

**OFFICE OF THE CITY MANAGER
LITTLE ROCK, ARKANSAS**

**BOARD OF DIRECTORS COMMUNICATION
JUNE 20, 2023 AGENDA**

<p>Subject:</p> <p>Approval of a contract with Sasaki Associates, Inc., for Consulting Services and preparation of the Downtown Little Rock Master Plan</p> <p>Submitted By:</p> <p>Planning & Development Department</p>	<p>Action Required:</p> <p style="text-align: center;">Ordinance √ Resolution</p>	<p>Approved By:</p> <p style="text-align: center;">Bruce T. Moore City Manager</p>
SYNOPSIS	<p>A resolution to authorize the City Manager to enter a contract with Sasaki Associates, Inc., for Consulting Services and preparation of the Downtown Little Rock Master Plan.</p>	
FISCAL IMPACT	<p>The amount for the Consulting Services is \$745,000.00, including all reimbursables, and funds are available in American Rescue Plan Act Funds, Account No. 271339-G0230AR33A-63390.</p>	
RECOMMENDATION	<p>Approval of the resolution.</p>	
BACKGROUND	<p>The overall purpose of the Downtown Little Rock Master Plan is to develop a plan to establish a roadmap for future decision making by the City of Little Rock, the Downtown Little Rock Partnership, and other relevant agencies, entities, and stakeholders for strategies for the Downtown Little Rock area. This includes addressing issues related to the fragmented urban fabric, connectivity and mobility challenges, open space opportunities, commercial redevelopment, downtown residential density, and tourism and institutional strategic alignment. The Consultant will work to take these themes and dynamics and develop them into a master development and implementation plan that will address these opportunities while building on current successes.</p>	

**BACKGROUND
CONTINUED**

In addition, the Consultant will work to develop strategies for underutilized and vacant buildings, a proposed mixture of uses and alternative uses within buildings, increasing multimodal connectivity, reducing parking lot development, increasing sustainable parking solutions, guidance on the implementation of any proposals, prioritization of recommendations, and strategies for an increase in density.

Key concepts to be addressed include underused/vacant buildings & adaptive reuse, increased downtown density, potential incentive programs, development strategies, study of existing building and parking stock and the city's growth needs, multimodal corridors and traffic study, parks, open space and public realm, the creation of an implementation plan, and robust public engagement strategies.

The area under study is an area generally bounded by the Arkansas River to the north, the Union Pacific railroad to the west, 14th Street (Daisy L Gatson Bates Drive) to the south, and Interstate 30, 9th Street and Bond Street to the east.