



12/4/2018

Revised: 23 January 2019

Ms. Jennifer Arnold, AICP
Director of Planning City
of McKinney
221 N. Tennessee Ave.
McKinney TX, 75050

Subject: SRS Headquarters - Letter of Intent
Project: SRS HQ - McKinney Gensler
Project Number 027.7391.000

Dear Jennifer:

We are submitting this Letter of Intent as part of the Site Plan Submittal Packet requested and on behalf of KDC Development Company (Owner – Developer) and SRS Corporation (Tenant).

- Define acreage of subject property: [Property Acreage is 4.171 Acres](#)
- Describe in detail the location of the property: [The property is in the HUB 121 development at the South East corner and located at the corner of Alma Road and Hwy. 121. The current lot information is named Lot 2R, Block B at the Parkside at Craig Ranch Addition.](#)
- Specify proposed uses with specific operations defined: [4-Story Office Building with 2 Story 300 car parking garage.](#)
- Square footage of proposed building: [Office building is 100,000 SF and Parking Garage is 106,239 SF.](#)
- Specify existing zoning district: [PD Ordinance No. 2017-04-047 with Corridor Commercial Overlay \(High Rise Subzone\)](#)
- The Letter of Intent must provide the signature and contact information of the owner or applicant.: [See Contact Information below.](#)
- The Core and Shell project is targeting LEED Certified Rating.



Contact Information for Applicant:

M. Arthur Gensler and Associates, Inc. – Architects

Scott M. Armstrong, AIA, NCARB, LEED AP 5005
Greenville Ave.

Dallas, Texas 75206

Ph. 214.273.1612

Ph. 817.874.2224

Em. Scott_Armstrong@gensler.com

Contact Information for Owner/ Developer

KDC Real Estate Development & Investments

James Williams

8115 Preston Road, Suite 700

Dallas, Texas

Ph. 214.696.7835

Em. james.williams@kdc.com

Please let us know if you have any further questions regarding site and development plans for SRS HQ.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott M. Armstrong". The signature is stylized with a large, looping initial "S" and a horizontal line extending from the end.

Scott M. Armstrong, AIA, NCARB, LEED AP
Senior Associate | Studio Director



25 January 2019

City of McKinney
Department of Planning
221 N. Tennessee Ave.
McKinney TX, 75050

Attn: Ms. Jennifer Arnold, AICP Director of Planning

Subject: Façade Plan Submittal and Variance Appeal
Project: SRS Headquarters – McKinney
Lot 2R, Block B of the Parkside at Craig Ranch Addition
Site Plan Case Number: SITE2018-0150
Gensler Project Number: 27.7391.000

Dear Jennifer:

We are submitting this Facade Plan Submittal and Variance Appeal for SRS Headquarters Office & Garage on behalf of KDC Real Estate Development & Investments (Owner – Developer) and SRS Corporation (Future Tenant).

The property is in the HUB 121 development at the northwest corner of Alma Road and Hwy. 121. The current lot information is Lot 2R, Block B at the Parkside at Craig Ranch Addition. The project consists of a four (4) story, 100,000 gross square foot Office Building and a two (2) story, 300-car parking garage.

Design approach for project:

The design for the office embodies the spirit of the place and brand of the tenant through building massing and material selection. The project maximizes the extents of the parcel with the office positioned along SH121, offering primary elevations on all sides of the building.

The material palette for the office exterior is spare but rich in texture and finishes. The majority of walls receive either a board-form concrete formliner texture, stained or painted concrete finish, articulated by punched windows, glazed curtainwalls and deep overhangs. The building's palette strikes a delicate balance between rugged and refined. A pristine glass jewel box element to the north announces the building's primary entry.

Parking garage structure is precast concrete with colors and finishes complementary to the office building. The massing is kept to a minimum, utilizing green shrubbery all around to visually screen the vehicles from view at the street level.

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

1. Exterior Finishing Materials:

- a. To have less than the required 25% masonry for buildings taller than three stories in height, using quality board-form concrete finish in lieu of masonry materials.

2. Building Massing:

- a. To have fewer than the required façade offsets on elevations 50 feet or longer horizontally. Building composition features various architectural accents such as a series of tall expressed columns, deep overhangs over exterior balconies and material contrasts.

Checklist Narrative:

The narrative below explains how the office building relates to the Architectural and Site Standards:

- Exterior Finishing Materials (for elevations greater than three (3) stories)
 - The elevations currently do not meet the 25% requirement for masonry materials. Variance is being requested to use board-form concrete finish in lieu of masonry. The Architectural wood accents will be located at the balcony soffits.
- Exterior Color
 - The overall color palette for the office building will be neutral or deep, rich, non-reflective earth tone colors.
- Building Massing
 - All four facades have some offsets and extrusions in building plane providing variation and interest and accented by features such as a series of tall expressed columns, deep overhangs and material contrasts.
- Fenestration
 - Majority of the windows on the office building are punched openings. Curtain wall system is limited to the center bay of the front facade and provides façade offsets in the long façade
- Roof Treatment
 - The roof overhang on the northwest corner of the project is finished with a wood-look soffit and a metal panel fascia that extends over the length of the building. This feature helps visually cap the elevations and create relief in the facade with deep shade and shadows especially at the exterior balconies.
- Additional Requirements
 - The primary entrance to the building is protected by a canopy element deeper than 3'.
 - The building will have glazed surfaces with a reflectivity no greater than 27%.
 - All facades have the same architectural finishes and features.
- Additional Feature
 - The project is targeting LEED Certified Rating for Core & Shell
 - All mechanical and heating, ventilating and air conditioning equipment is roof-mounted and screened by wall that is at least one foot taller than the equipment.
 - At least 75 percent of the building's required off-street parking is provided within a structured parking facility.
 - The building's required off-street parking is screened from the view of a public right-of-way



Please let us know should you have any further questions regarding façade plans for the SRS Headquarters Office & Garage.

Contact Information for Applicant:

M. Arthur Gensler and Associates, Inc. – Architect

Pheba Thomas, AIA, RID, LEED AP BD+C

5005 Greenville Ave.

Dallas, Texas 75206

Ph. 214.866.2400

Email: pheba.thomas@gensler.com

Contact Information for Owner/ Developer:

KDC MCKINNEY INVESTMENTS ONE LP

James Williams

8115 Preston Road, Suite 700

Dallas, Texas

Ph. 214.696.7835

Email: james.williams@kdc.com

Sincerely,

A handwritten signature in blue ink, appearing to read "Pheba Thomas".

Pheba Thomas, AIA, RID, LEED AP BD+C
Associate