



## MHN's Top Multi-Housing Architects

Source: Multi-Housing News  
Date: September 2004

# MULTI-HOUSING NEWS

MHN'S TOP 100 ARCHITECTS  
SEE PAGE 35

THE NEWS AND INFORMATION SOURCE FOR THE MULTI-HOUSING PROFESSIONAL

SEPTEMBER 2004

## TOP MULTI-HOUSING ARCHITECTS



### Humphreys & Partners Architects LP

5350 Alpha Road  
Dallas, TX 75240  
972-701-9636/972-701-9639 (fax)  
www.humphreys.com

**Key Contact:** Mark Humphreys, CEO;  
972-701-9636;  
marketing@humphreys.com

**Active Regions:** National

#### In Their Own Words:

Humphreys & Partners can be summed up in one word—innovative. That one word describes our goals, our work and the process by which we achieve them. This has fueled our approach to the multi-family market, which is markedly different than our competitors.

Instead of competing for "status quo" projects, HPA produced new products within the multifamily market: "The Big House" apartments—a nationally recognized innovation and new trend; "The E-House," an affordable version of "The Big House"; and "The Home-Rise," an innovation in high-rise design that makes more marketable and profitable projects.

Creating new brands is only one component of our innovation. We have built strong relationships with our clients that have evolved into true partnerships. We help them achieve their goals by keeping an eye on the big picture. While our design work is our no. 1 priority, we recognize and comprehend the importance of the net operating income of a project as well as its marketability. Great products are nothing without a true understanding of the economics involved.

With five U.S. offices employing nearly 100 people, the size and scope of our firm allows us to handle the entire project continuum from design to construction. Our horizontally managed company has cultivated an environment that drives innovative thinking and instills a fervor in our team to succeed—yielding the high-profile, award-winning projects that Humphreys & Partners is known for nationwide.



Humphreys' The Carlyle in Minneapolis

#### Notable Projects:

**The Carlyle:** Minneapolis

High-Rise Condominiums

Number of Units: 280 units

Developer: Apex Asset Management/

The Opus Group

The partnership of Apex and Opus found a one-acre site in downtown Minneapolis in a great location with one view of the Falls and one view of downtown. Humphreys & Partners was able to get 280 units per acre in a 39-story condo minium tower, with a 1,320-square-foot average, in a modern design with some Art Deco influences. To save a year of construction and many millions of dollars in construction costs, tunnel form construction systems are being utilized, but an innovative design has kept the feeling of free-flowing, open-floor plans. The glass-and-stone building is set to start construction this fall with completion in 2006.

**The Biltmore Residences:** Palm Springs, Calif.

Product Type: "The Big House" luxury apartments

Number of Units: 133 Units

Client: Nexus Residential Communities

For the site of the old Biltmore Hotel in Palm Springs, with its history as the playground of the rich and famous, Humphreys & Partners wanted to recapture the essence of that era with a nod to the Palm Springs modern style. Using their "Big House" concept as the starting point, the seven- and 10-unit buildings resemble the large vacation homes that were built in the 1940s and 1950s. The deep overhangs, flat roofs, and the integration of indoor and outdoor spaces make this a unique project for residents

wanting to relive the glory days of the past on the very site that made Palm Springs famous in the first place.

#### Client Testimonial

"We want to thank you for your tremendous commitment over the past months, weeks, days and hours that resulted in the successful opening of The Carlyle. In our opinion, it is the greatest team of professionals ever assembled for a high-rise, high-profile project. I truly believe your entire team is the best in the country, and I could not imagine doing a job without them. They are the BEST."

—Bob Lux, Principal, Apex Asset Management, Minneapolis

### Humphreys & Partners Architects, L.P.

Headquartered in Dallas, Humphreys & Partners is a full-service architectural firm best known for innovations in multifamily design such as "The Big House™", the "E-House™" and the "Home-Rise™". Besides creating new brands, Humphreys & Partners enters into a true partnership with its clients by recognizing the importance of the net operating income of a project as well as its marketability. With five U.S. offices employing nearly 100 people, the size and scope of Humphreys & Partners allows it to handle the entire project continuum from design to construction.



**Contact information:** Humphreys & Partners Architects, L.P.  
5350 Alpha Road, Dallas, Texas 75240  
(972) 701-9636 • (972) 701-9639 FAX  
marketing@humphreys.com  
www.humphreys.com



The Carlyle—Minneapolis, 39-story Condominium Tower, 280 units  
Local Firm Construction

Offices: Dallas, Orlando, Las Vegas, Charlotte, Irvine

COMPANY PROFILE

WWW.MULTI-HOUSINGNEWS.COM

SEPTEMBER 2004