



PRODUCT ANALYSIS

E-URBAN®

Humphreys & Partners signature product that offers over 80% efficiency

PRODUCT OVERVIEW

- Up to 40 to 50 units/acre, surface parked
- Up to 80 to 110 units/acre (wrap)
- Up to 140 units/acre (podium)
- HUD 221(d)4 approved product
- Efficiency: 86% (rentable vs. gross SF) compared to 67%

Construction costs are rising drastically in cities around the USA – 30% in most markets since 2012^[1]. Due to this financial strain, developers are moving multifamily and student housing projects to surrounding suburbia where affordability is higher. Humphreys & Partners award-winning, super-efficient e-Urban® is the ideal solution for developers looking to capitalize on lower suburban construction costs, increase their return on investment (ROI) and elevate resident quality of living. The e-Urban®'s unique design shortens money-consuming corridors, strategically positions units for maximum density and saves developers an estimated 15-20% on construction costs.

Designed with residents and developers in mind, the e-Urban® allocates four separate lobbies per building to eliminate space waste creating a “private elevator” ambiance that is a hit with residents. For the last ten years and with over 110 projects built-to-date, this trademarked HPA design continues to enhance developers’ projects into cost-and-density-effective successes with 86% efficiency in rentable area – unlike traditional corridor buildings that waste more than 30% efficiency lowering developer ROI.

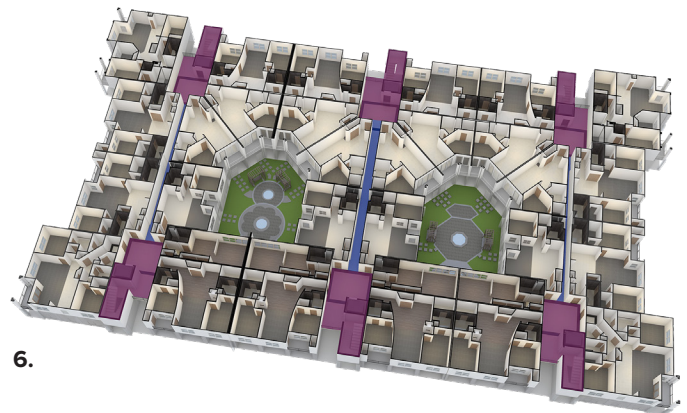
Escape rising construction costs and unlock the space-efficient possibilities in your next multifamily or student housing project with the e-Urban®.

Source:

<https://bostonrealestatetimes.com/construction-costs-in-most-markets-rise-by-30-percent-since-2012/>

We have built more than 100 e-Urbans® from coast to coast. Clients love how the e-Urban breaks the density barrier, captures an impressive ROI and is a hit with residents.”

WALTER HUGHES, VP OF DESIGN



Cover Image: EOS, 4-story e-Urban® project in Orlando, Florida.

1. Two signature products: the e-Urban® and Big House® at Creekside Residences, The Woodlands, TX.
2. Novel Providence Farm: 4-story e-Urban® project in Charlotte, NC
3. The Canopy: 3-story e-Urban® student housing project in Gainesville, FL
4. BLVD: 4-story, mixed-use e-Urban® podium in Dallas, TX
5. Tortuga Pointe: 4-story e-Urban® in St. Petersburg, FL
6. A typical e-Urban® floor plate.

ABOUT HUMPHREYS & PARTNERS

For over 25 years, Humphreys & Partners Architects (HPA) has been providing high quality, innovative planning and design services. As an award-winning firm specializing in multifamily, mixed-use and hospitality/resort design, HPA has extensive experience in high-rise, mid-rise, student, senior, tax credit, affordable, moderate and luxury communities with offices across the nation and abroad.

