

Encore Wire Campus

Encore Wire owns a significant amount of land around the intersection of Airport Drive and Elm Street and they plan to expand their existing headquarters north of Elm Street. The City Engineering Department has received, reviewed, and approved the development site plan, pre-final plat, record plat, site work plans, grading permit plans, and Elm Street realignment plans.

The plans propose Elm Street to be realigned north of the existing connection to Airport Drive. This alignment would allow for a safer environment for Encore Wire staff and provide an eastern connection to the adjacent neighborhood. In October 2010, Council approved a development agreement for the Airport-Elm Addition and it states that Encore Wire agreed to provide a connection to Gerrish Street and Bumpas Street at the time of development.

After receiving the proposed development plans from Encore Wire, the City Traffic Engineers conducted an internal origin-destination traffic study along Elm Street to understand the major movements between SH 5 and Airport Drive. Traffic data was collected on Tuesday, November 12, 2019 and it was observed that the major movement from Airport Drive at Elm Street was southbound on Airport Drive, westbound on Elm Street, and then southbound on SH 5 for all three peak hours of the day. Data collected at the intersection of SH 5 at Elm Street did not result in the same major movement throughout the day. During the AM peak hour the major movement was southbound on SH 5, eastbound on Elm Street, then southbound on Airport Drive. During the Mid-Day and PM peak hours the major movement was eastbound on SH 5, eastbound on Elm Street, then northbound on Airport Drive. Based on the major movements and low through traffic observed from SH 5 to Airport Drive it is believed that the Elm Street realignment will improve access for the residents adjacent to Encore Wire and cut-through traffic will not be anticipated.

The Engineering Department is working with Encore Wire to develop a right-of-way abandonment agreement and present it to the Council on June 2, 2020 for consideration. The department plans to also inform the neighborhood in the vicinity of the new roadway connections to answer any questions they may have before construction begins.

Downtown east of SH 5

The City is discussing with multiple developers the potential to redevelop the area around the Flour Mill east of SH 5. The approximate boundaries are SH 5 on the west, Seneca Boulevard on the north, Washington Avenue on the east, and Louisiana / Greenville Street on the south. As this area redevelops, it will require improvements to the traffic circulation from major roadways like SH 5 and Airport Drive.

In addition to the commercial/residential redevelopment, the Parks Department is developing schematic plans to redevelop the oldest park in the City of McKinney. The park's new design and amenities is anticipated to attract additional visitors. The Engineering Department is working closely with the Parks Department to review the adjacent roadway network to provide adequate inbound and outbound routes for this project.

With City Council concurrence, the Engineering Department will continue to develop potential alignments while coordinating with the appropriate stakeholders. Additionally, these projects will be placed on the 5-year Capital Improvements Plan.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A