



13-336

TITLE: Consider the Four Proposals Submitted in Response to the City of McKinney's Request for Proposals (12-025RFP) from Qualified Development Teams for the Redevelopment of City-Owned Properties in the Downtown Area

MEETING DATE: April 8, 2013

DEPARTMENT: Planning

CONTACT: Kevin Spath, AICP, Assistant Director of Planning
Michael Quint, Director of Planning

ITEM SUMMARY:

- The City of McKinney's Planning Department is facilitating an informational Open House event during which the four development teams who submitted responses to the City's Request for Proposals (RFP) to redevelop City-owned properties in the downtown area will make presentations to the City Council explaining their proposals.
- Each of the four development teams will make a 15 minute presentation to the City Council. These presentations will explain the redevelopment proposals. Subsequent to each of the development team's presentations, the City Council will have 10 minutes to ask questions about the proposal or presentation before moving on to the next development team's presentation.
- All interested stakeholders (citizens, business owners, property owners, etc.) are invited to attend the event and witness these presentations as well as the City Council's questions.
- After each development team has made their presentation and the Council has had time to ask questions, each of the development teams will "breakout" to one of four locations within City Hall in order to discuss their proposals with any interested stakeholders and to answer any relevant questions.
- All interested stakeholders are invited to share their thoughts regarding the four redevelopment proposals via comment cards that will be provided by Staff during

the breakout session. There will not be a public hearing at this event.

NEXT STEPS:

- Subsequent to this event, Staff will compile and summarize all of the feedback that was provided via the comment cards. This summary and a copy of every comment card that was received will be provided to the City Council for consideration.
- In addition to the comment card summary, Staff will complete an analysis of each development proposal in order to determine which particular proposal(s) offers the best overall value for the City.
- At an upcoming City Council meeting, Staff will make a recommendation to the City Council to formally select the best proposal(s) with a vote to authorize the City Manager to begin non-binding negotiations with the selected development team(s). At the same meeting when the aforementioned recommendation is provided to the City Council, any interested stakeholders will also have the opportunity to offer feedback to the City Council during a public hearing.

BACKGROUND INFORMATION:

- Since the adoption in 2008 of the Town Center Study Initiative Phase 1 Report and associated illustrative vision (together known as the “Town Center Master Plan”), the City of McKinney has been evaluating and implementing a comprehensive strategy of implementation tools (e.g. development policies, development ordinances, grants, public infrastructure investments, catalyst projects, etc.) in order to bring the vision to life and truly allow revitalization and economic redevelopment of the historic Town Center to be achieved and sustained over the long-term.
- 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 offers the best overall value for the City.

SUPPORTING MATERIALS:

[Agenda Item Summary](#)

[Staff Presentation](#)

[Proposal #1 \(CB Jeni\)](#)

[Proposal #2 \(InTown\)](#)

[Proposal #3 \(GroundFloor\)](#)

[Proposal #4 \(Zenstar\)](#)