



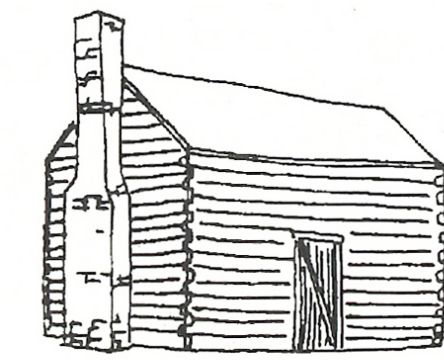
**Ozark Podium proposes a multi-family housing model that uses simple building forms at multiple scales to seamlessly integrate the new development into the “small-town character” of Bentonville’s neighborhood fabric. Ozark Podium is designed around a framework of seven priorities.**

- 1. Scale:** create a range of building sizes that allow the developer(s) to transition from the single-family neighborhood context to multi-story mixed-use buildings;
- 2. Neighborhood Landscape:** contribute to the surrounding neighborhood character which is defined by a dense canopy of trees, generous turf lawns, parks, and trails that integrate into the regional network of natural amenities;
- 3. Reduce Parking Impact:** provide sufficient/required parking in a manner that reduces neighborhood impact by introducing on-street parking and by aggregating the remainder of spaces under a simple podium.
- 4. Simple forms:** connect straightforward building forms to the traditional vernacular architecture of the region by

- arranging simple forms on a landscape to create a rich and varied set of experiences similar to the arrangement of small buildings on an Ozark farmstead;
- 5. Kit-of-parts:** develop a system of dwelling units that can be collected into housing units of various sizes and combined to fit multiple sites;
- 6. Sustainable Development:** integrate sensible planning techniques that align with environmentally responsible best practices such as increased building insulation and natural ventilation; and
- 7. Community Economy:** encourage local economic opportunities for small businesses by incorporating appropriately scaled live-work commercial spaces and the potential for small local builders to participate in the construction of the wood-framed project.

Recent Clarifications of the building code have allowed fire separation walls to be “flipped” horizontally thus allowing buildings of different construction types to stack one over the other as separate buildings. This intriguing proposition has quickly been adopted by urban developers because of its favorable cost implications and the ability to build inexpensive wood-framing over garages and commercial spaces. Ozark Podium proposes that medium density housing models can be combined with this approach to create an innovative and contextually responsive housing solution.

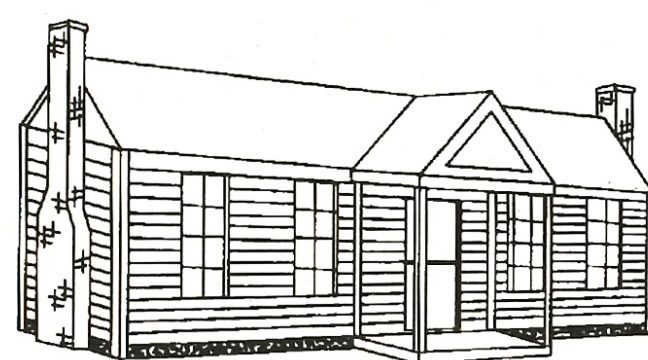
In the end, Ozark Podium is about creating “home” – a multitude of homes where there is a diversity of experiences, scales and social interactions. One size does not fit all.



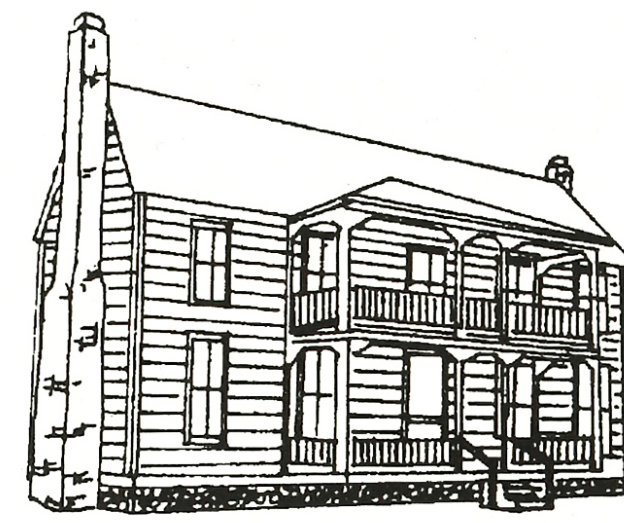
**Single Pen Log Cabin**



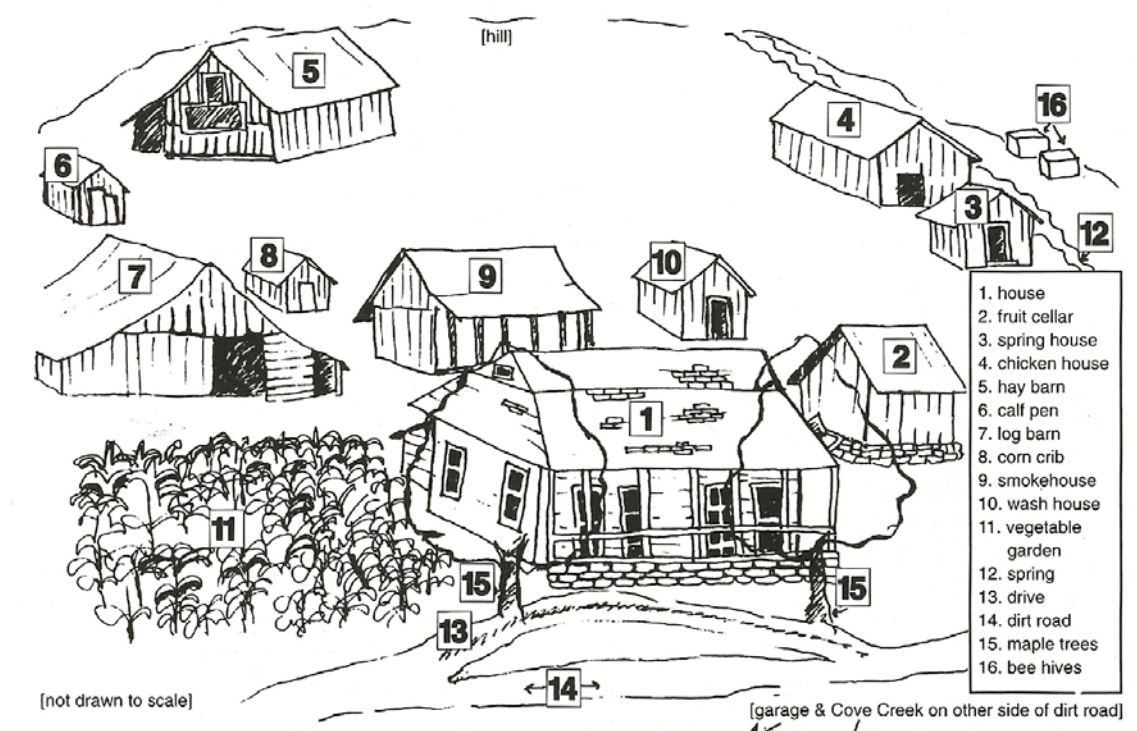
**Double Pen Log Cabin**



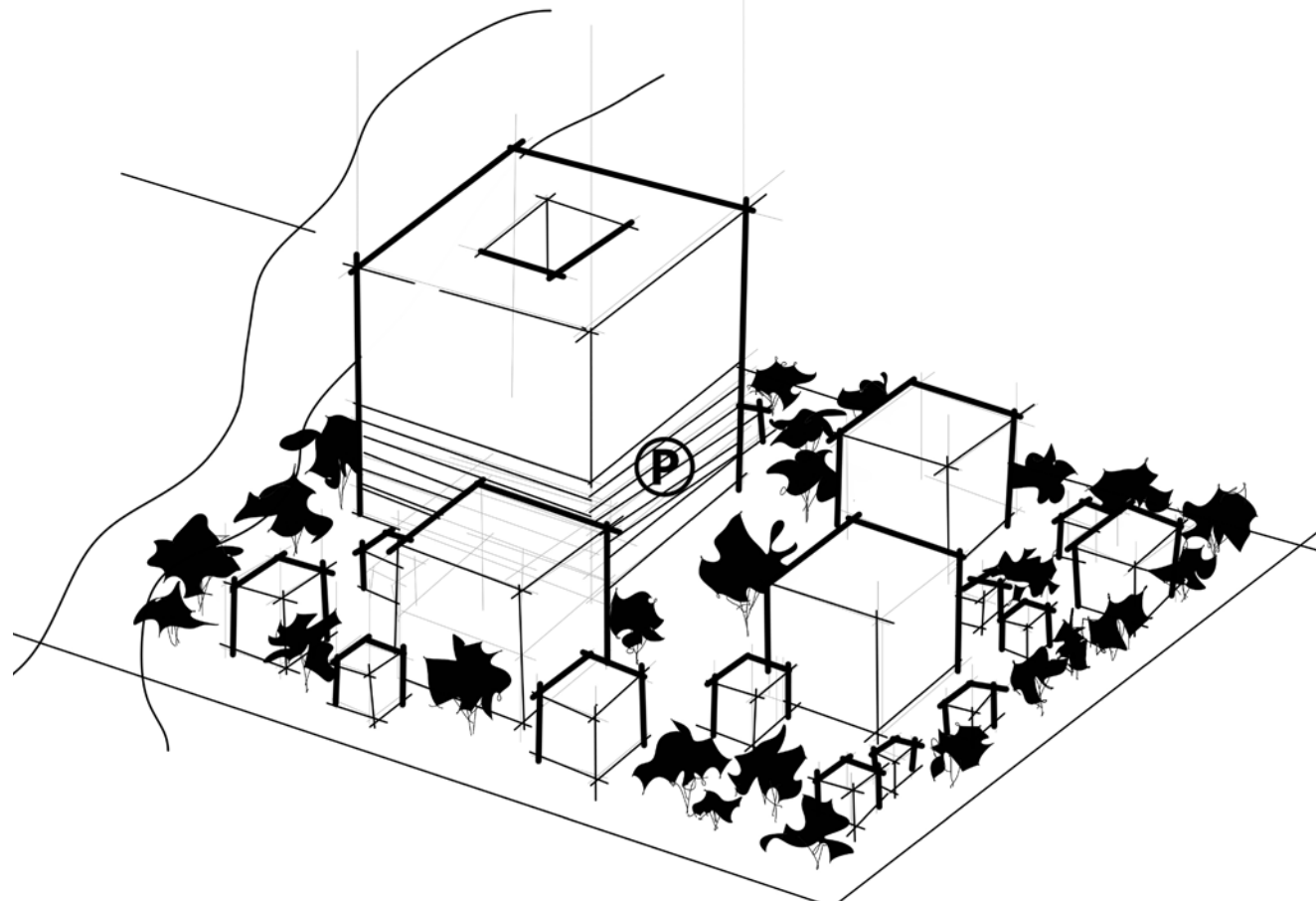
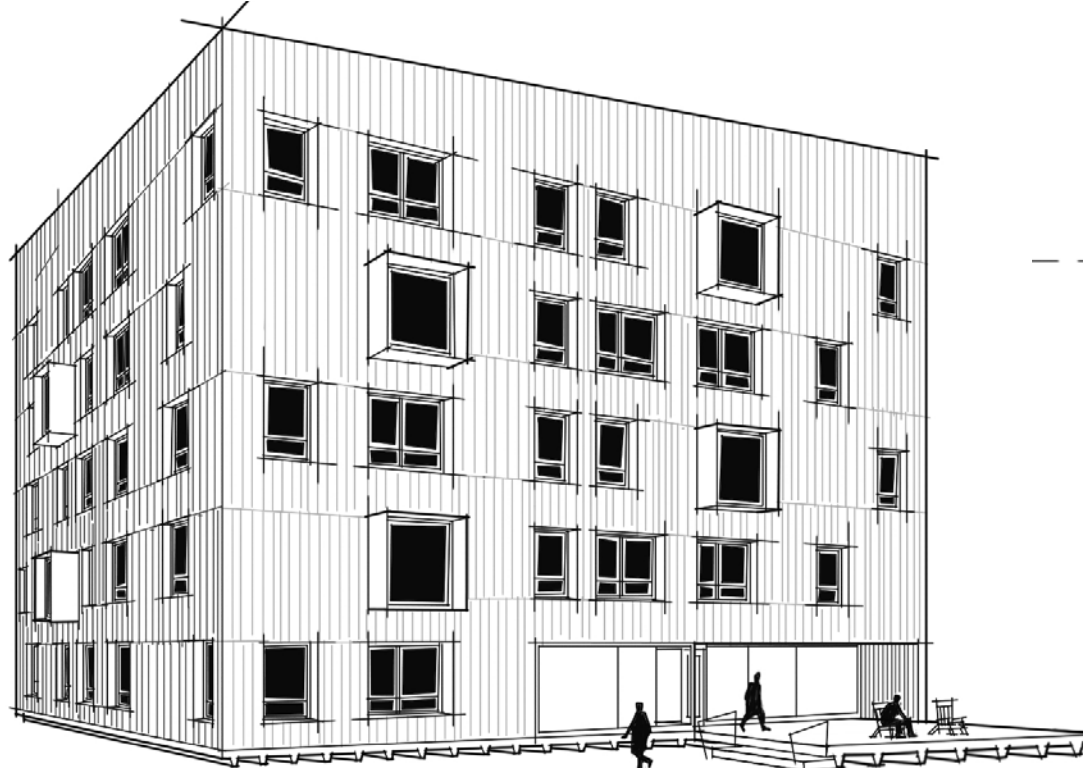
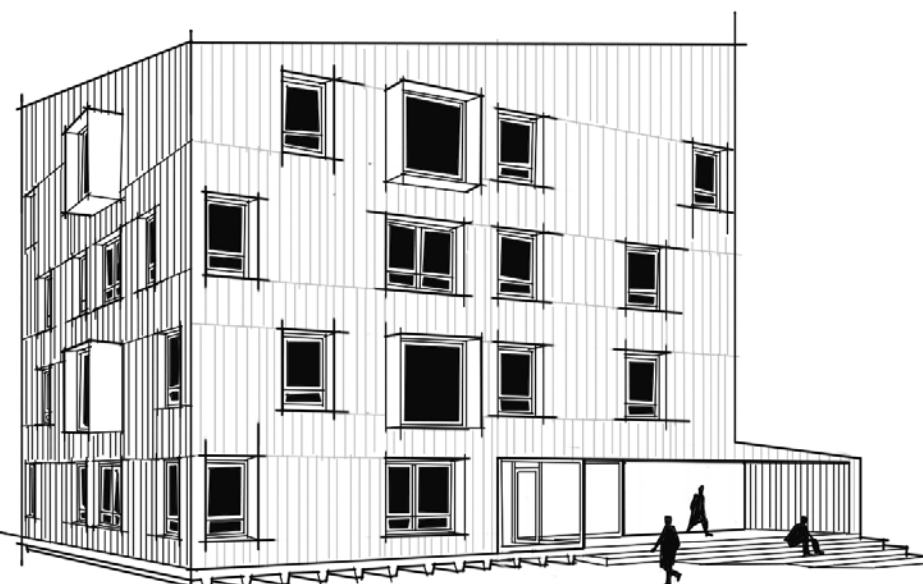
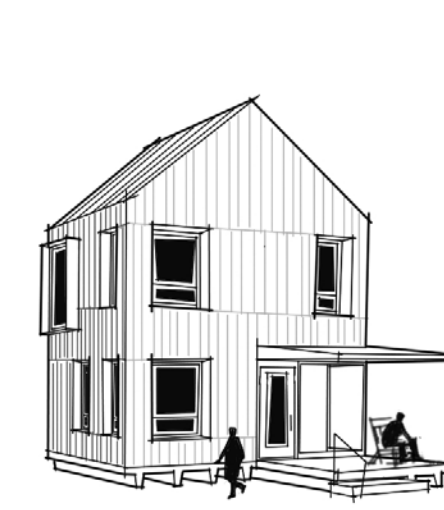
**Central Hall House**



**I-House**



**Ozark Farmstead**



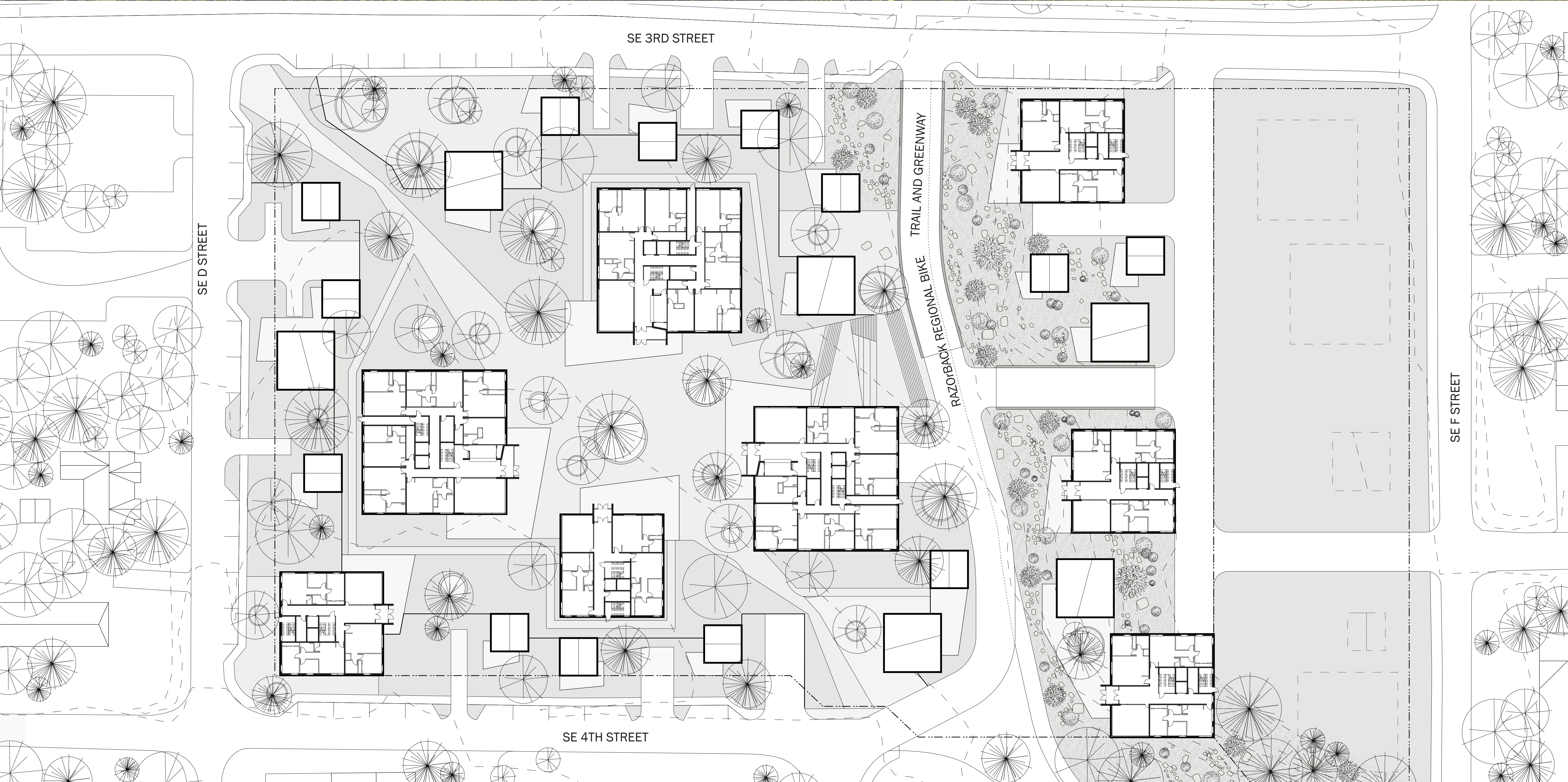
## Vernacular Housing

Images of vernacular houses (above left) and typical farmstead (above right) from *Ozark Vernacular Houses: A Study of Rural Homeplaces in the Arkansas Ozarks, 1830-1930* by Jean Sizemore; pgs: 46-47 and 115.





View from Razorback Regional Bike Trail, facing north



Site Plan

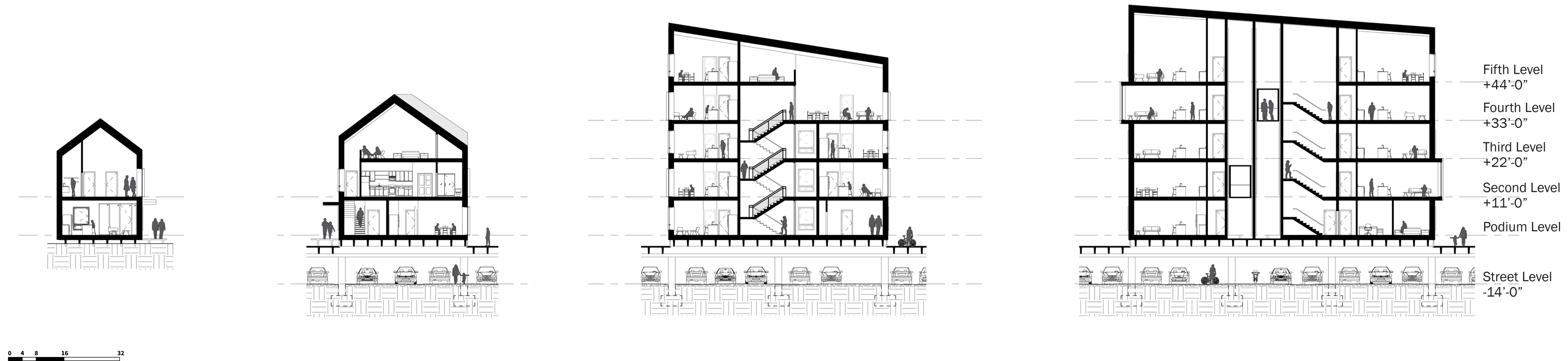


Site Section



## Elevations

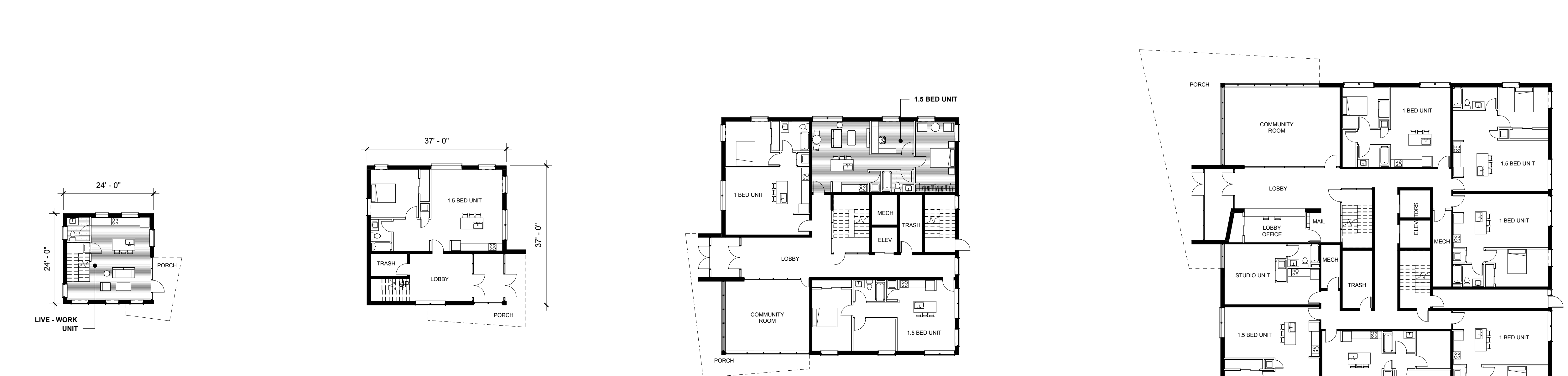
0 4 8 16 32



0 4 8 16 32

## Typical Floor Plans

0 4 8 16 32



## Podium Level Floor Plans

0 4 8 16 32



## Site Plan - Parking Level

0 16 32 64 128



183 Garage Parking Spots  
34 Street Parking Spots  
10 Driveway Parking Spots

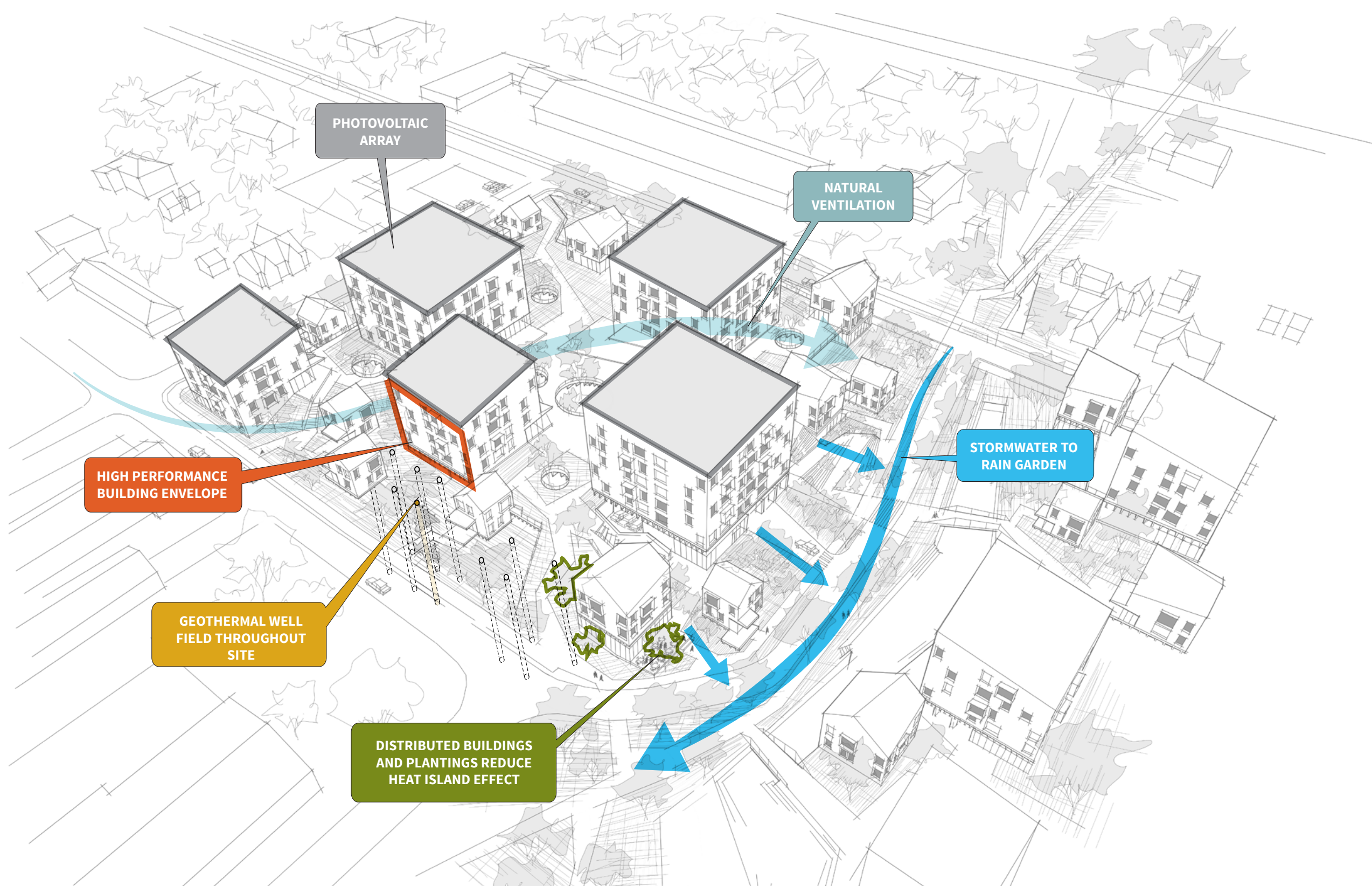
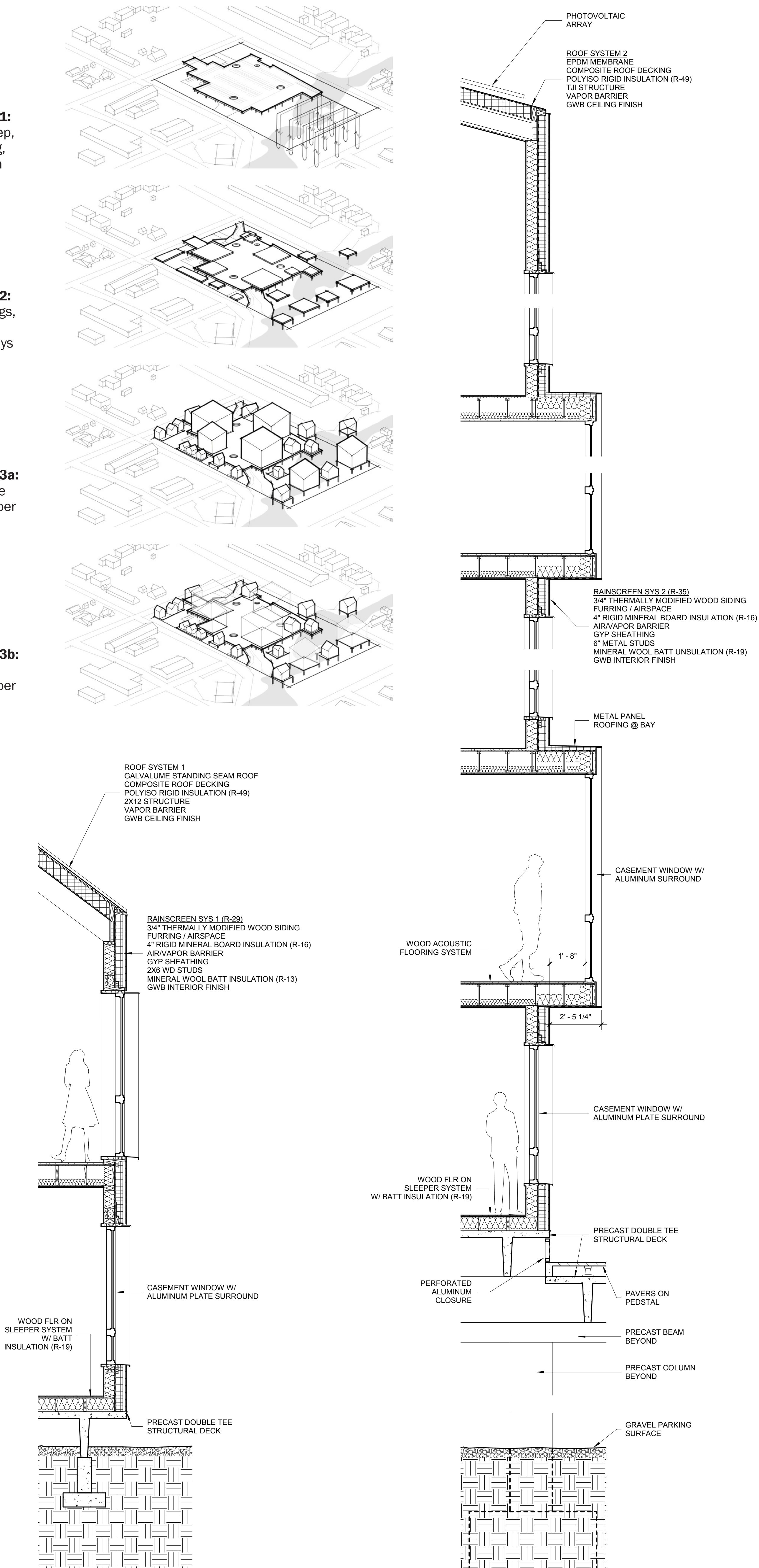
## Extended Site Plan

0 32 64 128 256





**Phase 3b:**  
Single  
developer  
option



### Pathway between living units



## Razorback Cafe and Bike Shop



### View from Parking Level



**Ozark Podium outdoor community space**



## Ozark Podium site entry