a solution.



A multi-unit building that resembles a single family home and blends well with suburban environments.

**big house®**



Student housing that offers up to 99 beds per acre with surface parking.\*

**e-urban® student**



Urban infill design that is up to 86% efficient. Up to 120 units per acre with structured parking or up to 50 units per acre surface parked.\*

**e-urban®**



250 units per acre. Up to 88% efficient. No-corridor design offers open floor plans and remarkable building efficiencies.\*

**home rise®**



630 square foot average. Apartment design that is up to 85% efficient and rests on wood-constructed garages rather than a concrete podium.\*

**e-max®**



Independent living and assisted living with a central space for amenities and common areas. Up to 85% efficient.\*

**e-senior®**

\*Varies by project

## 2015 AWARDS.

INDUSTRY AWARDS AND RECOGNITION

### GOLD NUGGET

**Grand Award;** Best Renovated, Restored or Adaptive Re-Use Residential Project - The Melrose, Nashville, TN

**Awards of Merit;** Best Multifamily Housing Community - 30-60 du/acre - Cortona at Forest Park, St. Louis, MO

**Awards of Merit;** Best On the Boards Multifamily Community - Journal Square Towers, Jersey City, NJ

### BEST IN AMERICAN LIVING AWARDS

**Platinum Award;** Adaptive Re-Use Multifamily Project - The Melrose, Nashville, TN

**Silver Award;** Best Student Housing - 319 Bragg, Auburn, AL

### NAHB PILLARS OF THE INDUSTRY

**Best Adaptive Reuse; Mixed-Use**

The Melrose - Nashville, TN

**Best Student Housing Project; Finalist**

The Standard at Athens - Athens, GA

**Best Student Housing Project: Finalist**

319 Bragg - Auburn, AL

### MULTIFAMILY EXECUTIVE AWARDS

**Award of Merit - Best Adaptive Reuse**

The Melrose - Nashville, TN

### CITY OF ST. LOUIS PROPERTY OF THE YEAR

Cortona at Forest Park - St. Louis, Missouri

### STUDENT HOUSING BUSINESS INNOVATOR AWARDS

**Off-Campus, Best New Development 300 Beds or Fewer** - 601 Copeland - Tallahassee, FL

### MULTIHOUSING NEWS AWARDS

**Silver Award - Best Adaptive Reuse**

The Melrose - Nashville, TN

### STRUCTURES AWARDS: SILICON VALLEY/ SAN JOSE BUSINESS JOURNAL

**Finalist; Best Residential Project**

Vista 99 - San Jose, CA

### MIDWEST MULTIFAMILY PRODIGY AWARDS

**Best Floor Plan over 1110 square feet**

Villas by Watermark - Zionsville, IN

### BEAUTIFICATION AWARD CITY OF ST. PETERSBURG

**Architecture, Landscaping, Resort Style and Courtyard Design**

Tortuga Pointe - St. Petersburg, FL

### METRO NASHVILLE HISTORICAL COMMISSION ARCHITECTURAL AWARD

**Outstanding efforts toward the preservation of Davidson County's Architectural Heritage -**

The Melrose - Nashville, TN

### NAIOP, NASHVILLE CHAPTER

**Middle Tennessee Development of the Year -**

The Melrose - Nashville, TN

### ZWEIG WHITE HOT FIRM LIST

#15 of 100 fastest growing architecture, engineering, planning and environmental consulting firms

# ONE HUMPHREYS FAMILY

SMART ARCHITECTURE, LANDSCAPES,  
INTERIORS AND CIVIL



HP CIVIL ENGINEERING



HPA DESIGN GROUP



HP LANDSCAPE ARCHITECTURE

# HUMPHREYS & PARTNERS ARCHITECTS, L.P.

[www.humphreys.com](http://www.humphreys.com)

[marketing@humphreys.com](mailto:marketing@humphreys.com)

972 701 9636

5339 Alpha Road

Dallas, Texas 75204



## THE CARLYLE

[MINNEAPOLIS, MN]

39-story condominium tower

86% efficient • Tunnel-form construction

## EFFICIENT DESIGN PERFECTED.

TIGHT SCHEDULE? TIGHT BUDGET? NO PROBLEM.

For many developers, Humphreys and Partners Architects is the go-to firm for packaged multifamily solutions—designs that have won the approval of building officials coast-to-coast and most importantly, renters and buyers. If you are on a tight schedule or tight budget, you're at the right place. Ask about our stock designs. We've perfected them just for you!

PRODUCT	DESCRIPTION
Townhome	2-3 story; 15-18 U/A
Breezeway	3-story; 24 U/A
"Big House"®	2-story; 16-18 U/A
e-Urban®	3-story, surface parked; 30 U/A
e-Urban®	4-story, surface parked; 40 U/A
e-Urban®	5-story, surface parked; 50 U/A
e-Urban®	4-5 story wrap; 60-80 U/A
e-Urban®	Podium; 140 U/A
e-Max®	4-story, surface parked; 52 U/A
e-Max®	5-story, surface parked; 62 U/A
e-Max®	4-story, surface parked, tuck under garage; 60 U/A
e-Max®	5-story, surface parked, tuck under garage; 70 U/A
e-Max®	5-story, podium; 162 U/A
Wrap	4-story; 80 U/A
Wrap	5-story; 95 U/A
Wrap	7-story; 125 U/A
Podium	4-story; 100-140 U/A
Podium	5-story; 120-170 U/A
Podium	7-story; 140-210 U/A
HR/Home-Rise®	20-story; 125-150 U/A; up to 89% efficient
HR/Home-Rise®	40-story; 250-310 U/A; up to 89% efficient
Student e-Urban®	4-story; 80 beds/acre
Student e-Urban®	5-story; 90 beds/acre
Student Wrap	4-story; 160 beds/acre
Student Wrap	5-story; 200 beds/acre
Student Podium	4 or 5-story; 220-270 beds/acre

## A GLOBAL PERSPECTIVE.

MODERN MOVEMENTS. UNLIMITED INSPIRATION.



CHARLOTTE.....	704 631 3901
CHICAGO.....	312 675 4260
DENVER.....	720 256 2145
NEWPORT BEACH.....	949 955 9400
ORLANDO.....	407 339 9323
NEW ORLEANS.....	504 717 4700
NEW YORK.....	718 395 5970
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TORONTO, ONTARIO.....	647 694 0319
CIVIL ENGINEERING.....	214 269 5080
INTERIOR DESIGN.....	972 596 1700
LANDSCAPE ARCHITECTURE.....	214 269 5150

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## FREE DOWNLOADS.

RESOURCES FOR DESIGN, PLANNING AND FINANCING

Visit [www.humphreys.com](http://www.humphreys.com) to download valuable information on the topics that interest you most.

### INDUSTRY CONFERENCE PRESENTATIONS

Multifamily Executive: Hottest Trends & Amenities

### HUMPHREYS & PARTNERS EXPERTISE

E-Urban® | Home Rise® | Big House®  
Manhattanization of America®

### APARTMENT & CONSTRUCTION WEBINARS

2016 Kick off Event for Apartment Development Video & Presentation

### NEWSLETTERS

Urban Architecture Portfolio  
2015 Multifamily Trends  
High Rise Trends  
Student Housing Trends

Canada Trends  
California Trends  
Southeast Asia Trends