



HOUSING NORTHWEST ARKANSAS

14TH STREET HOUSING

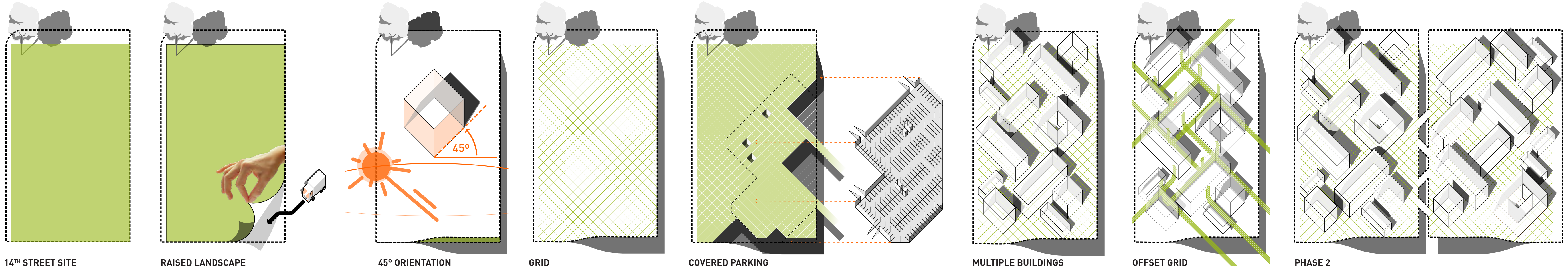
The design for 14th Street Housing in Northwest Arkansas is inspired by the story of Bentonville, its ingenuity and efficiency, its beauty and serenity, and its ability to connect community members through civic events and outdoor activities. The re-imagined site transforms a formerly isolated parcel into a high quality neighbourhood community that is evocative of these values and the city's vibrant network of trails, businesses and diverse lifestyles.

Initiated by a series of small grain mixed-use buildings oriented on a 45 degree axis, natural daylight conditions are maximized for all site users and a choreography of landscape elements is created in the spaces in between buildings. This orientation also lays out new and engaging arrangements of amenity space, communal gathering nodes, residential access points and pedestrian and cycling pathways that weave the buildings and human activity with the site.

Intentionally organized to a 10x10x10 framework, the post and beam grid extends from the cast-in-place concrete covered parking

to the wood-frame mix-use residential buildings and interior configurations above. This design framework allows commercial spaces and various unit sizes and configurations to be interchangeable, resulting in almost infinite mix of permutations. While highly standardized for ease of construction, prefabrication and production, this adaptability allows for a rich variety of buildings and experiences in one site. It likewise lends itself for easy phasing and potentially multiple development teams, as well as becomes readily adaptable over time and allows units to be combined or reconfigured for changing needs.

Human experience is at the core of the development. From the covered parking through to the network of ground floor amenities woven throughout the site and up into the residential floors of each structure, we have focused on making memorable experiences for people. By doing so, we believe we have arrived at solutions that have optimized each feature of the project for multiple purposes and finding symbiotic relationships between functions while designing opportunities for adaptability.



01 Multi-family residential
4 Storeys 50' x 120' 6000 sqft / storey

| | |
|----------------|-----------|
| Studio | x4 [15%] |
| One Bed | x1 [5%] |
| One Bed + Flex | x17 [70%] |
| Two Bed | x3 [10%] |

Total units 25

02 Community Room / Kitchen [Bldg 02]
Grade level 50' x 40' 2000 sqft**03 Gym [Bldg 03]**
Grade level 60' x 60' 3000 sqft**Multi-family residential [Type C]**
3 Storeys 60' x 160' 9600 sqft / storey
3 Storeys 60' x 60' 3600 sqft / storey

| | |
|----------------|-----------|
| Studio | x6 [15%] |
| One Bed | x9 [25%] |
| One Bed + Flex | x12 [30%] |
| Two Bed | x8 [20%] |
| Three Bed | x3 [10%] |

Total units 40

04 Live/Work Townhouses
3 Storeys 30' x 90' 2700 sqft / storey

| | |
|----------------|----------|
| One Bed | x3 [50%] |
| Two Bed + Flex | x3 [50%] |

Total units 6

05 Daycare
Grade level 60' x 30' 1800 sqft**Pet Care**
Grade level 20' x 30' 600 sqft**Community Living Room**
Grade level 40' x 30' 1200 sqft**Mailroom**
Plaza level 20' x 30' 600 sqft**Laundry / Cafe**
Plaza level 20' x 80' 1600 sqft**Multi-family residential [Type B]**
3 Storeys 50' x 120' 6000 sqft / storey

| | |
|----------------|-----------|
| Studio | x3 [15%] |
| One Bed | x1 [25%] |
| One Bed + Flex | x13 [70%] |
| Two Bed | x2 [10%] |

Total units 19

06 Workshop
Plaza level 100' x 30' 3000 sqft**Convenience Store**
Plaza level 50' x 30' 1500 sqft**Bike Shop/Repair**
Plaza level 50' x 30' 1500 sqft**Bike Storage**
Plaza level 30' x 30' 900 sqft**Multi-family residential [Type D]**
3 Storeys 100' x 100' 8400 sqft / storey
[Less 40' x 40' Courtyard [1600 sqft]]

| | |
|----------------|------------|
| One Bed | x6 [25%] |
| One Bed + Flex | x12 [50%] |
| Two Bed | x3 [12.5%] |
| Three Bed | x3 [12.5%] |

Total units 24

07 Co-working [office] Space
Plaza level 100' x 20' 2000 sqft**Meeting / Boardroom Rental**
Plaza level 40' x 50' 2000 sqft**Live/Work Townhouses**
2 Storeys 30' x 90' 2700 sqft / storey

| | |
|----------------|-----------|
| Two Bed + Flex | x3 [100%] |
|----------------|-----------|

Total units 3

Multi-family residential [Type B.1]
3 Storeys 50' x 160' 8000 sqft / storey

| | |
|----------------|-----------|
| Studio | x3 [9%] |
| One Bed | x6 [18%] |
| One Bed + Flex | x12 [36%] |
| Two Bed | x6 [18%] |
| Two Bed + Flex | x3 [9%] |
| Three Bed | x3 [9%] |

Total units 33

08 Multi-family residential [Type C]
3 Storeys 60' x 160' 9600 sqft / storey**09 Multi-family residential [Type E]**
3 Storeys 60' x 60' 3600 sqft / storey

| | |
|----------------|-----------|
| Studio | x6 [15%] |
| One Bed | x9 [25%] |
| One Bed + Flex | x12 [30%] |
| Two Bed | x8 [20%] |
| Three Bed | x3 [10%] |

Total units 40

10 Live/Work Townhouses
3 Storeys 30' x 90' 2700 sqft / storey

| | |
|----------------|----------|
| One Bed | x3 [50%] |
| Two Bed + Flex | x3 [50%] |

Total units 6

11 Building Maintenance / Storage
Grade level 20' x 80' 1600 sqft**Multi-family Residential [Type E]**
2 Storeys 50' x 80' 4000 sqft / storey

| | |
|----------------|-----------|
| One Bed + Flex | x8 [100%] |
|----------------|-----------|

Total units 8

12 Live/Work Townhouses
3 Storeys 30' x 90' 2700 sqft / storey

| | |
|----------------|----------|
| One Bed | x3 [50%] |
| Two Bed + Flex | x3 [50%] |

Total units 6

Multi-family residential

| | |
|----------------|-----------|
| Studio | x26 [12%] |
| One Bed | x41 [20%] |
| One Bed + Flex | x86 [41%] |
| Two Bed | x30 [14%] |
| Two Bed + Flex | x15 [7%] |
| Three Bed | x12 [6%] |

Total units 210

Site Area 4.9 acres

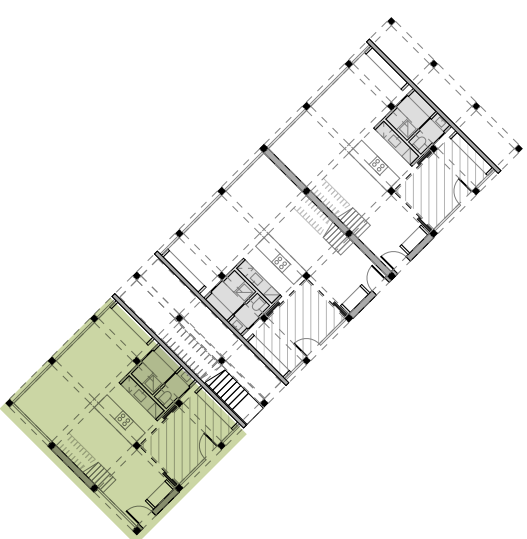
Density 43 units / acre

Parking 200 stalls



UNIT MATRIX

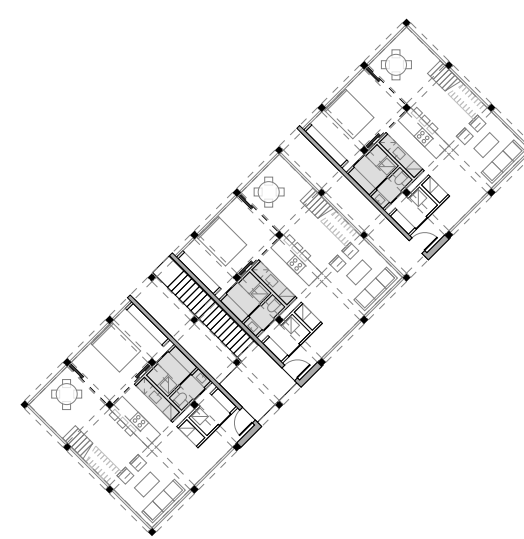
The 10'x10'x10' framework allows various unit sizes and configurations to be interchangeable from floor to floor and building to another, resulting in almost infinite mix of permutations. We have shown three sample buildings with various combinations to demonstrate some of the possibilities. The resulting overall site combination can follow the specified unit mix as outlined in your program – or, should the market conditions change, the design is easily adaptable to house a bigger portion of any specified unit size or type.



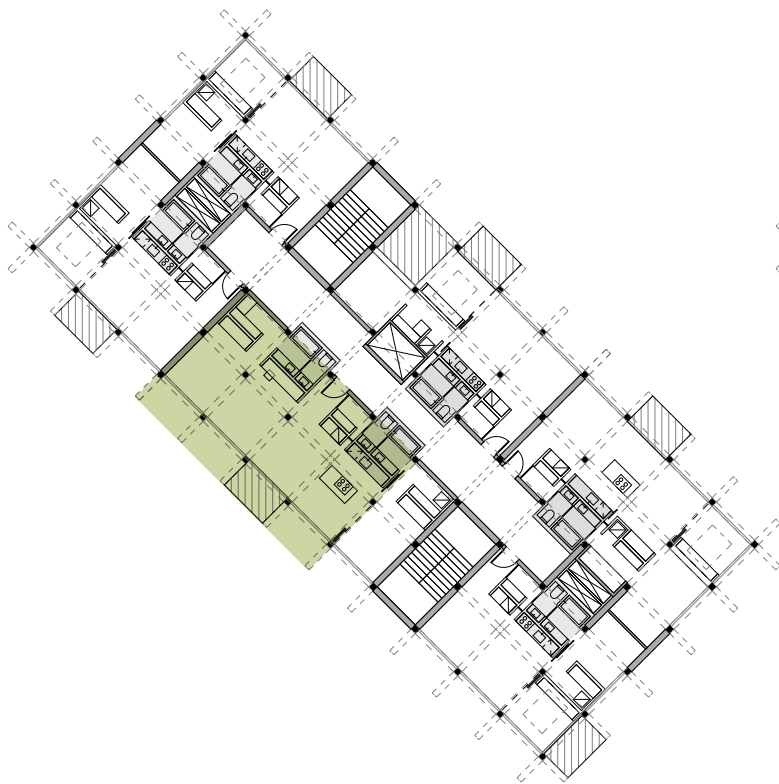
BUILDING TYPE A
LEVEL 01 PLAN
1/16" = 1'-0"



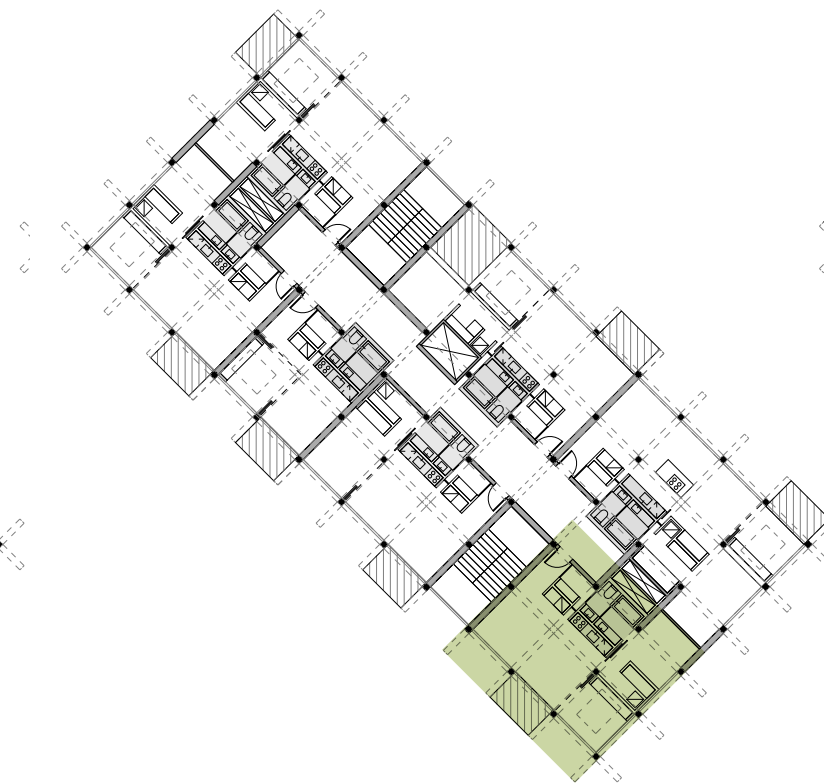
LEVEL 02 PLAN
1/16" = 1'-0"



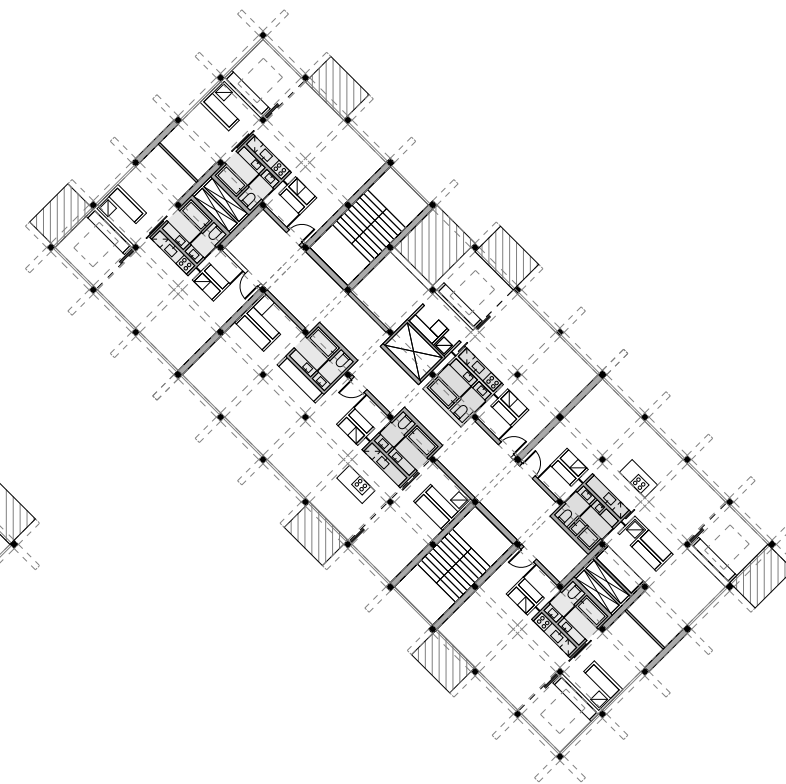
LEVEL 03 PLAN
1/16" = 1'-0"



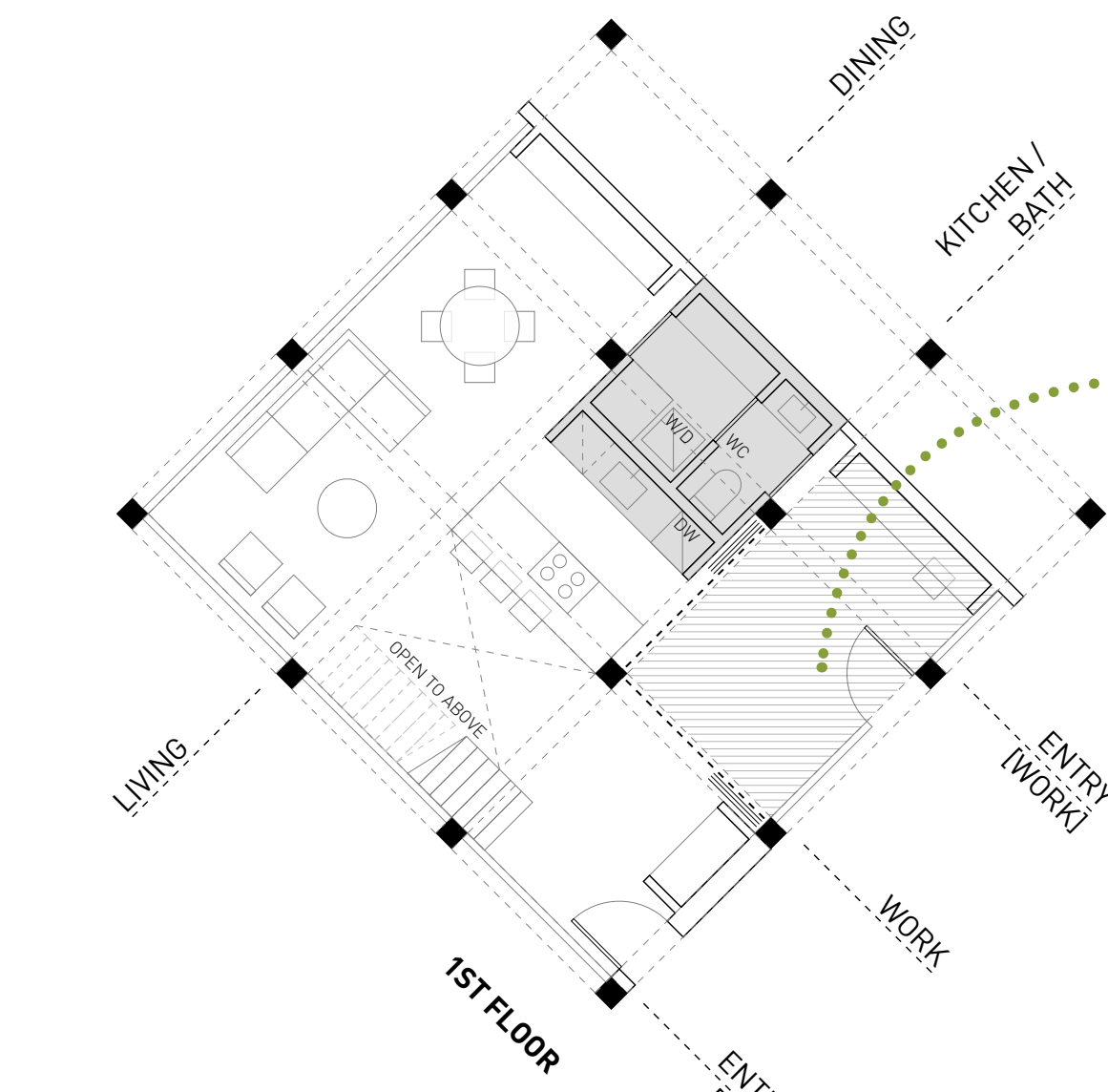
BUILDING TYPE B
LEVEL 01 PLAN
1/16" = 1'-0"



LEVEL 02 PLAN
1/16" = 1'-0"



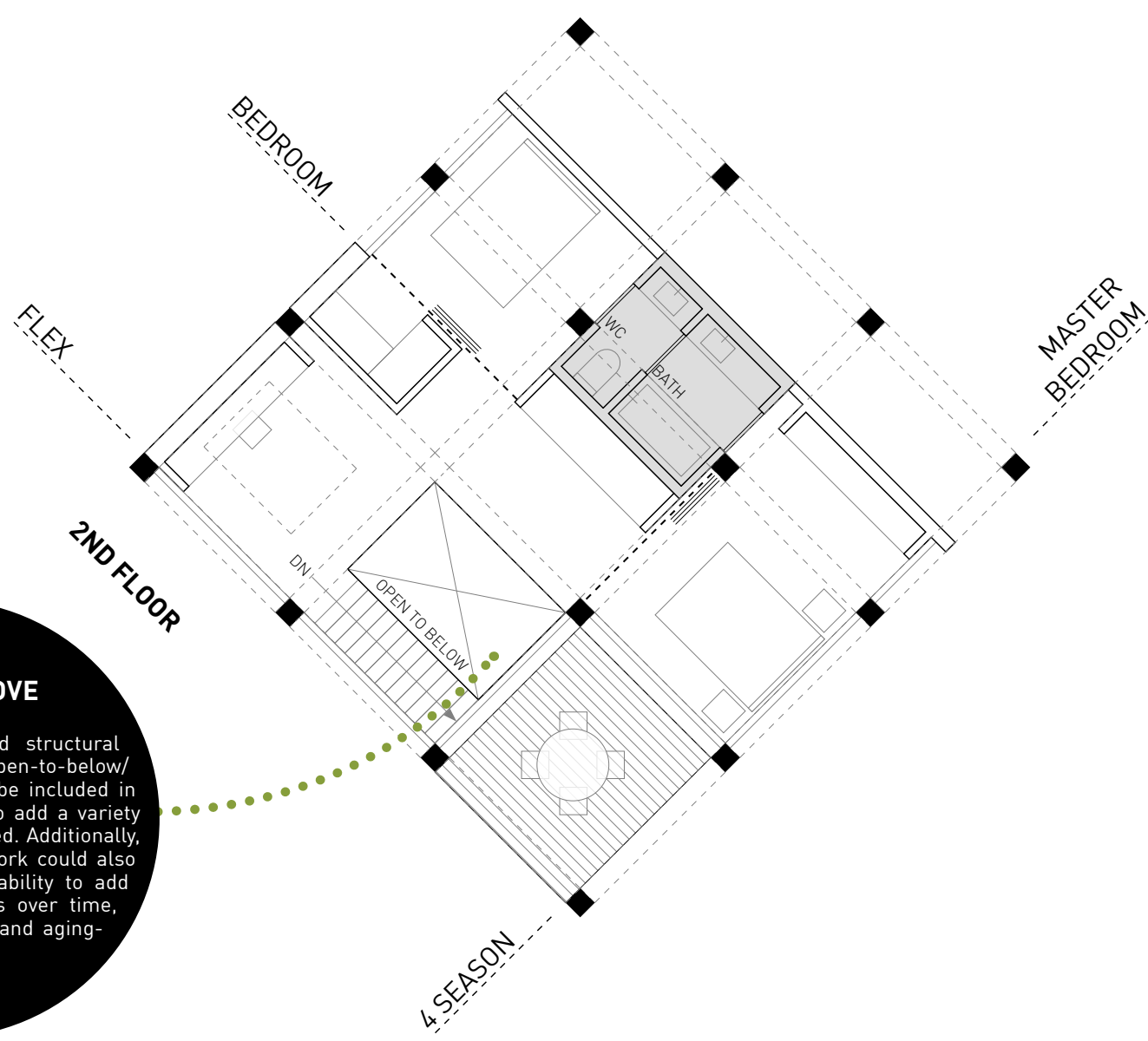
LEVEL 03 PLAN
1/16" = 1'-0"



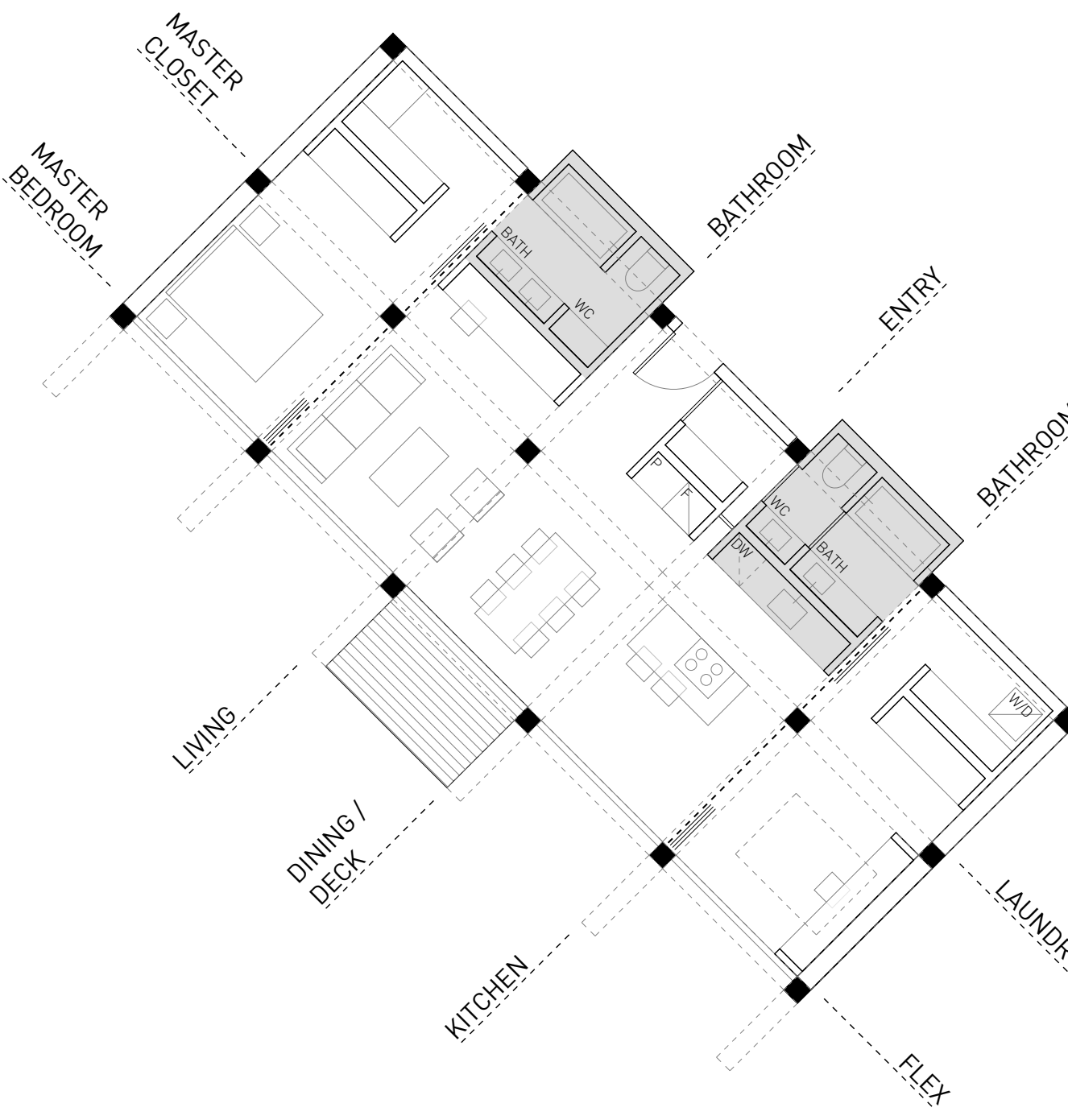
LIVE / WORK TOWNHOUSE
1/8" = 1'-0"

LIVE-WORK
The larger work spaces of the live-work suites are generally located at grade and connected to the shared outdoor space throughout the site. Depending on specific use, they can be separated from the residential living space entirely and accessed by a separate entry. Alternatively, the work space can be combined with the living space of the residential suite to create one expansive and airy loft.

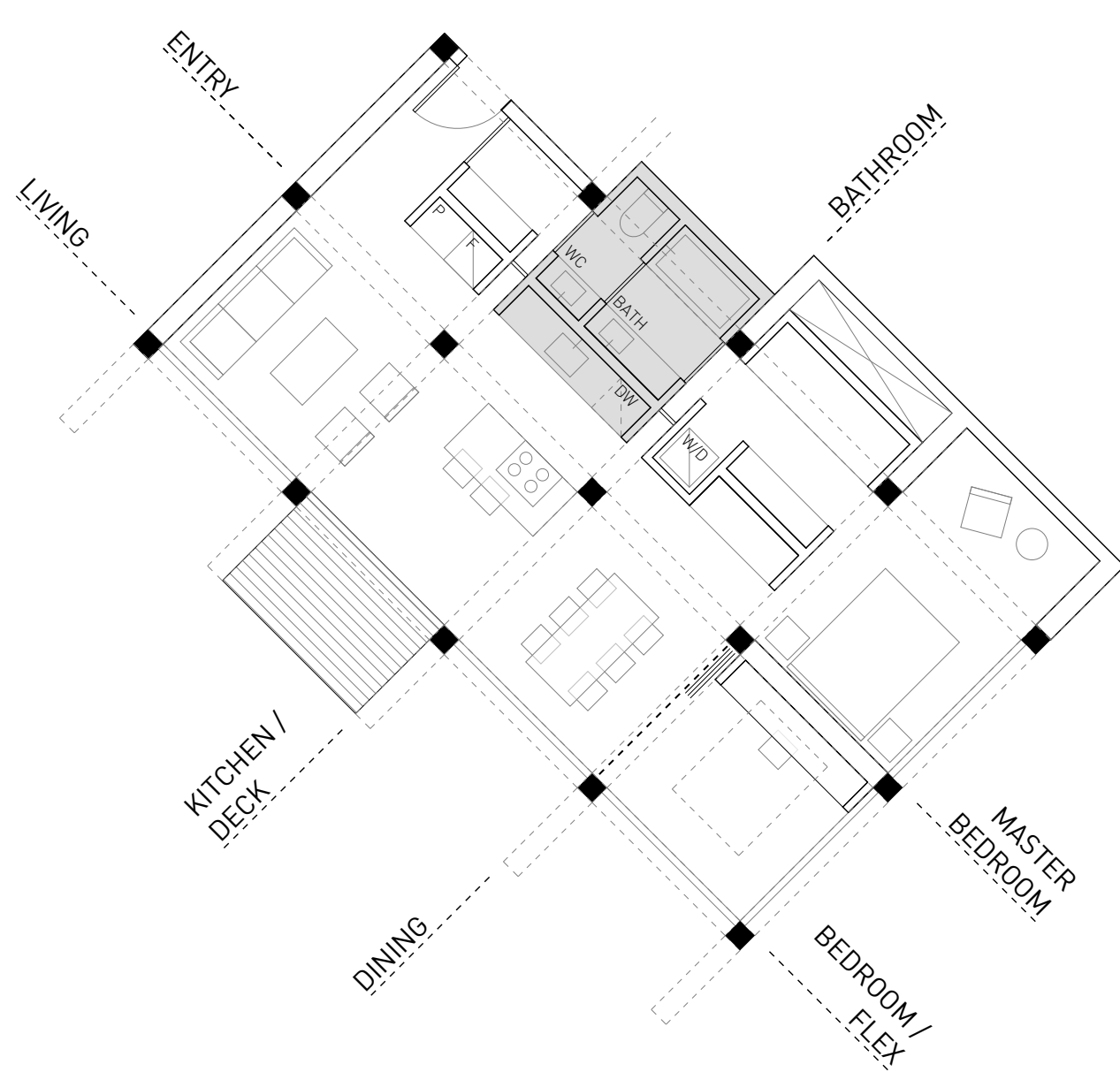
OPEN TO BELOW / ABOVE
The overall standardized structural frame can easily contain open-to-below/above scenarios that can be included in the suite-building design to add a variety of loft suite types, as desired. Additionally, a two-storey suite framework could also give the homeowner an ability to add or remove floor sections over time, promoting adaptability and aging-in-place.



2 BEDROOM CORNER UNIT
1/8" = 1'-0"



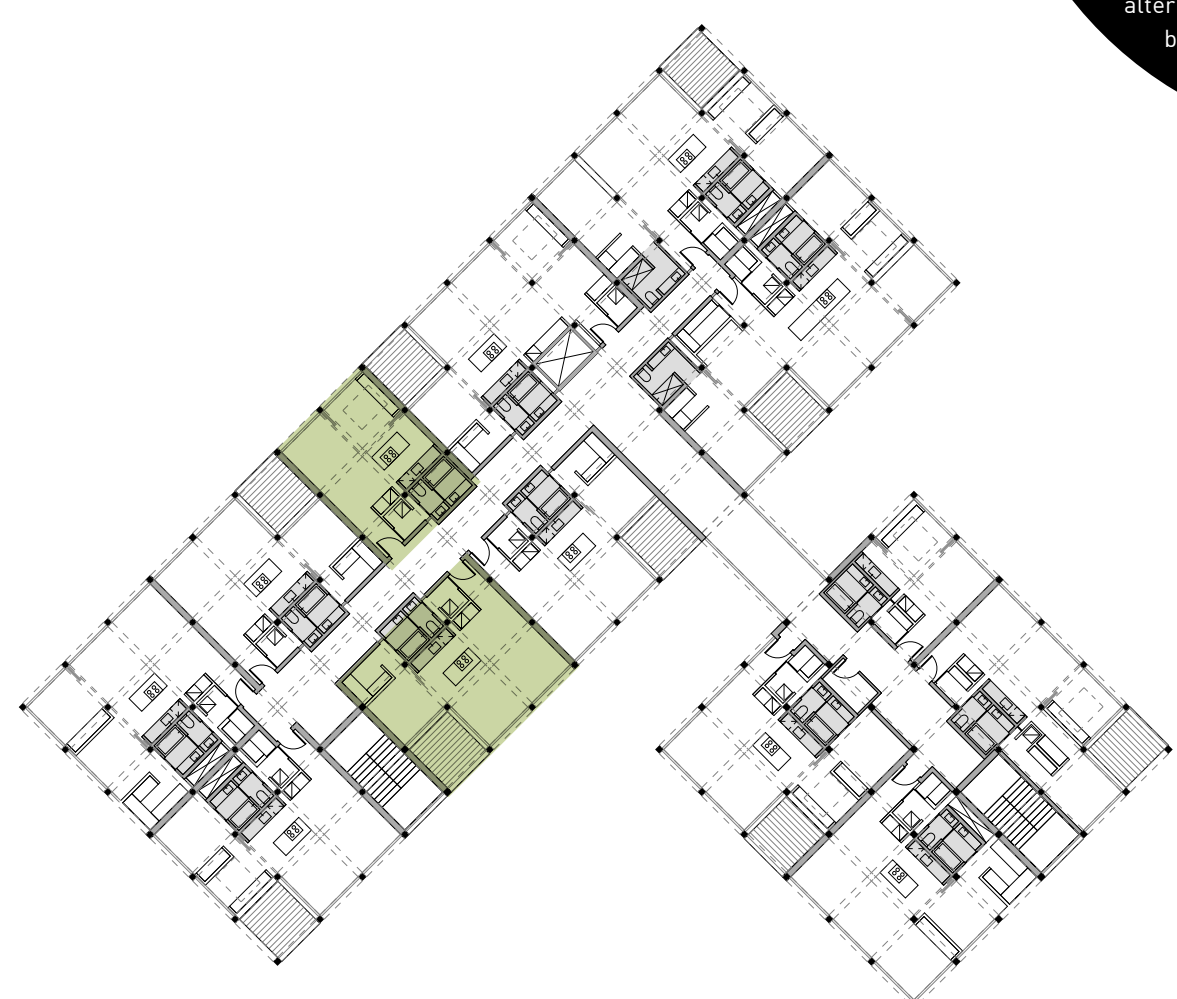
2 BEDROOM UNIT
1/8" = 1'-0"



10 X 10 X 10
The standard 10' x 10' x 10' post and beam grid behaves as an overall organizing framework for the entire project from parking and public space to building and interior configurations. The framework allows various unit sizes and configurations to be interchangeable from floor to floor and building to building, resulting in almost infinite mix of suite permutations.

4-SEASON ROOM
The balcony/patio spaces within the framework are full room sizes that, due to full height operable glazing panels, can shield or open to and from the elements and be fully usable in all four seasons throughout the year.

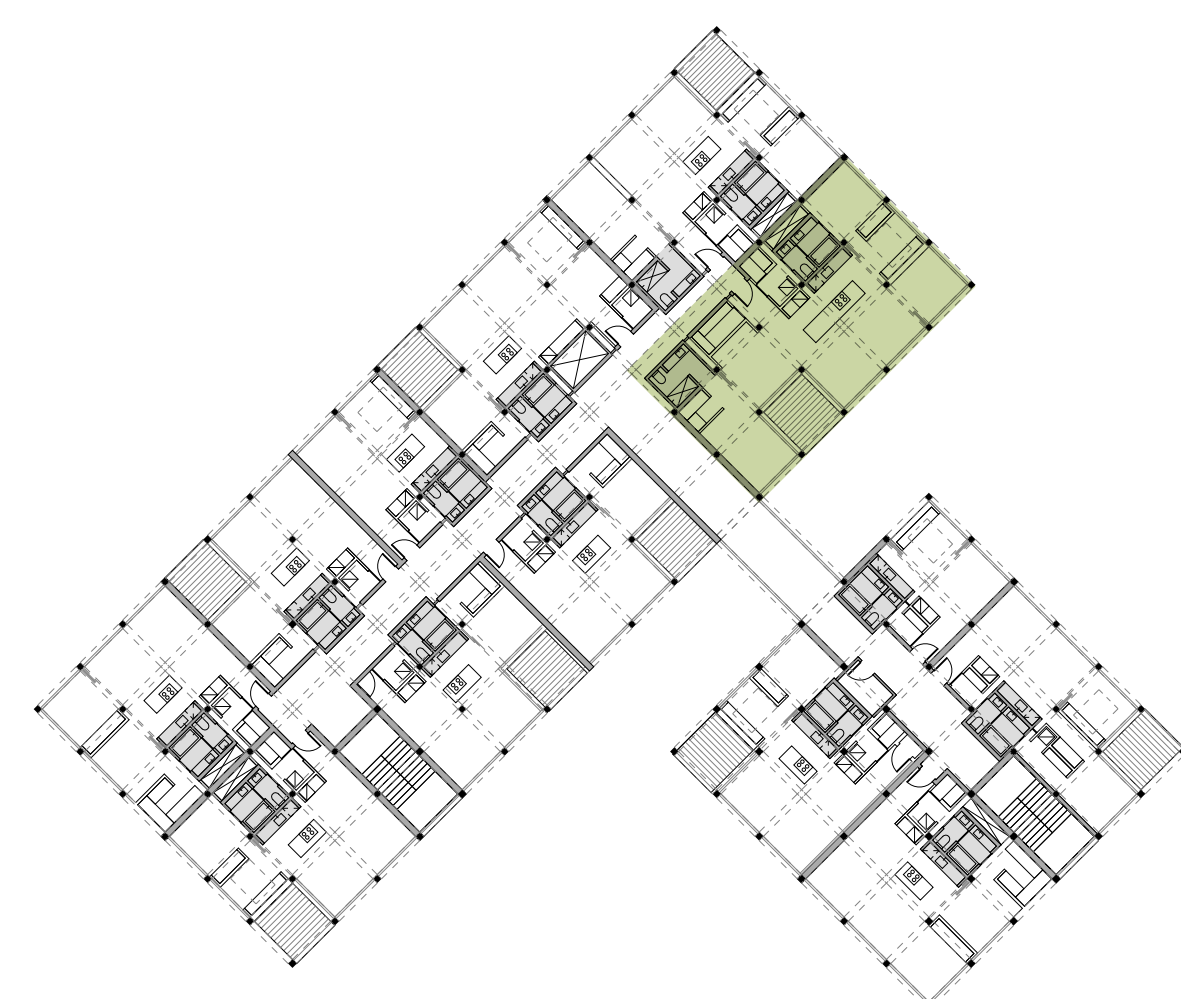
MODULAR PRE-FAB - BATH + KITCHEN
The bath and kitchen wet spaces are configured into modular, additive blocks with shared plumbing walls that can be fully prefabricated off-site and 'slide' into the 10x10x10 grid. The utility blocks can easily take on a variety of finish, material, and colour options while maintaining a standardized base frame. The full- and half-module sizes allow the bath and kitchens to be additive and grow along with the overall suite size. Two points of access into the bath block allow a higher degree of flexibility in use – a powder room can be sectioned off for use of day guests, preserving the privacy of the bath area, or alternatively opened up to one larger master bathroom.



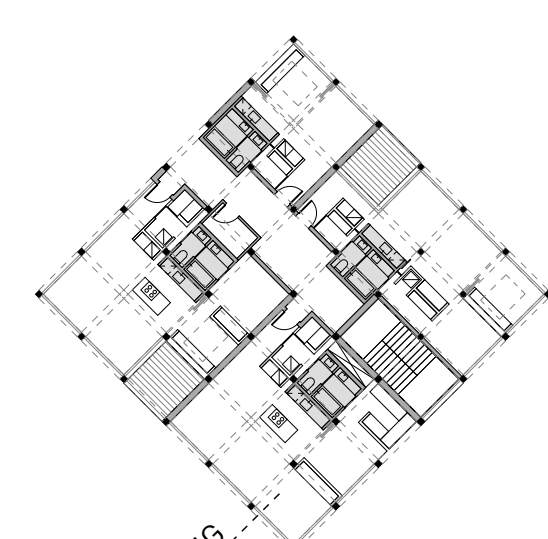
BUILDING TYPE C
LEVEL 01 PLAN
1/16" = 1'-0"



LEVEL 02 PLAN
1/16" = 1'-0"



LEVEL 03 PLAN
1/16" = 1'-0"

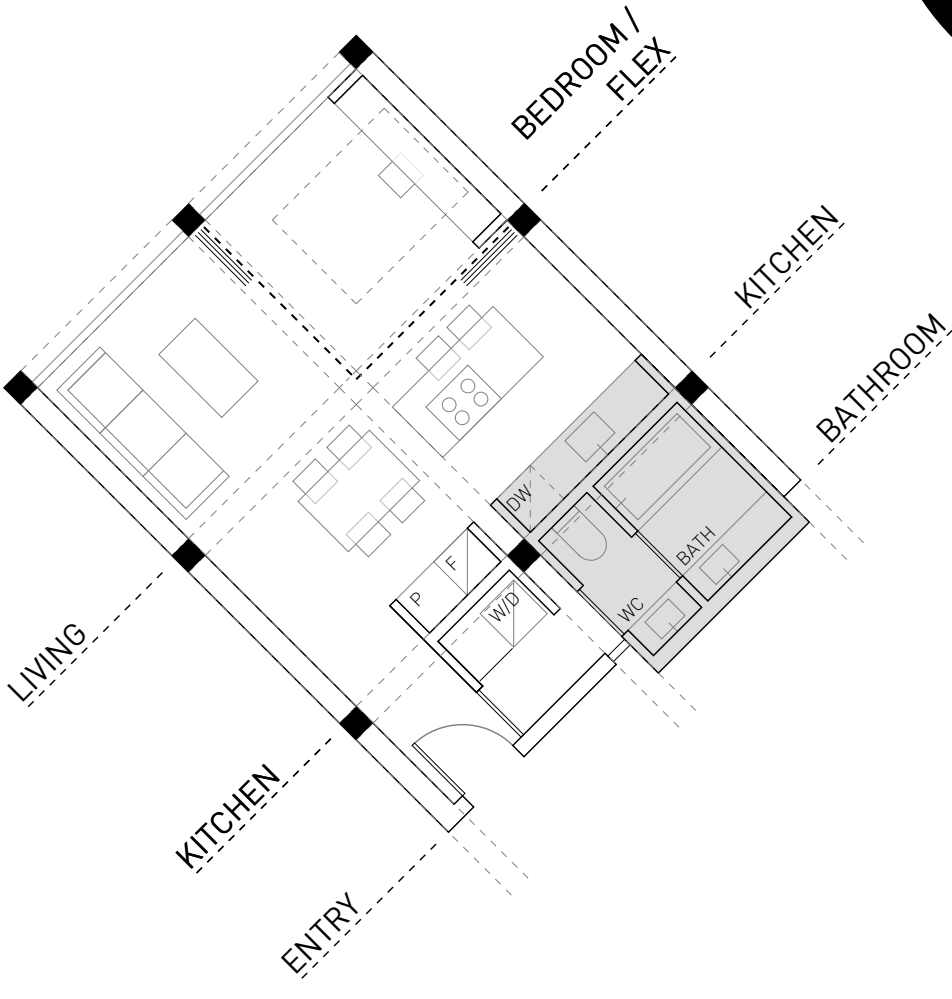


LEVEL 04 PLAN
1/16" = 1'-0"

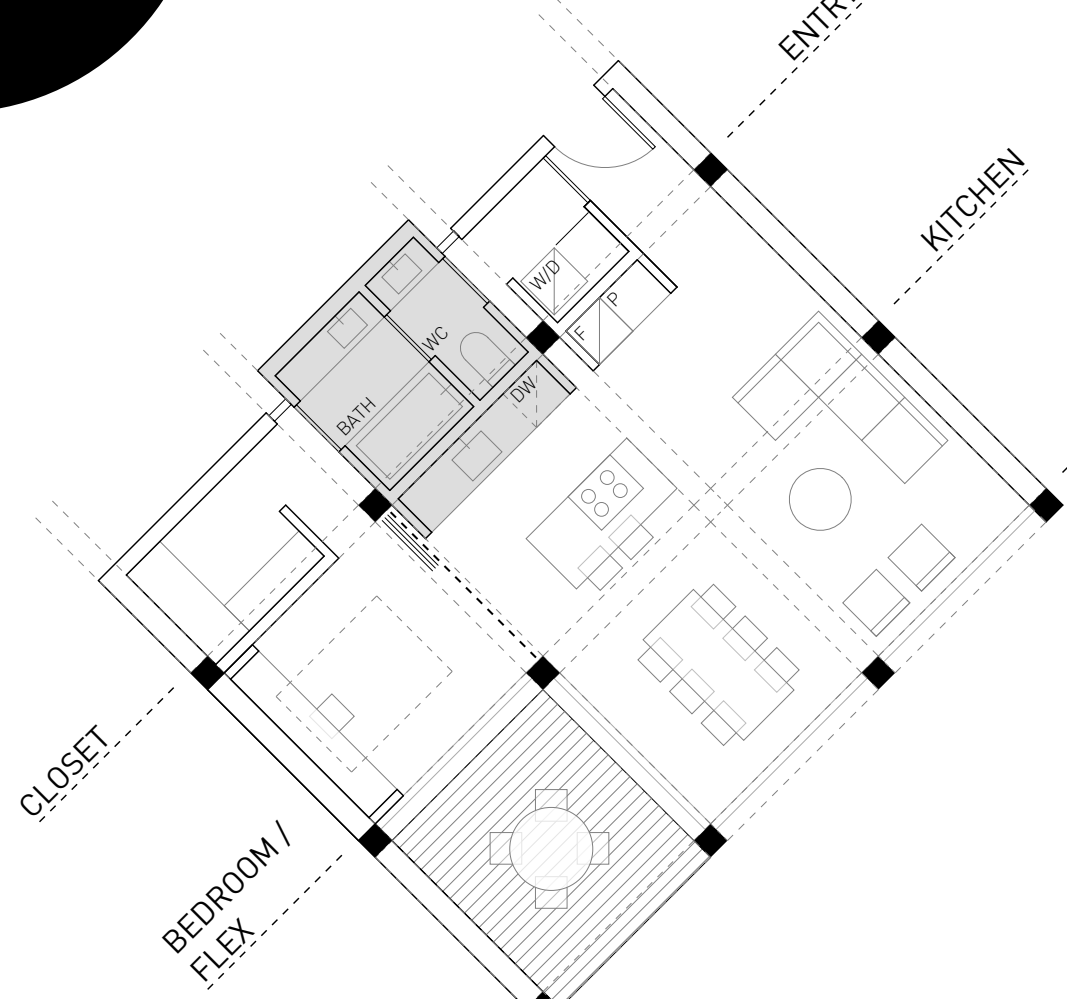
VARIETY + ADAPTABILITY
From modest two storey townhouses up to six storey buildings, the overall framework can adapt to receive a variety of balcony, cladding, and open-to-below/above scenarios. While highly standardized for ease of construction and production, the adaptability of the framework allows for a rich variety of buildings and experiences in one site. The framework is also readily adaptable over time and allows units to be combined or to be reconfigured within for changing needs.

FLEXIBLE LAYOUT
Each of the sample unit sizes, from 1-bedroom to 3-bedroom, contains a 'flex' room that allows one of the bedrooms to be opened up to achieve a larger living space when room is not required for sleeping. This promotes a sense of openness and access to daylight providing the homeowner with the ability to reconfigure their private domain. In its open configuration, the 'flex' room can house a work nook or office, become a dedicated dining or kids play area, or simply an expansion of the overall living space.

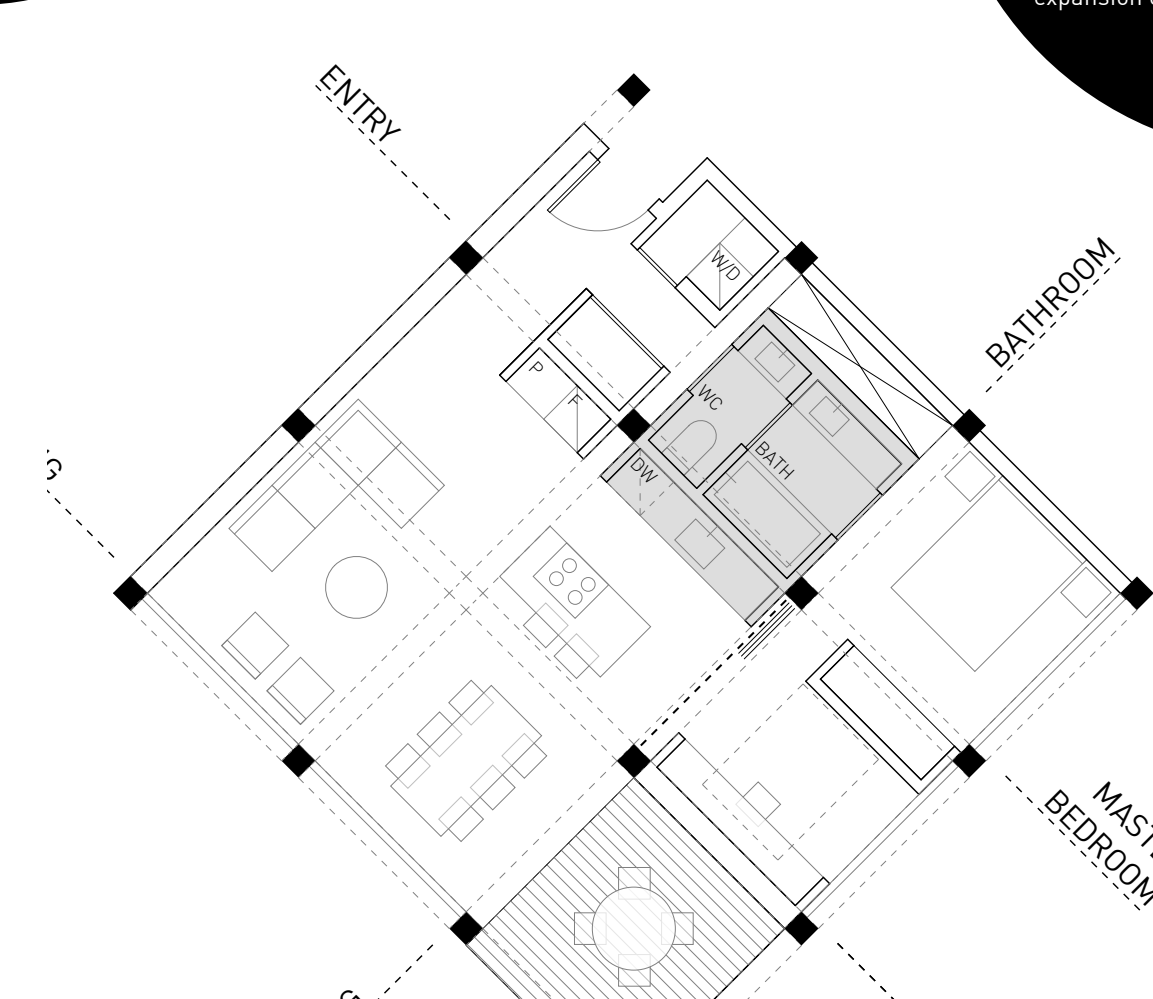
PANELIZED PREFABRICATION
The standardized framework lends itself to panelized prefabrication on- and off-site that includes wall, floor and roof systems and assemblies, cladding and window wall panels, as well as interior components.



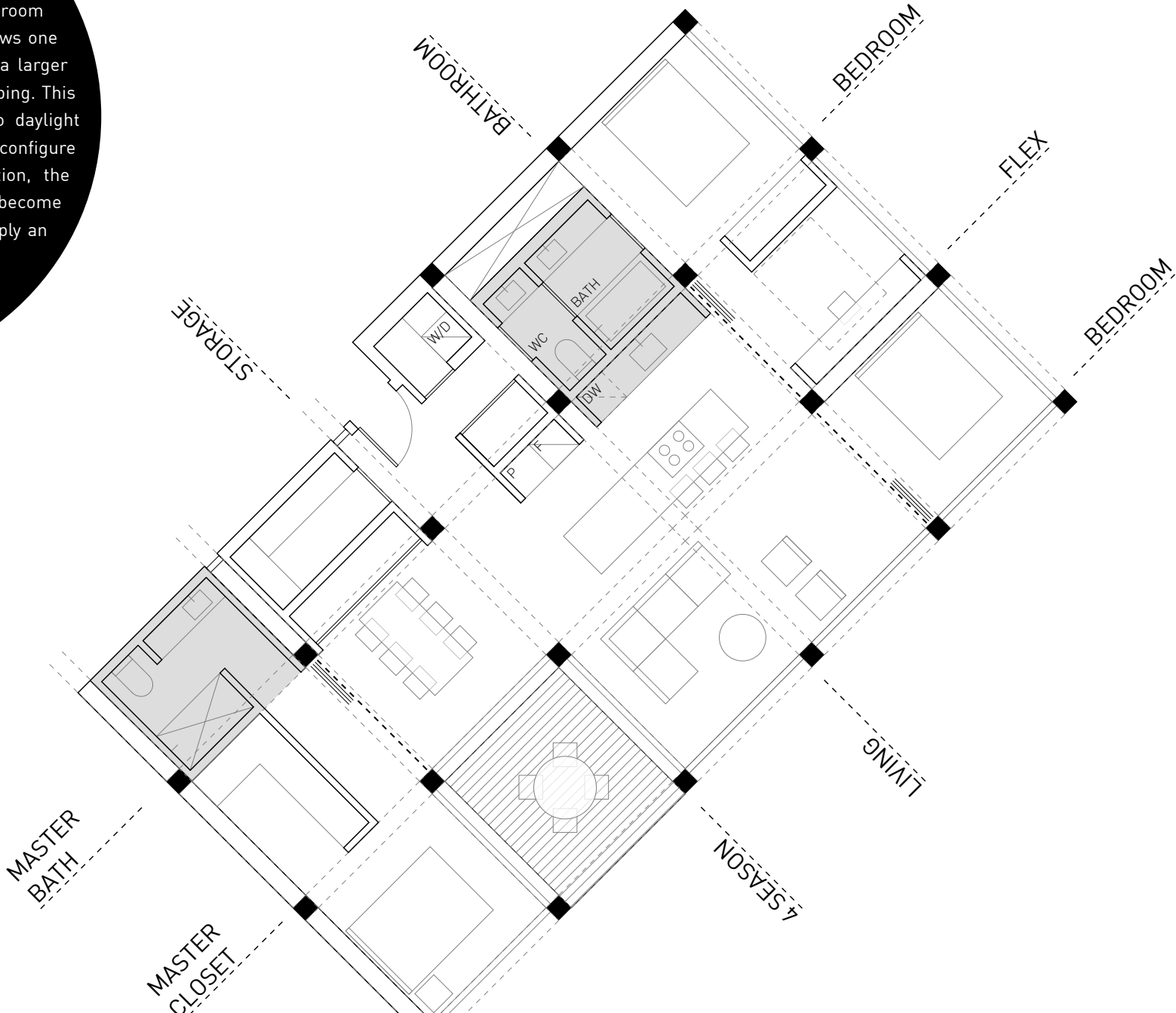
STUDIO UNIT
1/8" = 1'-0"



1 BEDROOM UNIT
1/8" = 1'-0"



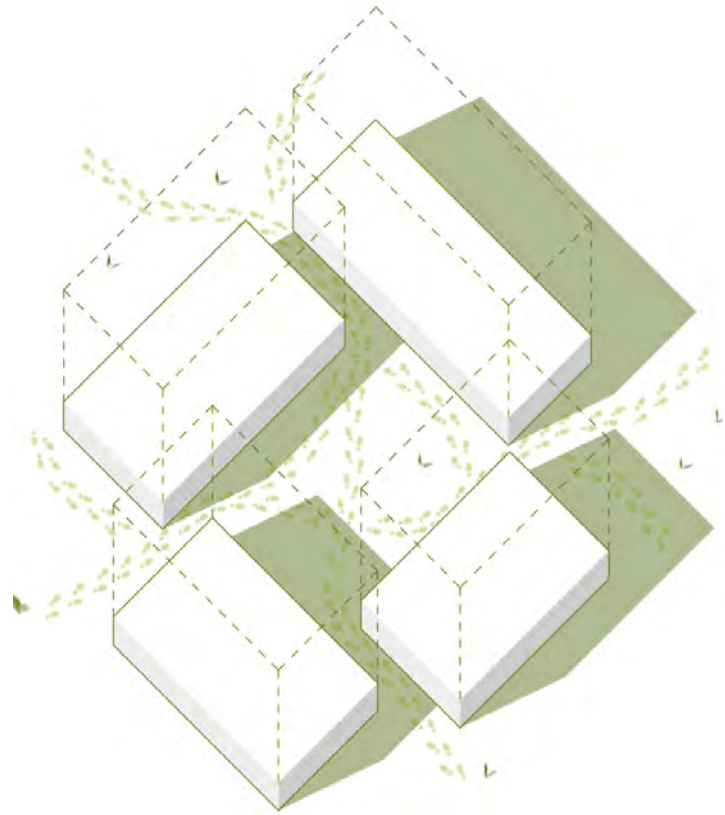
1 BEDROOM + FLEX UNIT
1/8" = 1'-0"



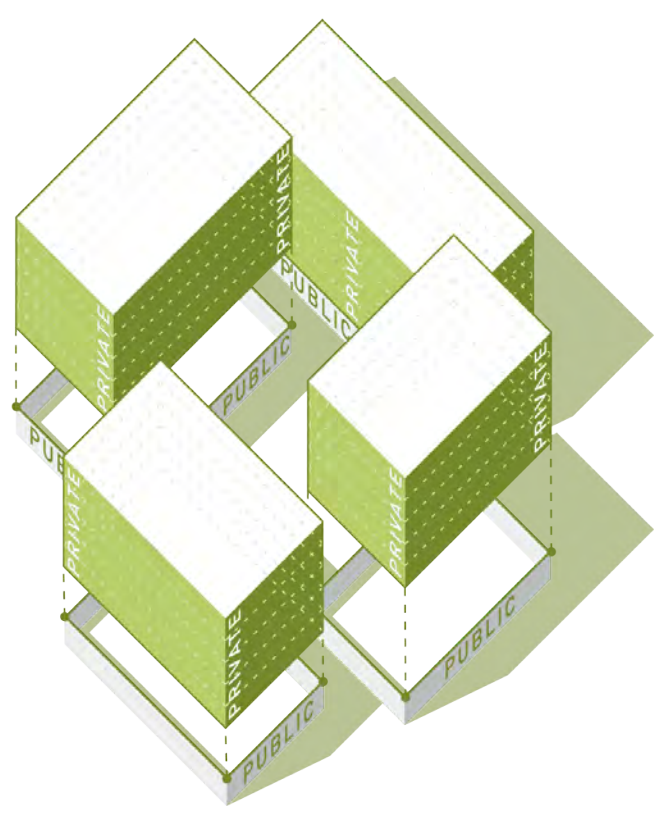
3 BEDROOM UNIT
1/8" = 1'-0"



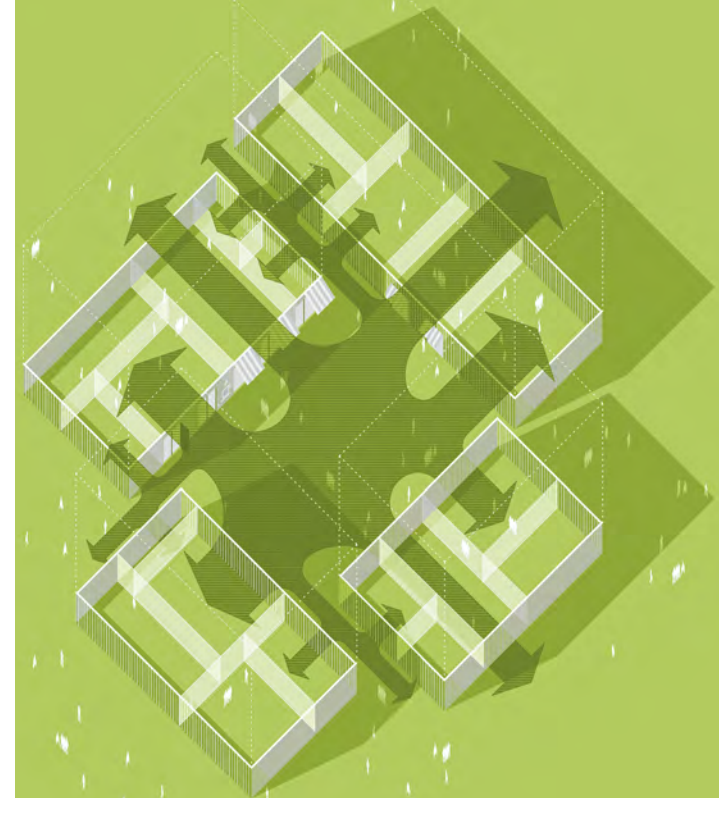
SQUARES + ALLEYS



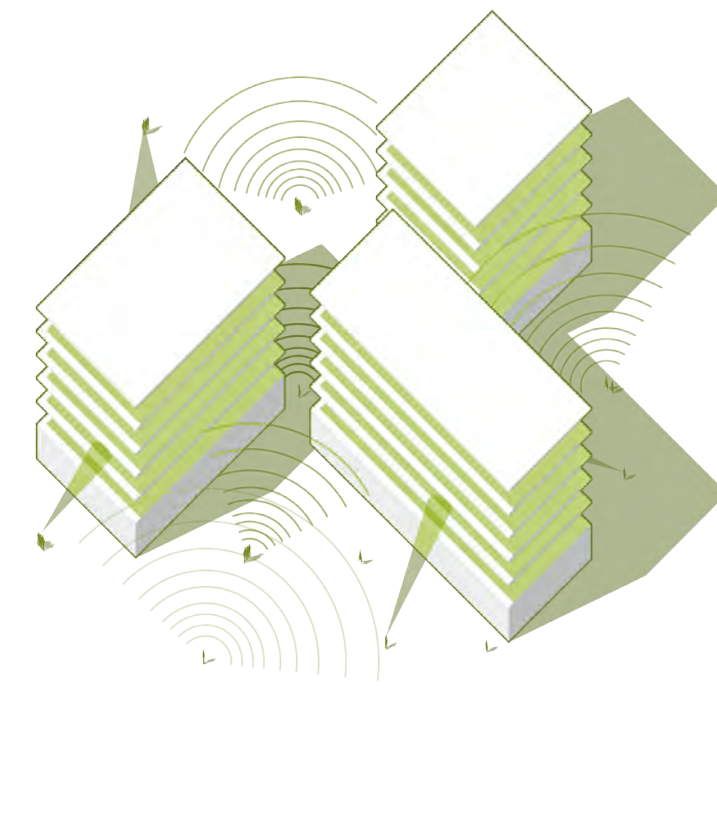
MULTIPLE JOURNEYS



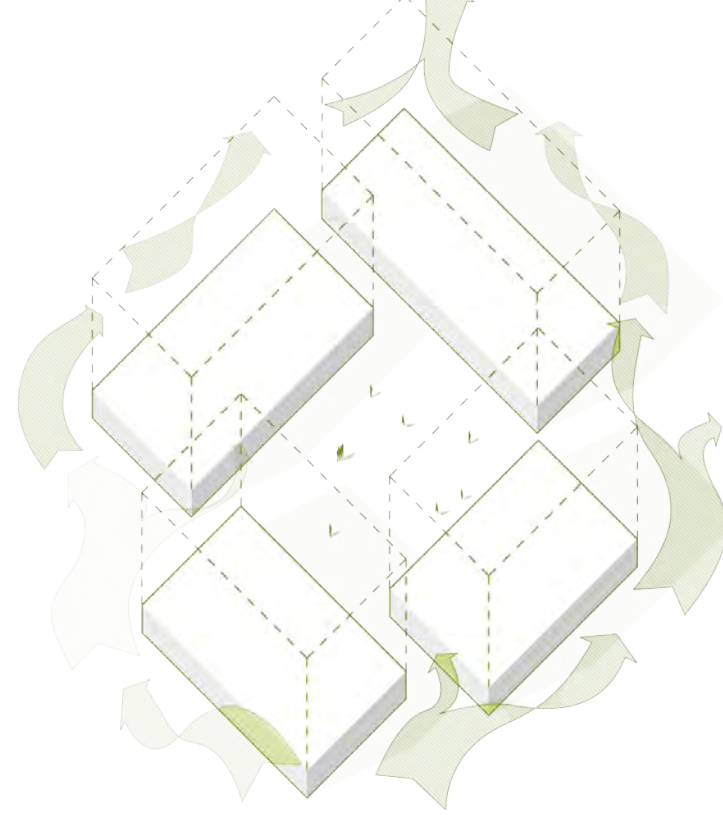
PUBLIC / PRIVATE



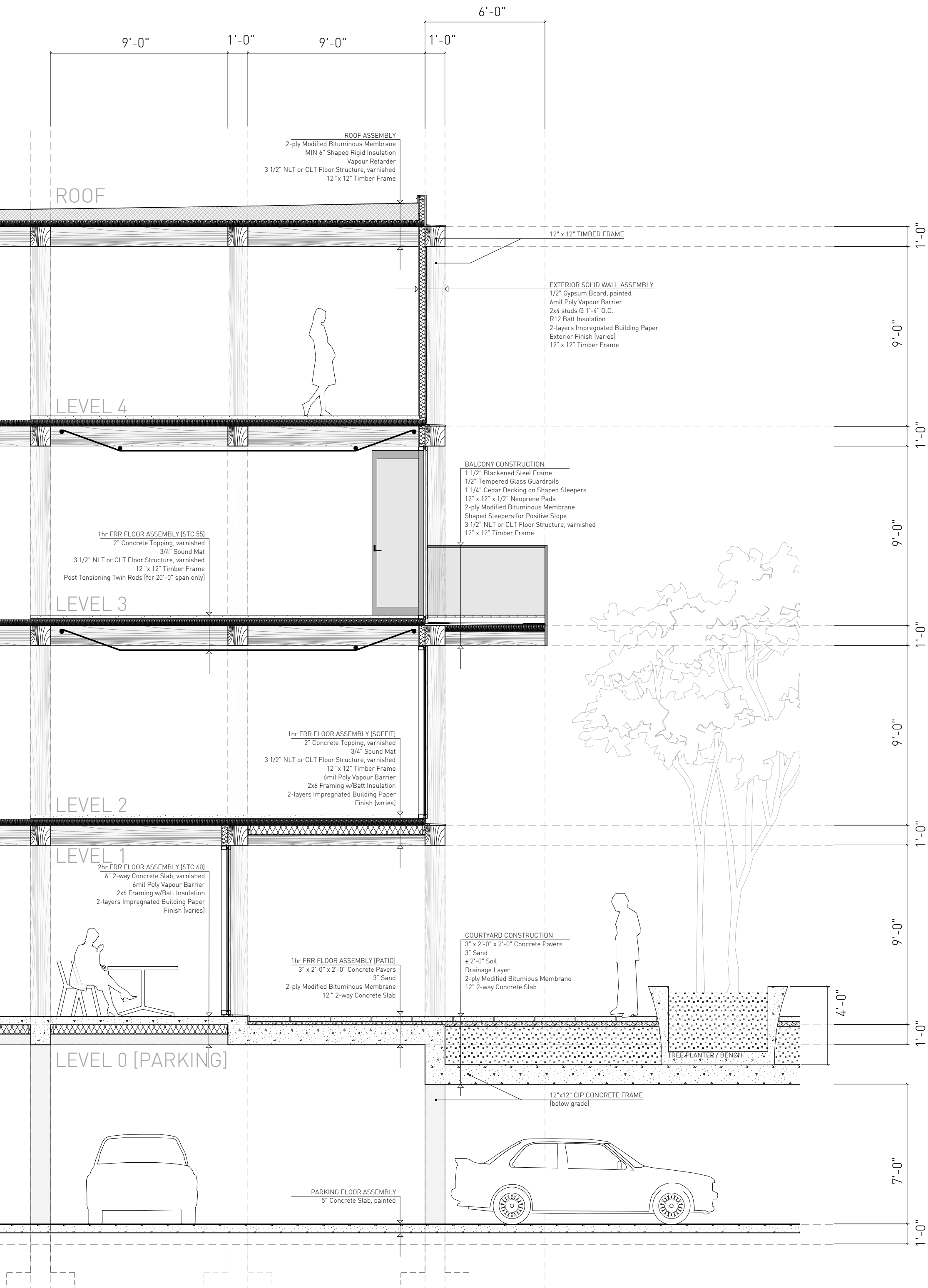
100% GROUND FLOOR



MULTI-SENSORY



COOLING



TECHNICAL SECTION
1/4" = 1'-0"



LOOKING INTO THE RAISED PLAZA