

Investing in Mid-Century High-rises

RENOVATE, RE-ENVISION, RE-ACTIVATE

PRESENTED BY:

CLEMSON  + BOUDREAUX + *home*

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING

JONATHAN
CECI
LANDSCAPE
ARCHITECTS

 JUNEAU
CONSTRUCTION COMPANY

CLEMSON  *home*



Yolande Graham
Director of
Residential Learning

LITTLE®
DIVERSIFIED ARCHITECTURAL CONSULTING



Thomas Carlson-Reddig,
AIA, LEED AP
Community Practice Leader

BOUDREAUX



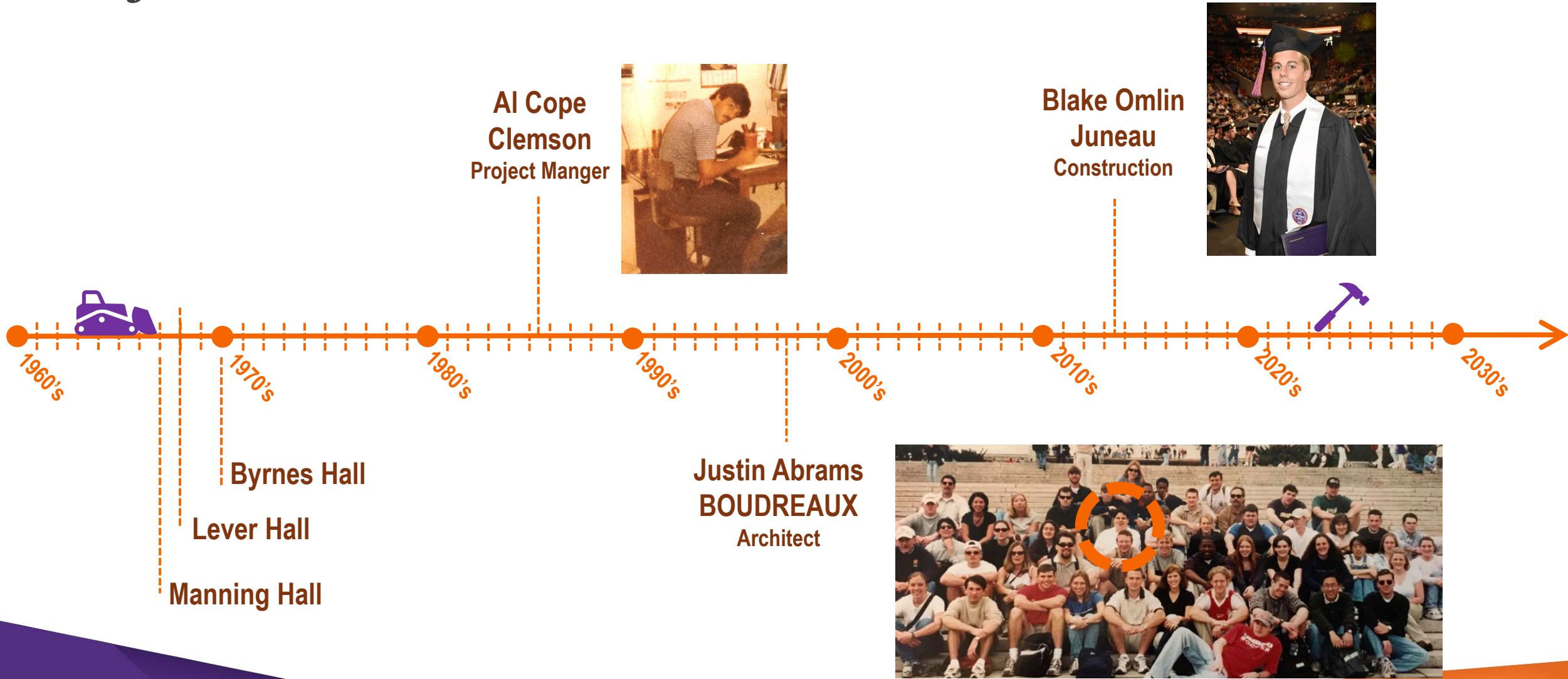
Heather Mitchell, AIA,
LEED AP
President | Architect

Jonathan Ceci
LANDSCAPE
ARCHITECTS



Jonathan Ceci, PLA,
LEED AP
Landscape Architect

You CAN go home again ... a Project Team of former residents



**Clemson University
Clemson, SC**



**Founded 1889
Land Grant Mission**

**29,545
Undergraduate
Students**



**5,900
Graduate
Students**

**27 Residence Halls
On Campus**



**4 Apartment
Communities**

**3 Dining
Halls**



**24 Retail
Locations**

**8,074
Beds**



Byrnes Hall

1970

Lever Hall

1968

Manning Hall

1967







Who currently has high-rises
on their campuses?



Design Drivers



Community & Place



Central Quad Entries



Study Spaces



Connection to
Outdoors



Flexibility



A New Fresh Look



Professional
Apartments

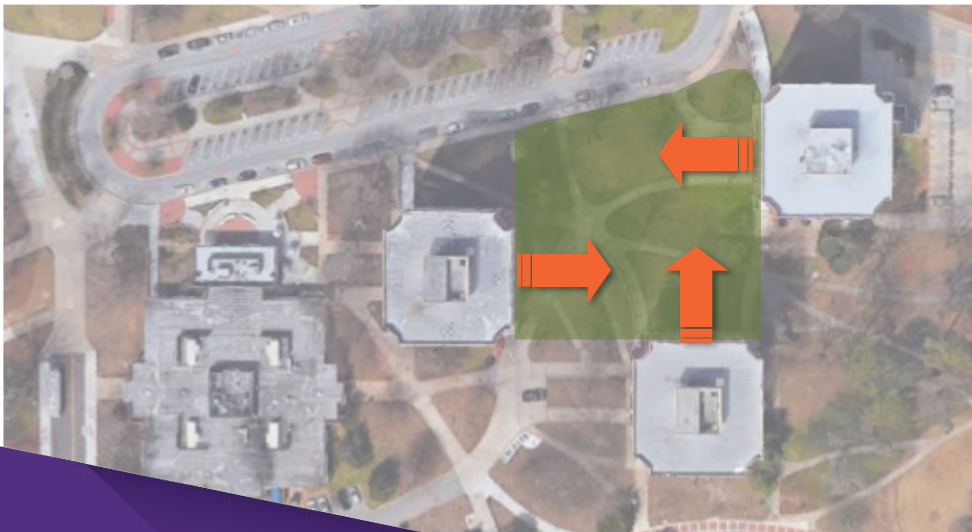
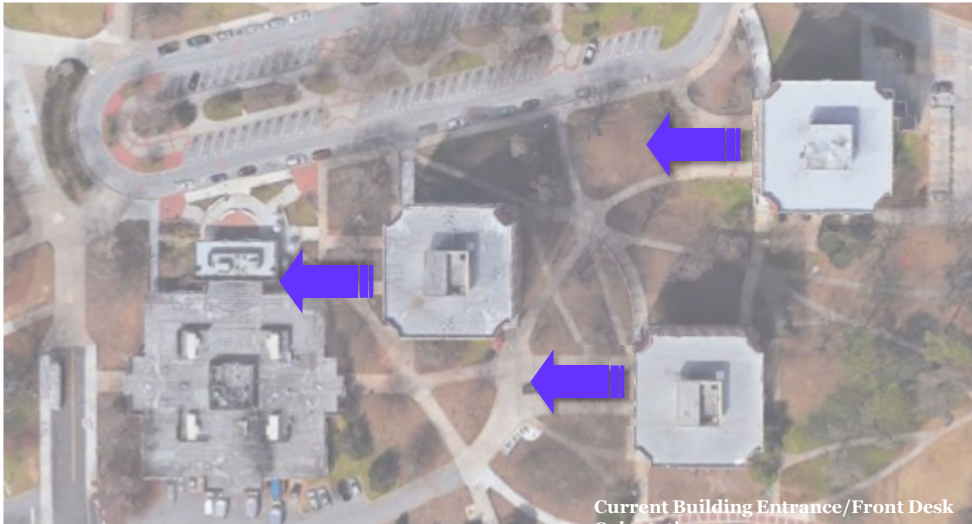


Campus Consistency

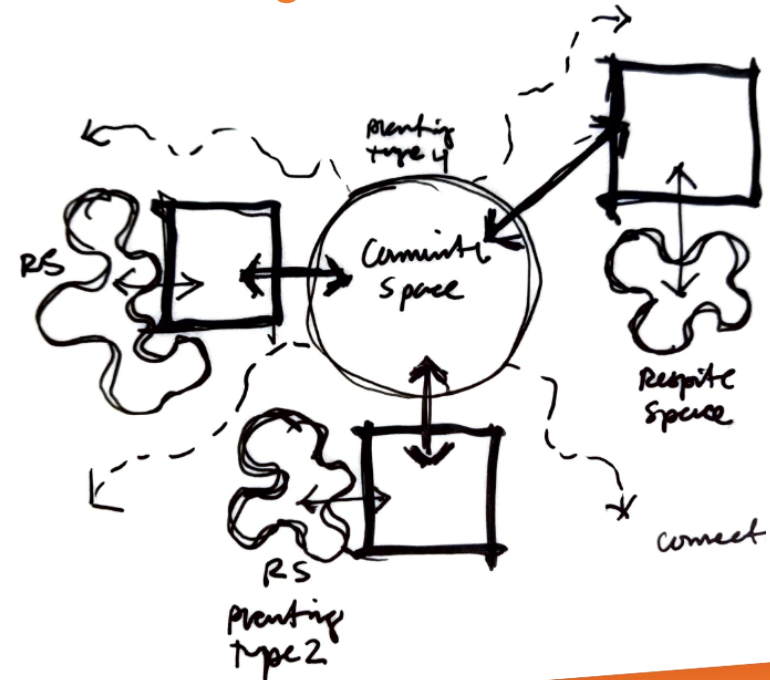


Green Globes

Visioning Sessions

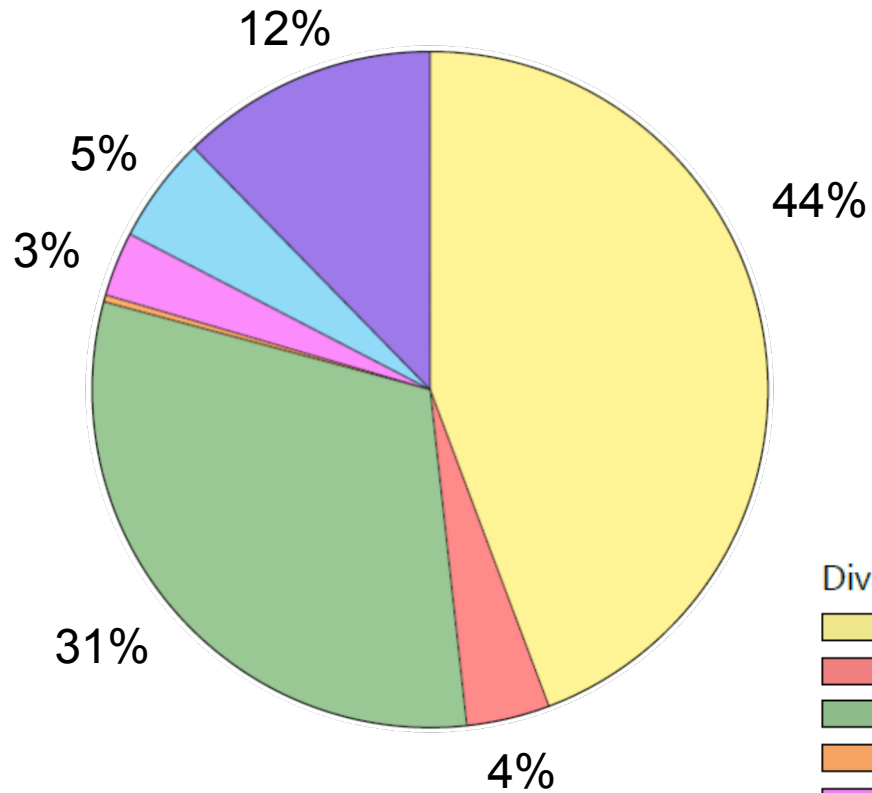


1. All entrances from central quad
2. Expand building area into patio areas
3. More natural light
4. Variety of adaptable & flexible spaces
5. Stronger indoor/outdoor connection

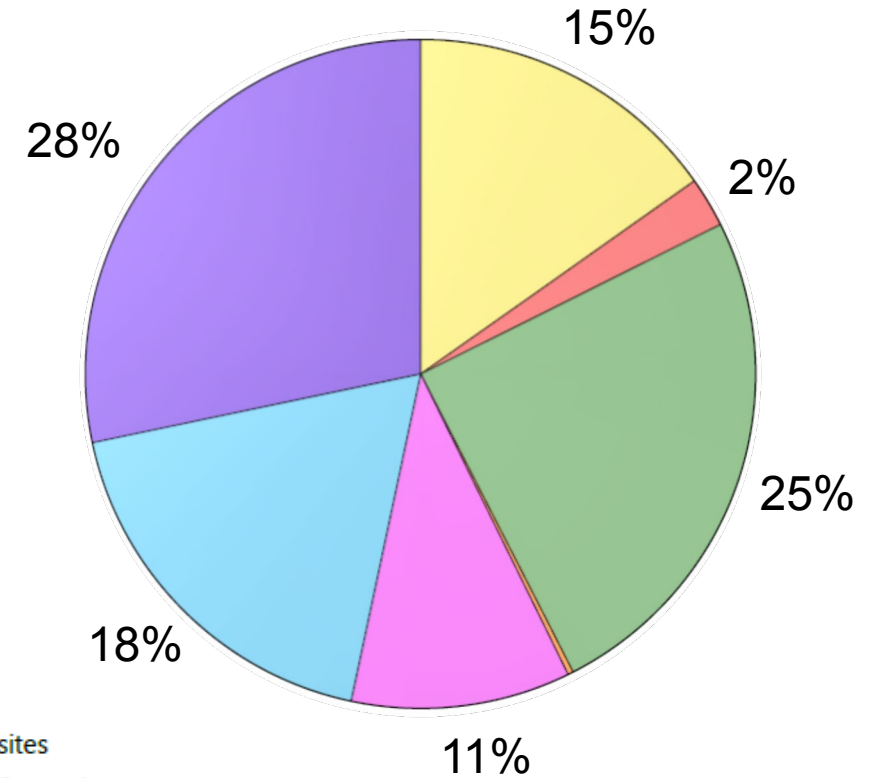


Embodied Carbon Impact

New Construction



Renovation



Divisions

- 03 - Concrete
- 04 - Masonry
- 05 - Metals
- 06 - Wood/Plastics/Composites
- 07 - Thermal and Moisture Protection
- 08 - Openings and Glazing
- 09 - Finishes

Embodied Carbon Impact

New Construction

2877 metric tons of CO2
2,876,695 kgCO2eg

Equivalent to:

- 7,375,330 miles driven in 1 year
- 363 homes energy use for 1 year
- Carbon sequestered by 3431 acres of US forest in one year or 514,650 mature trees, plus soils.

Renovation

795 metric tons of CO2
794,900 kgCO2eg

Equivalent to:

- 2,038,021 miles driven in 1 year
- 100 homes energy use for 1 year
- Carbon sequestered by 948 acres of US forest in one year or 142,200 mature trees, plus soils.

Vs.

Embodied Carbon Impact

72% EMBODIED CARBON REDUCTION

2082

Metric Tons of
CO2

5,337,309

Miles Driven
Annually

262

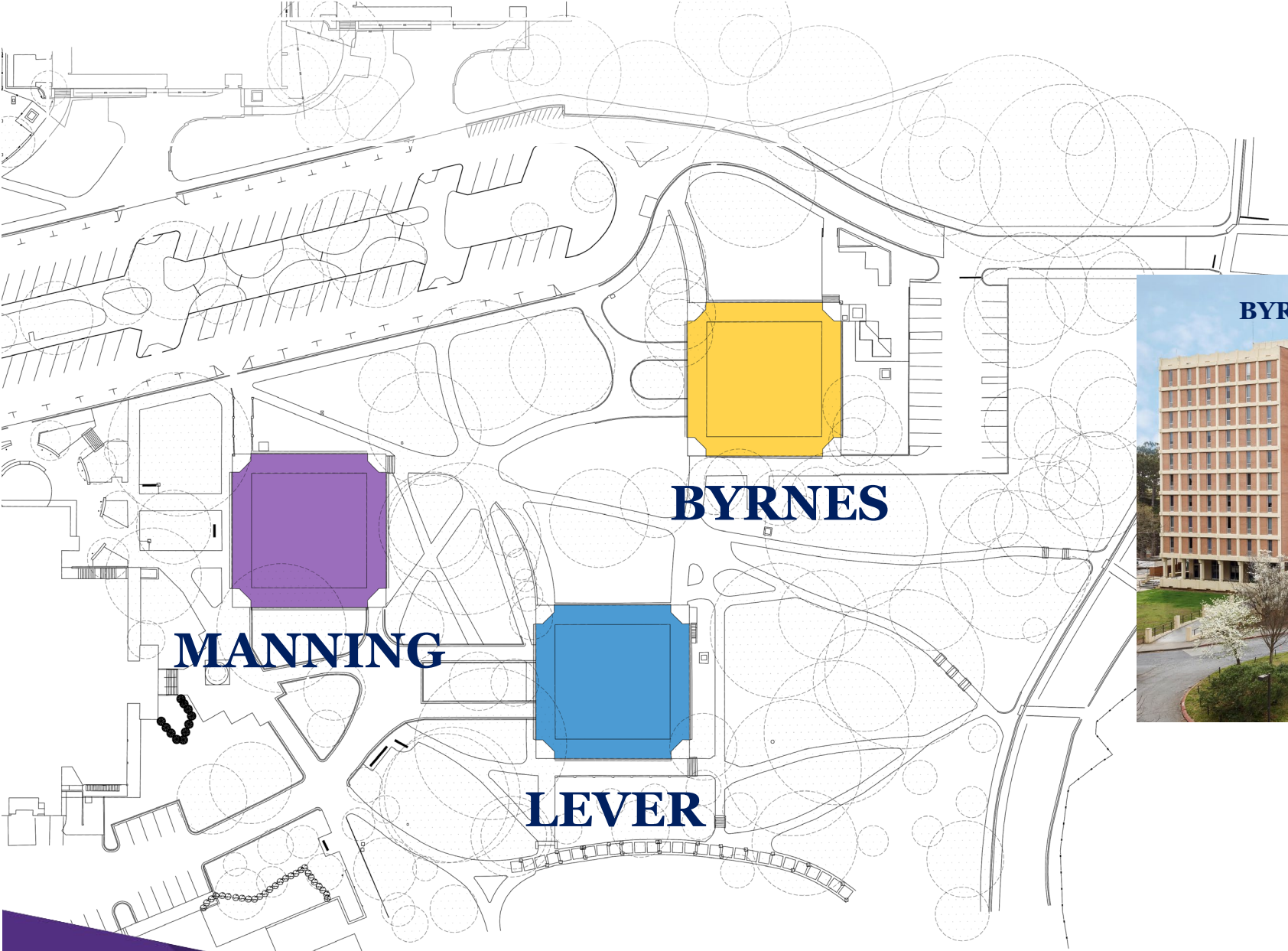
Homes

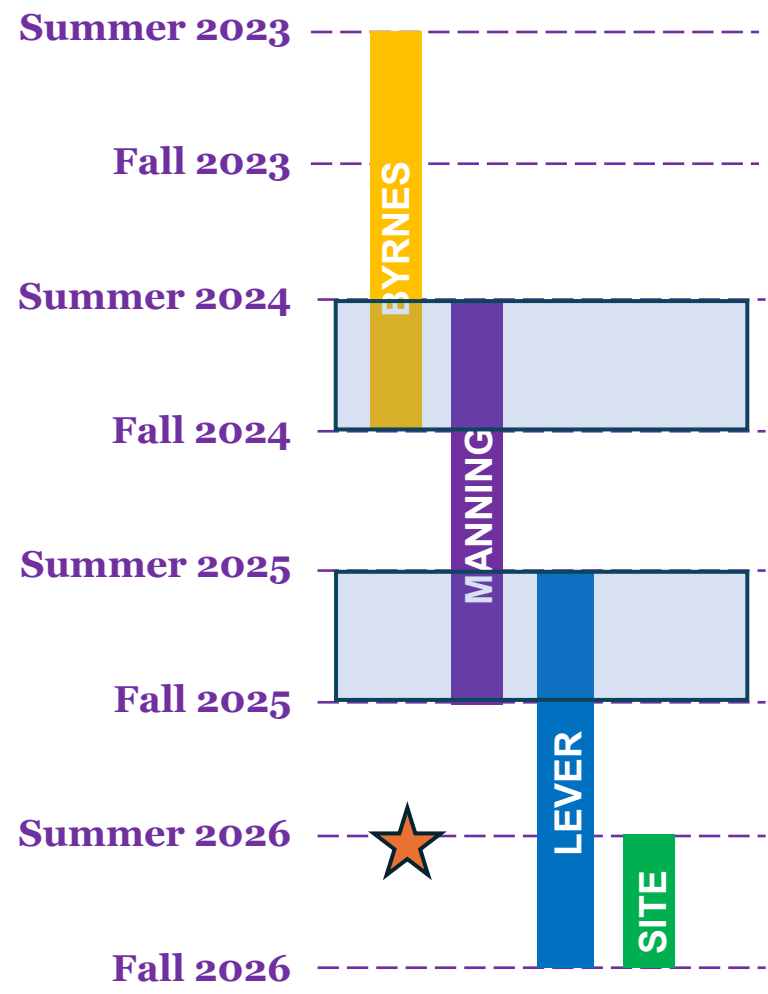
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Acres

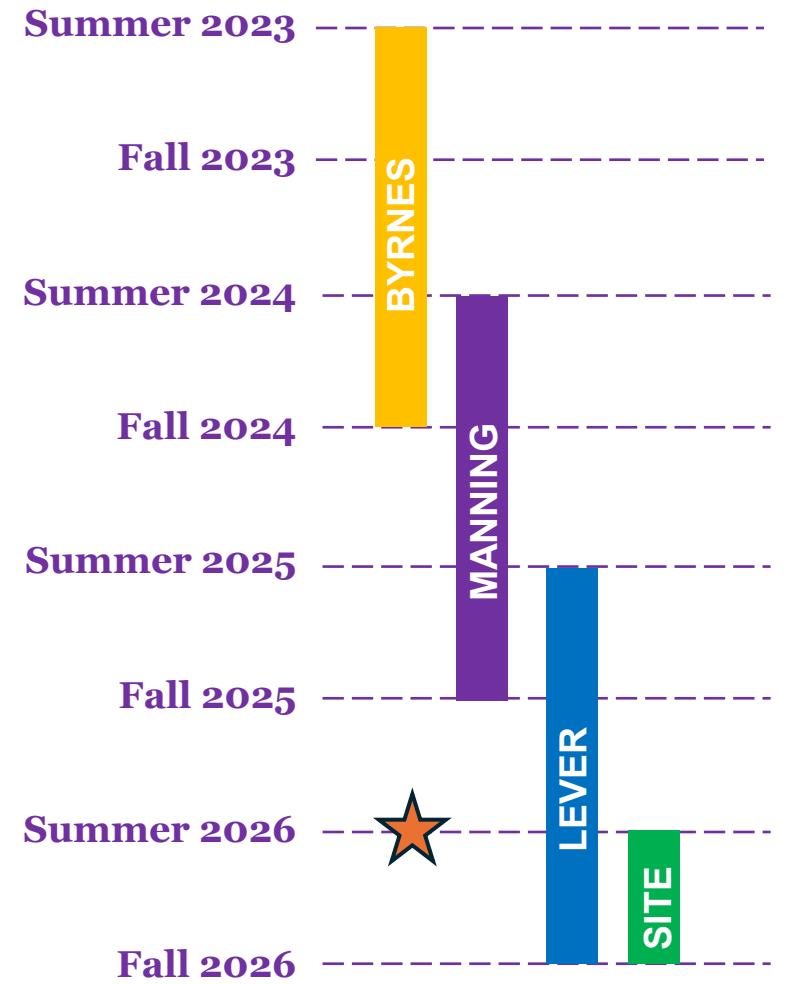
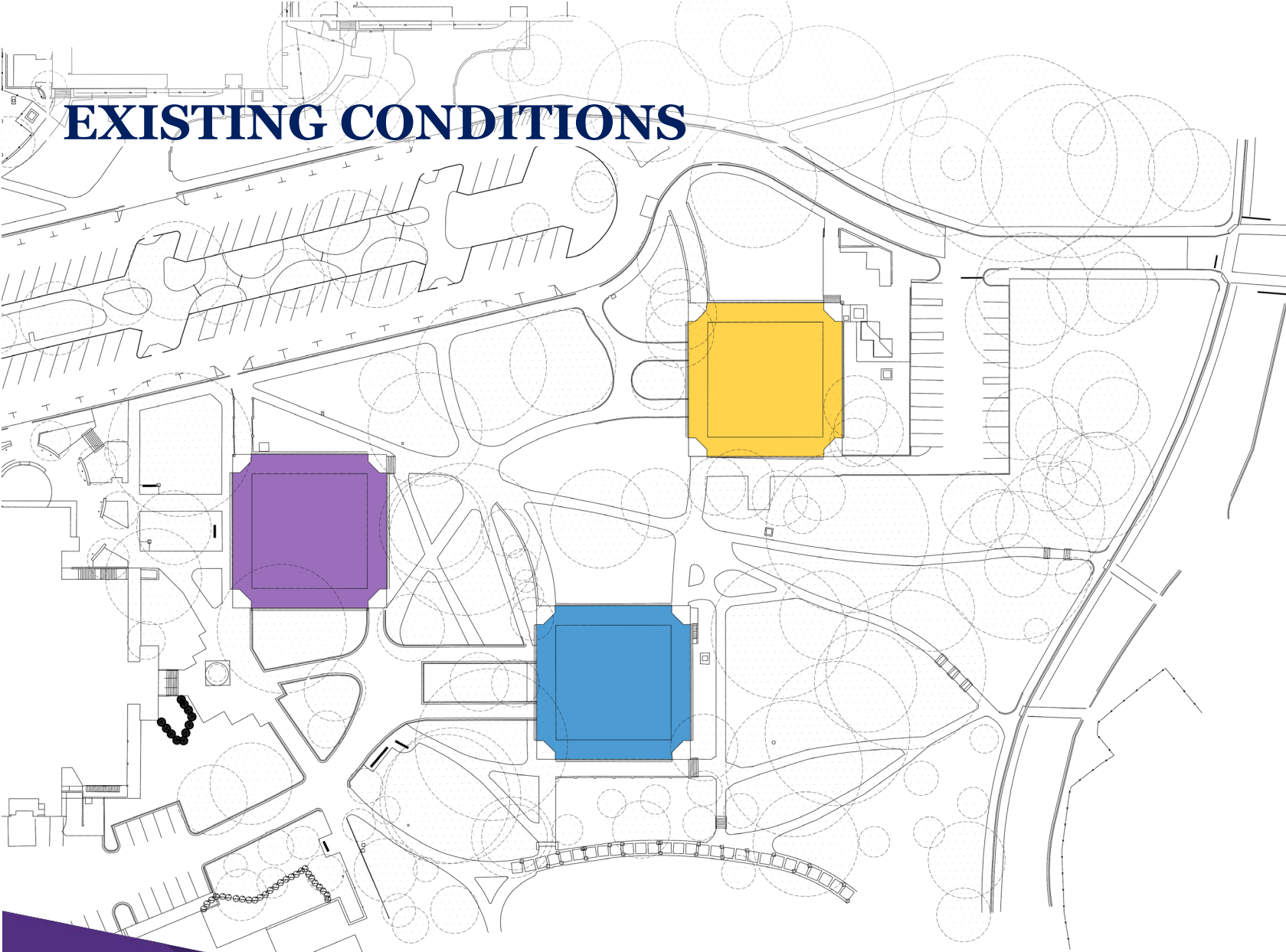
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Mature Trees

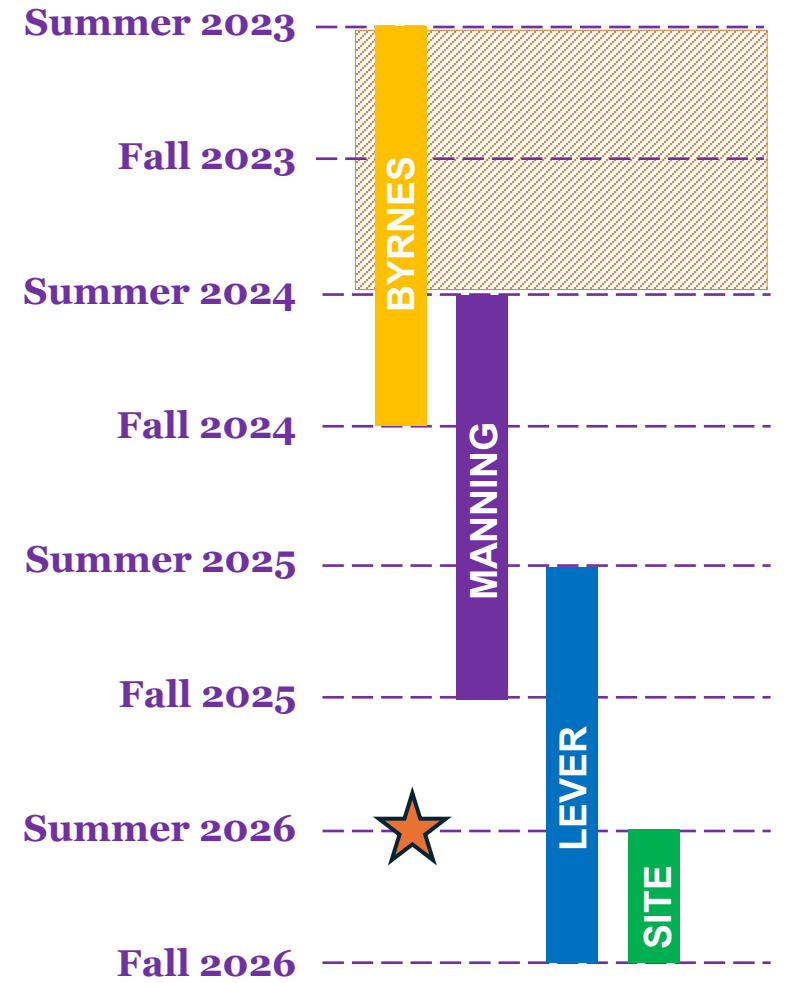
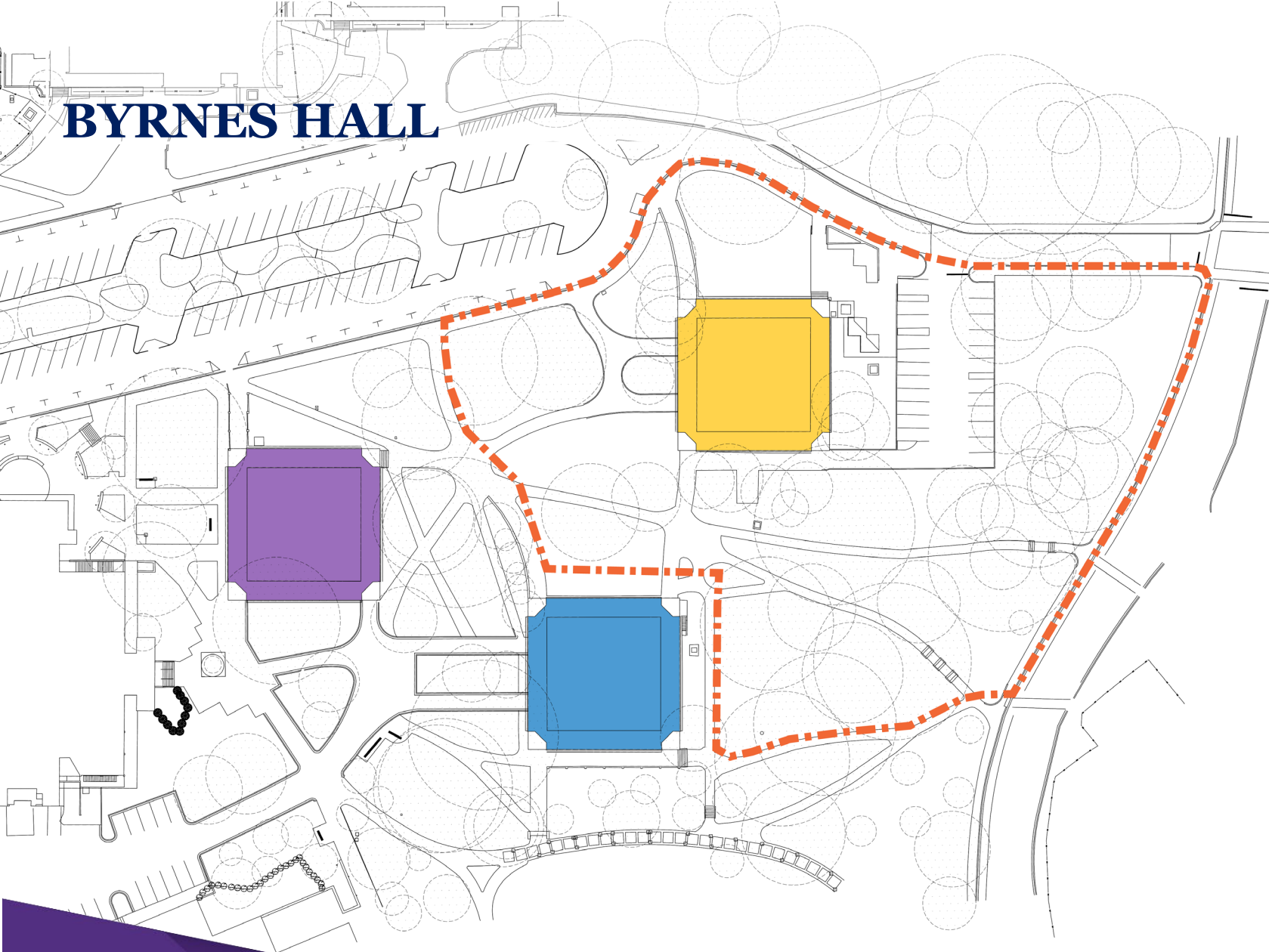




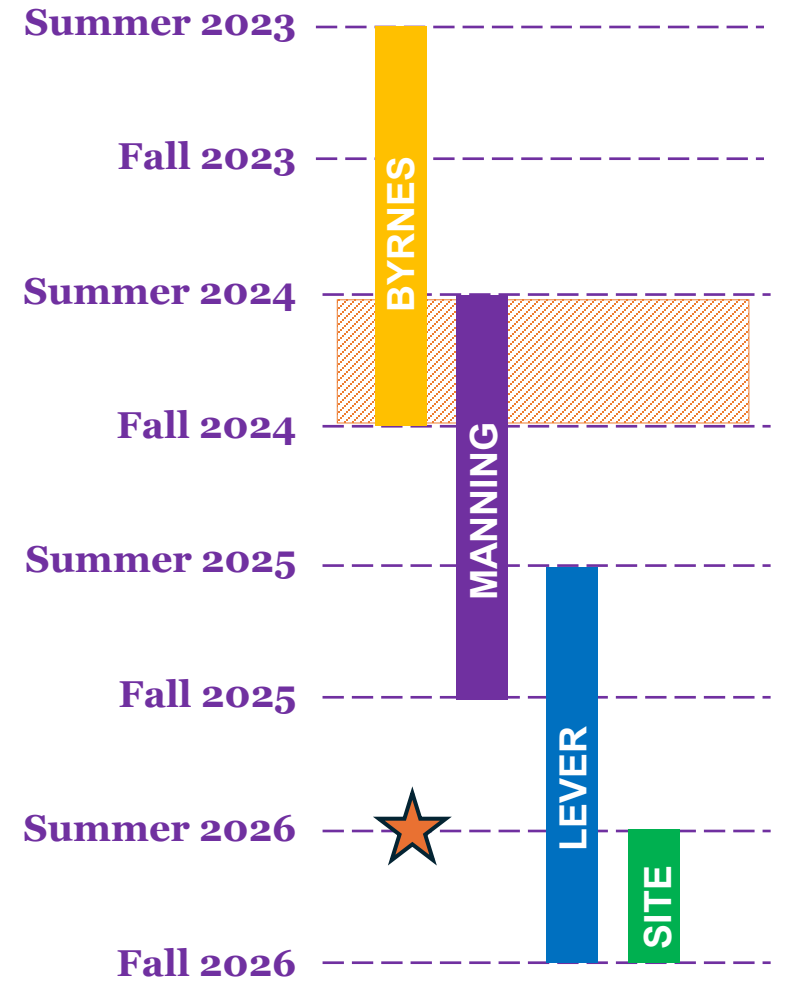
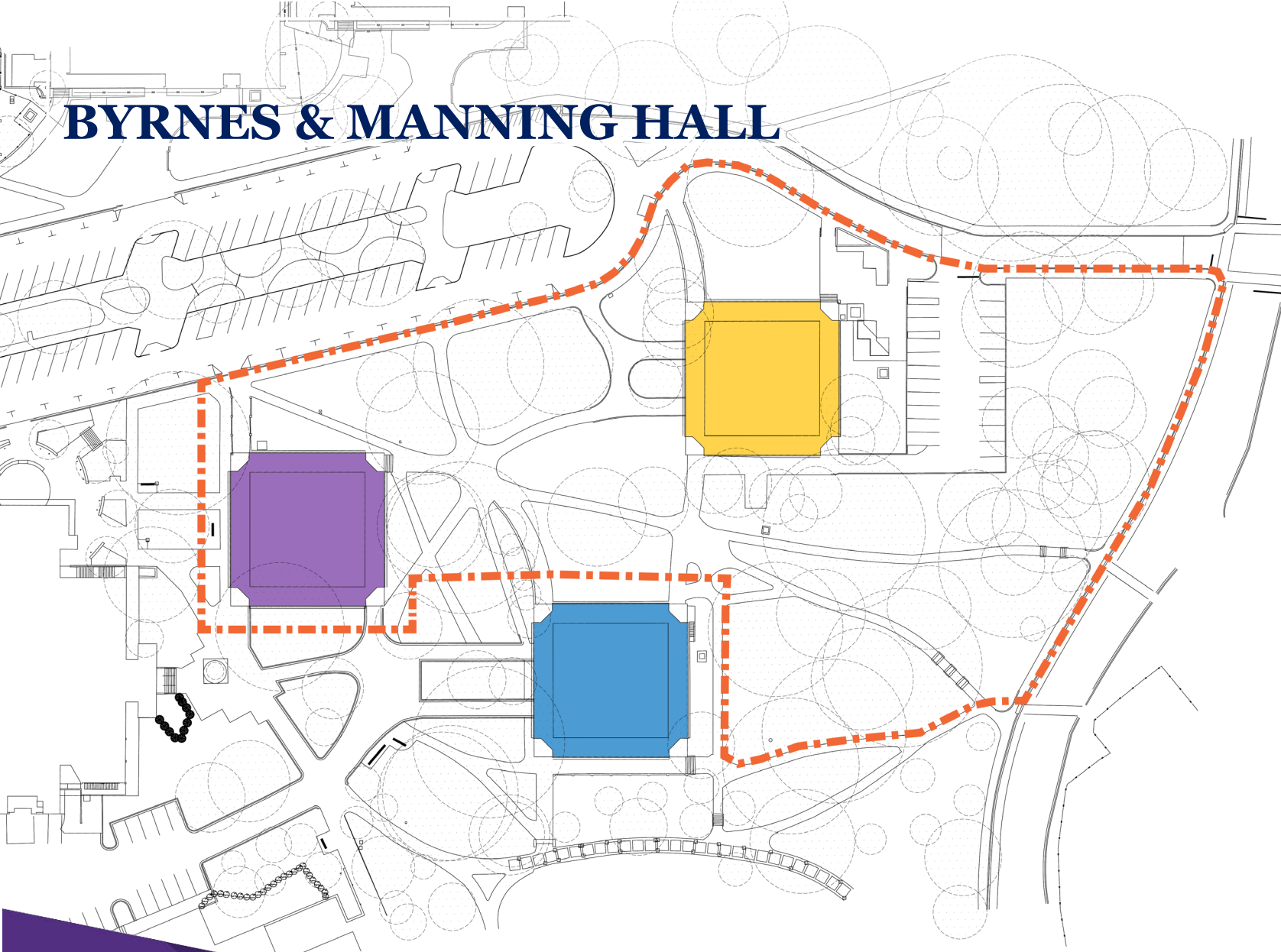
EXISTING CONDITIONS



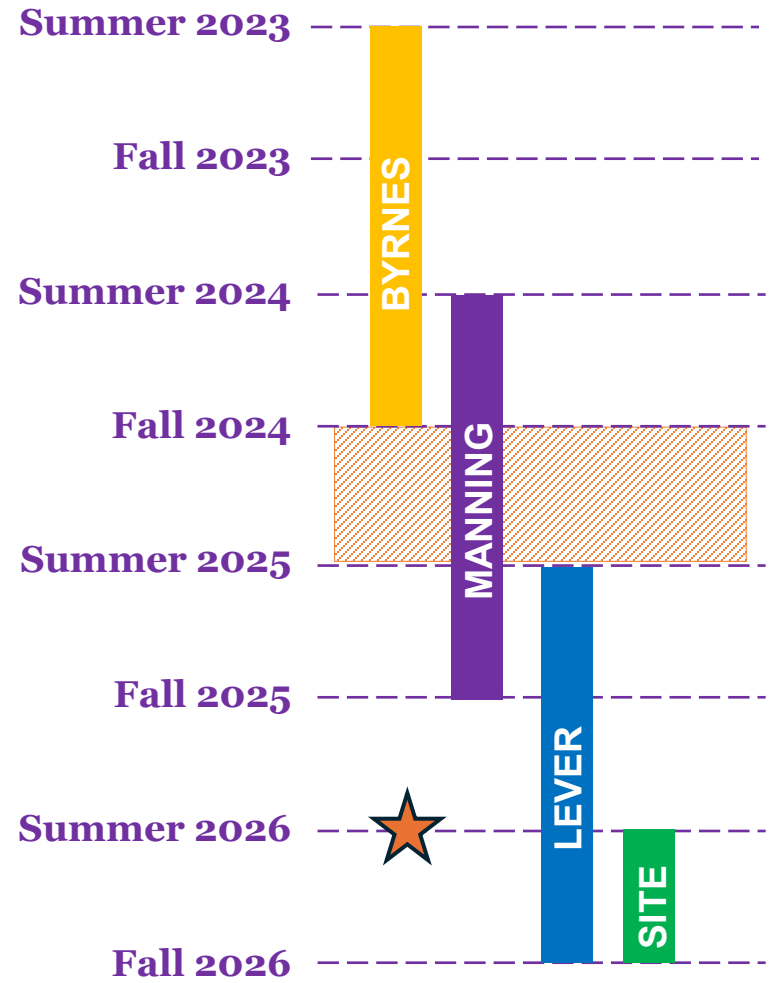
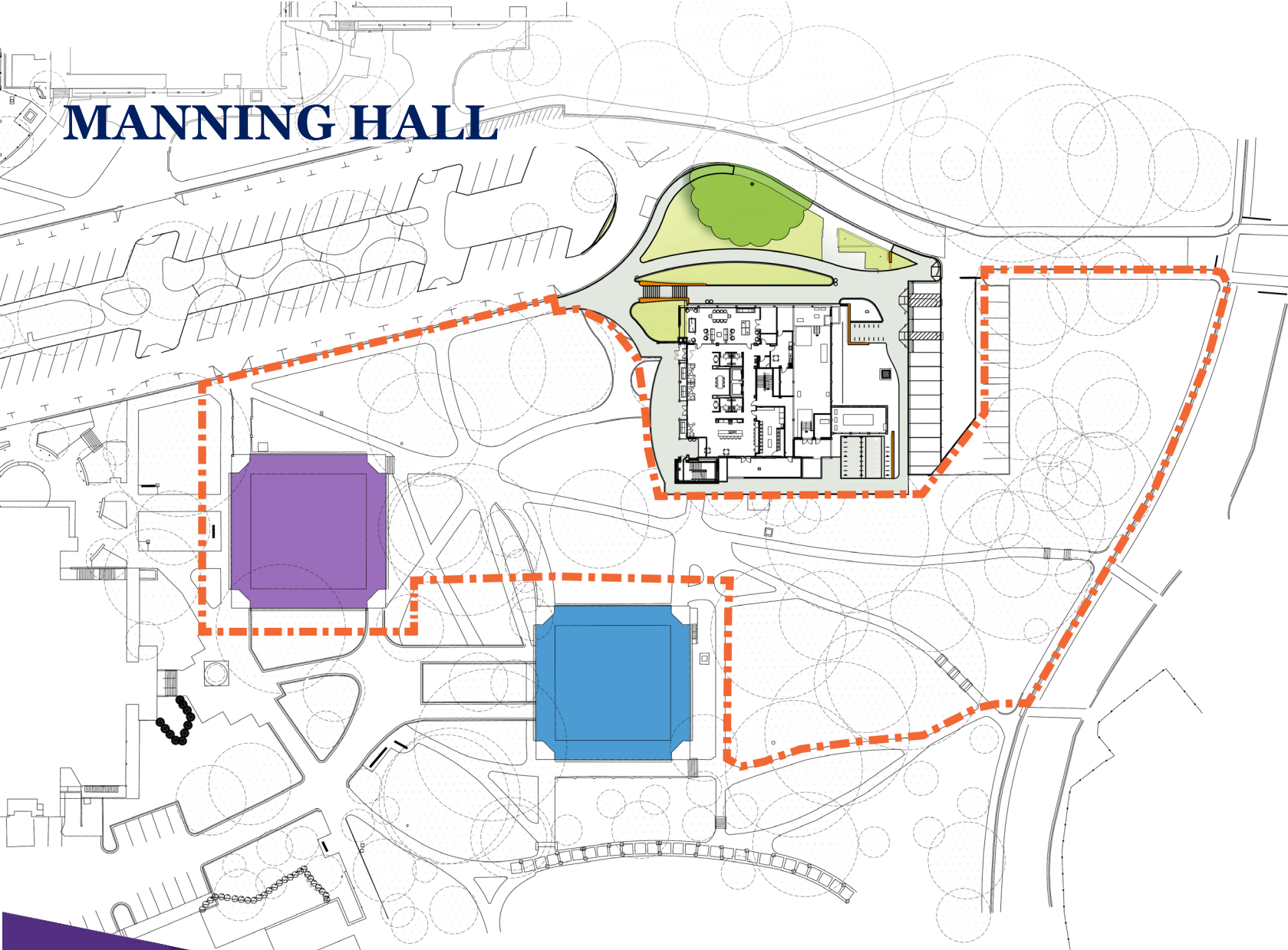
BYRNES HALL



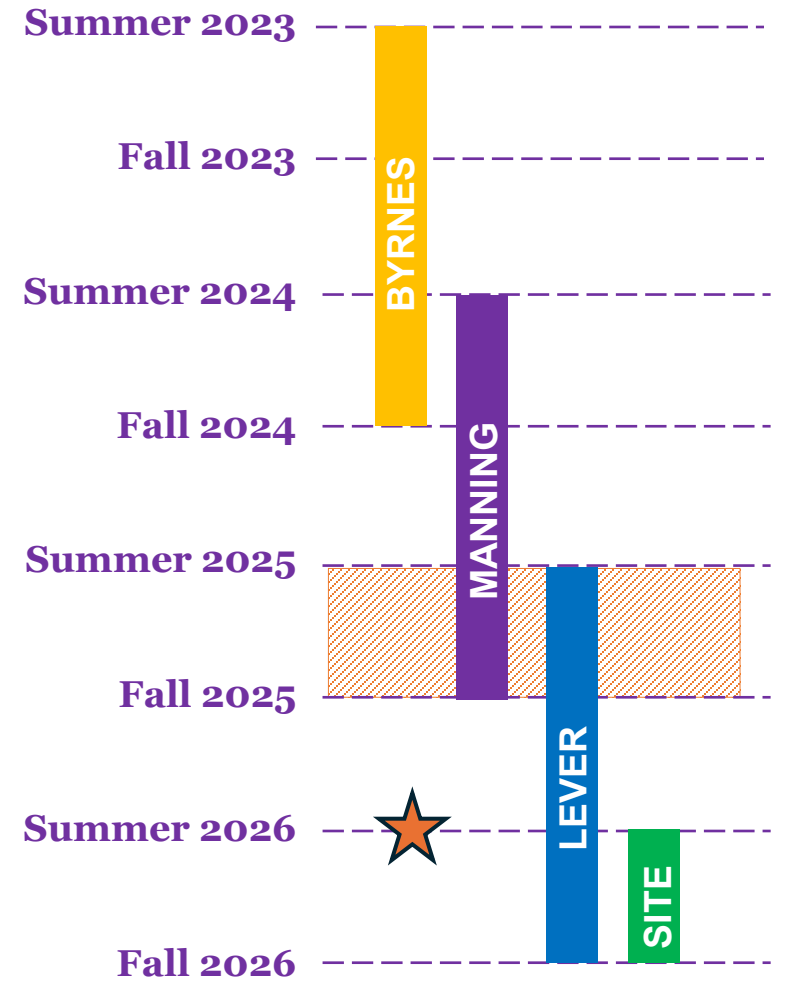
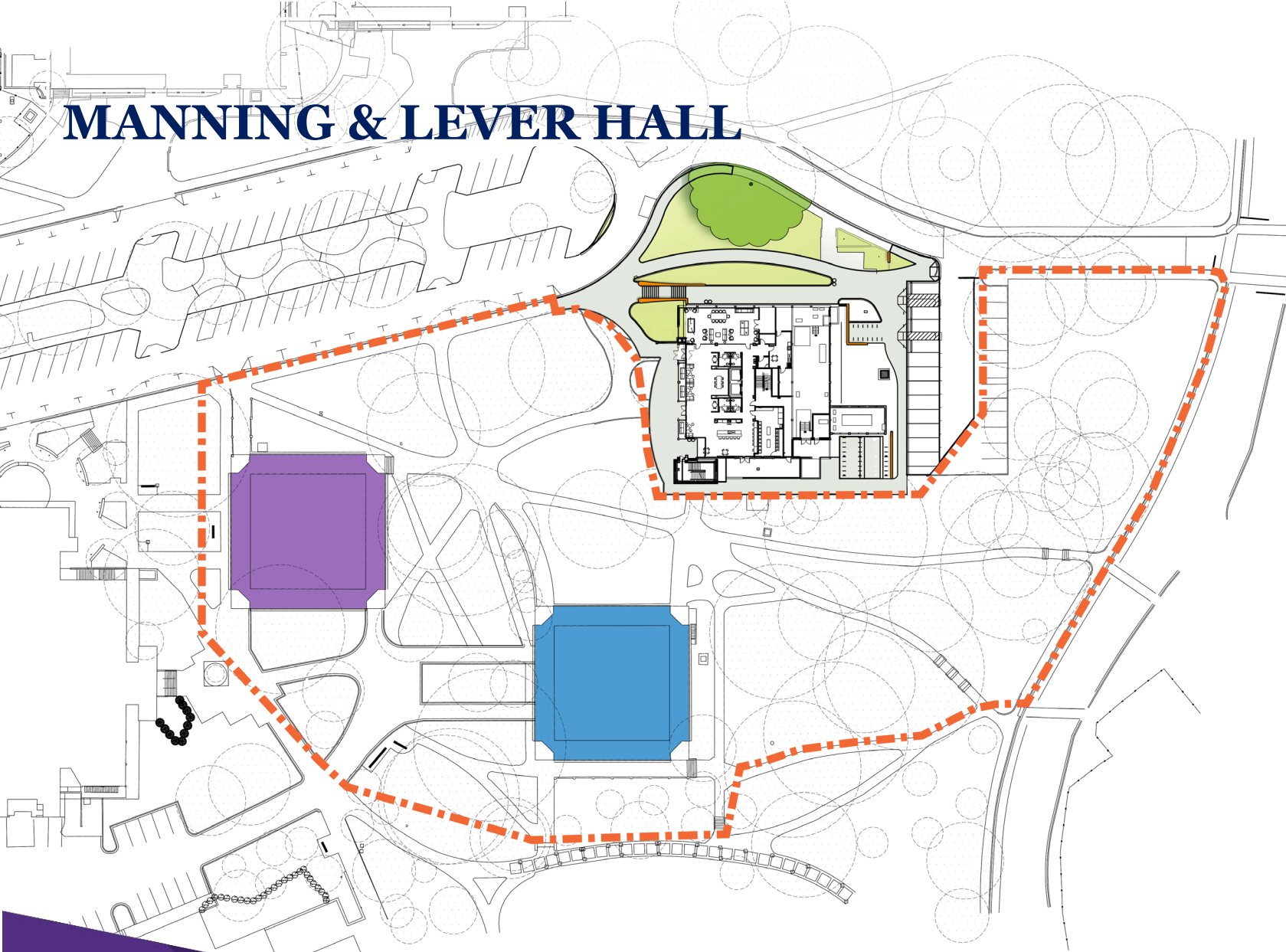
BYRNES & MANNING HALL



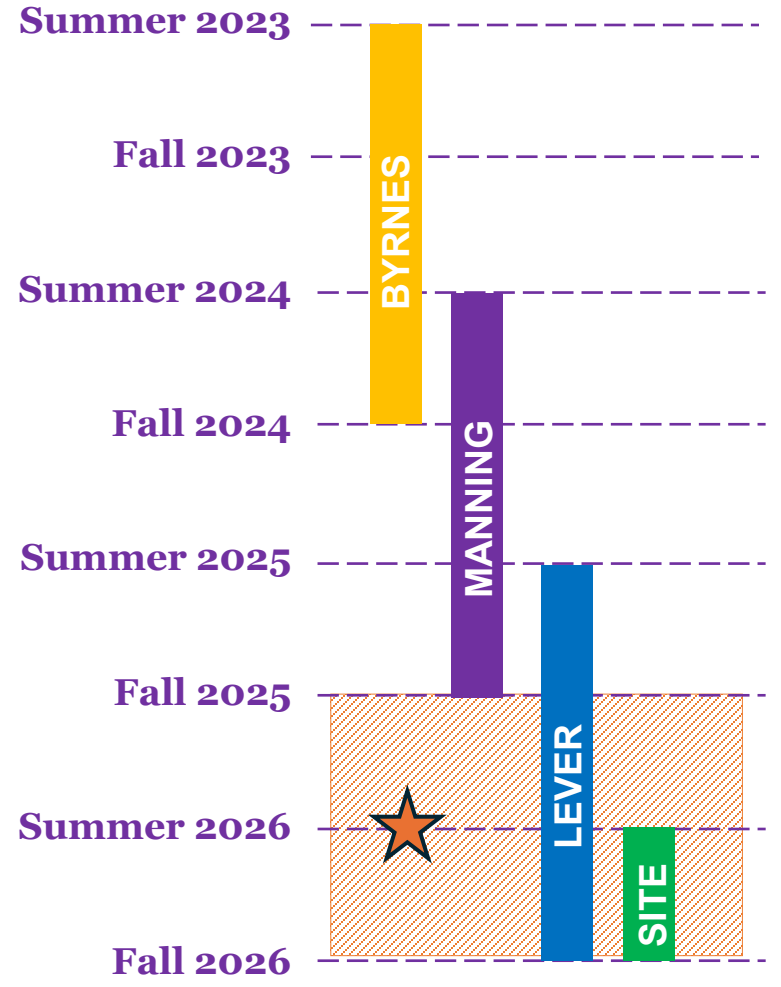
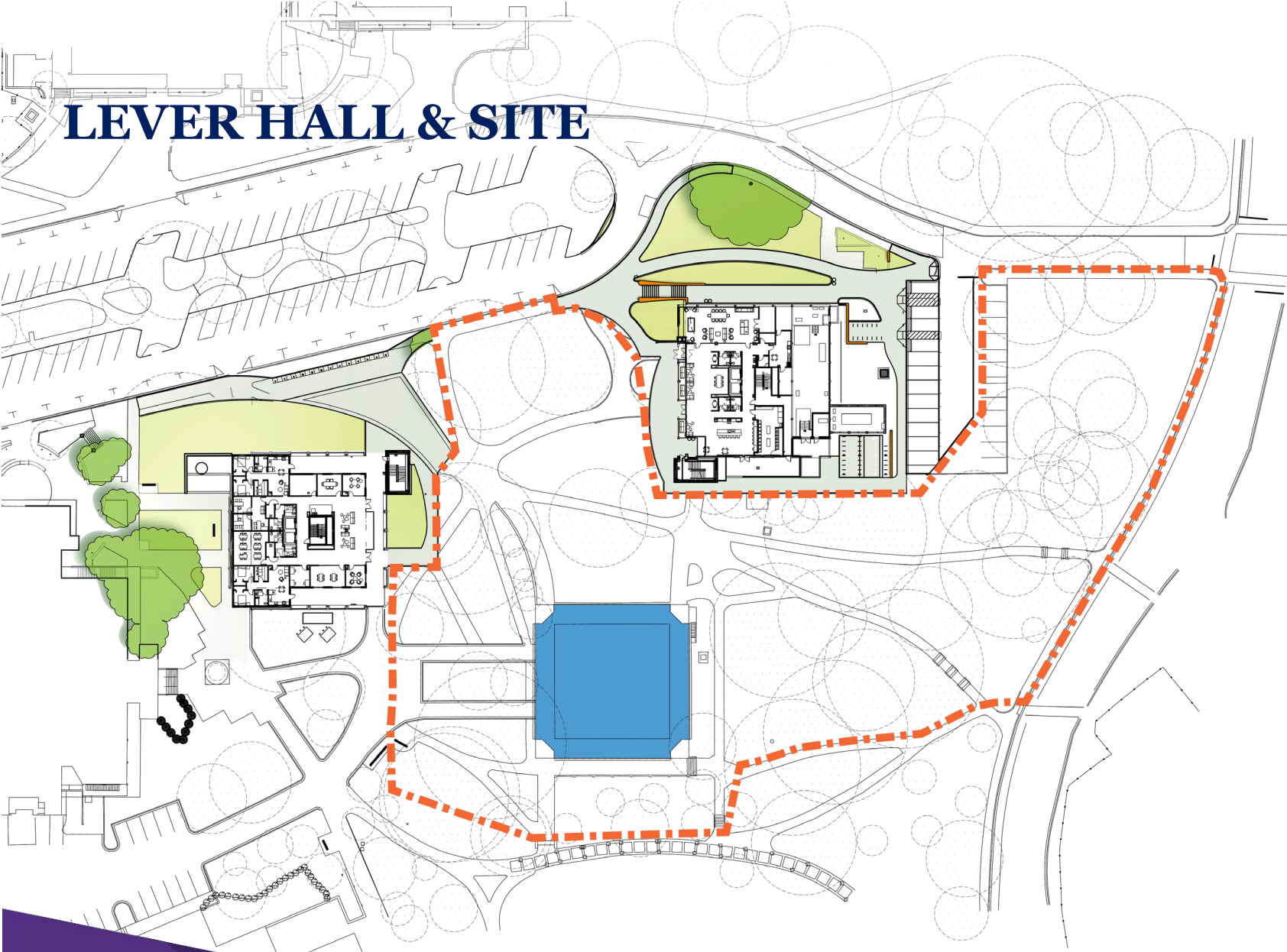
MANNING HALL



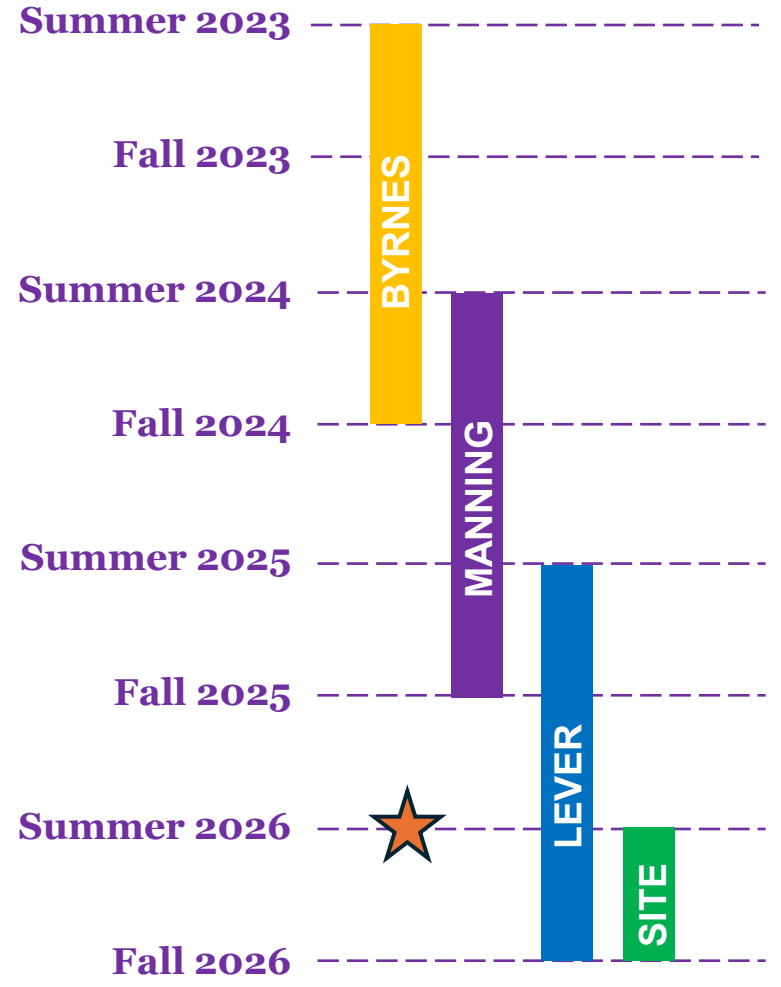
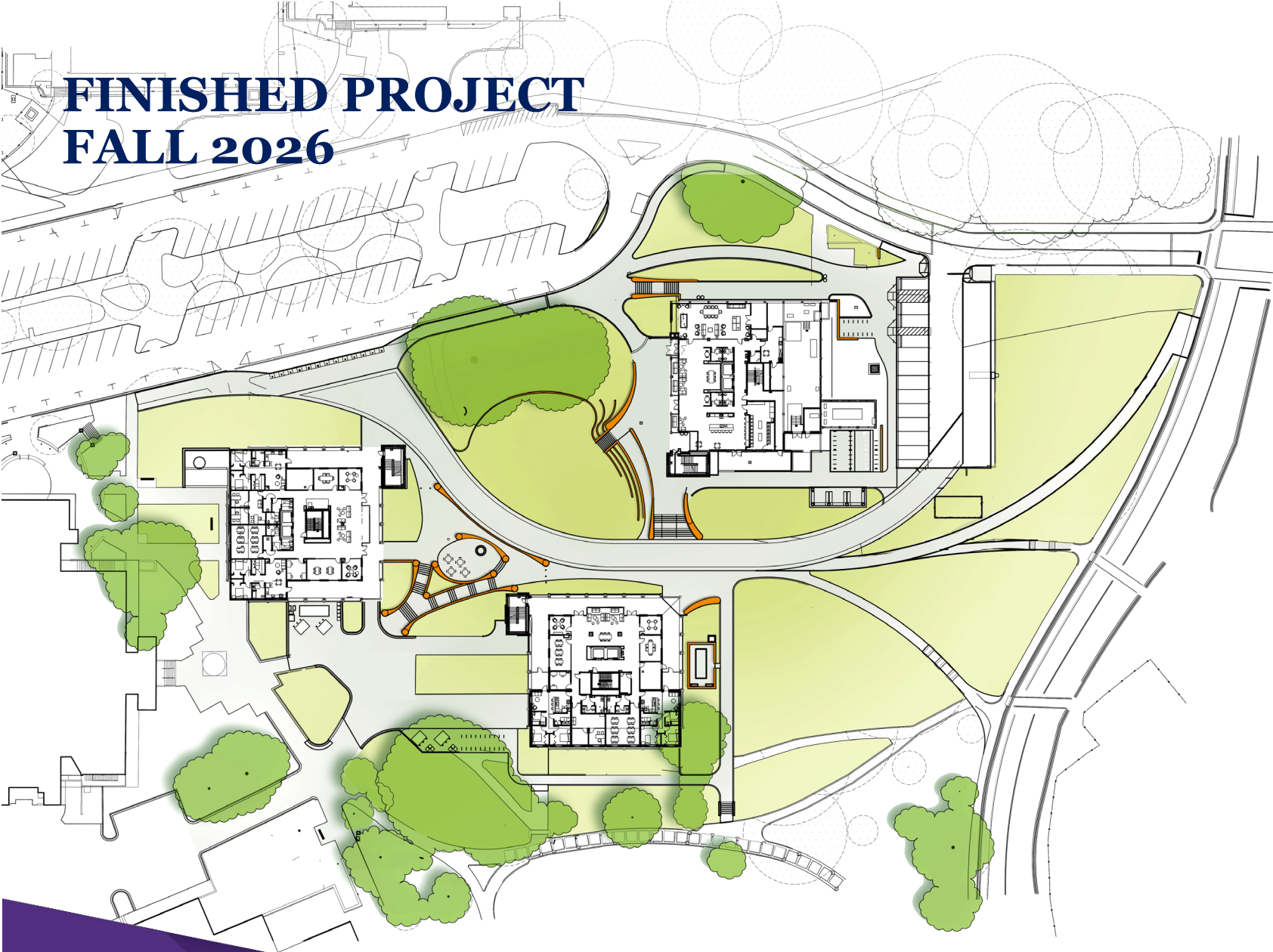
MANNING & LEVER HALL



LEVER HALL & SITE






FINISHED PROJECT FALL 2026

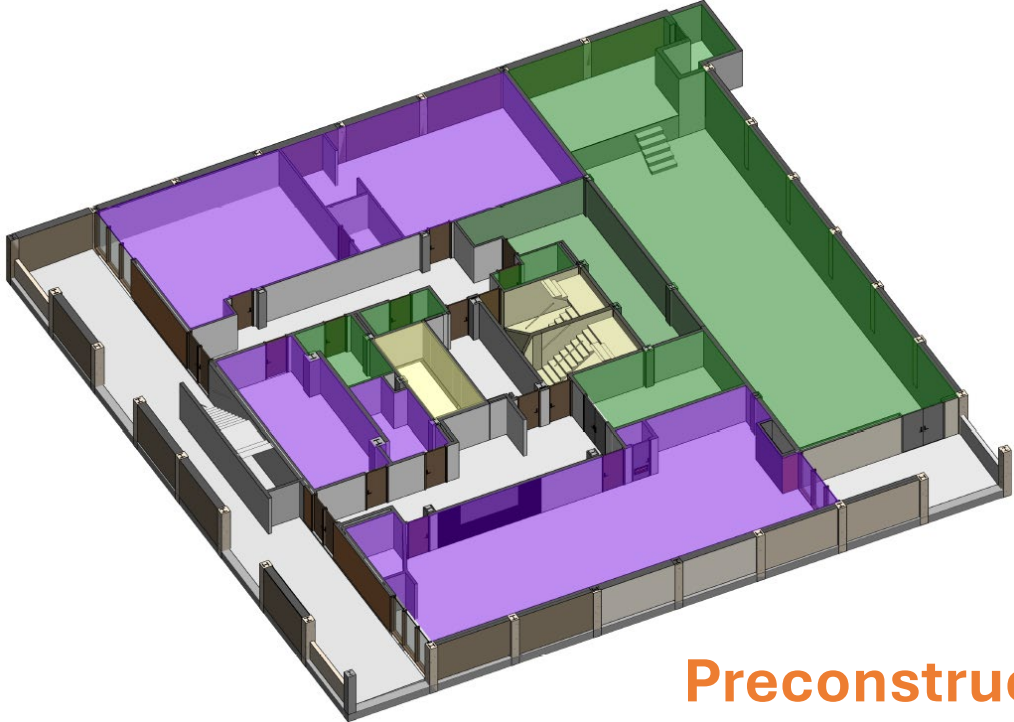


Preconstruction Conditions

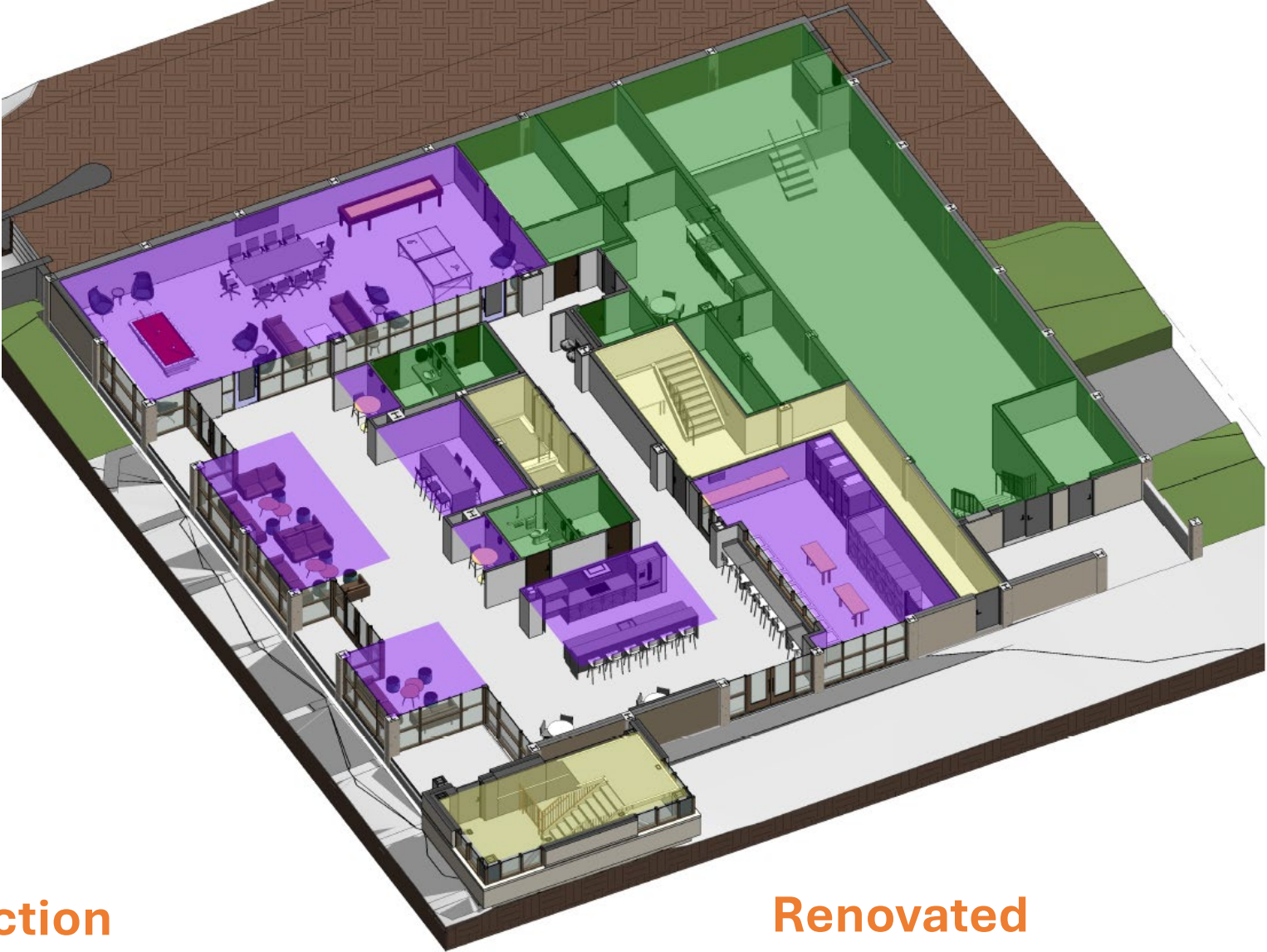


Ground Level

-  - Social Space
-  - Systems & Core
-  - Vertical Circulation






Preconstruction

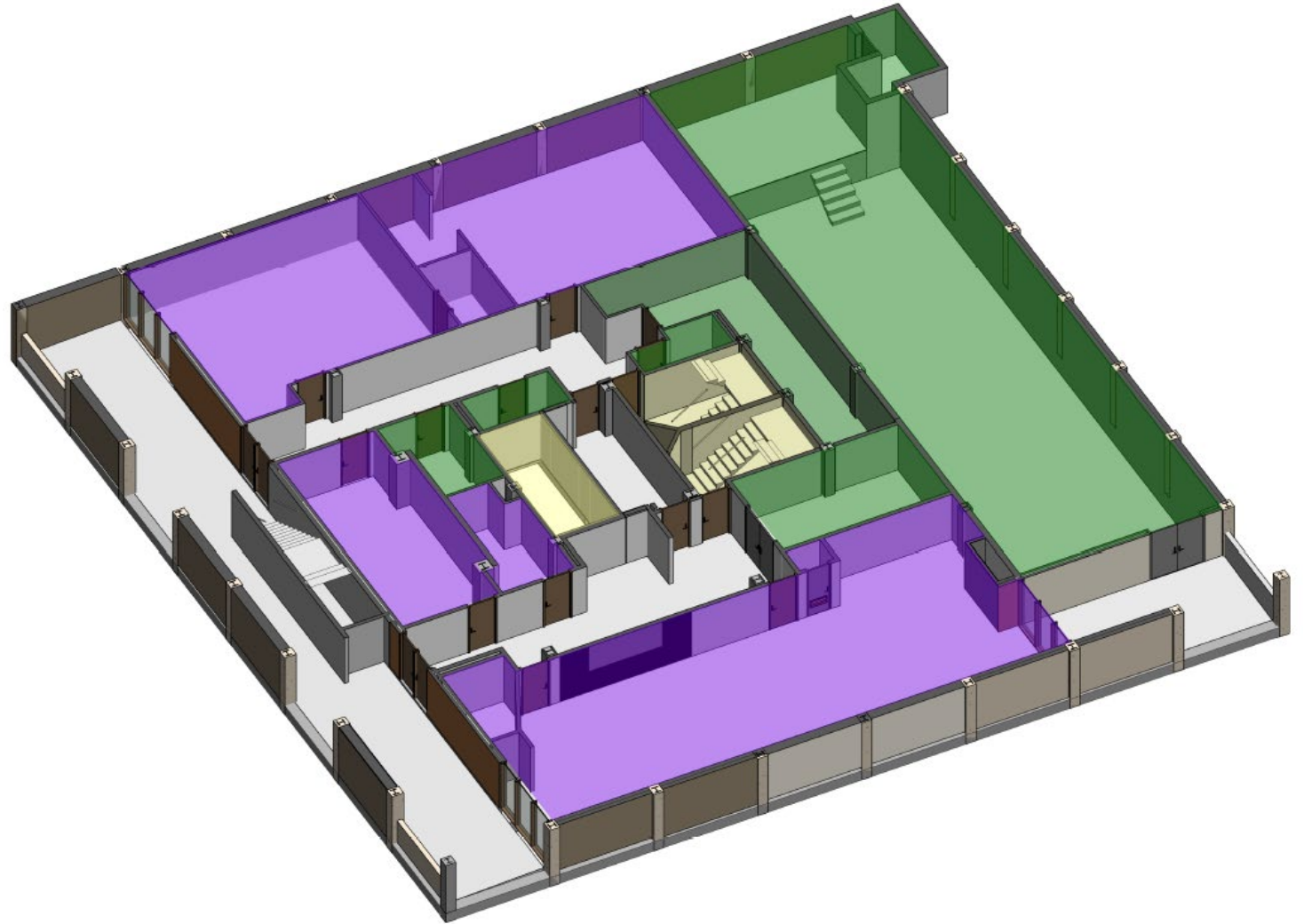


Renovated

BYRNES HALL




Preconstruction Ground Level

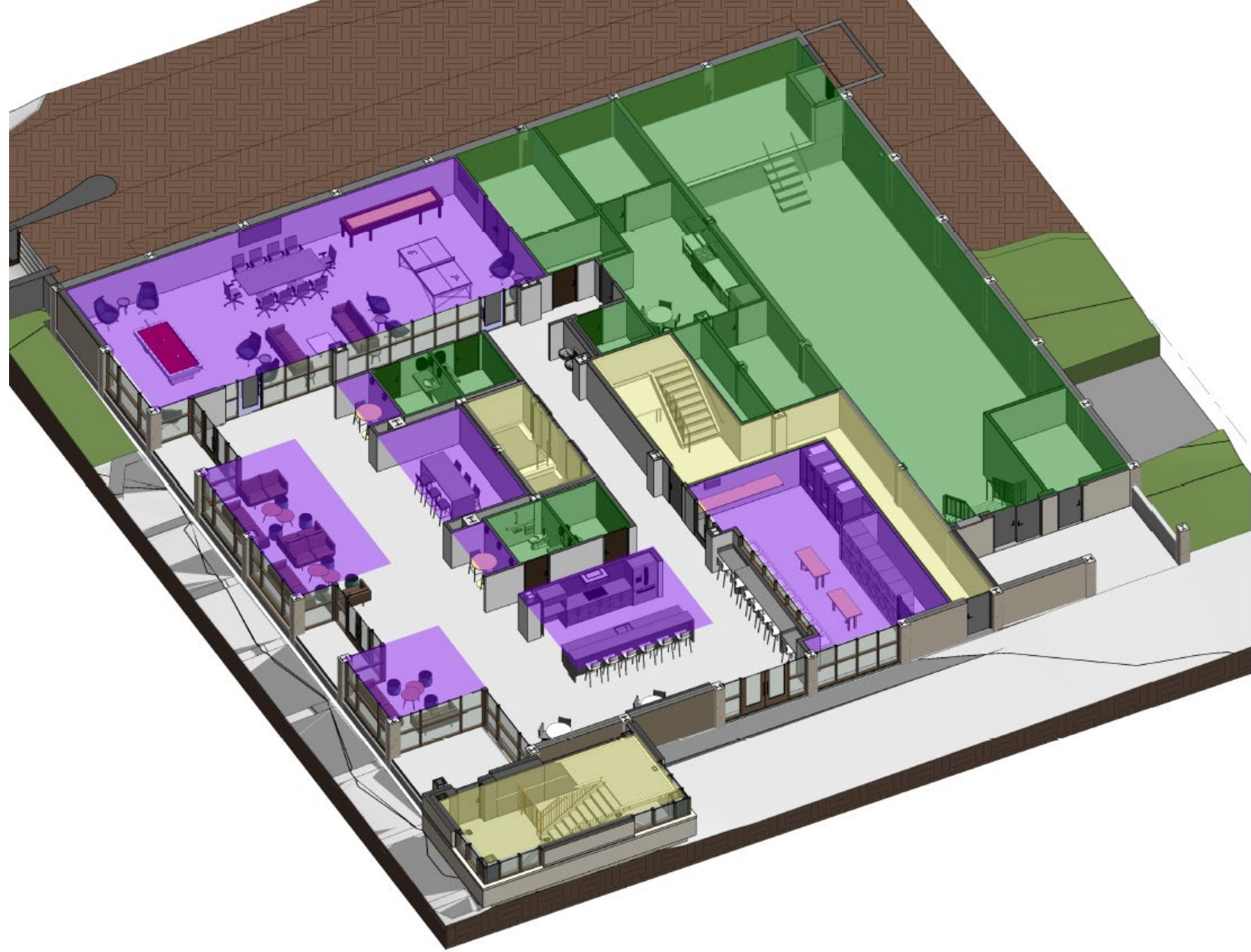
-  - Social Space
-  - Systems & Core
-  - Vertical Circulation



BYRNES HALL

Renovated Ground Level

-  - Social Space
-  - Systems & Core
-  - Vertical Circulation





BEFORE







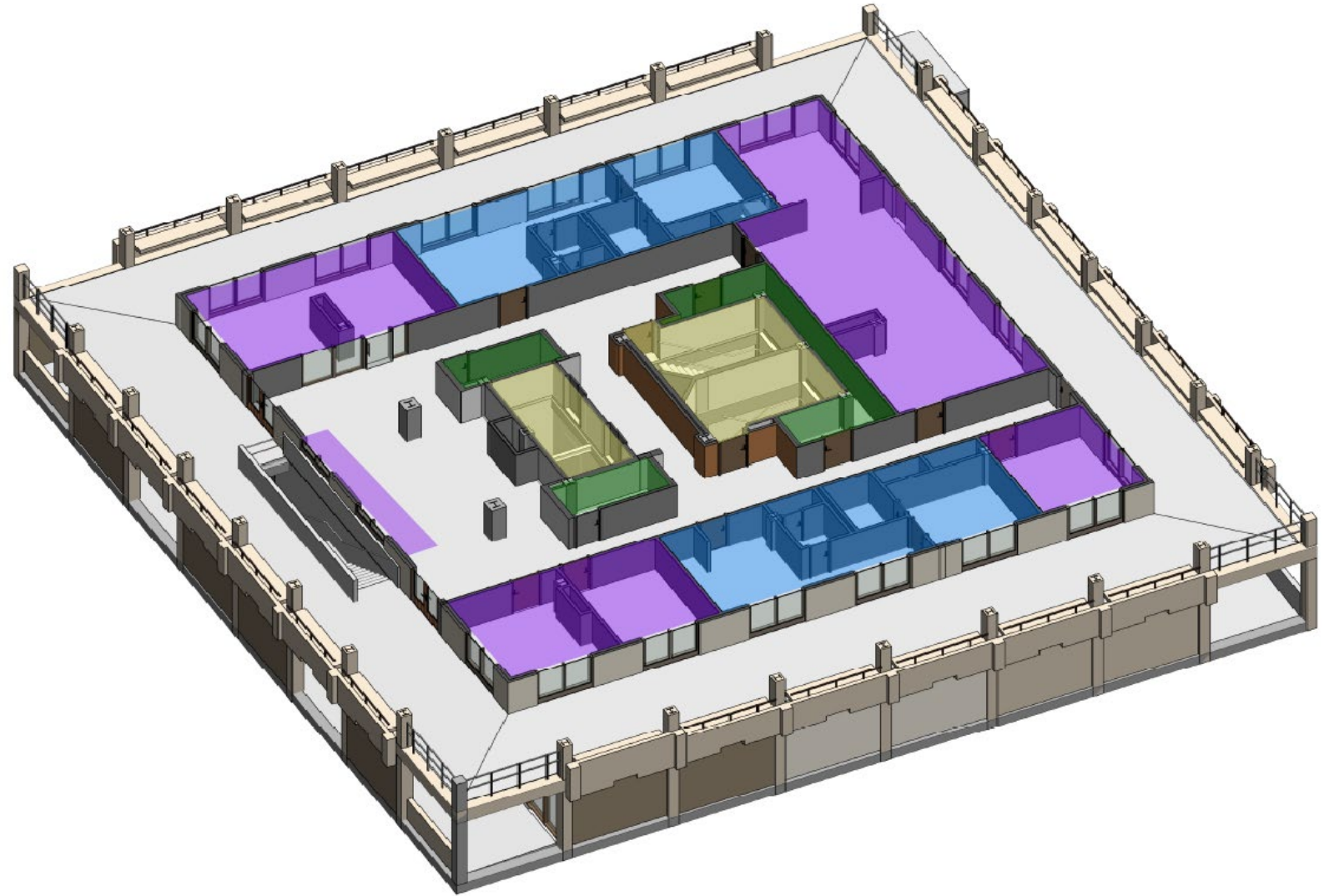
CONCEPTUAL RENDERING



BYRNES HALL

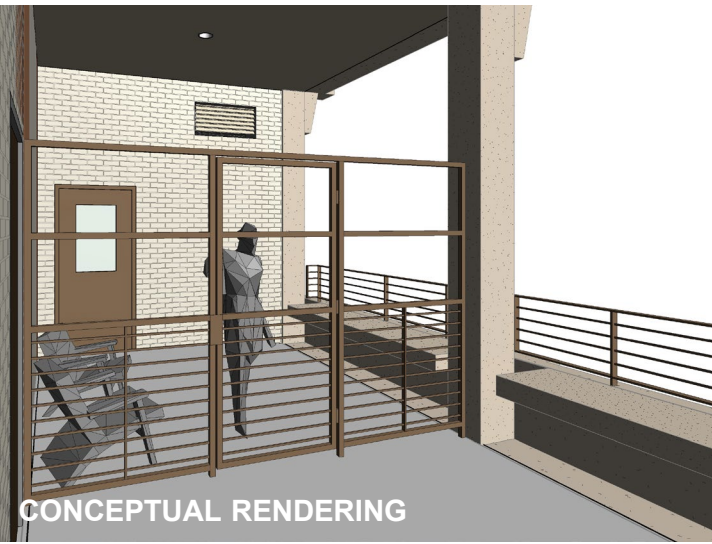
Preconstruction Level 01

-  - Social Space
-  - Systems & Core
-  - Vertical Circulation
-  - Staff Apartments





BEFORE







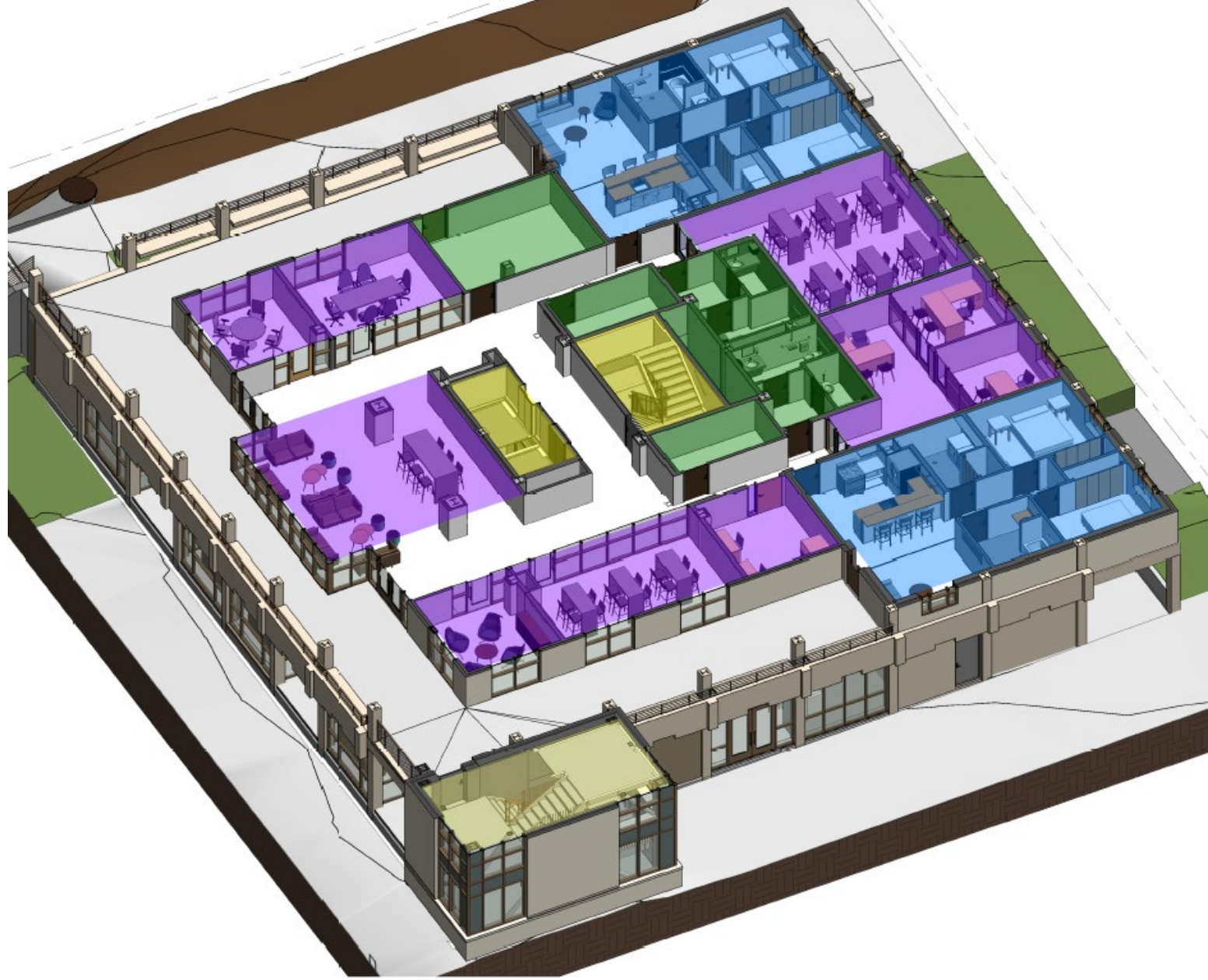
CONCEPTUAL RENDERING



BYRNES HALL

Renovated Level 01

-  - Social Space
-  - Systems & Core
-  - Vertical Circulation
-  - Staff Apartments









BEFORE

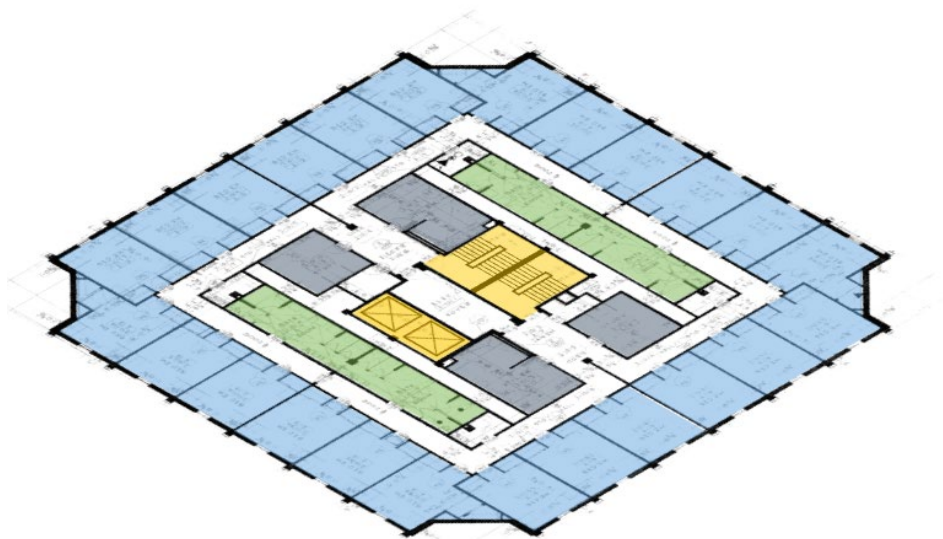


CONCEPTUAL RENDERING

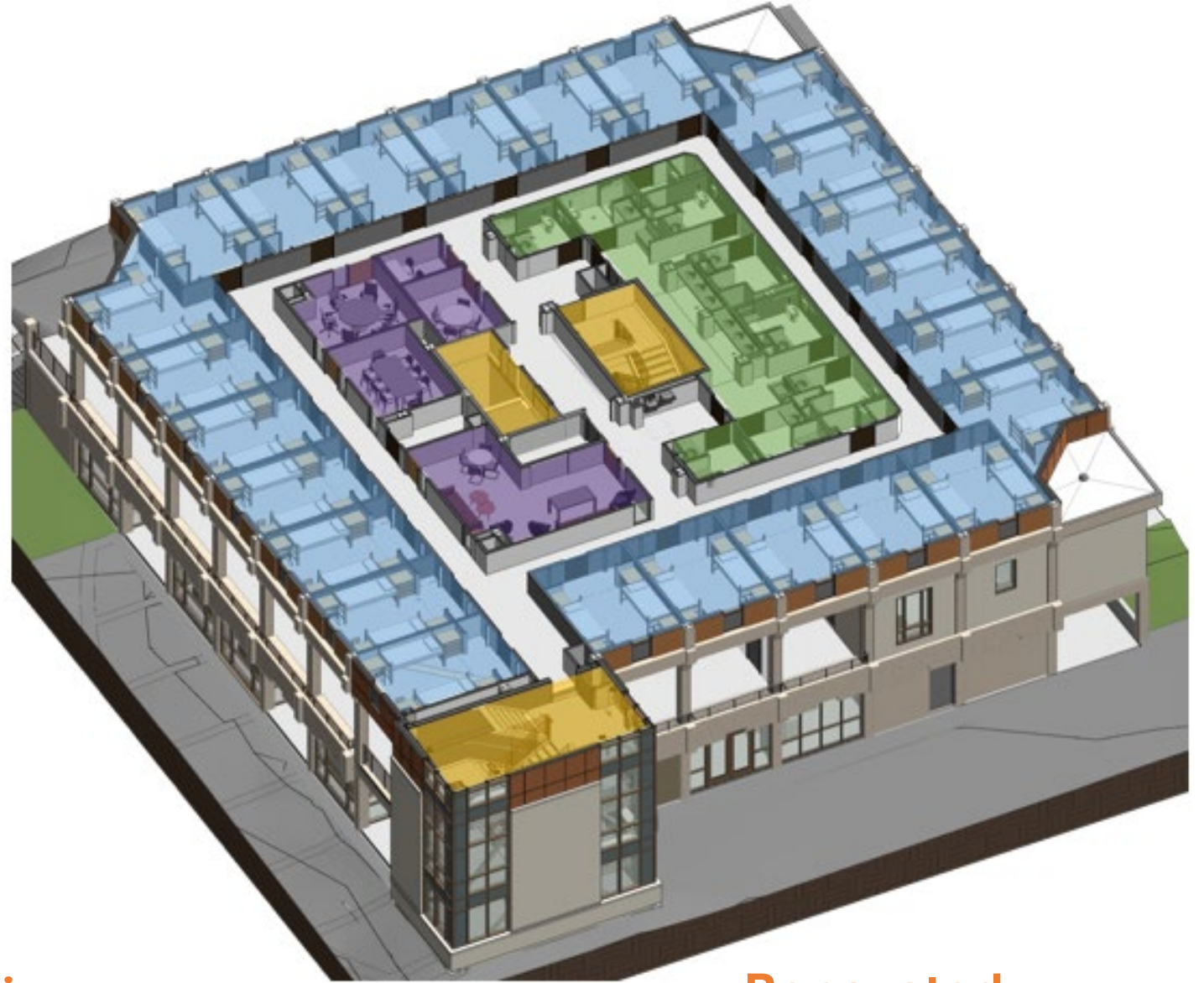


Typical Residential Level

-  - Study Space
-  - Wet Core (Bathrooms)
-  - Core
-  - Residential Rooms

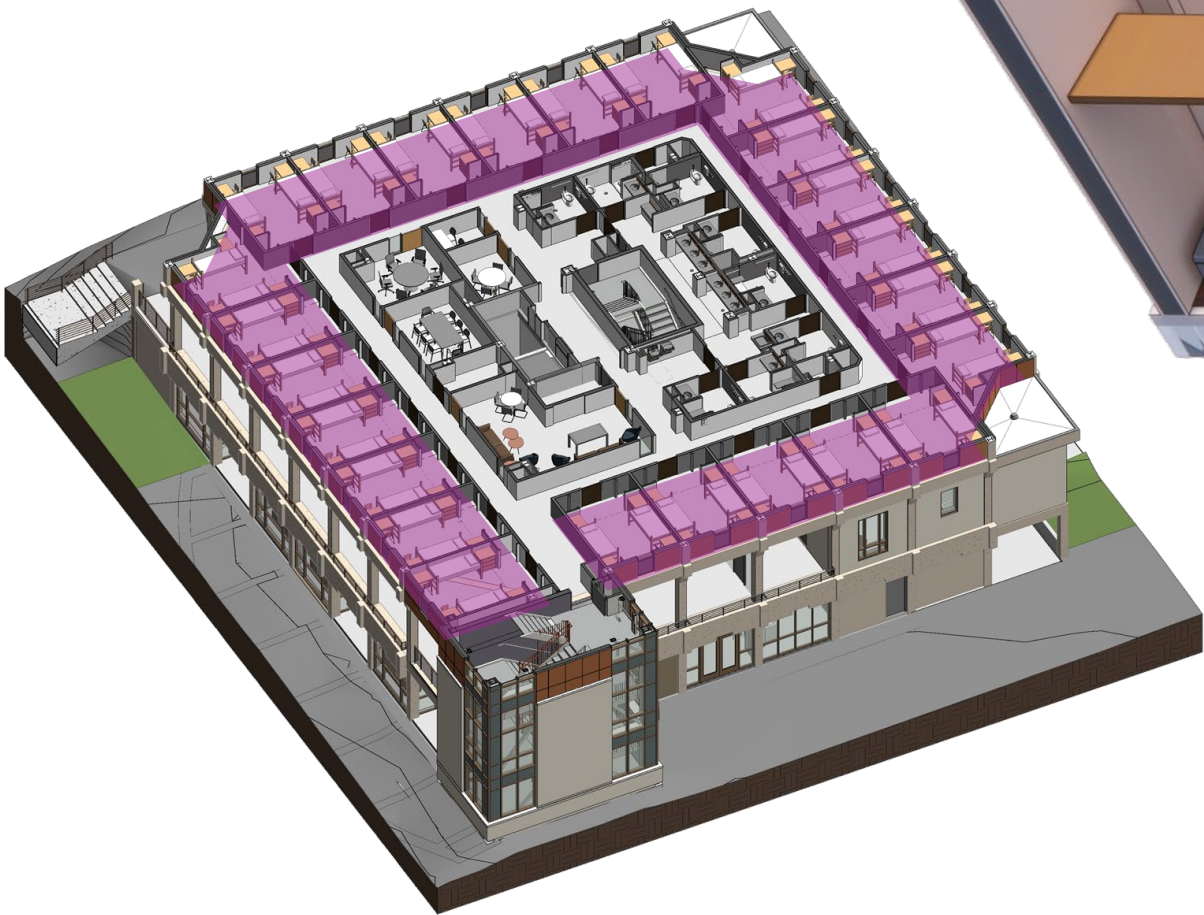


Preconstruction



Renovated

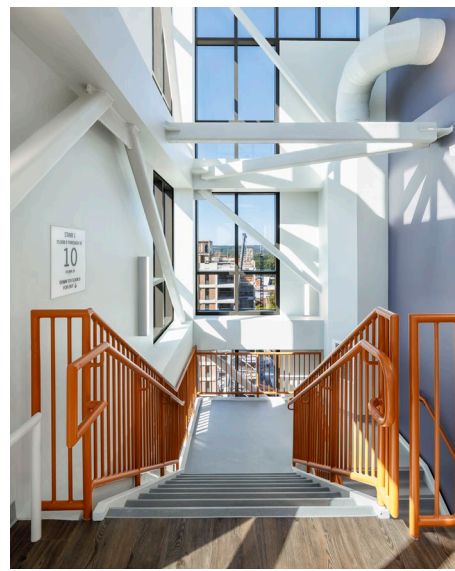
Residential Rooms



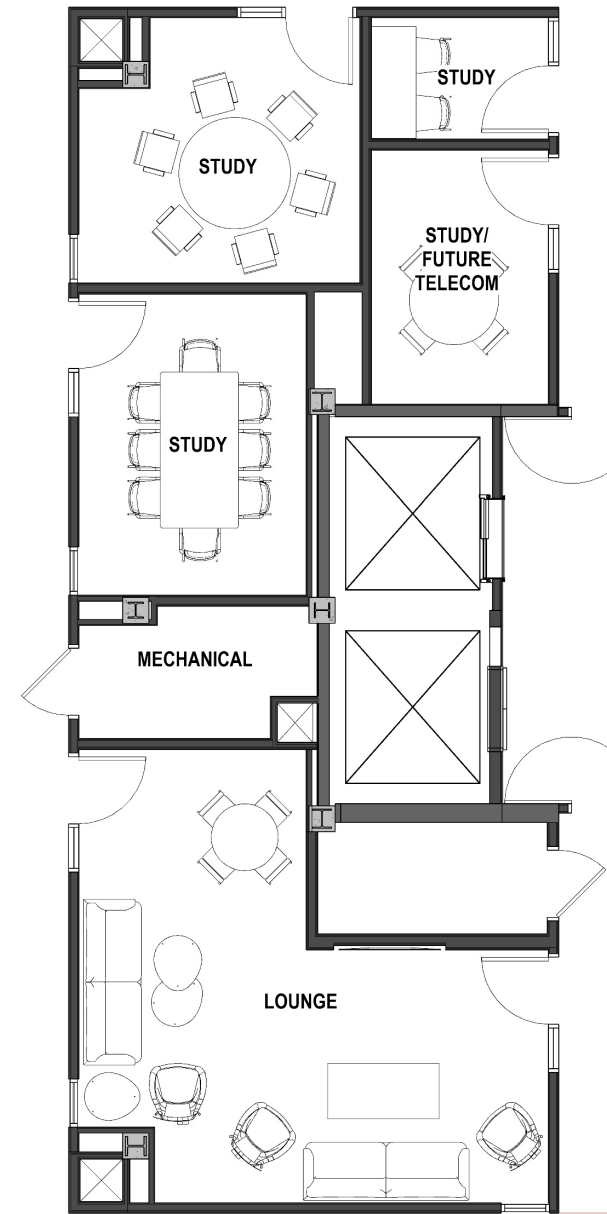
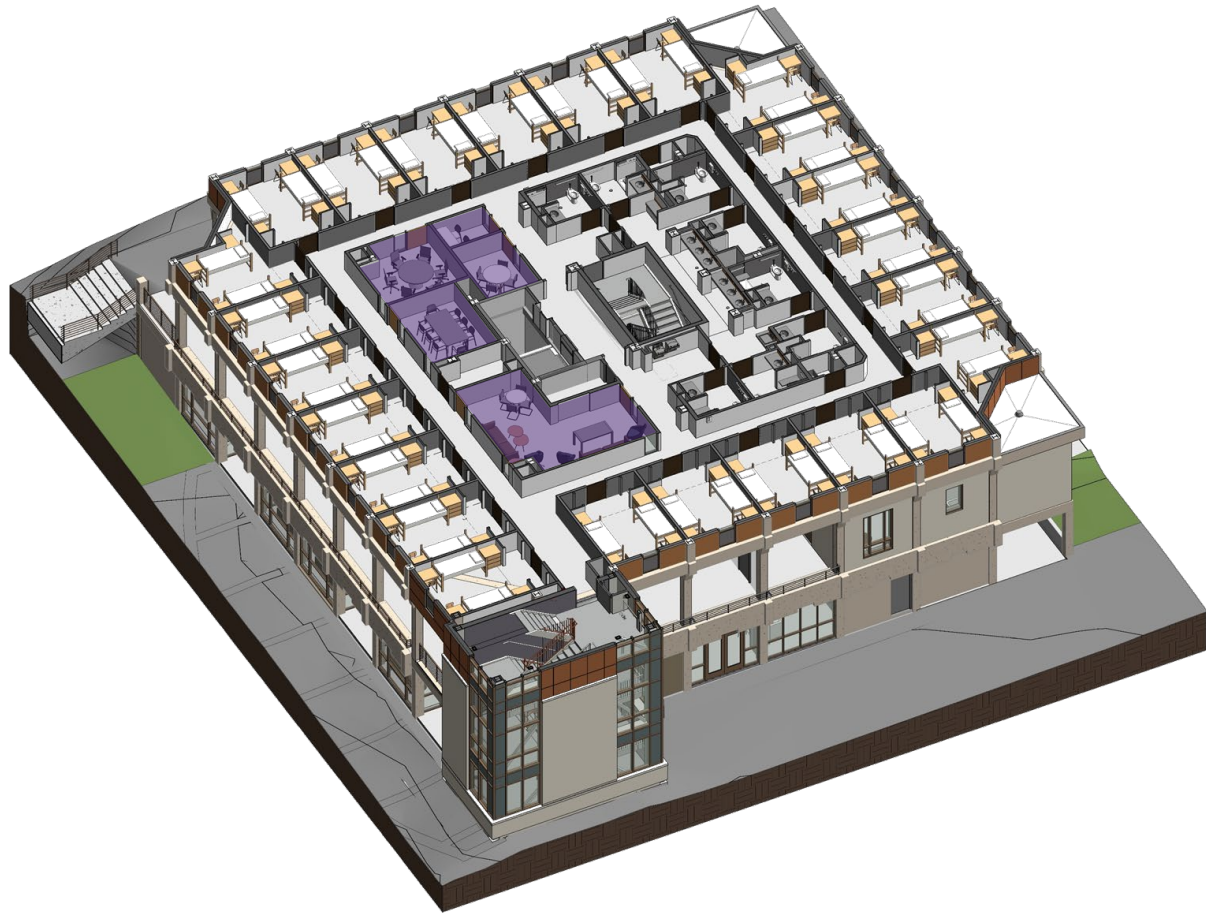
Residential Rooms



Stair Lantern

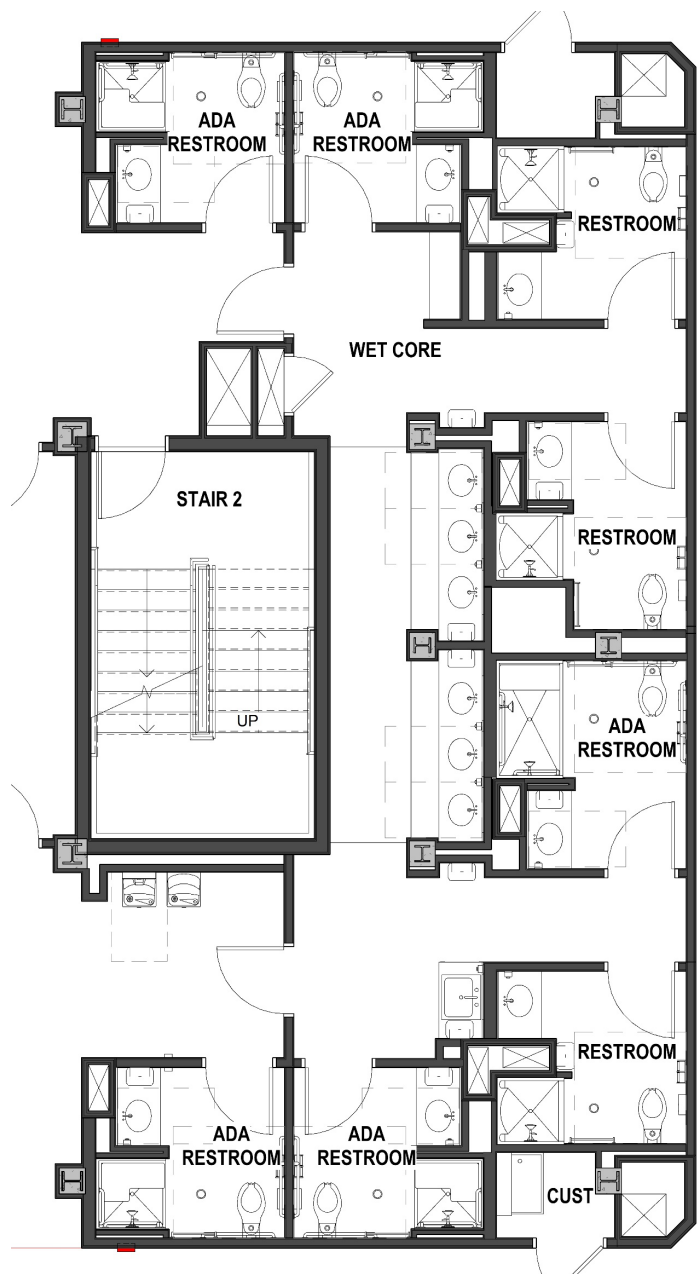
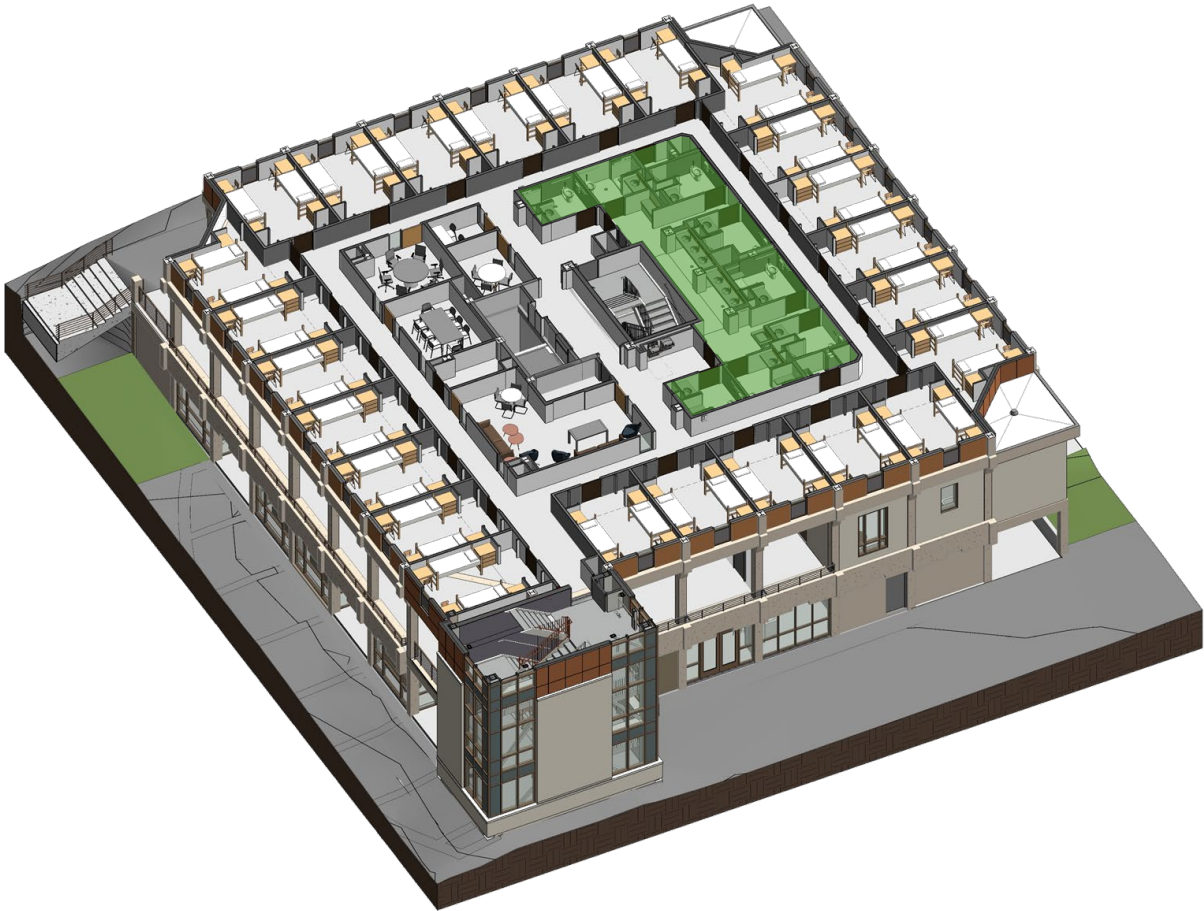


Study / Social Spaces



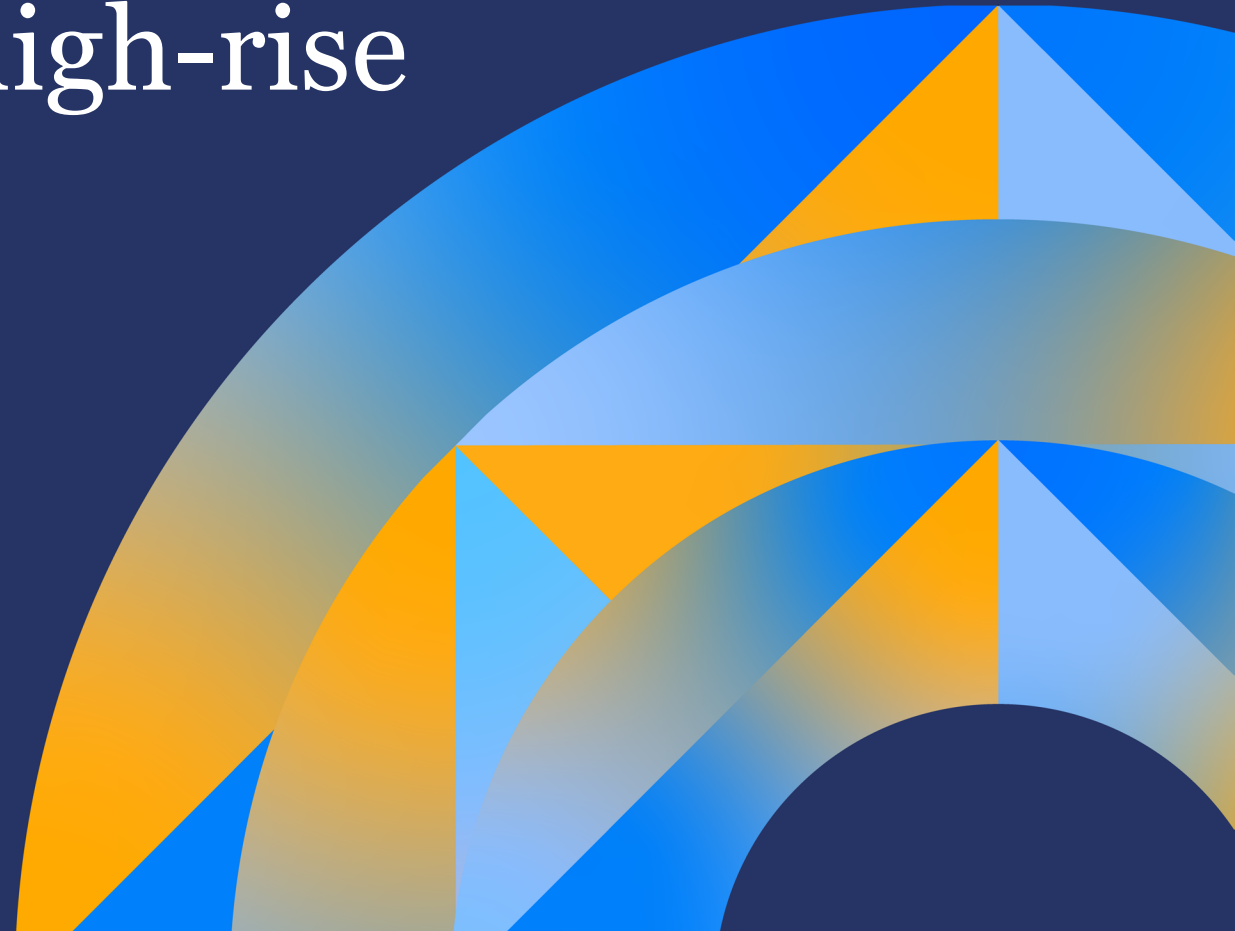


“Wet Core” Restrooms



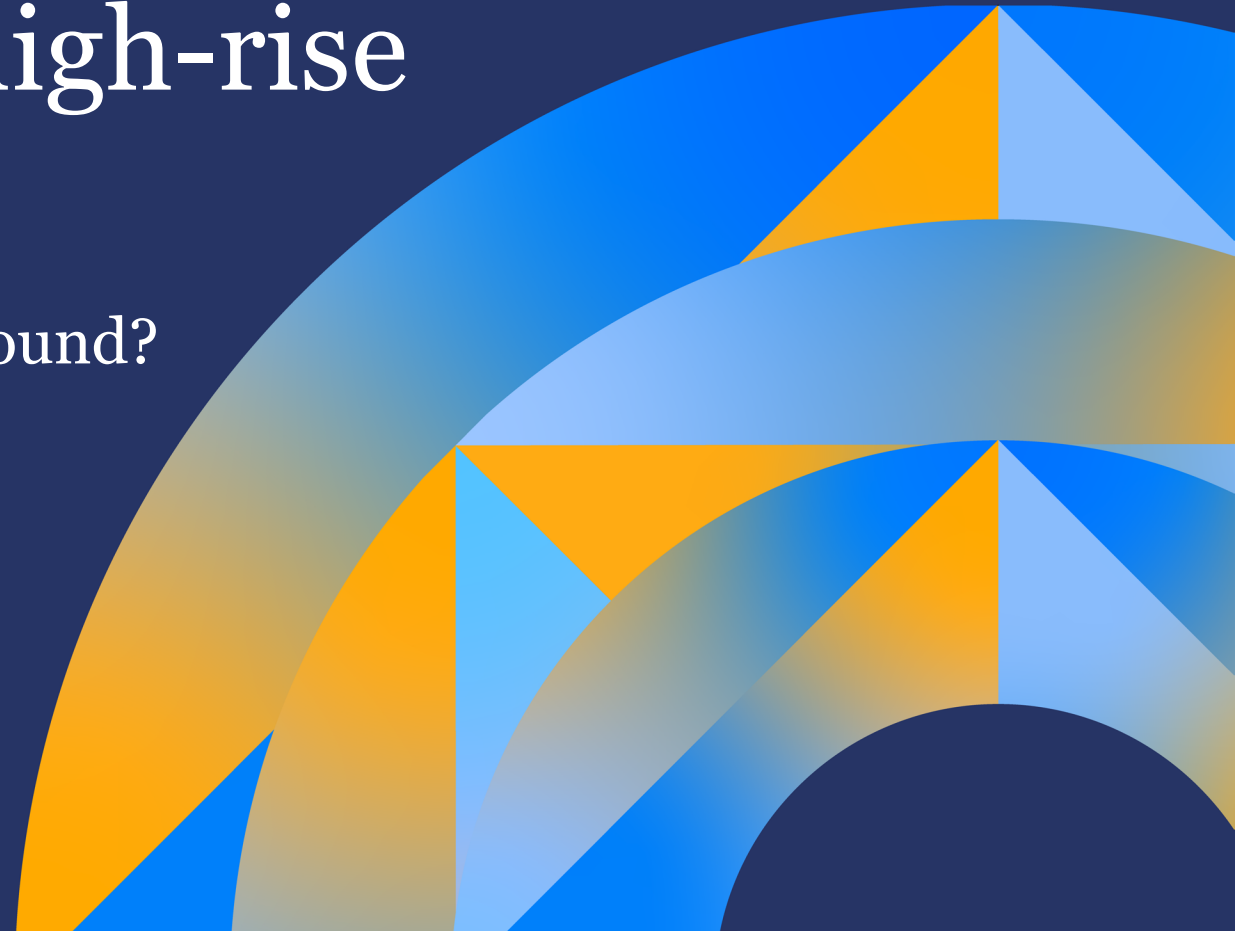


Who has the highest high-rise
on their campus?



Who has the highest high-rise on their campus?

...and how does it meet the ground?



Design Drivers



Community & Place



Central Quad Entries



Study Spaces



Connection to
Outdoors



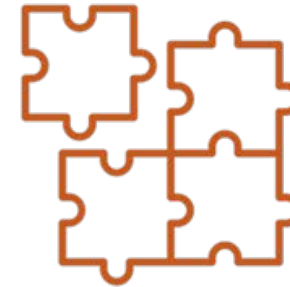
Flexibility



A New Fresh Look



Professional
Apartments



Campus Consistency



Green Globes

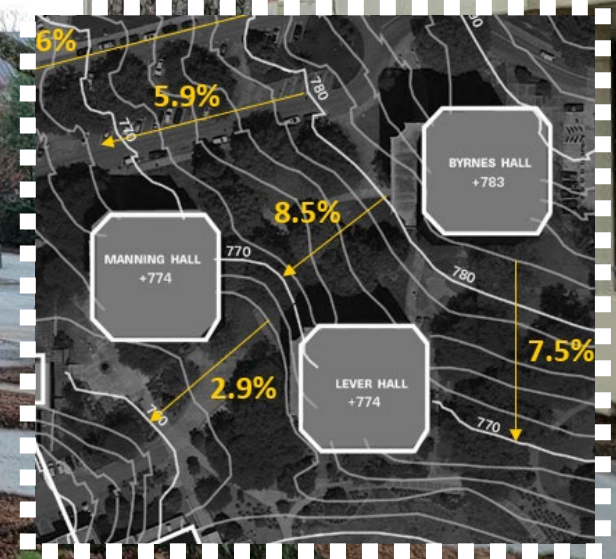
The Original Landscape



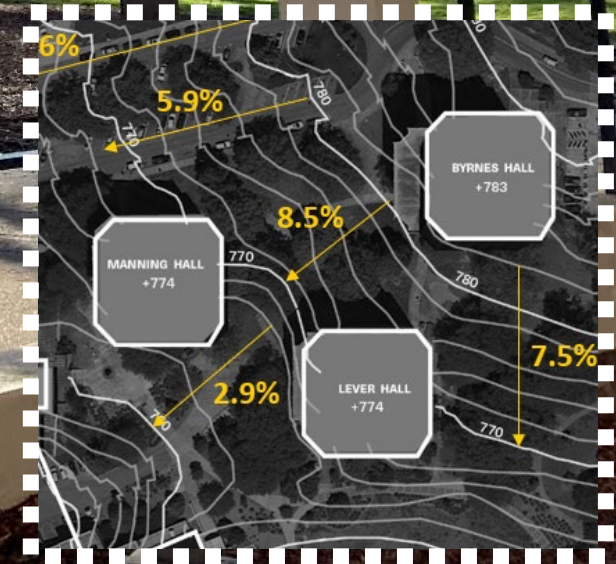
The Original Landscape



The Original Landscape

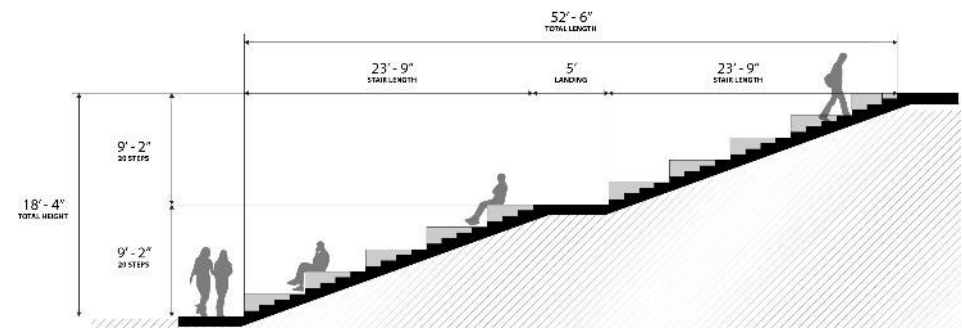
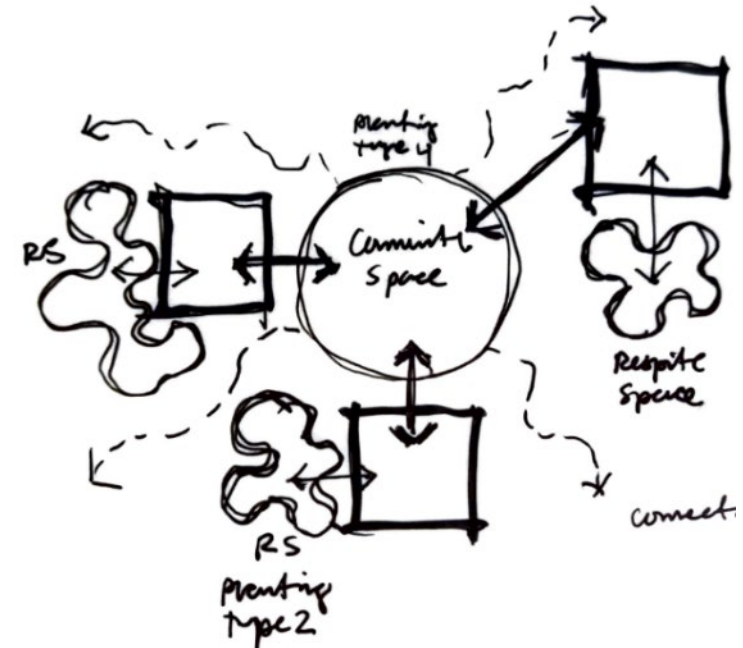


The Original Landscape



The New Design

FOREGROUNDING THE LANDSCAPE EXPERIENCE



The New Design

FOREGROUNDING THE LANDSCAPE EXPERIENCE









Hosting Students

FOR BELONGING AT MULTIPLE SCALES



ONE



FEW



MANY



Hosting Students

FOR BELONGING AT MULTIPLE SCALES



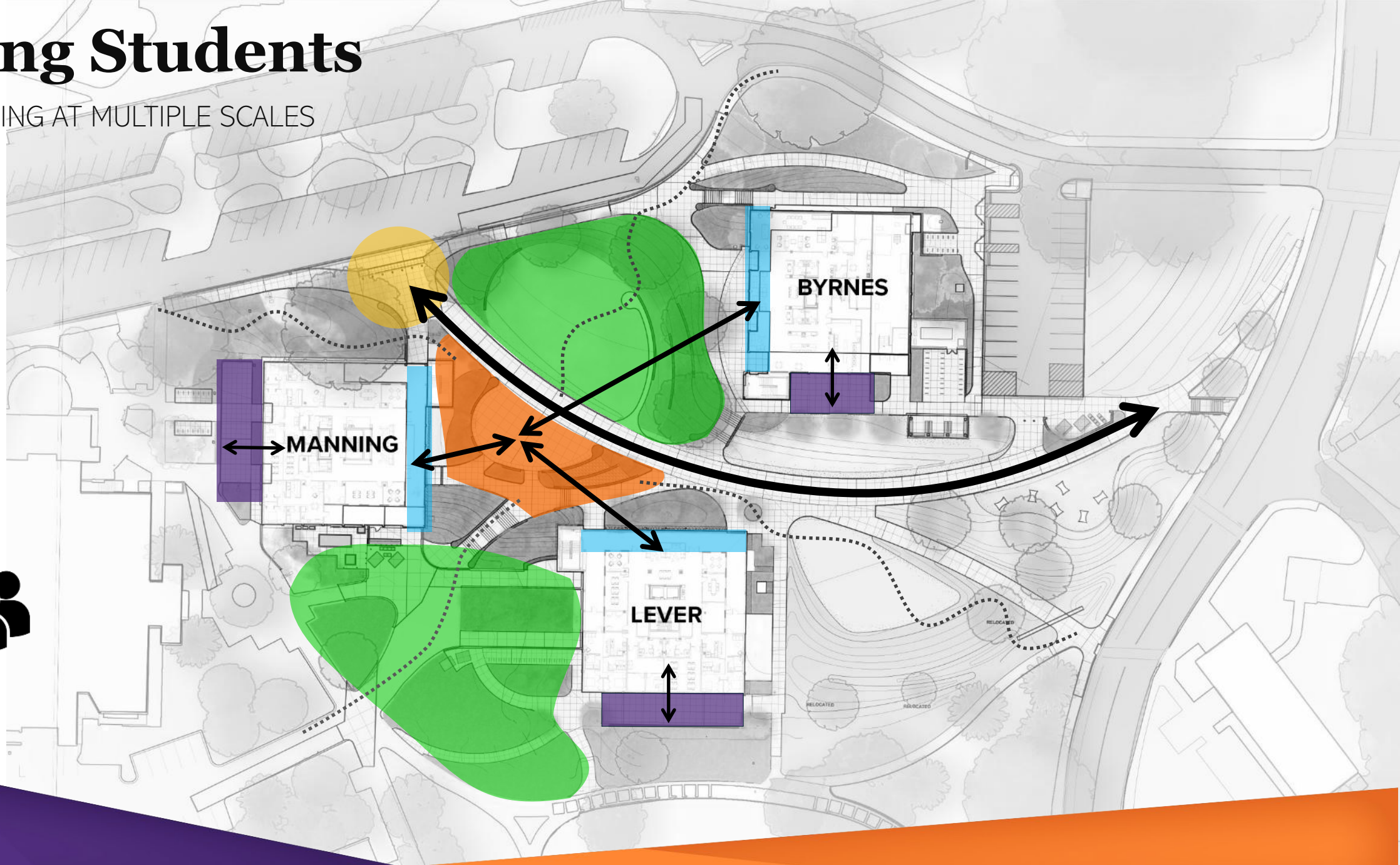
ONE



FEW



MANY



Hosting Students

FOR BELONGING AT MULTIPLE SCALES



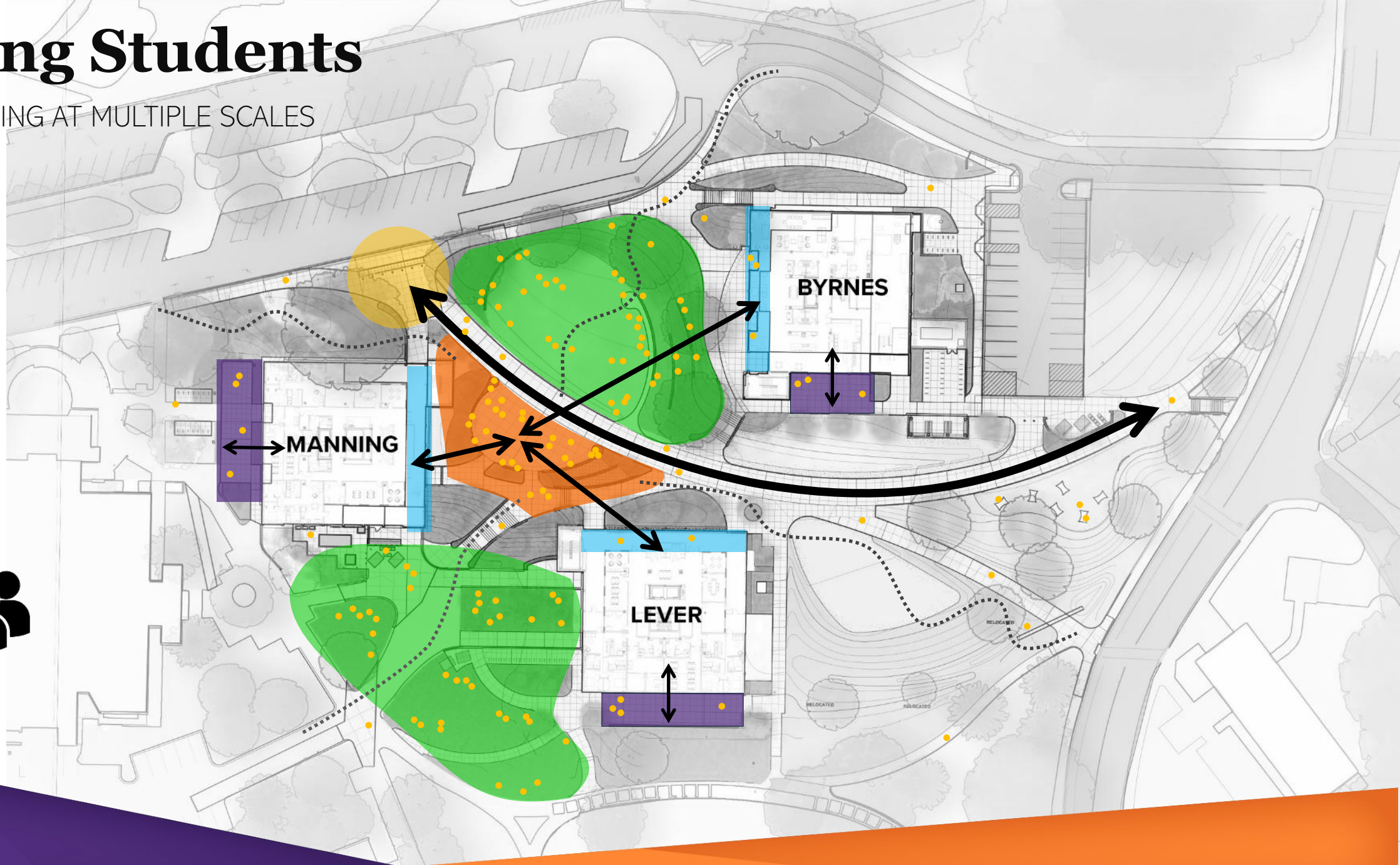
ONE



FEW



MANY



Connecting

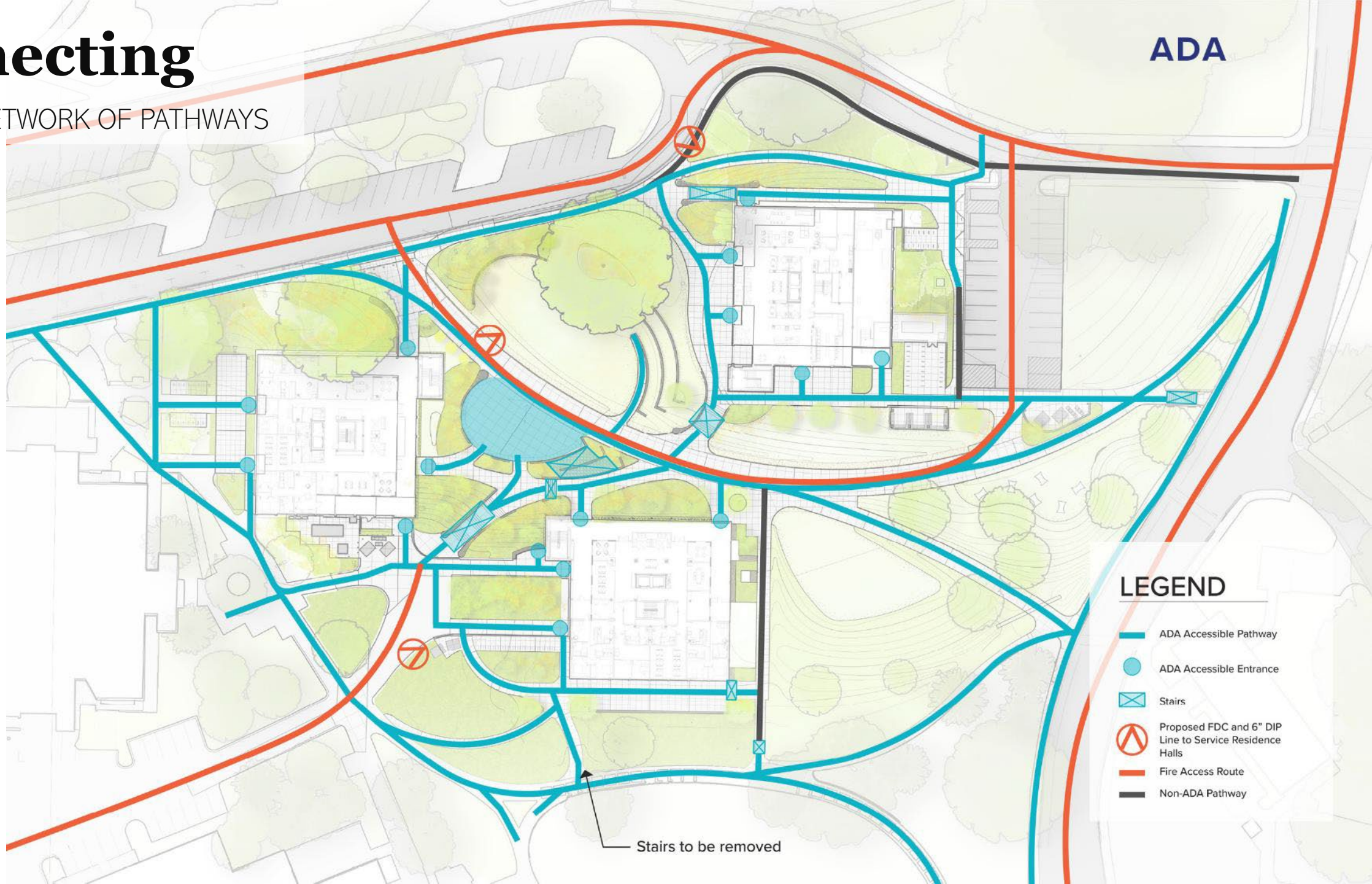
WITHIN A NETWORK OF PATHWAYS



Connecting

WITHIN A NETWORK OF PATHWAYS

ADA



LEGEND

- ADA Accessible Pathway
- ADA Accessible Entrance
- ▣ Stairs
- ⊗ Proposed FDC and 6" DIP Line to Service Residence Halls
- Fire Access Route
- Non-ADA Pathway

Stairs to be removed

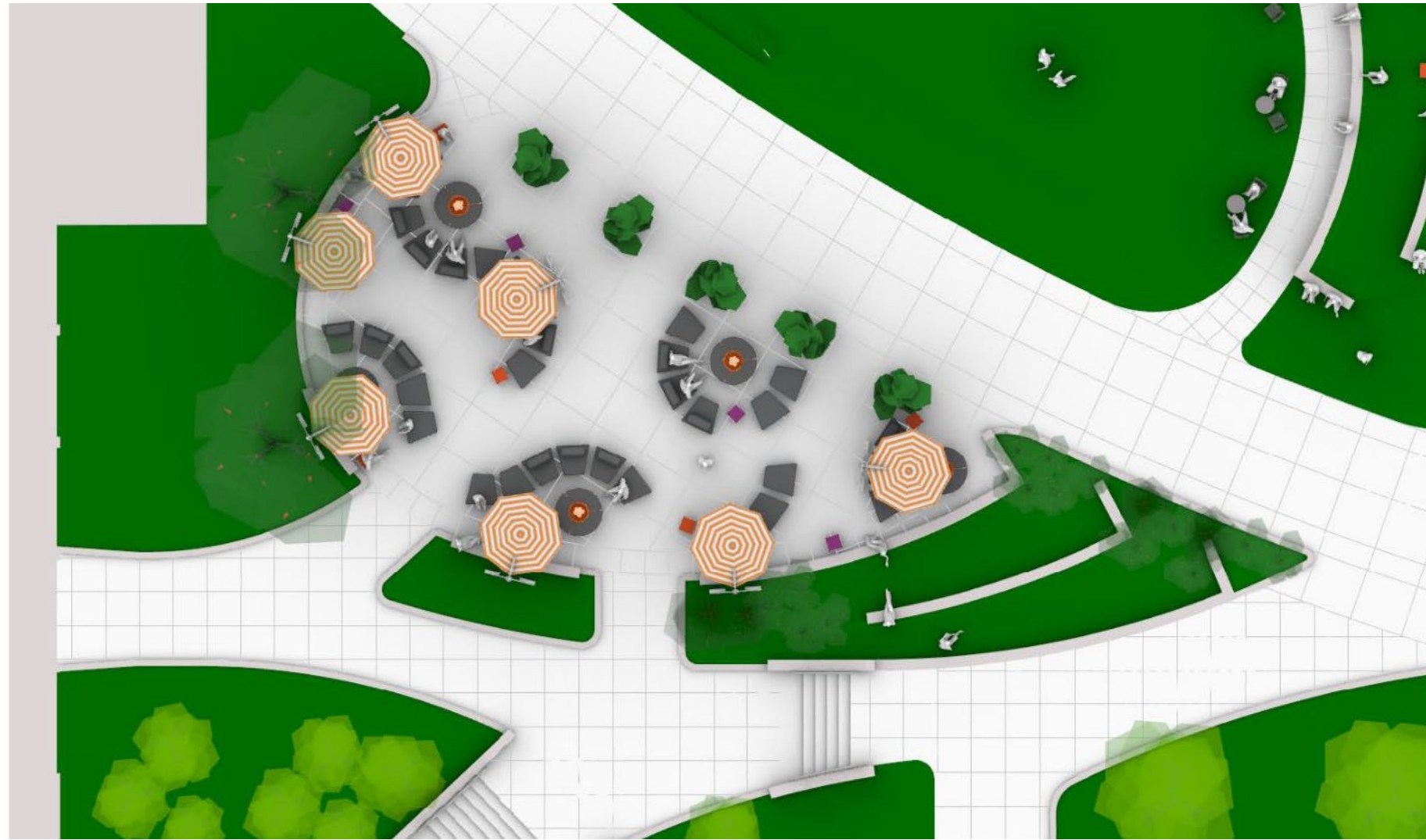
Furnishing

TO PROMOTE OCCUPANCY



Furnishing

TO PROMOTE OCCUPANCY



Tropitone FIT Lounge Modular Seating

5A1910WG1S Wedge One Seater
14"H • 43.5"W • 39.5"D • 14"SH
25 lbs.



Sunbrella® 10063 Natte Charcoal

5A1910MC1B Armless Back Module
13"H • 31"W • 14"D
13 lbs.



Sunbrella® Marine Grade Canvas



Waterproof
UV and Fade Resistant
Mold- and Mildew-Resistant
Blotch Cleanable

Tropitone Accent Table/ Stool

3A1538WT Curve Tea Table/ Stool with Weight
18"H • 18"W • 18"D
20 lbs.



Bright Orange (BNG)



Bright Fuchsia (BFS)

LF Harvest Fire Pit Table

62" Diameter • 21.5"H
157 lbs.



Table Top: Charcoal Gray
Support: Sunset Orange

Tuuci Cantilever Umbrella

Ocean Master MAX Classic Cantilever
9' Diameter Octagon
400 lbs.



Mast Finish: Silver Sand

LF Aspect Planter

ASP-30
30"H • 36"W • 36"D
1240 lbs.



Concrete Color: Natural Gray

Furnishing

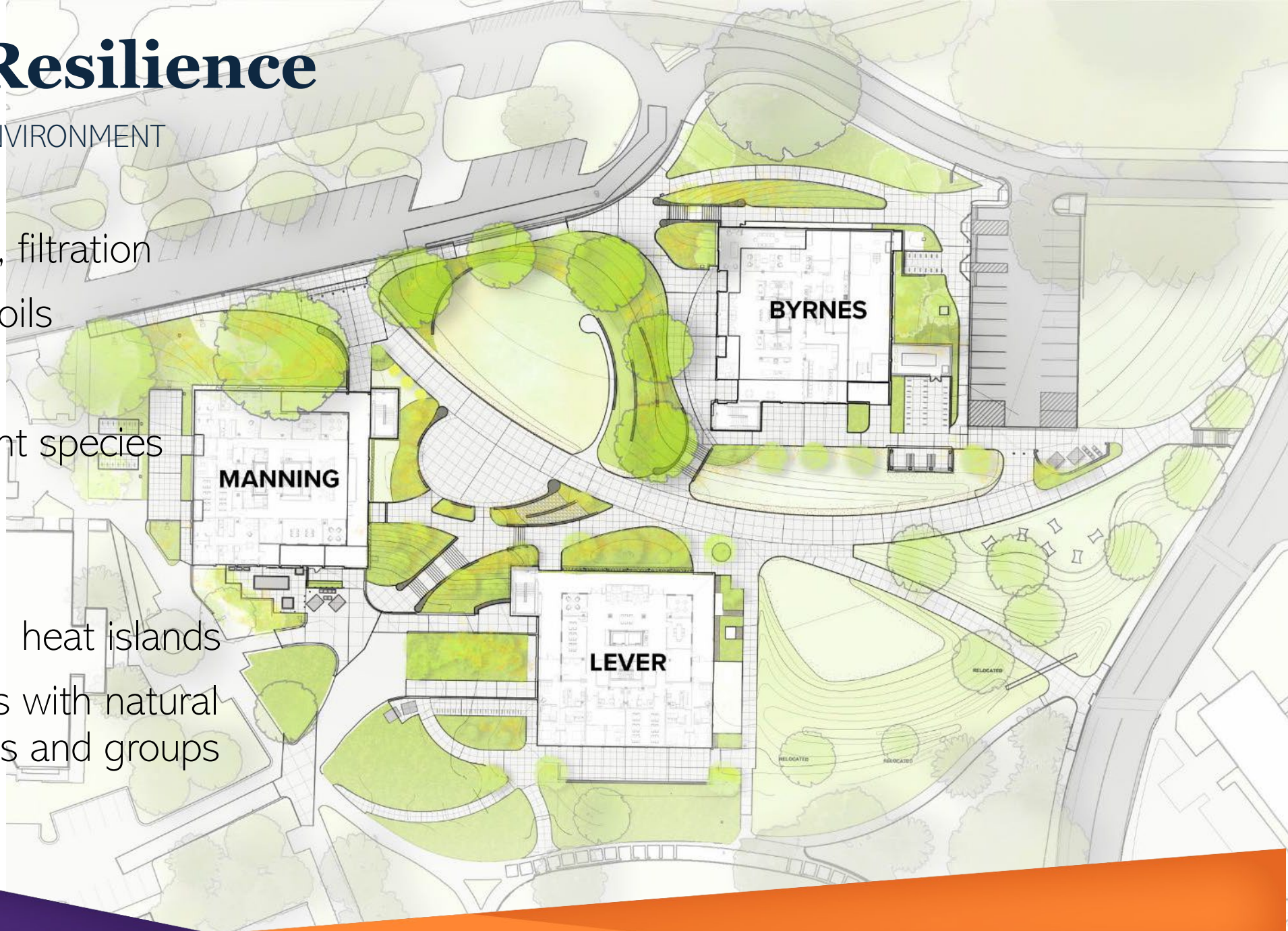
TO PROMOTE OCCUPANCY



Cultivating Resilience

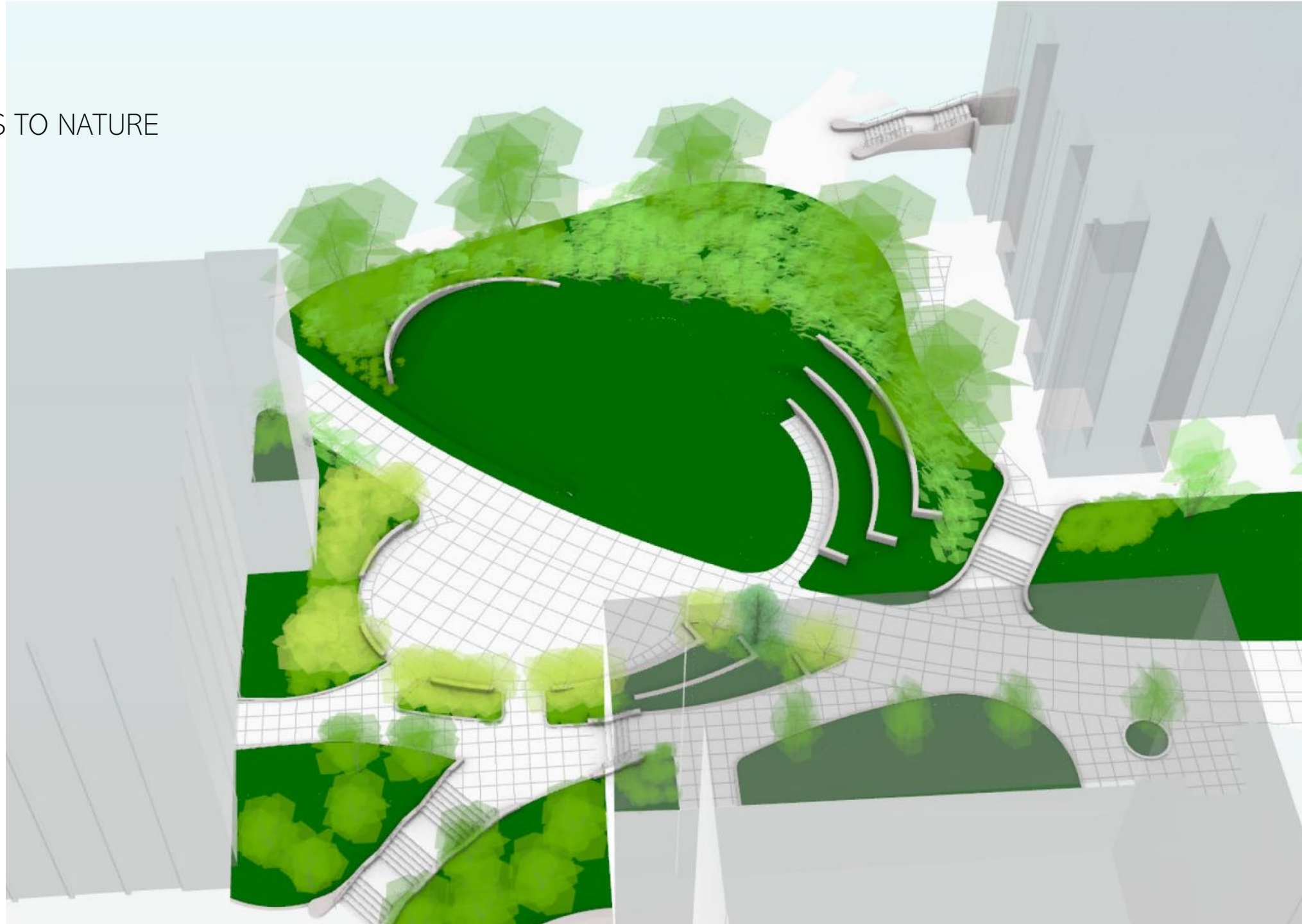
WITH A FLOURISHING BUILT ENVIRONMENT

- Stormwater retention, filtration
- Healthy sustainable soils
- Tree protection
- Biodiverse mix of plant species
- Drought-tolerant mix
- High SRI paving
- Tree canopy reducing heat islands
- Immersive encounters with natural systems for individuals and groups



Planting

FOR PERVASIVE ACCESS TO NATURE



Planting

FOR PERVASIVE ACCESS TO NATURE



Amelanchier x grandiflora 'Princess Diana'



Quercus phellos



Magnolia 'Bracken's Brown Beauty'



Magnolia virginiana 'Green Shadow'



Ilex opaca



Quercus shumardii

The Emerging Landscape



terior Interior

Construction Image June 10

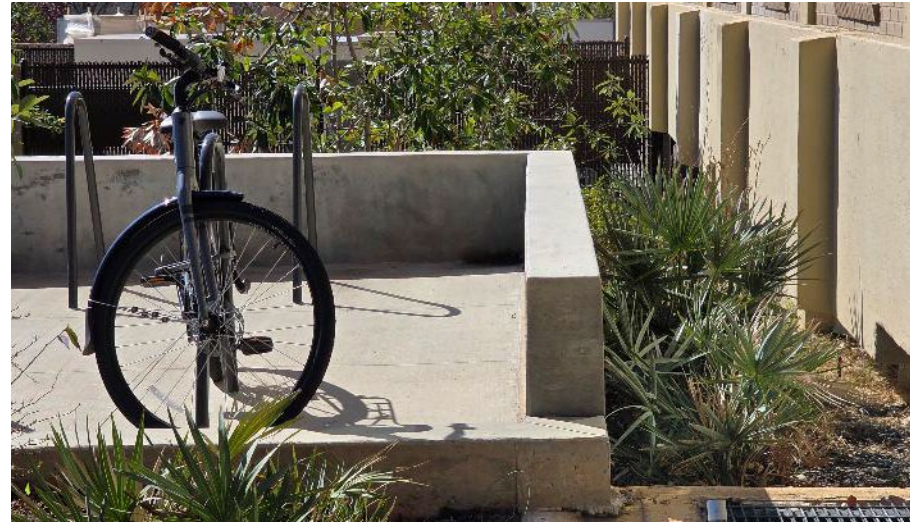
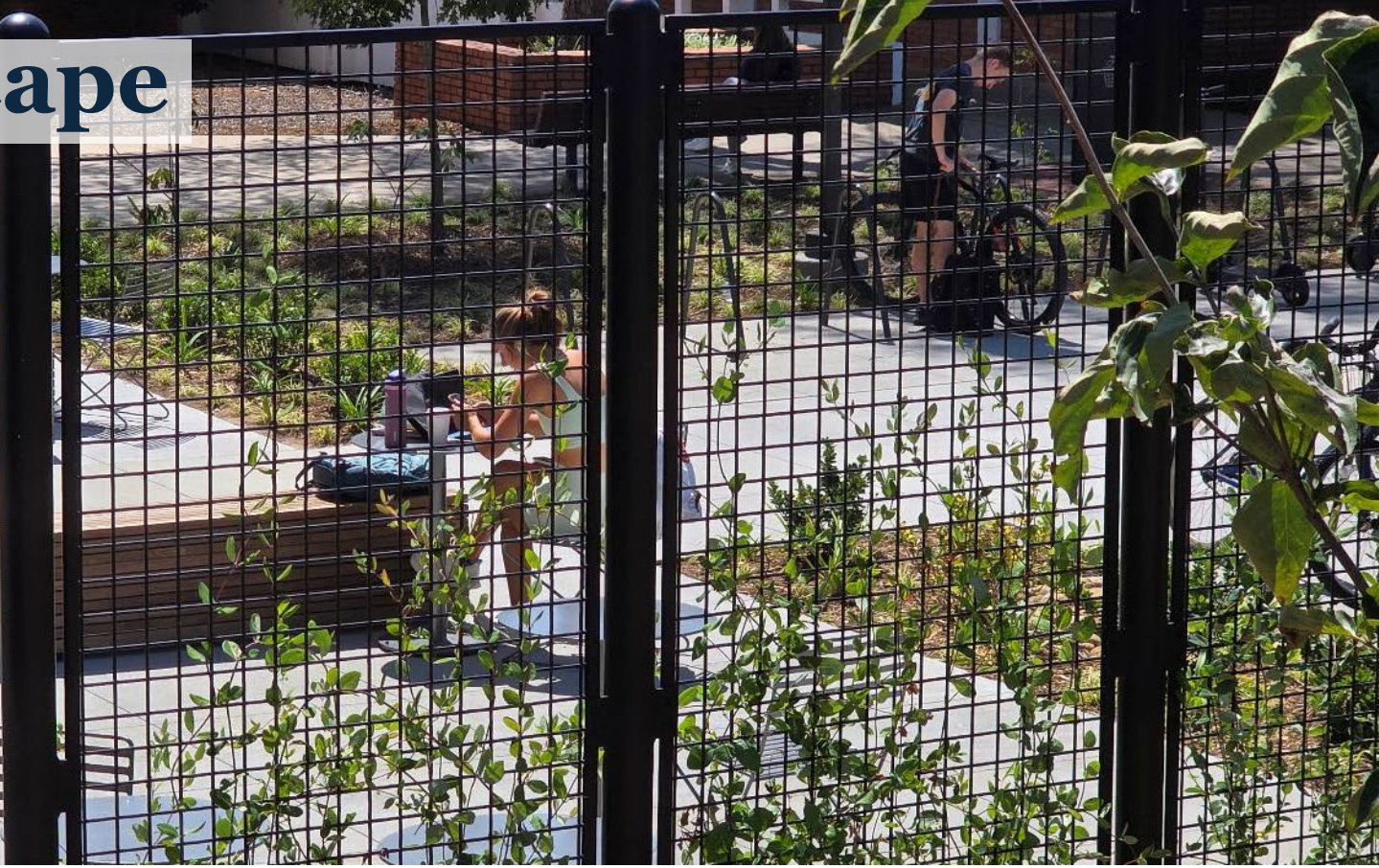
The Emerging Landscape



The Emerging Landscape



The Emerging Landscape

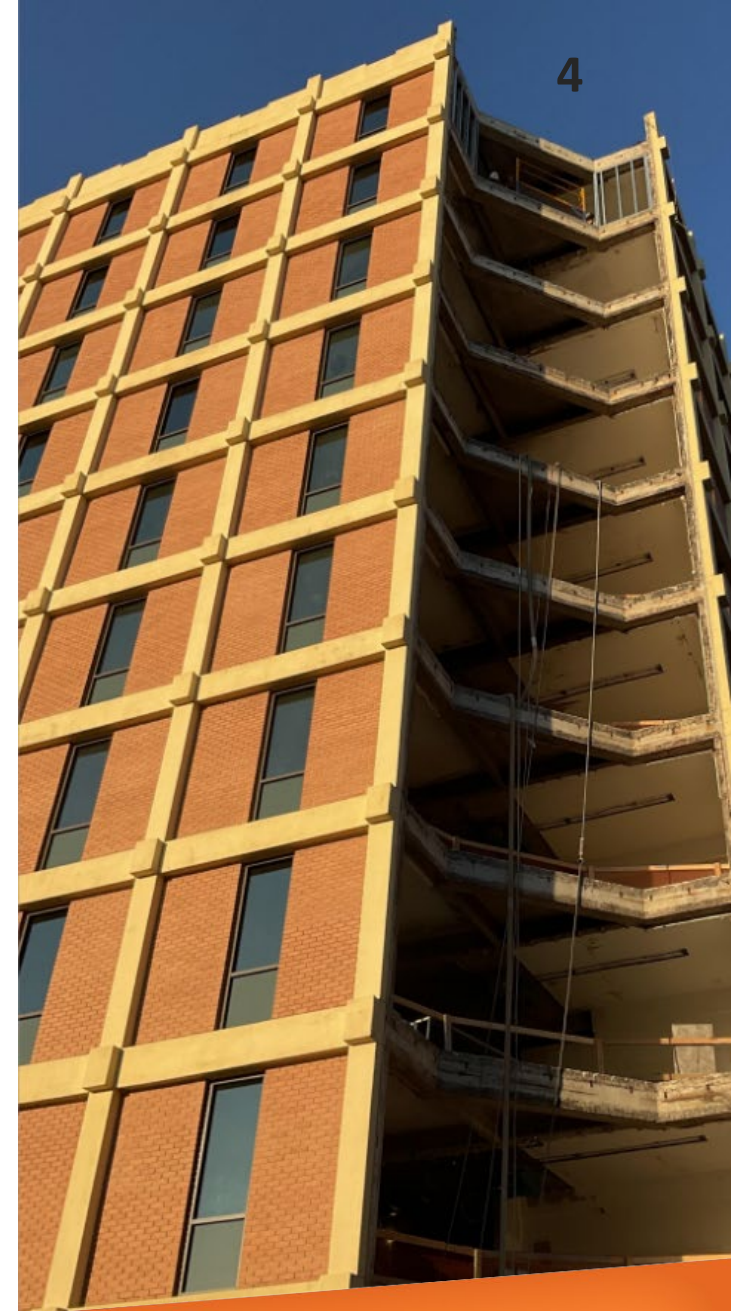


The Emerging Landscape



Lessons Learned

- Weekly meetings with everyone through entire design process.
 - Schedule required immediate decisions and buy-in
 - Design team, Housing, Facilities, User groups
- Effects of cutting power to large building.
 - Loss of area site lighting
 - Lantern Effect
- Unintended consequences to extended partners.
 - Antennas for Fire and Police communication, cell phone service boosters, local media cameras.
- Assume more not less for Hazardous materials.
- Phasing!
 - Able to learn from 1st building instead of making 3 sets of mistakes at the same time.







What ideas or innovations from the Bryan Mall project can you take back to your campus?



Contact Information

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Heather Mitchell - hmitchell@boudreauxgroup.com

Jonathan Ceci - jonathan@jonathanceci.com



ORLANDO, FLORIDA

**Campus
Home. 26**

live!

acuho-i
CONFERENCE & EXPO

JUNE 21 - 24, 2026