

I-30 Deck Park Planning Study

Little Rock, Arkansas
Pulaski County

PARK CONFIGURATION COMPARISON

Less
Preferable Condition

Moderately
Preferable Condition

More
Preferable Condition

Element	Community Cap (Full Build-Out)	Central Connector		Gateway Greens	
		Option A: 300'-Wide Structure	Option B: 120'-Wide Structure	Both Bridges	One Bridge
Park Space Area	5.34 acres	3.71 acres	2.97 acres	4.21 acres	3.35 acres
Bridge Area	3.84 acres	1.30 acres	0.53 acres	1.86 acres	0.89 acres
% Park on Bridge	72%	35%	18%	44%	27%
Monumental Public Art	Strong	Strong	Strong	Strong	Strong
Trail Connectivity	Strong	Strong	Strong	Strong	Strong
Redevelopment Potential (Surrounding Parcels)	Strong	Low	Low	Moderate	Moderate
Tunnel Designation	NFPA 502 Category B	Non-Tunnel	Non-Tunnel	Non-Tunnel	Non-Tunnel
Fire & Life Safety Systems	Several Systems (Very High Cost)	Likely Fire Protection Only	None Expected	Likely Fire Protection Only	Likely Fire Protection Only
Under Deck Lighting Requirements	Full Daytime Threshold-Lighting Requirements	50% Daytime Threshold- Lighting Requirements	Daytime Lighting likely not required	50% Daytime Threshold- Lighting Requirements	50% Daytime Threshold- Lighting Requirements
Construction Cost*	\$195M - \$205M	\$75M - \$85M	\$35M - \$40M	\$100M - \$110M	\$60M - \$65M

Note: A No-Build Alternative serves as the baseline condition against which the deck park alternatives are compared; however, it does not satisfy the project’s purpose and need.

* Construction Costs should be viewed as planning-level conceptual estimates intended for feasibility, funding discussions, and project screening; they are not intended for final budgeting, authorization, or procurement. Each estimate includes a 30% contingency to account for current uncertainties while establishing a realistic planning basis for future project development and funding discussions.

