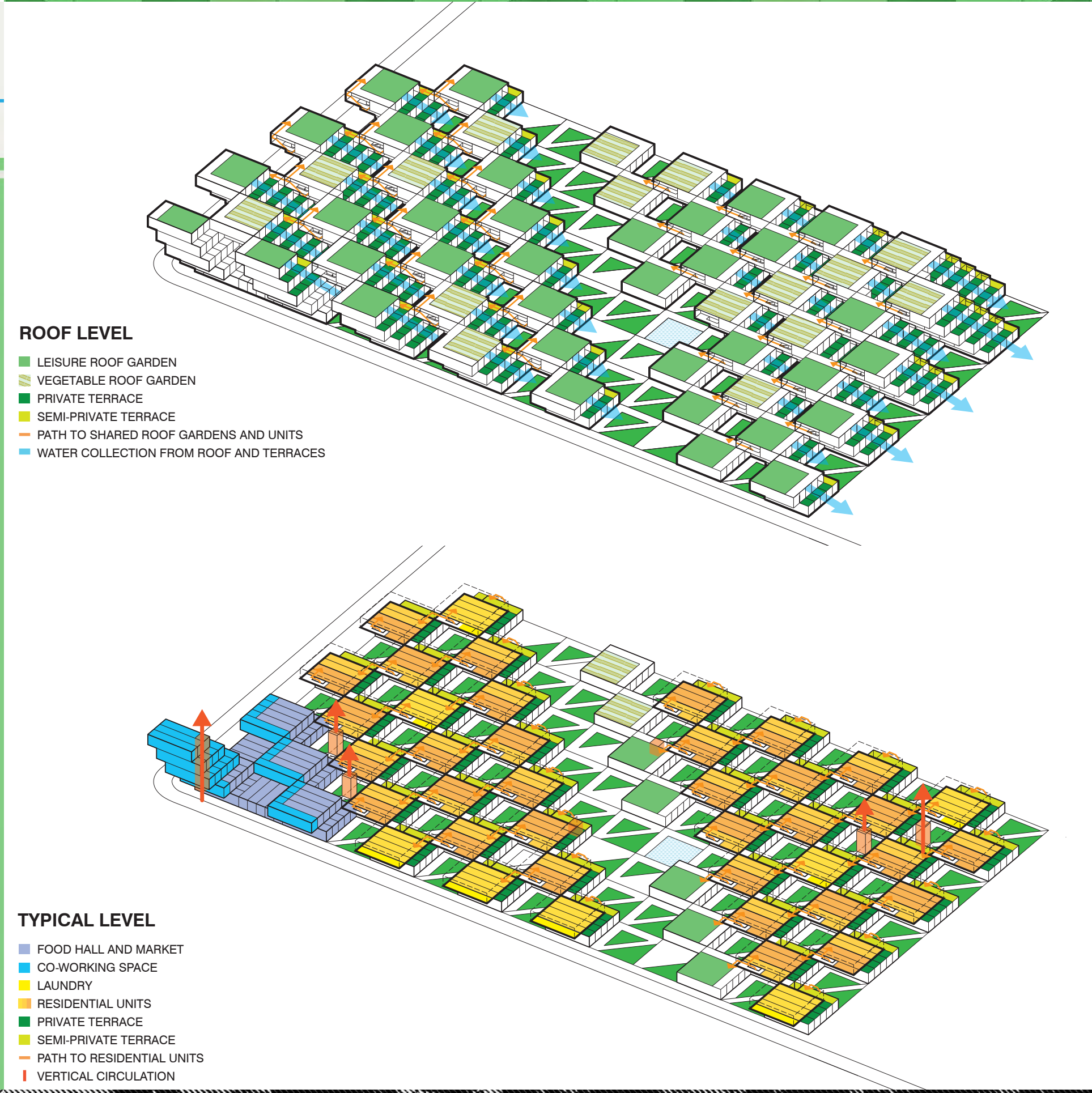
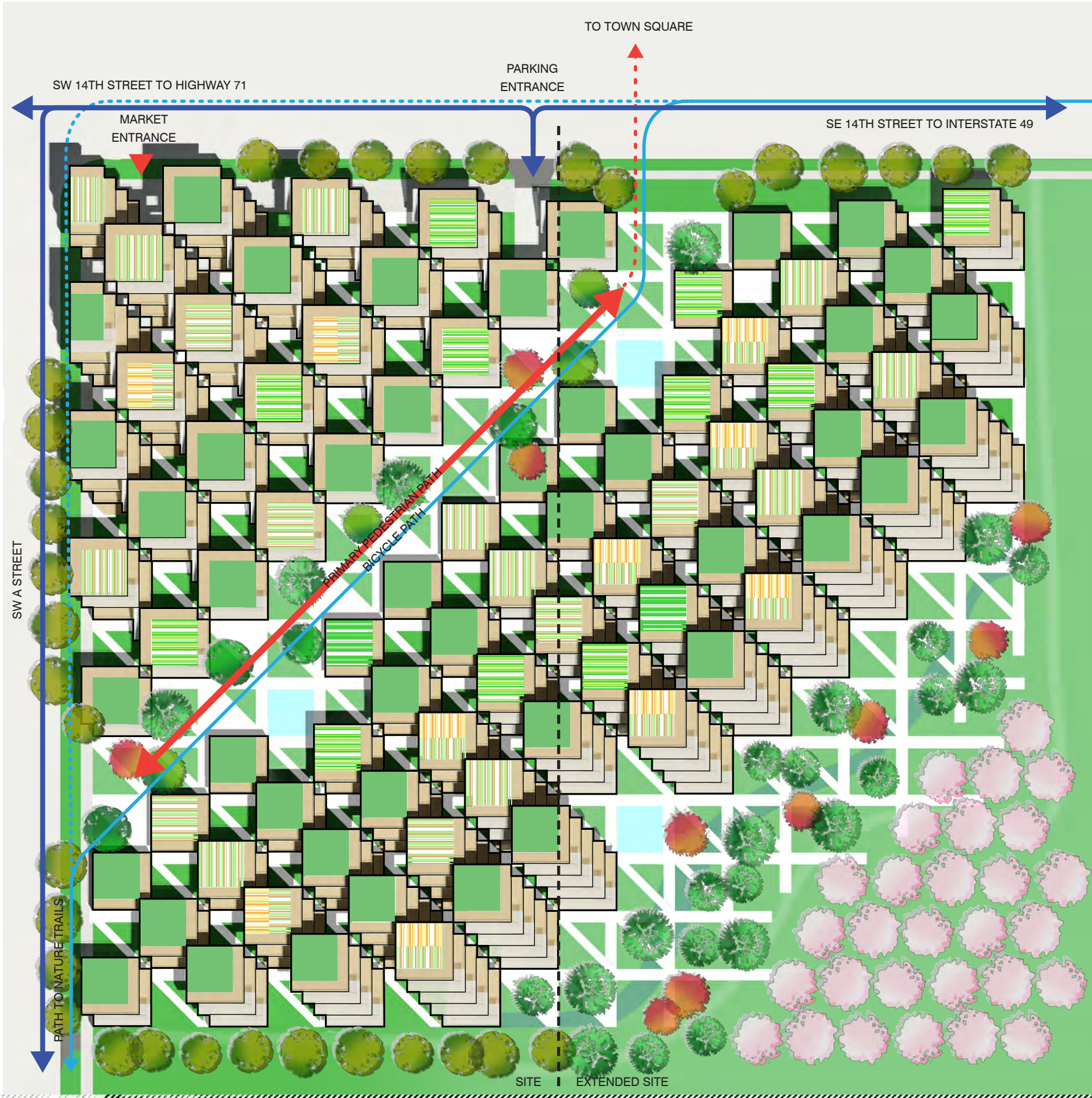
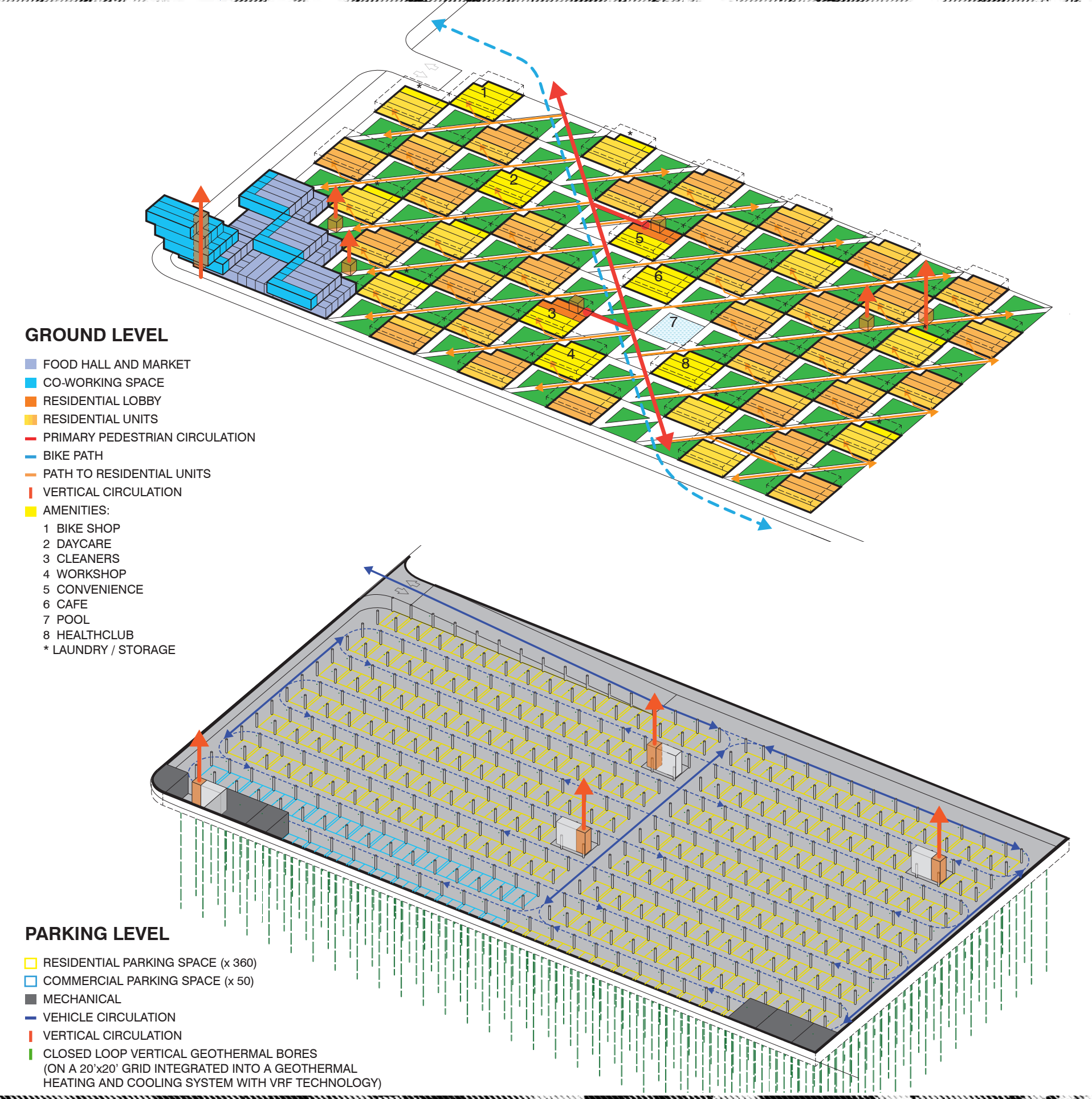
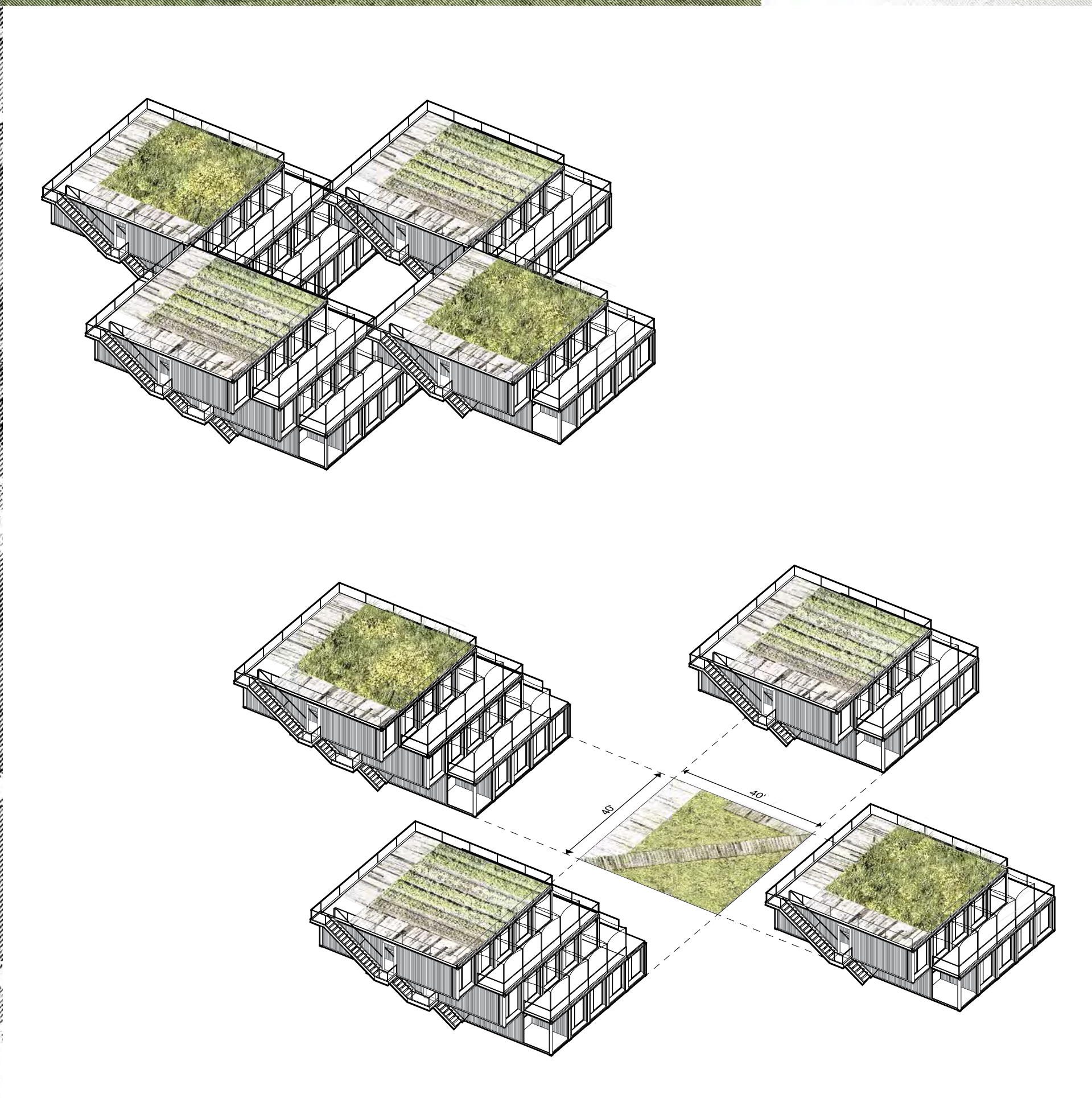


Accessible housing for Bentonville can be envisioned as a broad landscape that grows out of Bentonville's sense of place: learning from its historic patchwork pattern of blocks and squares, and also from its hardworking arterial roads, entrepreneurial big boxes, and rural heritage of farms and fields.

We propose a landscape of homes growing gradually up to its highest five-story point at the busy corner of SE 14th Street and SW A Street, and rising more gently, near existing single-family homes to its southeast corner. Between these corners, a valley is defined by a grassy ground-level Common, crisscrossed by pathways, with amenities and plantings that continue up onto green roofs with community gardens. In a checkerboard pattern, fifty "townhouse" Blocks (each a stack of simplex apartments) alternate with Courtyards. This ensures a variety of shared and private outdoor spaces, provides north-south cross-ventilation for every residence, and creates forty neighborly Courtyards across the site. Stepped to the north and west, the Blocks provide shade, private terraces, and high-visibility circulation, (as well as, at our site's northwest corner, creative office and dining space, within a prow-like landmark at the scale of adjacent commercial development).

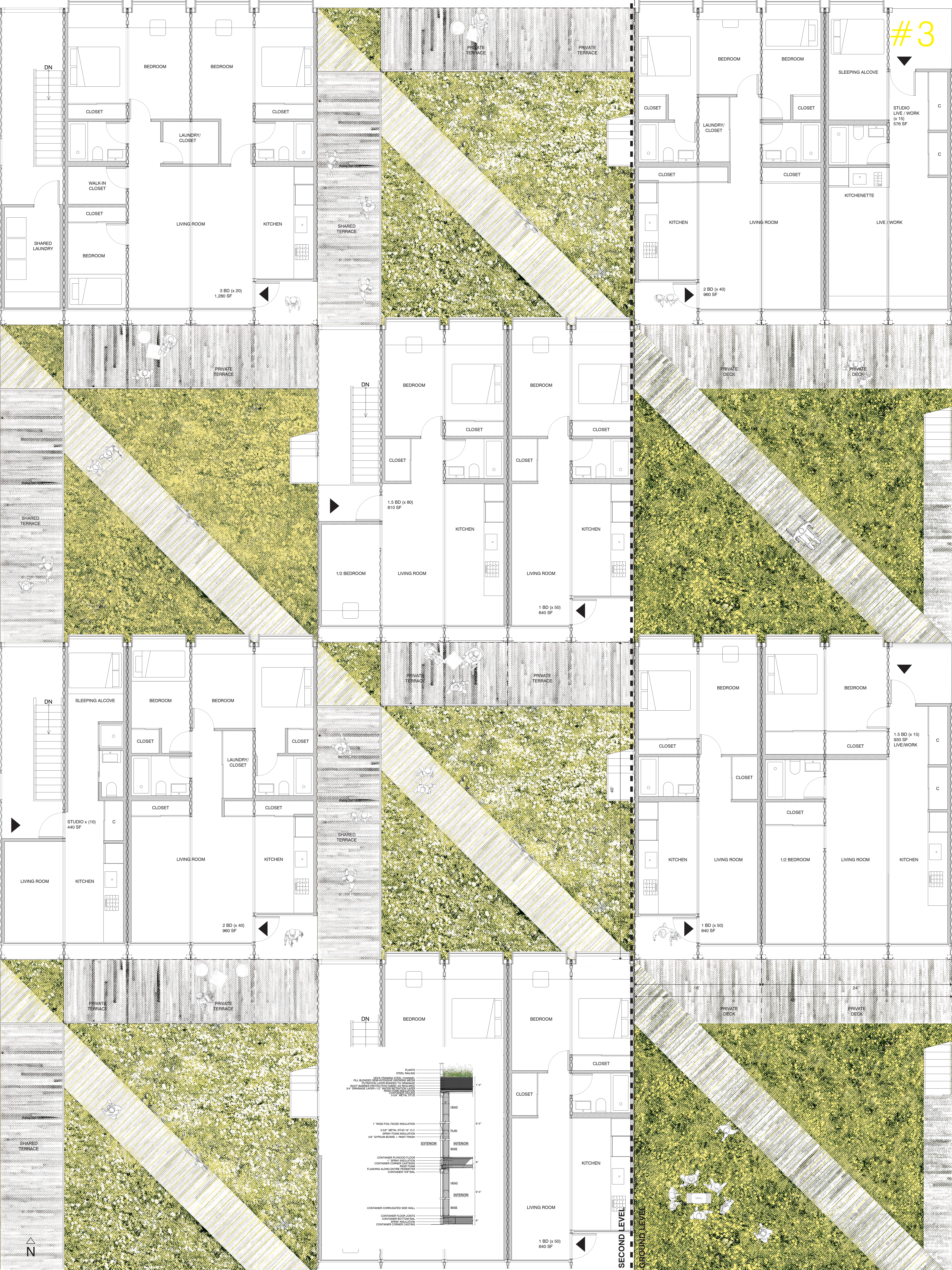
The forty-foot-square Blocks are made from a square array of five ISO-standard weathering steel shipping containers, stacked and stepped to form the Blocks—738 containers in all. This represents a sustainable upcycling that, thanks to broad interior vistas, choreographed openings, and refined finishes, is brought to a high level of comfort. We envision a community woven and stitched together through pathways, courtyards, overlooks, planted rooftops, and private terraces. It's called Arkansas Crossroads—after one of the major quilting block patterns historic to this part of the country, in which a stable square patchwork is enlivened by a crisscross of diagonals, creating a peaceful but dynamic pattern for daily life.















Courtyards frame a dappled pattern of sky and shade, while smaller overhead openings bring daylight to residence entryways and ground-level pathways.



Grassy Courtyards are spanned by the plane diagonal paths, and overlooked by private decks below and private terraces above.



#4

Arkansas Crossroads rises to a landmark "prow" or "plow" at its northwest corner, at the scale of adjacent commercial development, sheltering residences behind, enclosing a food hall, market, and creative office; and topped by a rooftop lookout with views north to the heart of Bentonville.



A daycare center opens onto the central Commons. Aligned openings and corner entryways for residences establish diagonal pathways that weave out from the Commons to the Courtyards.



Setback terraces provide sightline privacy and outdoor space for each residence living areas, and every residence features north-south cross-ventilation and lighting across a forty-foot footprint.



The central Commons—a place for green markets, craft fairs, community barbecues, and more—is crisscrossed by diagonal paths that lead to the Courtyards, with the feeling of a valley between green planted roofscapes that rise to the northwest and to the southeast.



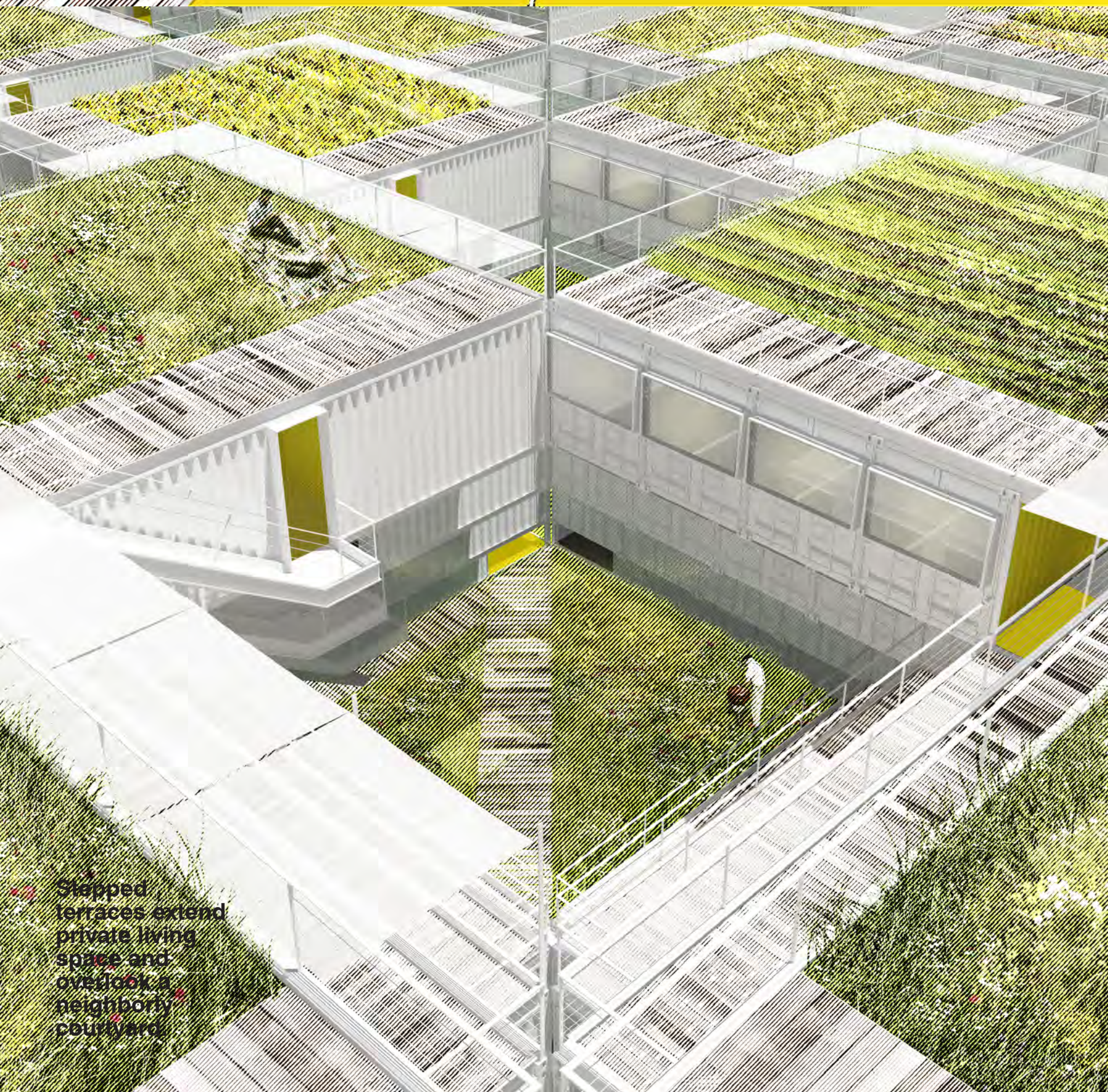
Each roof is a collective space shared by the units. Within its block, it offers a decked area and a green roof for small domestic planting—plus there is always a view.



Along the Commons, a pool, a gym, and a cafe are part of the shared amenities.



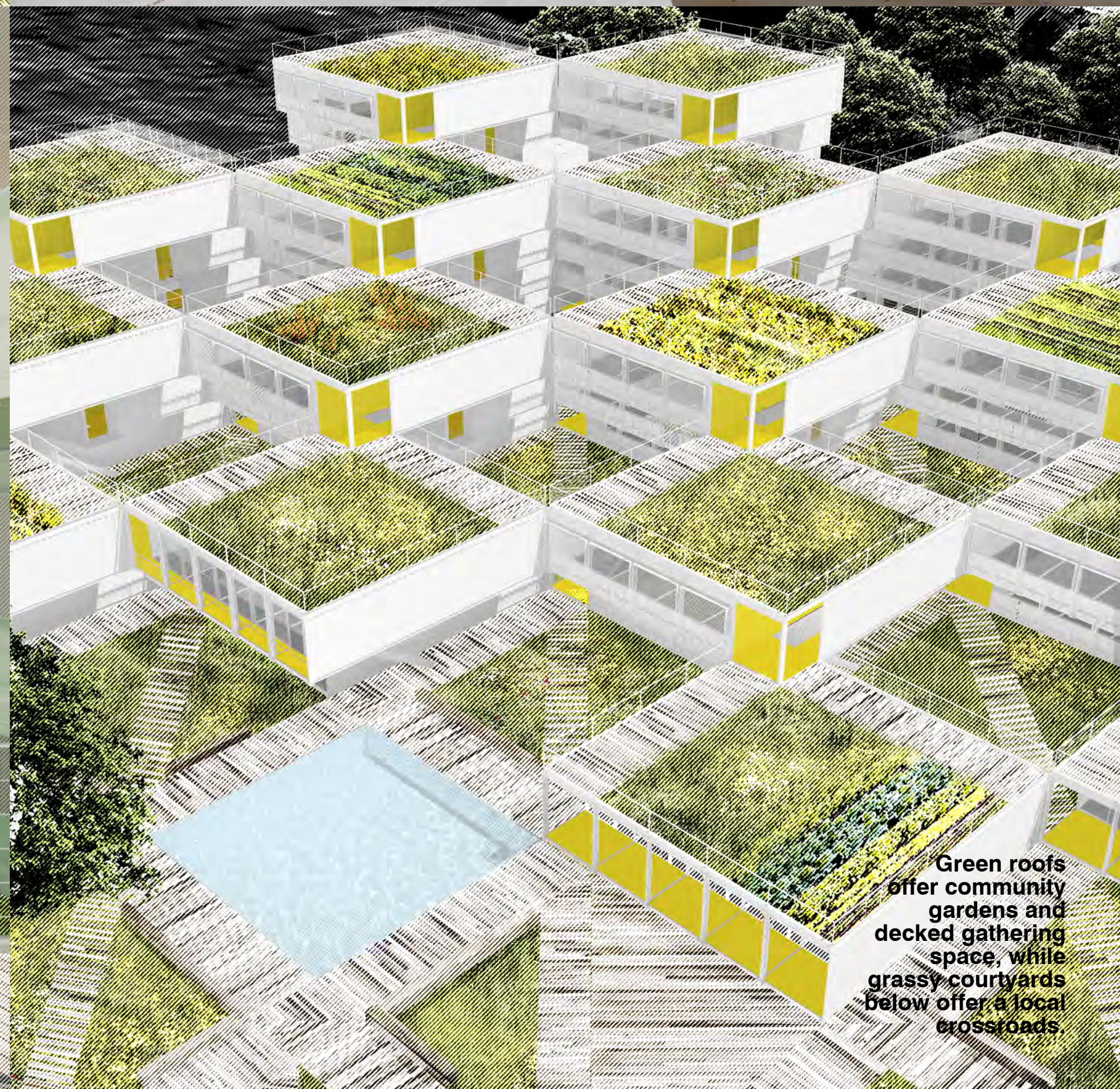
Setback terraces provide sightline privacy, views and outdoor space for each residence living room.



Stepped terraces extend private living space and overlook neighboring courtyard.



All residence living areas overlook terraces along the stepped-back north side of the Courtyards, while all residence sleeping areas are tucked under shaded cantilevers along the stepped-out south side of the Courtyards.



Green roofs offer community gardens and decked gathering space, while grassy courtyards below offer a local crossroads.