Collide

OF McKINNEY

An Entrepreneurial Village

Passion & Purpose

Collaboration & Innovation

Community & Quality of Life

BUILD

GROW

SUPPORT

Entrepreneurs & Small Business

Unique collaboration between Collide and McKinney

"To thrive, cities must attract smart people and enable them to work collaboratively"

"The Triumph of a City"

Harvard economist

~Ed Glaeser

Prototypical Images
of Development Quality Desired
for Collide Center District

Mixed-Use
Ground Floor Office/Retail

Walkable
Streetscapes
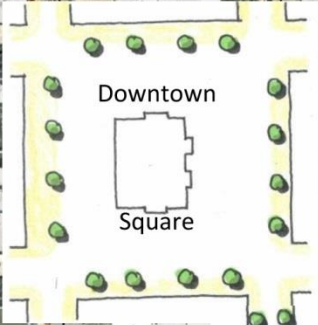
Boutique
Hotel

Apartment

Townhouse

Collide Center District – Master Plan
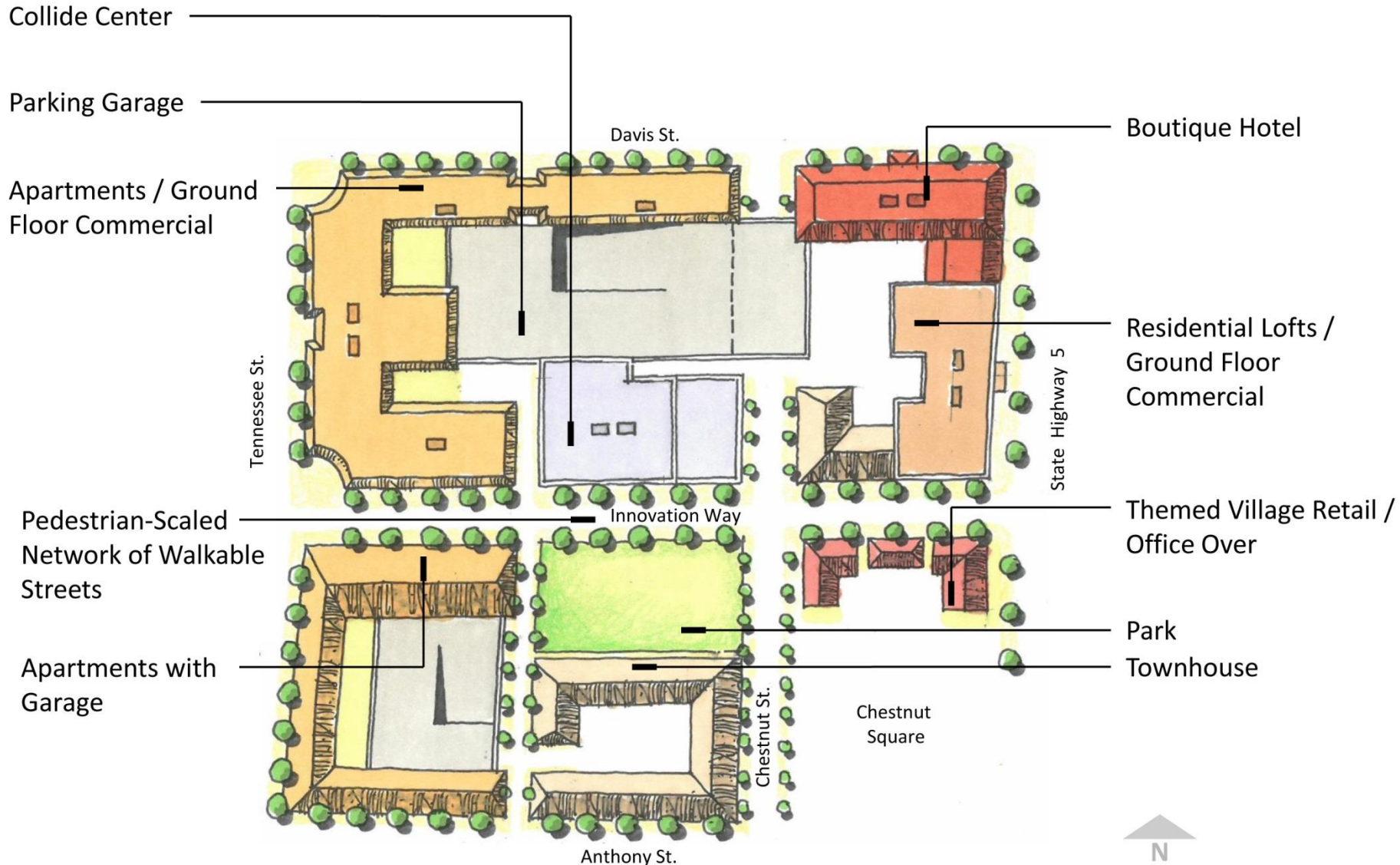*Downtown McKinney*
14 Jan 2014

Downtown
Square

Key Physical
Relationships to
Downtown
Features

Louisiana

CLOYD

CLOYD

Davis St.

Chestnut
Square

Anthony St.

Tennessee St.

State Highway 5

WOOD

CHURCH

HENRY

HOWELL

CHURCH

WILCOX

WOLFE

VIRGINIA

JOHN

CHESTNUT

N

Collide Center

Parking Garage

Apartments / Ground Floor Commercial

Boutique Hotel

Residential Lofts / Ground Floor Commercial

Pedestrian-Scaled Network of Walkable Streets

Themed Village Retail / Office Over

Apartments with Garage

Park

Townhouse

Davis St.

Tennessee St.

Innovation Way
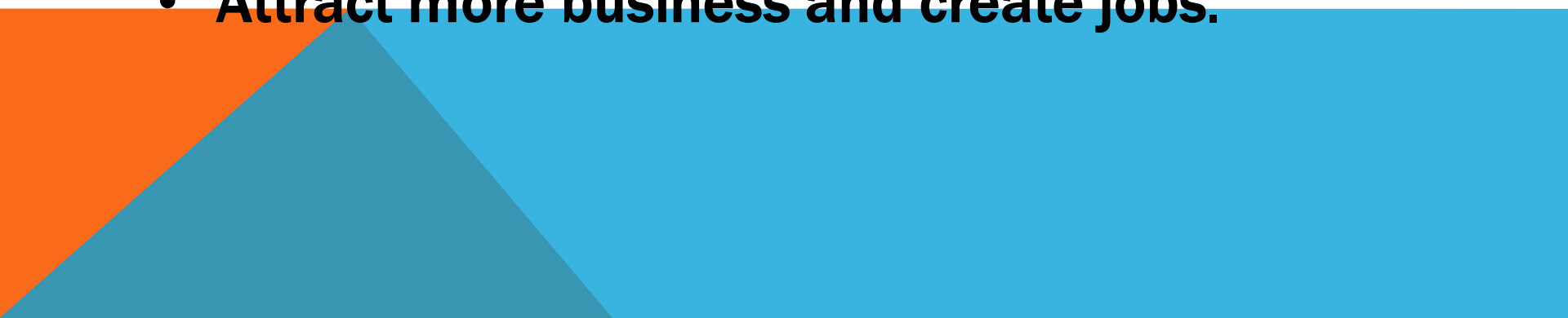
State Highway 5

Chestnut St.

Chestnut Square

Anthony St.

N

WHY BUILD, SUPPORT & GROW IT?

- Incubator graduates create jobs, revitalize neighborhoods and commercialize new technologies, thus strengthening local, regional and even national economies.

- Government subsidies for well-managed business incubation programs represent strong investments in local and regional economies.

- Business incubators actually contribute to the long-term viability of the local real estate market. Incubation programs graduate strong and self-supporting companies into their communities, where these companies build, purchase or rent space.

- Coworking space bring people. A dedicated spot for business offer a gathering point for independent contractors and freelancers who want to eliminate the isolation of working from home or wish to collaborate. Networking and collaboration are key to business success.

- **In Short, It's good for the economy, the community and the city of McKinney!**

WHY ENTREPRENEURS?

- **Entrepreneurs are Innovators. Business is built by the entrepreneur.**

- **Small Business is the backbone of our economy.**

- **Bring the money to the city and keep it there.**

- **Attract more business and create jobs.**

WHAT WE HAVE…

THE EXPERIENCE AND TEAM TO BUILD GROW AND SUPPORT AN ENTREPRENEURIAL COMMUNITY

What we need?

120 days

To develop our unique private public partnership

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.

DEVELOPMENT PROGRAM DATA CONTINUED:

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:

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).

How do incubators contribute to local and regional economies?

Incubator graduates create jobs, revitalize neighborhoods and commercialize new technologies, thus strengthening local, regional and even national economies.

- NBIA estimates that in 2011 alone, North American incubators assisted about 49,000 start-up companies that provided full-time employment for nearly 200,000 workers and generated annual revenue of almost $15 billion.

- Source: *2012 State of the Business Incubation Industry*
- Business incubators reduce the risk of small business failures. Historically, NBIA member incubators have reported that 87 percent of all firms that have graduated from their incubators are still in business.

     Source: *Business Incubation Works*

Why are business incubators worthy of government subsidies?

Government subsidies for well-managed business incubation programs represent strong investments in local and regional economies. Consider these returns:

- Research has shown that for every $1 of estimated public operating subsidy provided the incubator, clients and graduates of NBIA member incubators generate approximately $30 in local tax revenue alone.

  Source: Extrapolated from data in *Business Incubation Works*

- NBIA members have reported that 84 percent of incubator graduates stay in their communities.

  Source: *Business Incubation Works*

Do business incubators that receive local funding and/or tax abatements compete unfairly with local landlords?

No. Business incubators actually contribute to the long-term viability of the local real estate market. Incubation programs graduate strong and self-supporting companies into their communities, where these companies build, purchase or rent space. Because incubated companies are more likely to succeed than nonincubated firms, landlords of incubator graduates face far less risk than they otherwise would. Also, while they're in the start-up phase, incubator client companies can obtain flexible space and leases that are more appropriate to their stage of growth than they could on the commercial market.