SHANNON HASSEL

TABLE OF CONTENTS

1 CROSSROADS COWORKING

2

3

ADAPTIVE REUSE OF OBSOLETE SHOPPING MALLS

Due to a shift in generational values, over-supply of retail centers, as well as pressures placed by the emergence of online retail, indoor malls are closing rapidly world-wide. Currently, over 20 percent of malls in the United States sit vacant, wasting potential land, costing millions of dollars in property taxes/revenue loss, and deteriorating the community they are in. This raises the debate of utilizing existing building stock through adaptive reuse. The projected growth of both adaptive reuse projects and mall closings over the next 5 years reiterate the vital importance of current research in informing and determining future uses of these obsolete, yet valuable structures.

An in-depth analysis of failing malls, literature findings, and mall real-estate data were applied to three case-studies of malls that have undergone adaptive reuse. Triangulation of recurring data and verification of results back into Langston's adaptive reuse potential model confirmed that obsolete retail centers serve as economic, social, and environmental capital that, if renewed through adaptive reuse, would play a large part in sustainable development of communities, mitigating the negative effects of demolition and reconstruction, and stimulating the local economy.

ECONOMY

- Low acquisition cost
- Construction cost savings (avg. 20%)
- Openness and adaptability
- Re-useability of a malls structure

COMMUNITY

- Maintain place attachment
- Reduce crime
- Revitalization of an area
- Growth of surrounding areas
- Increased tourism
- New job opportunities

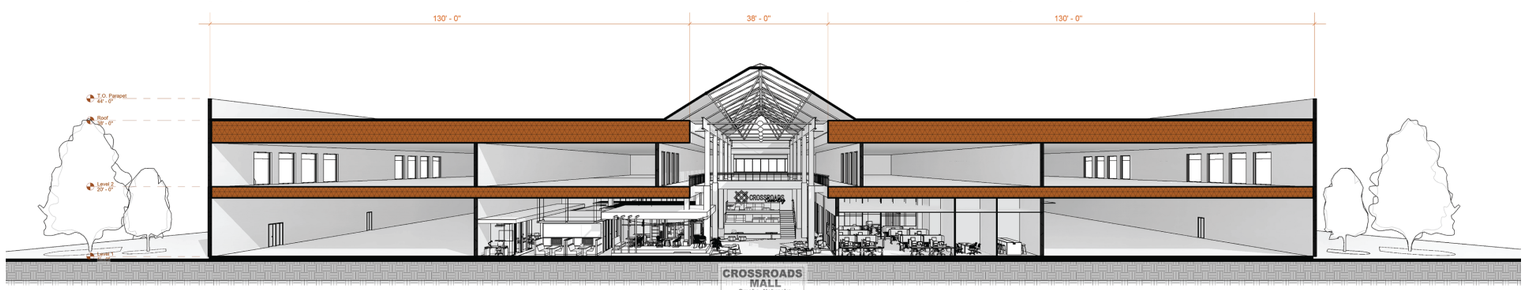
ENVIRONMENT

- Waste reduction
- Extended life cycle/ less consumption
- Lowered C02 emissions
- Combat climate change

PROJECT OVERVIEW

Software used: Revit & Enscape

The Crossroads Mall in Omaha, Nebraska originally opened in 1960 and has been an icon of Omaha ever since. Over time, foot traffic started to decline. After years of near abandonment, Crossroads Mall officially closed its doors in 2008. For the scope of this project, I transformed roughly 14,000 SF of Crossroads' north wing into a co-working space. Situated at one of the busiest intersections in Omaha, Crossroads is more than its iconic address. It's where people, cultures and ideas have crossed paths for decades. Building upon this, I wanted to create a space that served as a crossroads, a space where...**Building uses cross paths:** The overall vision for the repurposed Crossroads Mall is a dynamic mixed-use environment merging work, live, and play through vibrant outdoor strips of entertainment, restaurants, nightlife, apartment living, office space, and more, allowing 70th and Dodge to thrive once again. **People and ideas cross paths:** The design of Crossroads Co-working offers users an experience that drives creativity and provides an opportunity to foster connections and growth in Omaha's professionals and small businesses. **Past and future cross paths:** By realizing the true value of existing architecture, we are able to take a space that doesn't serve a purpose anymore and transform it into a civic destination that can serve the community for years to come.



CROSSROADS
COWORKING

1

2 AXTELL MIXED-USE BUILDING

3

4

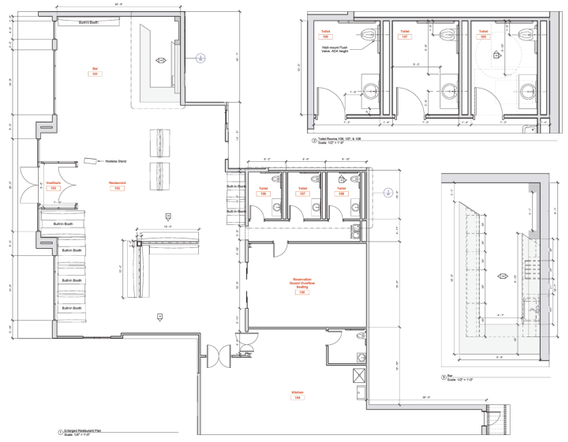
BORN N' BRED BARBEQUE

Software used: Revit & Enscape

As a part of the new construction project proposed for downtown Axtell, Nebraska, I was tasked with developing, space-planning and presenting a design solution for a 3-story mixed-use development. The first level consists of commercial spaces, one of which is a barbeque restaurant, Born N' Bred. Considering the new restaurant is planned to be the only one in town, I wanted the space to really represent the small-town community of Axtell.

Axtell, Nebraska is known as The Windmill City which ended up guiding my design of the restaurant branding, materials, and style. As a tribute to the farm upbringings and small-town values that live within many of the residents, the ceiling fans throughout the restaurant are intended to be repurposed windmills from local farms around Axtell to let people of the community put their mark on the space. Another representation of this concept is the custom table bases mimicking a windmill base. The suspended dividers between the booths and the custom doors also branch off of this concept with an X pattern that was inspired by the metal cross braces of a windmill base. Other metal accents and rusted orange elements carry this concept cohesively throughout other areas of the space.

Given the importance of the new downtown building which will serve as a town hub for interaction, these unique design elements create a memorable experience and branding that will give visitors a taste of the wonderful Windmill City.



LEVEL 1

Level 1 consists of commercial spaces including: a barbeque restaurant and bar, a local gift shop, and a resident lobby and parking garage for residents of the second and third level condos. The gift shop is placed within a pre-existing historic downtown building and revamped to blend with the rest of the new construction; The shop has both streetside access as well as a side entrance that gives visitors a glimpse of the merchandise as they exit the restaurant. A resident lobby is situated just off of the parking lot/garage for ease of access and privacy from the rest of the public spaces.

LEVEL 2

Level 2 consists of four 2 bed; 2 bath condos. Each condo provides ample kitchen space, maximizes natural light, and gives each resident privacy through thoughtful layout of bedrooms and bathrooms. At a slightly higher price point, residents of this level get the added luxury of large outdoor spaces, balconies overlooking downtown, and direct access to a community space.

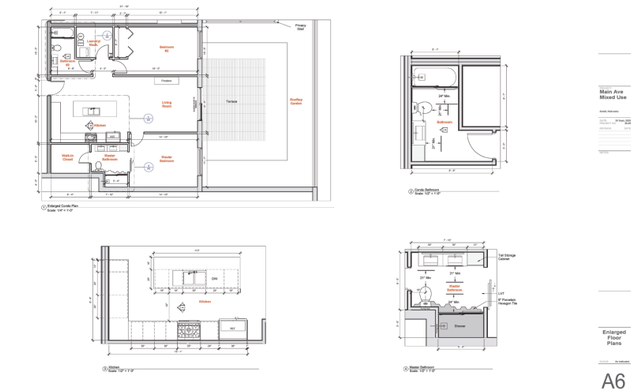
LEVEL 3

Level 3 consists of two 2 bed; 1 bath condos and two 1 bedroom condos. Generously spaced terraces as well as access to the resident rooftop space promote interaction with the outdoors as well as with other residents/other members of the community. The rooftop space (pictured right) includes a bartop area with a community grilling station, a fire pit lounge, a dual-sided projection screen, and a pergola zone with a hot tub and lounge perfect for outdoor movie nights.

Main Ave Mixed Use

Furniture/ Finish Plans

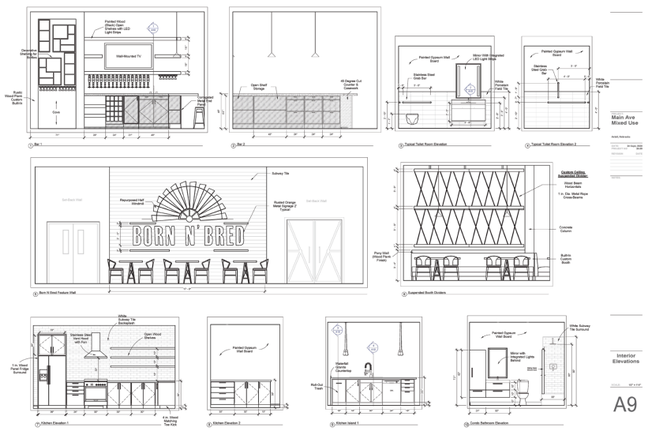
A8



Main Ave Mixed Use

Enlarged Floor Plans

A6



Main Ave Mixed Use

Interior Elevations

A9

Due to Axtell's shortage of land/houses available for purchase, the developers funding the project-- former residents of Axtell--wanted to incorporate condos/apartments into the development so they are able to welcome new people into the community that means so much to them. The condos are intended to provide a home for young professionals/teachers of Axtell (who currently end up purchasing in nearby Kearney due to lack of housing), young adults moving out of their parent's home, and the occasional empty nesters looking to downsize. The developers desired up-scale, unique condos that would entice young professionals to live in Axtell and of course, also provide more pay-off from a developer's standpoint.

MAIN STREET Apartments
AXTELL, NEBRASKA

In the residential portions of the building, I aimed to create spaces that had enough rustic, farmhouse elements to not shock/scare away those who are accustomed to small-town Axtell, but still provided the modern luxury that buyers wouldn't be able to get anywhere else in Axtell. Community and outdoor amenities were at the core of my design as I felt with a smaller square footage residence, creating communal spaces where residents would be able to socialize or invite friends over was ultimately just as important as the interior of the space.

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3 MODULAR RESTROOM

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THE SHIP-PEE-ING **CONTAINER**

Each unit contains two separate restrooms with entries on each side. The awnings and ramps are designed to collapse inward to protect the glass for transportation. The door and window have a reflective outer layer to ensure privacy inside the restroom while the upper right corners are back-lit to signify if the restroom is occupied or unoccupied. Each unit is placed in a staggered arrangement to allow people to quickly look down the line to see which restrooms are currently available. The staggered arrangement also allows for the addition of as many side-by-side units as needed for a specific event while still being visually pleasing.

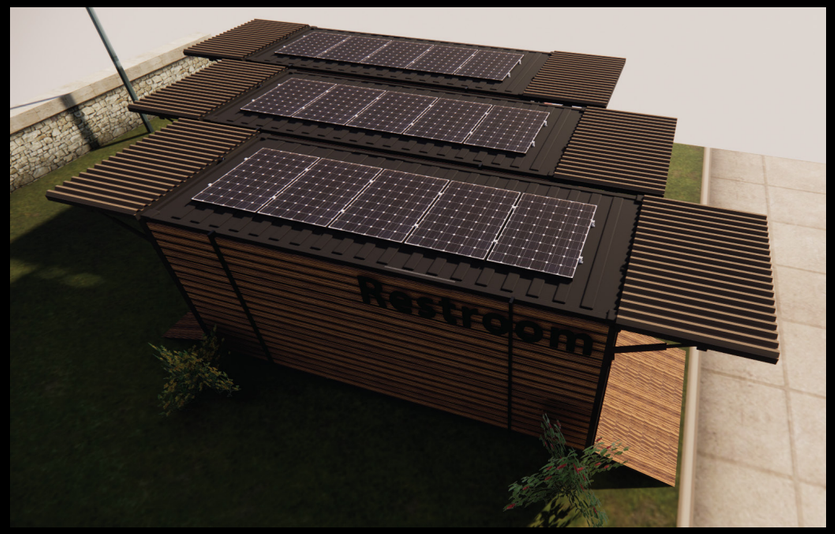
GOAL: I was tasked with designing a prototype modular public restroom facility that can be constructed off site and deployed at public parks, events, and civic areas. The facility was to be suitable for both permanent installations and temporary installations.

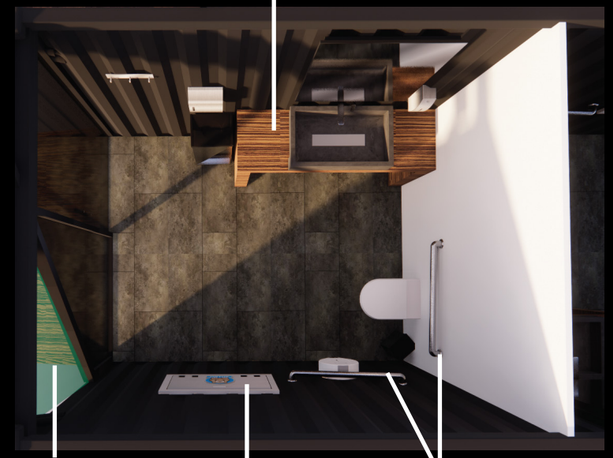
CONCEPT: Considering factors of functionality, durability, economy, and aesthetics, I chose to repurpose shipping containers. Due to the ease of transporting shipping containers, my design, the Ship-pee-ing Container, is both easy and cost-effective for temporary installments as it requires no set-up. Simultaneously, the comfort of the interior and the aesthetics of the exterior are ideal for a permanent solution. The design of the restroom is utilitarian enough to withstand the traffic of public parks and festival-like events, but also adaptable enough to be suitable for outdoor weddings/formal events. Because the restrooms are enclosed (rather than exposed to the outdoor elements like porta-potties), constructed of heavy-duty materials, and are very spacious, users will feel the same level of safety, cleanliness, and privacy as they would in an actual indoor restroom facility.

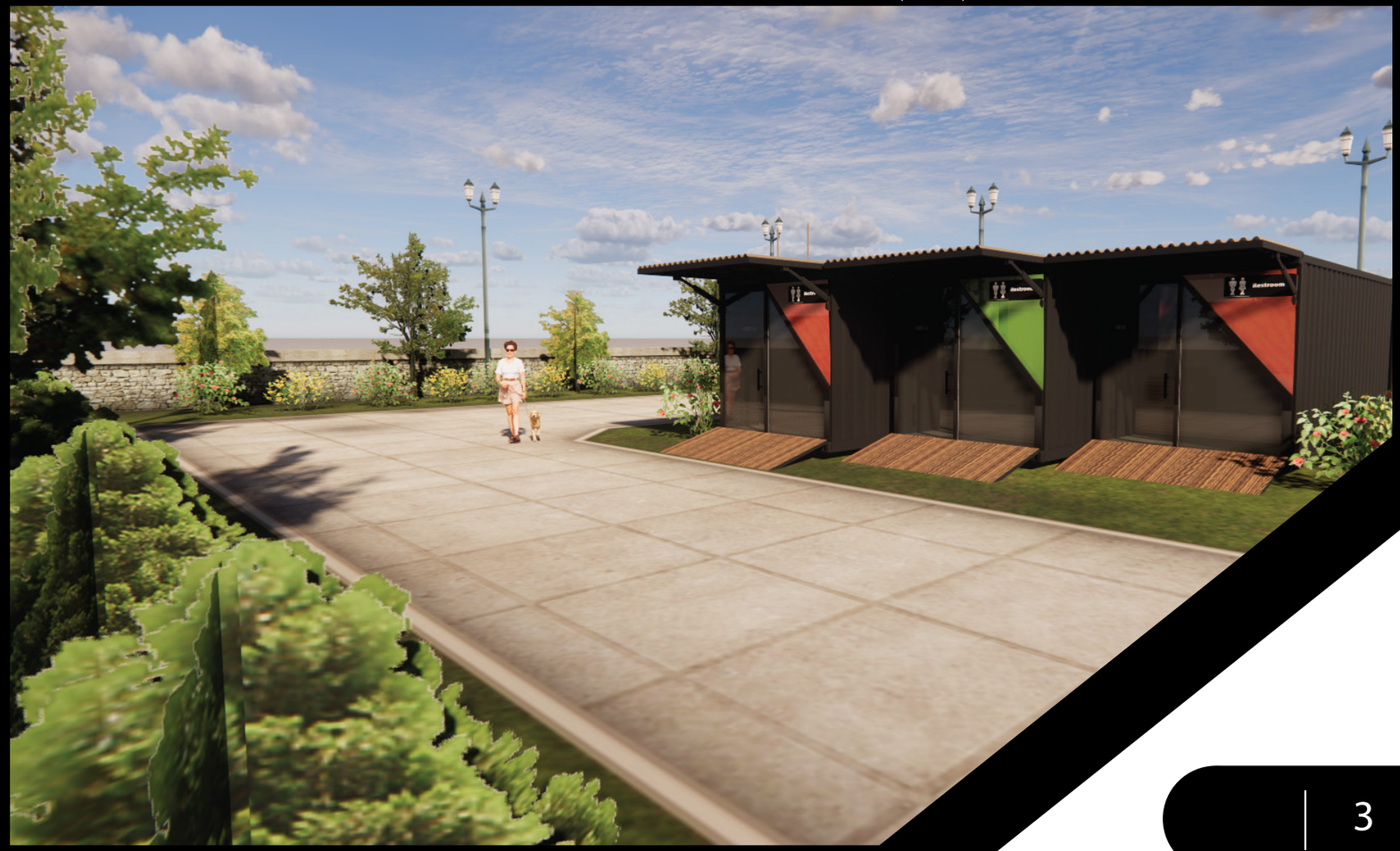
Designing my modular restroom facility for the general public required consideration of many different groups of users. In the case that a mobility challenged individual (handicap or elderly) needs to use the facility, there is smooth entrance access, proper lighting, grab bars, non-slip surfaces, and accessible sinks. In the case of a family with small children, there is sufficient space for a parent to accompany their child, space for a changing table, and user friendly door locks that children can understand. For visitors/tourists of the area, the facility's use is apparent from the outside and is easy to locate.

The Ship-pee-ing Container is practical not only to its users, but also to those in charge of upkeep, transportation/installation, and the organization responsible for funding. The design includes materials that are easily cleanable and durable to minimize the need for repairs/additional staff. Additionally, the modular facility is designed in a manner that makes loading and unloading of the unit easy and quick. This efficiency will reduce the time and workers required to set up/take down the facility. Lastly, the facility is extremely durable (as shipping containers are designed to withstand damage during shipping) and cost-effective to ensure the city funding is being well-spent and is positive for the city's image. Included in this fact is the need for the facility to be safe, family friendly, and aesthetically pleasing to the public eye, which the Ship-pee-ing Container accomplishes.

On the interior of each unit, there are lights and a fan tied to solar panels above to make the experience more comfortable for users. The amount of glass on the front allows enough light to enter the space during the day, so the unit doesn't require a lot of energy. Additionally, the lights are motion activated so they are not wasting energy when the restroom is not in use.







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4 VALENTINE CITY HALL

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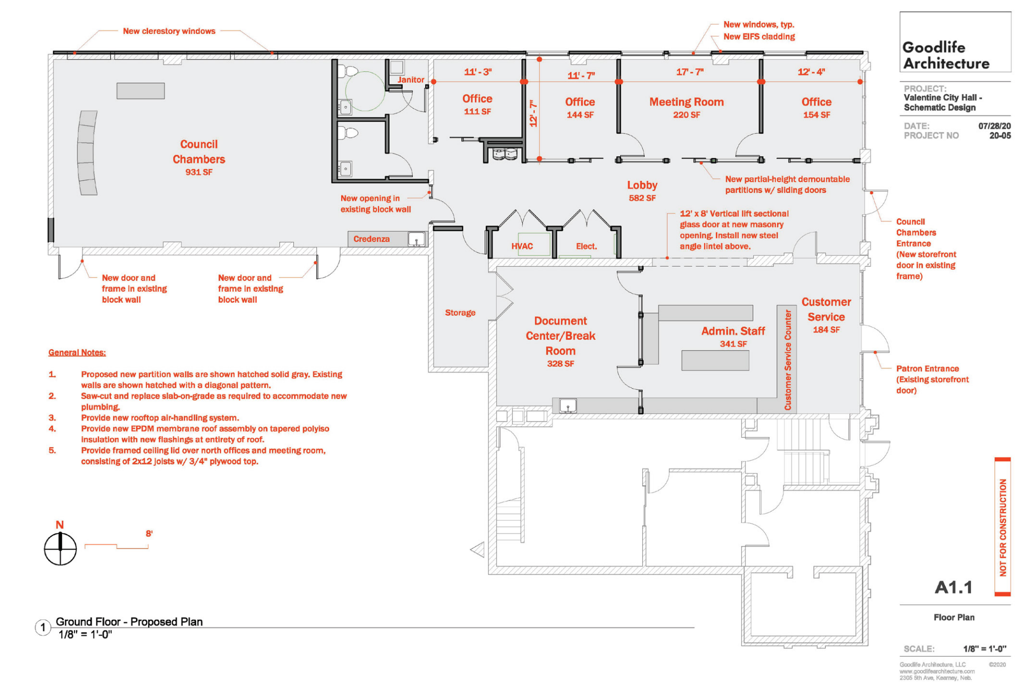
THE CONCEPT

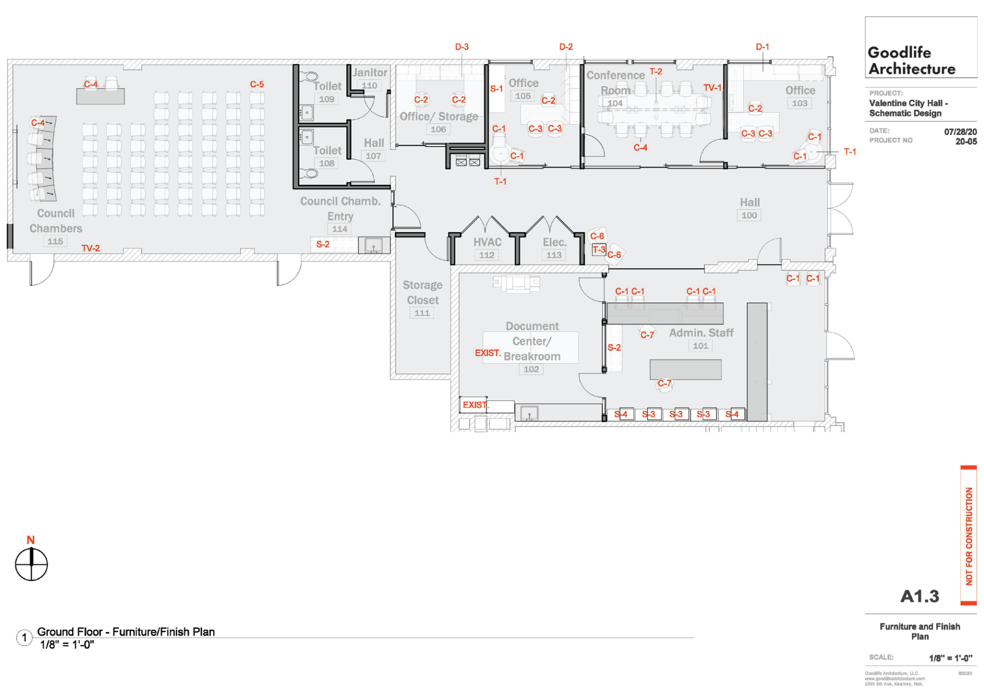
Software used: Revit & Enscape

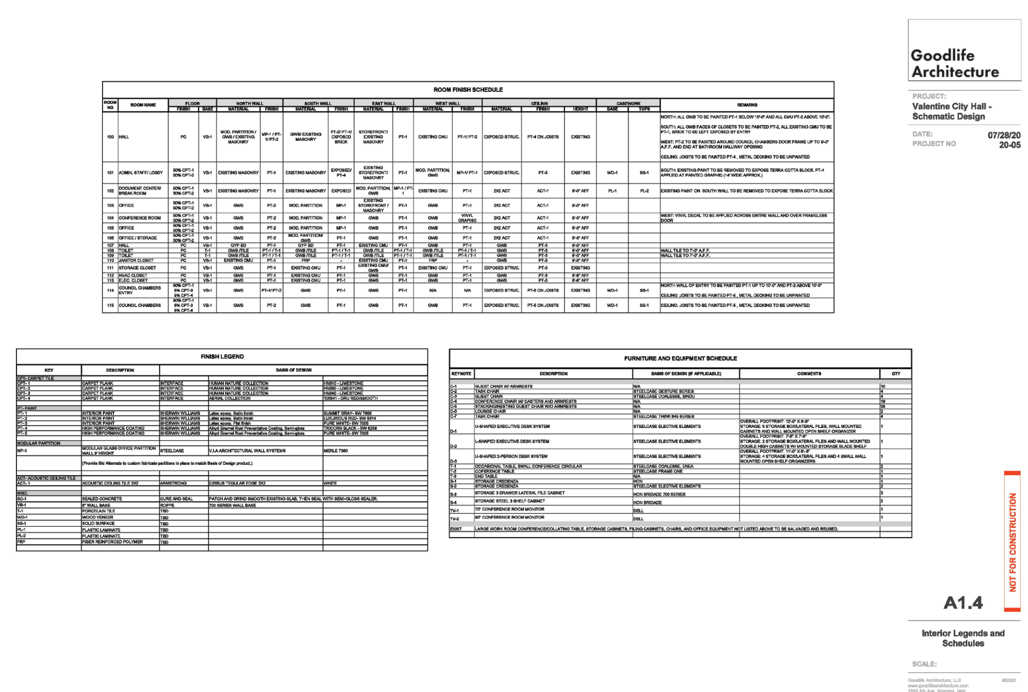
As an interior design intern for Goodlife Architecture, I was given the opportunity to independently design a proposal for the new Valentine City Hall facility in downtown Valentine, Nebraska. Because the city personnel were outgrowing their current space and needed better accessibility for the public, they planned to move into the previously occupied city fire station connected to their building. Given the exterior shell of the building and a proposed space plan, I was responsible for refining the space plan, specifying all lighting/furniture/materials, creating a schematic drawing set, and designing a 3D Revit model to present to the clients.

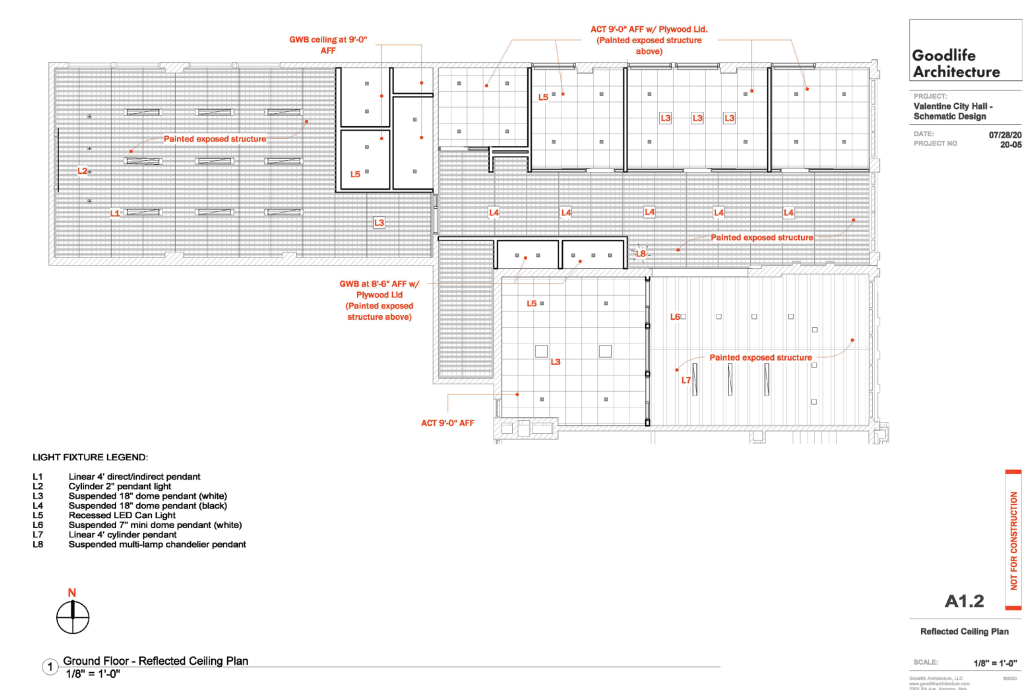
Due to the building's previous use as a fire station, the structure presented a lot of unique design elements that were not typical of a traditional city hall facility. This fact, combined with the clients desire to expose these elements where possible, allowed me to create a design that accentuated its unique style further. I chose to preserve the industrial elements from the buildings original use (exposed metal decking, steel joists, high ceilings, concrete floors/ceilings) while still creating an updated, fun office environment. A modular wall from Steelcase featuring thick black mullions creates cohesiveness with the exterior storefronts (that were renovated in place of the pre-existing overhead doors of the fire station) and the other strong black accents that were carried throughout the design.

The residents of Valentine are extremely passionate about their community and the city hall was the perfect place to reflect that small-town pride; I chose to incorporate acrylic standouts to showcase the culture of the town and some of its most beautiful landmarks, a large city map in the council chambers, and a wall print of a famous Valentine postcard from the 1950's in the conference room. The public lobby also features a painted silhouette of Nebraska with a heart marking Valentine as they are known as the heart of the Sandhills and painted red hearts line the entire Main Street downtown in which the city hall is in the center of.









VALENTINE
NEBRASKA
Small town. Big adventure.

3

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5 HEALTHCARE CLINIC

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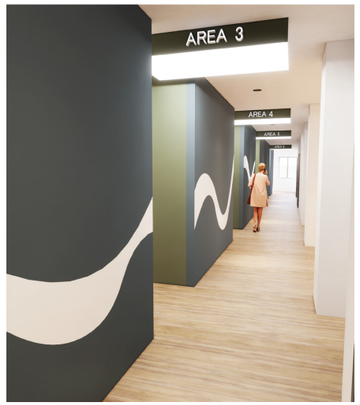
DIGESTIVE
Health Clinic

THE CONCEPT

Software used: Revit & Enscape

The objective of this project was to design a digestive health clinic that would become the second floor of a 3-story medical facility in Scottsdale, Arizona. My goal for the design of the clinic was to create an inviting space that had a calm, spa-like experience for its clients, one where they felt valued. Because nature promotes healing and well-being, a biophilic atmosphere was created through the use of curved architectural elements and various species of plant-life. The clinic features unique applications of nature such as water features and moss walls. Less literal applications of biophilic design are evident in the use of green, blue and brown earth tones applied through materials and paint colors. In order to deinstitutionalize the clinic, I aimed for a design where long, depressing hallways were minimized and replaced with organic curves that again incorporate nature but also provide unique wayfinding that guides a patient through an experience (unlike most boxy doctor offices). The unique visual elements will distract patients from dwelling on the reason they are there and leave them with a positive outlook on the quality of care they received.

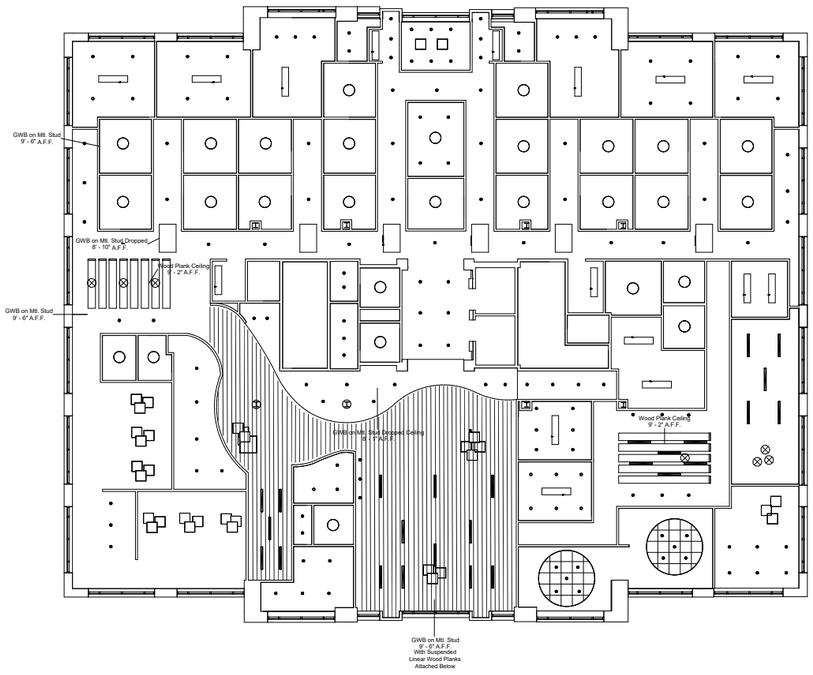


EXAM HALLWAY


EXAM ROOM

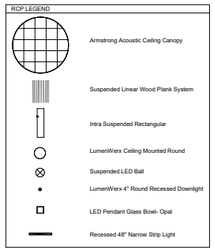

SHORT-TERM WAITING AREA


WEIGHT CHECK

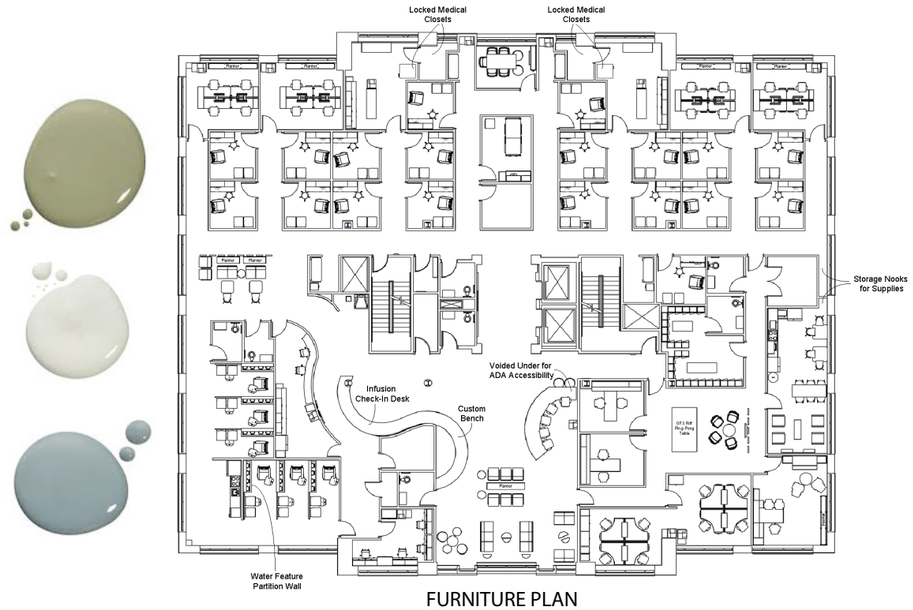


REFLECTED CEILING PLAN


INFUSION SUITE



In the staff area, I used the space in the center of the offices to create a common area. In design, especially healthcare design, the patient spaces are focused on so heavily that staff areas are forgotten about; I believe it is equally important to boost worker morale by providing an inviting, positive work environment because, in the end, they are the ones whose attitude is passed on to the patients. OFS sells a Riff ping-pong table which was a perfect piece to build employee relationships and add some fun to their long, stressful work days.



FURNITURE PLAN

The majority of the furniture and materials were selected from OFS/Carolina. Each zone (office, patient, or staff) was designed to be cohesive by using the same finish colors and furniture lines. In lobby areas I made sure to create both private and communal zones that accomodated a variety of group sizes. I used bench seating to support bariatric needs because it is multi-functional while not bringing direct attention to bariatric patients.

OFFICE SPACES

STAFF LOUNGE SPACES

STAFF COMMON AREA

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6 ARCHITECTURAL DRAFTING

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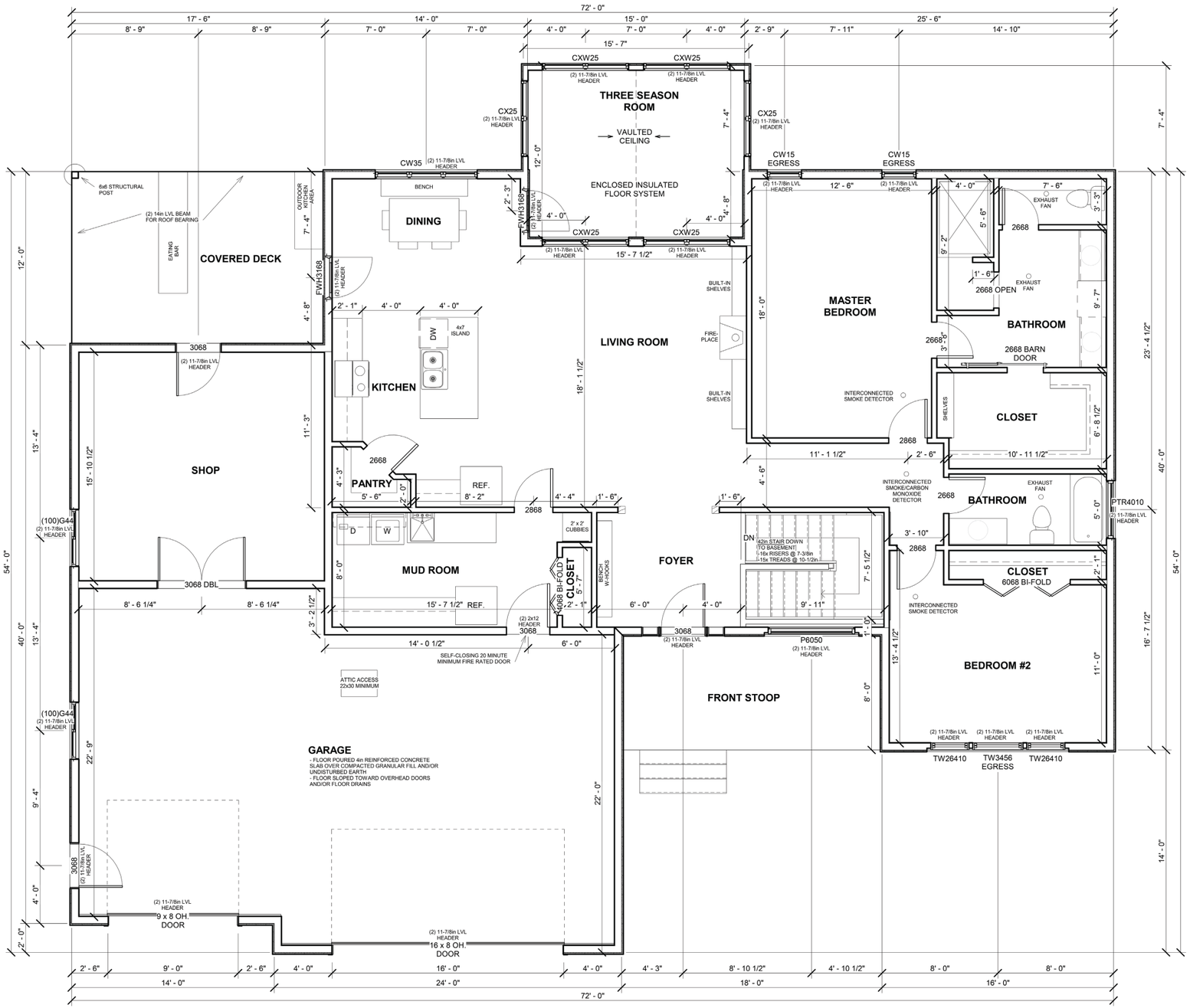
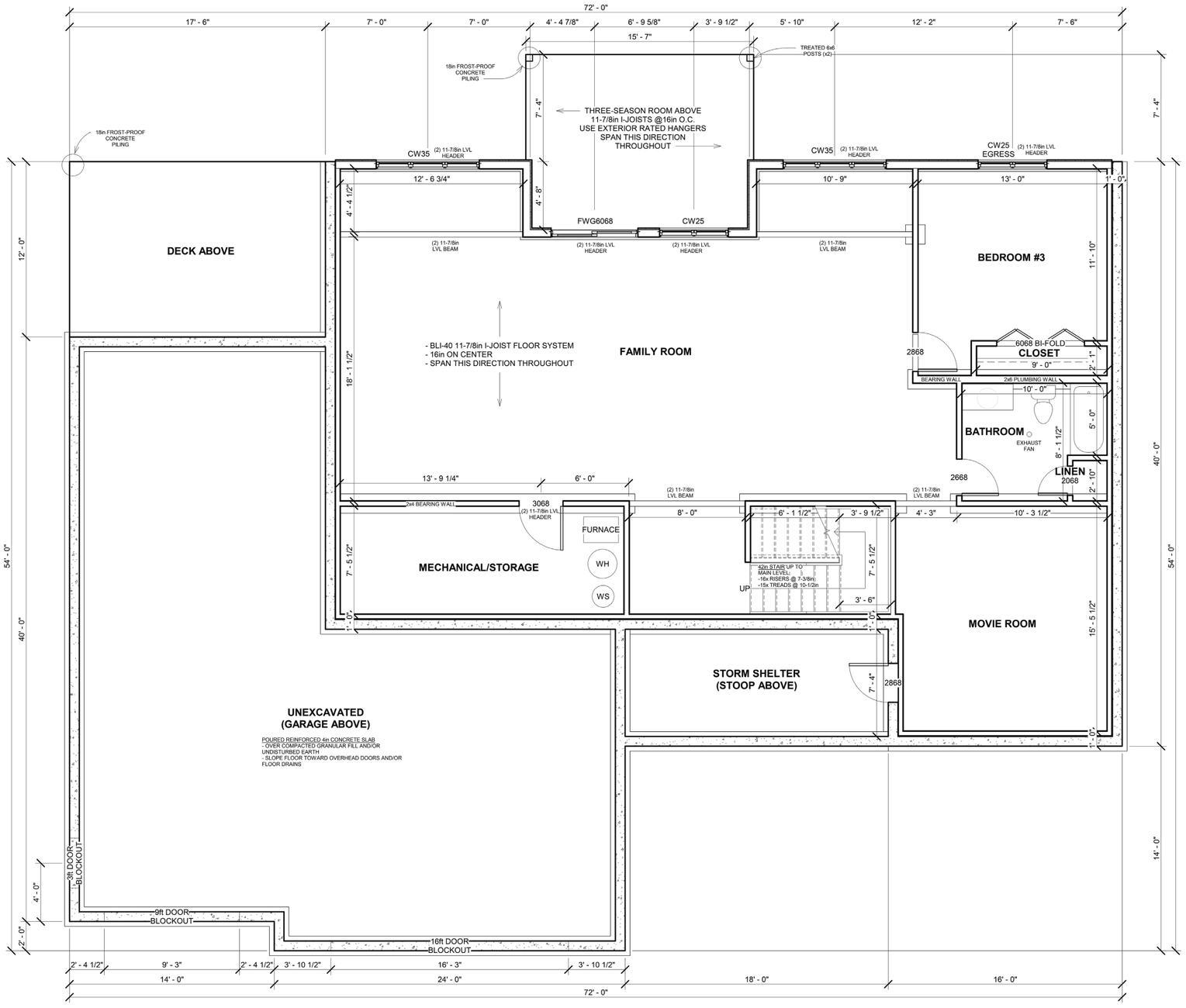
Software used: Revit & Enscape

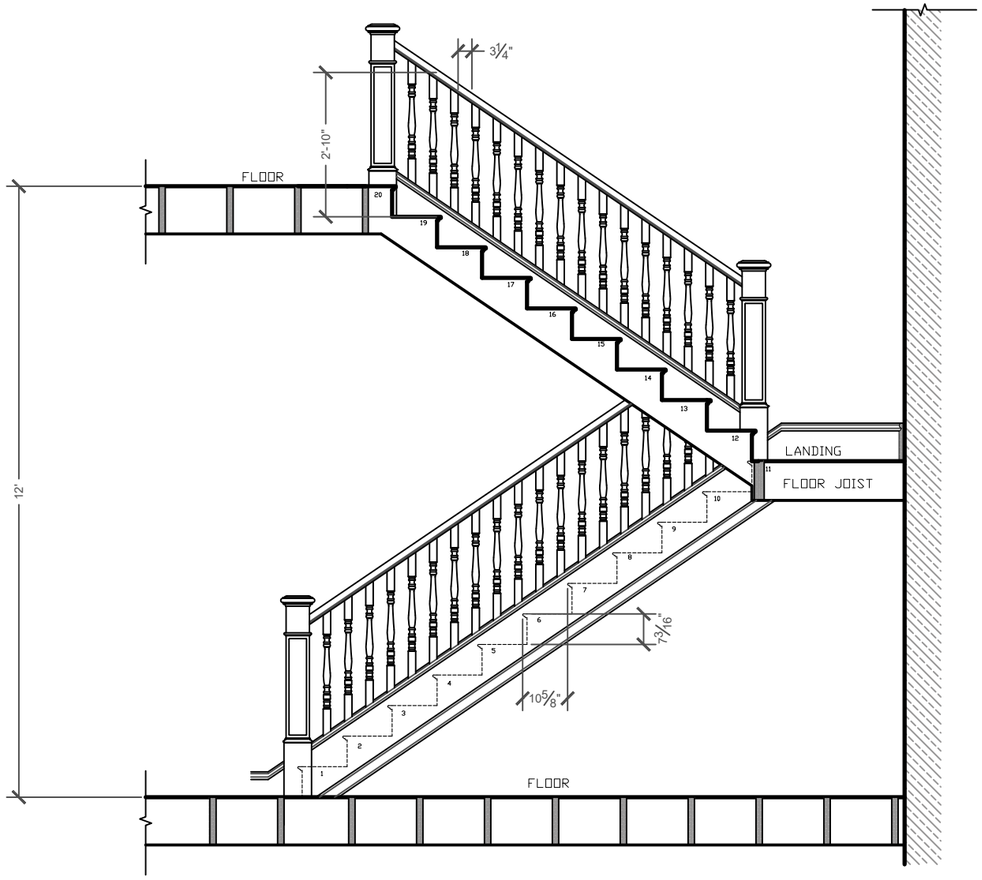
Through my position as the lead architectural drafter and designer at Mead Lumber, I was able to be a part of a wide variety of fun custom home designs. With each project, I had the opportunity to work with a client to determine their space-planning needs with consideration to their desired aesthetics and budget. Maintaining communication with the contractors, salesmen, and estimators ensured a design solution that combined everyone's best interests into a wonderful home for the client.

Each design required a keen sense of detail and consideration to structural requirements (bearing locations, headers, floor systems, roof spans), Kearney codes (egress, fire ratings, foundations, stairs, etc.), site conditions, and zoning requirements.

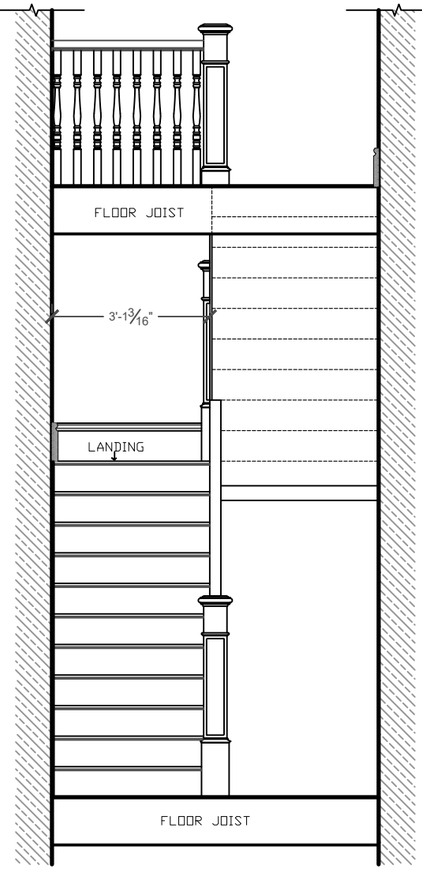
To the right is an example of a main level and foundation plan from a completed set of blueprints. Below is the exterior architectural design which I designed per the clients ideas to bring their vision to life. Also included are a few renderings from some of my other projects.




72' - 0"
17' - 6"
7' - 0"
7' - 0"
4' - 4 7/8"
6' - 9 5/8"
3' - 9 1/2"
5' - 10"
12' - 2"
7' - 6"
15' - 7"
18in FROST-PROOF CONCRETE PILING
TREATED 6x6 POSTS (x2)
THREE-SEASON ROOM ABOVE
11-7/8in I-JOISTS @16in O.C.
USE EXTERIOR RATED HANGERS
SPAN THIS DIRECTION THROUGHOUT
7' - 4"
CW35
(2) 11-7/8in LVL HEADER
CW35
(2) 11-7/8in LVL HEADER
CW25 EGRESS
(2) 11-7/8in LVL HEADER
12' - 6 3/4"
10' - 9"
13' - 0"
1' - 0"
4' - 4 1/2"
4' - 8"
FWG6068
CW25
(2) 11-7/8in LVL BEAM
(2) 11-7/8in LVL HEADER
(2) 11-7/8in LVL HEADER
(2) 11-7/8in LVL BEAM
12' - 0"
DECK ABOVE
BEDROOM #3
11' - 10"
- BLI-40 11-7/8in I-JOIST FLOOR SYSTEM
- 16in ON CENTER
- SPAN THIS DIRECTION THROUGHOUT
FAMILY ROOM
2868
6068 BI-FOLD
CLOSET
9' - 0"
2' - 1"
BEARING WALL
2x6 PLUMBING WALL
10' - 0"
BATHROOM
EXHAUST FAN
5' - 0"
8' - 1 1/2"
LINEN
2068
2' - 10"
40' - 0"
18' - 1 1/2"
13' - 9 1/4"
6' - 0"
2668
(2) 11-7/8in LVL BEAM
(2) 11-7/8in LVL BEAM
2x4 BEARING WALL
3068
(2) 11-7/8in LVL HEADER
8' - 0"
6' - 1 1/2"
3' - 9 1/2"
4' - 3"
10' - 3 1/2"
FURNACE
WH
WS
MECHANICAL/STORAGE
7' - 5 1/2"
42in STAIR UP TO MAIN LEVEL
-16x RISERS @ 7-3/8in
-15x TREADS @ 10-1/2in
UP
7' - 5 1/2"
3' - 6"
1' - 0"
1' - 0"
MOVIE ROOM
15' - 5 1/2"
54' - 0"
40' - 0"
STORM SHELTER
(STOOP ABOVE)
7' - 4"
2868
UNEXCAVATED
(GARAGE ABOVE)
POURED REINFORCED 4in CONCRETE SLAB
- OVER COMPACTED GRANULAR FILL AND/OR UNDISTURBED EARTH
- SLOPE FLOOR TOWARD OVERHEAD DOORS AND/OR FLOOR DRAINS
14' - 0"
3ft DOOR BLOCKOUT
4' - 0"
2' - 0"
9ft DOOR BLOCKOUT
16ft DOOR BLOCKOUT
2' - 4 1/2"
9' - 3"
2' - 4 1/2"
3' - 10 1/2"
16' - 3"
3' - 10 1/2"
18' - 0"
16' - 0"
14' - 0"
24' - 0"
72' - 0"



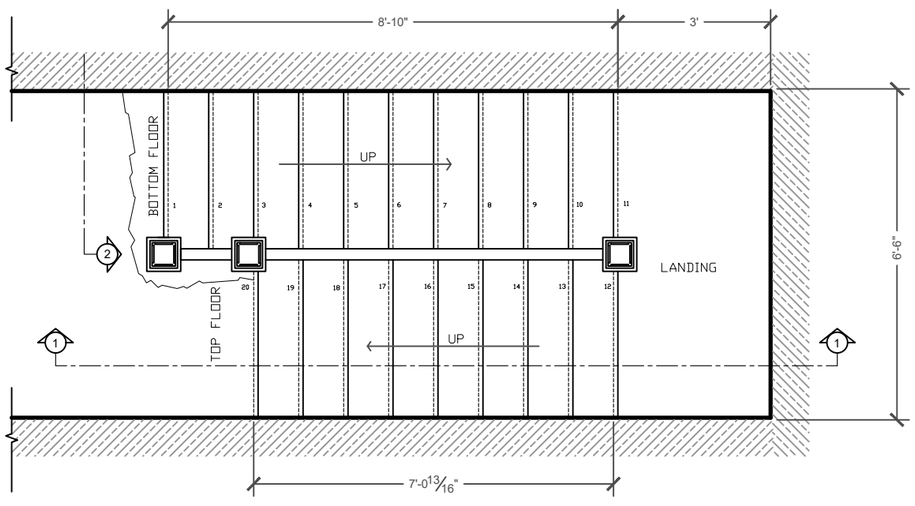
1 SIDE SECTION
SCALE: 3/4" = 1'-0"



2 FRONT SECTION
SCALE: 3/4" = 1'-0"

STAIR DETAIL

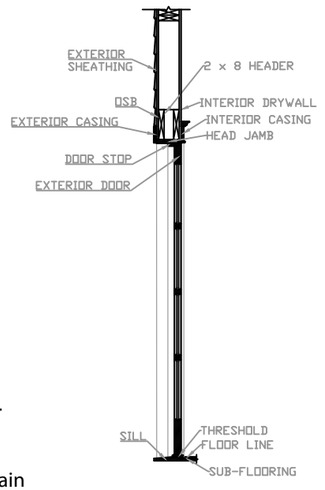
Given the requirement of a craftsman style interior, AutoCAD software was used to create a stair detail that demonstrated residential stair codes and expressed variation in lineweights to clearly convey details. Proper tread and riser distances were calculated based upon the given 12 foot ceiling height. Residential codes such as minimum distance between balusters, minimum height of handrail, minimum width of stair, maximum nosing length, etc., were demonstrated.



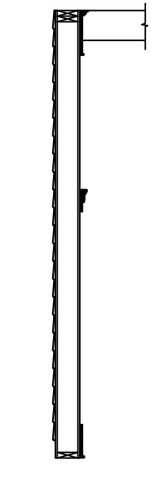
PLAN VIEW
SCALE: 3/4" = 1'-0"

WINDOW & DOOR DETAIL

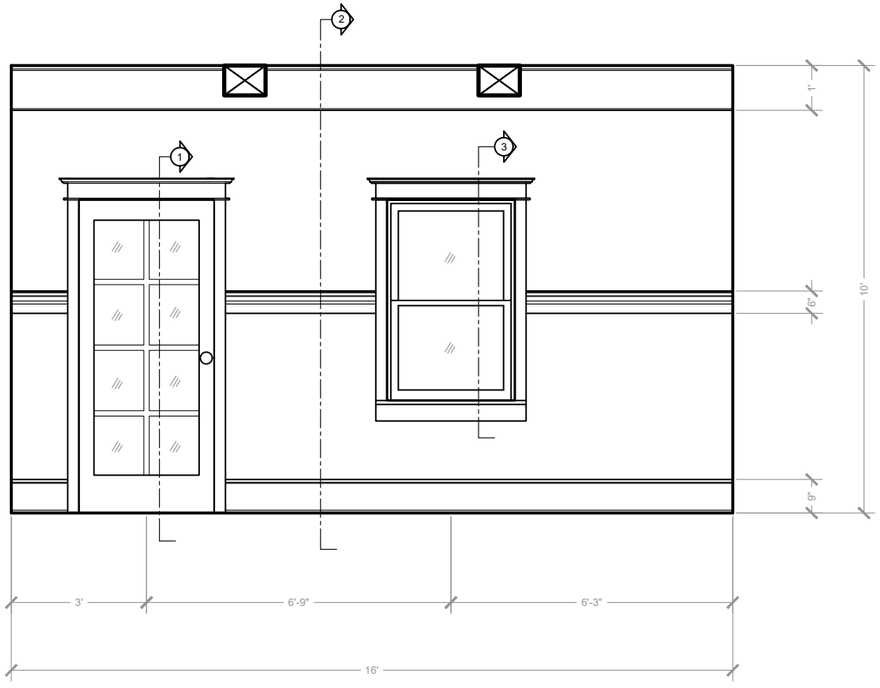
Applying knowledge of residential construction methods, a door, wall, and window detail were drafted using AutoCAD software. Again given a craftsman style interior (due to it's construction complexity), an appropriate baseboard, chair rail, cornice, door, and double-hung window were chosen to correspond with the style of the home.

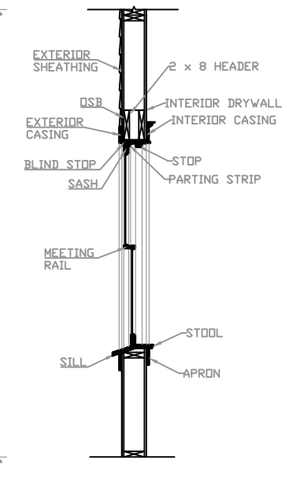


1 DOOR SECTION
SCALE: 3/4" = 1'-0"

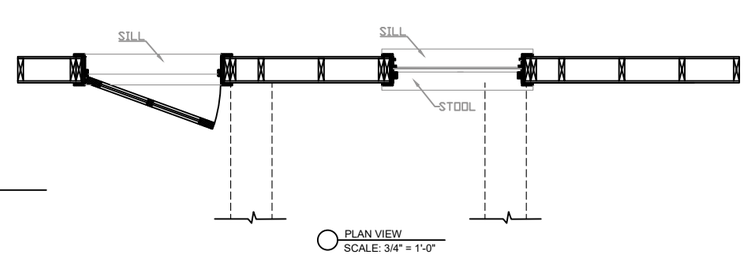


2 WALL SECTION
SCALE: 3/4" = 1'-0"

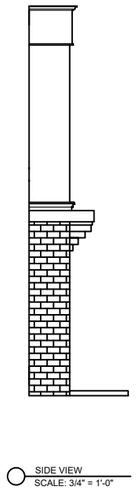




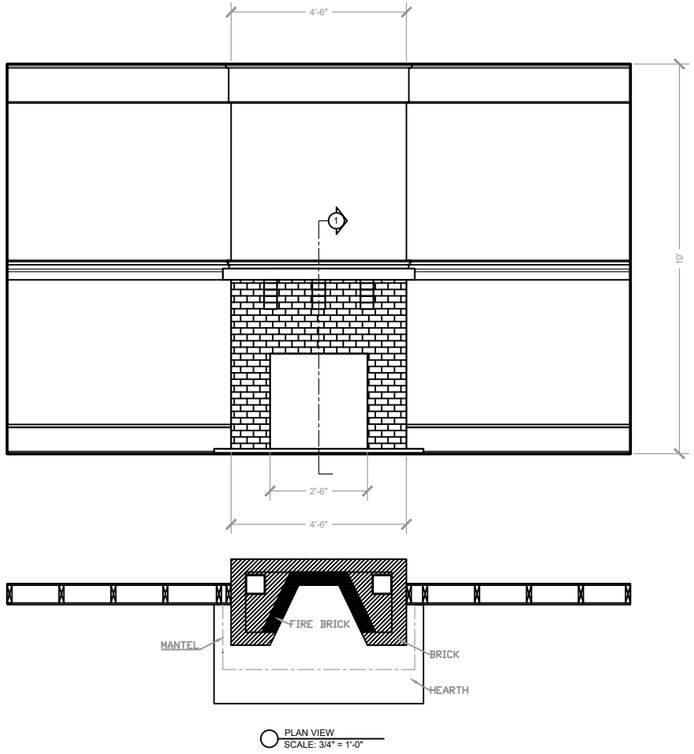
3 WINDOW SECTION
SCALE: 3/4" = 1'-0"



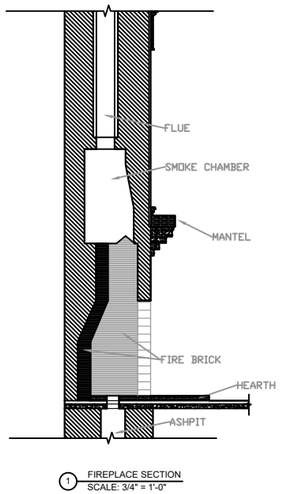
PLAN VIEW
SCALE: 3/4" = 1'-0"



SIDE VIEW
SCALE: 3/4" = 1'-0"



PLAN VIEW
SCALE: 3/4" = 1'-0"



1 FIREPLACE SECTION
SCALE: 3/4" = 1'-0"

FIREPLACE DETAIL

Given the same parameters of a craftsman style home, a fireplace detail was drafted using AutoCAD software. Codes such as minimum hearth distance, use of fireproof materials, and proper opening depth were complied with.

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8 RESIDENTIAL DESIGN

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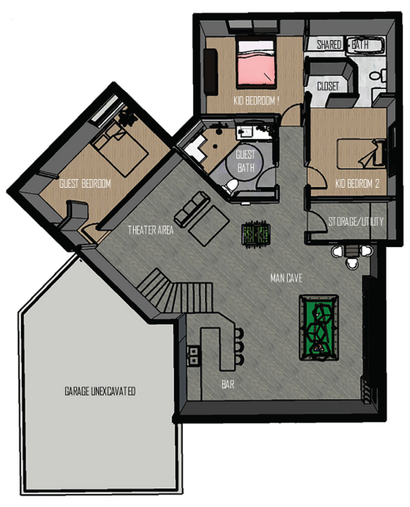
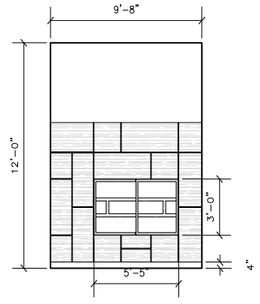
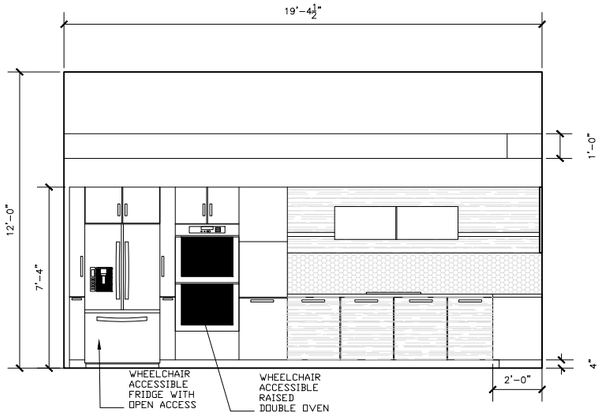




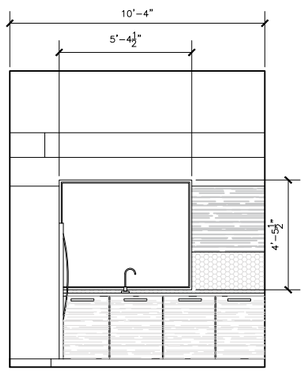
DINING ROOM ELEVATION
SCALE: NTS

THE CONCEPT

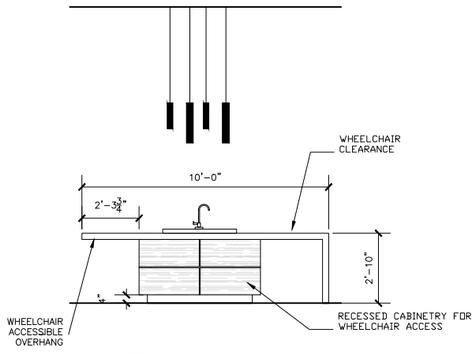
Given a floor plan with exterior walls only, the objective of this project was to design an ADA compliant home that adheres to the clients desires and style preferences while also applying knowledge of NKBA kitchen and bath standards The inspiration that guided the design began with the concept of a camera eye. My biggest path of inspiration ended up being the shutter—both the rotational pattern of the shutter pieces themselves and the shape formed in the middle when they coil inward. This hexagon shape was fitting for my concept because it was a strong communicator of the modern style I was aiming for. The angles from the perimeter of a hexagon were carried not only into the sleek, simplistic style, but also the angles of the roof and angled-off walls that guides/transitions one from room to room just as a camera shutter opens up to allow a view.



KITCHEN ELEVATION
SCALE: NTS

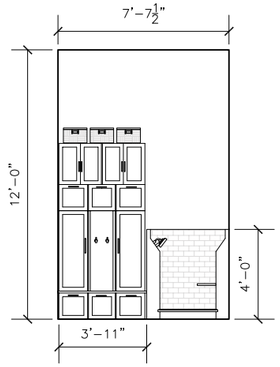


KITCHEN ELEVATION
SCALE: NTS

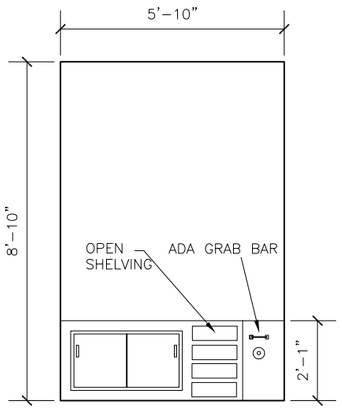


KITCHEN ELEVATION
SCALE: NTS

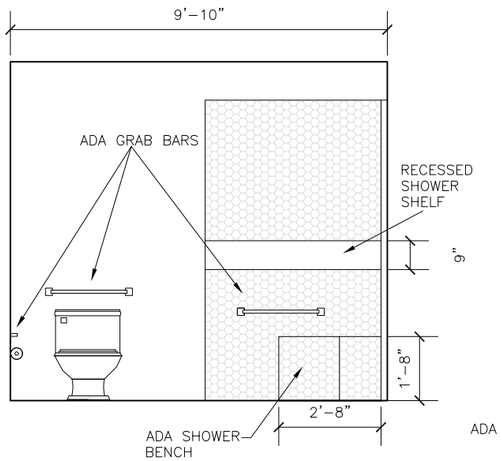
As a part of this project, a seamless fabric pattern was also designed using Adobe Illustrator. The design was ordered from spoonflower.com with a chosen fabric type to demonstrate the concept in real life and was also applied to elements within the residence in SketchUp.



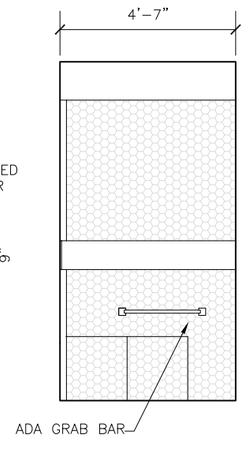
E **MUD ROOM ELEVATION**
SCALE: NTS



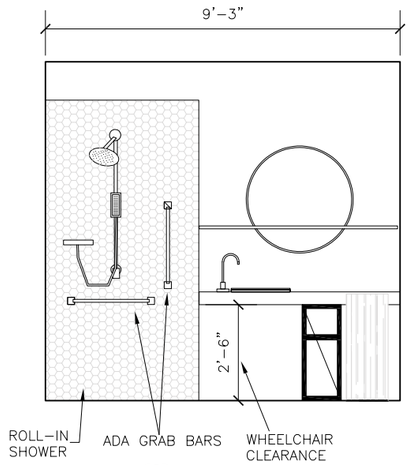
S **BATHROOM ELEVATION**
SCALE: NTS



SW **BATHROOM ELEVATION**
SCALE: NTS



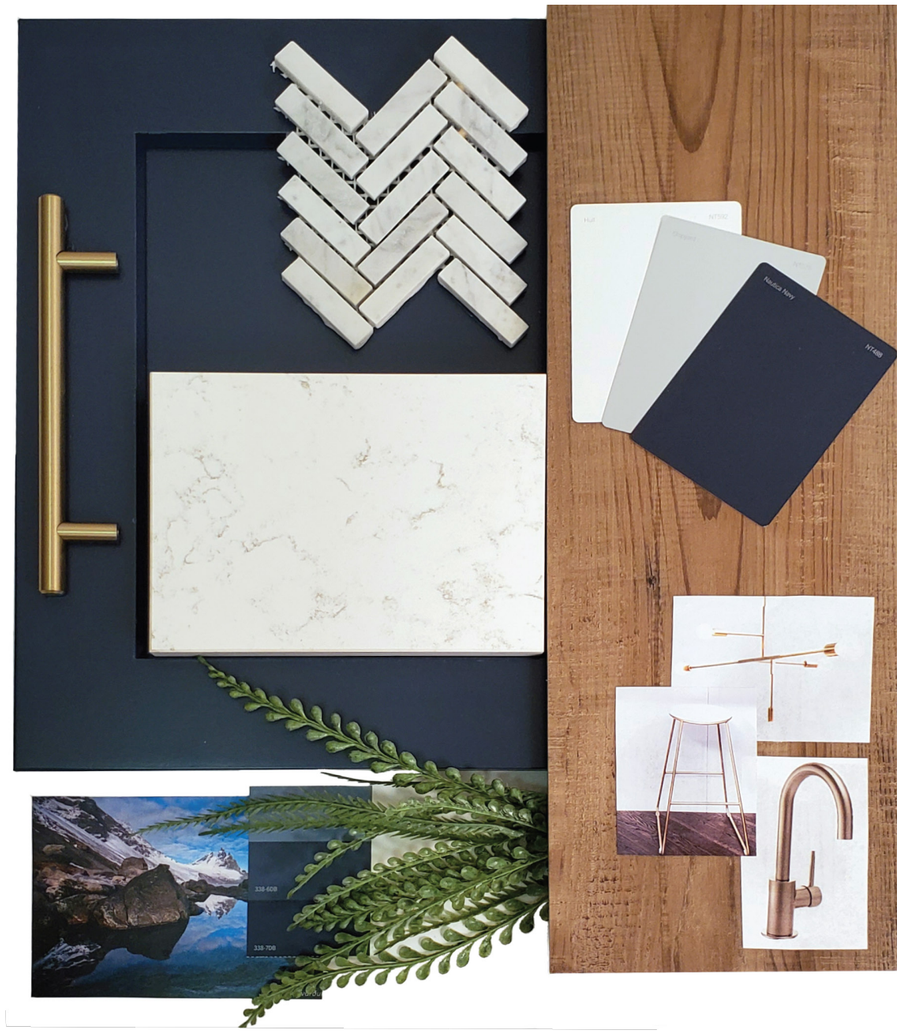
NW **BATHROOM ELEVATION**
SCALE: NTS



N **BATHROOM ELEVATION**
SCALE: NTS

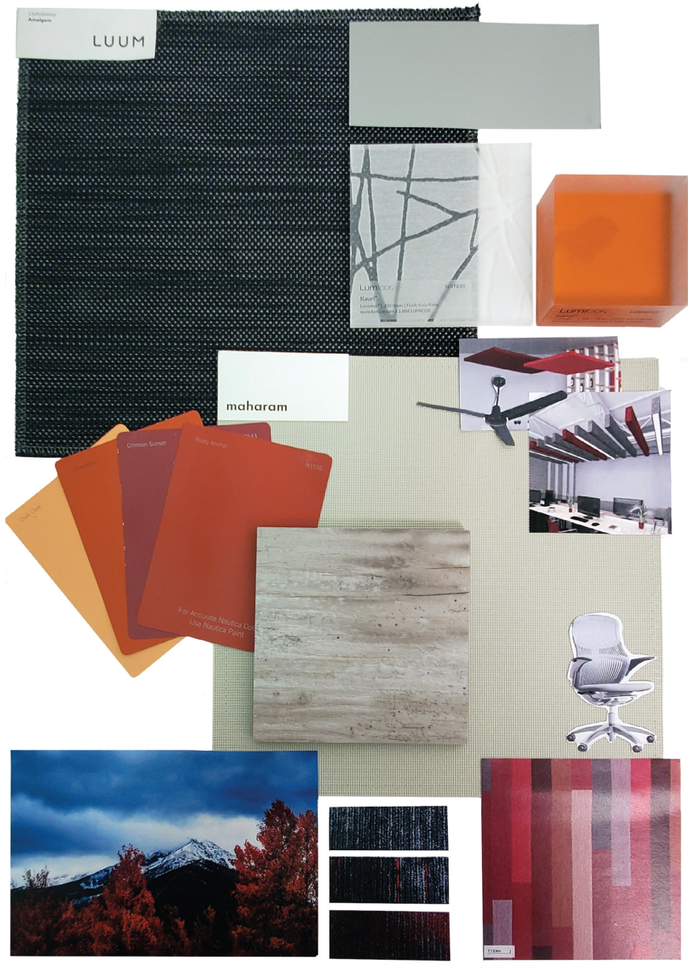
RESIDENTIAL FRAMING

Using a scale of 3/4"=1'-0", balsa wood was used to model a portion of a typical slab-on-grade light frame construction project. The base plate was used to support scaled 2x4 studs (16" on center). Window and door openings were modeled to scale at appropriate heights and framed with headers and cripple studs. Representations of materials were also applied to the interior and exterior of the model to demonstrate layers of a typical construction process.



RESIDENTIAL MATERIALS BOARD

Using an image from nature as inspiration (pictured bottom left), a collection of material samples appropriate for a residential interior were ordered that expressed the colors/mood evoked in the image. Products and materials were selected on the basis of their properties and performance criteria such as cost, product life cycle, safety qualities, and sustainability guidelines, which were used to write specifications.



COMMERCIAL MATERIALS BOARD

Using an image from nature as inspiration (pictured bottom left), a collection of material samples appropriate for a commercial interior were ordered that expressed the colors/mood evoked in the image. Products and materials were selected on the basis of their properties and performance criteria such as code compliance, safety requirements, sustainability guidelines, cost, and product life cycle, which were used to write specifications.

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10 HAND RENDERINGS

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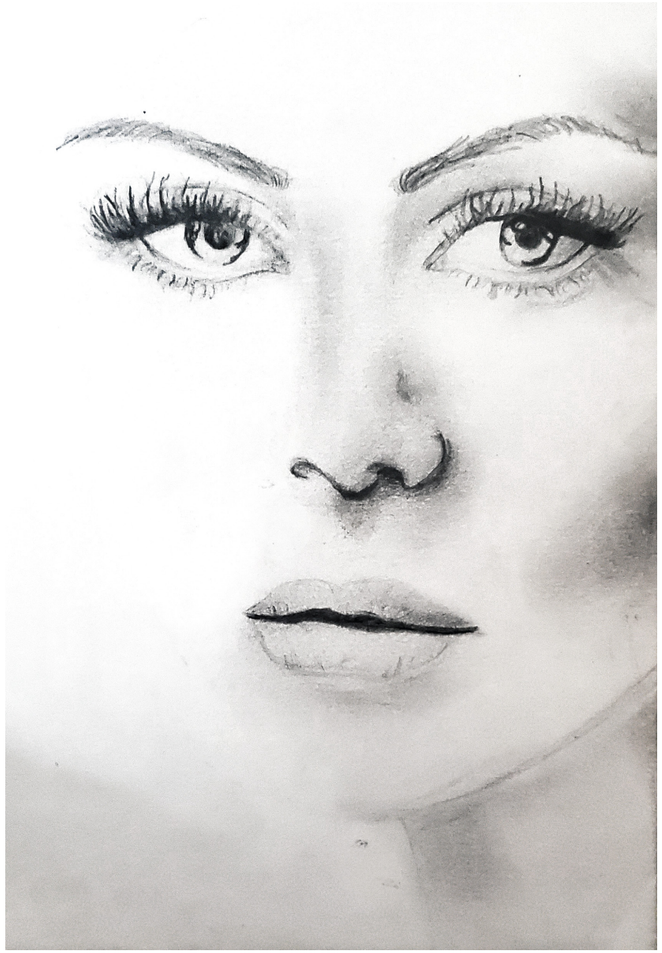
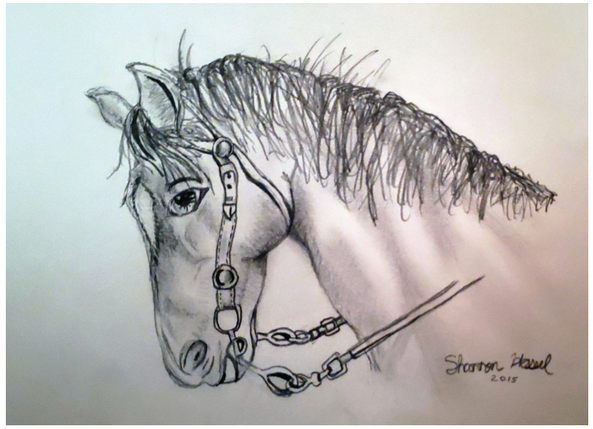
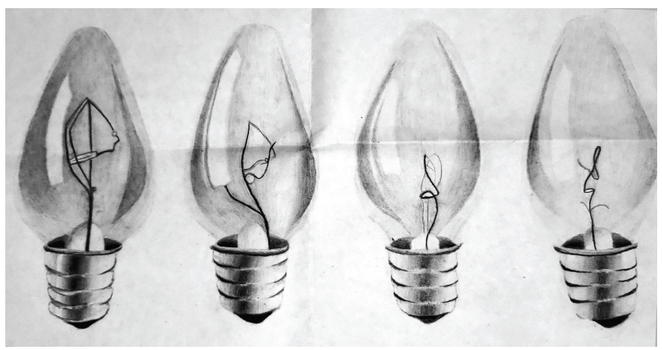
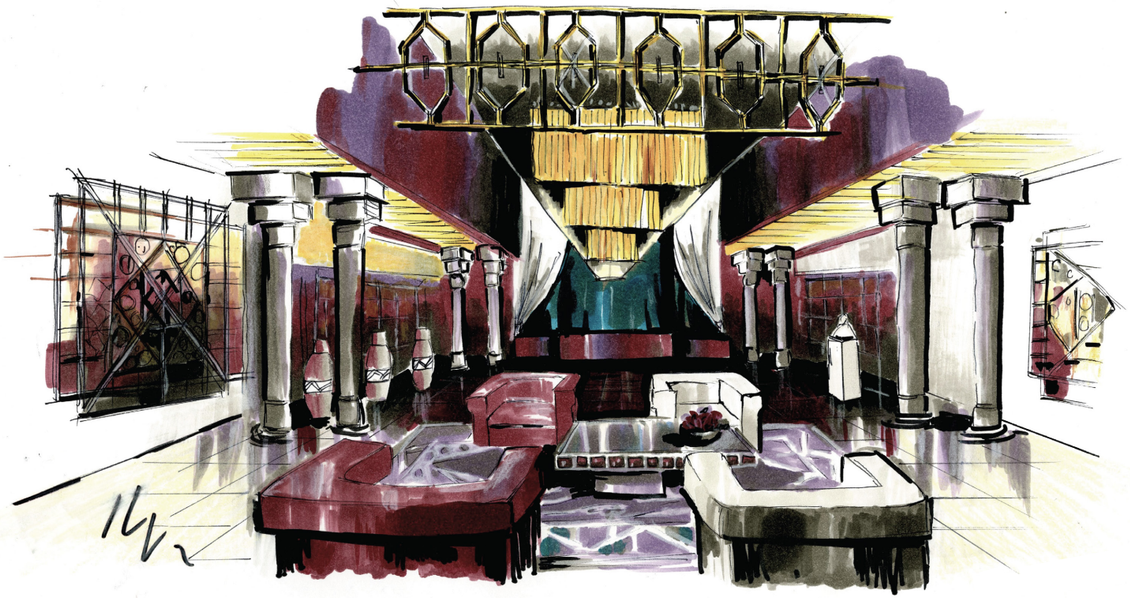


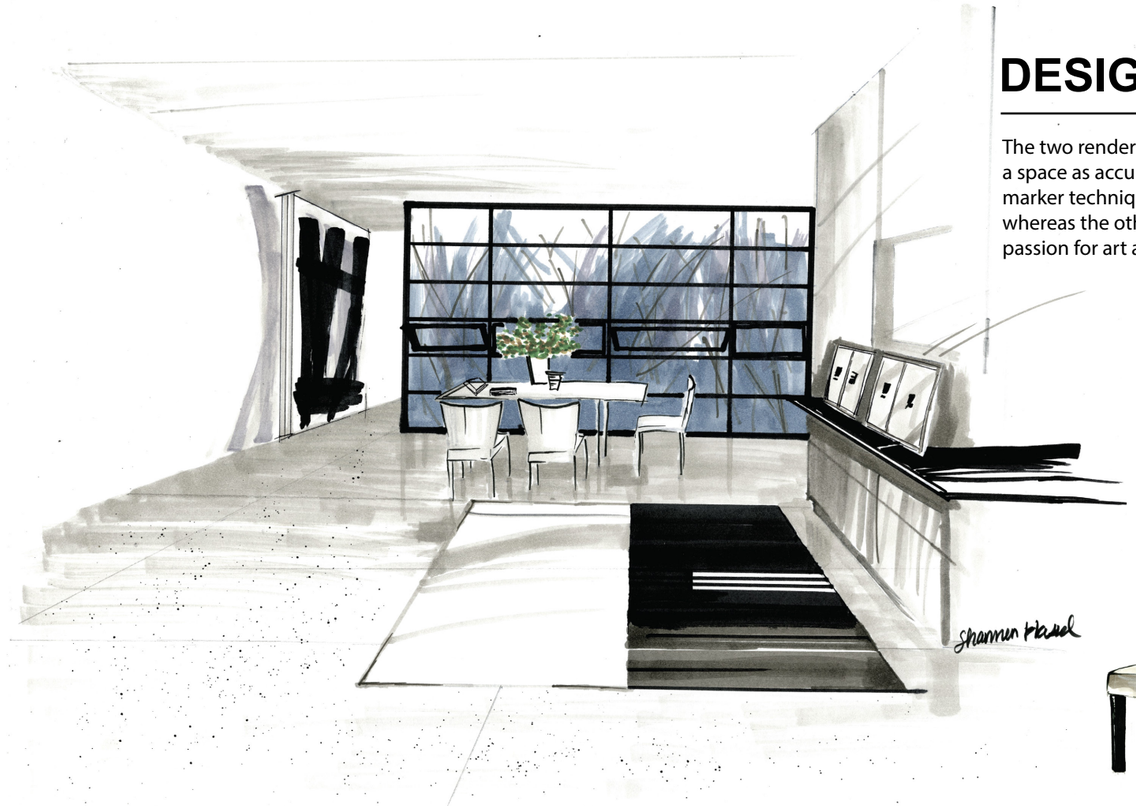


PERSONAL SKETCHES

These are a collection of both pencil and charcoal drawings I have done over the years. I enjoy realism but have also experimented with cartoons, technical drawings, and abstract paintings. My favorite thing about drawing is seeing the growth with each new project and I am excited to continue improving my skills.

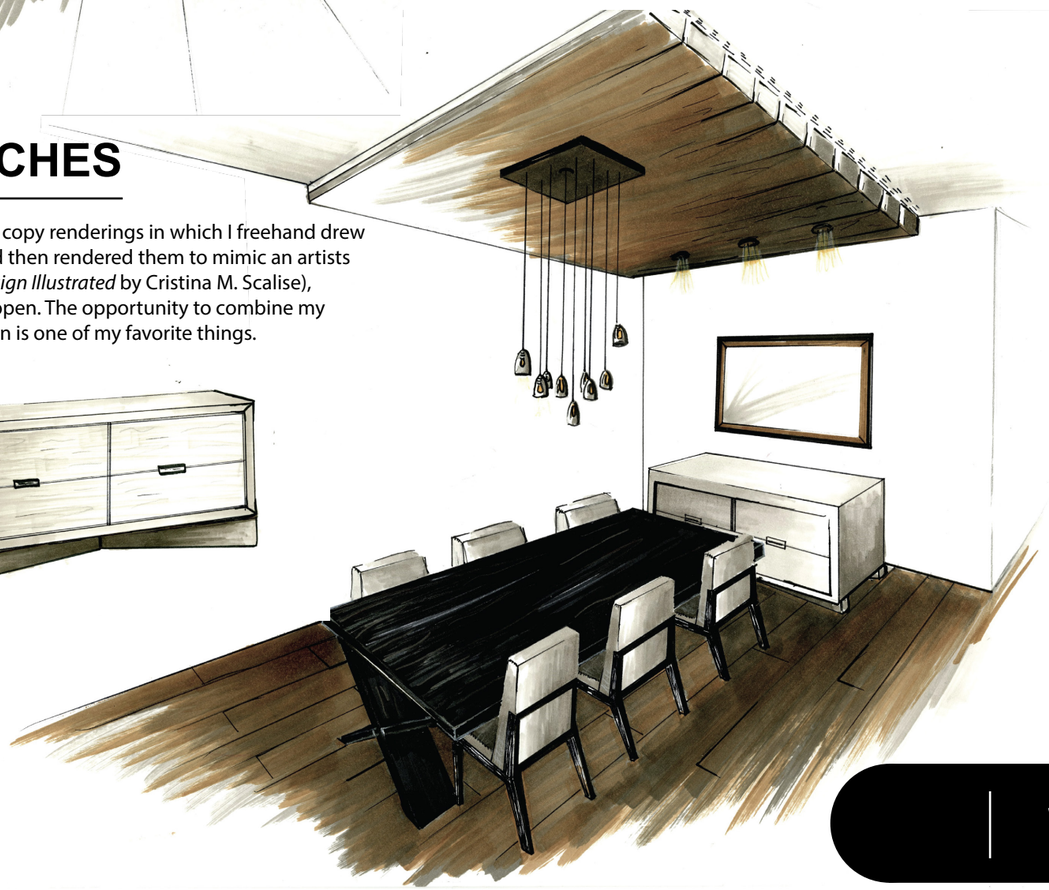






DESIGN SKETCHES

The two renderings pictured left are copy renderings in which I freehand drew a space as accurately as possible and then rendered them to mimic an artists marker techniques (from *Interior Design Illustrated* by Cristina M. Scalise), whereas the others were creatively open. The opportunity to combine my passion for art and my love for design is one of my favorite things.



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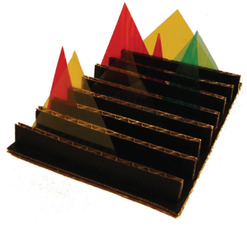
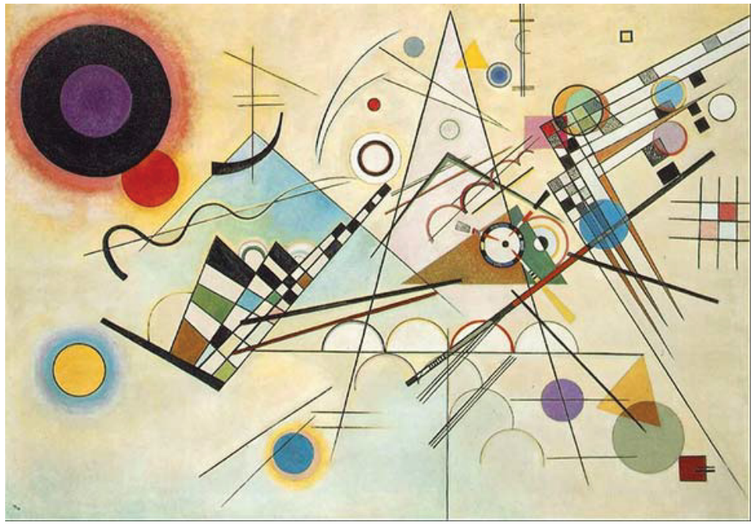
11 ART TO ARCHITECTURE

INSPIRATION

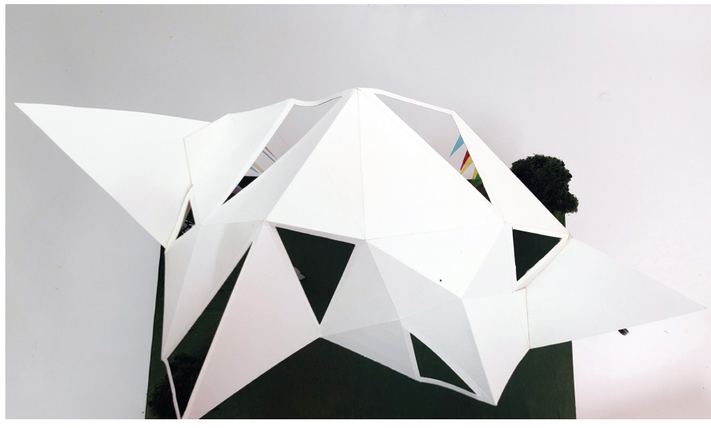
Elements from the painting *Composition 8* by Wassily Kandinsky (pictured right), were broke apart to form concept models that would then be translated into an unenclosed conceptual space for human use. After experimenting with 3D forms derived from the shapes in Kandinsky's painting, the folowing study models were created.

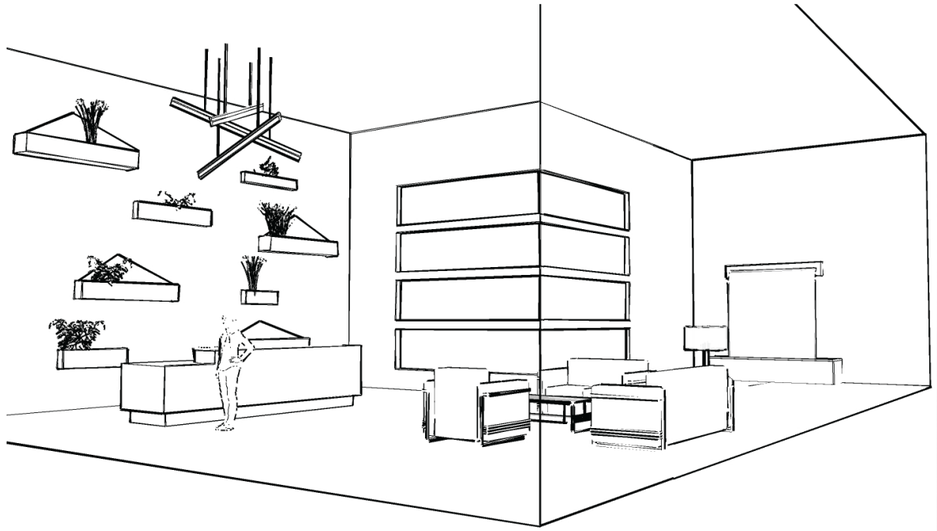




THE PIERCING PAVILLION

Experimenting with multiple of each study model to examine the ways the repeated shapes worked together, my final concept was developed: an outdoor pavillion that would be perfect in a park to cover concerts or other events. The Piercing Pavillion encompasses *Composition 8*'s characeristics through the use of primary colors, overlapping shapes/transperancy, triangular shapes and fun lines.





WATERCOLOR LOBBY

The objective of this project was to experiment with the layering of multiple mediums to achieve a desired end result. Beginning with a hand sketched idea for a lobby space, a model was then developed in SketchUp and printed with only outlines visible. After printed, the design was then watercolored by hand, scanned, and edited in Photoshop to clean up edges and add a scene visible through the window.