



ABOUT US

Humphreys & Partners Architects has been providing high quality, innovative planning and design services since 1991. 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.

Headquartered in Dallas, with regional offices in Irvine, New Orleans and Orlando, HPA employs a talented team of professionals with artistic talent, classical training and diverse experience in all aspects of the architectural process.

Committed to excellence and responsiveness to our clients, our professionals consistently strive for innovation in a field where ingenuity is rare. While inventiveness is often the distinguishing mark of a project, we understand that true project success relies not only on design, but also on the providing of competent building documents and timely delivery.

Our portfolio of experience in over 40 states and abroad demonstrates a clear understanding of the local and regional issues affecting project success. Humphreys & Partners Architects has provided design services on over 300,000 units to date. We employ this vast experience on every project.

Throughout the years, Humphreys & Partners has been recognized by organizations across the country for design excellence. Our honors include Best in American Living, Pillars of the Industry, Aurora and Grand Aurora, Builders' Choice and Builders Choice Grand Award, Platinum People's Choice Awards, as well as numerous other local and regional awards.





APPROACH

The cornerstone of our methodology is open communication. We consistently aim to ensure that all possible ideas are considered and all reasonable alternatives are explored. Our most successful projects are those that are built around all parties within the development team. These contributions are necessary in making each project a unique success.

We are deeply committed to design excellence. To ensure design quality, reviews with the design architect will be held and aspects of the concept will be challenged where appropriate and alternatives will be discussed to ensure an end product that will comply with all codes and requirements while remaining innovative and interesting.

Budget control and management methodology will meet goals set out at the beginning of the project. All design decisions will be benchmarked against the control budget. If variances are anticipated with the current approach, alternate solutions will be generated in order to achieve the intended target costs. Involvement with the Owner and General Contractor teams is continual to ensure that the approach is in accordance.





DESIGN

Our goal is to provide innovative design solutions for a competitive marketplace. We are committed to producing fresh, creative and distinctive designs that are appropriate to both our clients' requirements as well as the needs of the surrounding community. The focus of our work is to target the balance of function, cost and aesthetics to produce excellent and award winning architecture.

Responsiveness to client needs throughout the design and construction process ensures the timely, effective delivery of our services. Some of the initiatives that are targeted include:

- Analysis of all design options with respect to functionality, constructability and cost
- Identification of a unique design solution that is innovative and achievable within the budget parameters
- Analysis of how the mechanical, electrical and other building systems interface with the architectural features
- Scheduling of quality control reviews internally and externally with specialty consultants at critical path milestones for overall improvement of the project documents, ideas, goals and objectives.

Our clients' satisfaction is a measure of our success. Integrity, timeliness, excellence in communication and overall understanding of the development timeline direct our focus in order to ensure the success of each project.



EXPERIENCE

Humphreys & Partners is a “developer’s architect”, understanding the economies, critical aspects and overall goals of development. Our professionals understand the important factors to keep in mind, including land costs, pro forma requirements, timelines, hard costs and communication. We focus on creating new and innovative building forms and layouts that maximize efficiency and help to outperform the competition, regardless of the market condition.

Our designers and project managers work to create buildings that are the best solution for both the developer as well as the location. Designs must be efficient, but must also achieve a design aesthetic that will be appealing. We thrive on being problem solvers – searching out design solutions in locations and markets where the numbers would not normally work. Our special attention to efficient design has helped to save clients save millions of dollars, creating greater profits.

Our staff, which provides us with strong depth of experience, is our greatest asset. We are team players and enjoy working and coordinating with consultants, owners and general contractors that share this same attitude. Design and production teams work together to execute project tasks effectively and on time. Many of our professionals are long term employees who care about doing the right thing, often building and maintaining lasting relationships with clients, some lasting since our beginnings in 1991. We look forward to bringing this experience to your company.



GREEN DESIGN + LEED®

Humphreys & Partners consistently strives to be forward thinking, both in our designs as well as the way in which our work relates to the environment.

We have recently enhanced our commitment to environmentally responsible planning, design and construction by offering a formal GREEN REVIEW to every project we complete. We know our clients and their communities appreciate our focus on sustainable development.

Building a LEED® Certified building is an involved process, but yields many compelling benefits, environmental and economic.

The environmental impacts are the most widely known and understood. Small decisions early on in the design process can ensure that a building can benefit the surrounding ecosystems, positively affect air and water quality, reduce the amount of waste produced during construction and during the lifecycle of the building, and, by utilizing recycled and sustainable resources, minimize the environmental impact on the surrounding resources.

Though some decisions will affect the initial costs during construction, a LEED® designed or certified building will have many economic benefits over the lifecycle of the building. Sustainable materials and energy efficient mechanical systems reduce the operating costs and enhance the overall lifetime performance of the building.



HPA is a member of the
US Green Building Council



AWARDS

2013

MHN EXCELLENCE AWARDS

Silver Winner — Best New Development: Student Housing | *University House Central Florida — Orlando, FL*

Silver Winner — Best New Development: Student Housing | *Sterling Alvarado — San Diego, CA*

PILLARS OF THE INDUSTRY AWARDS

Finalist — Best Student Housing Rental Apartment | *University House Central Florida — Orlando, FL*

AURORA AWARDS (SOUTHEAST BUILDERS CONFERENCE)

Winner — Rental Apartment Community - Density of 15 or More Units Per Acre | *Fusion 1560 — St. Petersburg, FL*

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Finalist — Multifamily Rental Community of the Year | *BLVD — Dallas, TX*

MINNEAPOLIS/ST. PAUL BUSINESS JOURNAL

Winner — Best Overall and Mixed-Use Urban | *222 Hennepin — Minneapolis, MN*

GOLD NUGGET

Grand Award — Best On-The-Boards Mixed Use Project | *222 Hennepin — Minneapolis, MN*

Grand Award — Campus Housing Project — Faculty/Student Residential, Institution Use | *University House Central Florida — Orlando, FL*

Awards of Merit — Campus Housing Project — Faculty/Student Residential, Institution Use | *Sterling Alvarado — San Diego, CA*

Awards of Merit — Best Multi-Family Housing Project — under 18 DU/Acre (For Sale or Rent) | *Sorrento Terrace — San Diego, CA*

2012

MULTIFAMILY EXECUTIVE AWARDS

Winner — Project of the Year: Mid-Rise | *Fusion 1560 — St. Petersburg, FL*

BEST IN AMERICAN LIVING AWARDS (BALA)

Gold Winner — Rental Development 5 Stories & Over | *University House — Orlando, FL*

Silver Winner — Rental Development Up to 4 Stories | *Sterling Central — Orlando, FL*

Silver Winner — Development On the Boards | *222 Hennepin — Minneapolis, MN*

STUDENT HOUSING BUSINESS INNOVATOR AWARDS

Winner— Best Architecture/Design (Over 200 Beds) | *Sterling Central — Orlando, FL*

PILLARS OF THE INDUSTRY AWARDS

Winner — Best Mid-Rise Apartment | *Fusion 1560 — St. Petersburg, FL*

Winner — Best Multifamily Community of the Year | *Fusion 1560 — St. Petersburg, FL*

HBJ LANDMARK AWARDS (HOUSTON BUSINESS JOURNAL)

Winner — Best Multifamily Project | *The Millennium Waterway — The Woodlands, TX*

Finalist — Best Green Project | *The Millennium Waterway — The Woodlands, TX*

HAA HONORS AWARDS (HOUSTON APARTMENT ASSOCIATION)

Winner — Best Green Conventional | *The Millennium Waterway — The Woodlands, TX*

MHN EXCELLENCE AWARDS

Silver Winner — Best New Development: Mid-Rise | *Fusion 1560 — St. Petersburg, FL*

Silver Winner — Best New Development: Low-Rise | *Hebron 121 Station — Lewisville, TX*

AWARDS

2012(cont)

STRUCTURES AWARDS (SILICON VALLEY/SAN JOSE BUSINESS JOURNAL)

Winner — Best Residential Project | *Domain Apartments* — San Jose, CA

2011

STUDENT HOUSING BUSINESS INNOVATOR AWARDS

Winner — Best Architecture/Design — Traditional | *Canopy* — Gainesville, FL

Winner — Best Use of Green/Sustainable | *Sterling Collwood* — San Diego, CA

GOLD NUGGET

Grand Award — Best Multi-Family Housing Project—up to 3 Stories | *The Preserve on Fredericksburg* — San Antonio, TX

Grand Award — Residential Project of the Year—Attached Product within a Suburban Setting | *The Preserve on Fredericksburg* — San Antonio, TX

AURORA AWARDS (SOUTHEAST BUILDERS CONFERENCE)

Winner — Rental Apartment Community - Density of 15 or More Units Per Acre | *Tortuga Pointe* — St. Petersburg, FL

PILLARS OF THE INDUSTRY AWARDS

Winner — Best Garden Apartment Community (4 stories or under) | *The Preserve on Fredericksburg* — San Antonio, TX

Finalists — Best Student Housing Rental Apartment Community

Best Rental Apartment Community (non-garden, 5 stories or less)

Best Garden Apartment Community (4 stories or under) - 2 projects in this category

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Winner — Best Multifamily Rental Community | *The Monterey* — Dallas, TX

MULTIFAMILY EXECUTIVE AWARDS

Winner — Project of the Year: Low-Rise (Grand) | *Tortuga Pointe* — St. Petersburg, FL

Winner — Project of the Year: Low-Rise (Merit) | *The Preserve on Fredericksburg* — San Antonio, TX

SAN DIEGO'S BEST UNION-TRIBUNE

Winner — #1 Apartment Community | *Cresta Bella* — San Diego, CA

BEST IN AMERICAN LIVING AWARDS (BALA)

Gold Winner — Rental Development 5 Stories & Over | *Fusion 1560* — St. Petersburg, FL

Silver Winner — Rental Development Up to 4 Stories | *Tortuga Pointe* — St. Petersburg, FL

2010

GOLD NUGGET

Grand Award — Best Adaptive Re-Use Category | *Century Plaza* — Phoenix, AZ

Merit Award — Best Affordable Project — Under 30 DU/Acre | *Villas of Hillcrest* — Dallas, TX

Merit Award — Best Multi-Family Housing Project — up to 3 Stories | *The Preserve on Fredericksburg* — San Antonio, TX

AFFORDABLE HOUSING FINANCE READERS' CHOICE AWARDS

Finalist — Master-Planned/Mixed-Use Category

MCSAM AWARDS (HOMEBUILDERS ASSOCIATION OF GREATER DALLAS)

Winner — Best Multifamily Rental Community | *The Monterey* — Dallas, TX

PILLARS OF THE INDUSTRY AWARDS

Finalists — Best Student Housing Rental Apartment Community

Best Garden Apartment Community (4 stories & under) - 2 projects in this Category

FOUNDED: 1991

SERVICES: Land & Master Planning, Initial Programming, Schematic Design, Design Development, Construction Documents, Bid/Permit Assistance, Construction Administration, Landscape Architecture (HPLA), Interiors (HPAD)

PRINCIPALS:



Mark Humphreys, AIA NCARB
CEO



Greg Faulkner, AIA NCARB
President



Walter Hughes, AIA
Vice President, Design



Karla Cavazos
Vice President



Martin Koch, RA NCARB
Regional Director, Orlando



Vince Chupka, AIA NCARB
Regional Director, Irvine



Tanya DeSandro
Regional Director, New Orleans



Jonathan Delcambre
Director, High Density Projects

OFFICE LOCATIONS

DALLAS {HQ}
NEWPORT BEACH
NEW ORLEANS
ORLANDO
SAN RAMON
SCOTTSDALE

CHENNAI
DUBAI
HANOI
EDMONTON
MONTEVIDEO
TORONTO

CHICAGO {opening soon}
NEW YORK {opening soon}

STATE LICENSURE:

| | | | | |
|-------------|---------------|---------------|----------------|---------------|
| Alabama | Hawaii | Minnesota | North Carolina | Texas |
| Arizona | Illinois | Mississippi | Ohio | Utah |
| Arkansas | Indiana | Missouri | Oklahoma | Virginia |
| California | Kansas | Nebraska | Oregon | Washington |
| Colorado | Kentucky | Nevada | Pennsylvania | West Virginia |
| Connecticut | Louisiana | New Hampshire | Rhode Island | Wisconsin |
| Delaware | Maryland | New Jersey | South Carolina | |
| Florida | Massachusetts | New Mexico | South Dakota | |
| Georgia | Michigan | New York | Tennessee | |





Debut: 1994
Features: Private attached garages
 Direct unit entry
 250+ projects built across the US
Efficiency: 100% (no common area, all rentable/sellable SF)



Debut: 2005
Features: Private elevator lobbies
 No corridor
 Service corridor for egress (limited finishes)
Efficiency: 87% (sellable/rentable vs. gross SF)



Debut: 2007
Features: up to 40 to 50 units per acre (surface parked)
 up to 80 to 110 units per acre (wrap)
 up to 140 units per acre (podium)
Efficiency: 86% (sellable/rentable vs. gross SF) compared to 60%



Debut: 2009
Features: Smaller average unit sizes
 up to 63 to 70 per acre (surface parked)
 up to 110 units per acre (wrap)
Efficiency: 87% (net vs. gross SF) compared to 60%



Debut: 2009
Features: Options for independent living & assisted living
 Flexible area at center for amenities/common areas
 Potential financing under HUD 221 or HUD 232
Efficiency: 85% (net vs. gross SF)



518 Units

274 Parking Spaces

Average Unit Size 899 Square Feet

Total Area 601,740 Square Feet



237 Units

197 Parking Stalls

740 Square Feet Average Unit Size

287,200 Total Square Feet

Ellsworth Commons

Malta, New York



70,000 Square Feet of Retail
310 Flats
22 Brownstones
332 Total Units
740 Parking Spaces Total