



Additional Citizen Feedback

Received throughout the Initial Public Input Phase



From: [REDACTED]
To:
Subject: Fwd: MHNA Survey Results
Date: Tuesday, May 9, 2023 3:08:09 PM

*****CITY OF MCKINNEY SECURITY NOTICE*****
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Hello Michael,

Here are the MHNA Survey Results that I received through emails from members. So sorry it is later than I promised. I have had a bit of an unexpected disruption in my life. Stuff Happens!
The survey is not at all as "official & technical" as you are used to and yet it is the "wants and not wants" of many of our members.
I appreciate knowing that this will be shared with City Council members.

Thank You for meeting with our group tonight ... we appreciate that your willingness to show up for us is above and beyond the call of duty as well an important of the process the city has wisely put into place.

Diane Craig
President
McKinney Historic Neighborhood Association (MHNA)

SURVEY:

The City of McKinney is redeveloping 4 existing properties. We are now in the short-term, Phase One, which is the gathering of information about what Citizens would like to see added Downtown or would not like to see added to Downtown. Your input is being asked for by the City and is most important regarding the outcome of this redevelopment!

The following questions are to be answered on a scale of 1 to 5 , **5 being most important.**

- 1. How important is it for the new building to reflect the McKinney Historic architecture? 1 2 3 4 5
 - 1. 0
 - 2. 0
 - 3. 1
 - 4. 4
 - 5. 61

- 2. How important is it to have venues that are low cost and family friendly in our Historic Downtown? 1 2 3 4 5
 - 1. 6
 - 2. 1
 - 3. 20
 - 4. 17
 - 5. 22

3. How important is it to have apartments in our Historic Downtown? 1 2 3 4 5

1. 44

2. 0

3. 8

4. 3

5. 11

4. How important is it to have more parking in our Historic Downtown? 1 2 3 4 5

1. 9

2. 9

3. 15

4. 19

5. 14

5. Would you like to see Historic Downtown McKinney more modernized like Frisco or Plano? Yes or No

YES - 0

NO - 66

6. What is most appealing and unique to you of Historic Downtown McKinney? Please circle or check All that are import for you to see:

1. Mom & Pop Stores - 54

2. Walkability - 61

3. Home Town Feeling - 62

4. Preservation of History - 64

7. What 3 aspects attracted you to make McKinney your home?

1. Unique - 29

2. Historic - 41

3. Safety - 30

4. Business Opportunities - 13

5. Proximity to Services - 11

6. Parks and Nature - 43

7. Festivals -10

8. Small Town Feeling - 16

Michael Quint

From: Geré Feltus
Sent: Monday, May 15, 2023 12:30 PM
To: tom mckinneyhistory.com; Michael Quint
Subject: Re: Downtown Redevelopment Concept

Thank you for your input Tom. I hope you were able to fill out the survey so that your desires are documented. I am going to forward this email over to Michael Quint who is coordinating the efforts to combine these recommendations as council considers next steps.

From: tom mckinneyhistory.com <[REDACTED]>
Sent: Sunday, May 14, 2023 3:12 PM
To: Geré Feltus <gfeltus@mckinneytexas.org>
Subject: Downtown Redevelopment Concept

CITY OF MCKINNEY SECURITY NOTICE

THIS IS AN EXTERNAL EMAIL: Do not click links or open attachments from unknown sender and be sure the content is safe.

Dear Council Member Feltus,

I am sending you this in advance of your May 23 meeting on this important agenda item.

The long-term commercial success of downtown depends on one thing – VISITORS. Without that nothing else matters. The goal of the City Council in this redevelopment should be “how to maximize the asset of McKinney’s Cultural District.” If the Council can do this, the heightened reputation that will come to the city will only be exceeded by the economic benefit it brings.

The worst thing the Council could do is sacrifice these properties to developers who want to erect visitor-killing residential blocks. Housing is important to the overall health of a city, but the more housing there is in this limited area of our downtown, the fewer reasons there will be for people to visit. The FUTURE of McKinney depends on getting this redevelopment right.

Because a vibrant downtown is a place where people want to SHOP, find ENTERTAINMENT, DINE, and GATHER, it is important for the Council to be imaginatively ambitious in its urban planning and build on McKinney’s reputation as a desirable destination choice. Great cities offer performance halls, downtown parks, museums, event centers, pedestrian boulevards, and cultural centers complemented with unique private sector retail and restaurants. In short, great downtowns have lots to experience.

A RECOMMENDATION


The success of the downtown redevelopment can be enhanced if the 5-block (four lot) development is thought of as whole with a unifying purpose or theme. With this in mind, I would like to submit a proposal for your consideration.

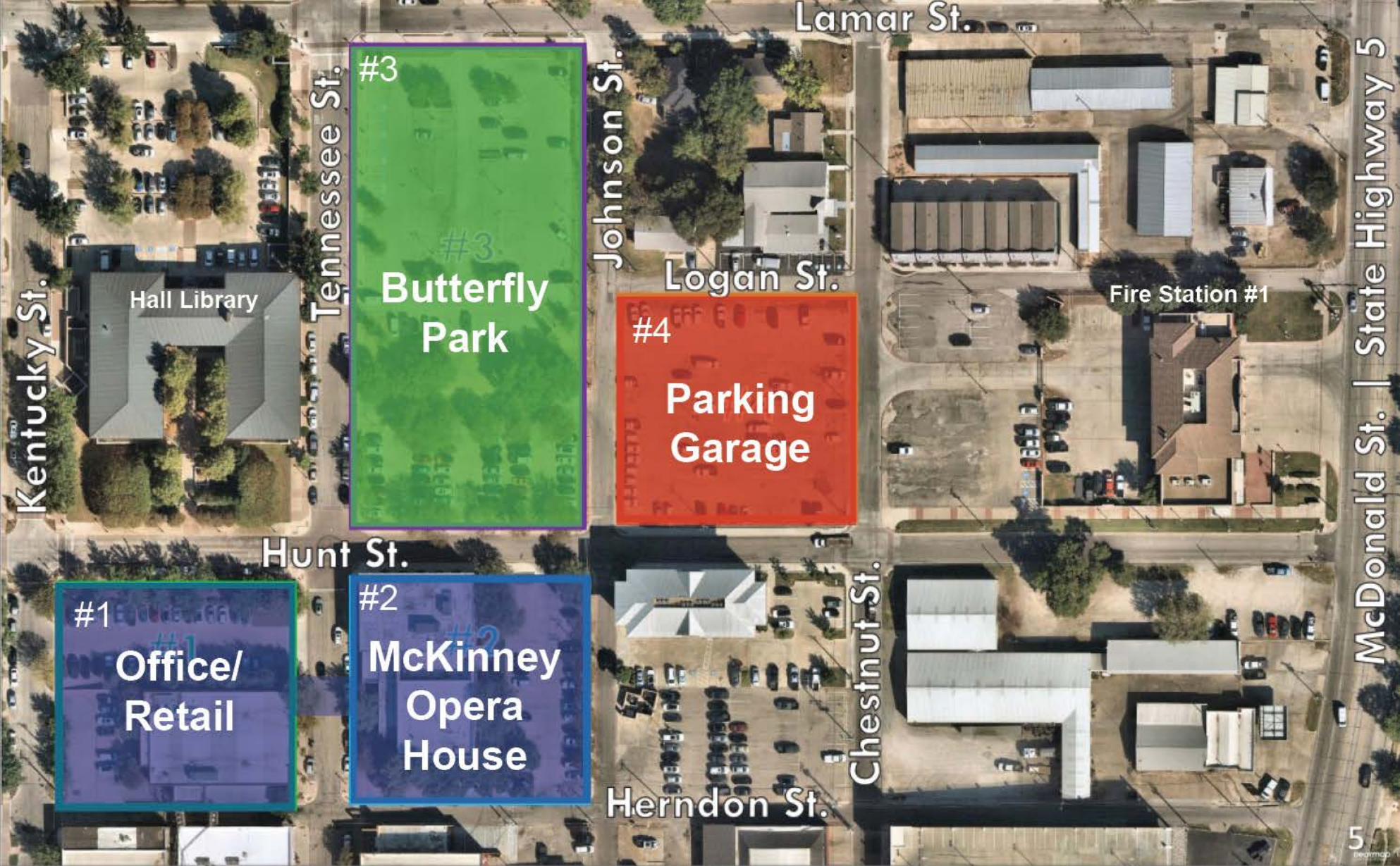
The theme of this development is based on images and promotions that the City has already used – BUTTERFLIES. The two blocks just east of the Hall Library would be a green space dedicated to butterflies and hummingbirds that pass through McKinney on their annual migration. These two blocks are to be landscaped with pollinator plants and the metal butterfly sculptures that appear around town could all be relocated here to Butterfly Park. It would be a park for education, relaxation, and celebration.

Butterfly Park would provide a needed alternative location for downtown festivals. There would no longer be the need to disturb commerce on the Square with street closures. The park could be the new home to Arts 'n Bloom, Dia de los Muertos, Oktoberfest, Home for the Holidays and allow even more festivals during the year. Its unique purpose and location would become iconic and likely to attract even more tourists and photographers than butterflies.

Next to Butterfly Park would be the McKinney Opera House, a performance hall that would feature nationally-known musicians and performers. This venue, more upscale than our current MPAC, barrows its name from the historic hall that entertained area residents over a century ago. Other structures on the remaining blocks would include a parking garage and a retail/office block (or hotel/event center).

The attached image provides context and greater clarity about how this complex could be laid out. I provide this to you for your consideration and hope it inspires you to think of this redevelopment in terms of what is possible and beneficial for the long-term desirability and success of our town. This redevelopment will determine the future of downtown McKinney. It will be what McKinney is known for. Let's spend the time and effort to get this right.

Yours truly,
Tom Michero
1108 Tucker St.
McKinney, TX




Kentucky St.

Tennessee St.

Johnson St.

Lamar St.

Logan St.

Hunt St.

Herndon St.

Chestnut St.

McDonald St. | State Highway 5

#3
Butterfly
Park

#4
Parking
Garage

#1
Office/
Retail

#2
McKinney
Opera
House

Fire Station #1

Hall Library