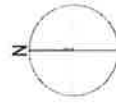
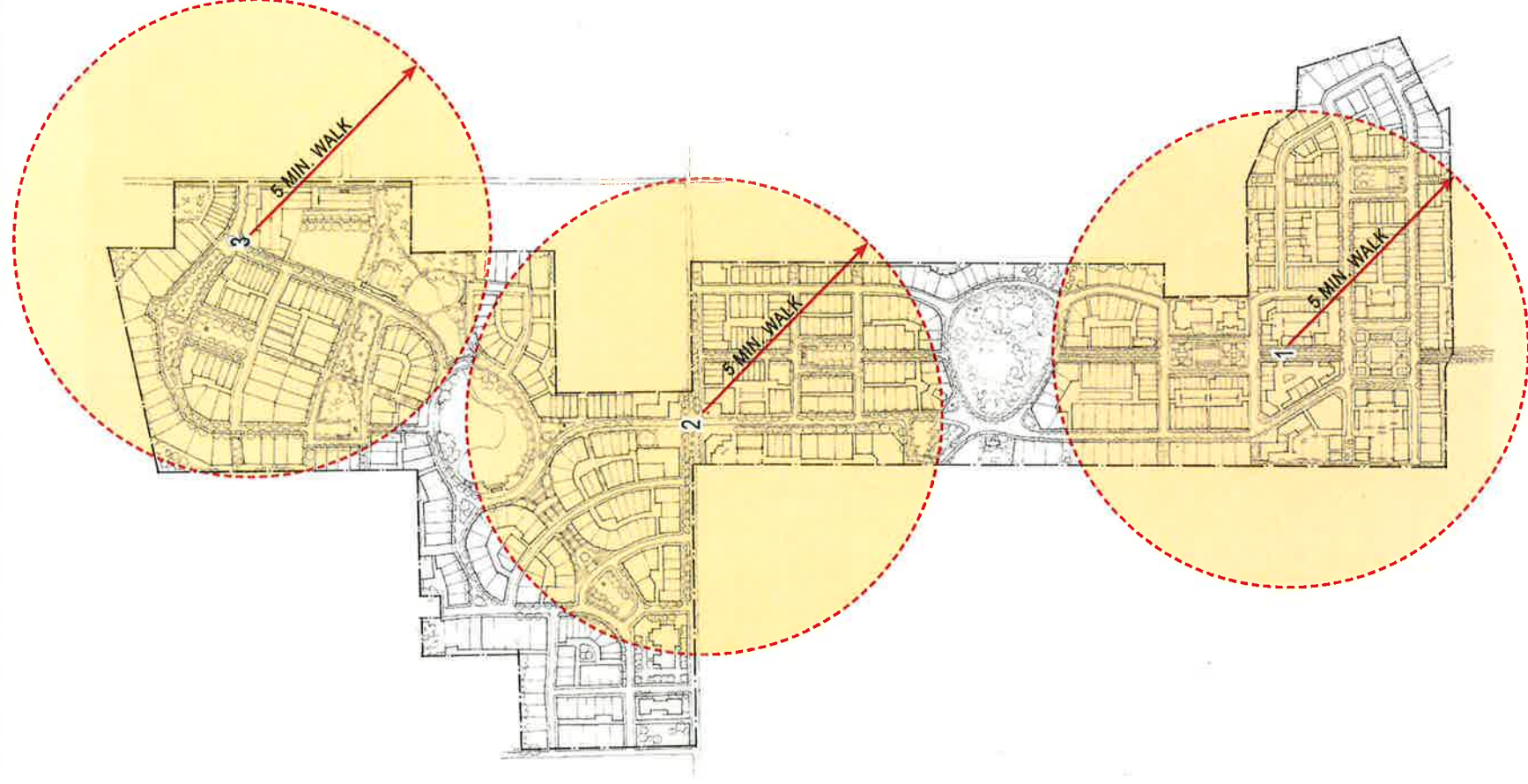


PLAN

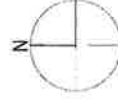


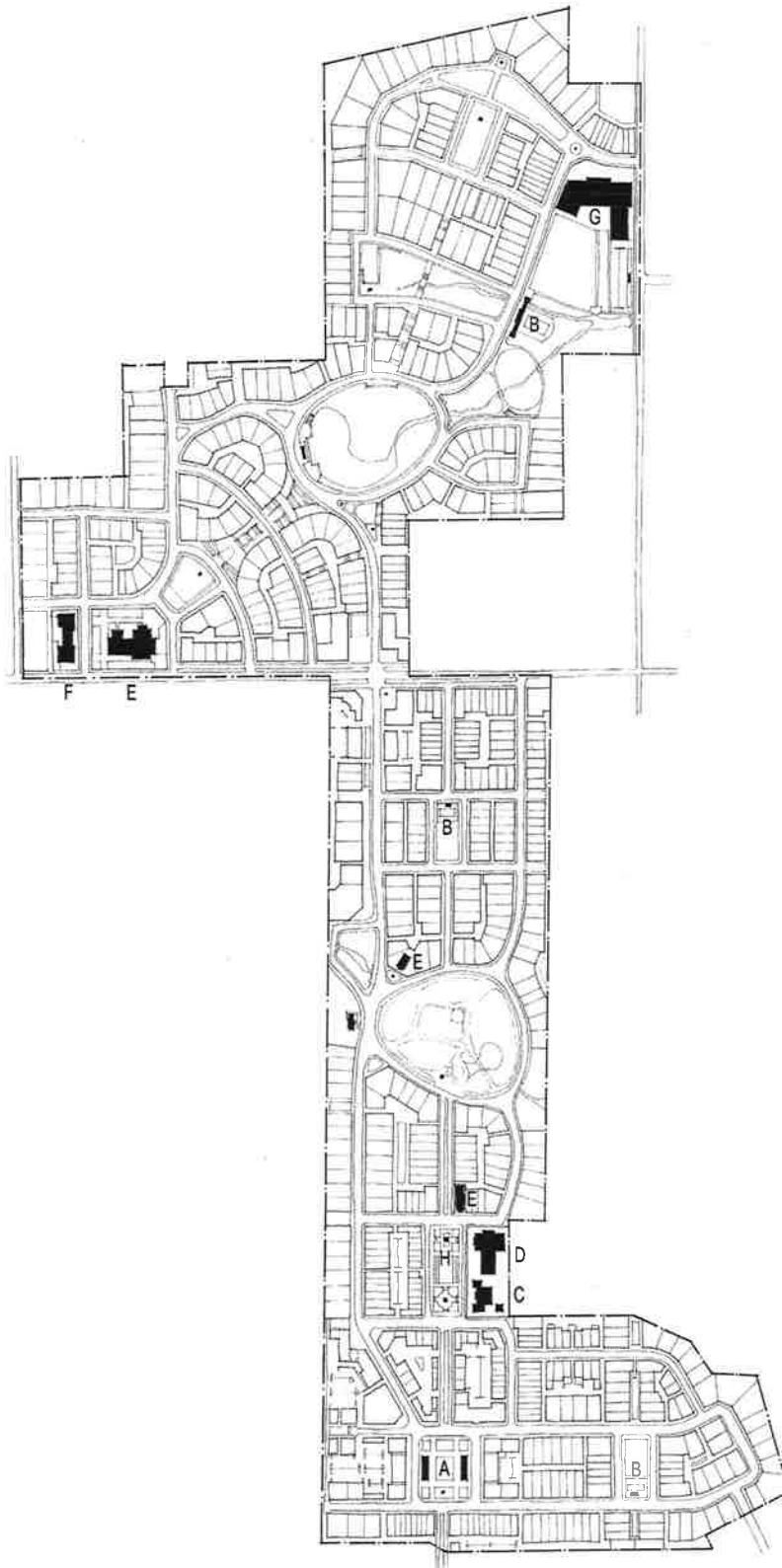
The Midtown Master Plan is a proposal for a new mixed-use center which will create a civic core for the City of Bryant and provide residents with additional services and amenities in close proximity to their homes. The plan, which is composed of three distinct neighborhoods, includes proposed commercial, residential, and office uses, as well as civic and recreational amenities such as squares, greens, parks, playing fields, and other public open spaces. These neighborhoods are designed to become a unified, comprehensive center for the City of Bryant, connected by pedestrian-friendly thoroughfares.



Midtown will consist of three neighborhoods, all of which will be of mixed-use, including commercial, residential, and civic space. The neighborhoods are indicated above by circles approximating their respective pedestrian sheds. The pedestrian shed is based on a 1,320 foot, or 1/4 mile, radius. It represents the five to seven minute duration in which most people will choose to walk to a destination rather than drive in a car. The master plan allocates a mix of uses and housing types within each pedestrian shed, allowing residents and visitors to access many of their daily needs without utilizing an automobile. While most of the neighborhoods are defined by the five-minute pedestrian shed, the Community Center may be defined by a ten-minute shed, as it features more extensive commercial and civic development that has a more regional draw.

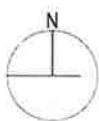
1. MARKET SQUARE NEIGHBORHOOD
 2. HILLTOP NEIGHBORHOOD
 3. NORTHEND NEIGHBORHOOD
- 5 MINUTE WALK, 1/4 MILE RADIUS





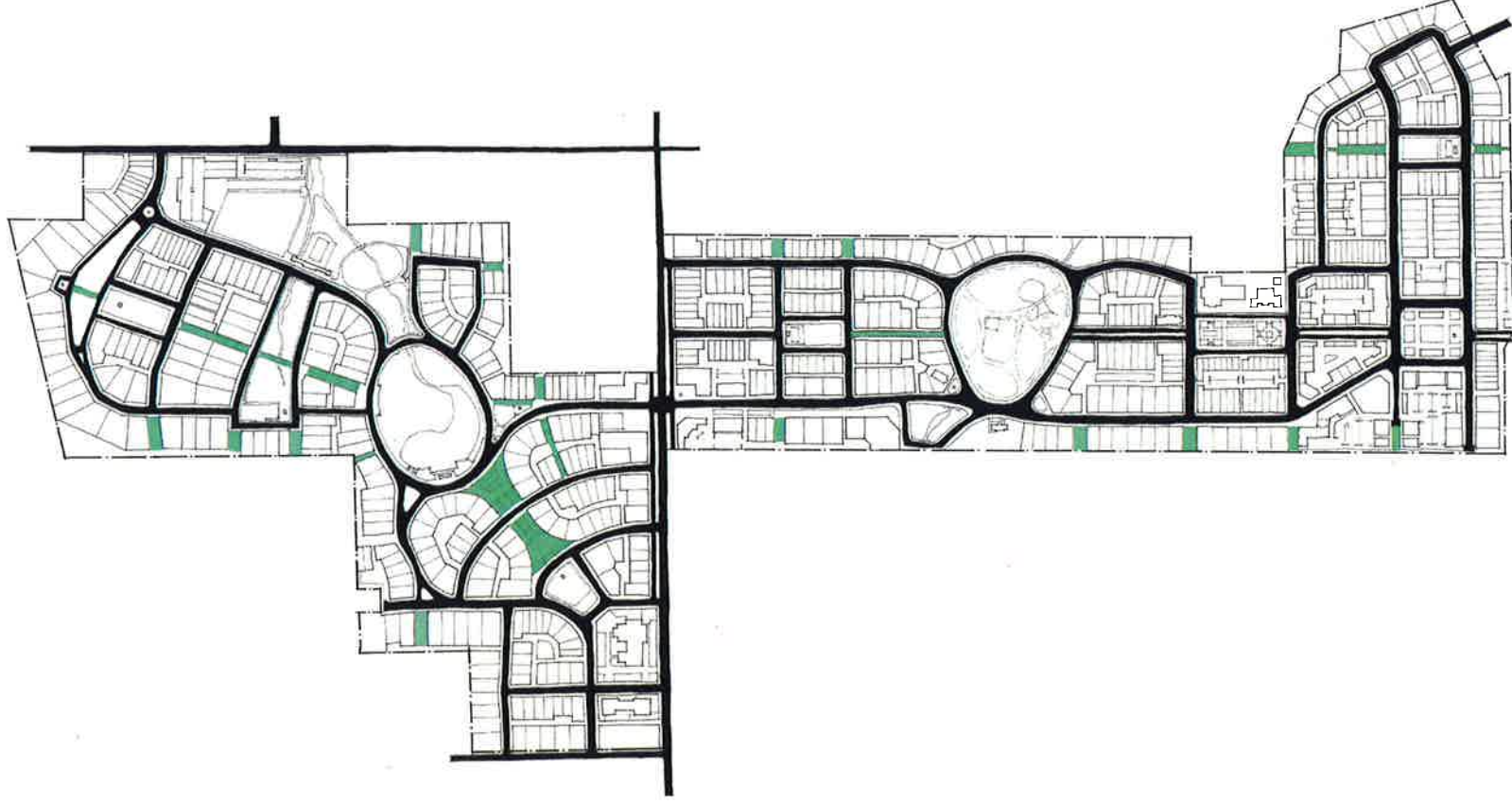
BUILDINGS OF CIVIC IMPORTANCE

Note: Darkened buildings not annotated represent the focal points of important civic spaces such as squares, greens, parks, and playgrounds. These are not necessarily structures, but may be monuments, memorials, or simply convenient gathering places.



Civic buildings are distributed throughout Midtown in order to make them easily accessible to all residents. These buildings are located on prominent sites in order to reinforce community identity. Proposed civic buildings within Midtown include a Town Hall, a Community Hall, an open-air farmers market, an elementary school, several churches, and a fire/police/emergency substation.

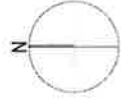
- A. FARMERS MARKET
- B. COMMUNITY POOL
- C. COMMUNITY HALL
- D. TOWN HALL
- E. CHURCH / CHAPEL
- F. FIRE/POLICE EMERGENCY SUBSTATION
- G. ELEMENTARY SCHOOL
- H. VETERANS' MEMORIAL

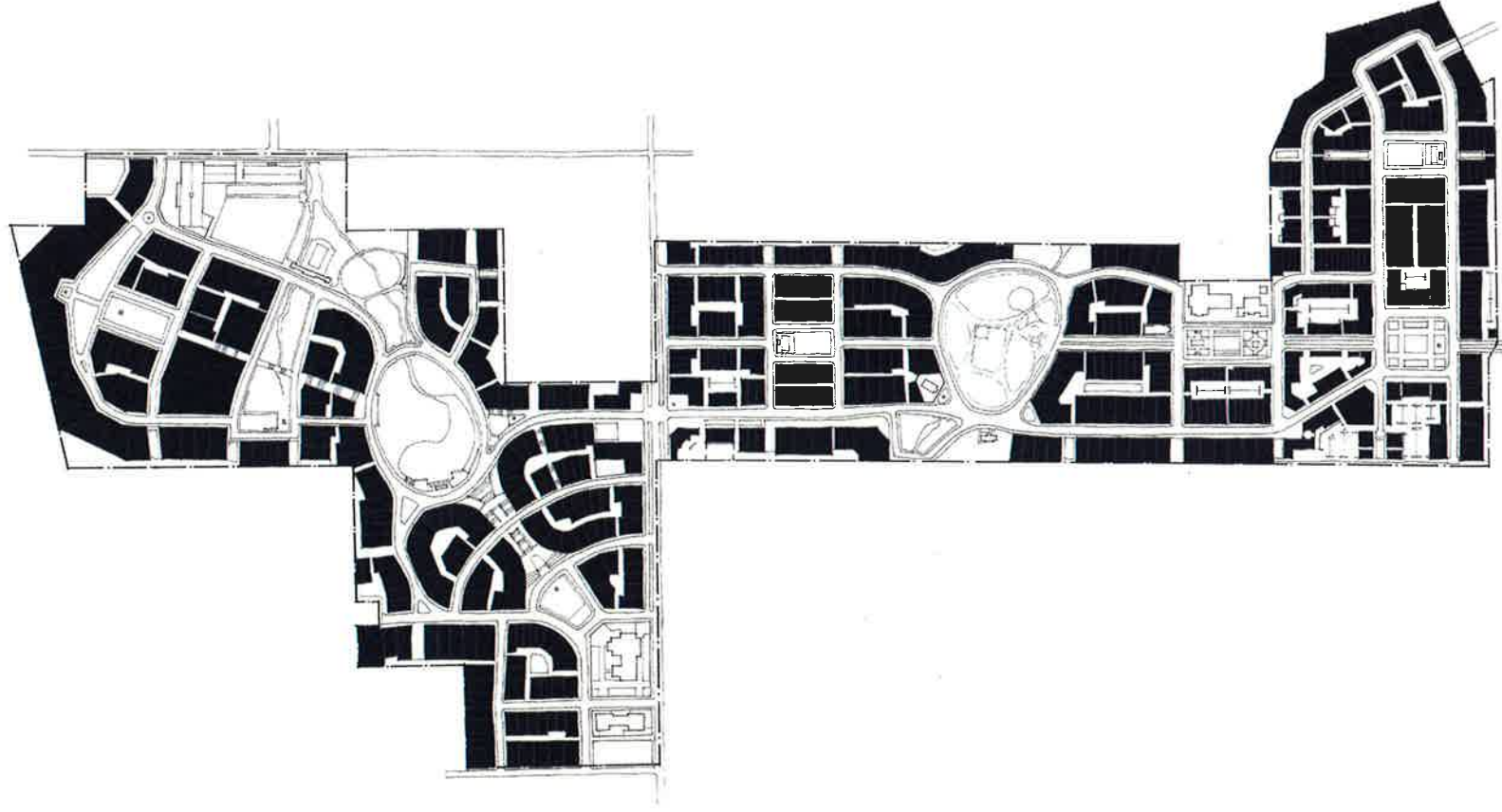


The diagram above depicts the Midtown vehicular and pedestrian thoroughfare network. Midtown is designed with an interconnected web of streets, allowing for a choice of multiple routes between destinations, which eases congestion on collector roads. Thoroughfares are well-connected to the greater Bryant street network and to the region at large.

Streets in Midtown incorporate elements that distinguish the relative urbanity of their locations, with a range of urban to more rural detailing. These details—including lane width, curb radii, provision of on-street parking, sidewalk detailing, and landscaping—are varied to define the character of the different parts of Midtown.

— VEHICULAR AND PEDESTRIAN THOROUGHFARES
— PEDESTRIAN ONLY THOROUGHFARES

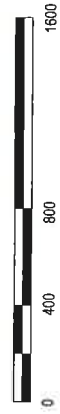
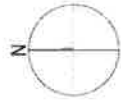


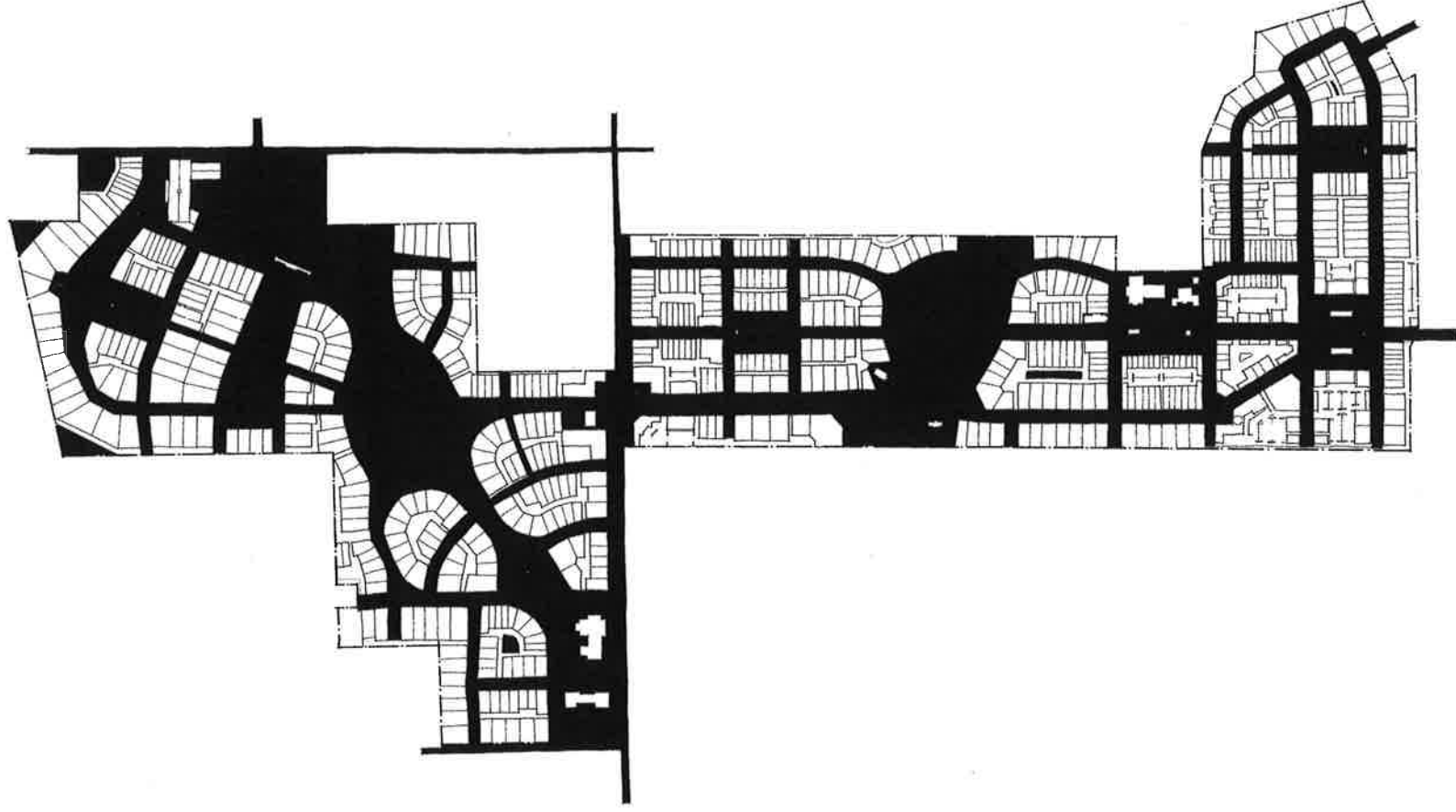


PRIVATE LOTS



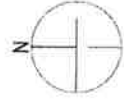
The diagram above depicts the private land to be developed within the Midtown master plan. Public right-of-ways, public open space, civic structures, and designated environmental areas are not considered private; accordingly, these sites are preserved within the plan.

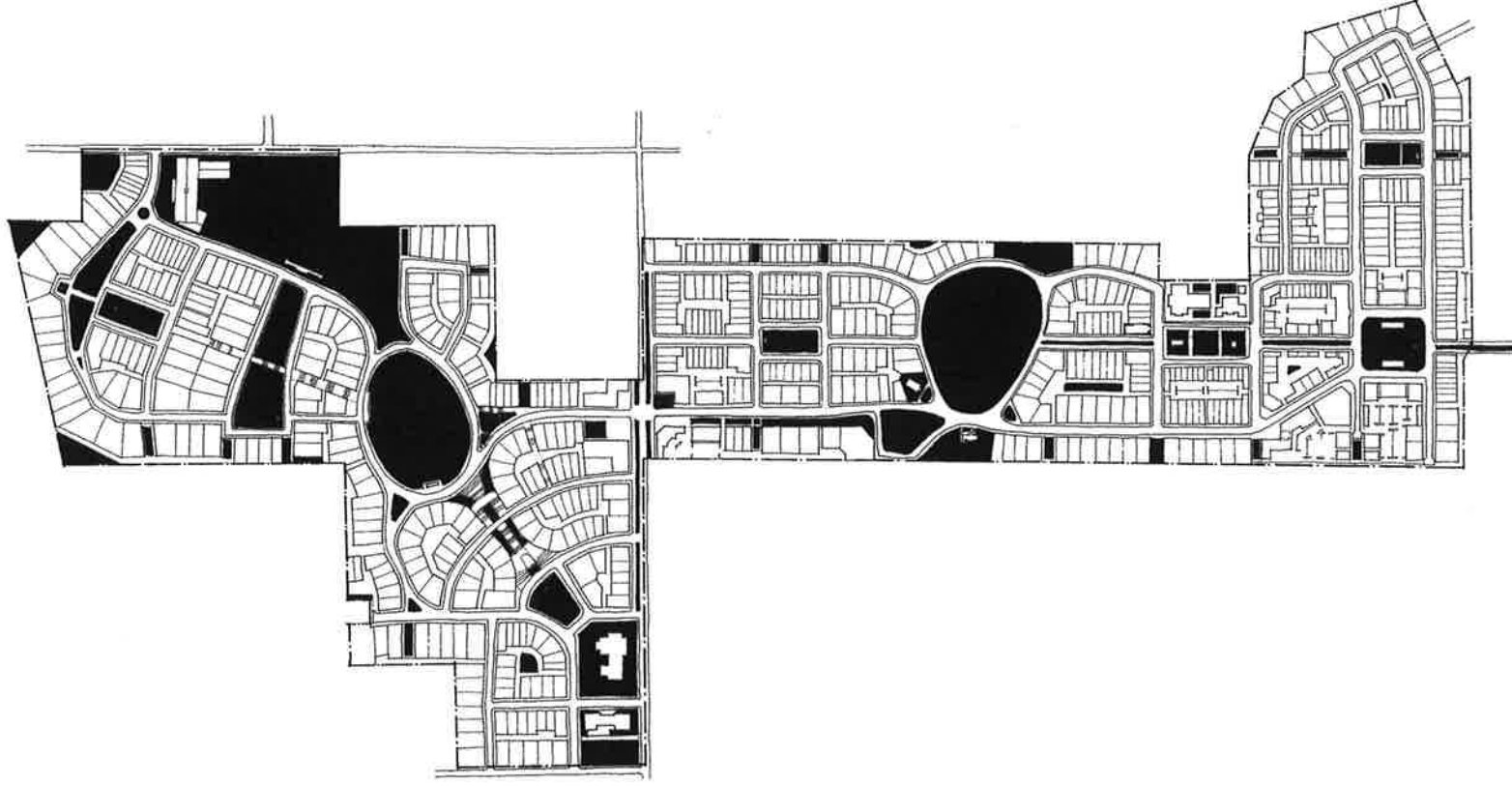




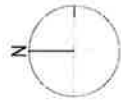
■ OPEN SPACE

The diagram above illustrates the open space network within Midtown. Streets, squares, greens, and parks are all considered open space. The drawing demonstrates the permeability and connectivity of Midtown's urban fabric.



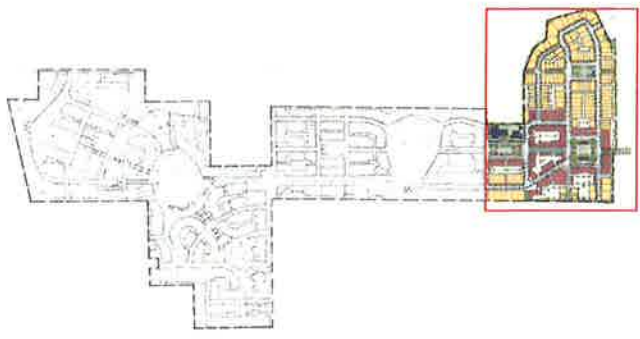


■ CIVIC OPEN SPACE



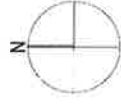
The diagram above highlights the designated green space within the Midtown Master Plan. A range of green spaces-from small playgrounds and greens to larger parks and ballfields-are distributed throughout the neighborhoods. Residents and visitors thus have easy access to places for both passive and active recreational uses. Playgrounds and greens will be used more by nearby neighborhood residents, while larger squares and parks will also serve regional needs by accommodating more diverse community activities and amenities. All civic open spaces are carefully designed with building fronts facing them, which allows the space to feel like a great outdoor room. This design technique differs from open space in conventional suburban developments where open space is often left unstructured, as the remnants of non-saleable land, and with restricted access.

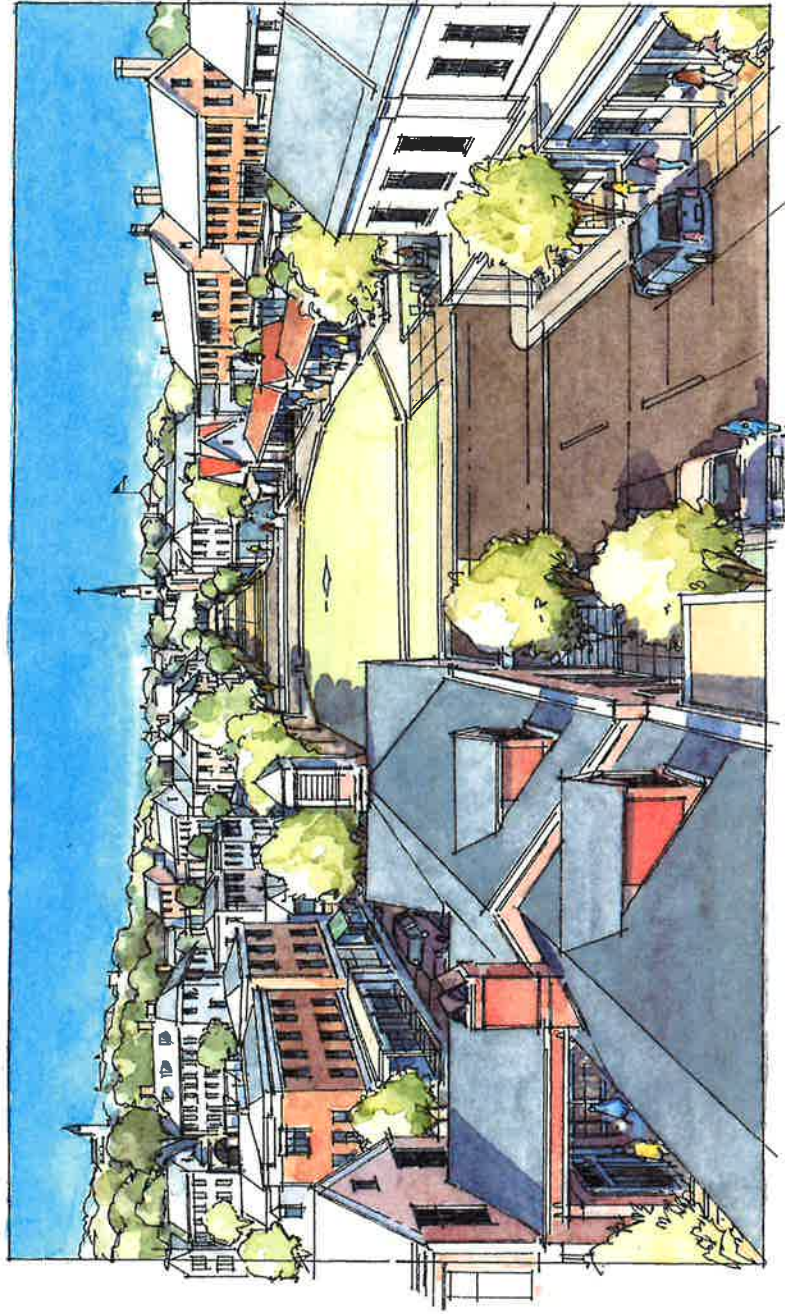
The Market Square neighborhood is the heart of Midtown, featuring a mix of commercial, residential, and civic uses. The neighborhood is organized around a series of public spaces, each of a different character. The Market Square is located at the southern end of the site, and acts as a gateway to the entire master plan. It provides the highest intensity mix of commercial and residential uses. Government Square is located to the north, and contains several buildings of a civic nature, including the town hall, a community hall, and a church. It has fine-grained commercial uses in the form of live-work units. To the east is Neighborhood Park, a residential area with a mixture of housing types. This area is focused on a community pool and its adjacent green space. Market Square and Government Square have higher residential densities, while larger single-family lots are located at the edges of the neighborhood. This gradation of land use intensity helps to accomplish a smooth transition to the existing suburban development at the edges of Midtown.



MARKET SQUARE NEIGHBORHOOD PLAN

1. MARKET SQUARE
2. GOVERNMENT SQUARE
3. NEIGHBORHOOD PARK



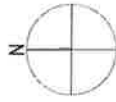


1. MARKET SQUARE LOOKING NORTH

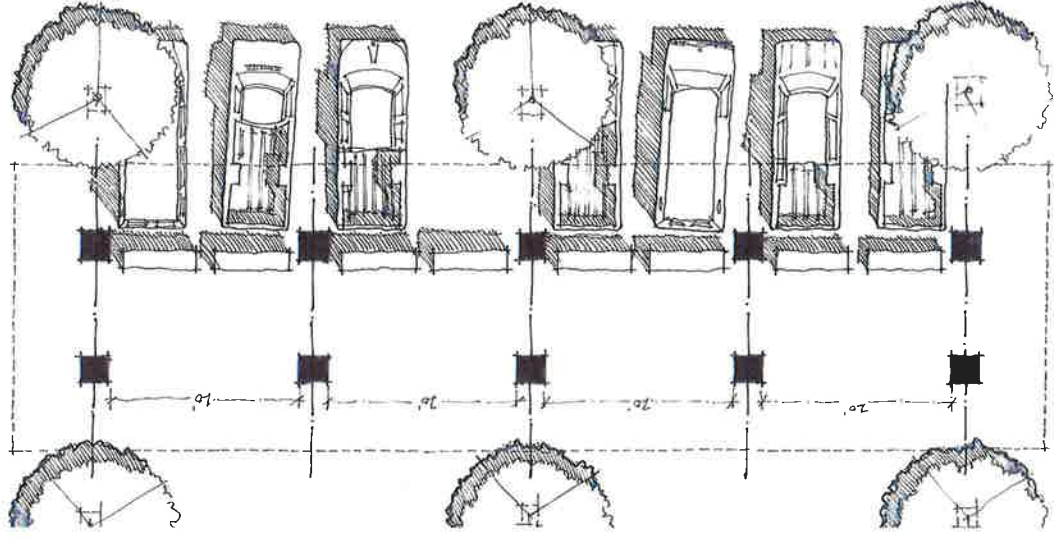
- A. MARKET STRUCTURES
- B. MONUMENT
- C. LAWN
- D. LIVE-WORK UNITS
- E. MIXED USE BUILDINGS
- F. DEVELOPER OFFICE/RETAIL
- G. GROCERY STORE
- H. MAIL CENTER



MARKET SQUARE PLAN DETAIL

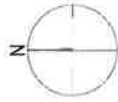


Mixed-use buildings activate the Market Square area, with shopfronts on the ground floor and residential units on the floors above. The Square features several civic amenities, including an open-air farmers market, veterans memorial, and open lawn for public gatherings and events. Buildings line the main thoroughfares to define the square and to shield the parking areas in the rear from public view.

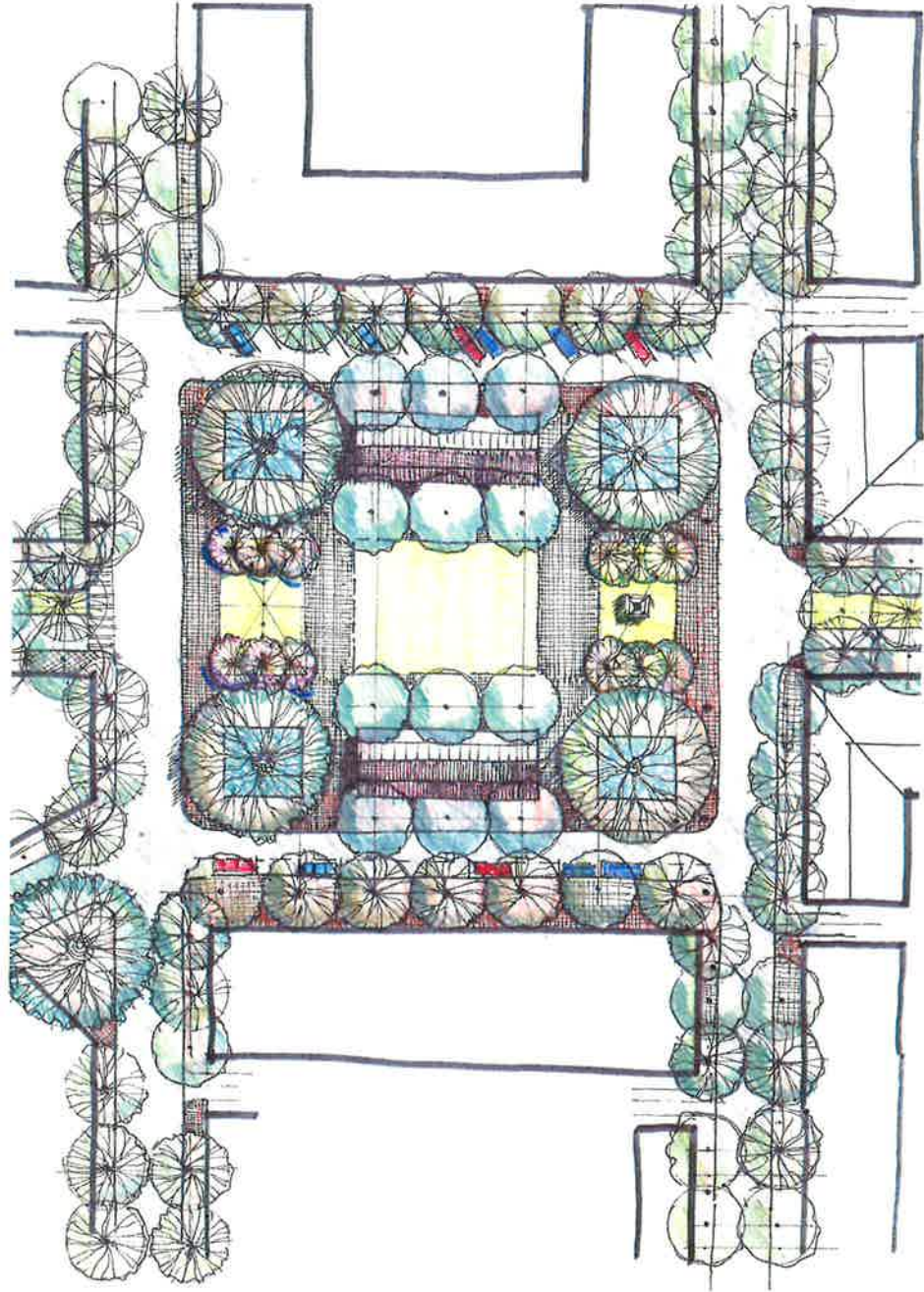


FARMERS MARKET END ELEVATION

Market Square offers a space for community gatherings and events, and is expected to become a lively venue for weekend activity. Two open-air Farmers Market pavilions sit on the square. Their design is inspired by the architectural character of a typical Arkansas train station. The open bays of the pavilions offer space for local farmers to park their trucks beneath a sheltering roof and sell fresh produce off of their flatbeds. Shopfronts, offices, and residences line the square, providing vitality in interaction with the square's functions.



MARKET PAVILION PLAN



MARKET SQUARE LANDSCAPE PLAN DETAIL

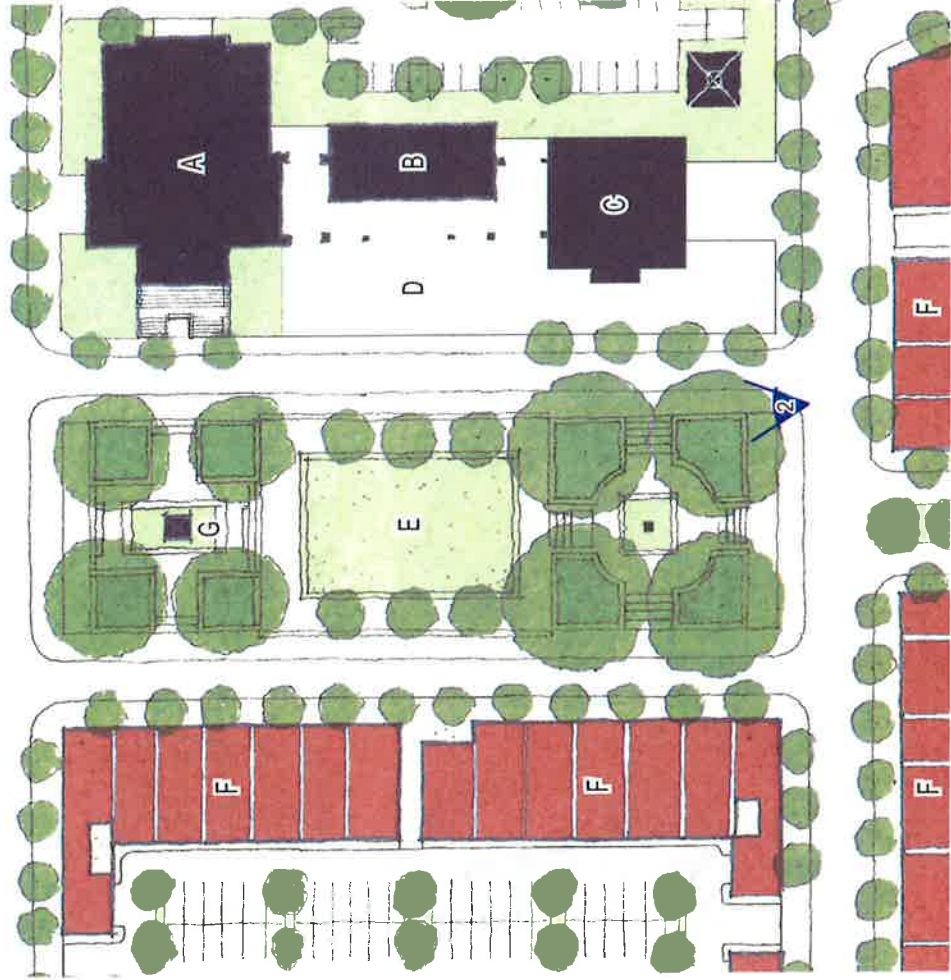


ARCHITECTURE: BILL HARRIS OF ALLISON RAMSEY ARCHITECTS; LANDSCAPE ARCHITECTURE: GARR CAMPBELL ASSOCIATES



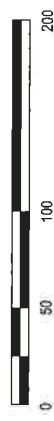
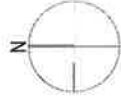
2. GOVERNMENT SQUARE LOOKING NORTH

- A. TOWN HALL
- B. TOWN HALL EXPANSION
- C. COMMUNITY HALL
- D. CIVIC PLAZA
- E. GOVERNMENT SQUARE
- F. LIVE-WORK UNITS
- G. VETERAN'S MEMORIAL



GOVERNMENT SQUARE PLAN DETAIL

Government Square, more intimate in character than the nearby Market Square, provides a fine grained live-work retail experience that will support the municipal functions located here. Civic pride is embodied in the square, which is lined by the Town Hall, Community Hall, and a church its the northern side. A long public green allows for passive recreation and casual meetings.





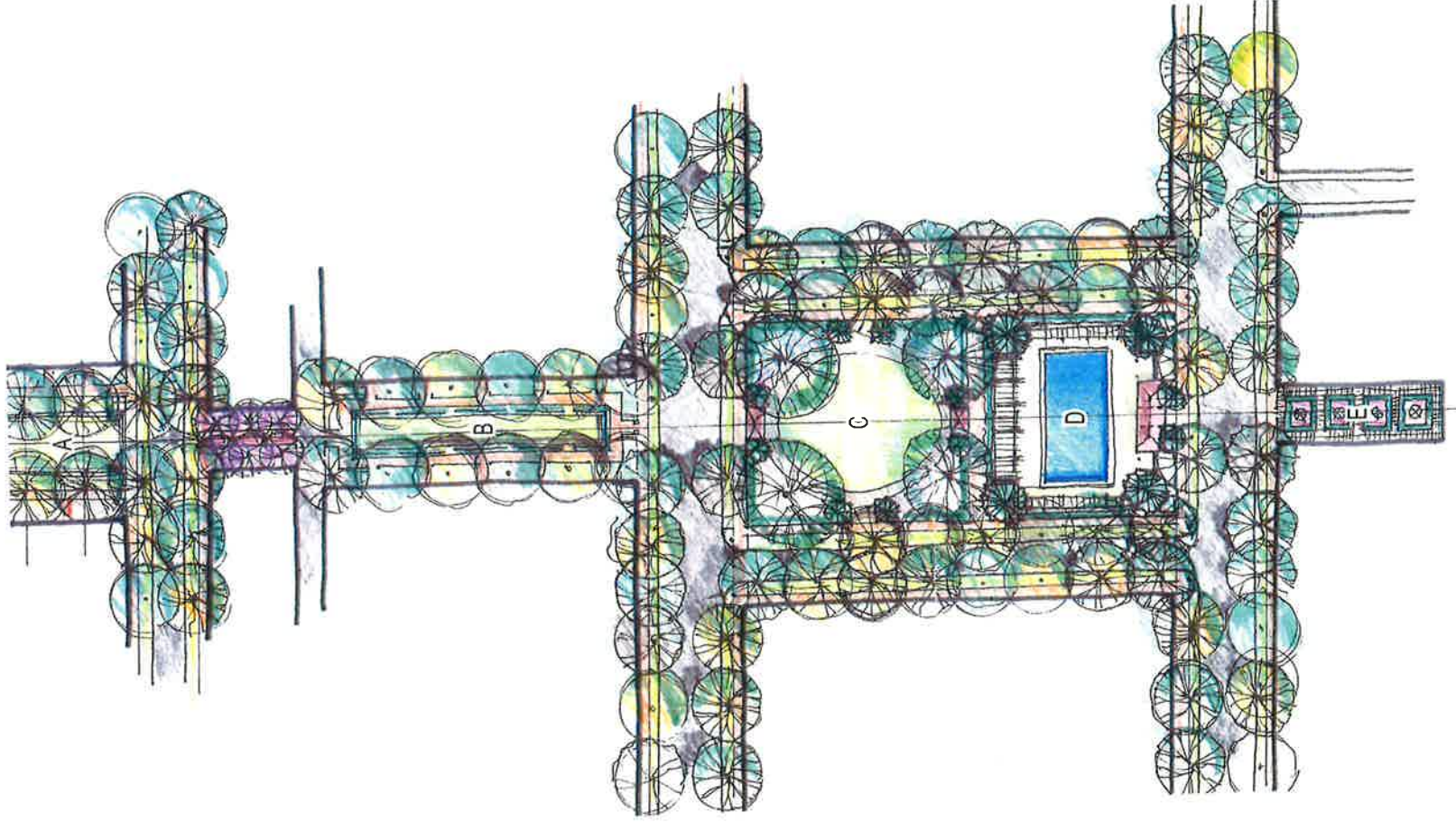
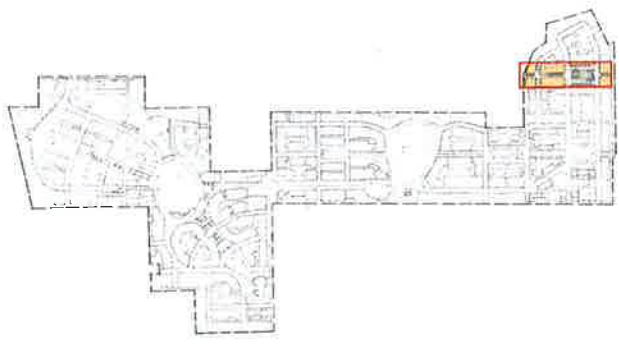
3. VIEW OF NEIGHBORHOOD PARK



- A. PEDESTRIAN CLOSEPLAYGROUND
- B. PEDESTRIAN STREET/LINEAR GREEN
- C. ENGLISH GARDEN AND LAWN
- D. COMMUNITY POOL AND PAVILION
- E. PEDESTRIAN CLOSE/ROSE GARDEN

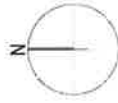
NEIGHBORHOOD PARK PLAN DETAIL

The eastern portion of the Market Square neighborhood is centered around a Neighborhood Park with a community pool. The neighborhood itself is primarily residential in character. A broad range of residential unit types--villas, single family homes, townhomes, apartments, and small cottages--encourages diversity.



- A. PEDESTRIAN CLOSE/PLAYGROUND
- B. PEDESTRIAN STREET/LINEAR GREEN
- C. ENGLISH GARDEN AND LAWN
- D. COMMUNITY POOL AND PAVILION
- E. PEDESTRIAN CLOSE/ROSE GARDEN

NEIGHBORHOOD PARK LANDSCAPE DETAIL

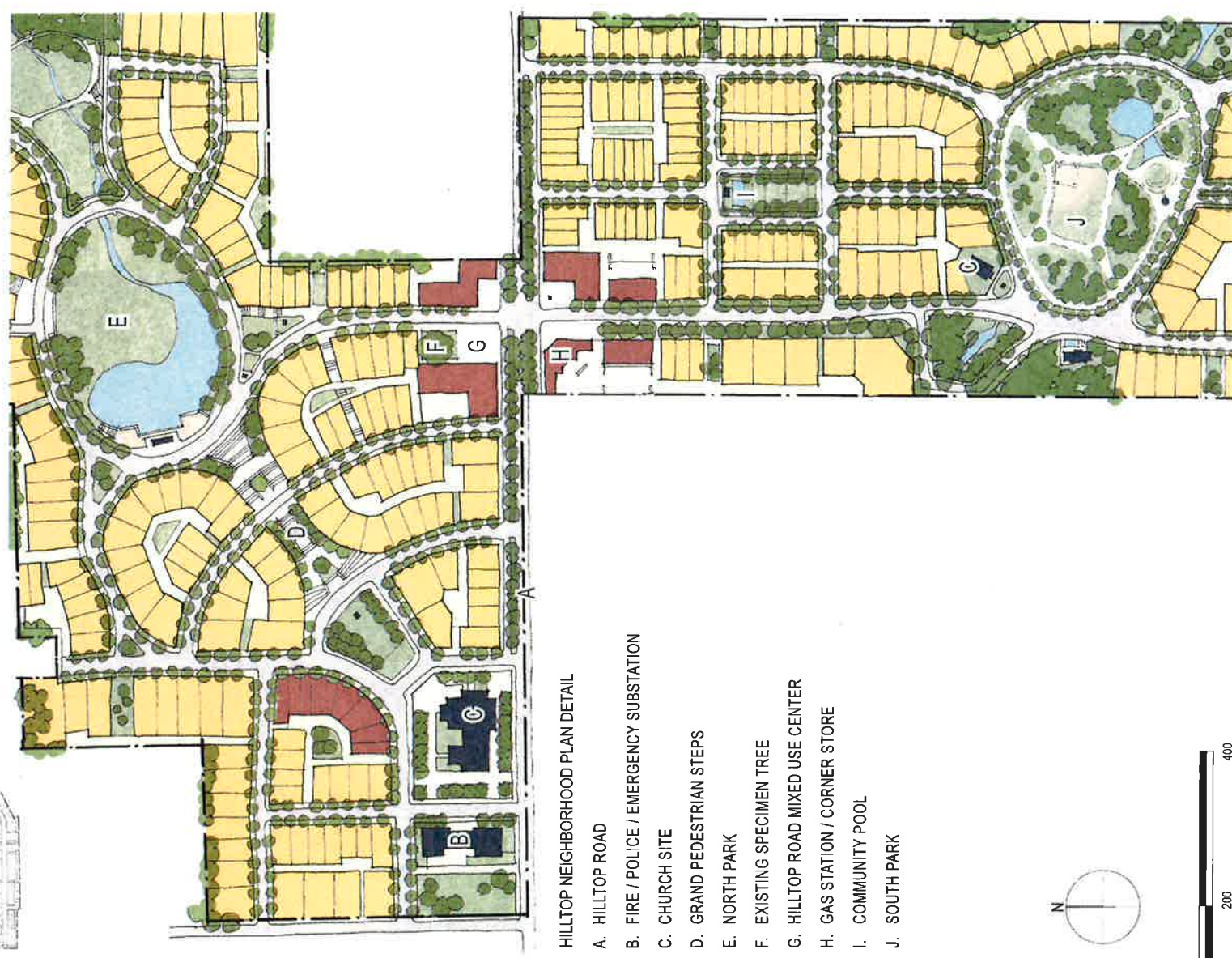


Neighborhood Park is composed of a series of linked green spaces running north-south that are varied in scale and function. At the center of the park is a large open green with a community pool and pavilion. A pedestrian street and two pedestrian closes extend the park to form a green corridor that is ideal for a wide variety of activities.

LANDSCAPE ARCHITECTURE: GARR CAMPBELL ASSOCIATES

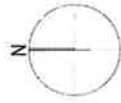


The Hilltop Neighborhood contains a range of residential types, as well as a commercial center, civic buildings, and generous greenspace. The neighborhood is bisected by Hilltop Road, an important east-west thoroughfare in the City of Bryant. A commercial center is located where Hilltop intersects the development's major north-south thoroughfare, which is a continuation of Commonwealth Drive. This center features a pedestrian-friendly mix of uses, including live-work buildings and a gas station with corner store. To calm traffic and announce arrival at the neighborhood center, slip roads with generous tree plantings parallel Hilltop, transforming the street into a grand boulevard. Two church sites and a fire/police/emergency substation enhance the civic quality of the neighborhood. Two large parks anchor the Hilltop Neighborhood on its north and south sides. The parks allow for a variety of recreational opportunities, and link to a larger system of regional watershed corridors. Topographic features accentuate the northern half of the Hilltop neighborhood. A church site is designated at the highest point in Bryant. A series of steps connect the church site to a community park below. Numerous smaller parks throughout the neighborhood are convenient to all residents within the community.



HILLTOP NEIGHBORHOOD PLAN DETAIL

- A. HILLTOP ROAD
- B. FIRE / POLICE / EMERGENCY SUBSTATION
- C. CHURCH SITE
- D. GRAND PEDESTRIAN STEPS
- E. NORTH PARK
- F. EXISTING SPECIMEN TREE
- G. HILLTOP ROAD MIXED USE CENTER
- H. GAS STATION / CORNER STORE
- I. COMMUNITY POOL
- J. SOUTH PARK

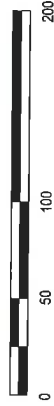
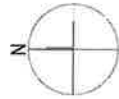




MIXED-USE CENTER PLAN DETAIL

A mixed-use center at the crossing of Hilltop provides commercial and convenience retail for the neighborhood and for drivers on Hilltop. Since Hilltop will likely become a busy thoroughfare in the future, slip-lanes are envisioned to provide calm and pedestrian friendly frontages for retail and residences, transforming Hilltop into a boulevard. In addition to mixed-use buildings, a gas station with corner convenience store and pumps behind, public squares, and the possibility of live-work units are provided at this location. A special green just north of hilltop is reserved around a beautiful existing specimen tree.

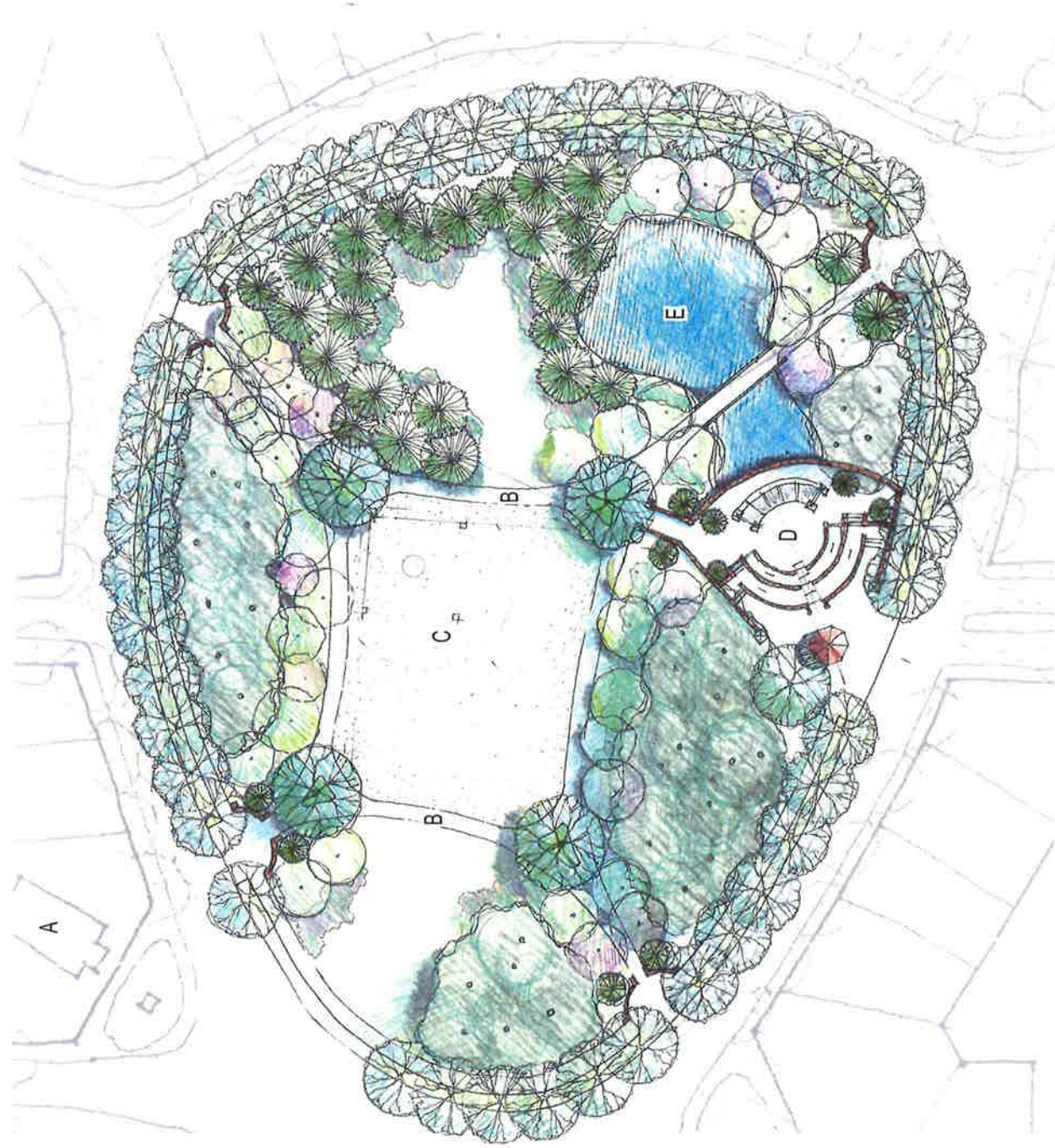
- A. HILLTOP ROAD
- B. GAS STATION / CORNER STORE
- C. PLAZA
- D. COMMERCIAL / RETAIL / OFFICE
- E. EXISTING SPECIMEN TREE
- F. NEIGHBORHOOD GREEN



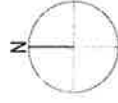


South Park features a variety of spaces for both active and passive recreational activities. These spaces include a sand lot baseball field, a community amphitheater overlooking a small pond, and pedestrian paths. A prominent site facing the park is set aside for a church or other civic use. A variety of primarily single-family homes enclose the park, allowing it to feel safe and comfortable for both residents and visitors.

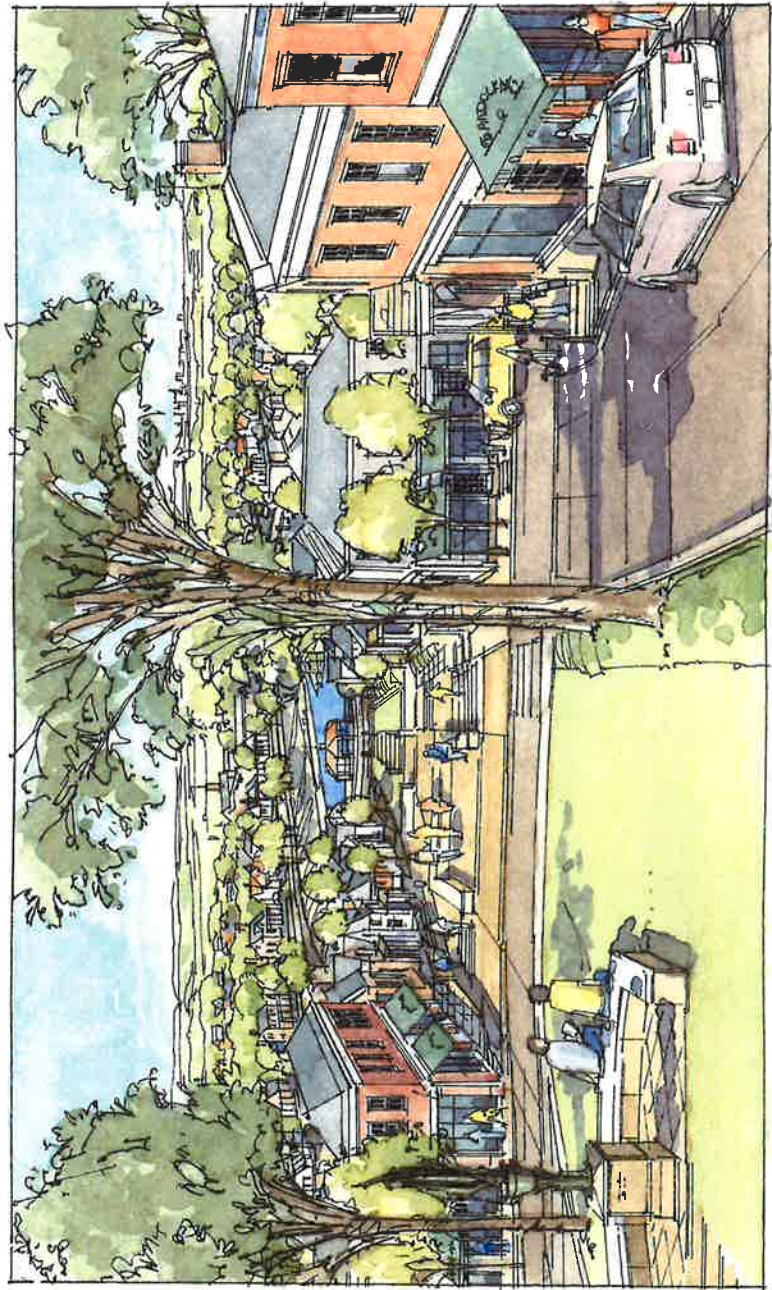
- A. CHURCH SITE
- B. PEDESTRIAN PATHS
- C. BASEBALL SAND LOT
- D. AMPHITHEATER
- E. POND



SOUTH PARK LANDSCAPE DETAIL



LANDSCAPE ARCHITECTURE: GARR CAMPBELL ASSOCIATES

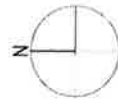


4. HILLTOP PARKWAY LOOKING NORTHEAST

- A. HILLTOP ROAD
- B. FIRE/POLICE/EMERGENCY SUBSTATION
- C. CHURCH SITE
- D. CENTRAL GREEN
- E. LIVE-WORK UNITS
- F. GRAND PEDESTRIAN STEPS
- G. POCKET PARK
- H. NORTH PARK
- I. NEIGHBORHOOD GREEN
- J. PEDESTRIAN PATH
- K. HILLTOP MIXED USE CENTER



HILLTOP PARKWAY PLAN DETAIL



The crown jewel of the Hilltop Neighborhood, and perhaps the entire Midtown project, is the placement of a church on a site which is the highest point in Bryant. From the church, a view opens northeast to the downtown Little Rock skyline. The church site is connected via Hilltop Parkway to North Park. The parkway, flowing downward with the natural topography of the site, encompasses several squares, open greenspaces, and series of grand steps for pedestrian use.



5. VIEW OF NORTHERND NEIGHBORHOOD GREEN



NORTHERND NEIGHBORHOOD PLAN DETAIL

The Northend Neighborhood is centered around a proposed elementary school, making it easy for children to walk or bike to school from their homes. A group of live-work buildings with retail uses, also within walking distance, will provide for the daily needs of many residents. A community pool and playground, connected to the park and parkway, will be available for use by all residents. Many public greens and pocket parks are distributed throughout the neighborhood.



- A. NORTH PARK
- B. PEDESTRIAN PATH
- C. NEIGHBORHOOD GREEN
- D. POCKET PARK
- E. LIVE-WORK UNITS
- F. ELEMENTARY SCHOOL
- G. SCHOOL PARKING
- H. PLAYGROUND/FIELDS
- I. COMMUNITY POOL/SHARED USE

