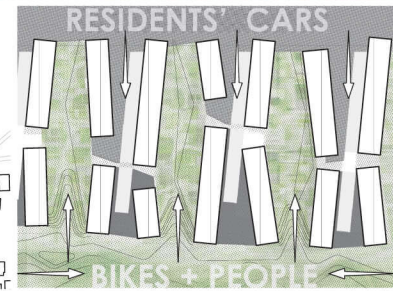


# WOODSHED/WATERSHED NEIGHBORHOOD Site 5

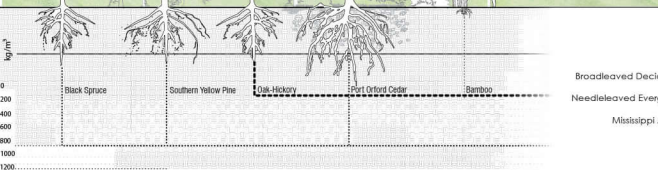
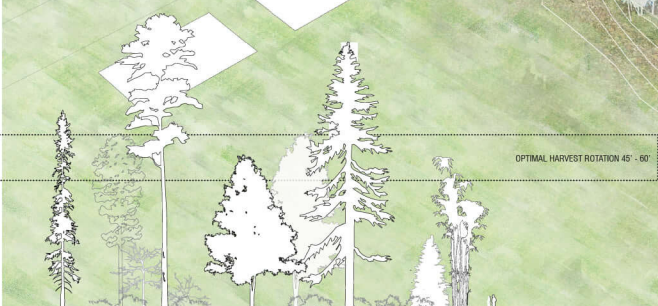


Our design seeks to create attainable housing – with its requisite affordability and simplicity of construction – that possesses the spill-sustaining attributes of home and neighborhood – light-filled domestic spaces; architectural interest and specificity; attractive, healthy materials; well-scaled public places; a vibrant mix of public amenities; connectivity to greenways, cultural offerings and downtown.

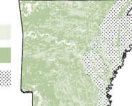
The design also underpins a larger concept of sustainable development and economic stimulus for the region. Our structural and construction system align with the concept of building production within the circular economy, which aims to diminish the building sector's contributions to the waste stream and use the building sector as a means to jump-start rebound economies. We envision a productive partnership among the Willette Family Foundation, the Fay Jones School of Architecture and the State of Arkansas, a region rich in natural resources and industrial capacity. This design proposes replicable housing solutions, which are part of a larger story of emerging regional synergies between business and industry, institutions of higher learning and research, private foundations and government; to serve urban and rural populations in Arkansas and to serve as a model of the environmental, economic and social potential of these important collaborations to the rest of the country.

The design proposes a series of north-south bands of housing, each broken into smaller segments, each with a ridge that is skewed slightly in plan. The long gabled buildings take lessons from Bentonville's historical barns, in a reference to the area's agricultural past. The barn typology provides a useful model for historically large buildings in keeping with the character of the place; the simple move of the skewed ridge affords a great variety of spatial and missing experiences, both within the units themselves and along the length of the buildings, creating the specificity, variety and sense of place that characterizes individual homes, and that too often is missing in affordable multi-unit housing.

A system of communal gardens interspersed between the barn forms serve as recreation spaces and provide a natural stormwater management system culminating in the constructed park and wetland spaces to the south.



## LAND COVER



Arkansas is a heavily forested state, with productive timberland covering 19 million acres, approximately 55% of the state's land area.

The four distinct forest regions of Arkansas are concentrated along the Western side of the state, while the Mississippi Alluvial Plain is almost exclusively utilized for agriculture.

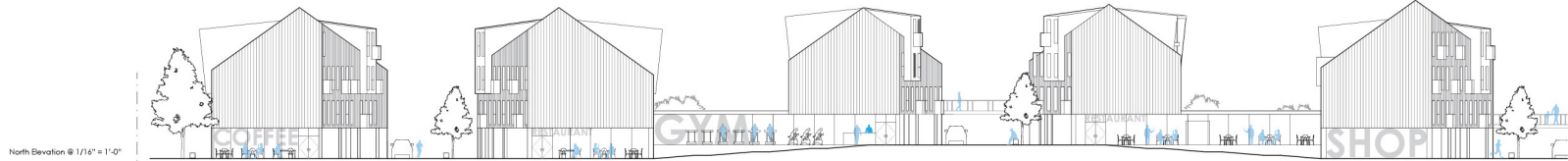
## DOMINANT FOREST TYPE



Hardwood species such as Oak and Hickory account for approximately half of Arkansas' forests, concentrated across 7.6 million acres in the Ozarks.

In the State's Southern regions, the forest composition shifts towards softwoods, primarily Loblolly and Shortleaf Pine occupying approximately 6 million acres.

Site 5 + Extended Site



North Elevation @ 1/16" = 1'-0"



Building Plan @ 1/16" = 1'-0"



Building Section @ 1/16" = 1'-0"

**thousand cubic feet**

- Less than 1,000
- 1,000-5,000
- 5,000-10,000
- 10,000-50,000

**ANNUAL ROUNDWOOD HARVEST**

Thanks to sustainable forestry management practices, Arkansas is home to a thriving timberland sector. Annual growth far exceeds annual harvests for both softwood and hardwood, resulting in an annual total timber growth surplus of 3 million tons, with softwood forests accounting for nearly 2 million tons of annual surplus.

**PRIMARY MILL LOCATIONS**

- Sawmill ● 5-20 mmbf
- Sawmill ● 20+ mmbf
- Plywood ●

The largest concentration of primary wood processing facilities are located within the expansive Southern softwood forests. Currently, the state boasts some 2,500 timber harvesting and manufacturing firms.

Arkansas' Forest Products Industry directly employs 28,000 people, with a total economic impact of \$6.7 billion.

**METRO REGIONS**

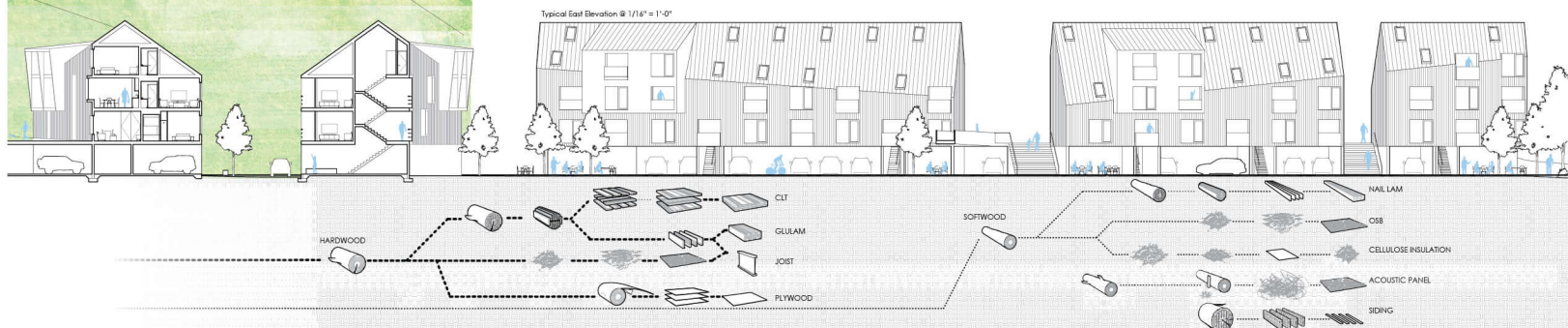
- Fayetteville-Springdale-Rogers  
Population 525,032  
14th fastest population growth in US
- Little Rock-North Little Rock-Conway  
Population 734,622  
75th largest MSA in US

**MAJOR ECONOMIC HUBS**

- private university ●
- state university ●
- fortune 500 company ●

Arkansas is home to 7 Fortune 500 companies, including Wal-Mart, which at \$50 billion in annual revenue is the world's largest business and employer.

Along with 128,000 students at University of Arkansas' Fayetteville campus, Northwest Arkansas is well poised for sustained future growth that will drive building sector demand.

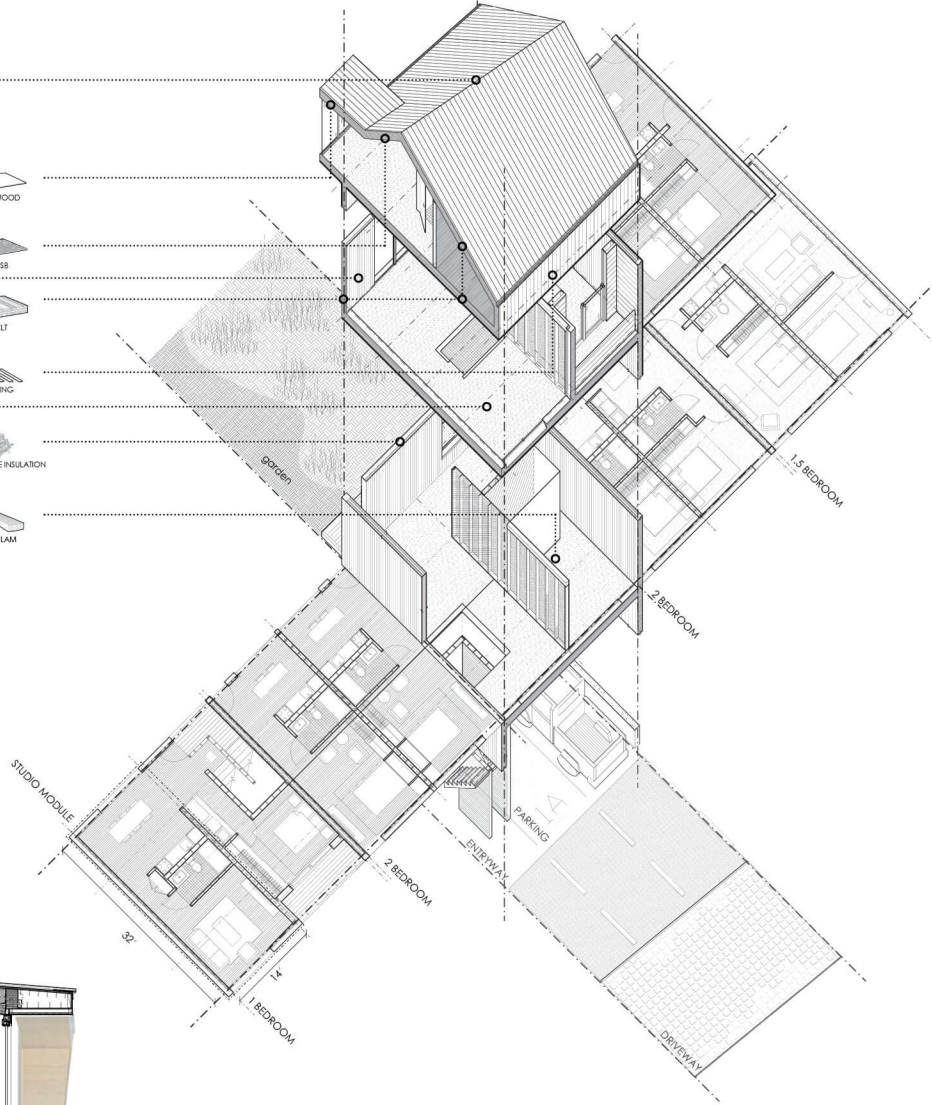


- ROOF PACKAGE (FROM EXT.):
- STANDING SEAM GALVALUME ROOFING
  - ROOFING MEMBRANE
  - NAIL BASED RIGID CELLULOSE INSULATION
  - 3 PLY CLT PANEL



- WALL PACKAGE (FROM EXT.):
- 5/8" T&G WOOD SIDING
  - RAINGREEN SIDING VENT
  - BUILDING WRAP
  - 1/2" OSB SHEATHING
  - CELLULOSE INSULATION
  - 3 PLY CLT PANEL
  - FURRING
  - GWB

- FLOOR PACKAGE:
- 2" CONCRETE TOPPING SLAB
  - 1" GRAVEL SKREE
  - 5 PLY CLT PANEL



Total Unit Mix

Unit Type	# Of Units	Unit Allotment
Studio	114	8%
1 bed, 1 bath	51	29%
1.5 bed, 1 bath	77	44%
2 bed, 2 bath	13	18%
3 bed, 2 bath	13	7%
Live/Work	20	
<b>Total</b>	<b>198</b>	

Axonometric Entryway Mix, Typical

Unit Type	# Of Units
1 bed, 1 bath	2
1.5 bed, 1 bath	2
2 bed, 2 bath	1
3 bed, 2 bath	1
<b>Total</b>	<b>6</b>

