



# Additional Town Hall Feedback

Received from Citizens at Public Town Hall Meeting  
April 26, 2023



## DOWNTOWN REDEVELOPMENT SURVEY RESULTS 4/26/23

|  | <u>responses</u> |
|--|------------------|
| Facebook survey                                      | 318              |
| One on one interviews 6 hours downtown Saturday 4/15 | 84               |
| Additional comments                                  | 144              |
|  | 546              |

1. Would you like to see a hotel? More retail or restaurants ? Apartments maybe? Something kids friendly? How about a museum or an aquarium?  
If none of those appeal to you what other uses for those spaces would add value and make you want to visit downtown?

| Indoor family friendly space -<br>aquarium/interactive museum | Residential/office/retail/restaurant | Outdoor space or park | Hotel            | Movie Theater      |
|---|--------------------------------------|-----------------------|------------------|--------------------|
| 300   | 58                                   | 22                    | 19               | 18                 |
| 174 child/family friendly                                     | 25 restaurants                       | 10 park/greenspace    | 14 boutique type | 10 old movie style |
| 68 aquarium   | 20 retail                            | 10 food truck court   |                  |                    |
| 36 museum (interactive)                                       | 4 apartments                         |                       |                  |                    |
| 2 museum (art)  | 4 mixed use                          |                       |                  |                    |
|   | 1 office                             |                       |                  |                    |
|   | 1 townhomes (Brownstone type)        |                       |                  |                    |

2. Is it important to you that the City carries forward the character of downtown in the aesthetics of the design of the buildings or would you be ok if they are more modern in their design?

| Carry forward downtown character | Blend of both | Modern design |
|----------------------------------|---------------|---------------|
| 388                              | 12            | 2             |

3. How about height of the buildings? If you had to pick between 1 and 5 stories which do think would add value? In case you need a reference.. most of our downtown buildings are 2 or 3 stories

| 3 stories                   | 2 stories | 4 stories | 5 stories | 1 story |
|-----------------------------|-----------|-----------|-----------|---------|
| 239                         | 85        | 71        | 4         | 3       |
| 37 2 stories w/ rooftop bar |           |           |           |         |

Additional common comments

|                      |    |
|----------------------|----|
| No apartments        | 43 |
| No hotel             | 23 |
| Want something to DO | 19 |
| No chains            | 16 |
| Nothing modern       | 14 |
| Music venue          | 12 |
| Grocery store/market | 3  |
| No aquarium          | 3  |
| Don't be Plano       | 3  |
| Dance hall           | 3  |
| Leave downtown alone | 3  |

## Call outs

Family friendly activities such as interactive museums are the preferred use for at least one of the lots.

Carrying forward the downtown character in building design elements is imperative

Preferred building height should be consistent with what is already downtown - no higher than 3 stories

Apartments are not wanted that near the square

Residents want something to DO downtown (besides shopping and restaurants)

Open spaces are wanted - includes roof tops

Hello fellow board members,

As promised, attached are some concept sketches arising from thoughts shared in the HAPB meeting last night.

As we discussed, concerns and opportunities occur at the same time.

McKinney:

- 1.) holds valuable real estate in Historic downtown McKinney;
2. holds the authority to direct redevelopment design content;
- 3.) has remaining important assets such as the adjacent Library,  
the expanding Historic Downtown McKinney Design District;
- 4.) has exclusive and distinct Historic Districts which are invaluable  
attractions and offer unprecedented investment opportunities of cultural importance;

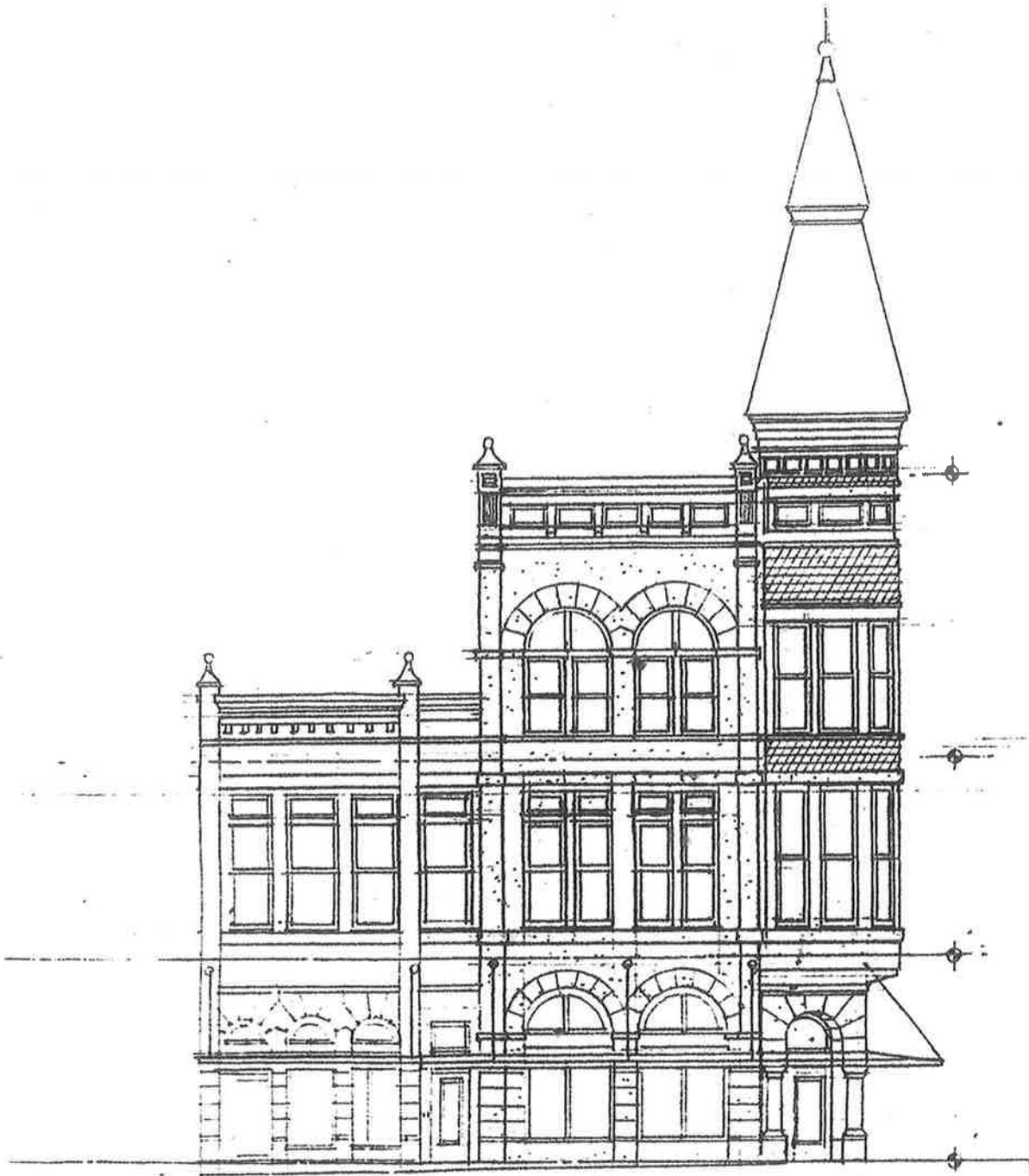
These are 'four aces' in an already full hand waiting to be played in the market place.

Let's consider where we are at this time, where we want to go, and how to play our aces!

Wishing you a happy Holiday weekend,

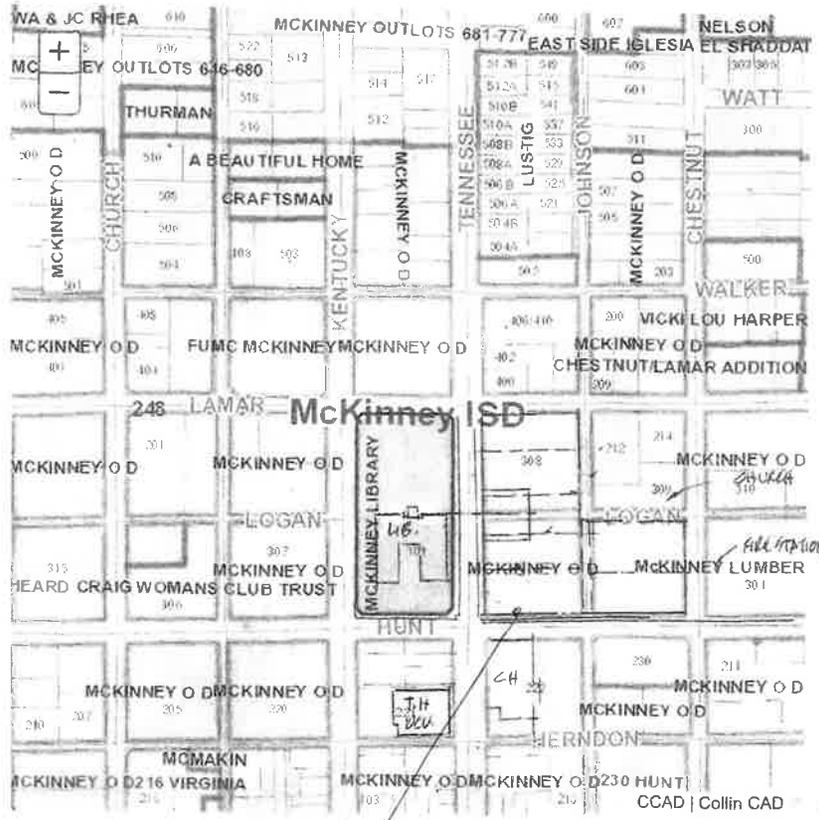
James

*(over)*



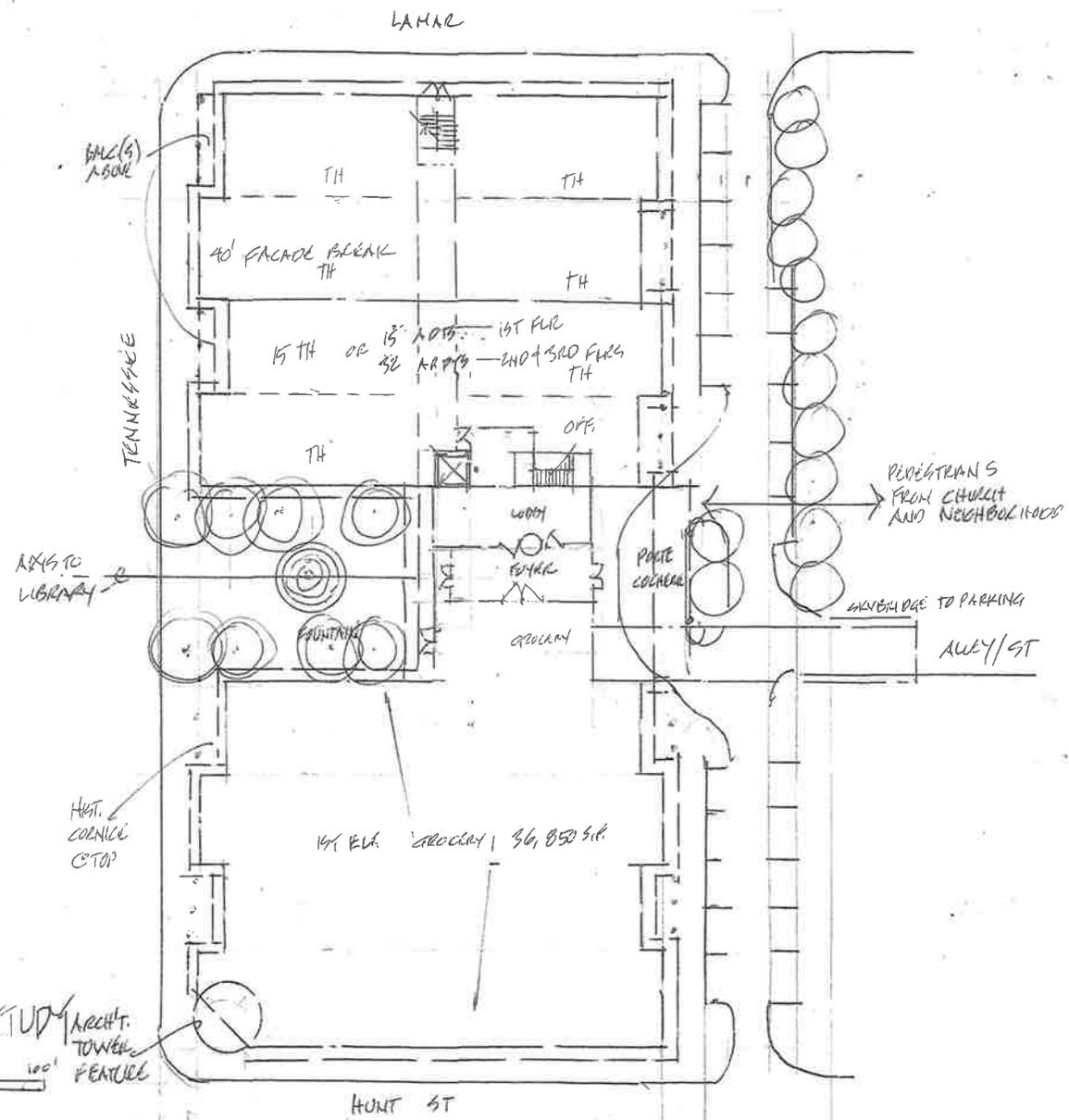
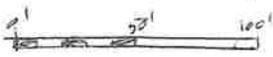
Bldg. WIDTH, HEIGHT, FENESTRATION, HISTORIC DETAILING AND HISTORIC MATERIALS

200 E. LOUISIANA AS PROPOSED IN 2015 RESTORATION



1 AREA/DIST. EXISTING  
 CITY HALL w/ HISTORIC MATERIALS FINISH  
 TO CONFORM TO THOSE FOUND IN THE ORIGINAL  
 HISTORIC DOWNTOWN DISTRICT

2 DEVEL. STUDY ARCHT. TOWER FEATURE

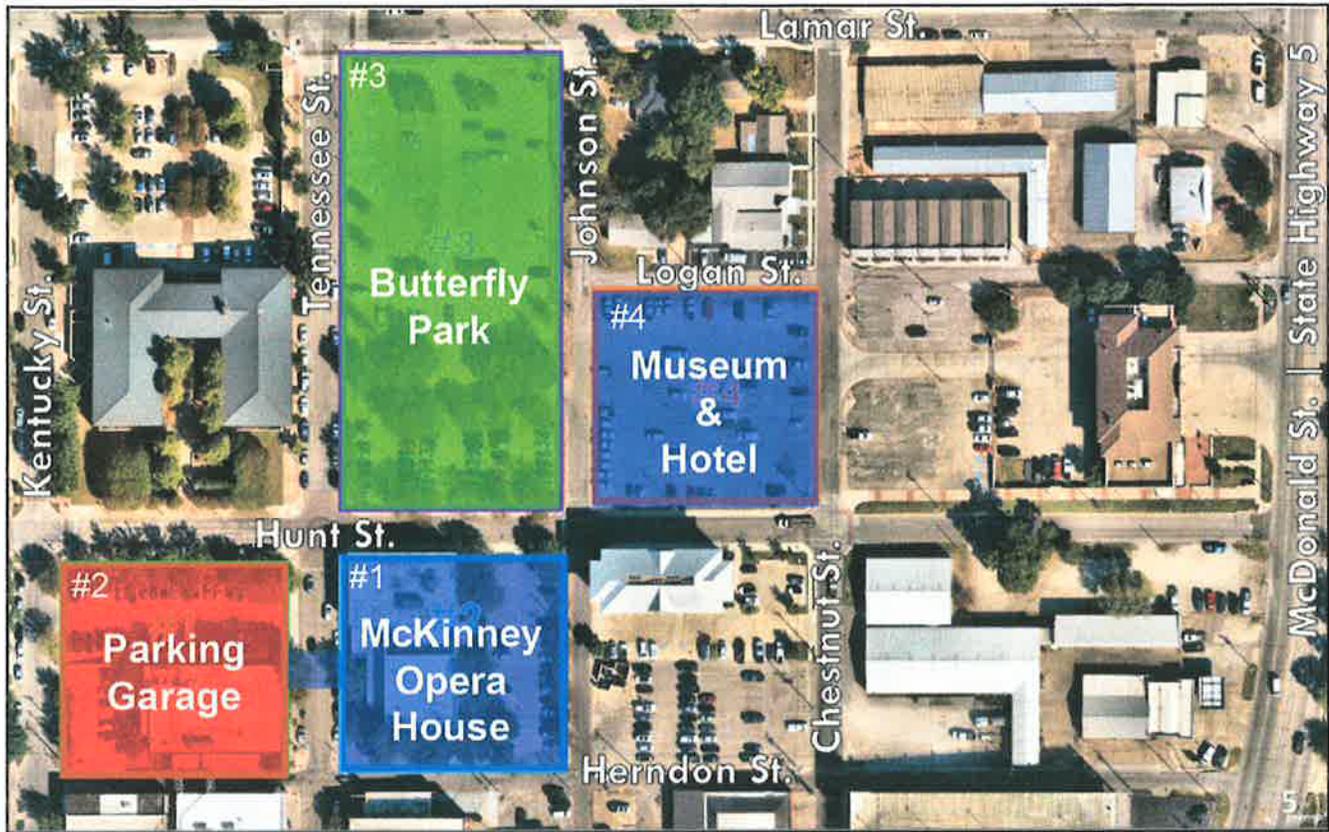


DIVERSE USE MIX REINFORCING DOWNTOWN LIVING AND SHOPPING  
 MASSING TO FIT HISTORIC DOWNTOWN  
 DETAILING BRINGING OUT HISTORIC QUALITIES DOWNTOWN  
 HEIGHT RESTRICTIONS CONSISTENT W/ DOWNTOWN HISTORIC STRUCTURE (3 STORIES MAX)  
 HISTORIC MATERIALS & PENETRATION TO CONFORM TO HISTORIC PRESENTS

# Proposed Concept for Re-Development

## Purpose of this Development

The purpose of this development in the Cultural District of McKinney is to make the city an even more wonderful place to live, work, and play. The by-product of this development is citizen unity and the economic impact that keeps the downtown area walkable, fun, and unique.



### #1 McKinney Opera House

Borrowing a name from McKinney's history, this block would be the site of a world-class performance hall for nationally-known musicians and performers. Its presence in McKinney would draw visitors to McKinney for a wide range of music, live theater, and dance performances. The current MPAC would become a venue for smaller, community-oriented events.

### #2 Parking Garage

This block would provide parking for events in the Cultural District and beyond.

### #3 Butterfly Park

These two blocks would be an open-air park celebrating the annual appearance of butterflies and other pollinators to our city. It would be a kid-friendly combination Dallas Arboretum and Klyde Warren Park. It would be decorated with sculptures and feature pollinator plants in its landscaping. It would be a venue for outdoor festivals like Arts 'n Bloom and Dia de los Muertos. Having events here would relieve the downtown business from interruptions caused by such events and allow McKinney to host more outdoor events.

### #4 Museum & Hotel

This block would feature a museum and a hotel. The type of museum housed here would depend on the market. It could feature natural history, art, sculpture, fashion, culture, science, electronics, an aquarium, etc. Next to the museum would be a hotel to accommodate the out-of-town visitors with a roof-top restaurant/bar overlooking Butterfly Park.