

# COLLIN SQUARE at MCKINNEY

*A Walkable Mixed-Use Community Anchored by the Collin County Judicial and Administration Center*



## Topics

- Master Development Team
- Development Vision
- Planning Concept
- Master Plan
- Project Renderings
- Open Spaces
- Street Sections
- Discussion



## LandPlan Development

LandPlan Development is a premiere real estate development company in North Texas that strives to provide quality developments and strong financial returns. This focused business strategy enables LandPlan to recognize opportunity, create value and alleviate risk as they pursue their mission.

- LandPlan (Jim Williams) has a successful 48 year history in executing quality developments in North Texas
- LandPlan has long experience with both community development and mixed-use development
- LandPlan is currently involved in mixed-use healthcare projects and is developing the Forest Park Hospital in Southlake
- LandPlan has owned the Collin Square property for multiple years, and is now initiating development as the market recovers



LandPlan's Forest Park Hospital in Southlake, TX



LandPlan's Headquarters Village in Plano, TX

# Catalyst Urban Development

The Catalyst Group is a Dallas-based real estate planning, finance and development services company with a market-leading track record in the successful preparation of urban and suburban mixed-use development strategies that have gained national recognition. Our mission continues to be the creation of successful implementation approaches that lead to quality mixed-use places, transit-oriented development and suburban reinvigoration that create strong market presence, enhance their surroundings, and generate excellent returns -- for both the public and our investors. Our traits that we believe are particularly appropriate to leverage this opportunity follow below.

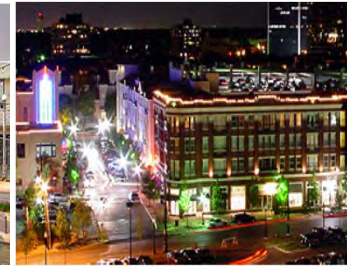
- Utilize a Multi-Disciplinary Approach to Creating “Great Places”
- Proven Master Plan and Mixed-Use Community Experience
- Recipient of over 80 National, Regional and Local Industry Awards
- Helped Induce over \$25 Billion in to Private Investment Districts
- Have Coordinated \$1 Billion of Public and Private Financing across 85 Transactions in the Past 30 Months.



Legacy Town Center – Plano, Texas



Woodlands Town Center -- TX



West Village – Dallas, TX



Uptown District – Dallas, Texas



Addison Circle – Addison, TX



The Triangle – Austin, TX



The Domain MXD – Austin, TX



Paseo Colorado – Pasadena, CA



Midtown District – Houston, TX



Mockingbird Station – Dallas, TX



Park Avenue – Winterpark, FL

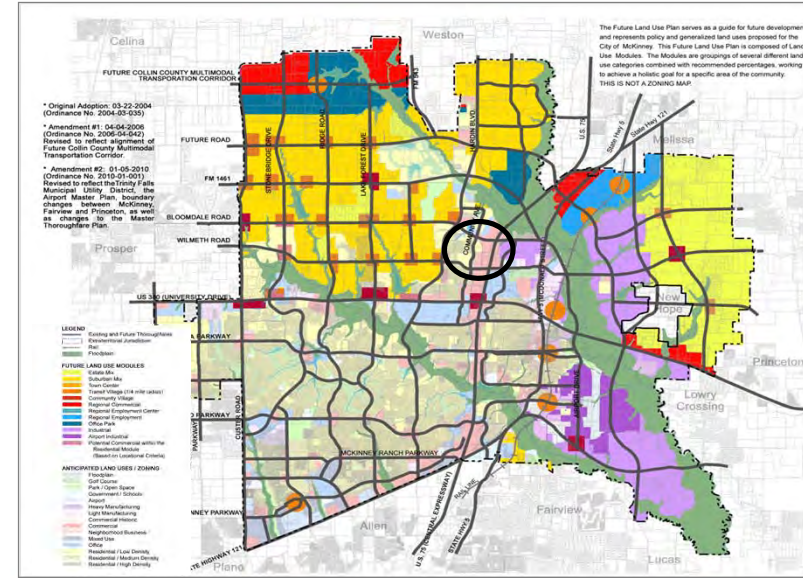


7th Street District – Fort Worth, TX

# Development Vision

The Collin County Judicial and Administration Center is a major employer and activity center within the heart of Collin County. Home to the County offices, Homeland Security, County Court, Jail and other administration functions, this facility houses nearly 1200 employees and many thousands of daily visitors. With this said, it is located in a larger context without services, housing, restaurants and other amenities for its employees and visitors alike. The Collin County District been planned to better connect and position this important employer to become a regional mixed-use destination. Through an improved network of urban streetscapes and open spaces, this development district is planned to deliver a mix of uses to include small office, hospitality, commercial, retail, restaurant and urban residential units..

Combined with the recent improvements to regional access and transportation along US 75, the this development district's planned program, the existing Collin County facilities, and adjacent community will combine to create a memorable village-scaled destination within northern McKinney.



FUTURE LAND USE PLAN





## Plan Narrative

Collin County District is a village-scaled mixed-use development intended to provide a strong context to the 1150+ employees and thousands of monthly visitors to the Collin County Judicial and Administrative Center.

A range of land uses will provide opportunities for lunchtime and evening dining, small offices related to the County business, high quality residences (both for sale and for lease) for the existing workforce, and other commercial uses within a highly amenitized urban environment. The plan is arranged in three primary zones as follows:

### 1. Bloomdale Mixed-Use Frontage

A collection of buildings will front Bloomdale Road with convenient parking and enhanced pedestrian streetscape along a consistent building line. These buildings will be defined by a central town square in the center of the building massing; with adjacent uses offering restaurants, commercial uses and residential lofts within a streetscape setting.

### 2. Mixed-Use Southern District

A collection of village-scaled buildings will house a range of uses including commercial, office, and high residential units. These buildings form a series of pocket parks (both urban and natural in their landscaping design), and all utilize high-quality design and materials.

### 3. Community Drive Service Corridor

A series of uses will provide a context of uses synergistic with the County facilities along Community Drive.



- 1. Mixed-Use Block
- 2. Retail / Office
- 3. Village Green
- 4. Garden Office
- 5. Village Residential
- 6. Office / Cultural
- 7. Senior Living / Flats
- 8. Central Green
- 9. Collin Square

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BIRD'S EYE VIEW OF CENTRAL CREEK SQUARE





STREETSCAPE VIEW OF FRONTAGE BUILDINGS

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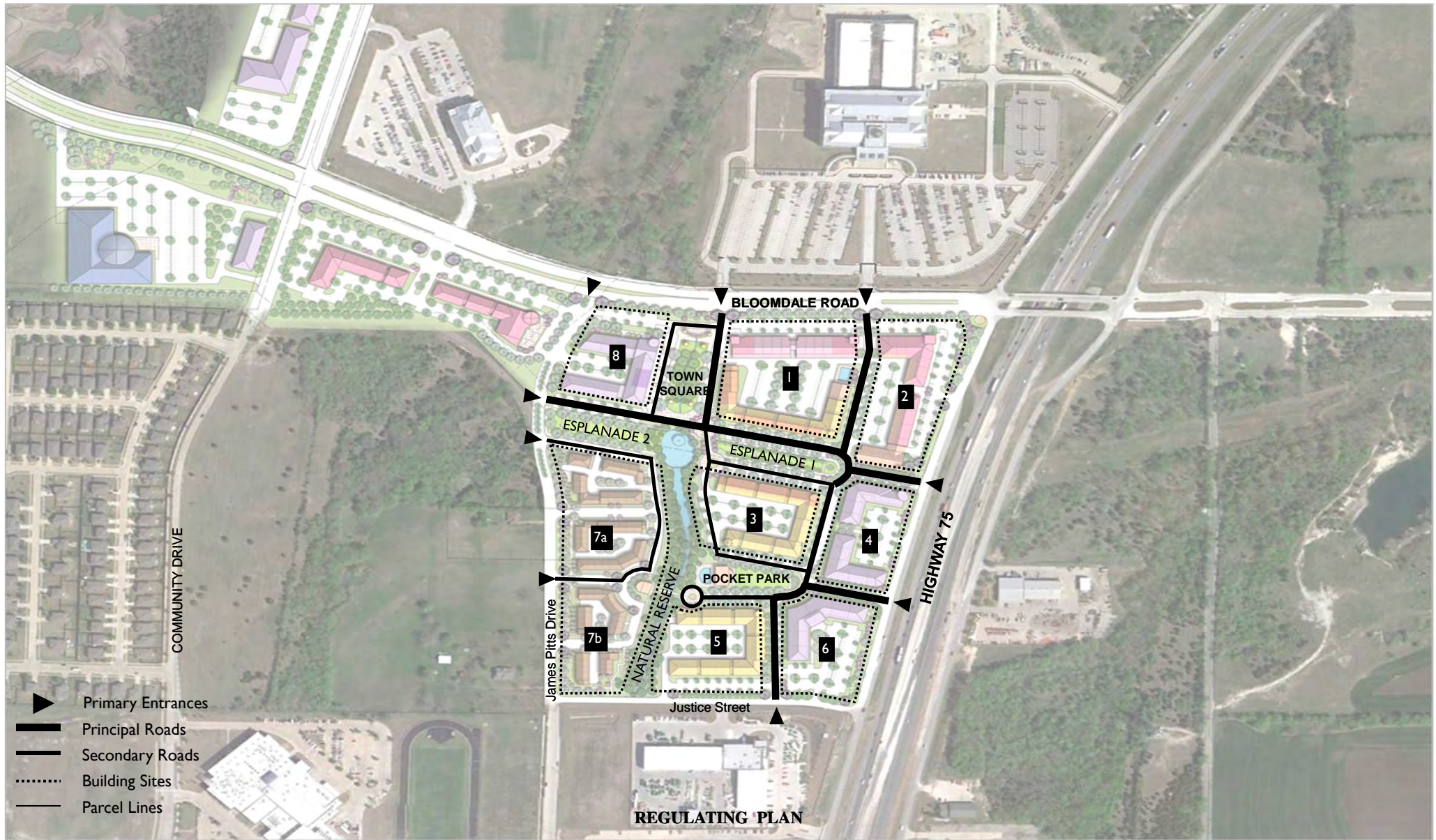
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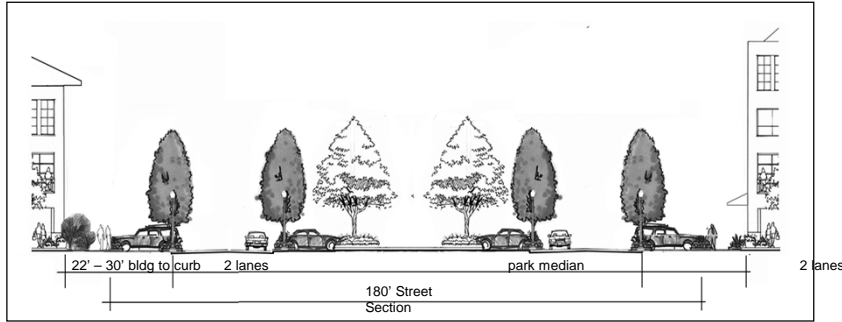


Open Space Opportunities

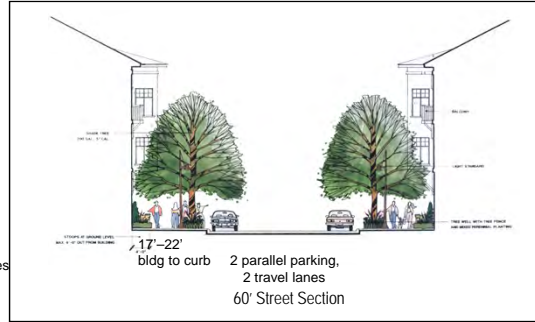
- The Reserve
- Collin Square
- Central Green
- The Esplanade
- Pocket Park

COLLIN SQUARE at MCKINNEY

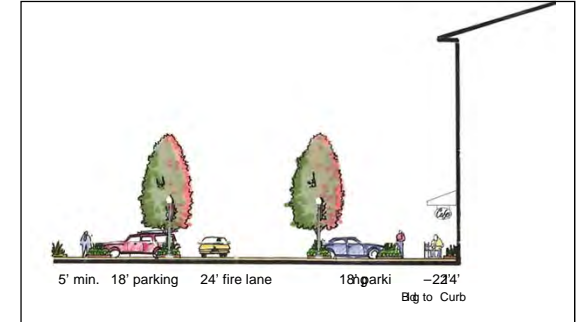
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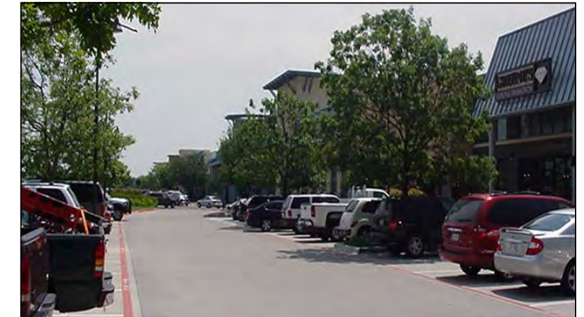
The Esplanade



Primary Street



Parking Slip Road





## DISCUSSION

