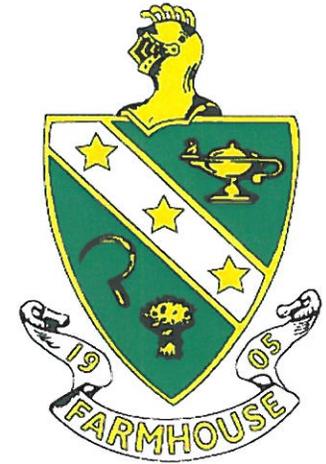


FarmHouse Fraternity- UNL

August 10, 2016



ECCO Update

D. Tom 8

ECCO CONCERNS

- ***NUMBER OF MEMBERS***
- ***OFF STREET PARKING***
- ***FOOTPRINT OF NEW FACILITY***
- ***CHARACTER OF NEIGHBORHOOD***
- ***RETENTION OF SURROUNDING PROPERTY VALUES***
- ***IMAGE AT END OF IDYLVILD BLVD.***

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- *NUMBER OF MEMBERS*
- *OFF STREET PARKING*
- *FOOTPRINT OF NEW FACILITY*
- *CHARACTER OF NEIGHBORHOOD*
- *RETENTION OF SURROUNDING PROPERTY VALUES*
- *IMAGE AT END OF IDYLWILD BLVD.*

Issues for Consideration - Why are we doing this project?

DESIGN DECISIONS

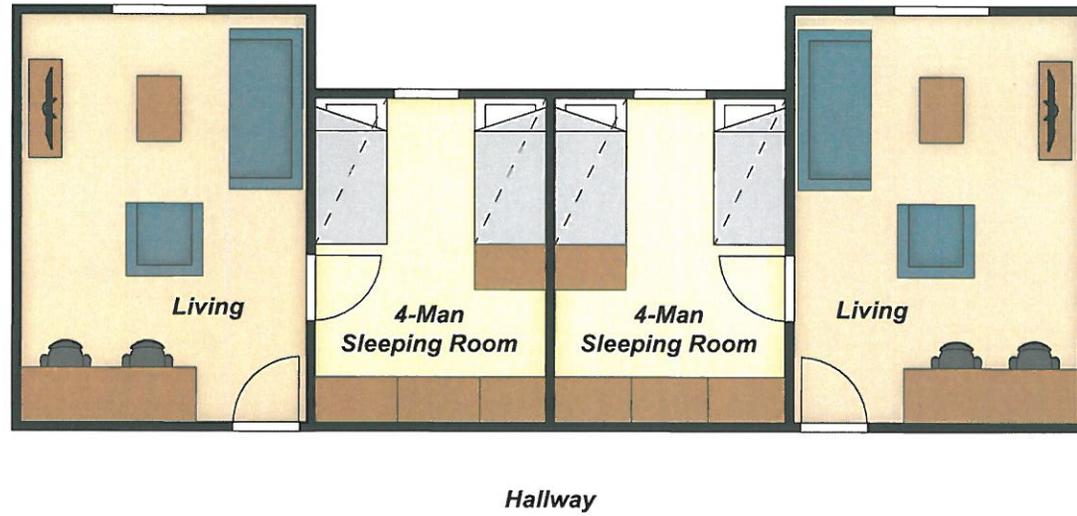
- TOTAL CAPACITY DESIRED **92 88 Members Plus Housemother**
- STORAGE NEEDS **TBD**
 - MEMBER POSSESSIONS
 - SUPPLIES
- STYLE OF LIVING UNITS/ STUDY ROOMS **Suite Style - Living/Sleeping/Study -3-4 person**

FACILITY ISSUES

- ADA ACCESSIBILITY
- INFRASTRUCTURE NEEDS- HVAC, ELECTRICAL
- ENERGY EFFICIENCY
- TECHNOLOGY NEEDS
- ASBESTOS ABATEMENT NEEDED
- MODERN LAYOUT AND AMENITIES DESIRED
- SPACE FOR MEMBER PARKING

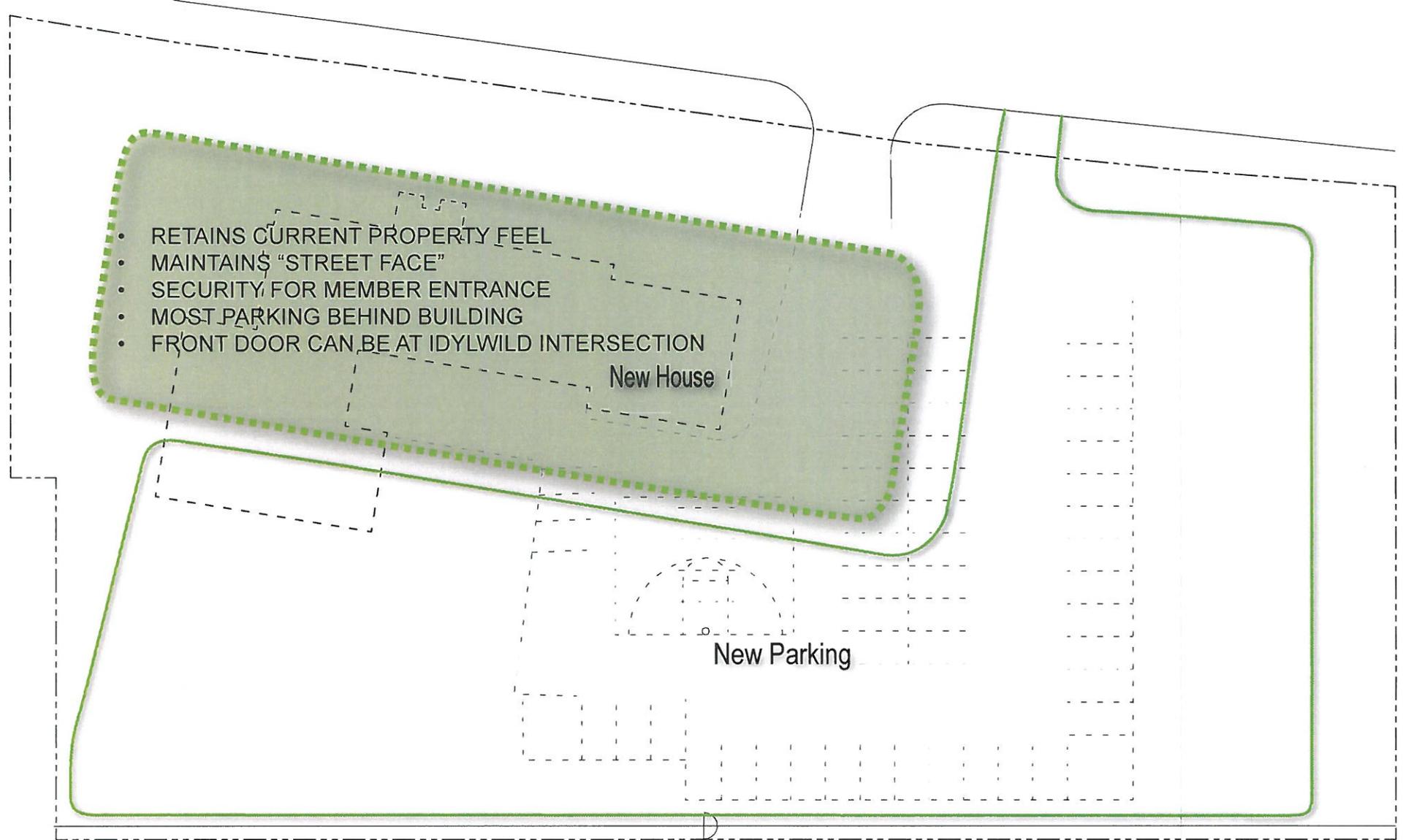
NEW CONSTRUCTION

NEW CONSTRUCTION- Suite Style -FINAL



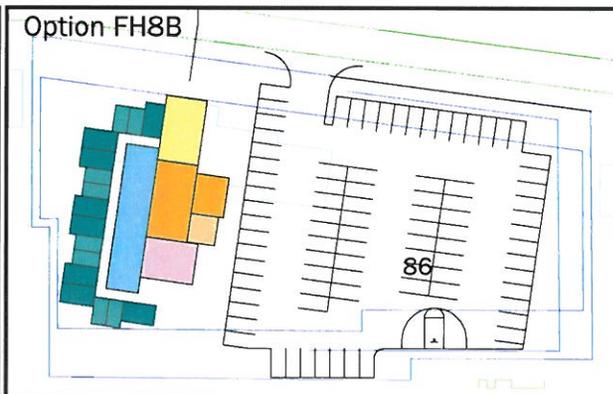
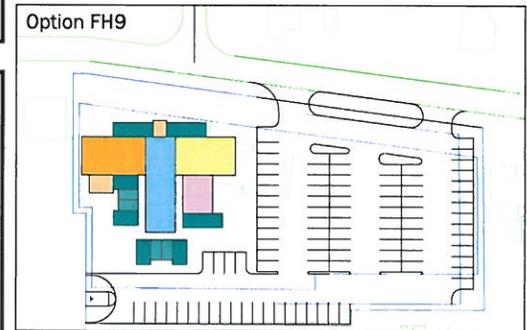
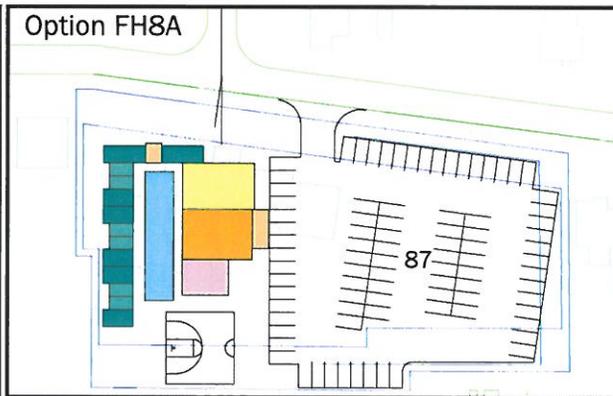
Typical Member Units

NEW CONSTRUCTION

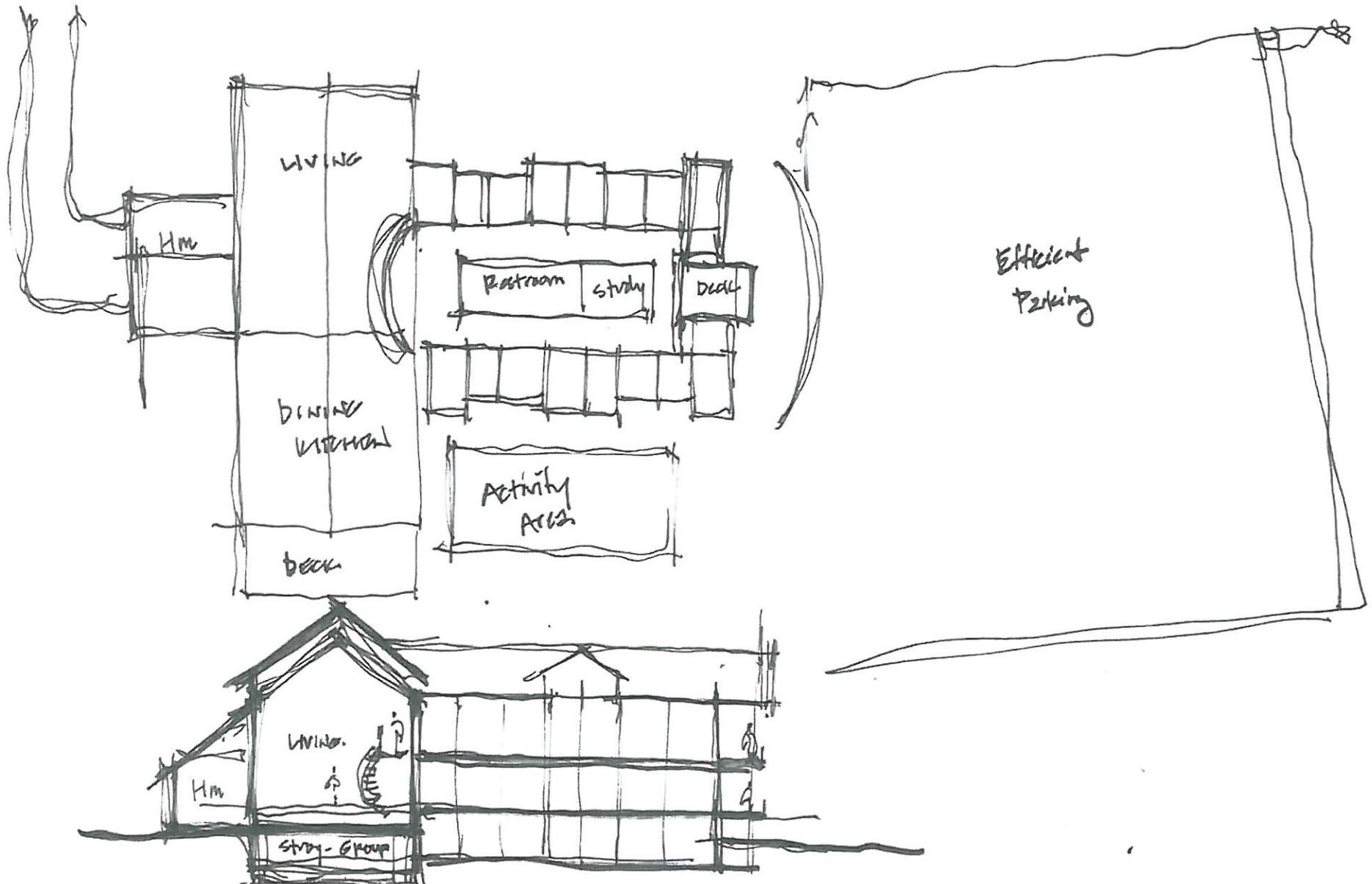


NEW CONSTRUCTION

Concept Sketches



001-10101-000 Farmhouse

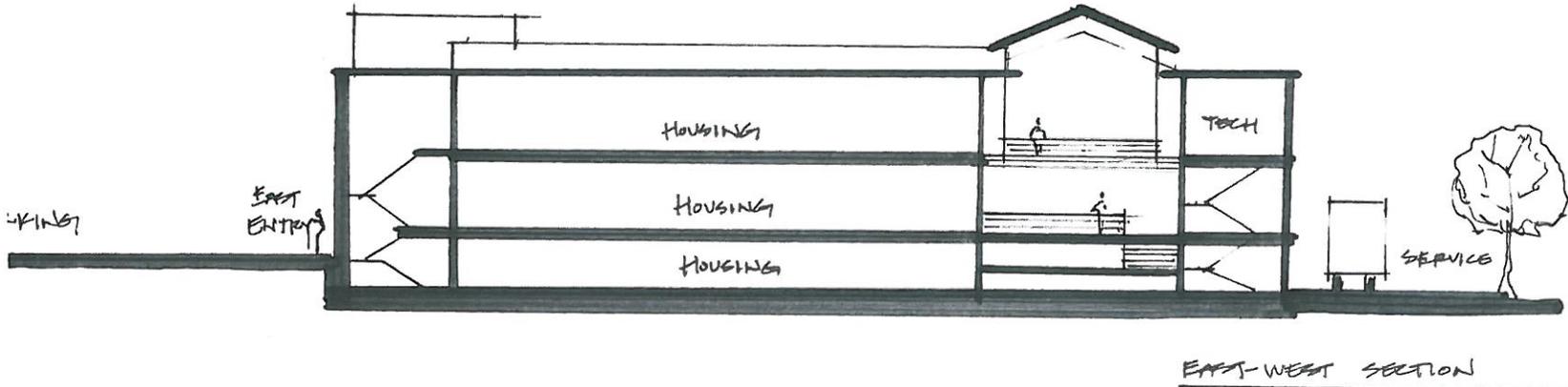
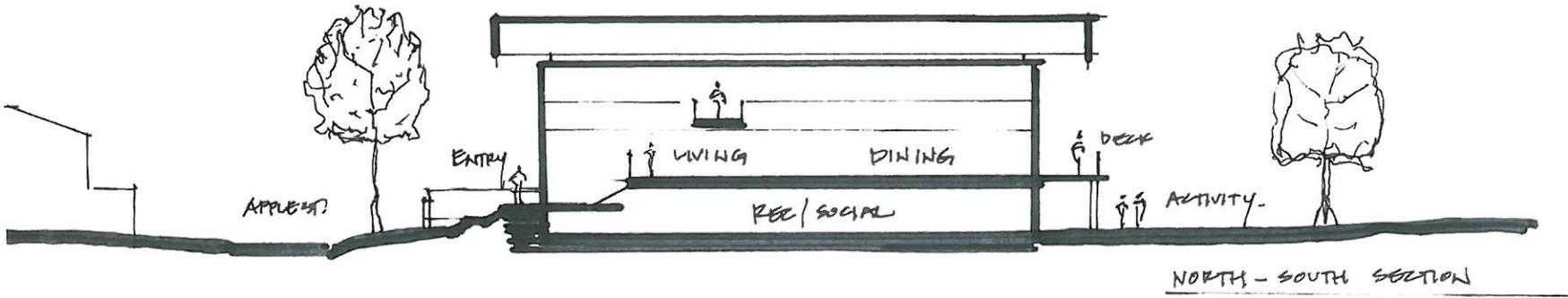


NEW CONSTRUCTION- Conceptual Site Plan

**building footprint area: 11191 sf
parking count: 79 stalls**



NEW CONSTRUCTION- Conceptual Site and Building Section



NEW CONSTRUCTION- Conceptual Perspective View





August 31, 2016

PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

Mr. Steve Henrichsen
Development Review Manager
Lincoln/Lancaster County Planning Department
555 S 10th Street, Suite 213
Lincoln, NE 68508

Mr. Henrichsen:

The FarmHouse Fraternity, located at 3601 Apple Street in Lincoln, is seeking an amendment to their existing Special Permit 300B to allow the Nebraska FarmHouse Association to replace the existing facility. The fraternity has outgrown their current building and wishes to update and improve amenities available to their members. In addition, they plan to lessen house density by added square footage and increase off-street parking and perimeter landscaping to enhance outward appearance to the neighboring properties. As such, the current facility and an adjacent property to the east (3639 Apple St) will be demolished and replaced with a new facility and grounds located on the existing site. The project design will follow necessary design requirements pursuant to the R-2 zoning, such as maintaining a maximum height of 35'.

Please consider this application as it relates to City of Lincoln Zoning Ordinance 27.63.280:

- There should not be any major effect to the neighborhood traffic or city utility services as the increase in people living in this area will not significantly change when considering that this project will take over additional land that previously contained a single family residence. Adjacent properties will not be negatively affected as the design intent is to create perimeter landscaping buffers and generally improve the overall appearance of the property with new construction.
- Again, the general density will not significantly change because of removing a current single family residence and only raising the member count by 8.
- Failure to grant this permit would limit the desired membership number which is intended to keep upperclassmen in the house for added mentoring of the younger/ new students. It would also limit the project's ability to provide for added off-street parking and the neighborhood's desire for perimeter landscape and screening.

Primary features of the project will include:

- Study / sleeping member living units
- Additional group study and technology rooms
- Added technology and data infrastructure--eliminating the exterior wiring wrapping around the current house.
- Additional on-site parking with minimized frontage to Apple Street. (mostly located to south edge of site).
- Updated mechanical and electrical systems improving overall systems efficiency.

The applicant requests an increase in allowable square footage from 22,300 square feet to 32,000 square feet; an increase in allowable parking from 57 stalls to 88 stalls; and an increase in allowable members from 80 members to 88 members plus a housemother.

Please see additional material submitted with this application for support of this request.

Sincerely,

Jeffrey S. Monzu, AIA, NCARB
LEO A DALY
Vice President, Senior Project Manager
jsmonzu@leoadaly.com



EST. 1915

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