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United States Department of the Interior CHARTER SCHOOL OFFICE

U.S. GEOLOGICAL SURVEY
Arkansas Water Science Center
401 Hardin Road
Little Rock, Arkansas 72211

March 7, 2014

Charter Authorizing Panel
Arkansas Department of Education
Four Capitol Mall
Little Rock, AR 72201

Dear Members,

We would like to express our concerns about locating a proposed charter middle school at 400 Hardin Road.

The U.S. Geological Survey's (USGS) 19,000 sq. ft. office, lab, warehouse, and ware yard is located at 401 Hardin Road. This facility sits at the end of the Hardin Road cul-de-sac directly across the street from the proposed charter middle school at 400 Hardin Road. Approximately 50 people work in the USGS office and daily move large boats and construction trucks to and from the office. We regularly have visits from the public and host various meetings and conferences from our facility.

Hardin Road is a less than two block long cul-de-sac with only one entrance/exit (to Financial Parkway which turns into Chenal Parkway just a block west). Hardin Road currently exists at the very west end of all the construction ongoing at the "Big Rock Interchange" and the street has the 1st traffic light where I-630 ends after flying over Shackelford Rd.

Our major concern relates to the potential traffic flow problem. Parents transporting 220 kids each morning and afternoon will certainly congest Hardin Road something horrible with only one entrance and exit to Financial/Chenal Parkway. We anticipate traffic stacking up along most of Hardin Road since the light will probably prefer the cars coming on and off I-630 during the morning and afternoon rush hours. If a school function happens during the day, cars will be parked along the narrow road and most likely into our lot. Parents may use our parking lot as a place to wait for their kids and tie up spaces for our visitors and employees of the building. A few weeks ago an accident blocked our entry/exit into Hardin Road for more than an hour.

Another concern is the kids who walk home or wait for their ride after school. The kids will likely wander away from campus and become roving groups that will trash up the place, tear up landscaping, make a bunch of noise, sometimes fight and scuffle among themselves – in general being kids. We are aware of a problem at a charter school about

a ½ mile from us where kids were throwing rocks at each other (for fun, not attacks) and hitting cars accidentally.

We are all for schools, but think it is poor planning to put one where there is only one traffic entrance and exit.

Sincerely,

A handwritten signature in black ink, appearing to read "David Freiwald". The signature is written in a cursive style with a large, prominent initial "D".

David Freiwald
Director
USGS Arkansas Water Science Center
(501) 228-3618



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March 10, 2014

VIA EMAIL – mary.perry@arkansas.gov

Mary Perry
Charter/Home School Director
Arkansas Department of Education
Four Capitol Mall
Little Rock, AR 72201

SUBJECT: QUEST MIDDLE SCHOOL APPLICATION / 400 HARDIN ROAD, LITTLE ROCK AR

Dear Ms. Perry:

We are the Agent for the Owner and Property Manager for the U.S. Geological Survey Building, 401 Hardin Road, Little Rock. We are strongly opposed to allowing the proposed Quest Middle School to be located on Hardin Road. Hardin Road is a two block cul-de-sac with only one entrance/exit to Financial Centre Parkway. Our client Jess Woods, who owns 401 Hardin Road, and his tenant, the U.S. Geological Survey Water Science Center, both object to this school location.

Our client's building is zoned for office use and has always been used as an office. The building the school wants to use is also zoned for office use and has been used as offices. Changing its use to that of a school would be a fundamental alteration of the traffic flows and usage patterns at the property and would be detrimental to other property owners and businesses in the area, as well as to the general public's right to have adequate safety and traffic flow on public streets. The U.S. Geological Survey has approximately 50 people in this office daily and have equipment and vehicles related to their business coming and going on a regular basis. Having a school at this location with parents dropping off students and picking them up will further impede ingress and egress on Hardin Road, not to mention the possibility of blocking the entrance to the U.S. Geological Survey's building, and will cause considerable difficulties not only for this office but to other businesses on this street.

There is also concern regarding the practicality of having a school in a former office building with little to no outside space for a playground or area for students taking a break from classes. Wherever this school is located, there should be a reasonable expectation that the facility and grounds would be designed to keep students and related activities on the property itself, without impacting neighbors.

There is another school located in an office park on Corporate Hill Drive and we have observed numerous problems stemming from the daily presence of patrons' vehicles lining city streets and private property owned by others. Allowing this location for this school would cause dangerous traffic safety issues and harm the property values and business operations nearby.

Sincerely,

A handwritten signature in black ink that reads 'Jeffrey R. Hathaway'.

Jeffrey R. Hathaway, CCIM, SIOR
President

cc: David Freiwald (freiwald usgs.gov)
Jess Woods
Vada Reynolds (vreynolds hathawaygroup.com)
Sally Mears (smears hathawaygroup.com)
Donna James and Tony Bozynski, City of LR

Each Office is Independently Owned and Operated.