



SH 5 Lower 5 Plaza Update

City Council Work Session

July 15, 2025

Key Takeaways

- Timeline for SH 5 Phase 1 Has Been Accelerated
- Environmental Impact Assessment is Almost Complete
- City Plans to Conduct a Public Meeting on July 30, 2025
- City Council Update in August With Public Feedback
- Continued Pedestrian Safety Improvements Along SH 5

Background and Context

- SH 5 Corridor Context Sensitive Master Plan (Adopted June 2014)
- SH 5 Reconstruction Design Schematic and Environmental Completed by TxDOT in 2020
- Cultural District Placemaking Council Work Session Presentation (March 2020)
 - Council Direction for Staff to Perform High-Level “Deck Park” Feasibility
- East McKinney Redevelopment and Preservation Launch (Late 2020)
- High-Level “Deck Park” Study Completed July 2020
- Downtown Pedestrian Connection Feasibility Study Phase 1 and Public Outreach (July 12, 2022)
 - 3 Alternatives: Deck Park, Inverted Deck Park, and Enhanced At-Grade Crossing
 - Council Direction for Staff to Move Forward with the Inverted Deck Park (Lower 5 Plaza) on April 18, 2023
- Environmental Impact Assessment and Bridge Design is Underway

Lower 5 Plaza



Cost Summary

- Capital Cost: \$40M - \$45M
 - Infrastructure Cost: \$25M - \$30M*
 - Park Cost: \$15M**

*Includes Construction, Right-Of-Way Acquisition, and Engineering

**Hardscape Costs are Eligible Under the FY23 RCN Grant (\$15M)

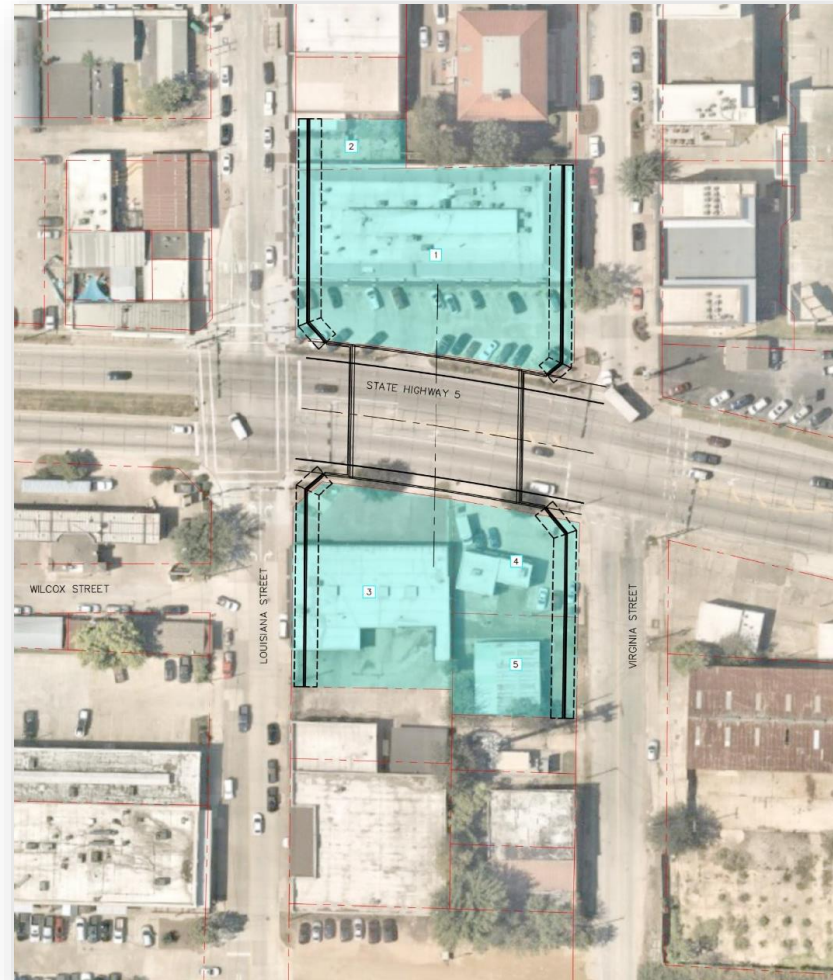
- Annual O&M***: \$1.0M - \$1.25M

***Includes City Labor, Park Maintenance/Replacement, Programming, Security, and Tunnel/Bridge Maintenance

Note: Cost Summary Provided is Based on Estimates Prepared for the Year 2023

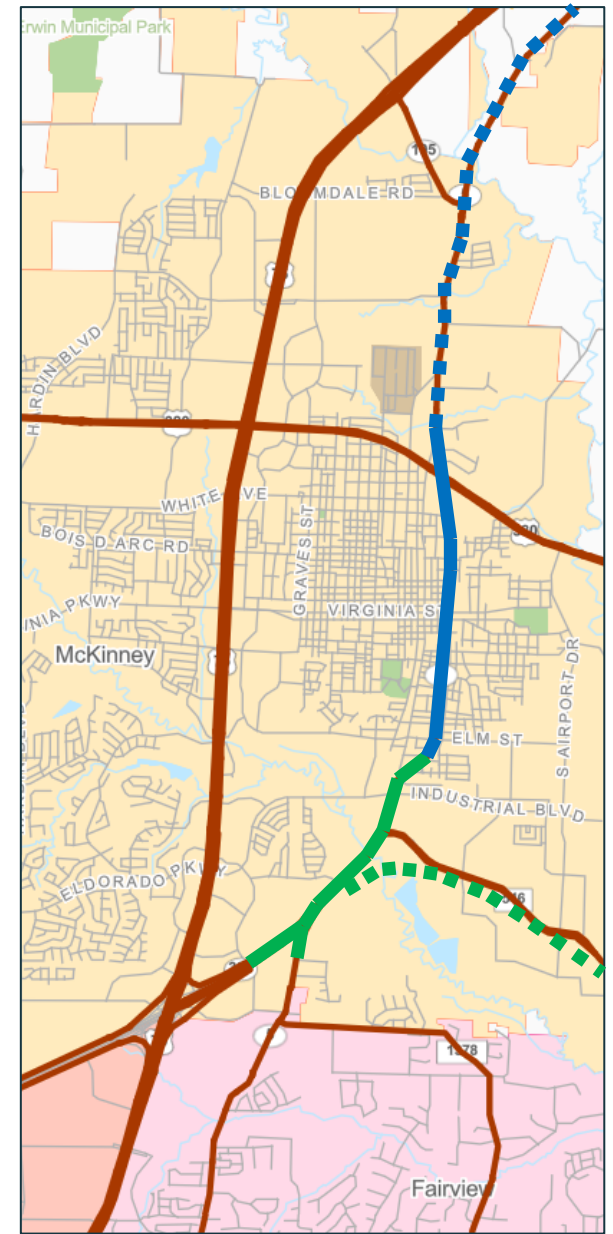
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Lower 5 Plaza Impacted Properties



SH 5 / TxDOT Schedule Update

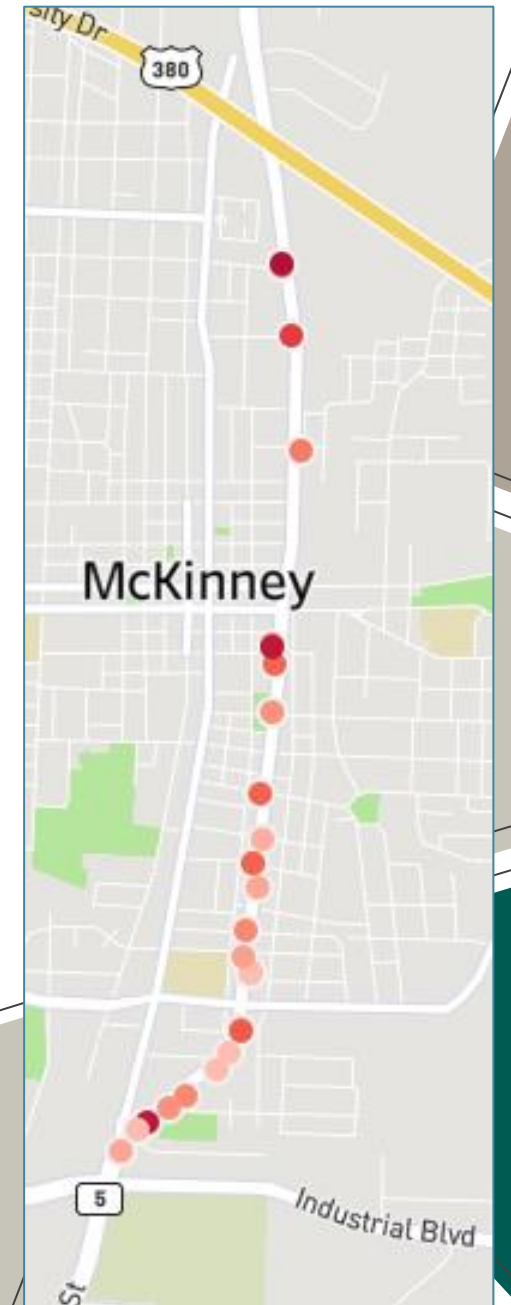
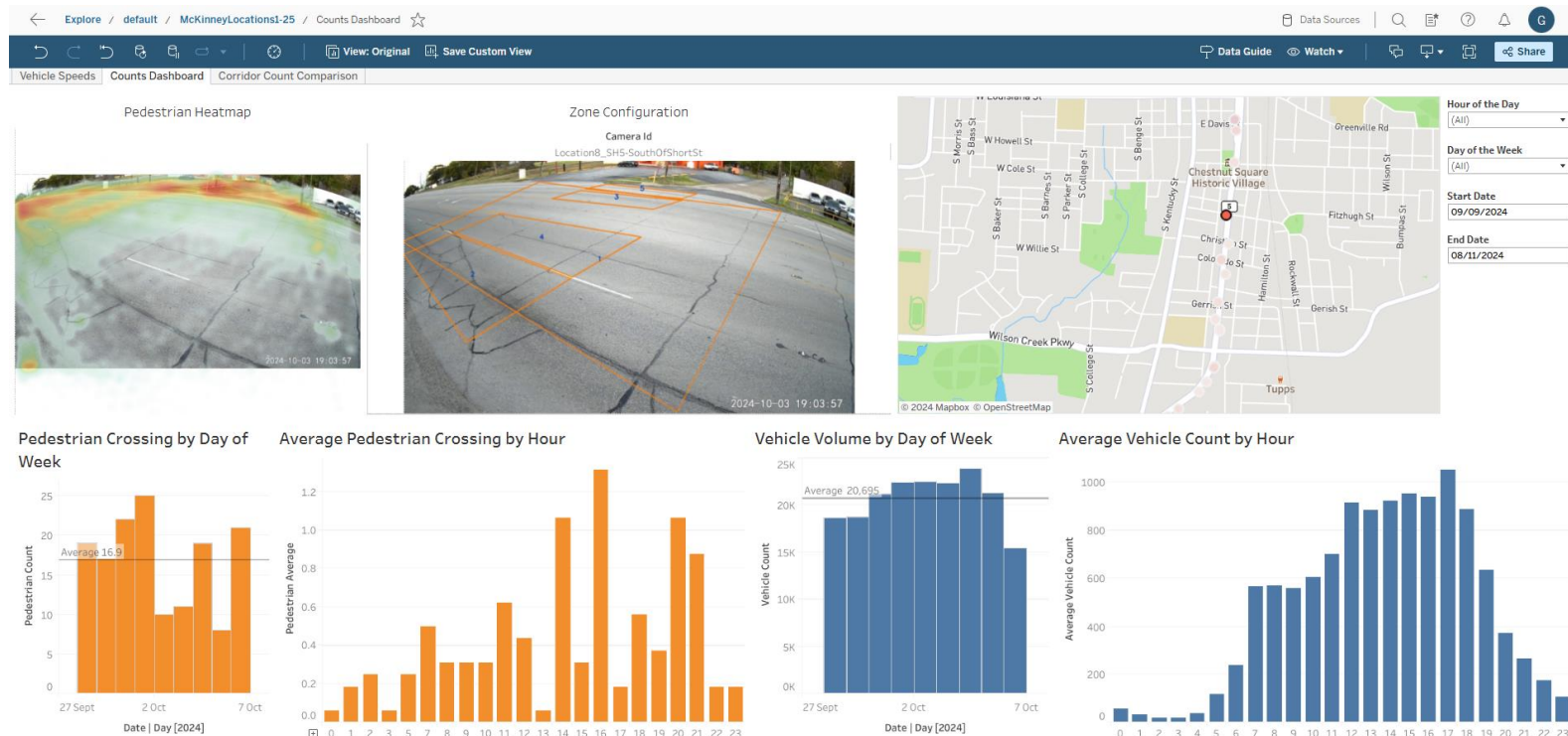
- Spur 399 Phase 1 ———
 - Country Club Rd to McMakin St (Construction Underway)
- SH 5 Phase 1 ———
 - McMakin St to Power House St (Letting in Mid 2028)
 - TxDOT is Accelerating This Phase to Late 2026/Early 2027



Current Limits of SH 5 Project

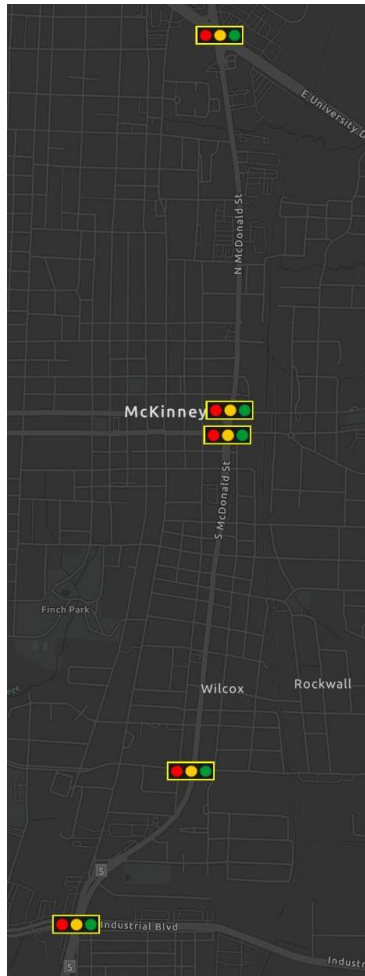
SH 5 Pedestrian Analysis

- Study Limits: Eldorado Parkway to University Drive
- Reviewed the following:
 - 2024 Pedestrian and Traffic Volumes
 - 2020-2025 Crash History
 - Major Traffic Generators

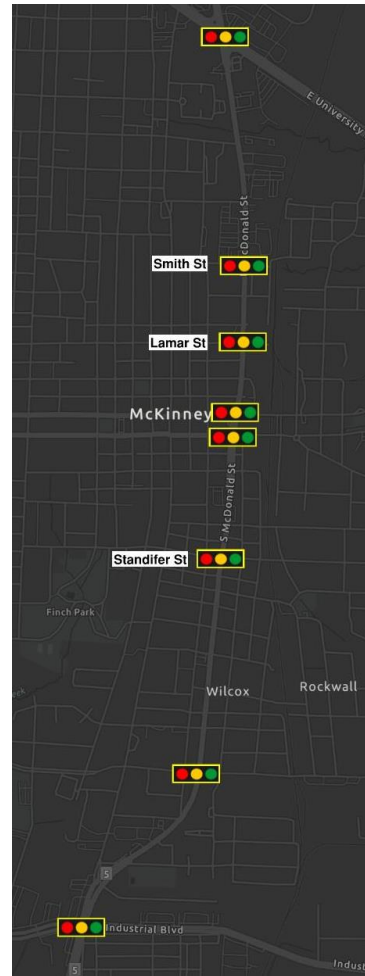


SH 5 Pedestrian Recommendations

5 Existing Signals



5 Existing + 3 Planned Signals



5 Existing + 3 Planned Signals + 8 Recommended RRFBs*



Example RRFB with Refuge Island



Example Two-Stage Offset Crossing

*Subject to TxDOT Approval

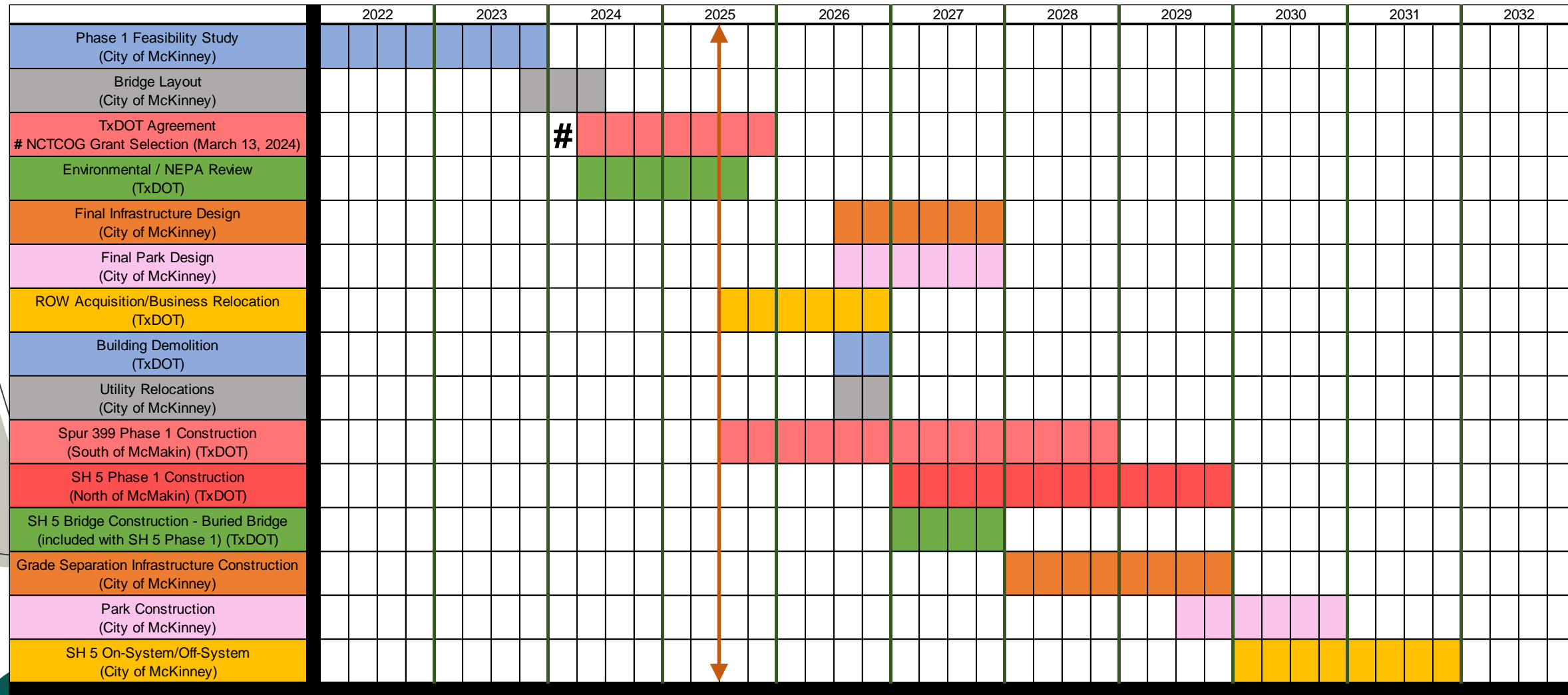
Environmental Update

- TxDOT Updated Original Environmental Document to Include Lower 5 Plaza
- No Public Meeting Required For Environmental Clearance According to TxDOT
- TxDOT Coordination with THC (Texas Historical Commission) is Underway
- Impacted Properties Are Required to be Notified (Notice and Opportunity to Comment)
- COA (Certificate of Appropriateness) Will Be Required for Properties Within the City's Historic Overlay District

City Hosted Public Meeting

- Date and Location: July 30, 2025, At City Hall
- TxDOT Will Attend
- Project Update Will Be Provided
- City Wants to Offer Opportunity for Public Input
 - In-Person Meeting
 - Online Survey
- Key Components:
 - Safety and Security
 - Amenities
 - Activities and Programming

Project Timeline



Next Steps

- Public Meeting on July 30, 2025
- Council Update in August to Provide Public Engagement Summary
- Council Resolution of Support to Move Forward With Lower 5 Plaza



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Questions?

