



Villa de San Felipe Apartments

This housing development plays a major role in the revitalization efforts of downtown Albuquerque. Spanning three blocks along the north side of Coal Avenue between Fifth and Eighth Streets, this complex consists of three three-story buildings, totaling 161 units, and a commons area. The units are composed of 76 studios, 53 one-bedroom/one-bath units and 32 two-bedroom/two-bath units. All of the ground-level units are handicap accessible or adaptable.

All three buildings can be accessed from both the front and back of the site. Street side access is accomplished by individual entrances off the street, as well as through walkways that lead to landscaped courtyards. Control gates secure both means of access with card readers and call boxes.

Utilizing new urbanism principles this project follows the recommended Downtown 2010 Sector Development Plan developed by the City of Albuquerque and the Downtown Action Team. As such, it embraces "park once" and "pedestrian first" concepts: The streets are extra wide and the buildings frame the streetscape. In addition, landscaping and pedestrian-scaled elements at the street edge add focus to the project. Unique paving materials and patterns, metal overhangs and signage and a mix of native plants and landscaping are located throughout. The buildings are located slightly above street level to provide privacy at the windows, yet still permit "eyes on the street" security. The project's architectural style bridges the two adjacent neighborhoods of Barelas and Downtown by providing urban features with a neighborhood feel.

Suburban amenities such as a lap pool, hot tubs, a laundry room, secured covered parking, a workout room, community rooms and outdoor spaces attract a diverse, active workforce to this unique and exciting urban project.

Publications

Real Estate Forum, "Affordable Housing Report," May 2002, pp. 40-41.

Location: Albuquerque, NM

Cost: \$12 million

Size: 82,800sf; 3.01 acres

Completion: 2002

ALBUQUERQUE

7601 Jefferson NE, Suite 100
Albuquerque, NM 87109
505.761.9700 tel - 505.761.4222 fax

LAS VEGAS

6860 Bermuda Drive, Suite 100
Las Vegas, NV 89119
702.436.1006 tel - 702.436.1050 fax

AMARILLO

500 S. Taylor, Suite 750
Amarillo, TX 79101
806.376.8199 tel - 806.376.8189 fax