

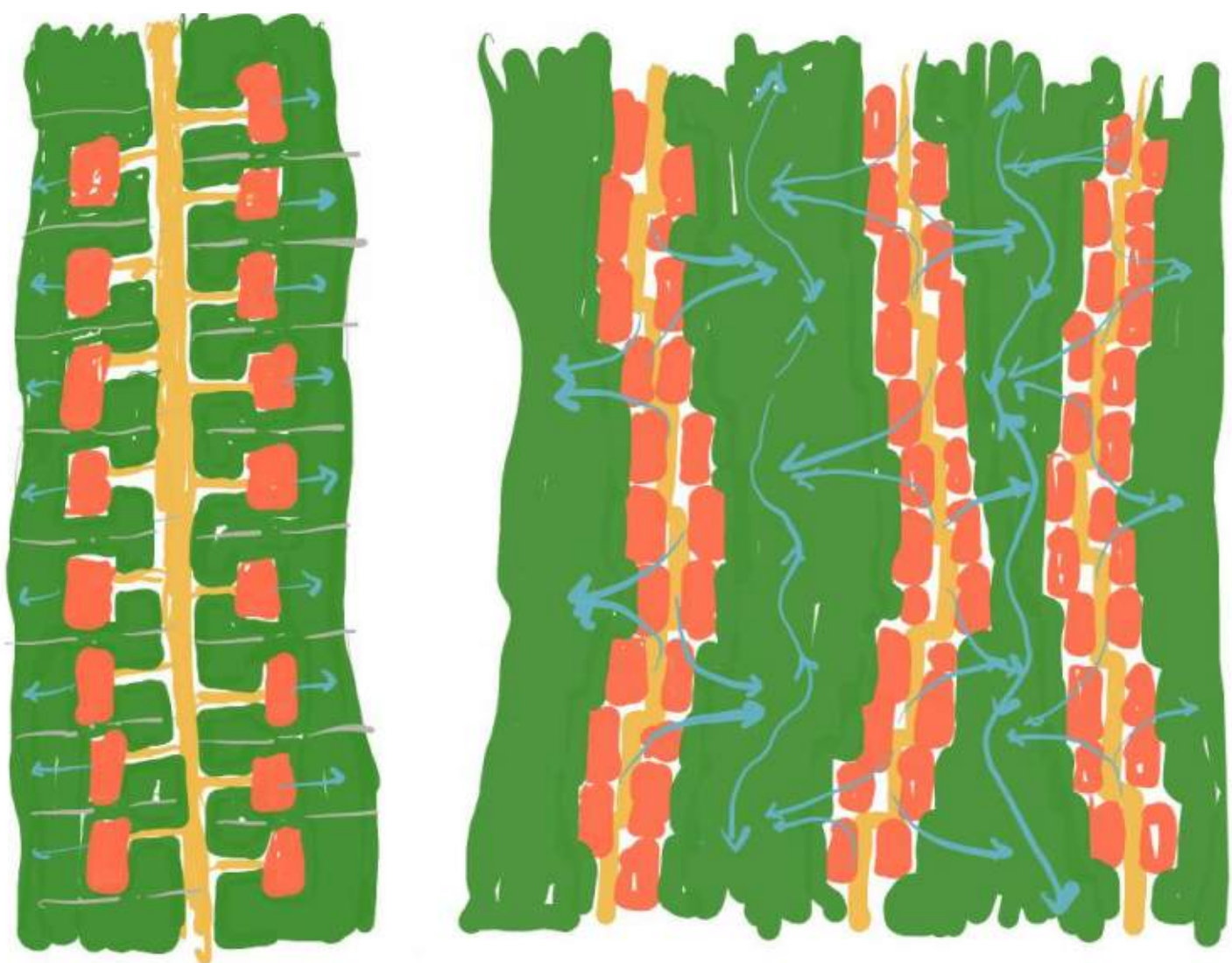


HOUSING NORTHWEST ARKANSAS INITIATIVE

PROFESSIONAL
DESIGN
COMPETITION

SITE 3

- New housing isn't about providing shelter alone; the architecture of a housing project must foster health, wellness, safety, and a deep sense of community connection among residents. Fundamental to our design approach is our belief that attainable housing should be socially and culturally engaging for all occupants, and that the building must exhibit environmental responsibility. When first approaching the design for Site 3, we saw the opportunity to consider the following primary challenges that are central to Bentonville's housing future:
- **BUILDING DENSITY:** design a livable density on the site that maximizes the allowed zoning of 48 units per acre and 236 units in total, while balancing the scale of the single-family residential neighborhoods nearby;
 - **INTEGRATING LANDSCAPE AND INFRASTRUCTURE:** create a design that equally values architecture, landscape, and urban infrastructure to simultaneously create vibrant social, commercial, community, and natural spaces throughout the site;
 - **HOUSING DIVERSITY:** incorporate a range of unit types to accommodate and encourage a more diverse, inclusive community of residents while prioritizing health, wellness, community, and an improved quality of life;
 - **INNOVATIVE CONSTRUCTION:** plan for a systematized construction methodology that utilizes modular, prefabricated, and panelized systems as a design strategy that can reduce construction costs, time, and waste while introducing a new potential revenue source for the local construction industry.



BACKYARDS → COMMUNAL SPACE
STREET → CONNECTIVE BRANCHES

The proposed 236-unit housing project maximizes the zoning-allowed density of 48 units per acre. The new design scheme inverts the suburban model of single-family homes with large yet unconnected backyards by transforming this formerly private greenspace into a shared communal landscape between residences. What were streets in the suburban model are now intimate pedestrian-scaled pathways that directly connect apartments to shared outdoor spaces, parking areas, and the adjacent city streets. These pathways are reinterpreted on the building's upper levels as pedestrian bridges that span over the shared landscape below. The building's stepped form stretches across the length of the site, from both north to south and from east to west, with lower architectural masses concentrated at the building's perimeter. By creating a varied profile, this new housing density better relates to the scale of the nearby single-family residences and low-rise commercial developments in the neighborhood.

BUILDING DENSITY

The building’s apartments are staggered along wide, double-loaded corridors that create varied experiences while maintaining organizational efficiency. The open-air corridors allow for natural light, cross-ventilation, and scenic views towards the interior landscape, the surrounding city, and the countryside beyond. The building’s massing allows prevailing summer breezes from the south to cross the site while shielding the communal spaces from inclement winter weather. Local deciduous trees planted in between the buildings will provide shade in the summer while still allowing for direct sun exposure in the winter.

The building is comprised of seven unit types, including 11 studio units, 58 one-bedroom units, 67 one+ units, 14 one+ duplex units, 50 two-bedroom units, 21 three-bedroom units, and 14 live-work units concentrated along SE 14th Street. These diverse apartment types will accommodate a wide range of residents including individual workers, young families, college students living with roommates, retirees, and many others. This resident diversity will enrich the community life for all tenants and better represent the full range of Bentonville’s inhabitants.

- 1. CENTRAL LAWN
- 2. RESIDENT PARKING ENTRY
- 3. RESIDENT PARKING
- 4. COMMUNITY GARDEN
- 5. COMMUNITY KITCHEN
- 6. NEIGHBORS LOUNGE
- 7. CHILDREN PLAYGROUND
- 8. COMMUNITY GRILLS
- 9. LAUNDRY
- 10. EXTENDED SITE

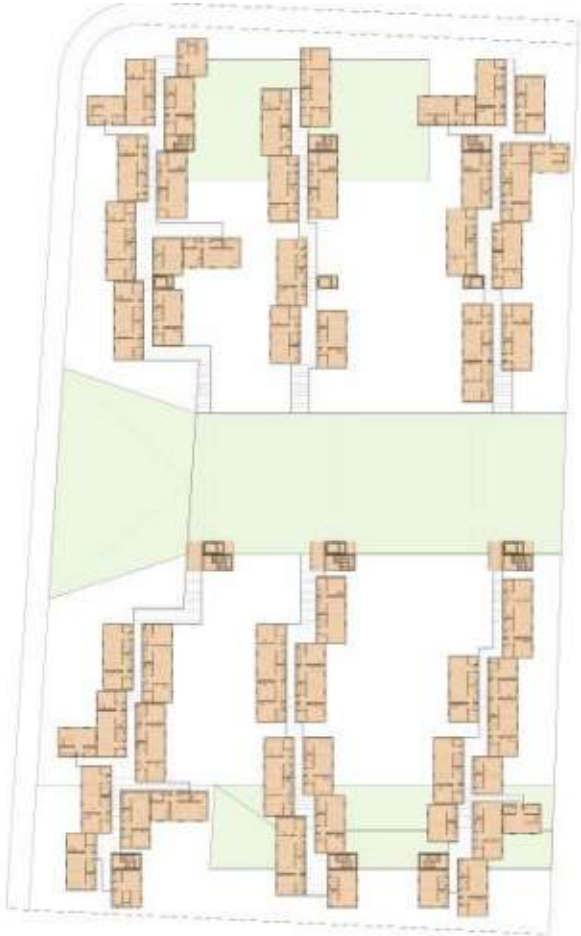


3RD FLOOR

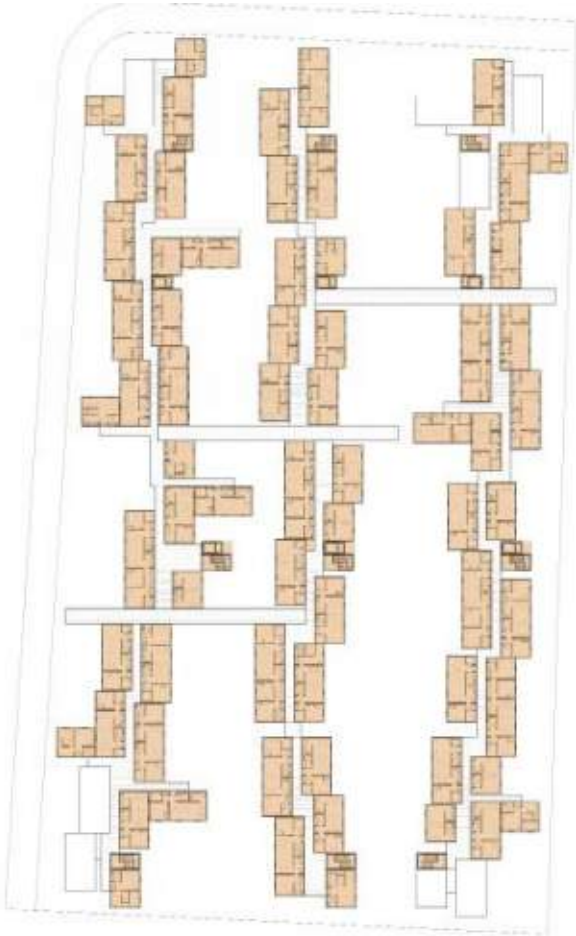
3/64" = 1'-0"
0 10 20 40



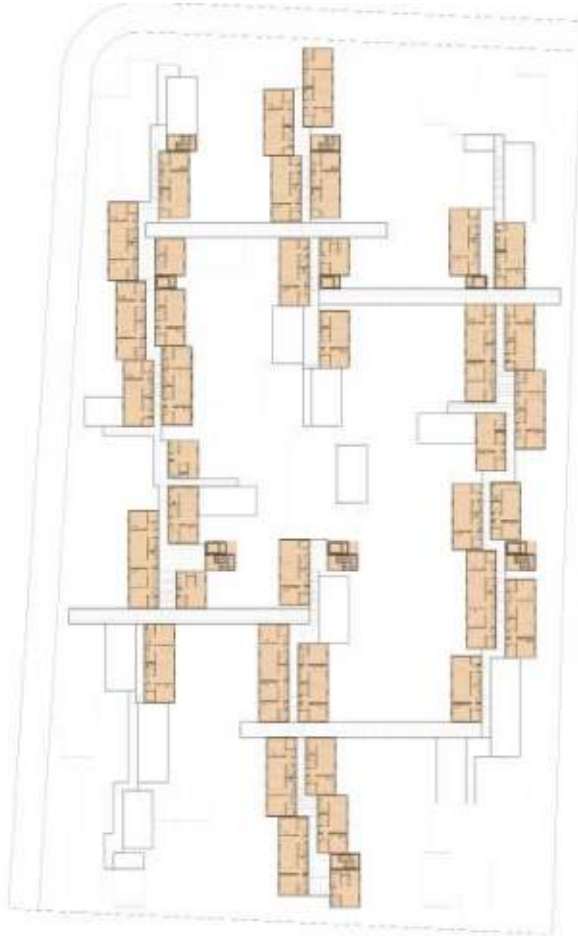
GROUND FLOOR



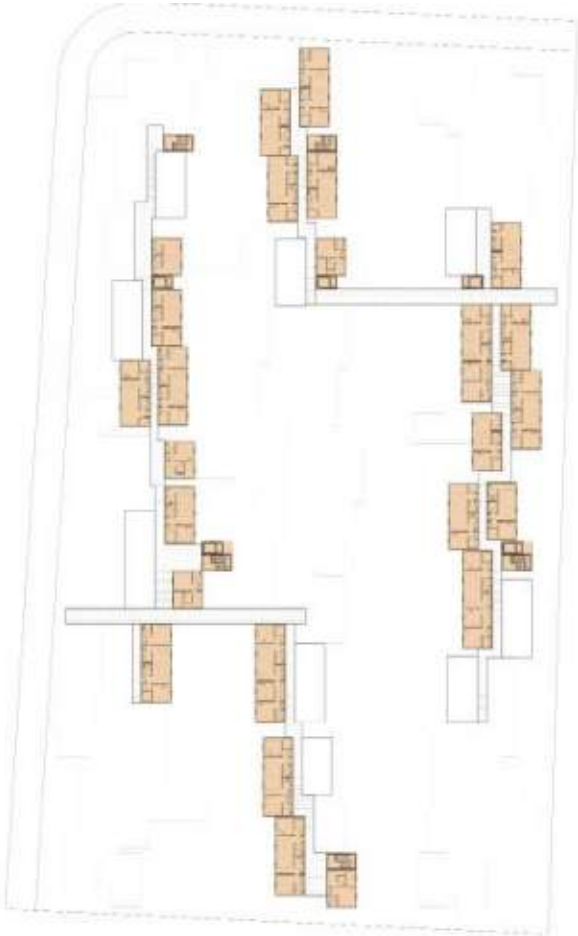
1ST FLOOR



2ND FLOOR



4TH FLOOR



5TH FLOOR

1/32" = 1'-0"
0 20 40



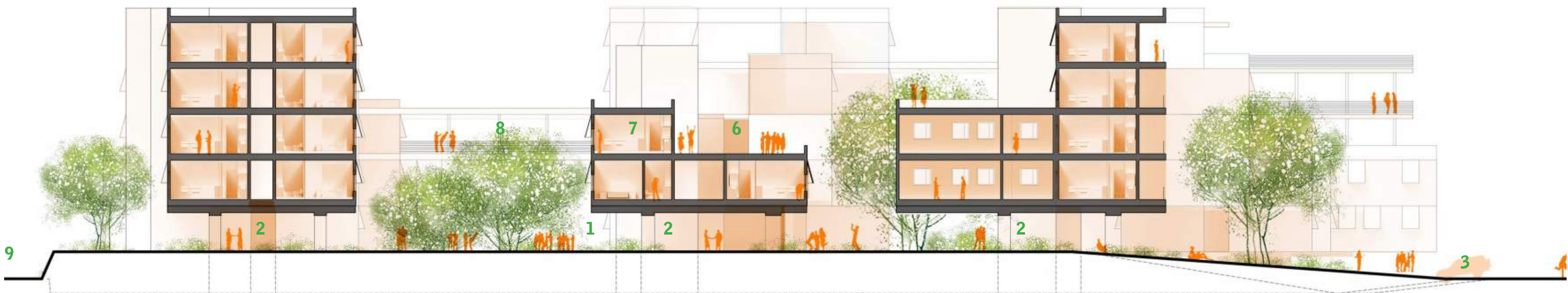
SW A STREET ELEVATION

1/32" = 1'-0"
0 20 40

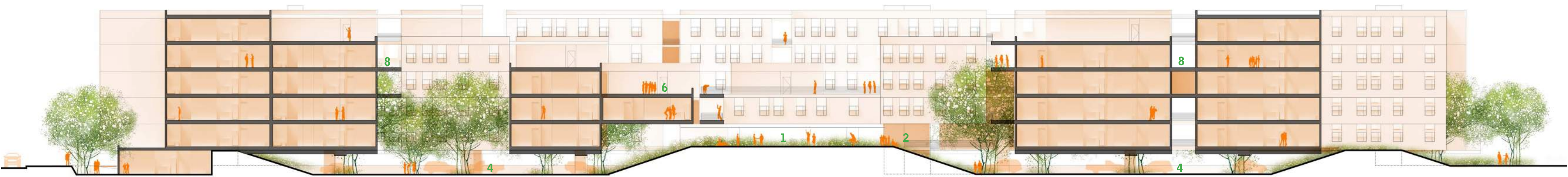
MULTIPLE ENCOUNTERS

The 5-acre site is imagined to be a public landscape of recreation and infrastructure. The landscape is defined by bands of activity and utility across the site, which create unique spatial experiences that can be expanded in future development. This topographically-charged ground plane creates programmatic spaces at different levels: live-work and commercial (at -3.5 ft), parking (at -3.5 ft), street parking (at +0.0 ft), and a central lawn (at +6.5 ft). The center point of the massing is recessed to create a community deck (at +28.5 ft) with shared spaces including the residents’ lounge, community kitchen, laundry room, children’s playground, grilling areas, and an outdoor community garden. Connective walkways at each level bring residents to the communal center. This multi-level programming encourages a multiplicity of visual, experiential and social encounters between the residents, the building community, the surrounding neighborhood, and the city of Bentonville.

- 1. CENTRAL LAWN
- 2. RESIDENT LOBBY
- 3. RESIDENT PARKING ENTRY
- 4. RESIDENT PARKING
- 5. LIVE-WORK SPACES
- 6. COMMUNITY DECK
- 7. COMMUNITY KITCHEN
- 8. CONNECTION BRIDGES
- 9. EXTENDED SITE



SECTION EAST-WEST



SECTION NORTH-SOUTH



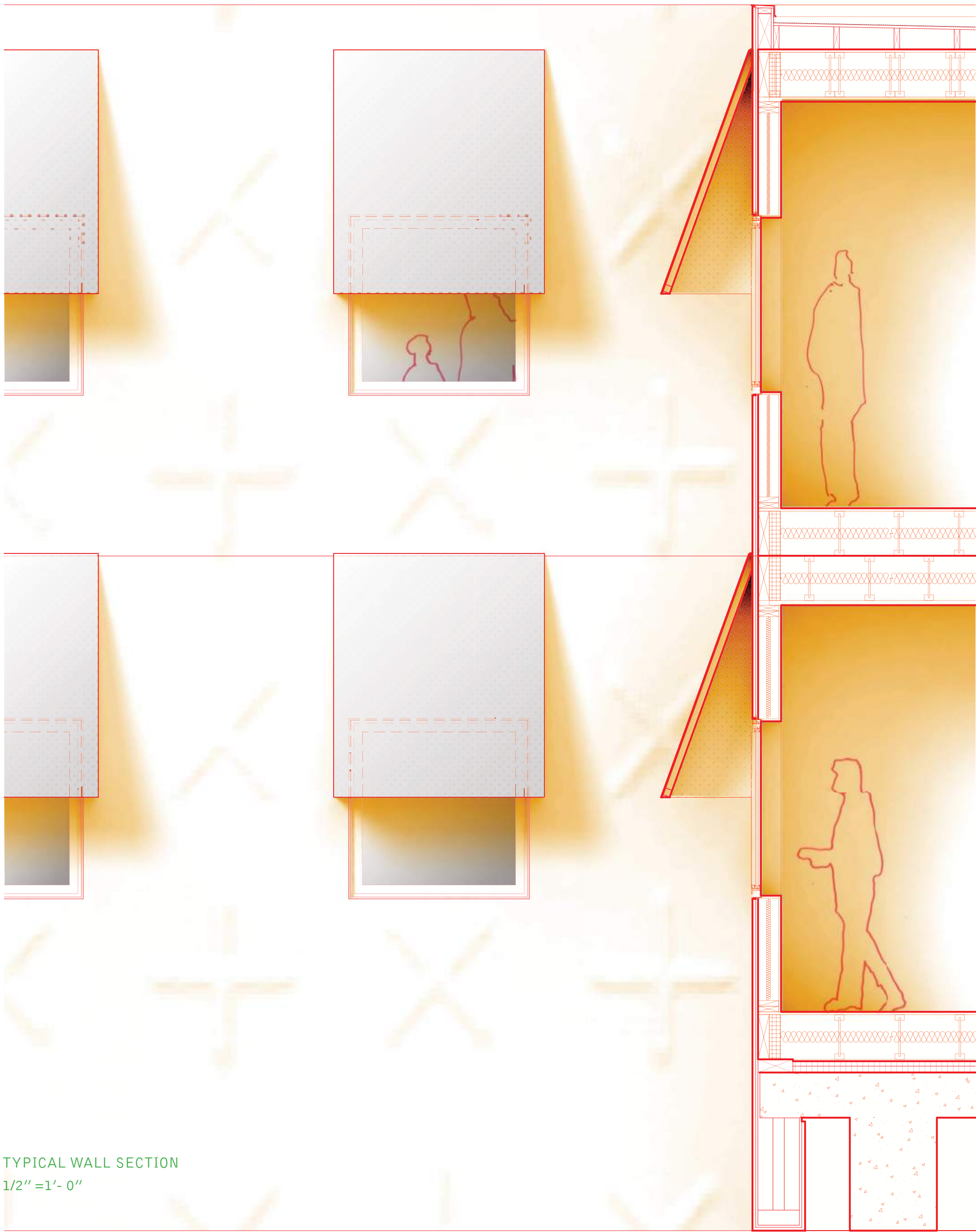
STREETSCAPE
+0.0 FT



RESIDENT PARKING (-3.5 FT)
& CENTRAL LAWN (+6.5 FT)



PUBLIC DECK
+28.5 FT



TYPICAL WALL SECTION
1/2" = 1'-0"

HOUSING DIVERSITY & INNOVATION

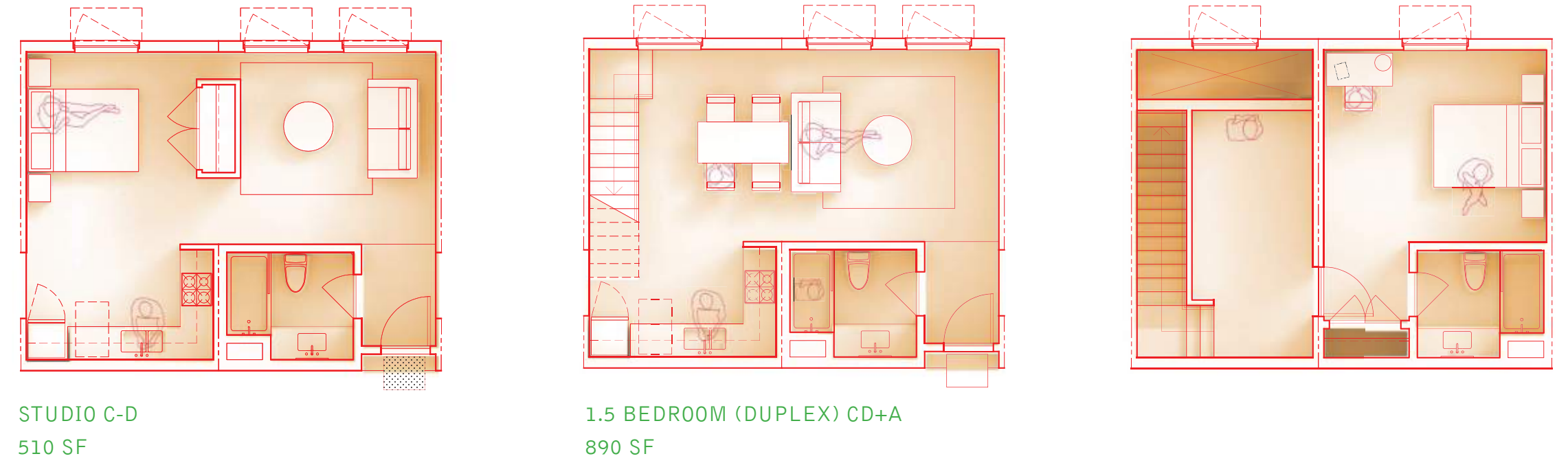
We envision a design strategy that utilizes prefabricated modular construction not only as an efficient means for building but also as a technique to accommodate for different demographic scenarios in future development. Prefabrication and modular construction is often used to lower construction costs, shorten construction schedules, and minimize construction waste. In our proposal for Site 3, the prefabricated modules are a series of individually designed "rooms" for different activities and utilities: gathering, cooking and dining, sleeping and bathing, and storage. These prefabricated rooms can be combined to form specific unit types that can then be attached to other units to create a site-specific housing strategy. A developer could select specific units to create varied unit mixes, densities, and massing forms. The same prefabrication and construction system can thus be adapted for future housing development, either on the adjacent site to the east or for other developments with unique site conditions and density requirements in Arkansas and across the country.



PERSPECTIVE OF HALLWAYS
WITH GLIMPSES TO CITY BEYOND

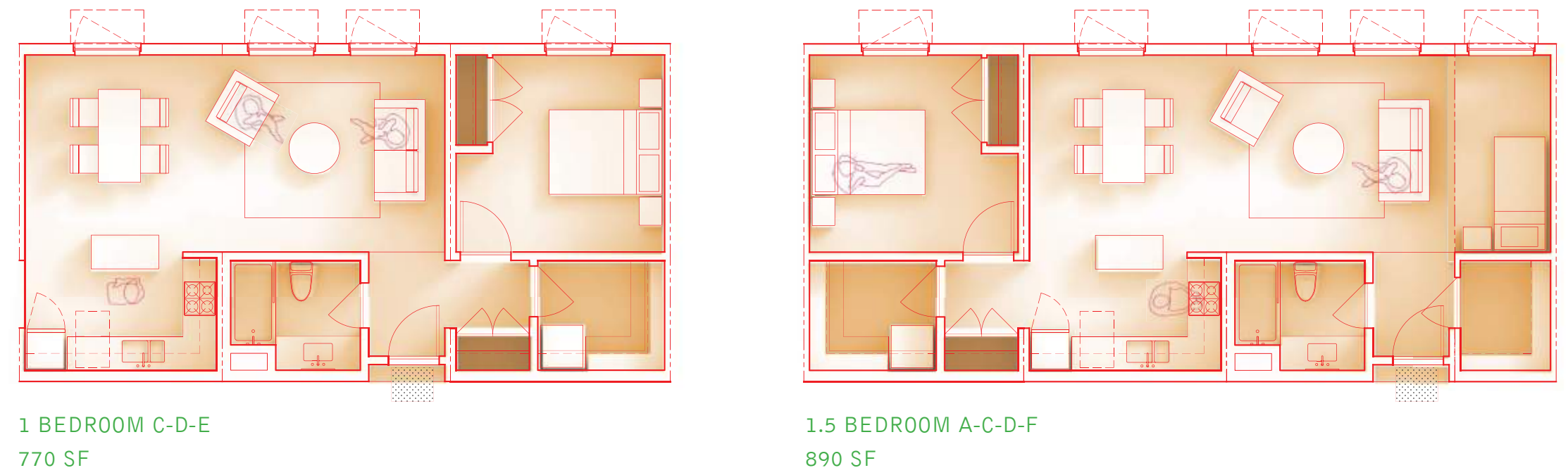


PREFABRICATION MODULES



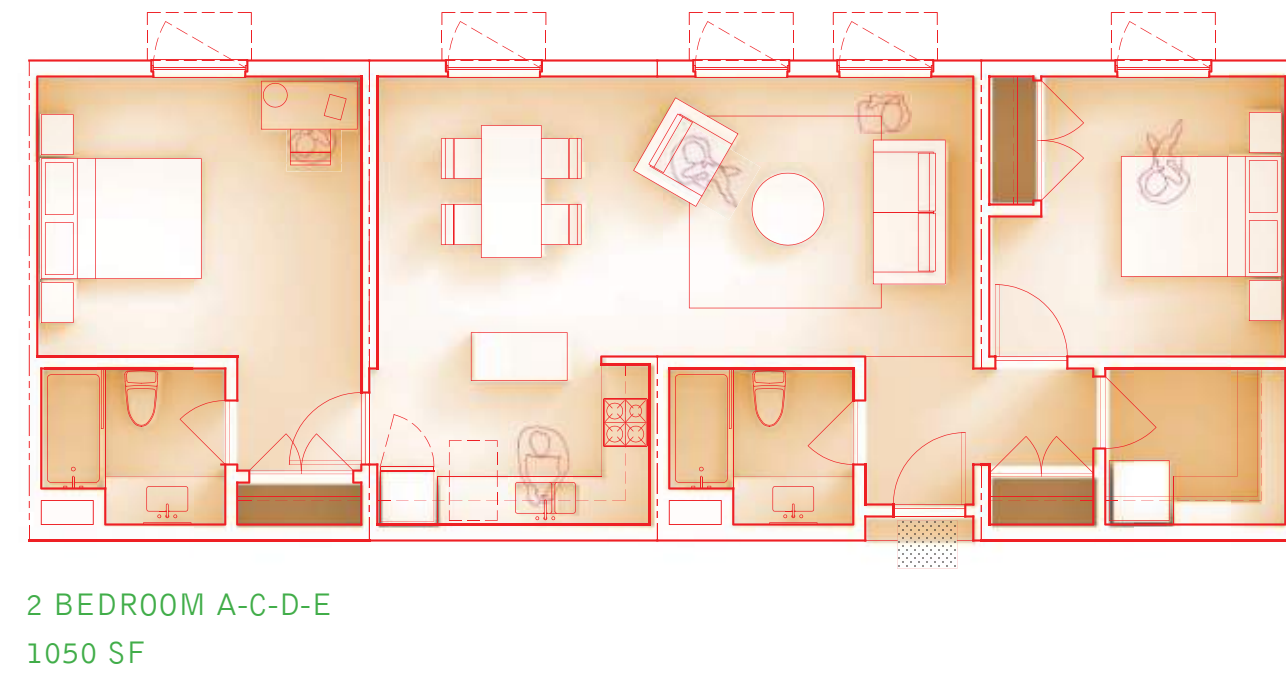
STUDIO C-D
510 SF

1.5 BEDROOM (DUPLEX) CD+A
890 SF

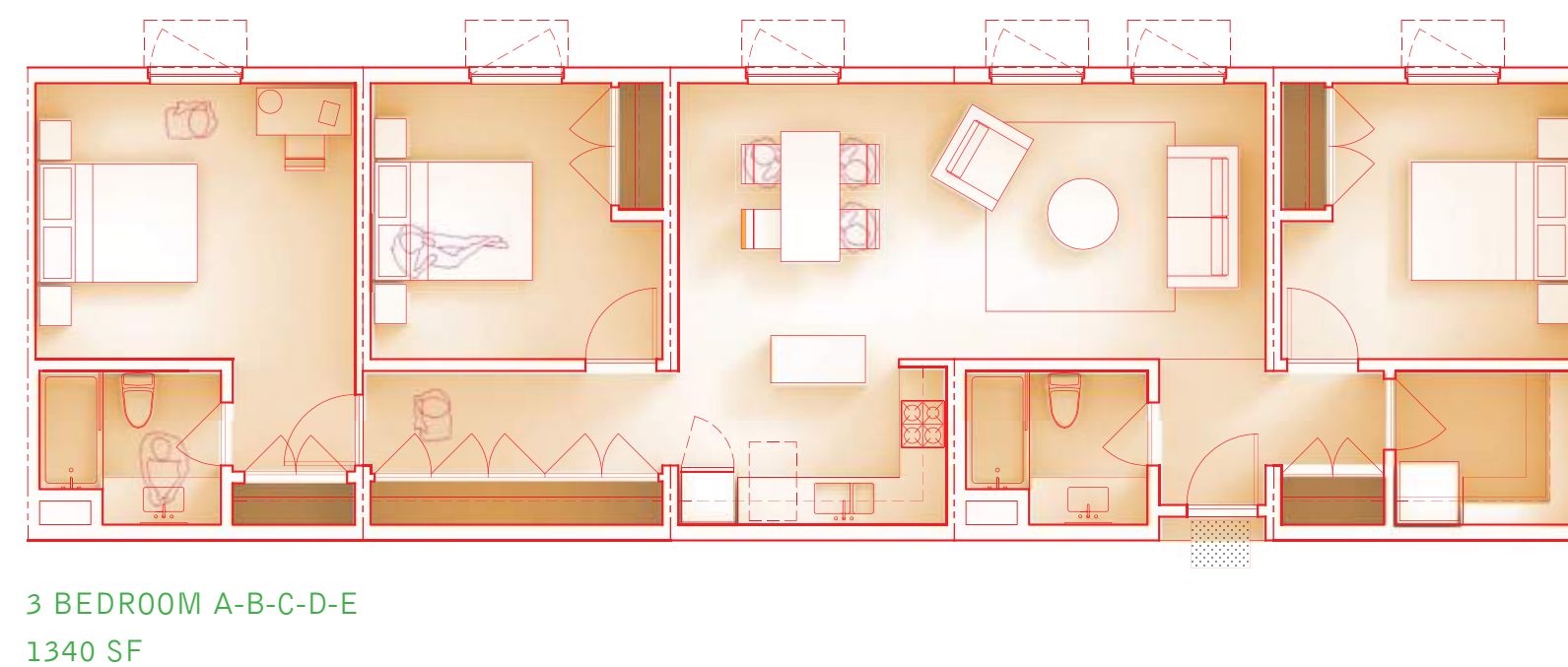


1 BEDROOM C-D-E
770 SF

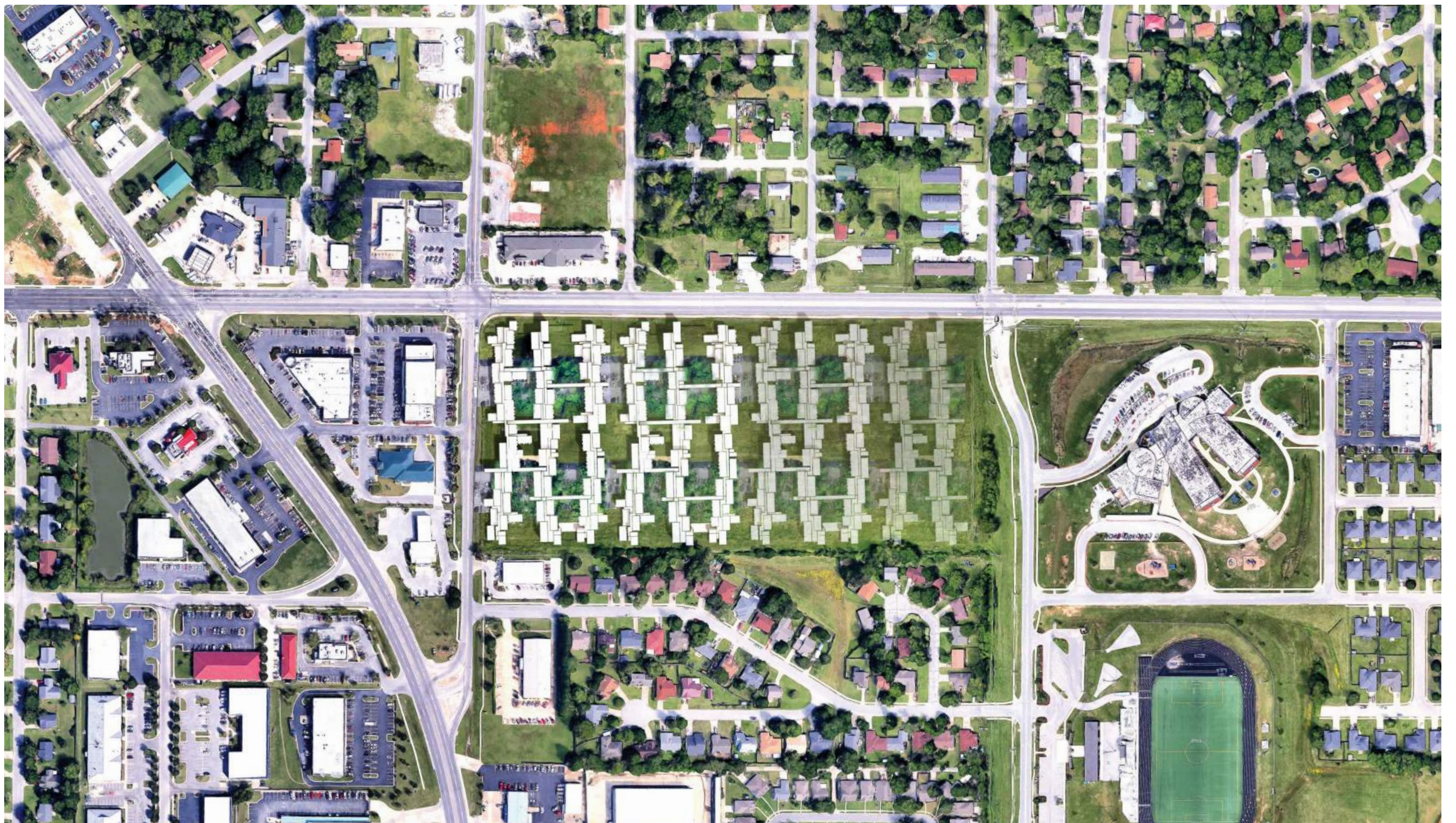
1.5 BEDROOM A-C-D-F
890 SF



2 BEDROOM A-C-D-E
1050 SF



3 BEDROOM A-B-C-D-E
1340 SF



AERIAL COLLEGE OF POTENTIAL FUTURE EXPANSION