

Bringing Home the American Dream

Little Rock Air Force Base Information Briefing to Dr Flinn



Purpose: Information briefing concerning the LRAFB privatization project.

- Land Use Plan
- Town Hall
- Home designs
- Schedule
- Expansion



Land Use Plan Development



Select Units to Demolish

- Two-Bedroom Units Needing Major Renovations
- Small (950 SF) Three-Bedroom Units With One Bathroom
- Units With History Of Flooding, Termites ...
- Unrenovated Homes (Phase 7, 8 or 9)

Select Units to Renovate

- Maximize Number of Four-Bedroom Units
- Larger (1,208 NSF), Three-Bedroom, 1-¾ Bath
- Maximum Number of Medium Renovations (334 Units)
- Single Family Units (Sr NCO Housing)

Sample Renovation Tasks



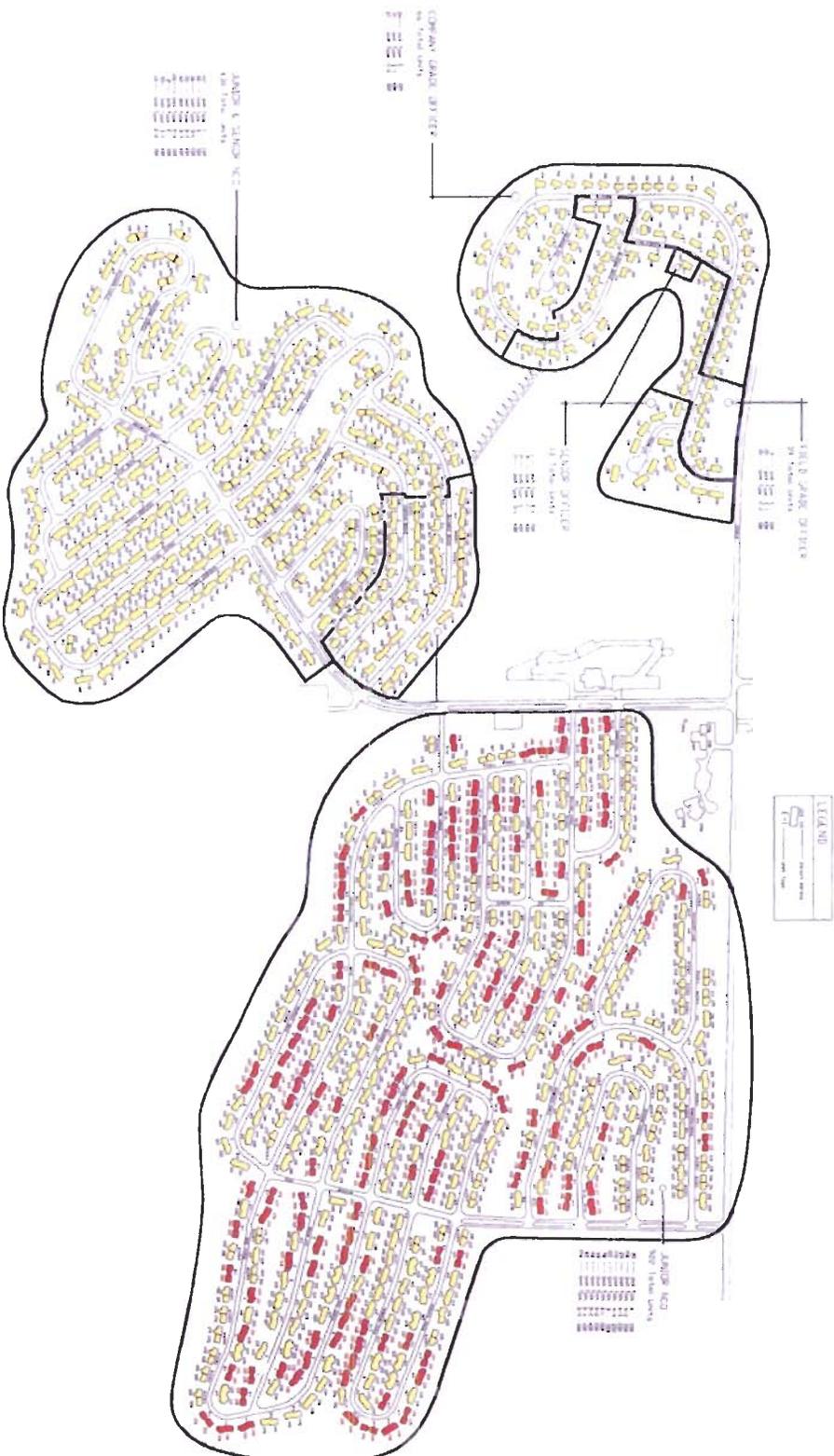
Major & Medium Renovation Requirements

- New Flooring – Carpeting And Hard Finish Flooring
- New Exterior Doors
- Upgrade HVAC Systems
- Provide Ceiling Fans Throughout
- New Telephone/Cable Jacks Throughout
- Replace Exterior Siding
- Add Fencing to All Units
- Add “Storm Room”
- New Appliances
- Window Blinds

Major Renovations Requirements

- **Strip Structure to Studs**
- **Converting Carports to Garages in Select Units**
- **Adding Garages to Select Units**
- **Like New Kitchens And Bathrooms**
- Install New Interior Doors, Windows And Sheetrock
- Add Additional Rooms In Selected Units
- New Plumbing Systems
- Screened Trash Storage Areas

Existing Neighborhood



Military Family Housing Community Plan

Little Rock Air Force Base
Little Rock, Arkansas

United States Air Force Headquarters, Military Air Command
United States Army Corps of Engineers Savannah District

Unit Type Designations Site Plan

Graphic Scale



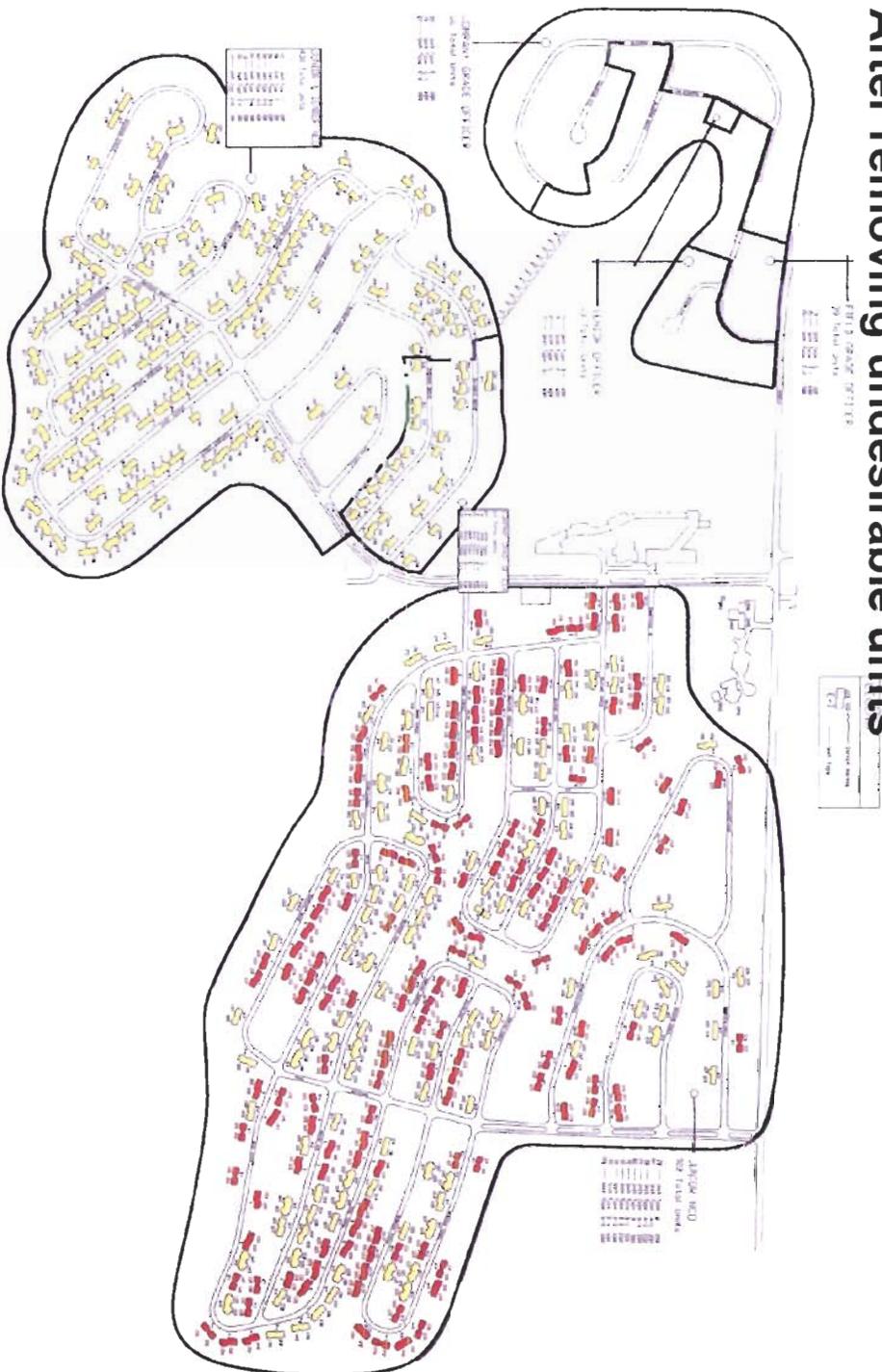
Neighborhoods

Schoolley Caldwell Associates
1000 North Main Street, Suite 100
Little Rock, Arkansas 72202
Phone: (501) 656-1111
Fax: (501) 656-1112

Existing Neighborhoods



After removing undesirable units



Military Family Housing Community Plan

Little Rock Air Force Base
Little Rock, Arkansas

United States Air Force
Headquarters - they Admin Community
United States Army Corps of Engineers
Savannah District

Unit Type Designations Site Plan

Graphic Scale



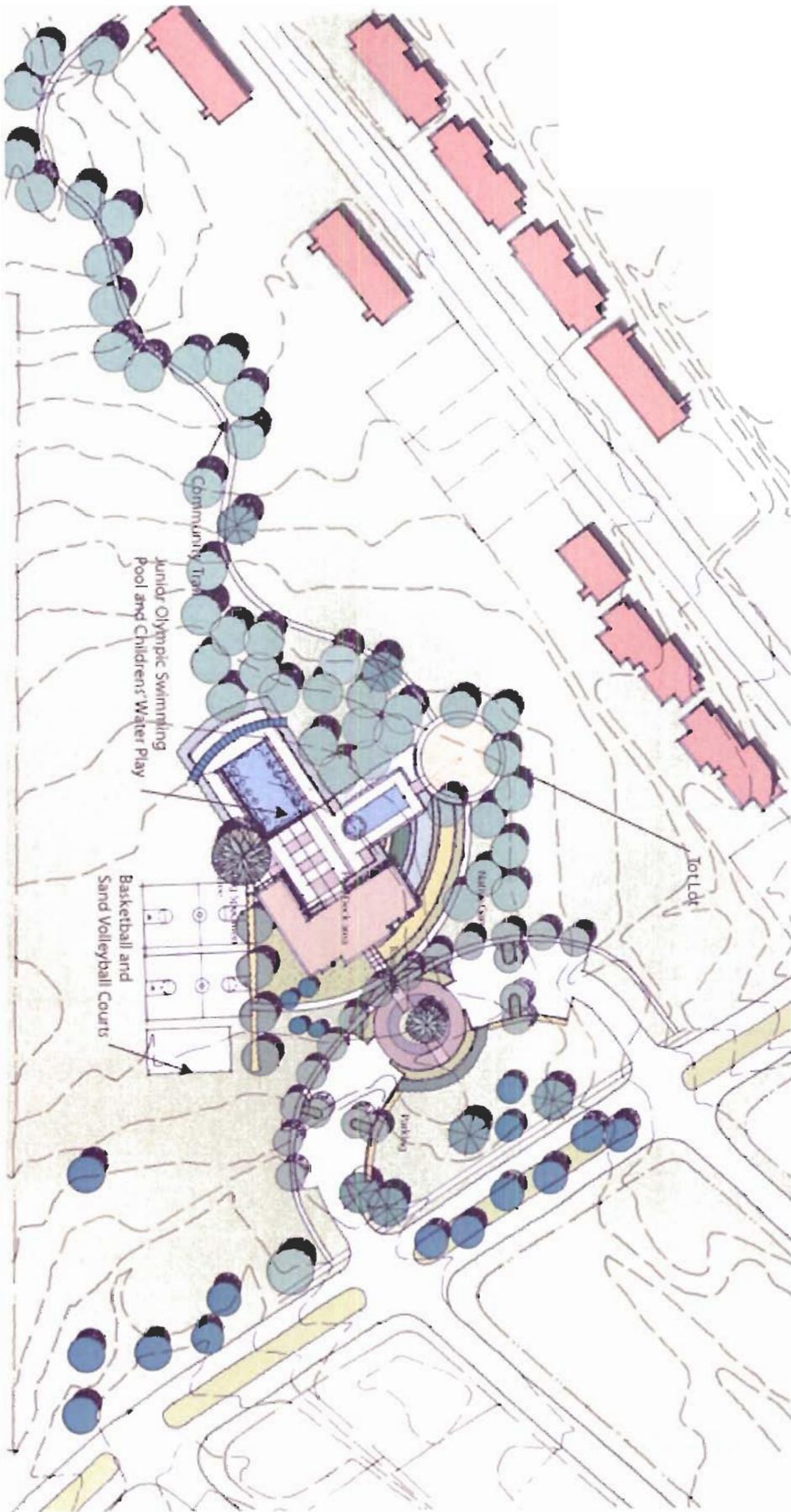
Neighborhoods

Schoolley Caldwell Associates
Architects - Engineers - Planners - Scientists
10000 North Central Expressway, Suite 1000
Dallas, Texas 75243

Little Rock AFB at End State



Town Hall



Town Hall



7,800 sq ft facility featuring

- Grand Ballroom
- Exercise Room
- Media Rooms
- Internet Café
- Conference Room
- Kitchen

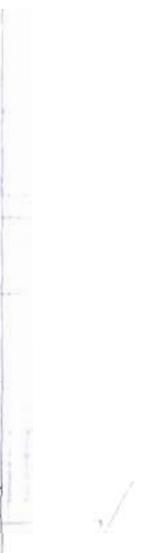
Home Designs Company Grade & MSgts



front elevation - scheme A



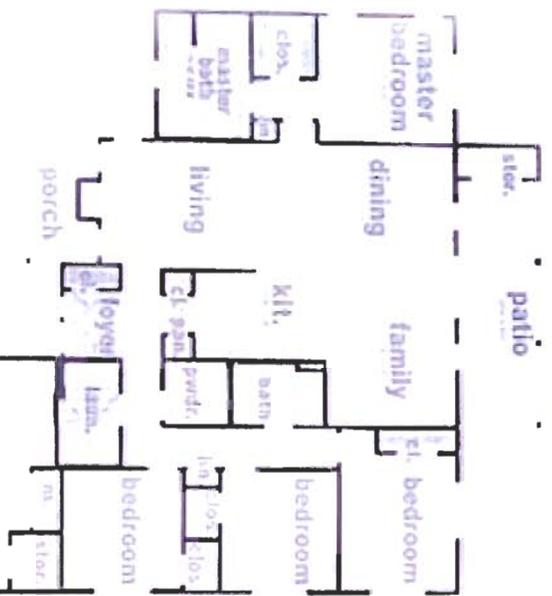
front elevation - scheme B



front elevation - scheme C



House Designs - Field Grade



unit type 4C
 floor plan
 1,941 g.s.f.



front elevation - scheme A



front elevation - scheme B



front elevation - scheme C

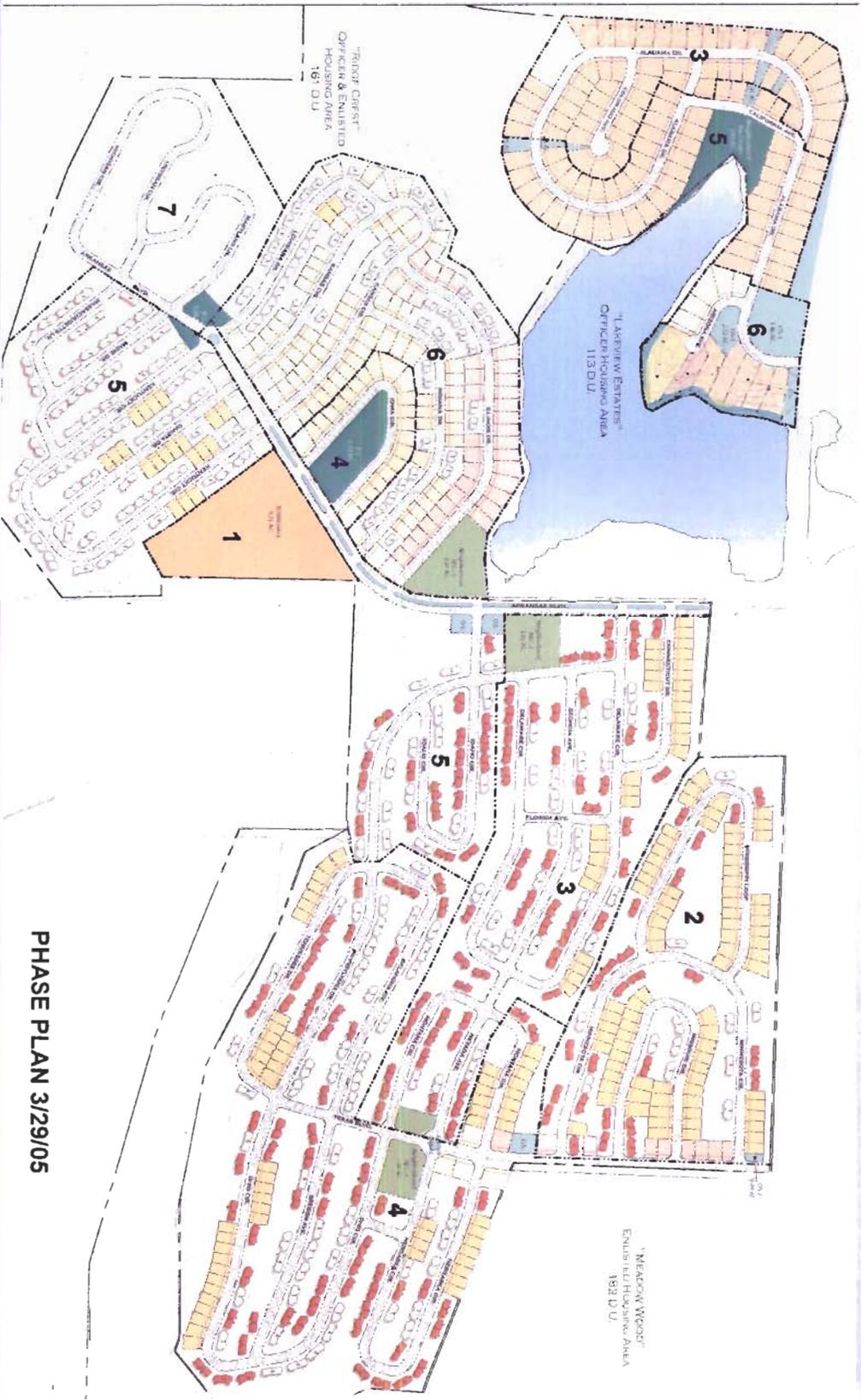
Schedule



- Town Hall Began Construction On 2 May 2005
- New Homes Construction Begins On 1 August 2005
- Town Hall Grand Opening Ceremony In Early January 2006
- New Homes Begin Delivery In Early January 2006
- All Actions On Schedule



Phasing Schedule



PHASE PLAN 3/29/05

Home/Center Delivery Schedule



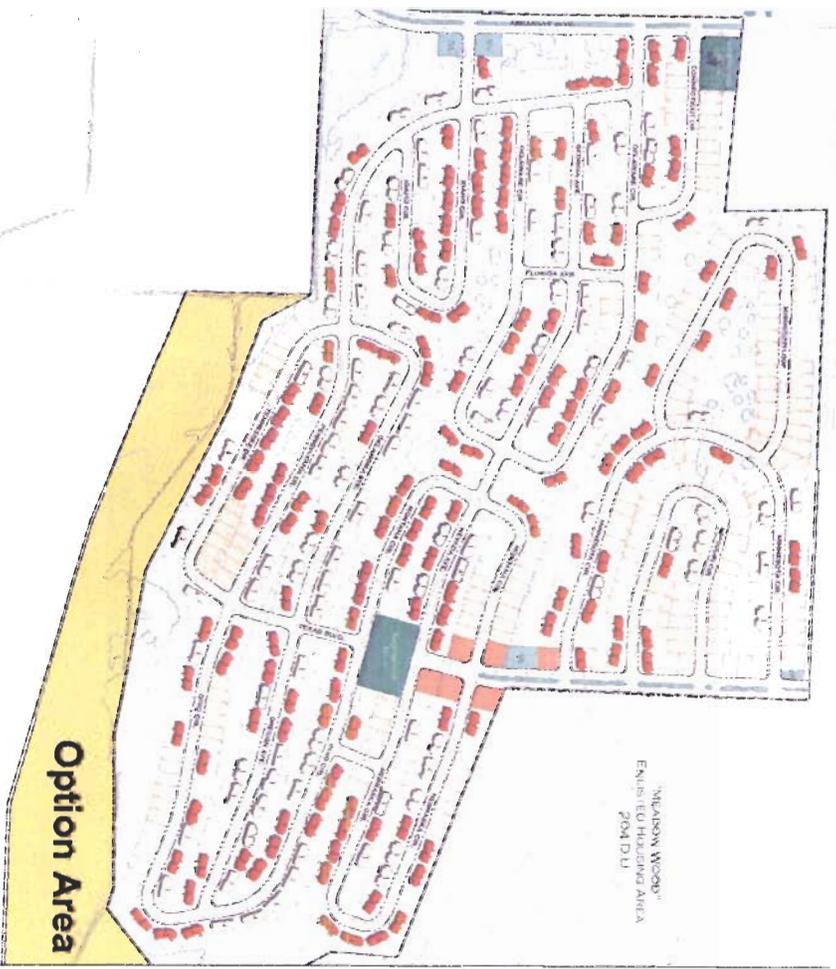
Phase	Homes	Neighborhood Centers	Year Complete
1		1	2006
2	175		2006
3	248	1	2007
4	323	1	2008
5	272	1	2009
6	182	1	2010
	1,200	5	



Possibilities for Expansion



- **Keep More Homes On Line**
 - Current plan is to draw down from 1,535 to 1,200 Homes
 - Reduce scope of “Major” Renovations to fund retaining/renovating the additional units
- **Exercise Option Area #1**
 - Approximately 34 acres are in Option 1
 - Gross analysis indicates up to 188 homes



3-29-05 Land Use Plan

Questions



- Always Happy to Brief Any Time, Any Where, Any Audience
- Tom Brockway, Project Director cell: (501) 779-3248



Land Use Plan – Goals of the Initial Development Period

