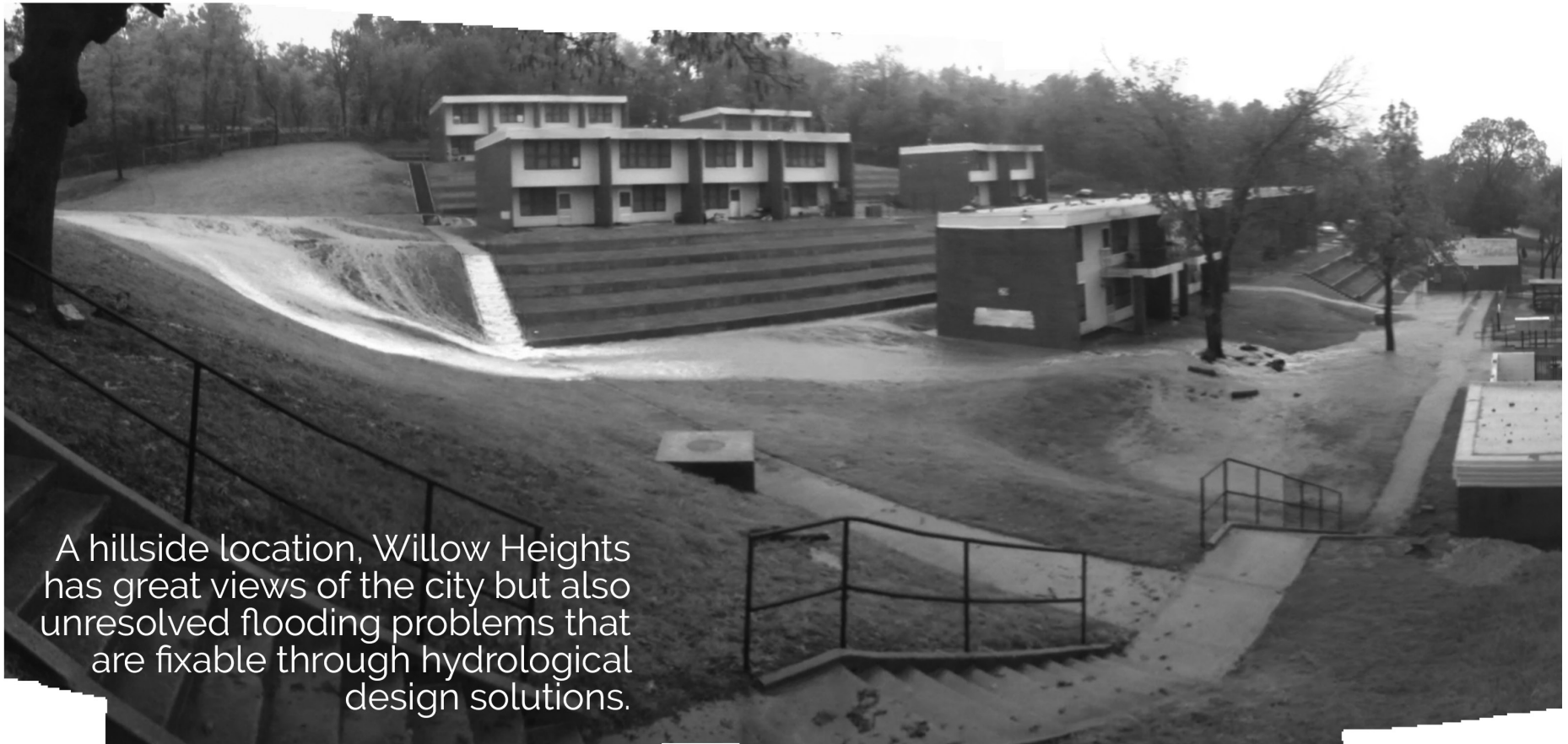




Fayetteville, AR

LIVABILITY IMPROVEMENT PLAN FOR WILLOW HEIGHTS HOUSING

University of Arkansas Community Design Center
prepared for
Endeavour Foundation and the Fayetteville Housing Authority



A hillside location, Willow Heights has great views of the city but also unresolved flooding problems that are fixable through hydrological design solutions.



Ecologically-based
hydrological design solutions
are also great placemaking
solutions.



With low-cost livability improvements—
landscapes, porches, decks, and
terraces—Willow Heights could become
a model hillside neighborhood.





Unit entrances are enhanced to solve for flooding problems and to remedy confusion between unit entrance and rear terrace in support of good neighborhood functioning.



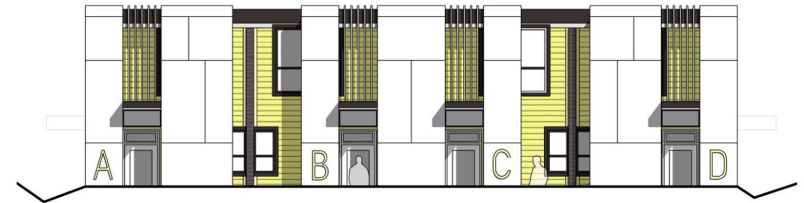


Introduction of new street-facing housing units ties the complex back to surrounding streets, reinforcing the goal of a blended neighborhood of mixed-income populations.





Viewside Elevation



Entry Elevation



Willow Heights Proposed Building Frontages to Existing Units

Besides its hillside location, expansion of Willow Heights poses challenges that limit the range of planning and density options.



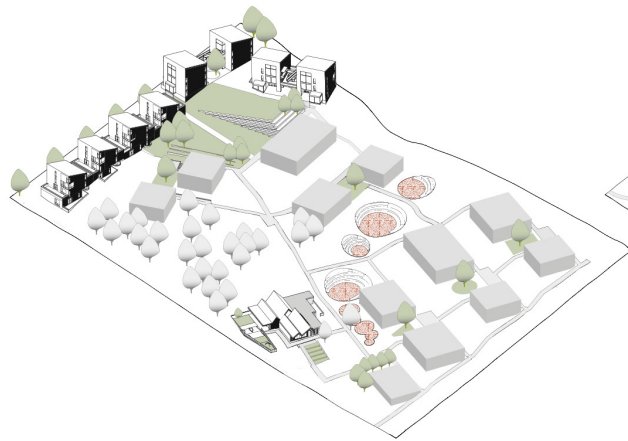
Challenge 1:
Narrow Right-of-Ways
on Center and Rock
Streets prohibit addition
of new on-street parking

Challenge 2:
Mature Hillside Trees
should be preserved
for their ecological and
aesthetic value

Challenge 3:
Chronic Flooding
requires new stormwater
treatment facilities on hillside,
reducing buildable area

Challenge 4:
Limited Emergency Access
by fire trucks to property
interior inhibits development
potential

Planning Challenges at Willow Heights



1. Center Street Cascade

36	Renovated Existing Units
4	Demolished Existing Units
24	Proposed New Units
60	Total Units

22 (36%)	Three Bedroom Units
28 (47%)	Two Bedroom Units
10 (17%)	One Bedroom Units

8 (13%)	ADA Units
12 (20%)	Market Rate Units
48 (80%)	Public Housing Units



2. Hilltop Terrace

38	Renovated Existing Units
2	Demolished Existing Units
24	Proposed New Units
62	Total Units

12 (19%)	Three Bedroom Units
29 (47%)	Two Bedroom Units
21 (34%)	One Bedroom Units

11 (18%)	ADA Units
13 (20%)	Market Rate Units
49 (80%)	Public Housing Units



3. Willow Avenue Frontage

38	Renovated Existing Units
2	Demolished Existing Units
23	Proposed New Units
61	Total Units

19 (31%)	Three Bedroom Units
25 (41%)	Two Bedroom Units
17 (28%)	One Bedroom Units

7 (11%)	ADA Units
13 (20%)	Market Rate Units
48 (80%)	Public Housing Units

Three Planning Scenarios for New Units



The Center Street Cascade scenario focuses new housing development on the housing complex's northern edge along Center Street. Housing design is driven by optimization of views among a set of hillside units and a set of hilltop units.

Scenario 1: Center Street Cascade



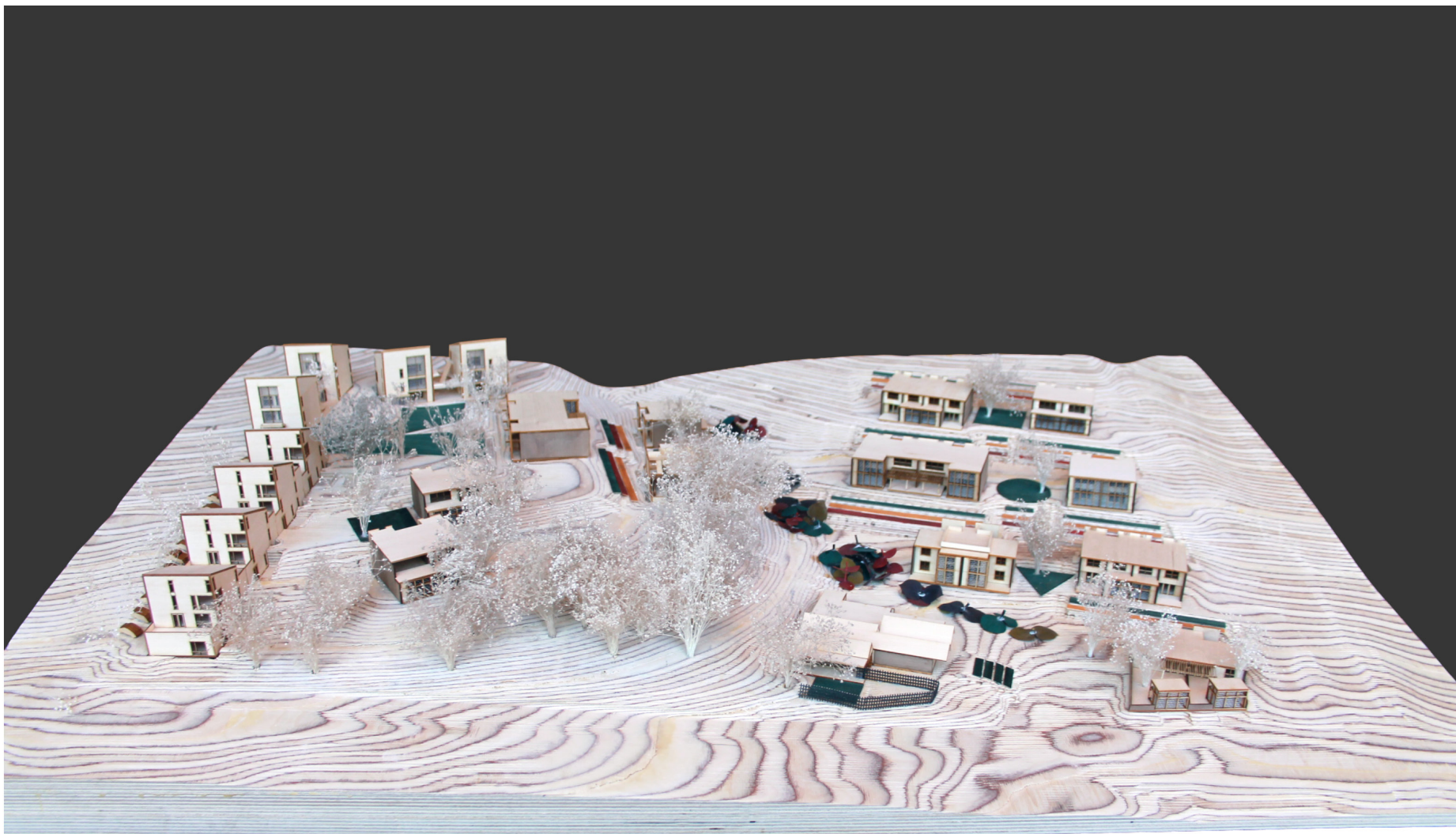
Perhaps the least difficult scenario to construct because it does not require excavation of the hill as in the other two scenarios, the Hilltop Terrace scenario locates new units on the complex's highest and flattest point at the northeast corner,

Scenario 2: Hilltop Terraces



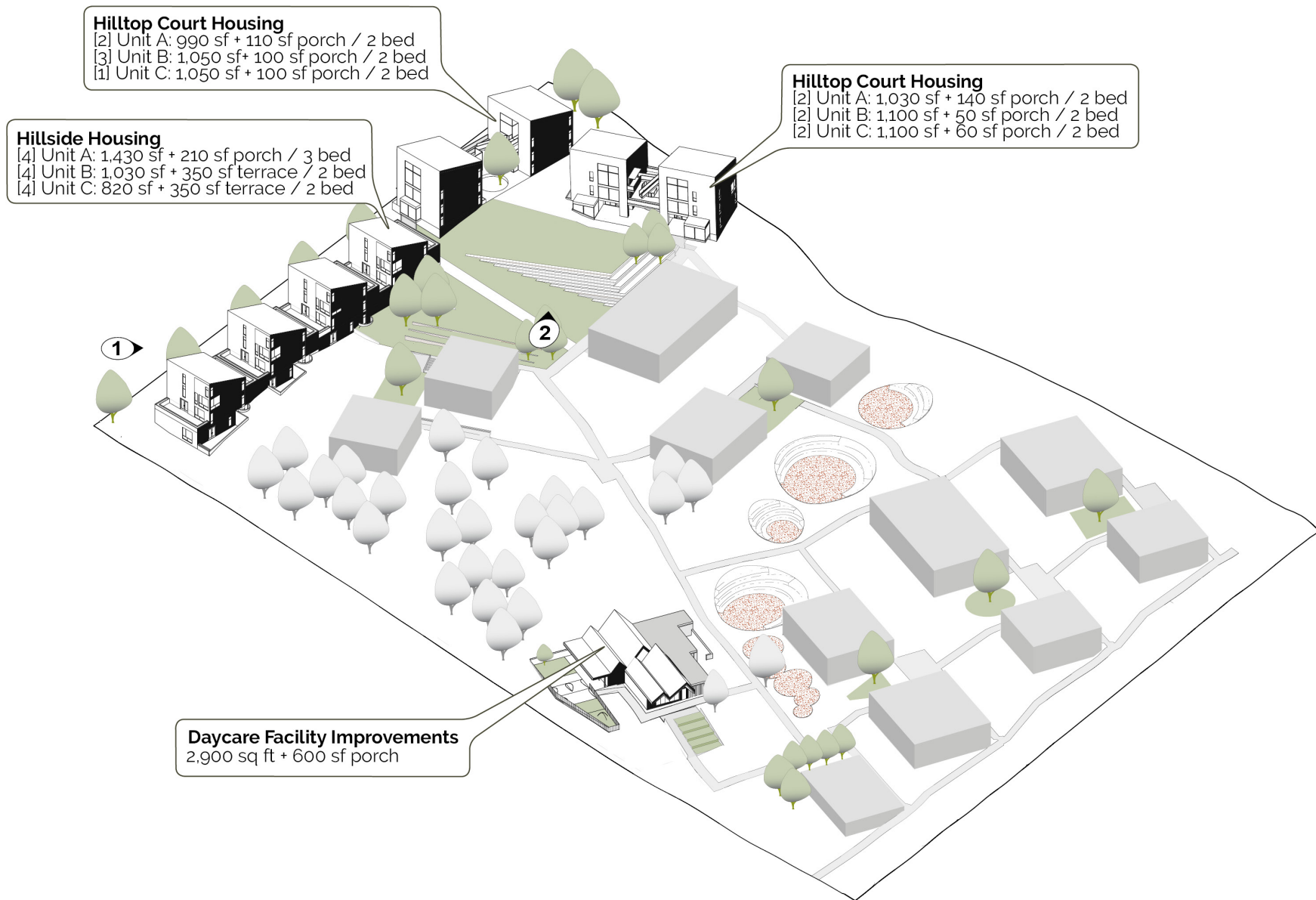
The Willow Avenue Frontage scenario focuses new housing development on the complex's most prominent edge—Willow Avenue. This scenario does the most in connecting the housing complex's existing terraced layout with its primary street and neighbors.

Scenario 3: Willow Avenue Frontage



CENTER STREET CASCADE 1

Units: 60 **Density:** 11 units/acre **Renovated:** 36 **Demolished:** 4 **Proposed:** 24



Development Scenario

Units: 60 **Density:** 11 units/acre **Renovated:** 36 **Demolished:** 4 **Proposed:** 24



This scenario sponsors what could be one of Fayetteville's most dramatic hillside residential street edges.





The terraced lawn eliminates the unfortunate retaining wall fronting existing units on the south edge of the new lawn, showcasing new porch additions of the renovated units.



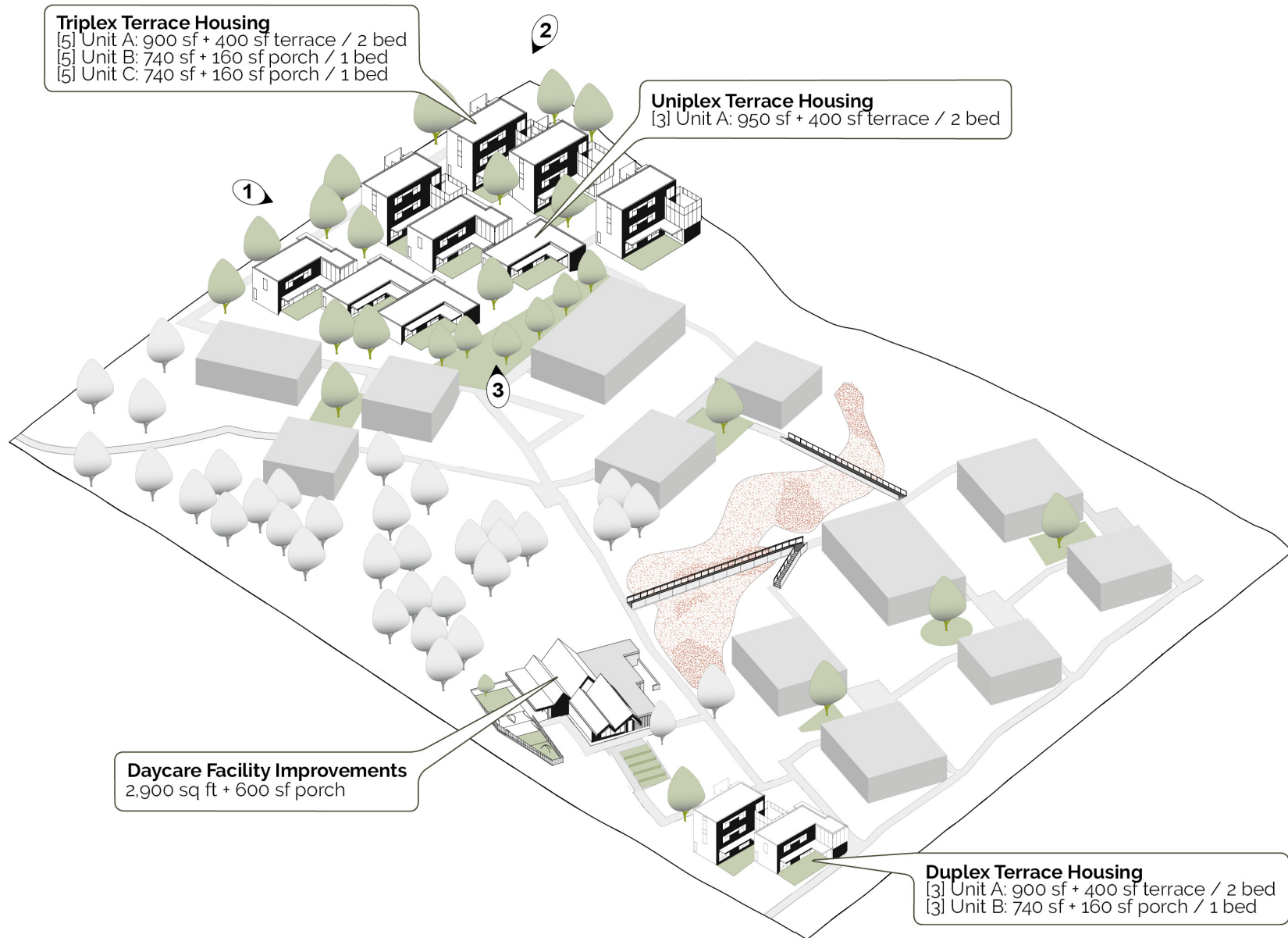
At the top of Center Street, hilltop units uphold the street frontage established by the hillside units, though buildings are grouped into courtyard configurations to share circulation infrastructure. Hilltop buildings form a larger court consisting of terraced lawns that connect new structures with renovated housing units.





HILLTOP TERRACES 2

Units: 62 **Density:** 11 units/acre **Renovated:** 38 **Demolished:** 2 **Proposed:** 24



Development Scenario

Units: 62 **Density:** 11 units/acre **Renovated:** 38 **Demolished:** 2 **Proposed:** 24



Buildings are characterized by simple volumes and unit mixes. The Hilltop Terrace scenario consists of interlocked L-shape buildings, each surrounding a patio.





Buildings range in height from one story to three-story triplex buildings—all cascading in height from the northeast corner to preserve unit viewsheds. Living rooms and adjacent porches are organized around the patios oriented to the south and west views.



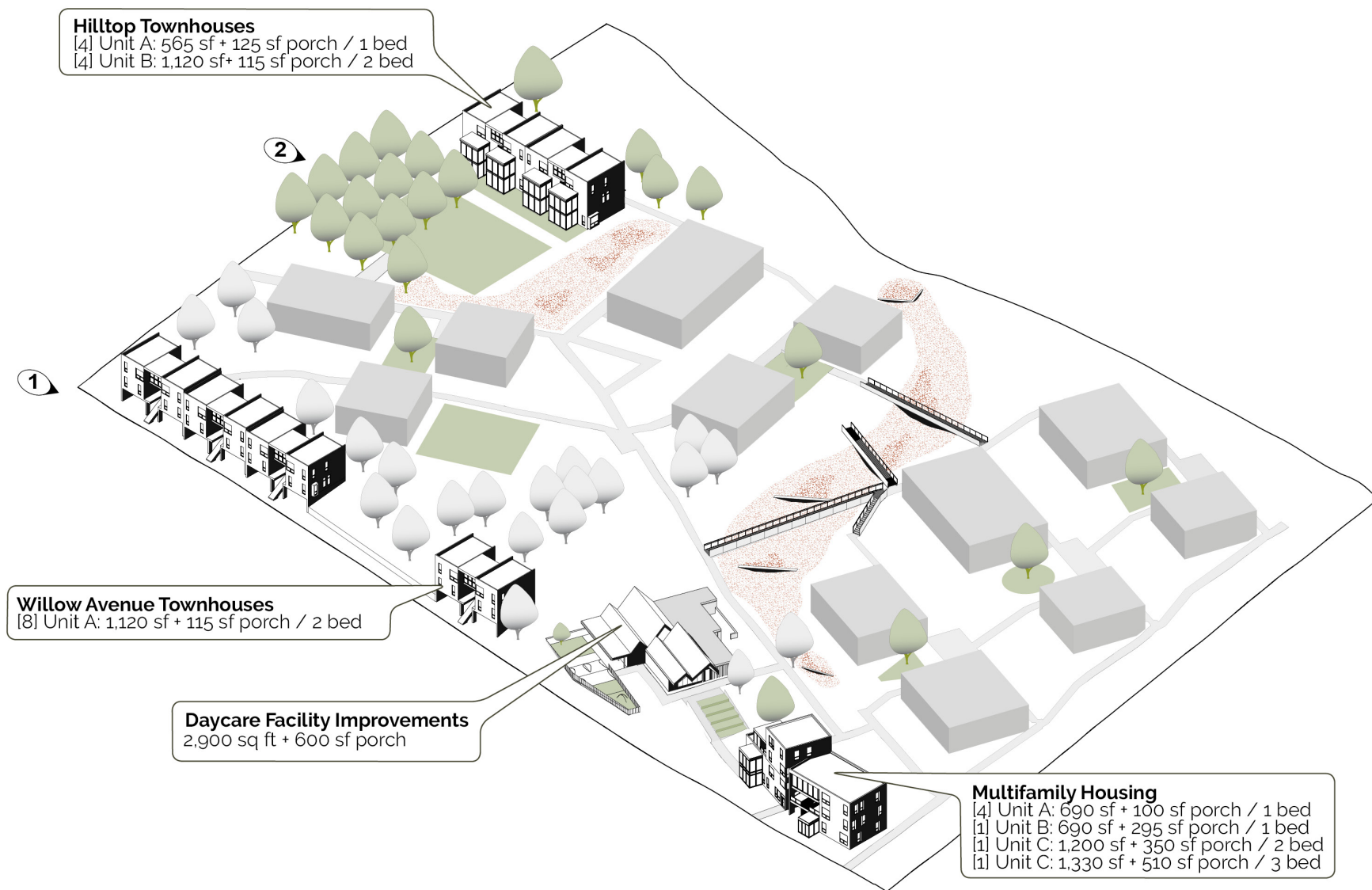
The housing cluster is also the most compact of the scenarios, adding to its cost efficiency. A pedestrian loop of public spaces around the cluster links new units with renovated units fronted by new porch additions.





WILLOW AVENUE FRONTAGE 3

Units: 61 **Density:** 11 units/acre **Renovated:** 38 **Demolished:** 2 **Proposed:** 23



Development Scenario

Units: 61 **Density:** 11 units/acre **Renovated:** 38 **Demolished:** 2 **Proposed:** 23



The plan maximizes development along Willow Avenue's available street edge while preserving most existing hillside trees. Ground-level concrete platform construction for parking doubles as a hillside retaining structure (existing walls on Willow Avenue are failing) to support housing above.



Stacked duplex units fronting a terraced lawn on the hilltop at the northeast corner of the site offer a modified version of the street-facing units. A tree-canopied parking court also provides shaded sitting areas adjacent to the lawn.





The proposed roof's cantilever over the front entrance on the south edge finally provides appropriate cover and a welcoming front fitting of a public building.

Daycare Facility Improvements

Stormwater treatment landscapes visually unify the north and south sides of the site currently divided by the topography, as well as assist in expressing a more blended and coherent neighborhood experience.

