

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.

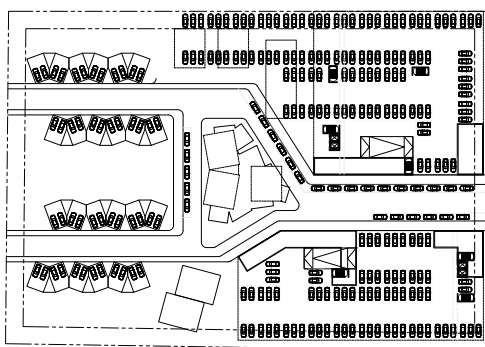


RESIDENTIAL DATA, UNIT MIX AND COUNT						
	Maximum # of Units	Total Units	SF per unit	Total SF	Unit Mix	Ideal
Studio	12	12	400	4,800	5%	5%
1 Bed	60	56	625	35,000	25%	25%
1.5 Bed	96	88	750	66,000	39%	40%
2 Bed	48	48	950	45,600	21%	20%
3 Bed	24	24	1,200	28,800	11%	10%
Total	240	228		180,200	100%	100%

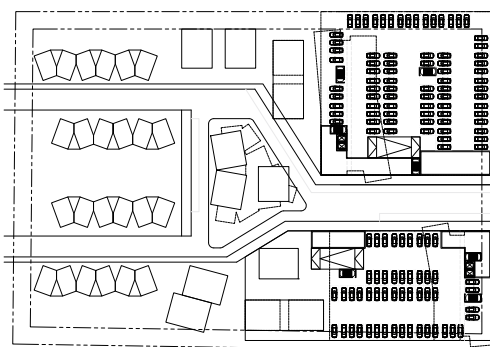
SITE DATA, TOTAL AREAS		
Total Retail	8,061 SF	
Bike Storage	12,600 SF	
Laundry Rooms	4,000 SF	
Total Amenity	16,600 SF	
Podium Open Space	32,849 SF	
Ground Open Space	39,307 SF	
Total Common Space	72,176 SF (33%)	
Phase 1, Site Total	216,929 SF	

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

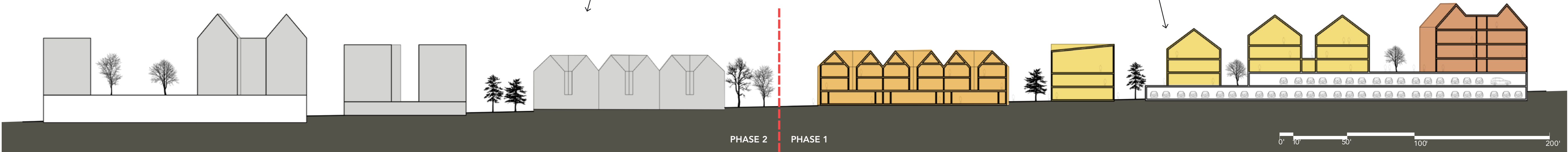
Terraced parking structures serve as functional backdrops for street facing retail and amenity spaces, as well as, foundations for elevated multifamily housing units. Open areas on the terraced levels provide landscaped plazas, community garden spaces, and screened semi-private areas for adjacent units.



Parking L1, 262 Stalls



Podium Parking L2, 129 Stalls





BUILDING A





BUILDING B





BUILDING C

