

## Samantha Pickett

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**Subject:** FW: DOWNTOWN MCKINNEY ELEVATION/CONSTRUCTION STANDARDS

**From:** Clint Scofield

**Sent:** Friday, September 16, 2016 2:15 PM

**To:** Barry Shelton <bshelton@mckinneytexas.org>; Michael Quint <mquint@mckinneytexas.org>; Samantha Pickett <spickett@mckinneytexas.org>

**Cc:** Paul Grimes <pgrimes@mckinneytexas.org>

**Subject:** FW: DOWNTOWN MCKINNEY ELEVATION/CONSTRUCTION STANDARDS

Good Afternoon All,

“My Take” on last evening’s nine acre site open house is that much progress has been made though a bit of fine tuning needs to be addressed. Elevation “Fine tuning” to be considered could include but not limited to the following:

- Variation of “brick type” by building or, perhaps, variation within each logical unit breakpoint within each building.
- Variation of brick cornices or other kinds of brick treatments within each logical unit breakpoint within each building structure.
- Variation of building component heights and varied distances from streets re: their façade frontage

BTW, my definition of “logical unit breakpoints” would be based on, perhaps, a retail storefront or two, moving to another façade/elevation

look for the following storefront or two, etc.....just like the downtown Square. The above suggested variations are desired though, not being savvy in the construction world, not sure how practical.

I am sure that I missed some common comments that had been made. However, I think that the gist of the comments is to take last

night’s elevations and vary the elevation components within each major structure enough so as to avoid a big building, big structure look.

There are many historical building units within the McKinney Square....built at different times with varied heights and varied elevation

components. One may call it a bit of a “hodge-podge” but all of the structures have an older unique feel and look that results in commonality

and charm. It seems to me that the key to the nine acre development would be to maximize the diversity of the building structures and logical

breakpoints within each structure to help provide the appearance of the Square’s historical uniqueness.

Have a great weekend.....Clint

## Samantha Pickett

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**Subject:** FW: 9 Acre Development Open House-Feedback

**From:** Kathleen Lenchner

**Sent:** Friday, September 16, 2016 3:49 PM

**To:** Brian Loughmiller <[bloughmi@mckinneytexas.org](mailto:bloughmi@mckinneytexas.org)>; Chuck Branch <[cbranch@mckinneytexas.org](mailto:cbranch@mckinneytexas.org)>; Tracy Rath <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>; tussey@mckinneytexas.org; Paul Grimes <[pgrimes@mckinneytexas.org](mailto:pgrimes@mckinneytexas.org)>; Michael Quint <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>; Tracy Rath <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>; Don Day <[dday@mckinneytexas.org](mailto:dday@mckinneytexas.org)>

**Subject:** 9 Acre Development Open House-Feedback

Hello,

My name is Kathleen Lenchner and my husband Bill and I have lived at 1104 W. Louisiana St. for almost 4 years. Previously we lived in the Park Cities and Lakewood in Dallas.

I mention that because I have seen thoughtful and the downright awful when it comes to keeping the integrity of a community when merging new architecture with old.

I know I don't need to tell you all that what makes Downtown McKinney so appealing to so many is its true, authentic town square look and feel. I can put up with the speeders down my street and other personal irritations b/c I love that square and this neighborhood due to its **authenticity**. It feels and looks like a true, good old USA small town.

I was at both City Hall meetings where the developer presented its work and left feeling frustrated, depressed and angry. I feel there is zero historical integrity to his designs. Has he studied other cities (Charleston, Carmel, Mackinaw Island, Destin, Kennebunkport, Canton MS. Upstate NY, I could go on and on but you get the idea) where they keep the originality and the integrity intact and don't water it down with faux, boring facades that other cities build b/c they **don't** have what we have?

This is not architecture that will stand the test of time. Ask him to open a history book, go to Europe or travel the U.S. and see why certain styles have remained popular, in demand and appealing for centuries around the world.

I apologize for the harsh tone but Dallas is known for wrecking and "improving" areas that were beautiful and authentic and I don't want to see that happen here. McKinney is the last bastion of the "real deal" and I know we can do better!

If you want to make sure you drive revenue and visitors then please keep a firm hold on development drawings and demand better so we can thoughtfully build upon all that is special about Downtown McKinney with architecture that has historical integrity.

Please let us continue to work on this and not give the green light to what we saw last night.

Thank you,

Kathleen Lenchner



## Samantha Pickett

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**Subject:** FW: nine acre site

**From:** Litty Lou

**Sent:** Friday, September 16, 2016 4:45 PM

**To:** Michael Quint <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

**Subject:** nine acre site

Hello Michael,

Greetings from Parker Street residents....and throughout our historic neighborhood.

It was our understanding that development on the nine acre site would be in keeping with McKinney's historic aesthetic. We learned from those in attendance last night that the current architecture may be limited to a "Plano-esque" facade...one that would fall very short of our McKinney uniqueness. Of course this is reflected in building costs, but we believe it was made known to the developer that McKinney's Historic charm should be continued in the architecture!

Please know that as long time residents in the Historic neighborhood, we are speaking not only for ourselves, but for all who are committed to the history and uniqueness that defines our side of town...and there are many of us! It would be a serious blunder to not include design elements like unique windows with much more detail, especially in the brick design and caps at the top of the buildings.

We appreciate the opportunity to share, and hope that the City will be a positive force in communication regarding these matters.

Lee & Janet Landers  
407 Parker Street  
McKinney, Tx 75069  
residents since June 199

## Samantha Pickett

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**Subject:** FW: MHNA: Reflections on the 9-Acre Meeting Last Night & Music @ Ringley's Sat. Nite

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**From:** Diane Craig  
**Sent:** Friday, September 16, 2016 3:13 PM  
**To:** Diane Craig  
**Subject:** Fw: MHNA: Reflections on the 9-Acre Meeting Last Night & Music @ Ringley's Sat. Nite

Good Afternoon Everyone... hope you have a great weekend planned! Don't miss the info below about Music in Nina's backyard!

I don't usually share personal opinions on my emails however, after some discussions I have had this morning with other members who attend the 9-acre session last night, I decided to share the core of our thoughts:

If you were at the 9-Acre meeting last night with the developer and came away dissatisfied with what you saw, you need to let our City Council know right away!!! The reigning opinion by the City and the Developer is that everyone loved what they saw. City Staff was surprised at how few of us spoke up and has informed us that they have nothing to take to Council to support additional revisions. They want more changes - like unique windows and much more detail especially in the brick design and caps at the top of the buildings - and were expecting a much stronger reaction from us to support a push back... but based on the low turnout they are forced to recommend the plans go forward as is.

Many of us, including myself, did not speak up during the meeting. I know I didn't like what was presented. It looked very similar to what I didn't like at the first Council meeting. I knew I would need time to study the pictures and raise any objections about how it still looks like anything we might see in Plano or Frisco and not what I would like to see in Historic Downtown McKinney. I was under the impression that there would be more than one of these meetings and now I discover that ***this was it!!*** Thank you to those few who did speak up, your objections were quite valid in regards to softening the look. Unfortunately your ideas did not seem to be of much interest to Mr. Shaw. We wish they had been.

I am not trying to make anyone like or dislike what we saw last night. I just want to make people very aware that if you have an opinion you need to share it with your city leader now. If you want something better, please email ALL Council Members and let them know you were at the meeting but didn't speak up because you don't like speaking in public, were intimidated or like me - thought there would be more chances .... doesn't really matter the reason - they just need to know you were there, didn't speak up but wished you had. At the very least If we need another meeting ask for it! The Mayor did after all, call for "**meetings**" !

Mayor Loughmiller said it best - we have one shot at this and its going to set the precedent for all development going forward. We have to get it right. His passion about this project along with several other Council Members was loud and clear to the Developer... he works for us. Status quo will not suffice. We dropped the ball last night by being silent. There is still time to make our voices heard but

we are down to our very last chance. If it goes to City Council without objections from the public (like last night), it will pass as is and once it passes we can't complain unless we let our objections be known now!

You can email Council like this:

[bloughmiller@mckinneytexas.org](mailto:bloughmiller@mckinneytexas.org)

[rpogue@mckinneytexas.org](mailto:rpogue@mckinneytexas.org) and repeat that from for each person

cbranch

dday

rramey

trath

tussery

also

pgrimes (City Manager)

mquint (at Development Services)

[citycouncil@mckinneytexas.org](mailto:citycouncil@mckinneytexas.org) may work also but I am not sure.

## Samantha Pickett

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**Subject:** FW: 9 acre development

**From:** Doreen Christensen

**Date:** Sep 17, 2016, 11:24 AM -0500

**To:** Brian Loughmiller <[bloughmi@mckinneytexas.org](mailto:bloughmi@mckinneytexas.org)>

**Cc:** Randall Pogue <[rpogue@mckinneytexas.org](mailto:rpogue@mckinneytexas.org)>, Chuck Branch <[cbranch@mckinneytexas.org](mailto:cbranch@mckinneytexas.org)>, Don Day <[dday@mckinneytexas.org](mailto:dday@mckinneytexas.org)>, Tracy Rath <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>, Travis Ussery <[tussery@mckinneytexas.org](mailto:tussery@mckinneytexas.org)>, Paul Grimes <[pgrimes@mckinneytexas.org](mailto:pgrimes@mckinneytexas.org)>, Michael Quint <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

**Subject:** 9 acre development

My name is Renie(Doreen) Christensen and I live at 617 North Church Street and own a building at 214 North Kentucky!

I attended the planning meeting on September 15. After viewing the “drawings” of the Historic District architecture I was amazed that the developers thought their project in any way complimented the downtown area. I did not speak up(like a number of my neighbors) because at least 5 people expressed that same response to the presentation.

The developers led me to believe that this was just a step in the process and that they would be reworking the plan and presenting it at a future meeting. I would like to register my complaint about the “modern” look of the buildings that do not fit our town! Would also like to know what is the next step in making this project more acceptable!

Thank you, Renie Christensen

## Samantha Pickett

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**Subject:** FW: 9 acres

From: "**Valerie Batch elder**"

Date: Sun, Sep 18, 2016 at 12:51 PM -0500

Subject: 9 acres

To: "Brian Loughmiller" <[bloughmi@mckinneytexas.org](mailto:bloughmi@mckinneytexas.org)>

Cc: "Chuck Branch" <[cbranch@mckinneytexas.org](mailto:cbranch@mckinneytexas.org)>, "Don Day" <[dday@mckinneytexas.org](mailto:dday@mckinneytexas.org)>, "Tracy Rath" <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>, "Travis Ussery" <[tussery@mckinneytexas.org](mailto:tussery@mckinneytexas.org)>, "Paul Grimes" <[pgrimes@mckinneytexas.org](mailto:pgrimes@mckinneytexas.org)>, "Michael Quint" <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

My husband and I attended the meeting Thursday evening. I did not speak up because the few who did, stated my opinion very clearly. I agree with the ones who stated we need more architectural details to match the ones on The Square. The windows seem too blunt. Need softer curves with more brick design. There must be something you can do to make the site more appealing.

We were under the impression there would be another meeting with more detailed drawings before everything was final.

Thank you,  
Valerie Batchelder



## Samantha Pickett

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**Subject:** FW: Reflections on the 9-Acre Meeting

From: "**Wayne Batchelder**"

Date: Sun, Sep 18, 2016 at 1:08 PM -0500

Subject: Reflections on the 9-Acre Meeting

To: "Brian Loughmiller" <[bloughmi@mckinneytexas.org](mailto:bloughmi@mckinneytexas.org)>, "Randall Pogue" <[rpogue@mckinneytexas.org](mailto:rpogue@mckinneytexas.org)>, "Don Day" <[dday@mckinneytexas.org](mailto:dday@mckinneytexas.org)>, "Tracy Rath" <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>, "Travis Ussery" <[tussery@mckinneytexas.org](mailto:tussery@mckinneytexas.org)>, "Paul Grimes" <[pgrimes@mckinneytexas.org](mailto:pgrimes@mckinneytexas.org)>, "Michael Quint" <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

I participated in the meeting on Thursday evening with my wife and I talked personally with the architect concerning the lack of diversity in the architecture. I was told that there was diversity from one section to the next and that would work for fitting in with the current architecture of the Square. Several others spoke up about the same issue, and at one point the architect in charge of the "drawing" simply dismissed this with "it will have plenty of diversity as is".

Our concern, as many of us expressed in the Parking Lot Architecture, is that rows and rows of rectangular windows do not even come close to the beautiful variety of designs in our buildings on the Square. Windows can have different shapes such a rounded tops, have half rounds, ellipses, etc. There can be parapets above the windows as many are demonstrated on the Square. As was pointed out this could even be done with fake materials, such as plaster or wood structures.

This distinction about the current design is an issue to many of us - and if there were a citizen vote on the issue, it would surely win out over the current "flat-lining" of the current plan for windows.

Similar features could also be extended to doors - a variety of door treatments, and design elements at sides and tops of the doors - have you ever studied doors in New Orleans?

Please consider some changes to make the project even more likable to those of us who live here because of the uniqueness of our Square!

Wayne Batchelder  
521 N. Kentucky St  
McKinney, Texas

## Samantha Pickett

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**Subject:** FW: Concerns Regarding 9 Acre Development

**From:** Terry Ledbetter

**Sent:** Monday, September 19, 2016 7:37 PM

**To:** Brian Loughmiller <[bloughmi@mckinneytexas.org](mailto:bloughmi@mckinneytexas.org)>; Randall Pogue <[rpogue@mckinneytexas.org](mailto:rpogue@mckinneytexas.org)>; Chuck Branch <[cbranch@mckinneytexas.org](mailto:cbranch@mckinneytexas.org)>; Don Day <[dday@mckinneytexas.org](mailto:dday@mckinneytexas.org)>; rramey@mckinneytexas.org; Tracy Rath <[trath@mckinneytexas.org](mailto:trath@mckinneytexas.org)>; Travis Ussery <[tussery@mckinneytexas.org](mailto:tussery@mckinneytexas.org)>

**Cc:** Paul Grimes <[pgrimes@mckinneytexas.org](mailto:pgrimes@mckinneytexas.org)>; Michael Quint <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

**Subject:** Concerns Regarding 9 Acre Development

To Mayor Loughmiller and the City Counsel:

I was unable to attend the recent meeting regarding the design for the 9 acre site southeast of the Historic Square, but after hearing one of my neighbors in the historic district lament the design shown at the meeting, I decided to look it up online and see it for myself. In short, I am surprised that this design is being considered. I have tried to think of a diplomatic way to say this, but well. . . it's ugly.

Stylistically, the renderings remind me of the gigantic jail across the river from downtown Dallas. To be fair, there are other modern buildings of this style, but they tend to be found in places with very new construction like Frisco. I am convinced that these buildings will look quite dated 15-20 years from now, just as buildings of the 1960's looked hopelessly dated by the 1980's and so on. This touches on what is so phenomenal about the Square: It is rich in classic architecture that has stood the test of time and will still look fantastic many decades into the future.

The Historic Square is a jewel, and I and other property owners in the Historic District have gone to enormous hassle and expense to preserve the classic beauty of this neighborhood. It pains me that you would consider approving such an out-of-place design next to the Square, especially since we will probably have to live with this design for the rest of our lifetimes. Moreover, this approval will set a precedent for other development around the Square.

The development of this site is a unique and incredible opportunity. It is also, however, an important responsibility. Please require the developer to rework the façade in order to blend with the historic district--or better yet, incorporate the classic architecture that has made the Square the success that it is. At a minimum, please consider holding another meeting as many within the district were under the impression that there would be additional meetings about this critical development.

Respectfully yours,

Terry Ledbetter, Jr., CFA  
(Owner of a home and an office building in the Historic District)

## Samantha Pickett

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**Subject:** FW: Reaction to 9-Acre Meeting

**From:** Diane Craig

**Sent:** Monday, September 19, 2016 2:27 PM

**To:** Michael Quint <[mquint@mckinneytexas.org](mailto:mquint@mckinneytexas.org)>

**Subject:** Reaction to 9-Acre Meeting

Dear Mr. Quint,

I wanted to let you know that I attended the 9-Acre presentation last Thursday evening and was not satisfied with what I saw and heard. I did not, however speak up at the meeting and in hind site, wish I had done so. I felt I needed some time to assess what I was looking at because I was actually wondering how the some of the renderings were any different than what was shown at Council in August.

I really believed there would be more than that one meeting for us. I really think we need more exposure to their renderings and an explanation of what they have adjusted per previous objections. Many found it difficult to know what was where ... the streets were not clearly marked on the elevation drawings and the site plan projected on the screen was on the opposite side of the room making comparisons difficult.

I still feel their facades need more character, more color variety, and softening especially of the very straight, harsh line of the tops of the buildings. I understand Mr. Shaw's not wanting to "copy" downtown however, I think we need something closer to our downtown look than something that looks like it belongs in some of our surrounding cities.

Low turn out might be explained by the fact that there was an important MISD event that night. Our MHNA also had an event starting at 6:30. So some of our members could not be there and those of us that were, had to leave before being able to assimilate what we saw, ask more questions or make more comments.

I did go early, thinking the rendering would be on display before the meeting... but they were not., and time was wasted putting them up and waiting for Mr. Shaw to speak. We were not invited to look at the rendering until Mr. Shaw showed up.

This project is important to McKinney and I support it completely. I just want to love what I see and be proud that it is in our wonderful unique Historic Downtown. I want us to set some standards so we don't have to fight this battle every time a new project is planned.

Thank you for reading my thoughts.

Sincerely,

Diane Craig

309 North Benge Street