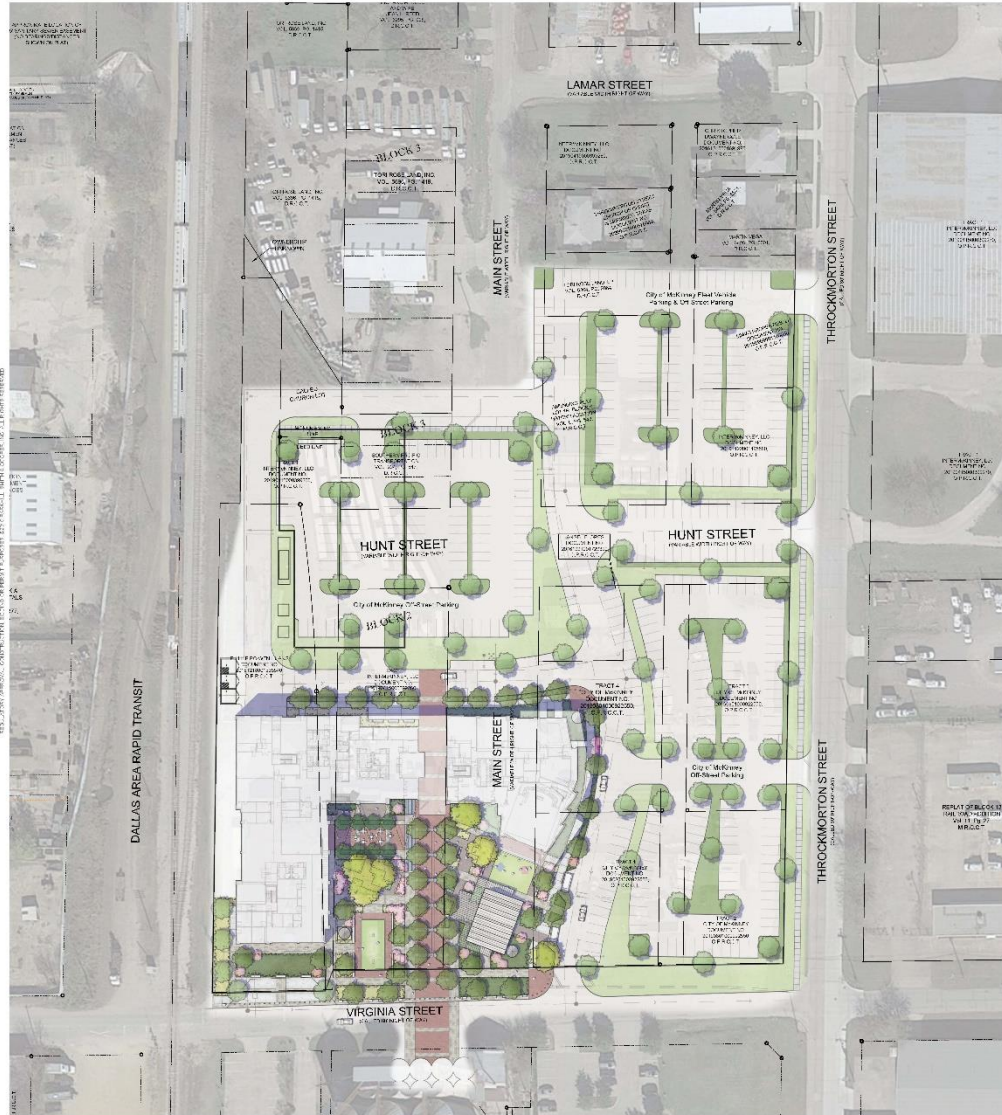


# McKinney Municipal Complex

MCDC Presentation 07/28/22



# Municipal Complex Design



McKinney Municipal Complex  
301 E. Virginia St.  
McKinney, TX 75069



- The first phase of the Municipal Complex will consist of the following:
  - 190,000 square foot City Hall Building
  - Public Plaza
  - Surrounding streets
  - Public parking



# Municipal Complex Design



# Municipal Complex Design



**EXTERIOR ELEVATION STUDY**  
PREFERRED OPTION - BRICK CORNICE AND PILASTER DETAILING

ATTACHMENT C -  
EXTERIOR RENDERINGS

- The plaza is intended as a public gathering space for the adjacent neighborhoods as well as a festival grounds for events.



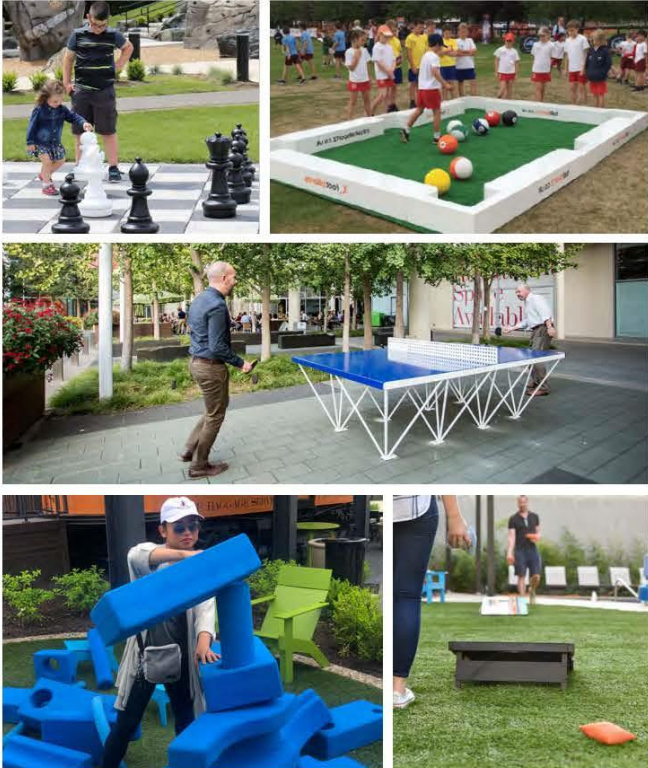
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# Municipal Complex Design

## ACTIVITY LAYOUT DIAGRAM OPTIONS FOR ON-SITE PROGRAMMING

### Legend

- Blue blocks
- Lawn activities (foot pool, yoga, bowling, etc.)
- Giant jenga (2 sets)
- Giant chess
- Corn hole (2 sets)
- Ping pong (2 tables)



\*Old Site Plan Shown

- It is designed to include
  - Food Trucks
  - Water Features
  - Shaded lawns and activity areas
  - Amenities for active recreation
  - Performance spaces
  - Event lawns
  - Historical exhibit



# Municipal Complex Design

## SITE PLAN - EVENT PLAN LANDSCAPE DEVELOPMENT



### LEGEND

- FOOD TRUCKS - 2
- 10'x10' TENTS - 38



- The plaza has been designed to accommodate tents and food trucks for potential festivals and markets.
  - There are no plans to move current events or farmer's markets to the site, but the space would be available if event coordinators chose to relocate.
  - New events could be developed for the space.



\*Old Site Plan Shown



# Municipal Complex Design

3D VIEWS  
1ST FLOOR CONFERENCE CENTER



3D VIEWS  
DOGRUN



# Municipal Complex Design

**VIEW FROM EAST ON VIRGINIA**  
CURRENT CORNER & FUTURE APARTMENT MASS

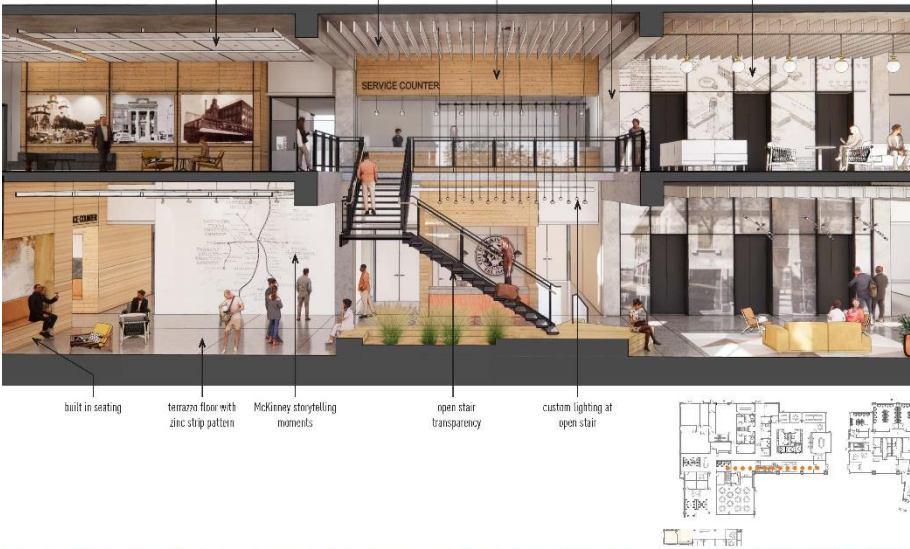




# Municipal Complex Design

## 3D VIEWS

LEVEL 01\_02 LOBBY acoustic plank ceiling - white finish acoustic baffle ceiling - white finish wood wall finish exposed concrete structure custom graphic wall



## 3D VIEWS

COUNCIL CHAMBER - PROPOSED A



VIEW EAST FROM LEVEL 5 CONFERENCE ROOM  
MCKINNEY CITY HALL PERSPECTIVES



## 3D VIEWS

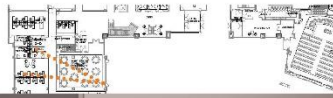
WORK SPACES



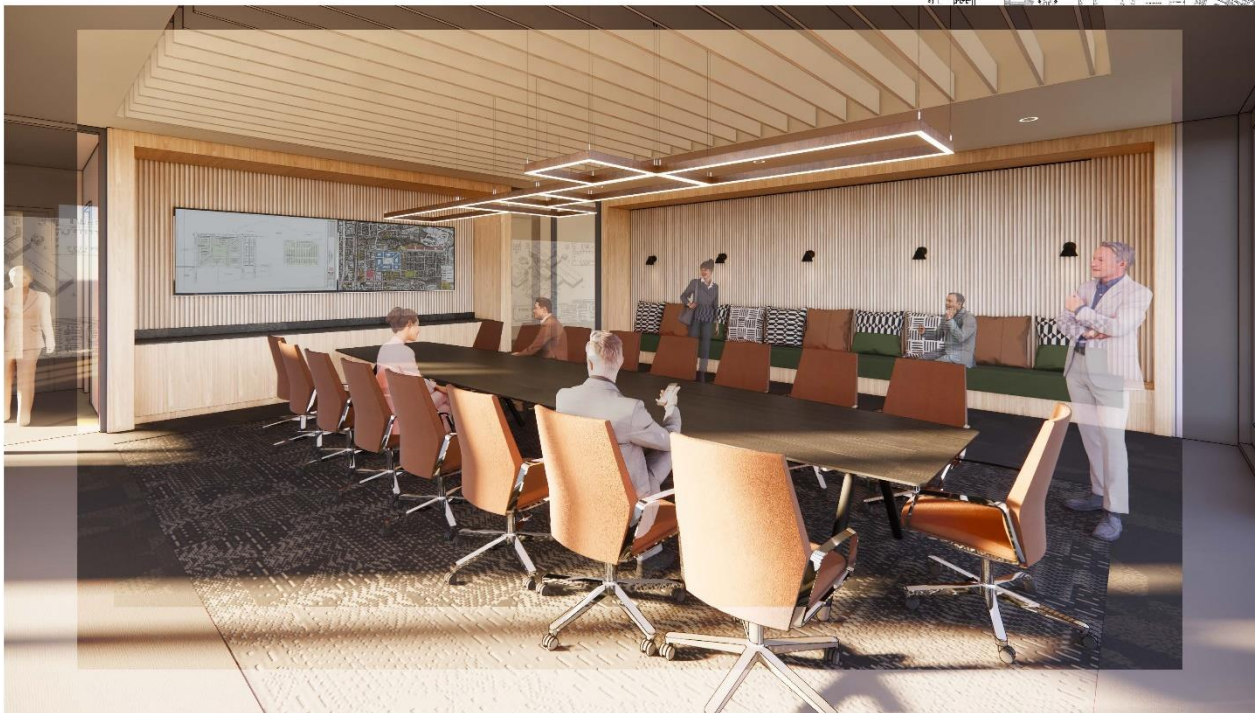
**MCKINNEY**<sup>TM</sup>  
T E X A S  
Unique by nature.<sup>SM</sup>

# Municipal Complex Design

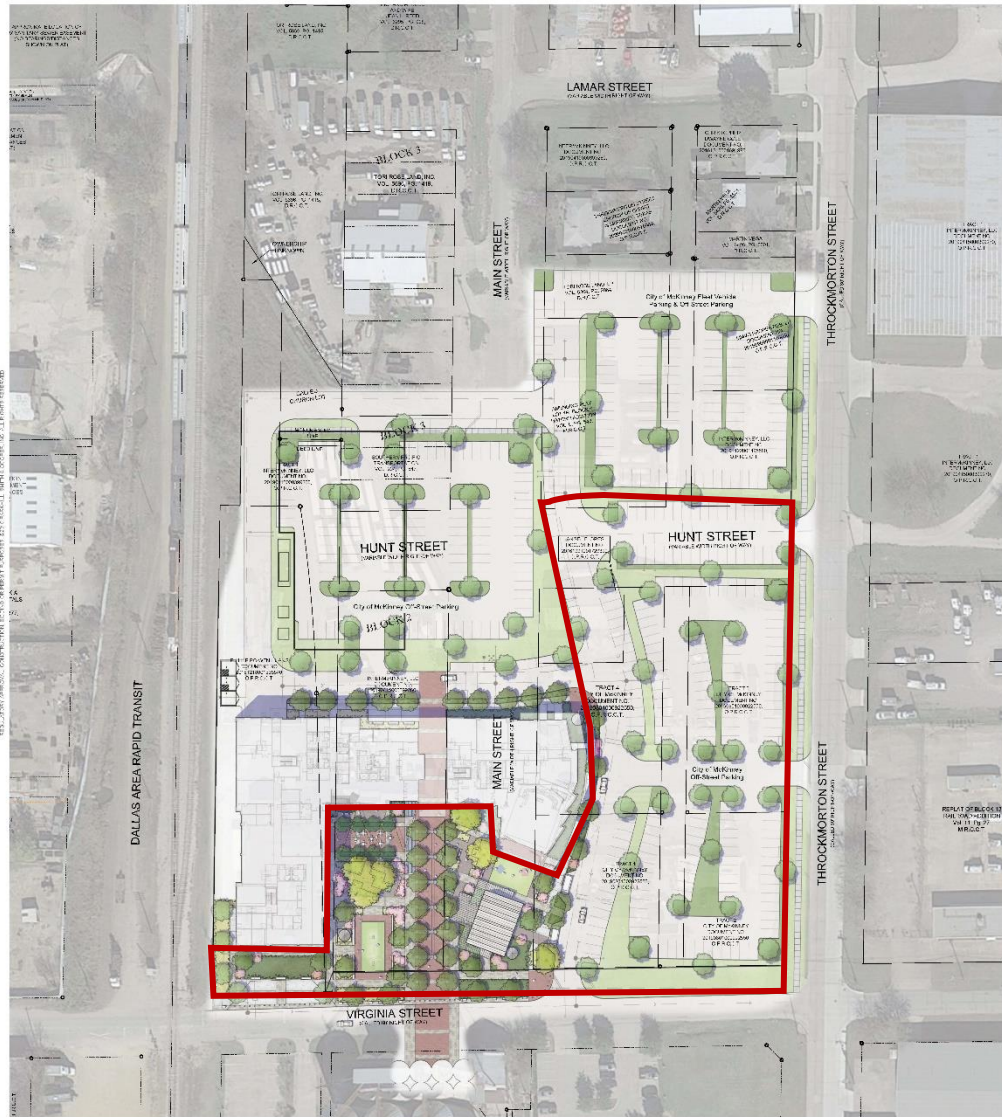
3D VIEWS  
1ST FLOOR EVENT SPACE



3D VIEWS  
COUNCIL EXECUTIVE BOARD ROOM



# Proposed MCDC Participation



- **Limitations of MCDC funding**

**Sec. 505.152. PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES.**

- For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children's sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheatres, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section.



# Proposed MCDC Participation

- The project construction manager broke out the construction costs for the appropriate items as follows:

|                             |                    |
|-----------------------------|--------------------|
| • Land.....                 | \$1,395,006        |
| • Demolition.....           | \$56,280           |
| • Masonry.....              | \$20,000           |
| • Metals.....               | \$21,000           |
| • Specialties.....          | \$5,206            |
| • Electrical.....           | \$913,296          |
| • Earthwork.....            | \$314,781          |
| • SWPPP.....                | \$8,827            |
| • Site Paving.....          | \$624,156          |
| • Pavement Markings.....    | \$28,722           |
| • Landscape.....            | \$850,6112         |
| • Pavers.....               | \$1,168,133        |
| • Water Features.....       | \$756,742          |
| • Repurposed Icehouse ..... | \$250,000          |
| • Historic Exhibit.....     | \$150,000          |
| • Utilities.....            | \$1,282,168        |
| • Site Furnishings.....     | \$250,000          |
| ▪ <b>Total</b>              | <b>\$8,094,929</b> |

- The City is requesting \$7 million participation in the McKinney Municipal Complex
  - MCDC funds would be used to finish out the plaza, historic displays, surrounding infrastructure and public parking
- The current estimated construction cost for the complex is \$97 million
  - In addition to the MCDC funds requested, we anticipate using the following sources:
    - Voter authorized bonds
    - TIRZ funding
    - Water/Wastewater funds
    - Other smaller funds (ARPA, Peg funds, Solid Waste, Stormwater, etc.)

