



# 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

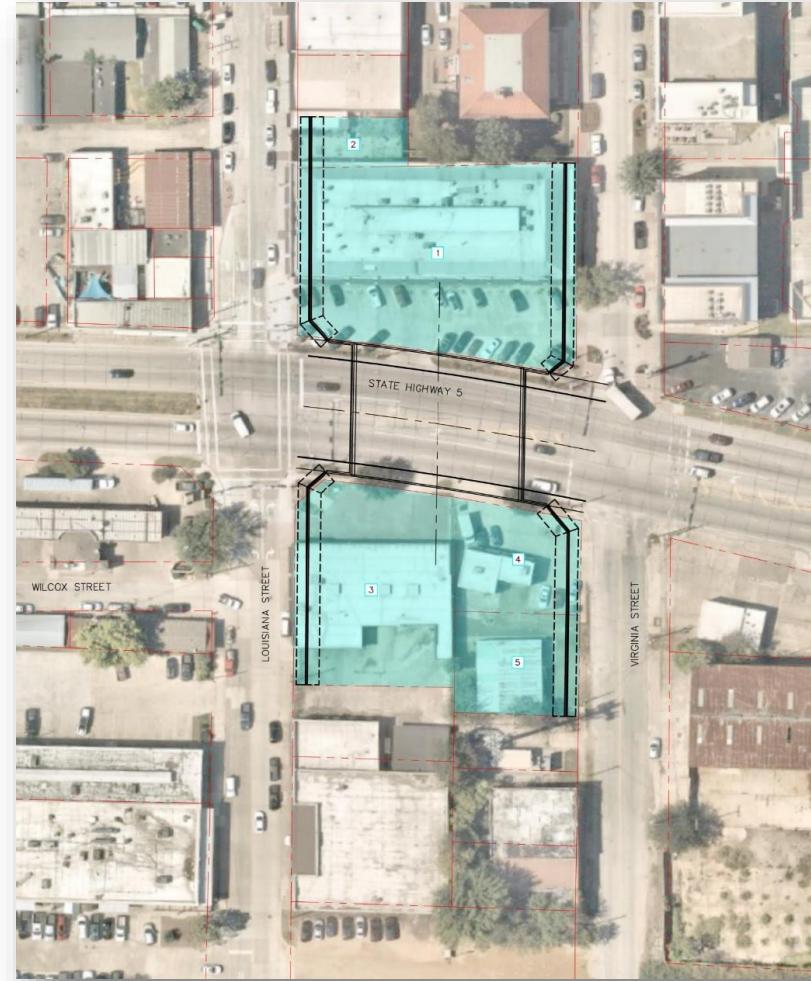
- Capital Cost: \$40M - \$45M
  - Infrastructure Cost: \$25M - \$30M\*
  - Park Cost: \$15M\*\*
- Annual O&M\*\*\*: \$1.0M - \$1.25M
  - \*\*\*Includes City Labor, Park Maintenance/Replacement, Programming, Security, and Tunnel/Bridge Maintenance

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

# Project Funding

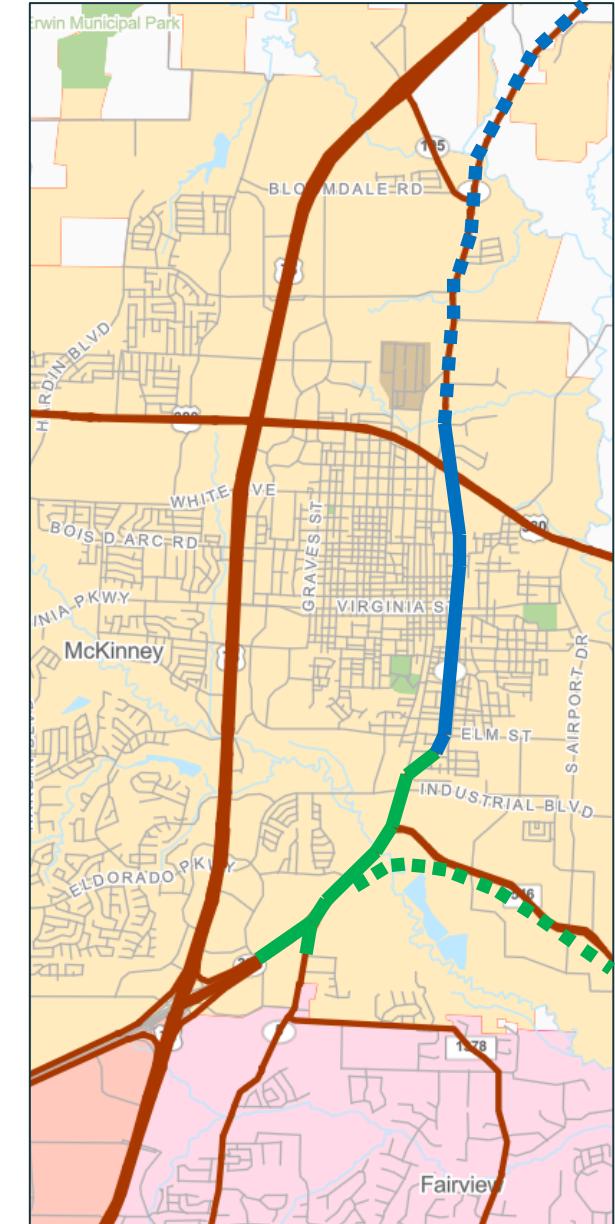
Total Funding	\$45M		
Source	\$22.65M \$15M \$4M \$3.35M	NCTCOG FY23 RCN Grant TxDOT Local	
Use	<u>TxDOT</u>  <u>City</u>	<u>\$13.8M</u> • Engineering • Bridge Construction • Environmental Impact Assessment • Acquire ROW/Relocate Businesses  <u>\$31.2M</u> • Design/Construct Drainage System • Design/Construct Plaza Infrastructure • Design/Construct Utility Relocation • Current Design of Plaza Infrastructure • Design/Construct Plaza Amenities	

# Lower 5 Plaza Impacted Properties



# SH 5 / TxDOT Schedule Update

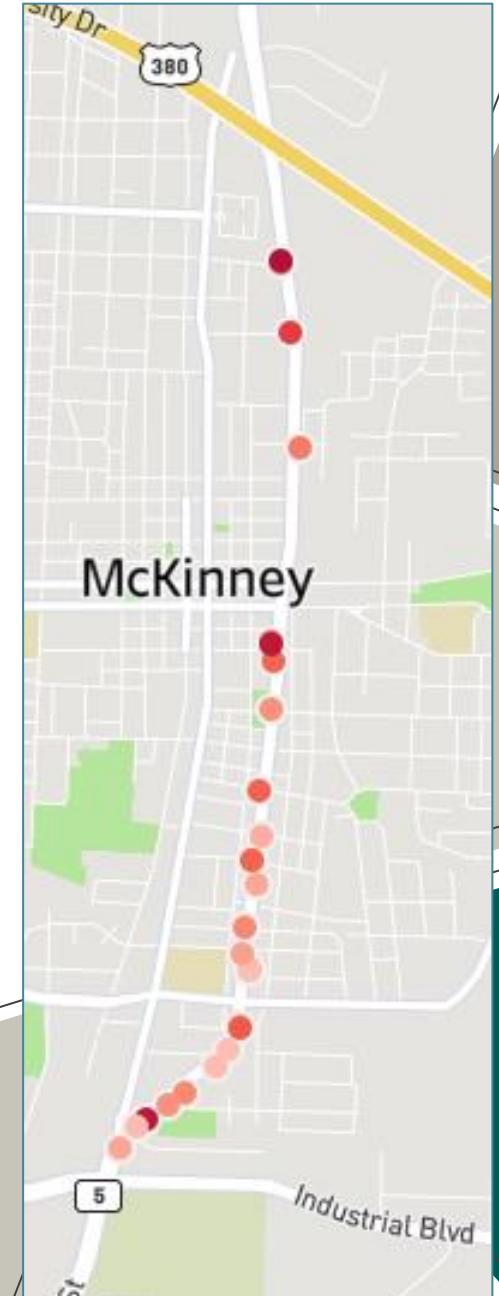
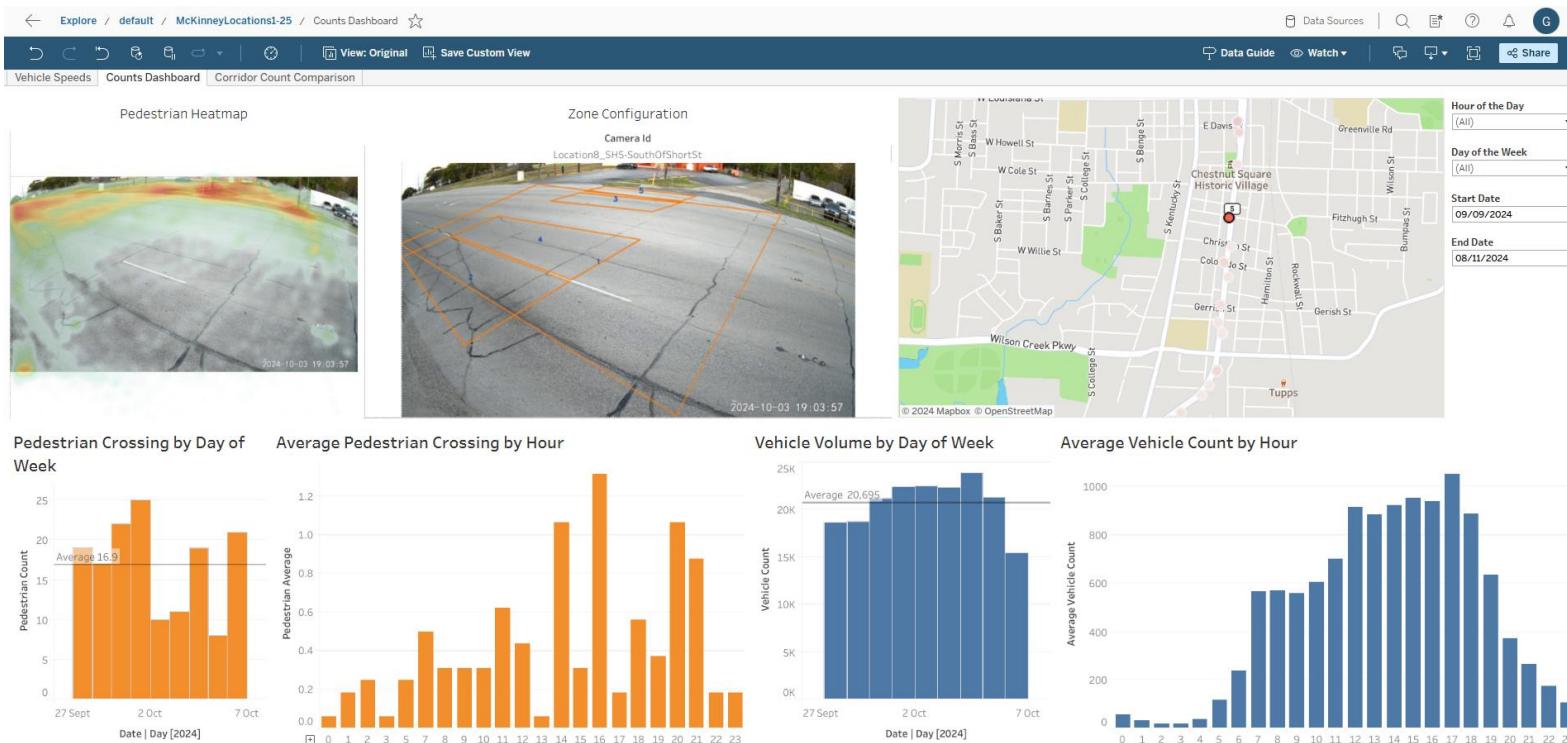
- Spur 399 Phase 1 
  - Country Club Rd to McMakin St (Construction Underway)
- SH 5 Phase 1 
  - McMakin St to Power House St (Letting in Mid 2028)
  - TxDOT is Accelerating This Phase to Late 2026/Early 2027



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

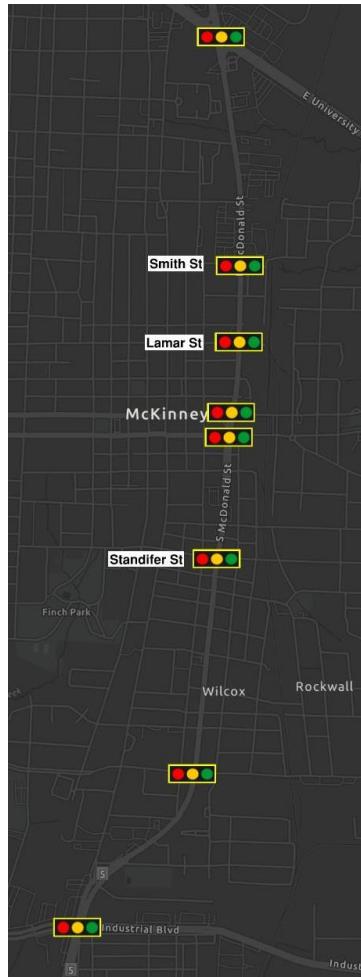


# SH 5 Pedestrian Recommendations

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

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Phase 1 Feasibility Study (City of McKinney)											
Bridge Layout (City of McKinney)											
TxDOT Agreement # NCTCOG Grant Selection (March 13, 2024)			#								
Environmental / NEPA Review (TxDOT)											
Final Infrastructure Design (City of McKinney)											
Final Park Design (City of McKinney)											
ROW Acquisition/Business Relocation (TxDOT)											
Building Demolition (TxDOT)											
Utility Relocations (City of McKinney)											
Spur 399 Phase 1 Construction (South of McMakin) (TxDOT)											
SH 5 Phase 1 Construction (North of McMakin) (TxDOT)											
SH 5 Bridge Construction - Buried Bridge (included with SH 5 Phase 1) (TxDOT)											
Grade Separation Infrastructure Construction (City of McKinney)											
Park Construction (City of McKinney)											
SH 5 On-System/Off-System (City of McKinney)											



# 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?

