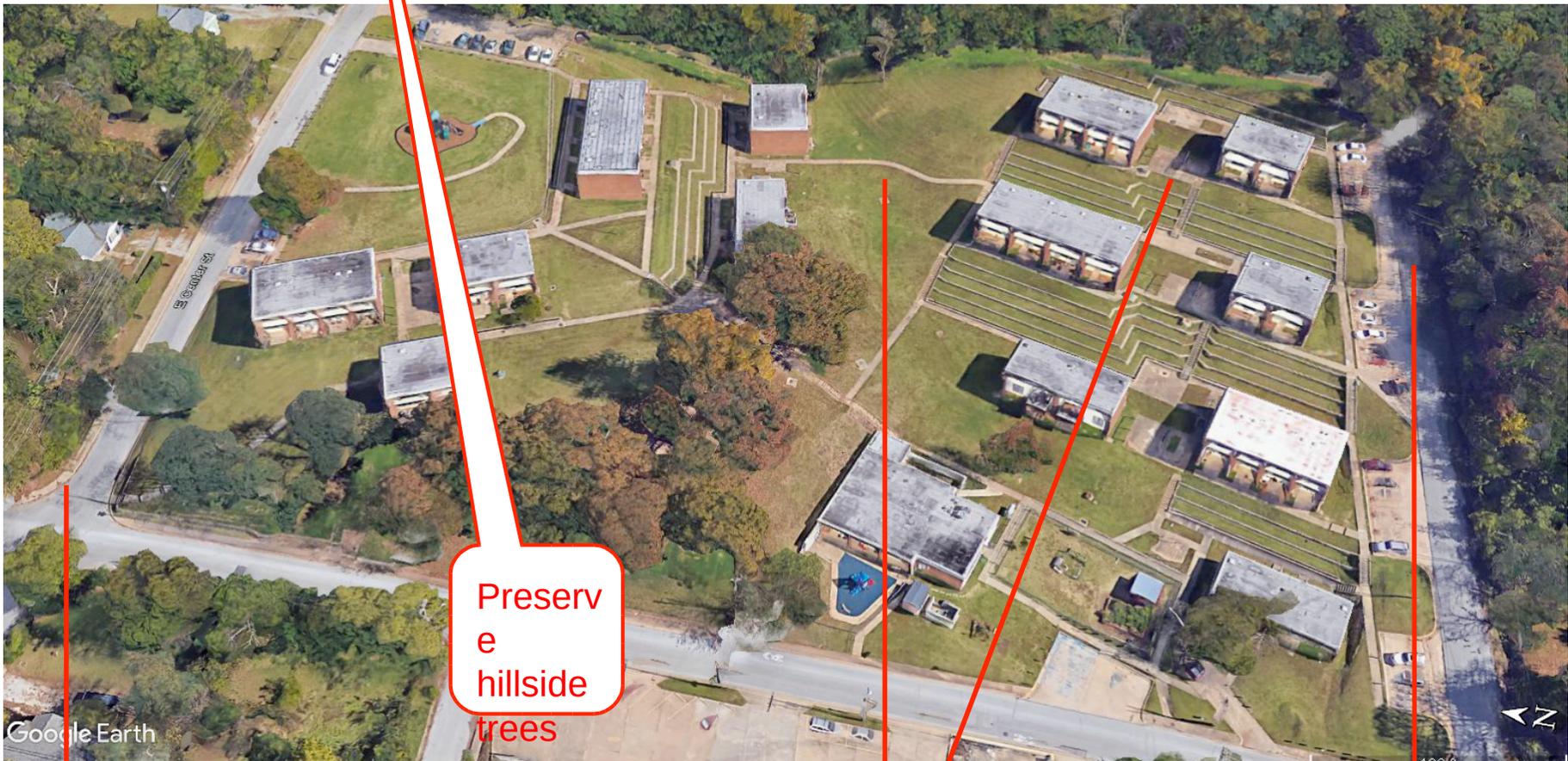




Livability Improvement Plan for Willow Heights Housing

University of Arkansas Community Design Center

March 22, 2018 Update



Google Earth

Preserve
hillside
trees

Challenge 1: Narrow ROW
does not allow on-street parking on either side street

Challenge 2: Hillside Water Runoff
requires bioswale parks

Challenge 3: Limited Site Access
by fire trucks on south end inhibits development potential

General Issues and Challenges



Solving for Water Management: Placemaking

slow, soak, and spread water



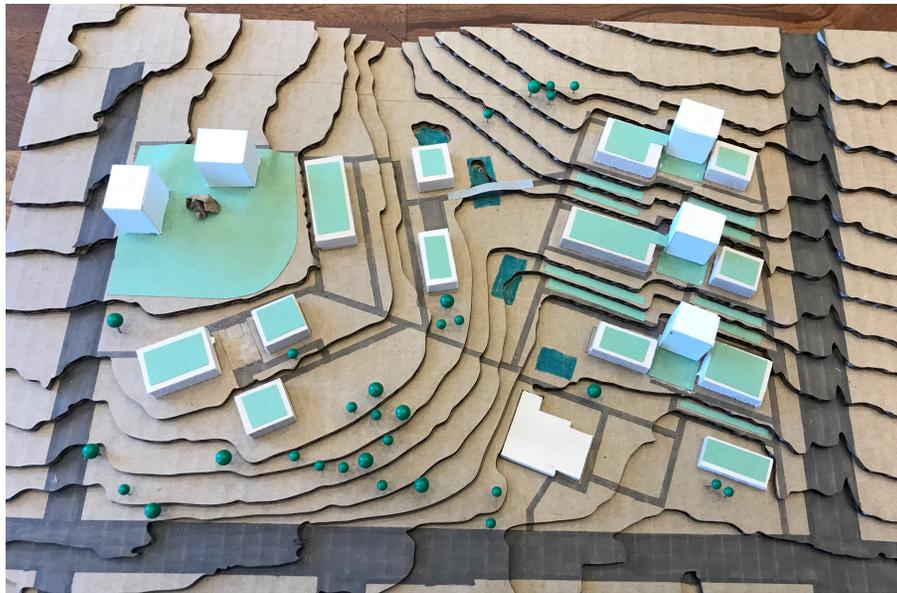
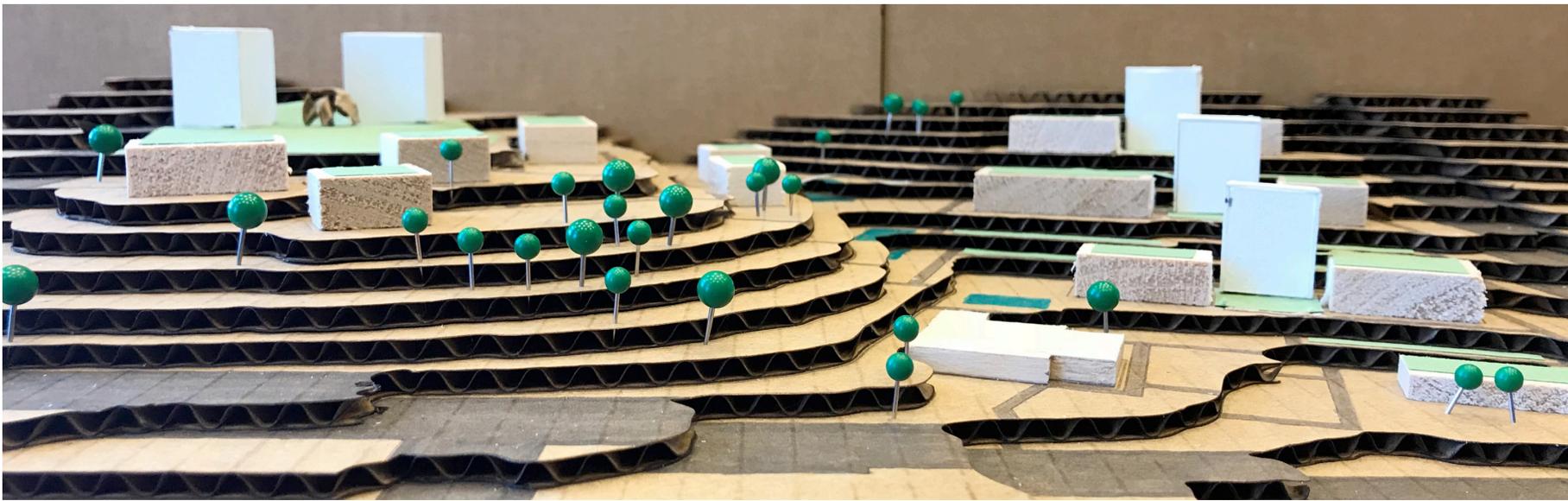
- builds on the least difficult part of the site
- highest point with best views
- best access to parking
- clarifies existing lawn space by placing “eyes” and unit front doors on the lawn

Hilltop
Court



- builds on the least difficult part of the site
- highest point with best views
- plaza combines lawn with resident parking
- improved definition of Center St edge

Hilltop
Plaza



- equal distribution of new units between both halves of the site
- towers complement horizontal units, increasing variety
- tower placement improves open space conditions at ground

Infill Towers



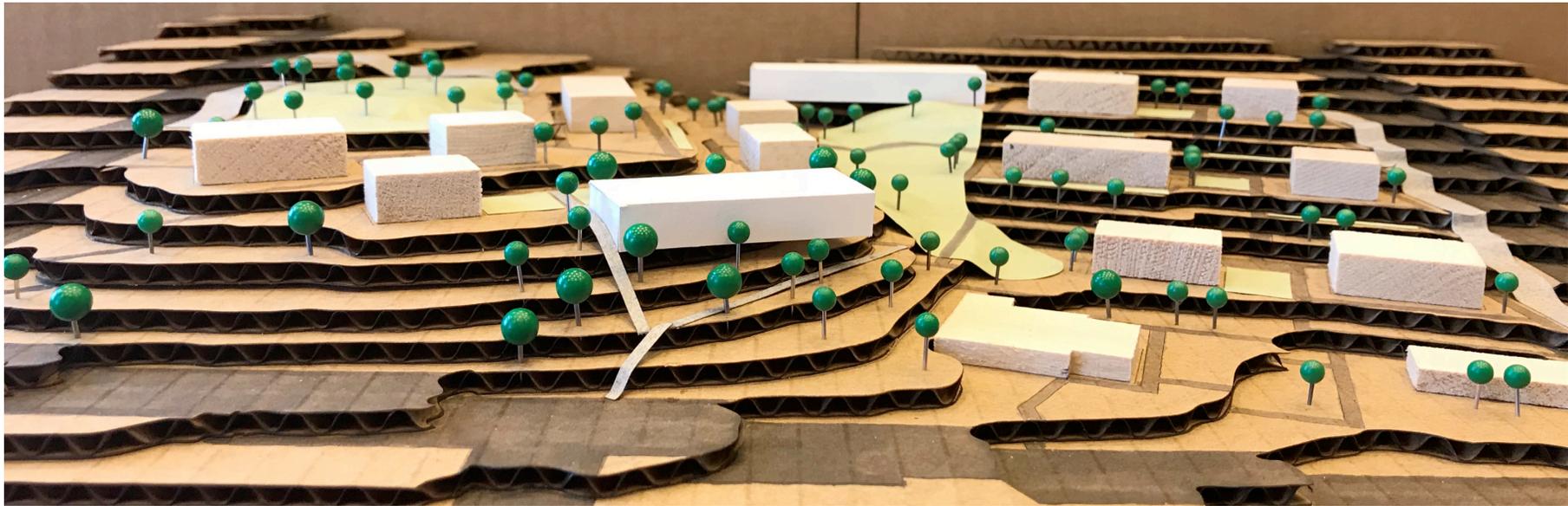
- provides a new edge to Willow St, connecting the project to the neighborhood
- ties into existing infrastructure for auto access and utilities
- the most substantial change in imagery and iconicity to the project

Willow Street Edge



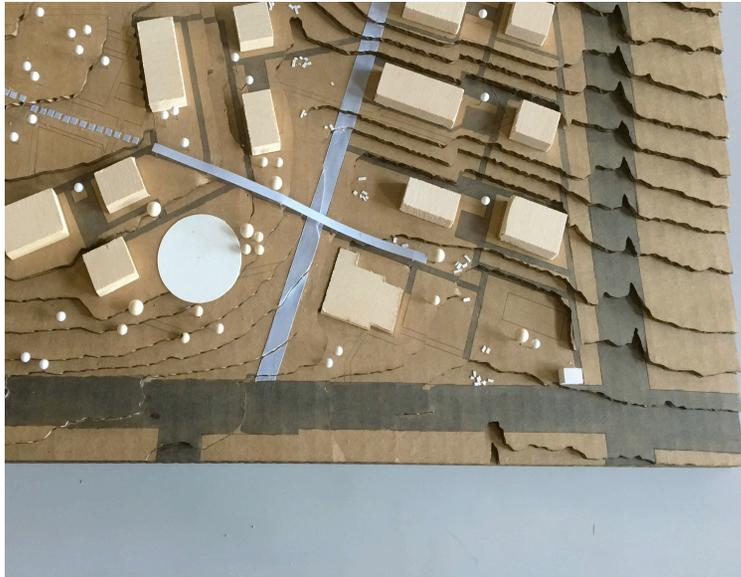
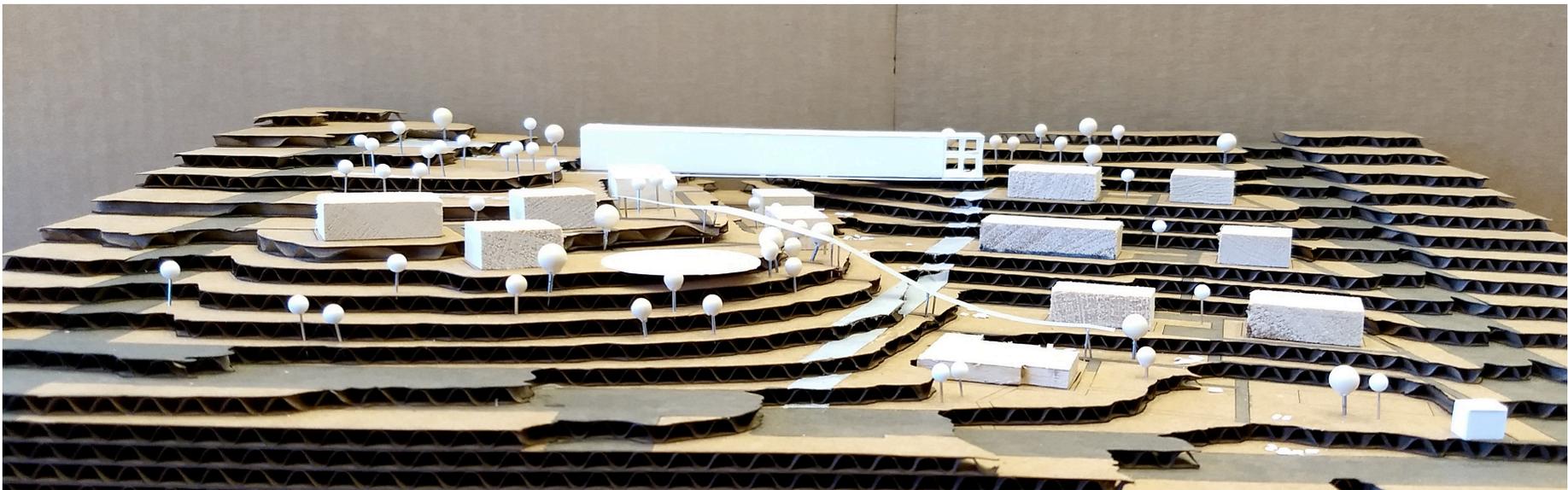
Center Street
Cascade

- defines Center St edge, connecting to neighborhood, which will likely undergo significant development over next decade
- uses stepped hillside form with a high market rate appeal
- ties into existing street and utility infrastructure



- combines construction of new water management infrastructure with that of new units
- helps to bridge both sides of project, though parking and fire access are difficult
- provides a high level of imageability while solving for pedestrian access across site

Hillside Stitch



- the most dramatic and efficient scheme
- overlooks a new water management infrastructure park
- screened porches on backside at woods opposite to frontside views of hills beyond

The Bridge



1. Willow Street Edge



2. Center Street Cascade



3. Hilltop Courts

Three Development Scenarios