



Sawmill Lofts

Sawmill Lofts is a 60-unit loft-style housing complex located at Bellamah and 19th St. NW in the Sawmill Community Land Trust (SCLT) development. Near Old Town and in close proximity to downtown, Sawmill Lofts provides affordable rental live and work spaces for local Artisans.

This project is a major step for redevelopment in the Sawmill/Wells Park area. The Sawmill Community Land Trust is a nationally-recognized nonprofit development organization that provides permanent affordable housing and job opportunities for Albuquerque's residents. SCLT's business and job creation strategy is to create a hub of artisan activity for local artists and entrepreneurs using new urbanism principles. This project demonstrates the weaving of design and community redevelopment efforts to create a vibrant and economically viable community base.

The building has access from a common entrance at the front and rear access along a plaza-like courtyard and landscaped parking. The building includes a 4,000sf two-level common gathering space with a mezzanine lounge, meeting rooms, laundry facilities, and workshop/gym space for residents.

The project site also includes a courtyard with different types of outdoor gathering spaces, like barbecuing and play areas. The landscaping and front/rear private patios provides privacy from the street. The main building entrance is designed into the urban pattern with access to not only the common space for art shows and community events, but also to ground level units with visibility and access from the street. The design is integrated into the SCLT Master Plan with pedestrian connections to a future park area.

The building is laid out along one combination single and double loaded exterior circulation path radiating from the large common space. Plenty of natural light filters in from large light wells and additional gaps along this path are left out for views into the courtyard below. Three levels of apartments varying in size and volume from expansive flats to bi-level lofts complete the urban architectural expression around this courtyard.

Location: Albuquerque, NM

Cost: \$5.4 million

Size: 65,000sf

Completion: June 2006

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