

Made in Bentonville

...seeks a balance between supporting Bentonville's growing creative population with new density, and preserving the small-town character of the City's existing fabric.

The architecture, urban design and landscape architecture is designed to create a bridge between the every-day qualities of a "main street" community and the international business and cultural destination that the City has become. The site at 8th Street lies at a critical juncture between the low-rise residential City center and the industrially-scaled commercial infrastructure of Walmart Headquarters. As such, it is an ideal place for a relatively dense community that can attract a young, creative population eager to participate in Bentonville's cultural institutions and to foster less formal forms of artistic activity in a setting supportive of spontaneous interaction and collaboration. The arrangements of units and open spaces on the site is intended to maximize the possibility of community-building interaction among its residents, not only by offering the places for these events to occur, but also by being mindful of the importance of threshold spaces that create a healthy balance between the essential privacy of the dwelling unit and the communal space of the public realm.

Urban Design – Bridging Gaps

The proposal attempts to bridge gaps between a largely single-family context and the industrially-scaled periphery of the south-eastern edges of the City. We have proposed a variety of building sizes and roof-line conditions to simulate some of the scale shifts already occurring between the neighborhood to the west and the industrial properties to the east. The use of multiple building forms softens the abrupt shift in density that would otherwise be exacerbated by a monoculture of five story buildings.

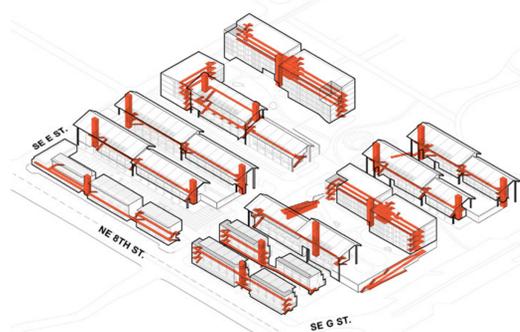
Community Design – Good Fences, Good Neighbors and Everyday Community

The development must attract and support a new creative class population in Bentonville and maintain the small town feeling which continues to be an important part of the City's identity. Our proposal is aimed at preserving those rhythms of everyday interaction among residents in an environment which is noticeably denser than the typical Bentonville residential street.

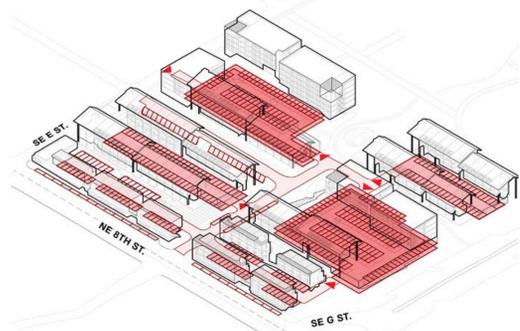
To this end, we have arranged the units to capture some of the attributes of single family life - the front porch, the back door, the mud room, the front yard, the back yard. These are important spaces which help mediate between the fundamental privacy of the individual unit and the public and semi-public realm where residents and neighbors build relationships. Most units have either a front or back "yard" or equivalent threshold space that serves personal uses and enables casual interaction with neighbors. These are spaces for chance, not obligatory, moments for a polite "hello" or a longer conversation about the weather or upcoming events. More specifically, these elements are social mediators like the traditional back yard fence or front porch that provides "eyes on the street" and allow occupants a choice in the extent to which they will participate in the communal aspects of this new neighborhood. The variety of unit types and configurations ensure that those with the most exuberant Halloween decorations (for example) as well as the cloistered, privacy-obsessed artist will find their appropriate place on the spectrum within a diverse community.

Project Metrics

| | |
|---------------------|----------------------------|
| Total Site Area | 10.14 Acres (431,558 SF) |
| Gross Floor Area | 386,677 SF (Excl. Parking) |
| Dwelling Units/Acre | 36.5 |
| Total Units | 371 |
| Parking | 682 Spaces |
| Open Space | 32% |



Residential Circulation and Access
Exterior access galleries and shared stair and elevator cores connect neighboring buildings, and serve unit entrances. The layout increases opportunity for social interaction amongst residents, while reducing construction costs and complexity.



Parking and Vehicular Access
Structured parking is designed to leverage existing site grades. Where two levels of parking are required, the upper deck is accessed from the uphill side of the site, and lower deck from the downhill side, eliminating the need for internal ramps. Tuck-under parking and street parking provide additional capacity around smaller buildings.



Site Section 1:600

Street Networks and Walkability

The proposal includes an extension of the City grid, specifically SE 7th Street to the east into the project. SE 7th Street comprises a public entry to the community, with a concentration of the program's public uses at the ground level. This is a pedestrian friendly corridor intended to invite the abutting communities to participate in site-based programs and open space in a casual and everyday manner. On-street parking enhances the feeling of accessibility.

Cultural Placemaking

The complementary anchors of the Momentary and 8th St Market present a unique opportunity to envision a cultural and social hub geared towards artists, crafts people and entrepreneurs. The proposal imagines a dynamic and active fabric that knits these two institutions together into a cohesive neighborhood.

Ecological and Hydrological Systems

The site's adjacency to open spaces and the Razorback Greenway inform a holistic approach to landscape design and storm water management. The upland position of the project provides an extension of the lowland riparian habitat along the creek that serves to mitigate and treat runoff through a series of constructed wetlands. Elevated landscaped decks and topographic form making create spaces for recreating and enjoying nature.

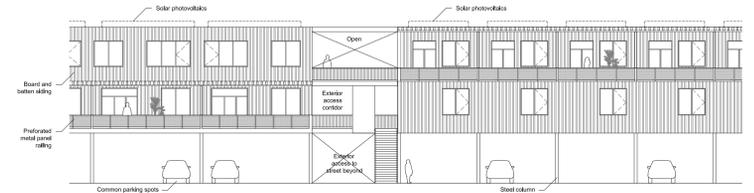
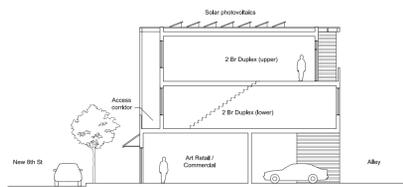
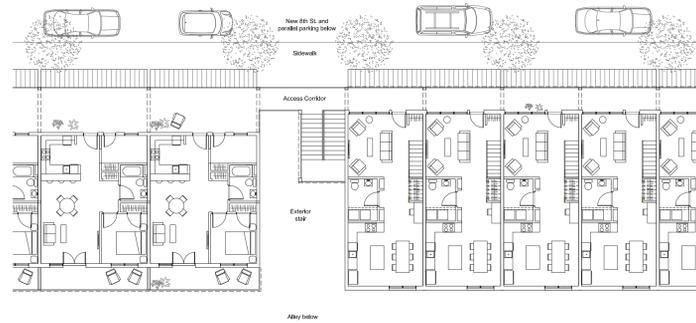


Site Plan 1:600



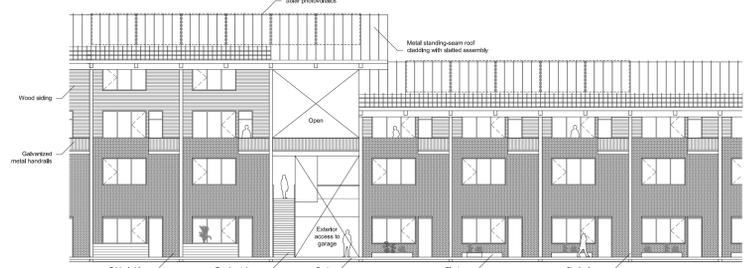
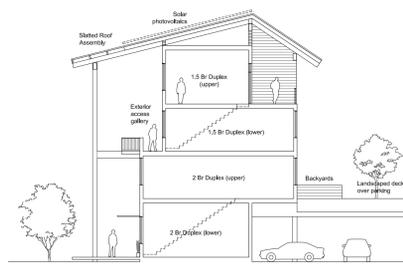
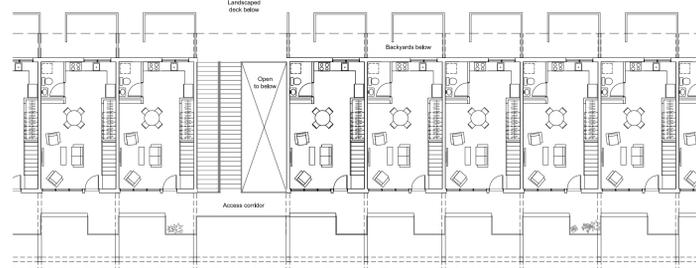
To meet the density goals of the project and to conform to the zoning requirements, structured parking will be required. These areas are concealed by the surrounding buildings and are treated as opportunities for landscaped open space and topographical variety. Natural light is introduced to the parking areas via light wells. The grading plan plays a complementary role in terms of balancing cut and fill on the site and crafting a storm water management strategy.

Mixed-Use Townhouse Building

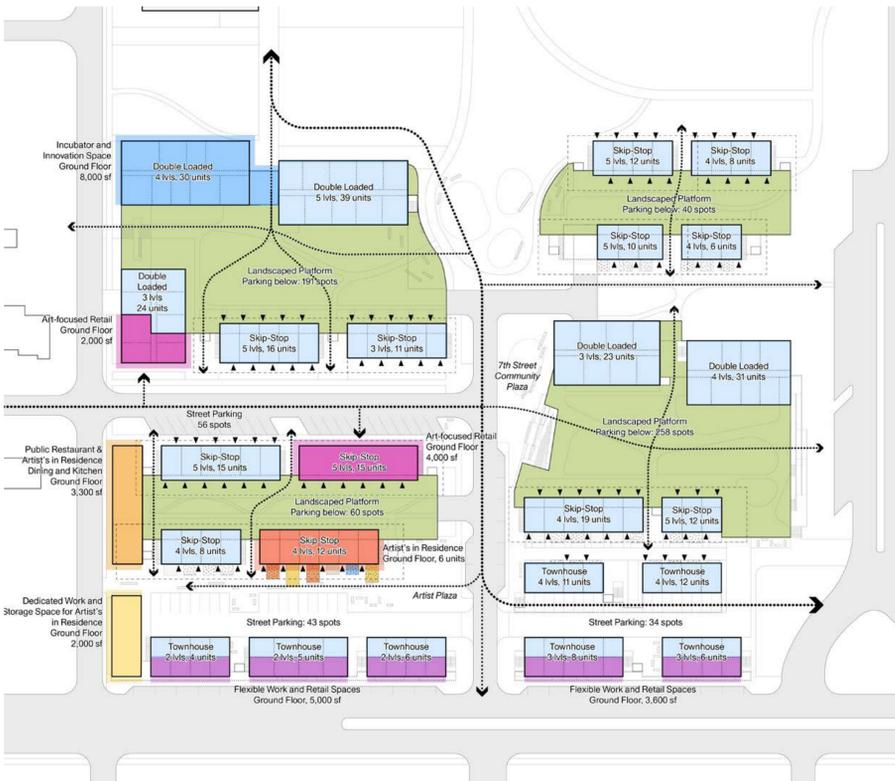
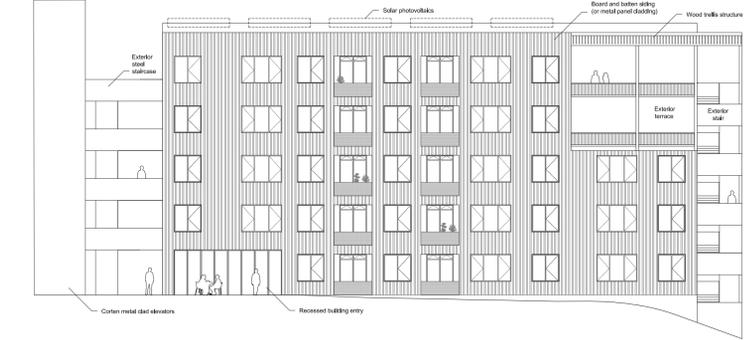
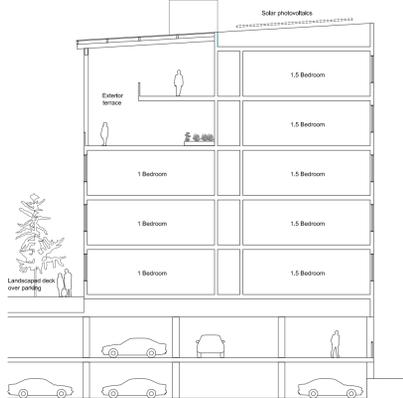
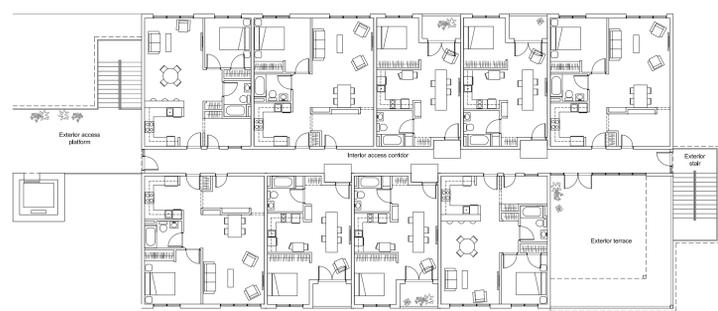


Typical Building Plans, Sections and Elevations
1/16"=1'-0"

Single Loaded Skip Stop Building



Double Loaded Corridor Building



A flexible plaza space book ends the courtyard housing the artists-in-residence work areas. The plaza supports pop-up events, sculpture exhibitions and community events.

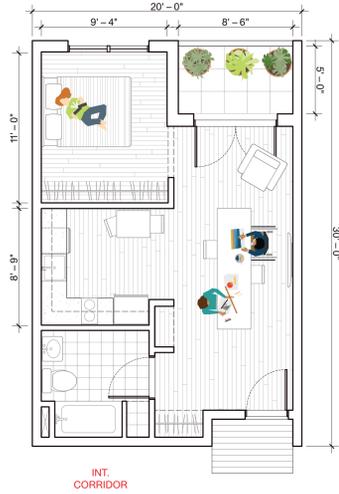
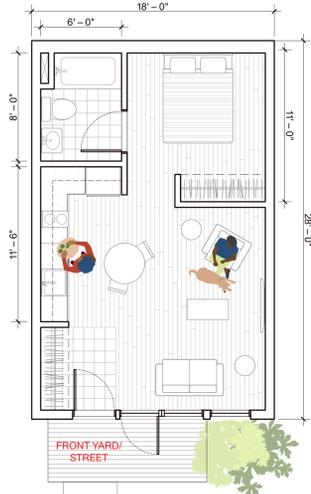


Diverse Spaces for Creative Endeavors

The mixed-use program elements have been distributed throughout the site to allow for the flexibility of future expansion and contraction, and to create variety in the public realm. The artist-in-residence spaces are concentrated around a courtyard-like condition at the south west corner of the site, with a publicly accessible restaurant or café at the corner of SE E Street and SE 7th Street. Retail gallery spaces have been located in two separate spaces along the SE 7th Street extension which are configured to maximize display frontage at the street level. Separating the spaces allows greater flexibility in managing exhibitions, different scales of work and retail functions. The southern edge of the site is lined with flexible retail and studio spaces, not required in the program, but essential to provide residents with optional work spaces for creating and/or displaying work outside of the residential units. The incubator space is located along the open space abutting the Momentary, where it can play a supportive and interactive role in the mission of that institution. All of these special program components have been included in the western half of the site where they would be implemented first should the development be phased.

Front Doors and Back Doors, Flexible Spaces for Living and Creating

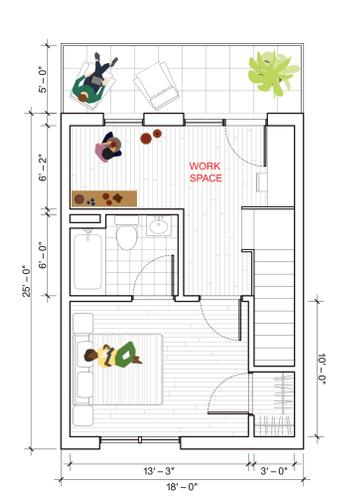
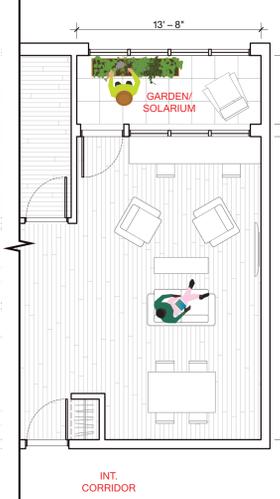
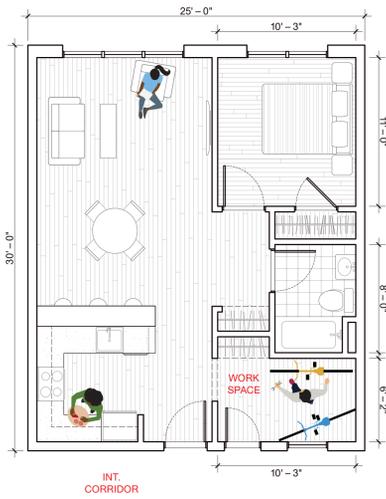
Single family homes all have flexible spaces - the garage, porch, extra bedroom, the mud room - which absorb all of the extracurricular projects of everyday life: hobbies, chores, the home office, gardening, bicycle repair, crafts, drying laundry, the play room for kids, the play room for adults, etc.. We are proposing unit types that regardless of size, provide these critical spaces for both mundane and creative pursuits. The smallest units in the double-loaded corridor buildings, for example, have a traditional front as well as a "back" door that leads directly to a flexible space for painting, bicycle repair, laundry, dirty boots, or all of the above. Larger duplex units that front a public space may have a front yard suitable for gardening or motorcycle repair, or a back yard or deck abutting an open space for socializing or flower cultivation. Duplex units can be adapted to provide an extra sleeping area, or a work space with outdoor access. These places for making are complemented by a series of more formal and well-equipped fabrication spaces that can be used by residents for more technically and spatially ambitious (and messy) projects.



The spaces in front of each ground level unit function as both front yards, enabling plantings and providing a privacy buffer, and front porches, supporting recreation, social interaction and neighborhood events like Halloween.



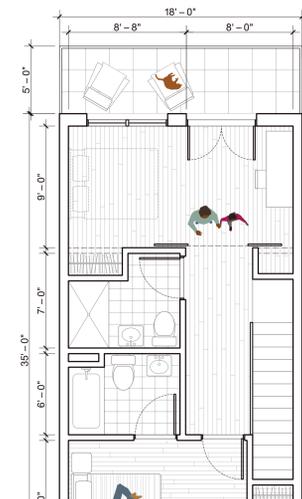
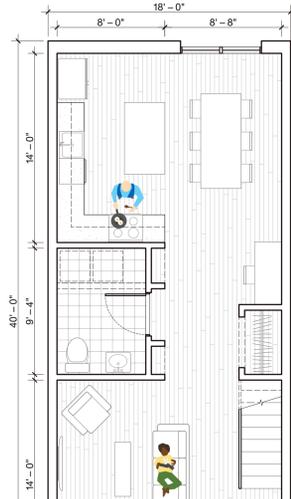
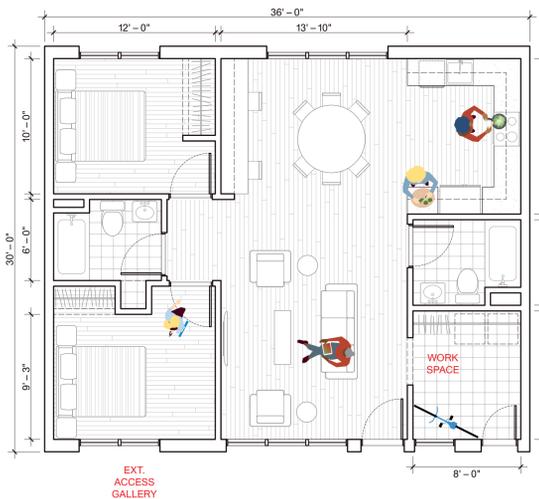
Studios (440-470 SF)



1 Bed / 1 Bath Flat (670 SF)

1+ Bed / 1 Bath Flat (760 SF)

1+ Bed / 1.5 Bath Duplex (850 SF)



2 Bed / 2 Bath Flat (970 SF)

2 Bed / 2.5 Bath Duplex (1180 SF)

Everybody is a Maker

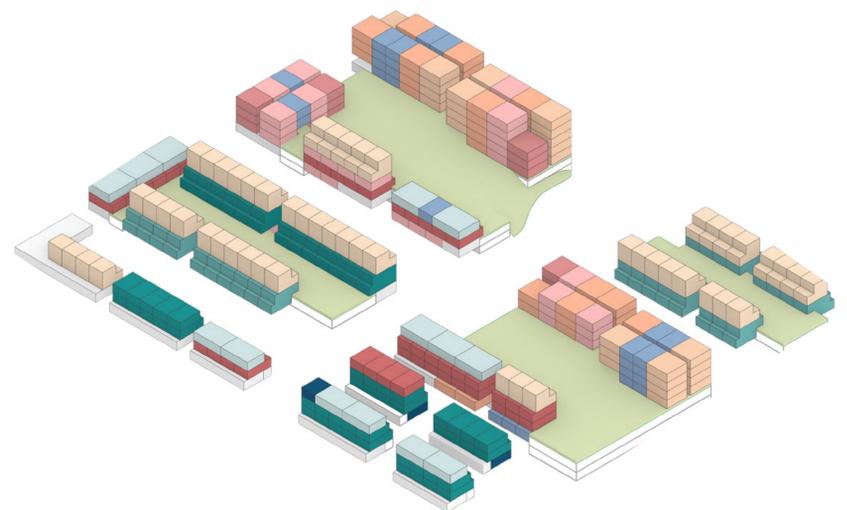
The advent of "maker culture" has broken down the barriers between the formal creation of Art (with a capital "A") and more traditional forms of domestic craft (like pickling and needlepoint). With the flexible spaces provided in our proposal, we are hoping to further this democratization of creativity. One of the curatorial goals of Crystal Bridges is to elevate the uniquely American appreciation for the history and role of craft traditions within the broader discourse of Fine Art. We believe that these flexible spaces, both indoors and out, will foster a culture of formal and informal "making."

Typical Unit Plans 3/16"=1'0"

| Alt. Unit | Typical Unit | Unit Type | Net SF | Quantity |
|--------------|--------------|--------------------------|------------|------------|
| ■ | ■ | Studio | 440-470 SF | 52 |
| ■ | ■ | 1 Bed / 1 Bath Flat | 670 SF | 96 |
| ■ | ■ | 1+ Bed / 1 Bath Flat | 760 SF | 75 |
| ■ | ■ | 1+ Bed / 1.5 Bath Duplex | 850 SF | 51 |
| ■ | ■ | 2 Bed / 2 Bath Flat | 970 SF | 14 |
| ■ | ■ | 2 Bed / 2.5 Bath Duplex | 1180 SF | 83 |
| TOTAL | | | | 371 |



Every unit has an "address" that provides a sense of place and fosters "front porch" style interaction among residents. Solar shading devices are angled to create seasonably desirable conditions that create inviting spaces.



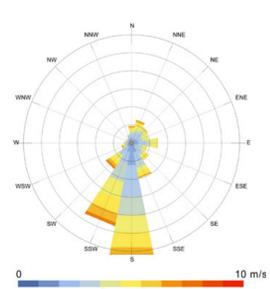
Residential Unit Distribution

Architectural Character and Passive, Climate-Responsive Design

The architectural expression derives from sustainable design considerations, the desire to create a strong identity and sense of place for the project, and from the regional character of its rural/industrial context. Our strategy relies more on form and shape than on materials and texture, both in the interest of economy and flexibility in implementation.

Our design proposal carefully responds to the site's natural forces to create comfortable living spaces and reduce fossil-fuel related energy consumption. This begins with site planning, orientation, and massing. South-facing facades take advantage of passive solar heating in the winter, while covered balconies and breezeways facilitate shading and natural ventilation in the summer. The design utilizes wood-framed modular construction to minimize construction cost and time, which in turn will allow for a greater investment in a high-performance building envelope and systems. Increased insulation and continuous air tightness minimize heating and cooling loads, while high-efficiency equipment such as energy recovery ventilation and heat pumps reduce energy consumption compared to conventional buildings. The addition of rooftop solar photovoltaics make the high-performance, dense development capable of achieving net zero energy.

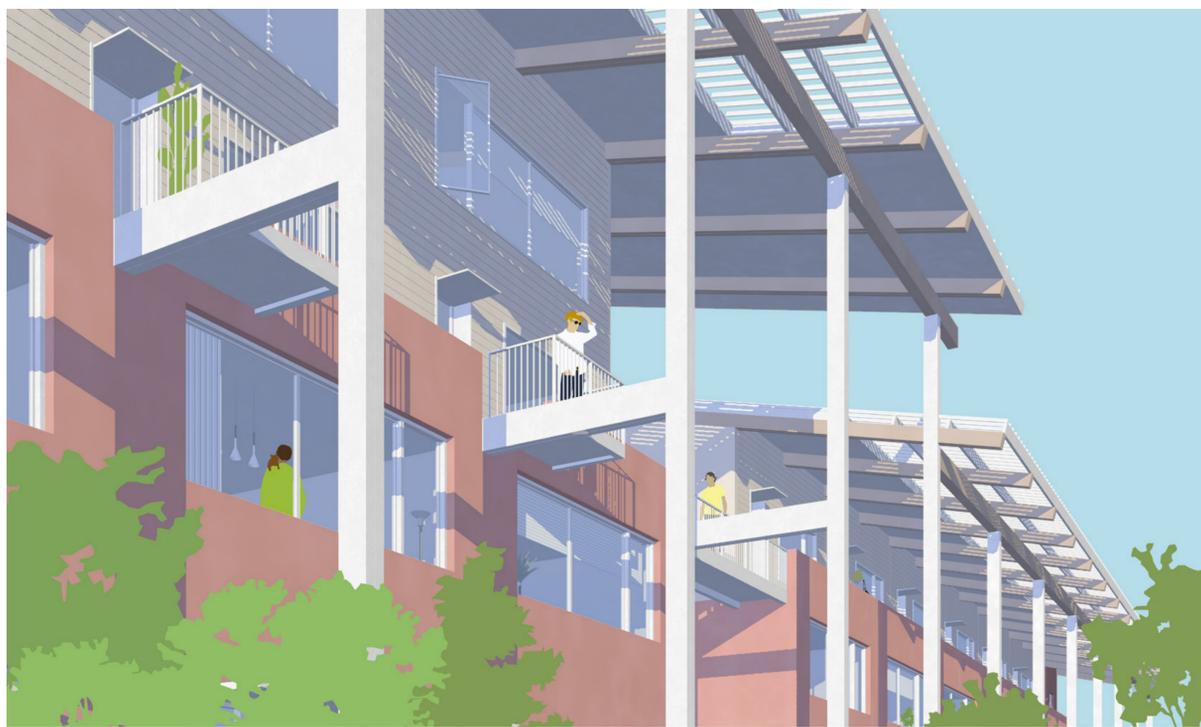
Water consumption is greatly reduced through on-site systems. At the heart of the development, rainwater is diverted to a recirculating pond that stores non-potable water for uses such as irrigation and flushing toilets. The pond also receives recycled water from a series of on-site terraced wetlands designed to naturally treat neighborhood wastewater. This green infrastructure conserves resources, supports the ecology of neighboring watersheds, and makes the entire community more resilient in the face of flood events and droughts.



Wind Rose - May and June



Sun Path Diagram



A series of mid-scaled four-story buildings frame the most public areas, and with their large sloped roofs provide shelter for gathering space as well as support for PV panels. The colonnade that supports the southern half of these types bring scale and rhythm to the public streetscapes and create a sense of inclusion for occupants of upper stories.

