

tRENDS 2017

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 UPTOWN [DALLAS, TX]

19-story apartment tower :: 194 units :: 233 units/acre



FOUNDRY LOFTS [ANN ARBOR, MI]

12-story student housing over 2-story podium basement parking garage
216 units :: 235 units/acre

THE ALTON [IRVINE, CA]

5-story wrap with loft & garage roof terrace
344 units :: 87 units/acre





1 THE LOCAL
TEMPE, AZ
WHOLE FOODS GROCER ON GROUND LEVEL
 9 levels of concrete construction
 5 levels of residential apartment units
 3 levels of parking
 110 total units :: 1.29 acres
 85.27 units/acre

6 1100 SOUTH
CHARLOTTE, NC
GRAND AURORA AWARD: BEST IN STATE
AURORA AWARD: BEST MULTI-FAMILY COMMUNITY
 5-story mixed-use
 164 units :: 122 units per acre



2 BIG HOUSE® PROTOTYPE
100% RENTABLE / SELLABLE AREA
 6-8 units :: stackable flats
 Direct access to garages

7 HAI PHONG HOTEL
HAI PHONG, VIETNAM
 58,512 m² gross floor area
 32,832 m² hotel :: 308 keys
 Retail including grocery, game complex,
 cinema, department store



3 TRUMP BAY STREET
JERSEY CITY, NJ
2017 DELIVERY
 50-story apartment tower
 447 units :: 668 units/acre
 Luxury amenities including observation deck,
 chef's table, sports parlor, poker room, kids'
 playroom, spa treatment rooms

8 SUMMERLIN APARTMENTS
LAS VEGAS, NV
 3 & 4-story e-Urban®
 256 units :: 32.45 units/acre

4 THE PARAMOUNT AT
SOUTH MARKET
NEW ORLEANS, LA
AURORA AWARD: BEST MIXED USE PROJECT
 4-story podium
 209 units :: 171 units/acre

9 OLYMPIC & HILL
LOS ANGELES, CA
 21-story residential tower
 218 units :: .66 acres
 329 units/acre
 Live work spaces & retail

5 VINTAGE AT THE AVENUE
MURFREESBORO, TN
HUD 221(d) FINANCING
 4 & 5-story wood frame
 203 units :: 5.49 acres
 36.98 units/acre

10 THE POINTE
INLET BEACH, FL
 4-story with condominiums for rent or purchase
 68 units :: 21.78 units/acre

11 2130 VIOLET STREET
LOS ANGELES, CA
 9-story office tower
 95,000 sq ft of lifestyle office
 5,000 sq ft of retail

12 1400 N. HIGH STREET
COLUMBUS, OH
 5-story student housing
 154 units :: 288 beds
 133 units/acre
 Building separation between young professionals
 and student program units





HIGH-EFFICIENCY MULTIFAMILY

SIGNATURE DESIGN DELIVERED ON TIME AND ON BUDGET

Humphreys & 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 over-the-top luxury high rise, we've got a solution.



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

big house®



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

home rise®



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®



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

e-senior®

*Varies by project

2016 AWARDS

INDUSTRY AWARDS AND RECOGNITION

GOLD NUGGET

Awards of Merit

Best Multifamily Housing Community - over 60 du/acre
One Light, Kansas City, MO

Awards of Merit

Best On the Boards Multifamily Community
Legacy West Tower, Plano, TX

ZWEIG WHITE HOT FIRM LIST

Humphreys & Partners Architects in the 100 fastest growing architecture, engineering, planning and environmental consulting firms.

AURORA AWARDS

Grand Aurora Best in State Award

1100 South, Charlotte, NC

Best on the Boards Site Plan

Legacy Tower, Plano, TX

Best Multifamily Housing Community

1100 South, Charlotte, NC

Best Multifamily Housing Community

EOS, Orlando, FL

Best Mixed Use Project:

The Paramount at South Market, New Orleans, LA

MASTER PLANNING EXPERTS

BAYSIDE [ROWLETT, TX]

8-acre crystal lagoon, two condo towers, luxury apartments, single family homes, resort & marina, more than 1 million sq ft of mixed use retail, entertainment, restaurant and office space



ONE/HUMPHREYS
A FAMILY OF COMPANIES

HP CIVIL ENGINEERING



HP Civil Engineering is a full service firm with experience and proficiency in the multifamily, single family subdivisions, senior living, retail, commercial, office, & healthcare industries.

HPCIVILENG.COM

HPA DESIGN GROUP



A national, award-winning interior design firm, HPA Design Group focuses on creating welcoming environments that entice more visitors and set the stage for success-on-site.

HPADESIGNGROUP.COM

HP LANDSCAPE ARCHITECTURE



An integral division of Humphreys & Partners, HP Landscape Studio provides landscape architecture and site planning consultations, specializing in multifamily and mixed-use.

HPLASTUDIO.COM

EFFICIENT DESIGN PERFECTED

TIGHT SCHEDULE? TIGHT BUDGET? NO PROBLEM.

For many developers, Humphreys & 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. We have signature trademarked designs that have been perfected 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; 60-95 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; 65 to 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 87% efficient
HR/Home-Rise [®]	40-story; 250-310 U/A; up to 87% efficient
Student e-Urban [®]	4-story, surface parked; 80 beds/acre
Student e-Urban [®]	5-story; surface parked; 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

*Varies by project

A GLOBAL PERSPECTIVE

MODERN MOVEMENTS, UNLIMITED INSPIRATION



U.S. OFFICES

Charlotte
Chicago
Dallas *HQ*
Denver
Newport Beach
New Orleans
New York
Orlando
Scottsdale

INTERNATIONAL OFFICES

Chennai
Hanoi
London
Mexico City
Montevideo
Toronto

FREE DOWNLOADS

RESOURCES FOR DESIGN, PLANNING AND FINANCING

Visit www.humphreys.com to download valuable information on the topics that interest you most:

2017 Kick off for Apartment Development Webinar

Industry Trends:
Multifamily
Student Housing
Texas Markets
West Coast Markets
Southwest Markets

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