



Crafton Tull

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Conway
Little Rock
Oklahoma City
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Tulsa

February 8th, 2013

Mr. Dickson Flake
Little Rock Technology Park Authority
c/o Little Rock Regional Chamber of Commerce
One Chamber Plaza
Little Rock, AR 72204

Mr. Flake,

Refer to attached letter dated January 2, 2013 from Dilk's Consulting to Dr. Mary Good with The Little Rock Technology Park Authority. In an effort to expand upon the findings of letter provided by Dilk's Consulting, we would offer the following comments including attached conceptual layouts for each of the 3 study areas.

The conceptual layouts were derived using the same criteria as set forth in the original studies for the ultimate development of the technology park. The typical building size is anticipated to be 4 stories, with a foot print of 25,000 square feet. The ultimate build out is to be approximately 1,000,000 square feet. Parking ratio would be approximately 20% surface parking and 80% structured parking.

A. Site No. 2 - 701 Collins Street:

- See attached conceptual layout. We found that a significant amount of truck traffic uses 6th street; we would recommend all truck traffic be routed around the proposed site, as indicated on the concept drawing. The 6th street entrance would serve as the main entrance to the park. Truck traffic and other vehicular cross streets should be eliminated to provide a single point of entry into the site. Depending upon availability, the usable area could be up to 31.5 acres.
- The Woodruff House building does not fit within the criteria for the type of building proposed for the technology park. In addition to its being irregular, the existing lot is too small. Due to the historic nature of the Woodruff House, we would recommend it not be incorporated into the technology park.
- The existing structures sum up to approximately 262,000 square feet. Cost for demo @ \$5.00 per square feet = \$1,310,000
- Environmental issues will need to be addressed by others.
- 6th street will need to act as the primary entrance into the site. I-30 is accessible from the frontage roads as shown on the conceptual layout.
- We will send our conceptual site plan to the local utility companies to obtain a report on any capacity issues with this proposed development.

B. Site No. 8 – The Southwest Corner of Asher Avenue and University Avenue:

- See attached conceptual layout. Due to the availability of developable property, the site is separated into a west parcel that is 14.82 acres and an east parcel that is 18.97 acres. The acreage is property that we would consider developable, being outside the floodway area. All the remaining property, including the Coleman property is within the regulatory Floodway. FEMA does not allow fill to be placed in the floodway without special permitting that would include, CLOMR, LOMR, & 404 permits. The existing creeks could be incorporated into water features.
- The existing structures on the west side are approximately 182,324 SF x \$5 SF = \$911,620 and on the east side are approximately 167,858 SF x \$5/SF = \$839,290.
- Environmental issues will need to be addressed by others.
- Note the access points as shown on the conceptual site plan.
- Any environmental issues with the demo of the Theater will need to be addressed by others.

C. Site No. 13 – 1911 to 2225 John Barrow Road

- See attached conceptual layout. There is an existing ravine through the center of the property where there was once a pond. This could be revitalized into a central water feature. Due to the topography and available property, 4 of the buildings and parking structures will need to extend vertically to provide the ultimate build out of 1,000,000 square feet. We would recommend the last 4 buildings to be 6 story buildings with an equivalent increase in parking structures.
- We will send our conceptual site plan to the local utility companies to obtain a report on any capacity issues with this proposed development
- We will meet with the Little Rock Planning Department for feedback on rezoning the property with permitted building heights. We will provide our gathered information to the authority.

Sincerely,

Crafton Tull & Associates



Jerry Kelso, P.E.



