



State Highway 5 Deck Park Discussion

City Council Work Session

October 19, 2021



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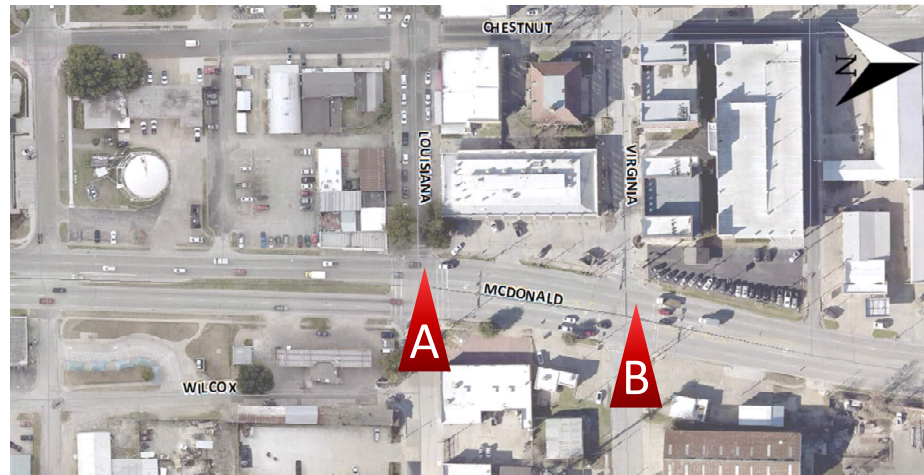
Existing Conditions



A Louisiana Street (Looking West at SH 5)



B Virginia Street (Looking West at SH 5)



Imagine The Possibilities...



Background and Context

- SH 5 Corridor Context Sensitive Master Plan (adopted June 2014)
- SH 5 Reconstruction Design Schematic & 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 & Preservation Launch (late 2020)
- High-Level “Deck Park” Study Completed July 2020
 - Provided 3 possible alternatives (full depression, partial depression, pedestrian bridge)
 - Very high-level magnitude of costs and impacts
- SH 5 Reconstruction SP 399 to North of US 380 (design estimated to be complete in 2022)



Ongoing Projects

- State Highway 5 (SP 399 – North of US 380)
 - TxDOT Reconstruction (under design)
 - City Water / Wastewater Relocations (under design)
 - City At-Grade Pedestrian Enhancement Visioning (underway)
- Adjacent City Streets
 - “Light Up Louisiana” (substantially complete)
 - East Louisiana Improvements (under design)
 - East Virginia Improvements (under design soon)
- East McKinney Redevelopment
 - Streets & Traffic Study (underway)
 - Municipal Complex (under design)



East McKinney Redevelopment and Preservation Project Location Map

- Planned Development
 - Mixed Use (Northeast Corner SH 5 & Virginia St)
 - TUPPS Brewery



Impacts to SH 5 Project

- Environmental Document
 - TxDOT has completed the NEPA Environmental Study for the existing SH 5 project.
 - Depending on the requested change, TxDOT will require a new environmental evaluation or reevaluation of the approved document.
 - The evaluation will include the study of all feasible alternatives.
- Continued environmental evaluation will cause the need for another public hearing
- Depending on the alternative selected, the SH 5 project may be impacted
 - Construction schedule
 - Design and construction funding
 - Improvements could be bid as separate projects
 - Improvements could be combined into the current project
- Potential to take SH 5 off-system



Feasibility Study - Range of Alternatives

*Low
Cost/Impact to
Implement*

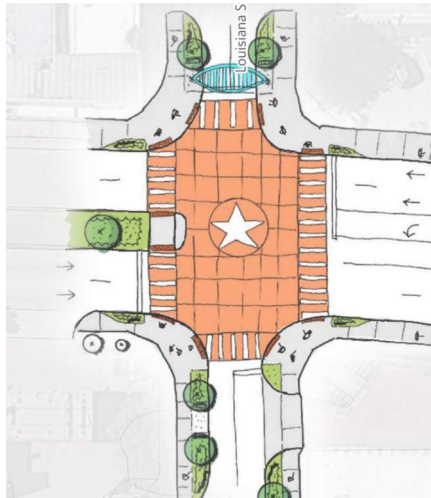
*High Cost/Impact
to Implement*



TxDOT Minimum Requirements



City-Funded
At-Grade
Enhancements



Grade
Separated
Walkway



Grade
Separated
Deck Park



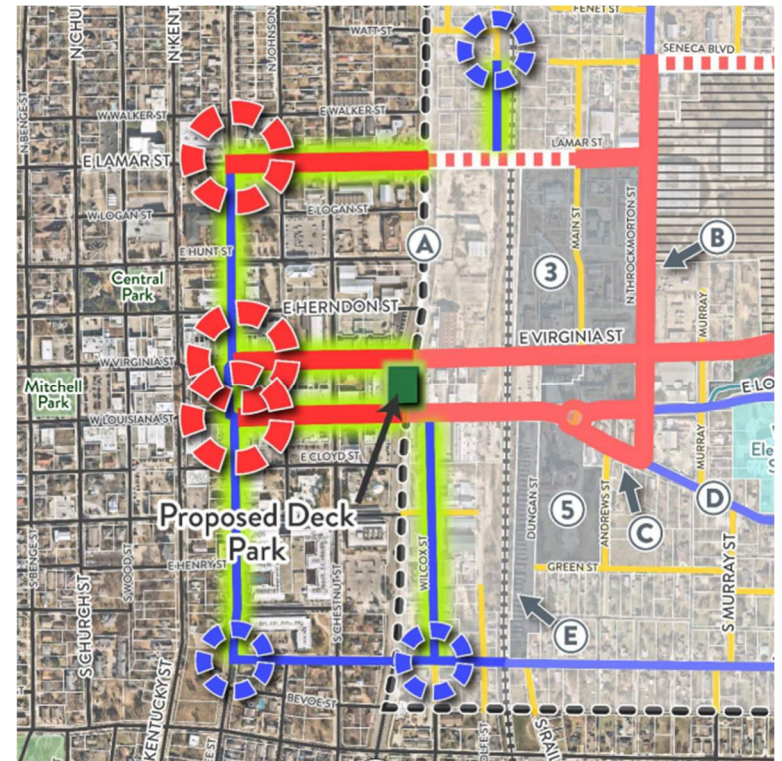
Guiding Principles

- Improve mobility, safety, comfort, and access for all modes and ages
- Strengthening connections between Historic Downtown and redeveloping areas to the east.
 - “Stitching” and “knitting” communities east & west of SH 5
- Provide a community centered design that amplifies the existing identity and sense of place.
- Foster public life by creating opportunities for community gathering spaces.
- Connecting the community and people previously disconnected by the highway – Environmental Justice.
- Enhancing the Downtown McKinney Historic Cultural District.
- Develop a fiscally sustainable solution.
- Engage with stakeholders to determine public support.



Feasibility Study - Operational Impacts

- Access/Circulation Impacts
 - How will access to Historic Downtown and redeveloping areas be provided?
- Property Impacts
 - How will access to existing businesses along SH 5 be provided?
 - Property displacements



Feasibility Study - Operational Impacts

- Drainage / Operations & Maintenance
 - Will a depressed SH 5 be able to drain without pumps?
 - Ventilation requirements
- Initial Environmental Impacts Assessment
- Public Involvement
 - Initial public input on alternatives
 - Renderings



Feasibility Alternatives - Deck Park

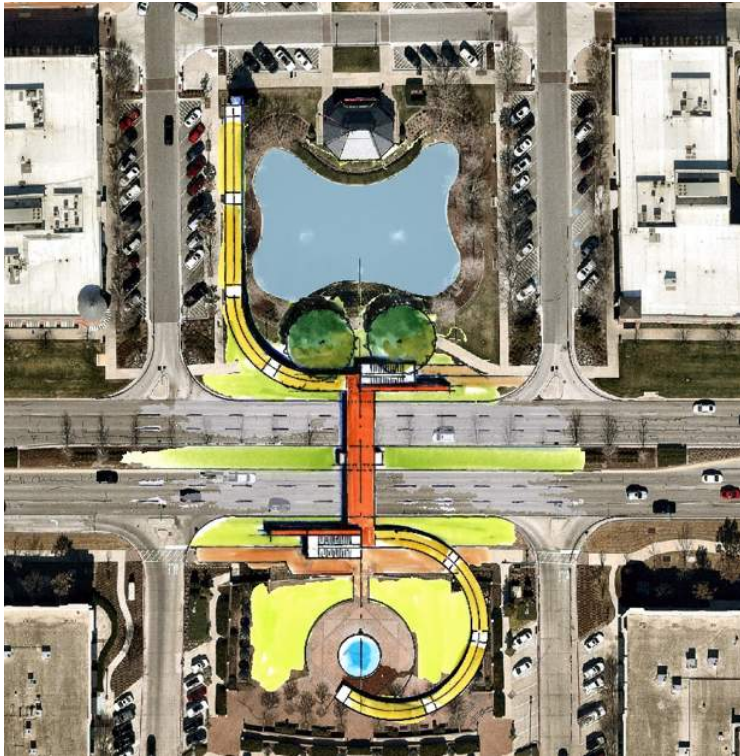


- Klyde Warren
 - 20% City contribution
 - Total: \$110M

- Southern Gateway – Phase 1
 - 10% City contribution
 - Total: \$82M



Feasibility Alternatives - Grade Separated Pedestrian Walkway



Feasibility Alternatives - Enhanced At-Grade Crossing



- Alternatives include:
 - Improvements within TxDOT ROW.
 - Improvements which would require additional ROW (further impacts)

Next Steps

- **Phase 1 Feasibility Study Contract**

- Contract to City Council (November 2021)
- City funded (\$300k - \$400k estimated)
- Evaluate full range of alternatives and associated considerations
- Update to City Council on Phase 1 Study efforts (Q1 2022)
- Public Outreach (Q2 2022)
- Update to City Council on public input and provide direction to staff (Q2 2022)

- **Phase 2 Feasibility Study Detailed Environmental and Schematic Design**

- Contract scope and impacts to SH 5 project dependent Phase 1 preferred alternative
- Federal funding through NCTCOG available summer 2022 (\$1.6M programmed)
- Timeline to complete unknown (minimum 1 year)

- **Project Design and Construction**

- Contingent on approval of Phase 2 efforts and identification of funding for detailed design, land acquisition, and construction phases.

