

Planning Commission Meeting
September 21th, 2011

East Campus Community Organization (ECCO) would like to make these points in regard to the proposal by the Kappa Foundation pertaining to the proposed new Alpha Gamma Rho (AGR) fraternity building at 1430 Idylwild.

- The East Campus Community Organization is a neighborhood organization bounded by Vine and Holdrege Streets and by 33rd and 48th Streets. The East Campus Landmark Historic District is in the heart of the neighborhood and was created through the cooperative work of a neighborhood committee with the Historic Preservation Commission and ECCO. One of the missions of ECCO is to preserve the character and integrity of the neighborhood as well as the historic district.
- Alpha Gamma Rho (AGR) is a very integral part of the history of our neighborhood. The ties of our neighborhood with East Campus and its important agricultural contributions are part of the fabric of the neighborhood. We want to continue to keep those ties strong. We are pleased to be working with them on their proposed improvement.
- ECCO has appreciated how receptive the Kappa Foundation has been to getting input from the neighborhood about their project. They have worked with the immediate neighbors affected by this project and with ECCO. They presented their design several times and have made revisions to the proposed project based on neighbor's concerns.
- ECCO is pleased that the design of the proposed structure is in keeping with the feel of the neighborhood and the campus. We appreciate the research that was done to create a tie between the architecture of East Campus as well as the homes in our neighborhood. The exterior finish materials chosen also help to create this visual bridge.
- ECCO believes the attention to detail and quality that the Kappa Foundation is proposing will set the standard for any future projects that may come to the neighborhood. We hope that their willingness to work with the neighbors and with ECCO will also be mirrored in future projects. This project could be a catalyst for other improvement projects in the area.
- The loss of three houses in our historic district is a concern, but we understand that the need to accommodate parking and orient the fraternity house to Holdrege Street necessitates this action. The proposed berms and solid walls will help diminish the impact on the immediate neighbors and the visual impact of the parking lot from the street. The green space and proposed landscaping will help the transition to residential homes to the east of the new building. ECCO would like to see the homes moved to new locations, if feasible and will work with the Kappa Foundation to explore that as an option.
- ECCO was initially talking about opposing the rezoning of lot 48 from R-2 to R-6 and we still have some concerns, but because the fraternity has been a part of the history of our neighborhood and because the Kappa Foundation is willing to enter into a written agreement with the City placing the conditions and limitations stated in the Consensus Points document dated 9/14/11 on the project, ECCO can enthusiastically support their project.

Cindy Loope on behalf of the East Campus Community Organization