TOWN HALL OVERVIEW

Presentation
• About the City-Owned Properties being Redeveloped
• About the RFQ Redevelopment Process
• What do you think? (interactive polling)

Public Input
• Tell us about yourself
• Visual Preference Surveys
• Comment card

City Staff are available for questions!
About the Properties

- 221 N. Tennessee St.
- 222 N. Tennessee St.
- 308 N. Tennessee St./303 N. Johnson St.
- 301 N. Chestnut St.
City-Owned* Properties in Historic Downtown

* Does not include MEDC or MCDC-owned properties.
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City-Owned Properties: Approx. 4.6 Acres Total
### About Property No. 1: Development Services Building

**Dev. Svcs. Bldg.: 221 N. Tennessee St.**

**Property Details:**
- 39,000 sq. ft.

**3/23 Appraised Value:**
- $2,600,000
- $1,100,000 (land)

**Located within TIRZ #1**

**Zoning:**
- MTC – McKinney Town Center
  - (Downtown Core Character District)

**Uses Permitted:**
- Residential, Hotel, Office, Restaurant, Personal Service, etc.

**Height Allowed:** 5 stories

**Town Center Study Master Plan (Oct. 2008):**
- Lofts/Office over Retail
About Property No. 2: Current City Hall

City Hall: 222 N. Tennessee St.

Property Details:
40,001 sq. ft.

3/23 Appraised Value: $4,850,000
$1,100,000 (land)

Located within TIRZ #1

Zoning:
MTC – McKinney Town Center
(Downtown Core Character District)

Uses Permitted:
Residential, Hotel, Office, Restaurant, Personal Service, etc.

Height Allowed: 5 stories

Town Center Study Master Plan (10/2008):
Lofts/Office over Retail
About Property No. 3: Public Parking Lot 1

308 N. Tennessee St./303 N. Johnson St.

Property Details:
88,000 sq. ft.

3/23 Appraised Value: $2,600,000

Located within TIRZ #1

Zoning:
MTC – McKinney Town Center
(Downtown Core Character District)

Uses Permitted:
Residential, Hotel, Office, Restaurant, Personal Service, etc.

Height Allowed: 5 stories

Town Center Study Master Plan (10/2008):
Parking Garage
Townhome and Live/Work Infill
Lofts/Office over Retail
About Property No. 4: Public Parking Lot B

301 N. Chestnut St.

Property Details:
40,000 sq. ft.

3/23 Appraised Value: $1,150,000

Located within TIRZ #1

Zoning:
MTC – McKinney Town Center
(Downtown Core Character District)

Uses Permitted:
Residential, Hotel, Office,
Restaurant, Personal Service, etc.

Height Allowed: 5 stories

Town Center Study Master Plan (10/2008):
Parking Garage
Townhome and Live/Work Infill
Lofts/Office over Retail
About the Process

• Request for Qualifications (RFQ)
• Public Input Opportunities
Redevelopment Process: Request for Qualifications (RFQ)

- **Launch**
  - Jan. 24, 2023

- **Initial Public Input**
  - What does the public think?
    - HPAB, Main Street, Visit McKinney, Stakeholder Group, Town Hall, Online Survey.

- **RFQ**
  - Draft a Request For Qualifications (RFQ).
  - Conducted property appraisals.
  - Conducting a market analysis.
  - Advertise the RFQ.

- **Partner Selection**
  - Interview RFQ respondents.
  - Staff identifies top partner(s).
  - Top partners present to the City Council.
  - Public meets possible partners.

- **Negotiation**
  - City Council selects preferred partner.
  - Confidential negotiations begin.

**Timeline**
- **SPRING 2023**
- **SUMMER 2023**
- **Fall 2023 – SUMMER 2024+**
Redevelopment Process: Public Engagement Opportunities

Initial Public Input
- HPAB presentation,
- Main Street Board presentation,
- Visit McKinney Board presentation,
- Stakeholder input,
- Town Hall meeting,
- Citizen survey,
- Website available for updates:
  www.mckinneytexas.org/cityproperty

Partner Selection
- Public presentation from potential development partners,
- Meet and greet with development partners,
- Website available for regular updates.

Development Process
- Public hearing(s) regarding development proposals.
Redevelopment Example: “9-ac site” \(\rightarrow\) Davis at the Square

**Redevelopment Process:**
- Issued RFP: 7/2012
- **Open House w/Developers:** 4/2013
- Negotiations halt: 1/2014
- Issued RFQ: 2/2015
- RFQ Interviews: 3/2015
- **CCWS presentation from finalists:** 5/2015
- **Developer Meet & Greet:** 5/2015
- Approved LOI: 1/2016
- Executed Development Agreement: 2/2016
- **Developer presents elevations publicly:** 4-8/2016
- Construction started: Spring 2017
- Construction completed: Fall 2018
Town Hall “To Do” Checklist:

☐ Entry: Please place a dot on the aerial map showing where you live.

☐ Entry: How often do you visit Historic Downtown McKinney?

☐ Visual Preference Survey: Streetscape and Pedestrian Features

☐ Visual Preference Survey: Building Design

☐ Station: What’s missing in Historic Downtown McKinney?

☐ Have more to tell us? Please fill out a comment card.

☐ Keep up with us at: www.mckinneytexas.org/cityproperty

Thank you for attending this town hall and sharing your perspective with us!