

Lewis-Syford The Feat Academy
700 N 16th St. Lincoln, Nebraska

ARCHI ETC., LLC



May 17, 2012

Marvin S. Krout
Director
Lincoln City/Lancaster Planning Department
555 South 10th Street, Room 213
Lincoln, NE 68508

RE: The Lewis-Syford House

Dear Mr. Krout:

The purpose of this application is to waive point #7 from the August 20, 2008 easement on the property located at 700 North 16th Street Lincoln, Nebraska. Our intent is to construct a facility that accommodates the needs of the The FEAT Academy for Autism and Developmental Disabilities in the southeast corner of the site. We will do so in a manner that maintains the existing site layout and does not interfere with the historical façade of the House. There will be minimal visibility of the new structure from 16th street and the structure will have an exterior that compliments the existing Carriage House.

Significant repairs need to be performed on the Lewis-Syford House and its carriage house. The foundations of both will be removed and replaced. Structural elements will be installed in the carriage house but the facing will remain the same. Repairs to the roof, siding, windows, and interior components will be performed. This will insure that the house can maintain its existence for years to come.

The FEAT Academy is Nebraska's first non-profit, academy dedicated to the advancement of individuals with Autism. Using all evidence-based practices, The FEAT Academy's approach combines the science of Applied Behavior Analysis (ABA) with academic curriculum, and continues to apply this best practice method across real-life scenarios. ABA is the recommended intervention for people with Autism from the American Academy of Pediatrics, the National Institutes of Health, the Centers for Disease Control and the US Surgeon General. Nebraska is currently one of four states that does not have an ABA-based, non-residential program for school-aged children.

In the short-term, The FEAT Academy will serve up to 15 individuals with Autism and Developmental Disabilities, ranging from age 5-14 years. Utilizing the expertise of our Board Certified Behavior Analysts and Nebraska State Certified Teachers, our programs combine academics with activities that build on each individual's strengths such as art, music, and theatre. We also place a significant focus on teaching life-skills and social skills needed to live a more independent and higher quality of life, such as safety skills and self-care.

Our goal is to see each participant reach his or her fullest potential and develop skills needed to enjoy fulfilling careers and meaningful relationships with their families,

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friends, co-workers and neighbors. Our first 2 years in operation will be spent achieving best outcomes for our participants and formalizing our relationships with other community leaders in the field, such as UNL, insurance companies, Medicaid, the Nebraska Department of Education, and local and surrounding public school districts.

Long-term, our vision is that The FEAT Academy will serve as a regional hub for the advancement for people with Autism and Developmental Disabilities. We envision the Lewis-Syford location to serve as our administrative headquarters and Early Childhood center, with another location (or campus) in Lincoln for school-aged and adult individuals, and satellite locations throughout the state of Nebraska. We will conduct important research in the field, work with UNL students and professors to better equip teachers to use best-practices in the field of Autism and DD, and engage and educate the public on the attributes and challenges of living with disabilities. Within 5-7 years of opening, we hope to begin serving people of all ages with Autism and Developmental Disabilities, and we are presently working on partnering with other service agencies in Nebraska to achieve this goal.

The Lewis-Syford House provides opportunities for the children that cannot be found in alternative settings. The home-like atmosphere provides comfort for the children and allows them to learn social skills and life skills in a more generalized setting. Surrounded by tall trees, the tranquility of the grounds presents a peaceful setting which will provide many opportunities for the children and staff to experience nature in a safe learning environment.

Perhaps most importantly, the University of Nebraska – Lincoln campus location is paramount to the long-term success of the Autism Academy. The formation of a relationship with UNL will propel forward research critical to helping the children. UNL students will have teaching and observation opportunities, and the students on the UNL campus will have the unique gift of learning about our amazing children, developing more compassion for their differences, and an understanding of how to engage with the growing population of individuals on the Autism Spectrum.

Sincerely,

Cristy K Joy, AIA LEED AP
Managing Partner
Archi + Etc. LLC



Explain the economics of the project, including total project costs, how they are expected to be paid, and how much would be going to restoring the existing house.

The restoration of the Lewis-Syford House is directly dependent upon finding a user that can pay sufficient rent to justify the project restoration cost. For many years, even with previous ownership, the House has sat vacant and has deteriorated due to lack of maintenance and upkeep from an everyday user. Since 2009, the Kinder Porter Scott Family Foundation has worked diligently to find a tenant that compliments the historic structure, site, and University surroundings. The Foundation Board is very excited to explore the FEAT Academy as the potential tenant and is comfortable with their capability to not only fund the restoration cost but also to use the property in a manner which restores and maintains the integrity of the Lewis Syford House. Without the Feat Academy, the \$350,000 - \$400,000 restoration cost is likely insurmountable and it is likely that we will witness continued deterioration of the House. Given the relatively small size of the House, it is challenging to find a tenant who can pay the per square foot rent necessary to cover the restoration cost. This is also true in the Feat Academy's case. However, we can meet the needs of the Foundation and Feat Academy with a tasteful supplementary building tucked into the back of the property. The sum of the restoration and new structure will breathe a long overdue, new life into the property.

The Feat Academy will fund the project and their mission through both monetary and in-kind donations. When all is said and done, the total project cost of the restoration and new structure will exceed \$1,000,000, a great investment into the Lewis-Syford legacy.

Proforma Analysis

Purchase Price	\$	201,000	
Carrying Cost (Since 2009)	\$	20,000	
Renovation Cost (House Only)	\$	<u>450,000</u>	
Total Investment	\$	671,000	
Useable SF		1549	
Rent Necessary for Foundation to Breakeven	\$	43,560.00	Annual
	\$	3,630.00	Monthly
	\$	28.00	PSF

Design Narrative

Lewis-Syford House

The exterior of the existing house will be restored, within economic means based on availability of materials and skilled labor, to maintain a historically accurate portrayal of the home. The color pallet for the exterior has not been selected at this time, but the colors will be selected based on findings of research that indicate what an appropriate color pallet for a home of this style and era should be. The interior floor plan of the home will remain the same, although finishes will be updated. Finishes have not been selected at this time, but they will be selected appropriately for the style and era of the home.

The major improvements to the house will be to make the home a safe environment for The FEAT Academy and to preserve the longevity of the home so that it can remain an icon in the Lincoln Nebraska and University of Nebraska-Lincoln communities. These improvements will include replacing the foundation, replacing windows, upgrading the mechanical system and installing a fire suppression system. These improvements will also be done in a manner to preserve the historical nature of the house.

Carriage House

The carriage house will be deconstructed and rebuilt in its existing location with a new foundation and structure. The existing cladding of the carriage house will be restored and reused on the new structure. The intent for the completed carriage house will be to have it restored to a condition that meets the standards of modern building code while maintaining a historically accurate exterior. The interior will be designed to be used as a group room by The FEAT Academy.

Link

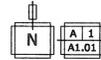
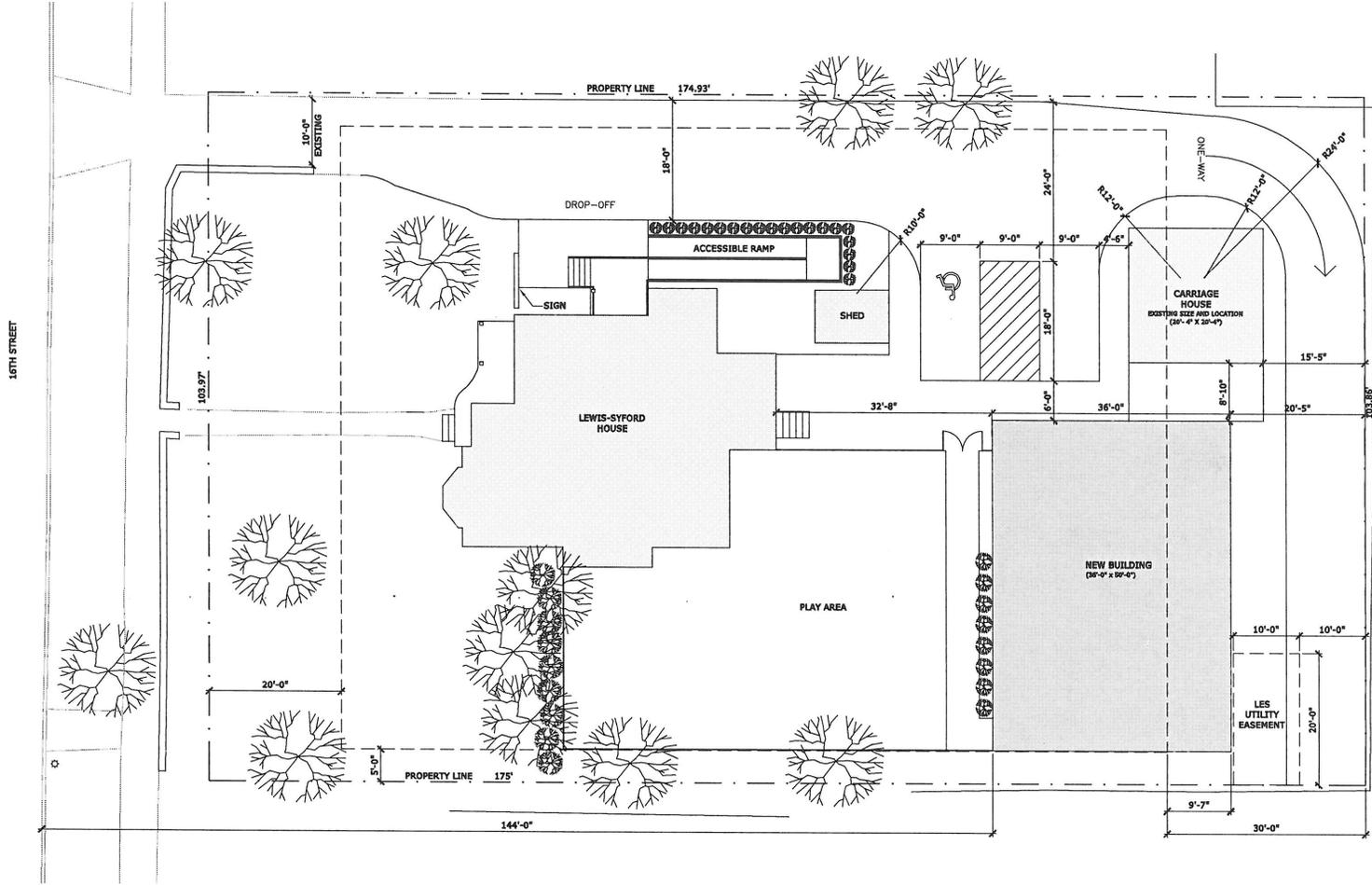
A glass link will serve as a connection between the carriage house and the new building. The link will serve as a functional connection between the new building and carriage house while minimizing the visual impact on the carriage house.

New Building

The new building will be nearly invisible from 16th street by sinking it into the existing grade and using landscaping for screening. The material pallet of the new building will be selected to compliment that of the house and carriage house. A cement board siding with a masonry base that will match that of the new foundation on the house will be utilized.

Site Improvements

Site fencing will be selected that matches the style and era of the home. Vegetation will be selected based on its ability to screen the presence of the new building. An accessible ramp will be provided to the home that will be visually different, yet complimentary to the building. It will be constructed in a manner that makes it clear that the ramp is not an original feature of the building. It will also be screened with vegetation.



SITE PLAN
SCALE: 1/8" = 1'-0"

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Architects, Interior Designers, Landscape Architects
1700 N. 16th Street
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Lewis-Syford House
700 N. 16th Street
Lincoln, NE
SITE PLAN

Date Started:
March 7, 2012

May 14, 2012

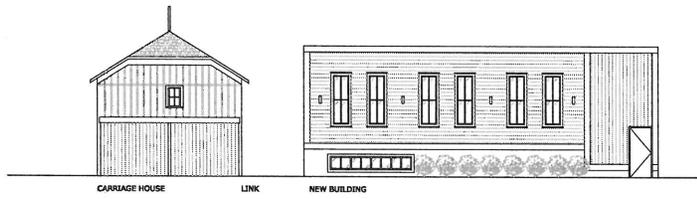
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CARRIAGE HOUSE LINK NEW BUILDING

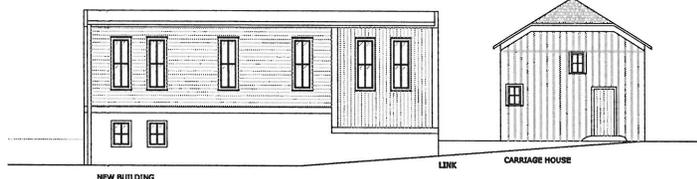


LEWIS-SYFORD HOUSE



SHED

A 4 WEST ELEVATIONS
A3.01 SCALE: 1/8" = 1'-0"



NEW BUILDING LINK CARRIAGE HOUSE

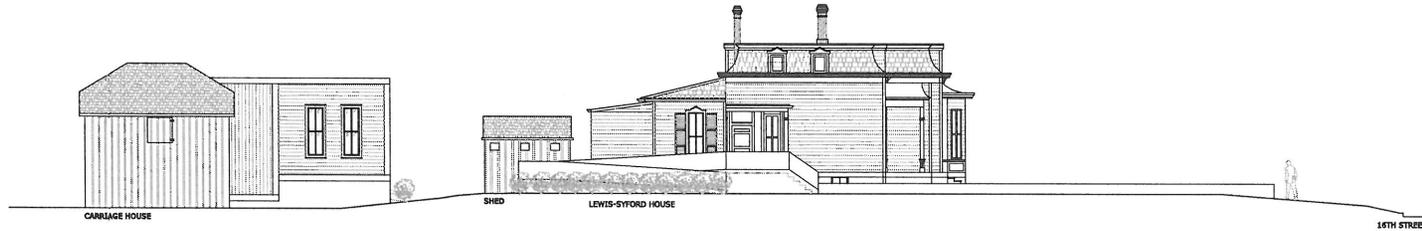


LEWIS-SYFORD HOUSE



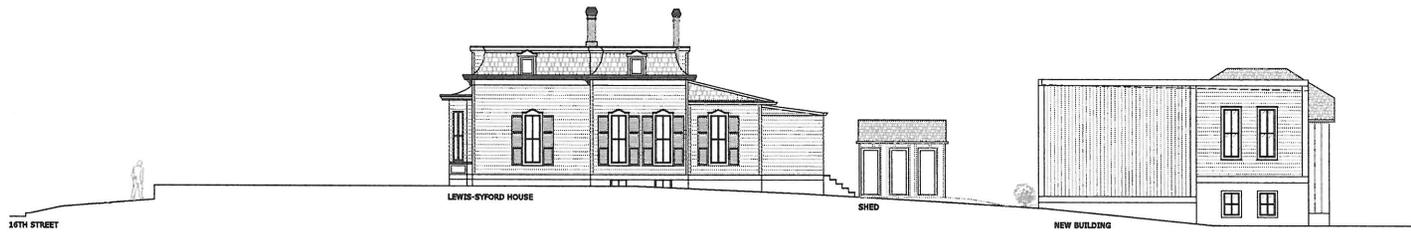
SHED

A 3 EAST ELEVATIONS
A3.01 SCALE: 1/8" = 1'-0"



CARRIAGE HOUSE SHED LEWIS-SYFORD HOUSE 16TH STREET

A 2 NORTH ELEVATIONS
A3.01 SCALE: 1/8" = 1'-0"



16TH STREET LEWIS-SYFORD HOUSE SHED NEW BUILDING

A 1 WEST ELEVATIONS
A3.01 SCALE: 1/8" = 1'-0"

ARCHI + ETC. LLC
ARCHITECTURE ETCETERA

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Lewis-Syford House
700 N. 16th Street
Lincoln, NE
ELEVATIONS

Date Started:
March 7, 2012

May 16, 2012

Preliminary
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construction

12-043

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NOTE: Rendering shows design intent only. Refer to the construction drawings for actual building exterior information.



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ARCHI + ETC. LLC
ARCHITECTURE ETCETERA

May 15, 2012

Jean Jennings, President
Kinder Porter Scott Family Foundation
128 N. 13th Street, Unit 1101
Lincoln, NE 68508

RE: UNL garage parking for occupants of the Lewis-Syford House

Dear Ms. Jennings,

In an effort to show support of the FEAT Academy, the University of Nebraska-Lincoln is willing to provide up to fifteen (15) Faculty/Staff Garage Parking Permits for the employees of the FEAT Academy for their daily parking needs. FEAT employees can use these parking permits to park in the UNL parking garage at 19th and Vine Streets. Please note that UNL reserves the right to reassign FEAT Academy employees to another UNL parking garage or lot if required.

Please note that the cost of these permits is normally adjusted on July 1 of each year. For your reference, the FY 2013 cost of these Faculty/Staff Garage Permits can be found at the following website. <http://parking.unl.edu/permits/cost.shtml>

Parking for FEAT Academy employees will continue to be available as long as the FEAT Academy is a tenant of the Lewis-Syford House. To make arrangements for employee parking or if you have any questions, please contact Dan Carpenter, Director of Parking Services at (402) 472-1800.

Our best to you and your colleagues as you launch this new initiative.

Sincerely,



Christine A. Jackson
Vice Chancellor for Business and Finance

CAJ:c
Cc: Daniel Carpenter
Kim Phelps