

# Discussion of City-Owned Properties in Downtown

City Council – November 5, 2013





**May 7, 2013: City Council voted to table action on the Downtown RFP; had outstanding concerns...**

- **Appropriate downtown residential density?**
- **Where will the future municipal center go?**
- **Parking needs addressed?**
- **Can downtown infrastructure handle proposed developments?**
- **Need resolution to Gateway Hotel and Event Center**

# Downtown Residential Density

## **“MTC” – McKinney Town Center Zoning District (190 net acres) Residential Density:**

- **Current density – 0.98 d.u. per net acre**
- **Anticipated density (+1,000 d.u. w/out passenger rail) – 5.26 d.u. per net acre**

## **Primary Site (8.67 gross ac.) Residential Density:**

- **Current density – 0.00 dwelling units per net and gross acre**
- **Proposed density (InTown Homes Proposal, 320 d.u. on 4.7 ac.) – 37 d.u. per gross acre (68 d.u. per net acre)**
- **Proposed density (Zenstar Development Proposal, 150 d.u. on 3.3 ac.) – 17 d.u. per gross acre (46 d.u. per net acre)**

## **Comparison Densities:**

- **City of McKinney – 5.2 d.u. per net acre**
- **City of Frisco – 5.4 d.u. per net acre**
- **City of Allen – 5.0 d.u. per net acre**
- **Times Square at Craig Ranch – 70 d.u. per acre**

# Future Municipal Center Site

Anticipated space needs assuming a build-out population of 350,000 – 380,000:

- Approximately 225,000 square feet of floor area is needed

Northern sites can accommodate these needs and reserving the primary (9 ac.) site allows for greater economic development opportunities

A partnership with MISD for a joint facility (an additional 100,000 sq. ft.) is possible.



Graphics from the City's 2011 space needs analysis



# Downtown Parking Needs

**At any time of the day (except during special events), there is available parking in a number of public parking lots.**

EXAMPLE: Primary Site (480 off-street public parking spaces)

- 20% occupied weekday (peak)
- 5% occupied weeknight
- 30% occupied Saturday morning Farmers Market at Chestnut Square
- 5% occupied weekend (not during Farmers Market)

**Each development proposal for the primary site reflects the possible construction of structured parking with City participation.**

**Structured parking may also be constructed as part of a future municipal facility on the northern sites.**

# Downtown Infrastructure Capacity

Some minor, localized water (minimum fire flows) and sanitary sewer (deteriorating pipes) improvements may be necessary pending a definitive development proposal but capacity should not be an issue.

Costs are estimated to be \$150,000 - \$200,000.

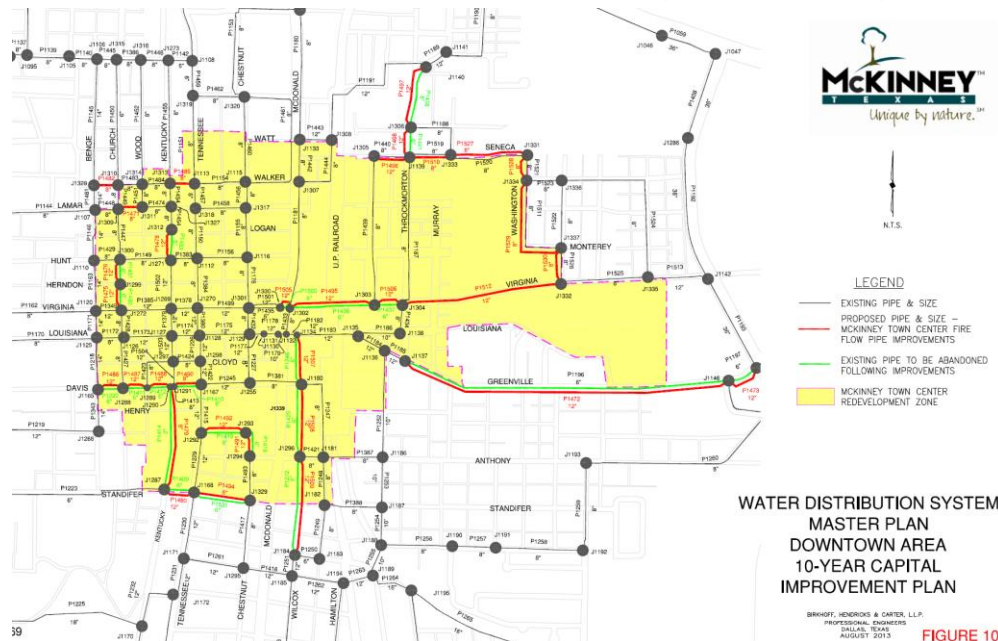


FIGURE 10



## **Recommended Action:**

**Approve the proposed resolution authorizing the City Manager's Office to enter into negotiations with the two Staff recommended developers: InTown Homes and Zenstar Development.**

*Finalized land plans that result from discussions with the City Manager's Office will be submitted to the City Council for approval in the future.*