SH 5 Lower 5 Plaza Update

CULTUP

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

Project Funding

_	Total Funding		\$45M
	Source	\$22.65M \$15M \$4M \$3.35M	NCTCOG FY23 RCN Grant TxDOT Local
	Use	<u>TxDOT</u>	<u>\$13.8M</u> • Engineering • Bridge Construction • Environmental Impact Assessment • Acquire ROW/Relocate Businesses
		City	 \$31.2M 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*



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



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

Questions?

