



## Project Design Update Component II – Phase I

April 14, 2011



AMERICAN CAMPUS  
COMMUNITIES



Dekker/Perich/Sabatini  
architecture interiors landscape planning engineering

Bohannon  Huston



Project Team

Owner

Albuquerque, NM

**Lobo Development** | PARTNERSHIP+INVESTMENT+COMMUNITY

Albuquerque, NM

Client

 **AMERICAN CAMPUS**  
COMMUNITIES  
Austin, TX

Architects

Phoenix, AZ


 **Dekker/Perich/Sabatini**  
architecture interiors landscape planning engineering  
Albuquerque, NM

## Project Team


Civil Engineer

Bohannon ▲ Huston  
Albuquerque, NM

Interior Designer

 **Sixthriver Architects**  
Austin, TX

LEED Consultant

 **CTG Energetics**  
Oakland, CA





Introduction

American Campus Communities is committed to the design and development of a LEED Silver project. This commitment supports the University of New Mexico's larger vision to reduce green house gas emissions and environmental stewardship.

## Introduction



AMERICAN CAMPUS  
C O M M U N I T I E S

## Project Goals and Considerations

- **Respect** and build upon the climate, architectural and cultural heritage of UNM and New Mexico.
- **Integrate** new development into the context of the campus, neighborhood and community.
- **Enhance** the open space and recreation amenity of the campus and existing student housing precinct.
- **Provide** maximum opportunity for social interaction and pedestrian connectivity to the campus.
- **Commit** to sustainability and the maintenance of new development to achieve LEED Silver Certification.
- **Enhance** the living/learning experience of students while successfully accommodating present day needs and 21<sup>st</sup> Century design considerations.



Context Overview





## Overview



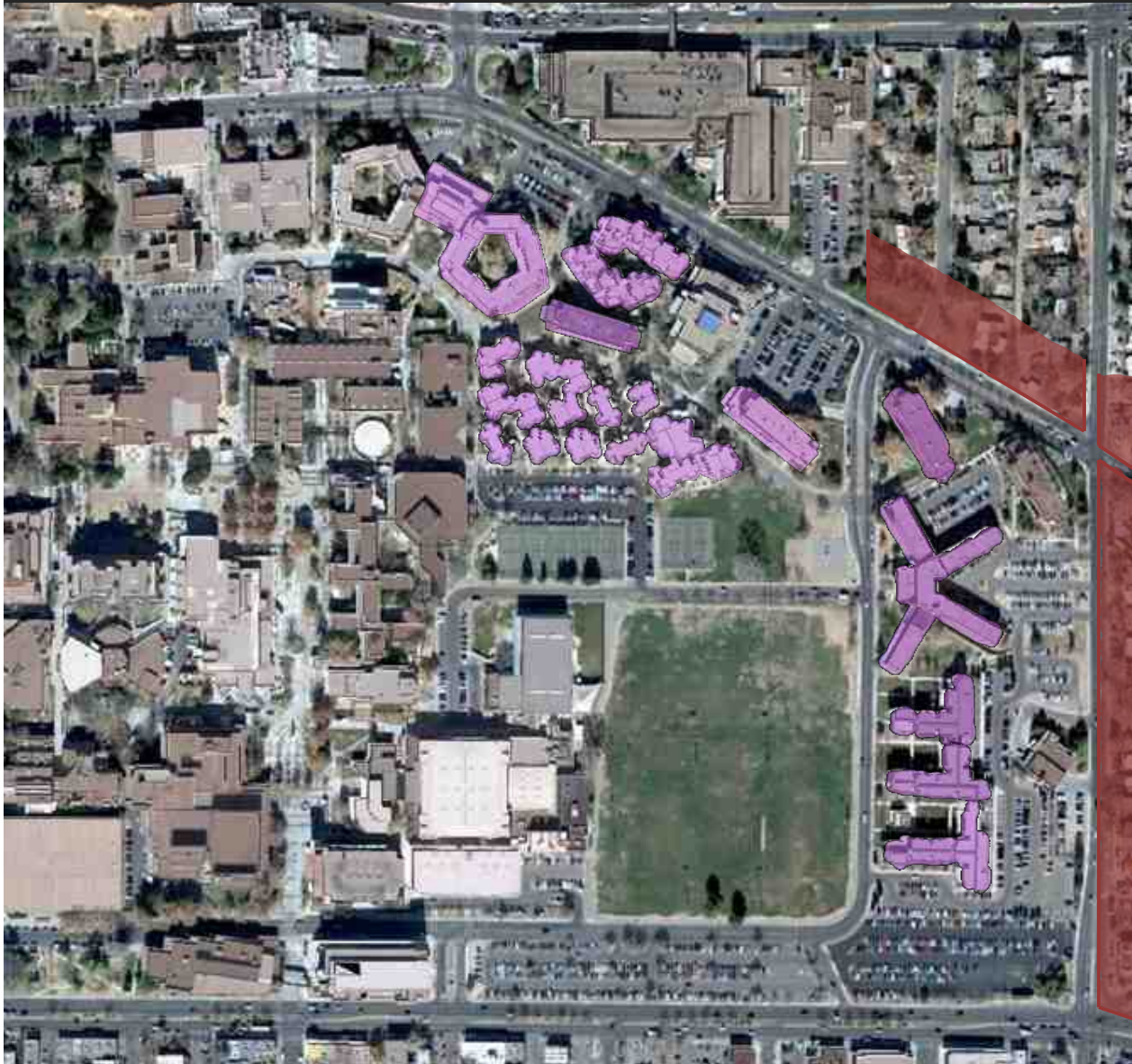
Existing Student  
Housing

## Context Overview





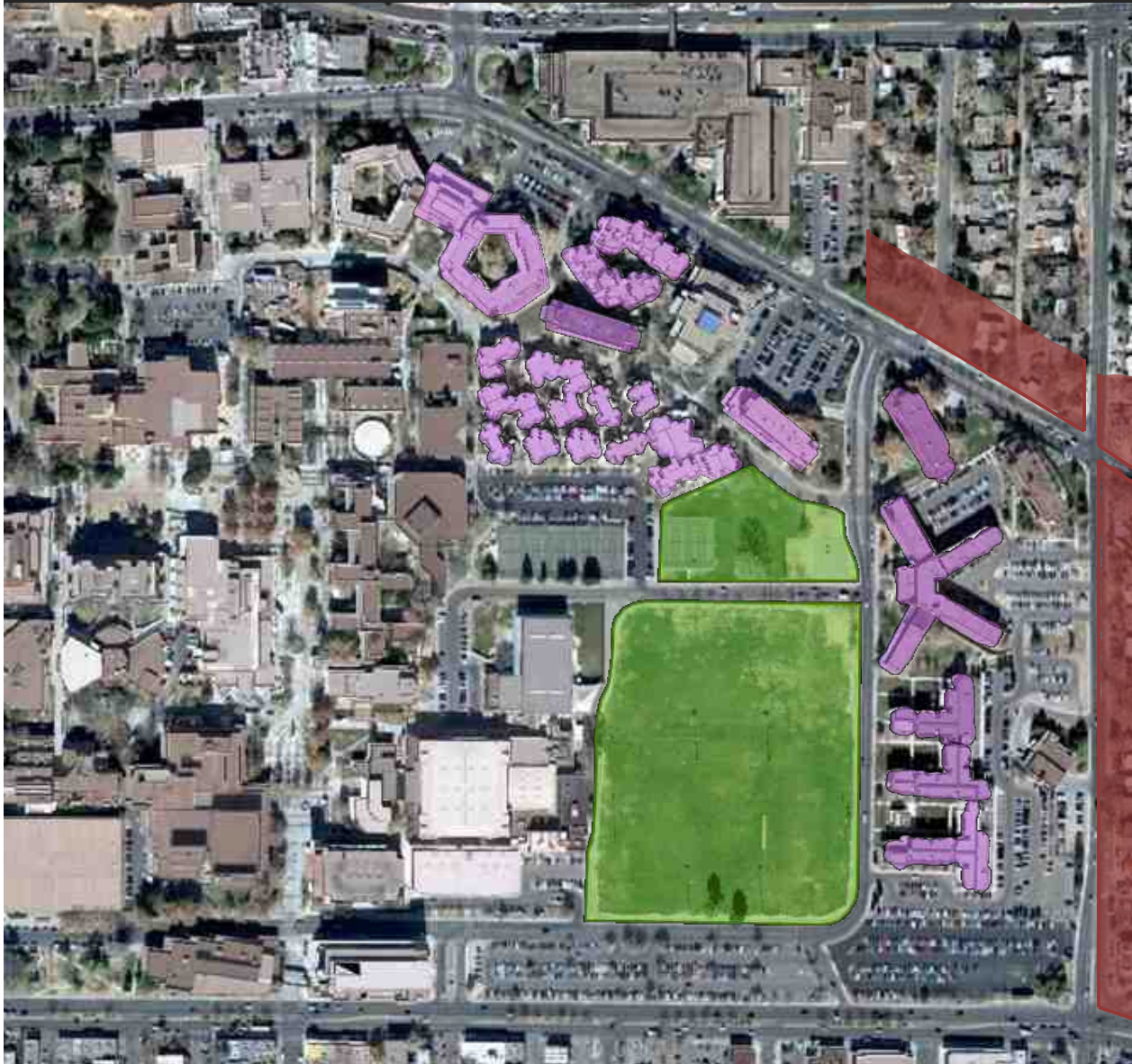
# Context Overview






## Overview

- Existing Student Housing
- Residential Edge

# Context Overview

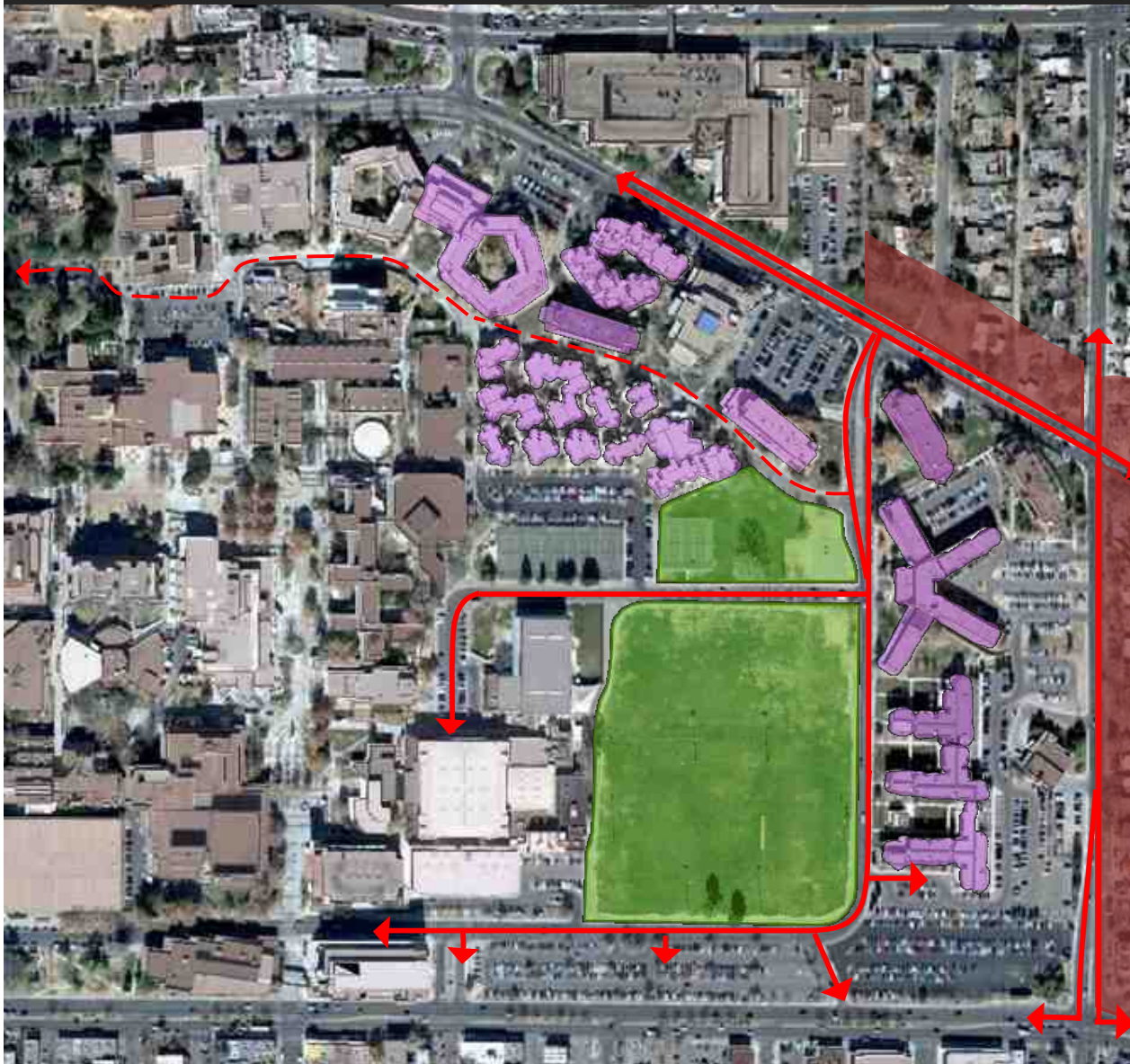


## Overview





-  Existing Student Housing
-  Residential Edge
-  Open Space (Major)



# Context Overview



## Overview

-  Existing Student Housing
-  Residential Edge
-  Open Space (Major)
-  Vehicular Circulation



# Context Overview

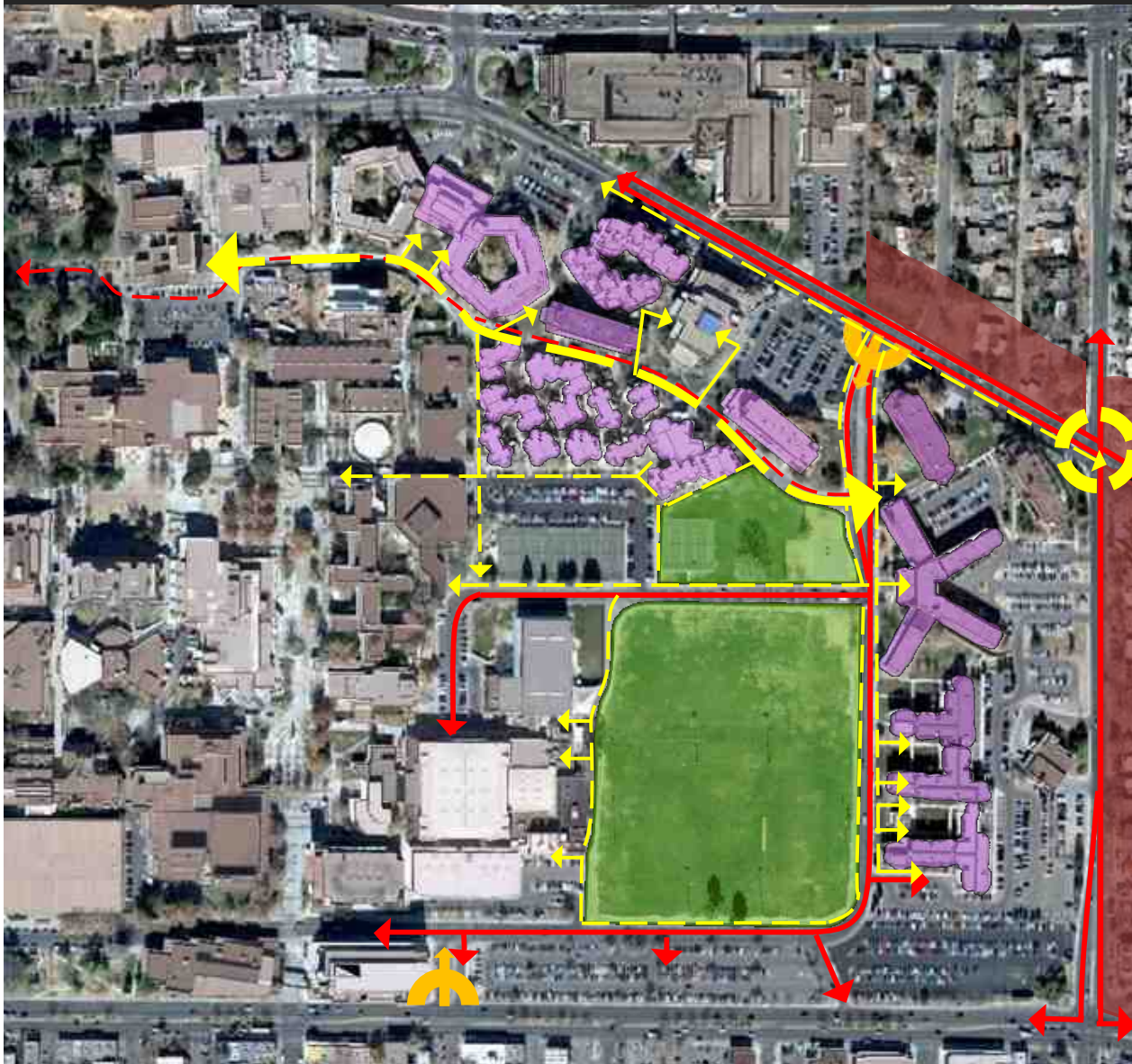


## Overview









-  Existing Student Housing
-  Residential Edge
-  Open Space (Major)
-  Vehicular Circulation
-  Campus Entrance
-  Image Intersection



# Context Overview

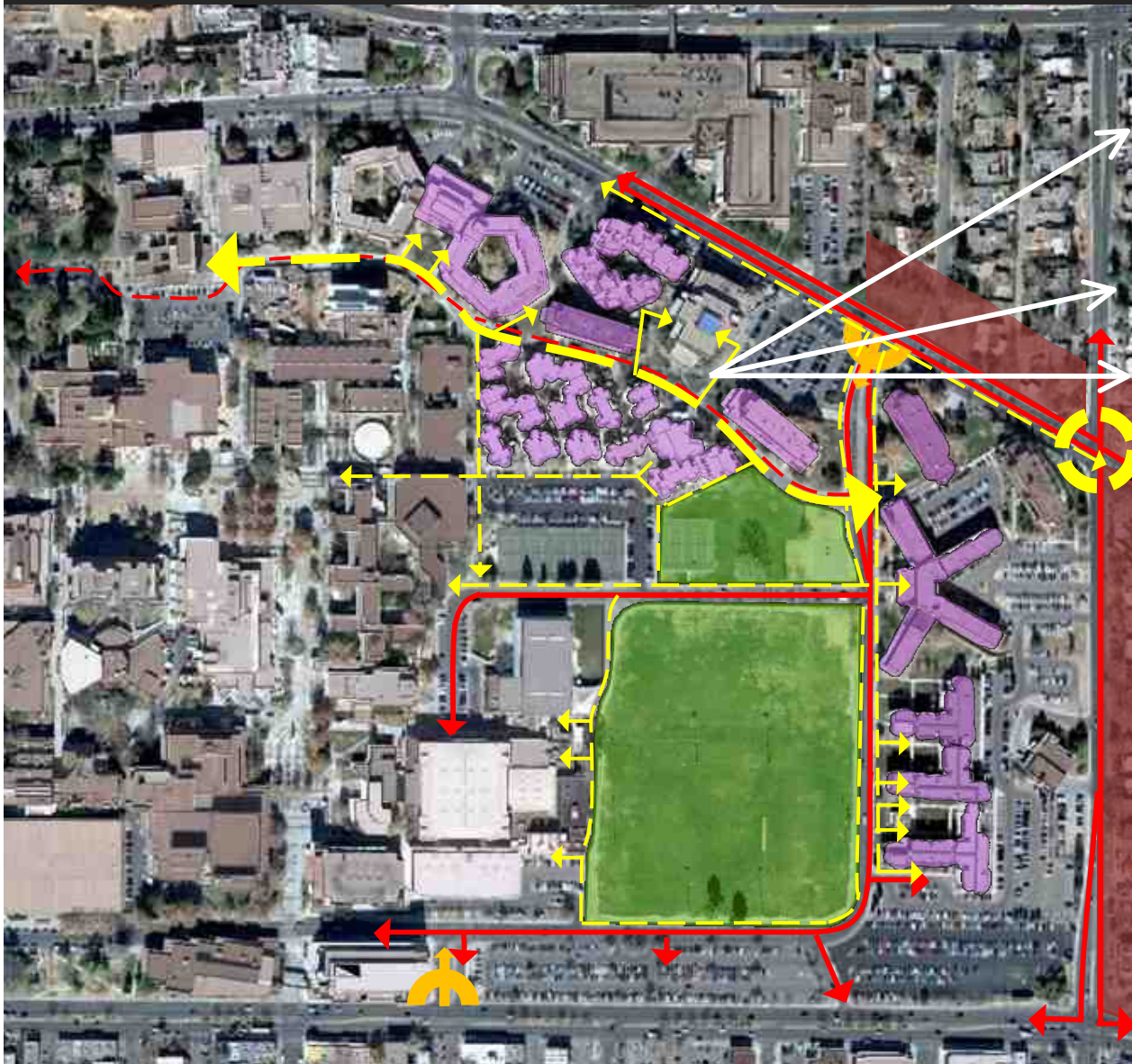


## Overview

-  Existing Student Housing
-  Residential Edge
-  Open Space (Major)
-  Vehicular Circulation
-  Campus Entrance
-  Image Intersection
-  Pedestrian Circulation
-  Roma Way Corridor



# Context Overview

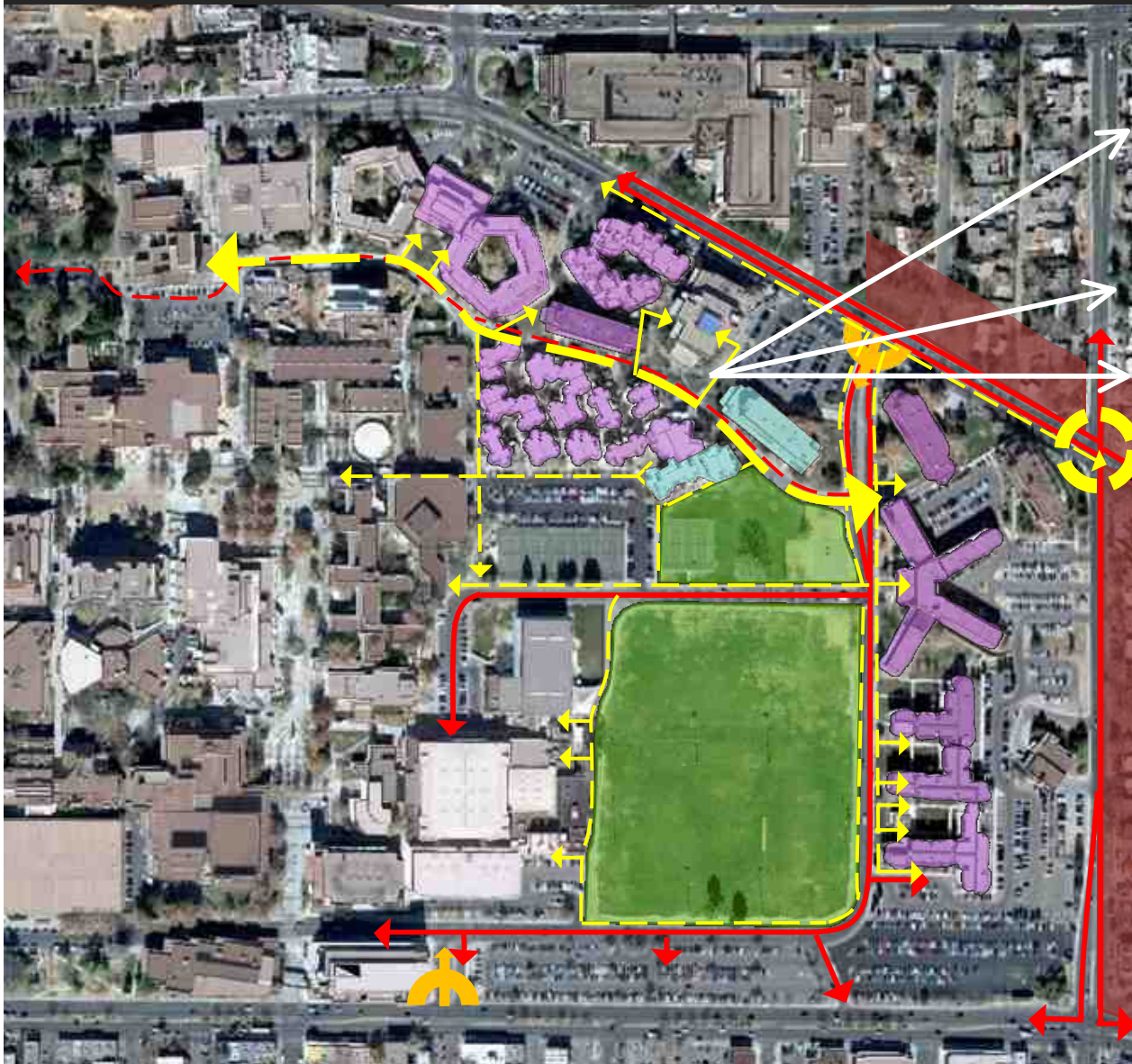


## Overview

- Existing Student Housing
- Residential Edge
- Open Space (Major)
- Vehicular Circulation
- Campus Entrance
- Image Intersection
- Pedestrian Circulation
- Roma Way Corridor
- Views



# Context Overview

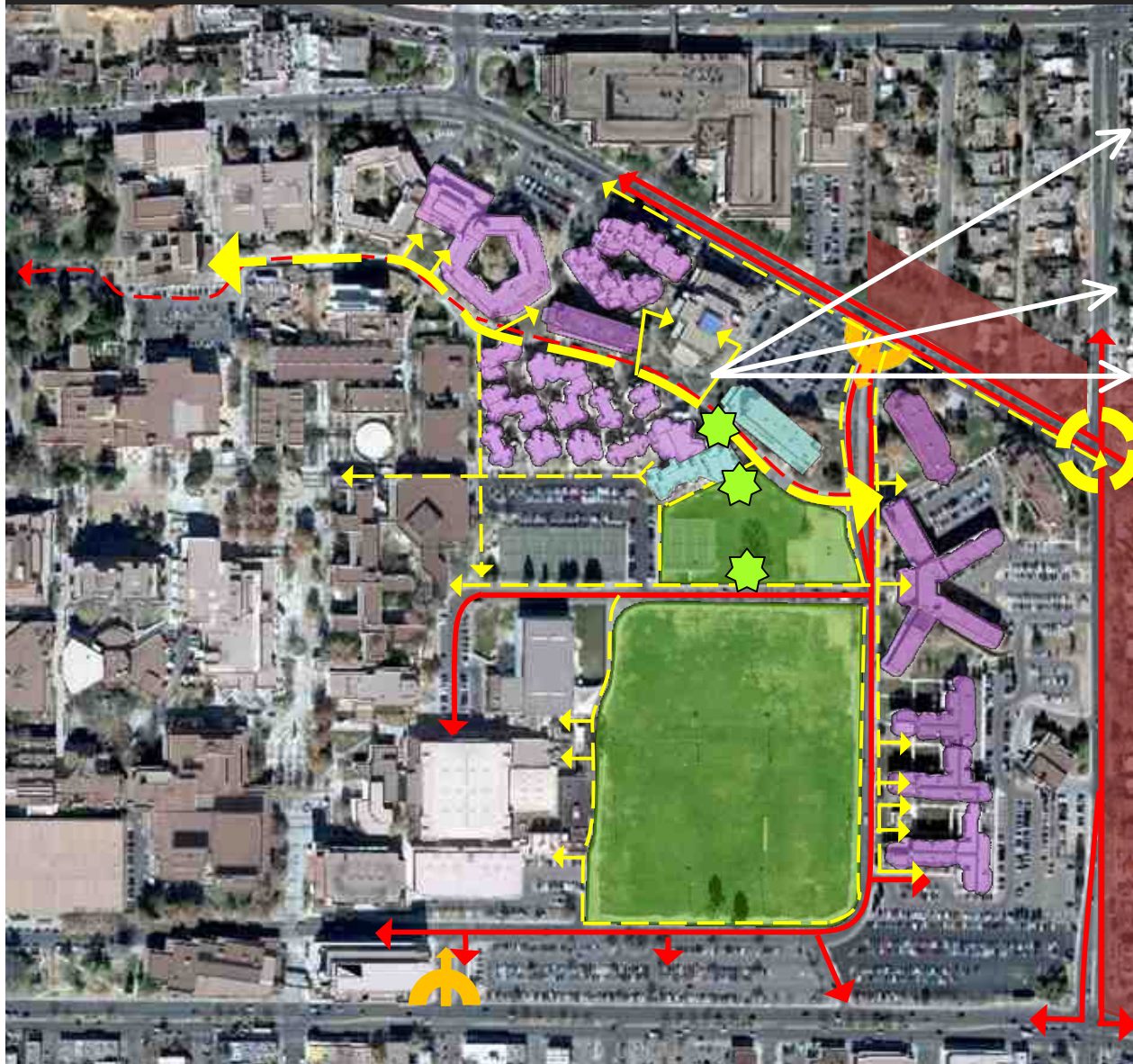


## Overview

- Existing Student Housing
- Residential Edge
- Open Space (Major)
- Vehicular Circulation
- Campus Entrance
- Image Intersection
- Pedestrian Circulation
- Roma Way Corridor
- Views
- Buildings to be Removed



# Context Overview

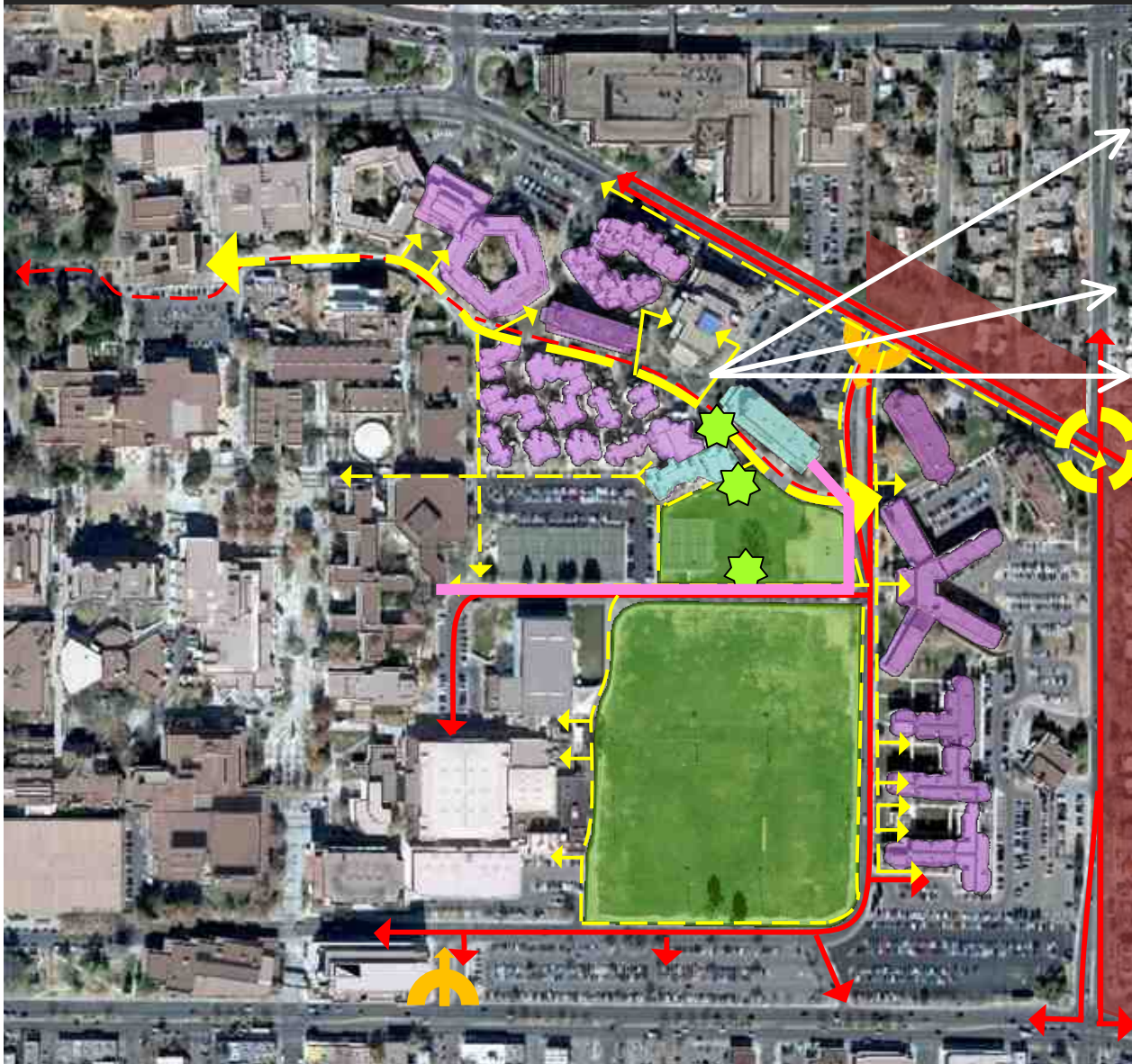


## Overview

- Existing Student Housing
- Residential Edge
- Open Space (Major)
- Vehicular Circulation
- Campus Entrance
- Image Intersection
- Pedestrian Circulation
- Roma Way Corridor
- Views
- Buildings to be Removed
- Centennial Trees



# Context Overview



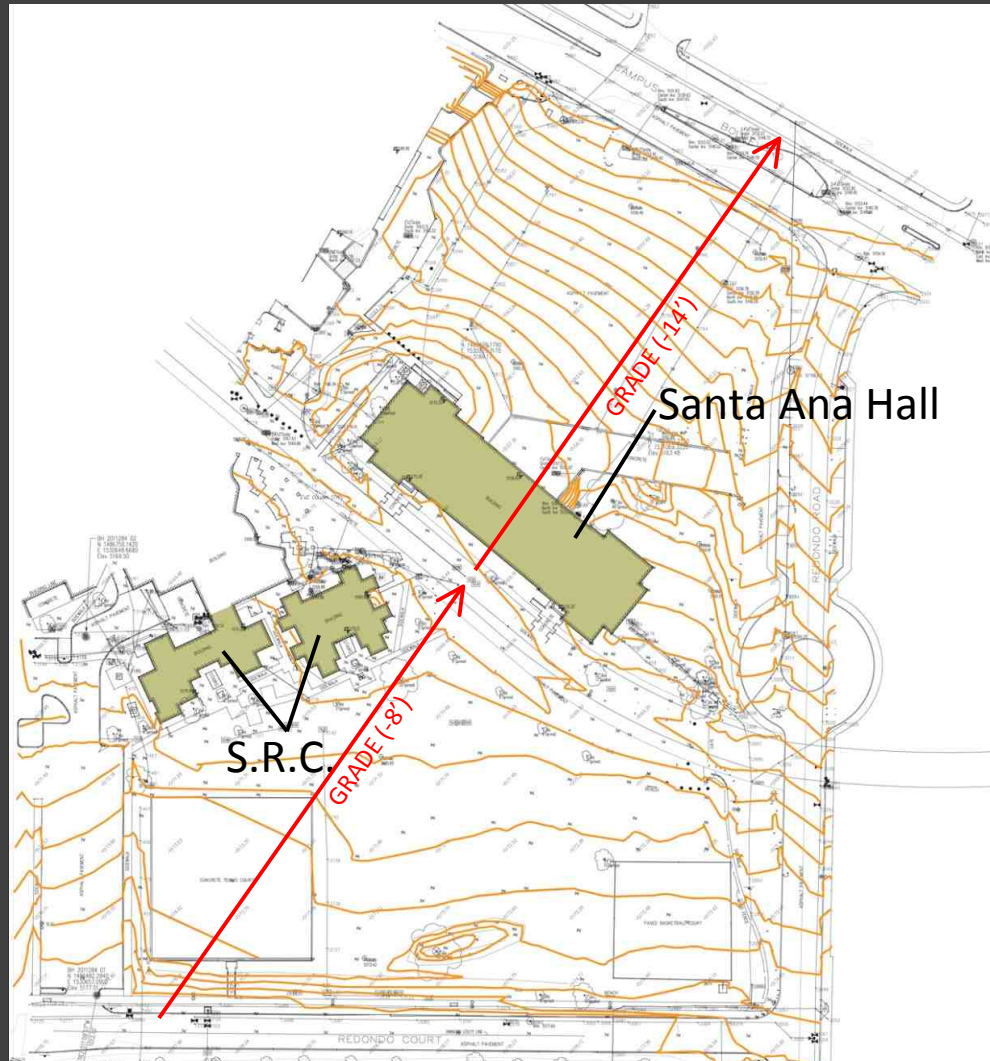
## Overview

- Existing Student Housing
- Residential Edge
- Open Space (Major)
- Vehicular Circulation
- Campus Entrance
- Image Intersection
- Pedestrian Circulation
- Roma Way Corridor
- Views
- Buildings to be Removed
- Centennial Trees
- Utility Tunnel



# Context Overview

## Topography/Buildings To Be Removed



Site Plan





### Master Plan Context

- Strengthen the east/west pedestrian link from the northeast corner of campus to University Boulevard on the west.
- Decrease auto dependency around and on campus.

## Site Plan



# Site Plan

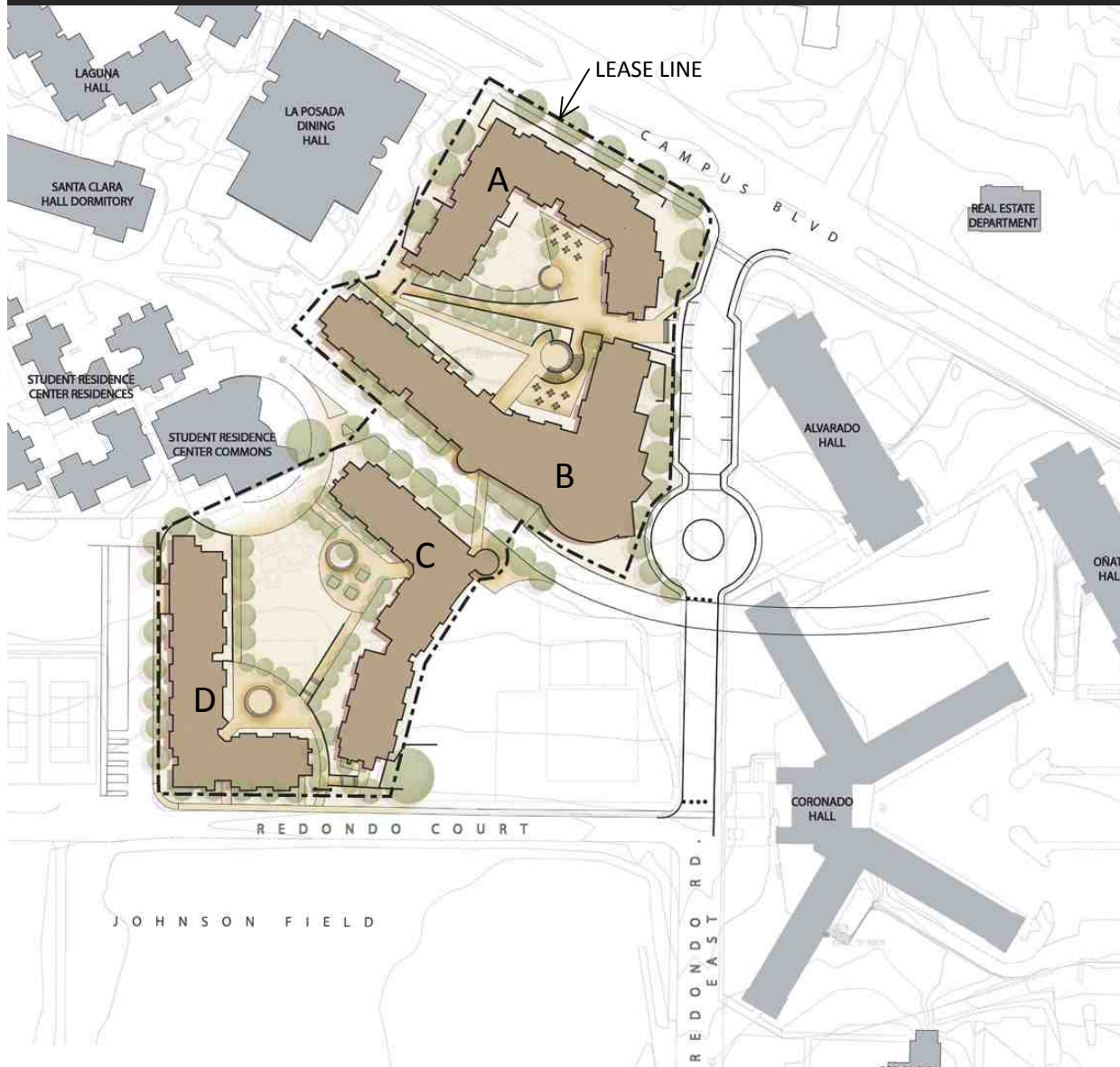


## Master Plan

- Use of the turnabout on Redondo Road accommodates emergency/service access while restricting auto access/circulation to the interior of the campus.
- Create more open space with shade.



# Site Plan



## Site Planning and Design Principles

- Prioritize the pedestrian; close a portion of Redondo Road to through traffic.
- Reinforce the street; relate new student housing to main pedestrian/vehicular circulation.
- Preserve connectivity; connect new housing and common areas to existing circulation network.

# Site Plan

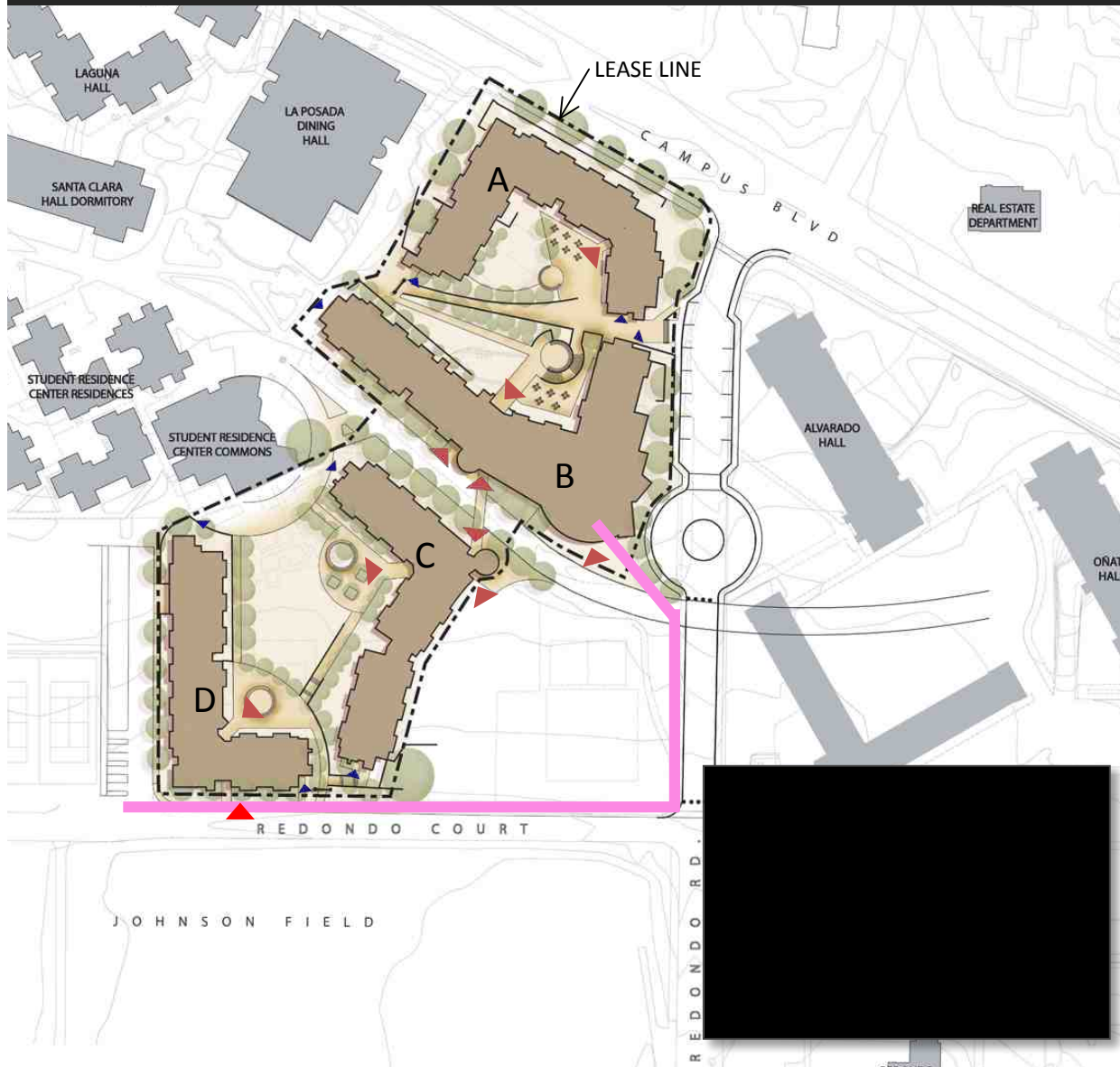


## Site Planning and Design Principles (Cont'd)

- Celebrate New Mexico; include modern interpretations of culturally significant forms (torreons, kivas).
- Create courtyards; new outdoor common areas for the campus community.



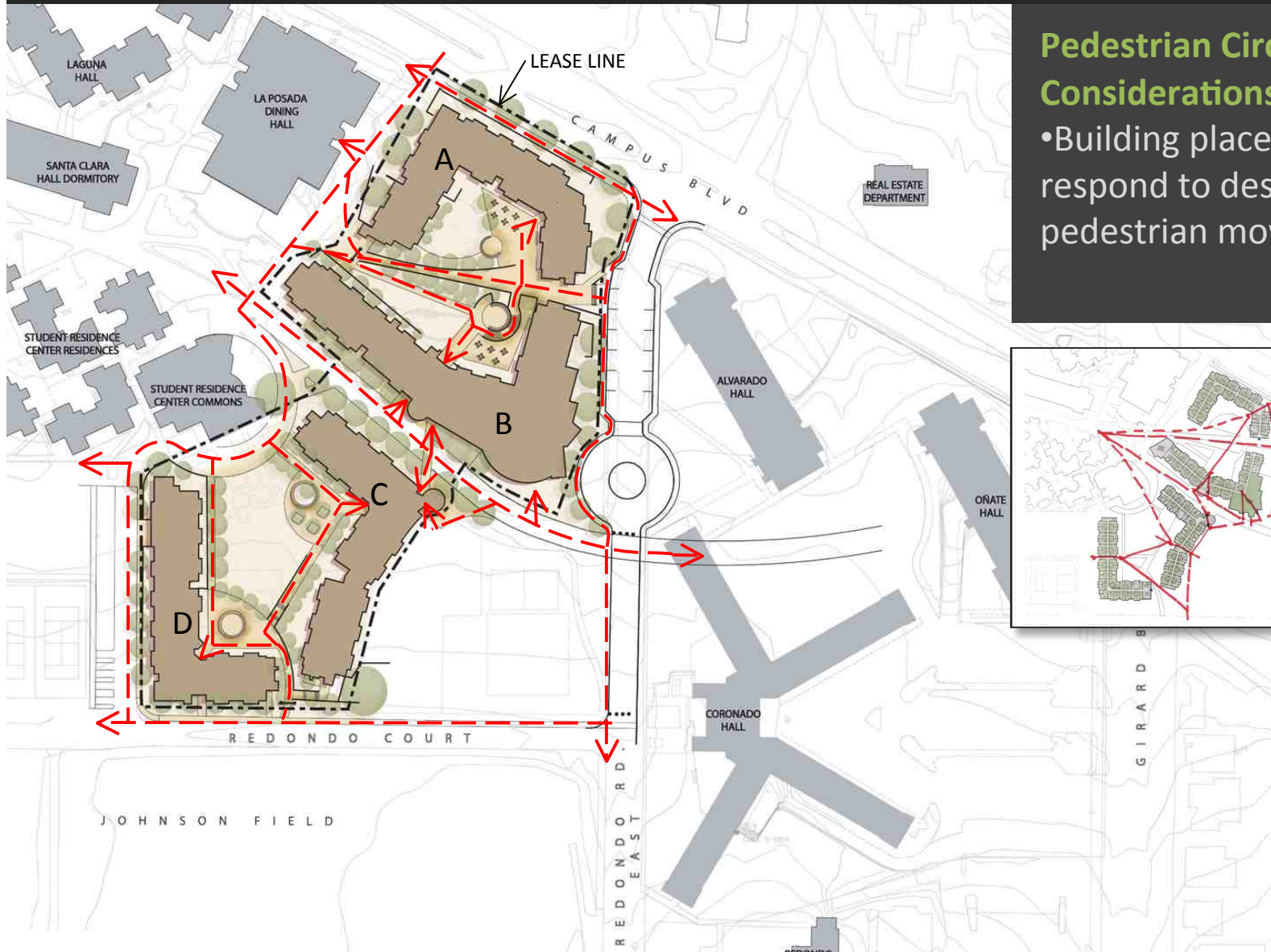
# Site Plan



## Building Considerations

- Building D set back to allow for existing utility tunnel.
- Building D provides at-grade access and view toward Johnson Fields.
- Building heights acknowledge the scale of neighboring uses.
- Building heights and placements promote the flow of natural sunlight into courtyard and pedestrian spaces.

# Site Plan



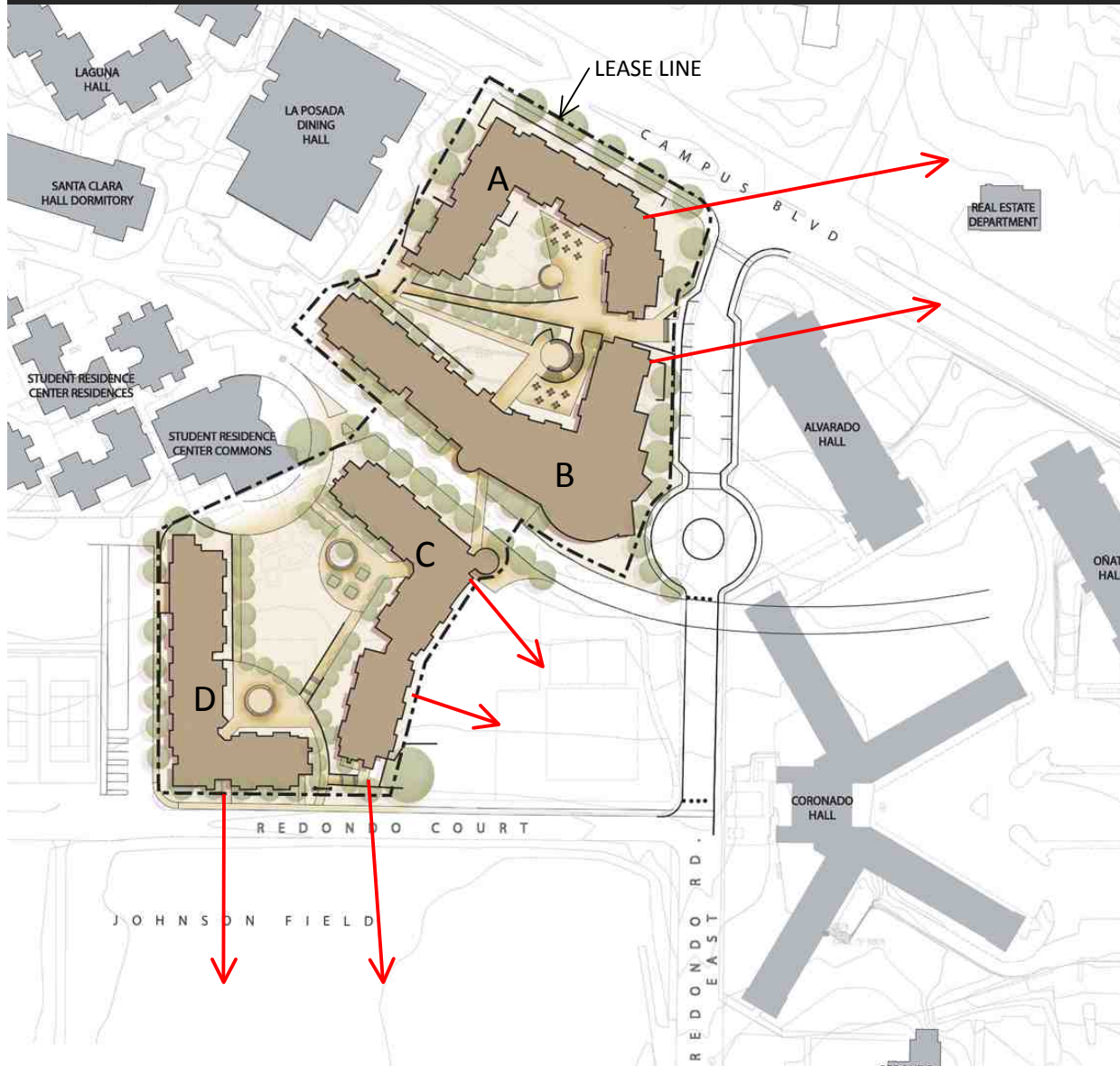
## Pedestrian Circulation Considerations

- Building placements respond to desire lines of pedestrian movement.





# Site Plan



## View and Vista Considerations

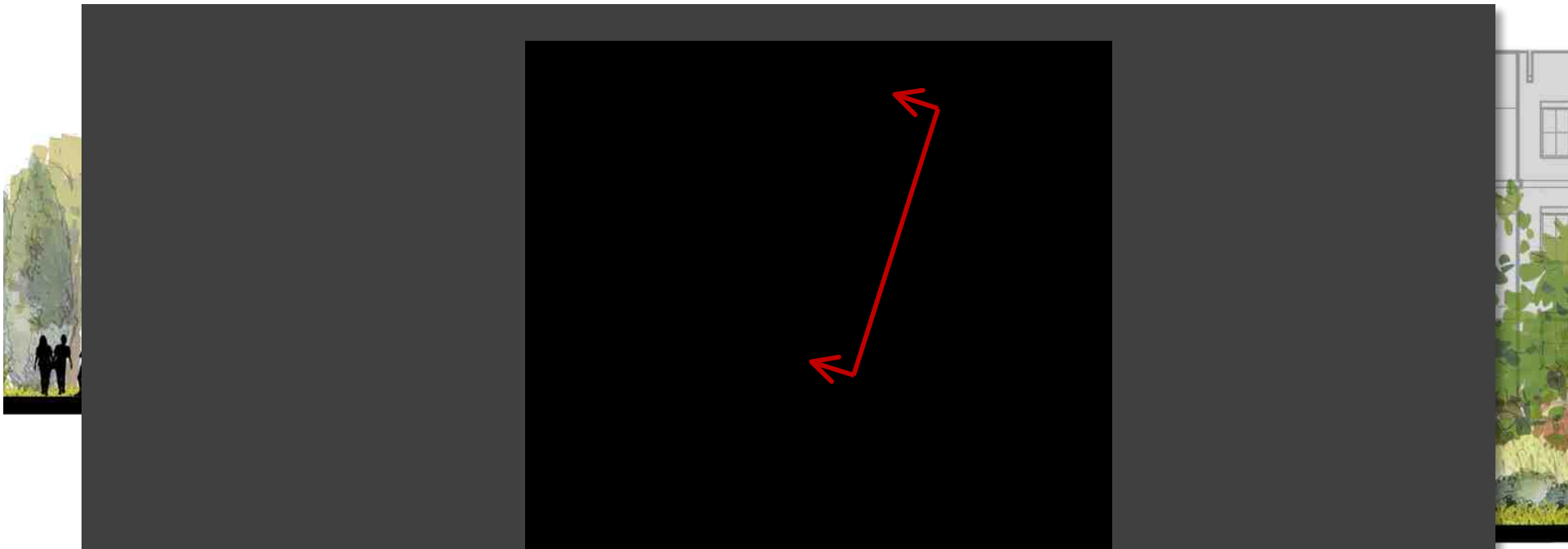
- Buildings, walkways and entries place emphasis on maintaining or enhancing views of Lower Johnson Field, Johnson Fields and the Sandias.



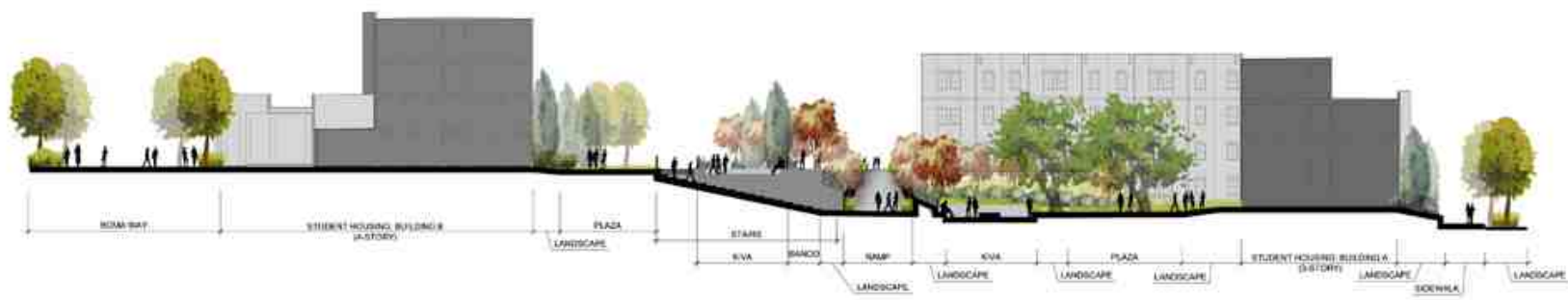


Site Sections





## Site Sections

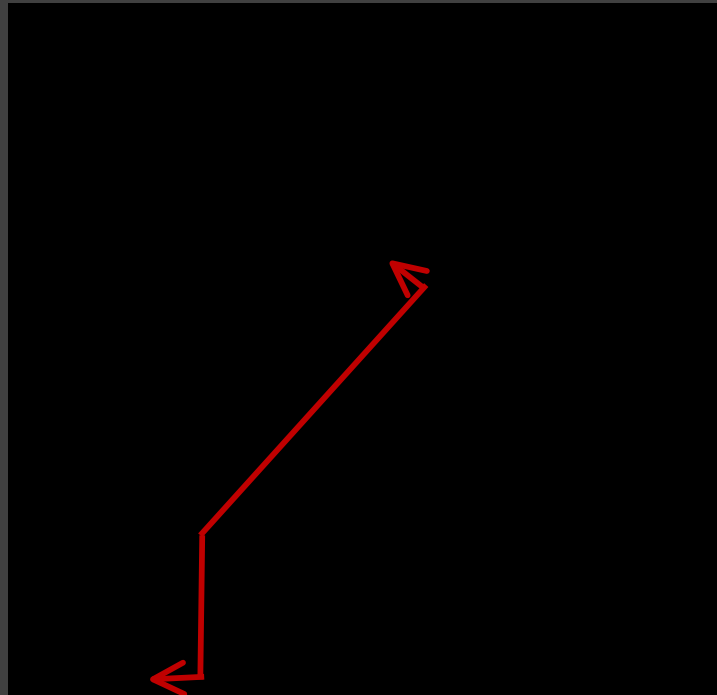


THE UNIVERSITY OF  
NEW MEXICO



AMERICAN CAMPUS  
COMMUNITIES

# Site Sections



THE UNIVERSITY OF  
NEW MEXICO



AMERICAN CAMPUS  
COMMUNITIES



Landscape Plan

# Landscape Plan





# Landscape Plan



Building Plans



## 21<sup>st</sup> Century Student Residential Considerations

### Subdivision of Community

**HOME = UNIT**

Creation of areas of respite and visual privacy.

**BLOCK = FLOOR**

Incorporates spaces for individuals and/or small group interaction

## Building Plans

**NEIGHBORHOOD = BUILDING**

Two-story lounges, kitchens and laundries for social interaction.

**VILLAGE = COMMUNITY**

Variety of social activities and recreation.

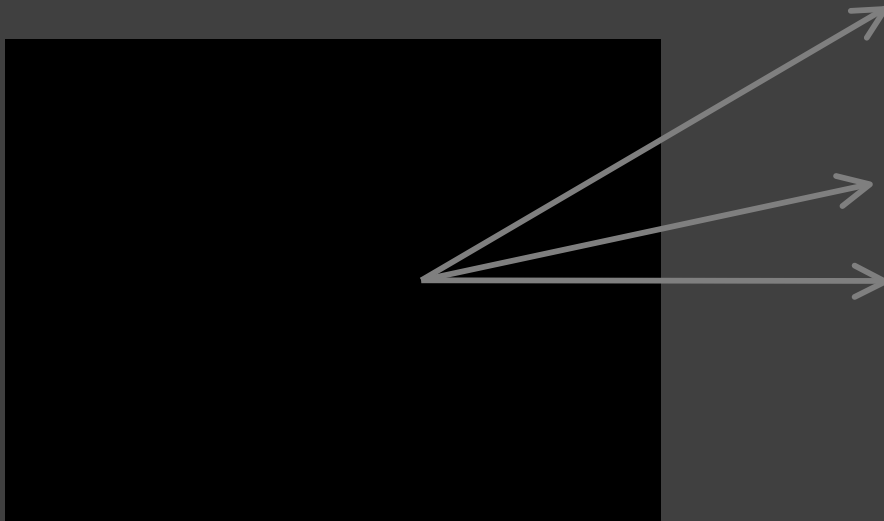
# Building Plans

## Circulation

- Building entries are placed along the main pedestrian way corridor to accommodate student flow, connectivity and accessibility.
- Social cores are intentionally separated from quiet study areas and sleeping environments.

## Views and Vistas

- Balconies are strategically placed for views to the Sandias, Lower Johnson Field and Johnson Fields.





## Building Internals

- Building plans reflect the opportunity for student engagement (social stairs, activity cores, Community Center, and possible Café).
- Convenient proximity to core facilities of kitchens, laundry study rooms and lounges.
- Mitigation of long corridors is achieved by use of hall niches, natural light and offsets in corridors.

# Building A Building Plans

First Floor





# Building A Building Plans

Fourth Floor





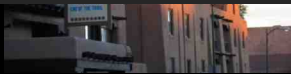
Building Elevations

## Architectural Characteristics

- Variety.
  - Modern interpretation of the John Gaw Meem vernacular Spanish Pueblo Revival.
- Creating space.
  - Develop courtyards entered directly off indoor neighborhood commons

## Building Elevations

- Building mass and form.
  - Visually and functionally identify pedestrian movement and promote way-finding.





# Building Elevations

## Architectural Characteristics (cont'd)

- Efficiency.
  - Stack units along double loaded corridors.
- Parity and community.
  - Each building to provide functionally similar facilities/amenities.

## Building Facades/Color

- Building colors and façade articulation enhances the interplay of sunlight and shadow.



# Building Elevations



BUILDING D



BUILDING B - EAST ELEVATION  
SCALE 1/8" = 1'-0"

BUILDING A - EAST ELEVATION  
SCALE 1/8" = 1'-0"

BUILDINGS A & B



3D Model





3D Model



# 3D Model





# 3D Model





# 3D Model



# 3D Model





# 3D Model





# 3D Model



# 3D Model





# 3D Model





## 3D Model





## Project Summary

Total Project Conditioned Area	258,689 sq. ft.
Residential/Common Area	202,870 sq. ft.
Community Center Area	6,443 sq. ft.
Mechanical/Maintenance/Storage	49,376 sq. ft.
Proposed Total Beds	1,020 beds
Hall Lounges	8
Group Study Rooms	2

## Project Summary

Study Rooms	24
Hall Niches	25
Kitchen/Laundries	8
Balconies	19





Q & A