

March 15, 2018

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

Re: Façade Elevations Variance Request
HUB 121 – Craig Ranch
NWC SH 121 and Alma Road

Dear Mr. Lockley:

Below please find a list of requested variances from the Façade Submittal comments for Lots 1 and 6, Block B of Parkside at Craig Ranch Addition:

1. Parapet roof lines are required to feature a well-defined cornice.
2. Elevations 50' or longer are required two offsets from the primary façade at least 18" deep.
3. (In regards to Building 3) Buildings within a larger development must be architecturally consistent with other building, i.e. design elements, colors, roof type, and materials.
4. Utilize 56% of Metal to be used on the North and South Elevations of Building 3.
5. Utilize no masonry material on occupiable spaces of the Music Pavilion.

Below, please find the corresponding reasons why we would like to further discuss the above-mentioned comments.

1. The design inspiration for the development is the clean lines of traditional warehouse buildings with modern updates at the pedestrian level canopies and storefront entrances. In keeping with simple and modern design we prefer to maintain a simple band at the parapet caps that matches the other banding at the ground and window header which is a tile accent band intended to mimic concrete or cast stone. We have increased the height of the cap previously submitted. What we are proposing would be around 8" high with a pre-finished metal cap above. We feel that a simple masonry / tile type cap along the parapet line provides a better fit for our aesthetic. We have attached a few pictures of similar looking projects as a reference.
2. As being part of a larger development with such a unique program, we feel that this requirement really limits our ability to provide the balance of massing and material play we want to accomplish. Most elevations are close to meeting the requirements and we feel that due to the uniqueness and quality of the development we would like to request an exception to the rule. I have provided a sheet with key plans of all buildings showing setback/elevation lengths.
3. This building is the centerpiece to the development. Our intended goal was to give some variation in design and introduce a few more materials, specifically some limestone that is prevalent in Craig Ranch. We want the overall development to have a more eclectic feel than

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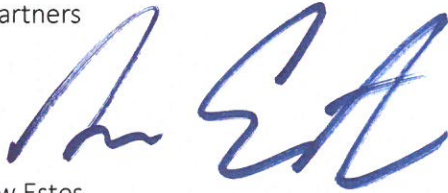
traditional retail developments. Attached are renderings showing the importance of this building and how it interfaces with the other buildings in creating a pedestrian oriented center spine.

4. We consider this an architectural feature that is part of a decorative metal gabled roof cap. We feel this enhances the development by providing additional scale and material interplay. We want the end walls of the gable to be semi-exposed, structural trusses partially screened by a metal mesh. Again, we are looking for a unique architectural statement that gives the overall development something exciting and different.
5. We feel that the use of CMU is important to this structure as it adds durability to the elements while still being aesthetically please. Paired with the metal panels covering the restroom, we are trying to let the music pavilion retain its own identity while still matching with the rest of the development.

Thank you in advance for your consideration of the building elevations. Please contact me if you have any questions or concerns.

Sincerely,

NCA Partners



Andrew Estes