

2001 Annual Urban Development Report



**Building Codes
Planning
Zoning and Subdivision**

Board of Directors - 2002

Mayor	Jim Dailey
Vice Mayor	Brad Cazort
Ward 1	Johnnie Pugh
Ward 2	Willie Hinton
Ward 3	Larry Lichty
Ward 4	Brad Cazort
Ward 5	Michael Keck
Ward 6	Genevieve Stewart
Ward 7	B.J. Wyrick
Ward 8	Dean Kumpuris
Position 9	Barbara Graves
Position 10	Joan Adcock

Planning Commission - 2002

Bob Lowry – Chairperson
Judith Faust – Vice Chairperson
Fred Allen, Jr.
Craig Berry
Richard Downing
Norm Floyd
Rohn Muse
Obroy Nunnley, Jr.
Mizan Rahman
Bill Rector
Robert Stebbins

River Market Design Review Committee - 2002

Frank Porbeck – Chairman
Tim Heiple
Jim Schimmer
Melissa Tanner
Patty Wingfield

Construction Board of Adjustment and Appeal -2002

Joe Hilliard – Chairman
Danny Bennett
Doug Bown
Emery Crossland
Robert Merriott
James Mitchell
Clyde Smith

Board of Adjustment – 2002

William Ruck – Chairman
Fred Gray – Vice Chairman
Andrew Francis
Gary Langlais
Scott Richburg

January 19, 2002

Dear Citizen,

The year was extremely productive for the Department in terms of strategic long-range planning efforts. As with all of our planning endeavors it has been the great support from the Mayor and Board of Directors, Planning Commission and residents that made the plans become reality.

Much of the 2001 work program was completed within the fiscal year. While we along with the rest of America traversed difficult times, we have not lost focus of our goal – preserving the quality of life that initially attracted us, our neighbors and the existing businesses to the community that we continue to call home. Our continued involvement with the efforts to bring the City operations closer to the people of the community has assisted to bridge the gap between our municipal governing and its citizens.

The Buildings Codes Division collected over \$1,688,000 in fees, including permit fees, licenses and other miscellaneous charges and performed over 20,000 inspections. All inspectors have been equipped with radios for better service and a quicker response to complaints. The Division continues to review plan applications on commercial buildings within five days and provides same-day review on residential applications. The division provides same-day inspections of all requested inspections prior to 9:00 a.m.

The Planning Division continues to assist neighborhoods with the development of Neighborhood Action Plans. This planning process allows for neighborhoods to define a common direction, based on the shared vision of the participants and is articulated in concise statements by the residents of the neighborhoods involved. Presently there are eighteen action plans completed with two currently “underway”. During 2001 staff worked with the Cloverdale/Watson Neighborhood Action Plan Committee to complete an update of their action plan.

The Zoning Division acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information. The Division continues to administer the scenic corridor provisions for billboards along with sign permits and renewals. During the previous year fee revenue collected for sign permits and sign renewal permits totaled \$24,090.

The Department is working closely with participants of *Vision Little Rock* to develop a change in the long term planning process incorporating innovative land use and policy making opportunities. The future is upon us, and we need to continue to refine our planning to build this great city. The guidance system is in place, and implementation will be a key to success.

Contained in this Annual Report are the accomplishments and achievements from the previous year for the Department. Please review this report and join us in expanding our successes for Little Rock in 2002.

Respectfully,

Jim Lawson
Director

Table of Contents

Zoning and Subdivision Summary	x
Building Codes Division Summary	x
Planning Division Summary	x
Urban Development Data	
Development Activity Summary	x
Population Estimates	x
Construction Activity	14
Residential Activity	16
Housing Construction Values	18
Multi-Family Vacancy Rates	20
Residential Additions and Renovation Activity	21
Demolition Activity	24
Office Activity	27
Commercial Activity	30
Industrial Activity	33
Annexation Activity	36
Subdivision Activity	37
Zoning Activity	40

Zoning and Subdivision Division

Zoning and Subdivision Regulations are the principal tools employed by the City of Little Rock in guiding the city objectives and plans to specify goals. They assure compatibility of uses while directing the placement of infrastructure and public services.

Platting, rezoning and site development ordinances are administered by this Division. Additionally, use permits, variances and enforcement are dealt with daily.

The Division also acts as a resource agency for developers, realtors and other citizens when presented with requests for current zoning, plat status, development standards or statistical information.

Limited involvement in maintaining a neighborhood contact list for purposes of monitoring development activities has been continued by the division. The list is monitored for updates and expansions, within a computer master list. This record offers several notice formats for contacts.

This Division has encouraged local developers to provide early contact with staff to assure that development proposals are filed in a timely manner, and with involvement of interested persons or organizations.

Staff from the Division continues their involvement in neighborhood meetings with developers and area residents. These meetings are held in the neighborhood normally during the evening hours to facilitate attendance by interested neighbors. These meetings usually concern an active application for development.

Annual Ordinance Review

A primary function of this Division is to assure complete, accurate and up-to-date land development codes for use by the public at all levels of involvement. During 2001 staff worked with the Plans Committee of the Planning Commission on an annual review of proposed changes to the zoning ordinance. There were 25 changes proposed. This process will be completed in early 2002.

2001 Sign Code Statistics

During 2001, the Division worked to process sign renewals (5 year interval for billboards, 10 year for all others). Sign permits (including renewals) brought in \$24,090 in fees for the year. In addition, the Division administered the scenic corridor provisions on billboards.

641	Sign Permits Issued
0	Court Cases
62	Sign Permit Renewals
3,467	Sign Inspections and Re-inspections

In 2002, the Division will continue to monitor and enforce the sign ordinance. The staff anticipates no significant changes in the coming year.

Zoning and Subdivision Division

Commercial Plan Review

The Division provides for a detailed review of all commercial permits for purposes of assuring that all developments comply with Zoning, Subdivision and Landscape Ordinance standards.

Additionally, reviews of the landscape and buffer requirements for developments going before the Planning Commission are provided. These reviews not only aid the City Beautiful Commission in its efforts to create a more livable city, but assist in providing a five (5) day “turnaround” on all commercial building permits.

2001 Plans Review for Zoning, Subdivision and Landscape Requirements

251 Commercial Plans/New or Additions

238 Commercial Landscape Plans

2001 Other Activities

36 Franchise Request

888 Site Inspections

164 Certificates of Occupancy

21 Temporary Structure Permits

Enforcement

The Division performs a key role in maintaining the effect and values of land use regulation by enforcing the Zoning, Subdivision and Landscape Ordinances. 2,210 inspections and re-inspections were performed.

2001 Plan Reviews for Permits

862 Residential Plans – New or Additions

2001 Privileges Licenses

1,101 Retail, Commercial, Office, Industrial and Home Occupation Reviews

2001 Information Inquiries

6,417 Request for Sign, Zoning, Enforcement or Licenses

2001 Court Cases

16 Cases – All Types

2001 Citations Issued

9 Cases – All Types

Zoning and Subdivision Division

Wireless Communication Facilities

The Division continued to administer Article 12 of the City Ordinances, passed January 1998, which regulates wireless communication facilities. During 2001, 15 locations were approved administratively and 19 by the Planning Commission or Board of Directors. Staff shall continue to encourage collocation of WCF facilities.

Zoning Site Plan

Zoning Site Plan review is a development review process that provides for case by case consideration of project particulars involving site development plans within certain zoning districts in the City of Little Rock. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2001, the Division and the Planning Commission reviewed five zoning site plans, all of which were approved by the Planning Commission.

Subdivision Site Plans

Subdivision Site Plan review is a development review process that provides for case by case consideration of project particulars involving multiple building site plans. Plans for all such developments are submitted to and reviewed by the Division and the Little Rock Planning Commission. During 2001, the Division and the Planning Commission reviewed 10 Subdivision Site Plan, with 6 of the plans being approved by the Planning Commission.

Conditional Use Permits

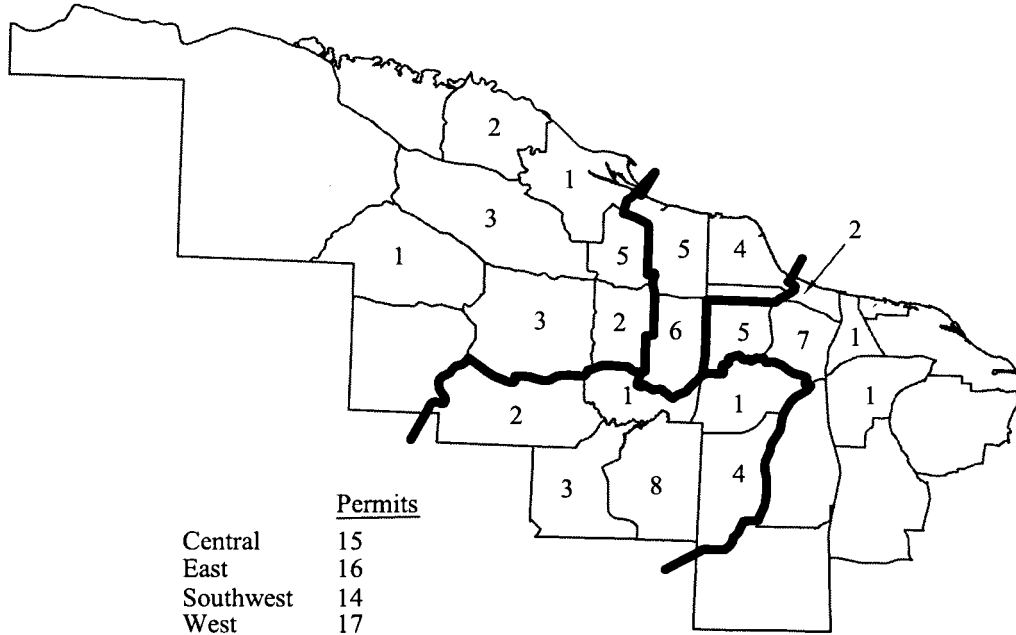
Divisional staff provides support and analysis for the Planning Commission's review of Conditional Use Permit applications. Conditional Uses are specifically listed uses within the various zoning districts which may be approved by the Planning Commission. Such uses are subject to special conditions as determined by the Commission. In 2001, the Commission reviewed 68 Conditional Use Permit applications. Of these, 58 applications were approved by the Commission.

Board of Zoning Adjustment

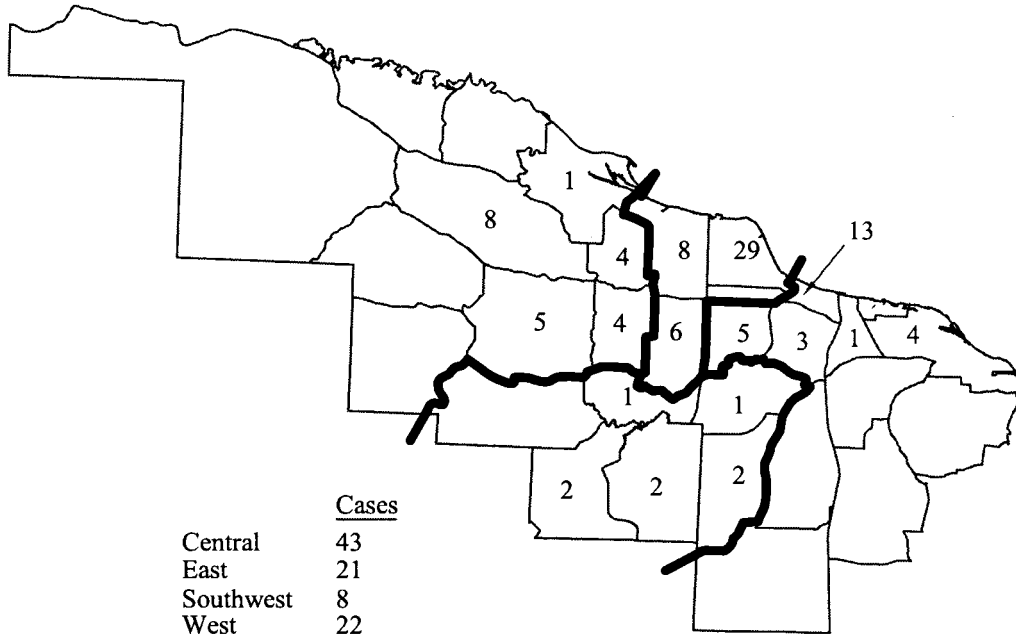
Staff support and analysis for the Board of Zoning Adjustment is provided by divisional Staff. The Little Rock Ordinance provides a multitude of specific requirements which, when applied to certain developments or in individual instances, may create hardship. In those instances, the Board of Adjustment is empowered to grant relief. The Board hears appeals from the decision of the administrative officers in respect to the enforcement and application of the Zoning Ordinance. In addition, the Board is responsible for hearing requests for variances from the literal provisions of the Zoning Ordinance. The Board consists of five (5) members appointed by the Board of Directors to a term of three (3) years. The Board meets one (1) time each month, typically the last Monday of the month. In 2001, the Board heard a total of 99 cases; 92 variance requests, 4 time extensions and 3 appeals. Of the 92 variance requests, 89 were approved.

Zoning and Subdivision Division

Conditional Use Permits



Board of Adjustment Cases



Building Codes Division

The Building Codes Division issues construction related permits and provides plan review and inspection services with regard to building, plumbing, electrical and mechanical construction in the city. The primary goal of the Division is to protect the public health and safety through the administration and enforcement of these codes. Within the Building Codes Division there are six working sections. The Building Inspection Section, Electrical Inspection Section, Permit Section, Plan Review Section, Plumbing and Gas Inspection Section and Mechanical Inspection Section.

Code Compliance

Building				
	2001	2000	1999	1998
Permits Issued	4,384	4,458	4,269	2,330
Inspections	5,500	5,930	5,734	5,571
Violations	1,175	1,164	1,411	1,455
Fees	\$747,698	\$956,480	\$723,629	\$716,561
Plumbing				
	2001	2000	1999	1998*
Permits Issued	3,058	2,834	2,588	3,617
Inspections	5,072	4,419	4,834	5,712
Violations	681	562	584	783
Fees	\$240,635	\$246,758	\$233,455	\$398,256
Electrical				
	2001	2000	1999	1998
Permits Issued	3,067	3,008	2,816	2,796
Inspections	7,185	7,489	8,183	7,516
Violations	861	736	773	706
Fees	\$276,910	\$307,002	\$299,907	\$269,171
Mechanical				
	2001	2000	1999	1998
Permits Issued	1,419	1,595	1,491	N/A
Inspections	3,547	2,356	2,344	N/A
Violations	515	364	498	N/A
Fees	\$186,173	\$187,049	\$173,515	N/A

*Values represent 1998 Plumbing and Mechanical totals

Building Inspection

The Building Inspection Section is responsible for the inspection of all permitted commercial and residential construction jobs for code compliance through the full construction process, from foundation to the completion of construction. Inspections are also performed on dilapidated commercial structures and follow-up action is taken to have the structure repaired or removed.

Building Codes Division

Inspectors in this section also answer complaints involving illegal and unpermitted building projects. This section is responsible for review of building codes and proposes any changes and additions to keep “up-to-date”.

Electrical Inspection

The Electrical Inspection Section is responsible for inspection of permitted projects for code compliance. This section reviews all new electrical construction as well as electrical repairs. This section also reviews electrical drawings involving commercial buildings and outdoor electrical signs. Inspectors handle complaints involving illegal and unpermitted works and check electrical contractors’ licenses and update the city electrical codes.

Plumbing and Gas Inspection

The Plumbing and Gas Inspection Section reviews all permitted plumbing and natural gas projects for code compliance. The City of Little Rock also has jurisdiction over such work outside the city limits (if connecting to the city water supply). Inspections include water meter, yard sprinklers, installations involving plumbing and natural gas. Inspectors in this section also handle complaints involving illegal and unpermitted projects. Inspectors review plumbing contractors’ licenses and privilege licenses. Plumbing construction drawings are reviewed for proposed commercial projects and this section also proposes changes and additions to the plumbing codes as necessary.

Mechanical Inspection

The Mechanical Inspection Section is responsible for inspection of permitted projects for code compliance. These inspections include all heating and air installations. Inspectors in this section also handle complaints involving illegal and unpermitted projects and check contractors for proper licensing. Mechanical construction drawings are reviewed for proposed commercial projects and this section also proposed changes and additions to the mechanical codes as necessary.

Plan Review Section

The Plan Review Section is responsible for the review of all proposed commercial building plans for code compliance. This review involves all phases of building from foundation to structural, electrical, plumbing and mechanical and qualifies all requirements of Wastewater, Water Works, Civil Engineering, Traffic Engineering, Fire and Landscaping code requirements. This section works closely with other city agencies as well as contractors, architects and developers.

Permit Section

All construction permits involving building, electrical, plumbing, and mechanical work are issued in this section as well as permits for garages, and tents. Records and building plans are maintained on all jobs for which permits have been issued. The permit section also maintains all other general records of the Division.

Building Codes Division

Building Codes Highlights

During 2001 the Building Codes Division collected over \$1,688,000 in fees including permits, licenses and other miscellaneous charges and performed over 20,000 inspections. Ten major unsafe structures were demolished. All information brochures on commercial construction permitting, plumbing, mechanical, and electrical procedures were updated and made available to the public as well as two issues of the *Codes Roundup*.

All inspection personnel attended some type of training seminar during the year and several members were nominated to policy level positions within their respective organizations. Mark Whitaker was selected to serve on several key committees with national code organizations. Jerry Spence served on the Board of Directors of the International Association of Electrical Inspectors, Western Section. The city was also awarded host for the International Association of Electrical Inspectors Conference in 2003. The Division also celebrated National Building Safety and Customer Appreciation week during April.

A program which provides for an increased flow of information and communication between the Division and the Arkansas General Contractors Association and The Home Builders Association of Greater Little Rock has produced good results.

The Division implemented a debit system for contractors in May that allows contractors to obtain permits via fax or mail. This service allows the contractor the convenience of not having to come to the office to purchase permits and decreases downtime and saves money.

The Division has re-written and revised the electrical, plumbing and mechanical sections of the Little Rock City Code. These changes make these sections more accessible and are easier to comprehend.

During 2001, the 2000 International Residential Code and the 1999 Residential Contractors License Act were approved and implemented.

The Building Codes Division has had great success with the following programs and plans to upgrade and enhance them for better service.

- All inspectors are equipped with radios for faster service.
- We have quick response to all complaints.
- Five-day plan reviews insure prompt attention to commercial building applications.
- Same-day review is given to residential applications.
- Same-day inspections are made on all inspection requests made before 9:00 a.m.

Miscellaneous Information

	2001	2000	1999	1998	1997	1996
Building Plans Reviewed	1536	1773	1661	1606	1474	1494
Construction B.O.A.	1	1	1	4	3	3
Electrical Exams	11	21	7	11	11	9
Franchise Permits	26	28	20	12	21	18

Building Codes Division

Major Jobs Reviewed, Permitted or Inspected in 2001

Projects of significant importance to the community involving new construction, additions or renovations include:

Churches

Otter Creek Assembly of God
Longley Baptist
Bible Church of Little Rock
Greater Macedonia Baptist
Greater Center Star Baptist
Second Baptist
Fellowship Bible

Educational

Little Rock Christian Academy
Pulaski Academy
Philander Smith College
Pulaski Technical College
Otter Creek Elementary

Residential

Easter Seals
Oakwood Apartments
Wingate Inn
Peabody Hotel
Arkansas Capital Commerce Center

Factory-Storage

Dassault Falcon Jet
3M Company
Slack Water Harbor
Supreme Fixtures

Business

Junior League of Little Rock
Arkansas Electric Cooperative
Dillards
Rahling Investors Group
North Point Volvo
Metropolitan National Bank
Bank of America
Jack Stephens Youth Golf
Telcoe FCU
Cantrell West
Military Enlistment Process
Aegon
Integrity Inc.

Mercantile

Kroger
Family Dollar
O'Reilly Automotive
Supplies Plus
Village Center
Ethan Allen
Village Shopping Center
Max Davis Development
Conservative Development

Institutional

Arkansas Heart Hospital

Planning Division

The Planning Division provides mid and long range planning as well as technical support to the City. The division prepares neighborhood plans and reviews draft amendments to the existing plans. This includes reviewing reclassification requests and development of staff reports for Land Use Plan amendments requested by various groups.

The staff of the Planning Division responds to requests for statistics, graphics, and GIS products. This Annual Report is one example by the products produced by the division. The division monitors the Website for updates and assists with all computer needs of the department. In addition, at the request of the Board of Directors and/or the Planning Commission the division staff may work on special studies. A few of the major work efforts from 2001 are described below.

Neighborhood Plans

The Planning Division has continued the Neighborhood Plan process with the completion of the Reservoir Road and Midtown Neighborhoods Plans. This brings to eighteen the number of Neighborhood Plans completed. The Boyle Park and South Geyer Springs Plans were put on hold due to lack of neighborhood interest, though a Land Use Plan review of the areas was completed. Most of the neighborhoods south of Cantrell Road as well as those west of I-430 have completed neighborhood plans.

The West 65th Street Neighborhoods Plan is ready for a neighborhood ‘buy-off’ meeting in January. This plan is for the neighborhoods between University Avenue, I-30 and the Fourche Creek. The plan update for Cloverdale/Watson was completed, with the work on updates for the John Barrow, River Mountain and West Chicot Plans in process.

The Walnut Valley and Heights Plans should begin work in early 2002. The Walnut Valley area is generally between I-430 to Bowman Road and Kanis to Rodney Parham Road. While the Heights area is between the Arkansas River and Evergreen – North Lookout, east of Cantrell Road.

GIS & Graphics Activities

GIS continues to be the source of sketch and base maps as well as statistics for neighborhood plans and special studies. Maintenance of data related to future land use, zoning and structure changes (addition or removal) continues. GIS has become a support function of the division for both graphics and statistical reports with use of Arcview software.

The graphics section continues to maintain the Zoning Base Maps and provide graphic support for the department and other agencies. The graphics section produced brochures, sketch maps, business cards, graphics for special studies and neighborhood plans. The graphics staff also performs GIS maintenance.

Review of Land Use Plan Issues

The Planning staff reviews all rezoning (including PZD) requests for conformance with the adopted Land Use Plan and any Neighborhood Plan in affect for the area. If non-conformance with the Land Use Plan is discovered, a Plan amendment for the area is developed and processed. For all cases a written review of both the Land Use Plan and any Neighborhood Plan is prepared.

Planning Division

In those cases where an amendment is determined to be necessary a full staff report (conditions, changes, recommendations) is generated.

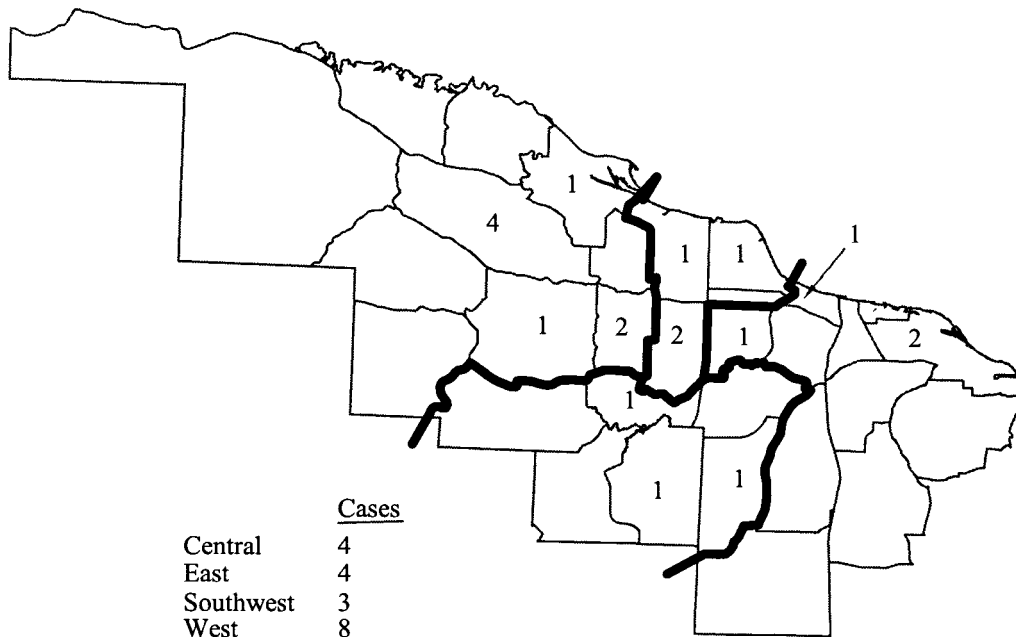
Planning staff reviewed over 24 requests for Plan changed in 2001. Of these the Planning Commission forwarded twelve to the Board of Directors.

Other Activities

The division supports the River Market Design Review Committee. As part of that effort 21 requests for reviews by the committee were handle. A review of the ordinance was started this year.

In addition to assisting groups interested in implementing Neighborhood Plans, staff members have been involved assisting various Vision Little Rock work groups and the Steering Committee.

Future Land Use Plan Amendments



2001

**Urban
Development
Report
Data**

Urban Development Report

This Urban Development Report is designed to describe and monitor growth and present a comprehensive overview of significant demographic, economic and development conditions, which exist in the City of Little Rock the during 2001 reporting period.

Sources of the data are the official records of the Department of Planning and Development, MetroPlan and *Arkansas Business*. Building permits were used to quantify the numbers, locations and magnitude of the various residential and nonresidential developments. The data reflected by building permits is only the authorization for construction and the possibility exists that a small number of construction projects were not initiated before the end of 2001.

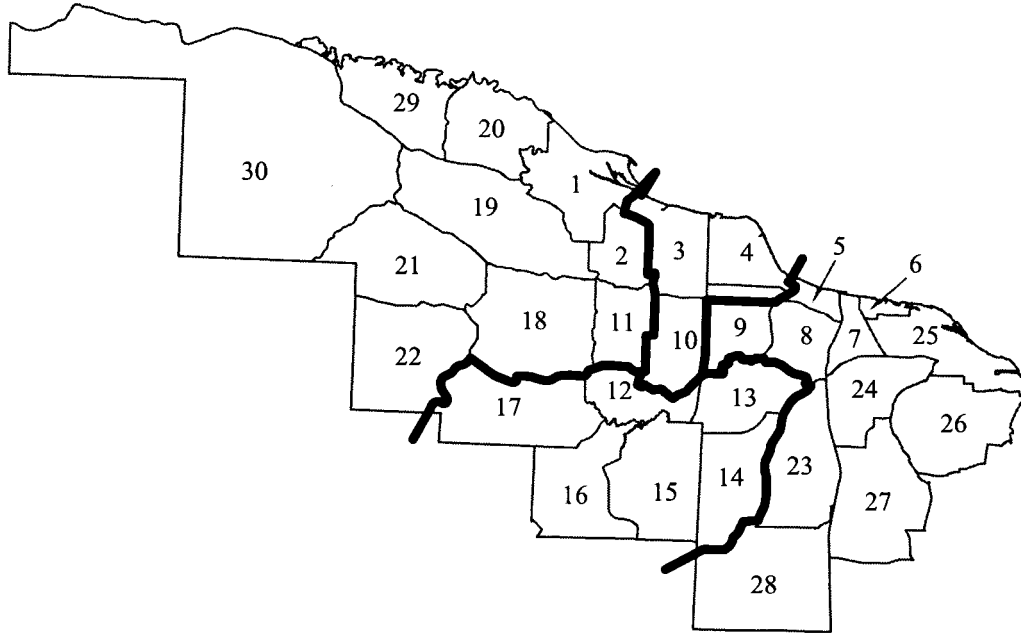
Thirty Planning Districts have been designated for both land use and statistical purposes. The districts follow physical features and include not only the area within the corporate limits but also area beyond. For reporting purposes four sub-areas have been designated. Both the Planning Districts and sub-areas form the framework for presentation of data in this report.

The preceding map indicates the area of each Planning District while the following chart provides the Planning District names and corresponding sub-area.

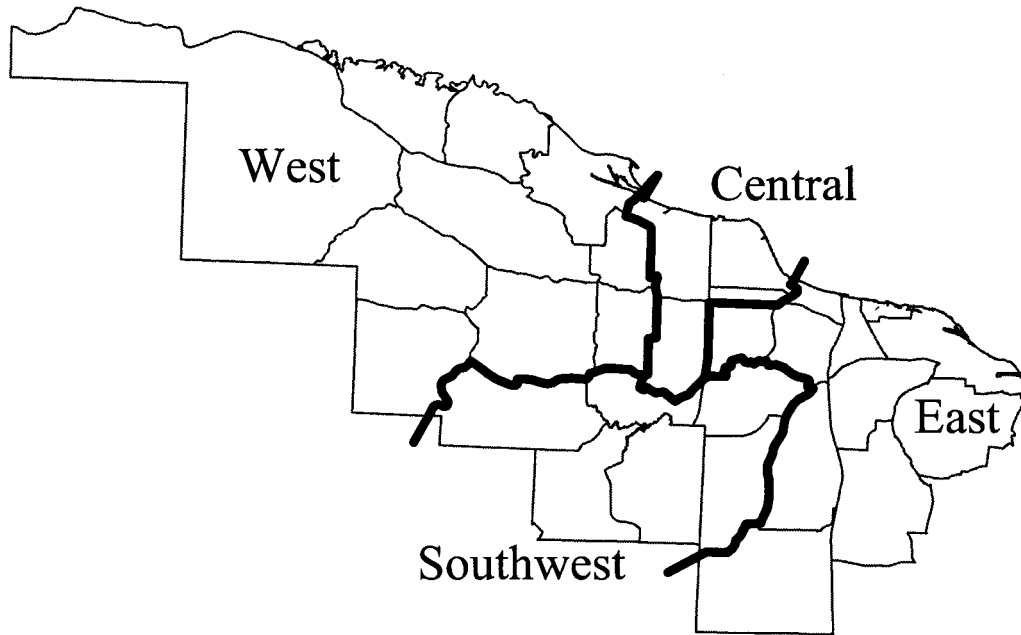
	Planning District	Sub - Area
1	River Mountain	West
2	Rodney Parham	West
3	West Little Rock	Central
4	Height/Hillcrest	Central
5	Downtown	East
6	East Little Rock	East
7	I-30	East
8	Central City	East
9	I-630	East/Central
10	Boyle Park	Central
11	I-430	West
12	65 th Street West	Southwest
13	65 th Street East	Southwest
14	Geyer Springs East	Southwest
15	Geyer Springs West	Southwest
16	Otter Creek	Southwest
17	Crystal Valley	Southwest
18	Ellis Mountain	West
19	Chenal	West
20	Pinnacle	West
21	Burlingame Valley	West
22	West Fourche	West
23	Arch Street Pike	East
24	College Station	East
25	Port	East
26	Port South	East
27	Fish Creek	East
28	Arch Street South	East
29	Barrett	West
30	Buzzard Mountain	West

Urban Development Report

Planning Districts



Sub - Areas



Development Activity Summary

Population Estimate

181,551 persons 1999 population estimate

New Construction

662 Permits; down 12.8% from 760 in 1999

Single-Family Housing

475 units; down 14.6% from 556 units in 1999
\$195,235 avg.; up 6.2% from \$183,815 in 1999

Multi-Family Housing

236 units; down 127.5% from 537 units in 1999

Residential Renovations/Additions

994 permits; down 23% from 1291 in 1999
\$23,496,530 construction dollars; down 22.8% from \$30,416,467 in 1999

Demolitions

178 units; up 25.3% from 142 in 1999

Office

2,610,683 square feet; up 602.9% from 371,382 in 1999
\$116,819,784 construction dollars; up 45.6% from \$21,483,887 in 1999

Commercial

215,873 square feet; down 37.9% from 348,112 in 1999
\$15,983,521 construction dollars; up 25.8% from \$12,695,827 in 1999

Industrial

382,138 square feet; down 3.3% from 395,022 in 1999
\$8,714,609 construction dollars; up 14.3% from \$7,622,214 in 1999

Annexations

Two annexations of 321.4 acres, compared to one annexations totaling 1222.08 acres in 1999

Preliminary Plats

318 lots; up 0.06 % from 300 lots in 1999
1079.73 acres; up 153.3 % from 426.21 acres in 1999

Final Plats

50 cases; down 35.1% from 77 cases in 1999
199.31 acres; down 68.2% from 627.28 acres in 1999

Rezoning

31 cases; up 19% from 26 cases in 1999
322.01 acres; up 216% from 101.9 acres in 1999

PZD's

51 cases; 0% change from 50 cases in 1999
351.26 acres; up 20.6% from 291.26 acres in 1999

Population Growth and Projections

The population change recorded by the Census has consistently been positive. During the later part of the century annexation of already developed areas help inflate the numbers. This slowed in the 1990s to almost no population gained due to annexing people. Thus the large growth shown for the 1960s, 1970s and 1980s is an over representation of the actual urban growth.

For the 1990s, most people were forecasting gloom for the City. Either no growth or loss of population was forecasted. There are only two non-City groups who routinely produced population estimates for Little Rock. The State Data Center/U.S. Census Bureau estimate for Little Rock was a loss of population, some 0.6% for the decade. Metroplan, the regional planning agency, produced an estimate of a 0.1% increase in population during the 1990s. This department estimated an increase in population of 3.3% for the same time period. The actual increase shown by the census counts was 4.2%.

While Little Rock continues to experience a slow growth rate, it is not even. Most of the growth has been in the west and southwest parts of the City. The east, central and southwest sections of Little Rock experienced most of the population loss. Though it should be noted that there were some areas of growth in all sections of the City. There were even small areas of loss in the high growth areas.

The 2000 Census shows minority populations making up a larger percentage of the City's populace. The percentage African-American went from 34% to 40.4%, Asian from 0.9% to 1.6%, Hispanic from 0.8% to 2.7% and those grouped as Other from 0.5% to 2.9%. Additional population information may be obtained from this department or on the Web at www.census.gov. Our estimate for 2001 shows continued growth at the 0.4% annual rate, comparable to that in the 1990s. Most of the growth should continue to be in the West, with some in the Downtown area as loft apartments continue to be occupied.

Little Rock Population

Year	Population	Annual % change
1900	38,307	-
1910	45,941	19.93%
1920	65,142	41.79%
1930	81,679	25.39%
1940	88,039	7.79%
1950	102,213	16.10%
1960	107,813	5.48%
1970	132,483	22.88%
1980	159,024	20.03%
1990	175,795	10.55%
2000	183,133	4.17%
2001	183,923	0.43%

Construction Activity

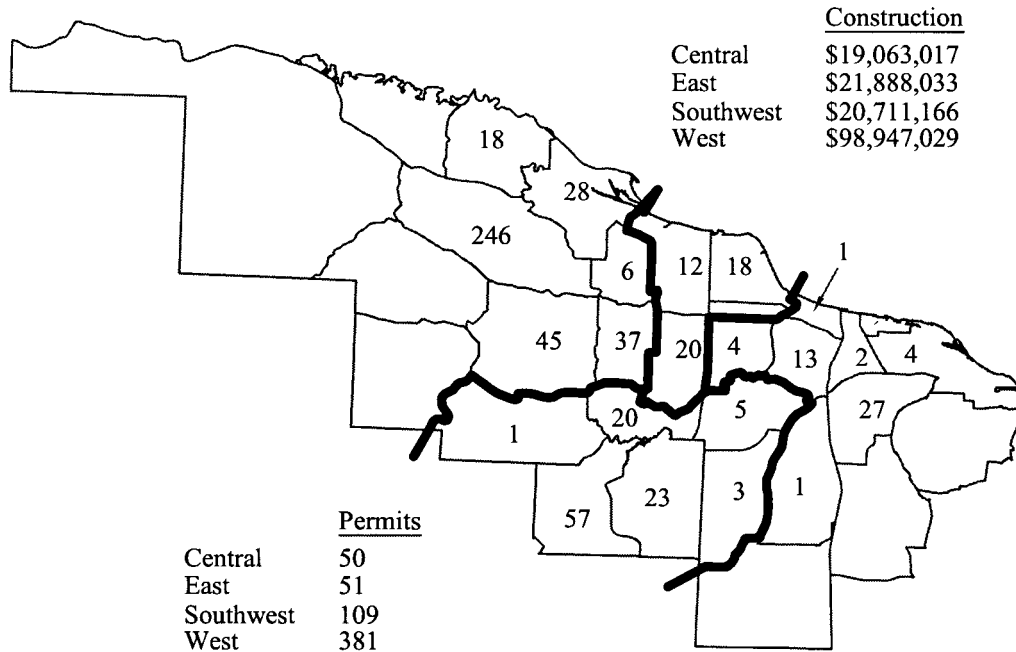
During 2001 the total number of new construction permits issued decreased eleven (10.7%) percent over the number of permits issued in 2000. In 2001 there were 591 permits issues for a total of \$160,609,245 construction dollars. While the number of office permits fell by only seventeen percent, the amount of area added plunged 85 percent. There were 20 permits issued for a total of 399,011 square feet. The number of industrial permits issued and square footage declined over 2000 numbers. During 2001 there were only 7 permits issued for a total of 87,502 square feet.

New single family unit construction increased by 1.7% (8 units) from 2000 construction permits issued. The total number added during 2001 was 483 units with an average construction cost of \$217,762. This is an 11.5% increased over 2000 average construction cost. During 2000 there were 475 permits issued for an average construction cost of \$195,235. For 2001 over 70% of the new housing starts were in the west sub-area. Two hundred forty-two permits (50.1%) were issued in the Chenal Planning District alone. Second to the Chenal Planning District is Otter Creek, in the southwest sub-area, with 53 permits or 11.0%.

Multi-family construction has decreased in the total number of units added for the fifth straight year. During 2001, there were 36 permits issued (representing a scattering of duplexes and small unit buildings) for a total of 95 units.

The map below graphically indicates the activity by Planning District within the sub-areas. The data included on the map includes new construction activities (accessory structures are not reflected in the preceding table). In addition, permits are not required for construction outside the city limits.

New Construction Activity



Construction Activity

Residential Construction Activity

Planning District	Single-Family		Multi-Family		Total Units
	Permits	Avg. Cost	Permits	Units	
1	24	\$231,571	0	0	24
2	4	\$200,538	0	0	4
3	8	\$238,120	3	13	21
4	12	\$204,054	0	0	12
5	0	\$0	1	16	16
6	0	\$0	0	0	0
7	1	\$315,000	0	0	1
8	7	\$200,357	0	0	7
9	3	\$327,793	0	0	3
10	11	\$220,839	0	0	11
11	26	\$187,630	0	0	26
12	17	\$234,157	0	0	17
13	0	\$0	0	0	0
14	1	\$79,712	0	0	1
15	17	\$234,307	0	0	17
16	53	\$139,519	0	0	53
17	1	\$85,595	0	0	1
18	43	\$146,166	0	0	43
19	242	\$174,576	0	0	242
20	11	\$211,300	6	14	25
21	0	\$0	0	0	0
22	0	\$0	0	0	0
23	0	\$0	0	0	0
24	0	\$0	26	52	52
25	2	\$89,723	0	0	2
26	0	\$0	0	0	0
	483	\$217,762	36	95	578

Construction Activity

Non-Residential Construction Activity

Planning District	Commercial		Office		Industrial		PQP
	Permits	Sq. ft.	Permits	Sq. ft.	Permits	Sq. Ft.	Permits
1	0	0	3	108,933	0	0	1
2	2	59,723	0	0	0	0	0
3	0	0	1	13,000	0	0	0
4	1	50,600	3	31,210	1	19,400	1
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	1	2,500	0	0	0	0	0
8	1	7,600	0	0	1	38,600	4
9	0	0	0	0	0	0	1
10	5	51,803	0	0	0	0	4
11	3	37,500	8	213,943	0	0	0
12	2	24,925	1	11,000	0	0	0
13	2	42,785	0	0	2	11,750	1
14	0	0	0	0	1	1,200	1
15	3	35,800	0	0	1	11,376	2
16	0	0	2	11,400	0	0	2
17	0	0	0	0	0	0	0
18	2	23,456	0	0	0	0	0
19	0	0	2	9,525	0	0	2
20	0	0	0	0	0	0	1
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0
23	0	0	0	0	0	0	1
24	0	0	0	0	1	5,176	0
25	0	0	0	0	0	0	2
26	0	0	0	0	0	0	0
	22	336,692	20	399,011	7	87,502	23

Residential Activity

A fifteen unit increase was experienced by the City for single-family units permitted in 2001. There were 483 units permitted for a 3.2% increase in the number of single family units added over 2000. During 1993 single family unit construction peaked at 713 units permitted.

As in previous years, the majority of the new units added are in the west sub-area. The Chenal Planning District, generally south of Hinson Road/Taylor Loop Road, west of Napa Valley Drive/Mara Lynn Road and north of Chenal Parkway continues to have a majority of the single family unit permits issued. For 2001 50.7% of the permits issued were located in this area.

Of the permits issued in the Chenal Planning District, 95 units were located west of Rahling Road, and 150 units were permitted for the area east of Rahling Road. Over 31 percent of the permits were in the area from Hinson to Napa Valley to Chenal Parkway to Rahling Road.

The next most active planning district is the Otter Creek Planning District, an area bounded by the McHenry/Fourche Creek to the north and east the city limits to the west and south. The Otter Creek, Wedgewood Creek and Westfield Subdivision continue to account for almost all the activity in this planning district. All three subdivisions are south of Baseline Road and west of Stagecoach Road.

Less than ten percent of the new single-family construction permits were issued in the central and east sub-areas. The number of permits issued during 2001 was about equal to that in 2000, 44 to 213 respectively.

Multi-family starts continue to slow during 2001. The number of units permitted dropped during 2001 from 236 units in 2000 to 95 units in 2001. These 95 units were issued as part of 36 permits. The dollar value of the permits actual increased by 8 percent while the number of units fell almost 60 percent or 141 units. This is the lowest level since 1994.

Residential Activity

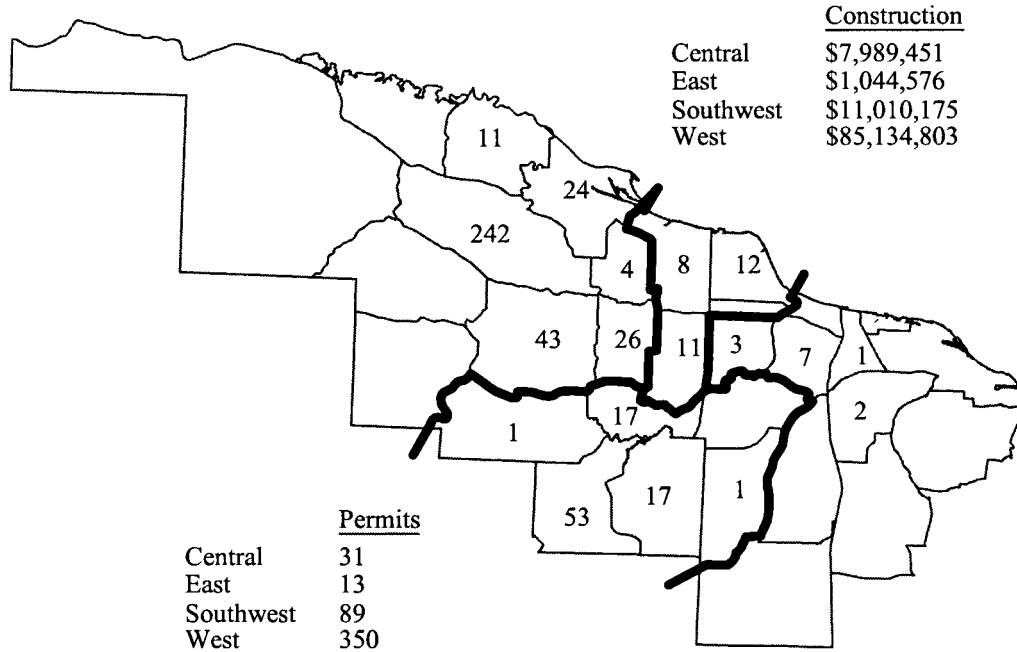
Single Family				Multi-family			
Year	Permit	Cost	Avg. Cost	Year	Permit	Units	Cost
1990	427	\$49,763,463	\$116,542	1990	6	12	\$2,429,430
1991	454	\$59,857,953	\$131,846	1991	0	0	\$0
1992	614	\$90,436,506	\$147,291	1992	0	0	\$0
1993	713	\$111,534,041	\$156,429	1993	4	13	\$897,600
1994	579	\$100,658,783	\$173,849	1994	11	26	\$2,155,001
1995	477	\$77,990,869	\$163,503	1995	7	240	\$7,842,000
1996	482	\$78,089,899	\$162,012	1996	7	191	\$7,031,180
1997	448	\$71,510,751	\$159,622	1997	11	1240	\$41,462,210
1998	495	\$89,757,916	\$181,329	1998	6	790	\$19,635,381
1999	555	\$102,062,168	\$183,896	1999	44	537	\$20,309,000
2000	468	\$92,378,933	\$197,391	2000	56	236	\$12,084,472
2001	483	\$105,179,005	\$217,762	2001	36	95	\$13,081,744

Residential Activity

Single Family Units

	Sub-area			
	East	Central	S-west	West
2001 Permits	13	31	89	350
2000 Permits	13	31	78	346
1999 Permits	26	36	103	390
1998 Permits	19	34	78	364
1997 Permits	17	41	91	299
1996 Permits	15	46	67	354
	East	Central	S-west	West
2001 %	2.7%	6.4%	18.4%	72.5%
2000 %	2.8%	6.6%	16.7%	73.9%
1999 %	5.0%	6.0%	19.0%	70.0%
1998 %	4.0%	7.0%	15.0%	74.0%
1997 %	4.0%	9.0%	20.0%	67.0%
1996 %	3.0%	10.0%	14.0%	73.0%

Single Family Construction



Housing Construction Values

The average construction cost of a new single-family home increased by 11.5% or \$22,527 over 2000. The average unit value in 2000 was \$195,235 and in 2001 the average value was \$217,762. Interest rates have dropped significantly which is making housing more affordable in real terms.

Housing values are represented below in five distribution categories. Less than \$50,000, less than \$150,000, less than \$300,000, less than \$500,000 and \$500,000 and above. There were two units constructed below \$50,000, 165 units constructed in the range of \$50,000 to \$149,999, 228 units constructed in the range of \$150,000 to \$299,999, 78 units constructed in the range of \$300,000 to \$499,999 and 16 units above \$500,000.

During 2001 66% of the single-family units constructed cost \$150,000 or more. The majority of these homes (72% or 354 homes) were built in the west sub-area of the city. The west sub-area has construction cost ranging from \$83,050 to \$1,200,000. The central sub-area also has a slightly lower construction cost range from \$50,880 to \$950,000. The east sub-area construction cost ranges from \$60,000 to \$154,018, and the southwest sub-area construction cost range from \$25,900 to \$218,095. Of the total dollars expended on construction of single-family units the west sub-area accounted for 81% (\$86,320,703) of the construction dollars and the southwest sub-area accounted for 10.5% (\$11,152,275) of all construction dollars expended. The central sub-area, 7.5% (\$7,989,451) and the east sub-area, 1% (\$1,044,576) complete the construction dollars expended for single-family construction for 2001.

Of the single-family units added citywide, 46.6% were valued between \$150,000 and \$300,000, 33.7% were valued between \$50,000 and \$150,000, 16% were valued between \$300,000 to \$500,000, 3.3% were valued above \$500,000 and 0.4% were valued below \$50,000. High-end construction for the most part is taking place in the Chenal (Chenal Ridge and Chenal Valley), Heights/Hillcrest, and Pinnacle Planning Districts. Of the units valued over \$300,000, 96% or 83 units, were permitted in one of these districts. While in these same districts, 7.8% or 13 units of the less than \$150,000 value units can be found.

The east sub-area experienced a 19% decrease in the average value of single-family units constructed over 2000 permit values. This is the only sub-area to experience a drop in average value for 2001. Both the West and Southwest sub-areas had increases of value in the range of 13% (12.8 and 12.9 respectively). The Central sub-area experienced an increase of over 25%. This returns the Central sub-area to the highest average constructive value for single-family housing.

Average Value Single Family Homes

Sub-area	1996	1997	1998	1999	2000	2001
West	\$168,707	\$174,429	\$199,519	\$203,664	\$216,225	\$243,844
Central	\$168,197	\$211,082	\$212,912	\$278,351	\$211,875	\$266,315
Southwest	\$98,059	\$111,304	\$109,361	\$107,852	\$107,394	\$121,220
East	\$45,928	\$58,080	\$25,632	\$73,606	\$99,405	\$80,352

Housing Construction Values

Construction Cost Single Family Homes

Planning District	\$500,000 & Greater	\$300,000 - \$499,999	\$150,000 - \$299,999	\$50,000 - \$149,999	Below \$50,000	Total
1	0	1	21	2	0	24
2	0	3	1	0	0	4
3	0	1	6	1	0	8
4	5	4	2	1	0	12
7	0	0	1	0	0	1
8	0	0	0	7	0	7
9	0	0	0	3	0	3
10	0	0	1	9	1	11
11	0	0	4	22	0	26
12	0	0	1	16	0	17
14	0	0	1	0	0	1
15	0	0	0	16	1	17
16	0	0	10	43	0	53
17	0	0	0	1	0	1
18	0	0	14	29	0	43
19.1	7	57	83	1	0	148
19.2	4	7	73	10	0	94
20	0	4	7	0	0	11
24	0	0	0	2	0	2
Total	16	77	225	163	2	483

Affordable Housing

When determining the 'affordability' of a new housing, land cost must be added to the figures provided in this report. All values represented in this report are construction costs only. The National Association of Home Builders, (NAHB) estimates the cost of land to be about twenty-five percent of the final cost of construction. The Housing and Neighborhood Programs Department of the city considers 'affordable' housing as having a maximum value of \$71,000. Thus, based on NAHB and the city assumptions, a unit reported here as \$54,000 would be considered the cap for new construction of a unit and still is considered 'affordable' housing.

Based on this information 0.4% or 2 units constructed during 2001 could be considered as 'affordable' housing. This is a decrease of 50% over the previous year. Since 1998 less than 3% of the new units built in Little Rock fell in the 'affordable' range. For the previous three years little consideration has been given to constructing of units with 'affordability' in mind which leads to a continued rise in housing value and the number of newly constructed 'affordable' units continuing to decline.

Affordable Housing

Year	% units below \$54,000	# units below \$54,000	Total Units
1997	6.0%	27	448
1998	2.4%	12	495
1999	1.6%	9	555
2000	0.9%	4	468
2001	0.4%	2	483

Residential Renovations/Additions

Reinvestment in Little Rock neighborhoods can be illustrated by the amount of renovation and addition activity within the neighborhoods. During 2001 reinvestment totaled in excess of \$14 million dollars. The east sub-area had the greatest number of permitted projects with 281 (37.6%).

The central and east sub-areas had twice the activity of that in the west and southwest sub-areas. Approximately 70% of the permits were issued in one of these two sub-areas. With approximately \$9.8 million of the \$14.3 million dollars (or 69%) spent for reinvestment occurring in these sub-areas, they are the dominant part of the reinvestment market. It is worth noting that about 45% of this reinvestment occurred in the central sub-area. The 'addition' part of the renovation pictures given the clearest view of the desire to reinvest (since renovation can be to make repairs, maintain value, rather than increase the value for the home).

In the central sub-area 45% of the permits for additions occurred and about 56% of the dollars were spent. This indicates a strong desire amount of residents in this area to keep and improve the housing stock. The other active sub-area (east) was dominated by renovations rather than additions. While it is a positive sign to see this reinvestment, it can be only to 'bring the housing up to code'. To the east sub-area accounted for only 7% of the addition (dollars) but over 30% of the renovation (dollars).

Multi-Family - Renovations

The areas which experienced the largest number of permitted projects and funds expended for multi-family renovation activity was the southwest sub-area. There were 36 permits issued for a total of \$3,221,444. The east sub-area had almost as much activity in dollars (\$2,933,900) but less than half the permits (16 to 36). With almost \$3 million dollars in each the east and southwest sub-areas, the remaining sub-areas experienced less than a million each. The west and central sub-areas each experienced multi-family reinvestment to a lesser degree (\$245,715 and \$611,980 respectively).

Single-Family Additions

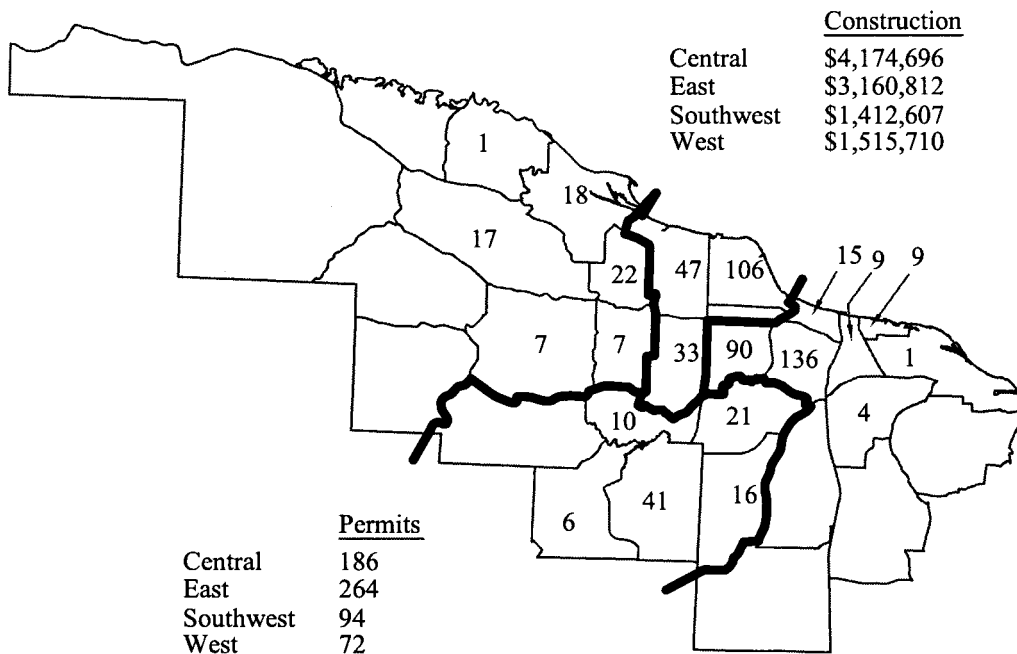
Single-family additions were concentrated in the central sub-area. Citywide 132 permits were issued for a total of \$4,073,193. The central sub-area accounted for 55.6% (\$2,263,797) of the dollars permitted. The majority of the central sub-area permits and dollars were expended in the Heights/Hillcrest Planning District (28 permits and \$1,963,252) and the West Little Rock Planning District (23 permits and \$656,052). In the west sub-area 37 permits were issued for \$1,239,010. The Chenal District accounted for 13 of these permits and \$728,973. The number of permits issued for additions increased from 2000 levels (16.8%). Overall the average value of permits issued for additions decreased by 4.3%.

Residential Renovations/Additions

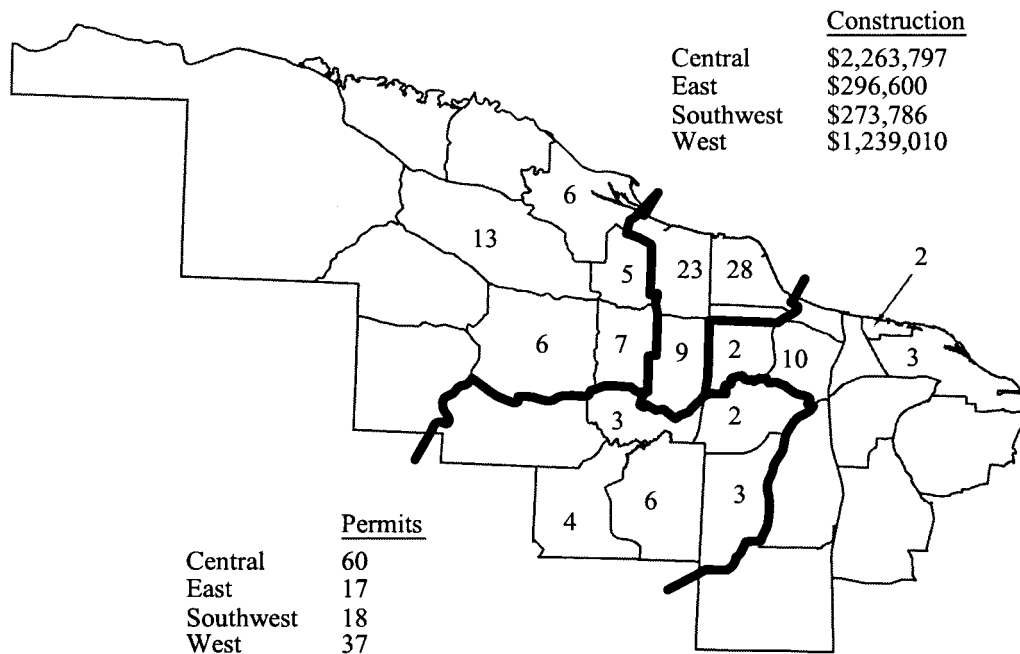
Planning District	Single-Family Additions		Single-Family Renovations		Multi-Family Renovations	
	Permits	Avg. Value	Permits	Avg. Value	Permits	Avg. Value
1	6	\$45,637	18	\$28,722	0	\$0
2	5	\$14,034	22	\$11,942	2	\$57,500
3	23	\$28,524	47	\$17,688	2	\$11,500
4	28	\$52,259	106	\$26,039	10	\$50,898
5	0	\$0	15	\$20,173	2	\$24,750
6	2	\$6,500	9	\$14,513	0	\$0
7	0	\$0	9	\$17,811	0	\$0
8	10	\$20,575	136	\$13,593	9	\$304,600
9	2	\$12,175	90	\$10,340	4	\$13,250
10	9	\$16,056	33	\$11,835	1	\$80,000
11	7	\$12,000	7	\$11,886	3	\$36,905
12	3	\$13,989	10	\$9,468	0	\$0
13	2	\$2,868	21	\$13,410	0	\$0
14	3	\$26,167	16	\$14,548	10	\$20,339
15	6	\$11,797	41	\$16,916	26	\$116,079
16	4	\$15,701	6	\$12,533	0	\$0
17	0	\$0	0	\$0	0	\$0
18	6	\$16,015	7	\$19,977	0	\$0
19	13	\$56,071	17	\$29,615	1	\$20,000
20	0	\$0	1	\$1,300	0	\$0
21	0	\$0	0	\$0	0	\$0
22	0	\$0	0	\$0	0	\$0
23	0	\$0	0	\$0	0	\$0
24	0	\$0	4	\$3,775	1	\$90,000
25	3	\$17,833	1	\$7,495	0	\$0
	132	\$30,857	616	\$16,660	71	\$98,775

Residential Renovations/Additions

Single Family Renovations



Single Family Additions



Demolition Activity

The net change in residential units for 2001 was an increase of 374 units. This is a 29.8% decrease of the net unit change from 2000. With the exception of the east all the cities sub-areas experienced increases in net units added. Only five of the City's thirty planning districts experienced net losses of residential units during 2000. The Downtown, I-30 and Port Districts all become neutral to positive in 2001 while the I-630 District went from positive to negative. The remaining four districts were negative both years (Heights/Hillcrest, East Little Rock, Central Little Rock, and Geyer Springs East).

The two areas which experienced the greatest increase in residential units added are the Chenal and the Otter Creek Planning Districts (242 and 52). The Ellis Mountain District added 10 fewer units than Otter Creek. This is followed by several districts, which added 10 to 26 units.

During 2001, three of the planning districts experienced double digit net loss in the number of housing units. The Central City Planning District lost a net of 20 units, the East Little Rock Planning District a net loss of 21 and the I-630 Planning District lost a net of 26 units. Two of these (Central City and East Little Rock) also had double digit losses in 2000.

The Heights/Hillcrest Planning District continues to experience a high number of demolitions. This is an area which is experiencing units being demolished at a rate similar to units constructed to construct a larger unit on the lot. For 2001 the net change for this district is close to neutral.

Almost all of the units lost in East Little Rock, Central City, I-30 and I-630 Planning Districts were single-family homes. Most of the loss in the East Little Rock District is for airport expansion. (Some may consider this loss not to be negative.) The loss of so many single-family homes may have negative impacts, in the future resulting in the deterioration of additional homes in the area. In the last few years the City of Little Rock has started programs to protect the remaining housing stock with the hopes of negating these impacts.

While no district lost over 30 units, the fact that three in the core experienced losses from 20 to 30 units is a concern. These three districts (East, Central City and I-630) not only are the high loss districts for 2001 but for the last decade. There were a grand total of ten units permitted in these districts while 77 were demolished. This is not a positive sign and does not indicate the City's efforts at housing stabilization of neighborhoods has taken root. Efforts will need to be redoubled if the continuing loss of housing stock is to be stopped in the core.

Single Family Unit Change

Sub-Area	Units Added	Units Demo	Net
West	350	2	348
Central	31	19	12
Southwest	89	11	78
East	13	77	-64

Demolition Activity

Residential Units Change

Planning District	Units Added	Units Demo	Net
1 River Mountain	24	1	23
2 Rodney Parham	4	0	4
3 West Little Rock	8	0	8
4 Heights/Hillcrest	12	13	-1
5 Downtown	0	0	0
6 East Little Rock	0	21	-21
7 I-30	1	1	0
8 Central City	7	27	-20
9 I-630	3	29	-26
10 Boyle Park	11	5	6
11 I-430	26	1	25
12 65th Street West	17	3	14
13 65th Street East	0	0	0
14 Geyer Springs E.	1	3	-2
15 Geyer Springs W.	17	2	15
16 Otter Creek	53	1	52
17 Crystal Valley	1	0	1
18 Ellis Mountain	43	0	43
19 Chenal	242	0	242
20 Pinnacle	11	0	11
21 Burlingame	0	0	0
22 West Fourche	0	0	0
23 Arch Street Pike	0	0	0
24 College Station	2	2	0
25 Port	0	0	0
Total	483	109	374

Demolition Activity

Planning District	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	Total
1	3	7	2	2	3	1	1	0	2	1	2	1	25
2	2	1	1	1	0	0	0	3	0	1	0	0	9
3	0	1	0	1	2	3	0	3	1	2	1	0	14
4	7	6	6	2	7	2	4	12	8	11	10	13	88
5	9	3	5	2	10	2	4	3	7	20	5	0	70
6	2	11	42	13	6	7	14	5	5	3	25	21	154
7	12	19	13	5	3	8	6	6	5	3	17	1	98
8	44	127	95	113	75	52	49	38	34	62	61	27	777
9	25	75	63	84	33	27	31	46	28	24	30	29	495
10	5	3	6	8	4	5	5	1	2	5	8	5	57
11	3	2	5	2	0	0	8	1	1	0	2	1	25
12	3	2	1	0	0	4	2	0	0	3	0	3	18
13	1	1	0	64	1	0	1	2	2	1	2	0	75
14	4	3	6	2	1	3	2	2	1	1	10	3	38
15	67	7	5	1	1	11	1	3	1	3	0	2	102
16	2	2	1	0	2	2	2	1	0	1	0	1	14
17	0	0	0	0	0	0	0	0	0	0	0	0	0
18	0	2	0	1	0	1	0	1	0	0	0	0	5
19	0	2	2	0	0	3	0	2	1	0	2	0	12
22	1	0	0	0	0	0	0	0	0	0	0	0	1
23	0	0	0	0	0	0	0	0	1	0	0	0	1
24	0	1	1	1	2	1	1	2	0	0	1	2	12
25	0	0	0	0	0	0	1	3	2	1	2	0	9
Total	190	275	254	302	150	132	132	134	101	142	178	109	2099

Office Activity

During 2001, the square footage of new office space added decreased by 76.7% over 2000. This level of square footage added returns to a more common level seen during the 1990s. The total square footage permitted in 2001 was 399,011. The number of permits issued also decreased (24 permits in 2000, 20 permits in 2001). In 2001 the total construction cost (\$22,173,454) is likewise a decline, returning to a more typical level for the 1990s.

The west sub-area accounted for the majority of office activity with 332,401 square feet. The central sub-area accounted for 44,210 square feet, the southwest sub-area accounted for 22,400 square feet and the east sub-area permitted 0 additional square feet.

The I-430 Planning District contains 213,943 square feet (FBI Headquarters) of the new office activity followed by the River Mountain Planning District with 108,933 square feet (Metropolitan Bank and 3 story office building). None of the other Planning Districts had over 100,000 square feet of office space added (permitted) during 2001.

Building Permits – Office

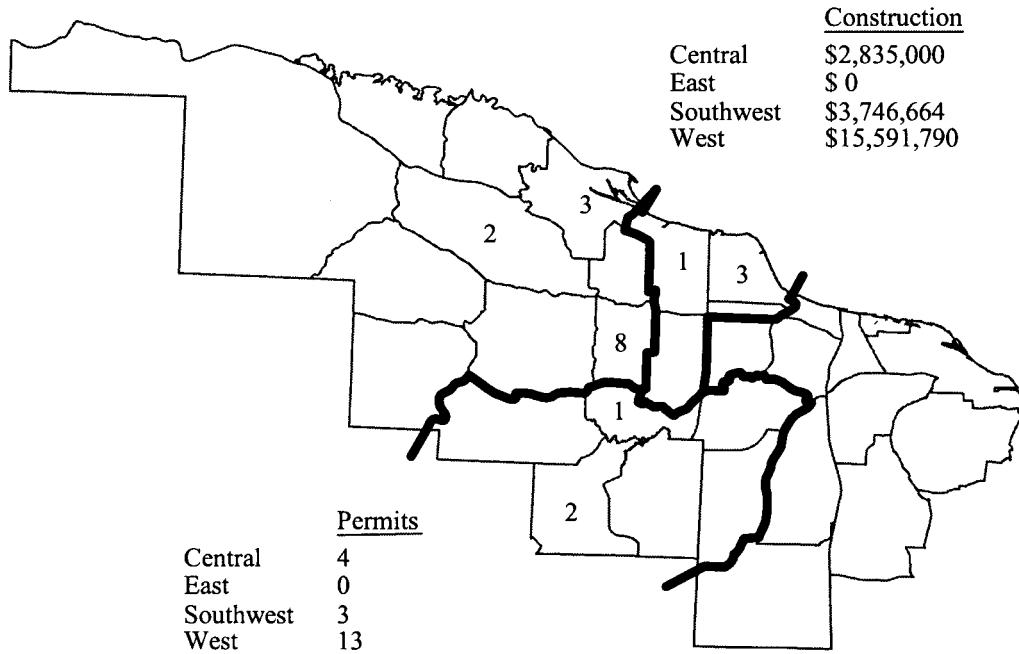
Year	Permits	Sq. Ft.	Cost
1990	9	297,477	\$18,700,000
1991	9	169,970	\$8,794,600
1992	6	249,216	\$12,660,000
1993	6	158,206	\$8,327,700
1994	12	594,340	\$30,625,838
1995	14	286,923	\$10,576,200
1996	15	1,204,450	\$37,458,666
1997	15	903,984	\$10,906,990
1998	29	454,250	\$29,764,837
1999	26	371,382	\$21,483,887
2000	24	1,710,683	\$116,819,784
2001	20	399,011	\$22,173,454

Office Projects Permitted in excess of 25,000 square feet

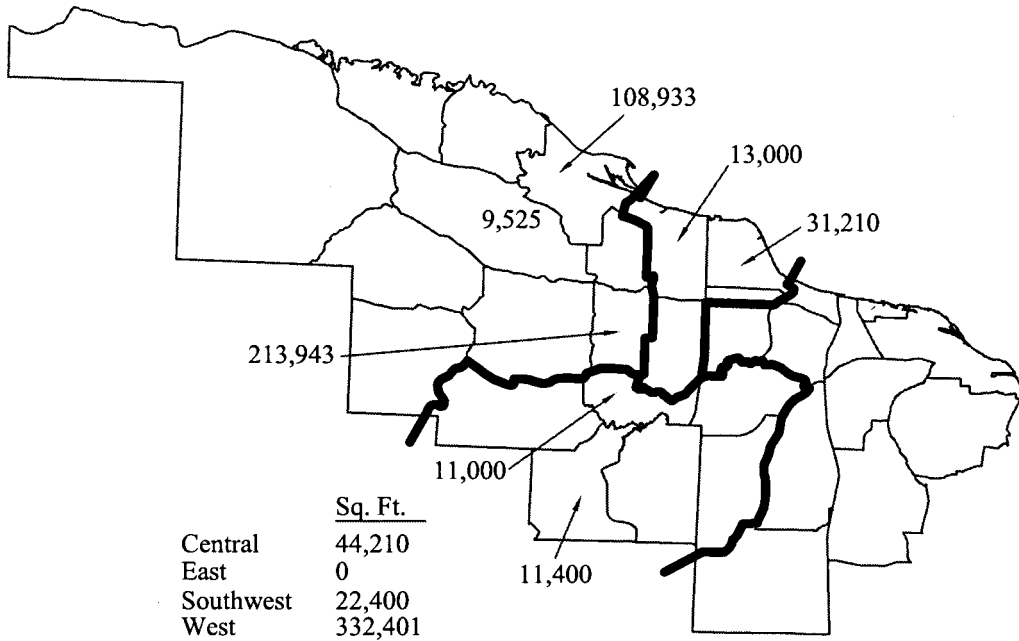
Project	Location	Sub-area	Sq. Ft.
FBI Offices	24 Shackelford W. Blvd.	west	145,432
3 Story Office	11400 Cantrell Road	west	54,000
Metropolitan Bank	4220 Rodney Parham Rd	west	42,558

Office Activity

New Office Activity



New Office Activity



Office Vacancy Rate

Vacancy Rates are based on 2001 data furnished by *Arkansas Business – 2001 Guide to Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. The survey is a self-selecting non-verified questionnaire. This information is supplied to give an overview of the occupancy rates within the city. The *2001 Lease Guide* includes listings on 227 office properties within Little Rock. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief – Arkansas Business at 501-372-1443.

Arkansas Business found that the metropolitan occupancy rate improved slightly, one percentage point (86% to 87%). This was the second year of improvement seen in the office survey. The survey is indicating a flat or no change situation. The annualized occupancy rates for the Little Rock sectors (shown below) have experienced varying changes.

Office Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	5,164,524	84.8%
Central	1,597,981	90.9%
Southwest	210,573	83.2%
West	2,961,198	91.5%

The east sub-area added leasable square footage to the survey, approximately 10 percent. This sub-area experienced no change in occupancy rate (84.3 to 84.8 percent). The central sub-area is the only area to show a drop in occupancy rate from 93.7 to 90.9 percent. This is still above that found by *Arkansas Business* for the metropolitan area.

The southwest sub-area dropped approximately 50 percent of the space (square footage) included in the survey; however the occupancy rate improved radically from 65.7% to 83.2%. The remaining sub-area, west, experienced a 13 percent increase in area included in the survey and a 2 percentage point improvement in the occupancy rate.

Several new office projects came on line in 2001 with several more to be completed over the next year or two. Most of these new office buildings are in the west or east (near Downtown) sub-areas. They are also mostly being built by the user for their use, not as general office buildings. This growth, while overall vacancy rates improve or hold steady, is a positive sign of growth.

Commercial Activity

The total of new commercial construction in 2001 amounted to 336,692 square feet of commercial space added to the city. This represents an increase of 6.6% in square footage added from that in 2000. The number of projects permitted is basically the same as that in 2000 (20 projects versus 22 projects in 2001).

Construction values increased 9.1% from 2000 values. In 2001 \$17,434,611 construction dollars were permitted compared to \$15,983,521 in 2000.

The west sub-area captured the majority of the new commercial development with 120,679 square feet added. A hotel is included in the west sub-area activity for a total of 54,320 square feet. The southwest sub-area followed with the addition of 103,510 square feet and the same number of projects. One project accounted for about half of the footage added in the central sub-area. A Kroger with 50,600 square feet of the total 102,403 square feet was permitted, leaving 51,803 square feet for five other projects. In the east sub-area there were two projects with a total of 10,100 square feet.

Building Permits – Commercial

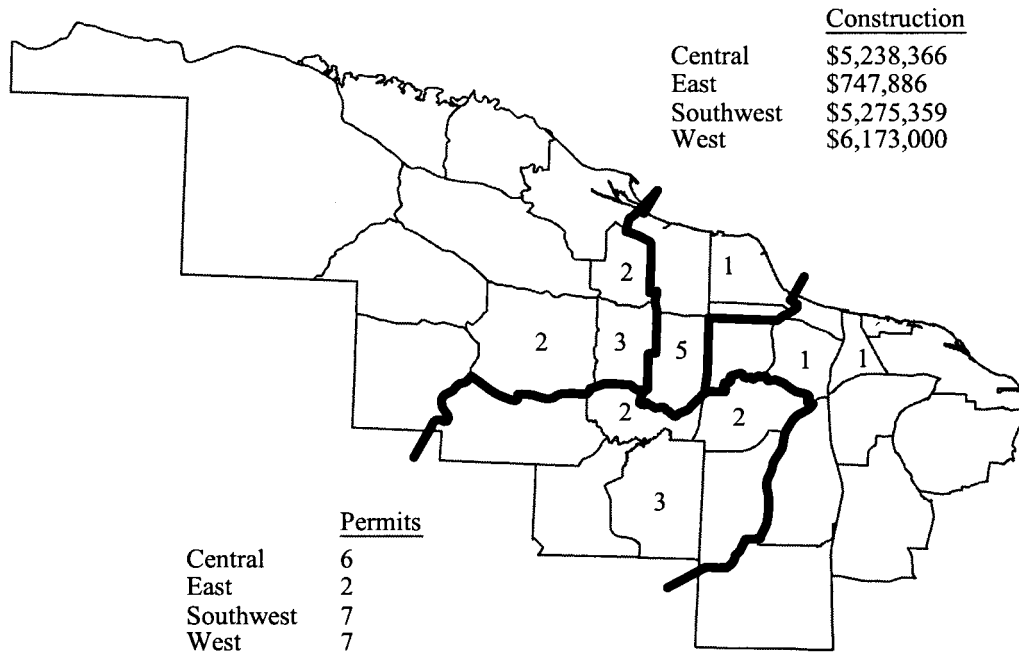
Year	Permits	Sq. Ft.	Cost
1990	41	905,670	\$31,353,969
1991	22	262,942	\$8,134,940
1992	24	329,715	\$10,358,569
1993	32	794,548	\$20,106,738
1994	56	582,508	\$24,223,325
1995	50	744,336	\$25,061,532
1996	53	3,321,000	\$68,384,102
1997	38	2,100,340	\$32,916,260
1998	29	419,669	\$21,048,399
1999	26	348,112	\$12,695,827
2000	20	315,873	\$15,983,521
2001	22	336,692	\$17,434,611

Commercial Projects Permitted in excess of 20,000 square feet

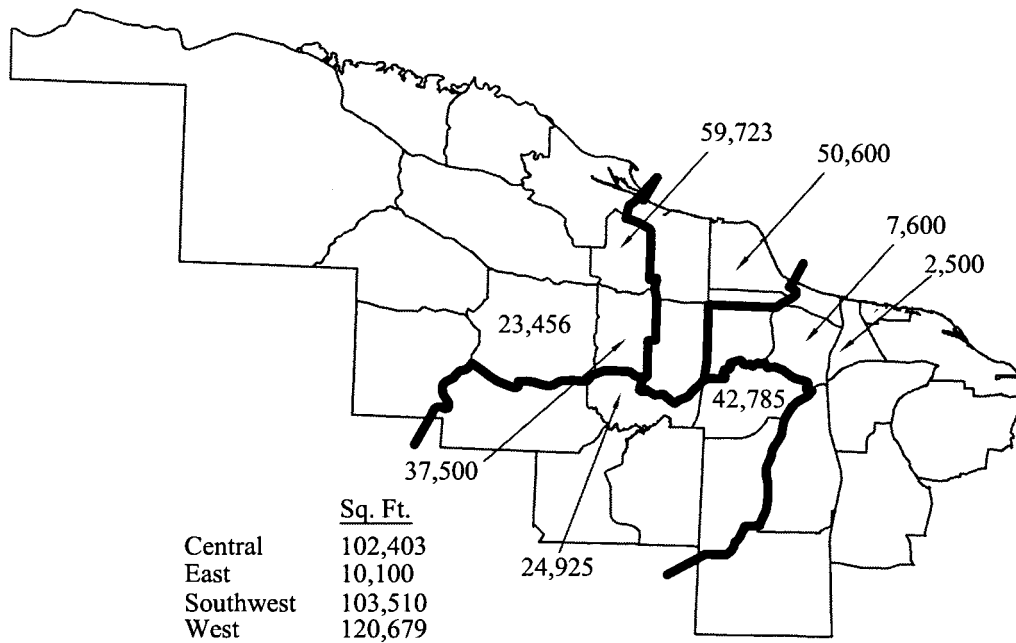
Project	Location	Sub-area	Sq. Ft.
Budget Hotel	1212 Shackleford Rd	west	54,320
Kroger	1900 N. Polk	central	50,600
Landers Auto	6301 University Ave	southwest	40,467
building shell	10215 Mablevale Plaza	southwest	24,000
North Point Nissan	1 Commercial Center Dr	southwest	22,000

Commercial Activity

New Commercial Activity



New Commercial Activity



Commercial Vacancy Rate

“Occupancy in the Greater Little Rock retail market during 2001 fell to its lowest level in 14 years. The drop to 86.2 percent is second only to the low-water mark of 84.8 percent in 1987, the first year Arkansas Business began surveying retail space.” (Arkansas Business Lease Guide 2001, Guide to Central Arkansas Commercial Real Estate)

The 2001 *Lease Guide* represents 108 properties with 6,068,941 square feet of leasable commercial space within the city limits. The occupancy rate information provided is based on 2001 data furnished by *Arkansas Business Lease Guide 2001* and *Central Arkansas Commercial Real Estate*. It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons should remain general. The information is provided to give an overview of the occupancy rates within the city. The survey is a self-selecting survey, i.e. only those who respond are counted and there is no effort to validate the responses. For more information contact Natalie Gardner, Editor-In-Chief - *Arkansas Business* at 501-372-1443.

Commercial Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	721,856	71.4%
Central	2,468,505	90.5%
Southwest	542,082	72.4%
West	2,336,498	86.0%

With the significant decline in occupancies reported for the Metropolitan area, it is interesting to note the changes in sub-areas within Little Rock. The East and Central sub-area actually reported better occupancy rates than in 2000. This is the area east of Reservoir and John Barrow Roads while north of the Fourche Creek. The metropolitan area dropped 4 percentage points, but these areas improved by 7 and 3 percentage points respectively. Little Rock’s west sub-area (west of Reservoir – John Barrow Roads and north of Colonel Glenn Road) experienced a similar decline to that of the metropolitan area (over 3 percentage points). Southwest Little Rock represented by the southwest sub-area showed the greatest reduction in occupancy rate (9 percentage points).

As noted by *Arkansas Business* much of the loss metropolitan wide has been due to the loss of regional or national retail outlets. It is worth noting the changes in “BIG BOX” retail and effects of national business decisions on Little Rock as well as the effects of local and smaller retailers.

The central and west sub-areas continue to have most of the retail – approximately 80 percent. Therefore, the changes in these two sub-areas will guide the numbers for the city as a full. The most interesting change reported in this years figures is the three-fold increase in reporting leasable space in the east sub-area with a 7 percentage point improvement in occupancy rates. Is this a one year statistic fluke? Or as many would hope does this show a strengthening of central and east Little Rock.

Industrial Activity

A total of 87,502 square feet of industrial projects was permitted during 2001 in the city. This represents a 77.1% decrease over the square feet permitted during 2000. The total number of projects dropped by almost a third from 2000 levels. There were only 7 projects permitted for a total of 87,502 square feet. The value of new construction fell from \$8,714,609 in 2000 to \$1,482,000 in 2001, the second lowest total in the last decade.

During the previous year, the southwest sub-area permitted the majority of the industrial projects. The east and southwest sub-areas had similar amounts of dollars spent on industrial projects: \$600,000 and \$532,000 respectively. The southwest sub-area had twice the projects as that in the east sub-area, but almost half as many square feet of added space. The east sub-area had the greatest number of square feet added with 43,776 square feet, but only two projects. The second largest industrial project permitted was a central sub-area project – a mini storage development (19,400 square feet).

Building Permits – Industrial

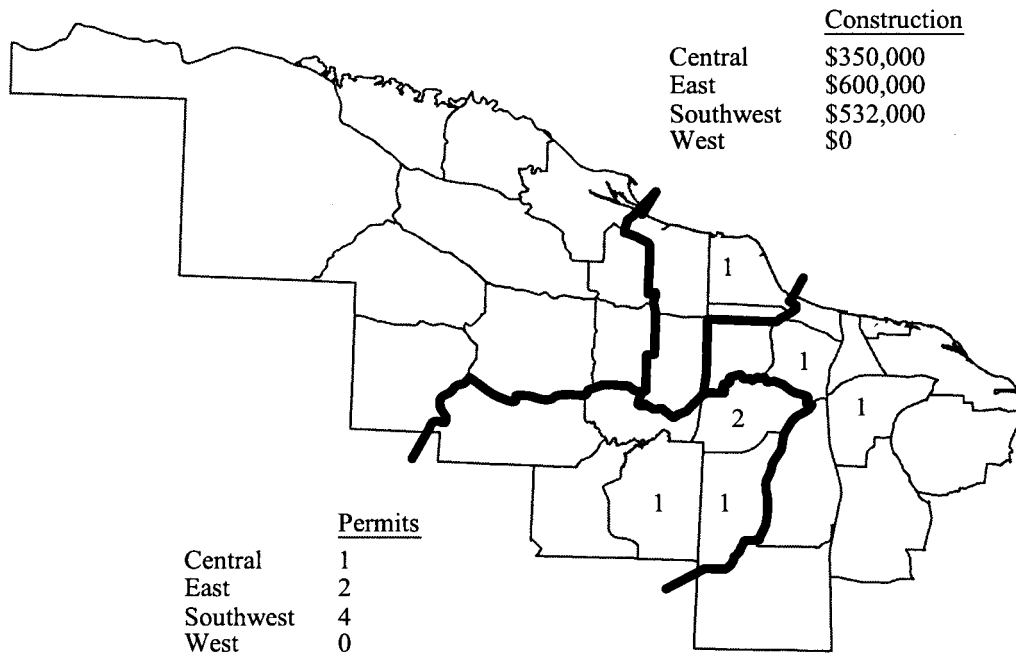
Year	Permits	Sq. Ft.	Cost
1990	5	175,202	\$2,279,000
1991	9	542,246	\$14,377,500
1992	6	584,127	\$18,596,851
1993	1	56,400	\$750,000
1994	6	91,288	\$2,042,624
1995	4	108,750	\$2,511,400
1996	3	43,250	\$2,221,000
1997	7	513,346	\$6,968,001
1998	13	308,464	\$26,782,784
1999	18	395,022	\$7,622,214
2000	19	382,138	\$8,714,609
2001	7	87,502	\$1,482,000

Industrial Projects Permitted in excess of 15,000 square feet

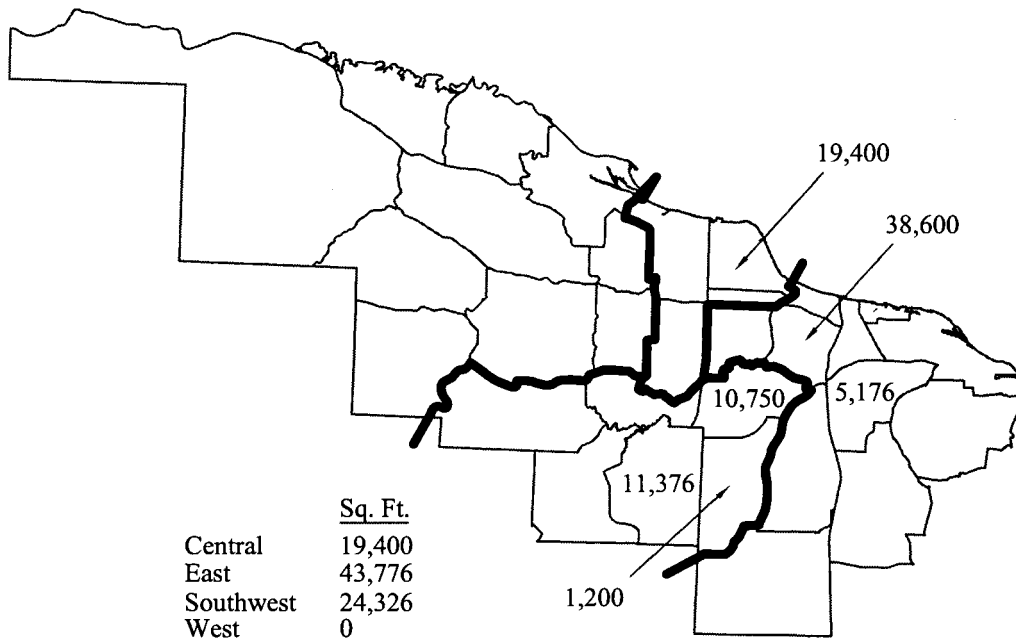
Project	Location	Sub-area	Sq. Ft.
Affiliated	3120 I-30	east	38,600
mini storage	2000 Cantrell Road	central	19,400

Industrial Activity

New Industrial Activity



New Industrial Activity



Warehouse Vacancy Rate

Arkansas Business reported the overall occupancy rates for warehouse activity in Little Rock declined to 74.1% comparable to the Greater Little Rock occupancy rate of 73.1%. There were 69 properties surveyed in Little Rock for a total of 5.4 million square feet of warehouse space. Of the properties surveyed 1.4 million square feet were available for leasing. The central sub-area showed the most significant increase in reported square feet surveyed (over 50%).

Warehouse Market

Sub-area	Total Leasable Space	Average Occupancy Rate
East	1,877,500	58.3%
Central	854,946	96.9%
Southwest	1,970,865	78.5%
West	652,674	76.4%

The change in metropolitan occupancy rate was found to be a drop of 3 percentage points by the survey. The decline within Little Rock was just over 3 percentage points (76.9% to 73.1%). However these central and southwest sub-areas experienced about the same occupancy rate as last year. This is with a 50% increase in reporting area for the central sub-area.

Both the east and west sub-areas had significant drops in occupancy rate from 90% or better to 58 and 76 percent respectively. Since this is a self-selecting survey it may over represent vacancies. This would be because the real estate agents are trying to advertise availability of space. In 2000, the survey found that 1.2 million square feet were available, now another 200,000 square feet are available.

It is important to note that the occupancy rates should not be used as a direct comparison from year to year and comparisons must remain general. This information is supplied to give an overview of the occupancy rates within the city. The *2001 Lease Guide* includes listings on 95 warehouse properties. *Arkansas Business* made no effort to validate the survey responses. For more information contact Natalie Gardner, Editor-In-Chief- *Arkansas Business* at (501)-372-1443.

Annexation Activity

The City accepted two annexations, totaling 566.86 acres in 2001. The annexations were titled “Bible Church Annexation” and “Island Annexation”. Areas presented in the table are based on the area generated using the legal description for each area.

The “Bible Church Annexation” was the result of a property owner’s request to be included into the corporate limits to receive city services. The owner proposes to develop a church, Little Rock Bible Church, on the 27.5 acres included in this annexation.

The annexation partially fills an island created in 2000 by the Pfeifer Annexation and adjoins the previous annexation from the January 1991 of Chenal Mountain No. 2 Annexation. The island is the remaining developed area around what once was known as the “Stone’s Market Area”. The island shrinks from some 180 to 153 acres on either side of Highway 10.

The second annexation was initiated by the City in late 1999 and was accepted by the Board of Directors in December 1999. Due to a court challenge this “island annexation” did not become effective until June 2001. The purpose of the annexation was to take in 11 islands (all that existed at the time). These eleven areas ranged from 0.5 acres to over 300 acres with no population to over 100 people.

These areas were totally surrounded by the City. In some cases, there was confusion about whether the area was already annexed and city services had been provided. Since all annexations for about two decades were at the request of the property owner, islands resulted. Some of the islands were already developed or partially developed. City services were being provided all around the areas. For efficiency and to help make the City boundaries more easily understood the process was initiated.

With the acceptance of these two annexations the current city limits of Little Rock included 118.9 square miles. This is an increase of 43.9% from 1980 and a 11.2 percent increase over the total square miles in 1990. The period of aggressive annexation activity experienced from 1979 through 1985 appears to be over.

When reviewing the historical record of Little Rock growth, large expansions occurred in the mid-1950s and again in the late 1970s. It is a second surge in the early to mid-1980s that makes the growth change noticeable to people today. Since the middle 1980s, Little Rock’s growth in area has followed a similar line as that from the mid-1940s to mid-1950s and the early 1960s to the mid-1970s.

Annexation Activity

Year	Cases	Annexed Acres	City Limits Sq. Miles
1970	3	1291.881	50.933
1971	4	68.495	51.040
1972	7	196.349	51.347
1973	10	456.226	52.060
1974	4	708.133	53.166
1975	10	430.023	53.838
1976	7	67.415	53.943
1977	8	1514.043	56.309
1978	29	2369.991	60.012
1979	41	12526.042	79.584
1980	10	1951.289	82.633
1981	9	608.971	83.585
1982	7	367.945	84.159
1984	10	364.905	84.730
1985	4	8746.251	98.396
1986	1	21.244	98.429
1987	5	446.156	99.126
1989	1	2176.691	102.527
1990	2	2781.279	106.873
1991	1	686.131	107.945
1993	5	1093.291	109.653
1994	3	1942.767	112.689
1995	1	72.482	112.802
1996	8	695.018	113.888
1997	2	820.152	115.169
1998	3	247.644	115.556
1999	1	1229.616	117.478
2000	2	328.057	117.990
2001	2	566.858	118.876

Subdivision Activity

A review of subdivision plat activity is a good measure of likely development over the next year. The maps and table show the locations of Planning Commission approved preliminary plats. This indicates most development activity will likely occur in the west sub-area of the city. In the east and central sub-areas only one case, each was filed for 8 and 1 acre respectively. In the west sub-area 17 cases and in the southwest sub-area 5 cases of preliminary plat activity were approved by the Planning Commission. By far the west sub-area had the greatest activity with over 1,300 acres in 17 plats, while the southwest sub-area showed some activity with 84 acres in 5 cases.

The central and east sub-areas are for the most part developed leaving little platting activity to occur. These sub-areas are Heights/Hillcrest, West Little Rock, Boyle Park, I-630, I-30, Downtown, East Little Rock and Port Planning Districts. This area has been developing over the past fifty years. The west sub-area area (west of I-430) did not begin to develop until during the 1960's.

The number of approved preliminary plats decreased from 35 in 2000 to 24 in 2001. The total acreage in 2001 was up from 318.16 to 1397.89 in 2001. All nonresidential use experienced significant drops in the acreage platted, Commercial drop of 51%, Office drop of 95%, and Industrial drop of 98%. In 2000 approximately 720 acres was platted while in 2001 only about 105 acres was platted. However residential platting activity, both single and multi-family was up. Multi-family went from 1 acre to 10 and single family increased from 358 acres to over 1,280 acres. Residential lots increased significantly from 318 approved in 2000 to 1,116 residential lots approved in 2001. This indicate a potential slow down in nonresidential development activity citywide, with somewhat better prospects for residential development.

The southwest sub-area approvals included: four cases for a total acreage of 79.38 of Commercial; one case for a total of 5.2 acres of Single-Family and 19 residential lots.

The west sub-area approvals included: three cases for a total acreage of 14.74 of Commercial; one case for 2.06 acres of Office; one case for a total of 10.0 acres of Multi-Family; twelve cases for a total of 1,277.31 acres of Single-Family and 1,095 residential lots.

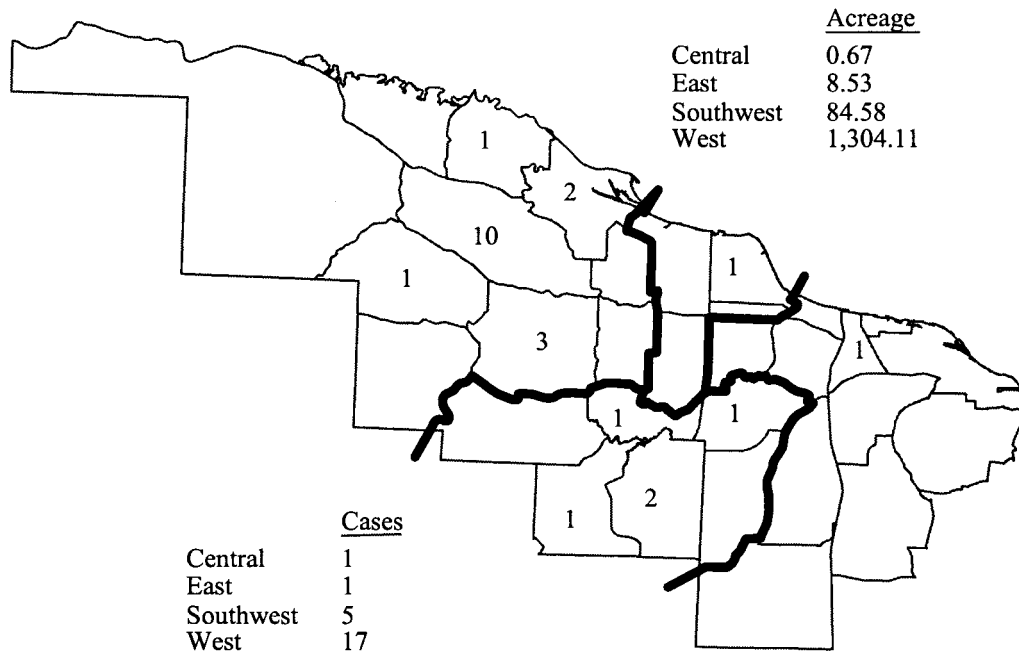
The preliminary plat activity in the east sub-area was associated with activity near the Presidential Park. One case, for a total of 8.53 acres of industrial property, was preliminary platted.

The majority of the Single-Family residential approved preliminary plat cases were located in the west sub-area (12 cases) and 98.1% of the acreage was located in the west sub-area. The southwest and central sub-areas contained one case each or less than 2% of the acreage approved for Single-Family activity. One case of Multi-Family activity was approved in the west sub-area.

Subdivision Activity

Plan Dist.	Commercial		Office		Industrial		Multi-Family		Single Family		Res. Lots
	cases	acres	cases	acres	cases	acres	cases	acres	cases	acres	
1	1	6.54							1	1.6	4
4									1	0.67	2
7					1	8.53					
12	1	59.46									
13									1	5.2	19
15	2	9.99									
16	1	9.93									
18									3	228.95	503
19	2	8.2	1	2.06			1	10	6	646.36	439
20									1	87	13
21									1	313.4	136
Total	7	94.12	1	2.06	1	8.53	1	10	14	1283.18	1116

Approved Preliminary Plats



Final Plat Activity

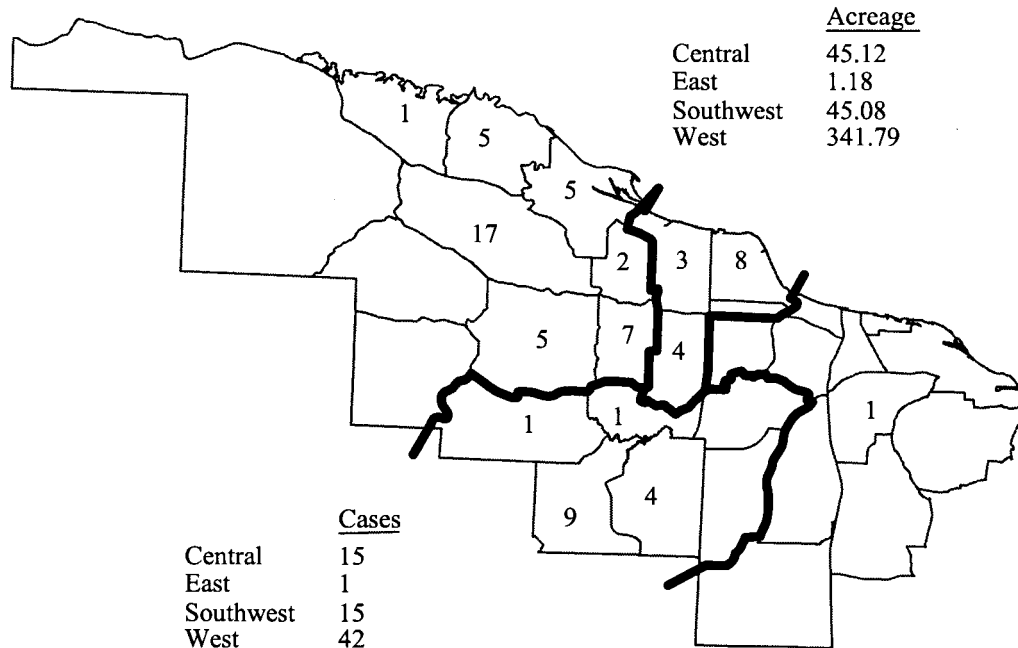
Both cases and acreage final platted during 2001 increased from the 2000 rates. In 2001 73 cases for a total of 433.17 acres were final platted. This is compared to 50 cases and 199.31 acres in 2000 representing a 46 percent increase in cases and a 117 percent increase in acreage.

Signed final plat activity has been concentrated in the west sub-area with 42 final plats recorded with 341.79 acres. The central and southwest sub-areas each had 15 cases with 45.12 acres and 45.08 acres respectively. This represents 40% of the cases (20% in each sub-area) but only 20% of the area (10% in each sub-area) final platted in 2001. The table and maps indicated more specifically the Planning District were the strongest activity is occurring.

Activity in the west sub-area increased in the total number of cases final platted. (In 2000 31 cases were final platted and in 2001, 42 cases were final platted.) This returns the number of plats to the level in 1999. The central sub-area also returned to 1999 level increasing from 3 plats to 15. The southwest sub-area also rebounded but fell 4 plats short of 1999, increasing from 8 to 15 plats. Only the east sub-area declined, though it too was returning to numbers closer to 1999. This sub-area dropped from 9 plats to 1 plat.

Plan Dist.	Final Plat	
	cases	acres
1	5	18.40
2	2	10.25
3	3	31.33
4	8	9.45
10	4	4.34
11	7	15.91
12	1	6.05
15	4	7.52
16	9	29.39
17	1	2.12
18	5	25.78
19	17	235.34
20	5	30.02
24	1	1.18
29	1	6.09
Total	73	433.17

Approved Final Plats



Zoning Activity

During the 2001 calendar year, there were two special zoning actions which inflated the numbers presented. First a new Parks 'PR' zone was developed and all City Parks and park land was rezoned to PR – 69 cases and 6,109 acres. This represents 49% of the cases and 84.6% of the area approved for reclassification in 2001. Of the remaining 72 cases and 1,110.61 acres some 37 cases and about 29 acres was for a city initiated reclassification of commercial and industrial property along Asher Avenue east of University Boulevard. This leaves 35 cases and 1,082 acres.

In 2000 there were 31 cases with a total of 322.1 acres. Thus there was a four case and 700+ acre increase in activity from 2000 to 2001. Most of this acreage is the repeal of a PRD for single family and multifamily which became traditional single family zoning (same 695 acres). So without these three changes there was an increase of three cases to 34 and 65 acres to 387 acres. In 2000 some 88.73 acres was reclassified to commercial, while in 2001 99.55 acres were reclassified. Removing the area the City initiate, some 75.2 acres became commercial in 2001. For office there was a drop in area reclassified from 50.15 acres to only 34.1 acres. While 39.9 acres was reclassified to industrial in 2000, only 4.49 acres was changed to industrial in 2001. Multifamily rezoning increased from 4.98 acres to 107.3 acres.

Planned Zoning District (PZD) activity decreased during the 2001 reporting period over the 2000 request and acreage. During 2000 51 cases were approved as PZD's for a total of 351.26 acres. During 2001 there were 39 cases and 98.9 acres approved. This is a drop of 31% in the number of cases and 71% in the area involved.

The west and central sub-areas each captured 34% of the approved PZD cases of the city. The southwest sub-area captured just under 23% of the PZD activity, the east sub-area captured 9% of the activity. Acreage distribution by percentage indicates the west sub-area accounted for 42%, southwest sub-area 31%, the central sub-area 24.6% and the east sub-area 1.8%.

To get a complete view of the zoning activity, one needs to look at both PZD and regular reclassification. For 2001 there was a drop (excluding the two city rezonings) in both cases and area reclassified. Figures show a decline of 15.6 percent in cases from 82 to 69 and a 27.8 percent drop in area reclassified from 873.27 to 486 acres.

The table and map of re-zoning and PZD approved cases show the areas most likely to develop in 2002 or soon then after. Because of the nature of PZD request, these are projects likely to be developed in the near term.

Based on the information provided by the graphic and the table, the majority of growth should take place in the west sub-area. The southwest sub-area will also experience substantial growth, the east and central sub-areas continue to grow but at a slower rate.

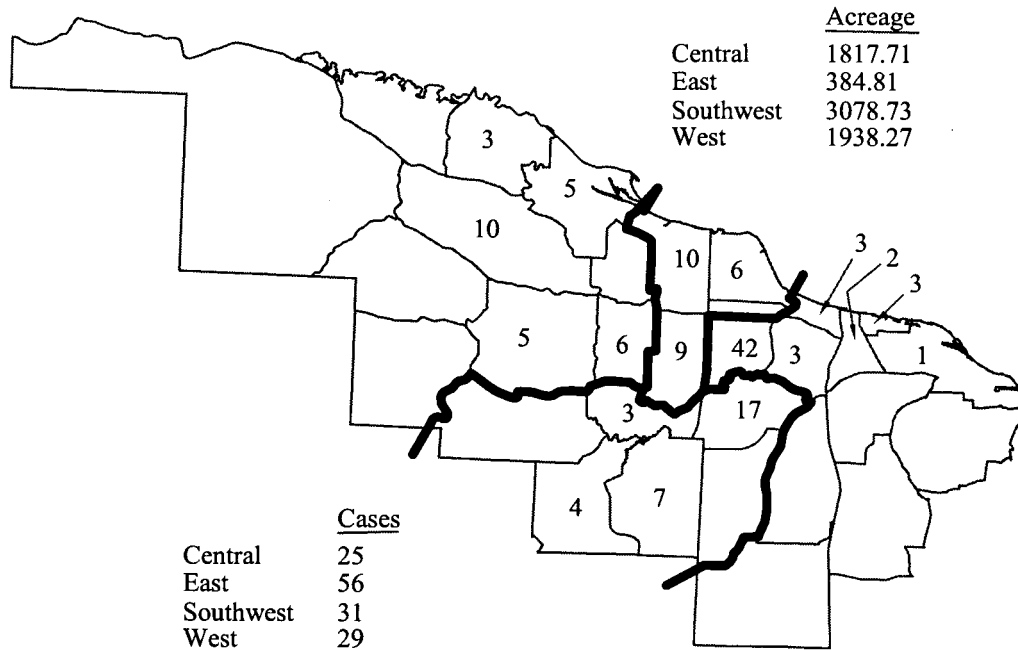
Zoning Activity

Planning District	Commercial		Office		Industrial		Urban Use	
	cases	acres	cases	acres	cases	acres	cases	acres
1	1	2						
7			1	0.32			1	0.48
9	24	24.278			13	4.49		
10	2	5.25	2	8.46				
11	2	3.295						
12	2	7.89	1	7.53				
13			1	0.18				
15	1	0.275	1	2.8				
18	1	0.62	1					
19	4	38.75						
20	2	11.95	1	14.79				
25	1	5.24						
Total	40	99.548	8	34.08	13	4.49	1	0.48

Planning District	Multi-Family		Single-Family		Agriculture		Parks	
	cases	acres	cases	acres	cases	acres	cases	acres
1							4	758
3							10	1122
4							6	105
5							3	41
6							5	96
8							3	7
9							5	206
10							5	577
11	1	84.5					3	15.4
13							16	2068
15							5	158.51
16	1	3.54					3	830
18	1	7.28	1	695			1	125
19	1	12	4	168.3	1	1.38		
Total	4	107.32	5	863.3	1	1.38	69	6108.91

Zoning Activity

Approved Rezonings

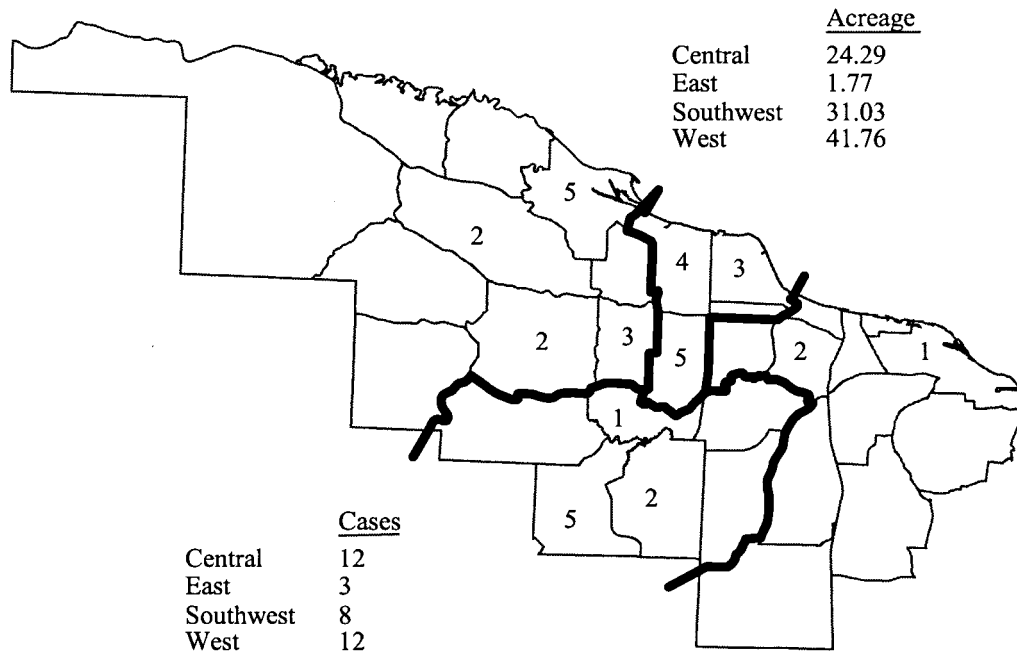


Zoning Activity

PZD Activity

Planning District	Commercial		Office		Industrial		Residential	
	cases	acres	cases	acres	cases	acres	cases	acres
1	2	4.68	3	3.30				
3			2	1.01			2	18.45
4	2	1.03	1	0.20				
8	1	0.45	1	0.16				
10	5	3.60						
11	2	8.29	1	9.70				
12	1	3.38						
15	2	1.18						
16	2	3.77			2	8.56	1	14.14
18							2	12.02
19	2	3.77						
25	1	1.16						
Total	20	31.31	8	14.37	2	8.56	5	44.61

Approved PZD's



Planning and Development Staff - 2002

Jim Lawson, Director

Tony Bozynski, Assistant Director

Venita Young, Executive Secretary

Planning Division

Walter Malone – Mgr.
Alice Anderson
Quenton Burge
Vince Husted
Brian Minyard
Shawn Spencer
Dennis Webb
Tom Wiles

Zoning and Subdivision Division

Dana Carney – Mgr.
Bob Brown
Alice Chalk
Jan Giggar
Darrell Holladay
Donna James
Kenneth Jones
Janet Lampkin
Monte Moore
Darian Pellicciotti
Kenny Scott
Roderick Smith
David Stowe

Building Codes Division

Chuck Givens – Mgr.
Mary Bracey
Ronnie Campbell
Arnold Coleman
Charles Fulmer
Shannon Grady
Dennis Johnson
Rex Lyons
Richard Maddox
David McClymont
Jerry Nash
Ronyha O’Neal
Ed Osborne
Britt Palmer
Jerry Spence
Terry Steele
Charles Toland
Gerald Walsh
Mark Whitaker
Paul Whitten