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City of McKinney

Letter of Intent (Planning 11-176Z)
Out of Space Self Storage (4.449 acres at Hardin and Aspen)

We are asking to change the zoning on the subject property that we are purchasing from two different owners. The current Zoning is "C" and we are asking to change it to a "PD". We are proposing to build about seventy three thousand net square feet of Self Storage (single story) with a small two story reservation office.

As an Architect, I have given much thought about how this project will fit into the existing community. I'm thankful for one of the screening options allowed by the City of McKinney that creates the opportunity for a pleasing transition from the streets to the buildings in this development. Instead of a fence, which is a barrier and is perceived as "stay out", the people who pass by will see a deep green landscaping buffer. This open heavily planted area has as its backdrop complementary red earth toned masonry walls. The open area should be perceived as an inviting cool place for activities such as a picnic, a jog, or an evening stroll.

The project extends from Hardin Rd. to the west some 877' on the south side of Aspen. Because of the length of the project, we are introducing some building elements that will counteract the monotony of a series of one story buildings. We have taken advantage of the changing elevations in the site and incorporated a hip roof design at the end of each building that rises above the rest of the buildings. This interruption of the continuous horizontal line should allow the focus to be more on the individual buildings which will help with the human scale relationship.

Another design detail we have used to offset the horizontal emphasis is to create vertical brick rowlocks on each side of the downspouts. This will set up a rhythmic pattern somewhat similar to the experience one would have as they pass by a colonnade. At the juncture of the buildings we will introduce additional planting areas that will feature ornamental trees and shrubbery. A forest green color has been selected for each pitched roof as a complement to the red color in the brick and also to tie in with the green of the landscaping colors.

The Self Storage real estate product is perceived by some in a negative light. Many of the earlier projects were unattractive industrial type buildings with little or no aesthetical appeal. We have tried to design a project that would be an asset for the community instead of something that would embarrass us all. A great deal of time and consideration has been given to the design of this project and how it relates to its environment.

The rental center serves as the front door to the project. We have carefully designed the modern building which has an architectural feature that exceeds the 24' height requirement by 6'. The cylindrical element is small having only a seven foot radius. We ask for an exception to the height requirement for this small building only.

We have talked to people of the Franklin Heights neighborhood association and shared with them our plans. We have discussed several aspects about the project. We have proposed a 25' setback on the West property line where it shares the border with three of the houses in the "Franklin Heights" community.

We are planning to develop the property in two phases that are separated by approximately 2 years. We are requesting a special ordinance provision that 7' tall wrought iron fencing with 3' tall and spaced 3' on centers at the time of planting evergreen shrubs shall be allowed as temporary screening devices that may be used to screen bay doors from adjacent properties and rights of way while the different phases of the project are developed. Upon completion of all phases of the project, only screening devices allowed by section 146-132 of the Zoning Ordinance, and as amended, shall be permitted.

Our goal is to build a high quality project. The following items demonstrate what we are doing to accomplish this goal.

- The Ordinance requires that 4" caliper Canopy trees be planted around the perimeter of the site at 40' centers. We are planning to plant these trees with a 30' spacing which will increase the number of trees from 60 to 80.
- We are planting an additional 28-10' Ornamental trees and 200 shrubs to create landscaping clusters of interest at various places along the public walkways (see the Landscaping Plan).
- We are using three different types of ground covers as indicated on the Landscape Plan to provide even more variety.
- The buildings walls are covered with masonry. We are providing much more than a typical brick wall. Each 10' section of wall will have three brick Rowlocks that will create a border on the top and two sides of each of these panels. This treatment will create some depth in each of the 10' sections of masonry wall. Each of the 10' masonry panels along the wall are separated by metal downspouts and are terminated on the top by the metal gutter.
- The buildings are designed to have a 4/12 pitched roof. We are planning to introduce a Hip roof at the ends of the buildings. The Hip roof will be 2' higher than the rest of the building. This raised portion will interrupt the monotony of a long series of buildings with a consistent height. This will make the overall visual experience more pleasing.
- We have asked the McKinney ISD to allow us to take over the maintenance of the small tract of land that is contiguous on the north with our subject property. Our interest is to make this approximate ½ acre more appealing since it is next to our front door. If we are granted approval we will plant 25- 4" caliper Canopy trees and 12- 10' Ornamental trees on the property. We will also install the 10' wide Bike path and Walkway along Hardin Blvd. from our proposed property to the Aspen Hardin intersection. We will install an irrigation system and will maintain the property at our cost.

As an owner and the construction manager of this project, I will be on site each day to protect the integrity of the design. I will assure that the project will comply with the plans and building codes. We are interested in producing a high quality product because we want to be good neighbors and enhance the aesthetical landscape in McKinney.

Thank You,

Joe Feagin, Architect