

Downtown Parking Discussion
February 16, 2016



- MONEY MAGAZINE 2014 -

Background

- On January 16, 2016, City Council executed a Letter of Intent with Columbus Realty Partners, Ltd. for the redevelopment of the 9-Acre Site
 - Public parking was a focal point of this discussion
 - City Council requested the consideration of more public parking on site
- On January 25, 2016, Mr. Robert Shaw from Columbus Realty Partners, Ltd. expressed a willingness to construct an additional 100 below grade public parking spaces for an approximate cost of \$2,000,000
- On January 25, 2016, the City Council requested a more broad public discussion regarding public parking in McKinney's Historic Downtown

The “Nine-Acre” Site

Located on the southwest corner of Davis St. and McDonald St. (S.H. 5)

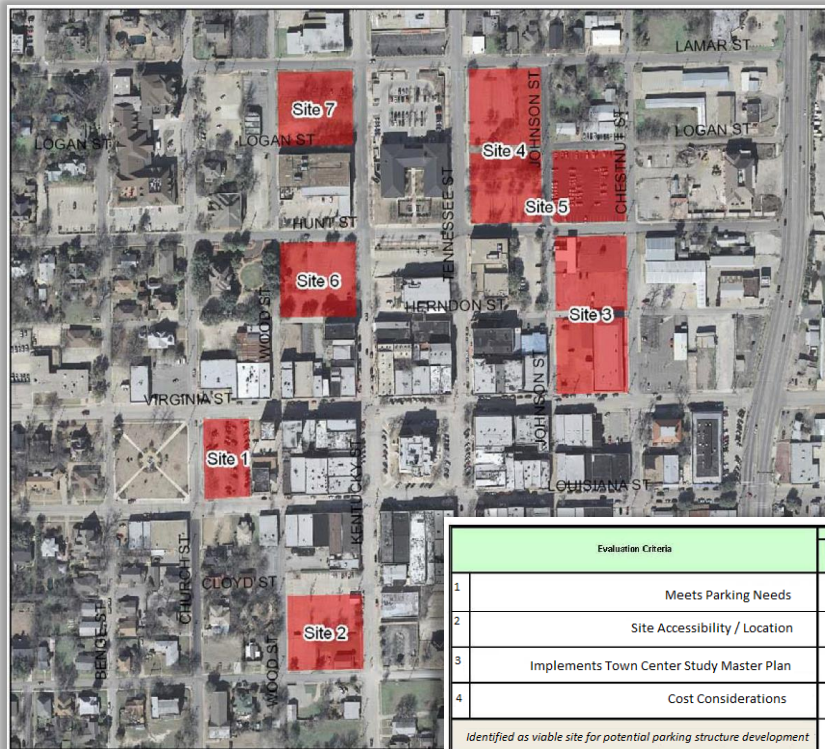


The approved letter of intent calls for:

- 200 non-resident parking spaces (100 of which are to be owned by the City)
- 119 on-street public parking spaces
- 125 parking spaces (publicly available for nights and weekends)
- Total Public Parking Spaces Proposed: 444
- Existing Public Parking Spaces: 523

Structured Public Parking: History

- In 2009, the City of McKinney conducted a downtown parking study which evaluated existing parking supplies and demands and also identified and evaluated the suitability of 7 sites to accommodate structured public parking



- An update to the 2009 parking study was conducted by Staff in 2014 and provided updates parking garage construction estimates

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Site 1 Structure | Site 1 With Commercial | Site 2 Structure | Site 2 With Commercial | Site 3 Structure | Site 3 With Commercial | Site 4 Structure | Site 4 With Commercial | Site 5 Structure | Site 5 With Commercial | Site 6 Structure | Site 6 With Commercial | Site 7 Structure | Site 7 With Commercial |
| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ◒ | ◓ | ◔ | ◕ | ◖ | ◗ | ◘ | ◙ | ◚ | ◛ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◒ | ◓ | ◔ | ◕ | ◖ | ◗ | ◘ | ◙ | ◚ | ◛ | ◜ | ◝ |
| 3 Implements Town Center Study Master Plan | ◑ | ◒ | ◓ | ◔ | ◕ | ◖ | ◗ | ◘ | ◙ | ◚ | ◛ | ◜ | ◝ | ◞ |
| 4 Cost Considerations | ◒ | ◓ | ◔ | ◕ | ◖ | ◗ | ◘ | ◙ | ◚ | ◛ | ◜ | ◝ | ◞ | ◟ |
| <i>Identified as viable site for potential parking structure development</i> | ◐ | ◑ | ◒ | ◓ | ◔ | ◕ | ◖ | ◗ | ◘ | ◙ | ◚ | ◛ | ◜ | ◝ |

○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ◒ Effectively Addresses Criteria ◓ Best Addresses Criteria

More Detail on the Sites: Site 1

Located on the northeast corner of Louisiana St. and Church St.



- Owned by City
- Approximately 0.62 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Site 1 Structure | Site 1 With Commercial | Site 2 Structure | Site 2 With Commercial | Site 3 Structure | Site 3 With Commercial | Site 4 Structure | Site 4 With Commercial | Site 5 Structure | Site 5 With Commercial | Site 6 Structure | Site 6 With Commercial | Site 7 Structure | Site 7 With Commercial |
| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <p>○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ● Effectively Addresses Criteria ● Best Addresses Criteria</p> | | | | | | | | | | | | | | |

More Detail on the Sites: Site 2

Located on the northeast corner of Davis St. and Wood St.



- Owned by City
- Approximately 0.99 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Site 1 Structure | Site 1 With Commercial | Site 2 Structure | Site 2 With Commercial | Site 3 Structure | Site 3 With Commercial | Site 4 Structure | Site 4 With Commercial | Site 5 Structure | Site 5 With Commercial | Site 6 Structure | Site 6 With Commercial | Site 7 Structure | Site 7 With Commercial |
| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <p>○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ● Effectively Addresses Criteria ● Best Addresses Criteria</p> | | | | | | | | | | | | | | |

More Detail on the Sites: Site 3

Located on the northeast corner of Johnson St. and Virginia St.



- Privately Owned
- 2015 CCAD Value: \$825,511
- Approximately 1.48 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Site 1 Structure | Site 1 With Commercial | Site 2 Structure | Site 2 With Commercial | Site 3 Structure | Site 3 With Commercial | Site 4 Structure | Site 4 With Commercial | Site 5 Structure | Site 5 With Commercial | Site 6 Structure | Site 6 With Commercial | Site 7 Structure | Site 7 With Commercial |
| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <p>○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ● Effectively Addresses Criteria ● Best Addresses Criteria</p> | | | | | | | | | | | | | | |

More Detail on the Sites: Sites 4 & 5

Located on the northeast corner of Hunt St. and Tennessee St.



- Owned by City
- Approximately 2.87 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
| | Site 1 Structure | Site 1 With Commercial | Site 2 Structure | Site 2 With Commercial | Site 3 Structure | Site 3 With Commercial | Site 4 Structure | Site 4 With Commercial | Site 5 Structure | Site 5 With Commercial | Site 6 Structure | Site 6 With Commercial | Site 7 Structure | Site 7 With Commercial |
| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <p>○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ● Effectively Addresses Criteria ● Best Addresses Criteria</p> | | | | | | | | | | | | | | |

More Detail on the Sites: Site 6

Located on the southwest corner of Hunt St. and Kentucky St.

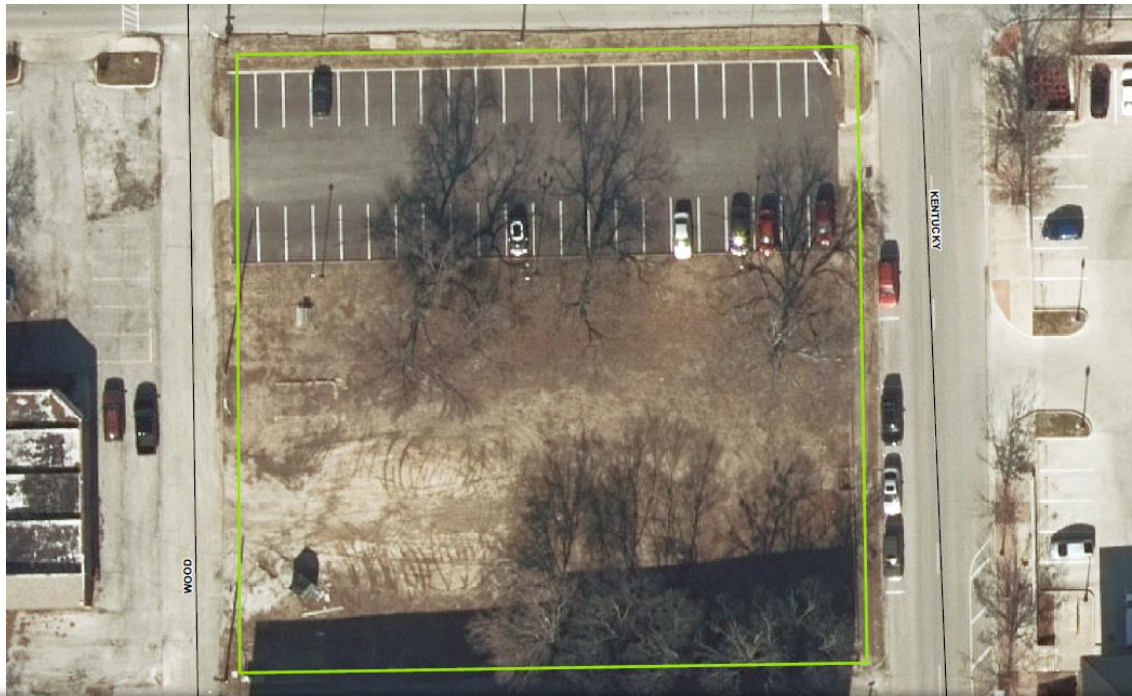


- Owned by City
- Approximately 0.95 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
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| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <p>○ Poorly Addresses Criteria ◐ Moderately Addresses Criteria ◑ Addresses Criteria ● Effectively Addresses Criteria ● Best Addresses Criteria</p> | | | | | | | | | | | | | | |

More Detail on the Sites: Site 7

Located on the southwest corner of Lamar St. and Kentucky St.



- Privately Owned
- 2015 CCAD Value: \$238,744
- Approximately 0.94 acres in size

| Evaluation Criteria | Alternative Locations | | | | | | | | | | | | | |
|--|-----------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|---------------------|------------------------------|
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| 1 Meets Parking Needs | ○ | ○ | ◐ | ◑ | ● | ● | ● | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 2 Site Accessibility / Location | ◐ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 3 Implements Town Center Study Master Plan | ◑ | ◑ | ◑ | ◑ | ◑ | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| 4 Cost Considerations | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
| <i>Identified as viable site for potential parking structure development</i> | ◑ | ◑ | ◑ | ◑ | ● | ● | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ | ◑ |
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The Potential Parking Garage Sites 

Staff Recommendation:

- Conduct a public hearing to solicit public feedback regarding downtown public parking
- Decide whether or not to partner with Columbus Realty Partners, Ltd. for an additional 100 public parking spaces on the “Nine-Acre” Site
- Provide additional direction to Staff regarding public parking throughout downtown McKinney