



A MULTI-USE SPACE FOR THE COMMUNITY

CAPSTONE PROJECT 2025

DELANEY MARTIN

DESIGN PROPOSAL:

PROBLEM STATEMENT:

Downtown Lincoln, NE is home to a diverse and growing population, yet it faces a critical shortage of accessible and affordable resources. The lack of viable housing options, limited access to affordable groceries, and a scarcity of welcoming public spaces significantly impacts the well-being of residents. This gap in essential services creates barriers to stability, community engagement, and quality of life in the urban core.

PROJECT STATEMENT:

Through innovative affordable housing, accessible public workspaces, and essential retail like groceries, the project addresses rising urban costs while promoting connection, productivity, and community well-being. Designed to meet the everyday needs of a diverse population, it fosters a more equitable, collaborative, and livable urban environment.





PROJECT OBJECTIVE:

This multi-use project is envisioned as a vibrant, inclusive space that meets the evolving needs of a diverse urban population. At its core, the project seeks to create a seamless integration of essential services and living spaces, offering affordable opportunities for a variety of users.

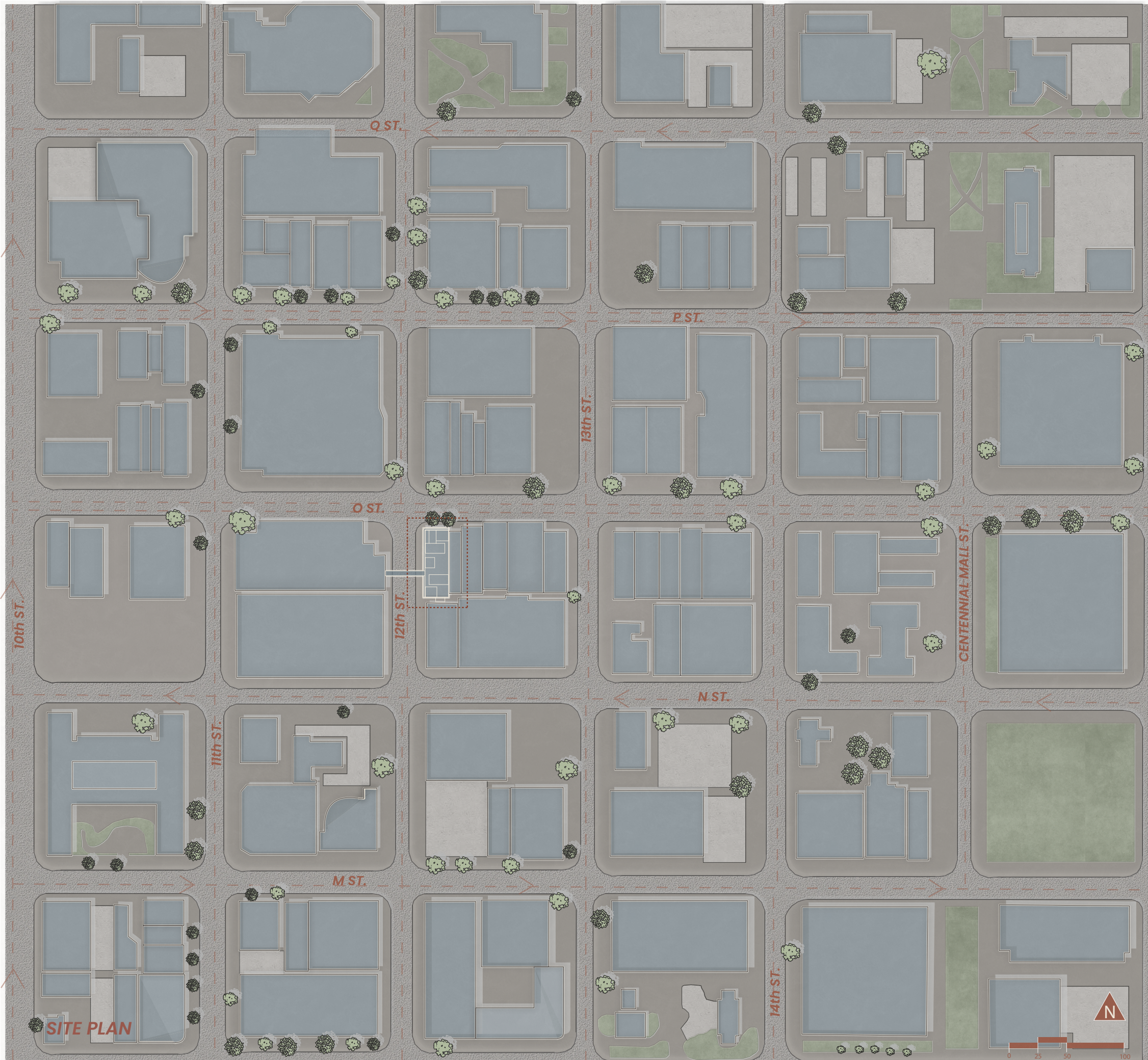
The space will feature key amenities such as a grocery store, a 24-hour restaurant and lounge, an open-access coworking space, and studio apartments tailored for low-income residents. These components are strategically unified to promote accessibility, convenience, and well-being. Grounded in principles of open space planning, human-centered design, and social equity, the interior environment will encourage interaction, inclusivity, and a strong sense of belonging. Natural light, flexible layouts, and universal design features will enhance usability for people of all ages and abilities.

RESTAURANT

GROCERY

COWORKING

APARTMENTS



SITE CONTEXT INFORMATION:

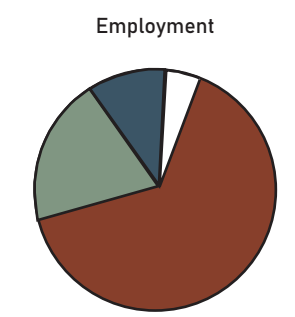
NUMBER OF NEARBY RESTAURANTS: 7

NUMBER OF NEARBY APARTMENT BUILDINGS: 10+

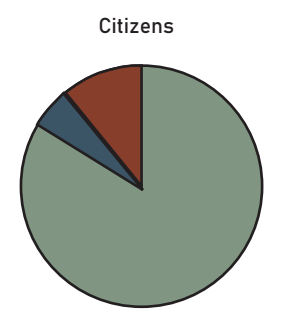
37.5% YOUNG ADULT RESIDENTS

14.4% COLLEGE STUDENT RESIDENTS

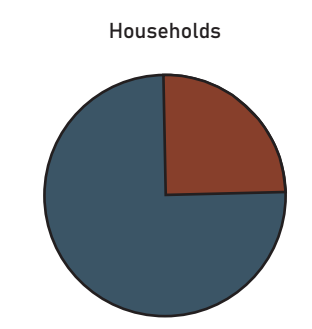
WITHIN 5 MINUTES OF UNL AND SOUTHEAST COMMUNITY COLLEGE (nextdoor)



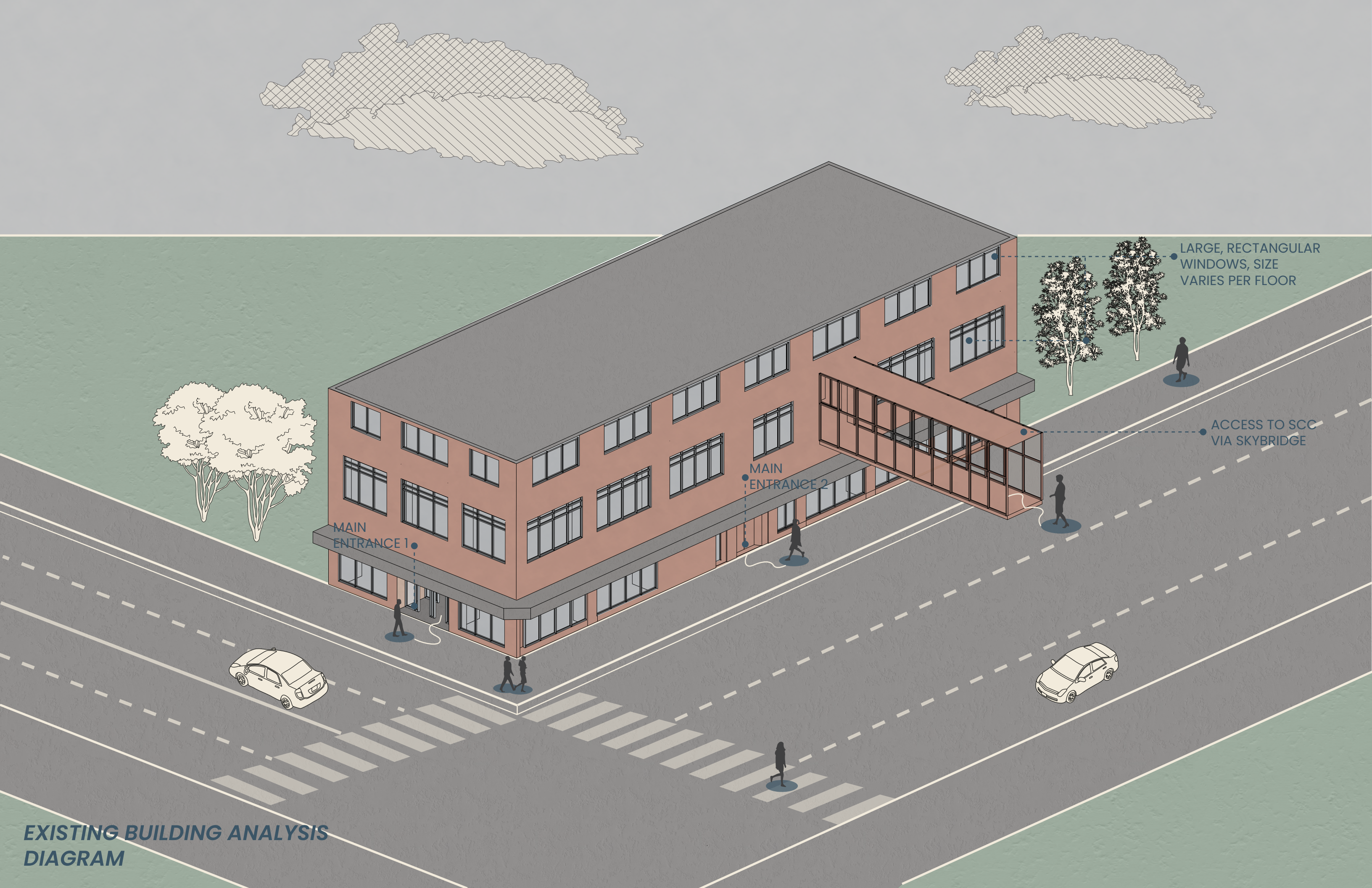
3.77% Self Employees
 65.54% Private Companies
 20.49% Government Workers
 10.2% Non-Profit Workers



89.13% Citizens US Born
 3.2% Citizens not US Born
 7.66% Not US Citizens



24.12% Family Households
 75.88% Non-Family Households



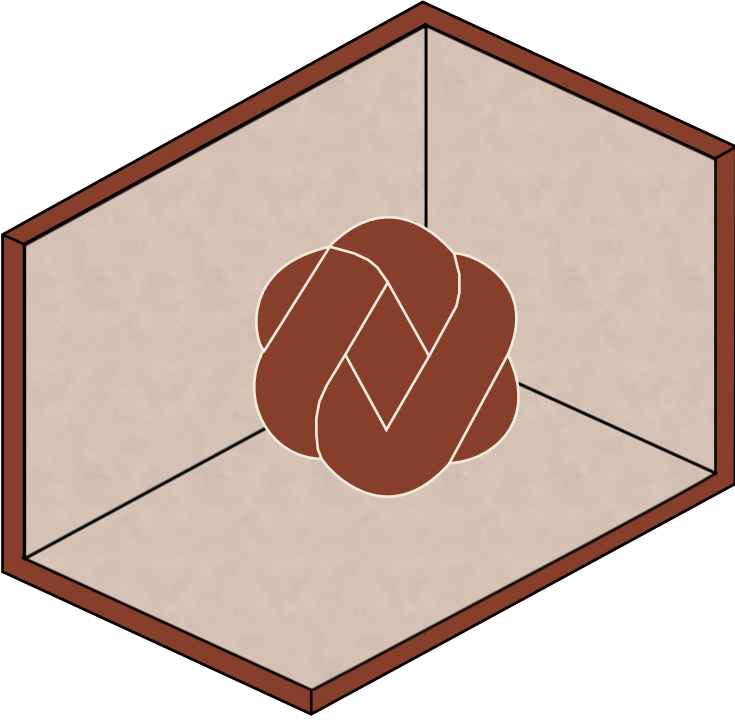
LARGE, RECTANGULAR
WINDOWS, SIZE
VARIES PER FLOOR

ACCESS TO SCC
VIA SKYBRIDGE

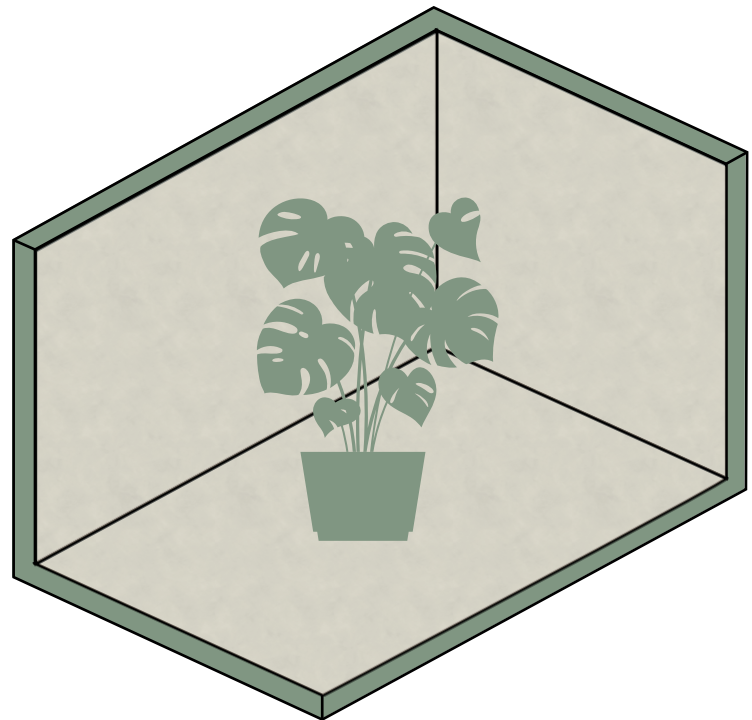
MAIN
ENTRANCE 1

MAIN
ENTRANCE 2

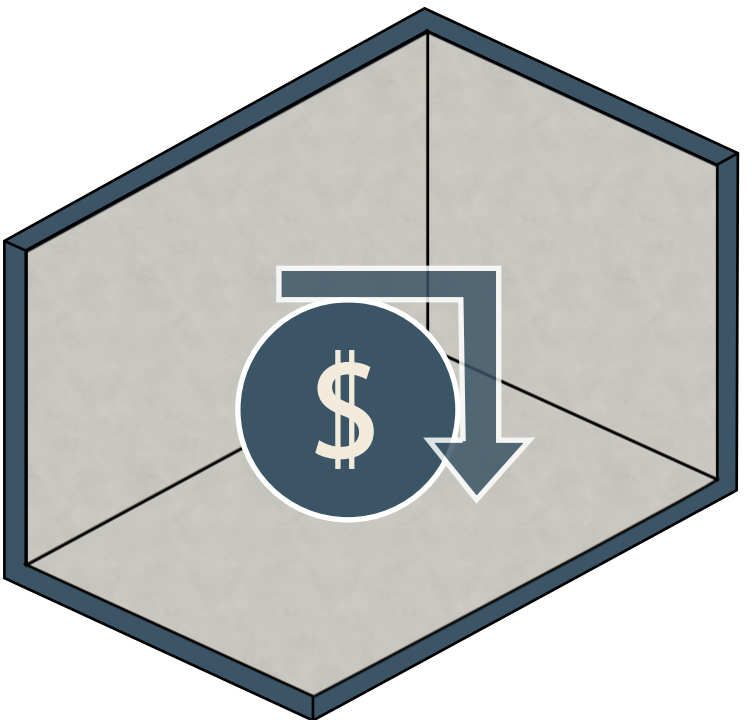
**EXISTING BUILDING ANALYSIS
DIAGRAM**



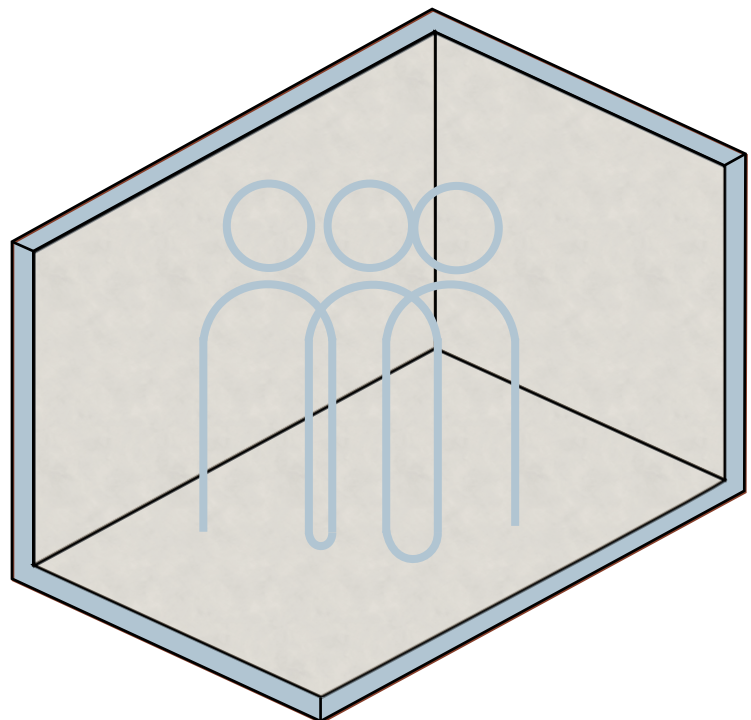
INTEGRATED
COMMUNITY



SUSTAINABILITY



AFFORDABILITY



INCLUSIVE
DESIGN

DESIGN PRINCIPLES



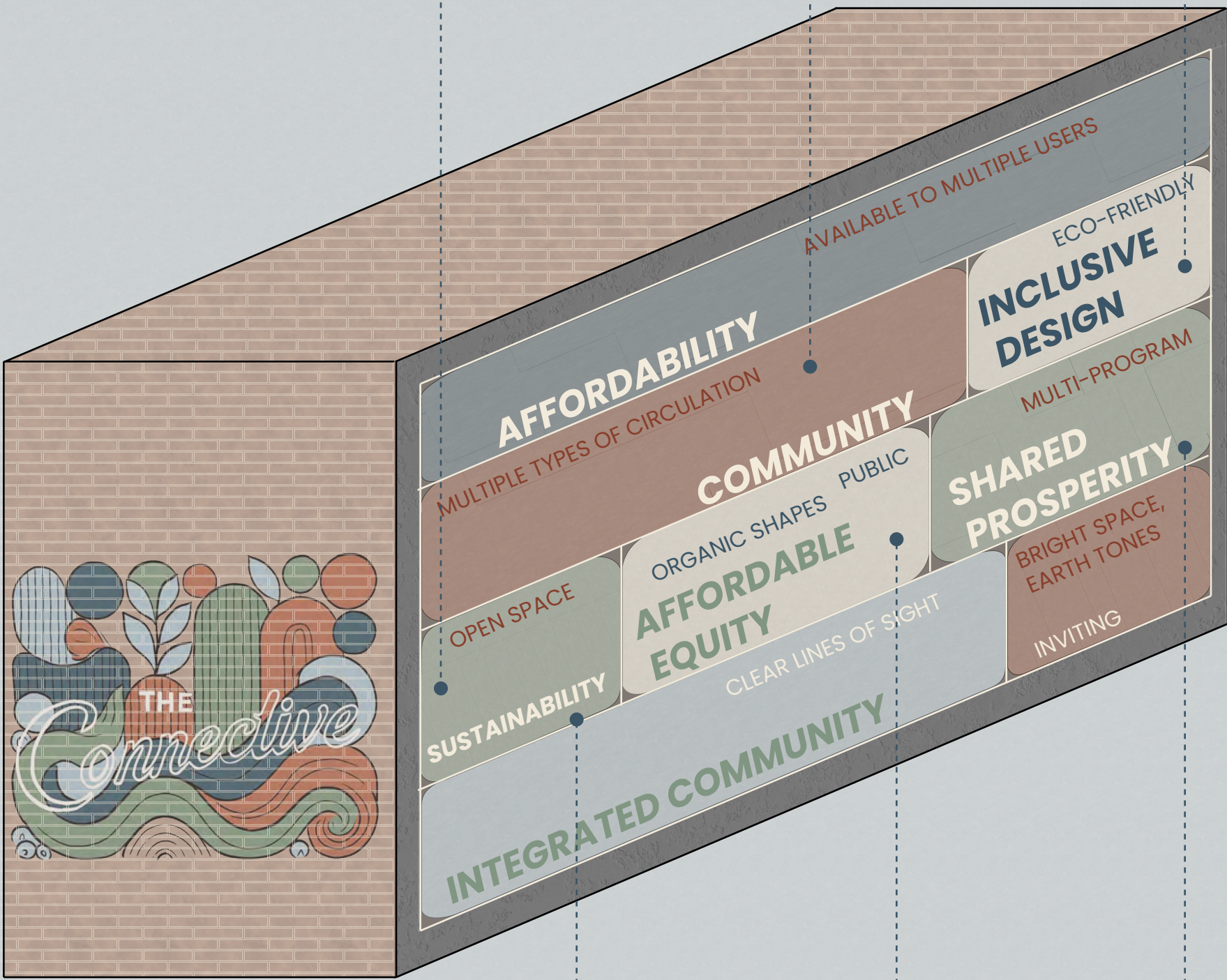
Affordable studio apartments create new housing opportunities



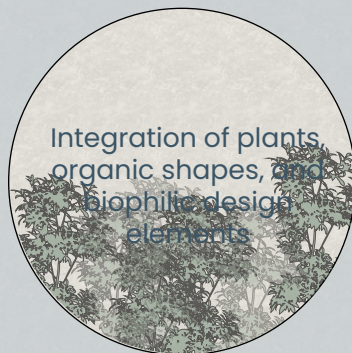
Open space planning and lounge seating create creative community spaces



Use of wood and earth tones to create bright, inviting spaces



Inspiration taken from The Coven Coworking Space for Women

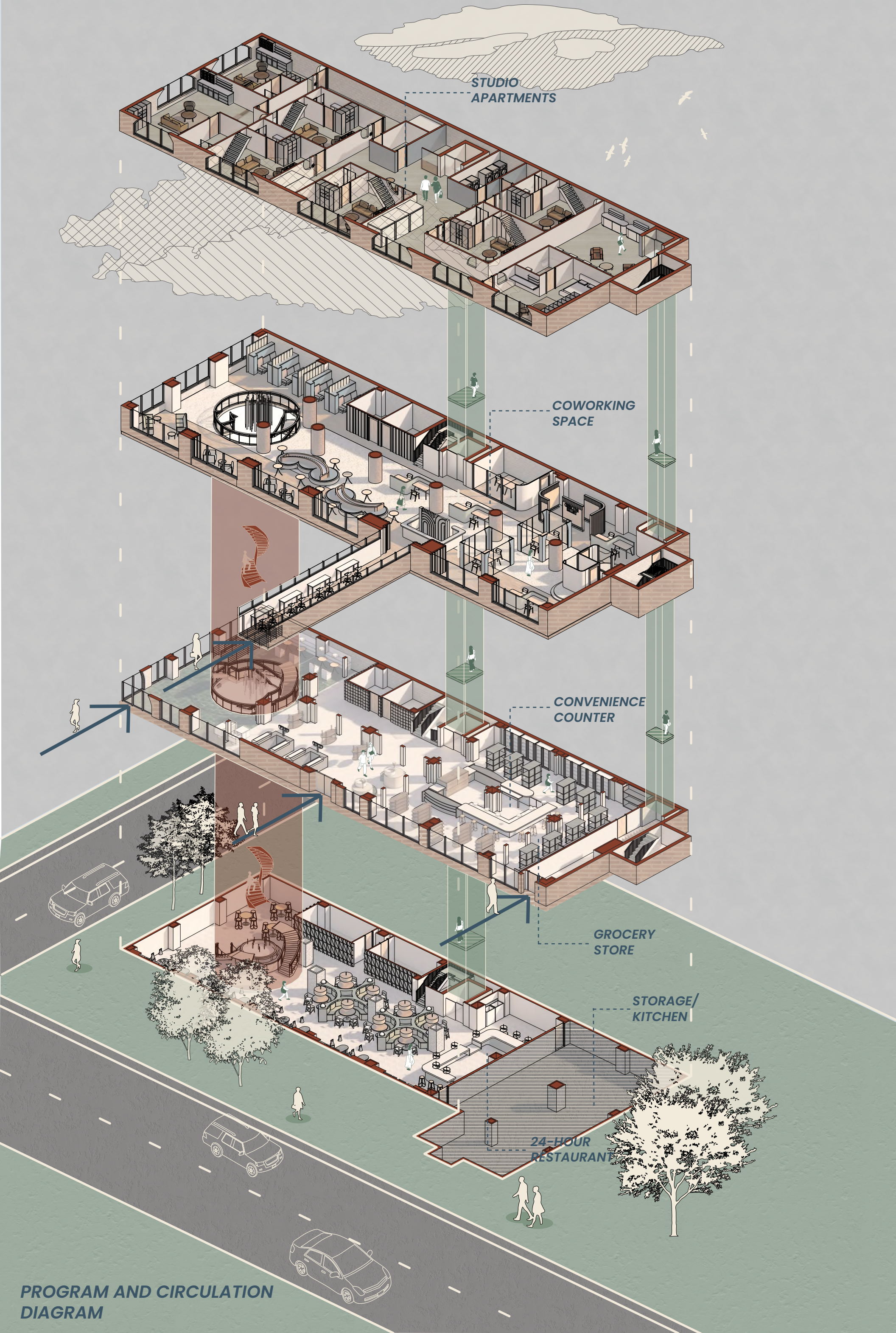


Integration of plants, organic shapes, and biophilic design elements



Secondary resident's entrance to promote privacy and security

APPLICATION OF RESEARCH AND PRINCIPLES AXONOMETRIC DIAGRAM



STUDIO
APARTMENTS

COWORKING
SPACE

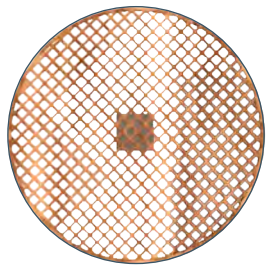
CONVENIENCE
COUNTER

GROCERY
STORE

STORAGE/
KITCHEN

24-HOUR
RESTAURANT

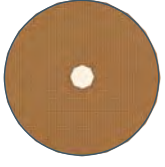
PROGRAM AND CIRCULATION
DIAGRAM



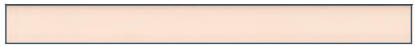
Rattan Drum Pendant Light
9'0 A.F.F.



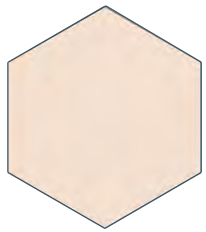
Steel and Glass Rectangular
Pendant Light
7'3" A.F.F.



Small Linen Accent Lamp
2'0 A.F.F.



Ceiling Mounted Linear Lights
17'0 A.F.F.



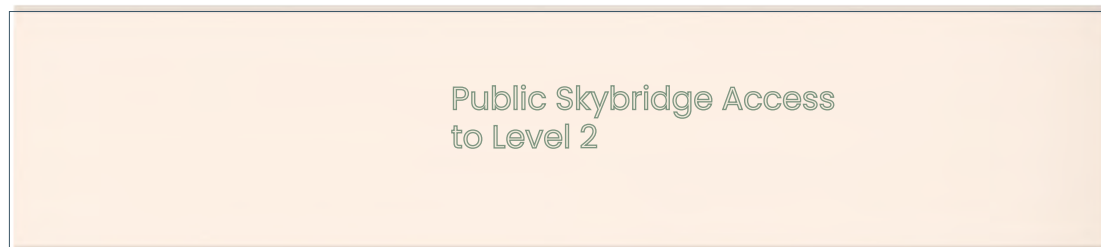
Glass Hexagon Pendant Light
5'0 A.F.F.



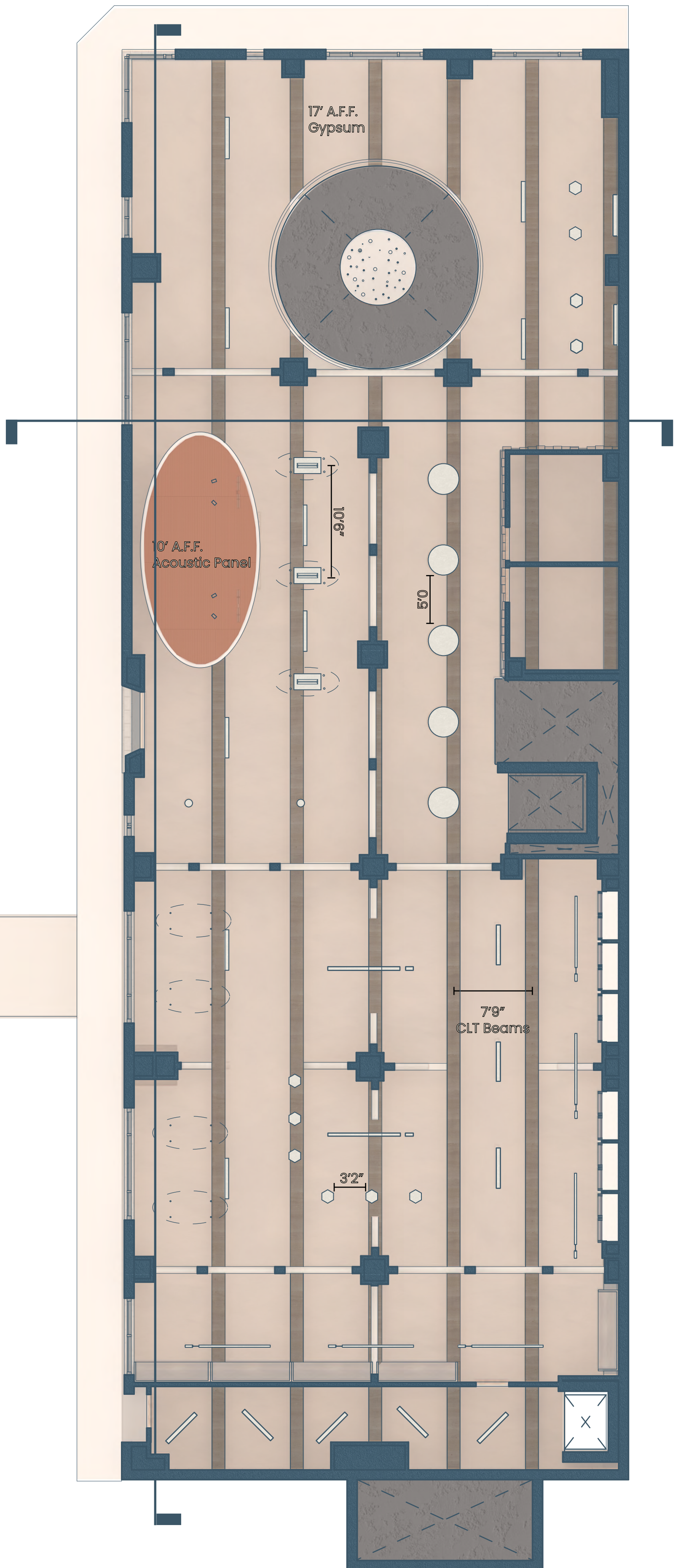
Suspended Linear Light
10'0 A.F.F.



Small Angled Spotlight
10'0 A.F.F.



Public Skybridge Access
to Level 2



LEVEL 1 REFLECTED CEILING PLAN
1/8" -> 1' 0"

MARBLE INTERIOR FLOOR TILE



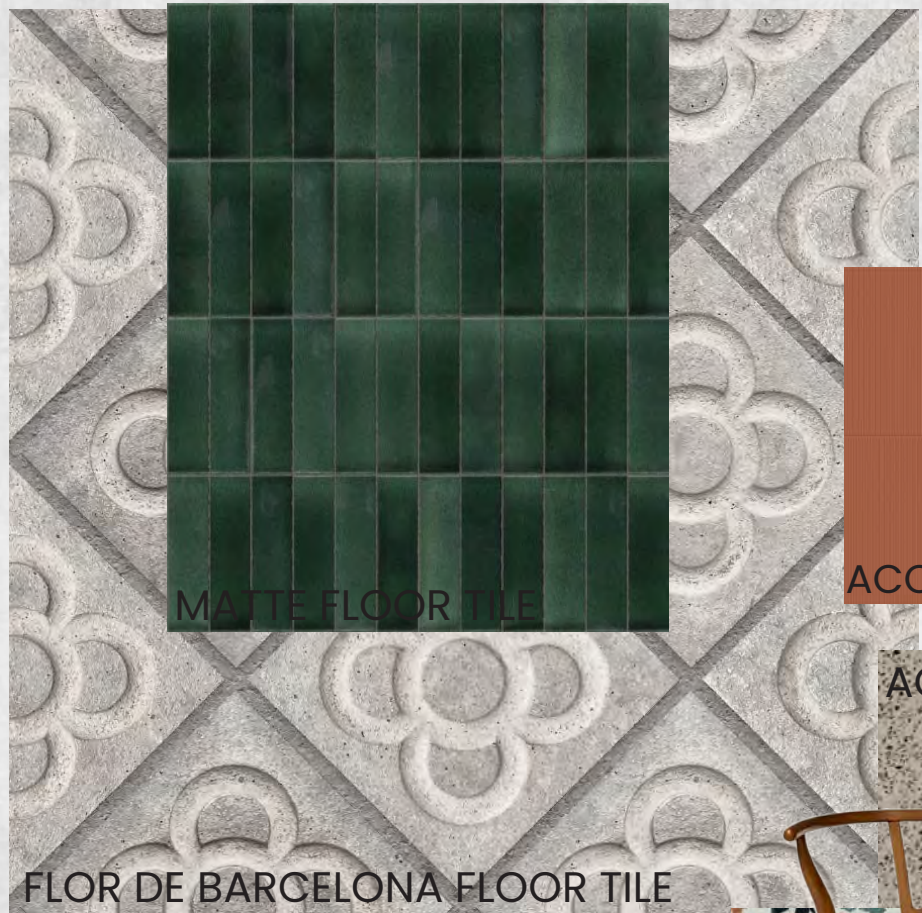
ACCENT TILE



ACCENT TABLE

#3B5566

#F2EBDC



FLOR DE BARCELONA FLOOR TILE



MATTE FLOOR TILE



ACOUSTIC PANEL



ACOUSTIC PANEL



ACCENT TILE

#809682



GREEN LEATHER



RESILIENT FLOORING

DINING CHAIR



ACCENT TILE

#B1C5D2



APARTMENT COUCH



BLUE VELVET



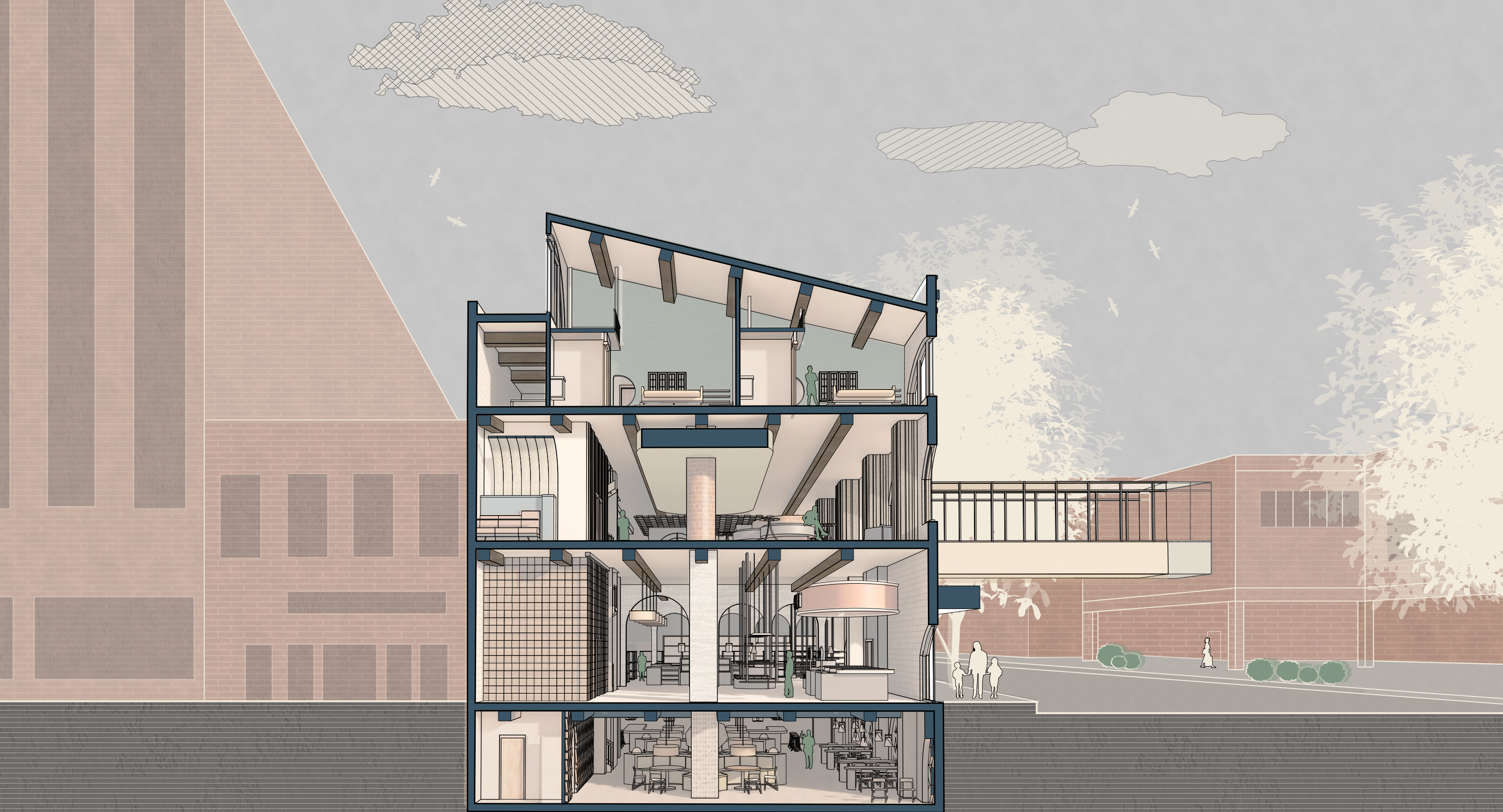
WALLPAPER



COFFEE BAR

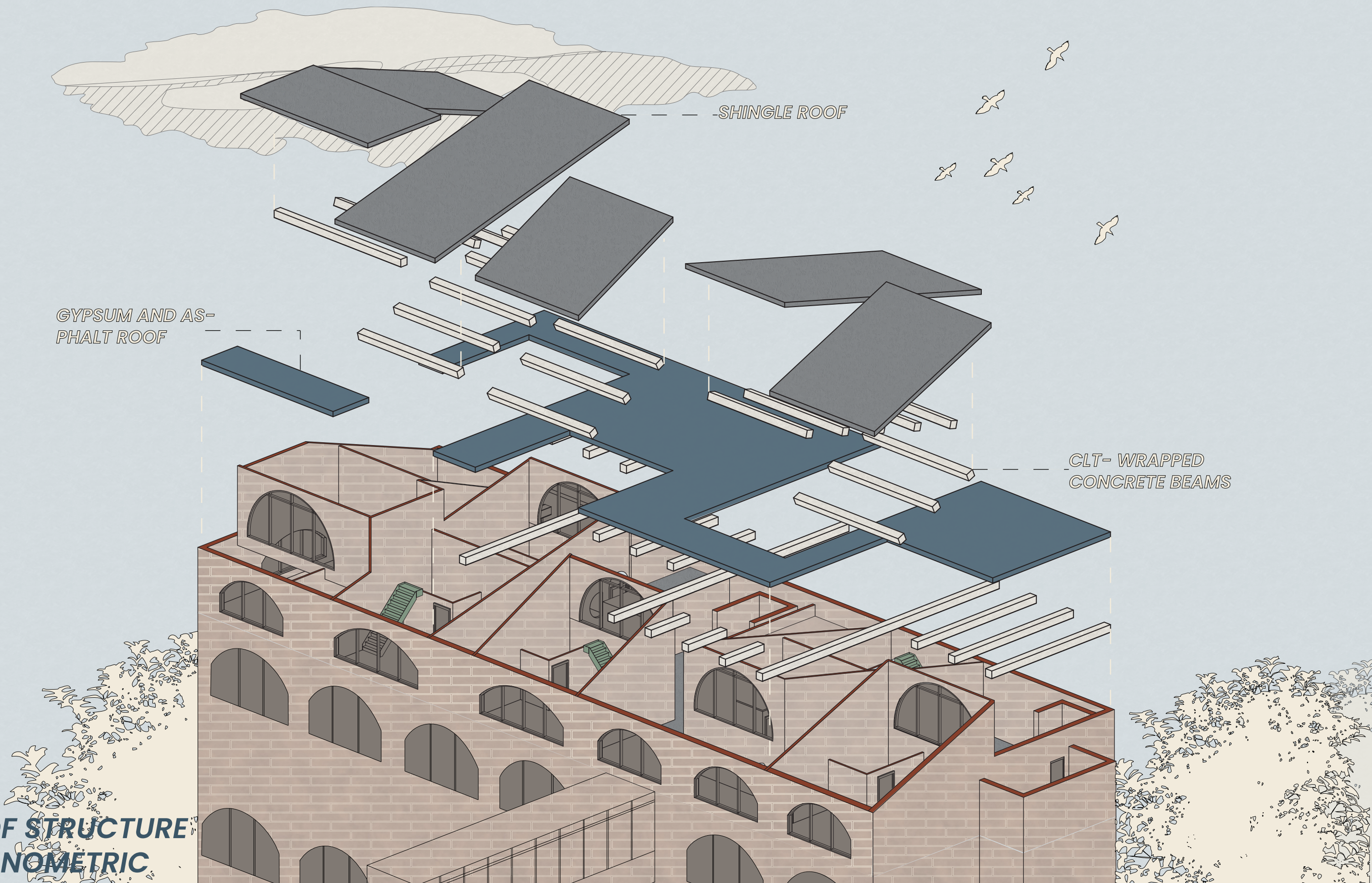
WALNUT CLT/COMPOSITE FLOORING

#873F2B



SECTION PERSPECTIVE 1

**ROOF STRUCTURE
AXONOMETRIC**



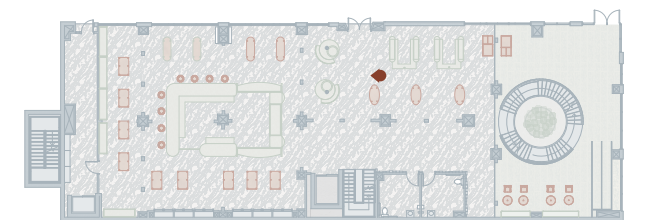
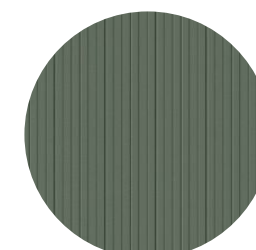
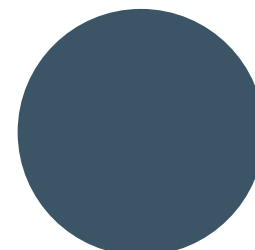
SHINGLE ROOF

GYPSUM AND AS-
PHALT ROOF

CLT- WRAPPED
CONCRETE BEAMS

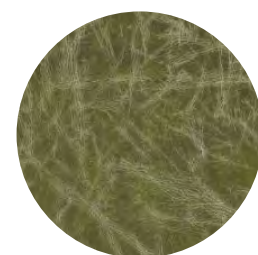


LEVEL 1 GROCERY STORE PERSPECTIVE



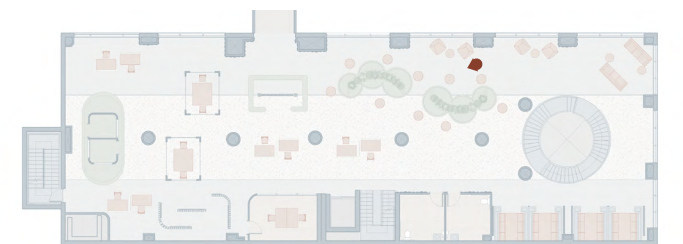
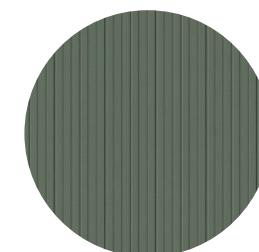
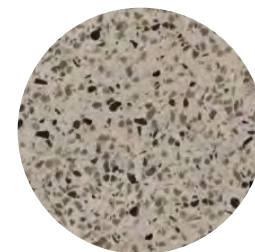


BASEMENT RESTAURANT PERSPECTIVE



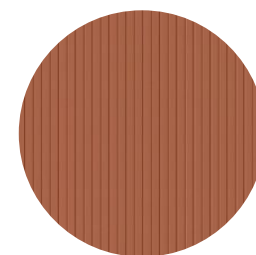
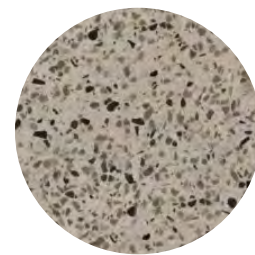
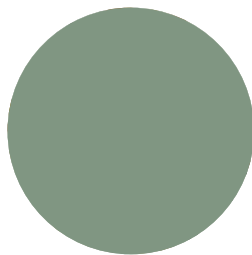


LEVEL 2 COWORKING SPACE PERSPECTIVE





LEVEL 3 STUDIO APARTMENT PERSPECTIVE



THANK YOU

