The Pearl District, a heritage of community improvement, the need for flood water management, and culture lay the backdrop for the development of collective as a living-working facility.

Collective integrates the existing building and vernacular with a ribbon of programming above. The courtyard is an inviting space that is also functional. The bio-retention swales carry water away from the buildings into the retention pond on the north axis. The vertical circulation tower on the northwest section of the site provides views to downtown whilst acting as an icon for the site.