

# tRENDS 2015

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



## TEXAS [ON THE BOARDS]

33-story tower :: 1, 2, 3 bedroom units & townhomes  
386 units :: 16,000 sq ft retail, restaurant, spa & salon  
1, 2, 3 bedroom units & townhomes



2014 COMPLETION

## CORTONA AT FOREST PARK

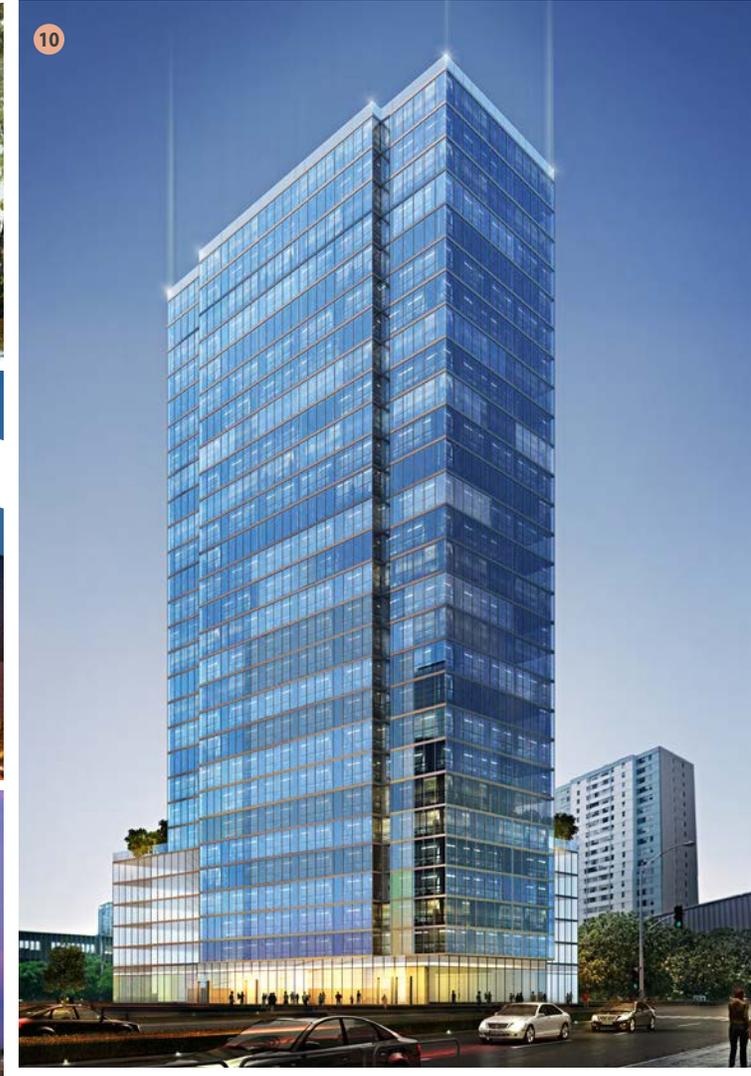
[ST. LOUIS, MISSOURI]

5-story on grade :: 278 units :: 880 average unit size  
85.16 beds/acre :: 3.05 acres :: Completed 2014  
Community-oriented clubhouse :: Nichiha™ exterior

## THE STANDARD AT ATHENS [ATHENS, GEORGIA]

Off Campus Student Housing :: 5 story over podium  
610 beds :: 1-5 bedroom units :: 478-1730 sq ft units  
Retail space below :: Infinity edge pool on rooftop  
Completed 2014 :: 100% leased





## THE GREEN REVIEW.

At Humphreys and Partners Architects we've enhanced our commitment to environmentally responsible planning, design, and construction by adding a *Green Review* to every project we do. We know our clients and their communities appreciate this focus on sustainable development and *we believe it's the right thing to do.*

Member of the U.S. Green Building Council





**1 KATY RANCH**  
 KATY, TEXAS  
 Big House® & E-Urban®  
 260 total units  
 18 units per acre  
 Unit sizes from 665 - 1454 square feet  
 1, 2 & 3 bedroom units  
 Attached & detached garages

**2 1100 SOUTH BOULEVARD**  
 CHARLOTTE, NORTH CAROLINA  
**UNDER CONSTRUCTION**  
 4-story podium  
 331 units  
 104 units per acre  
 1 & 2 bedroom units  
 577-1,240 sq ft units

**3 NORTHPOINTE CROSSING**  
 COLLEGE STATION, TEXAS  
**2014 COMPLETION**  
 4 & 5-story wood frame over podium  
 Student Housing  
 623 units  
 1855 beds  
 165 beds per acre  
 52000 square feet of retail  
 10000 square foot Clubhouse  
 2 large pool areas

**4 INDIAN CREEK VILLAGE**  
 HENDERSONVILLE, TENNESSEE  
**2013 COMPLETION**  
 3-story e-Urban®  
 190 units  
 27 units per acre  
 Unit sizes from 663 - 1430 square feet  
 1 & 2 bedroom units  
 Detached garages

**5 ON THE BOARDS**  
 EDMONTON, ALBERTA  
 4 & 6-story buildings  
 305 units  
 124 units per acre  
 Unit sizes from 600 - 928 square feet  
 1 & 2 bedroom units

**6 MIRA**  
 MEXICO CITY, MEXICO  
 11-story residential tower  
 479 stacked units  
 1, 2 & 3 units + penthouses, flats & townhomes  
 1,420 sq ft penthouse terrace  
 2,152 sq ft indoor pool

**7 UNIVERSITY HOUSE**  
 ORLANDO, FLORIDA  
**AWARD-WINNING**  
 5-story student housing  
 416 units  
 995 beds  
 101 beds per acre  
 Unit sizes from 528 - 1580 square feet  
 1, 2, 3 & 4 bedroom units

**8 THE DOMAIN**  
 SAN JOSE, CALIFORNIA  
**MODULAR CONSTRUCTION**  
**AWARD WINNING PROJECT**  
 4-story over podium with one level parking  
 444 units  
 6.97 acres  
 64 units per acre

**9 ELEMENTS**  
 IRVINE, CALIFORNIA  
 2 buildings: 6-stories  
 7-story Garage  
 700 units on 10.7238 acres  
 Two roof top decks; 35,000 sf  
 Two junior Olympic size pools  
 12,000 SF amenities space  
 3.0 acres of park and outdoor amenities  
 Park, bowling alley, Basketball courts

**10 HONOLULU TOWER**  
 HONOLULU, HAWAII  
 30 - story tower  
 247 units  
 848 sq ft average  
 302 parking spaces  
 10,000 sq ft retail, lobby & leasing  
 242,000 sq ft total building area

**11 222 HENNEPIN**  
 MINNEAPOLIS, MINNESOTA  
**AWARD WINNING**  
 6-story wrap & podium with retail  
 288 units  
 113 units per acre  
 Unit sizes from 476 - 1522 square feet  
 Efficiency, 1 & 2 bedroom units  
 Whole Foods® grocery store on lower level

**12 THE HIGH GROVE**  
 BATON ROUGE, LOUISIANA  
**2014 COMPLETION**  
**LEED SILVER**  
 3-story mixed use  
 192 units  
 681-1158 sq ft units  
 Features solar panels mounted atop garages  
 which cuts energy consumption by 30%  
 Attached garages  
 HUD (d2) financed

**13 JANEFIELD AVE**  
 GUELPH, ONTARIO  
 192 total town homes  
 8 buildings  
 1033 sq ft average townhome size

**THE CARLYLE, Minneapolis, MN**  
39-story condominium tower, 86% efficient, tunnel-form construction



Photo courtesy of Tim Davis  
Project by Humphreys and Partners Architects, L.P., Opus A and E,  
Opus Northwest Construction and The Carlyle Condos, L.L.C.

## EFFICIENT DESIGN PERFECTED.

TIGHT SCHEDULE? TIGHT BUDGET? NO PROBLEM.

For many developers, Humphreys and Partners Architects is the go-to firm for packaged multi-family 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" <sup>®</sup>	2-story; 16-18 U/A
e-Urban <sup>®</sup>	3-story, surface parked; 30 U/A
e-Urban <sup>®</sup>	4-story, surface parked; 40 U/A
e-Urban <sup>®</sup>	5-story, surface parked; 50 U/A
e-Urban <sup>®</sup>	4-5 story wrap; 60-80 U/A
e-Urban <sup>®</sup>	Podium; 140 U/A
e-Max <sup>®</sup>	4-story, surface parked; 52 U/A
e-Max <sup>®</sup>	5-story, surface parked; 62 U/A
e-Max <sup>®</sup>	4-story, surface parked, tuck under garage; 60 U/A
e-Max <sup>®</sup>	5-story, surface parked, tuck under garage; 70 U/A
e-Max <sup>®</sup>	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 <sup>®</sup>	20-story wrap; 125-150 U/A; up to 89% efficient
HR/Home-Rise <sup>®</sup>	40-story wrap; 250-310 U/A; up to 89% efficient
Student e-Urban <sup>®</sup>	4-story; 80 beds/acre
Student e-Urban <sup>®</sup>	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.

SMART ARCHITECTURE, LANDSCAPE, INTERIORS AND CIVIL



Dallas Headquarters	972 701 9636
Chicago	312 675 4260
New York	718 395 5970
Newport Beach	949 955 9400
New Orleans	504 717 4700
Orlando	407 339 9323
San Ramon	925 394 0830
Scottsdale	214 269 5150
Chennai, India	91 44 64994056
Dubai, UAE	+971 (4) 313 2361
Edmonton, Alberta	587 873 4153
Hanoi, Vietnam	84 915920888
Montevideo, Uruguay	+598 26002078
Toronto, Ontario	647 694 0319
Civil Engineering	214 269 5080
Interior Design	972 596 1700
Landscape Architecture	214 269 5150

## 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

- 2014 NMHC "Oh Canada"
- 2014 IBS "Renters by Choice: Must have Communities"
- 2014 Crittenden "Multifamily Development: Updates & Projections"
- 2014 PCBC
- 2014 NMHC Student Housing
- 2014 CAIC

### HUMPHREYS & PARTNERS EXPERTISE

- E-Urban<sup>®</sup> | Home Rise<sup>®</sup> | Big House<sup>®</sup>
- Manhattanization of America<sup>®</sup>
- HUD 221(d4) Financing Information

### APARTMENT & CONSTRUCTION WEBINARS

- 2015 Kick off Event for Apartment Development Video & Presentation
- 2014 Kick off Event for Apartment Development Video & Presentation

### TRENDS NEWSLETTERS

- 2014 Multifamily | High Rise | Student Housing
- Canada | California | South East Asia

# 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

## 2014 AWARDS.

### INDUSTRY AWARDS AND RECOGNITION

#### GOLD NUGGET

**GRAND AWARD** Best On-The-Boards Multi-Family Community *One Light — Kansas City, MO*

**AWARD OF MERIT** Campus Housing Project *Sterling Highlander — Riverside, CA*

**AWARD OF MERIT** Campus Housing Project *The District on Apache — Tempe, AZ*

**AWARD OF MERIT** Mixed Use Project *222 Hennepin — Minneapolis, MN*

**AWARD OF MERIT** On the Boards Multi-Family Community *1818 Church Street — Nashville, TN*

#### PILLARS OF THE INDUSTRY AWARDS

Best Student Housing Rental Apartment Community *The District on Apache — Tempe, AZ*

#### MULTIFAMILY EXECUTIVE AWARDS

Green Housing Project of the Year *Millennium High Street - Houston, TX*

#### ST. LOUIS MAGAZINE

One of the Top 5 New Residential Developments in St. Louis  
*Cortona at Forest Park — St. Louis, MO*

#### STUDENT HOUSING BUSINESS INNOVATOR AWARDS

Best Use of Green and Sustainable Design / Construction  
*Sterling Alvarado — San Diego, CA*

#### TOP 300 U.S. ARCHITECTURE FIRMS

Architectural Record, New York, NY

# ONE HUMPHREYS FAMILY.

SMART ARCHITECTURE, LANDSCAPE, INTERIORS AND CIVIL



HP CIVIL ENGINEERING



HPA DESIGN GROUP



HP LANDSCAPE ARCHITECTURE

## MASTERPLANNING EXPERTS.



**HUMPHREYS & PARTNERS**  
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