Informational Open House
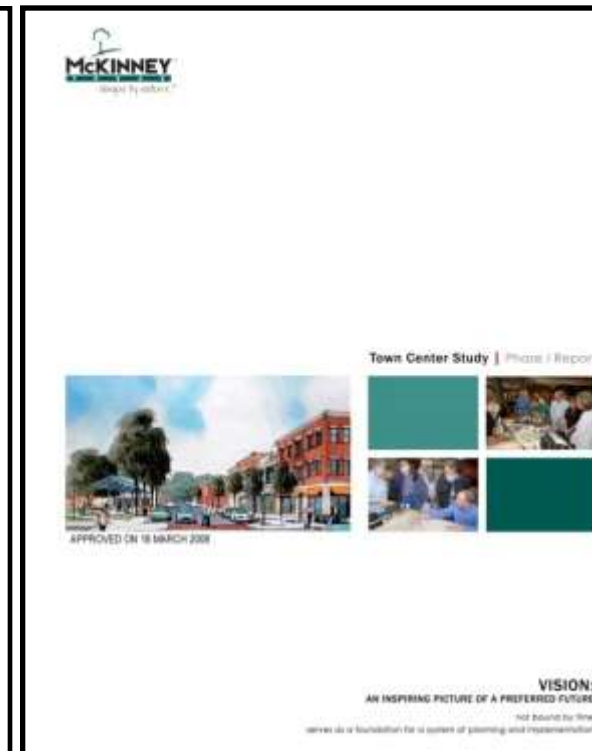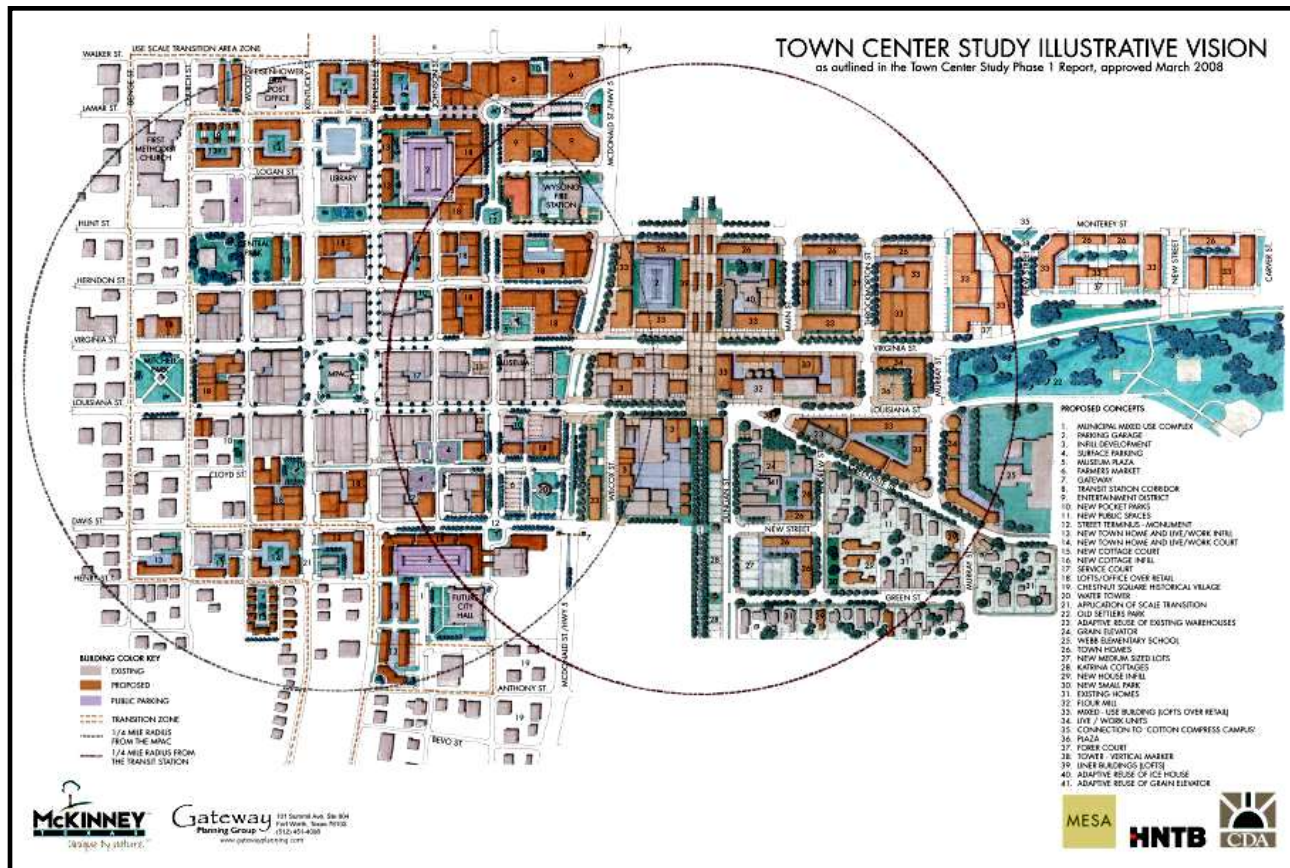## April 8, 2013

Proposals for the Redevelopment of City-Owned Properties in the Downtown Area

McKINNEY, TEXAS — BEST PLACES TO LIVE IN AMERICA — MONEY MAGAZINE 2012 — NO. 2

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2013 City Council Strategic Plan

(3) Vibrant Historic District

3.01	develop surplus city-owned properties
3.02	increase number of residents
3.03	strategy for future municipal center
3.04[c]	State Highway 5 corridor
3.05	expand entertainment and dining
3.06	increase parking capacity with structured parking
3.08	expand commercial development

Request for Proposals (12-025)

- In July 2012, as a proactive step to increase momentum for continued revitalization in the Town Center, the City issued a Request for Proposals (RFP) seeking master development proposals from qualified private developers for the redevelopment of 10 City-owned downtown properties.

- Redevelopment of any combination of these properties is expected to include new residential uses and/or new commercial uses (in single use and/or mixed use buildings) within a compact and pedestrian-friendly design that is consistent with the City's adopted Town Center Master Plan.

- In November 2012, the City received 4 proposals and is currently in the process of evaluating them in order to determine which proposal(s) offers the best overall value for the City.

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Proposal #1
(CB Jeni Homes)

Proposal #2
(InTown Homes)

Proposal #3
(GroundFloor Development)

Proposal #4
(Zenstar Development)

Tonight's Format

Proposal #1
Presentation by CB Jeni Homes (15 minutes)
Question & Answer with City Council (10 minutes)

Proposal #2
Presentation by InTown Homes (15 minutes)
Question & Answer with City Council (10 minutes)

Proposal #3
Presentation by GroundFloor Development (15 minutes)
Question & Answer with City Council (10 minutes)

Proposal #4
Presentation by Zenstar Development (15 minutes)
Question & Answer with City Council (10 minutes)

Breakout Discussion
Stakeholders and Development Teams
comment cards