2010

Ralph Bunche Agape Neighborhood Vision Plan

Community Design Center

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Housing Fabric
Views and Landscape
Neighborhood Anchors
Latent Assets
Streets
Existing Neighborhood Plan

The *Neighborhood Vision Plan* will provide a general design framework beginning with a couple of modest, but catalyzing projects to spur further reinvestment.
Our March 18th meeting with the citizen’s committee identified two primary neighborhood anchors whose development would optimize further investment in the Ralph Bunche Agape Neighborhood. It is important that initial improvements concentrate public and private investments to leverage the neighborhood’s sense of place.
Phase 1 Plan

To create immediate value, develop first phase housing (30 units) around Ralph Bunche Park and the new Geraldine Morrison Park as neighborhood gateways.
Phase 2 Plan

Extend first phase investments with additional housing, modest renovation of the social-commercial hub, and street improvements that create a pedestrian-friendly environment.
Phase 3 Plan

Establish a third neighborhood anchor through redevelopment of the old gym as an outdoor recreation facility along with a new community center in place of the child day care center.
Phase 4 Plan

If opportunity arises, develop a Reed Street Garden Loop with new street amenities (groves and small shaded sitting enclaves) that create a new neighborhood center, connecting the three anchors and the north side of the neighborhood.
Not trying to be a totalizing master plan, the *Neighborhood Vision Plan* is simply an armature to catalyze further individual investments at the level of the block and the lot.
Existing Neighborhood with Topography, looking west.
Phase 1

Ralph Bunche Park and Geraldine Morrison Park are developed as neighborhood gateways with prominent open space settings for 30 new houses.
Phase 2

Further infill housing development extends neighborhood anchors into Ralph Bunche neighborhood through street improvements connecting the new gateways.
Phase 3

Development of the third neighborhood anchor continues investments in public infrastructure with parallel investments in housing. Neighborhood anchors should catalyze further infill development throughout the entire neighborhood.
Phase 4

The new Reed Street Garden Loop creates a neighborhood center linking the anchors to create a comprehensive development framework.
The hillside housing provides a sense of arrival and a new housing type for the Ralph Bunche Neighborhood.
A hillside gateway on South East Street maintains the wildness of the western street edge with new stormwater gardens, combined with a new garden stairway in Ralph Bunche Park, creating a dramatic neighborhood entrance.
The South East Street Garden Stairway and the Reed Street Court create a comprehensive pedestrian-friendly neighborhood anchor, while providing ecologically-based stormwater management services.
A similar garden stairway in Seattle, Washington.
Top-of-the-Hill at South East Street connects the new Ralph Bunche Park street edge with a new housing court along the ridge—best views in Benton!
Renovate the prominently located commercial building as a new social hub, inserting neighborhood commercial back into the neighborhood—Benton’s best porch.
The new Geraldine Morrison Park anchors new housing with manicured and natural open spaces, the latter providing ecological stormwater treatment in place of costly street drainage improvements.
The new Geraldine Morrison Park increases competitive advantage of the Ralph Bunche neighborhood within Benton, since neighborhood parks are ideal ways to improve community image and increase property values.
A catalog of attainable house prototypes provide open floor plans, cathedral ceiling volumes, and large screened porches express a sense of place within affordable price ranges.
Houses can be clad in vinyl, cementitious board, brick, or wood siding of various colors, adapting material palettes already used in the neighborhood.
Bungalow Type
1150 square feet

Brick Siding
Aluminum Frame Windows
Metal Roof

Wood Siding
Custom Windows
Rainscreen Roof

Vinyl Siding
Vinyl Frame Windows
Typical Shingle Roof
**Tower Type**
1050-1500 square feet

- **Vinyl Siding**
  - Vinyl Frame Windows
  - Typical Shingle Roof

- **Cementitious Board Siding**
  - Aluminum Frame Windows
  - Metal Roof

- **Wood/Brick Siding**
  - Custom Windows
  - Rainscreen Roof
Hillside Perch Type
1250 square feet

- Brick Siding
  - Aluminum Windows
  - Typical Shingle Roof

- Vinyl Siding
  - Vinyl Frame Windows
  - Typical Shingle Roof

- Cementitious Board Siding
  - Aluminum Frame Windows
  - Metal Roof
Side-yard Type
950-1750 square feet

Vinyl Siding
Vinyl Frame Windows
Typical Shingle Roof

Wood Siding
Custom Windows
Rainscreen Roof

Brick Siding
Aluminum Frame Windows
Typical Shingle Roof
Side-porch Type
1600-1800 square feet
Examples of high-value affordable to middle-income housing that enhance indoor and outdoor living spaces
Examples of high-value affordable to middle-income housing that enhance indoor and outdoor living spaces
Example of built affordable housing by UACDC
Porch rooms in affordable housing add value and enhance livability
Porch rooms in affordable housing add value and enhance livability
The Ralph Bunche Neighborhood Vision Plan, we hope you like it!

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