

12 Public Squares, 174 Units, 3 Streets, 2 Parks, 4 Art/Incubator Spaces, 6 Artist Studios, 264 Parking Spaces, 148 Trees,...

This proposal works with five familiar pedestrian-scale urban typologies: street,

townhouse, perimeter block, park, and public square. The townhouse units are organized vertically around the street, but rotated, producing thin well-lit buildings with air/cross-ventilation and solar panels, reducing their energy needs. The ground

level is organized horizontally, as an informal open framework. This new communal ground brings together shared kitchens, dining spaces, art retail, incubator/innovation spaces, studios, other urban programs, parks, and public squares.

1. Context

1. Walmart

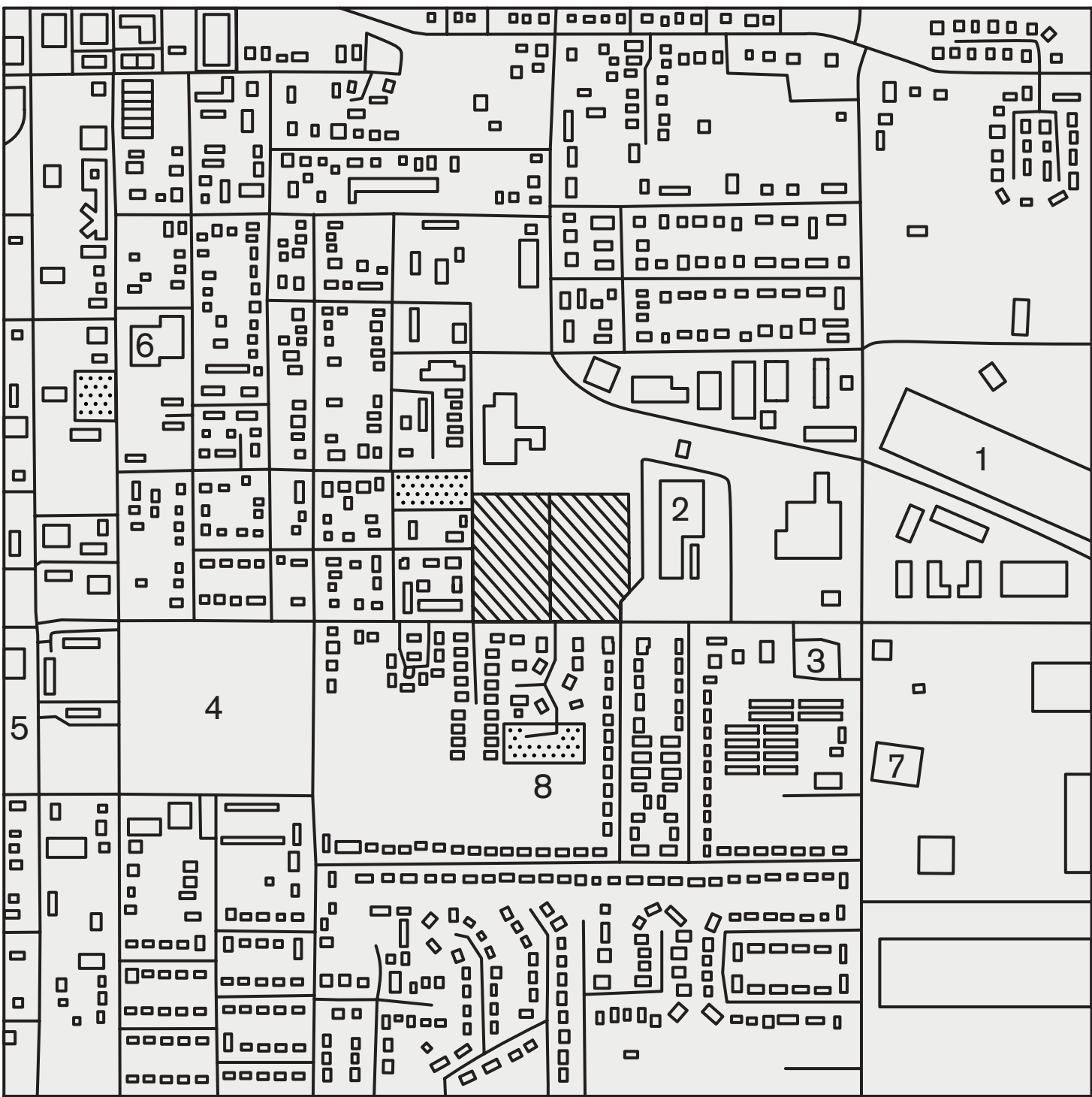
2. 8th St. Mkt.

3. Gas Station
4. Thaden School

5. Parking
6. Public Library

7. Church

8. Park

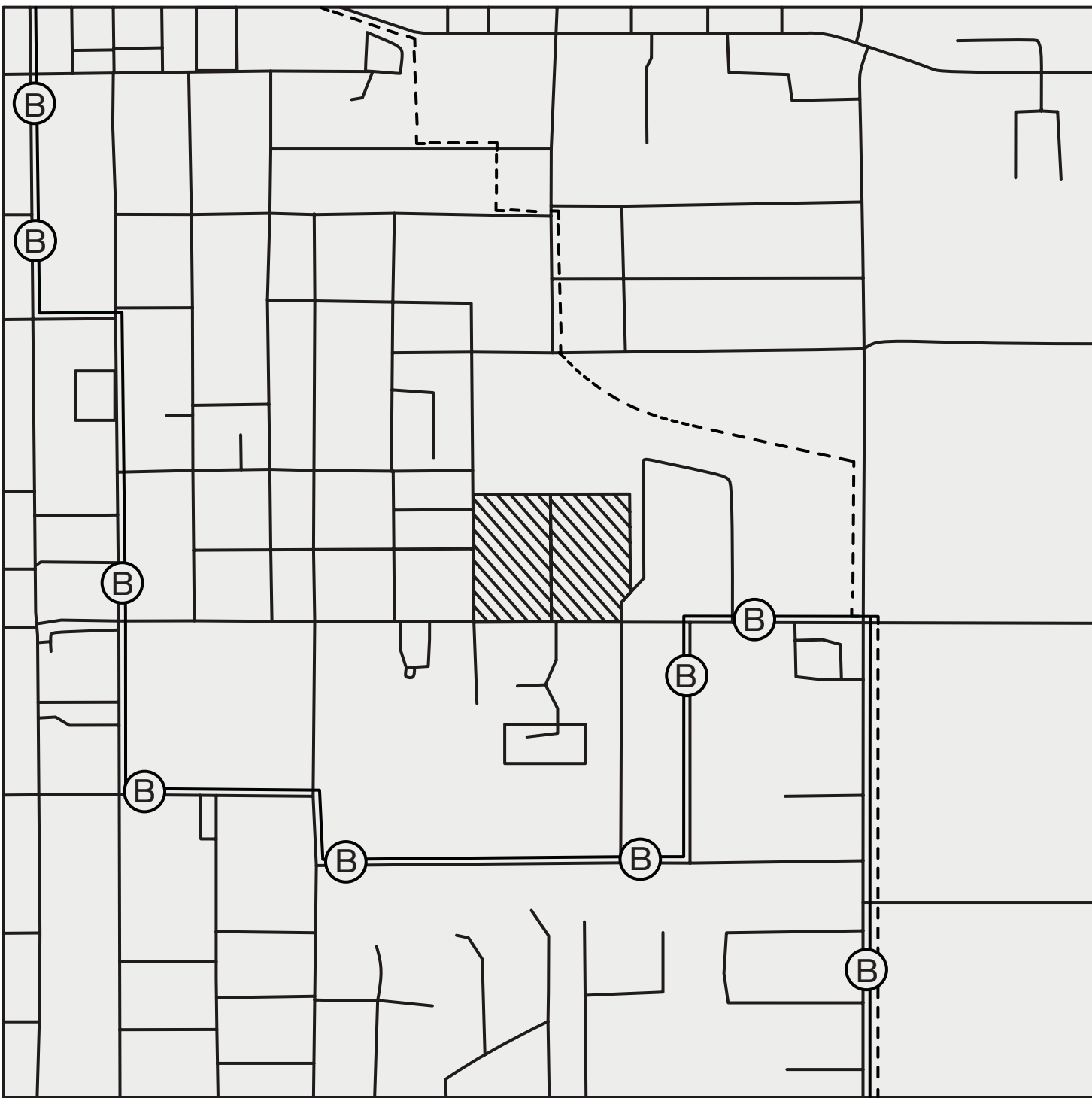


The site is located between two extremes: the big boxes of commercial development and the small boxes of single-family houses. Both of

these conditions are oriented towards their interiors. We propose an alternative development focused around exterior shared space.

2. Transit

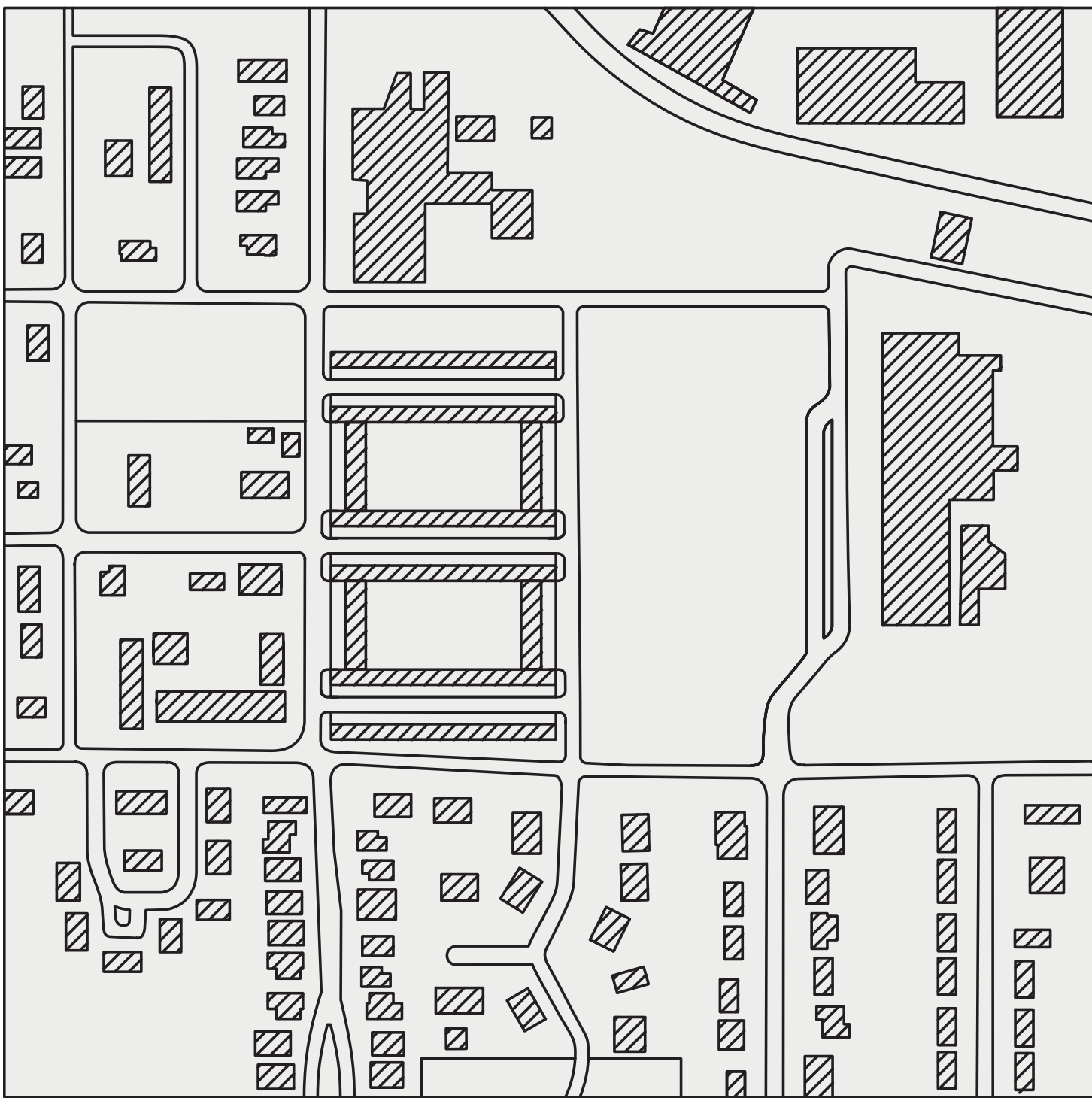
- Route 11 Bus
- Razorback Regional Greenway



Public bike paths and bus routes are nearby. We propose a connection to the Razorback Regional Greenway (RRG) and a new stop for Ozark Regional

Transit's Route 11 bus, to provide public transportation for this increased density development. [Scale: 1:7500]

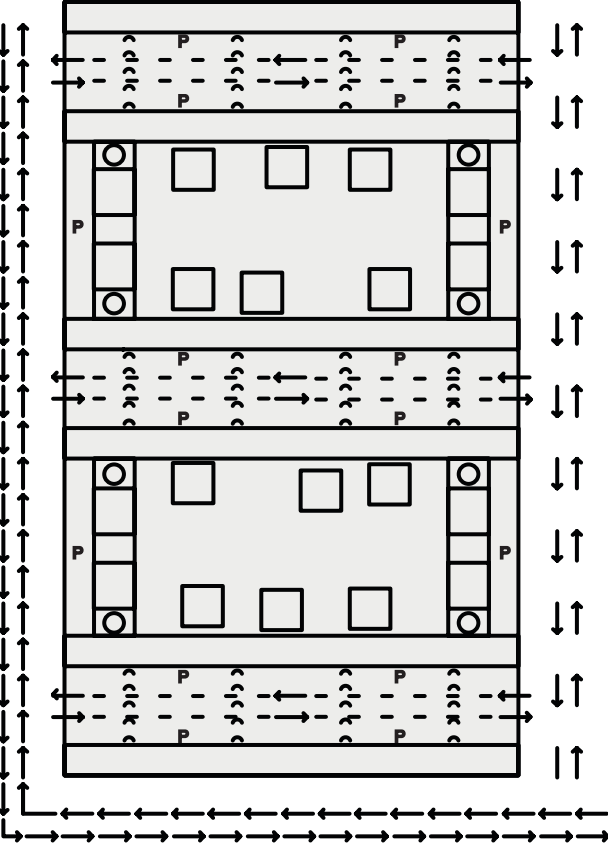
3. Site Plan



We propose dense pedestrian-scale buildings that frame public, accessible, open space. The required density

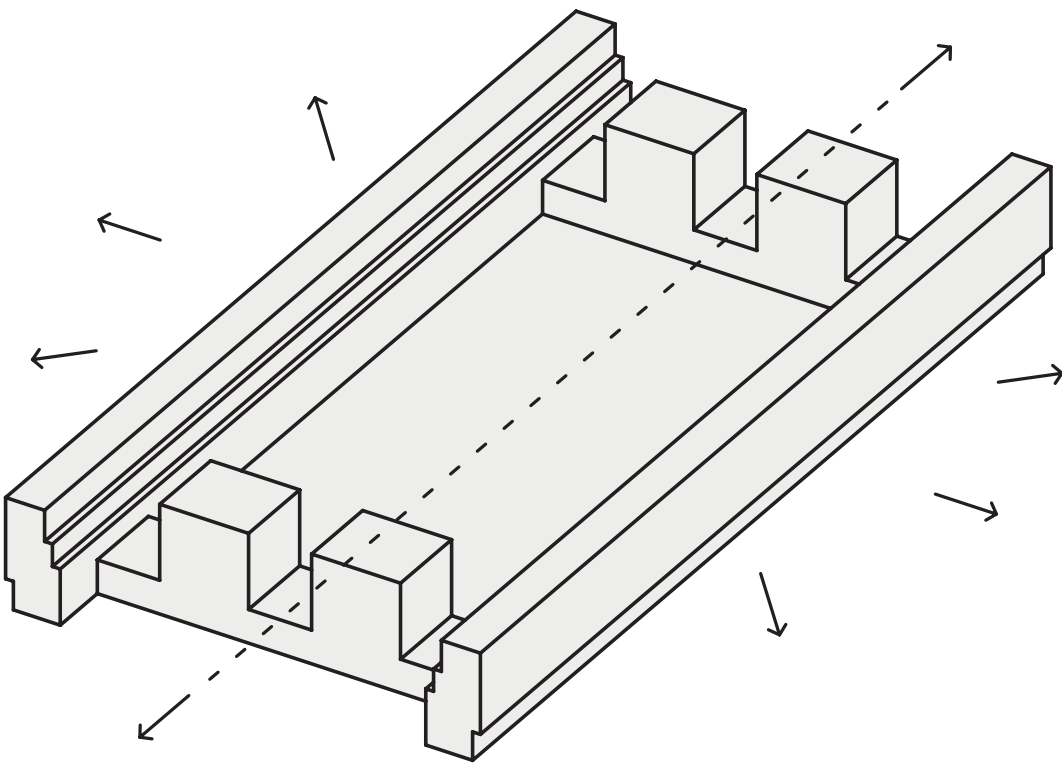
of 36 Units per Acre produces an instant city for Downtown Bentonville's Market District.

4. Site Plan



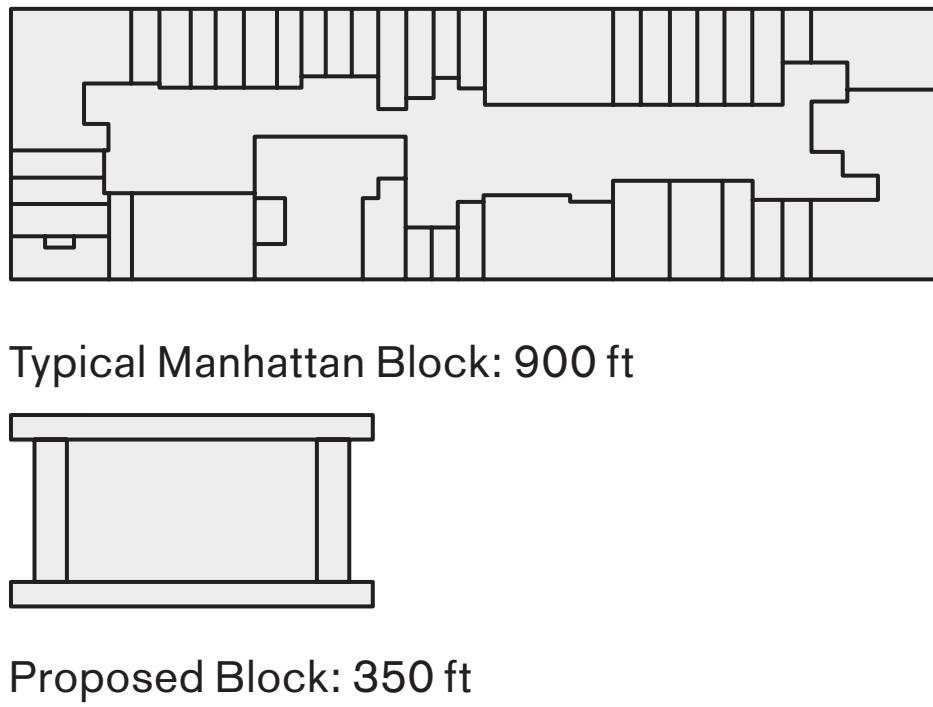
Prioritizing the pedestrian experience through porous streets with speed bumps ensures low-speed traffic. Conventional parking areas at sites edges allow for convenient bus pick-up and drop-off, short-term visitor parking, material deliveries for Makerspaces and studios, access to galleries, community programming, markets, craft fairs, events, and more. Communal parks are framed by the surrounding buildings.

5. Perimeter Block



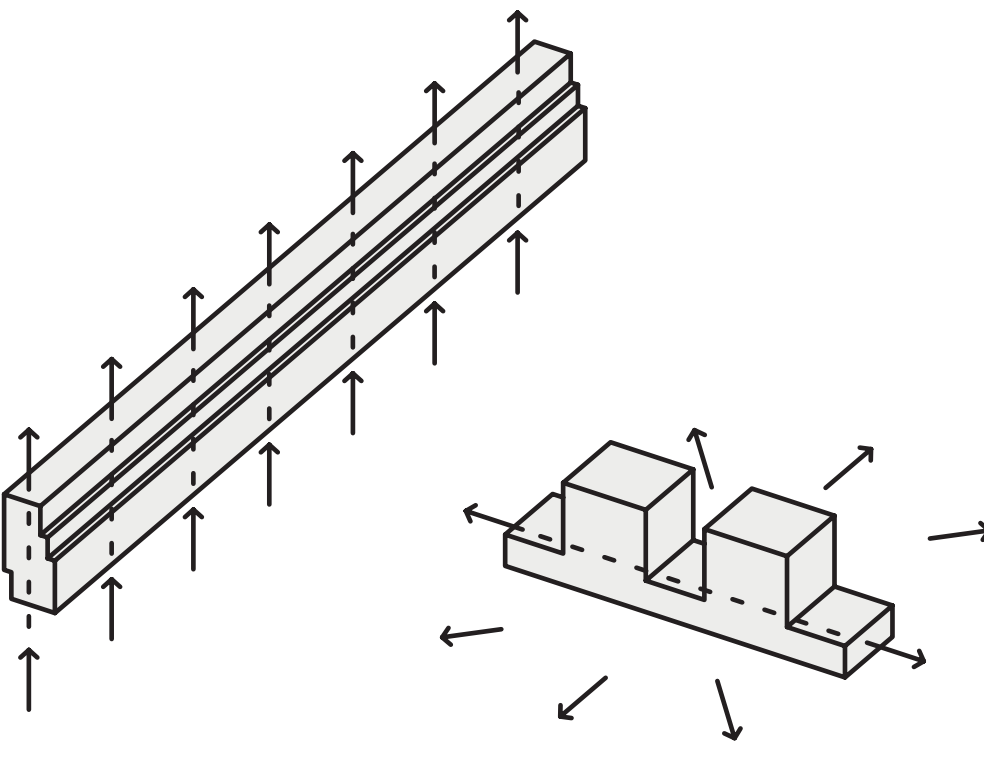
Avoiding the singular, massive building within a sea of parking, individual residential and public elements are united by a shared ground. A porous perimeter block frames this landscape and its communal pavilions while remaining open to the Momentary, 8th Street Market, RRG, the Walmart Corporate Headquarters Campus, and the Bentonville community at large.

6. Scale



Blocks are sized at a pedestrian scale to allow for a walkable environment.

7. Housing vs. Art Spaces



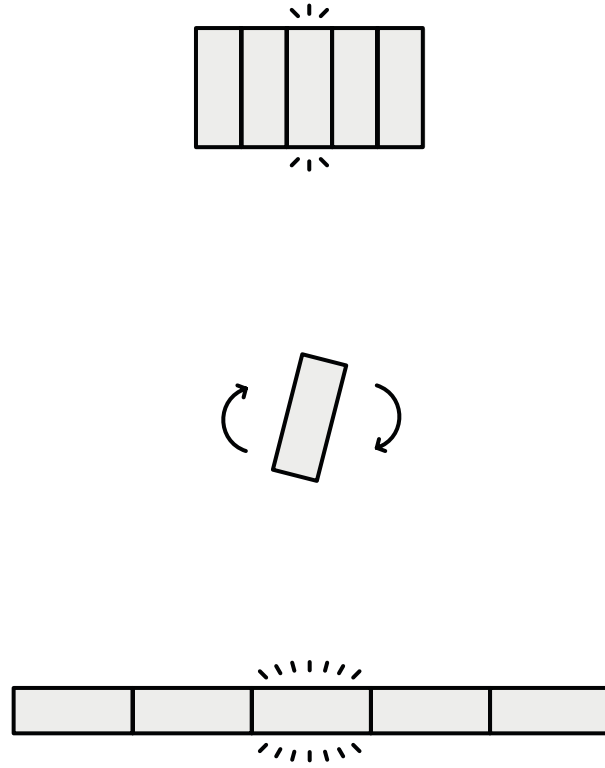
Organized horizontally, art spaces and community-focused programs open to a shared green space. Stacked vertically above the public fabric, residential units are ensured additional privacy, terraces, and expansive views.

8. Townhouses



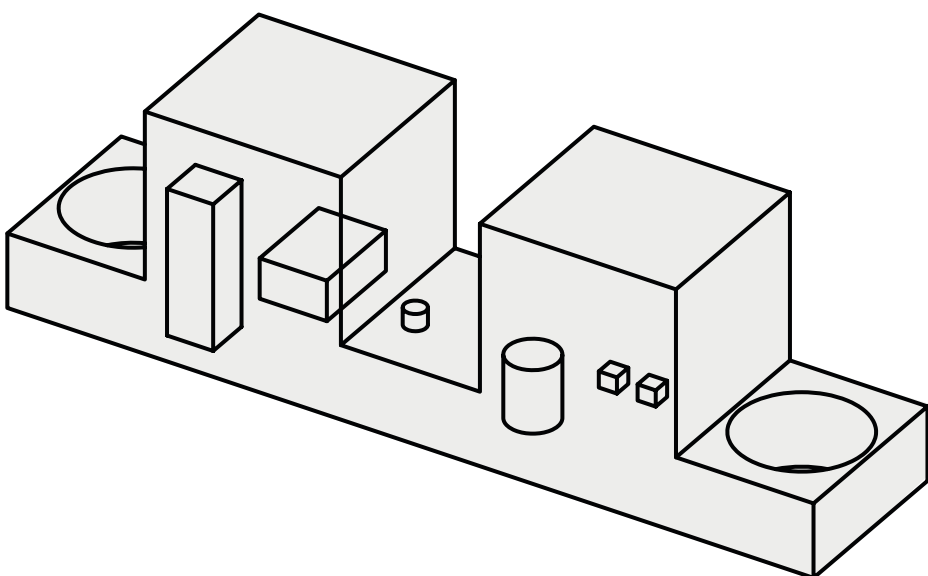
In contrast to the existing low density, this will be an instant city, similar to the large-scale townhouse developments in Manhattan during the late 1800s. Economical in their repetition, townhouses provide a well-scaled and walkable street environment of three to four stories that allows for change and adaptation over time. [Photo: 170 Central Park West, New York, New York, ca. 1877.]

9. Housing



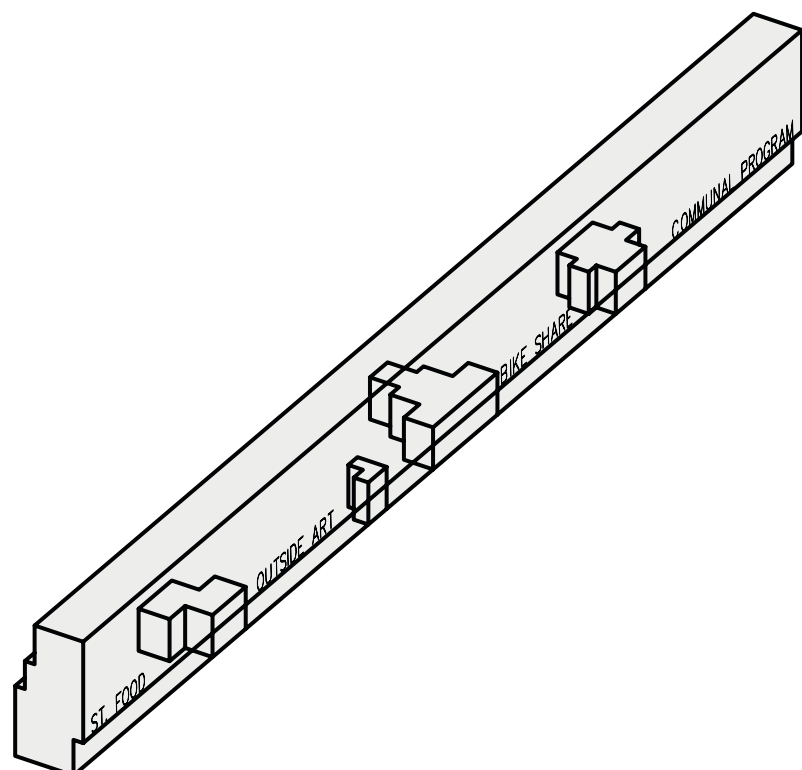
Avoiding the deep plans of conventional townhouses, residential units are rotated 90 degrees to maximize light and air (and reduce the need for electrical lighting in the daytime). Using this typology we eliminate the need for corridors, achieving over 92% efficiency of rentable space per floor of housing. This allows for the redistribution of typical circulation spaces to the communal ground floor, receiving a total rentable space efficiency of 88%.

10. Art



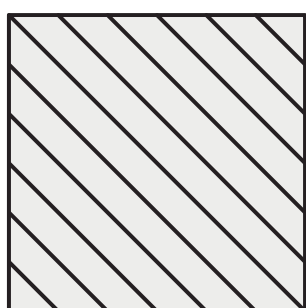
While the housing is based upon the scale of townhouses, the art spaces are based upon an industrial typology of longer-span open spaces that allow for flexibility of use.

11. Additional Urban Program



Beyond a simple mix of residential and arts-related spaces, shared spaces and additional urban programs are included to enrich the urban experience, such as: shared kitchens, communal dining, bakery, bookstore, design boutique, hairdresser, nail salon, bicycle repair shop, ice cream shop, art framer, convenience store, shipping company, etc.... All communal/shared spaces, incubators, art spaces, and additional urban program are placed at ground level to produce a density of activity and sense of community.

12. Public Squares

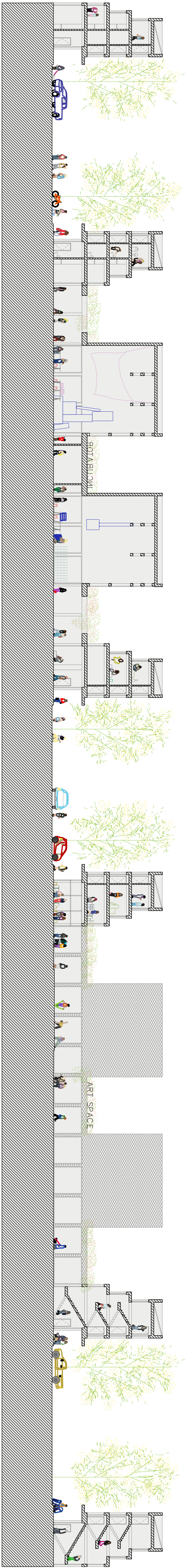


Housing, art spaces, incubators, and additional urban programs are all adjacent to "public squares." These squares operate like micro-plazas offering places for events, exhibitions, outdoor cafes, playgrounds, or to simply sit. Entirely public and highly inclusionary parks with public squares, gardens, exhibition spaces, cafés, workshops, and more make this a place for Bentonville residents and visitors.

13. Site Plan [1/16"=1'0"]

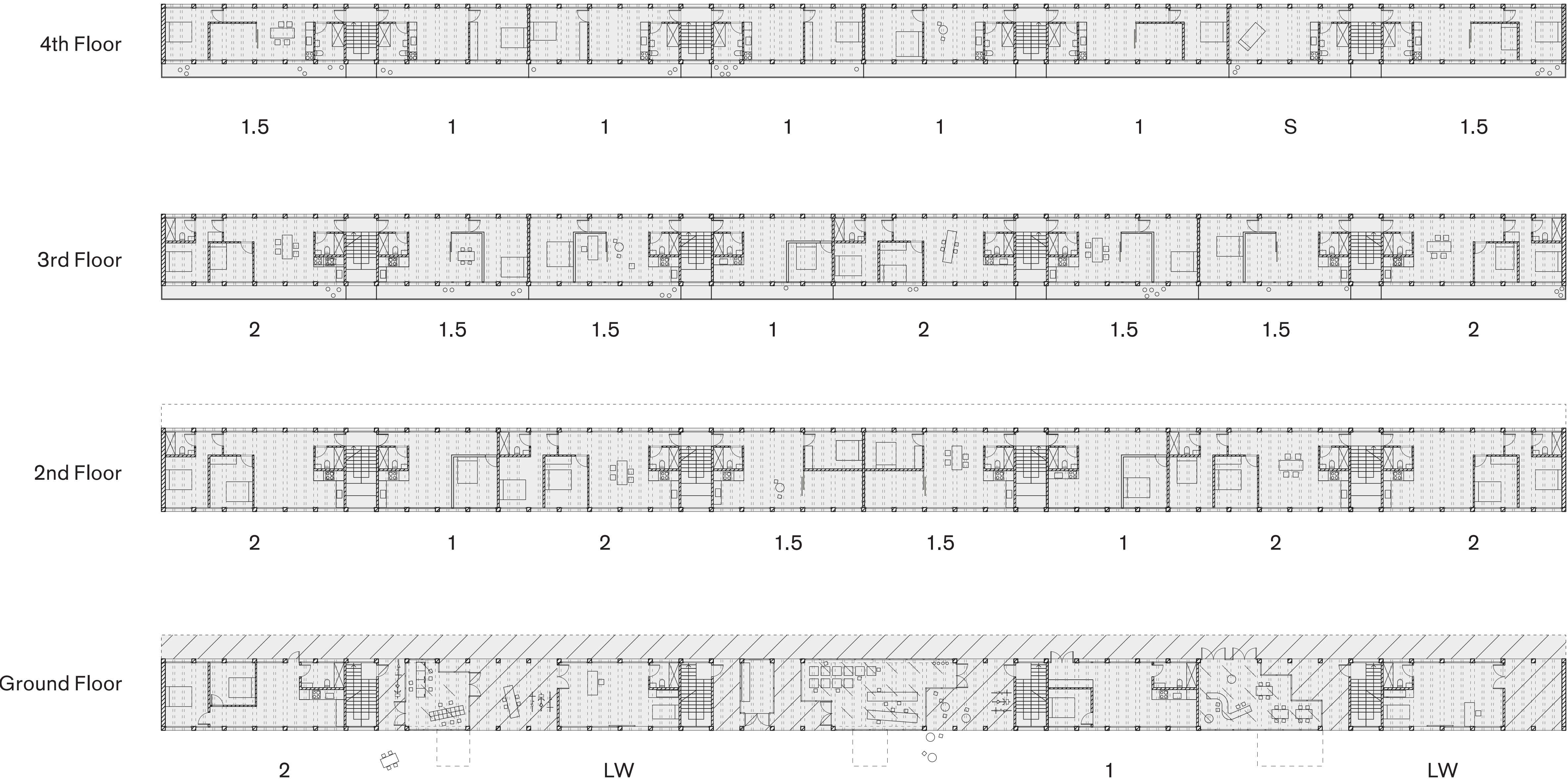


14. Section [1/16"=1'0"]



A car slowly drives by over the series of speed bumps and the porous pavers. A couple walks towards the park for an open artist studio visit. Three teenagers return their bike share bicycles. A toddler begs for ice cream. A man laughs in the communal kitchen. There is a distant sound of someone practicing cello. Children play tag amongst the columns. A woman carries groceries to her apartment. A family sits on their terrace overlooking the park. A pallet of wood arrives at Incubator-B. A busload of visitors arrive. Two birds fly overhead. A dog escapes from its leash. A mother has a coffee with her daughter. Four young architects prepare their presentation. A sculptor builds a precarious structure. A group of philosophers debate Phenomenology. Twenty-three packages are left at the mailroom. People gather to watch a performance on the public square.

15. Floor Plans [1/16"=1'0"]



16. Section-Axonometric [1/8"=1'0"]

