



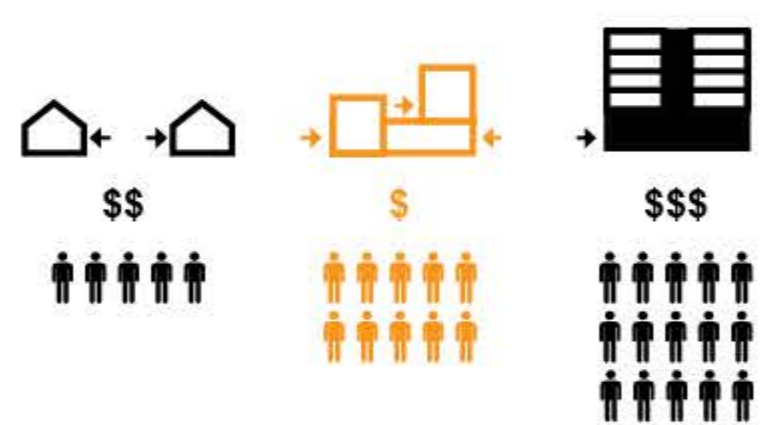
BLOCK PARTY

All cities have a deep pattern of DNA that is the result of decades of cultural, economic and political negotiation. Our approach to developing a new framework for attainable housing in Bentonville celebrates existing social and urban structures while encouraging new opportunities for density, affordability, and healthy living.

At first glance, Bentonville's development pattern appears suburban, with inactive street edges, few pedestrian amenities, and a robust car culture separating live, work and play. But the city also embodies a spirit of rugged individualism, with abundant access to outdoor recreation, a grassroots culture of small business entrepreneurship, and a libertarian approach to property and personal expression driving its social setting. Bentonville's investment in arts and creative enterprise also contributes to local culture, suggesting a novel hybrid approach to creating an urban culture appropriate to the Arkansas context.

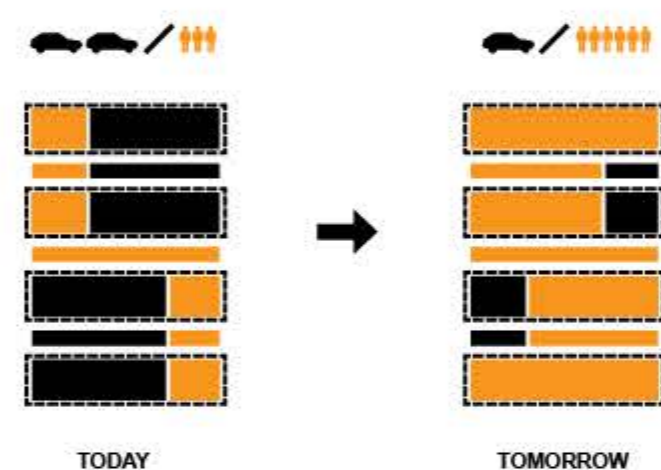
DEMOCRATIC DENSITY

Density is a key ingredient in designing socially connected communities. Too often, however, density can result in housing typologies with disconnected common spaces, creating an experience much like that of a gated community – moving from enclosed parking garage to elevator to interior corridor – with little opportunity to engage with the neighboring urban fabric. Our proposal aims to create the densest possible building type that fosters a public streetscape experience, with every unit entering through a front door to a public street. An elevated system of outdoor pedestrian and bike pathways cross-cuts the site, linking residential units with indoor and outdoor social spaces.



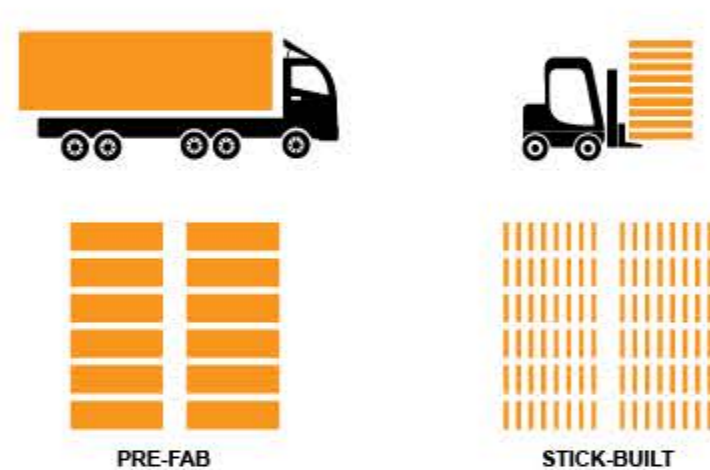
PEOPLE OVER CARS

Our proposal embraces the pedestrian, bicycle, and car as equal participants in the urban fabric. Despite the intensive vehicle-to-unit ratio prescribed by the current Bentonville zoning code, we predict a future of diminished reliance on private automobiles. Ground level parking areas are designed to integrate people with vehicles, blurring lines between paved and green edges, and an elevated pedestrian and bike-friendly circulation loop provides recreational and social opportunities. If and when fewer vehicles are necessary, individual garages can be converted to live/work studios, and covered parking areas can support social programs, like farmers markets or pop-up performances.



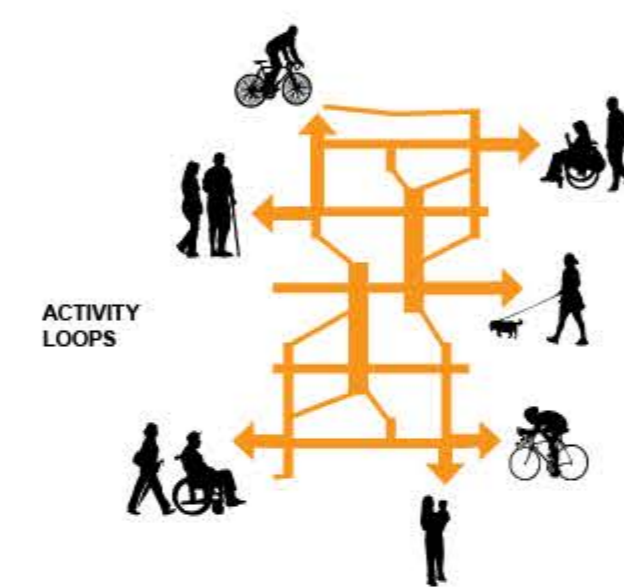
CONSTRUCTION FLEXIBILITY

Construction costs in high pressure economies can fluctuate dramatically, making development of low-cost, high-quality housing difficult. Our approach utilizes a flexible urban grid, designed on a 15'9" by 70' module with multiple functionalities and a high degree of flexibility. While the length of the bar packs in maximum density double-loaded parking below, the width allows for construction that works equally well with pre-fab modular systems or typical wood-frame field construction. A wide range of contractors will be able to bid the construction, maximizing competition and local labor involvement, while ultimately delivering affordability to residents through reduced cost of construction.



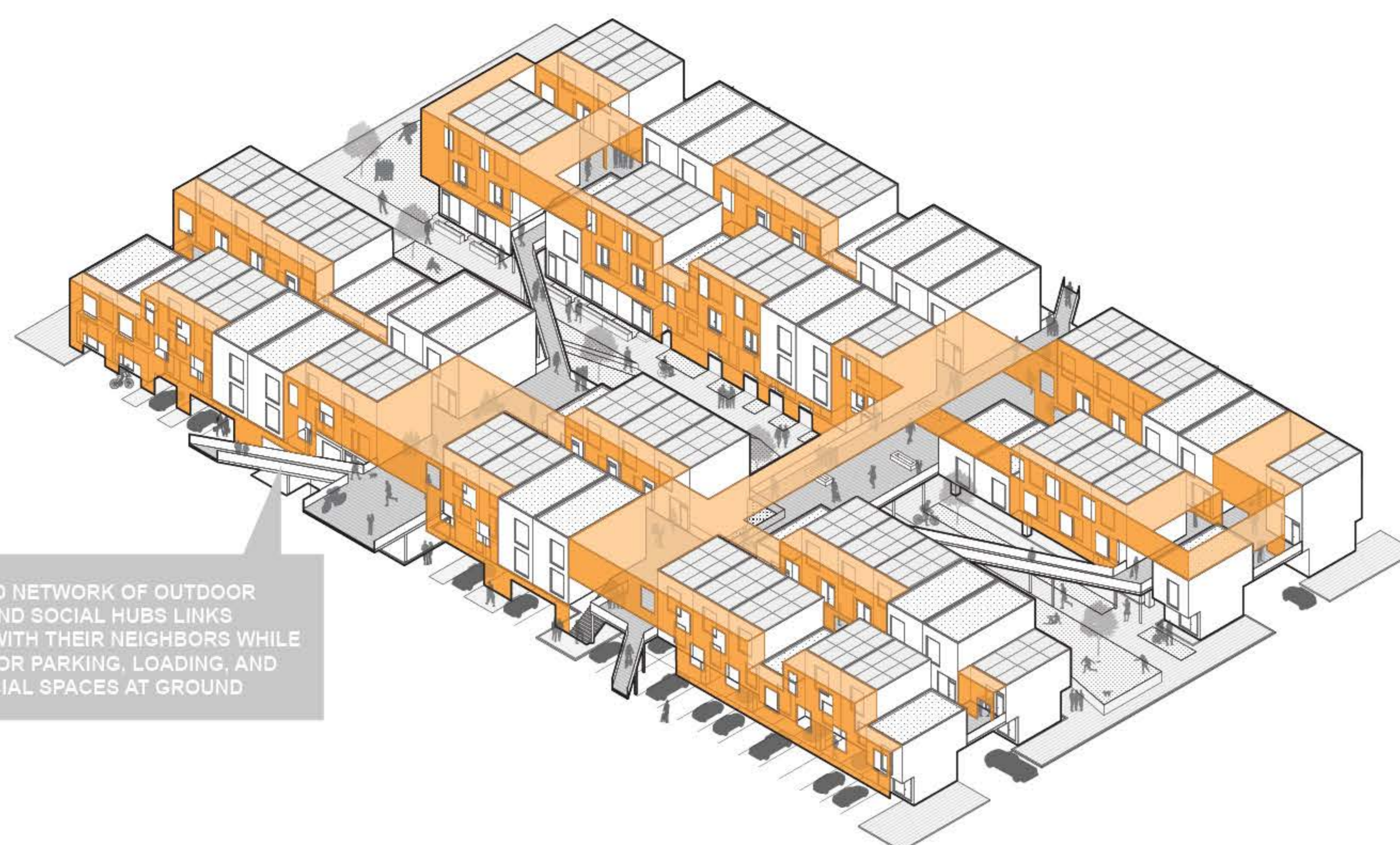
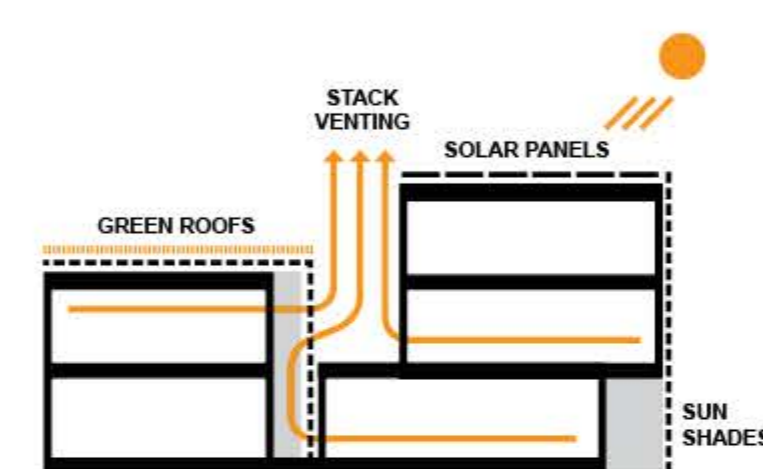
ACTIVE HEALTH

As the primary environment where people spend the majority of their daily lives, housing has the potential to positively influence individual and population-level health outcomes. Arkansas has one of the highest obesity rates in the nation, with over 35% of adults suffering the many health consequences of obesity. Our proposal aims to encourage active, healthy lifestyles for residents, with elevated residential units accessed from an accessible circulation and recreation loop inspired by the Razorback Greenway. Combining walking, biking, running, gardening, outdoor eating, and play spaces, the network encourages social interaction for all ages, and for residents and the general public alike.

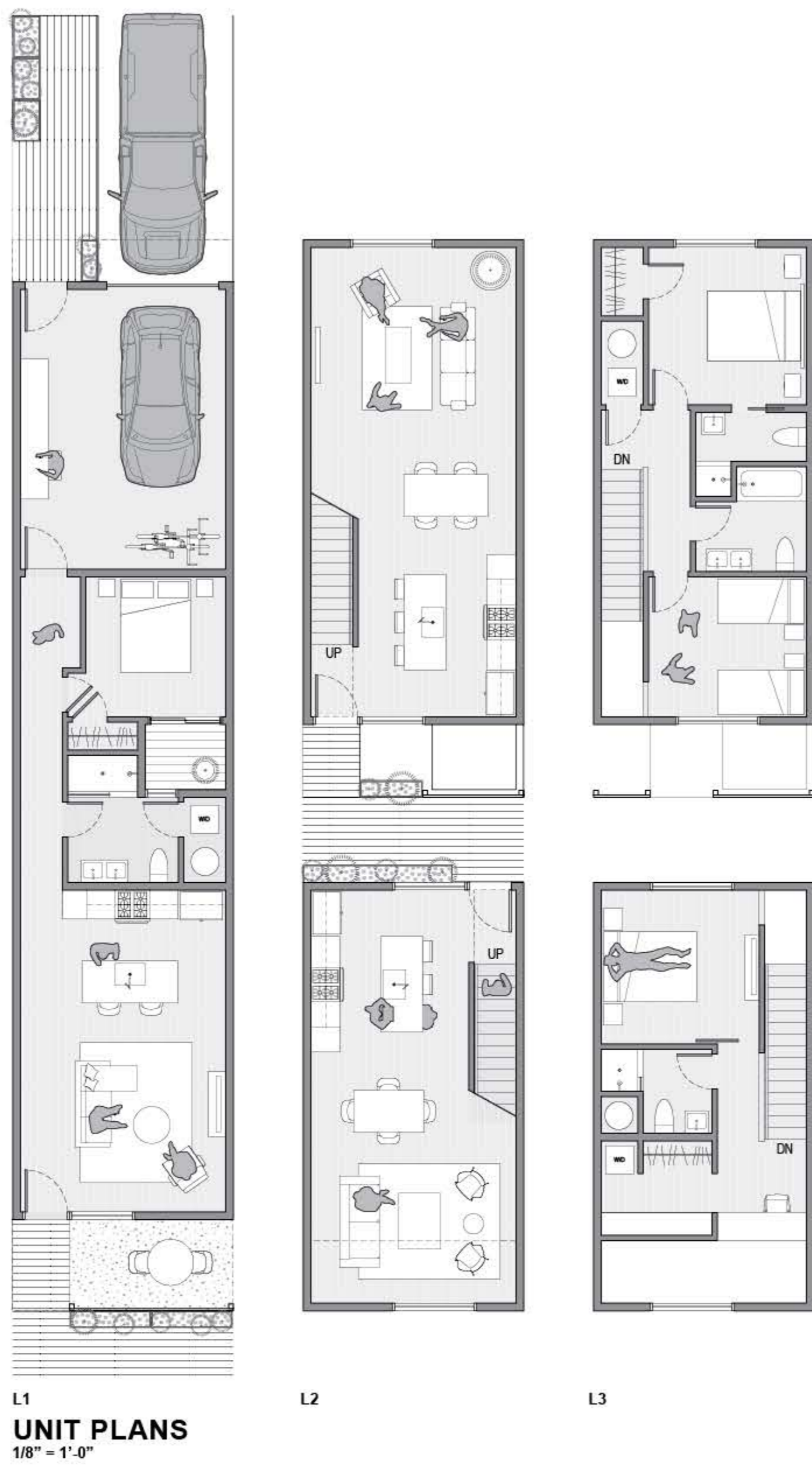


PASSIVE GREEN

In Bentonville's humid, subtropical climate zone, window shading and natural ventilation create passive comfort possibilities for much of the year. An attached building typology results in built-in insulation, and a system of south-oriented screens provide sun shading and opportunities for vertical greenery. Green roofs reduce heat build-up and manage stormwater, while solar photovoltaic arrays capture energy and offset long-term energy costs for residents.



AN ELEVATED NETWORK OF OUTDOOR PATHWAYS AND SOCIAL HUBS LINKS RESIDENTS WITH THEIR NEIGHBORS WHILE ALLOWING FOR PARKING, LOADING, AND SHADED SOCIAL SPACES AT GROUND



L1
UNIT PLANS
1/8" = 1'-0"

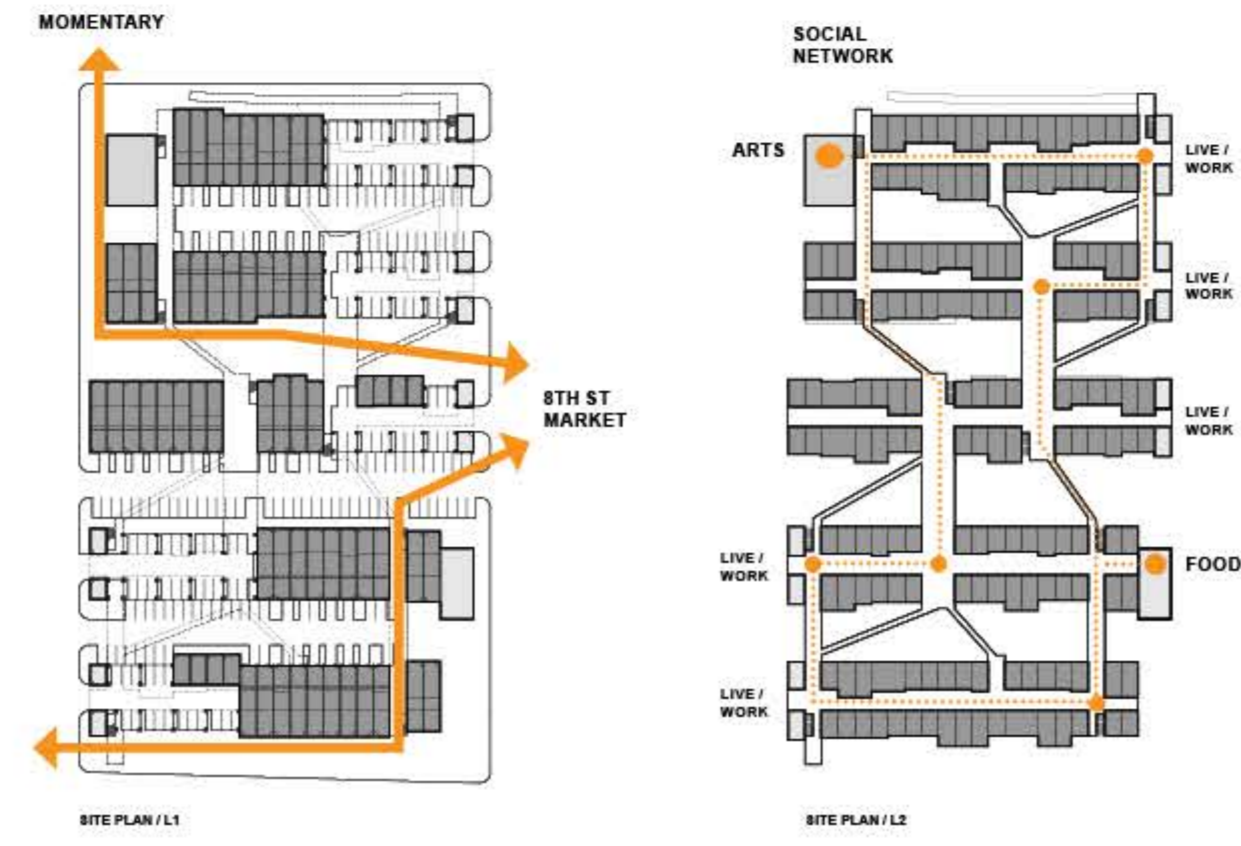


L1 L2 L3
BUILDING PLANS
1/16" = 1'-0"



VEGETATION AND SOLAR PANELS
CREATE A HIGH PERFORMANCE
ROOF SYSTEM

AERIAL LOOKING EAST



PLAN CONCEPTS



SOCIAL ZONES DEFINE
KEY EDGES AND CORNERS
THAT CONNECT TO
ADJACENT CONTEXT

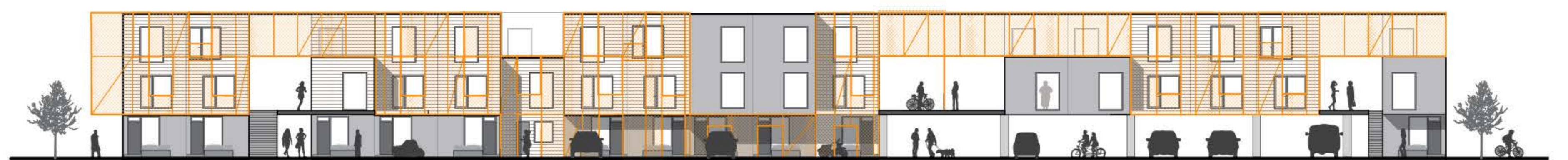
POTENTIAL PHASE TWO EXTENDS
THE FABRIC AND DOUBLES THE
CAPACITY OF THE DEVELOPMENT

EXTENDED SITE PLAN



TYPICAL UNIT
LIVING LOFT

SCREEN ELEMENT MODULATES
SOLAR EXPOSURE AND ORGANIZES
OUTDOOR PROGRAMS



SOUTH

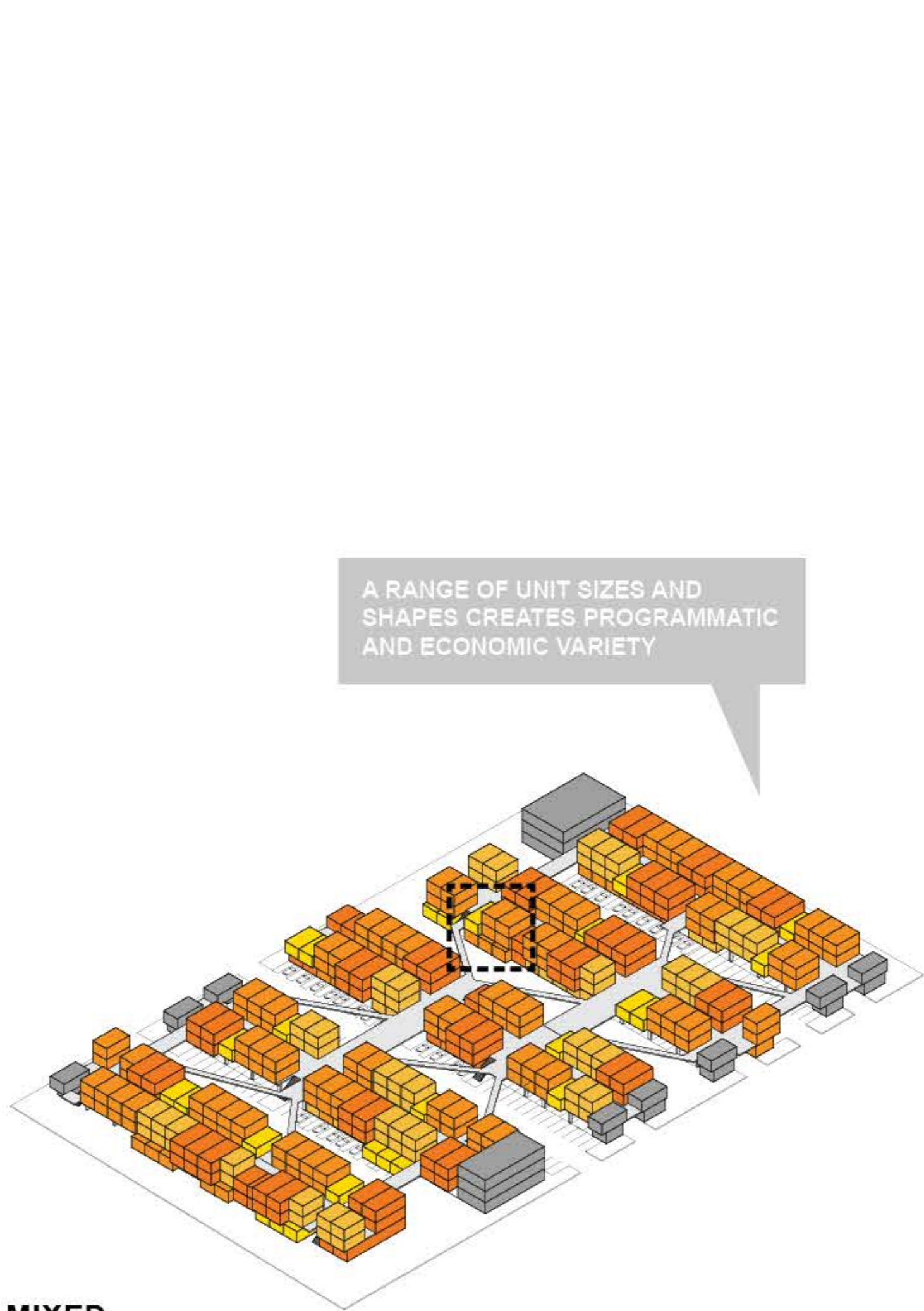


NORTH

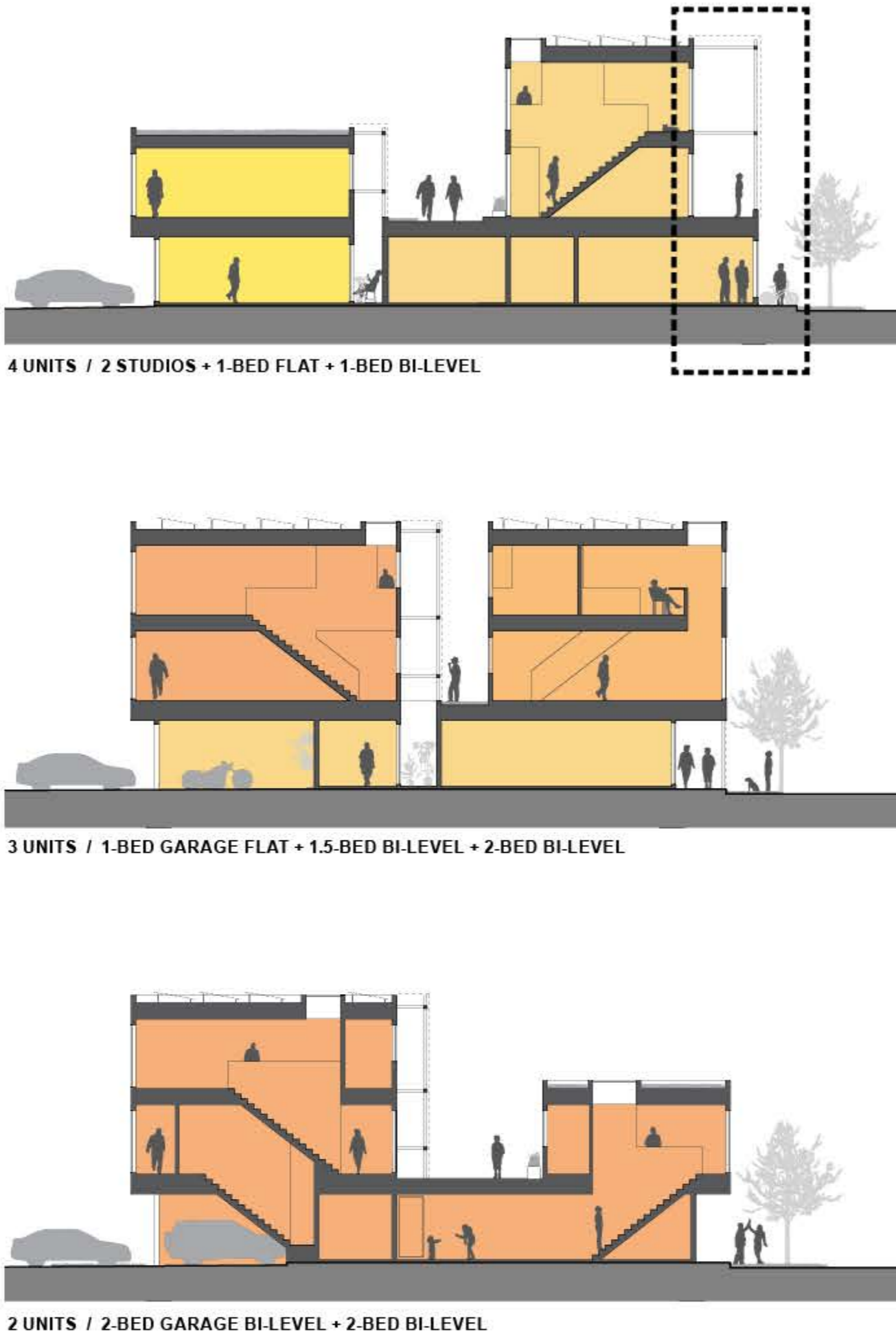
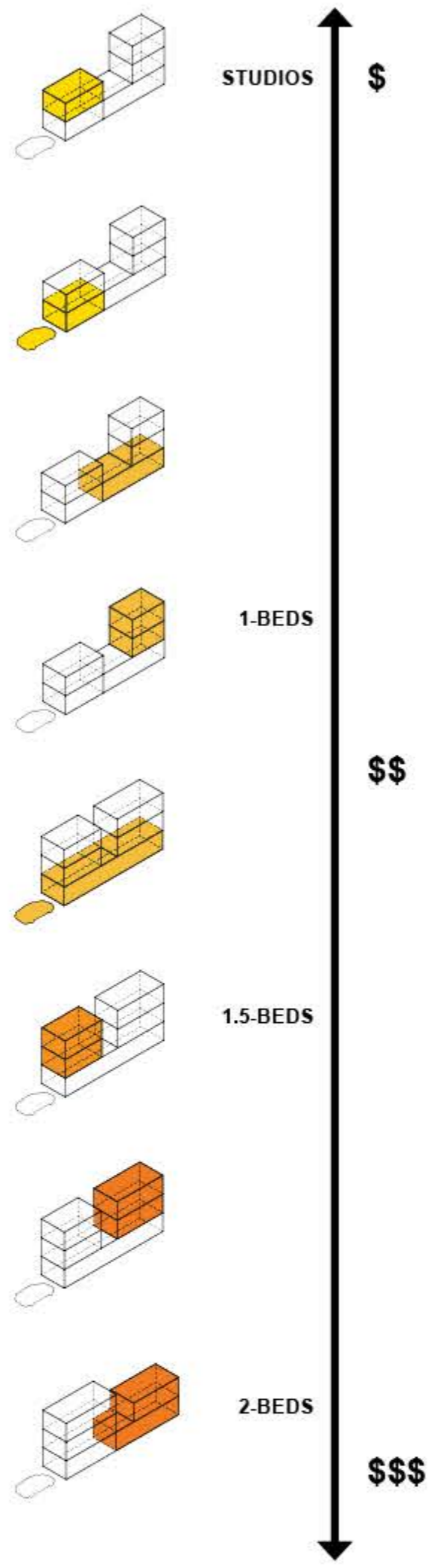
BUILDING ELEVATIONS
1:20



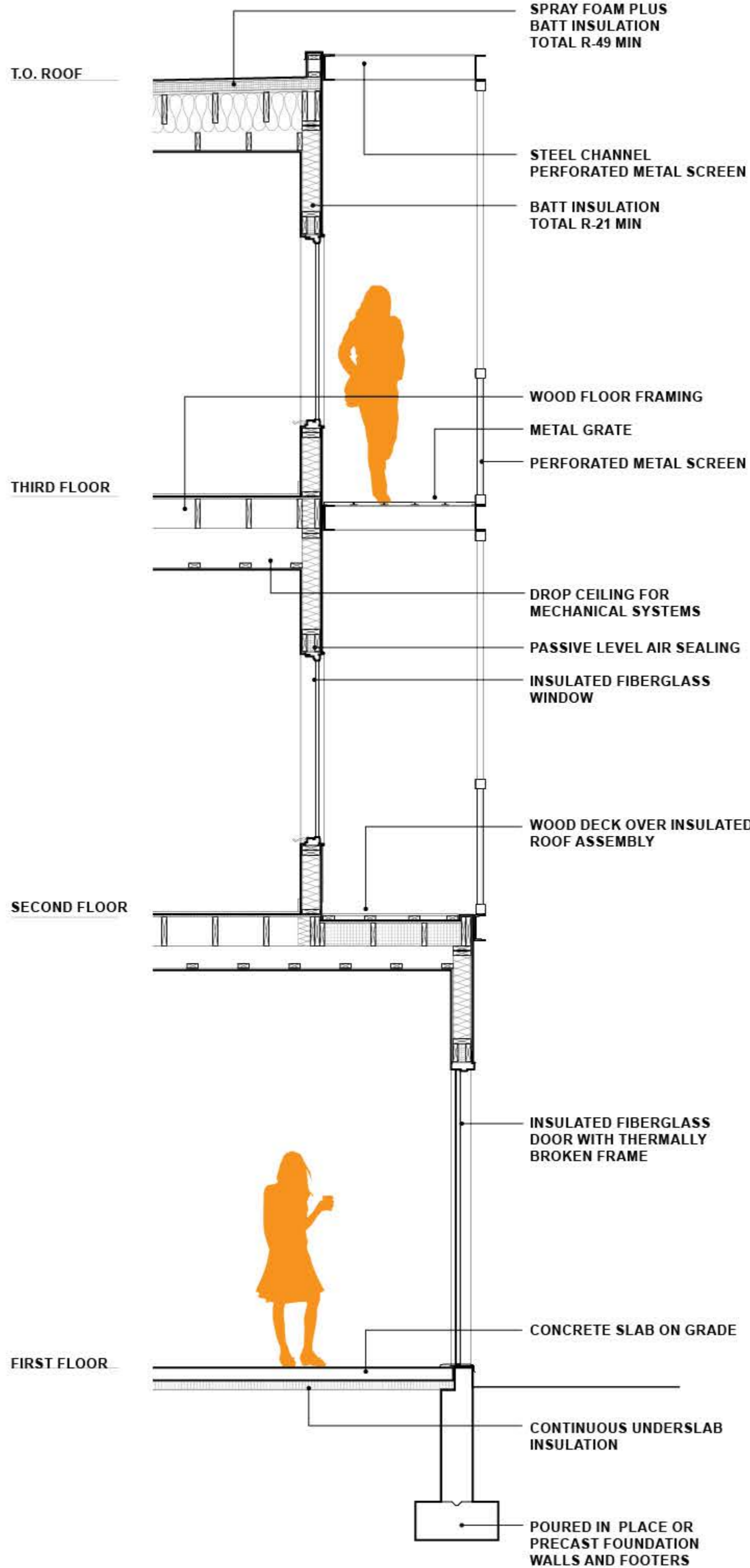
SECTION PERSPECTIVE



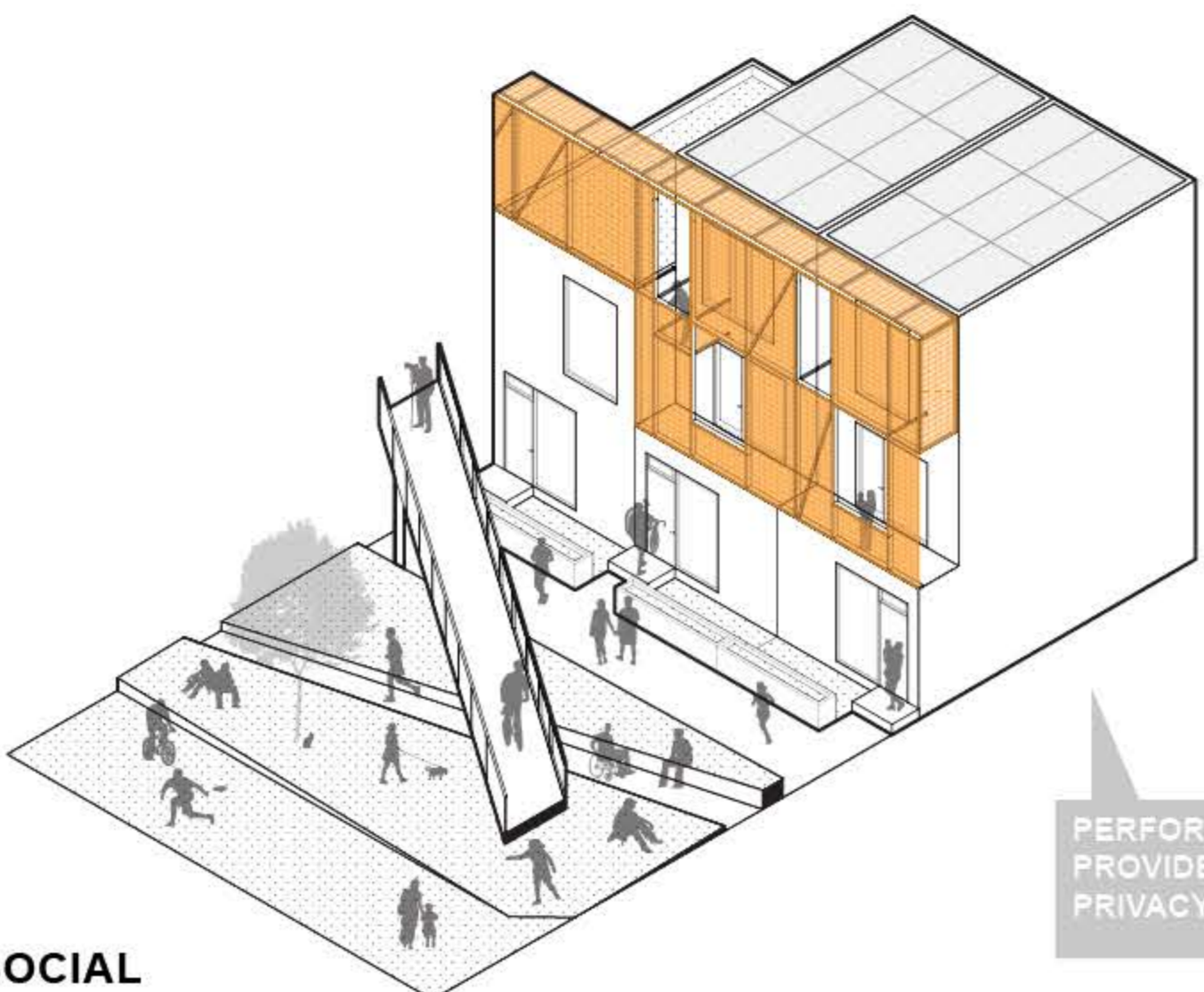
MIXED PROGRAM



BUILDING SECTIONS
1/16" = 1'-0"



WALL SECTION
3/16" = 1'-0"



SOCIAL SHADING

PERFORATED METAL SCREENS PROVIDE SHADING, TERRACES, PRIVACY AND GARDENS.

