

VIEW OF THE NORTH WESTERN CORNER BUILDING

The project intention is to find an appropriate modern, rational and attractive solution to housing through a merging of two seemingly opposed traditions:

- The Modern postwar American rational housing practices as seen by Mies van der Rohe in Lake Shore Drive or Lafayette Park

- The regional building culture, adapted to southern climate found in traditional usage of large and generous porches.

THE CITY BLOCK / STRUCTURE

With reference to the existing structure of Bentonville, we propose a structure based on individual "Urban Villas". Rather than making large continuous blocks defining the streets, we propose a simple structure of square volumes, capable of flexibility regarding subdivision. The solution connects to the traditional structure of houses in the nearby neighborhoods.

The regular schematic structure of urban villas is interrupted by specific incidents of the site;

- The flood area (FEMA-zone) / the Town Branch Creek runs at an irregular geometry through the site.

- Specific large trees we believe gives such a quality to the area that the new building blocks and structure should yield to them.



VEGETATION

The natural creek provides water for the proposed plan of trees. The possibility of Lush vegetation that lies in the local climate should be utilized to provide an intimate interplay between buildings and vegetation.





```
THE CENTRAL COURTYARD WITH THE SLOPED PLANE
```

DIVERSE ECOLOGY RIPARIAN PLOOD ZONE PARK -LIKE PATH TERRACE TREES AND LAWN











CREEK SHORE RIDE





SECTION B 1:500















CREEK SHORE RIDE



TYPICAL FACADE 1/8"



TYPICAL FLOOR PLAN 1/8"

THE UNITS OF THE CITY STRUCTURE / BUILDING BLOCKS A building block of approx. 72' x 72' is an efficient answer to a building block of low cost and high efficiency. Net to gross area is very efficient. Most units can be corner units. Two different plan solutions are proposed with respectively 4 and 5 units per floors.

The traditional street access to the buildings is inverted, approaching them from the common courtyard. The courtyard is a common garden and playground. A community space is centrally located within the courtyard.

THE DWELLINGS

Each dwelling is made to utilize and fit to the specific climate of Northwest Arkansas. To make a city dwelling attractive compared to a suburban dwelling, we have emphasized an outdoor covered porch as well as a direct relationship to the main living room. The porch is for all units 12' x 24', large enough to give room to an outdoor dining table, and outdoor comfortable seating arrangement. The inspiration to this arrangement is found in the porches of the Vernacular tradition of the Ozarks and the South. The floor plans are simple, effective and flexible. Bathrooms can be prefabricated.

PARKING

Parking is proposed halfway underneath the dwellings, as an open, naturally ventilated structure. From the parking, there is direct access to all lifts / staircases. If this is too costly, a common parking structure







could be proposed at the eastern part of the site above ground.



TRADITIONAL REGIONAL RESIDENTAL ARCHITECTURE

CREEK SHORE RIDE



VIEW TOWARDS SPORTS GROUND











TYPE 1 - FIRST FLOOR PLAN

WITH COMMERCIAL SPACE



Community space 2 185,4 sq ft

		\square	
		\square	







			1

FLEXIBILITY OF FACADE SYSTEM 1/40"

STRUCTURAL SYSTEM / MATERIALS

The construction of the units can be done in many ways. The growing interest in utilizing the wooden resources of the Ozarks might open up for usage of Cross laminated Timber. This is proposed in the wall cross section. Regular wooden structures or steel / concrete alternatives can also be used. The main structural bay is 24', but this can be subdivided into 12' bays, more suitable for a wood structure. The challenge of vertical sound insulation using CLT is proposed solved through a 4" layer of gravel. We propose the use of salvaged barn wood as siding, as well as salvaged brick for foundation cover, a character fit to the place. Railings are simple steel wire railing systems. We hope this solution is possible within the proposed cost picture. possible within the proposed cost picture.









CREEK SHORE RIDE