

Downtown Fire Protection

City Council Work Session 09/03/2024



Agenda

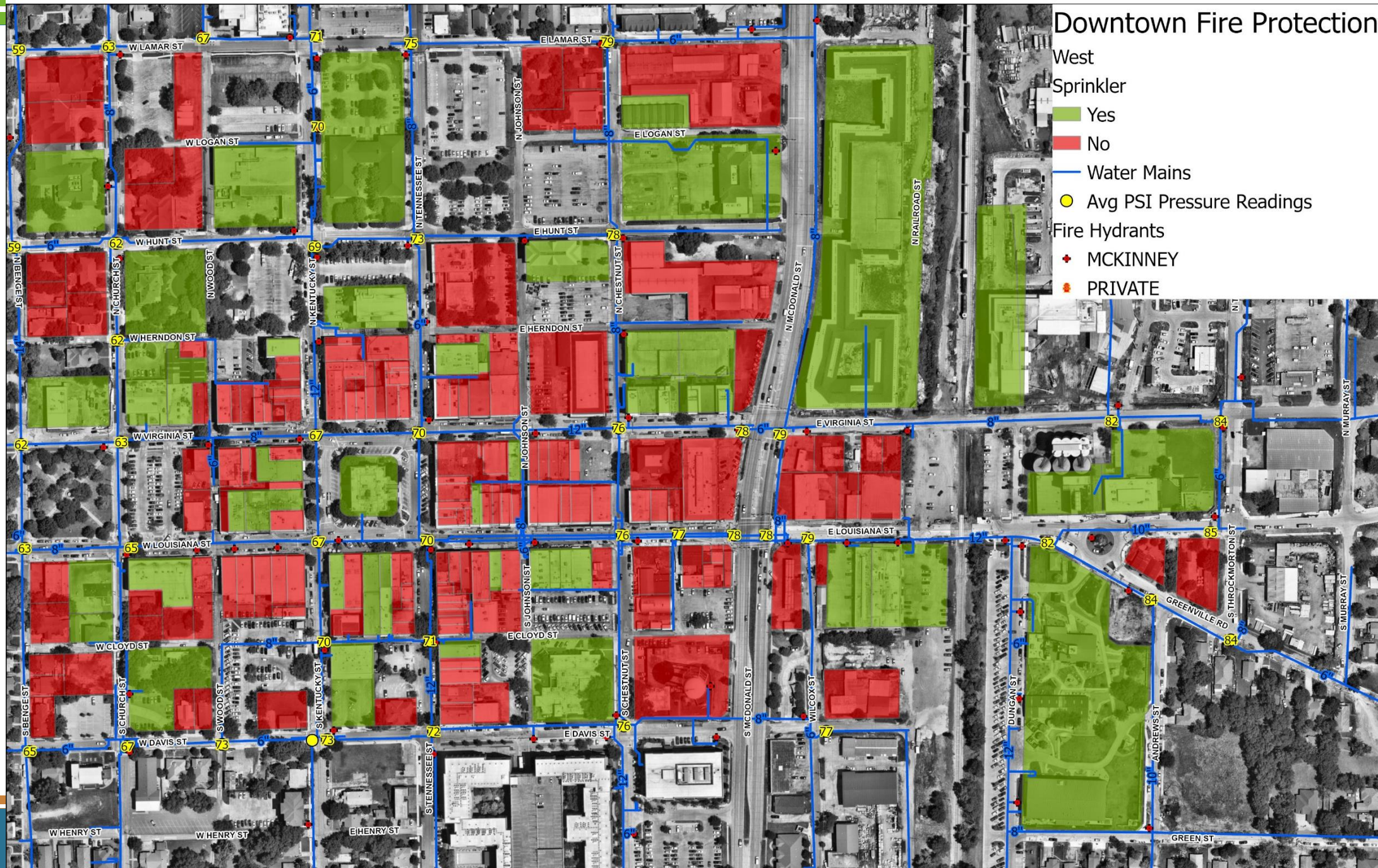
- Desired Outcome
- Existing Conditions
- Fire Sprinkler Upgrade Requirements
- Review of Existing Assistance Programs
- Other Cities
- Options to Improve Fire Protection in Downtown

Desired Outcome

- 100% coverage with fire alarms and fire sprinklers
- Stakeholder buy in
- Preservation of historic buildings
- Preservation of economic impact and cultural/tourism



Existing Conditions



Existing Conditions

- Narrative of existing conditions
 - Water lines
 - 12” in areas where streets have been reconstructed
 - 6”-8” elsewhere
 - Water pressure – adequate for city standards
 - Fire Flow –
 - Key metric on functionality of fire suppression capabilities
 - Hydrants – distributed appropriately throughout downtown
 - Fire response times
 - Fire Station #1 is close
 - Streets, traffic and special events can hinder response
 - Relatively few buildings are protected

Other Challenges

- Architecture/historic nature of buildings
- Property ownership
- Extending water supply to buildings
- Expense
- Facilitating continuing operations during renovations
- Not required by Code in most cases

Fire Sprinkler Upgrade Requirements

Triggers for Retroactive Fire Sprinkler Installation (where required by Building and Fire Codes):

- Change in use/occupancy that includes higher fire sprinkler requirement
- Alterations where work area >50% of building or floor
- Expansion of a building <6000 sf resulting in the total area of the building being >6000 sf, or if a building already >6000 sf expands
- Work area has exits or corridors serving multiple tenants serving a combined 30+ occupants
- Existing restaurants where the occupant load is >300 and alcohol is served

Where required by Building and Fire Codes:

- Restaurants/Bars (A-2 Assembly occupancy)
 - Fire area exceeds 5000 sf
 - Occupant load 100 or more
 - On a floor other than the level of exit discharge
- Retail (M Mercantile occupancy)
 - Fire area exceeds 12,000 sf
 - Combined area of all floors >24,000 sf

Exceptions:

- Insufficient municipal water supply
- Historic buildings (registered and placarded)

Existing Assistance Programs – TIRZ #1 Vacant/Underutilized Buildings

- The Third Amended Tax Increment Reinvestment Zone No. 1 (Town Center) Project Plan authorizes expenditures for “fire suppression improvement costs (including fire sprinkler systems).”
 - These grants could be part of a unified plan for fire suppression for the historic square or used for individual buildings.
 - Items considered ‘fire suppression’ include, but are not limited to underground lead-in mains, fire sprinkler risers and floor controls, fire sprinkler systems, standpipe hose systems, and fire alarm systems.
- The current TIRZ Administration Policy establishes a per project cap of \$50,000 and offers 50/50 matching grants for fire suppression.

Existing Assistance Programs – TIRZ #1 Vacant/Underutilized Buildings

■ Utilization

– 205 W Louisiana Street (DFA, Ltd)

- Project Details: Installation of fire sprinkler system and fire alarm system
- TIRZ Funding: \$25,000

– 110 E. Louisiana Street (Crouch Building)

- Project Details: Installation of sprinkler tap, new sprinkler system, and fire alarm system
- TIRZ Funding: \$26,183

– 212 E. Louisiana Street (Horse's Axe)

- Project Details: Underground utilities and installation of sprinkler tap, new sprinkler system, and fire alarm system
- TIRZ Funding: \$50,000

**1 potential request pending*

Existing Assistance Programs – MCDC Retail Development Infrastructure Grant

- The McKinney Community Development Corporation offers a Retail Development Infrastructure Grant to provide funding support for infrastructure improvements for landmark retail properties.
- Landmark retail is defined as including buildings within the historic downtown areas with boundaries that coincide with the “Cultural District” designation.
- Eligible improvements include fire suppression.
- The current program establishes a per project cap of \$50,000 and offers 75/25 matching grants for fire suppression.
 - There is an annual allocation of \$300,000 for the overall grant program
 - Other City of McKinney funding sources cannot be used as match

Existing Assistance Programs – MCDC Retail Development Infrastructure Grant

- Utilization –

- FY 23

- 215 N. Kentucky Street (Harvest at the Masonic) - \$50,000 for installation of fire suppression system

- FY 24

- 215 N. Kentucky Street (Harvest at the Masonic) - \$24,364.20 for fire/alarm system
- 214 E. Louisiana Street (Hope Hardware Building) - \$50,000 for installation of fire suppression for restaurant

- FY 25 (pending)

- 307 W. Louisiana Street (Hamm's Meat) - \$50,000 for installation of fire suppression and site work

City Comparisons

City	Program	Project Cap*	Project Parameters
Garland	TIRZ	n/a	50/50 match
San Antonio	TIRZ	n/a	n/a
Denton	TIRZ	\$50,000	50/50 match
Dallas	TIRZ	<i>unknown</i>	<i>unknown</i>
Bryan	Grant	\$50,000	50/50 match
Grapevine		<i>unknown / undefined</i>	
Rockwall		<i>unknown / undefined</i>	

**Fire Suppression projects only*

Potential improvements

- Options to improve utilization of existing programs
 - Public information campaign
 - Main Street outreach
- Options to improve existing programs
 - Increase in overall grant amount
 - Decrease in required matching funds
 - Increase in annual funding cap
- Potential new programs



-CITY-HALL-

TEXAS HIGHWAY PATROL
& DRIVER'S LICENSE DEPT.

Questions and Discussion

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