

2-26-1966

A Multi-Use Center for Albuquerque, New Mexico

Thomas A. Shelden

Follow this and additional works at: https://digitalrepository.unm.edu/arch_etds



Part of the [Architecture Commons](#)

Recommended Citation

Shelden, Thomas A.. "A Multi-Use Center for Albuquerque, New Mexico." (1966). https://digitalrepository.unm.edu/arch_etds/115

This Thesis is brought to you for free and open access by the Electronic Theses and Dissertations at UNM Digital Repository. It has been accepted for inclusion in Architecture and Planning ETDs by an authorized administrator of UNM Digital Repository. For more information, please contact disc@unm.edu.

LD
3781
N562Sh544
cop.2

THE UNIVERSITY OF CHICAGO PRESS

FOR THE UNIVERSITY OF CHICAGO PRESS

CHICAGO, ILLINOIS

THE LIBRARY
UNIVERSITY OF NEW MEXICO



Call No.

Fine Arts

Accession
Number

LD

3781

N5625h544

cop. 2

433019

A BACHELOR'S THESIS

PRESENTED TO THE FACULTY OF THE DEPARTMENT OF
ARCHITECTURE, UNIVERSITY OF NEW MEXICO, IN
PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR
THE DEGREE OF BACHELOR OF ARCHITECTURE.

BY

THOMAS A. SHELDEN

FEBRUARY 26, 1966

A BACHELOR'S THESIS

PRESENTED TO THE FACULTY OF THE DEPARTMENT OF
ARCHITECTURE, UNIVERSITY OF NEW MEXICO, IN
PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR
THE DEGREE OF BACHELOR OF ARCHITECTURE.

BY

FRANK A. WELLEN

FEBRUARY 14, 1964

UNM FINE ARTS LIBRARY

LD
3781
N562Sh544
cop. 2

PURPOSE OF
STUDY

THE PURPOSE OF THIS STUDY IS TO... (faded text) ...
TO IDENTIFY SEVERAL INDEPENDENT ARCHITECTURAL STYLES AND THEIR RELATED SERVICES, AND
A DETAILED ARCHITECTURAL CHANGE RECORD, TO ILLUSTRATE THE DIFFERENT STYLES OF
THESE STYLES AND OTHER FEATURES WHICH WOULD BE INCORPORATED INTO THE
PARK CENTER AND WITHIN THE ADJACENT AREA. THE END RESULT WILL BE A
COMPLEX WHICH WILL BE AN ARCHITECTURAL CENTER DURING THE STATE, AND
WILL BE A MAJOR CONTRIBUTION TO THE IMMEDIATE AREA.

SITE LOCATION

THE LOCATION IS NEAR THE... (faded text) ...
OF THE MAIN CAMPUS OF THE UNIVERSITY OF NEW BRUNSWICK. IT IS BOUNDED BY...
TO THE WEST, STATED AS... ON THE EAST.

TITLE

A MULTI-USE CENTER FOR ALBUQUERQUE, NEW MEXICO

PURPOSE OF
STUDY

THE OBJECT OF THIS THESIS IS TWOFOLD: FIRST, TO DEVELOPE AN APPROACH FOR THE CONSOLIDATION OF SEVERAL INDEPENDENT ARCHITECTURAL FIRMS AND THEIR RELATED SERVICES, INTO A CENTRALIZED ARCHITECTURAL CENTER. SECOND, TO ILLUSTRATE AND SUGGEST VARIOUS TYPES OF RETAIL SHOPS AND OTHER BUSINESSES WHICH WOULD BE INTEGRATED WITH THE ARCHITECTURAL CENTER AND WITH THE SURROUNDING AREA. THE END RESULT WILL BE A MULTI-USE COMPLEX WHICH WILL SERVE ARCHITECTURAL CLIENTAL THROUGHOUT THE STATE, AS WELL AS, PROVIDING COMMERCIAL SERVICES TO THE IMMEDIATE URBAN AREA.

SITE LOCATION

THE LOCATION IS NEAR THE GEOGRAPHICAL AND POPULATION CENTERS OF THE CITY, ADJACENT TO THE MAIN CAMPUS OF THE UNIVERSITY OF NEW MEXICO. IT FRONTS ON CENTRAL AVENUE AND IS BOUNDED BY CORNELL DRIVE ON THE WEST, SILVER AVENUE ON THE SOUTH, AND BY STANFORD DRIVE ON THE EAST.

INDEX

DESIGN CRITERION

ARCHITECTURAL CENTER

SHOPS AND OTHER BUSINESSES

PARKING AND SERVICE ACCESS

DESIGN FLEXIBILITY

SPACE REQUIRMENTS

SOLUTION

PLOT PLAN

SHOP MEZZANINE PLAN

SECTION SHOWING LEVELS

FIRST FLOOR PLAN - OFFICE STRUCTURE

SECOND FLOOR PLAN - OFFICE STRUCTURE

THIRD FLOOR PLAN - OFFICE STRUCTURE

FOURTH AND FIFTH FLOOR PLANS - OFFICE STRUCTURE

ELEVATIONS

VIEW FROM SOUTH

VIEW FROM NORTH

.DESIGN CRITERION.

ARCHITECTURAL
CENTER

THE FUNDAMENTAL UNDERLYING PRINCIPLES OF ARCHITECTURAL PRACTICE REMAIN THE SAME, BUT THE TECHNIQUES OF THEIR APPLICATION UNDERGO CONSTANT IMPROVEMENTS AT A PACE CHALLENGING THE ARCHITECT'S CAPACITY TO ASSIMILATE AND UTILIZE THEM. THE SCIENCE AND ART OF THE PRACTICE OF ARCHITECTURE ARE UNDERGOING CONTINUOUS METAMORPHOSIS. WE HAVE YET TO DEVISE METHODS AND SOLUTIONS BY WHICH WE CAN COPE WITH THE PROBLEMS OF OUR CITIES. WE HAVE CREATED, DEVISED AND USED NEW MATERIALS AND METHODS CONTINUOUSLY SINCE THE BEGINNING OF MAN, BUT WE HAVE BARELY SCRATCHED THE SURFACE OF THE PERIOD OF TECHNOLOGY AND DEVELOPMENT WE ARE CURRENTLY IN--THE AGE OF THE COMPUTER AND SPACE ENDEAVORS.

THE EXTENT OF DIVERSITY EXISTING IN THE ARCHITECTURAL FIELD IS ILLUSTRATED BY THE FACT THAT ARCHITECTURAL PRACTICE INCLUDES, AT ITS EXTREMES, VERY LARGE ORGANIZATIONS, E.G. SKIDMORE, OWINGS & MERRILL, WITH OFFICES AND PERSONNEL ALL OVER THE WORLD, AS WELL AS MANY SMALL "ONE-MAN" OFFICES SEEN EVERYWHERE. HOWEVER THIS EXTREME DIVERSITY IS DIMINISHING, DUE TO VARIOUS PRESSURES ON THE SMALLER ARCHITECTURAL FIRMS. THE SMALL ARCHITECT IS NOT THE SELF-SUFFICIENT MAN HE ONCE WAS. HE HAS BEEN FORCED BY ECONOMIC PRESSURES INTO EXISTING PRIMARILY ON RELATIVELY SMALL CONTRACTS OR HANDLING NON-CREATIVE WORK SUCH AS FOR THE GOVERNMENT. HE EXPERIENCES DIFFICULTY COMPETING WITH LARGE ARCHITECTURAL FIRMS FOR "CHOICE" CONTRACTS, DUE

ARCHITECTURAL
CENTER CON'T.

IN PART TO THE GREAT BULK OF INCREASING SCIENTIFIC KNOWLEDGE WITHIN THE PROFESSION, AND IN PART TO THE APPARENT COMPLEXITY OF ARCHITECTURE TODAY. AT ONE TIME THE ARCHITECT AS AN INDIVIDUAL WAS CAPABLE OF HANDLING THE COMPLETE DESIGN OF A BUILDING. HE DESIGNED IT COMPLETELY, INCLUDING THE STRUCTURAL DESIGN, THE ELECTRICAL AND ALL THE OTHER PHASES AS WELL. NOW HE UTILIZES CONSULTANTS WHO ARE THEMSELVES SPECIALISTS IN VARIOUS ENGINEERING ASPECTS. THE ARCHITECT IS NOW A SPECIALIST ONLY IN THE ARTICULATING OF A BUILDING OR A GROUP OF BUILDINGS.

THIS TREND IS RESULTING IN THE SMALLER ARCHITECTS FORMING PARTNERSHIPS AND CORPORATIONS TO BETTER EQUIP THEMSELVES FOR HANDLING LARGE AND COMPLEX PROBLEMS. THE LARGER THE ORGANIZATION THE MORE VERSITIAL THEY BECOME. THEY MAINTAIN STAFFS WHICH ARE COMPOSED OF SPECIALISTS IN ENGINEERING, PUBLIC RELATIONS, DELINEATING, PLANNING, ETCETERA, WHICH GIVE THEM DEFINITE ADVANTAGES OVER SMALLER FIRMS.

THEREFORE IT IS THIS THESIS FOR THE SMALLER ARCHITECTS TO CONSOLIDATE INTO AN "ARCHITECTURAL CENTER", IN WHICH THEY WOULD BE ABLE TO SHARE PERSONNEL, EQUIPMENT AND FACILITIES. TYPES OF PERSONNEL WHICH COLD BE SHARED WOULD INCLUDE DELINEATORS, ENGINEERING AND PLANNING CONSULTANTS, DRAFTSMEN, TYPISTS AND BOOKKEEPERS. SHARED EQUIPMENT WOULD INCLUDE ALL FORMS OF REPRODUCING MACHINES, A PHOTO LAB, A MODEL SHOP, AND POSSIBLY AN ELECTRONIC COMPUTER. FACILITIES ADAPTABLE TO COMMON USAGE BY THE FIRMS WOULD BE LARGE MEETING OR ASSEMBLY ROOMS SUITABLE FOR SHOWING FILMS,

ARCHITECTURAL
CENTER CON'T.

GIVING LECTURES, ETCETERA: A MODERN LIBRARY CONTAINING LATEST PERIODICALS AND PUBLICATIONS, AND STAFFED WITH A FULL-TIME LIBRARIAN.

COSTS OF THESE JOINT SERVICES AND FACILITIES COULD BE BORN BY PARTICIPATING FIRMS ON A PRORATED BASIS DEPENDING ON THE EXTENT OF USAGE. SINCE THE WORK LOAD OF MOST ARCHITECTURAL OFFICES, LARGE OR SMALL, FLUCTUATES, EMPLOYMENT LEVELS FOR EACH FIRM COULD BE STABILIZED THROUGH UTILIZATION OF EMPLOYEES FROM THE CENTER'S PERSONNEL POOL DURING PERIODS OF PEAK WORK LOADS. THIS SYSTEM WOULD ENABLE EACH FIRM TO CARRY ONLY A MINIMUM NUMBER OF KEY EMPLOYEES.

NOT ONLY WOULD THIS CENTER BE A CONVENIENCE TO THE PARTICIPATING ARCHITECTS WHO WOULD BENEFIT FROM THE EFFICIENCY AND ECONOMY OF THEIR SHARED FACILITIES, AS WELL AS FROM THE AVAILABILITY OF TALENT AND KNOWLEDGE FOR CONSULTATION AND RESEARCH, BUT IT WOULD BE AN AID TO CLIENTS, THROUGH LOCALIZATION OF SERVICES.

SHOPS AND OTHER
BUSINESSES

BECAUSE THE NUCLEUS OF THIS CENTER IS FORMED FOR PARTICIPATING ARCHITECTS, THE SITE CONSIDERATION WAS BASED NOT ONLY ON THE NECESSITY OF BEING CENTRALIZED GEOGRAPHICALLY WITHIN THE CITY, BUT ALSO ON THE POTENTIAL OF PROVIDING A STIMULUS FOR THE DEPARTMENT OF ARCHITECTURE AT THE UNIVERSITY OF NEW MEXICO THROUGH EMPLOYMENT OF STUDENTS AND RECIPROCAL RESEARCH. CONSTRUCTION OF THIS CENTER WILL ACT AS A STIMULUS TOWARD UPGRADING THE SURROUNDING AREA, WHICH IN GENERAL IS IN A DETERIORATED STATE.

UPON RESEARCHING THE SITE AND ITS SURROUNDINGS IT IS EVIDENT THAT SMALL RETAIL SHOPS, RESTARAUNTS, THEATERS, APARTMENTS, DRUP STORES, ETCETERA, DOMINATE IT. IT HAS BEEN ESTIMATED THAT STUDENT ENROLLMENT AT THE UNIVERSITY OF NEW MEXICO WILL MORE THAN DOUBLE IN THE NEXT FEW YEARS. THIS MEANS THAT BUSINESS ESTABLISHMENTS AND RESIDENTIAL DWELLINGS WILL BECOME MORE ESSENTIAL IN THIS AREA THAN THEY ARE TODAY. THEREFORE IN THIS NEW VENTURE IT IS PROPOSED TO INTEGRATE WITH THE ARCHITECTURAL CENTER SMALL SHOPS, SUCH AS CLOTHIERS, A BARBER SHOP, A BEAUTY SHOP, A DRUGSTORE, ART AND PHOTO SHOP, RARE PRINT AND BOOKSHOP, AND OTHERS. ALSO INCLUDED WILL BE A CAFETERIA, A BANK, A TRAVEL AGENCY, A POST OFFICE, AND ONE BEDROOM AND STUDIO APARTMENTS.

PARKING AND
SERVICE ACCESSES

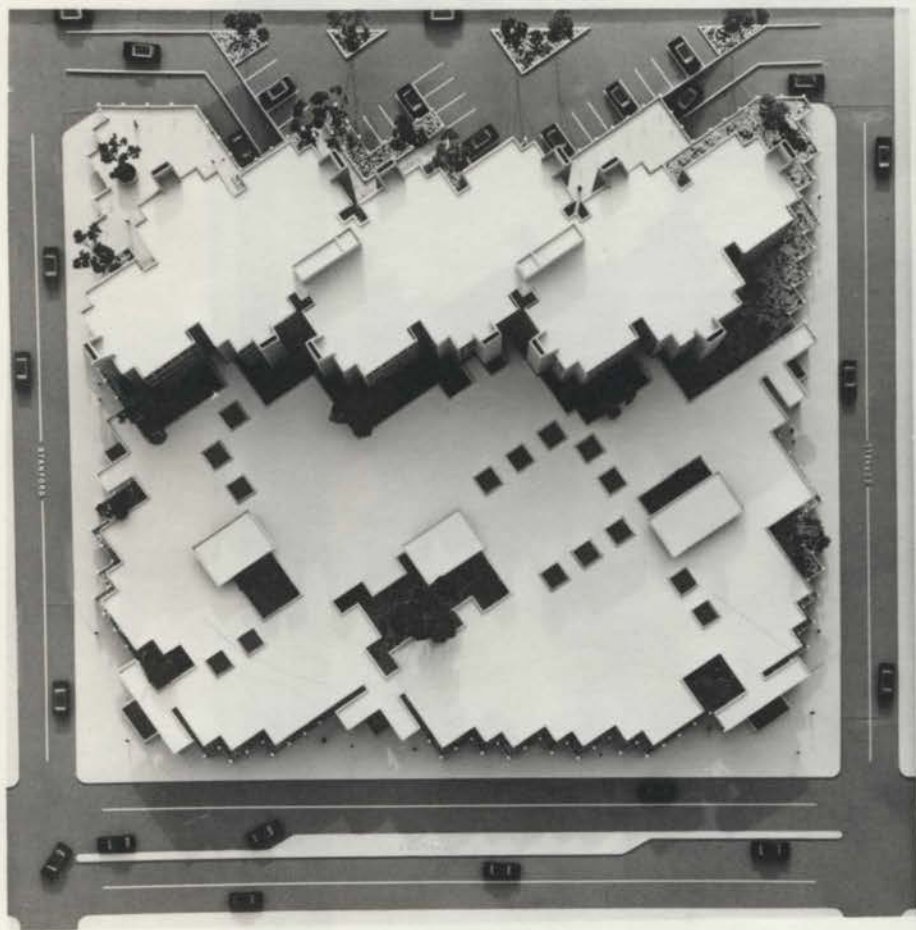
IT IS ASSUMED FOR THIS PROJECT THAT 500 PARKING SPACES WILL BE REQUIRED, BASED ON 5 CARS PER 1000 SQ. FT. OF SHOPPING SPACE AND 3 CARS PER 1000 SQ. FT. OF OFFICE SPACE. SINCE APPROXIMATELY 150,000 SQ. FT., OR ABOUT 85%, OF THE LAND BEING DEVELOPED IS REQUIRED TO PARK 500 CARS, SURFACE PARKING IS NOT FEASIBLE. THEREFORE, IT IS ADVENTAGEOUS TO UTILIZE SUBLEVEL PARKING BY MEANS OF AN ELEVATED SHOP MEZZANINE. THIS PROVIDES PROTECTION FOR CUSTOMER AND TENANT PARKING, AND FOR SERVICE DELIVERIES, AS WELL AS ENABLING MAXIMUM USE OF THE LAND. THIS WILL BE A DETERMINATE DESIGN FACTOR IN THE FINAL SOLUTION.

DESIGN

FLEXIBILITY

THE ARCHITECTURAL CENTER WILL BE DESIGNED AS FLEXABLE AS POSSIBLE GIVING EACH TENANT THE ADVANTAGE OF INDIVIDUAL IDENTITY. THE USE OF A MODULAR STRUCTURAL SYSTEM THAT WILL ENABLE THE REPOSITIONING OF MOVABLE OFFICE PARTITIONS AND A RAISED FLOOR SYSTEM MAKING ELECTRICAL AND MECHANICAL UTILITIES ACCESSIBLE WILL BE EMPLOYED. PLUMBING WILL BE STACKED ON THE EXTERIOR TO ELIMINATE EXPENSIVE ALTERATIONS WHEN CHANGES ARE MADE IN FLOOR USEAGE, E.G. APARTMENTS IN THE UPPER FLOORS MAY, AT A LATER DATE, BE CONVERTED INTO OFFICE SPACE.

THE SHOP MEZZANINE WILL UTILIZE A SIMILAR STRUCTURAL SYSTEM TO ARTICULATE IT WITH THE ARCHITECTURAL CENTER. THE SHOPS WILL BE HOUSED UNDER A MODULAR UNIT ROOF SYSTEM THEREBY PROVIDING DESIGN FLEXIBILITY IN PARTITIONING OF SHOPS ACCORDING TO THEIR REQUIREMENTS.

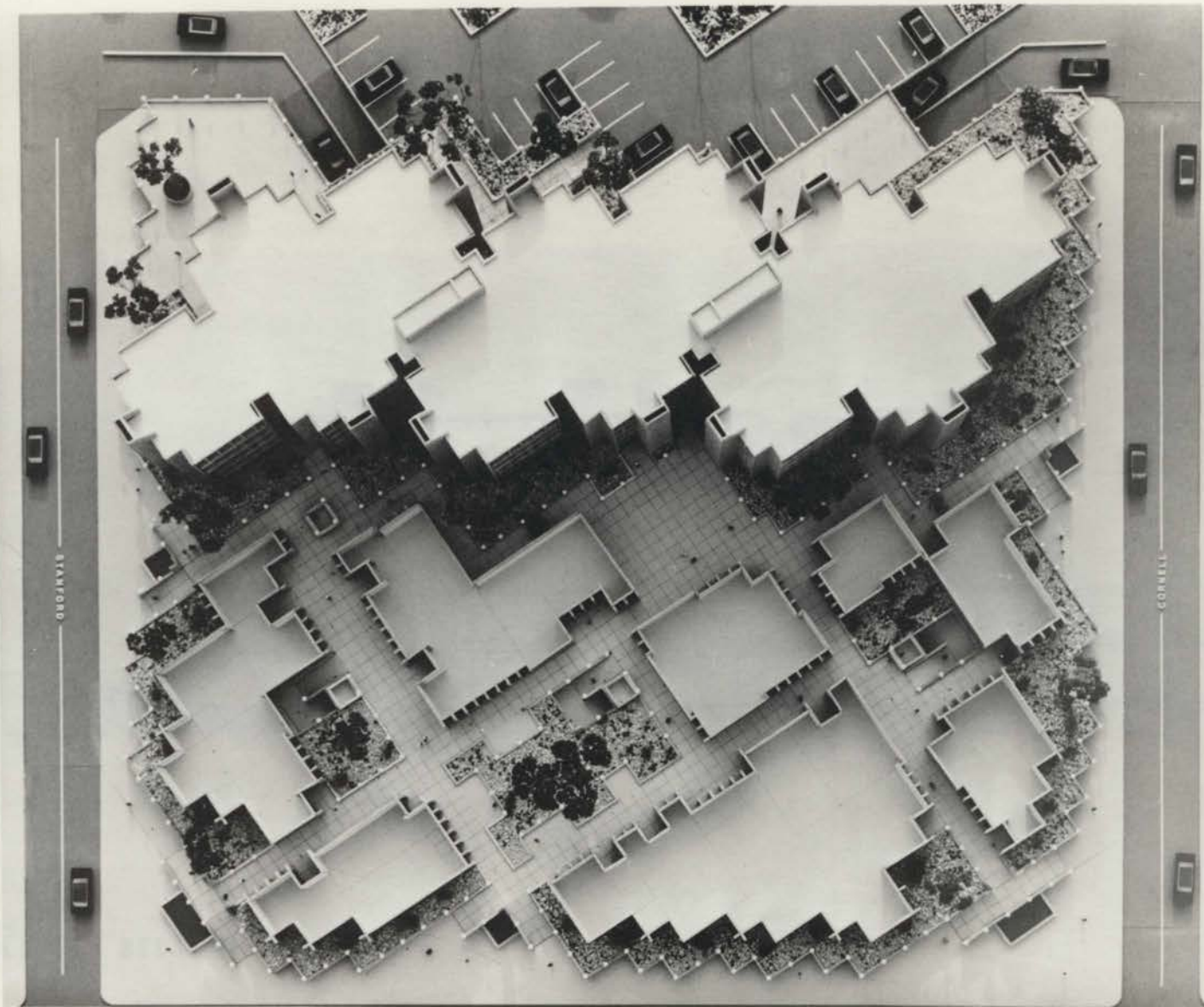


**A
MULTI-USE COMPLEX
FOR
ALBUQUERQUE**

- ARCHITECTURAL SUITES
- STUDIO APARTMENTS
- PUBLIC FACILITIES
- SHOP MEZZANINE
- SUB-LEVEL PARKING

AN ARCHITECTURAL THESIS
DEPARTMENT OF ARCHITECTURE
UNIVERSITY OF NEW MEXICO

PRESENTED BY
THOMAS A. SHELDON
FEBRUARY 25, 1966



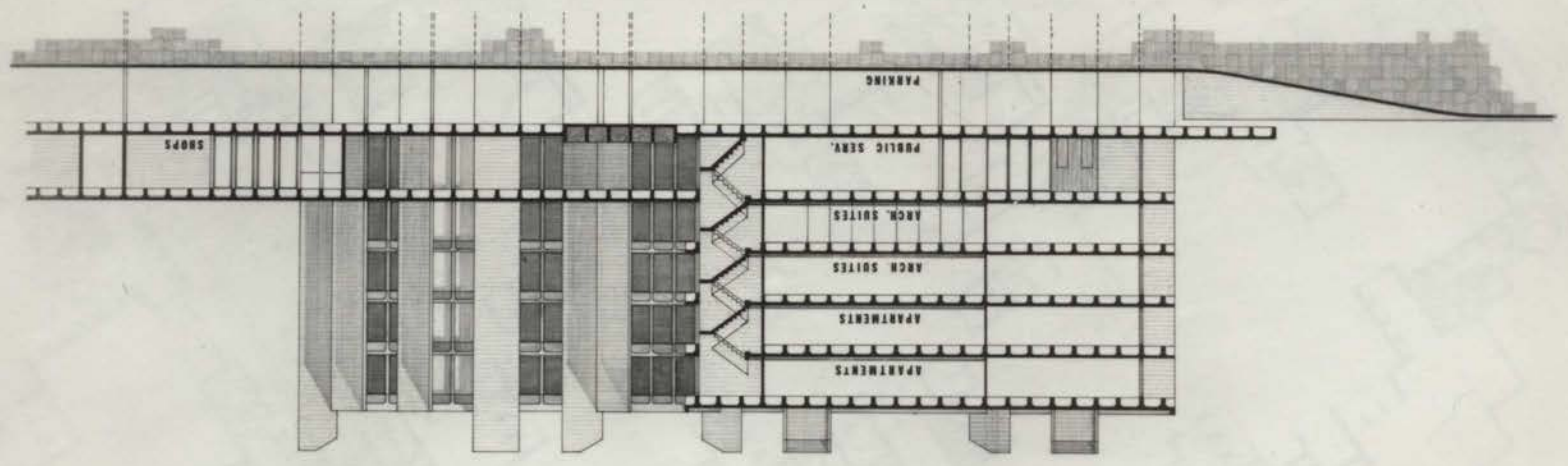
SHOP MEZZANINE PLAN

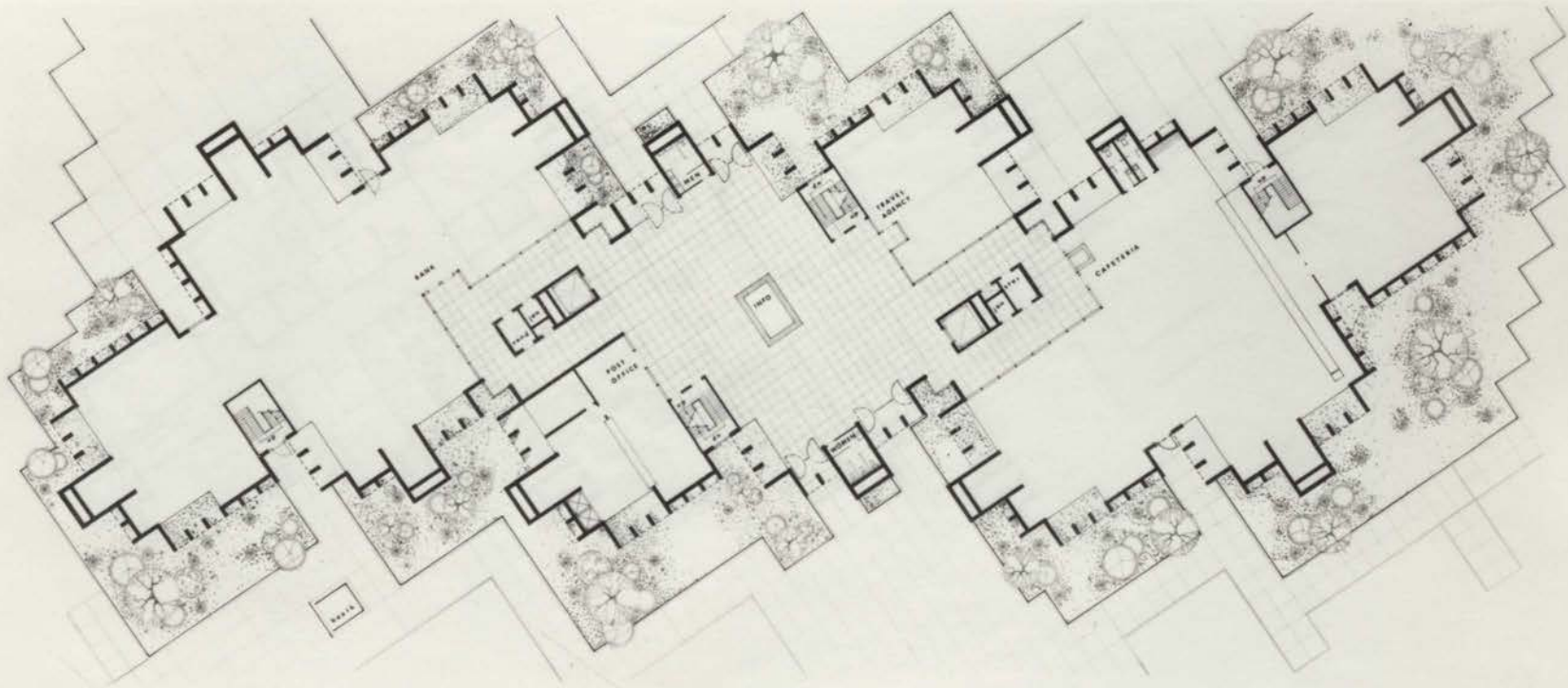


SCALE: 1/8" = 1'-0"



BUILDING SECTION

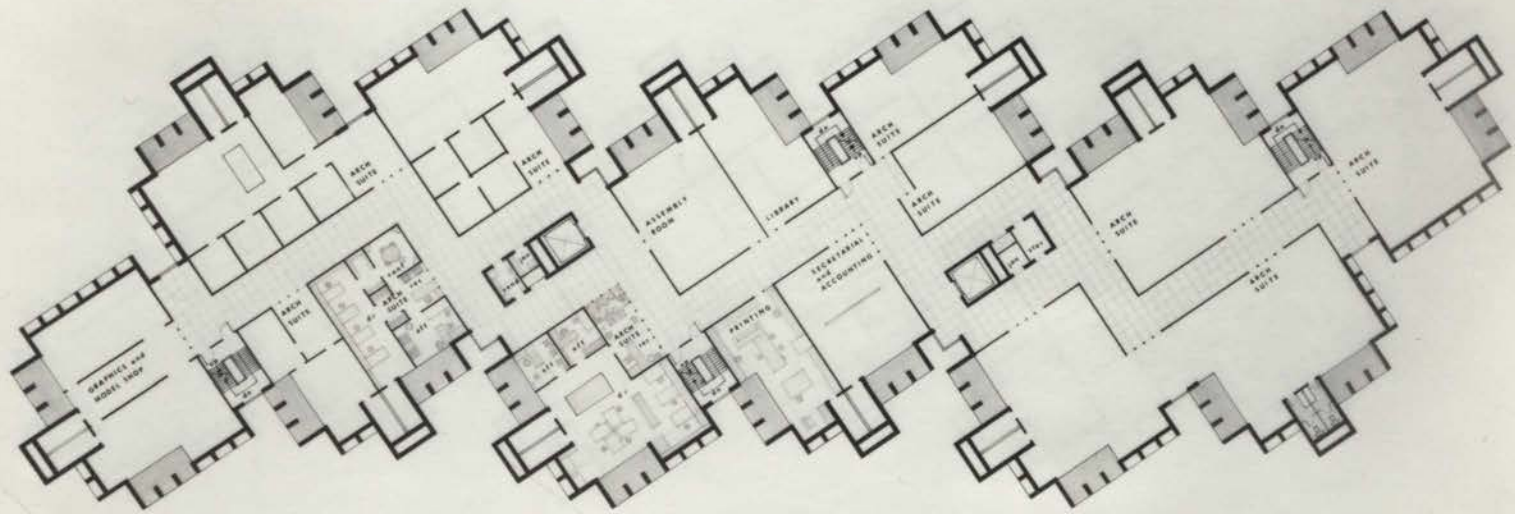




FIRST FLOOR PLAN



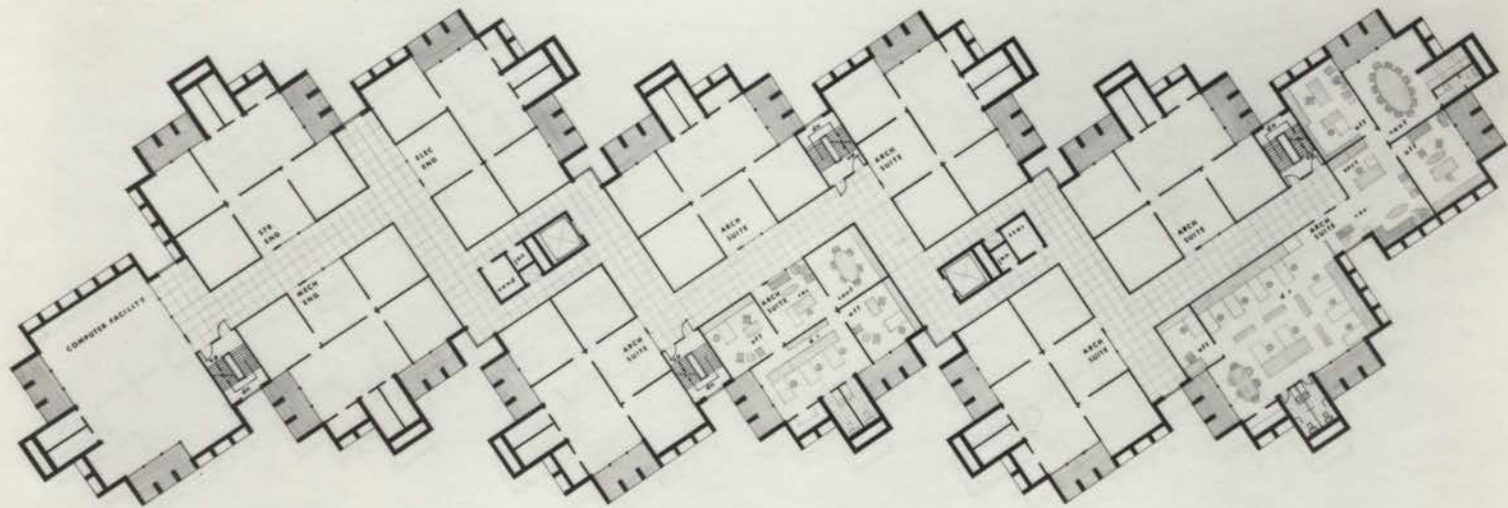
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN



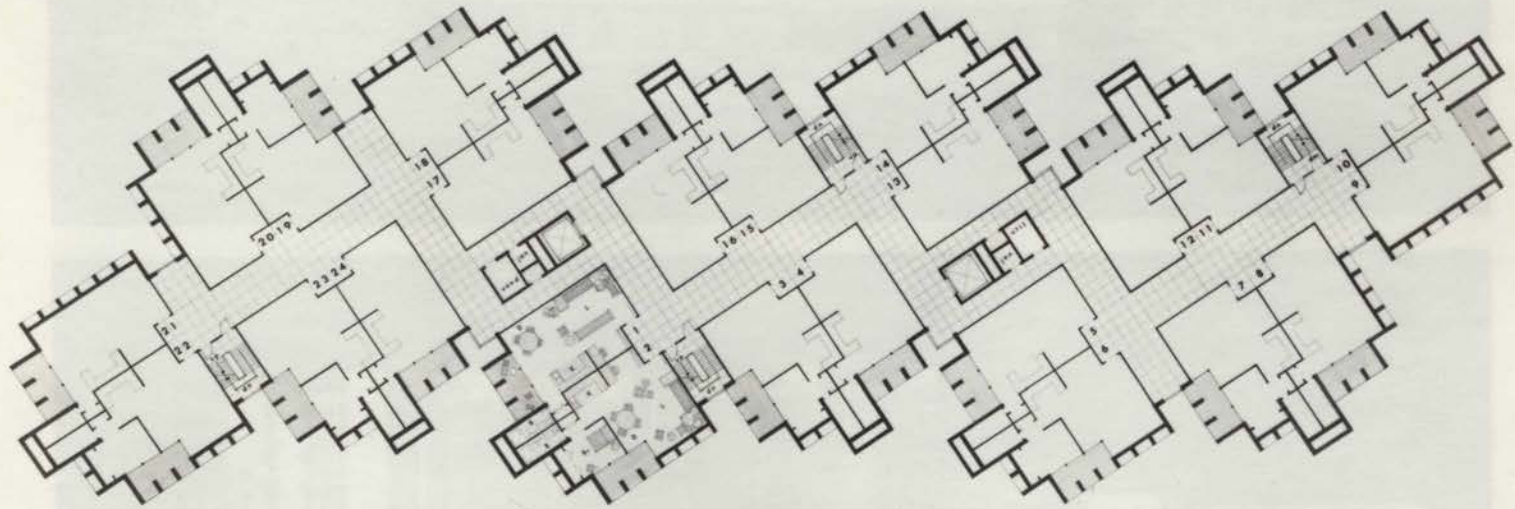
SCALE: 3/32" = 1'-0"



THIRD FLOOR PLAN



SCALE: 3/32" = 1'-0"

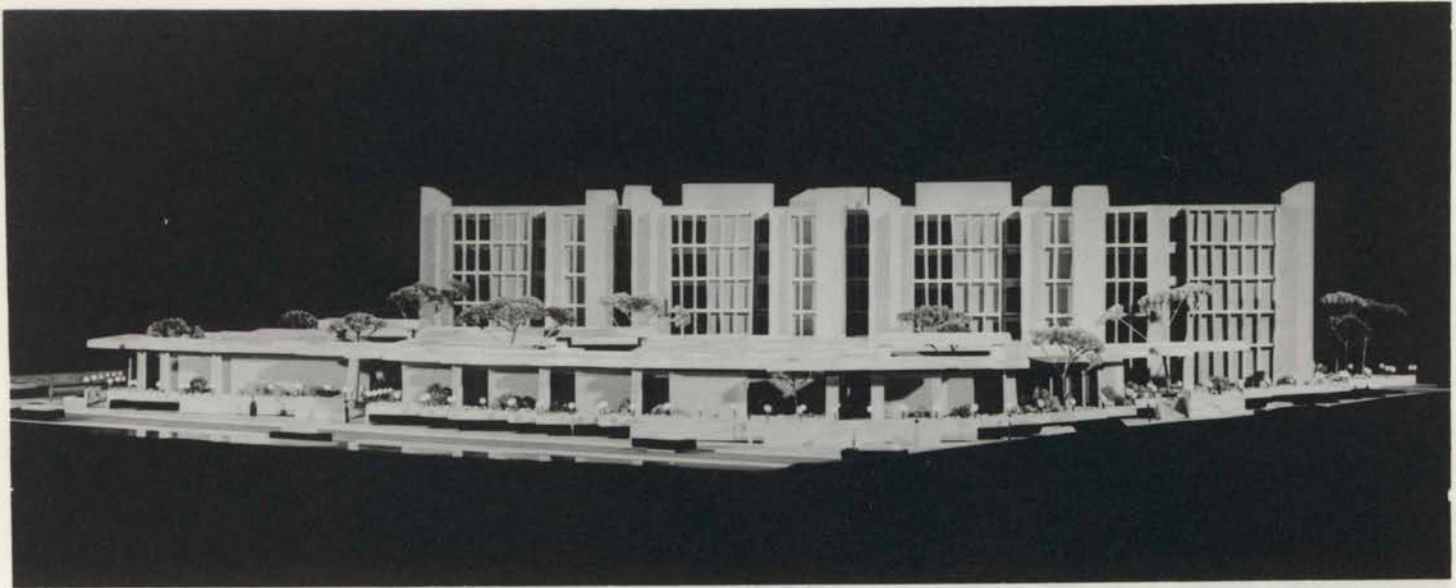


FOURTH AND FIFTH FLOOR PLAN
STUDIO APARTMENTS



SCALE: 1/32" = 1'-0"

ELEVATIONS



ELEVATIONS SOUTH



VIEW FROM SOUTH



VIEW FROM NORTH

UNIVERSITY OF MICHIGAN FINE ARTS LIBRARY

