



# GroundFloor

**In Partnership With:**

KWA Construction

Rick Williamson

Sanchez and Associates, LLC

Architettura (Frank Pollacia)

John Shakelford, Esq

**PROPOSAL IN  
RESPONSE TO CITY  
OF MCKINNEY RFP  
12-025**

April 8, 2013

# PROPOSED DEVELOPMENT TEAM

## ***Developer – GroundFloor Development***

### **Mr. Alan McDonald –**

▪ Mr. McDonald is a Partner of GroundFloor Development with 35 years experience in the construction, real estate, accounting and finance industries. Mr. McDonald is an expert in adaptive re-use and reclamation development as well as an industry leader in urban planning and infill development of multifamily, townhome and condominium housing. Mr. McDonald was the founder and principal owner of CityHomes and the founder of Parkwood Development. Mr. McDonald's companies have developed and sold over \$400M worth of apartments, condominiums, townhomes and land.

### **Mr. Brandon Bolin**

▪ Mr. Bolin is the founder and a Partner of GroundFloor Development. Mr. Bolin formed GroundFloor Development to primarily focus on developing affordable housing by partnering with the TDHCA, HUD and the City of Dallas. Mr. Bolin earned his law degree from Southern Methodist University. While in law school Mr. Bolin worked with in-house counsel of Hillwood Capital on the \$2B Victory Park project and with Harvest Partners on the \$750M Park Lane project. Following law school, Mr. Bolin worked with INCAP Fund as an land acquisitions manager and then practiced law at Jackson Walker L.L.P. as a Land Use Associate where he worked with some of the top development companies in Dallas-Fort Worth.

## ***Project Manager***

### **Mr. Rick Williamson**

▪ Mr. Williamson is a Real Estate Consultant and Development Manager with 30 years experience in the real estate industry. Mr. Williamson has previously held various development, management, and finance positions with historic adaptive reuse development companies in Dallas and New Orleans. His innovative financial structures and ability to negotiate fiscal incentives has been fundamental to the success of many projects. Mr. Williamson earned his Bachelor degrees in Accounting and Finance at Louisiana State University and his Masters of Accounting and Taxation from the University of New Orleans. Mr. Williamson is a certified Public Accountant and serves on the Planning and Zoning Commission in Frisco, Texas.

## ***Civil Engineer***

### **Sanchez & Associates, LLC**

▪ Sanchez & Associates, LLC (S&A) has been providing exceptional land development services in the Collin County area for over 10 years. In McKinney, S&A has focused their entitlement, land planning, and civil engineering services on complicated multifamily and mixed use projects. S&A has been instrumental on over \$200M worth of land development projects in McKinney and is currently representing over 2,000 acres of potential land development activity in McKinney alone. S&A is keenly in tuned with the needs and desires of the City of McKinney, the community at large, and the myriad of details required to bring a land development project to fruition.

# PROPOSED DEVELOPMENT TEAM - CONTINUED

## **General Contractor**

### **KWA Construction**

▪ KWA Construction provides superior general construction services for mid-size buildings, including apartment, condominium and townhouse developments. KWA Construction was founded in 2004 and is represented by a team of veteran project managers, superintendents, accounting and scheduling personnel with over 600 years combined experience. KWA Construction is led by Keller Webster – a leader in the construction industry for nearly 4 decades, and is responsible for having completed over 165 multifamily housing projects across the U.S. representing an excess of 25,000 units.

## **Architect**

### **Frank Pollacia**

▪ Mr. Pollacia is the principal and project manager with Architecturra, Inc. and focuses on the development of the architectural design and preparation of construction documents. The Architectural career of Mr. Pollacia spans more than 25 years. As a practicing architect, his experience with large Dallas area architectural firms includes RTKL, Inc., HKS Inc. and James, Harwick and Partners and he is registered in eleven states. Mr. Pollacia holds a Masters of Architecture at Georgia Tech University and a bachelor's degree in Environmental Design from Texas A&M University.

## **Attorney**

### **John Shackelford of Shackelford, Melton and McKinley**

▪ Mr. John Shackelford represents clients in a variety of business related transactions, particularly on behalf of real estate owners and developers as well as financial institutions and automobile dealers. Mr. Shackelford is the managing partner of the firm, which was formed in 2001. Mr. Shackelford has been honored among the Lawdragon 500 Leading Lawyers in America and was selected to *Music Row* magazine's annual In Charge listing.



# DEVELOPMENT TEAM'S EXPERIENCE AND COMPLETED PROJECTS

## **HILLSIDE WEST SENIORS APARTMENTS — DALLAS, TEXAS**

- 130 Upscale Apartment Units
- Value — \$20,185,000
- Completion Scheduled April 2013



## **West 7th — FORT WORTH, TEXAS**

The West 7th development is situated along the south side of West 7th Street from University Drive east to Montgomery Plaza. The development's offering of a wide variety of shopping, dining and entertainment options has made it a premier destination in the city. Designed by Good Fulton & Farrell Architects, the West 7th development is a pedestrian-friendly urban environment that encompasses nearly five city blocks and features a mix of uses, including office, retail, grocery, residential, theatre, health club and a hotel.

The principals of GroundFloor Development, as Six Points FW, were instrumental in creating the West 7th development as it is today. Six Points FW can be credited with prominent contributions to the success of the development of West 7th, such as land assembly, zoning and entitlement, financial structuring, securing public/private partnership initiatives, and obsolete-structure environmental remediation and demolition.



## **TAYLORS FARM APARTMENTS — DALLAS, TEXAS**

- 160 Upscale Apartment Units
- Value — \$22,780,000
- Completed — 2010



## **HUMBLE OIL BUILDING — HOUSTON, TEXAS**

- Mixed-Use Redevelopment Including
  - 82 Upscale Apartment Units
  - 2 Hotels Totaling 362 Rooms
  - 252 Space Parking Garage
- Value — \$75,000,000
- Completed — 2001



## **THE PALISADES — FORT WORTH, TEXAS**

- 40 Luxury Townhome Units
- Value — \$15,225,000
- Completed — 2007



## **THE NISSEN BUILDING — WINSTON-SALEM, NORTH CAROLINA**

- Mixed-Use Redevelopment Including
  - 145 Upscale Apartment Units
  - 10K SF Retail/Amenity Space
- Value — \$28,000,000
- Completed — 2003



## **THE REGENCY — DALLAS, TEXAS**

- 27 Luxury Condominium Units
- Value — \$11,200,000
- Completed — 2008

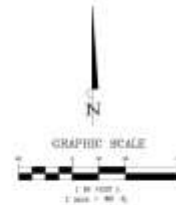
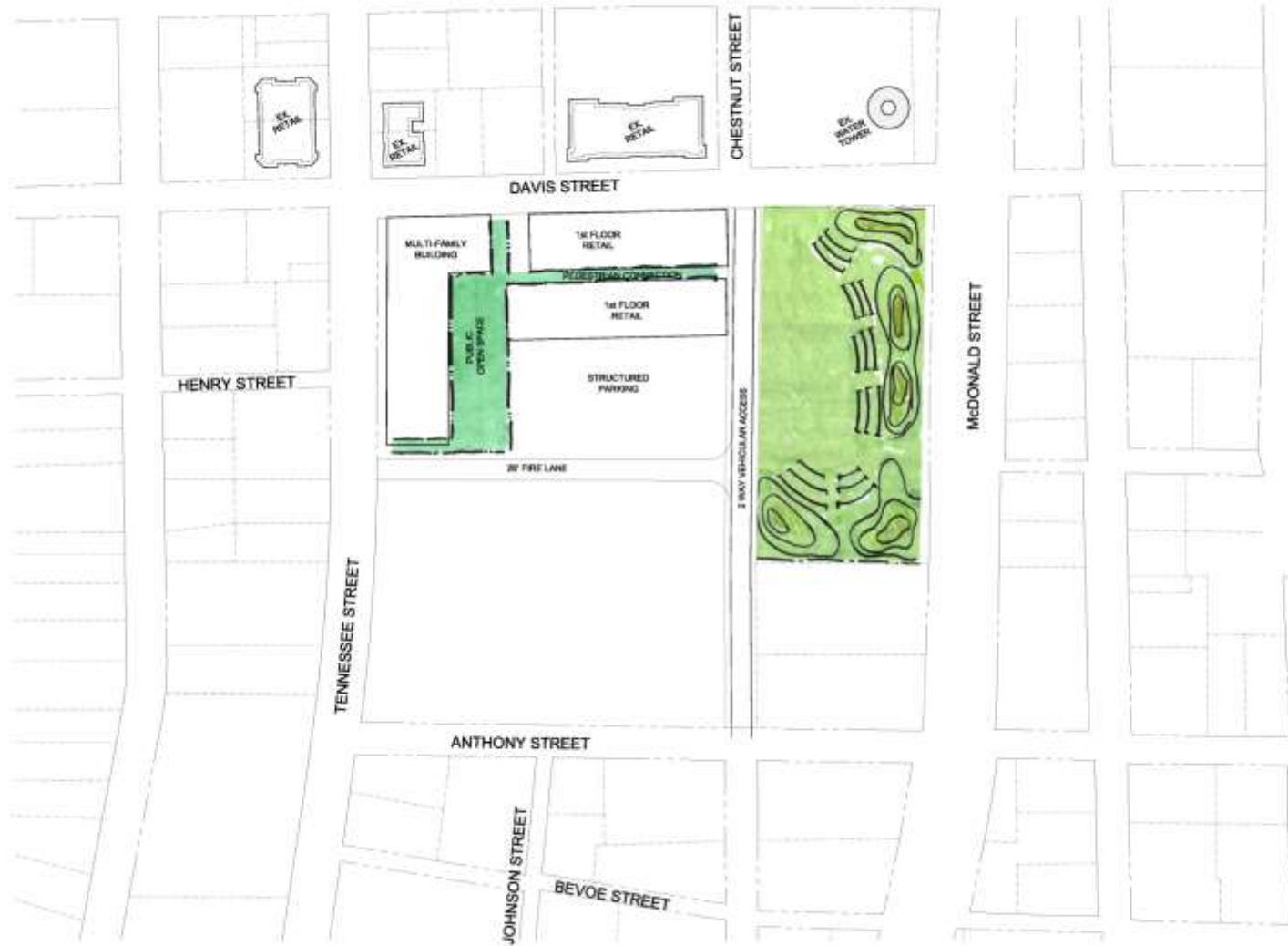


## **909 WALNUT — KANSAS CITY, MISSOURI**

- Mixed-Use Redevelopment Including
  - 179 Luxury Apartment Units
  - 3 Luxury Condominium Units
  - 90K SF Commercial Office Space
  - 12K SF Retail Space
  - 323 Space Parking Garage
- Value — \$63,000,000
- Completed — 2005



## PROPOSED PROJECT PHASING



**SANCHEZ**  
G. SANCHEZ  
 Master Planning  
Civil Engineering  
Land Development  
120 East Virginia Street  
Salt Lake City, UT 84101  
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Certification of Registration: © 1988

THIS  
DRAWING IS TO  
BE  
USED FOR  
EXHIBIT  
PURPOSES  
ONLY

DOWNTOWN  
MCKINNEY  
REDEVELOPMENT

## PHASE 1

Status:	0000
Designed by:	LAW
Drawn by:	AOL
Checked by:	LAW
Date:	14/09/89 03:17
Project No.	NOT RECORDED

EXHIBIT

# PROPOSED PROJECT PHASING



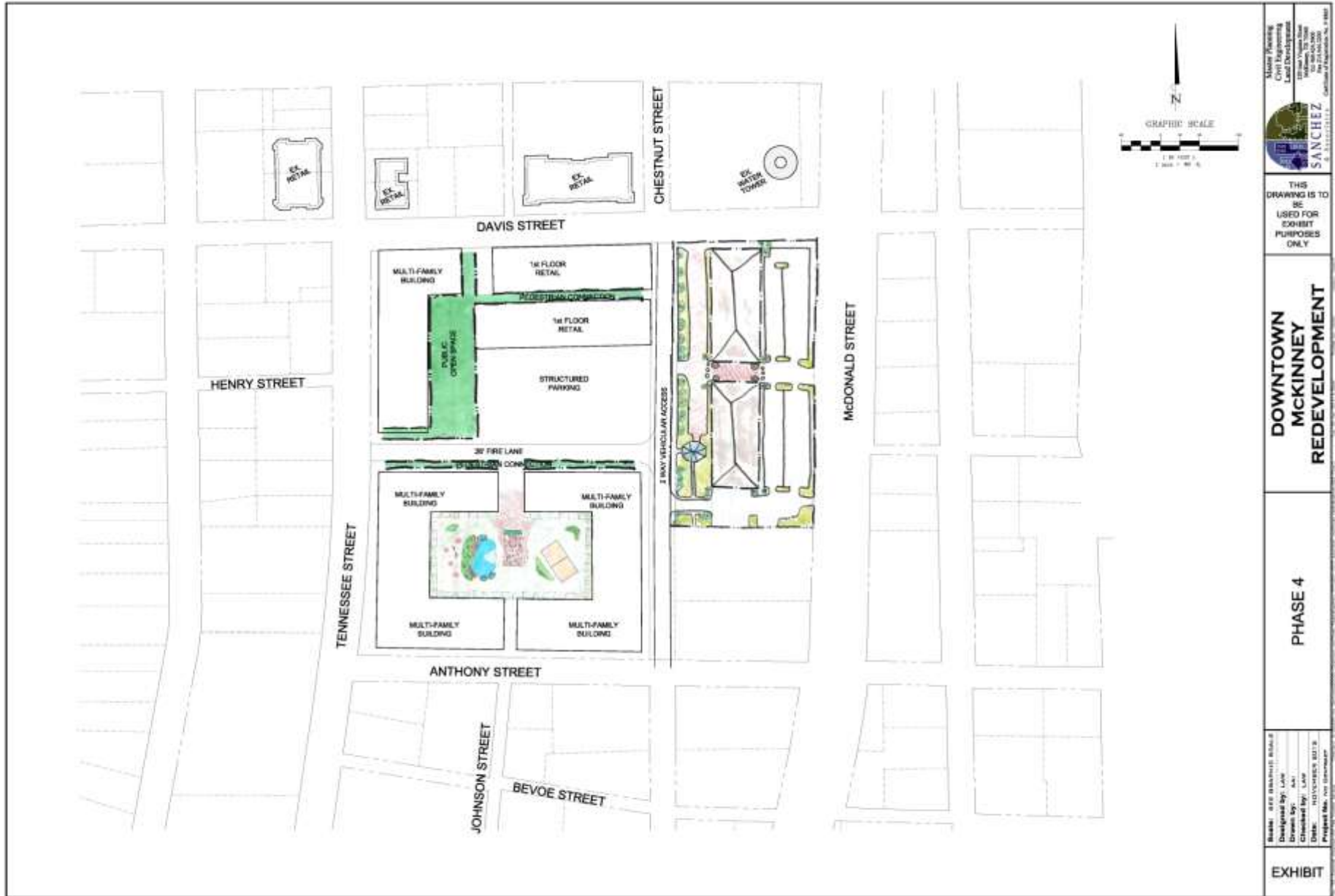
<p>Urban Planning City of McKinney Lead Development</p> <p>1200 Main Street McKinney, TX 75069 Phone: 972.544.1200 Fax: 972.544.1200 City of McKinney City of McKinney</p>	<p>THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY</p>	<p><b>DOWNTOWN MCKINNEY REDEVELOPMENT</b></p>	<p><b>PHASE 2</b></p>	<p>Scale: SEE EXHIBIT 1 Designed by: L&amp;L Drawn by: A&amp;L Checked by: L&amp;L Date: 11/11/2015 Project No: 15-000000</p>	<p><b>EXHIBIT</b></p>
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# PROPOSED PROJECT PHASING



# PROPOSED PROJECT PHASING



Scale: SEE DRAWING SCALE  
 Designed by: L&L  
 Drawn by: A&L  
 Checked by: L&L  
 Date: NOVEMBER 2015  
 Project No. 104-000000

EXHIBIT

PHASE 4

DOWNTOWN MCKINNEY REDEVELOPMENT

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY



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## DOWNTOWN MCKINNEY ARCHITECTURAL THEME CONCEPTUAL IMAGES

RESIDENTIAL BUILDING FACADES



STREETSCAPE CONCEPTS



## OPEN SPACE CONCEPTS



# DOWNTOWN MCKINNEY GARAGE PARKING CHARACTER & CONCEPTUAL IMAGES

BUILDING FACADE SIGNS



GARAGE FACADES & LANDSCAPING



CIRCULATION SIGNS & CONTROLS



ILLUMINATED SIGNS



STREET SIGNS

