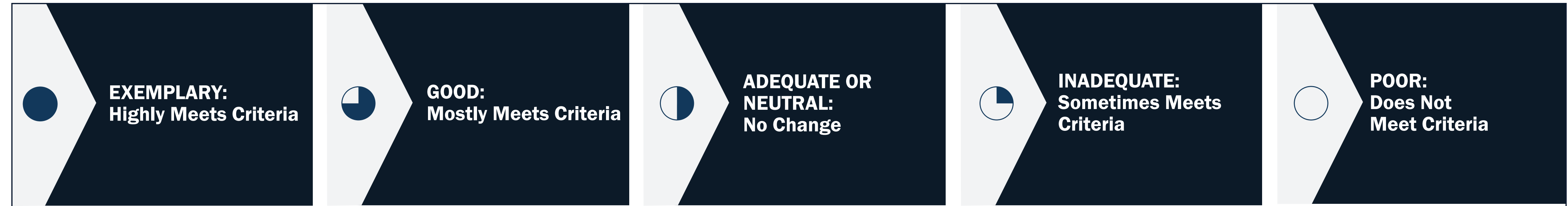







# TEXAS DEPARTMENT OF TRANSPORTATION

## ALTERNATIVES ANALYSIS MATRIX



### SPUR 399 EXTENSION - US 75 TO US 380

### CSJs 0364-04-051, 0047-05-058, 0047-10-002

SCREENING/EVALUATION CATEGORY	METRIC	 <b>PURPLE ALTERNATIVE</b> West of the airport	 <b>ORANGE ALTERNATIVE</b> East of the airport	 <b>NO-BUILD ALTERNATIVE</b>	KEY TAKEAWAYS	
Property & Community Effects	Residential Displacements	0 residential displacements	7 residential displacements (includes 2 clusters of 3 houses on the same tract, 1 house associated with a displaced business)	No residential displacements		
	Business Displacements	1 business displacement Amazon Delivery Station Distribution Warehouse (1 building, 200,400 sq feet) <ul style="list-style-type: none"> <li>Approximately 700 employees</li> <li>Taxable value of \$35 Million (McKinney Economic Development Corporation)</li> <li>Est. annual property tax revenue to City of McKinney of \$575,000</li> <li>24-hour operation key to last mile deliveries within a 45-mile radius</li> <li>Would need to close or relocate. Could find a suitable alternative site, but locating, developing and relocating could take years and could be outside McKinney</li> </ul>	2 business displacements McKinney Airport Center (2 buildings, 231,259 sq feet total) <ul style="list-style-type: none"> <li>Will house multiple businesses that lease office space</li> <li>Opened in 2021 and the leasing process is still underway; therefore, number of tenants and employees unknown</li> </ul> Doc's Plumbing (1,842 sq feet business also listed as residence, 3-4 employees)	No businesses would be displaced	Tax dollars collected by the City of McKinney, school districts, and Collin County could decrease should an employer decide to relocate outside of McKinney because they're directly displaced or the project affects their ability to operate or expand. The business types displaced by the Orange Alternative aren't unique to the area as there are industrial and business parks where they could re-establish. There are undeveloped properties along Airport Drive already owned/leased under construction or delaying development pending the selection of a Preferred Alternative. Vacant properties further south of the Purple Alternative and southeast of the Orange Alternative are in private ownership and would require rezoning, platting, extension of utilities, as well as roadway and access improvements to make them viable for development.	
	Potential Induced Major Business Displacements	Major businesses for this study area range in employment from 77 to 1,500  Impacts due to the proximity of the freeway to the property, changes/restrictions in access, owner perceived restrictions to future expansion or operational plans	3 potential induced major business displacements Encore Wire (1,500 employees and 250 contract personnel) <ul style="list-style-type: none"> <li>Purple Alternative limits expansion currently under construction</li> <li>Business stated if the Purple Alternative is constructed, there would be a "need to relocate current employees to another (undetermined) site and delay plans to expand the workforce by more than 25%, a planned expansion that may not take place at the current headquarters"</li> </ul> Simpson Strong Tie (300 employees) <ul style="list-style-type: none"> <li>Purple Alternative would impact land owned by the business that is south of Harry McKillop and being planned for a potential future expansion</li> </ul> Blue Mountain Equipment (77 employees) <ul style="list-style-type: none"> <li>Purple Alternative would cause loss of entry and would limit potential future expansion plans</li> </ul>	1 potential induced major business displacement Simpson Strong Tie (300 employees) <ul style="list-style-type: none"> <li>Orange Alternative impacts land purchased for future expansion</li> </ul>	Would not affect future business expansion or operations	The Purple and Orange Alternatives do not directly impact the structures for these businesses. However, construction of the alternatives could limit each company's ability to proceed with expansion plans, which based on input provided, could cause the business to relocate. These relocations could possibly take place outside of McKinney. This could also result in a loss of jobs provided by these employers and a reduction of city, county, and school district tax dollars.
	Other Displacements		2 other displacements (barn and silo)	7 other displacements (barns and outbuildings)	No ancillary buildings would be displaced	