



# Board & Commission Feedback

Includes Stakeholder Group Input

March 23 – April 25, 2023





## DOWNTOWN CITY-OWNED PROPERTY REDEVELOPMENT: PUBLIC FEEDBACK

### Stakeholder Group Feedback – March 23, 2023

- Avoid huge buildings that block the skyline, open space is important, need open spaces that are not crowded
- Any development must be respectful of residents and the existing character of downtown
- Plan for the future and take advantage of the opportunity, need a 5-story parking garage on the Development Services Building property, need artwork
- Need all-year, indoor, family-oriented amenities
- Need a hotel with a convention center/meeting space
- Parking structures should go down, not up (3 stories down, 2 stories up); 2 stories is easy to make look nice
- Structures must look more historical
- Aesthetics are important
- Be thoughtful of traffic impacts including how parking on the street blocks traffic flows
- Want uses that bring jobs
- Need more meeting spaces to drive hotel stays
- Want to enhance what we already have downtown
- Identify the vacuum/what's missing, what's not here that could bring more people here especially during the week?
- Valet service is costly, DASH is great (we need a fleet of DASHs)
- Bring activities to downtown other than the square proper
- Build a parking garage on the lot closest to the fire station, keep traffic away from the residential parts of downtown
- Robert Shaw doesn't build for kids or families, any future housing should be focused on family or community
- Don't like the look of legacy west and other newer urban destinations, keep our downtown unique
- We don't have any gathering spaces in downtown; need a food truck court, conference center, etc.

### Follow-up emails from Stakeholder Group members:

#### *Attendee One:*

I find it easier to come up with what should be avoid:

No 5 Story Buildings

No Faux Historic

No Legacy West looks

No Big Box Stores

... than what should be include!

A pedestrian only Square (which would provide lots of "gathering spaces")

Parking Garage in perimeter areas only.

Buildings that blend historically and beautify the Square  
Retail at street level, not offices

I really liked Mr. S' ideas of  
"... filling the void or vacuum." (what are the most important additions needed in our downtown.)  
I will be asking just that in my emails to our members.

*Attendee Two:*

1. I believe Any living areas should be built in mine with more of a family setting. Something that incorporates community and a place where individuals would not live only for a couple of years but a couple of decades. As mentioned the person who built the Davis apartments stated at a meeting that the new apartments he is building next to City Hall are not for families. If I'm not mistaken he said specifically he does not build apartments for families or kids in mind. I think we should completely stay away from that model and individuals who do not know how to build apartments that are more community orientated.

2. I think there should be an area as well that is more of a gathering area. Currently we do not have that within the center of downtown. And even on the outside of the square there is not a public gathering spot other than Mitchell's Park. Which the design of it makes it an area where people don't gather. Especially in the night time. So either modifications could be made to Mitchell's Park. Or another area which I think should be created that would allow more of a gathering area or people to sit down and actually eat and hang out. Currently in downtown if you buy something at a restaurant there's not a table that's for the public to sit down at. You have to sit down at the restaurant that has tables outside if they even have tables outside the restaurant. And the benches do not make a good place to sit down and eat or even together that are around the courthouse.

3. I think that anything that is built should look historic on the outside. That nothing should deviate from that.

4. I think that there needs to be a building that acts as a conference center or something to the extent. Right now you can't have a conference in downtown because there's nothing adequate or ideal for businesses or organizations to have conferences and stay in downtown.

5. Stay away from anything that looks like legacy East or legacy West. Those are duplicated all throughout the Dallas-Fort Worth area and there's going to be more. What we have in downtown McKinney and surrounding is extremely unique. And right now it looks like we are losing that to an extent by the businesses that are coming into the downtown area and we're losing those mom and pop places. I have heard that a lot from people in McKinney and people outside of McKinney. That the downtown area is losing that historic country hometown feel. So we need to seek to preserve that.

6. As well I think that there should be some type of effort to look into closing down some of the outside streets of the square where people can gather on. Whether that's permanently or on weekends but there should be something.

*Attendee Three:*

- We really need to think about the future of the square and the growth that is coming! Specially and I am confident that the residents will do the right thing and vote yes for the airport! I finally received the 2022 numbers from the Retail Coach company that does cell phone counts for the square proper: in 2021, downtown McKinney had 4.3 million visits and in 2022, we had 6.3 million visits!!!! With the City of McKinney moving to the east side of McDonald, this is going to open up a bunch of opportunities for new businesses to add to the great square!

- With the growth, parking is a continued issue, as anytime I am out (not in McKinney) and someone ask what I do for a living, I say I work on the McKinney Square and the most common response I get is “we love the McKinney Square, we just don’t go because parking is so hard!” We have an opportunity to put a garage in a location that is actually useful and the closest location we will, most likely ever get, to the square proper and that is where the McKinney Development Building is located. And we need to go as big as possible! Go five stories up and a story or two down! We will get one shot at this and this will change the perception that people have.

- Also, inside of this garage, we need to incorporate a security office/parking spot(s) as inside of the McKinney Main Street Board, we are working on adding security to the square and a space is needed for this. It does not need to be big as they will be out patrolling the area. The outside of the garage can be decorated and made to look historic or aged to match the feel of the square!

- The square needs some sort of a family friendly indoor space! Either an aquarium or playground or something. I have a five year old and we really don’t come down to the square as a family as she doesn’t like it, except for December when the carousel is on Kentucky when Kentucky proper is closed.

- I do understand with the city relocating that it will be moving 400ish employees from being within a block of the square, but I do not believe that those 400 people actually eat/shop on the square. The square is not a cheap place to eat/shop and so the “void” that others stated is coming, I think it is actually a better opportunity for move people that will actually utilize the square.

**HPAB Feedback – April 6, 2023**

- Like the idea of multiple building partners, perhaps one for each site
- Multi-family is great and brings foot traffic to downtown
- Need more foot traffic
- Davis at the Square: wanted more retail than what was built; hoped for small businesses
- Davis at the Square: Not very historic looking, missed opportunity and not what was promised
- Future buildings need smaller, broken up storefronts like downtown rather than one long block face; Don’t like the long block faces like Davis at the Square; need variety in storefronts
- Used to have three grocery stores downtown, we need some now so residents don’t have to drive

- Need family/kid friendly uses/spaces, museums
- New development must respect and maintain the historic character of downtown
- New developments must help traffic finds better ways in/out of downtown
- Lamar Street/McDonald Street traffic signal helps offer a new way into downtown
- New developments should have a mixture of uses
- We need to frame the discussions less “what can we do” and more “what should we do”
- Exciting opportunity
- These properties are better than the Davis at the Square property so we need to do things better this time around

### **Main Street Board Feedback – April 13, 2023**

- Hotel is needed to help make downtown a destination
- Are we going to replace the parking that’s going away?
- Need to be thoughtful about where new parking is built in relation to the other parking areas around downtown
- Make downtown more talkable and pedestrian friendly
- How will walking traffic be handled?
- Would like to see an office/suite where nonprofit institutions focused on helping those in need could meet/coordinate/operate from; allow walk-ins from those in need
- Need an indoor, family friendly use; maybe an aquarium
- Development services site is a great location for a parking garage in close proximity to the square (maybe include some below grade parking levels)
- Parking garage could have a security booth/suite
- Paid parking spots for business employees is needed
- Want to encourage traffic to come to downtown from McDonald Street
- Need to encourage activity outside the square proper
- Need a park or open space for people to eat and hang out; need places to gather
- Need to maintain the perception of “easy in/easy out” of downtown; drive in, park close, get what you need, then go

### **Visit McKinney Board Feedback – April 25, 2023**

- Want a walkable environment that creates an experience
- Need a 75-90 room hotel with an 8,000-10,000 sq. ft. meeting area
- Want the hotel to have a flagship brand so that people can get points/rewards
- “Eliza Jane” hotel in New Orleans cited as an example (
- Need a rooftop terrace/lounge for food, drinks, events
- Need a nice restaurant
- Need places for people to stay and walk
- Need newer office spaces with access to an elevator
- Transportation is important and needed to get people in and around downtown
- Visit McKinney would like a seat at the table with the City Council as they make decisions