



COURTYARD

Positioned in downtown Little Rock on President Clinton Avenue in the Historic District and facing the Arkansas River, this multi-use building serves mixed markets, including business, tourist and convention. The Clinton Presidential Library is two blocks away, and recent urban revitalization has added life to the streets, including shopping, restaurants, festivals and concerts.

The 14-story building, designed by Little Rock architects, Wittenberg, Deloney & Davidson, includes a Branch Bank on the street corner, the Courtyard by Marriott, on floors 1-6, offices on floors 7-10 and up-scale condominiums on floors 11-14. LPB was responsible for the design and construction administration for the hotel portion of the project. The building is adjacent to a new city parking facility, which has 116 parking spaces dedicated to the Hotel, served with valet attendants.

The hotel features the new Marriott Courtyard interiors, with free flowing elements and spaces. Interior details have been tailored for the Historic Warehouse District. The spacious lobby contains a lounge, a restaurant, bar, library and market for guest convenience. A fitness room and indoor pool/spa open onto the richly landscaped courtyard.



The structure is a post-tensioned concrete frame on drilled concrete caissons. Skin is a mixture of burnished block, brick and storefront. Interior mechanical systems include split system fan coil units for public spaces, PTACS for guest rooms and 100% outside air units for corridors. All utilities for the various building occupants are metered separately, to allow for accurate cost segregation.

architecture

L

engineering

P

interiors

B

C

LITTLE ROCK, AR

Units
120

Gross Square Foot
81,576

Construction Cost
\$10,100,000

Cost/Square Foot
\$123.81

Cost/Unit
\$84,167

Gross Square Foot/Unit
680

Acreage
0.7

Construction Start
July 2002

Construction Time
15 Months

Contractor
CDI Contractors, Inc.

Owner
McKibbin Hotel Group



HOSPITALITY



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