

Ruskin Heights

Fayetteville, Arkansas



Location: Fayetteville, Arkansas
Type: Infill
Designed: 2006
Status: Under Construction
Size: 31 Acres
Program: 122 Single Family Detached
54 Town Houses
23 Live/Work Units
21 Multi-Family
74 Multi-Family with Retail
Contact: Ward Davis
Heights Development
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Located on a corridor between Fayetteville's downtown and its quickly growing residential neighborhoods, Ruskin Heights is ideally situated to accommodate Fayetteville's future growth. This traditional neighborhood development mixes residential, commercial and civic uses, providing residents and neighbors with goods and entertainment within walking distance of their homes. The community will provide local residents with an alternative to the nearby sprawl development, and its program and densities work within the parameters of the Fayetteville masterplan, which was prepared in 2004 by Dover Kohl & Partners.



The community features a densely-packed town center bordering the main corridor, with residential areas on the site's periphery. A town square, lined with rows of live/work units, provides a civic space in the community's commercial hub. Curving roads wind past the square, and up and down the hill, offering residents views of the landscape and connecting their homes with retail amenities and the main thoroughfare. A second neighborhood center, featuring a community center and a pool, is also prominently situated at the top of the hill.



The site plan responds directly to the site's hilly topography and caters to its natural features, preserving many of its mature trees. Streets embrace the hillside and terraced pedestrian passages call attention to the site's verticality and progress upwards. Architecturally, the buildings are informed by the terrain as well. Bungalows nestle into the lower slopes, while tower houses occupy the steeper grade. In the dense town center, arts and crafts style live/work units and town houses front the public square creating a cohesive urban fabric. When taken in total, a picturesque unified community is formed.