

Collide Center District

Master Plan

McKinney, TX 14 January 2014

Development Program Data:

1. Collide Center

- 94,000 sf
- Three full floors with fourth floor at 75% leasable and 25% outdoor roof garden and seating.

2. Hotel / Boutique (full service with restaurants, meeting rooms and bar)

- 78,400 sf with 60 keys
- Four (4) floors

3. Residential Lofts / Ground Floor Commercial

- 70,000 sf
- Four (4) floors – three (3) floors of residential lofts (75 units) and 17,500 of ground floor retail

4. Apartments / Ground Floor Commercial (office and retail)

- 271,200 sf
- Four (4) floors total.
- Three (3) floors residential with 290 units (203,400 sf) and ground floor commercial at 67,800 sf.

5. Apartments

- 112,200 sf
- Three (3) floors with 140 units
- Integrated parking garage for residents.

6. Townhouse

- 81,600 sf providing 34 units at 2,400sf (2 buildings)
- Three (3) floors with garage integrated in ground floor.

7. Themed Village Retail / Office Over

- 23,200 sf
- Retail use over office which supports Chestnut Square program and activities.
- Farmers Market can use park and facilities.

8. Park

- 25,800 sf (½ acre park)
- High quality pedestrian design and landscape

9. Parking Garage

- 249,200 sf providing approximately 620 stalls
- Five (5) levels
- Garage to be designed to provide specific areas for; Public Parking, attached Collide Center, Hotel and Apartment developments.

10. Public Streets

- Downtown and pedestrian walkable in character.

General Notes:

- All numbers are gross.
- Ground floor uses are to have individual front doors accessing the street.
- Wide pedestrian sidewalks are to be along both sides of all streets and alley ways.
- Parallel parking to be included along both sides of all streets.
- Shared parking calculations to be included for this district.
- Chestnut Street runs under the proposed Parking Garage.
- Quality pedestrian streetscape to be included for this district.
- Development to follow McKinney MTC zoning (Form Based Code).