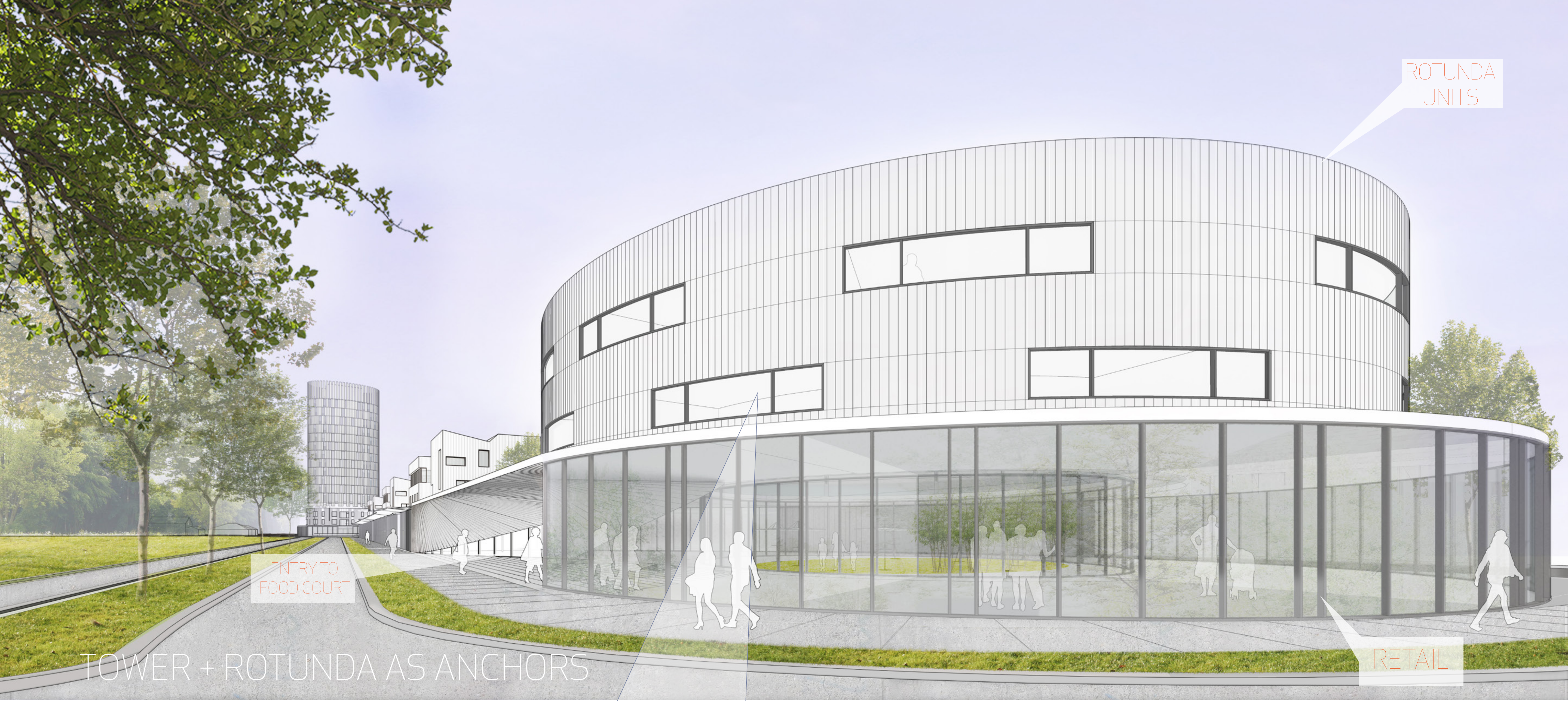


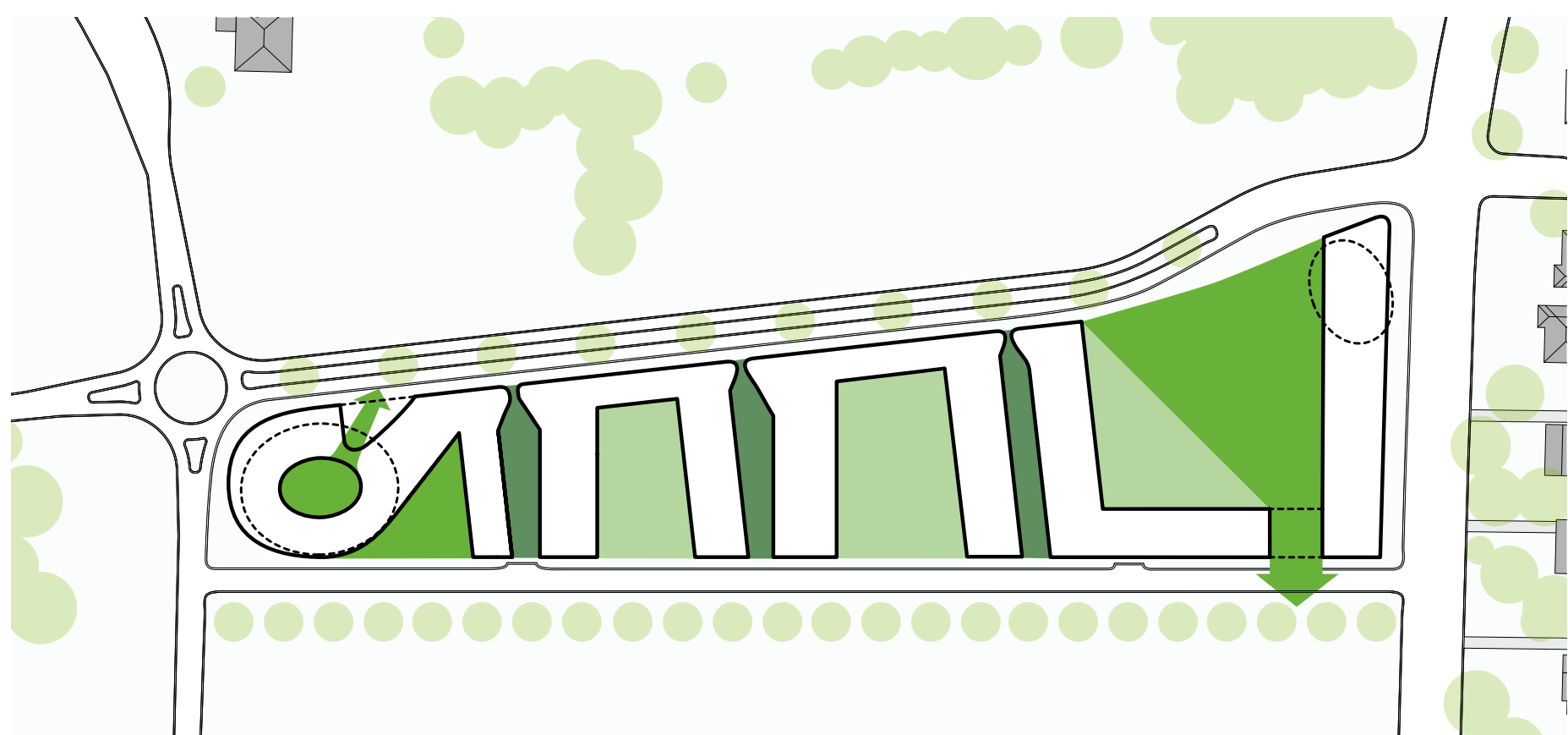
SITE PLAN

HOUSING STRATEGY
 In general, most all units have some form of outdoor spaces, whether as balcony, deck, or access to the larger courtyards whose green spaces are used for collective purposes. While each housing bar runs north-south, they all gain access to south-facing courtyards, gaining the best relationship to the sun and open space.

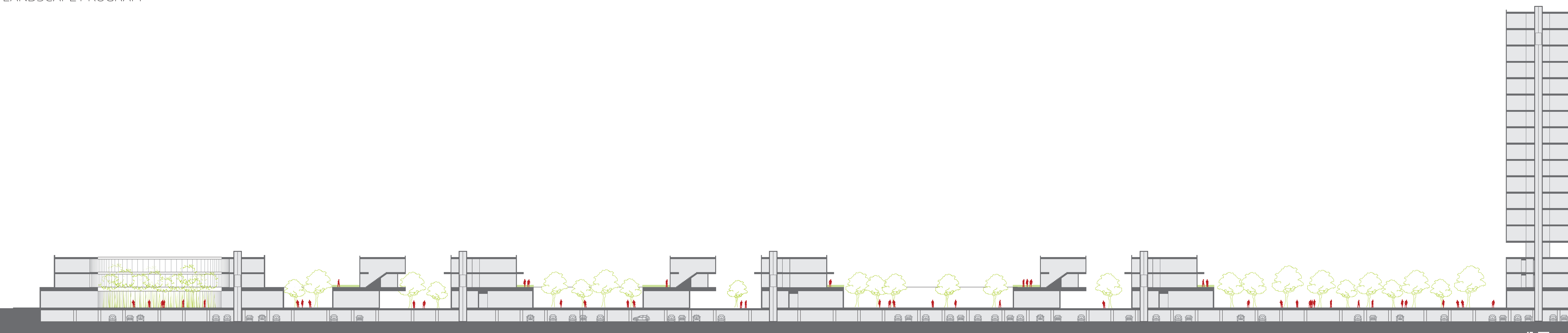
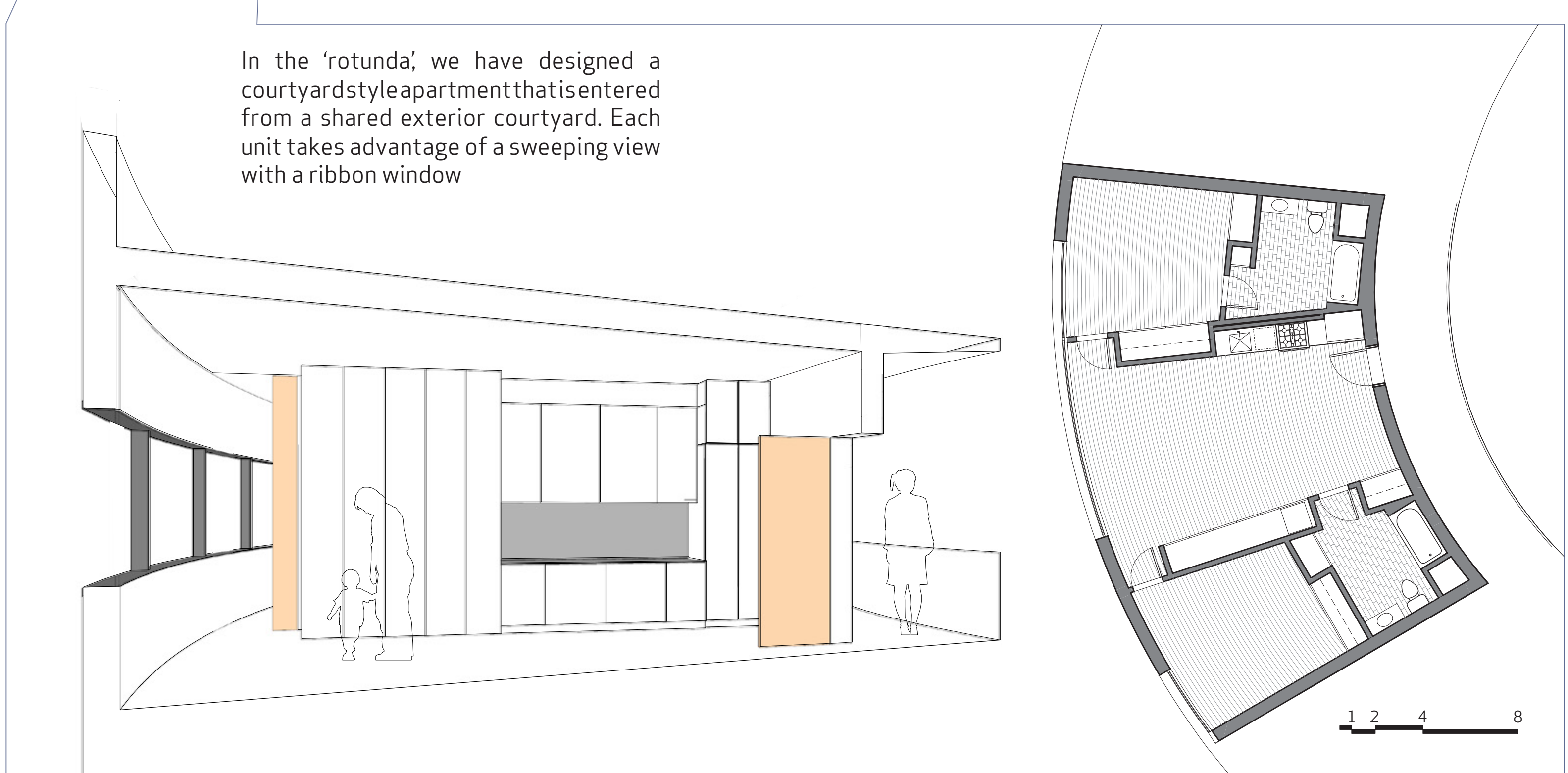


TOWER + ROTUNDA AS ANCHORS

1 ANCHORING THE CORNERS
 The scheme adopts John Deshields Boulevard as its main axis, using retail spaces and lobbies to enliven street life. The two ends of this street are anchored by two different building types that speak to their unique urban circumstances. On the corner of Moberly Lane, we have transformed the site to make a 'rotunda', drawing urban life towards the sunny side of the site and hosting an anchor retail space. Similarly, we use the bend in the road at the eastern corner of the site to add a tower, whose height helps to identify this district at a regional scale.



LANDSCAPE PROGRAM



SITE SECTION



② NORTHWEST ARKANSAS HOUSING

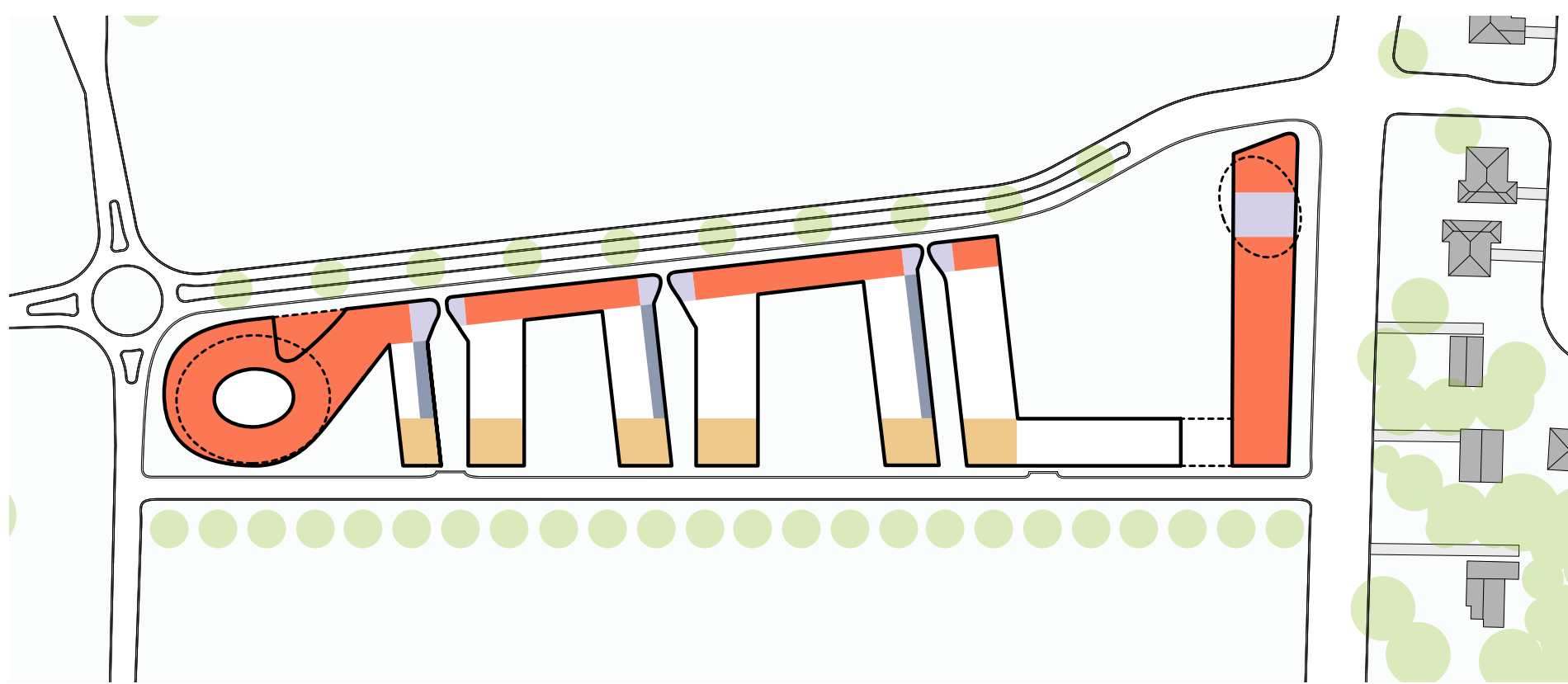
VERDANT DIVERSITY: INTERLOCKING TYPOLOGIES

The Arkansas Housing Competition is an opportunity to open up a discussion about domesticity in the United States —a topic that has in recent decades been relegated to outsourced disciplines: from builders to developers, and from real estate ventures to commercial endeavors. It is a rare case when recent competitions have looked to architects to imagine how people live today with an eye on innovation, inspiration, and practicality. Arguably, recent cultural pressures and transformations have made the home become a different place: with the internet it has become a place of global communication, with economic pressures a place of inter-generational co-habitation, and with private initiatives a place of live-work.

Bentonville is a model community, giving birth to some of the most important—and forward-looking—initiatives that stand to change the way we think about how to advance the entrepreneurial spirit. With a diverse program of varied

housing units, this is also an opportunity to imagine a project of housing to become an alibi to reconsider a broader look at sustainable living, not only in relationship to energy use, but also to the use of public space, the creation of a mixed-use environment, and the development of private outdoor spaces that are in dialogue with the larger spirit of American living, while also offering a space of collective participation and collaboration.

Our proposal can be interpreted in two ways: first as an urban proposition to foster a sense of civic space, street life, and spaces of leisure. Secondly, as an exploration of housing typologies that are intended to demonstrate range, not only as a solution, but as an opening for dialogue and development once we have the opportunity to extend this discussion with stakeholders. There may be some typologies that are at odds with the client's thinking, but we have nonetheless, developed them to demonstrate range, opportunity, and inventiveness.

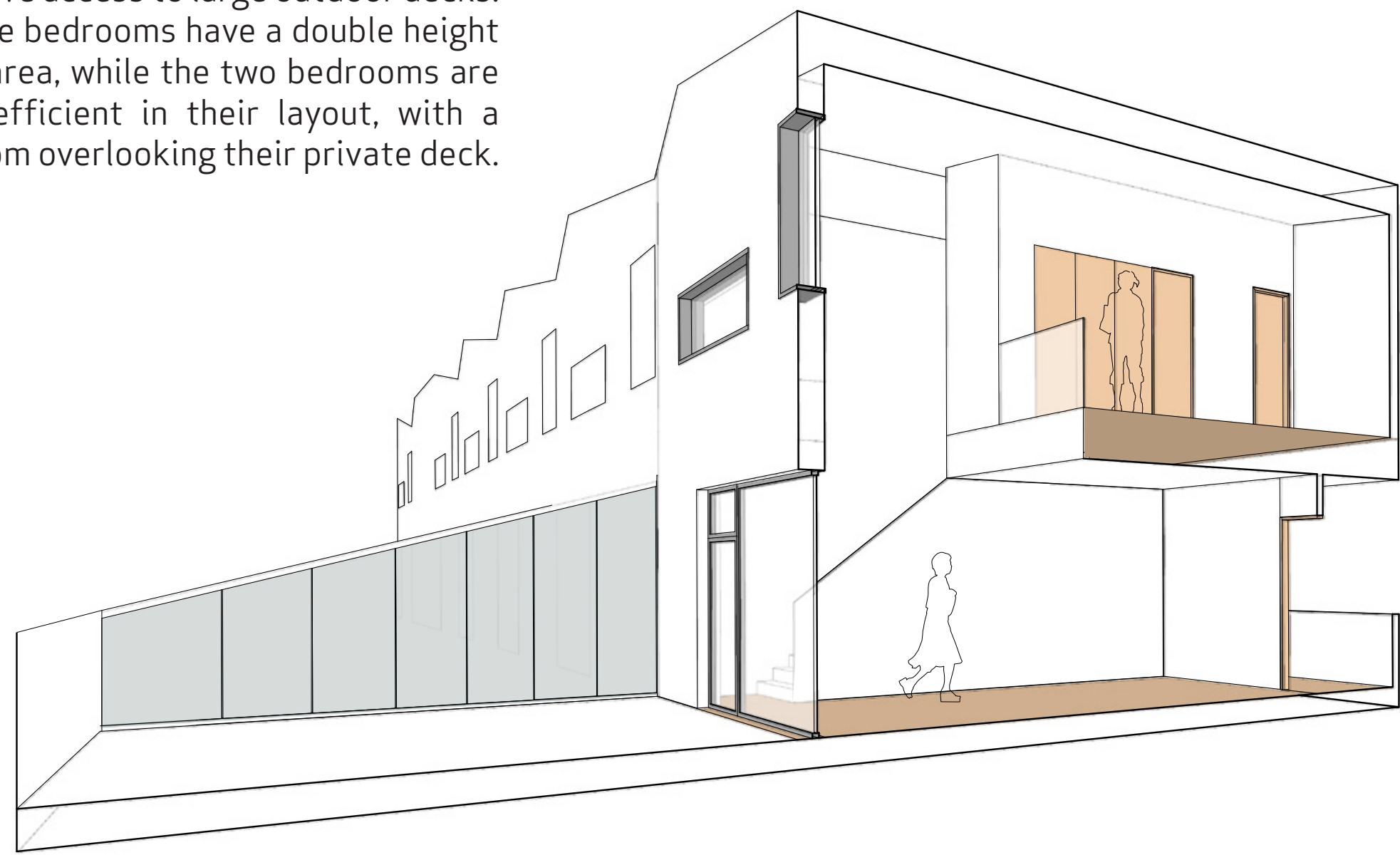


PROGRAM - GROUND FLOOR

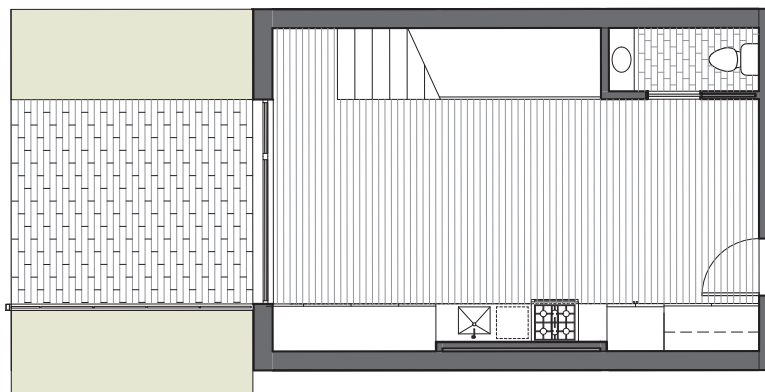


UNIT DISTRIBUTION - LEVEL 02

On the upper levels, we also have designed a duplex unit type, composed of one-bedroom and two-bedroom units, that have access to large outdoor decks. The one bedrooms have a double height living area, while the two bedrooms are more efficient in their layout, with a bedroom overlooking their private deck.



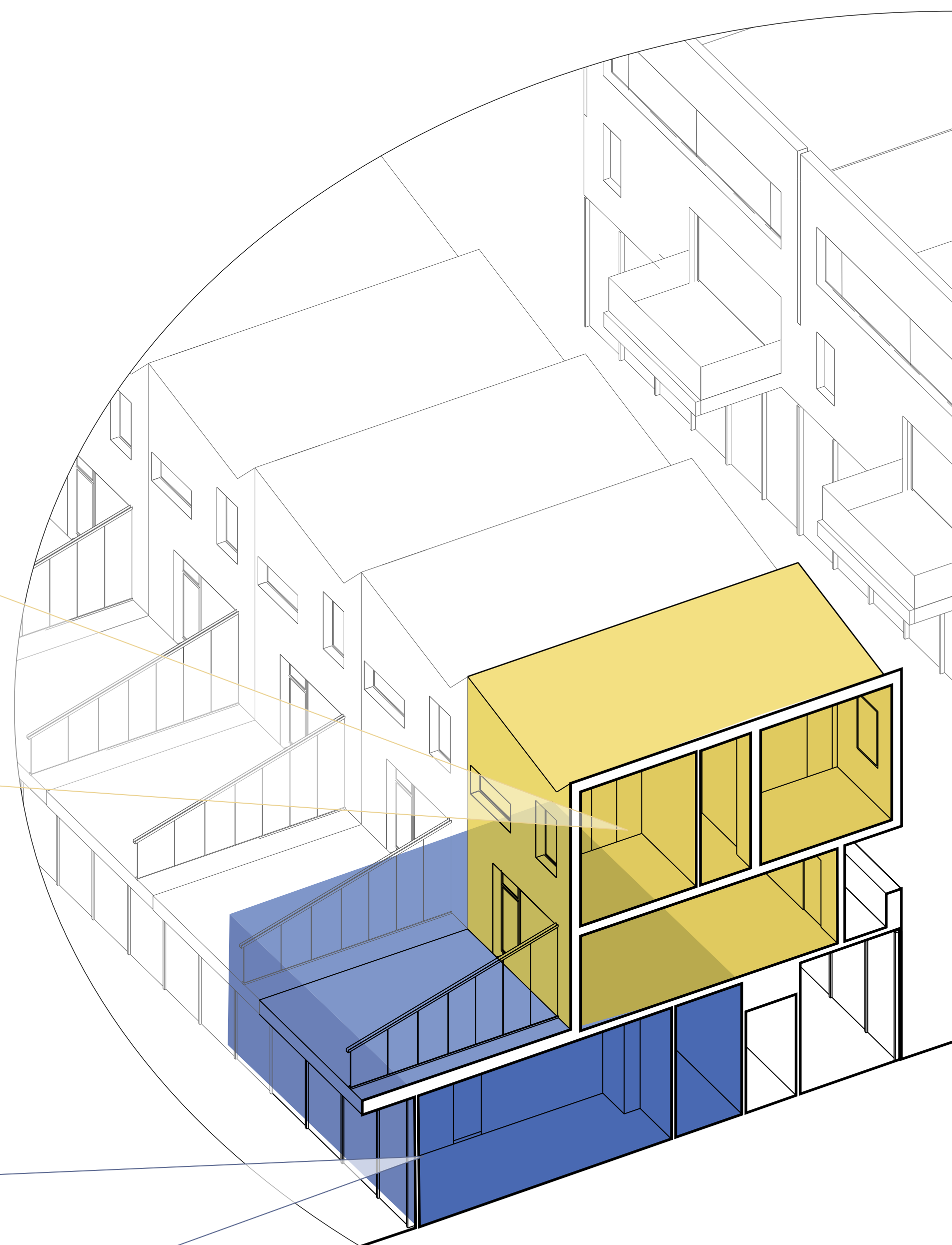
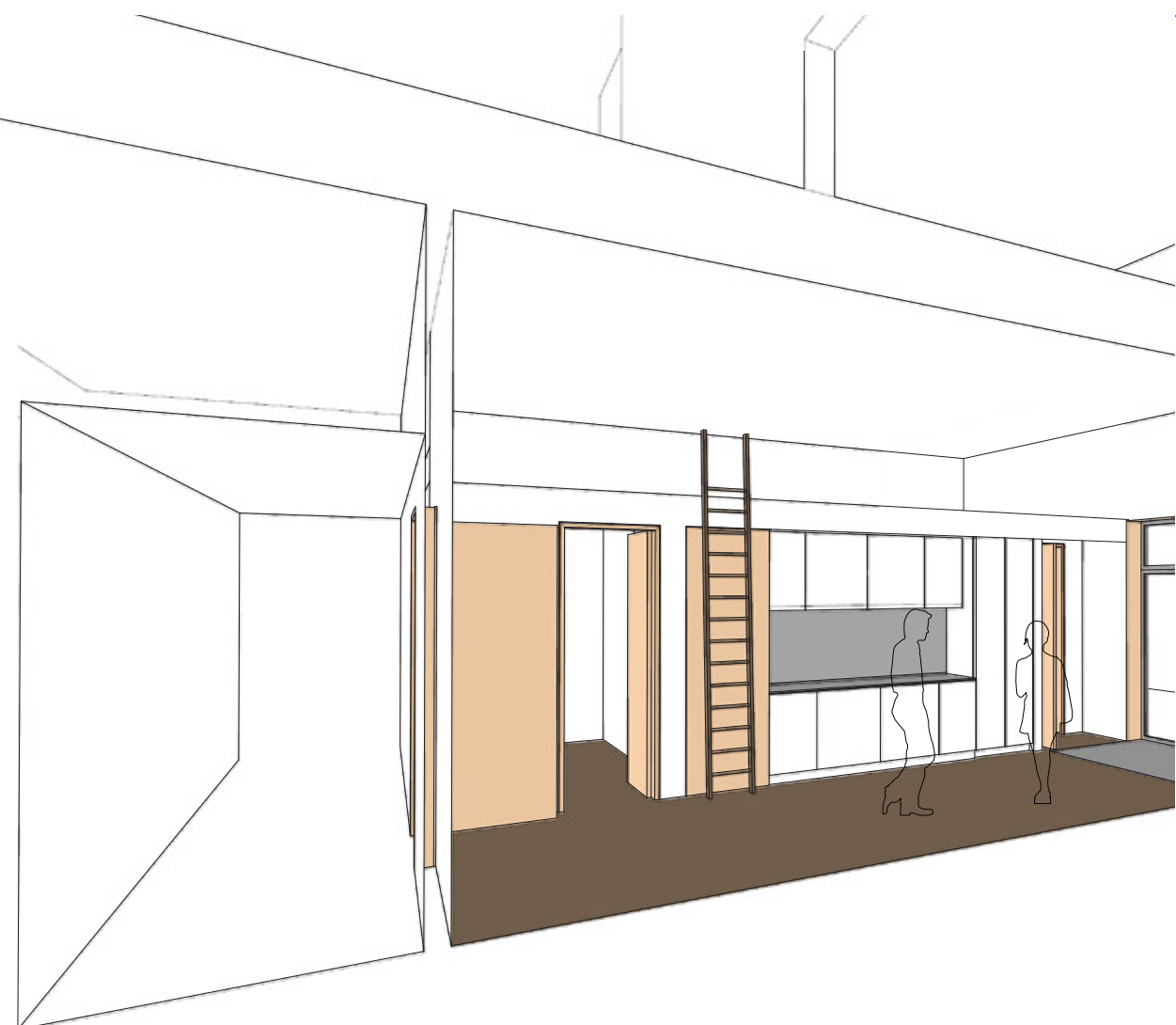
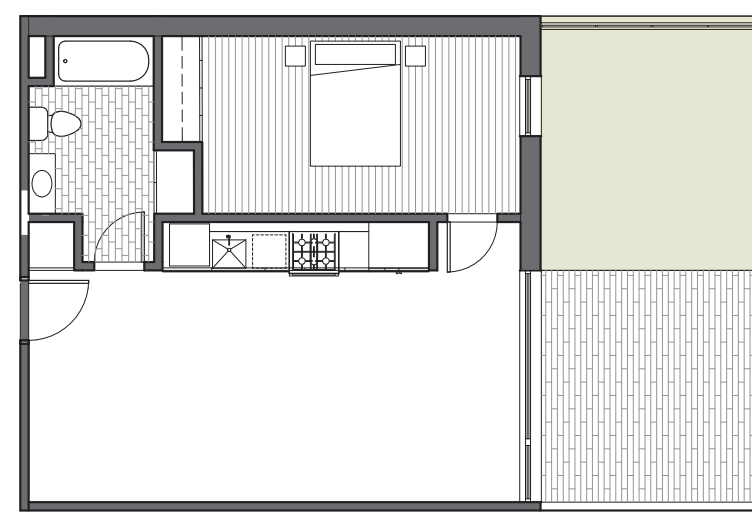
FLOOR 2

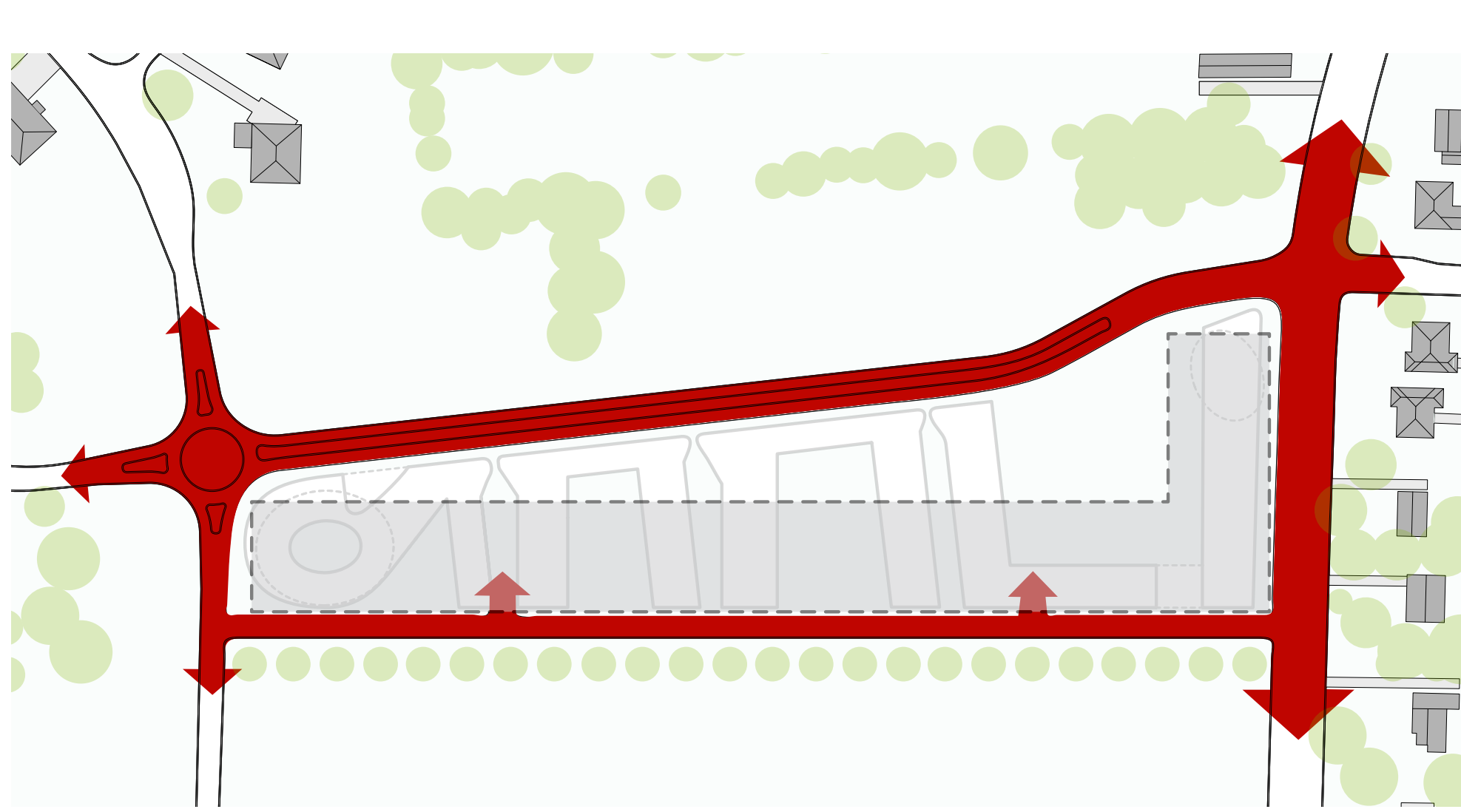


FLOOR 1

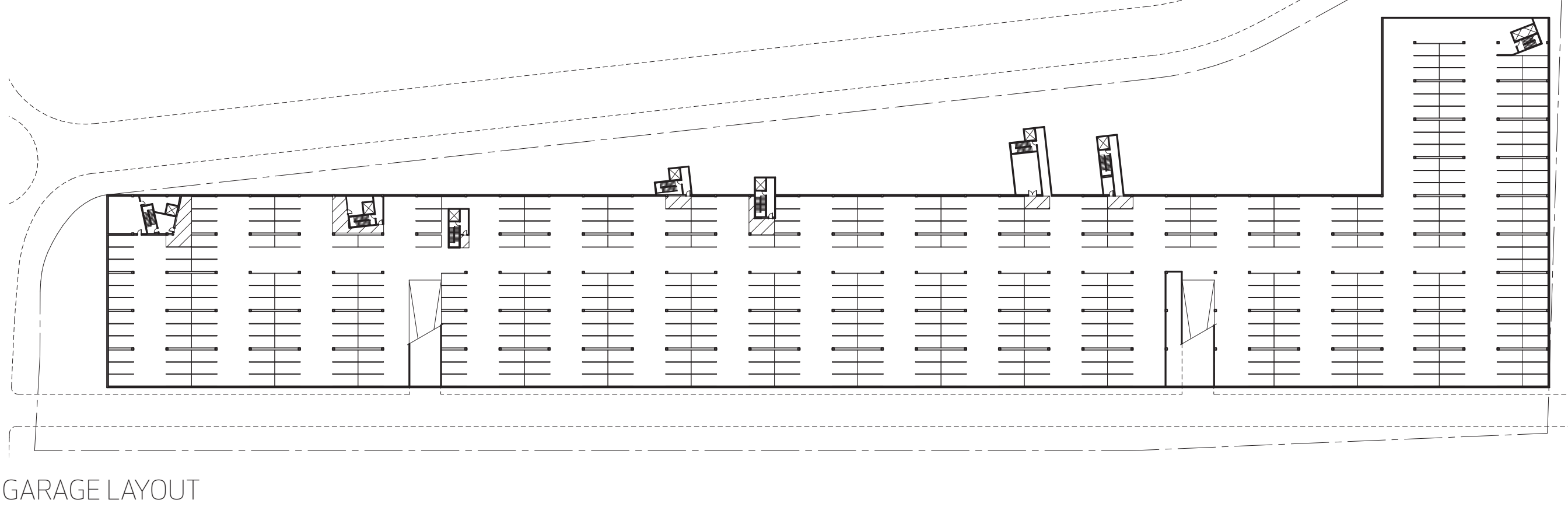


At the ground level the units take advantage of the additional height provided by the retail scaled base. This additional height provides for a loft storage space





VEHICULAR ACCESS



GARAGE LAYOUT

PARKING

Parking is accessed from two entries in the south oriented service street. The parking access slopes down one floor to a single space that runs east-west, linking all housing bars together, with an optimal layout for the cars. All cores, with stairs and elevators, can be accessed with secured locks on this level.



DUPLEX UNITS

GARDEN APARTMENTS

LOFT UNITS

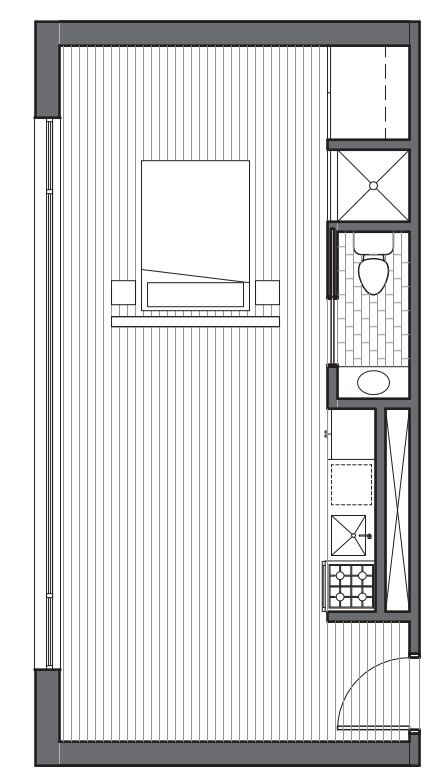
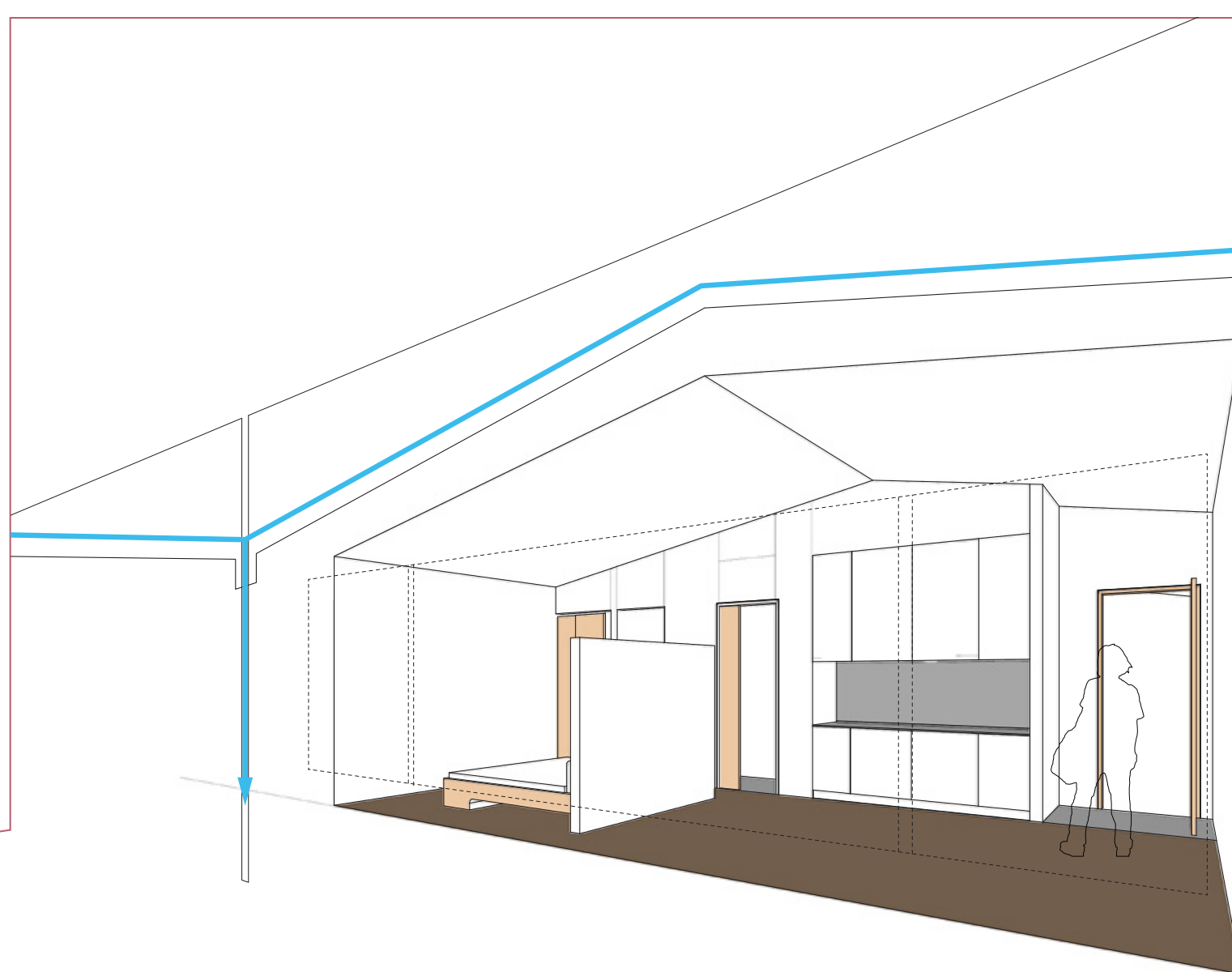
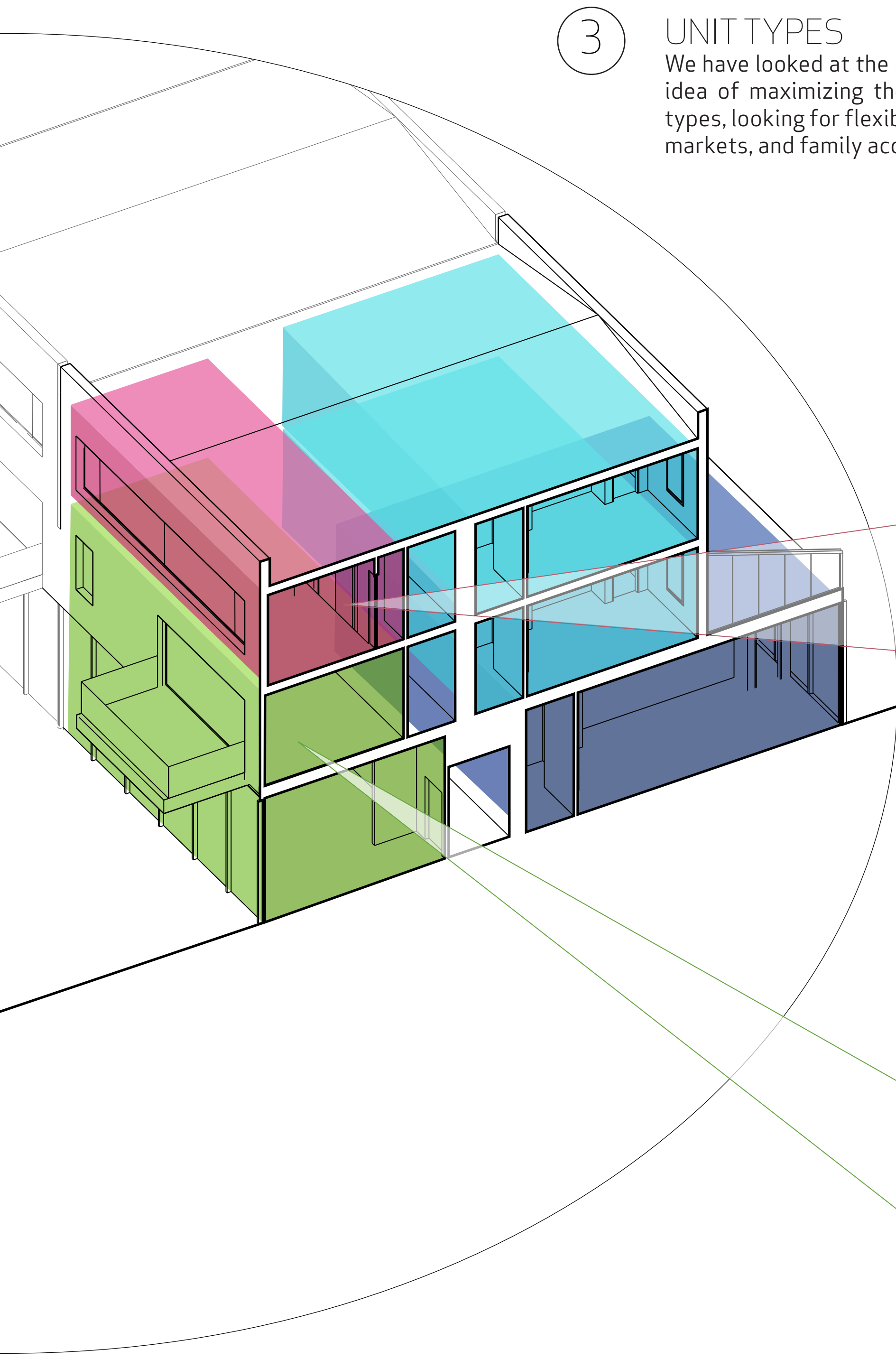
COMMUNITY POOL

GREEN COURTS

3

UNIT TYPES

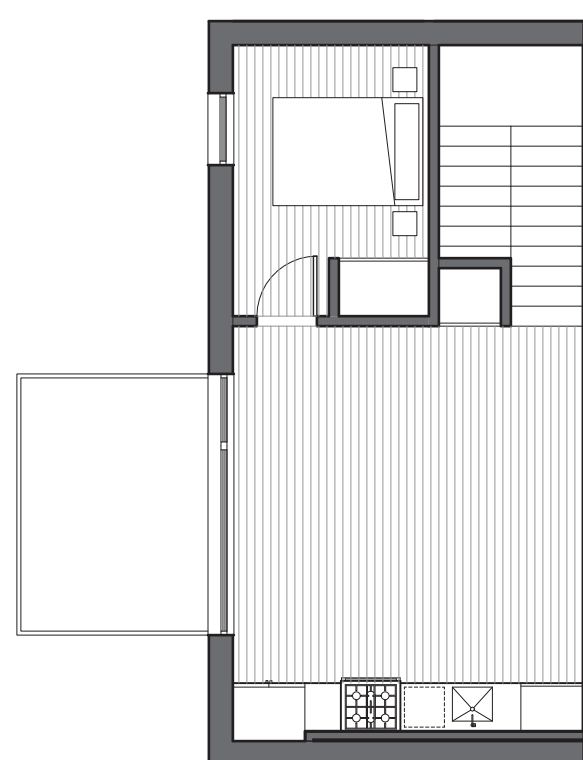
We have looked at the program with the idea of maximizing the variety of unit types, looking for flexibility in lifestyles, markets, and family accommodations.



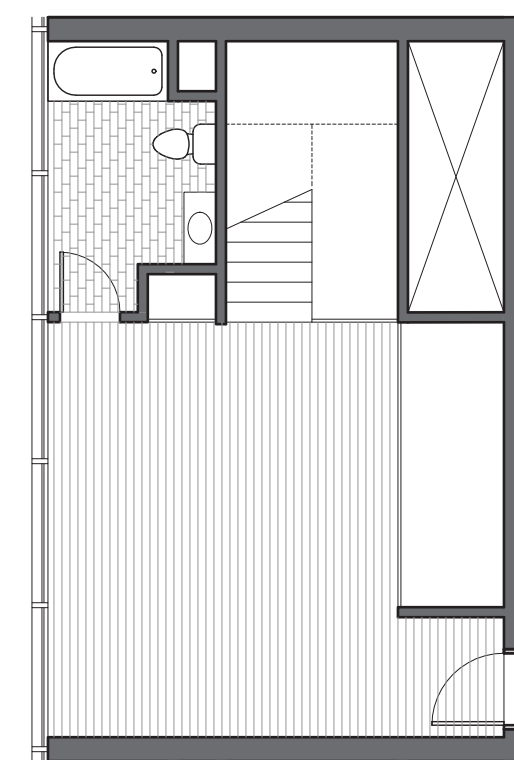
1 2 4 8

The efficiencies are shot-gun spaces with a half-wall that can serve as a backboard for a bed, creating a loft-like open space, with long and generous ribbon windows. All services occupy a thickened wall that insulates it from the public corridor.

On the ground level, we have a series of live-work spaces, with the idea that the ground level can easily be made accessible to the street, with commercial and workspaces off of the mews, while living spaces can be accessed from an internal stair in the unit.



FLOOR 2



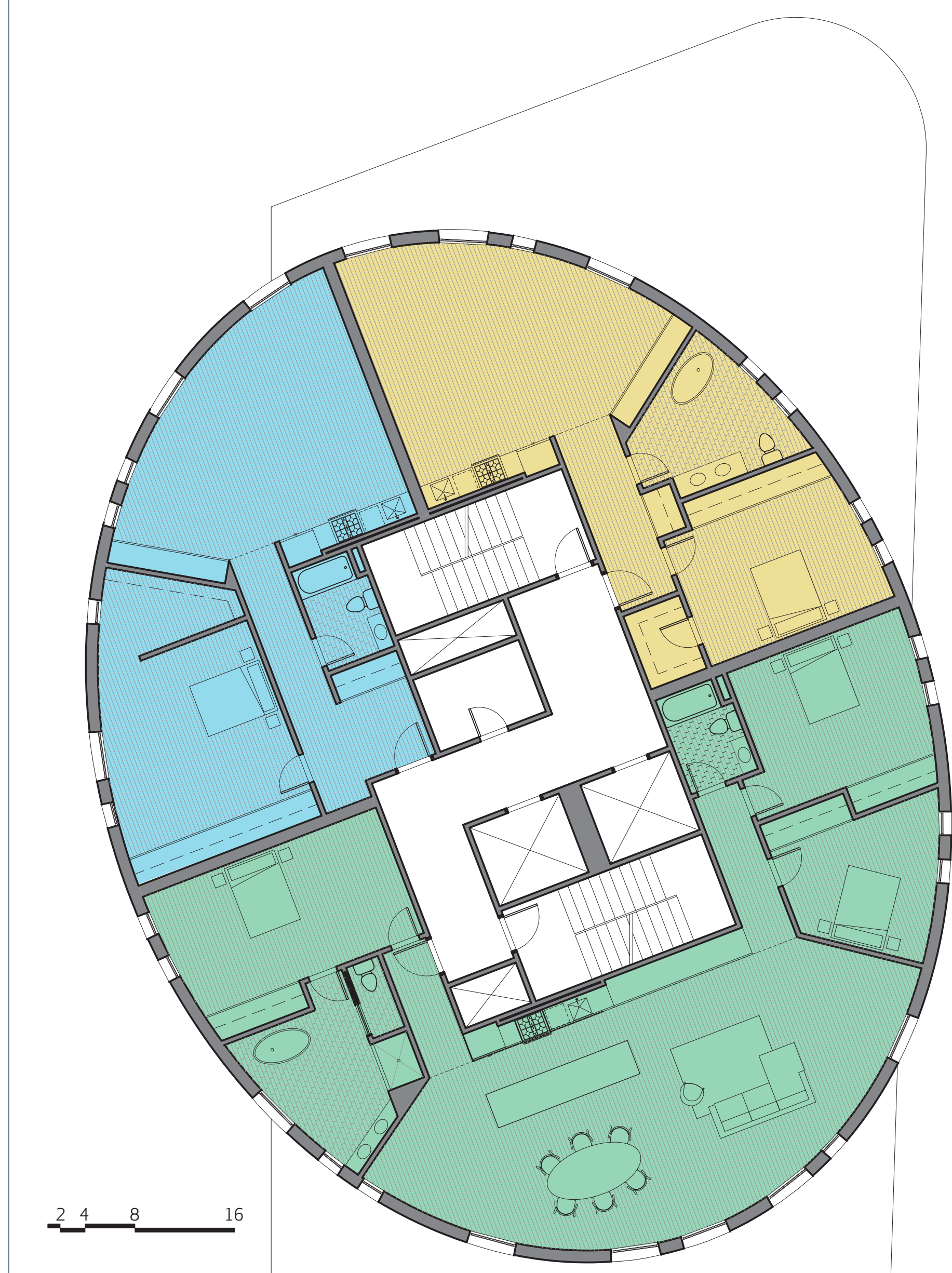
FLOOR 1

1 2 4 8

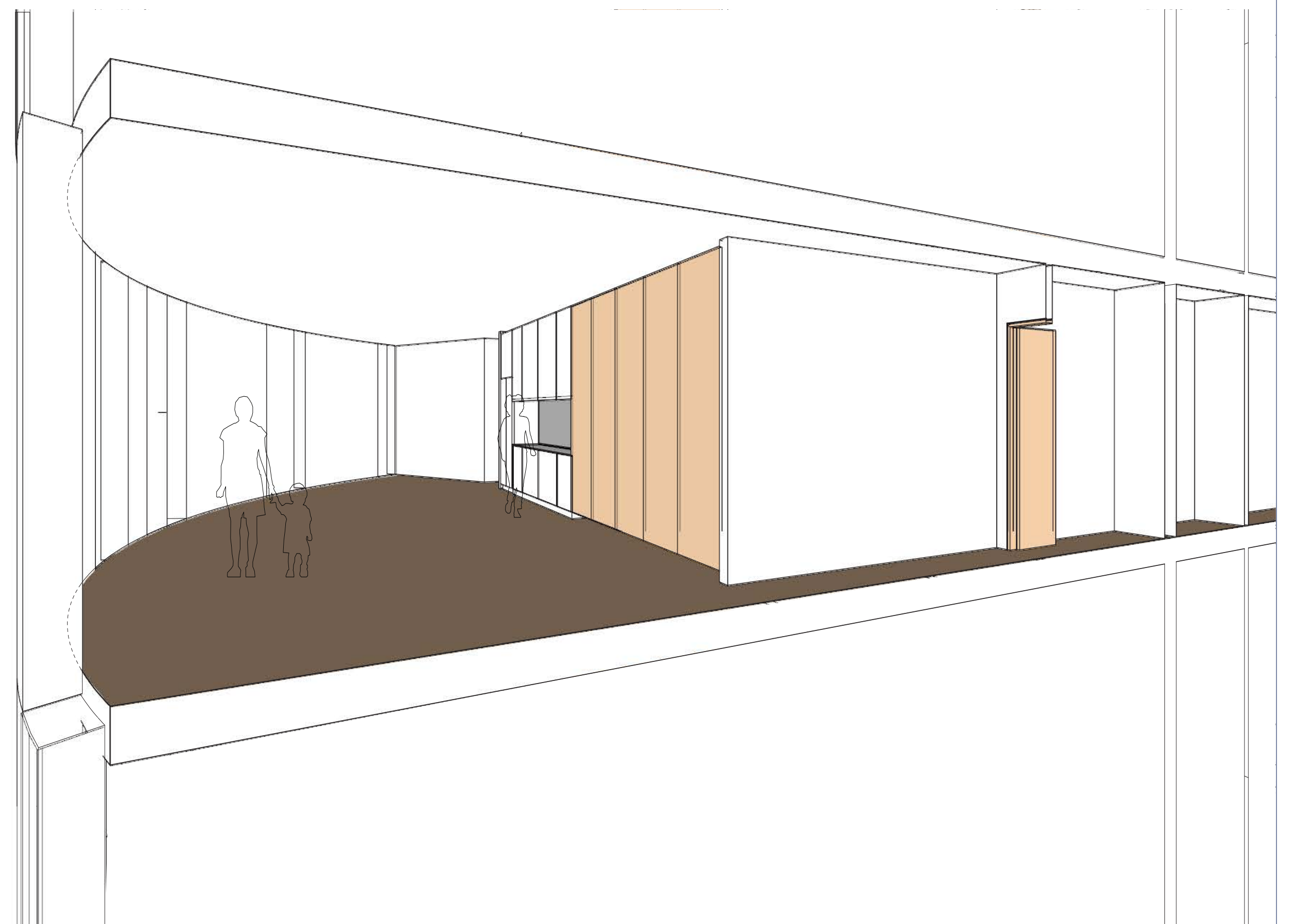




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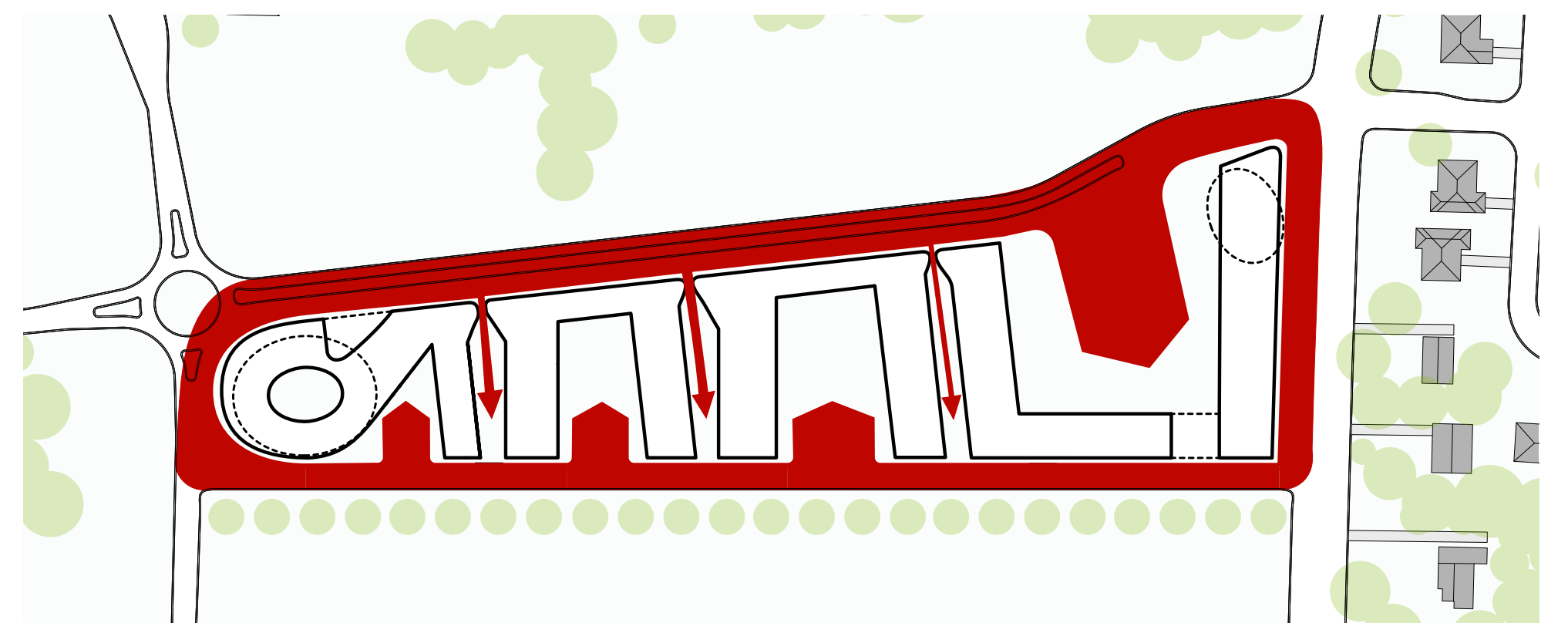


The tower units are flexible, composed of an efficient core, with the ability to have one-bedroom, two-bedroom, or three-bedroom units on any given floor. The radius of the tower, allusively reminiscent of the silo structure, offers views in the round.

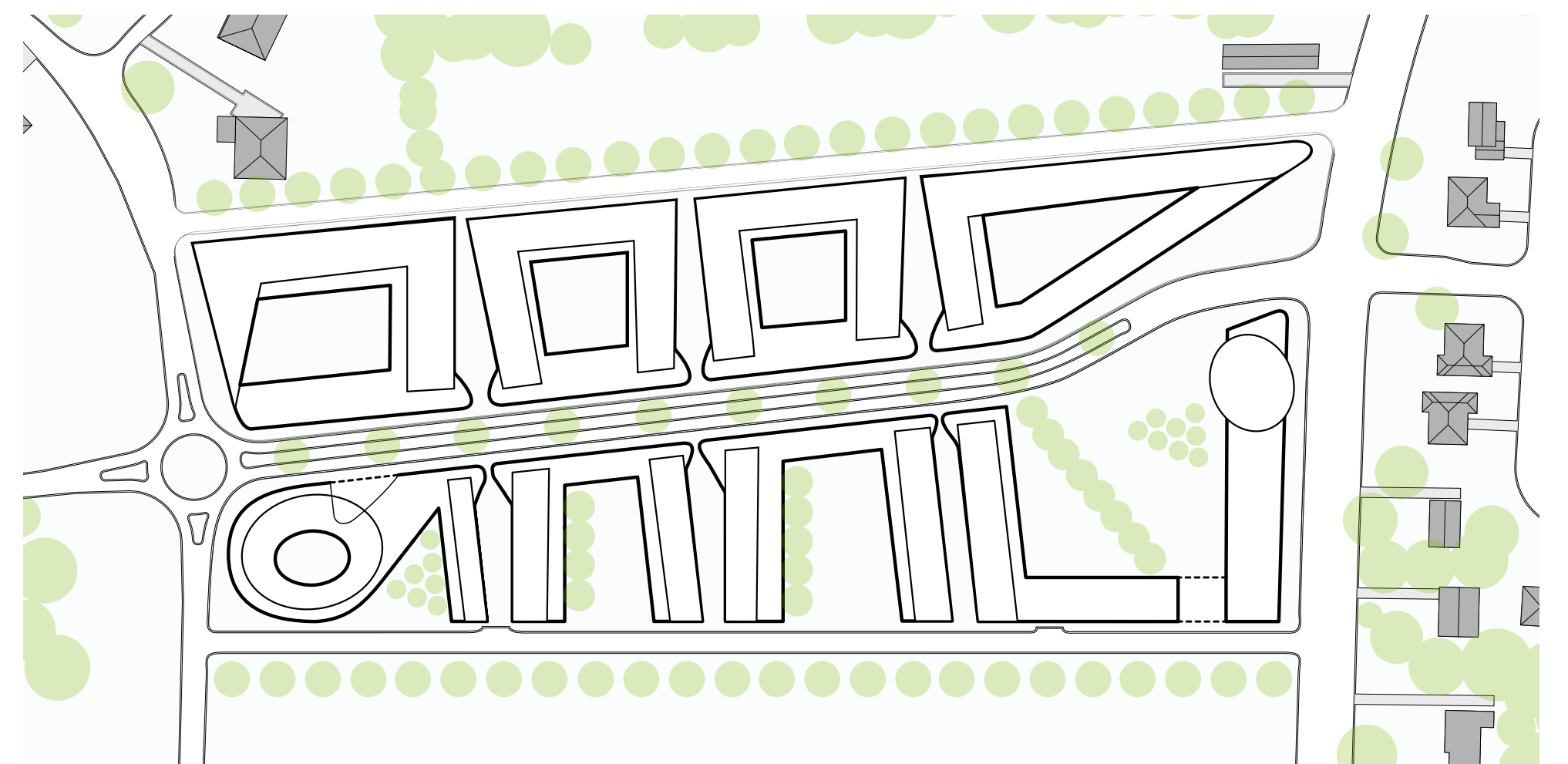


SITE STRATEGY

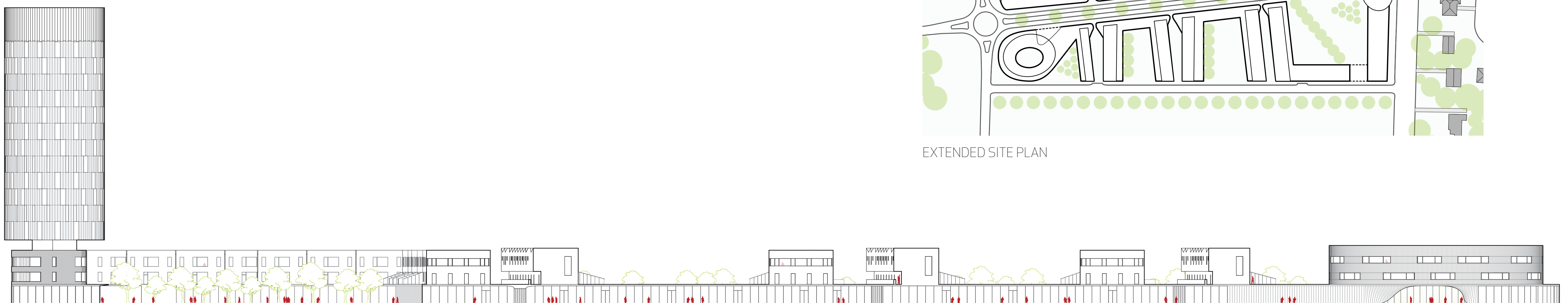
The length of the street is punctuated by two forms of urban spaces: large generous courts occupied by collective outdoor amenities and narrower gated mews that could serve as sheltered areas for children at play, while also giving access to live-work spaces with on-street access. On the eastern end, we have created a public plaza to support larger civic gatherings, potentially amplified by a coffee shop or other commercial spaces.



SITE STRATEGY



EXTENDED SITE PLAN



BUILDING ELEVATION