James West. Architect P.O. Box 806 McKinney, Texas 75070 (214) 675-1559 January 22, 2021 tao75070@tx.rr.com

Cindy Schneible, Director of McKinney Economic Development Corporation McKinney Economic Development Corporation McKinney, Texas 75070

Reference: Request for Improvement with a Community Development Grant to serve the alley behind the east side of Tennessee serving Retail between Louisiana Street and Cloyd Street in the rear alley also serving the west side of the Dowell Building at 208 East Louisiana and the Dowell Tin Shop at 208 Johnson Street

Dear Ms. Schebold,

The owners of the property mentioned above have been seeking the means to improve the rear alley surface area to enable deliveries and to improve surface storm drainage for a long period of time to eliminate antiquated storm drainage system on causing extreme damage to major damage to neighboring historic structures. Led by Cameron Anderson, owner of the Dowell buildings, who has created a topographic survey, attached, of the site to include utilities, property lines, and antiquated drainage systems. The proposal is being made to pave the rear service alley with 2" of hot mix asphalt on the recontoured existing crushed stone base and redirect storm drains off the existing historic buildings on to the improved, contoured asphalt surface in order to carrying away damaging storm water without further damage to the buildings and enabling reliable deliveries in the improved alley to established retail buildings.

A budget for the proposed improvements is attached for your review. The current

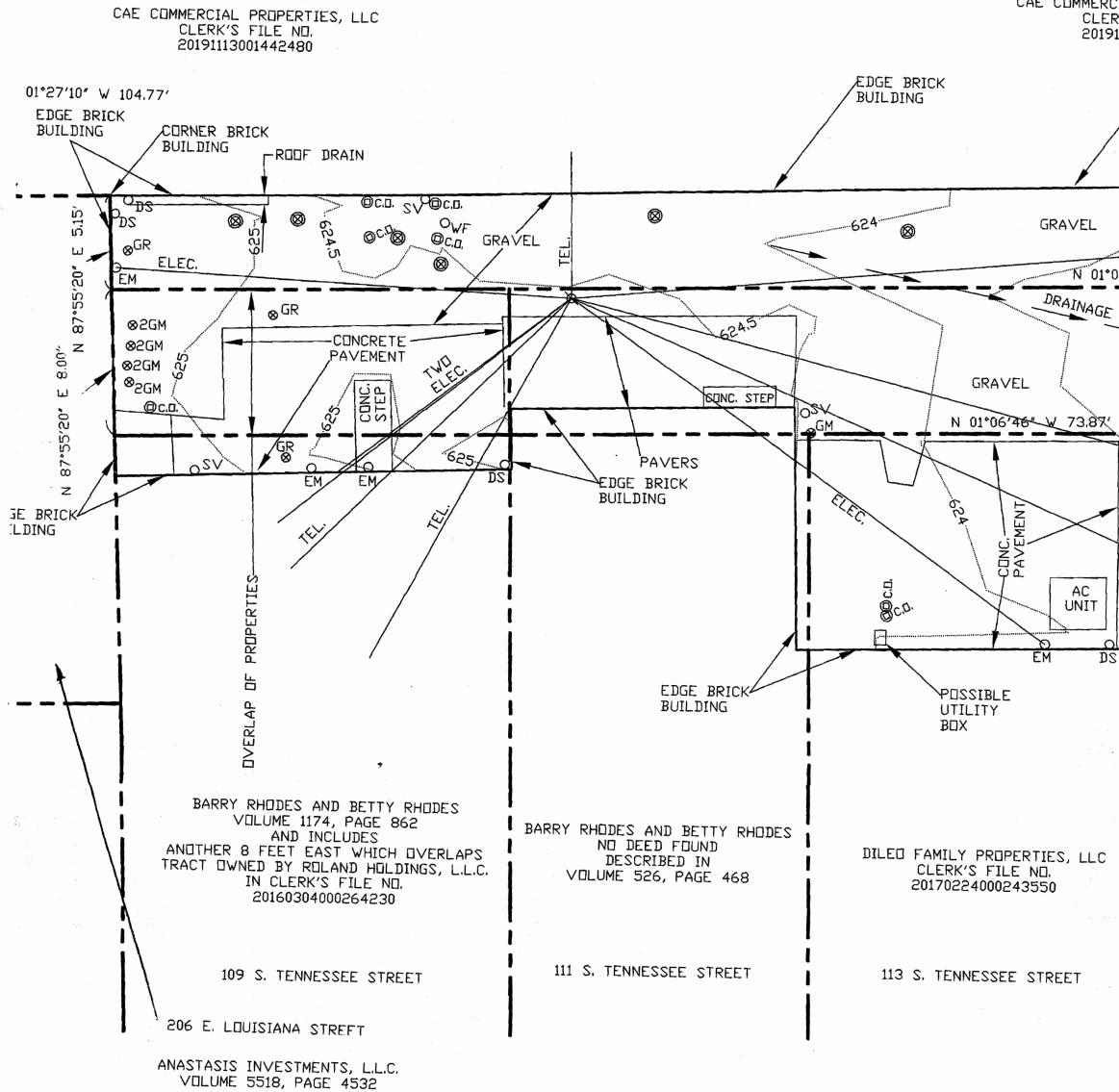
storm drains are remnants of the origin storm drains installed when the Dowell Family who owned and built most of the buildings on the south side of Louisiana from Tennessee to Johnson Street. Subsequet sale of all buildings except 208 East Louisiana and 208 South Johnson has resulted in a storm drain system designed almost 140 years ago that is damaged and eroding the historic buildings envelopes that they are meant to protect.

The proposed improvements would arrest further storm damage, improve the damaging drainage in the area, and improve retail deliveries in this area of the Historic Downtown Square in McKinney.

Yours truly,

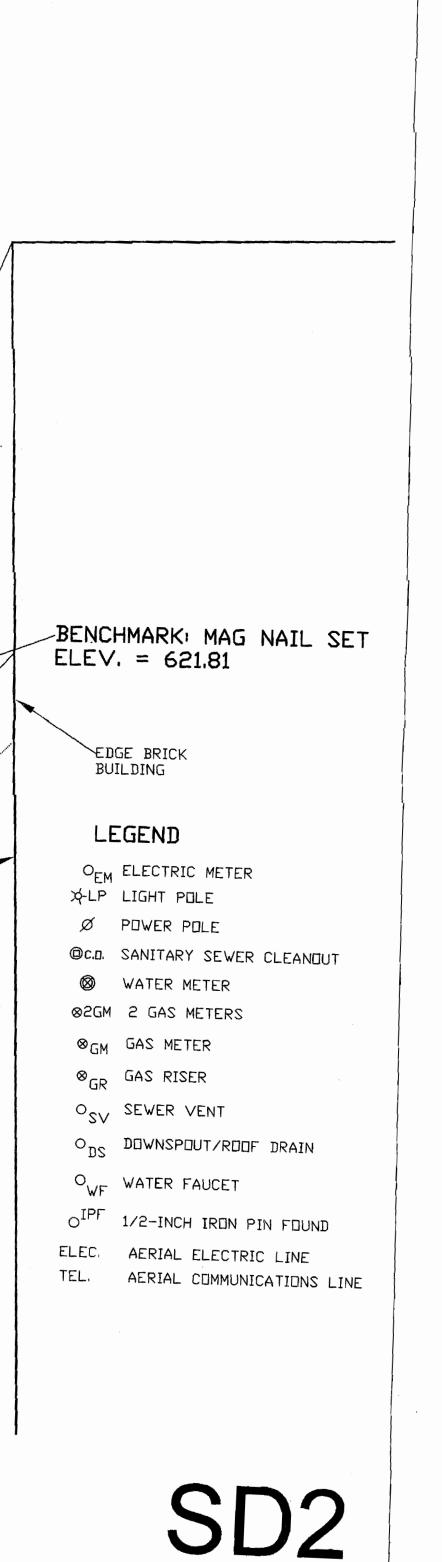
James West, architect

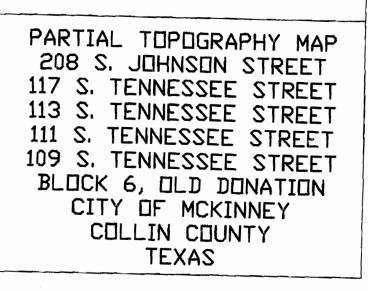
208 S. JOHNSON STREET



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0 ö CAE COMMERCIAL PROPERTIES, LLC CLERK'S FILE ND. 20191113001442480 CONCRETE PAVEMENT ROOF DRAIN RUNS ALONG ENTIRE LENGTH OF BUILDING EDGE BRICK .621.5 BUILDING DS 623 /DSI 6PIS ELEC, 622.5 4 FLOV N 01°06′46″ W 95.67′ DRAINAGE FLOW Щ 0 OL GRAVEL ELE GRAVEL DRIVEWAY TEL. 622 623,5 Ĺ 622 TEL Ъ REET TO MAP CKINNEY TOVLER 950 GRAVEL స్త R E R E R E $\langle \rangle$ GM ŏ CLUYD STR 20' R.D.V. ACCORDING TO CITY DF MCK BY KOCH & FU DATED 19 __{S∨}I PA/ ΕM EDGE BRICK BUILDING ≥υ ROLAND HOLDINGS, L.L.C. CLERK'S FILE ND. ,53" ROLAND HOLDINGS, L.L.C. 20130701000911800 BUIL BUIL CLERK'S FILE ND, 20160304000264230 sП 117 S. TENNESSEE STREET JULY 20, 2020 × . Q-BRUCE GEER P 4117 Scale: 1'' = 5'TNO ESS VOIO BRUCE GEER, R.P.L.S. NO. 4117 1101 W. UNIVERSITY DRIVE MCKINNEY, TEXAS 75069 FIRM: BRUCE GEER, SURVEYOR FIRM REGISTRATION # 10150700 OFFICE: 972-562-3959 BEARING BASIS: GRID NORTH BY USING ALLTERRA GPS NETWORK FAX: 972-542-5751 EMAIL: brucegeer@sbcglobal.net





THE TOM DAY COMPANY TOM DAY CONSTRUCTION

Proposal

To: Cloyd Street AlleyFrom: Tom Day Construction, LLCDate: February 1,2021

Re: Cloyd Street Alley

General Conditions		\$ 980.00
Asphalt		\$ 11,880.74
Concrete		\$ 2,100.00
Gutter Replacement		\$ 1,850.00
	SUBTOTAL:	\$ 16,810.74
	OH&P: 8%	\$ 1,344.86
	Total:	\$ 18,155.60

Please let me know if you have any questions. Thank you!

C

Thomas C. Day President Tom Day Construction, LLC























