

An architectural rendering of a modern urban courtyard. The scene is dominated by two tall, curved glass skyscrapers that frame a central outdoor space. The ground floor of the buildings features large glass storefronts, likely housing retail or public spaces. In the foreground and middle ground, a paved plaza with circular patterns and patches of grass is populated with numerous people. Some are sitting on low concrete walls or the grass, while others are walking or standing in small groups. There are also some trees and small shrubs interspersed throughout the plaza. The overall atmosphere is one of a vibrant, modern community space.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.



ONE UPTOWN

DALLAS, TEXAS

*2018 PILLARS OF THE INDUSTRY BEST HIGH-RISE
APARTMENT COMMUNITY*

2018 AURORA AWARD

2018 MHN EXCELLENCE AWARD

2018 GOLD NUGGET AWARD OF MERIT

- 19 stories
- 233 du/ac
- 198 units
- 0.85 acres
- 1–2 bedroom & penthouse units
- 376 – 1,305 sq ft units
- 18,500 sq ft of retail

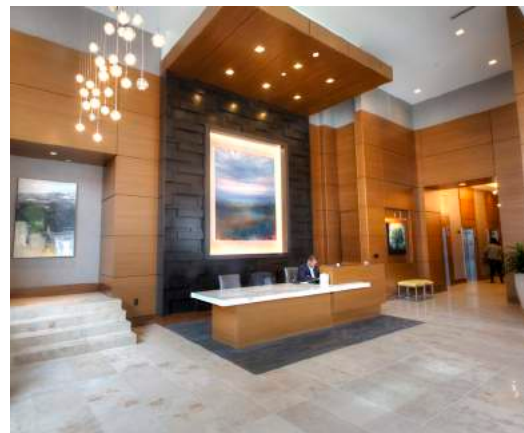


65 BAY STREET

JERSEY CITY, NEW JERSEY

2017 BEST IN AMERICAN LIVING AWARD, SILVER

- 50 stories
- 688 du/ac
- 447 units
- 0.65 acres
- 1 – 2 bedroom units & lofts
- 531 – 1,189 sq ft units



ONE LIGHT

KANSAS CITY, MISSOURI

2017 URBAN LAND INSTITUTE GLOBAL AWARD FOR EXCELLENCE FINALIST

2016 GOLD NUGGET AWARD OF MERIT

2015 KANSAS CITY BUSINESS JOURNAL CAPSTONE AWARD

- 25 stories
- 955 du/ac
- 315 units
- 0.33 acres
- 2,500 sq ft of retail space
- HUD 221(d)4 financing
- The first all-new residential high rise downtown and the tallest downtown building since 2006



ONE ON CENTRE

PITTSBURGH, PENNSYLVANIA

- 17-story student housing
- 436 b/ac (198 du/ac)
- 723 beds (329 units)
- 1.66 acres
- 9,595 sq ft of retail



BIXEL RESIDENCES

LOS ANGELES, CALIFORNIA

- 36 stories
- 273 du/ac
- 442 units
- 1.62 acres
- 5,600 sq ft of retail
- Rooftop amenity deck



FASHION DISTRICT RESIDENCES

LOS ANGELES, CALIFORNIA

- 33 stories
- 266 du/ac
- 452 units including 50 affordable units
- 1.7 acres
- 13,600 sq ft of retail
- Live-work spaces
- Sixth-floor pool deck



22 SOUTH WEST

MOUNT VERNON, NEW YORK

- 17 stories
- 252 du/ac
- 189 units including 131 affordable units
- 0.75 acres
- 4,200 sq ft of retail
- Transit-oriented location
- 18 minutes from Manhattan
- Four tiers of affordable units
- LEED Silver



THE STRAND

SALT LAKE CITY, UTAH

- 24 stories
- 315 du/ac
- 350 units
- 1.11 acres
- 8,914 sq ft of retail
- 4,375 sq ft of amenities
- Historical renovation
- Mid-block paseo and urban plaza for additional retail and interconnectivity between buildings





THE ODEON

NEW ORLEANS, LOUISIANA

- 29 stories
- 305 du/ac
- 238 units including 6 penthouse units
- 0.78 acres
- 1 – 2 bedroom units
- 635 – 1,672 sq ft units
- 12,000 sq ft of retail
- Fifth phase of the South Market District
- Tallest building constructed in New Orleans in more than 30 years



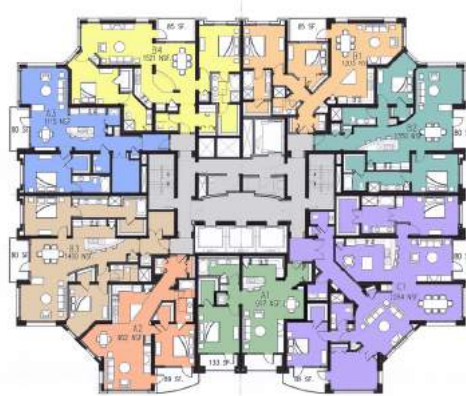
MODA LUXE

SALT LAKE CITY, UTAH

- 9 stories
- 227 du/ac
- 220 units including four 3-bedroom penthouse units on 9th floor
- 0.97 acres
- Studio – 2 bedroom units



Project by: Humphreys & Partners Architects, Opus A/E, Northwestern Construction Corp., and The Carlyle Condos, LLC



THE CARLYLE

MINNEAPOLIS, MINNESOTA

PILLARS OF THE INDUSTRY AWARD - BEST HIGH RISE CONDOMINIUM COMMUNITY

- 39-story condominium tower
- Unique design application of tunnel form construction with unit plans that feature a diagonal entry to provide an open layout appearance
- 255 units
- 1 acre
- 255 du/acre
- 1–3 bedroom units
- 960 – 3,450 sq ft units
- 86% efficient



BELMONT STATION

CALGARY, CANADA

- Mixed use masterplan
- 12 parcels
- 74 du/ac
- 2,347 units
- 31.59 acres
- 64,114 sq ft of retail
- 71,893 sq ft of amenities
- Transit-oriented location



PI CITY

HO CHI MINH CITY, VIETNAM

- 6 towers ranging from 12–18 stories
- 231 du/ac
- 2,400 units
- 10.4 acres
- 6 blocks
- A large central park and several green spaces
- Buildings juxtaposed to optimize solar and wind orientation



THUY KUE

HANOI, VIETNAM

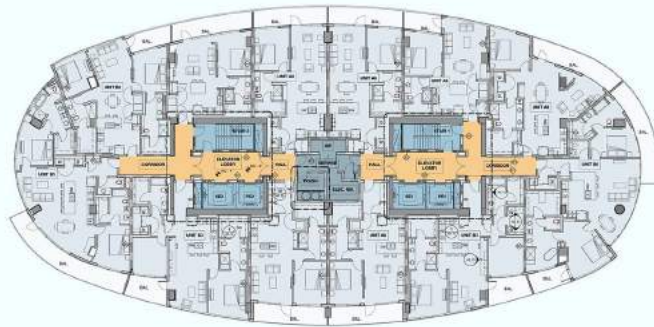
- 14 stories
- 106 du/ac
- 70 luxury units including 38 officetels and 32 condos
- .66 acres
- 3-story automated parking basement

HOME RISE®

SIGNATURE PRODUCT

Our Home Rise® signature product reduces the typical high rise corridor area offering a floor plate with smaller, separate elevator lobbies, resulting in 87% efficiency.





LVL 29

PLANO, TEXAS

- 29-story Home Rise®
- 156 du/ac
- 328 units
- 2.1 acres
- 1 – 2 bedroom units
- HUD 221(d)(4) financing
- Largest construction loan ever issued by HUD in the Southwest



SAN FELIPE

HOUSTON, TEXAS

- 33-story Home Rise®
- 119 du/ac
- 380 units
- 3.2 acres
- 6,350 sq ft lobby/leasing
- 5,800 sq ft of retail
- 6,400 sq ft of amenities

ABOUT US

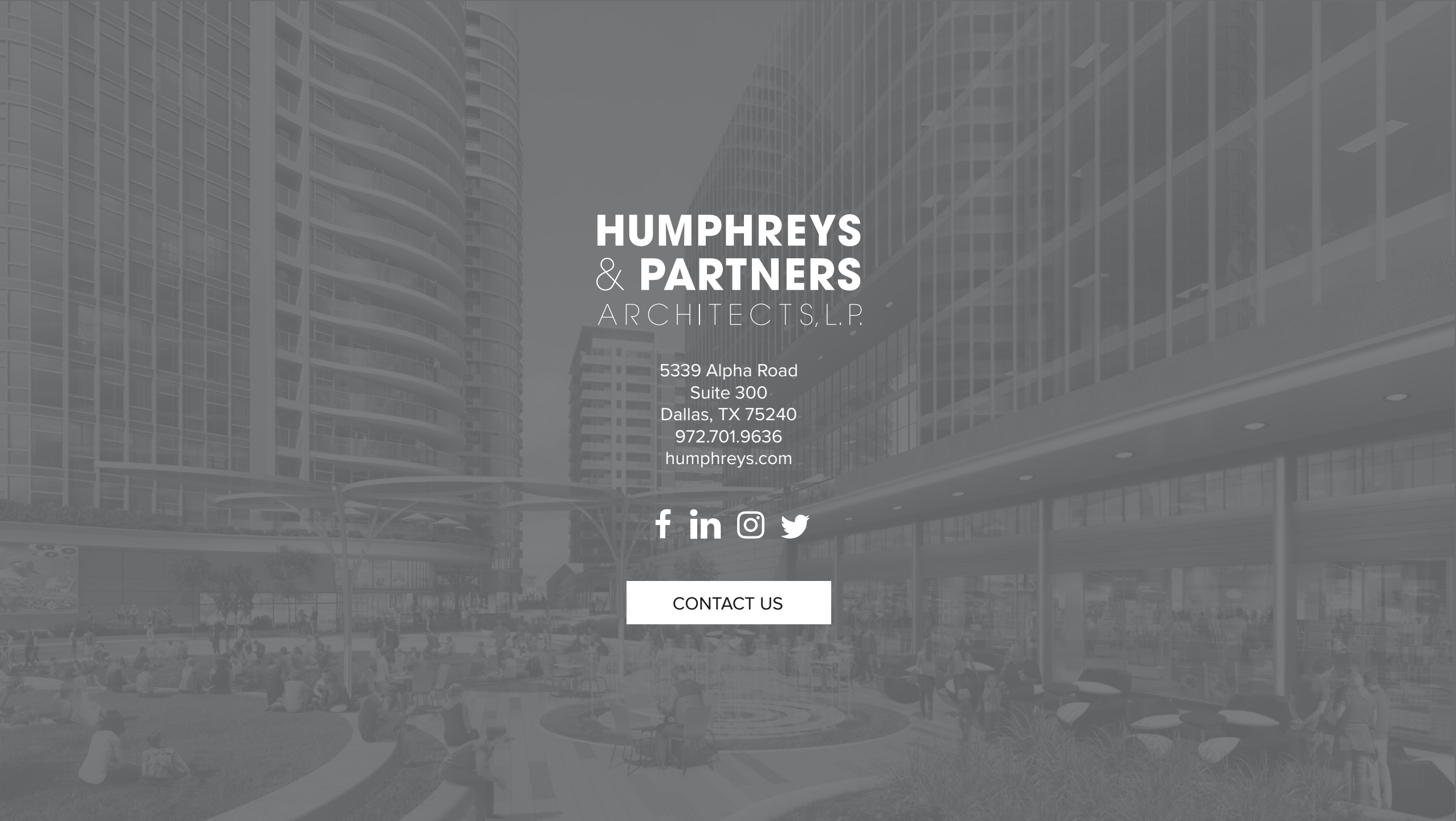
H
U
M
P
H
R
E
Y
S

&

P
A
R
T
N
E
R
S

Humphreys & Partners Architects has been providing high quality, innovative planning and design services since 1991. We're an award-winning firm specializing in multifamily, mixed use, resort and hospitality design with extensive experience in high rise, mid rise, student, senior, tax credit, affordable, moderate and luxury communities.



An architectural rendering of a modern building complex. On the left is a tall, curved building with many windows and balconies. To the right is a long, low building with a glass facade. In the foreground, there is a courtyard with people sitting on the grass and walking. The entire image is in grayscale with a dark overlay.

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

5339 Alpha Road
Suite 300
Dallas, TX 75240
972.701.9636
humphreys.com



CONTACT US