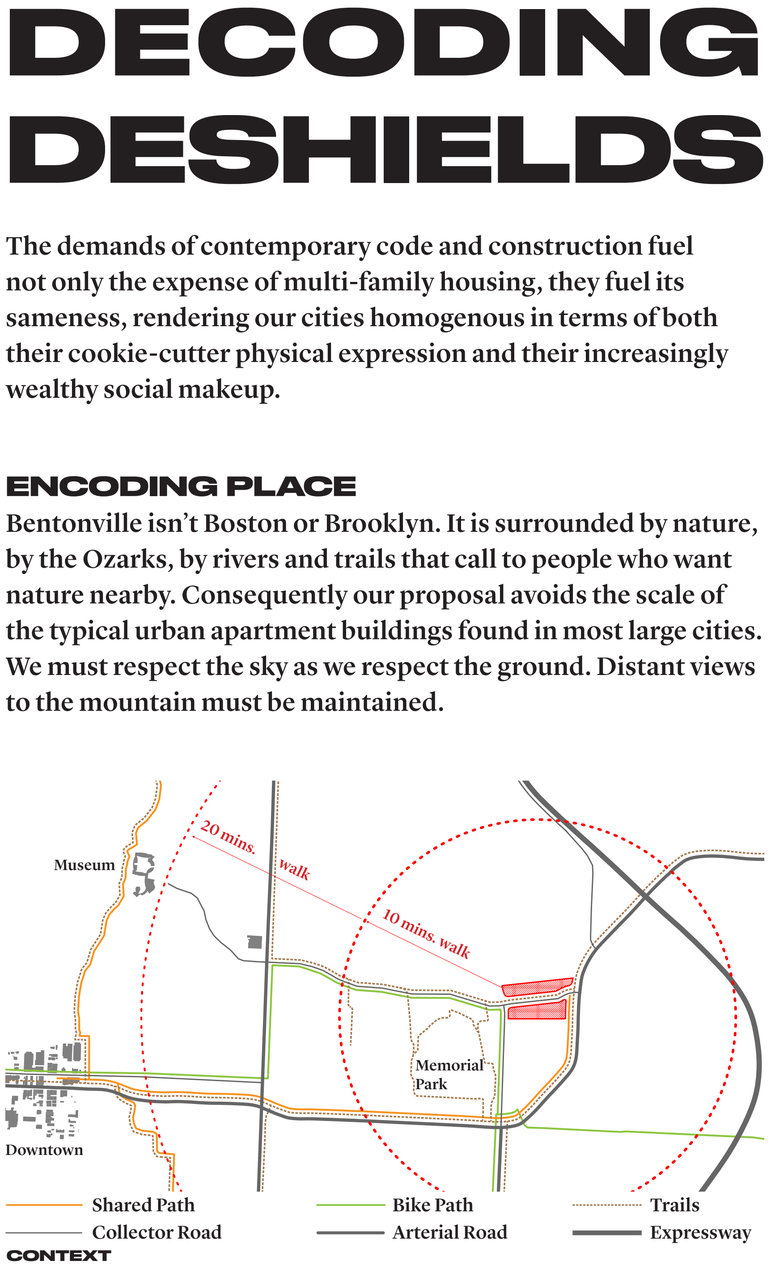
DECODING DESHIELDS

The demands of contemporary code and construction fuel not only the expense of multi-family housing, they fuel its sameness, rendering our cities homogenous in terms of both their cookie-cutter physical expression and their increasingly wealthy social makeup.

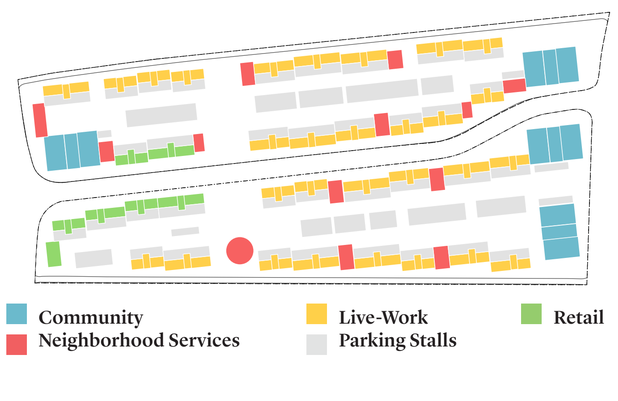
ENCODING PLACE

Bentonville isn't Boston or Brooklyn. It is surrounded by nature, by the Ozarks, by rivers and trails that call to people who want nature nearby. Consequently our proposal avoids the scale of the typical urban apartment buildings found in most large cities. We must respect the sky as we respect the ground. Distant views to the mountain must be maintained.



CONTEXT

Just as our design seeks to be one with nature, it seeks to be one with community. Bigger buildings have been placed along larger vehicular streets like Route 72. Smaller scale structures are across from important community facilities like Orchard Park. New internal streets for parking and fire trucks are accessed from Route 72 and Northeast Moberly Lane, therefore eliminating curb cuts from Northeast DeShields, which we envision as a pedestrian-oriented thoroughfare with active uses along both edges.



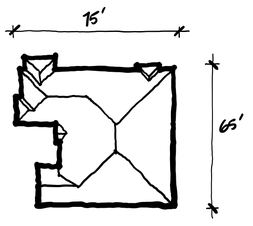
SITE AND GROUND FLOOR STRATEGY

SITE AND EXTENDED SITE PLAN

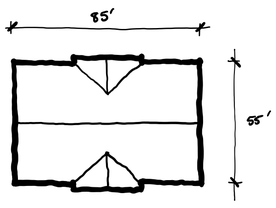
SITE SECTION

0' 50' 100' 250'

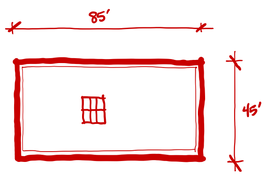
By breaking the program down into small modules, the proposed architectural scale and rhythm emulates the scale of surrounding homes.



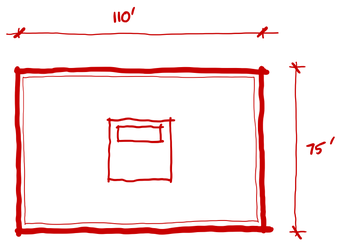
ONE DARIAN DRIVE
(DUE NORTH OF SITE)



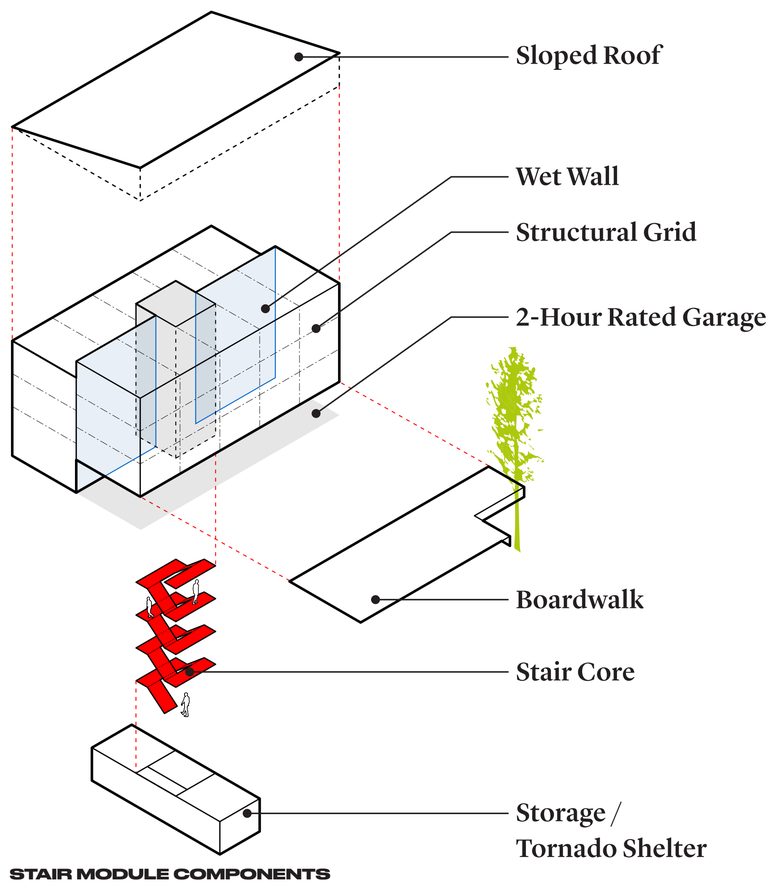
WATERSIDE APARTMENTS
(DUE SOUTH OF SITE)



STAIR MODULE
3.5 STORIES / 12 UNITS



ELEVATOR MODULE
5 STORIES / 24 UNITS



STAIR MODULE COMPONENTS

Designing for life is a heady obligation, and a sense that the best of what the architect provides often goes unnoticed, the light dancing on a stair, the feel of a beam, the coolness of a breeze. For us a definition of success is that the joy of living in the project will supersede who we are and what we do... architecture is a platform for life, not life itself.

RECODING CONSTRUCTION

To achieve belonging, how a building is built can be just as important as its end state. Because the project is relatively low in scale, we are proponents of the project being built largely out of local timber by local carpenters. While wood-stud construction is common for the building of single-family homes, most multi-family housing is built out of concrete, which often entails larger scale companies.

CODE GREEN

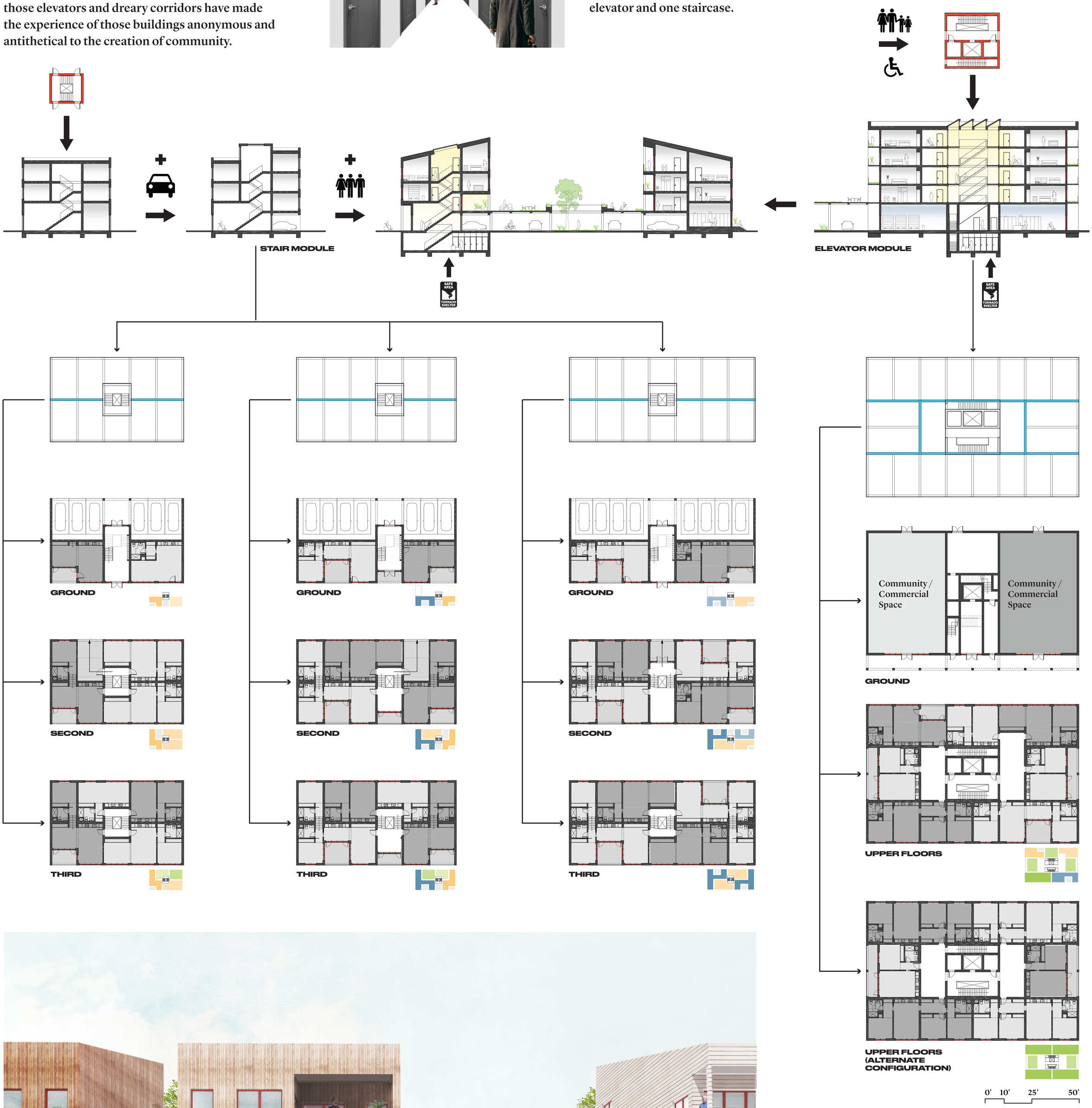
By focusing on sustainable wood construction we would like to minimize the use of concrete, which typically has a lot of "embodied energy." Within the buildings, stair use as opposed to elevators will cut down on the electrical usage as will the elimination of public corridors and large lobbies that require twenty four hour lighting.

CRACKING THE CODE

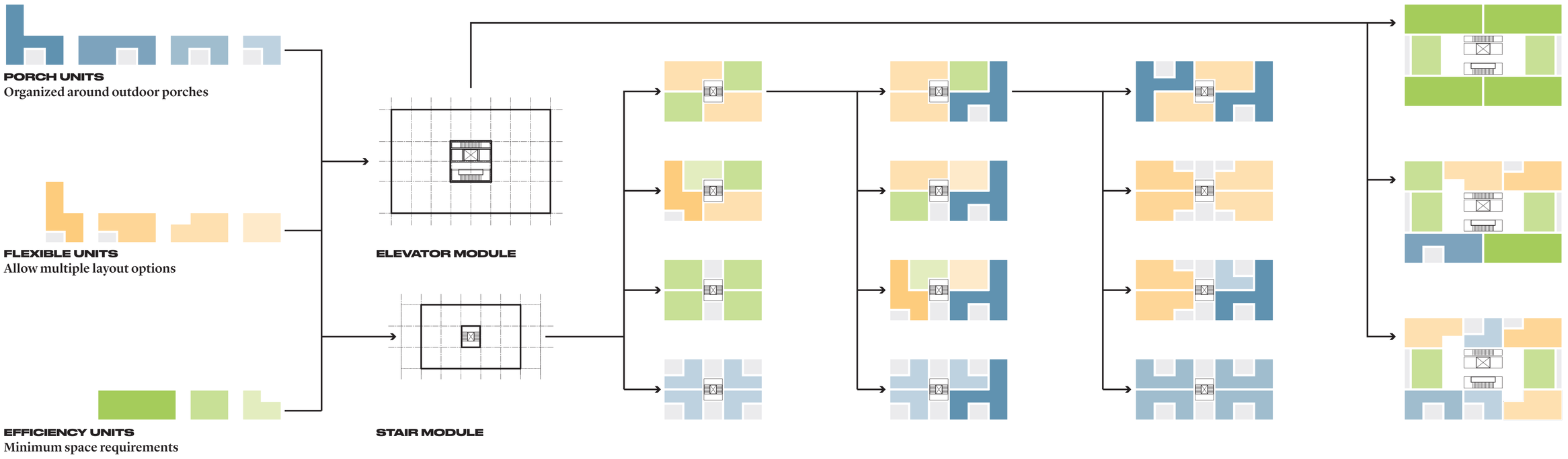
Building codes, necessarily in place to protect public health and equal access, have the unintended consequence of driving costs up by requiring lots of elevators, fire egress stairs and long corridors that are costly and unnecessary. In addition, all of those elevators and dreary corridors have made the experience of those buildings anonymous and antithetical to the creation of community.

The “Stair Module” is a compact grouping of ten to twelve apartments organized around a central skylit stairwell. When limited to a height of three stories, the building code allows this type of arrangement with no elevator and one staircase.

The “Elevator Module” has a similar arrangement of a central staircase, but includes elevators and a second fire stair per typical building code, but with limited hallways.

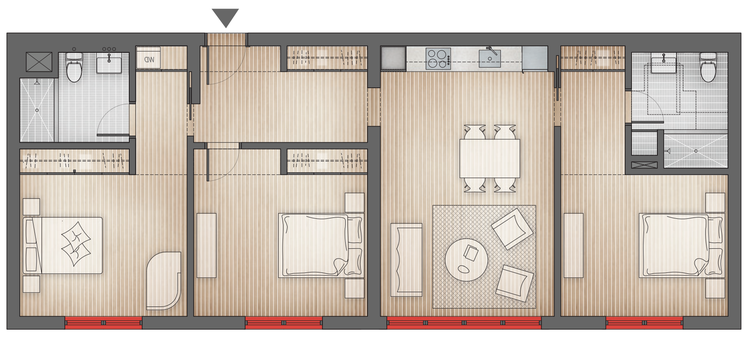


We can design and build a dense, low-scale building type that fully meets code, builds community, and avoids the typical costs associated with lots of elevators, stairs and corridors.



The number of structural bays can expand and contract in order to accommodate a variety of unit types and configurations that allow for flexibility.

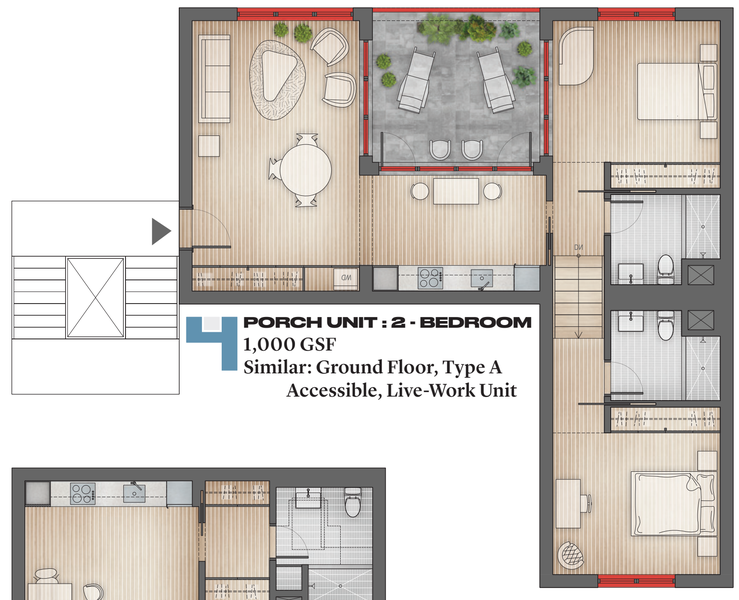
Note:
- Additional storage for residents is located in the partial basement at the bottom of the stairs, which doubles as a tornado shelter.
- Not all unit types are shown here.



EFFICIENT UNIT : 3 - BEDROOM
1,240 GSF

FLEXIBLE UNIT: 1.5 - BEDROOM
765 GSF
Similar: Ground Floor, Type B Accessible, Live-Work Unit

PORCH UNIT : 1 - BEDROOM
710 GSF
Similar: Ground Floor, Type A Accessible, Live-Work Unit

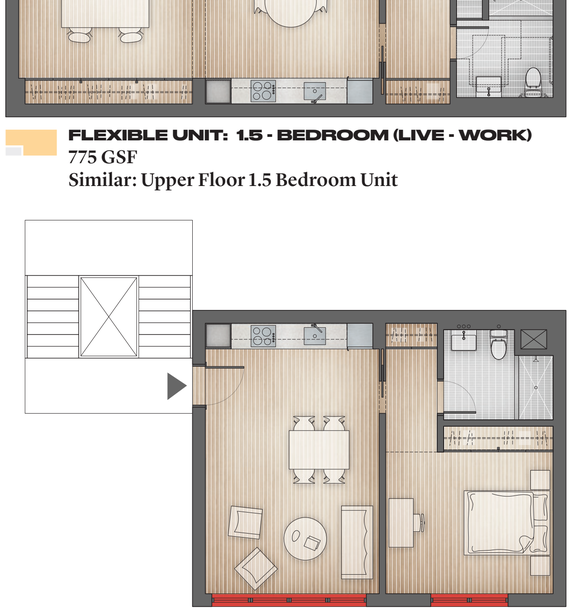


PORCH UNIT : 2 - BEDROOM
1,000 GSF
Similar: Ground Floor, Type A Accessible, Live-Work Unit

FLEXIBLE UNIT: 1.5 - BEDROOM (LIVE - WORK)
775 GSF
Similar: Upper Floor 1.5 Bedroom Unit

FLEXIBLE UNIT: STUDIO (LIVE-WORK)
625 GSF

EFFICIENT UNIT: STUDIO
465 GSF



EFFICIENT UNIT: 1 - BEDROOM
625 GSF

PORCH UNIT : 2 - BEDROOM
1,015 GSF

0’ 5’ 10’ 20’

All of the units share an underlying DNA using a limited number of kitchen and bathroom types, and window types in order to further lower cost and increase attainability.