

HOUSING NORTHWEST ARKANSAS INITIATIVE

SITE 4: JOHN DESHIELDS BOULEVARD

PROJECT DESCRIPTION:

Our project revolves around two general concepts:

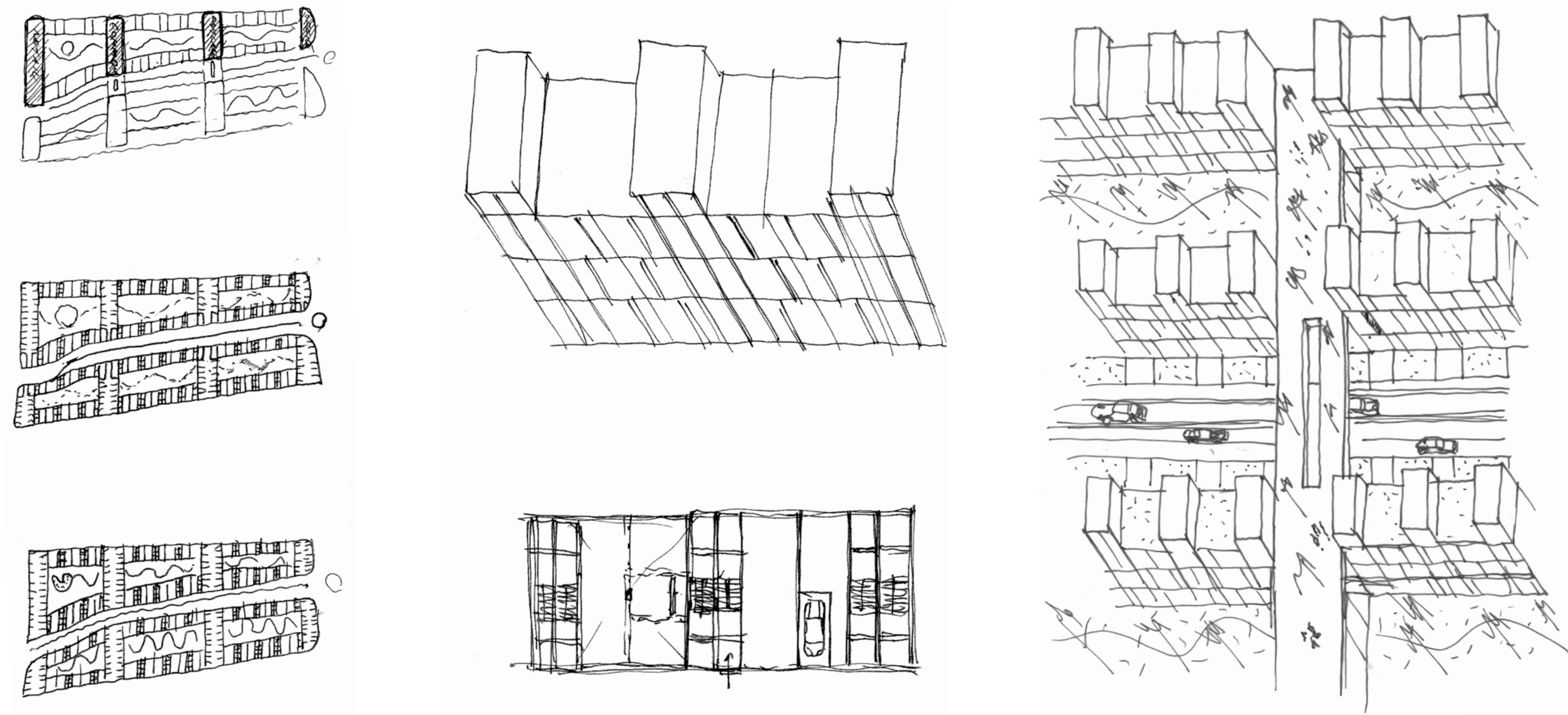
1. Decentralized Urbanism

Our goal is Decentralized Urbanism where the advantages of suburb, town and metropolis are merged. Our approach is at the scale of planning: landscape, networks, infrastructure and transport replace buildings as ordering elements and organizational means.

We are interested in new ways to construct community and dwelling, living and working, production and play, shared and private. We want to create conditions where housing, clean industry, farms, commerce and civic activities are all immediately adjacent and in a field of decentralized distribution, linked by streets, paths, courts, yards and gardens, scaled to domestic life and a larger public.

We are designing generic systems and structure to allow specific and varied occupation as a second layer. Intensified connective open spaces weave and thread public and private. Cars are stored in compact collective sunken moats, freeing the ground for other uses and activities.

PROJECT SKETCHES:



PROJECT DIAGRAMS:

1. Decentralized Urbanism

Our project is structured as a series of overlapping systems – a network of frameworks for growth – a means to become a rich and varied town. Primary is the automotive link of major streets. NE Moberly Lane and E Central Ave are treated as connectors at the neighborhood scale with off street visitor parking to serve local facilities – a commercial strip, restaurants and bars, a gym, offices, etc. These interface with surrounding existing developments. NE John Deshields Blvd. is the central organizing street of the project itself. It provides access to the collective parking moats which serve the project. Their goal is to minimize the footprint of car storage through compaction, and by providing four per site allow for convenient distribution and short walks. Above these eight garages are larger scale fabric structures of 60' width to accommodate programs of more communal dimensions. Perimeter wall fabric of 40' depth and three levels wrap the sites.

Landscapes

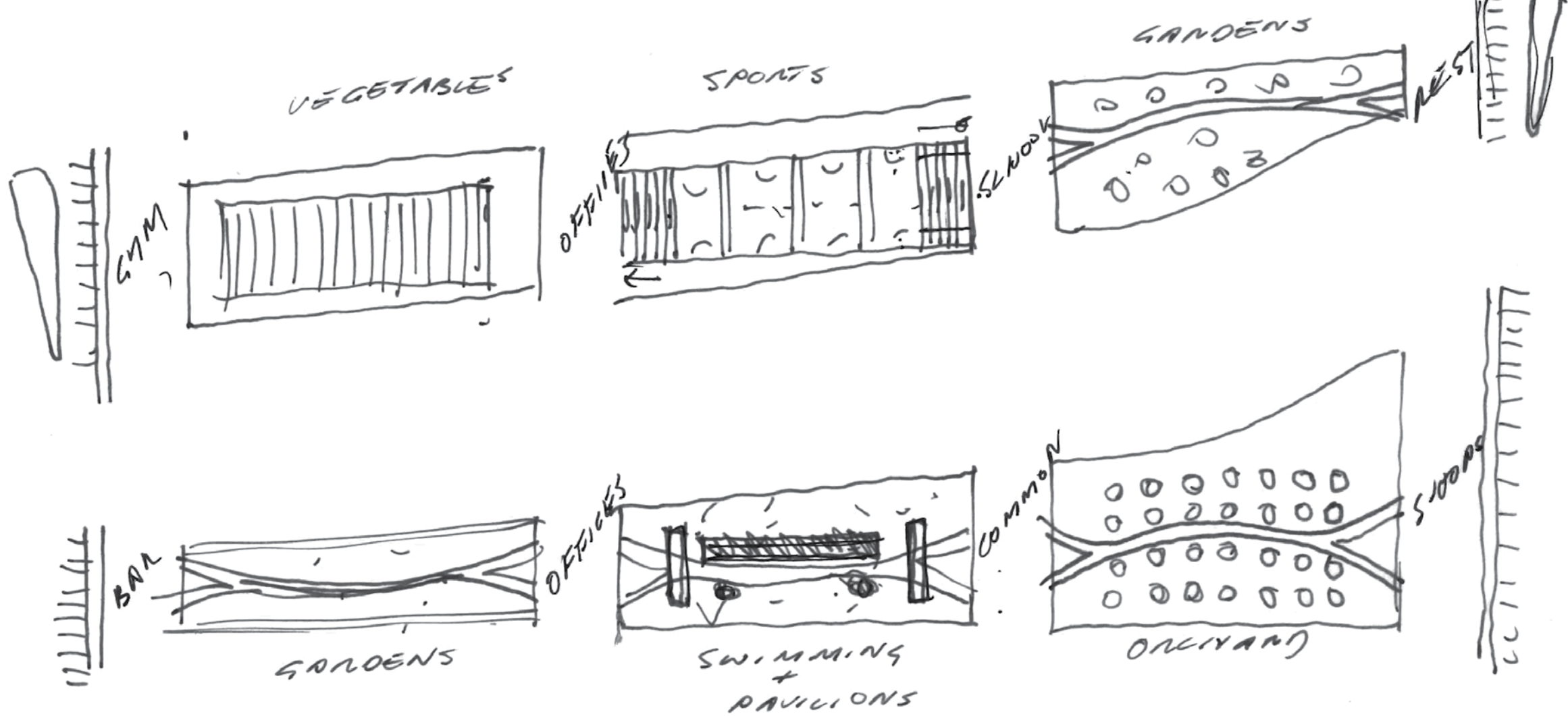
The six framed landscapes are linked in plan and section from east to west and above and at grade from north to south. Adjacent to the commercial space is an orchard, next to the amenities pools, between office and bar, flower gardens, behind the gym vegetable gardens, outside the school sports fields, and between school and restaurant, gardens. Paths and semi-private garden zones line both sides of the 40' lateral fabric, establishing zones of transition.

2. Fabric as Type

Our spaces are modeled on urban fabric buildings that adopt and change over time and generations, rather than specific functional types. The architecture is core and shell more than designated programs, more akin to the cast iron buildings of SOHO, the brick industrial structures of the Meatpacking District or the warehouses of SOMA, than suburbia.

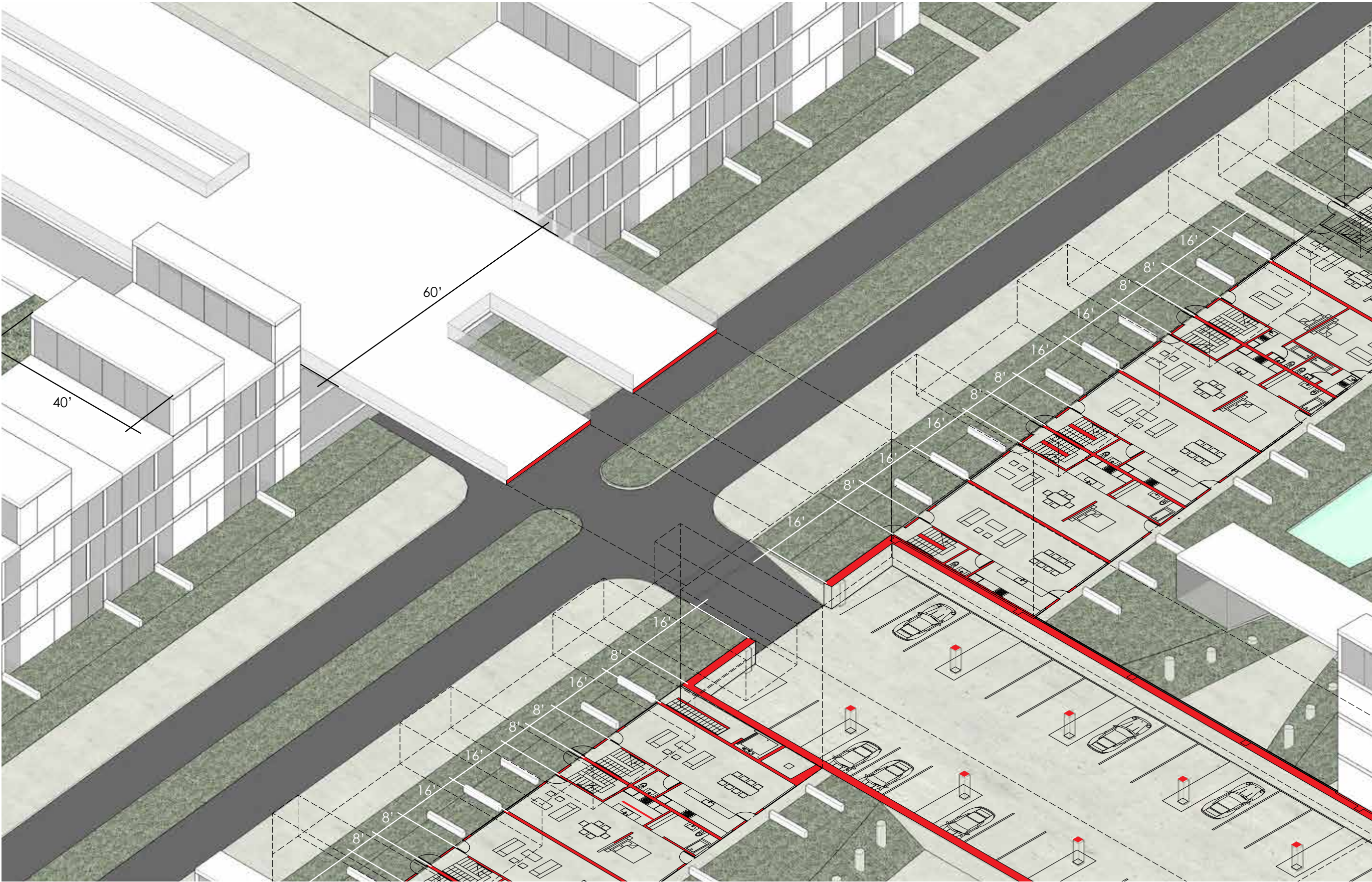
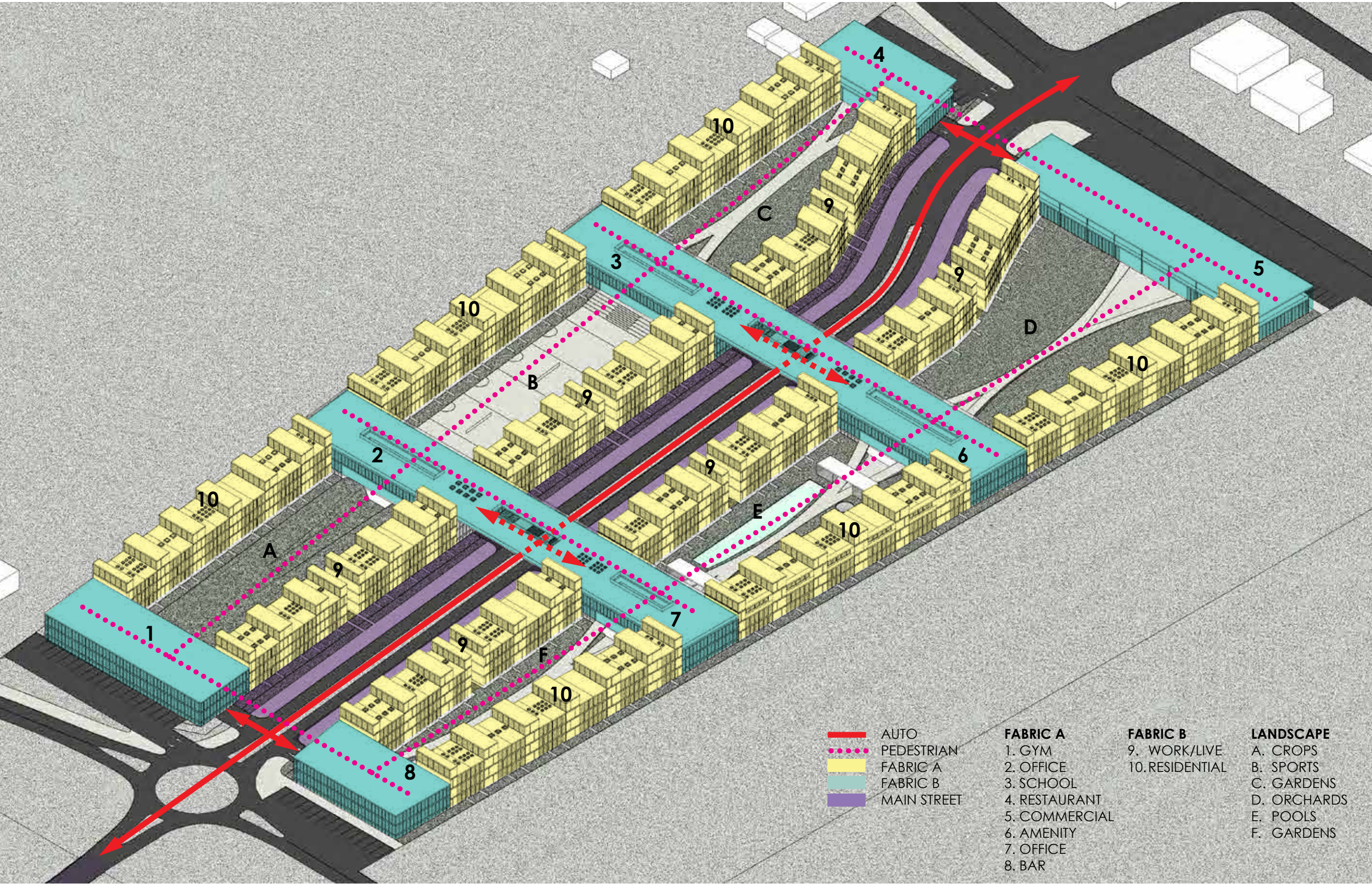
Horizontal slabs extend and multiply the ground. Generous areas of glass enclose these plates and fill the interiors with light and air, basic for inhabiting as both gathering, working and living. Structure and party walls partition these made ground planes into lots and individual plots. Thickened walls accommodate services, leaving the rest of the space open and free, instruments, apparatus for inhabiting, frameworks for occupants to particularize.

We want to thread main street and porch, office and living room, storefront and garden, seniors and daycare, swimming and study, school and business. Rather than divisions and zoning, we are interested in the simultaneous overlapping of everything. Community and amenity replace privacy and isolation, use replaces ownership, We replaces Me.



2. Fabric as Type

Horizontal slabs extend and multiply the ground. Generous areas of glass enclose these plates and fill the interiors with light and air, basic for inhabiting as both gathering, working and living. Fabric A are 60' lateral grids that run north/south and occupy the space above parking moats. Here more collective spaces are accommodated. The commercial strip, restaurants and bars, the gym, school, offices, occupy these zones. They bridge and connect the two sides of NE John Deshields Blvd. and float above the landscapes. Fabric B are 40' transverse grids that line NE John Deshields Blvd and the site boundaries and create the 6 framed linked landscapes. Party walls at 16' intervals partition these made grounds planes into lots and individual plots. 8' thickened walls accommodate services, kitchens, bathrooms and storage, stairs and elevators, leaving the rest of the space open and free, with light penetrating on both ends. On both sides of NE John Deshields Blvd, ground floor spaces are a mix of work/live or commercial, creating main street.







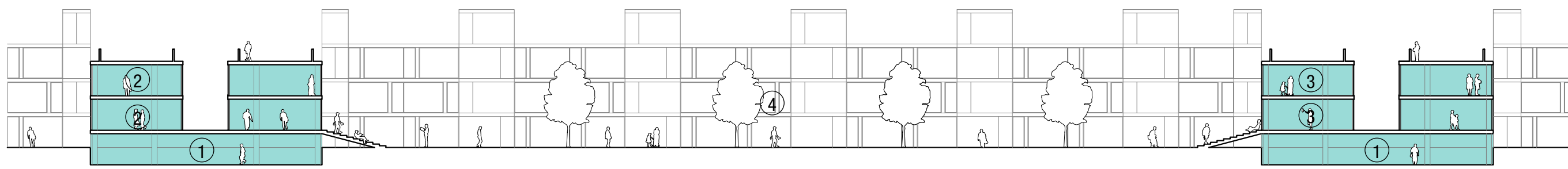
OVERALL PLAN

1/32" = 1'-0"

- PLAN LEGEND
- ① PARKING
 - ② OFFICE
 - ③ SCHOOL
 - ④ SPORTS
 - ⑤ POOL
 - ⑥ AMENITY



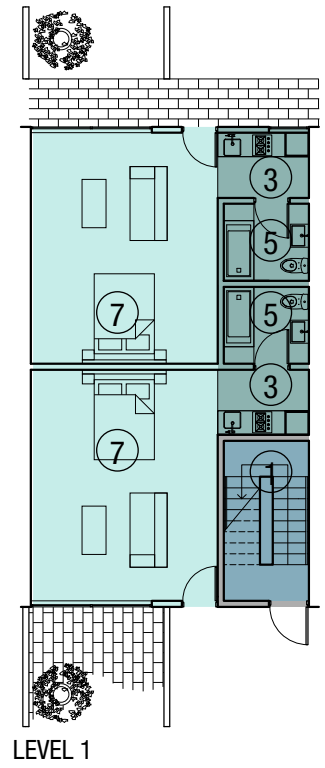
- SECTION LEGEND
- ① PARKING
 - ② OFFICE
 - ③ SCHOOL
 - ④ SPORTS



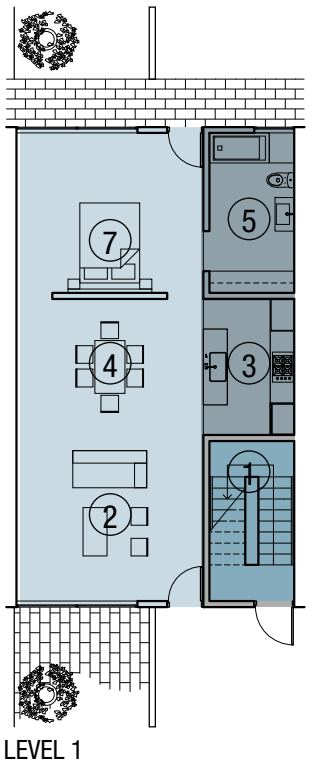
SECTION

1/32" = 1'-0"

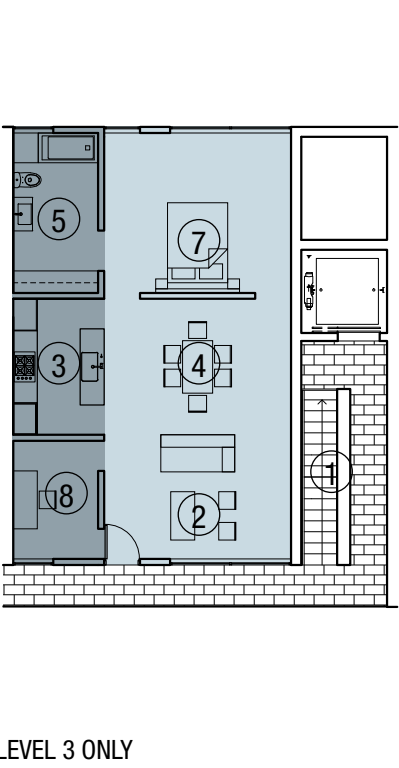
**STUDIO UNIT /
EFFICIENCY UNIT**



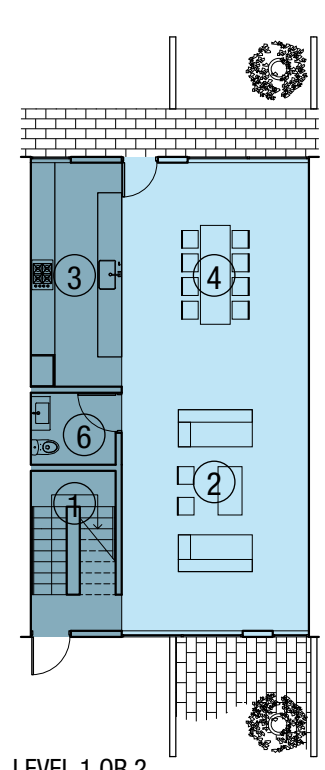
1 BED UNIT



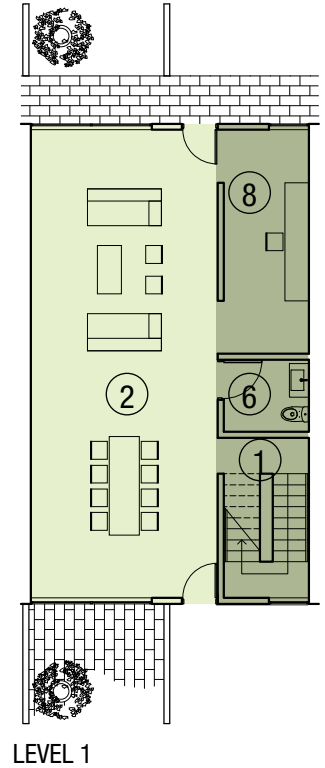
**1 BED UNIT
+ DEN**



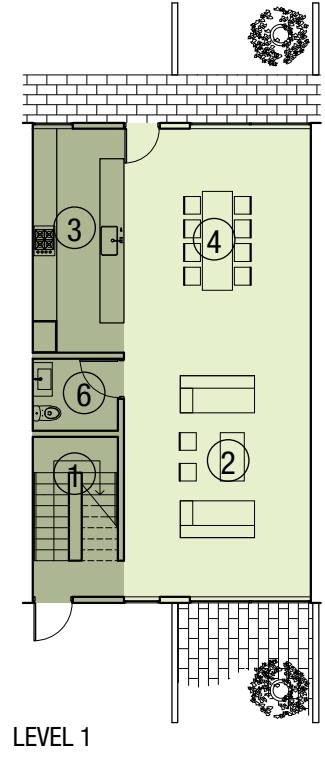
2 BEDROOM UNIT



**3 BEDROOM UNIT
OPTION 1 - MEZZANINE**



**3 BEDROOM UNIT
OPTION 2 - LIGHT COURT**



- UNIT LEGEND
- ① STAIR
 - ② LIVING
 - ③ KITCHEN
 - ④ DINING
 - ⑤ BATHROOM
 - ⑥ POWDER ROOM
 - ⑦ BEDROOM
 - ⑧ DEN
 - ⑨ CLOSET

UNIT PLANS

1/16" = 1'-0"

LEVEL 3 ONLY

LEVEL 2 OR 3

LEVEL 2

LEVEL 3

LEVEL 2

LEVEL 3



POOLS PERSPECTIVE



ORCHARD PERSPECTIVE



SCHOOL PERSPECTIVE



CROPS PERSPECTIVE