



& Associates

June 27th, 2016

Brian Lockley
Director of Planning
221 N. Tennessee
McKinney, Texas 75069

**RE: Letter of Intent – Site Plan
Approximately 12.6 Acres
NEQ of McKinney Place Drive and Sam Rayburn Tollway;
S&A Project Number: 02123.001**

Dear Mr. Lockley:

Please accept this correspondence as the formal Letter of Intent for the submittal of a Site Plan for the above referenced property. This Site Plan shows the approximate 12.6 acres of property located at the northeast corner of McKinney Place Drive and Sam Rayburn Tollway to be developed as multi-family per PD 2007-01-005.

The Site Plan shows six (6) multifamily buildings and associated parking and drive areas that is consistent with the approved GDP. The Site Plan shows a total of 386 units with space for 666 parking spaces (132 garage spaces, 108 tandem spaces, 16 handicap spaces, and 408 head in spaces). Based on the parking numbers provided above, we are requesting a reduction in the required enclosed parking spaces per Section 146-130.

To satisfy the requirement for innovative or high quality design in order to achieve this reduction in enclosed parking, we have proposed an enhanced plaza that provides a pedestrian friendly outdoor area that continues the existing Valliance Bank presence along Sam Rayburn frontage. We have included a color rendering showing the proposed leasing office and multifamily buildings.

Furthermore, per the City minimum requirements we will be providing the following amenities:

- Swimming pool (minimum 1,000 square foot surface area) with cooling deck
- Fitness Center (minimum 500 square feet)
- Library/Business center (minimum 500 square feet)
- Jacuzzi (minimum 8 person)
- BBQ grills with covered seating (minimum 4 grills with covered seating for 16 people)

In order to satisfy the requirements for innovative or high quality design, we will also be providing additional amenities included in the City list of acceptable amenities that include:



- Resident clubroom to include a Café, wifi, and multiple televisions (minimum 500 square feet)
- A second pool to be located on the opposite side of the site from the required pool (minimum 1,000 square foot surface area) with cooling deck

As well as amenities that are not included in the City's list of acceptable amenities but are considered by our Client as enhancements to the proposal include:

- A minimum of two (2) electric vehicle charging stations
- A yoga/spin room
- A golf/sport simulator
- Coffee bar with complementary coffee
- E-lounge
- Bicycle court to promote alternate modes of transportation

Finally, per the Collin McKinney Corridor requirements under the REC, the development will be required to provide a minimum of 5,401 square feet of public open space. This public will contain outdoor seating, trees, and planters per the requirements defined in the REC. Additionally to satisfy the requirement for innovative or high quality design, we will be providing an extra 40,000 square feet of public open space. The public open space provided that is beyond the city minimum requirement will include public benches and walkways with shade trees and landscaping. The public space will be located in areas along the right-of-way easily accessible by pedestrians.

We believe the additional amenities, approximate 10 times the minimum public space and enhanced plaza help provide a higher quality development for the City of McKinney.

We would like to be placed on the planning and zoning commission meeting agenda as soon as possible once we work through any comments that city staff may have.

Thank you for your time and consideration in this matter. If you have any questions, please contact me at 469-424-5900 or at Tyler.Scott@thesanchezgroup.biz if this is more convenient.

Regards,

Tyler C. Scott
Project Manager