

22 December 2017

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Mr. Brian Lockley, Director of Planning

**Re: Façade Plan Submittal and Variance Re-Submission
Independent Bank Headquarters
Lot 4, Block B of the Parkside at Craig Ranch Addition
Site Plan Case Number: Site 2017-0011**

Dear Mr. Lockley:

Attached please find the Façade Plan Submittal for the new Independent Bank Headquarters which we are submitting for a Façade Plan Variance for the office building. The total office building gross square footage is approximately 160,000 over six (6) levels. Below is an additional narrative outlining the design approach to the Independent Bank Headquarters and the Façade Variance based on the City of McKinney *Section 146-139 Architectural and Site Standards*.

Additionally, Craig Ranch Design Review Committee has provided a letter of approval on behalf of Independent Bank pertaining to the site plan and elevations. The Craig Ranch Approval letter has been attached to back of the Letter of Intent.

Design Approach:

The design for the new Independent Bank Headquarters strives to make a deep connection with the community, its stakeholders, employees and the surrounding region by architecturally representing what the brand of Independent Bank has become. This brand is one of stability, permanence, aspiration and, perhaps, above all, outreach. Making such a statement is not summed up in a singular move but in a series of architectural moves that represent these values and ideals.

As Independent Bank looks to the future, the architectural representation must be forward in its approach, while still standing for the above-mentioned permanence and stability. The design team believes that the big idea – a modern, contemporary building which looks open and approachable (the curtain wall elements) while standing on solid ground (the core element).

The primary approach for the public is from Henneman Way via the strong perpendicular axis which leads to the plaza space with turn-offs for parking, while giving glimpses of the natural amenities beyond the vehicular path.

A strong but spare material palette has been selected for the building skin. Glass and metal finishes will predominate the curtain wall components, of which there are three different varieties – distinguished by the amount of articulation within each. The portion of the building which gestures toward the Highway (121) is the most spare and slight, while the other primary portions which wrap the remainder of the building up to the core have more mullion expression and a decidedly vertical orientation. The third curtain wall component occurs as a “reveal”, creating a neutral expression between the curtain wall and the core, which is represented with a stacked sandstone creating a solid element that anchors the building and penetrates the main building form as an iconic element rising above the main roof line.

The project is seeking the following two variance from the Planning and Zoning Commission:

1. Exterior Finishing Material

- a. To have less than the required 25% masonry and more than the 75% allowed for curtain wall glazing.

2. Fenestration

- a. To allow the use of curtain wall glazing system in lieu of punched openings.

In an effort to warm up the overall palette, wood soffits are used at the balconies, the sixth floor terrace and the entry overhang.

The most important aspect of the mix of materials is that the solid, stone-clad core wall, rising all the way up the north and west façades of the building, makes a strong gesture to Craig Ranch, an homage to the architectural materials vernacular without repeating it and establishing a solid grounding element to the building adjacent to its main entrance. This gesture is repeated in the two core stair/elevator elements of the parking garage, anchoring it to the site and further gesturing to the north entrance and west toward the Craig Ranch Corporate Center.

To provide additional insight and information about the overall design and process we have submitted the architectural portion of the Independent Bank Schematic Design Document.

Checklist Narrative:

The below narrative explains the areas that the office building conforms and does not conform to the Architectural and Site Standards:

- Exterior Finishing Materials (for elevations greater than three (3) stories)
 - The north and east elevations meet and exceed the 25% requirement for masonry materials, while the majority south, west and remaining north and east elevations are curtain wall glazing and does not meet the 25% requirement. Architectural wood accents will be located at the underside of all soffits.

- Exterior Color
 - The overall color palette for the office building will be neutral, the building will have a majority of glazed surfaces with a reflectivity no greater than 27%.
- Building Massing
 - The office building has a series of recesses and extrusions that provide relief and variation on all four elevations. Coupled with the larger plan movement, and the variation of the curtain wall mullions and shade fins that will vary in depth and profile to provide added interest and relief through the use of shade and shadow.
- Fenestration
 - All windows on the office building will be within the curtain wall system - there are no punched openings in the facades. The curtain wall as noted above will be detailed to break down the overall scale of the curtain wall.
- Roof Treatment
 - There are two large parapet gestures that provide a cap to the building. At the stone core, the north/east corner is raised to provide a higher vertical point of focus and prominence towards Craig Ranch and the ACM metal hood along the south, east and west facades is an iconic feature that gestures to Highway 121.
- Additional Requirements
 - The office building has a 3'-0" recess along the entire ground floor providing a human scale to the ground floor and protecting all exterior doors. Additionally, understanding that the office building sits on a prominent site, it was critical that all sides were designed as primary elevations and provided the same high level of design and attention. There is no backside of the building.
- Additional Feature
 - The office building will provide four additional features:
 - Targeting LEED Silver
 - All roof-mounted equipment screened.
 - At least 75% of the building's required parking will be structured.
 - All parking will be screened from the right-of-way.

Please note that the parking structure will be submitted in a future Façade Submittal, the intent of this re-submission is to submit the office building for review and begin the variance process if required.

Sincerely,



Mark S. Cone, AIA
Associate