

## HOUSING NORTHWEST ARKANSAS BENTONVILLE, ARKANSAS SITE 4

The structure is based on a hybrid concrete and timber frame – concrete for the underground parking structure and commercial uses, below a massive timber construction of office space and residential units. The structure would be Net Zero Carbon, constructed about 30% faster than traditional construction, and be highly flexible into a distant future. Structure, which outlives the building's inhabitants, is configured to allow for the evolution of use; a 6 meter column grid with a high floor to ceiling dimension with thin floorplates permits light and air to permeate the building, environmental flex – the ability to adapt to climate change and change of use is a determining criteria for the dimensions and proportions used. Environmental flexibility is extended to the parking garage to allow the structure in which cars are parked to adapt to the future of the car; naturally lit and ventilated it allows for future development and conversion into commercial and workplace accommodation over time. The office and residential buildings are configured to create large public spaces facing east and west, public spaces accessible from the street, and from the buildings that allow the community to shape its identity around the shared uses of these spaces. Vertical circulation (stair-cores and elevators) address this space as to the terraces of the apartments and the flex-extend space of the apartments. The public spaces connect the lower levels through additional public uses such as swimming pools, cinemas, bowling alleys, and above these the work units with the potential for community kitchens, maker spaces, mediatechs, libraries, and flexible work-place setups that allow working from home without being home. The apartment buildings are thin blocks permeated with breezeways to enhance the ventilation strategy and to create shared outdoor spaces between units. Units at the ends of the "L" shaped block would have the possibility to expand across the floor plate to add a space for an overnight guest, a study space, or a workspace.





View from principal road





## typical floor plan apartment 1:200 metric



apartment plan 1:50 metric





apartment configuration re-configuration 1:200 metric



High density configuration



Low density configuration





View of Multiple units



typical floor plan office 1:200 metric



View from Adjacent lot, showing south elevation



View of Breezeway and Terrace

![](_page_2_Picture_2.jpeg)

![](_page_2_Figure_3.jpeg)

![](_page_2_Figure_4.jpeg)

Interior of Unit

![](_page_2_Picture_6.jpeg)

![](_page_2_Figure_7.jpeg)

![](_page_2_Picture_8.jpeg)

![](_page_2_Picture_9.jpeg)

Section through Housing Unit, showing play area

## Section through Housing Unit, showing swimming pool