

East McKinney Redevelopment

TIRZ #1 Board Presentation 9/22/20



History



History

■ Town Center Study

—Phase 1 – Establishing the Vision

- 2006-2007 Public process to develop a vision for downtown McKinney, including the area east of Highway 5
- Developed a Report and Illustrative Vision document
- Key Concepts:
 - Encourage Redevelopment – anchored by future transit village
 - Preserve existing neighborhoods
 - Old Settlers Park enhancement
 - Appropriate infill housing

The plan illustrates a transit village to downtown McKinney, anchored by a transit station and platform. It shows a grid of streets with various building types, including residential, commercial, and public buildings. Key features include a transit station, a city hall complex, and a parking structure for Highway 5. The plan also shows a typical transit section and a rail transit station area.

STATE HWY 5 FUNCTIONAL ZONE DIAGRAM

TRANSIT VILLAGE TO DOWNTOWN CONNECTION ACROSS HWY 5

1. TRANSIT STATION
2. TRANSIT PLATFORM
3. TRANSIT VILLAGE
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14. TRANSIT VILLAGE
15. TRANSIT VILLAGE

McKINNEY Gateway
 100 Summit Ave, Suite 200
 McKinney, Texas 75069
 972.261.1111
 www.mckinneygateway.com

McKINNEY TOWN CENTER STUDY - AN ILLUSTRATION OF PREFERRED CONCEPTS FROM WORKSHOP NO. 2
 McKinney, Texas
 BOARD A
 August 2007

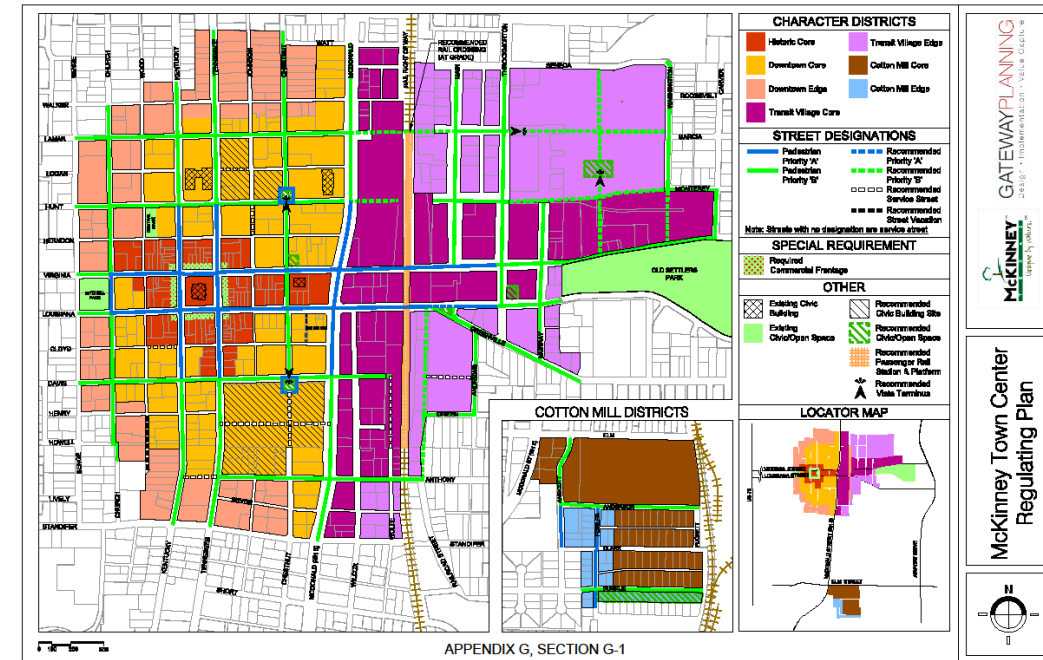
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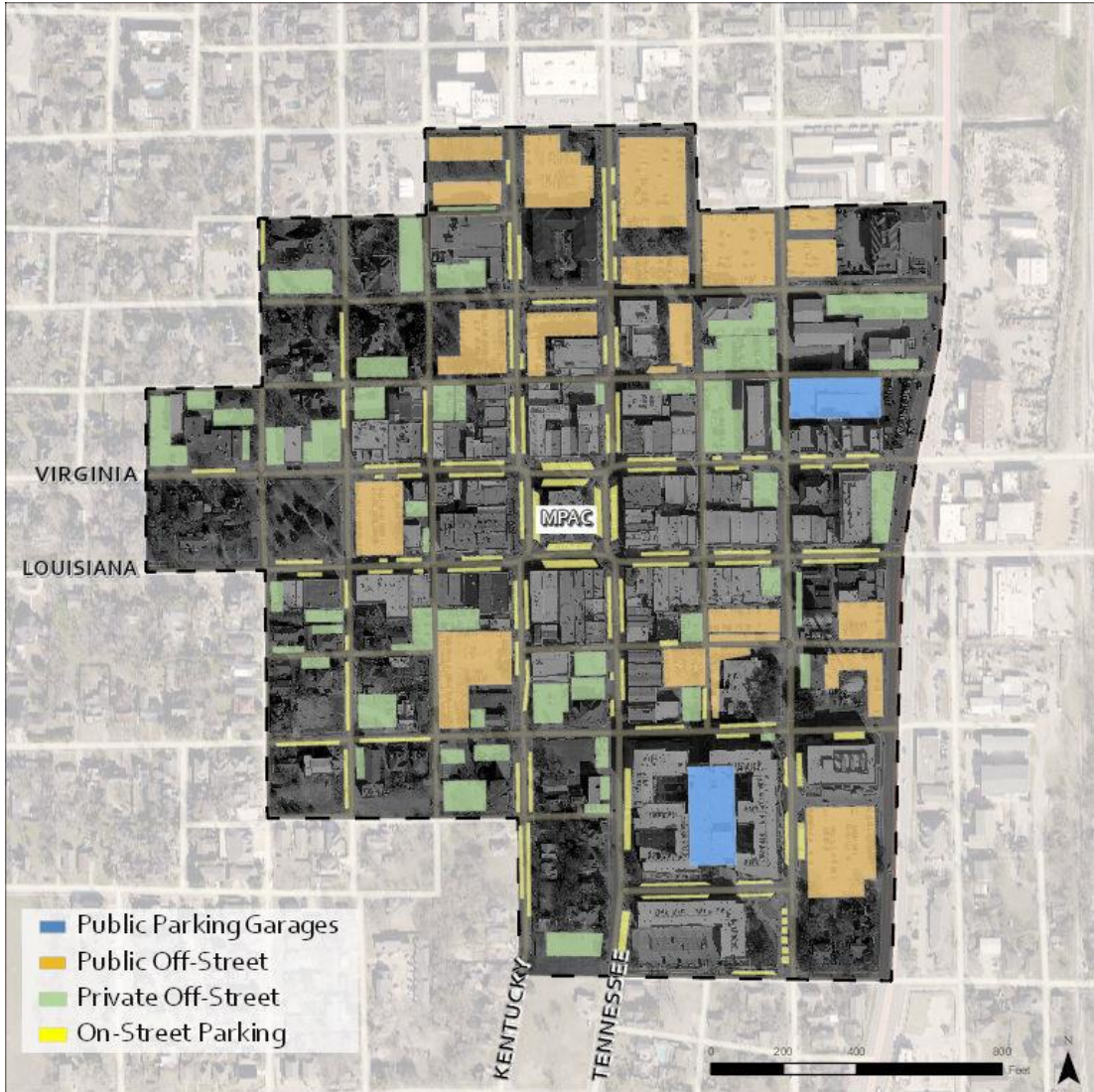
History

■ Town Center Study

–Phase 2 – Implementing the Vision

- 2008 – present – evaluating, crafting, selecting, relating and phasing appropriate implementation components into a plan of action.
- Key Efforts:
 - Market feasibility analysis
 - Comprehensive downtown parking analysis
 - Creation of Town Center TIRZ (TIRZ No. 1)
 - Creation of McKinney Town Center (MTC) Zoning District



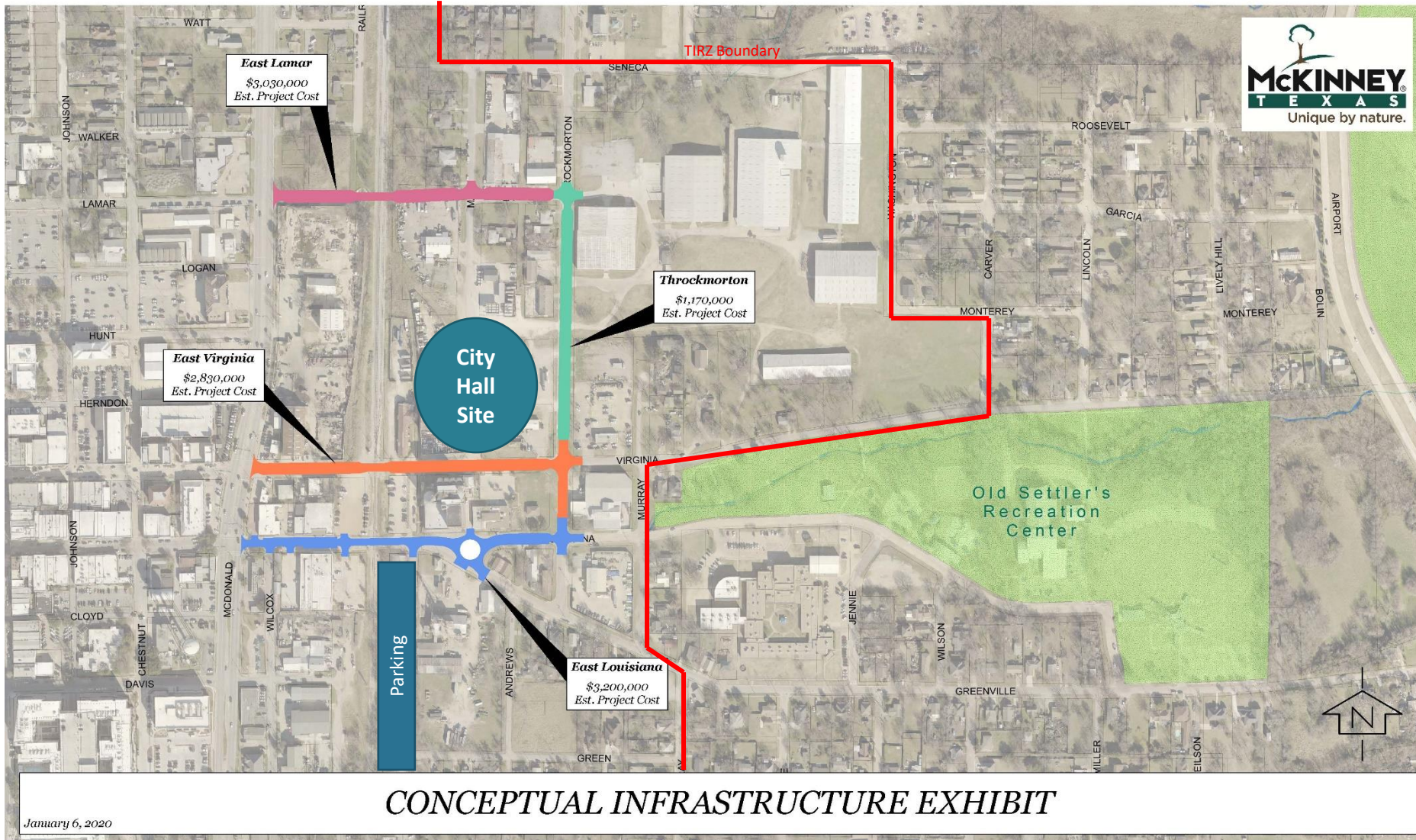


Parking

- Downtown McKinney uses a combination of public and private parking spaces.
- The City of McKinney provides the following spaces west of Highway 5:
 - 1,081 in public lots
 - 508 in public garages
 - 601 on-street
- There are only 52 public lot parking spaces and very few on-street spaces east of Highway 5.

Key Infrastructure Projects

- The Proposed East Louisiana Parking Project will contain approximately 200 public parking spaces.
- The streets shown would provide necessary access to the district.
- The improvements would include on-street parking spaces, improve pedestrian access and promote additional development east of Highway 5



- The City of McKinney is currently negotiating the purchase of the property along Dungan Street in order to construct the public parking lot.
- Today's request is gauge Board support for the use of TIRZ funds for the following purposes:
 - Purchase of the property
 - Relocation costs
 - Design and construction of the East Louisiana Public Parking Lot
- Each of the items above will be brought back to the Board for approval when costs are known