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Project 1



Route'd in Design

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2
MIXED USE
PRECEDENT

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DAYCARE
PRECEDENT

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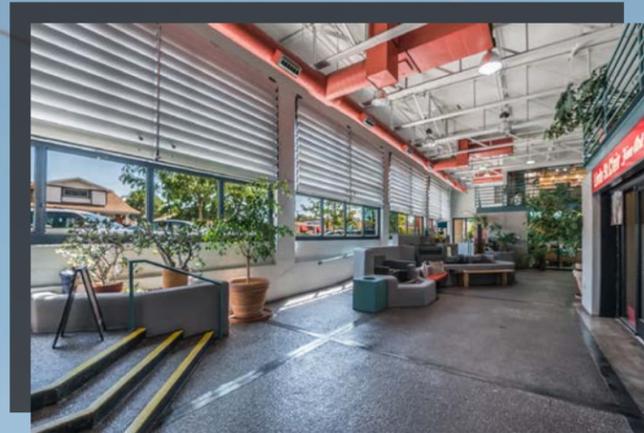
9
SITE/
STREET
SECTION

We want to acknowledge that we are located on the unceded ancestral lands of the Tiwa people and recognize the importance of the land itself and those who remain stewards of this land. We must respect and learn from the past in order to inform our designs within the present.

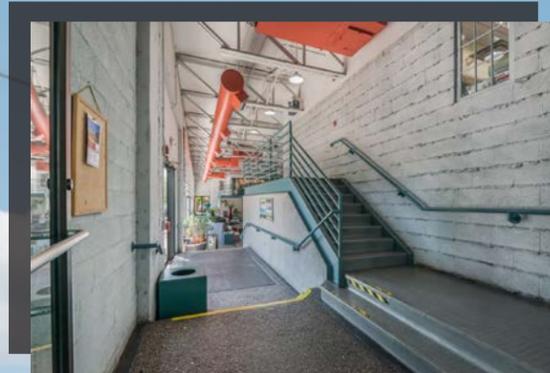
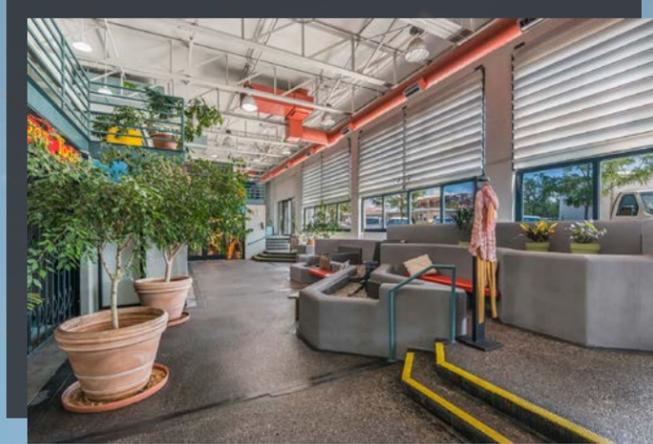
PRECEDENT #1

GUADALUPE CENTER

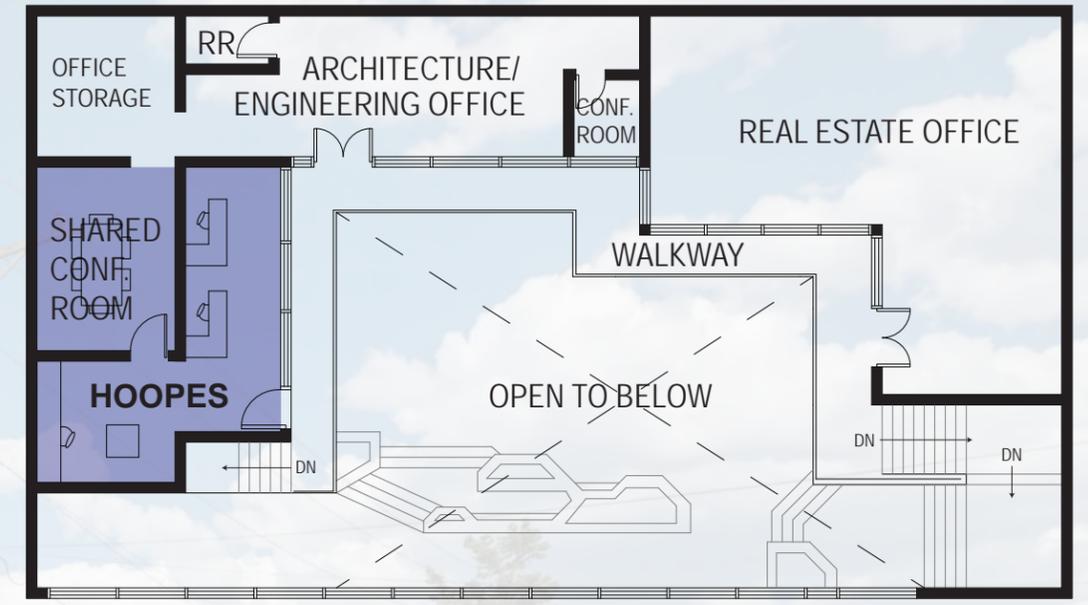
SANTA FE,
NEW
MEXICO



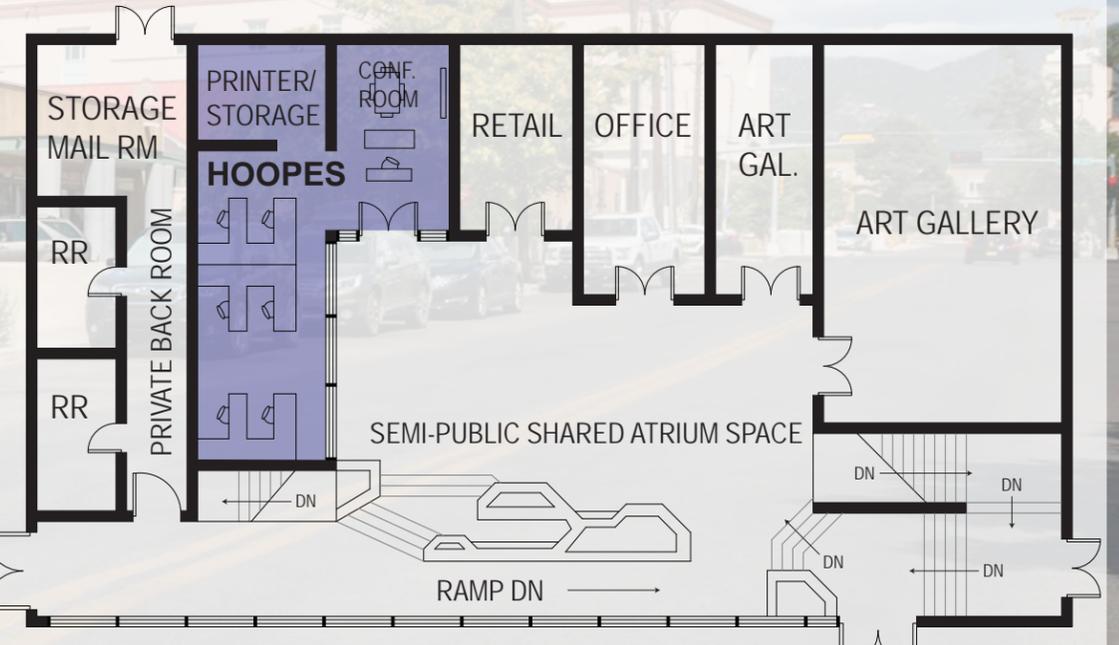
INTERIOR ATRIUM AREA



The Guadalupe Center is a great example local precedent here in New Mexico, that I personally have experienced. After working for HOOPES Architects here, I have developed a sense of what works and what could be improved on. A few things that work well are the open studio style desks at the office, a shared conference room with the neighboring firm, and great lighting with storefront windows. Some improvements could be adding sound dampening in the atrium, an elevator to access the upper level, and a separate break/lunch room.



LEVEL 2 FLOOR PLAN



LEVEL 1 FLOOR PLAN



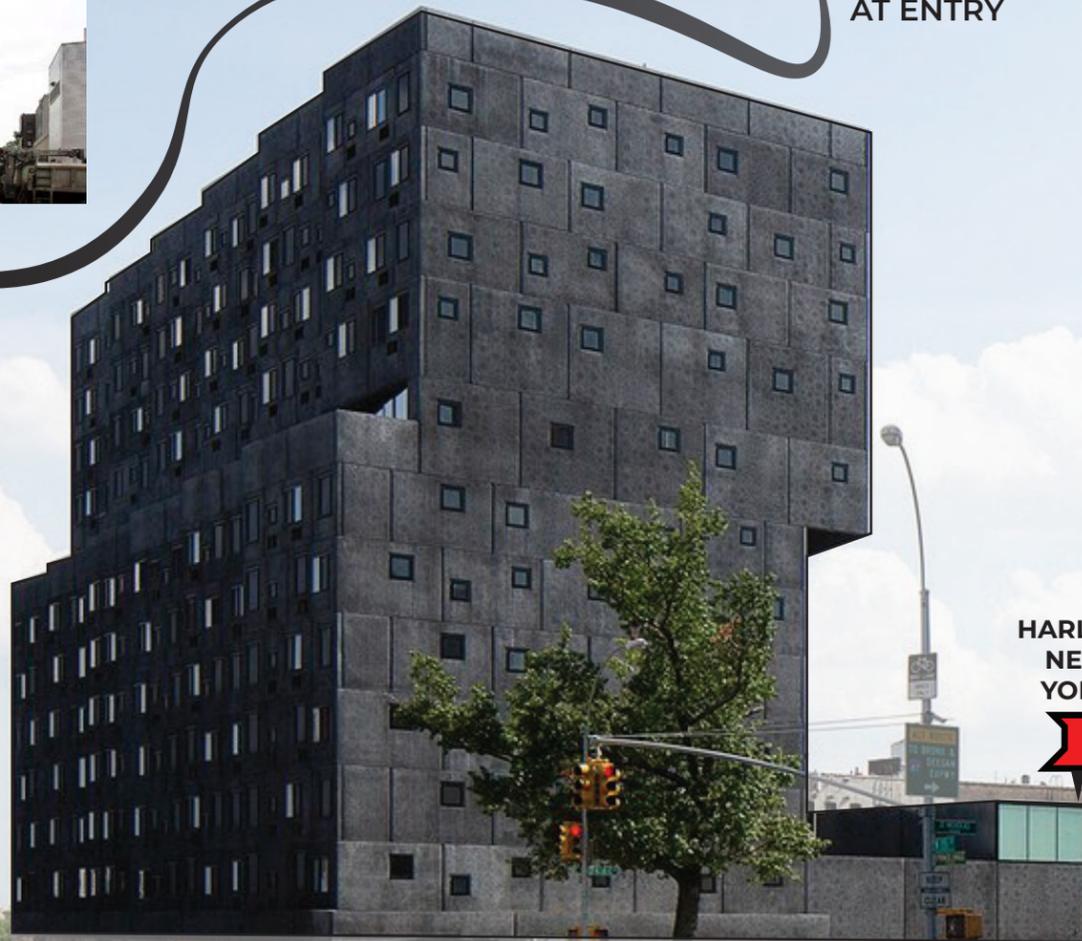
PRECEDENT #2

SUGAR HILL DEVELOPMENT

ADJAYE ASSOCIATES

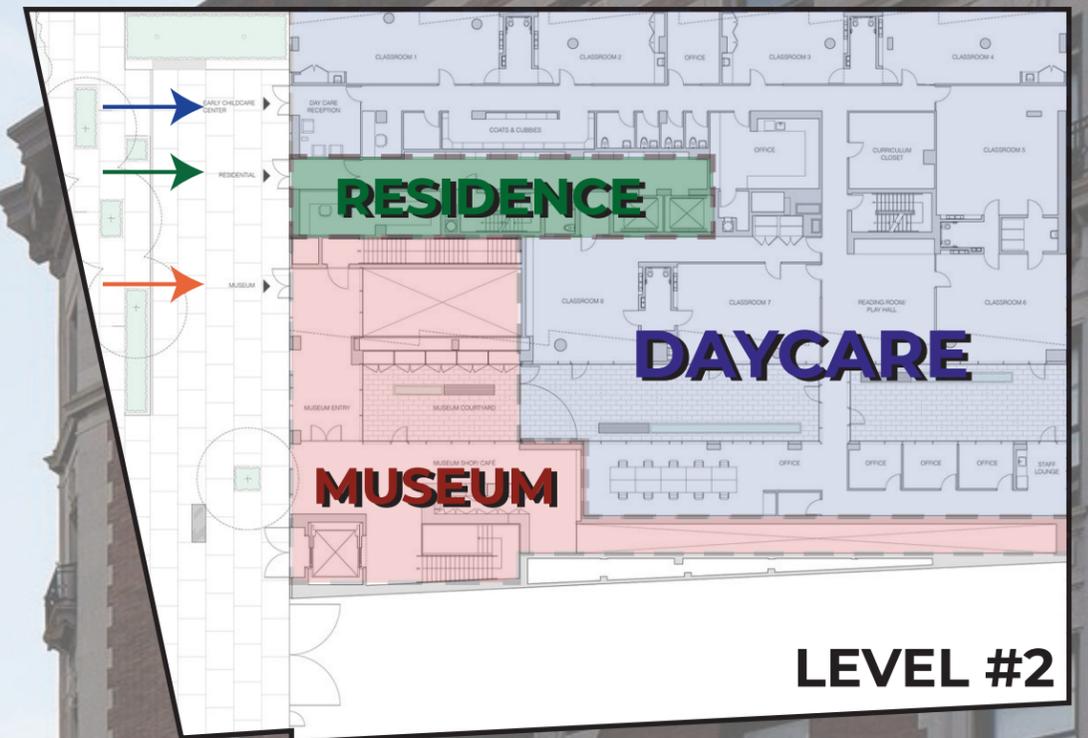


FARMER'S MARKET AT ENTRY



HARLEM, NEW YORK

FLOOR PLANS:



The Sugar Hill Development is a great example of a mixed-use building, that has both a childcare facility, and a public facing museum. The other parts of the building are private housing units and a non-profit office. All of these areas have their own separate functions, entrances, and complete separation within the same building.

PRECEDENT #3

SDL NURSERY

HIBINOSEKKEI +
YOUJI NO SHIRO



OUTDOOR BALCONY
ACTIVITY SPACE



FLOOR PLANS:

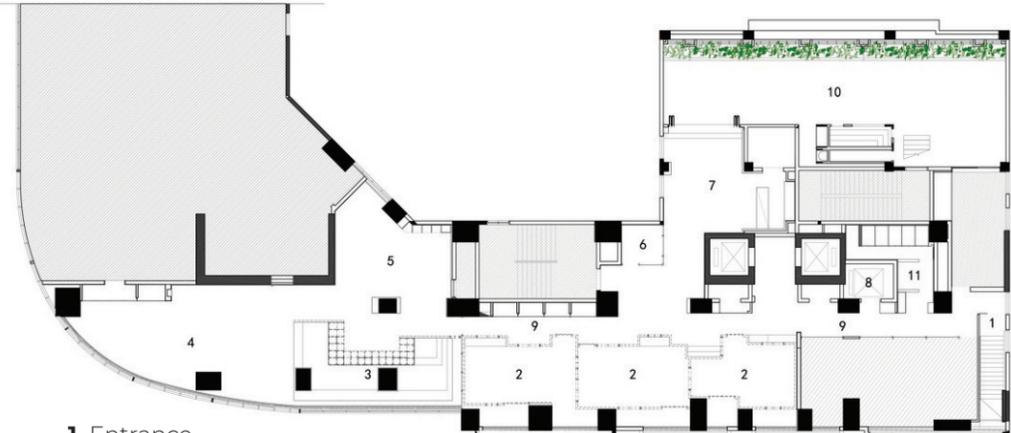
- 1. Entrance
- 2. Hall
- 3. Reception
- 4. Shoe Corner
- 5. Medical
- 6. Nursery
- 7. Office
- 8. Elevator
- 9. Corridor
- 10. Flex Space
- 11. Kitchen
- 12. Restroom
- 13. Storage
- 14. Stairs



LEVEL #1



LEVEL #2

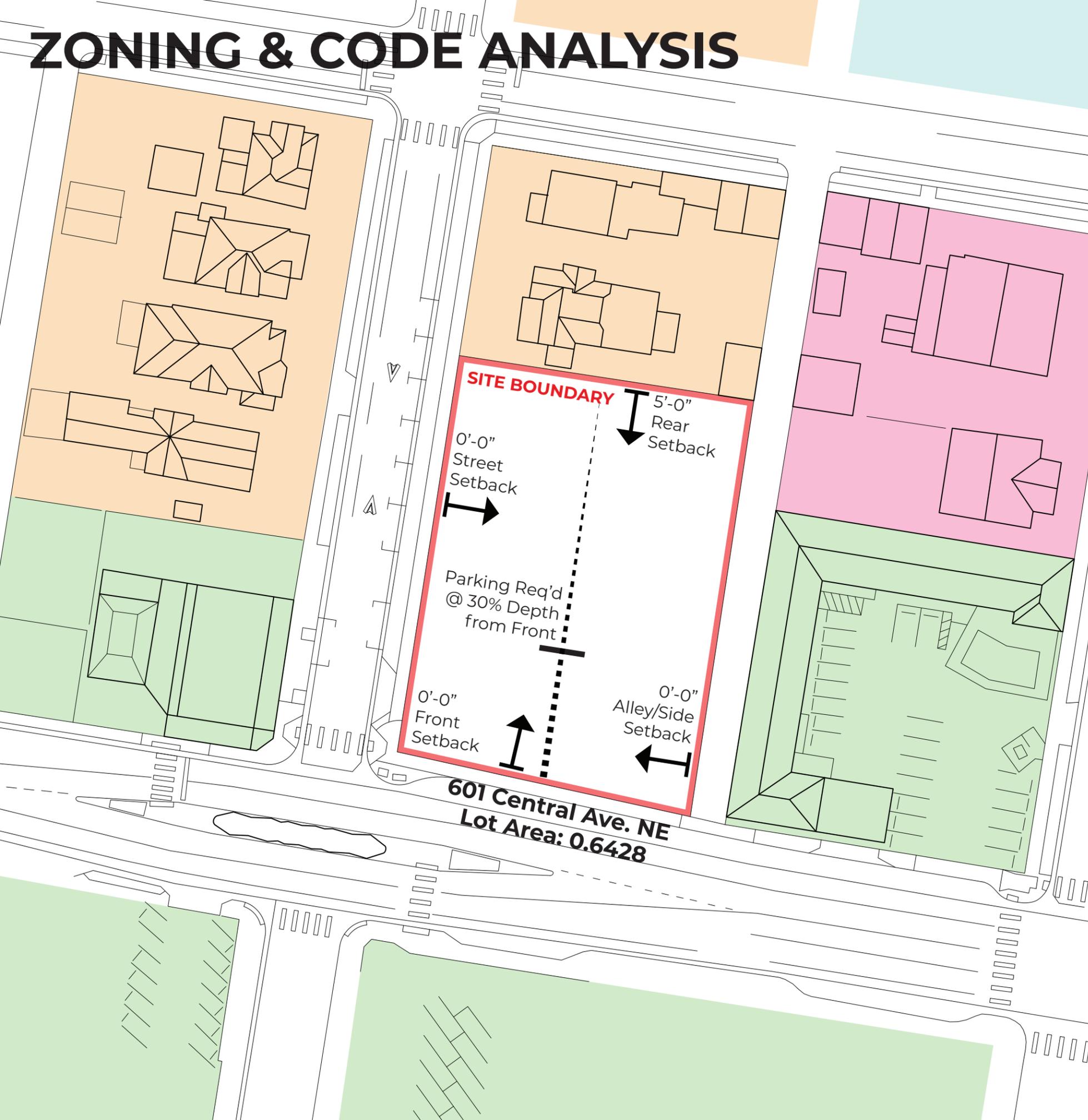


- 1. Entrance
- 2. Nursery
- 3. Picture Book Corner
- 4. Montessori Classroom
- 5. Atelier
- 6. Tea Room
- 7. Dining Room
- 8. Elevator
- 9. Corridor
- 10. Outdoor Activity Area
- 11. Restroom

LEVEL #3

The SDL Nursery is another good urban precedent that utilizes the limited space to “stimulate the five senses” in the children. The interior is very open and also has both glass and low walls with windows in it to give “the feeling of freedom in a narrow space” and to allow the teachers to watch over all the students. The outdoor play area is located on a balcony space that is secluded from the public.

ZONING & CODE ANALYSIS



601 Central Ave. NE
Lot Area: 0.6428

ZONE ANALYSIS

IDO Zone District: MX-L (Mixed-Use Low Intensity)

Subdivision: Huning Highlands Addition (Platted 1880)

Neighborhood: EDo Neighborhood Association Incorporated, Huning Highland Historic District Association

Overlay Zones:

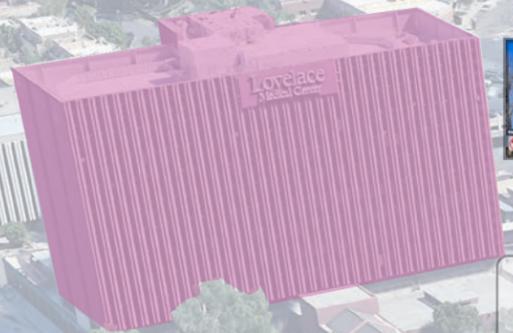
- Character Protection Overlay Zone 4
- Main Street Classification: Central Ave.
- Premium Transit Hub: "EDo" ART Bus Stop

Site Setback:

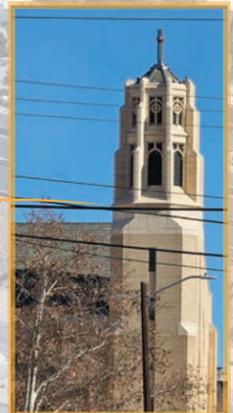
- Front: 0ft MIN / 1ft MAX
- Side: 0ft MIN (& 0ft MAX Interior Streets)/ Corner/Street Side: 5ft MAX
- Rear: 5ft MIN
- Height: 55ft MAX - 30ft MAX within 35ft of a R-1 Zoning Classification

-  MX-L / Mixed Use Low Intensity
-  R-1B / Single Family Residential (Medium)
-  R-ML / Multi Family Low Intensity
-  MX-T / Mixed Use Transitional Zone

NEARBY ARCHITECTURAL CONTEXT



OLD ST. JOSEPH HOSPITAL
BUILT CIRCA 1930
ROMANESQUE REVIVAL
BRICK ARCHITECTURE



First Presbyterian Church

BUILT CIRCA 1912
ASSOCIATED W/
MANHATTAN PROJECT SPY
"SPY HOUSE"/FREEMAN APTS



HERITAGE HOUSE
BUILT CIRCA 1907
DUTCH COLONIAL
STYLE ARCHITECTURE



GARDNER/PAULSEN HOUSE
BUILT CIRCA 1896
CROSS-GABLED
QUEEN ANNE STYLE



Historic Houses in
Huning Highlands



KINNEY HOUSE
BUILT CIRCA 1918
ORIGINAL HOME OF
KINNEY BRICK CO.



Huning Highlands Historic Houses



Lovelace

WaFd

SITE



East Downtown - ART Bus Stop

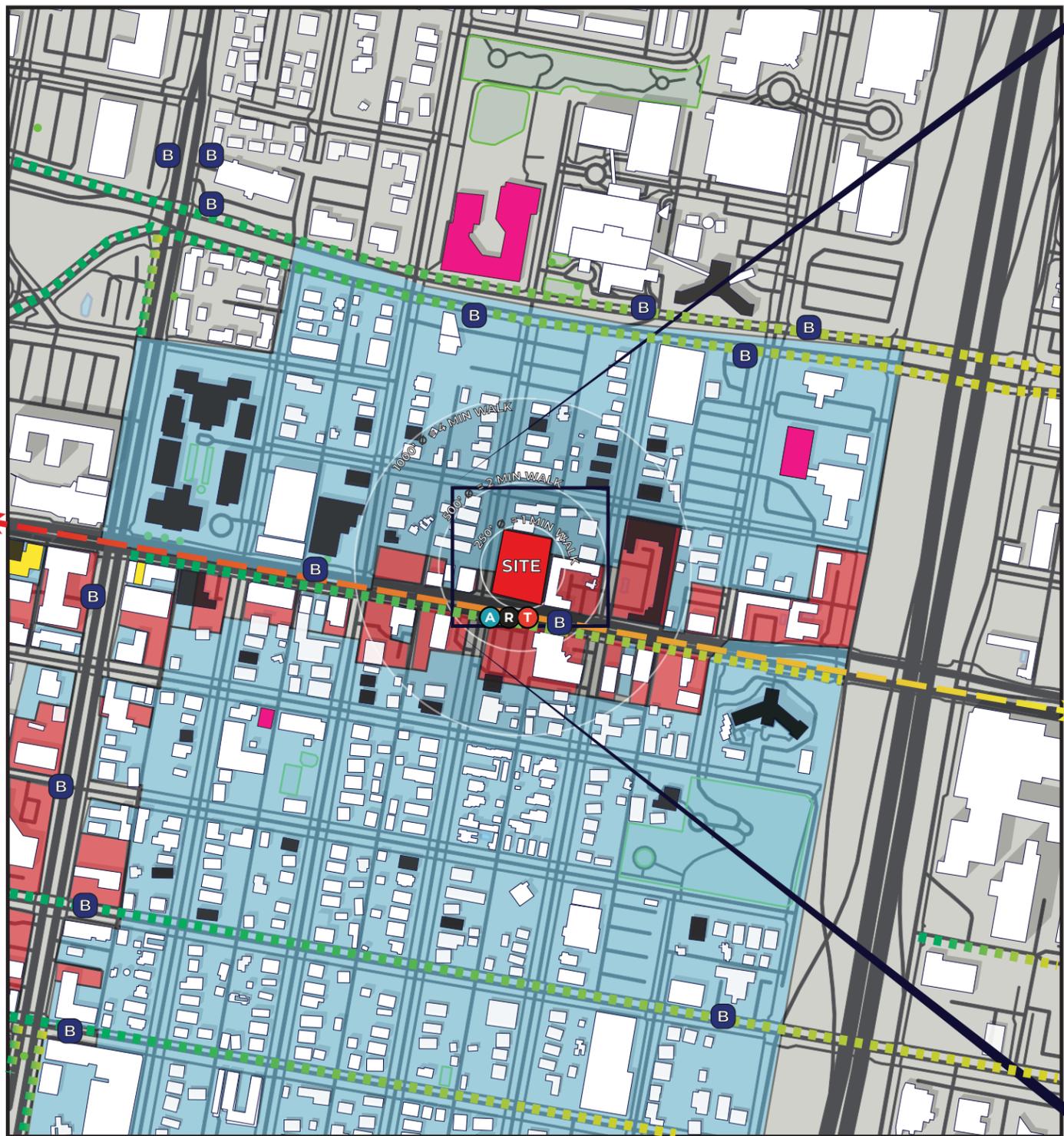


COMMON BROWN BRICK



Historic Imperial Motel





East Downtown Context



- | | |
|--------------------------|-------------------------------------|
| GREATER TRANSPORT | BUILDING TYPES |
| ART Bus Stop | Child Care/Education Facility |
| ABQ Ride Bus Stops | Architecture/Engineering Firms |
| Central Ave./Route 66 | Historical Buildings |
| Walking Distances | Character Protection Overlay Zone 4 |
| Bike Lanes | Historic Protection Overlay Zone 5 |

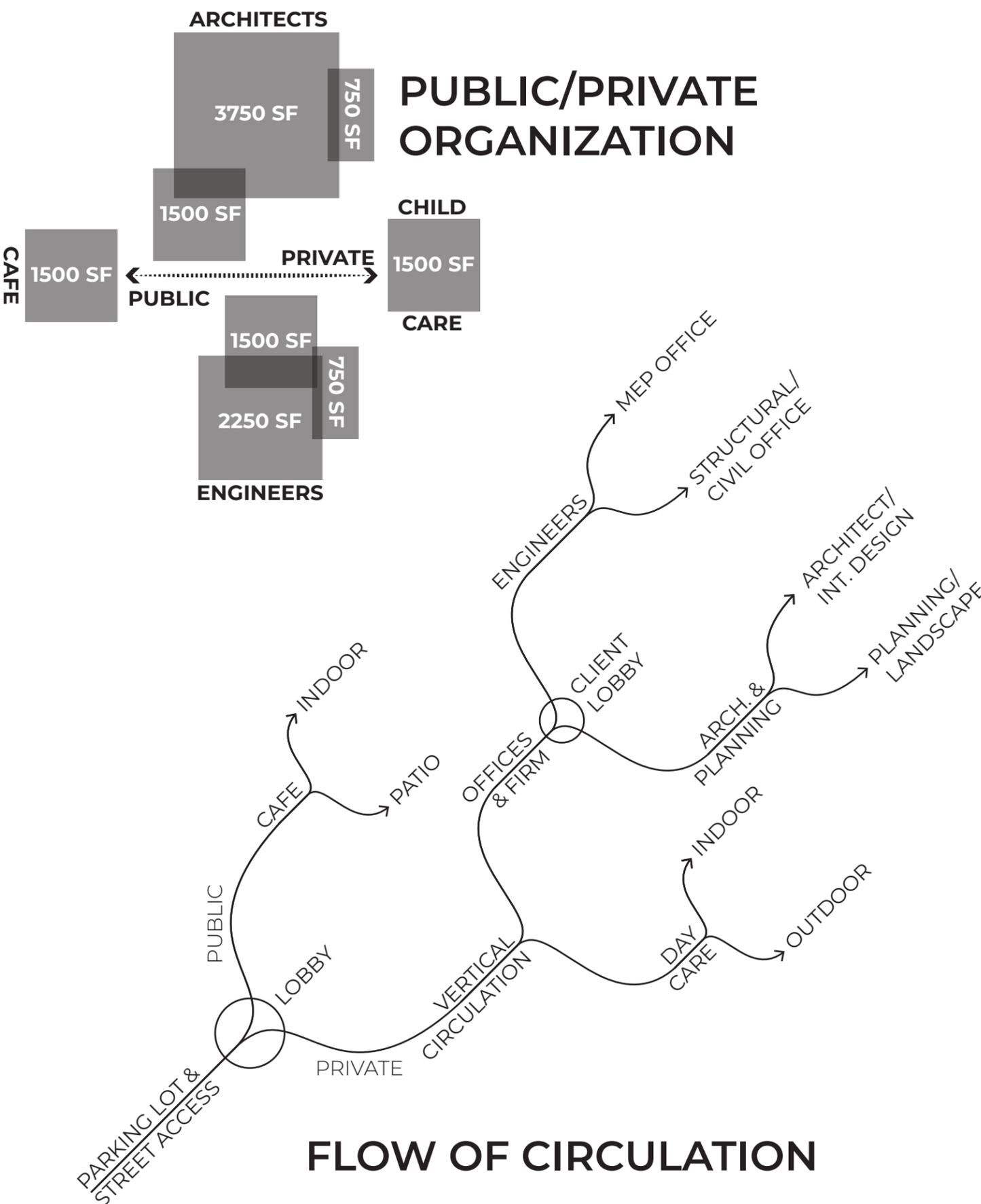


Site Context



- | | | |
|---------------------------|------------------------|----------------------------------|
| CRIME STATS (2025) | LOCAL TRANSPORT | SENSORY/WEATHER |
| Residential Burglary | ART Bus Stop | Primary Wind Direction |
| Assault/Battery | ABQ Ride Bus Stop | Secondary Wind Direction |
| Theft/Larceny | Pedestrian Circulation | Annual Sun Study |
| Susp. Person/Vehicle | Vehicle Circulation | Areas of Higher Sound & Activity |
| Shots Fired | Street Bike Lane | Views From Site |

OCCUPANCY ANALYSIS



OCCUPANTS & SQFT

Architecture Office: 10 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~3,750 SQFT NET

Structural Engineering: 5 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~750 SQFT NET

MEP Engineer's Office: 25 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~2,250 SQFT NET

Cafe: 10 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~1,500 SQFT NET

L.ARCH/Planning: 10 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~1,500 SQFT NET

Childcare: ~4 Staff +
 6 Children = 10 people
 Occupancy Type: E
 *150 sqft/person avg. =
 Estimated ~1,500 SQFT NET

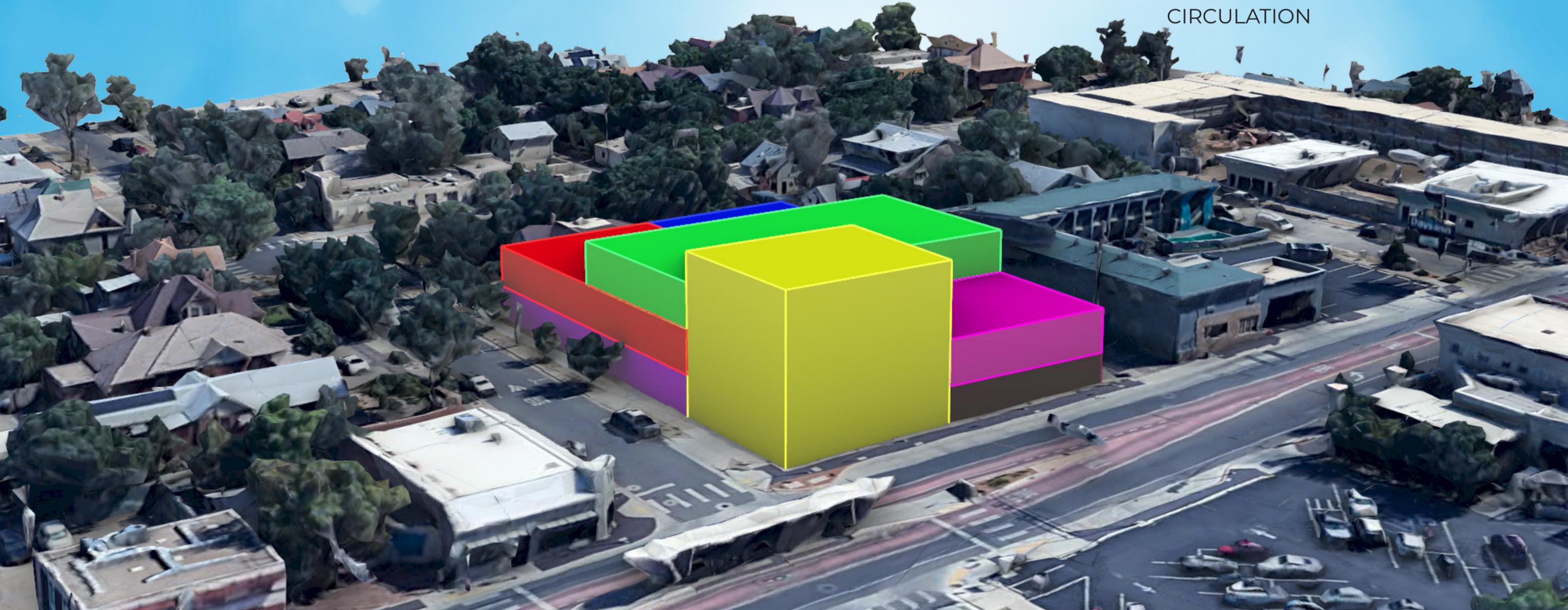
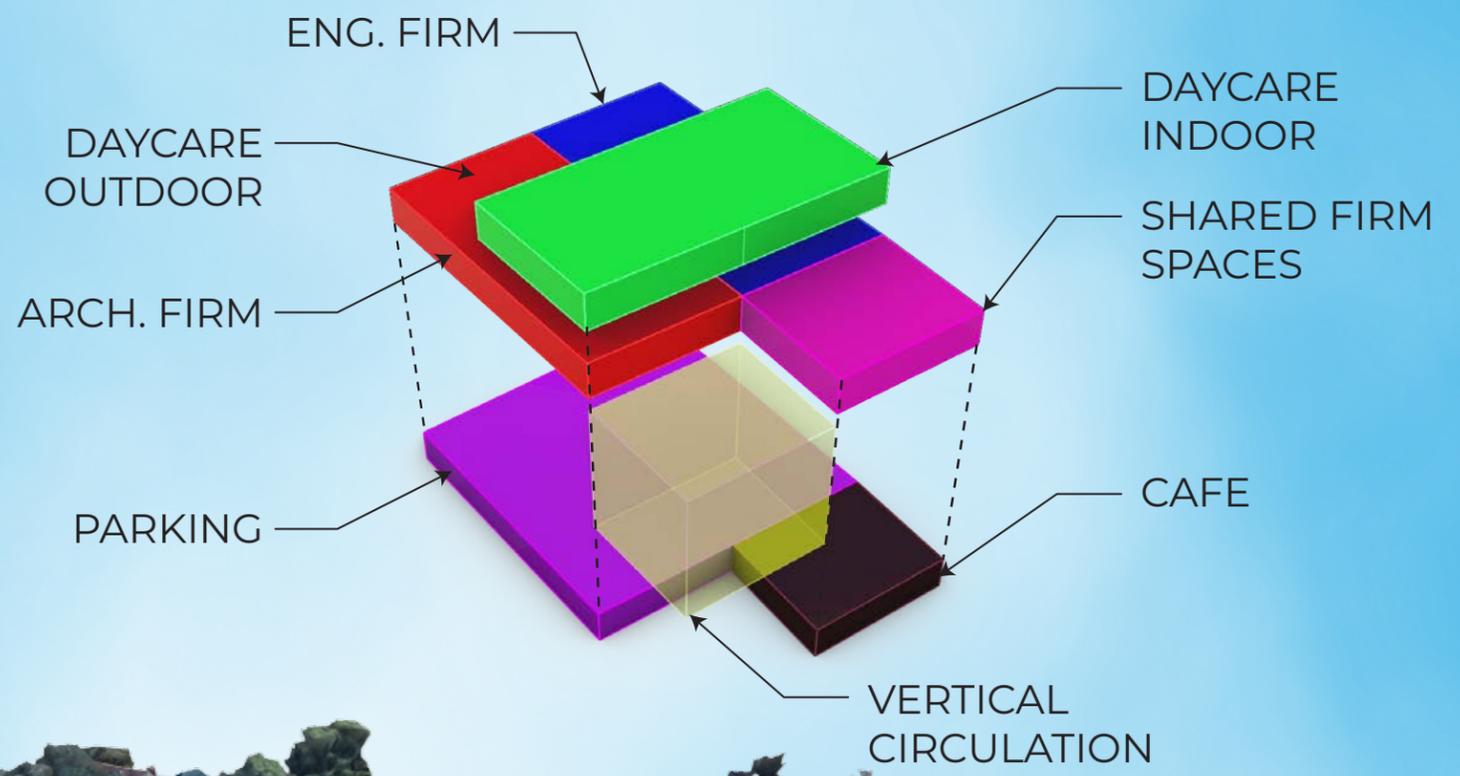
Interior Design: 5 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~750 SQFT NET

Wellness/Staff & Scratch Area:
 Serves Staff/Occupants
 Estimated ~4,050 SQFT NET

Civil Engineering: 5 people
 Occupancy Type: B
 *150 sqft/person avg. =
 Estimated ~750 SQFT NET

Parking: Serves Staff &
 Public (Cafe/Clients)
 40 Covered Parking Spaces
 10 Uncovered Parking Spaces
 9ft x 12ft = 162 SQFT * 50 =
 Estimated ~8,100 SQFT NET

BUILDING PROGRAM



PROGRAMMATIC STREET SECTION

STEPDOWN AT REAR
(VIEWS, OUTDOOR SPACE,
CONSIDERATION TO THE
NEIGHBORING HOUSING)



DAYCARE
(FURTHER AWAY
FROM CENTRAL)

55'-0" MAXIMUM HT.

3RD FLOOR 12,000 SQFT GROSS

2ND FLOOR 12,000 SQFT GROSS

**ARCHITECTURE
FIRM**
(OFF STREET LEVEL)

1ST FLOOR, 40 COVERED
10 UNCOVERED PARKING
SPACES & COFFEE SHOP



**COVERED
PARKING**

**COFFEE
SHOP**
(FACING
CENTRAL)

SIDEWALK
WINDOW
IN VOID

