

McKinney Downtown Parking Structure - Site 1 Summary of Strengths & Weaknesses

City of McKinney Project #: FC1203

Carl Walker, Inc. Project #: N1-2015-143

May 4, 2015



SITE 1 (CITY PARKING LOT 2) LOCATED AT INTERSECTION OF CHURCH ST & LOUISIANA ST

STRENGTHS	WEAKNESSES
- City owned land, no land acquisition required	- Loss of 75 existing lot parking spaces
- Located in Downtown Core Character District, one block west of the Historic Town Square	- Short north/south site dimension (200 ft) is inefficient for parking
- Located in downtown area with most potential for new development (Downtown Core)	- Requires reduction of Church St width to 24 ft to provide a 5 ft wide sidewalk along Church St
- Frontage along Virginia, Church and Louisiana Streets (All Pedestrian Priority A Streets)	- Requires utility relocation
- Convenient access to the adjacent Mitchell Park	- No capability of future horizontal expansion
- Highly visible to patrons arriving via Louisiana St ("Front Door" to downtown McKinney)	- Parking Structure on this site would not meet certain Town Center Zoning Regulations:
- Minimal elimination of on-street parking along Virginia and Louisiana	* Setback distance for structured parking along Pedestrian Priority A Streets
- Height of a 4-story (5 levels) parking structure compatible with adjacent existing buildings	* Church St sidewalk width of 5 ft (< 6 ft requirement for Priority A Street)
- Stair/Elevator cores located at NE and SE corners of site for convenient access to/from Town Square	- Height and scale of structure influenced and limited by adjacent existing buildings
- Relatively low construction cost compared to other sites (smaller area)	

