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## A Multi-Use Center for Albuquerque, New Mexico

Thomas A. Shelden

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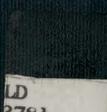


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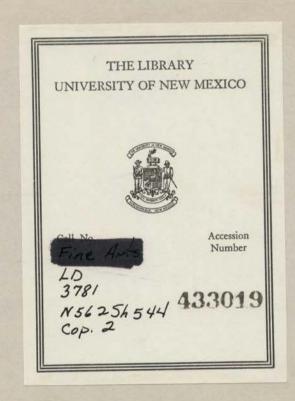
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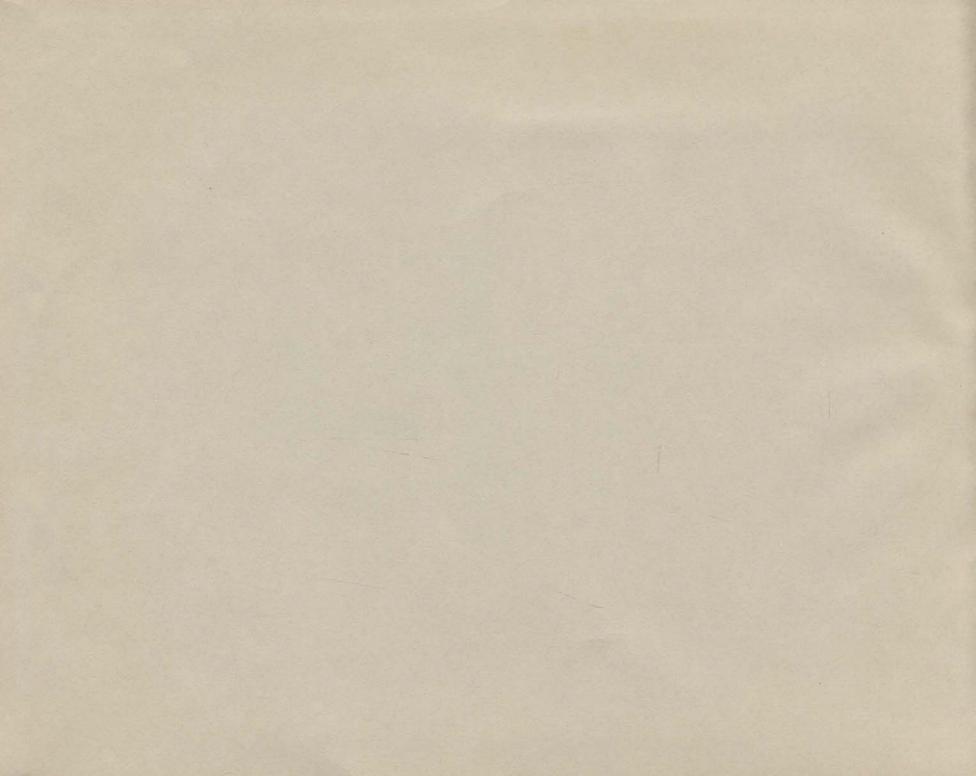
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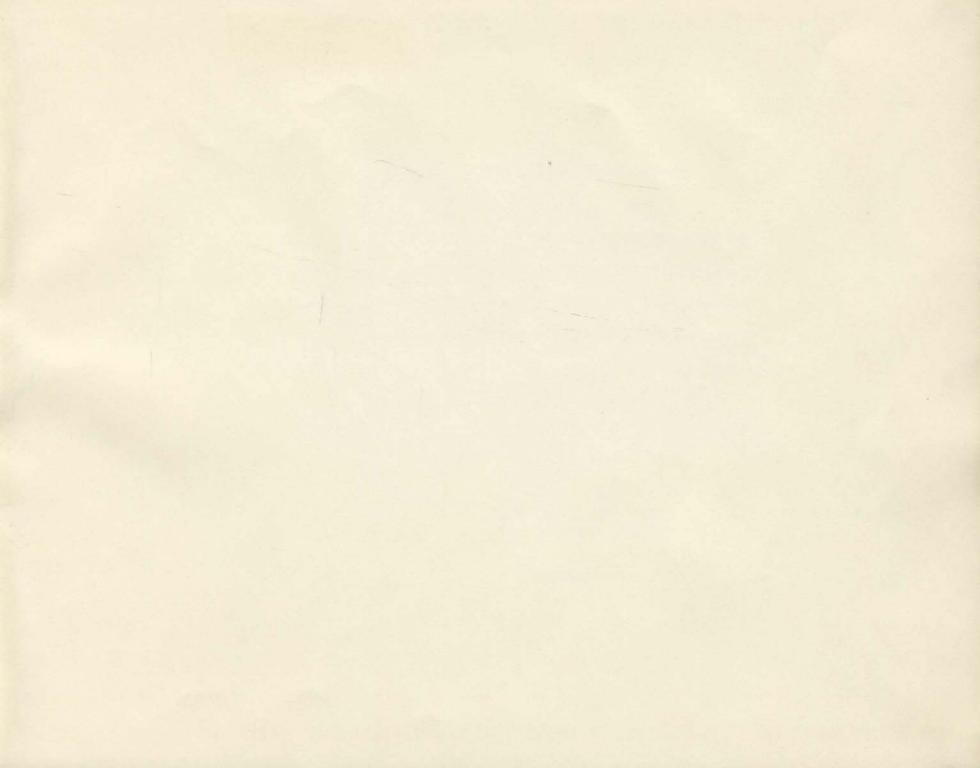


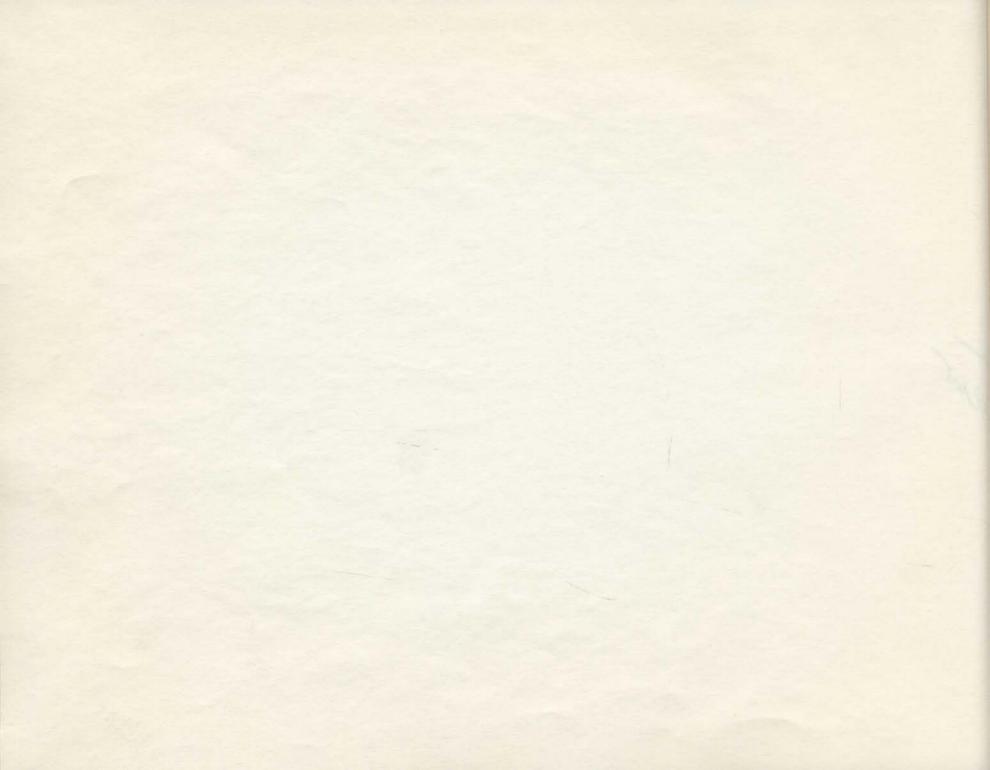
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#### A BACHELOR'S THESIS

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

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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.

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#### 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

District With

STATE THE LAND SELLEN

STATE AND OTHER DESTREET

CHESTON SOLVENS THE PROPERTY

THE RESERVE AND ADDRESS.

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INDEPENDENT OF THE PERSON

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THE PERSON NAMED IN

# 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 METORMORPHOSIS.
WE HAVE YET TO DEVISE NETHODS 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 COMPUTOR
AND SPACE ENDEVORS.

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 SNALL "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 SPECIAL
ISTS 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 VERSITAL 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,

IN PARTY OF THE APPROPRIES OF A SHIPPING AND A SHARP STORM OF THE STATE OF THE STAT

ATTOLE TO LETTER EQUID THE SHALLOW PRODUCTS TOWNERS AND COMPANY OF THE PRODUCT OF

THE PROPERTY AND A SECURE OF STREET STREET STREET STREET STREET STREET, STREET STREET, STREET,

## 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.

THE SERVED

ALMING LECTURES, EXCEPTION A HONOR LIBRARY CONTAINING LAYER PERSONNELL AND PUBLICATIONS, AND STREETS VEHI A TULL TIME LIBRARY.

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## 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.

DEPARTMENT THE HUCLEUS OF THIS SERVER IN FORMED FOR FARTICIPATING ARCHITECTS, THE SITE CONSTRUCTION WAS BASED NOT ONLY OIL THE RECESSITY OF BEING CONTROLLING CHOCKAPHILL CALLY WITHIN THE CITY, OHT ALSO ON THE POTENTIAL OF PROVIDING A STIMULUS FOR THE OFFICE AND RECIPEDORS AT THE UNIVERSITY OF NEW NEXT CO THROUGH ENGLOYMENT OF STIMUL CONTROL OF THE CONSTRUCTION OF THE CONTROL OF AS A STIMUL CONTROL OF THE CONTROL ON THE CONTROL OF THE CON

UPDA PERSONAL THE STATE AND LES SUGROUNDINGS IT IS EVIDENT THAT SHALL RETAIL
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ARCHITECTURAL CENTER SHALL SHOPS, SUCH AS CLOTHERS, A CARDER SHOP, A HEAUTY SHOP,
A DRUGSTORE, ART AND PHOTO SHOP, SUCH AS CLOTHERS, A CARDER SHOP, A HEAUTY SHOP,
A DRUGSTORE, ART AND PHOTO SHOP, AND HONGE AND OTHERS. ALSO INA DRUGSTORE, ART AND PHOTO SHOP, AND HONGE AND OTHERS. ALSO INA DRUGSTORE, ART AND PHOTO SHOP, AND HONGE AND OTHERS. AND ONE SEDSTANDED WILL BE A CAPTERIA, A DANK, A TRAVEL AGENCY, A FOST DEFICE, AND ONE SEDSTANDED AND STUDIO APRAINMENTS.

### 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 APPROZIMATELY 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 TENATE 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.

CHARREST AND

S SARS PER 1600 SQ. FT. OF SHOPENS SHACE AND 3 CARS PER 1600 SQ. FT. OF OFFICE SPACE. SINCE APPROXIMATELY 150,000 SQ. FT., OR ABOUT 85%, OF THE LAND DEING OF VILLOUED IS REQUIRED TO PART 500 CARS, SHEER PARKING IS HOT FEASIBLE, THERE FORE, IT TO ADVENTAGEOUS TO UTILIZE SUBLEMENT PARKING OF HEART OF AN ELEMANT SHOP HEALT IT TO ADVENTAGE TO UTILIZE SUBLEMENT PARKING OF HEALT OF AN ELEMANT SHOP HEALT FOR THE LAND.

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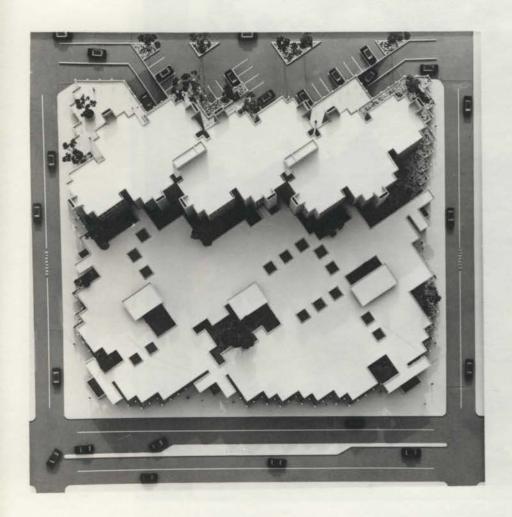
DESIGN FLEXIBILITY

THEIR REQUIREMENTS.

THE ARCHITECTURAL CENTER WILL BE DESIGNED AS FLEXABLE AS POSSIBLE GIVING EACH
TENATE 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

HENTABLE SHOP SPACE	



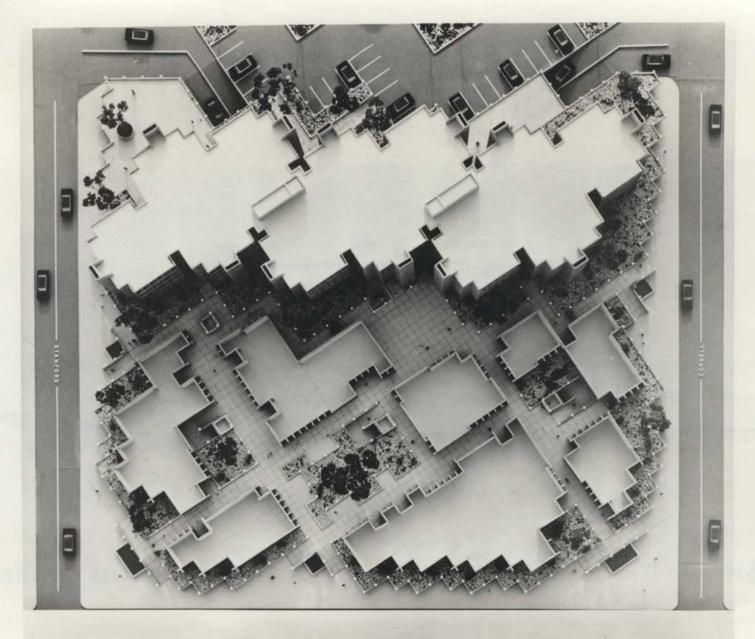
# A MULTI-USE COMPLEX FOR ALBUQUERQUE

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

AN ARCHITECTURAL THESIS
PEPARTMENT OF ARCHITECTURE
BRIVERSITY OF HEM MEXICO

PRESENTED BY THOMAS A SHELDEN FERRARY 26, 1966



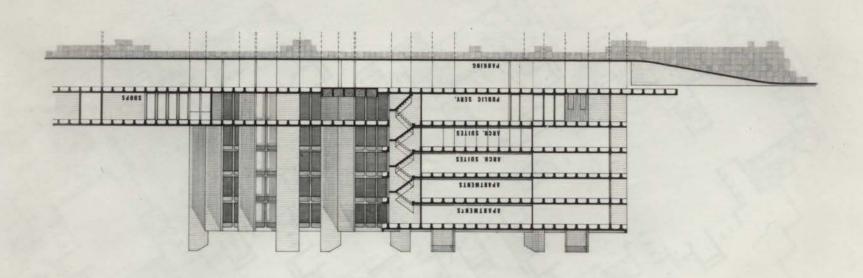


SHOP MEZZANINE PLAN

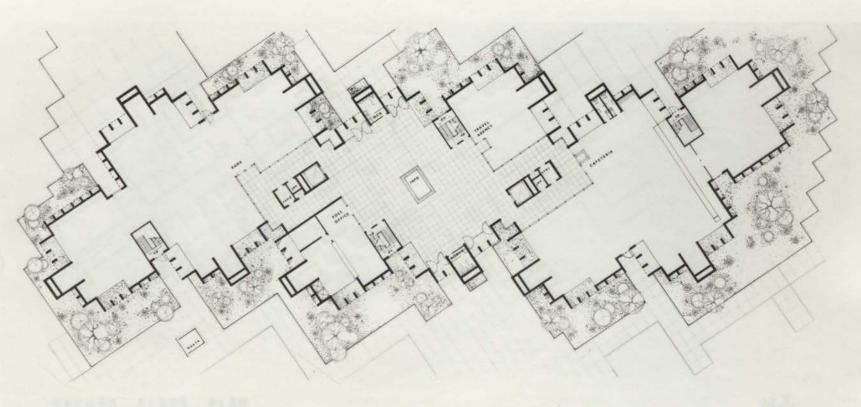


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BUILDING SECTION



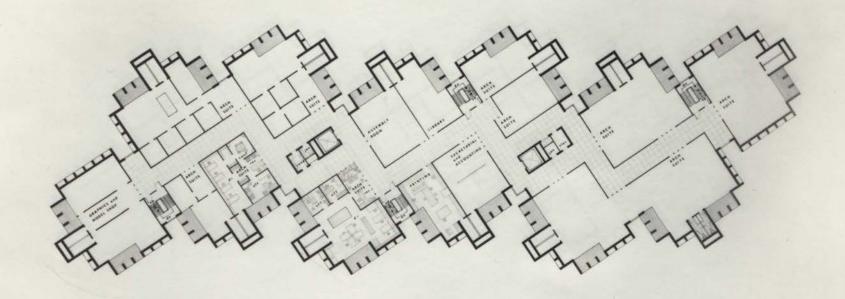




FIRST FLOOR PLAN

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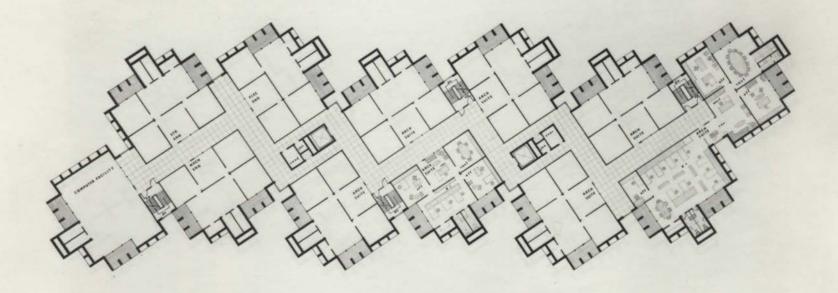




SECOND FLOOR PLAN

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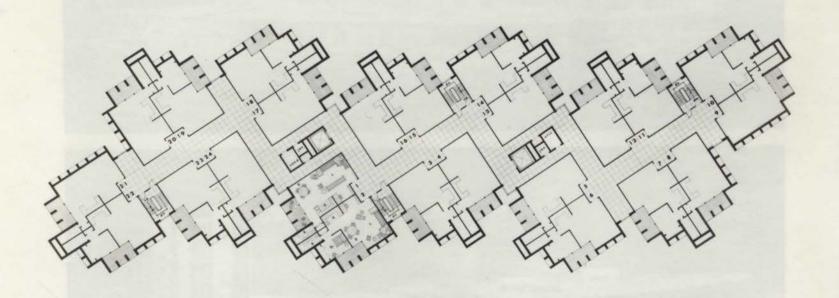




THIRD FLOOR PLAN

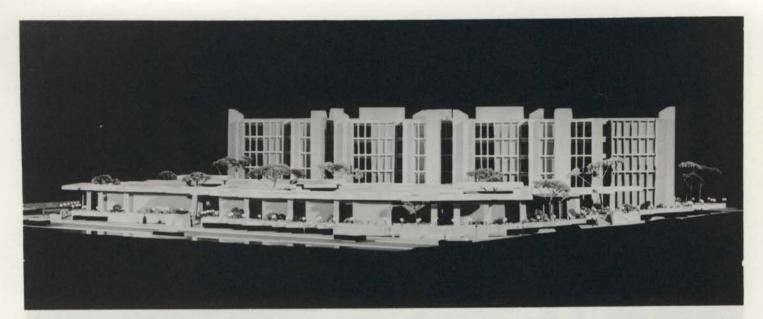
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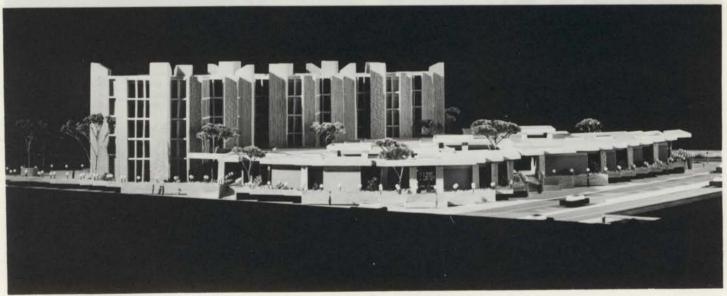




FOURTH AND FIFTH FLOOR PLAN STUDIO APARTMENTS







ELEVATIONS



ELEVATIONS



VIEW FROM SOUTH





VIEW FROM NORTH



