


STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	


PROPOSAL #1: 

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.



Didn't do their homework re: McKinney's plans
unprofessional behavior after presentation (i.e., was
talking ^{loudly} during presentation #2 & 4.

PROPOSAL #2: 

What do you like about proposal #2?

Courtyard & rooftop decks & warehouse look

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

good vision / large public outdoor space
company did their homework & understands
the ~~quality~~ McKinney vision.

Do you have any concerns about proposal #4? If so, please explain.

too many apartments


Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
___ Proposal #2 1 Proposal #4

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<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1: 

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

* Architecture / Aesthetics - Doesn't complement existing Atmosphere/building stock

PROPOSAL #2:  **InTown HOMES**

What do you like about proposal #2?

- MIXED USE ("LIVE/WORK") proposal
 - NICE AESTHETICS

Do you have any concerns about proposal #2? If so, please explain.

- High density
 - Grocery store in close proximity to SpawB

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

- Focus on common areas / green space
- PARKING GARAGE

Do you have any concerns about Proposal #3? If so, please explain.

- High DENSITY / Swimming pool → RENTALS (NOT OWNER OCCUPIED)
- DID NOT FIT existing atmosphere of area

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

- "Focus on urban core development" / MIXED USE (RESIDENTIAL / RETAIL / OFFICE)
- "NO LARGE RETAIL" / Extension of existing downtown
- 24.9% Amphitheater / PARK space
- Familiar w/ Parking ROWE / LA - well executed
- Overall highly impressed w/ scope & Quality of presentation

Do you have any concerns about proposal #4? If so, please explain.

- 150 Multifamily units / 300 parking spaces → would like to see
- more - parking relative to Apt units

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

- | | |
|----------------------|----------------------|
| <u>4</u> Proposal #1 | <u>3</u> Proposal #3 |
| <u>2</u> Proposal #2 | <u>1</u> Proposal #4 |

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PROPOSAL #1:

What do you like about Proposal #1?

Townhouse component to downtown Nck
adds an urban appeal

Do you have any concerns about Proposal #1? If so, please explain.

How much product is proposed? Careful
not to overbuild - affordable?

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

grocery store - if they can land one,
huge endeavor

Do you have any concerns about proposal #2? If so, please explain.

grocery store / retail

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Loves the affordable housing + economic range mix. Garage "hub" between buildings Round about + Govt Bldg. Pkg garage share makes so much sense w/ govt Bldg mix + apt. dwellers. Likes the art!

Do you have any concerns about proposal #4? If so, please explain.

My favorite + most comprehensive + well thought out plan

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

<u>4</u> Proposal #1	<u>3</u> Proposal #3
<u>2</u> Proposal #2	<u>1</u> Proposal #4

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| <input type="checkbox"/> Historic District Resident | <input type="checkbox"/> Business Owner | |

PROPOSAL #1:

What do you like about Proposal #1?

Not.

Do you have any concerns about Proposal #1? If so, please explain.

REMINDS ME OF THOSE BAD STRUCTURES ON I35 SOUTH OF DALLAS

PROPOSAL #2: InTown HOMES

~~What do you like about proposal #2?~~

Do you have any concerns about proposal #2? If so, please explain.

Too Symmetrical.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

LOOKS LIKE A ROW HOUSE PROJECT

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

MOST INTERESTING OF THE LOT.

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 2 Proposal #3
3 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Other: <u>work downtown</u>
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

• I like that they are thinking about mid-density housing
 • incorporating this with #4 would create steps in housing that I think will attract younger buyers

Do you have any concerns about Proposal #1? If so, please explain.

• the style of the houses needs a little tweaking, they seem a little seaside rather than craftsman
 • they haven't addressed the other areas

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

• like the idea of sustainability & walkability

Do you have any concerns about proposal #2? If so, please explain.

• incredibly high density throughout & seems to hinge on big grocery store
 • all of the ^{public} green space seems to be gone
 • think this ^{density} would potentially create traffic issues

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

- ° I liked that they intended to keep green space but ~~they~~ then they totally built it out
- ° they had a flexible plan for rental/commercial space

Do you have any concerns about Proposal #3? If so, please explain.

- ° all of the ^{public} green space is gone

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

- ° seemed interested in focusing the commercial development on small local retail, not big box
- ° addressed parking while keeping green space
- ° kept some green space
- ° like the range of price points
- ° should incorporate something like townhouses/duplexes in #1

Do you have any concerns about proposal #4? If so, please explain.

- ° little ~~concern~~ unsure about the park being on way to but they do seem to have created a buffer (vegetated buffer) this should be studied to
 - ° would like some housing that is not rental
 - ° addition of townhouses/duplexes would give a range of pricepoints for ownership too
- } unsure the space would be used

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

2 Proposal #1 3 Proposal #3

4 Proposal #2 1 Proposal #4

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PROPOSAL #1:

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

Missed the beginning of the proposal, but the fact that they had no knowledge of our zoning change to a farm-base code is a big red flag to me!

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Talking to the representatives afterwards, I liked that they recommended filling the retail options with small local businesses a big box store... they envision it more like a small neighborhood grocer... where you stop in every couple of days for what you need. That is more congruent with urban living.

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

I like their flexible & conservative approach - assessing the success of one phase before moving on to next phases. I love downtown McKinney as it stands now... any we add needs to improve & complement it, not detract or draw focus from it. This proposal seemed to recognize that.

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

I like the cohesive approach with our current downtown area. I liked that the housing is for a variety of income levels... not just luxury homes, and that they strive for green building. The green space also seemed very usable and a great draw to people spending time there. Overall this plan seemed to be the most thorough and most in-the spirit of McKinney.

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 2 Proposal #3
3 Proposal #2 1 Proposal #4 (favorite by a long shot)

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PROPOSAL #1:

What do you like about Proposal #1?

very "cookie cutter"

Do you have any concerns about Proposal #1? If so, please explain.

needs to be more creative and fit w/ downtown
Dont want too much high density

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

don't think it fit. not sold on
drawing in a grocery store
but some of the building designs
could work

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: Ground Floor

What do you like about Proposal #3?

I like the idea of starting with residential and drawing in retail

Do you have any concerns about Proposal #3? If so, please explain.

I would like mixed residential in all proposals, i.e. townhomes, rentals for both higher and lower rents.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

I think this group ~~was~~ had put lots of thought into their proposal. I think both this group and group 3 seemed like they would listen and adapt to what fits with downtown

Do you have any concerns about proposal #4? If so, please explain.

I think all of the proposals need lots of discussion and tweaking to fit.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

No Proposal #1 2 Proposal #3
3 ~~1~~ Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

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<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: <i>Community Advocate</i>
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	<i>Church leader</i>

PROPOSAL #1:

What do you like about Proposal #1?

Appears to offer quality townhomes

Do you have any concerns about Proposal #1? If so, please explain.

Approach does not appear to be comprehensive (feasible retail & housing uses)

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Appears to offer quality housing products

Do you have any concerns about proposal #2? If so, please explain.

Approach does not appear to be comprehensive (feasible retail & housing uses)

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Appreciate the opportunity to provide additional input in the development of the sites;
Appreciate the use of green space @ the primary site

Do you have any concerns about Proposal #3? If so, please explain.

Need to ensure a comprehensive approach

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

This proposal appears to provide the most comprehensive approach to development of the primary site. In the event that City Hall is not relocated to this site, please consider the establishment of a nonprofit campus for innovative programming, office & research.

Do you have any concerns about proposal #4? If so, please explain.

The potential affordable / workforce housing will have to be defined in great detail with the general public (all areas of the community).

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

3 Proposal #1

4 Proposal #3

2 Proposal #2

1 Proposal #4

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PROPOSAL #1:

What do you like about Proposal #1?



- Empty restrooms -

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2:

What do you like about proposal #2?

LoVett
largest amount of people you'll groups
35 to 40 per store
- Grocery Store -

Do you have any concerns about proposal #2? If so, please explain.



PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

old Court House lot
\$7

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

Austin
Do - Don't
old Court House

What do you like about proposal #4?

Affordable Housing - & Park space

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
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___ Proposal #1 ___ Proposal #3
___ Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

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<input checked="" type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	Other: <u>Wired Medicines</u>
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

The 2 story Turron home Type Garage & internal
curb cut concept

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2:

What do you like about proposal #2?

Downtown Plano type Cond / Towne house
Live/work units

Do you have any concerns about proposal #2? If so, please explain.

3 & 4 story units — not complementary to
Downtown Historic Mode or architecture

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

*Am at the Duplication of 3-4 5 Story Plans
Downtown redevelopment of Lake Work Place
units - worked for Plans*

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

*Good Plan - Design also the amph-theatre - best additional
line very good proposals Parking garage excellent*

Do you have any concerns about proposal #4? If so, please explain.

35 story?? Depending on Overall Design

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
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___ Proposal #1 ___ Proposal #3
___ Proposal #2 ___ Proposal #4

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|--|--|---------------------------------------|
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PROPOSAL #1:

What do you like about Proposal #1?

high maintenance facade, doesn't really fit w/ brick facades of downtown businesses.

Do you have any concerns about Proposal #1? If so, please explain.

This developer doesn't appear to have any history of working w/ historic infill development

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

I do not think apartments are a good idea near downtown. Too high density!

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

like brick facades
Parking garage is a good idea

Do you have any concerns about Proposal #3? If so, please explain.

I have concerns about high density apts.
all developers need to consider the types housing and
population - east of McDonald

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Very nice plan!
most comprehensive

Do you have any concerns about proposal #4? If so, please explain.

without the parking garage, where do residents
park?

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 2 Proposal #3
3 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

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<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Architecture does fit in with neighborhood

Do you have any concerns about Proposal #1? If so, please explain.

have single family homes been eliminated as an option for this space?

current proposal = 50 units for this space - could that be reduced?

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

(Large handwritten X mark)

Do you have any concerns about proposal #2? If so, please explain.

these are apartments - no

35 to 40 unit per acre = no

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

X

Do you have any concerns about Proposal #3? If so, please explain.

looks like Apartments - no

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

add City like use Amphitheater space

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 ^N 3 Proposal #3 ^S
2 Proposal #2 ^{N/S} 1 Proposal #4 ^S

STAKEHOLDER COMMENT CARD

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<input type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner

PROPOSAL #1:

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain. *- yes*

*Need two car Garages - it will be a mess with one car garages -
Too dense - need fewer units per acre.*

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

See notes Above

I like the patio - Green interior area Model.

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Development could take years. Development sounds too slow - may be underfunded.
~~4 stories~~

Do you have any concerns about Proposal #3? If so, please explain.

4 stories - too high. Sounds vague - may never happen w/ this guy?
 Some of his buildings are ugly.
 Doesn't sound like he wants to develop land along McDonald

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

I like the concept that the 9 acres will coordinate with downtown. Sounds like best overall plan? I like the idea of connecting/expanding downtown square. Like the art ~~component~~ part.

Do you have any concerns about proposal #4? If so, please explain.

Building they showed (Housing) was ugly. Buildings look like warehouses.

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
 ___ Proposal #2 ___ Proposal #4

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<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

demographic, # of people brought in

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

agree about anchor

Do you have any concerns about proposal #2? If so, please explain.

*too high density
look of structures*

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

thoughtfulness
conservative plan

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

very well thought out
adaptable

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

<u>4</u>	Proposal #1	<u>2</u>	Proposal #3
<u>3</u>	Proposal #2	<u>1</u>	Proposal #4

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PROPOSAL #1:

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

don't like townhomes

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

look of properties

Do you have any concerns about proposal #2? If so, please explain.

not very specific

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

previous work

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

developer

Do you have any concerns about proposal #4? If so, please explain.

~~developer~~

emphasis on garage & city building

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1

2 Proposal #3


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1 Proposal #4

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PROPOSAL #1: 

What do you like about Proposal #1?

Town Homes

Do you have any concerns about Proposal #1? If so, please explain.

There needs to be a grocery store !!

PROPOSAL #2: 

What do you like about proposal #2?

Apartments - too High density for The city of McKinney
 Like the fact they will construct a City Hall

Do you have any concerns about proposal #2? If so, please explain.

With all the proposals will there be grocery stores included?

Not open to the entire community - Seems to be too closed and the density is way to much for the City of McKinney

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Garage

Do you have any concerns about Proposal #3? If so, please explain.

There needs to be a grocery store!!

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

There needs to be a grocery store!!

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3

___ Proposal #2 ___ Proposal #4

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PROPOSAL #1:

What do you like about Proposal #1?

Most Market Sensible.

Do you have any concerns about Proposal #1? If so, please explain.

Seen it before, not special, boring. No city concessions.

PROPOSAL #2:

What do you like about proposal #2?

Quality of Product

Do you have any concerns about proposal #2? If so, please explain.

Not economically sustainable, without city concessions.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Apartment = Market

Do you have any concerns about Proposal #3? If so, please explain.

City Give me's. Does an apartment block in downtown improve the area. No.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Ambitious & Bold

Do you have any concerns about proposal #4? If so, please explain.

Cost to City, does vision exist without city choking on more debt. This one should be "negotiated" to a conclusion.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

<u>4</u> Proposal #1	<u>2</u> Proposal #3
<u>3</u> Proposal #2	<u>1</u> Proposal #4

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PROPOSAL #1:

What do you like about Proposal #1?

~~Too big, flawed, visually unappealing~~

Nothing. ~~##~~

Do you have any concerns about Proposal #1? If so, please explain.

Its poorly thought out, cheap looking.

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Nothing

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

The presentation was a joke.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

These guys are spot on in their design. Anyone other than Zenstar will be a disservice to the city & its residents.

Do you have any concerns about proposal #4? If so, please explain.

no

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
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___ Proposal #2 ___ Proposal #4

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Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Number of housing units & costs for sale

Do you have any concerns about Proposal #1? If so, please explain.

House too much like a "New Development" look - Needs more variety + green space

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Nothing

Do you have any concerns about proposal #2? If so, please explain.

Total disregard for what Historic Downtown McKinney Area represents. Too much development. Don't need another stone - now this area becoming another "city".

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

Too many units

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Thought went into proposal. Attractive
use of land - fits well into community

Do you have any concerns about proposal #4? If so, please explain.

Number of units - too many

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 ~~Proposal #3~~ ~~AD~~
~~Proposal #2~~ 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Appreciate their "Appreciation" of our downtown atmosphere & want to keep that going -

Do you have any concerns about Proposal #1? If so, please explain.

Townhouse pictures don't seem appropriate to historic MCK - look more cape/cod area

PROPOSAL #2:

What do you like about proposal #2?

Their street scapes have a nice look more appropriate to historic area

Do you have any concerns about proposal #2? If so, please explain.

4 story bldg alot to digest so close

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

*to North parcel looks possible
What about Fire House/Truck Sirens?*

Do you have any concerns about Proposal #3? If so, please explain.

Southern Not sure I want to see a grocery store there - maybe convenient and yet - to be big enough to be useful it could be an eye sore promoting too much traffic.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

*Very professional presentation - reflective of knowing what they are doing!
Good flexibility of "puzzle pieces" - like that they like pkg garage in center - would keep rental prop & there would be different "rents" available*

Do you have any concerns about proposal #4? If so, please explain.

Not sure about "city bldgs" and private spaces so close but it is interesting concept -

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

3 Proposal #1 2 Proposal #3
4 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

① Architecture matches historic homes

② good observation of local needs + flavor + current use

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

① large project encompassing several properties

② grocery store

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

Didn't seem as organized as the others

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

① parking garage

② green space

③ affordable rents for apartments

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3

___ Proposal #2 ___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

SMALL DENSITY = 50 HOMES

Do you have any concerns about Proposal #1? If so, please explain.

NOT WELL THOUGHT OUT. KEPT REPEATING HIS EXPERIENCE IN PROJECTS. DIDN'T HEAR THAT HE ADDRESSED THE CITY'S NEEDS IMPACT

PROPOSAL #2:

What do you like about proposal #2?

LIKED DOWNTOWN GROCERY STORE, GOOD PRESENTATION

Do you have any concerns about proposal #2? If so, please explain.

DON'T LIKE 3-4 STORY TOWNHOMES.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

It's development team. Honest about "improven market". Phase by phase - not all at once. Like the green areas.

Do you have any concerns about Proposal #3? If so, please explain.

Don't like 3-4 story townhomes.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Most professional presentation. Loved the "puzzle" concept with Roundabout, Amphitheater, inviting to people driving through McKinney. Affordable housing.

Do you have any concerns about proposal #4? If so, please explain.

If the city chooses not to consolidate at this location, I can't see the need for a 3rd space parking garages.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 2 Proposal #3
3 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

I didn't.

Do you have any concerns about Proposal #1? If so, please explain.

Nothing special.

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

I don't understand the concept that a grocery store is the anchor of a retail space. I don't think people will walk to a grocery store to do major shopping as they would have to carry everything home.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Unique ideas about converting downstairs apartments to retail over time.

Do you have any concerns about Proposal #3? If so, please explain.

Nothing special.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4? *Great presentation by the woman.*

They understood our community. Loved the Art w/ Public spaces. Got sense we need an amphitheater w/ HPAC, Bonnie Week + the Heard Natural Science Museum. Like the parking hidden by the building. This was the most detailed. Great idea to put art in the

Do you have any concerns about proposal #4? If so, please explain.

Questions about affordable housing - Roundabout area.

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

~~1~~ Proposal #1 ___ Proposal #3
 ___ Proposal #2 1 Proposal #4

I would pass on anything besides Proposal #4.

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> McKinney Resident | <input type="checkbox"/> Property Owner | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Historic District Resident | <input type="checkbox"/> Business Owner | |

PROPOSAL #1:

What do you like about Proposal #1?

Perfect fit for that property
 We need people living in this area

Do you have any concerns about Proposal #1? If so, please explain.

Frame
 5,6,7,89 - These blocks need to be developed

PROPOSAL #2:

What do you like about proposal #2?

Putting Residential on 5,6,7,89.

Do you have any concerns about proposal #2? If so, please explain.

Not very firm on what target market
 Grocery store - not needed

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
___ Proposal #2 ___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Style matches neighborhood. Has a good match for buyers and the down town in size, density, costs

Do you have any concerns about Proposal #1? If so, please explain.

Why would anyone buy a home near/next to a five star? I think that is my only negative to this plan

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

I am okay with plans for lots 5, 6, 7 & 8 because it fits with town center planing - But I want a better look at work/live ideas. - I Do Not support any part of proposal for lots 1, 2 & 3 -> It would overwhelm the neighborhood @ Chesnut Sq.

Do you have any concerns about proposal #2? If so, please explain.

Grocery store location is way far neighborhood @ Chesnut Sq. Why not put store next to the northern plots? (6, 7)

I do Not live in South lake!

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Plans for street seating along Teas.
Really 3 different small developments for
different residents & users

Do you have any concerns about Proposal #3? If so, please explain.

If I lived in the multi family space I
would be very unhappy to lose the large
park space along McDonald. ~~However~~ However if
McDonald develops as forecast this plan is
reasonable

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

relates to streets & neighborhood. Include park space for
residents, amphitheater, playgrounds, Crescent Sq. & public events

Do you have any concerns about proposal #4? If so, please explain.

Kind of got the impression that this was really critical/dependent
on city structures. City vehicles tend to compete for space

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 3 Proposal #3

only ~~part~~ ^{part} → Proposal #2 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Other: <u>Main Street Board Member</u>
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1: CB JENI Lifestyle Homes

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

Not exerting

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

- Design concept appears important to them & they understand significance of retail revenues*
- I like the grocery concept - but not sure density is going to attract a viable chain - however, they might consider partnering w/ retail developer that might have a broader track - Good concept but going to be tricky*

Do you have any concerns about proposal #2? If so, please explain.

- 534 units - really? That tells me this is going to be a ^{long} phased development. And, what about schools? Is demand for housing there in McKinney as a whole, let alone downtown w/ the ^{time} frame we'd like this ^{to} ^{be} ^{reduced} to ¹ hour -*
- Parking - they suggest mix of some units w/ 1 park + some w/ 2 spaces. That would work downtown Dallas w/ some mass transit, but not likely here.*

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

1. Only multi-family, weren't clear on # of units

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

1. like concept a lot. 150 units good number + may not create need to evaluate adding school.

2. The Round a Boat could be a city focal point + gathering area

Overall, this group did a great job, understands the very important financial aspect of this project

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)


4 Proposal #1 3 Proposal #3

2 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD


Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1: 

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2: 

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 3 Proposal #3
1 Proposal #2 2 Proposal #4



STAKEHOLDER COMMENT CARD



Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Nothing

Do you have any concerns about Proposal #1? If so, please explain.

*wrong architectural style - no masonry on bldgs
did not appear to be well thought out.*

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Architecture

Addresses overall master plan on both sides of square

Provides ~~steps~~ individual garage parking for homeowners

- For sale housing vs rental

Do you have any concerns about proposal #2? If so, please explain.

- Relationship between developer and city on city Hall ownership*
- seriously doubt any major grocer will locate ~~there~~ here in the foreseeable future.*
- Connectivity to square*
- too much retail*

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

- MASSING of buildings & garage

Do you have any concerns about Proposal #3? If so, please explain.

- Did not address entire master plan very well
- Too much reliance on MF rental.
- connectivity to square

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

- like the idea of having interchangeable components
- Green space

Do you have any concerns about proposal #4? If so, please explain.

- The roundabout puts too much emphasis on cars -
- Reliance on city assistance in bond financing,
- Proposed MF rental structure not feasible with any type conventional housing.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

4 Proposal #1 3 Proposal #3

1 Proposal #2 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

fits with existing architecture / lower density

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2:

What do you like about proposal #2?

Too

Do you have any concerns about proposal #2? If so, please explain.

Too much to fast

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

I am opposed to parking garage first??
Phasing in other buildings only if successful

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

had some good ideas - Park usage amphitheater - great
ideas -
~~not~~

Do you have any concerns about proposal #4? If so, please explain.

not to big on parking building

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 3 Proposal #3
4 Proposal #2 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

FITS IN WITH EXISTING HOUSING - CONTINUATION OF PROJECT TO THE NORTH ON TENNESSEE - LOWER DENSITY

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

~~WAY TOO MUCH DENSITY~~ NOTHING

Do you have any concerns about proposal #2? If so, please explain.

WAY TOO MUCH DENSITY TOO MUCH DENSITY

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

SIMILAR WITH PARKING CHANGES ?? - PROPOSED PHASING PROJECT
ONLY IF SUCCESSFUL - COULD END UP UNFINISHED ?

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

PARK LAND USAGE - TIE TO CHRISTINA SCHEME - AMPHITHEATER

Do you have any concerns about proposal #4? If so, please explain.

DENSITY ?

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 3 Proposal #3
4 Proposal #2 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Other: <u>LOCAL BANKER</u>
<input type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner	

PROPOSAL #1: CB JENI Lifestyle Homes

What do you like about Proposal #1?

NO GROCERY STORE IN CONCEPT

Do you have any concerns about Proposal #1? If so, please explain.

WASN'T CONVINCED THAT THE ARCHITECTURE STYLE WAS WELL SUITED TO BLEND W/ EXISTING DEVELOPMENT

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

LONG TRACK RECORD . ABLE TO ATTRACT FINANCING.

Do you have any concerns about proposal #2? If so, please explain.

I DON'T SEE THE CRITICAL MASS TO SUPPORT A GROCERY STORE AS A CENTERPIECE OF DEVELOPMENT.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

SEEMS THAT ~~THEIR~~ THEIR TRACK RECORD
IS ON MUCH LARGER URBAN PROJECTS W/ A DIFFERENT
FEEL THAN MCKINNEY

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

SEEMS TO HAVE THE BEST VISION, MOST REALISTIC
THOUGHT PROCESS, AND MOST FLEXIBILITY IN DESIGN.

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
___ Proposal #2 ___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

I like the fact that homes will be built that reflect the area. I also like the fact that only homes will be built. Residents who will live in these homes can easily walk to the downtown area. I like the idea of only homes and not building more retail to compete with downtown.

Do you have any concerns about Proposal #1? If so, please explain.

homes and not building more retail to compete with downtown,

PROPOSAL #2:

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3

___ Proposal #2 ___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

DENSITY IS IN KEEPING WITH AREA - THIS IS NOT AN UPTOWN DALLAS NEIGHBORHOOD. ARCHITECTURAL PROPOSALS ARE CLOSEST TO EXISTING AREA.

Do you have any concerns about Proposal #1? If so, please explain.

NO GREEN AREAS SHOWN, WHY NOT?

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

~~XXXXXXXXXX~~

Do you have any concerns about proposal #2? If so, please explain.

DENSITY TOO HIGH. NO GREEN AREAS

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

WELL THOUGHT OUT AND LAID OUT PROPOSAL. REALLY LIKE AMPITHEATER AND GREEN AREA AS WELL AS PARKING GARAGE SHIELDED BY OTHER BUILDINGS.

Do you have any concerns about proposal #4? If so, please explain.

VERY HIGH DENSITY. CITY OFFICES CURRENTLY AT BOOMING RATE!

Overall Impression? Please rank the proposals in order from most desirable to least desirable. (a ranking of "1" should be given to the proposal that you find the most desirable)

2 Proposal #1 3 Proposal #3
4 Proposal #2 1 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)


<input type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:  *Site 7,849*

What do you like about Proposal #1?

master bedroom down ; like two story instead of three story

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2:  **InTown HOMES**

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

density is too high for the historic district; not enough parking available especially if the residents have guests or more than one resident with a car;

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

Not very much of a concern; concerned about keeping the historic flavor of the area; retail area where court building was will take away from the square

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

This company did their homework and seems to understand what is needed;

Do you have any concerns about proposal #4? If so, please explain.

*architecture ~~most~~ needs to be more "historic" looking in order to make it blend in with the square; the historic atmosphere of the downtown is what separates us from other areas, I would hate to lose that.
too much noise from amphitheater; low rent housing*

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

1 Proposal #1 3 Proposal #3

4 Proposal #2 2 Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

Love the units at Dallas Farmers Market.
 Reverse Grocery Store thought process.
 Put on destination grocery (Trader Vc)
 free for # of years!

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
___ Proposal #2 ___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

Rear garage. Architecture fits best with historic district. I also like that this proposal is the lowest density

Do you have any concerns about Proposal #1? If so, please explain.

Where will visitors park in front of the houses? Will the houses have sufficient street setbacks?

PROPOSAL #2:

What do you like about proposal #2?

Not much.

Do you have any concerns about proposal #2? If so, please explain.

Apartment, high density living does not fit within the historic dist. We don't need another grocery store. The hist. dist. is not an area for large retailers. It doesn't make sense nor will it provide

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Green space for cultural events.

Do you have any concerns about Proposal #3? If so, please explain.

The area does not need high density apartments. 3-4 story apartments will ~~be~~ dwarf the buildings in downtown & this would become an ugly focal point ~~for~~ rather than the square.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Encourage ~~low density~~ smaller retailers with local flair. Nice plan for park & low density living. Also affordable prices available to many price points. Parking garage hidden

Do you have any concerns about proposal #4? If so, please explain.

~~Do not like high density living developments.~~ Make sure the architecture fits w/ hist. dist and is not too urban.


Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

<u>1</u> Proposal #1	<u>3</u> Proposal #3
<u>4</u> Proposal #2	<u>2</u> Proposal #4

STAKEHOLDER COMMENT CARD


Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input type="checkbox"/> Business Owner	

PROPOSAL #1: 

What do you like about Proposal #1?

Do you have any concerns about Proposal #1? If so, please explain.

PROPOSAL #2: 

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

over ↓

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

compared to the others, they embody the idea of McKinney's plan for sustainability and a cultured experience! their ideas & vision feel like a much better investment towards maintaining and enhancing what McKinney has worked so hard to develop.

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

3 Proposal #1

2 Proposal #3

4 Proposal #2

1 — others don't compare Proposal #4 to their plan

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input checked="" type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

master downstairs

near loaded garage

Do you have any concerns about Proposal #1? If so, please explain.

looks a little Cape Cod

PROPOSAL #2: InTown HOMES

What do you like about proposal #2?

like the grocery store idea

Do you have any concerns about proposal #2? If so, please explain.

Density seems high

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

seems flexible

Do you have any concerns about Proposal #3? If so, please explain.

don't want 4 floors

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

residential seems affordable

Do you have any concerns about proposal #4? If so, please explain.

*don't like that the residential component is apts.
Would like to see townhomes instead*

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1

___ Proposal #2

7 Proposal #3

___ Proposal #4

STAKEHOLDER COMMENT CARD

Which best describes you? (check all that apply)

<input type="checkbox"/> McKinney Resident	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Historic District Resident	<input checked="" type="checkbox"/> Business Owner	

PROPOSAL #1:

What do you like about Proposal #1?

It would be ideal since to provide housing as proposed.

Do you have any concerns about Proposal #1? If so, please explain.

None. This would be an ideal project.

PROPOSAL #2:

What do you like about proposal #2?

Do you have any concerns about proposal #2? If so, please explain.

PROPOSAL #3: GroundFloor

What do you like about Proposal #3?

Do you have any concerns about Proposal #3? If so, please explain.

PROPOSAL #4: ZENSTAR development

What do you like about proposal #4?

Do you have any concerns about proposal #4? If so, please explain.

Overall Impression? Please rank the proposals in order from most desirable to least desirable.
(a ranking of "1" should be given to the proposal that you find the most desirable)

___ Proposal #1 ___ Proposal #3
___ Proposal #2 ___ Proposal #4