



HAMPTON INN & SUITES

This 119-room Hampton Inn & Suites is a hop-and-a-skip from River Market, fronting the Arkansas River, an area loaded with a variety of dining and entertainment options. It is also an easy walk to the new Clinton Presidential Museum. The hotel is part of a larger development, River Market South, which includes a high-rise condominium tower and a parking deck, together adding new vitality to this part of town. The eight-story hotel is very urban, in that it sits hard to two streets – Commerce and Fourth. It contributes to the pedestrian character of the town. Storefronts reveal dining and lobby areas inside, and activate the building.

The building façade is a mixture of polished block at the first floor and iron spot brick veneer above. The parapet was to have been stucco, but the contractor brought value to the project by using white brick instead, for cost saving. The main façade is bisected with a vertical bay of glass curtain wall, giving the illusion of two buildings joined by a sheet of glass. Windows are proportioned to the height and mass of the building elements, and PTAC louvers have decorative grills to dress them up. A cantilevered marquee, canvas awnings and decorative paved sidewalks add to the quality of the pedestrian experience. Behind the building in the 145' by 100' site is a heavily landscaped patio with a fire pit and a pool.

The entry off the main street leads past the registration area to the elevators and further out to the rear patio. Off the entry, one also experiences the lobby seating, breakfast / buffet lounge area and a see-through fireplace. First floor contains meeting space, market, a business office and a fitness room overlooking the pool. Guest rooms include a mixture of kings, double queens and custom suites oriented sideways, to better fit this narrow site. An extra foot of height was added to each guest floor, to enhance the room experience.

The hotel structure is post-tensioned concrete on rammed aggregate stone piers. PTAC units handle most of the rooms, however split system fan coil units with roof compressors were used where the façade design needed cleaner detailing. A 100% outside air make-up air unit assures a positive pressurization of the building, keeping it feeling fresh and clear. The project was negotiated to a GMP contract.



architecture

L

engineering

P

interiors

B

C

LITTLE ROCK, AR

Units
119

Gross Square Foot
70,857

Construction Cost
\$10,966,480

Cost/Square Foot
\$154.77

Cost/Unit
\$92,155

Gross Square Foot/Unit
595

Acreage
0.344

Construction Start
July 2007

Construction Time
14 Months

Contractor
CDI Contractor's, LLC

Owner
McKibbin Hotel Group



HOSPITALITY