

February 3, 2015

To the city of McKinney,

It is the intent of our family to preserve and refit the historic Flour Mill in McKinney, Texas into a safe, historic location of offices, apartments, event facilities, and retail spaces of cultural significance. It is located in a north south direction between east Louisiana Street and east Virginia Street and in an east west direction between the railroad tracks and public parking on the west and Throckmorton street on the east. It comprises a campus of three buildings dating back over one hundred years. The first building (407/415) constructed is over four stories and dominates the skyline of East McKinney. It is a load bearing, red brick walled heavy timber structure typical of mill construction of the era. The second building (501) was built as a modest one-story flour storage structure and has been remodeled into a two-story structure. The third building (601) was constructed for general offices.

The block is shared with an active grain operation and the Flour Mill occupies over 1.6 acres of the block. There is a 26 foot access easement to the east which also serves as a Fire Lane.

At this time, after considerable design work with the city over the past here years we are submitting to the city an updated Site Plan with features to achieve the vision as it resides in the Transit Village Corridor.

- (1) A street brick-paved and concrete courtyard between buildings 2 (501) and 3 (601). The courtyard and TAS walkway provides access between a parking lot to the north with buildings 2 and 3 as well as an outdoor location for cultural, retail and art events.
- (2) Improved entry access to building 1(407) from the west and south
- (3) Improved entry access to building 1 (415) from the south and the east.
- (4) A new "Historic Art Park" where artifacts from the Flour Mill will be displayed.
- (5) A small pergola and screen system to create an attractive backdrop for wedding and event photography.
- (6) The completion of the raised veranda on the south face of building 2 (501) with new stair and sidewalk.
- (7) A new entry into (501) for future restaurant.
- (8) A new covered walkway for building (501) as guests travel between events from (415),
- (9) A new electrical transformer for the total project renovation.
- (10) Completion of the new TAS ramp and entry for building 3 (601)
- (11) Two new elevators and stair towers for (415) and (407)

We have donated a parcel of land for the new Louisiana Street construction with the understanding that the Flour Mill will have a new entry stair from Louisiana to (407 and 415) as well as a new R.O.W for a restricted access stair to exit and access the four story tower (415) directly from the street.

We are requesting the P&Z council to recognize that our use of corrugated structural steel does not violate the ordinance (Appendix G, G-2 Section 8.4.2) as it is not sheet metal.

We are also requesting the P&Z to make an exception to not be required to meet the requirement to have 65% transparent storefront windows along ground floor facades facing Pedestrian A streets, specifically for the proposed silo. This is based upon the fact that for it to have too much glass it no longer has the intended character. Also, being an historic building we do have ample glass facing Louisiana Street.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Bradley Kidwell", with a long horizontal flourish extending to the right.

Bradley Kidwell
Bradley S. Kidwell Family LP
407 E Louisiana
McKinney, Texas