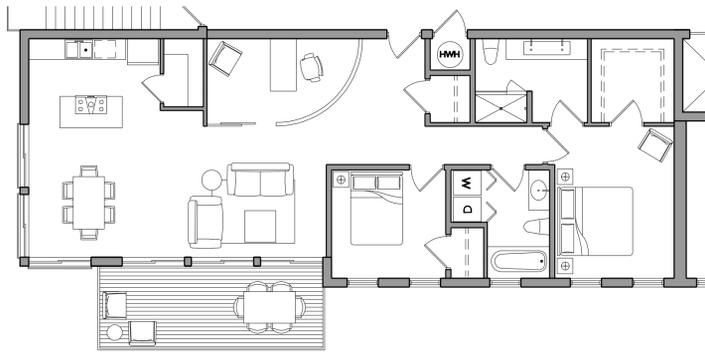


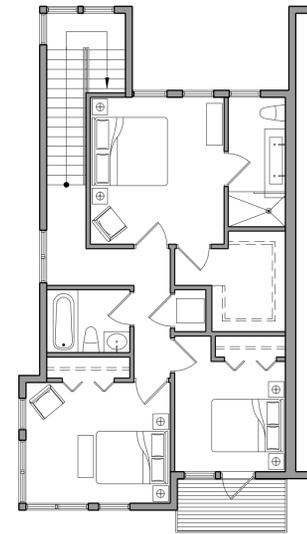
Typical Flat

- 1,300 SF
- 2 Bedroom/2 Bath
- 13' x 28' Great Room
- Elegant kitchen with large pantry
- Flexible "G" room located off Great Room
- 8' x 22' Balcony

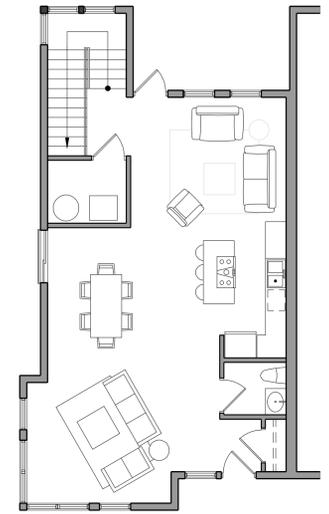


End Townhome

- 1,900 SF
- 3 Bedroom/2.5 Bath
- Private rear terrace
- Elevated front yard and entry stoop
- Informal living area in addition to Great Room

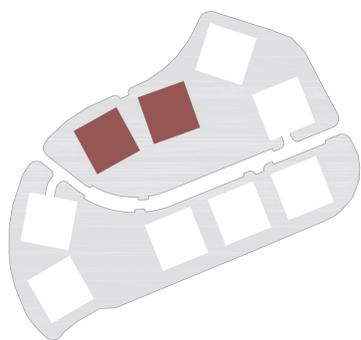


Level 2

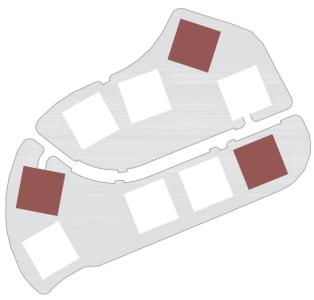


Level 1

By combining a 16 unit, four-story building with six, two-story townhomes, the **LOW DENSITY** building module provides a residential streetscape while maintaining the necessary development density. The 1,300 square foot flats are oriented towards available views and site amenities while the 1,600 and 1,900 square foot townhomes animate the street and provide the foundation for a true neighborhood. Both share a common 43 space, elevated parking garage with ample storage opportunities.



Elevated front yards and entry stoops



By once again combining six two-story townhomes with a more dense four-story component, the **MEDIUM DENSITY** building module takes full advantage of a larger shared parking garage and provides 27 one, two and three bedroom units. Central to nearly all of the unit designs throughout the project is the "G" room. This flexible space typically opens directly off of the Great Room and is intended to be an extension of the living area and satisfy the needs of a variety of people - the techno-Geek, the Gearhead, or simply the next Generation.



Double-height volumes and mezzanine levels at penthouse units

Generous balconies and access to daylight at upper level units

Private terrace space for townhomes and level 1 units



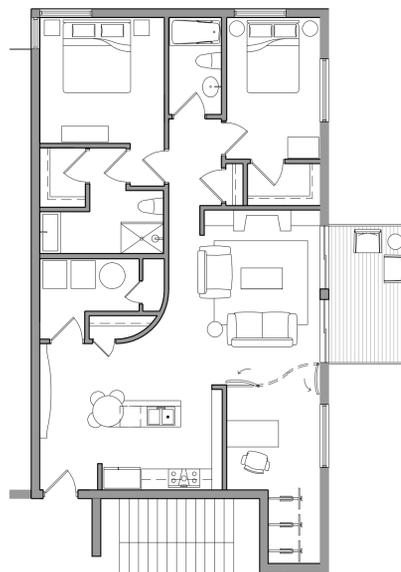
Open and creative spa-like bathrooms

Shared daylight throughout the units through the use of translucent doors and sliding panels



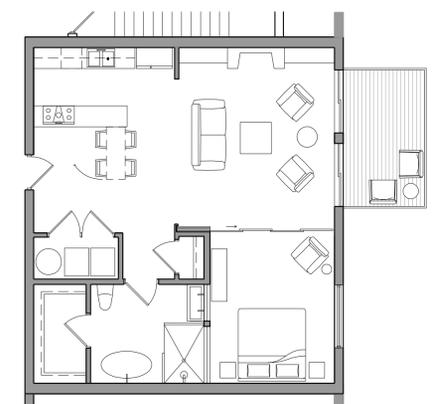
### Three Bedroom Flat

1,350 SF  
 3 Bedroom/2 Bath  
 8' x 14' Balcony  
 Kitchen with integrated dining area  
 Flexible and convenient 3rd bedroom that can function as bedroom, formal dining area, study, etc.



### One Bedroom Flat

950 SF  
 1 Bedroom/1 Bath  
 8' x 14' Balcony  
 Master bedroom with sitting area that can become an extension of the living area  
 Kitchen with integrated dining area







“I

think you have to work the interior and exterior [of a home] hand-in-hand,” says Mineé-Kent. As a result of this philosophy, the exterior of the 8,000-square-foot abode includes wood, cultured stone, brick, and stucco on the walls and wood, metal, and copper on the roof. This use of multiple materials not only allows the home to blend in with the terrain, but it also suggests the house has evolved over time. This evolution was produced entirely on purpose in order to stay true to the homes of the French countryside wherein the main house may be very old while other sections were added over generations.

“After Herb came back from France, he really embraced the idea of everything not matching,” says Mineé-Kent. The two saw eye-to-eye on this account, as Mineé-Kent prefers to contrast elements of her designs.

The interior of Red Canyon Ranch House also uses a variety of materials including different types of wood in the flooring, beams, and cabinetry, as well as non-matching sinks and fixtures, and contrasting granite and travertine. On an interesting note, all the wood flooring and most of the beams in the house are made of reclaimed wood more than 100 years old from Conklin’s in Pennsylvania.

The La Mees’ home was put on the fast track and built in a year-and-a-half after the initial design phase, though the designing continued as the house was under construction. Details were refined, floor plans adjusted, and materials chosen as the project progressed. With the finished product, guests enter through double, rustic, wooden doors by Santa Fe Heritage, then pass through secondary, metal, gate-style doors into a wide-open combination entry/living/dining area with a 32-foot ceiling. These different areas are distinguished by the positioning of the furniture rather than walls to maintain an open, airy feeling. The floor-





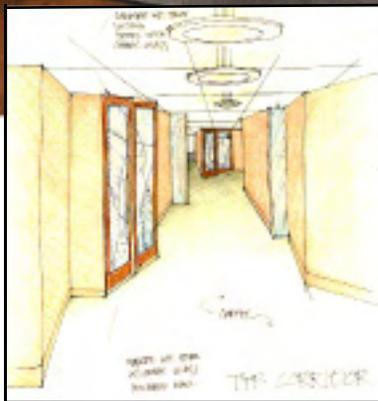
# Facilitating Pre Sales By Design

## NorthCreek Marketing Suite, Denver, Colorado

From the client's perspective, perhaps the most important part of any residential development is the ease with which the units are sold. In elite level developments, where units can range from 4,000 to 15,000 square feet or more and obtain sales prices in the millions the importance of presales can't be overstated. Helping clients to visualize a living space that hasn't yet been built as well as allowing them to play an active role in the customization of the space they will inhabit is a very effective way to facilitate unit presales. Humphries Poli Architects brings full service interior design capacities to each project as part of our in-house design team and can offer invaluable assistance to clients in this respect.

NorthCreek, a magnificent 175,000 sq. ft. mixed-use residential and retail development being constructed on the western edge of Fillmore plaza in the heart of Denver's premiere shopping district, features a Marketing Suite designed by HPA that has been a key part of the sales team's success so far. With the help of our design team, the developer converted the second floor of their adjacent sales office into a series of scaled spaces detailing the essential living areas of each unit delineated by a mock blue print floor. Perspective buyers can tour the suite and gain an appreciation for the obvious attention to detail the project design team has insisted on.





TCI Corporate Offices



BASF World Headquarters Atrium



Methodist Hospital Display



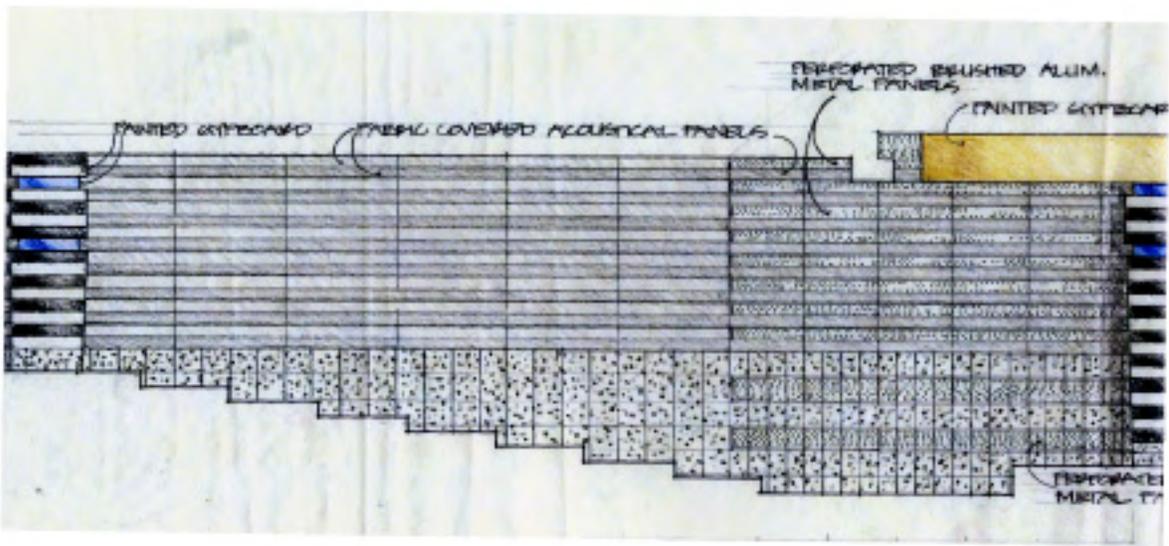
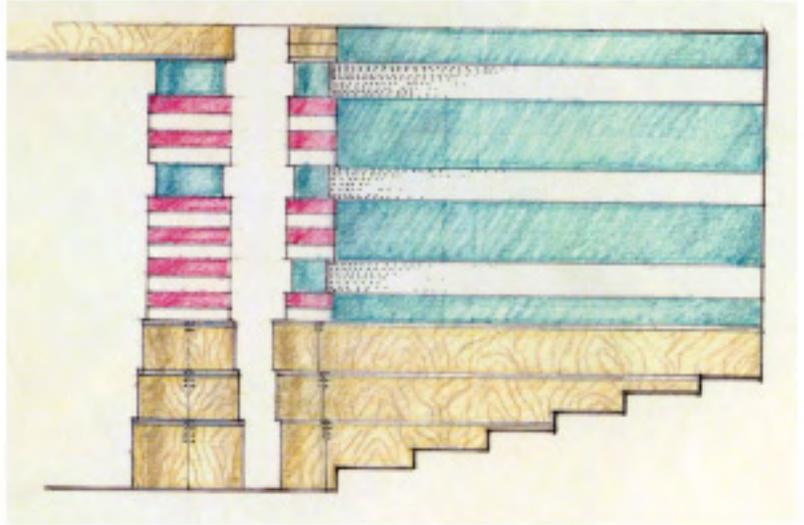
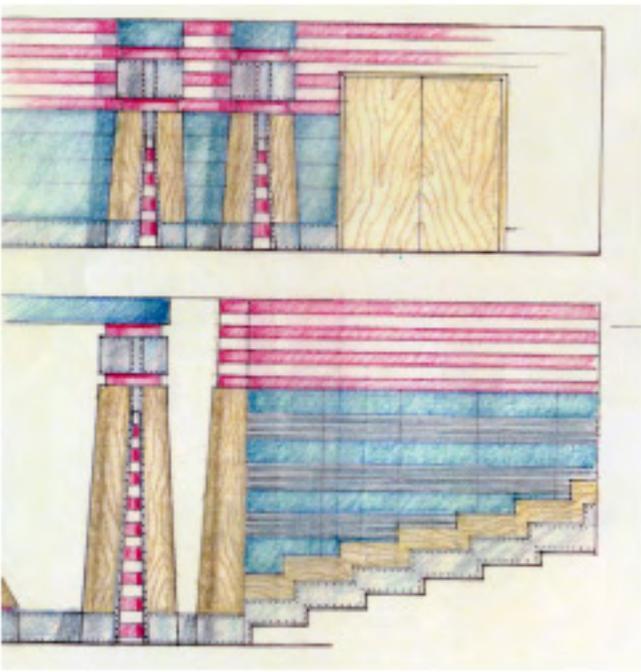
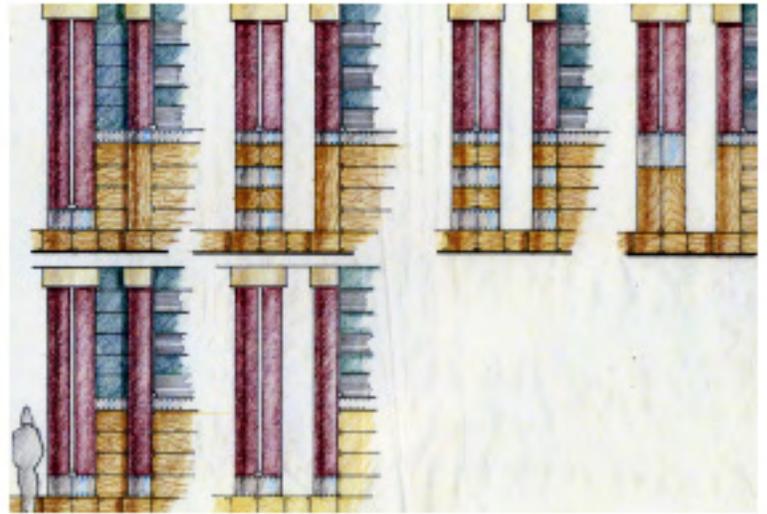
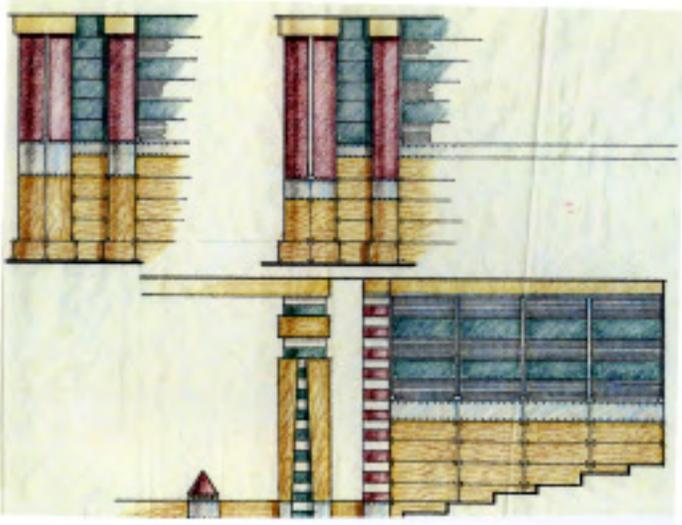
Alligator & Fishnet Woman Greeting Card



United Artists CEO Office



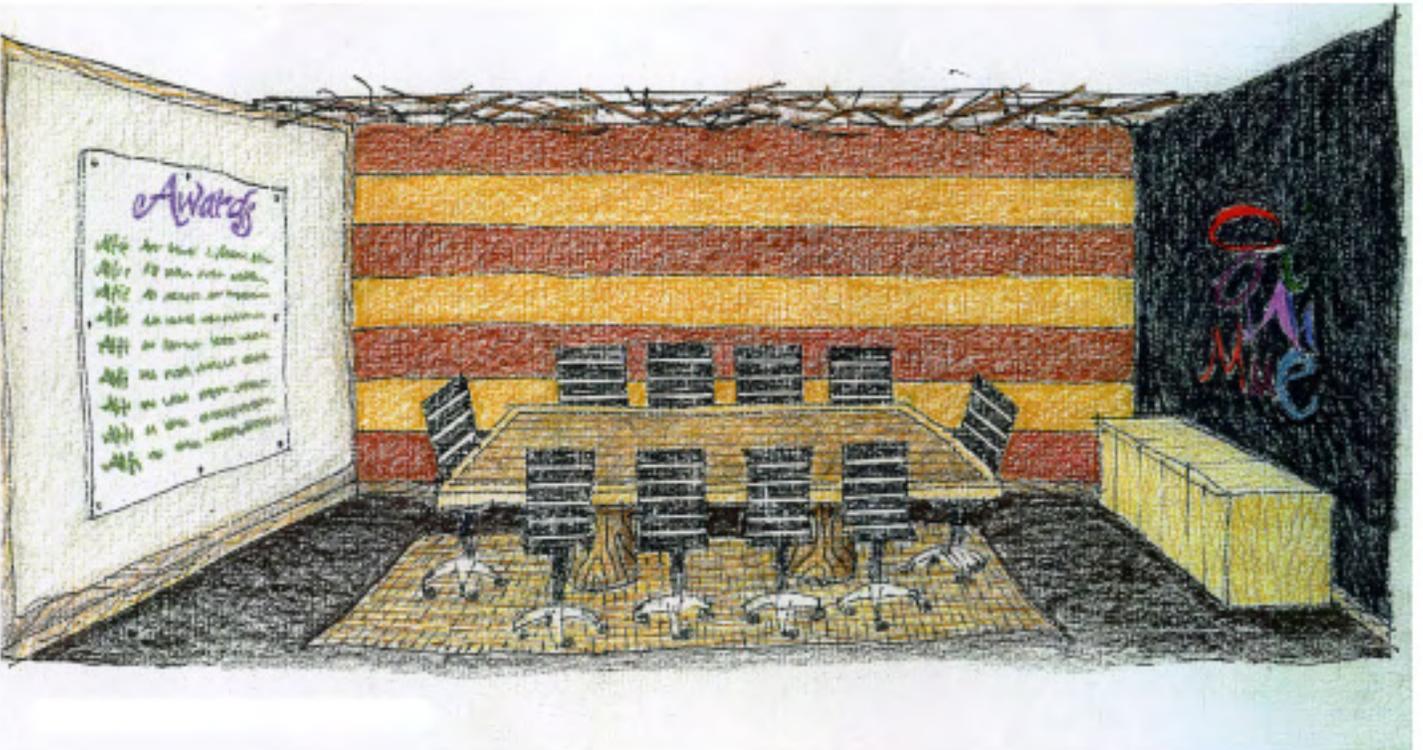
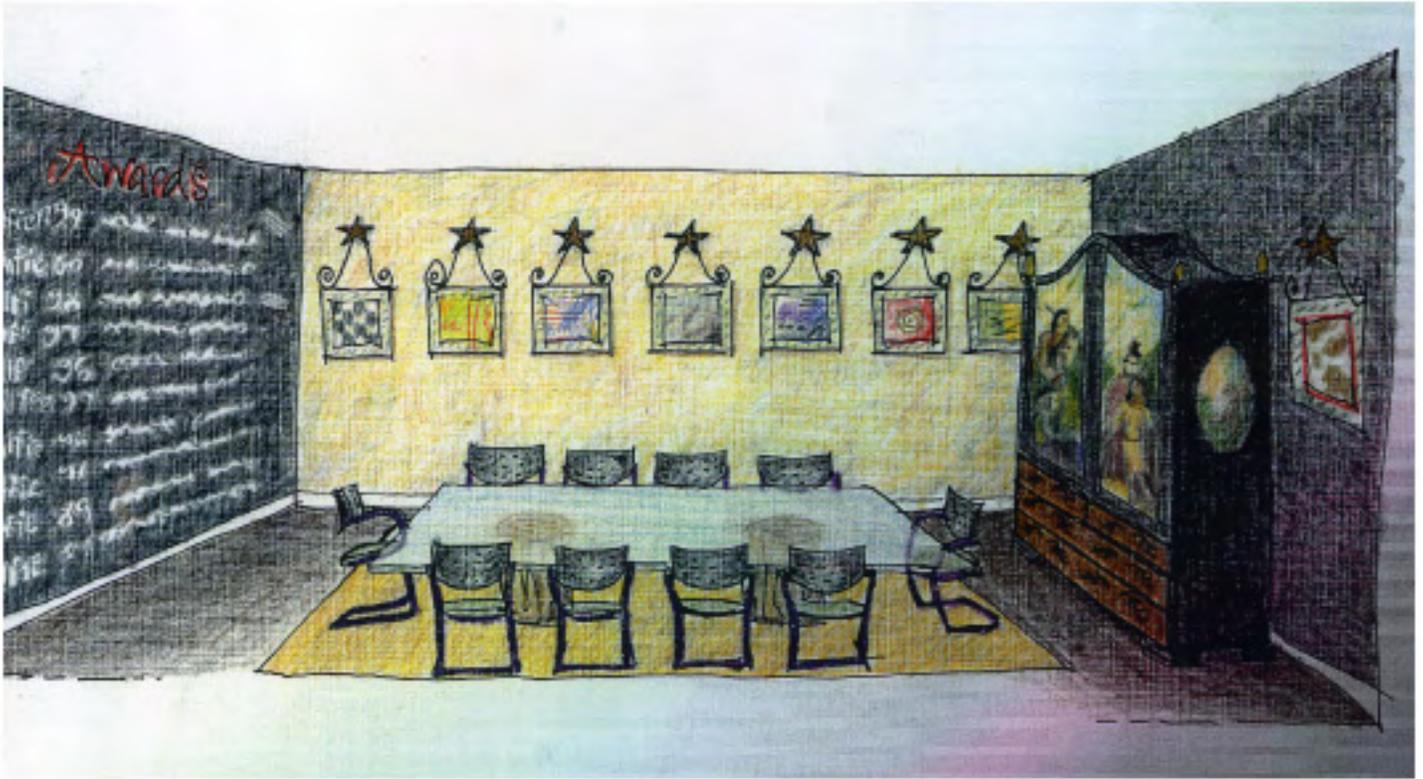
University of Illinois



VA Hospital Ideation Sketches



The Smith Group Lobby Display



Communique Conference Room



Let's Go Play! Hourly Daycare