

MULTI-HOUSING NEWS

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PROPERTY MANAGEMENT | FINANCE | INVESTMENT | DEVELOPMENT | ARCHITECTURE | CONSTRUCTION | TECHNOLOGY

The Nation's Top Multi-Housing Architects



Humphreys & Partners Architects LP

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Active Regions: National

No. of LEED-Accredited Professionals: 3

Our Firm's Cutting Edge: Humphreys & Partners is an architectural and urban design, master planning and land planning firm engaged in the design of high-rise, mid-rise, mixed-use, luxury, senior, affordable and student housing—both rental and for sale—in markets across the country. 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 multifamily market, which is markedly different from our competitors. 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 number-one priority, we recognize and comprehend the importance of



Humphreys & Partners: e-urban Multifamily Project

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 eight U.S. offices employing over 130 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 high-profile, award-winning projects that Humphreys & Partners is known for nationally.

Notable Projects: *Boardwalk at Town Center*; The Woodlands, Texas; Four-and five-story wood frame; 345 units; 60 units per acre. Designed in a Southern Coastal style, featuring stucco, metal, soaring glass and cedar accents, Boardwalk at Town Center is situated along the scenic Woodlands Waterway. It features state-of-the-art fitness center, business center and cyber cafe, walking paths and park benches, a roof garden with a view to the amphitheatre, and a boardwalk along the Waterway. Creative floor plans range in size from 710-1,670 square feet, many with views to the water.

e-Urban Multifamily Product—Humphreys & Partners introduces a new multifamily concept that breaks the density barrier of 35 to 40 units per acre plus boasts up to 88 percent efficiency in net rentable space compared to 65 percent efficient typical four-story projects. Densities of up to 44 units per acre in four stories with no structured parking, and up to 100 units per acre in five stories with structured parking, can be achieved. The mid-rise design has mini-lobbies at four corners, 25-foot corridors, elevator service, and units with approximately 1,000-sq-ft. average with 1.7 parking spaces per unit.

Client Testimonial: "Crescent would like to thank (HPA) for a job well done in producing our construction documents. Humphreys produced quality documents on time in the format we requested. This project and its demands are unique and complying with our requests was not an easy task I'm sure. Working with experienced professionals who deliver the promised product is always enjoyable. Our experience with Humphreys thus far certainly falls within this class. Crescent is looking forward to working with you and your team in the future as you all serve as our construction contract administrator."

—Bret Creel, senior construction manager of Crescent Real Estate Equities Ltd. on The Tower Residences, Ritz-Carlton Phase II