

McKinney Planning and Zoning Board,

Our intent for the Health Sciences Center and the Conference Center projects located at 2200 W. University Drive on the Collin College Central Park Campus is to provide buildings that are representative of the higher learning environment within them. In order to maximize natural sunlight, aesthetic intrigue and keep within budget the introduction of materials that are contemporary, yet durable, is necessary.

In regards to the section of the City of McKinney ordinance listed below:

*Other non-residential uses in non-industrial districts. a. For all non-residential uses in non-industrial districts, except as exempted under subsection (m)(1)e of this section, at least 50 percent of each wall, including walls that extend less than 24 inches, shall be covered with a masonry finishing material as defined herein.*

1. We are requesting a variance for the penthouse materials at the Health Sciences Center. We propose the use of painted flat metal panel to avoid the extenuating cost of providing structure for masonry around the roof top units.
2. We request the use of modular curtain wall on both the Conference Center and the Health Sciences Center. The curtain wall adds valuable daylight in the lobby spaces, rooms, and allows a pleasing connection between the outdoor and indoor spaces at both the Health Sciences Center and the Conference Center.

Listed below are contributing factors that were taken into consideration for our variance request.

1. The addition of the metal panel to the penthouses of the Health Sciences Center will not change the character of the campus as precedence has been established at nearby buildings which have penthouse installations on their roofs using the same metal panel material.
2. The metal panel used on the penthouse will not be reflective but painted to blend in with the rest of the materials on the building.
3. The curtain wall is a significant visual improvement over small punched openings which tend to look institutional. In addition, the curtain wall helps bring a modern look to the campus.

Name: Brian Cay

Signature: 

Date: 5-02-2014

Collin College Package A and B letter of intent