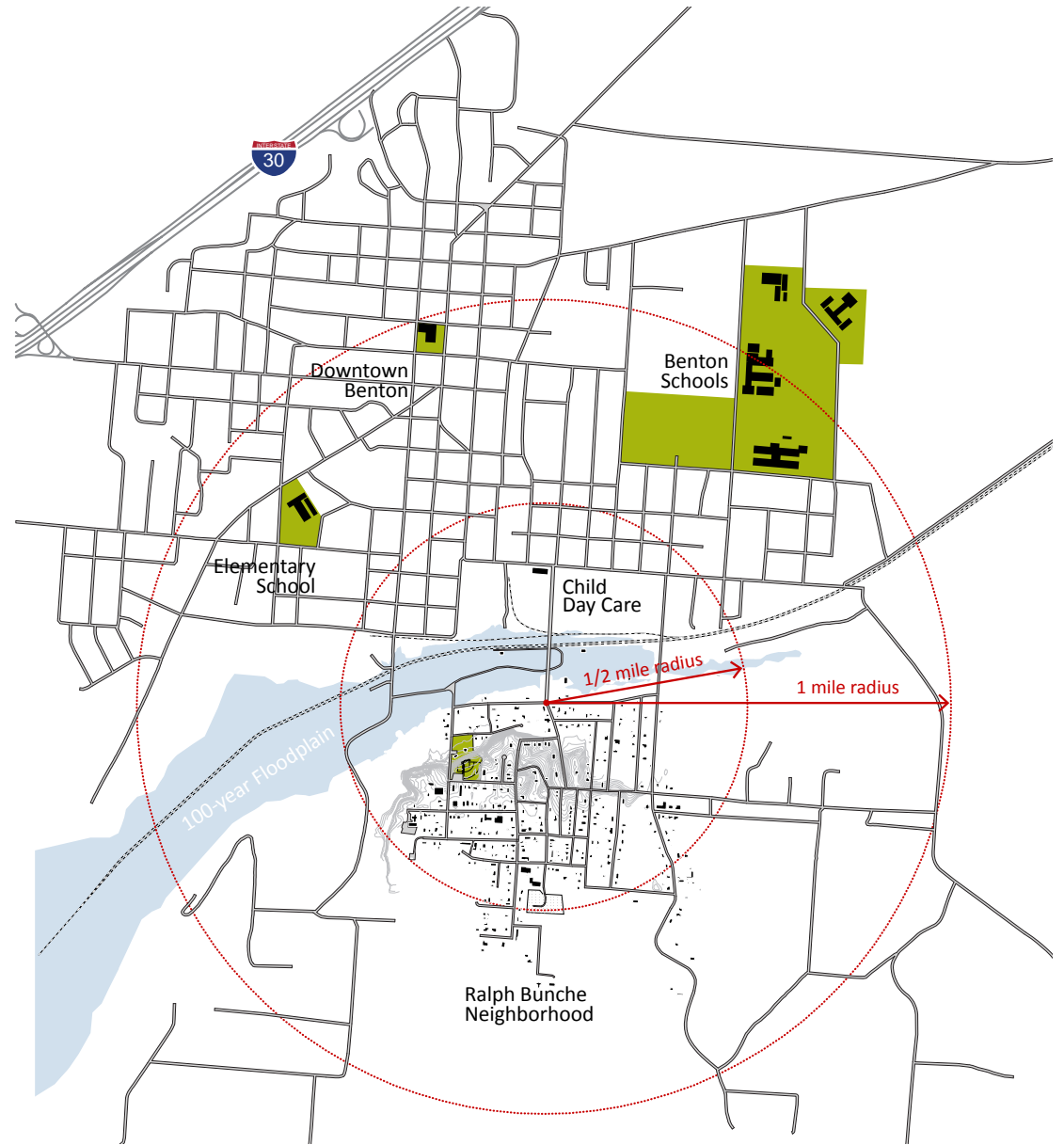


# Ralph Bunche Neighborhood Vision Plan: Preliminary 25 May 2010

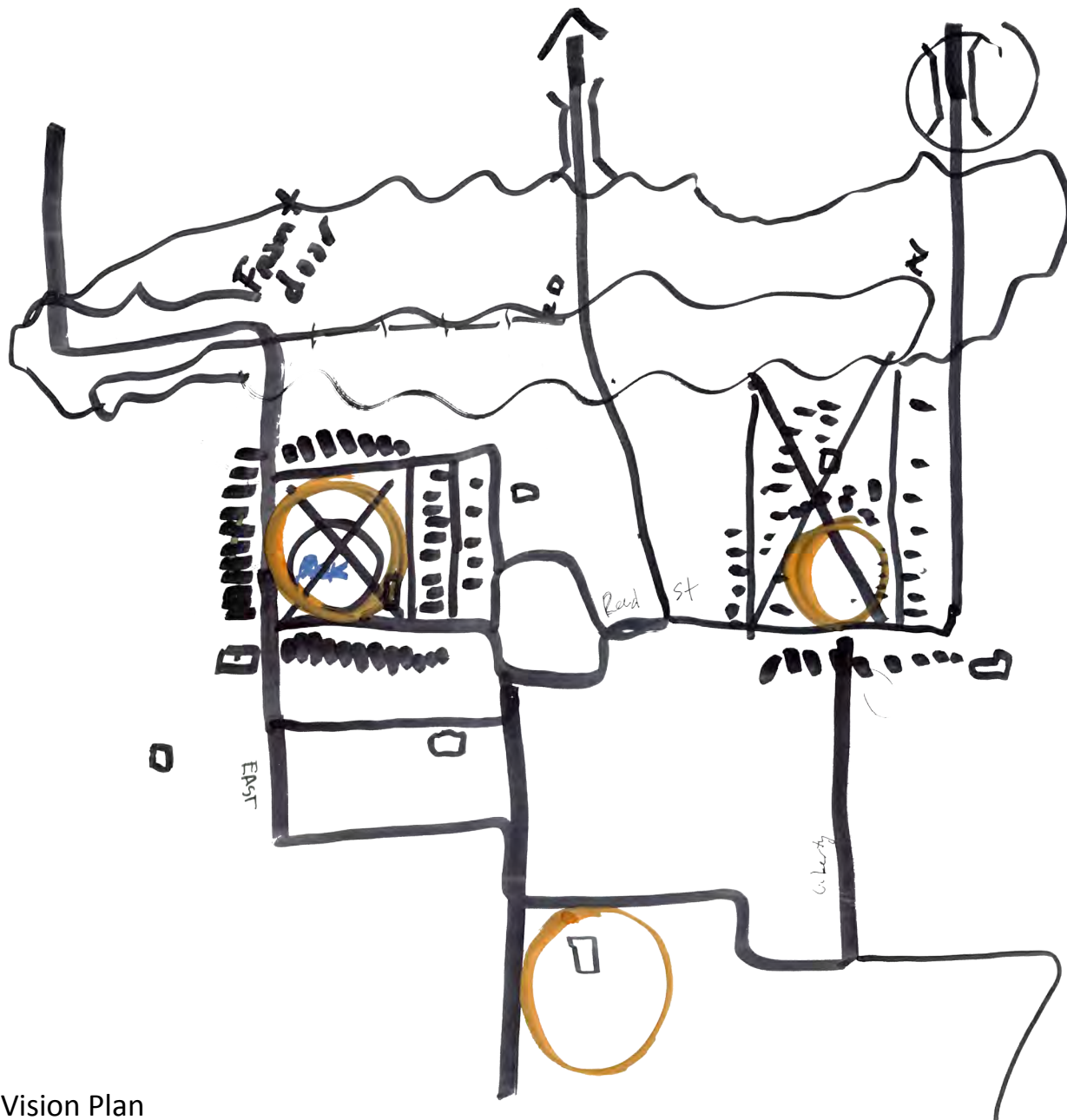
Prepared by:  
**UACDC** UNIVERSITY OF ARKANSAS  
COMMUNITY DESIGN CENTER

Prepared for:  
Ralph Bunche Agape Neighborhood  
Community Development Corporation



Existing Context



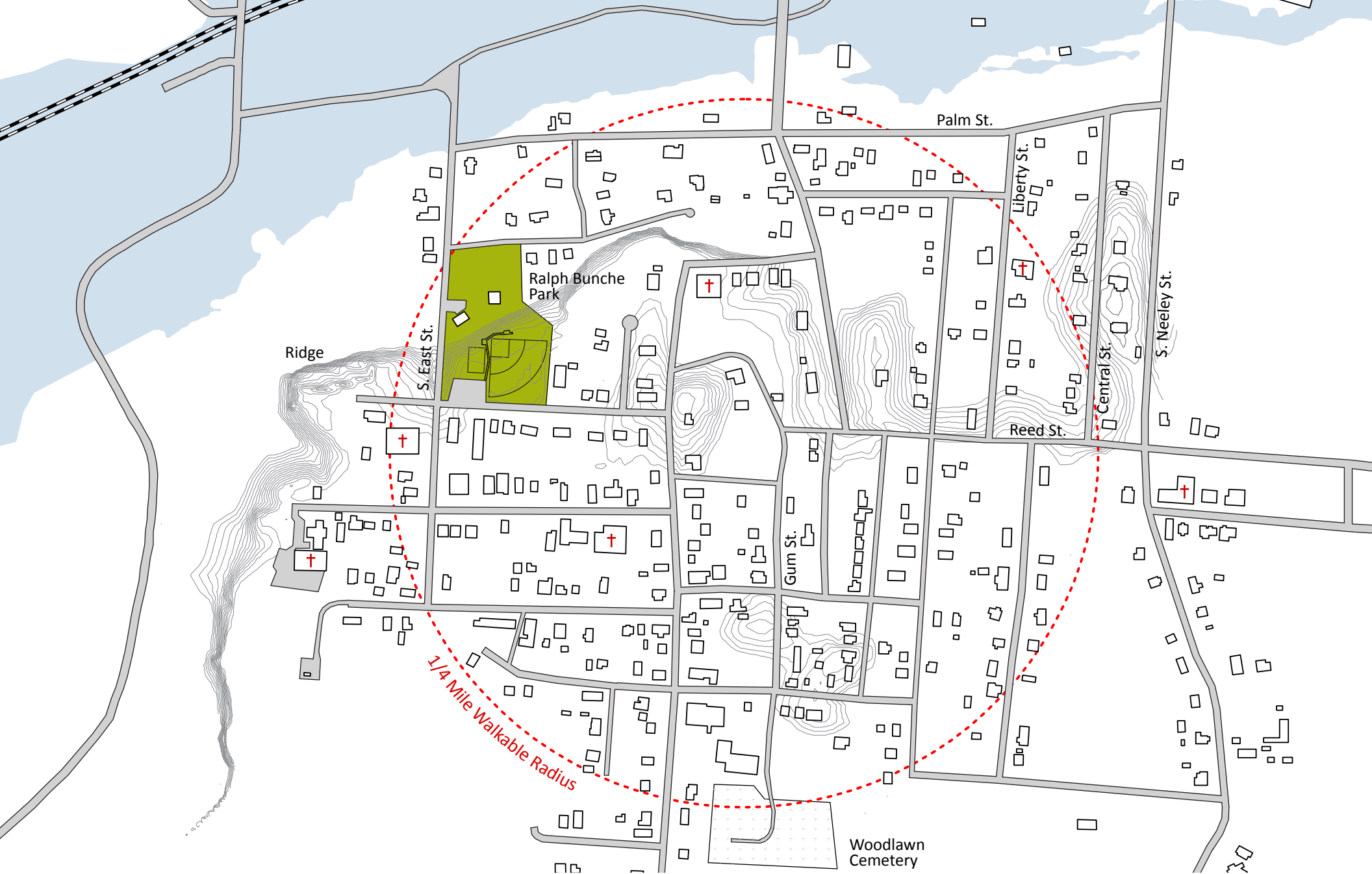


### Neighborhood Vision Plan

Our March 18th meeting with the citizen's committee identified two primary neighborhood anchors whose development would optimize further investment in the Ralph Bunche Neighborhood. It is important that the initial improvements concentrate public and private investments to leverage the neighborhood's sense of place.







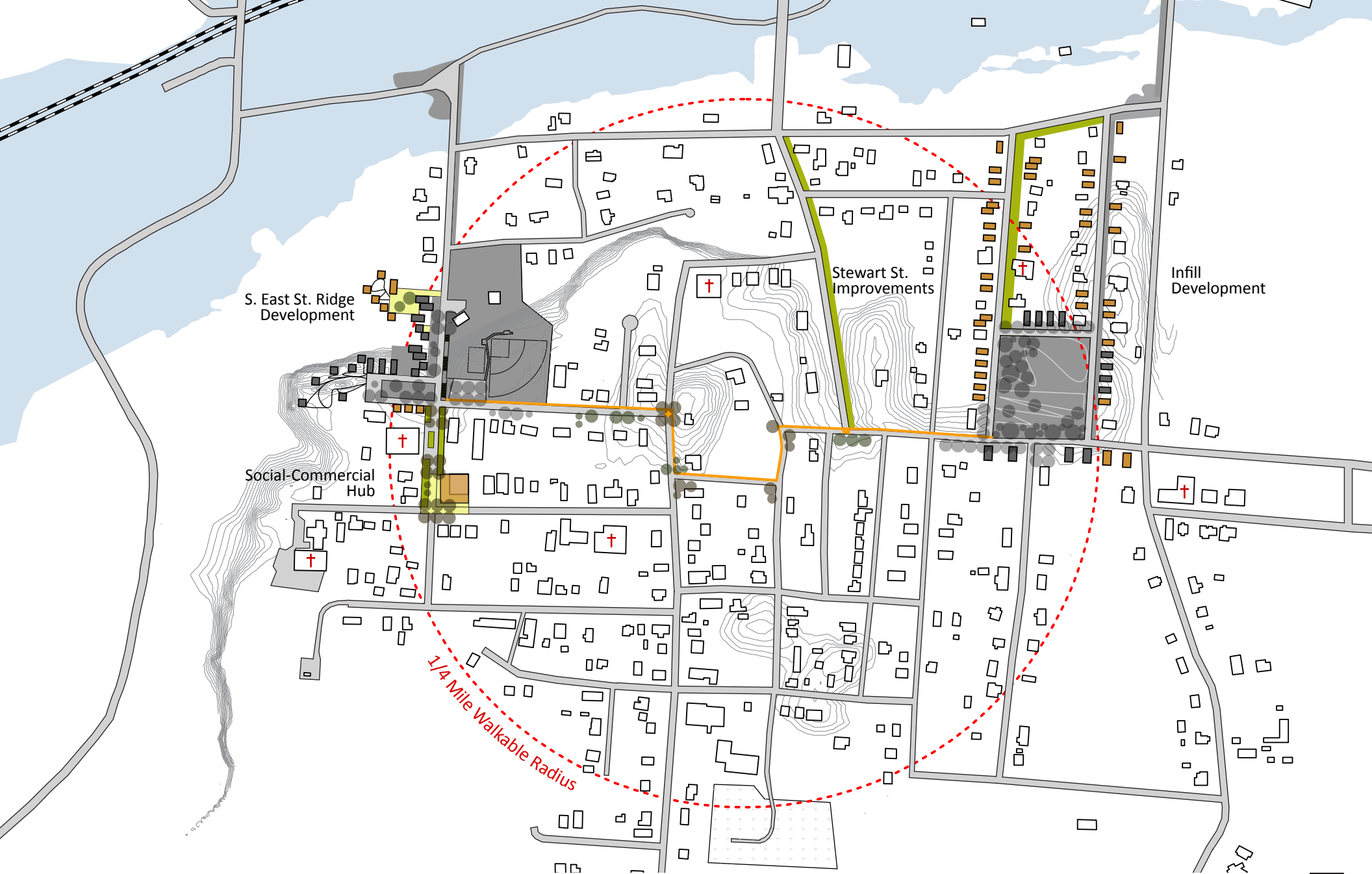
Existing Neighborhood Plan

The *Neighborhood Vision Plan* will provide a general design framework beginning with a couple of modest, but catalyzing projects to spur further reinvestment.



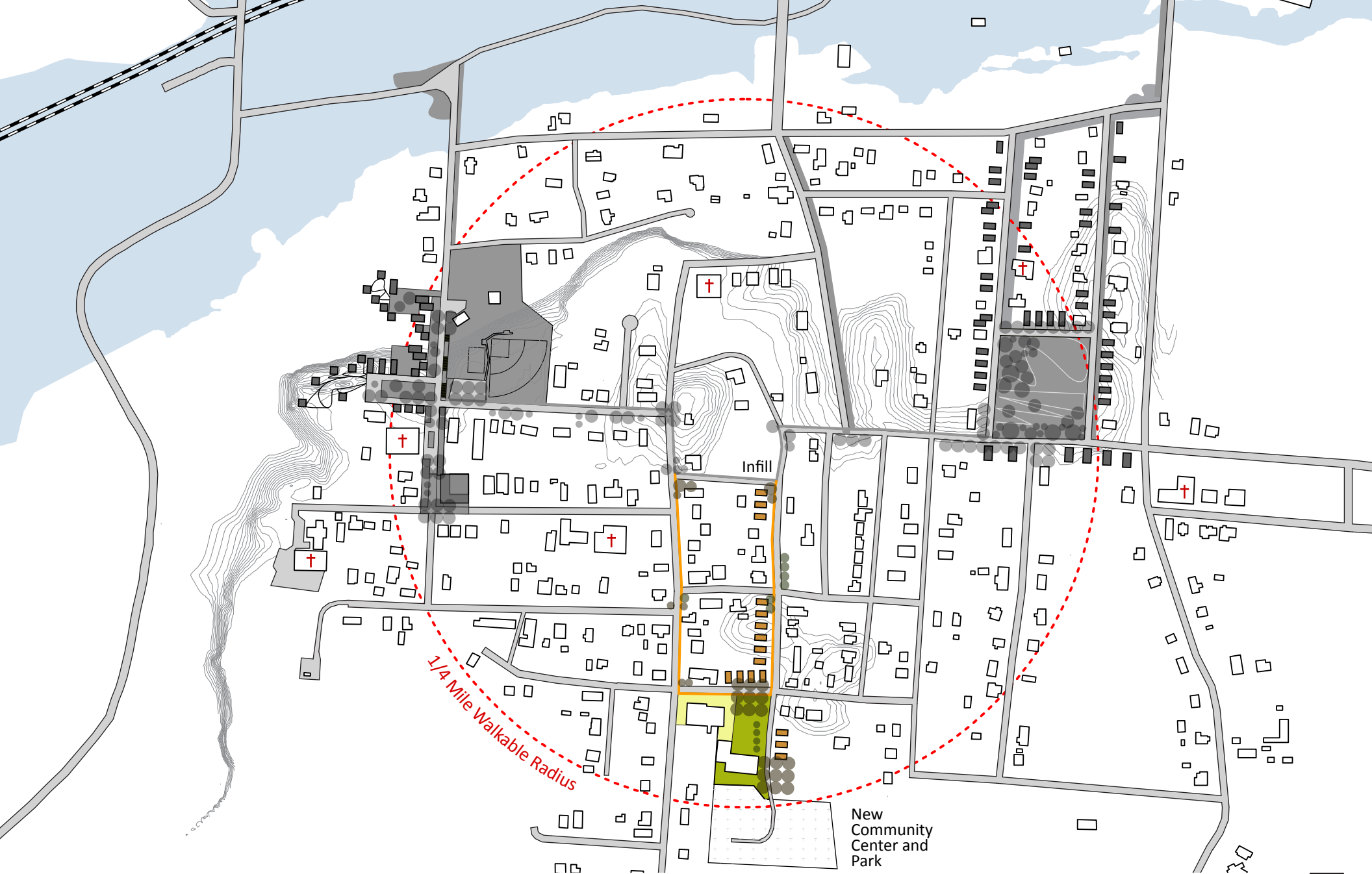
Phase 1 Plan

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, a modest 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 facility along with a new community center in place of the child day care center.





### Phase 4 Plan

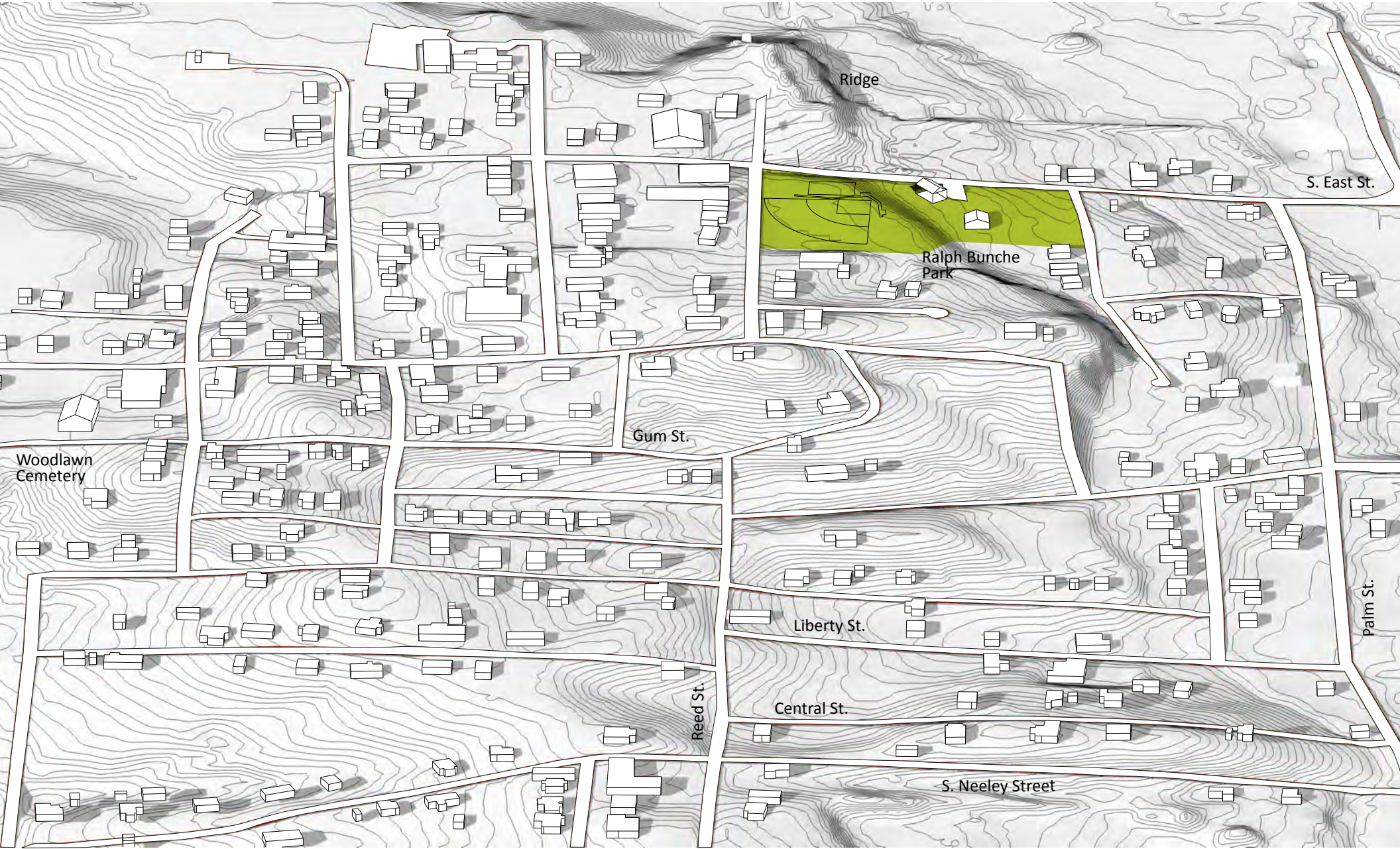
If opportunity arises, develop a Reed Street Garden Loop with new street amenities (groves and small shaded sitting enclaves) that create a new neighborhood center, connecting the three anchors and the north side of the neighborhood.



## Neighborhood Vision Plan

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.

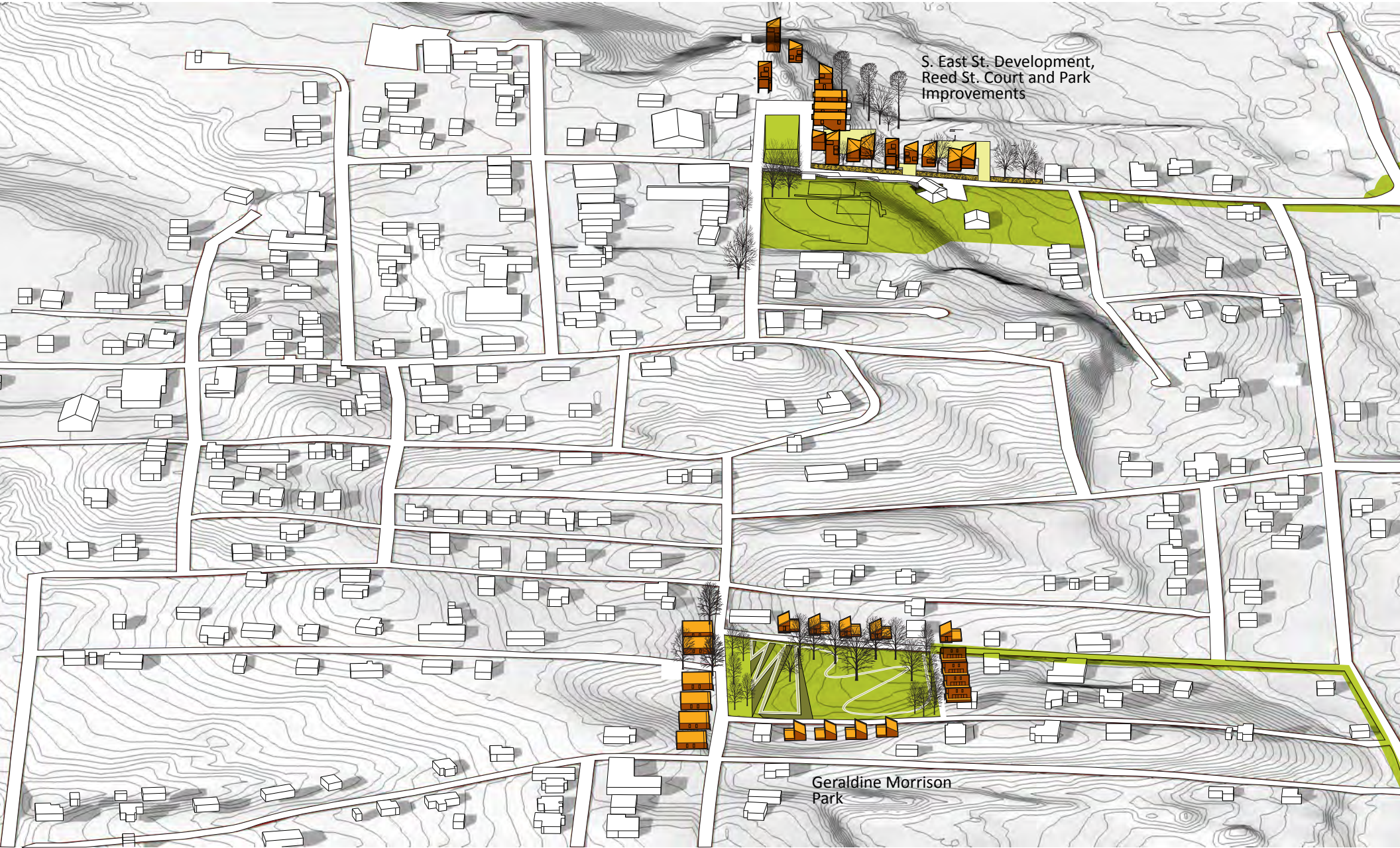




Existing Neighborhood with Topography, looking west.







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 single-family and duplex 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 urban staircase in Ralph Bunche Park, creating a dramatic neighborhood entrance.

University of Arkansas Community Design Center | Ralph Bunche Agape Community Development Corporation







South East Street hillside gateway maintains the wildness of the western street edge with new stormwater gardens, combined with a new urban staircase in Ralph Bunche Park and Reed Street Court.

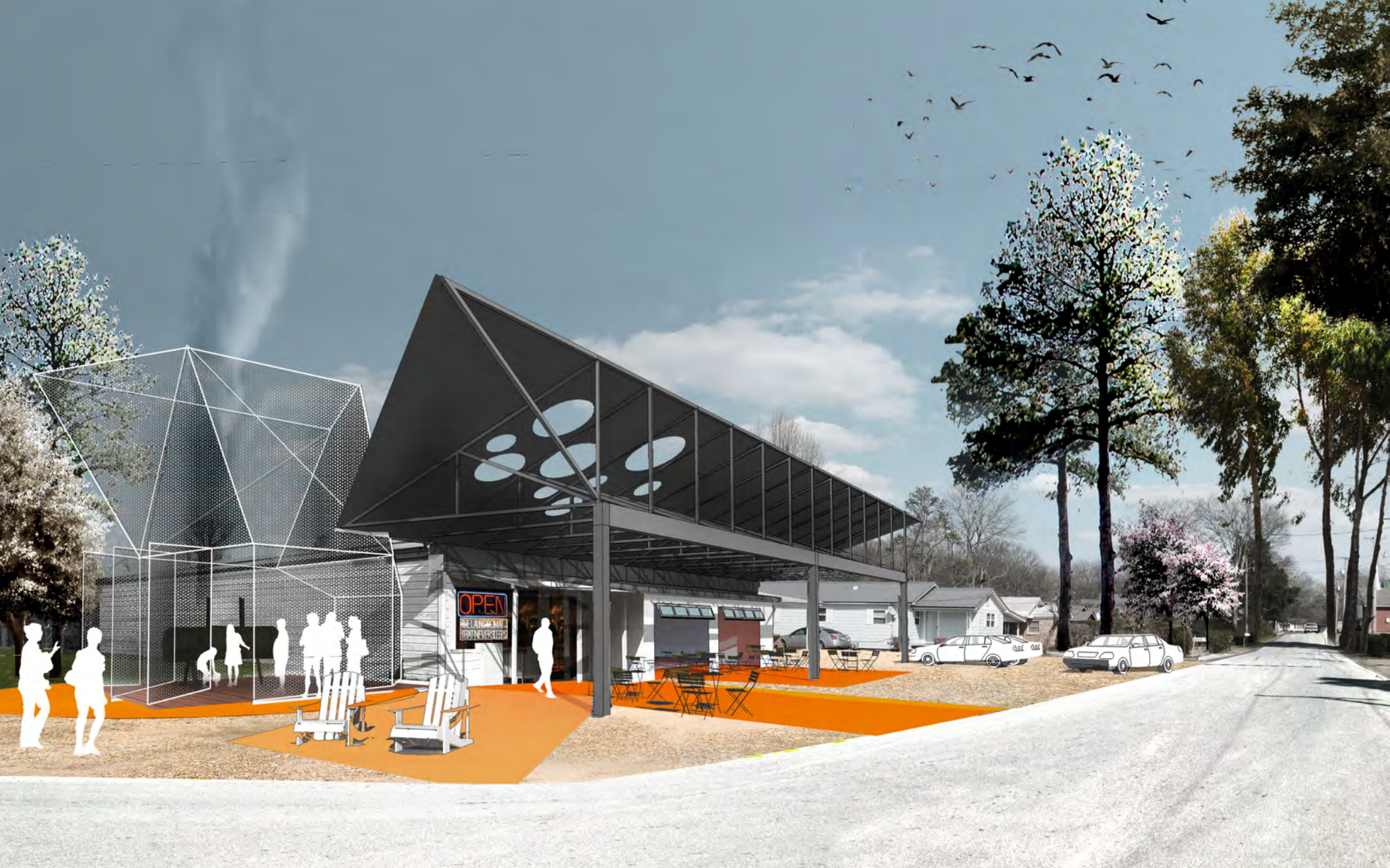




Top-of-the-Hill at South East Street connects the new Ralph Bunche Park street edge with a new housing court along the ridge—best views in Benton!







Renovate the prominently located commercial building as a new social hub, inserting light 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.







X-Large Tower House  
1500 square feet



Sideyard House 1  
1750 square feet



Hillside Perch House 1  
1250 square feet



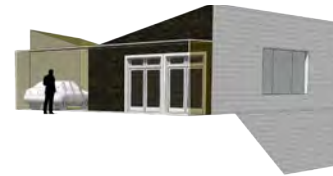
Bungalow Duplex  
1150 square feet



Large Tower House  
1300 square feet



Sideyard House 2  
1750 square feet



Hillside Perch House 2  
1250 square feet



Bungalow  
1150 square feet



Small Tower House  
1050 square feet



Sideyard Bungalow  
950 square feet



Bungalow  
1150 square feet



Bungalow  
1150 square feet

### Ralph Bunche Residential Prototypes Catalog

A catalog of attainable house prototypes that provide open floor plans, cathedral ceiling volumes, and large screened porches that express a sense of place within affordable price ranges. Houses can be clad in vinyl, cementitious boards, or wood siding of various colors.





*The Ralph Bunche Neighborhood Vision Plan, hope you enjoyed it!*