

**JOINT MEETING OF THE MCKINNEY CITY COUNCIL,
MCKINNEY ECONOMIC DEVELOPMENT CORPORATION (MEDC) &
MCKINNEY COMMUNITY DEVELOPMENT CORPORATION (MCDC)
AND
CITY COUNCIL WORK SESSION**

MARCH 23, 2021

The City Council of the City of McKinney, Texas met in joint session with the McKinney Economic Development Corporation and McKinney Community Development Corporation, after which the City Council met in work session. The joint meeting and work session were held Tuesday, March 23 at 3:00 p.m., in the McKinney Performing Arts Center Courtroom Theater, 111 N. Tennessee Street, McKinney, Texas.

The meeting was not televised; however, an audio recording of the meeting is available to the public through the City of McKinney archives.

Upon determining a quorum of the Council and Boards were present, the joint meeting was called to order at 3:16 p.m. by

Mayor George Fuller, on behalf of City Council,

Chairman Brian Loughmiller, on behalf of MEDC, and

Chairman Jackie Brewer, on behalf of MCDC.

These Council, MEDC, and MCDC members were also present:

City Council: Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, and Angela Richardson-Woods. Council Member Frederick Frazier participated remotely via teleconference.

MEDC: Vice Chairman Michael Jones, Secretary / Treasurer Joe Minissale, and Members Kurt Kuehn, Patrick Cloutier, Thad Helsley, and Kenneth Sipiora.

MCDC: Vice Chairman Richard Glew, and Members Deborah Bradford, and John Mott. MCDC Members David Kelly and Kathryn McGill participated remotely via teleconference.

Absent from the meeting: MCDC Secretary Mary Barnes-Tilley; Council Member Rick Franklin was absent from the joint meeting but participated in the work session.

Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, MEDC President Peter Tokar, MCDC President Cindy Schneible, MEDC Administrative Assistant Joanne Isom, MCDC Admin & Marketing Coordinator Linda

Jones, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Deputy City Secretary Joshua Stevenson, City Secretary Empress Drane, Strategic Services Manager Trevor Minyard, and Facilities Construction Manager Patricia Jackson.

There were eleven (11) members of the public present at the meeting.

Mayor Fuller called for Public Comments regarding items on the agenda, at which time there were no requests to address the joint body.

Mayor Fuller called for Executive Session at 3:19 p.m., in accordance with the Texas Government Code:

A. Section 551.071 (2). Consultation with General Counsel on any Work Session, Special Joint or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any.

B. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Bluesky

Board Member Sipiora departed the meeting at 4:32 p.m., not returning.

The MCDLDC unanimously approved the motion to adjourn by Vice Chairman Glew, seconded by Member Mott, at 4:51 p.m.

The MEDC unanimously approved the motion to adjourn by Vice Chairman Jones, seconded by Secretary / Treasurer Minissale, at 4:51 p.m.

Mayor Fuller called for the following City Council work session item:

21-0255 Update on Municipal Complex Development

The presentation for the work session item (not included with the originally posted agenda) is included with this document as *Minutes Appendix A – Presentation on Municipal Complex Development*.

The City Council unanimously approved the motion to adjourn by Council Member Elliott, seconded by Mayor Pro Tem Rogers, at 5:32 p.m.

These meetings approved by

McKinney Economic Development Corporation on _____, 2021

BRIAN LOUGHMILLER
MEDC Chairman

McKinney Economic Development Corporation on _____, 2021

JACKIE BREWER
MCDC Chairman

McKinney City Council on _____, 2021

GEORGE FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary
JOSHUA STEVENSON
Deputy City Secretary

City of McKinney, Texas

MCKINNEY MUNICIPAL COMPLEX

DISTRICT PLANNING - CITY COUNCIL MEETING

MARCH 23, 2021



LAKE | FLATO + Parkhill

GUIDING PRINCIPLES

MCKINNEY CIVIC DISTRICT VISION PLAN

01 More than just a City Hall: A Vibrant New District

- Mixed-use urban destination district rooted in its surrounding cultural identity.
- The City Hall will be an icon within the district.
- Remediation of the land and existing brownfield.
- Lively mix of program for residents to live, work, play, eat, and engage in civic life.
- Produces energy and collects water to be used by the buildings and surrounding site.
- Public programming, events, and festivals that improve and enrich the district.
- Coherent, timeless, and creative modern architectural vocabulary that celebrates the character of surrounding community while not mimicking it.

02 A District Designed for People

- Centered on walkable and pedestrian friendly experiences.
- Mix of open spaces that are flexible, uniquely programmed, and varied in scale.
- Multiple destinations and a sense of discovery.
- Welcoming for all modes of transportation to promote health and wellness.
- Human-scaled urban fabric with a variety of heights and massing.

03 Highlight McKinney's Diversity, Culture, and Spirit

- Showcase McKinney's story in a legible way.
- Welcoming and inclusive to all; not institutional.
- A living celebration of McKinney's art, music, literature, technology, and nature.
- Reflective of McKinney's diverse, innovative, and welcoming spirit.
- Natural context adds health and vitality to users through activity and a connection to place.
- Authentic preservation of the valuable existing structures to showcase the sites history while breathing life back into them with new uses.

04 Place for Civic Transparency and Community Gathering

- A living force for democracy, culture, and public information.
- Unique main civic open space that acts as the heart of the district.
- Family friendly outdoor spaces for people of all ages enjoy, play, and relax.
- Visibility and access to public features of the district and City Hall.
- Sustainability is part of civic transparency and building are designed with that in mind.
- Daylight, light and views should be a priority.
- Reduce embodied carbon through preservation, reuse, and low-carbon materials.
- Creative stormwater management solutions.

05 Connect to Surrounding Neighborhoods and Community

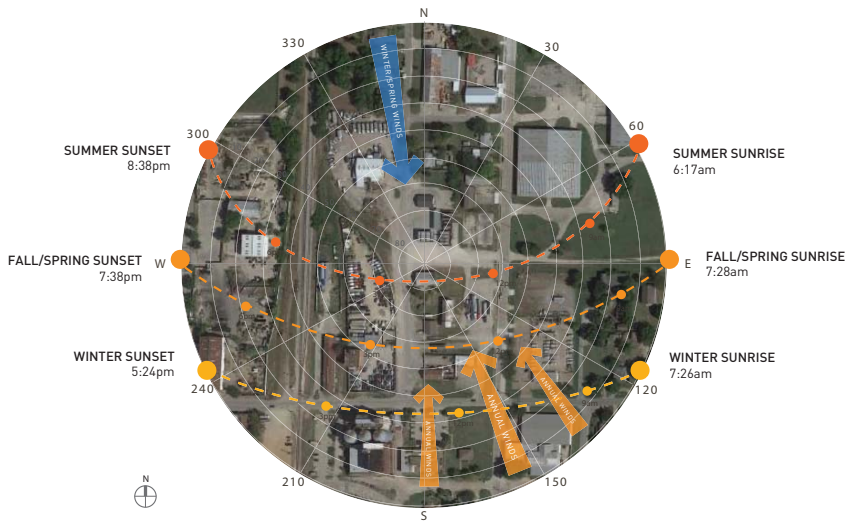
- Leverage the history and adjoining properties in a memorable way.
- Embrace adjacent residential community.
- Visible and physical connections to Downtown, Flour Mill, Tupps Brewery, and Old Settlers Park.
- A destination that is part of McKinneyians routine.

06 Adapt Gracefully to Growth and Change

- Smartly manage resources by reducing energy and water use through high performance design.
- Physically adaptable to a variety of uses and functions.
- An open-source armature for changing technology.
- Responsive to changing climate and seasonal conditions.
- Phase-able for development flexibility.
- Relevant places today while planning effective growth, evolution, and impact over time.

CURRENT CLIMATE ANALYSIS

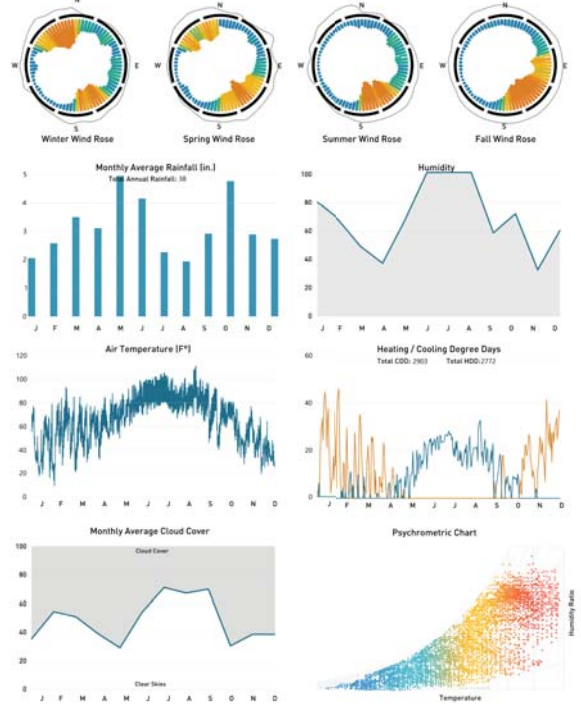
"UNIQUE BY NATURE"



AVG. WIND SPEED = 9-12MPH AVG. WIND GUST = 22-27 MPH
 MAJORITY WINTER WINDS = NW, SE STRONG WINTER WINDS = N
 MAJORITY SUMMER WINDS = SE STRONG SUMMER WINDS = SE

CLIMATE ANALYSIS - MCKINNEY, TEXAS

Dallas Addison Arpt TX Latitude: 32.97 Longitude: -96.83



SITE HISTORY

TIME LINE

"This black, rich, practically exhaustless soil is worth more to McKinney and the county that would be all the gold mines in the Klondike or the gushing oil wells of other portions of the state."

- Walter B Wilson 1924



On March 24, 1849, William Davis, who owned 3,000 acres where McKinney now stands, donates 120 acres for the town site. The city and county are named for Collin McKinney, the oldest signer of the Texas Declaration of Independence.

1849



1860's

The first 'Freedman's School' in Collin County was constructed in the late 1860s at the center of what became Lewisville. McKinney's first Black school drew fierce opposition. It was destroyed by arson in 1870, rebuilt, and dubbed the Frederick Douglass school. This eventually becomes Doty High School near our site.



1870's



McKinney becomes hub for north Texas agriculture. In 1860, the yield was 16 bales, and in 1870 it was 4,371 bales. In 1870, there was one cotton gin in McKinney, but by 1876, there were four.

1890's

McKinney sees continued rapid growth from agriculture. The cotton wharf near our site forms the hub of an emerging agricultural and industrial district.



1830's

Caddo, Cherokee, Delaware, Kickapoo, and Tonkawa tribes inhabit blackland prairie that becomes Collin County.



1841

The officials of the Peters Colony make a contract with the Republic of Texas to bring six hundred families into land designated for the colony by 1848. Land that is to become McKinney is part of the Peters Colony.



1872

Houston and Texas Central Railway reaches McKinney. Farmers and manufacturers are able to ship their goods to markets.



1889

McKinney had its own newspaper, electricity, volunteer fire department, and all the trappings of a thriving city, including an opera house.

On June 20, 1900, a census of McKinney was taken and reported by The Dallas Morning News. The population was reported to be around 7,000, up from 2,000 reported in 1885.

The Billows Flour Mill is under construction.

1900



SITE HISTORY

TIME LINE

Cotton mill opens and dominates the economy of McKinney for the next half century ultimately becoming the largest denim manufacturer in the world.



1910

1945

'Lewisville was the area's largest Black community, with newspapers referring to it as 'McKinney's negro suburb.' Most of Lewisville lay outside the City Limits until it was annexed in 1945.'



1948

The skies over McKinney darkened on May 3, 1948 and spawned a tornado whose 100 mph winds killed three people, injured 43 people, obliterated 100 homes in McKinney and caused damage to an elementary school, the Texas Textiles Cotton Mill and the city hospital.'

1980's

Buildings in downtown McKinney begin to be revitalized. Population in 1985 is 16000 residents.



2020

City of McKinney hires LakelFlato + Parkhill Joint Venture to envision a future district and new city hall. Current Population Estimate is 198,507



1905

McKinney is connected northeast to the town of Bonham by the Texas Interurban Railway. By 1908, McKinney built the main power station that became a connection on the Interurban Railway between Dallas and Sherman.



1947

On Nov 9, 1947, The Dallas Morning News wrote the article 'McKinney Seeks to Become Sucker Capital - for Lollipops.' This was referring to the 30 million lollipops the city manufactured for the Texas Candy and Nut Co. The city's chamber of commerce said that if they made a few million more lollipops, they would 'be emboldened to put up some neon signs on the outskirts reading 'The Sucker Capital of the World' - Dallas Morning News



1960's

In the 1960s, McKinney's Cotton Mill (producing Texas Textile Fabrics) was the largest denim manufacturer in the World. The Mill closed it's doors in 1969.

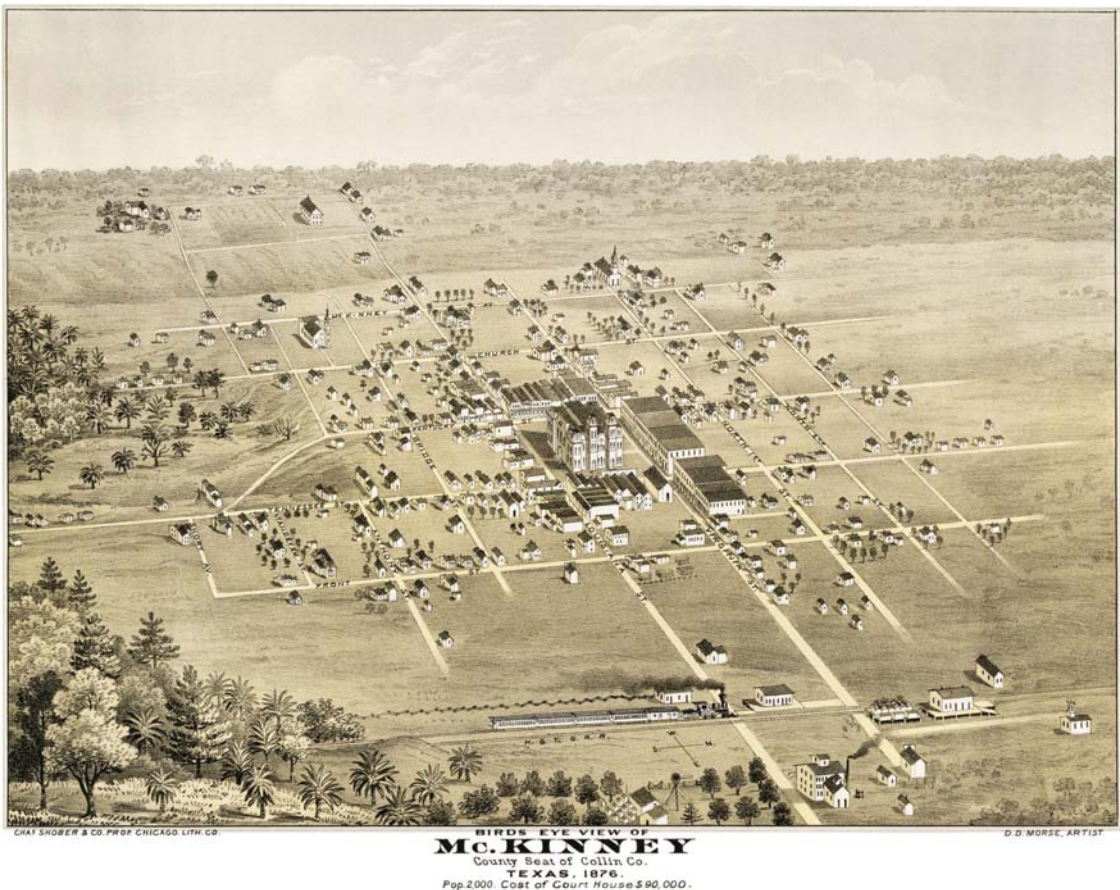
From 2000 the population of McKinney nearly triples to 131,117 in 2010 census. In 2006 the old downtown courthouse is restored into a performing arts center.



2000's

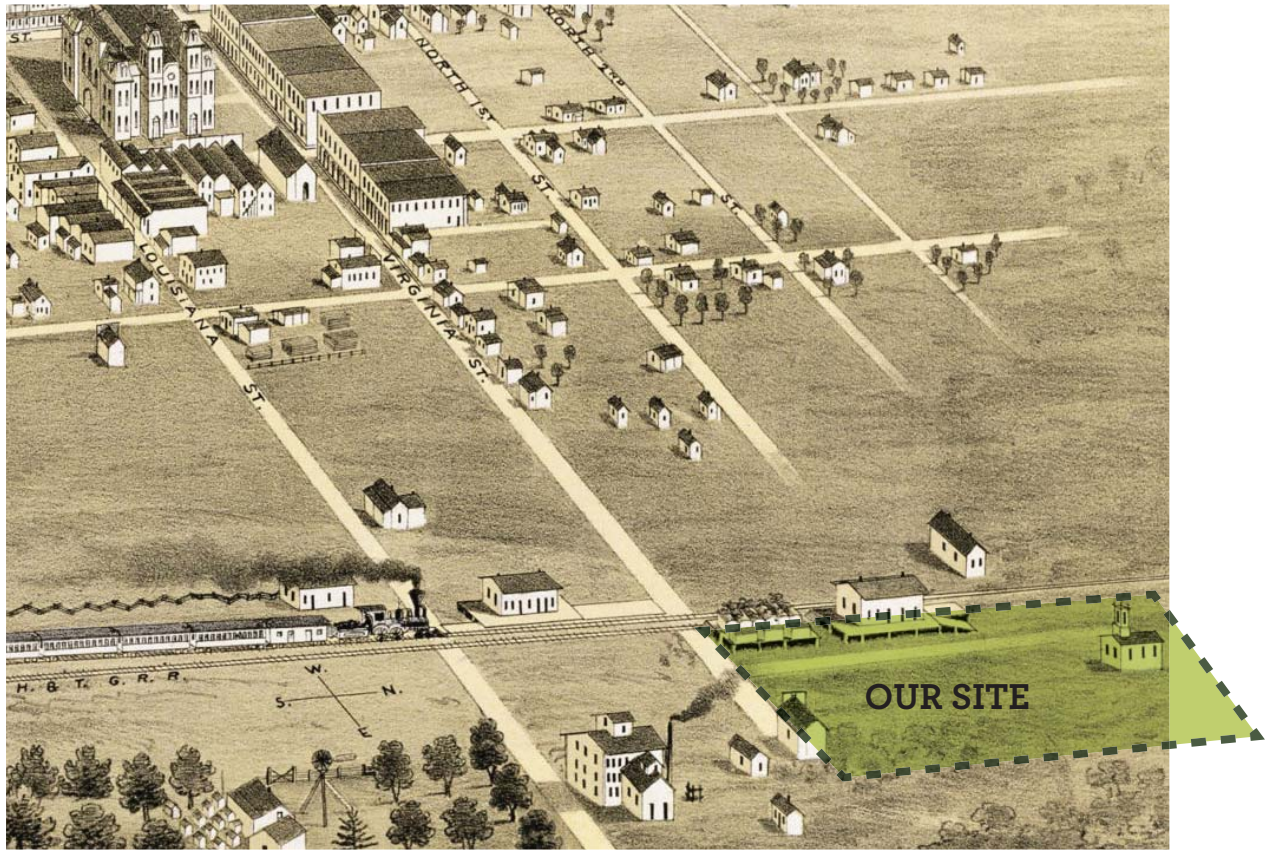
SITE HISTORY

1876 BIRD'S EYE



SITE HISTORY

1876 BIRD'S EYE



SITE HISTORY

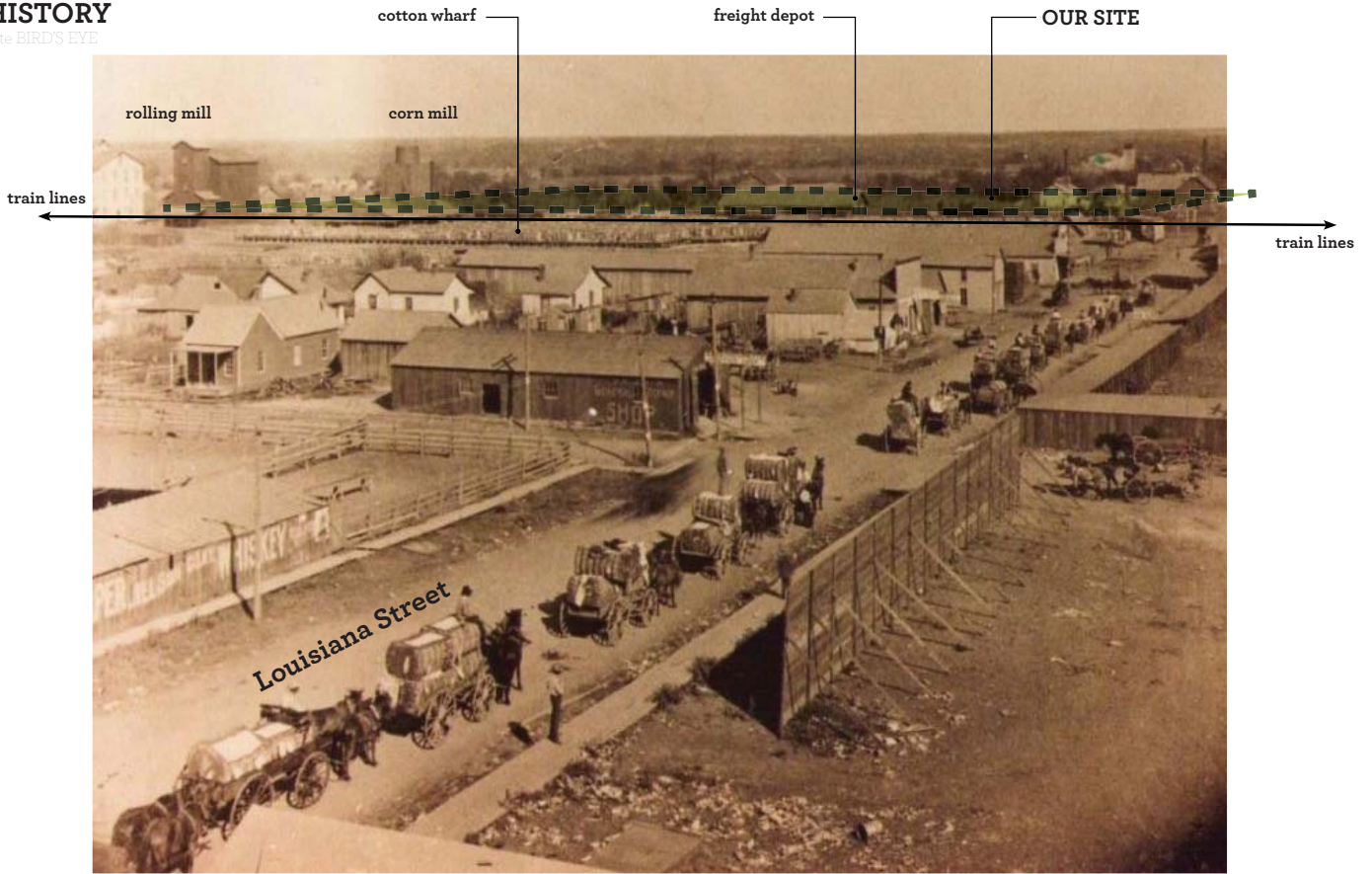
unknown date BIRD'S EYE



Line of cotton wagons on Louisiana Street, McKinney, Texas ref # 2011.03.016 & 009 - Collin County Farm Museum

SITE HISTORY

unknown date BIRD'S EYE

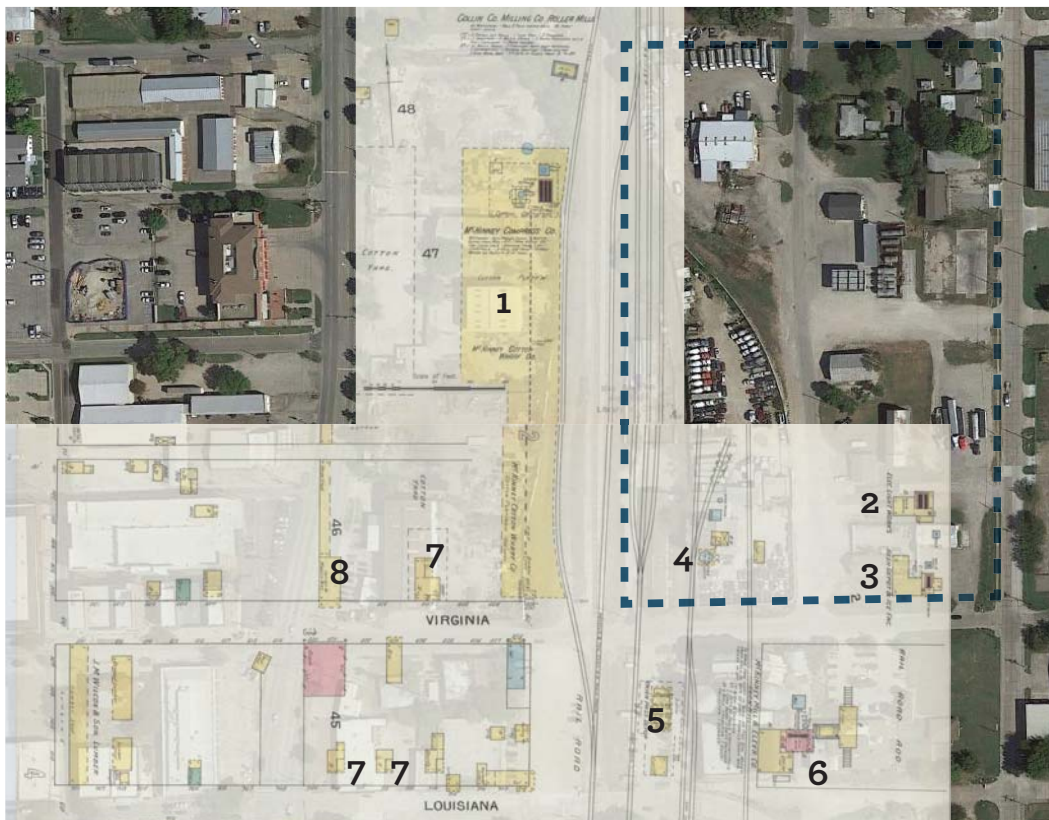


Line of cotton wagons on Louisiana Street' McKinney, Texas ref # 2011.03.016 & 009 - Collin County Farm Museum

SITE HISTORY

Sanborn Maps

1893



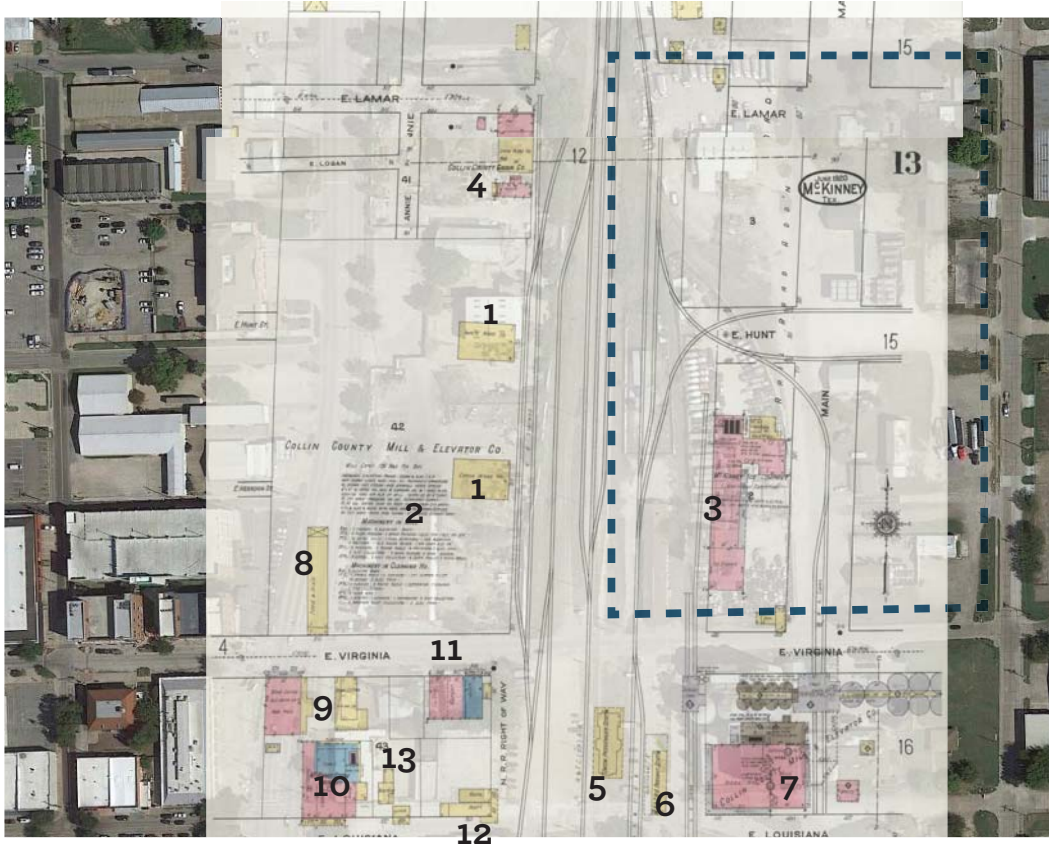
1893

1. cotton wharf
2. electric light works
3. beer depot and ice factory
4. railroad water tank
5. union passenger depot
6. corn mill
7. single family house
8. carriage and wagon works

SITE HISTORY

Sanborn Maps

1920

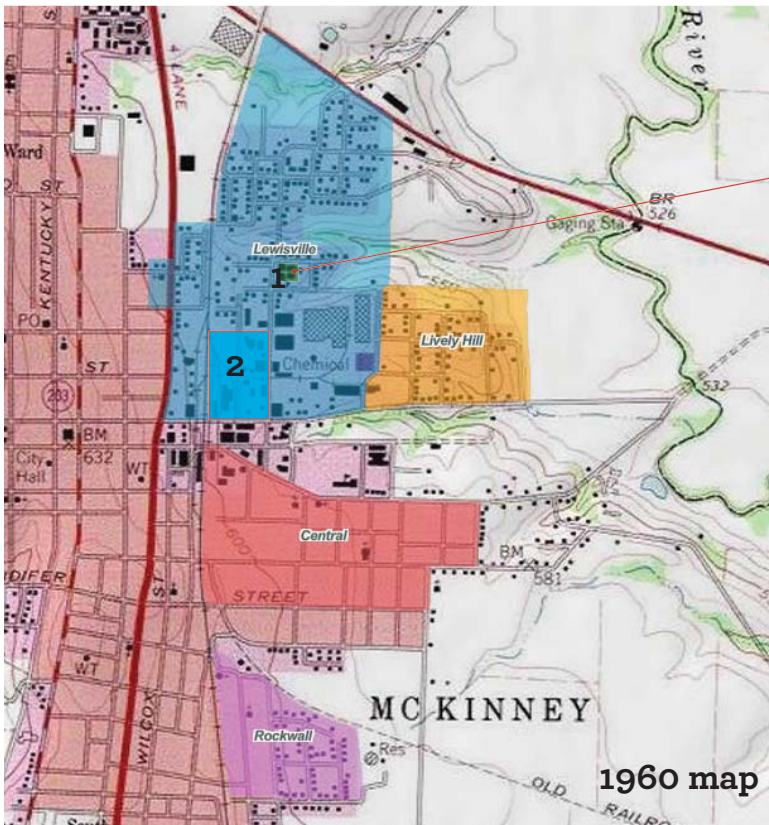


1920

1. warehouse
2. cotton mill
3. McKinney ice and coal company
4. mill and grain elevator
5. union passenger depot
6. freight station
7. flour mill
8. feed store
9. stone cutter
10. steam laundry
11. barber
12. restaurant
13. boarding house with lunch counter

SITE HISTORY

Historic Black Neighborhoods



Doty School Majorette Squad, Date Unknown (Photo: Black History of McKinney Video Series [2])

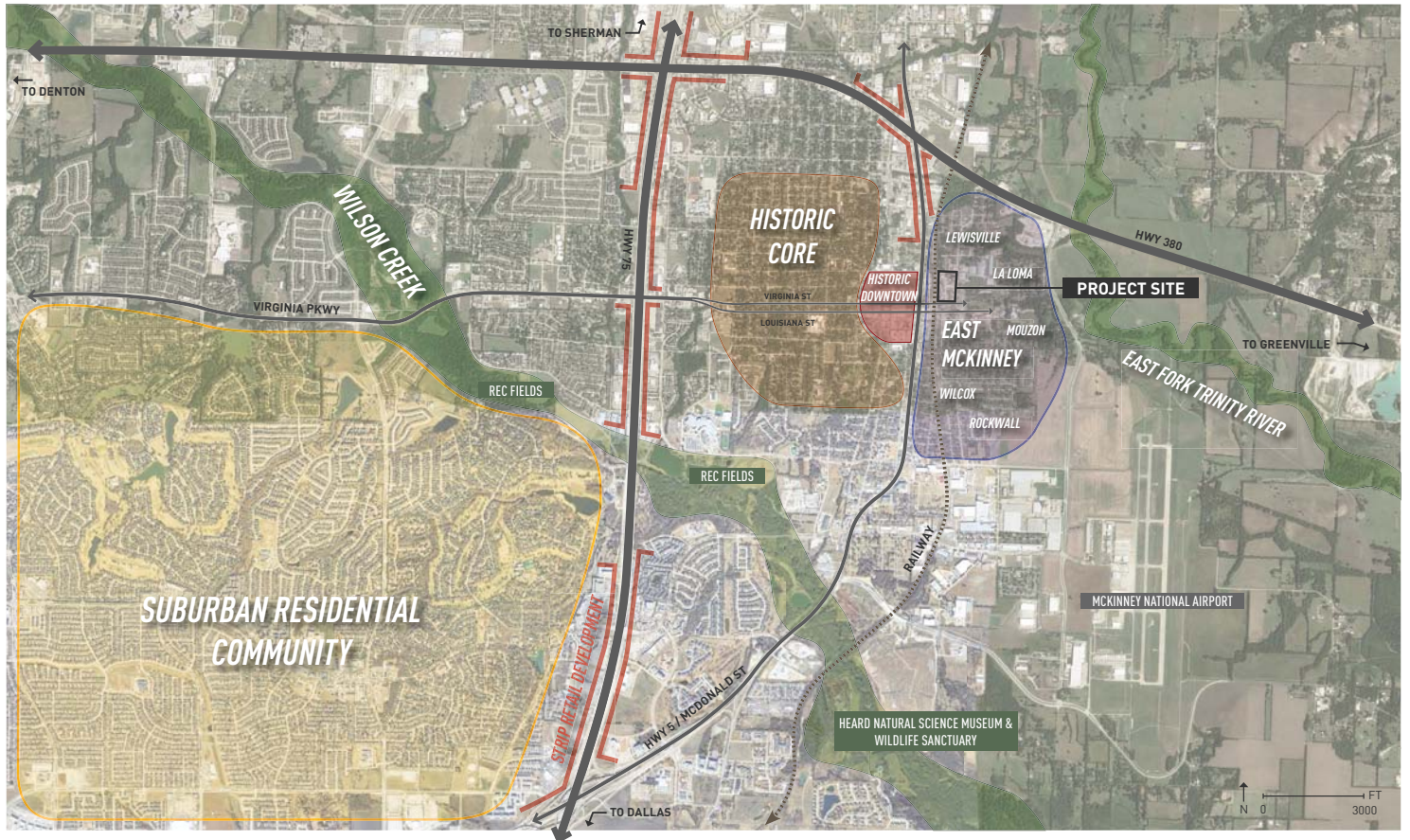


Doty High Football Team, Date Unknown (Photo: Black History of McKinney Video Series [2])

1. doty high school
2. site

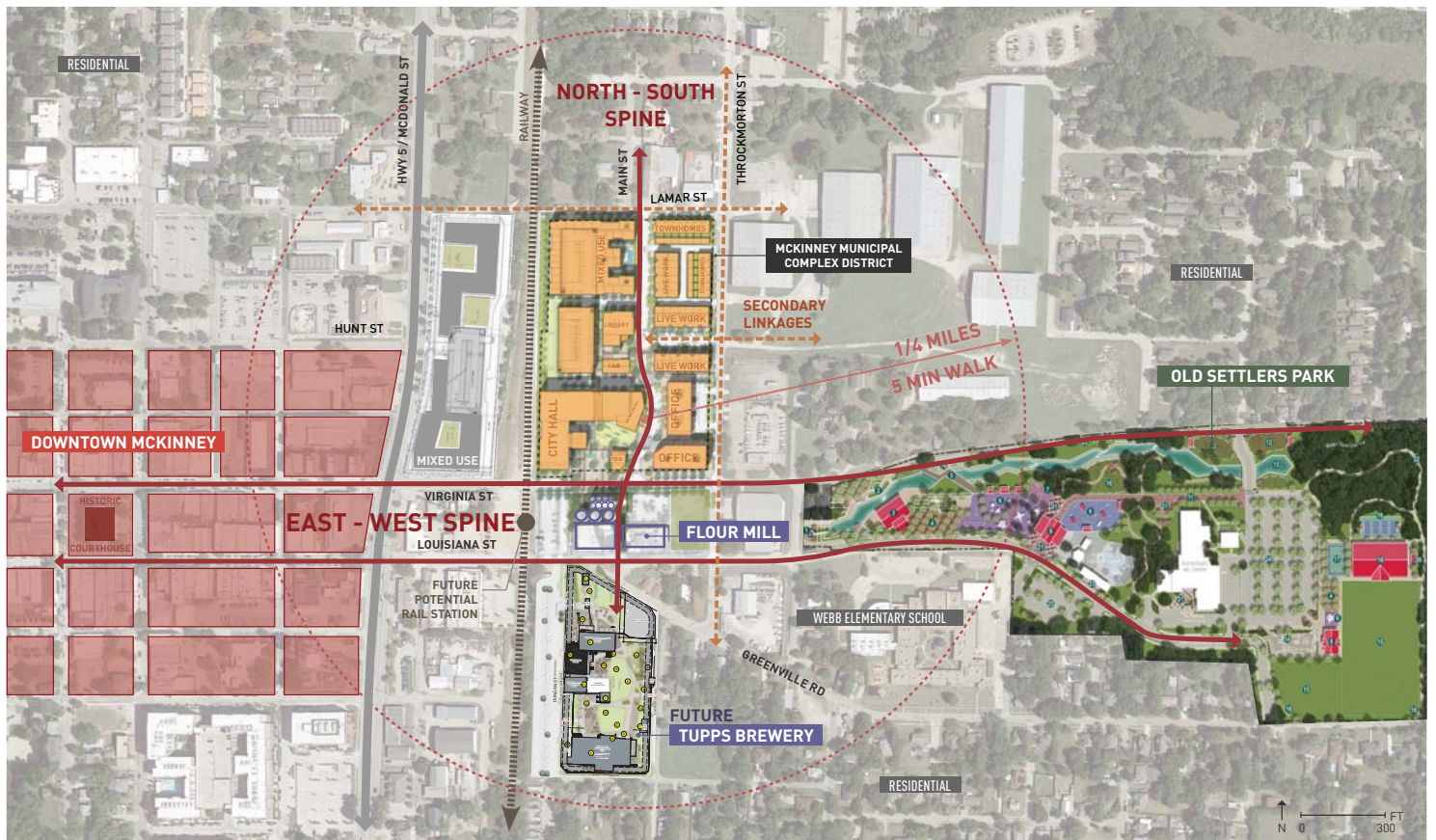
PROJECT POSITIONING - THE CITY

MCKINNEY, TEXAS



PROJECT POSITIONING & CONNECTIVITY

DISTRICT CONTEXT



A CIVIC HEART & PUBLIC LIVING ROOM

PRECEDENT IDEAS



MORE THAN A CITY HALL - A VIBRANT NEW DISTRICT

PRECEDENT IDEAS



PREFERRED SCHEME

DISTRICT PLAN

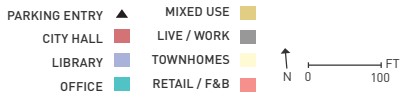
PROGRAM DATA

CITY HALL	180,000 FT ²
LIBRARY	40,000 FT ²
MF RESIDENTIAL	178,000 FT ²
• UNITS*	182 UNITS
LIVE WORK	96,354 FT ²
• UNITS	20 UNITS
TOWNHOMES	41,581 FT ²
• UNITS	13 UNITS
OFFICE	74,932 FT ²
RETAIL / F&B*	23,156 FT ²
TOTAL PROGRAM	634,023 FT²

PARKING GARAGE	314,505 FT ²
• SPACES	1,071 SPACES
LW/TOWNHOME PARKING	52 SPACES
SURFACE PARKING	31 SPACES
STREET PARKING	117 SPACES
TOTAL SPACES	1,271 SPACES

TOTAL GSF 958,295 FT²

* RESIDENTIAL UNITS AVG SQ.FT PER UNIT = 800 FT²



PARKING

DEMAND & SUPPLY

DISTRICT PROGRAM	GSF	UNITS / KEYS	DEMAND	SPACES	NOTES
City Hall	180,000	-	-	700	~450 Staff @City Hall + 250 extra
Library	40,000	-	-	137	10 spaces + 1 additional space for each 300 SF in excess of 2,000 SF
Office	74,932	-	0.0025	187	1 per / 400sf
Live/Work	96,354	20	2	40	Single Family Attached - 2 spaces per unit including 2 covered or enclosed spaces.
Townhomes	41,581	13	2	26	Single Family Attached - 2 spaces per unit including 2 covered or enclosed spaces.
Multifamily	178,000	182	1.5	273	
Retail/F&B	23,156	-	0.004	93	1 per / 250sf
TOTAL Req'd Parking	-	-	-	1,456	
Parking Garage	-	-	-	1,071	Downtown Garage has 310 spaces to help accommodate
LW / Townhomes	-	-	-	52	
Street Parking	-	-	-	117	
Surface Parking	-	-	-	31	
TOTAL Provided	-	-	-	1,271	
Downtown Garage	-	-	-	310	
TOTAL Provided	-	-	-	1,581	

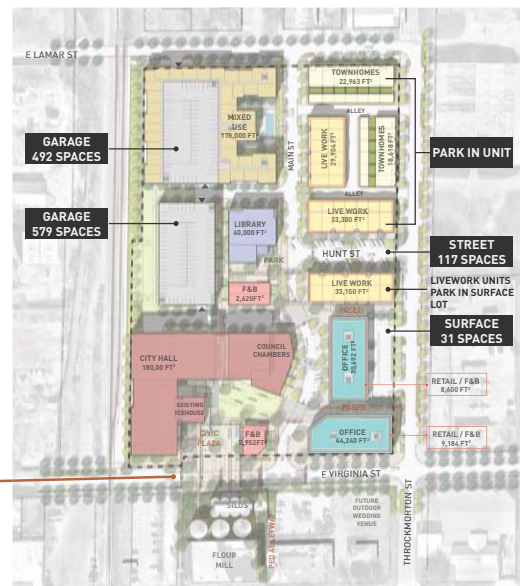
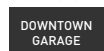
TAKEAWAYS:

- WITHOUT DOWNTOWN GARAGE DISTRICT PARKING = (185 SPACES)
- WITH DOWNTOWN GARAGE DISTRICT PARKING = +125 SPACES

ASSUMPTIONS

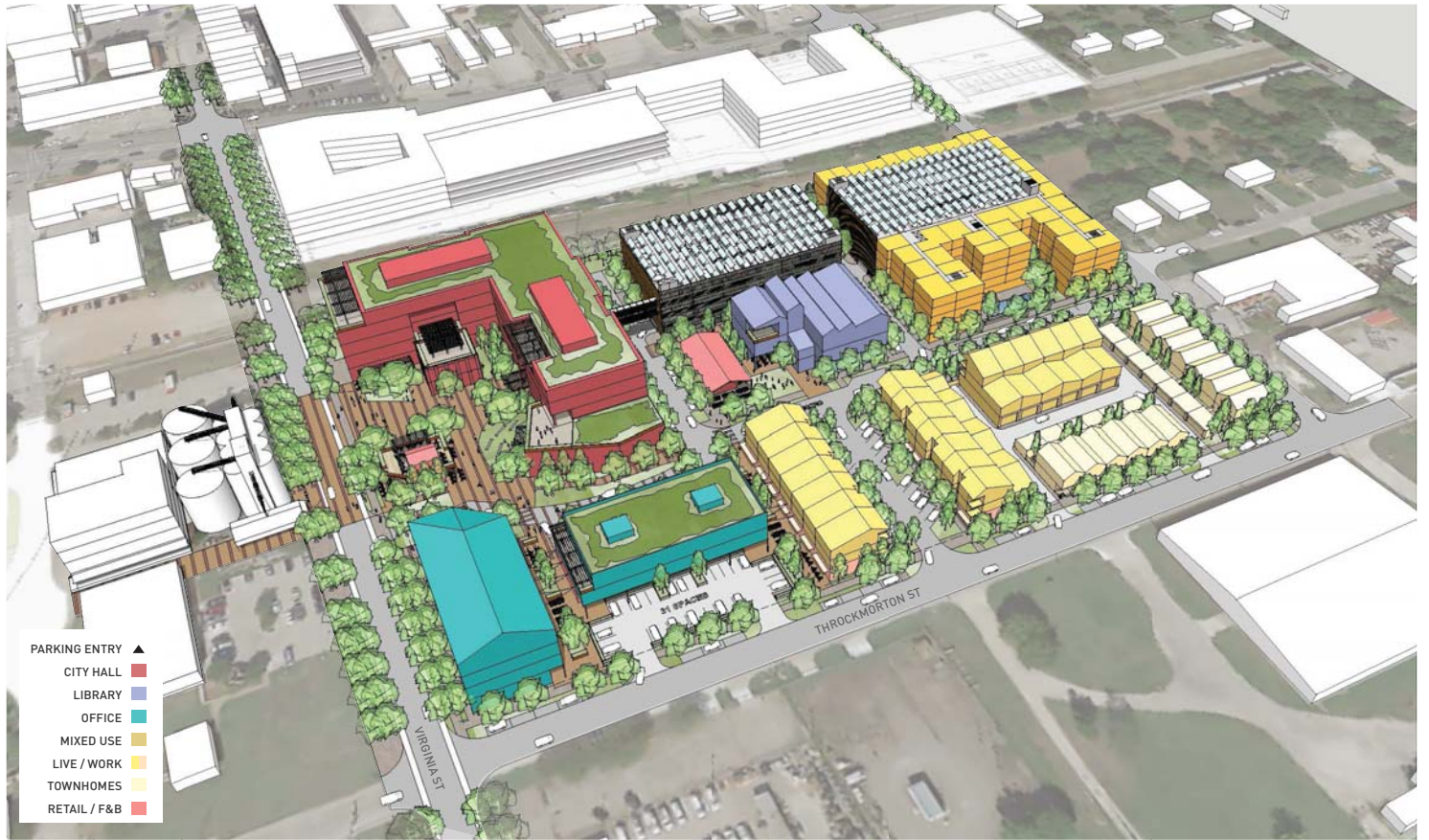
- 310 SPACES IN DOWNTOWN GARAGE
- MULTIFAMILY IS USING 1.5 SPACES FOR ALL UNITS
- MULTIFAMILY GARAGE IS ALSO PARKING OTHER USES (NOT TYP FOR MF)
- LIVELWORK UNITS SOUTH OF HUNT ST PARK IN SURFACE LOT
- LIVELWORK/TOWNHOMES IN NORTHEAST BLOCK PARK IN EACH UNIT
- BELOW GRADE PARKING CAN BE STUDIED AT LATER DATE

310 SPACES



OVERALL MASSING - SOUTHEAST VIEW

PROGRAM & DENSITY



OVERALL MASSING - SOUTHWEST VIEW

PROGRAM & DENSITY



OVERALL MASSING - NORTHWEST VIEW

PROGRAM & DENSITY



OVERALL MASSING - NORTHEAST VIEW

PROGRAM & DENSITY



BEFORE & AFTER - VIRGINIA ST & THROCKMORTON ST INTERSECTION

OVERALL DENSITY



BEFORE & AFTER - LOUISIANA ST TOWARD FLOUR MILL

OVERALL DENSITY



BEFORE & AFTER - MAIN ST LOOKING NORTH

OVERALL DENSITY



BEFORE & AFTER - MAIN ST & HUNT ST INTERSECTION

OVERALL DENSITY



BEFORE & AFTER - HUNT ST & THROCKMORTON ST INTERSECTION

OVERALL DENSITY

BEFORE



AFTER



SCALE COMPARISONS - CIVIC PLAZA

PRECEDENTS

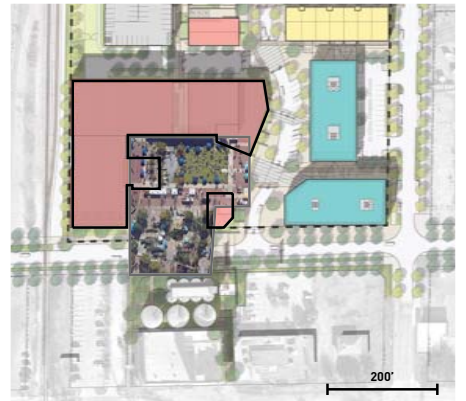
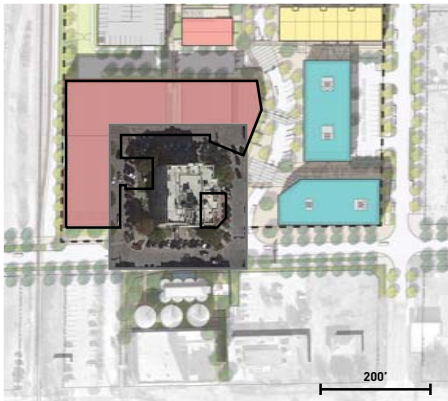
DOWNTOWN MCKINNEY - MCKINNEY, TX



SUNDANCE SQUARE - FT. WORTH



PEARL BREWERY - SAN ANTONIO, TX



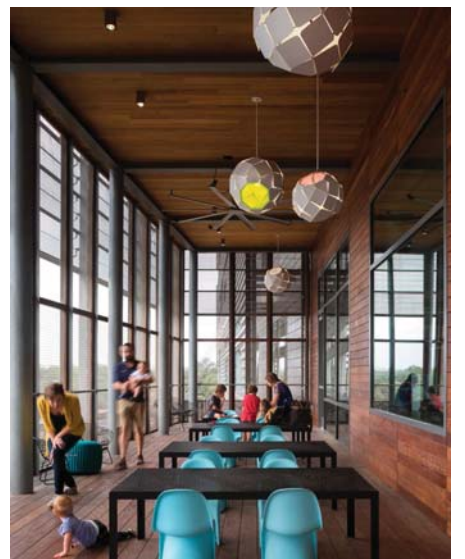
INSPIRATION - CITY HALL

PRECEDENTS



INSPIRATION - LIBRARY

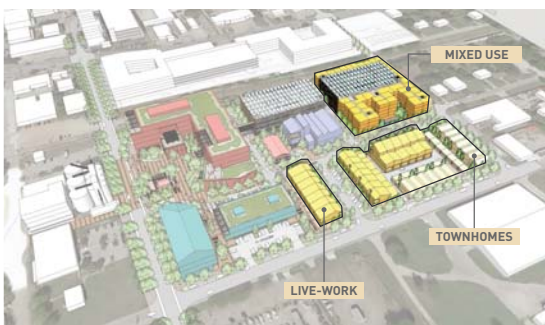
PRECEDENTS



INSPIRATION - OFFICE PRECEDENTS



INSPIRATION - RESIDENTIAL, TOWNHOMES, LIVE-WORK PRECEDENTS



INSPIRATION - RETAIL / F&B
PRECEDENTS



SOLAR STUDY
SPRING EQUINOX - MARCH 20TH

N
↑

9:00 AM



12:00 PM



3:00 PM



6:00 PM



SOLAR STUDY

SUMMER SOLSTICE - JUNE 20TH

N
↑



9:00 AM



12:00 PM



3:00 PM



6:00 PM

SOLAR STUDY

AUTUMN EQUINOX - SEPTEMBER 22ND

N
↑



9:00 AM



12:00 PM



3:00 PM



6:00 PM

SOLAR STUDY

WINTER SOLSTICE - DECEMBER 21ST



9:00 AM



12:00 PM



3:00 PM



6:00 PM

WIND STUDY

One direction average velocity wind study

STUDY INPUTS:

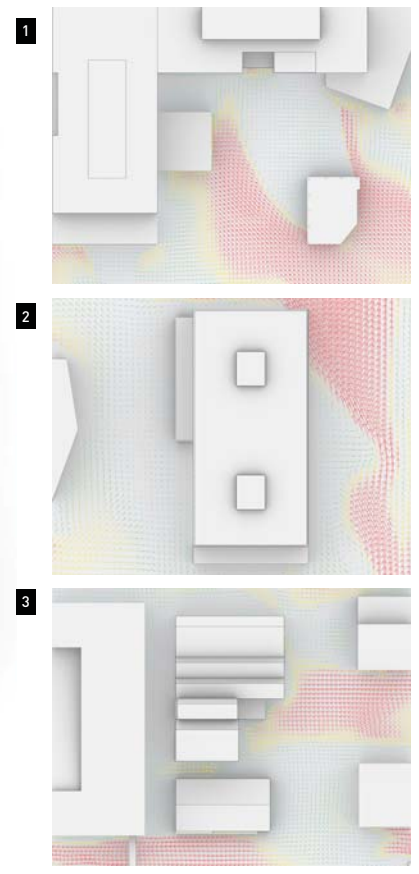
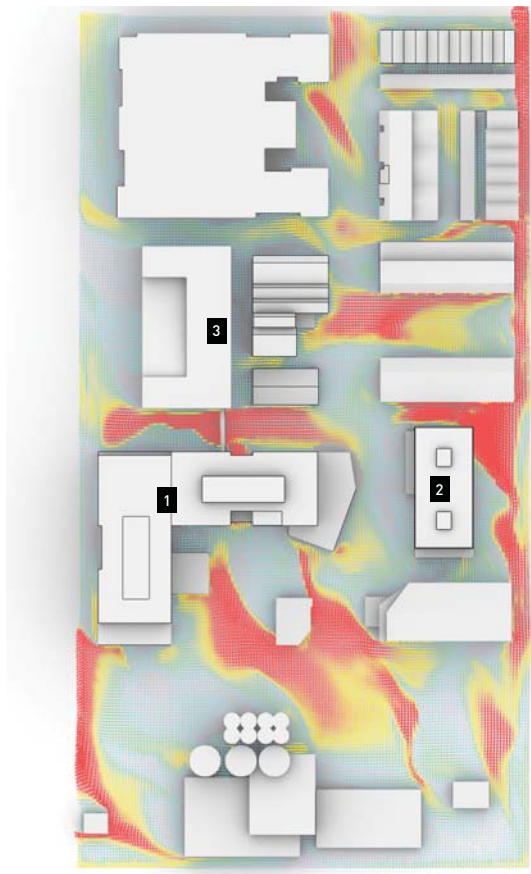
Primary Wind Direction: SSE (157 degrees)
 Average Velocity: 11mph (5m/s)
 Analytical plane height: 12 ft (3m)



5.5 mph: Wind felt on face. Leaves rustle. Best for outdoor sitting use.

9 mph: OK for occasional outdoor seating. Newspaper reading difficult.

13 mph: Moderate breeze. Acceptable for entrances, bus stops, covered walkways. Begins to effect control of walking.

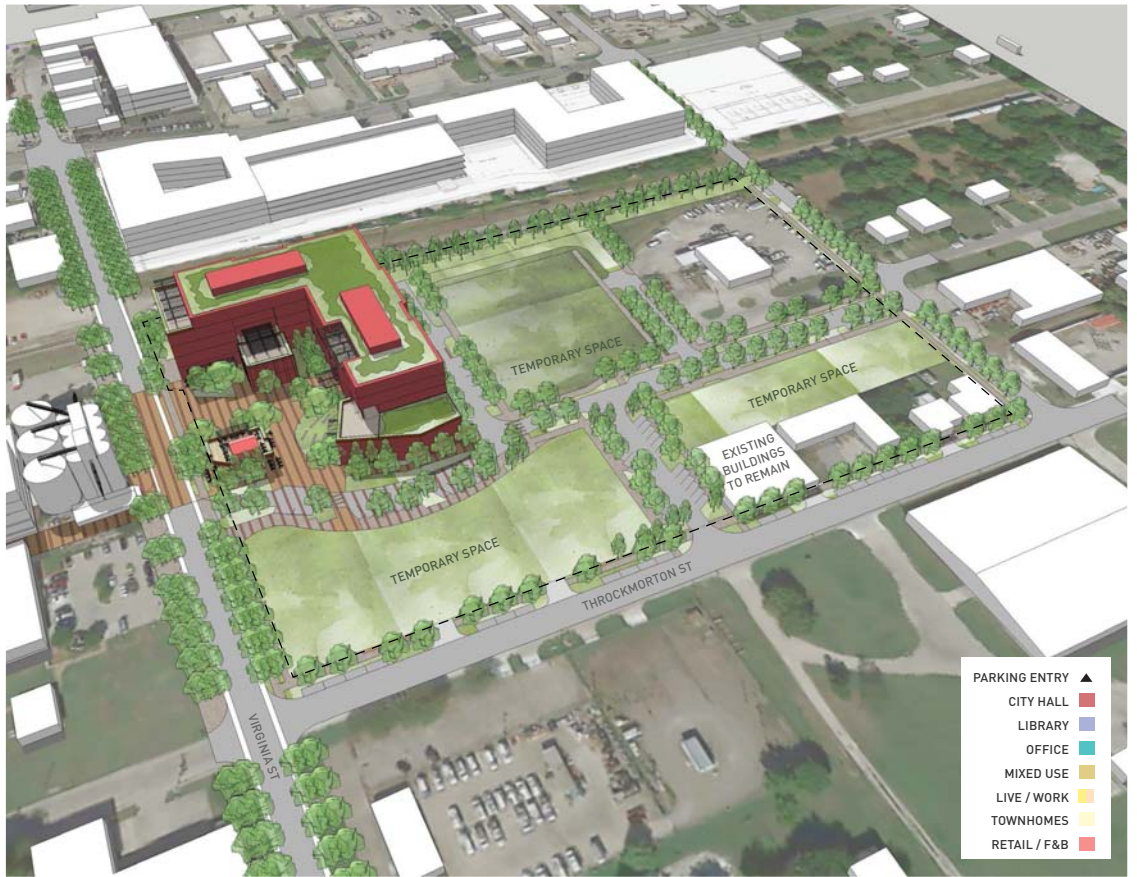
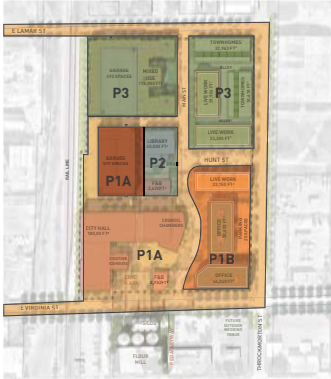


PHASE ONE - A

PHASING IDEAS

PROGRAM DATA

CITY HALL	180,000 FT ²
RETAIL / F&B	2,952 FT ²
TOTAL PROGRAM	182,952 FT²
STREET PARKING	117 SPACES
TOTAL SPACES	117 SPACES
TOTAL GSF	182,952 FT²

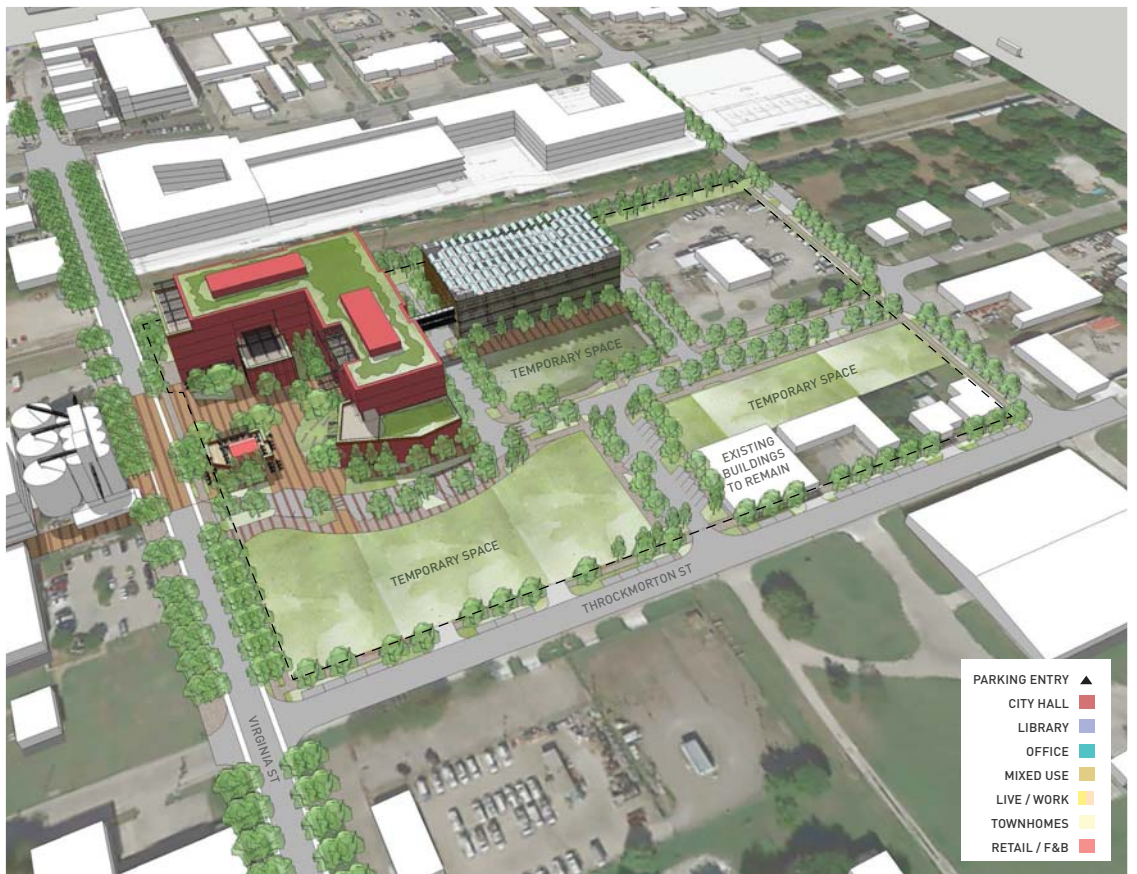
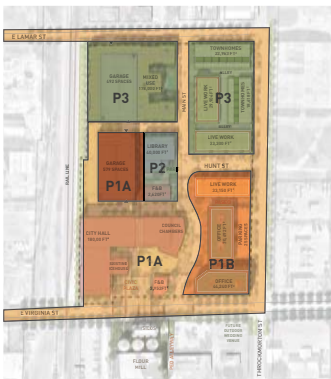


PHASE ONE - B

PHASING IDEAS

PROGRAM DATA

CITY HALL	180,000 FT ²
RETAIL / F&B	23,156 FT ²
TOTAL PROGRAM	182,952 FT²
PARKING GARAGE	579 SPACES
STREET PARKING	117 SPACES
TOTAL SPACES	696 SPACES
TOTAL GSF	352,842 FT²

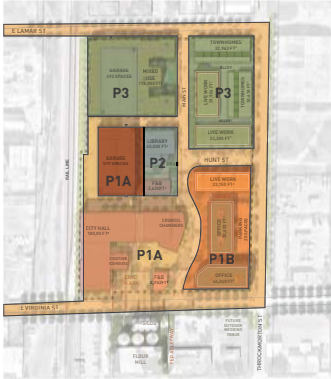


PHASE ONE - C

PHASING IDEAS

PROGRAM DATA

CITY HALL	180,000 FT ²
LIVE/WORK	33,150 FT ²
• UNITS	7 UNITS
OFFICE	74,932 FT ²
RETAIL / F&B	20,536 FT ²
TOTAL PROGRAM	308,618 FT²
<hr/>	
PARKING GARAGE	579 SPACES
SURFACE PARKING	31 SPACES
STREET PARKING	117 SPACES
TOTAL SPACES	727 SPACES
<hr/>	
TOTAL GSF	488,275 FT²

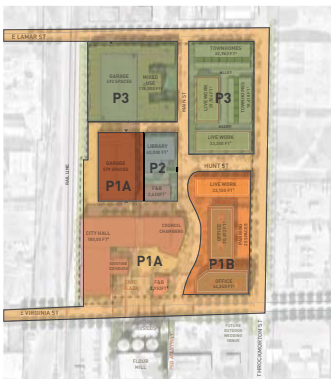


PHASE TWO

PHASING IDEAS

PROGRAM DATA

CITY HALL	180,000 FT ²
LIBRARY	40,000 FT ²
LIVE/WORK	33,150 FT ²
• UNITS	7 UNITS
OFFICE	74,932 FT ²
RETAIL / F&B	23,156 FT ²
TOTAL PROGRAM	351,238 FT²
<hr/>	
PARKING GARAGE	579 SPACES
SURFACE PARKING	31 SPACES
STREET PARKING	117 SPACES
TOTAL SPACES	727 SPACES
<hr/>	
TOTAL GSF	530,895 FT²



PHASE THREE

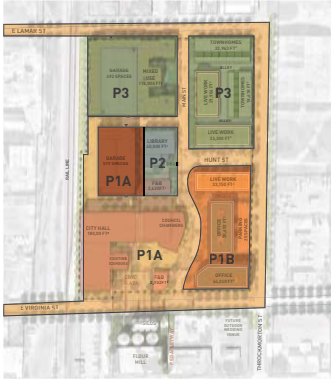
PHASING IDEAS

PROGRAM DATA

CITY HALL	180,000 FT ²
LIBRARY	40,000 FT ²
MF RESIDENTIAL	178,000 FT ²
• UNITS	182 UNITS
LIVE/WORK	96,354 FT ²
• UNITS	20 UNITS
TOWNHOMES	41,581 FT ²
• UNITS	13 UNITS
OFFICE	74,932 FT ²
RETAIL / F&B	23,156 FT ²
TOTAL PROGRAM	634,023 FT²

PARKING GARAGE	1,071 SPACES
SURFACE PARKING	31 SPACES
STREET PARKING	117 SPACES
LW/TOWNHOME PARKING	52 SPACES
TOTAL SPACES	1,271 SPACES

TOTAL GSF	958,295 FT²
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MCKINNEY MUNICIPAL COMPLEX

DISTRICT PLANNING - CITY COUNCIL MEETING

MARCH 23, 2021



SITE HISTORY

Cotton on the way to our site



Line of Cotton Wagons on Tennessee Street McKinney, Texas ref # 2011.03.016 & .009 - Collin County Farm Museum



Tennessee Street looking North 1896 - City of McKinney

SITE HISTORY

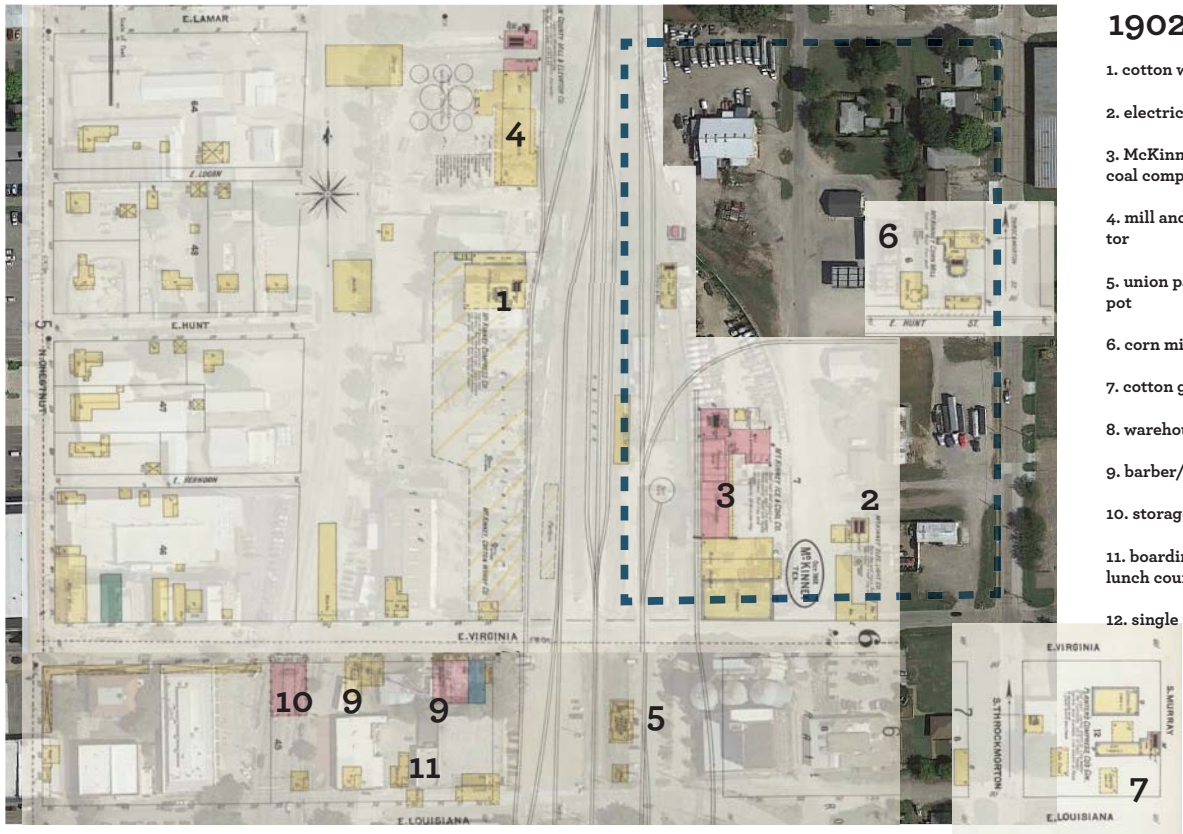
Buildings on or near our site



SITE HISTORY

Sanborn Maps

1902

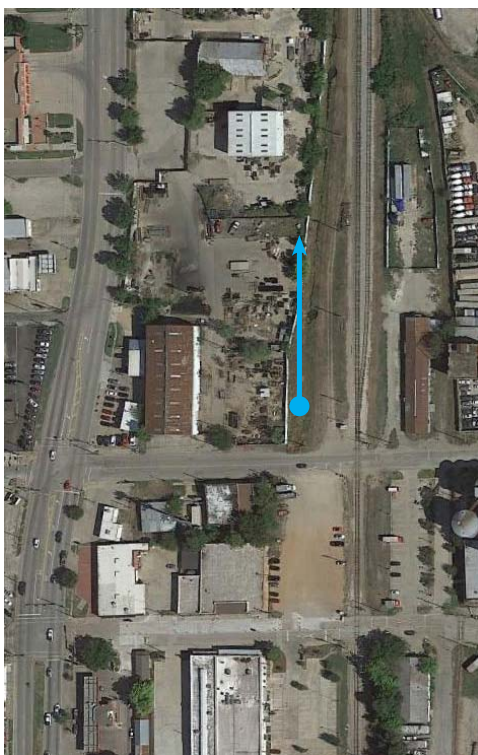


1902

1. cotton wharf
2. electric light works
3. McKinney ice and coal company
4. mill and grain elevator
5. union passenger depot
6. corn mill
7. cotton gin
8. warehouse
9. barber/lunch
10. storage
11. boarding house with lunch counter
12. single family house

SITE HISTORY

Buildings on or near our site



COTTON WHARF

SITE HISTORY

Buildings on or near our site



WHITE BILLOWS FLOUR MILL

SITE HISTORY

Sanborn Maps

