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October 5, 2016

Aaron Bloxham  
Planner  
City of McKinney  
221 N. Tennessee Street  
McKinney, TX 75069

**Re: Costco Wholesale**  
**NEC Hardin Boulevard and US-380**  
**McKinney, TX**  
**Project Number: 15-5182-01A**

**Subject: Façade Letter of Intent 16-183SUP-FR-COSTCO**

Dear Aaron:

Costco Wholesale requests the following variances:

A variance for utilizing Architecturally finished CMU for 50% of the north, south, east and west warehouse elevations. The use of Architecturally finished CMU denotes the Costco brand. Units are durable, sized proportionately to the dimensions of the building and provide a strong foundation to the warehouse both physically and visually. Attractive, integrally colored, split face units have been selected to compliment the overall material palette.

A variance to deviate from the Building Massing requirement along the north warehouse elevation. The north elevation faces a pond with an 8' high screen wall and a substantial amount of landscaping has been proposed along the west and north to meet overlapping requirements. Both elements render the north elevation nearly non-visible.

A variance allowing Architectural Ribbed Metal to be an acceptable Secondary Finishing Material on the north, south, east and west warehouse elevations. The Architectural Ribbed Metal is a durable and attractive material providing added Architectural interest to the façades through shadowing and texture.

A variance allowing painted concrete to be an acceptable Secondary Finishing Material in limited application on the south and east warehouse elevations. Concrete has been proposed in limited areas at the loading dock and compactor walls providing durability that is practical with the proposed uses. Concrete has also been proposed as a low base to the entry canopy columns to denote the Costco brand. This base also acts as an impact resistant surface to protect the decorative natural limestone veneer from shopping carts.



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A variance for utilizing Architecturally finished CMU for 50% of the north, south, east and west fuel facility controller enclosure elevations. The controller enclosure is a 121 SF supplemental housing for mechanical/electrical equipment used to operate the fuel facility and stands less than 10 FT tall. This unit will be constructed of the same Architectural finished CMU utilized on the warehouse to create a cohesive development. Taller landscaping is proposed around the unit to provide screening and soften the appearance.

We kindly request our variances be presented at the October 11th Planning and Zoning Commission Meeting.

Should you require any additional information regarding this matter, please contact me at 206.962.6630.  
Thank you.

Sincerely,



Risa Yuki  
Senior Associate

rsy

c: Costco Wholesale: Jenifer Murillo