



February 8, 2019

Planning Department
City of McKinney
221 N. Tennessee
McKinney, TX 75069

**RE: Letter of Intent – Façade Review & Appeal
Springstone McKinney Hospital**

Dear Ms. Arnold,

On behalf of our client, Springstone LLC., please consider this our Letter of Intent for façade review and appeal with the City of McKinney. The new structure is a 58,025sf behavioral health facility with 72 beds. The facility will provide both inpatient and outpatient treatment. The facility is classified as an I-2 Occupancy with a building and occupancy separation of B-occupancy space. The existing building shall be fully sprinkled and of single-story, type 2-B construction.

The primary entrance is used for inpatient functions, while a secondary public entrance serves outpatient functions. Additional staff entries are provided at the north and west elevations. Surface parking is provided for inpatient, outpatient, staff, and service functions.

We would like to request a variance for the south elevation only, which includes 32% brick and stone masonry with an additional 21% feature wall using form liner concrete (see attached exhibits). The south façade also includes a wood-look, fiber cement product at 15%. All other elevations exceed the minimum 50% of masonry materials and are within the maximum 50% of secondary materials as required for elevations three stories or less. The flat roof has a parapet along with a perforated metal screen wall that extends a minimum of 1'-0" above the RTU's.

The facility is designed with all primary and secondary building entrances featuring a recessed entry or canopy/awning of at least 50 sf. The building massing has façade offsets, both horizontally and vertically, along with a large landscaped courtyard at the main entry.

We appreciate the opportunity to submit this application for your review and consideration for the committee meeting on the 26th of February. Please let me know if you have questions.

Kind Regards,

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