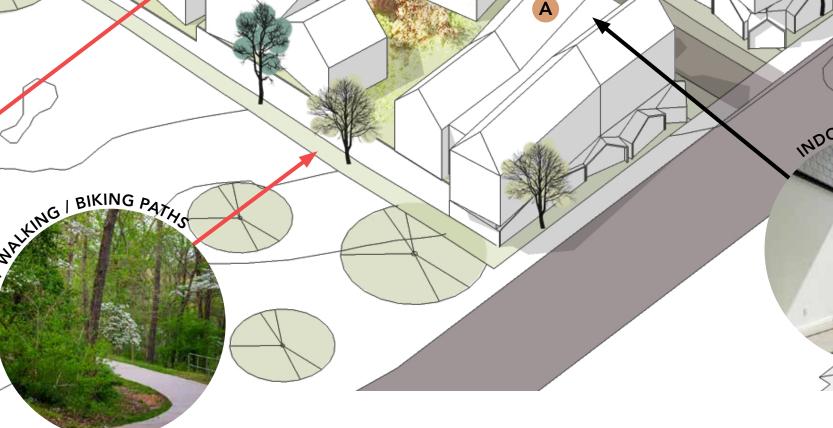


CAPILLARY LIVING

Bentonville thrives with a culture that uniquely combines an appreciation of the outdoors, arts, and heritage of a hard working middle class. Residents enjoy access to diverse landscapes and geological features on a local and regional scale, connected through cultural centers, park spaces, regional bikeways and trailways. This project approaches the development of a suburban infill site as an opportunity to create a community of interconnected living, amenity, and outdoors spaces. Organized by a progressive scales and densities of residential unit types, the project incorporates a branching network of streets and pedestrian pathways to continuously connect living and amenity spaces to outdoor areas. Conceptually and schematically, the project functions as a capillary, providing both an organizational framework

> for the design and conceptual reference to a mechanism of exchange. It is at the intersection of networked programs and circulation that points of interaction are amplified, reinforcing the social potential of the project, producing a vibrant and sustainable model for living in Bentonville.







RESIDENTIAL DATA, UNIT MIX AND COUNT

DOWNTOWN BENTONVILLE

CRYSTAL BRIDGES MUSEUM

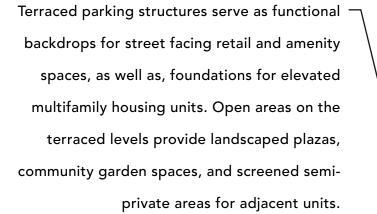
	Maximum # of Units	Total Units	SF per unit	Total SF	Unit Mix	Ideal
Ca	12	10	400	4 000	F0/	F0/
Studio 1 Bed	60	12 56	400 625	4,800 35,000	5% 25%	5% 25%
1.5 Bed	96	88	750	66,000		40%
2 Bed	48	48	950	45,600		20%
3 Bed	24	24	1,200	28,800	11%	10%
Total	240	228		180,200	100%	100%

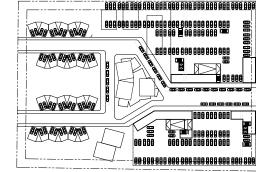
CENTRAL AVE

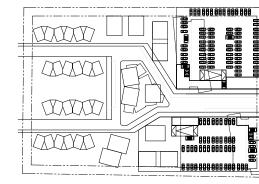
SITE DATA, TOTAL AREAS

Total Retail	8,061 SF
Bike Storage	12,600 SF
Laundry Rooms	4,000 SF
Total Amenity	16,600 SF
Podium Open Space	32,869 SF
Ground Open Space	39,307 SF
Total Common Space	72,176 SF (33%
Phase 1. Site Total	216.929 SF

Continuing the conceptual and orgainzational development of the first phase, phase two of the project would function as an extention of the integrated network of residential, amenity and retail programs and site circulation, graduating density towards the primary street frontage connections.

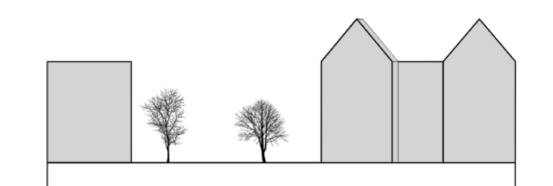


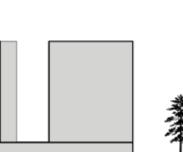




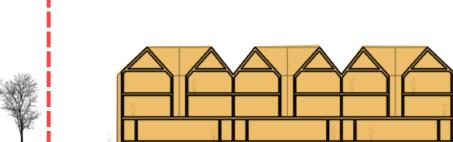
Parking L1, 262 Stalls

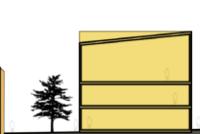
Podium Parking L2, 129 Stalls

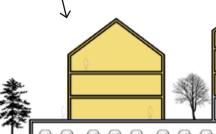


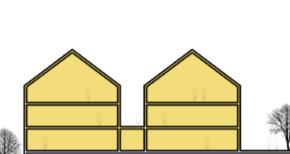


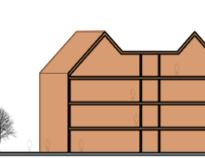












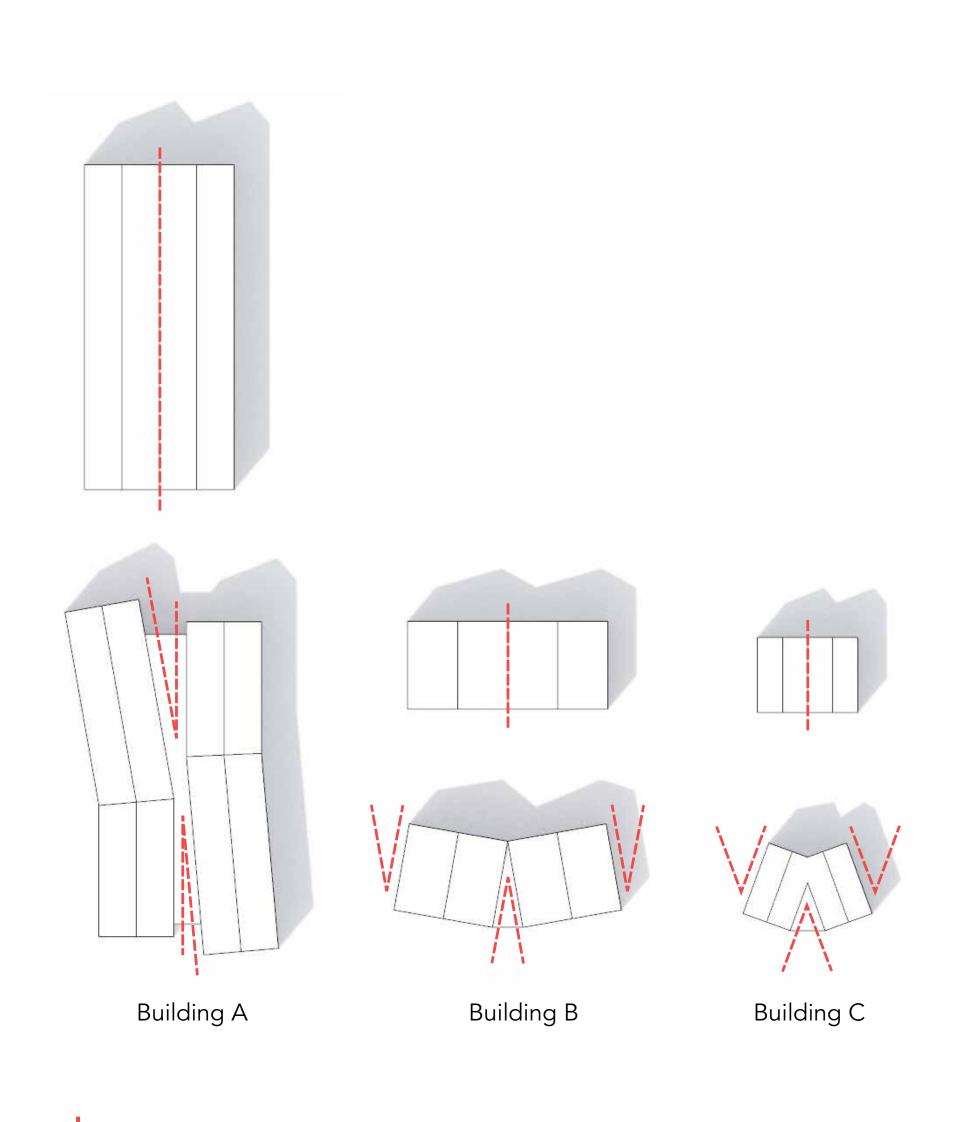


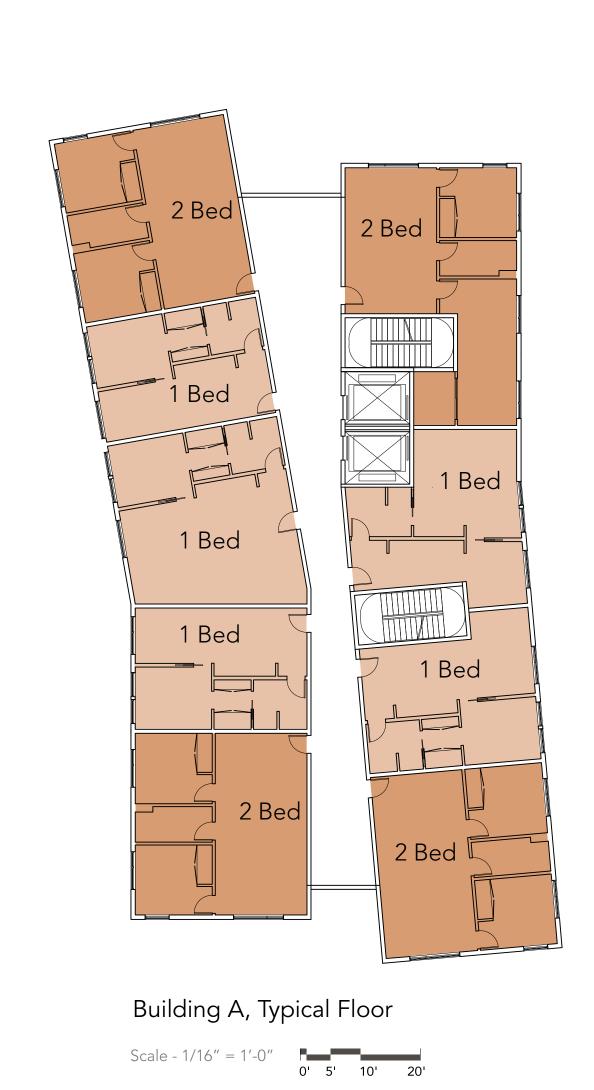


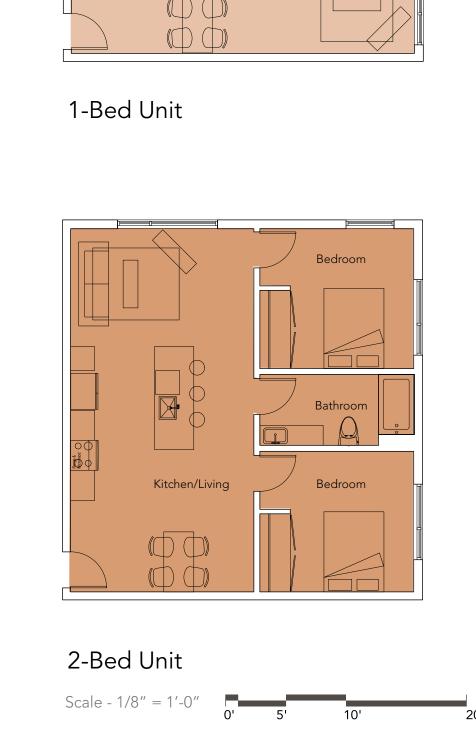


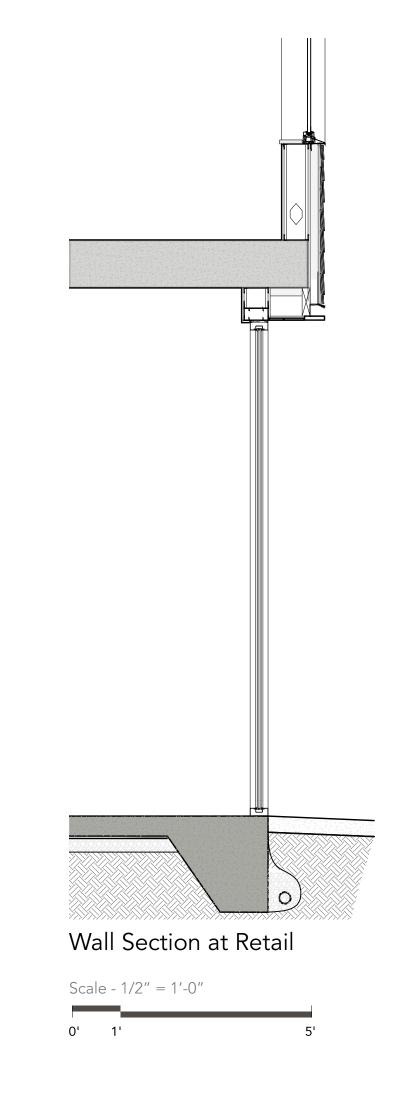


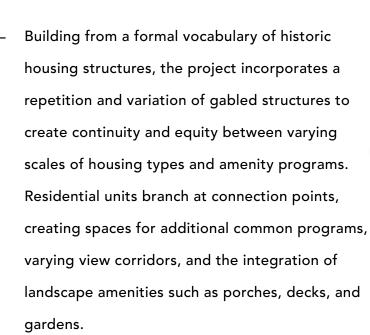
BUILDING A

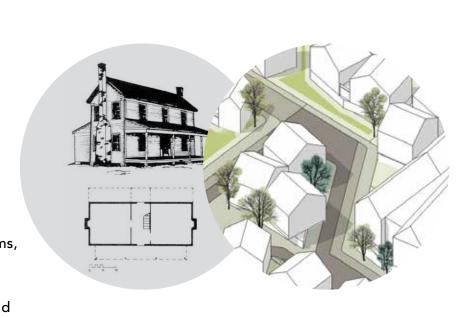








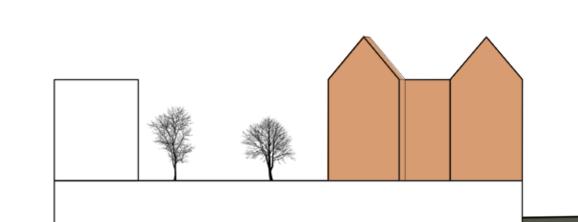


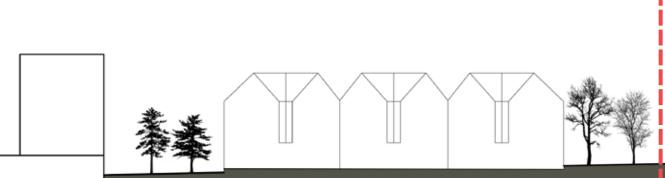




multifamily housing units along the sites primary street

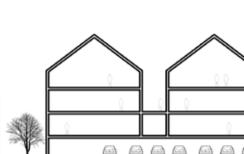
fronatges. Type A residential units incorporate a
higher density accumulation of 1 and 2 bedroom units
into pairs of three story buildings, joined by common
and amenity spaces. Landscaped plazas provide a
range of public and semi- private adjacent outdoor

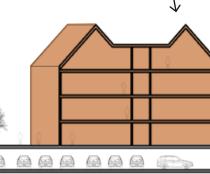












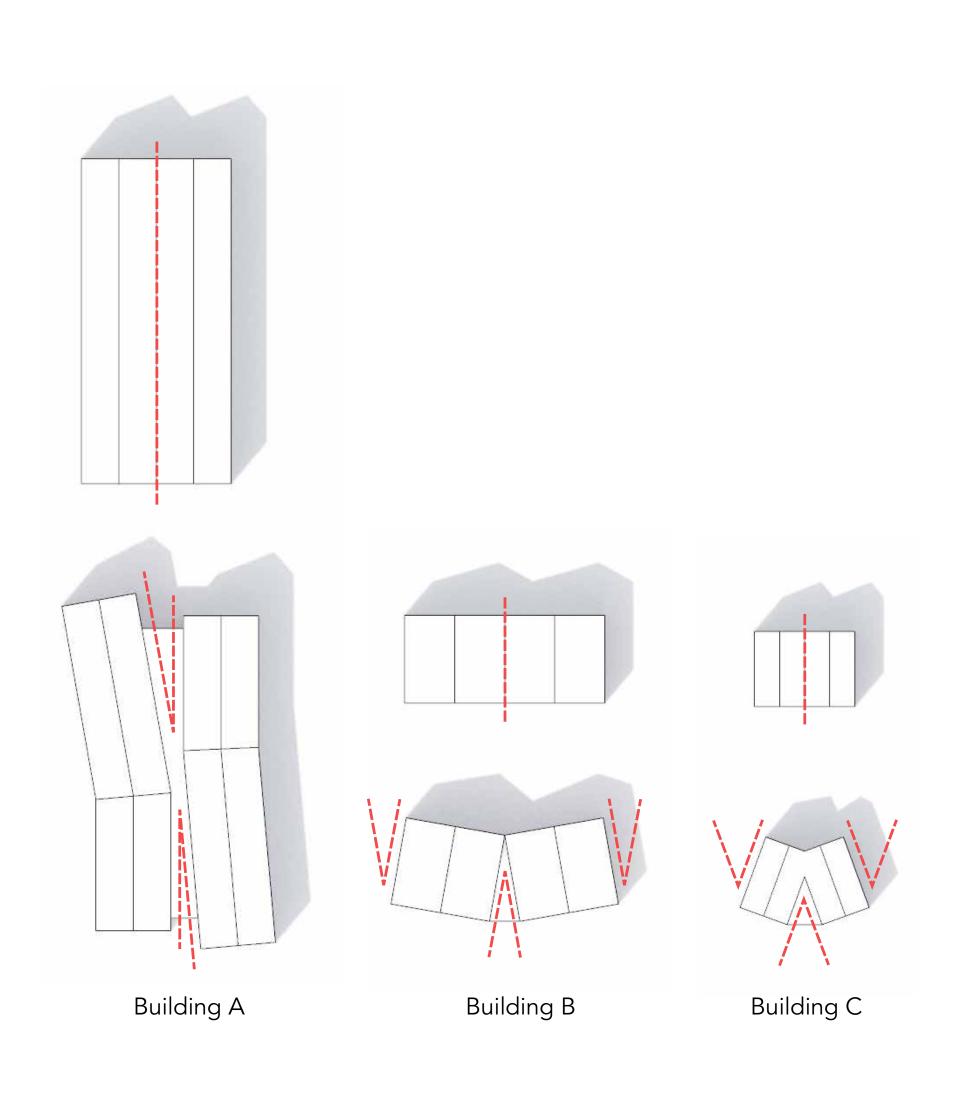


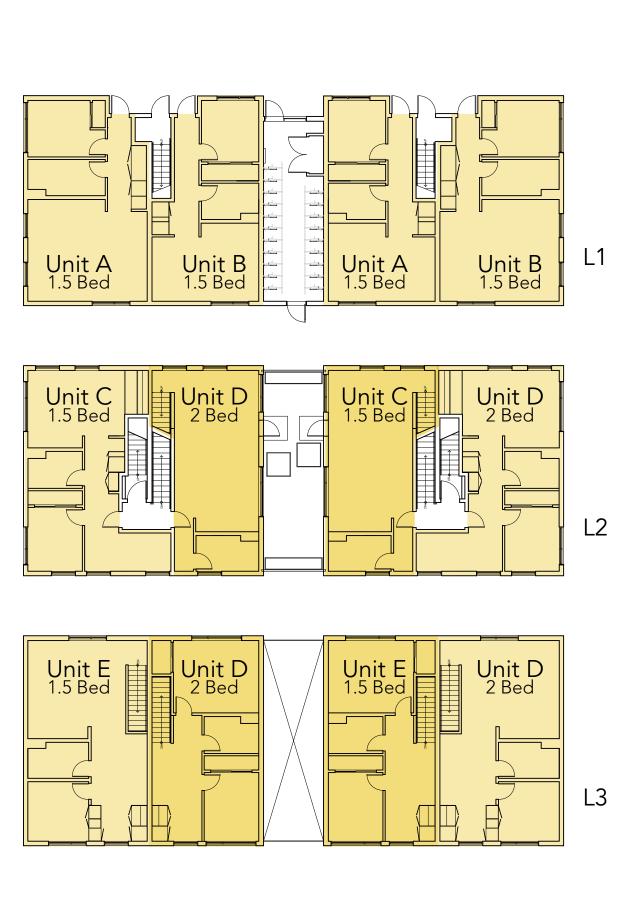


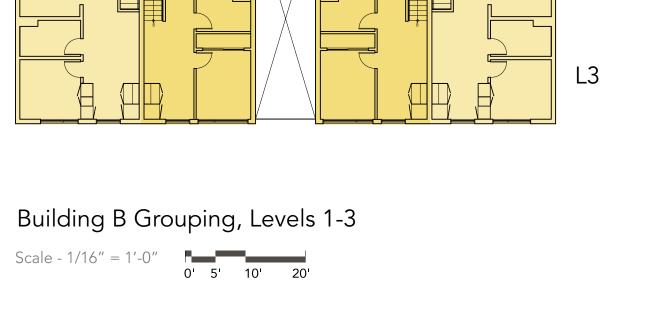


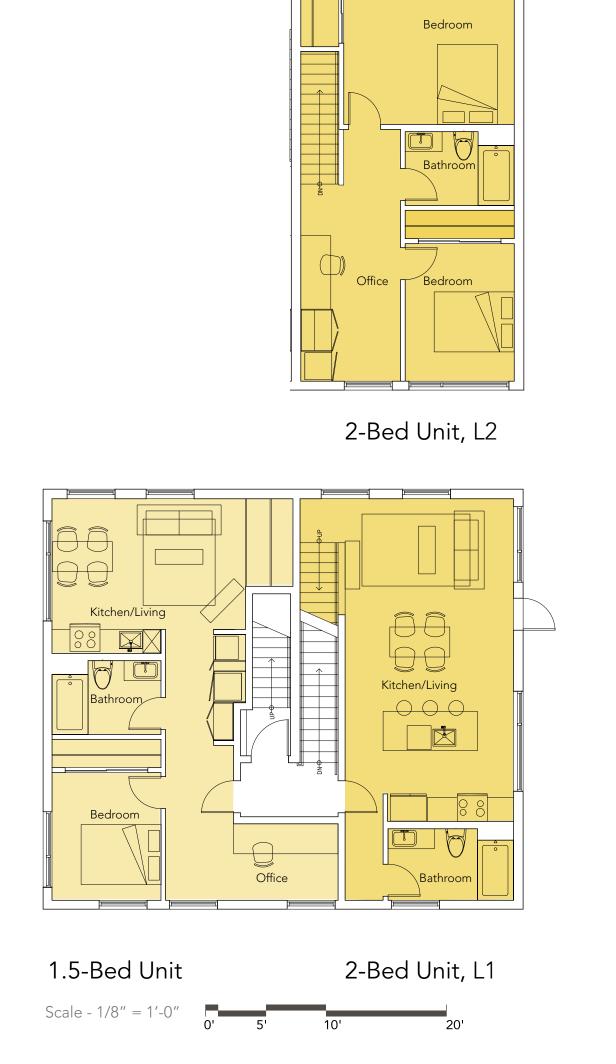


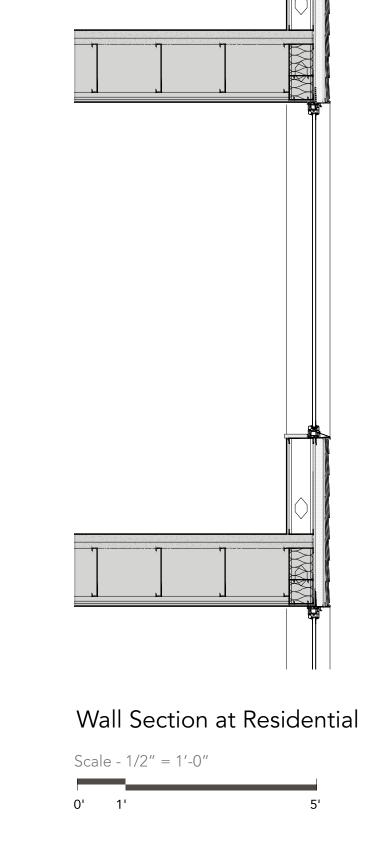
BUILDING B

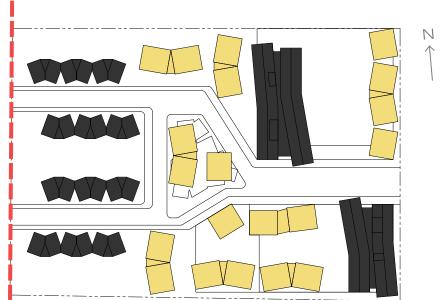












Residential units branch at connection points, creating spaces for additional common programs, varying view corridors, and the integration of landscape amenities such as porches, decks, and gardens. The gradation of density across the site allows for the integration of arterial pathways that form a network of programmatic and circulatory spaces.





BUILDING B: Moving across the site, higher density blocks and elevated terraces transition to landscaped alleys and town homes, providing a typological range of outdoor areas, each responding to the character and scale of residential use. Type B residential units incorporate 1.5 and 2 bedroom units into three story blocks, joined by common entry points and amenity spaces.



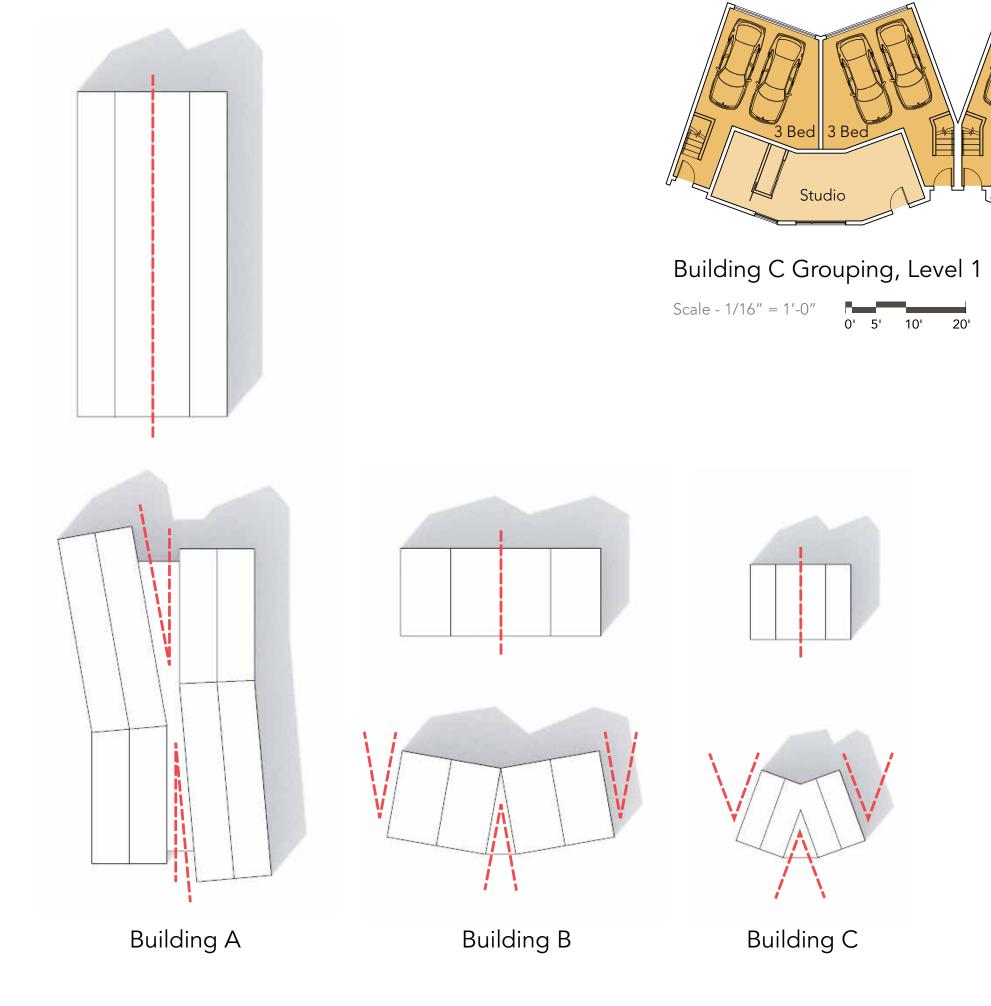








BUILDING C





The townhome sites represent the lowest programmatic densify on the site, and inversly, the most immersive landscape features, responding to the anticipated types of residential uses, amenities, and adjacencies

