

**MCKINNEY**  
PARKS, RECREATION,  
OPEN SPACE, TRAILS  
& STREETScape

2017 VISIONING MASTER PLAN

ONE COMMUNITY  
ONE VISION  
ONE McKinney 2040

FEBRUARY 2017 DRAFT

*City of McKinney*  
***Parks, Recreation,  
Trails and Open  
Space Visioning  
Master Plan***

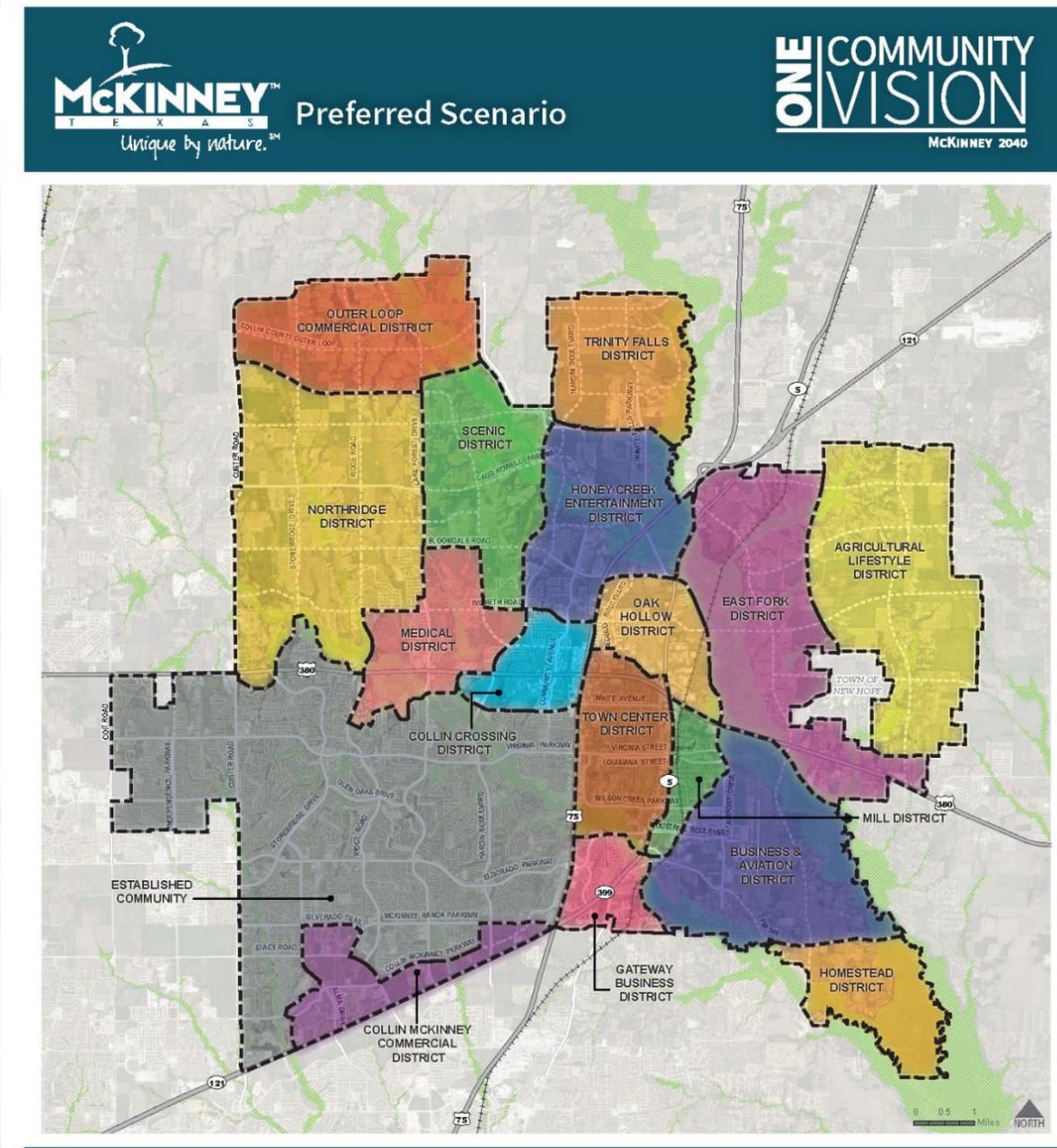
**Master Plan Report**

*May 11, 2017*



# Top 10 Added Value Initiatives

1. String of Pearls / Gems - Connectedness
2. Integrated Trail Network
3. City Gateways and Portals
4. Acquisition and Preservation of Open Space and Floodplain
5. Bike Boulevard Connection(s) to Downtown
6. Multi-gen Recreation/Aquatic Center(s) (2 to 3 New)
7. Smart City Initiatives
8. Socialization Nodes
9. Unify "Vision" with Comprehensive Plan
10. Interdepartmental Coordination



# A Vision for McKinney

## THE ADDED VALUE OF QUALITY PARKS AND TRAILS

- **Attract New Talent**
- **Retain Residents**
- **Fiscal Sustainability**
- **Encourage Economic Development and Business Relocation to McKinney**
- **Return on Investment (City of Dallas Findings\*)**
  - **\$50 : \$1 for trails**
  - **\$15 : \$1 for parks**

### **Economic Benefits**

- **Increased property values**
- **Additional tax revenue**
- **Attract and retain businesses and residents**
- **Tourism benefits**

# EXECUTIVE SUMMARY

““ ..The future belongs  
to those who BELIEVE  
in the *beauty* of their **dreams**.”

- Eleanor Roosevelt



THE NEXT GENERATION

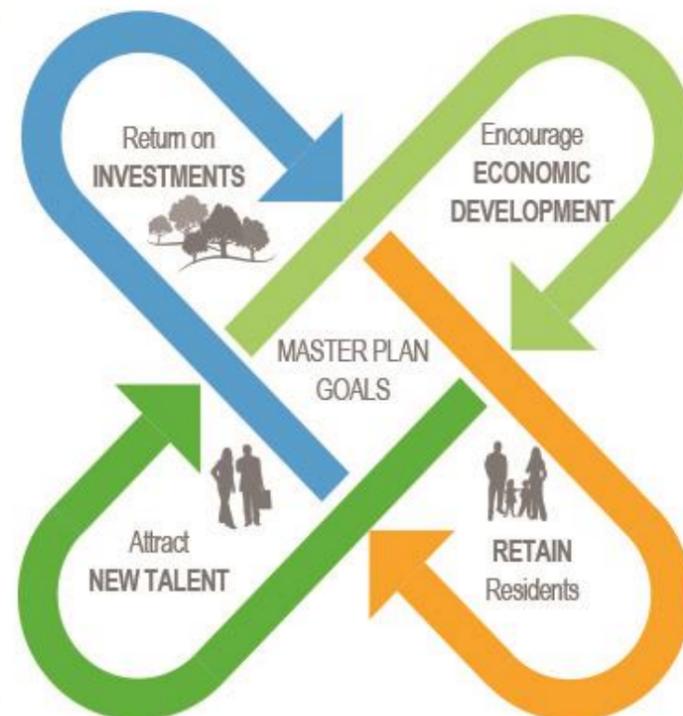
This plan seeks to promote 5 primary characteristics that look to fulfill the next generation's needs and desires for the places they want to live.

*"The parks, open spaces, trails and recreational offerings of a city play a large role in defining quality of life and the city's identity and image."*



TRAILS + PARKS + RECREATION FACILITIES

ADDING VALUE THROUGH A QUALITY PARKS & RECREATION SYSTEM



GREAT COMMUNITY ATTRIBUTES

Enhance the "Quality of Life/Place"

- FAMILIES**  
The success of a community lies within the resident and their ability to live, work, play, and raise a family within the context of their community.
- SOCIALIZATION**  
People benefit from living in a community where they feel as if they belong, they're connected to one another, and know their neighbors.
- HEALTH**  
Opportunities for youth and adults to pursue a life of physical recreation will result in healthier residents and lower health care costs.
- RETURN ON INVESTMENT**  
Parks, recreation facilities, and open space are themselves often the "highest and best use" of land and linear greenbelt corridors because of the benefits of increased property values and tax revenues, habitat protection and storm water management, and mental and physical well-being of nearby residents and businesses.
- BUSINESSES**  
Companies locate in attractive places where the environment is cared for and there are opportunities for enriching experiences for employees.
- QUALITY OF LIFE**  
Great community attributes can be a catalyst to the overall health and well being of the citizens of McKinney.
- SUSTAINABILITY**  
The preservation and protection of open space, cultural landscapes and natural resources throughout the city can be a sustainable approach to contribute to the character of the city.
- ECONOMY**  
The conservation of open space and natural areas make economical sense. It has been proven that the value of property adjacent or close to open space often has a substantial premium over the value of property in the same vicinity but not identified with the open space.

# THE CITY OF MCKINNEY GOALS

It is important to note that this plan is one of several planning efforts underway in McKinney. To successfully realize the vision of the City there must be a united front which embraces one common message shaping the future. Thus, City Council has adopted 6 overarching goals to guide the development of this great city in the coming years - most of which can be strongly supported by Parks and Recreation services.

The City's Goals (as adopted by Council in 2016) include:

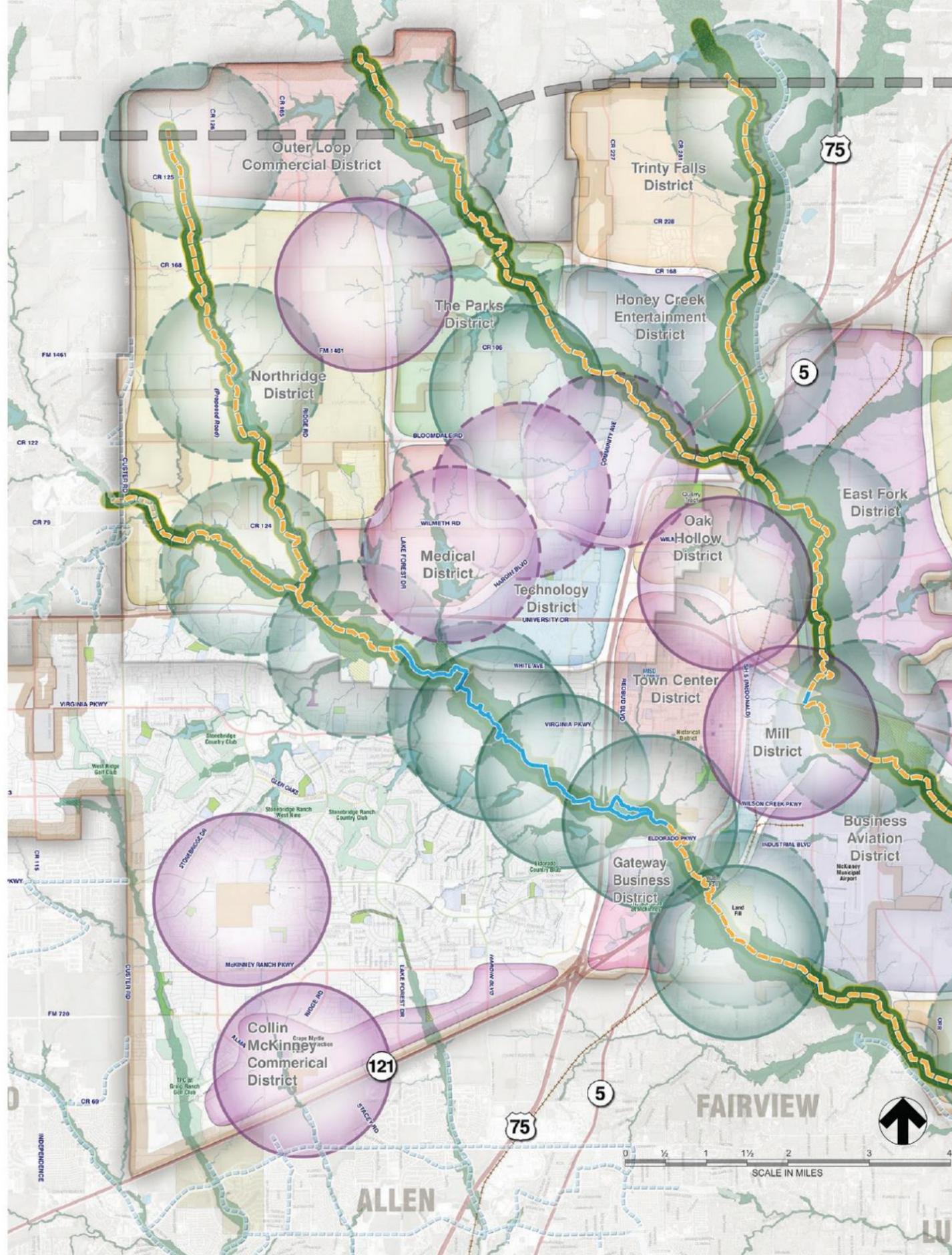
- [Direction for Strategic & Economic Growth](#)
- [Operational Excellence](#)
- [Financially Sound Government](#)
- [Enhance the Quality of Life in McKinney](#)
- [Safe & Secure Community](#)
- [Maximize the Development Potential of the McKinney National Airport](#)

Value is added through strategic implementation of parks, trails and recreation centers, directly impacting the highlighted City Goals above. This creates a framework for recommendations made in this planning document.

## DIRECTION FOR STRATEGIC & ECONOMIC GROWTH

The Impact of Parks:

This plan recognizes the value of parks and recreation for communities and seeks to enhance economic growth through many different means. The collection of parks referred to as "pearls" and "gems" are all interconnected by a trail network, increasing accessibility to connect virtually all neighborhoods to parks, businesses, schools, future development, entertainment districts and downtown as well. This will result in increased property values, a larger tax base and will lead to more customers at local businesses. Additionally, strategic projects are identified in aging areas of the City which, when implemented, will lead to major revitalization and investments in the surrounding neighborhoods.



## OPERATIONAL EXCELLENCE

The Impact of Parks:

This Master Plan document is intended to be used by more than just the Parks department – any City department can refer to it for guidance on the intent and vision of the parks and trails system. A transportation project, for example, will now have clear direction on sidewalk widths and placement to aid in incremental construction of the components of the plan. Maintenance of streetscapes will also be improved by the establishment of a preferred plant palette and typical design details, increasing efficiency and reducing long-term operational costs.

## FINANCIALLY SOUND GOVERNMENT

The Impact of Parks:

By communicating the vision of the Master Plan, grant applications for federal, state and private funds are more likely to be approved, reducing the City's out-of-pocket expenditures. Furthermore, a healthy and vibrant park system is a major draw for people who want to live in a quality community. This adds to the city's tax base and ensures continued population growth in the future.

## ENHANCE THE QUALITY OF LIFE IN MCKINNEY

The Impact of Parks:

Cities have a tremendous ability to influence the quality of life of their citizens. Some of the ways this is achieved through parks and recreation include the adoption of multi-modal transportation, beautification enhancements, preservation of open space, access to nature, opportunities for outdoor exercise and socialization. This Master Plan will reinforce and expand upon the existing recreation system in McKinney to provide these high-quality services to its citizens.

# TOP 10 ADDED VALUE INITIATIVES

Throughout the planning process, the Team conducted numerous meetings with City Staff to gain input and feedback along with public telephone and online surveys. Significant input from City Council, the Visioning Committee, several focus groups and community surveys and meetings with stakeholders confirmed the importance of McKinney's parks and trails to quality of life and economic well-being of the City and highlighted opportunities to improve the park system. This has fostered the development of a plan that meets the future needs of the citizens of McKinney while recognizing best practices and trends in recreation. The graphic below highlights some of the key desirable qualities to come out of this feedback.



Ten strategic initiatives were synthesized from citizen and stakeholder input to provide high-level guidance for the City to maintain, improve, and leverage existing and future parks, trails and bikeways for greater community and economic benefit. These "Added Value" initiatives are the blueprint for the Master Plan.

For each strategic initiative this Master Plan establishes a rationale, a set of actions that can move the park system in that direction, and specific action steps that the City can take to implement the actions. A list of action items takes this a step further to assign responsibility for implementation, list potential implementation strategies, offer performance measures to gauge success, and suggest a time frame for implementation.

## 1 "STRING OF PEARLS"

Park system expansion focused along the greenbelts of Wilson Creek, Honey Creek and the East Fork of the Trinity River, resulting in an interconnected network of destination and signature parks.

## 2 INTEGRATED TRAIL NETWORK

A diverse system of interconnected trails and bikeways linking the City's parks, recreation centers, schools, neighborhoods and commercial zones.

## 3 CITY GATEWAYS & PORTALS

A hierarchy of monumentation and entry features placed strategically throughout the City to brand and "Celebrate" McKinney and to identify District Gateways and Neighborhood Portals.



## 4 SMART CITY INITIATIVES

Utilizing technology for an integrated and engaging park system.

## 5 MULTI-GENERATIONAL RECREATION CENTER

Create and provide a variety of opportunities accessible to every citizen and meeting the needs of a diverse community.

## 6 BIKE BOULEVARD CONNECTIONS

Bikeway connections within the Historic City Center linking to Downtown and the east side of McKinney.

## 7 UNIFIED VISION WITH COMPREHENSIVE PLAN

Work in concert with and respond to the recommendations of the Comprehensive Plan and communicating one unified Vision.

## 8 SOCIALIZATION NODES

Destination parks, gateways and portals that become places of social interest and interaction.

## 9 PRESERVATION OF OPEN SPACE

Protection and preservation of open space, cultural landscapes and natural resources within the City.

## 10 INTERDEPARTMENTAL COORDINATION

Optimize the utilization of existing resources across other public, private, nonprofit, and commercial entities through shared resources, partnerships, etc.

# McKINNEY PARKS, RECREATION & TRAILS SNAPSHOTS

## NEIGHBORHOOD PARKS

McKinney currently has 24 neighborhood parks, most of which are located in the more developed areas south of HWY 380 and west of HWY 75. Neighborhood parks are typically 10-15 acres in size and are designed and located to serve their surrounding neighborhoods.

Neighborhood park amenities typically include playgrounds, pavilions, a loop trail, open areas for free play and small, informal sports fields and basketball courts. Visitors have access to places of refuge such as benches and picnic tables in most cases.

## COMMUNITY PARKS

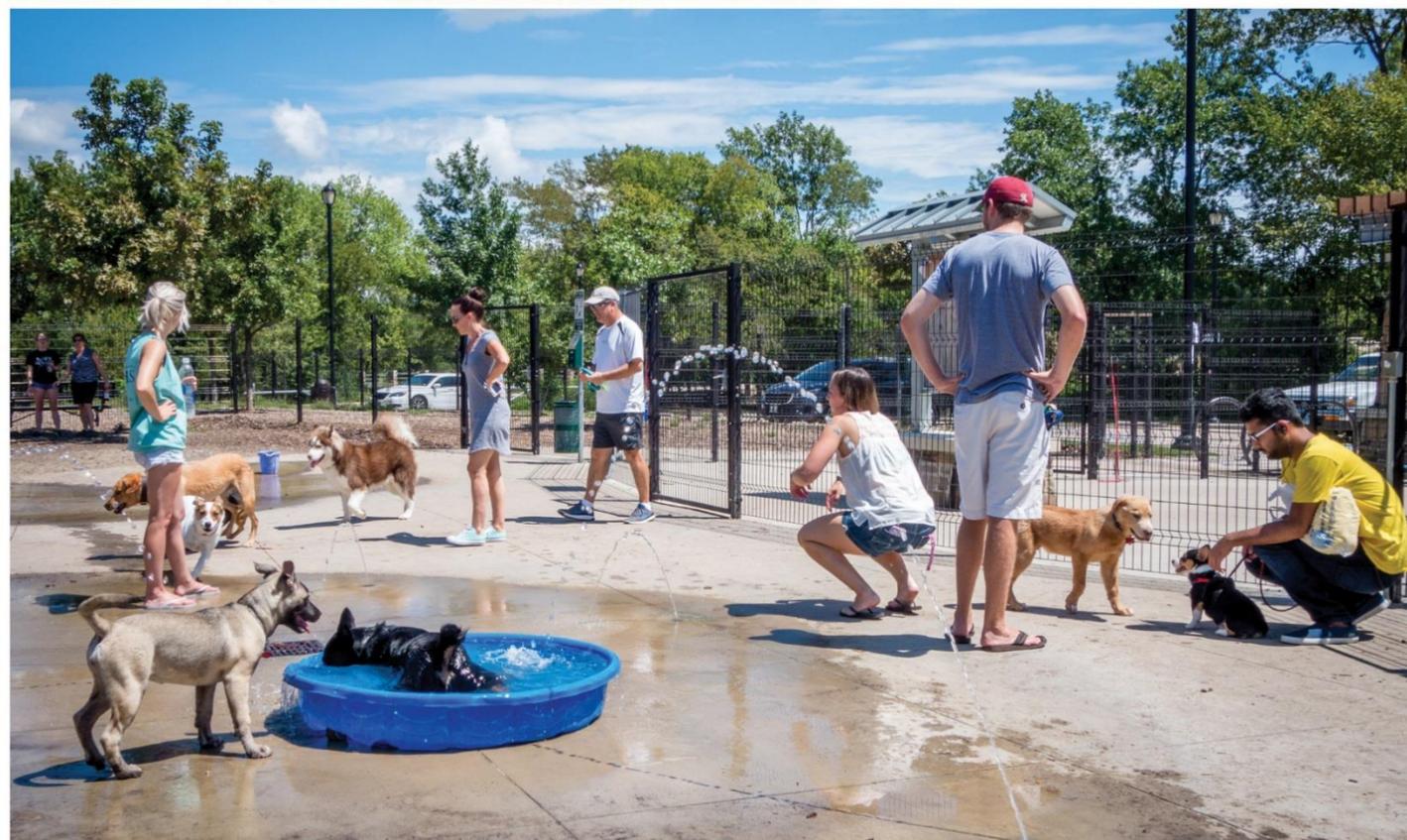
Eight community parks currently exist in the City of McKinney. Community parks are larger than neighborhood parks and typically have more amenities. Community parks may have lighted competitive athletic fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will also include special facilities such as indoor recreation centers and aquatic centers.

## SPECIAL PURPOSE PARKS

There are a total of five special purpose parks in McKinney. Each park is unique with diverse programming elements ranging from plazas with fountains to soccer fields and memorials.

## LINEAR PARKS

As previously noted, a major geographic feature of McKinney is its system of creeks passing through the city, which is where linear parks are located. Wilson Creek is currently the most developed with linear park amenities, and Honey Creek will soon follow as development increases. These parks are commonly programmed with walking trails, nature trails, seating areas and disc golf.



## RECREATION CENTERS & AQUATIC FACILITIES



**4** Aquatic Centers

There are currently four facilities with aquatics in McKinney which includes: Juanita Maxfield Aquatic Center, Old Settler's Aquatic Center, the new Apex Centre and the Senior Pool.



**2** Recreation Centers

Analysis shows that the current recreation center offerings in McKinney, Old Settler's Park Recreation Center and the McKinney Community Center are inadequate in size and are in need of additional space to serve the growing population.



**1** Senior Center

McKinney's Senior Center is very heavily utilized and should be expanded to accommodate more users.

## TRAILS & BIKEWAYS



21.2 mi

**Trails**

Off-street Shared-Use-Paths (SUP) separated from cars along a creek, utility easement, etc., typically 8' to 12' in width.



37.2 mi

**Sidepaths**

An off-street Shared-Use-Path (SUP) within a right-of-way.

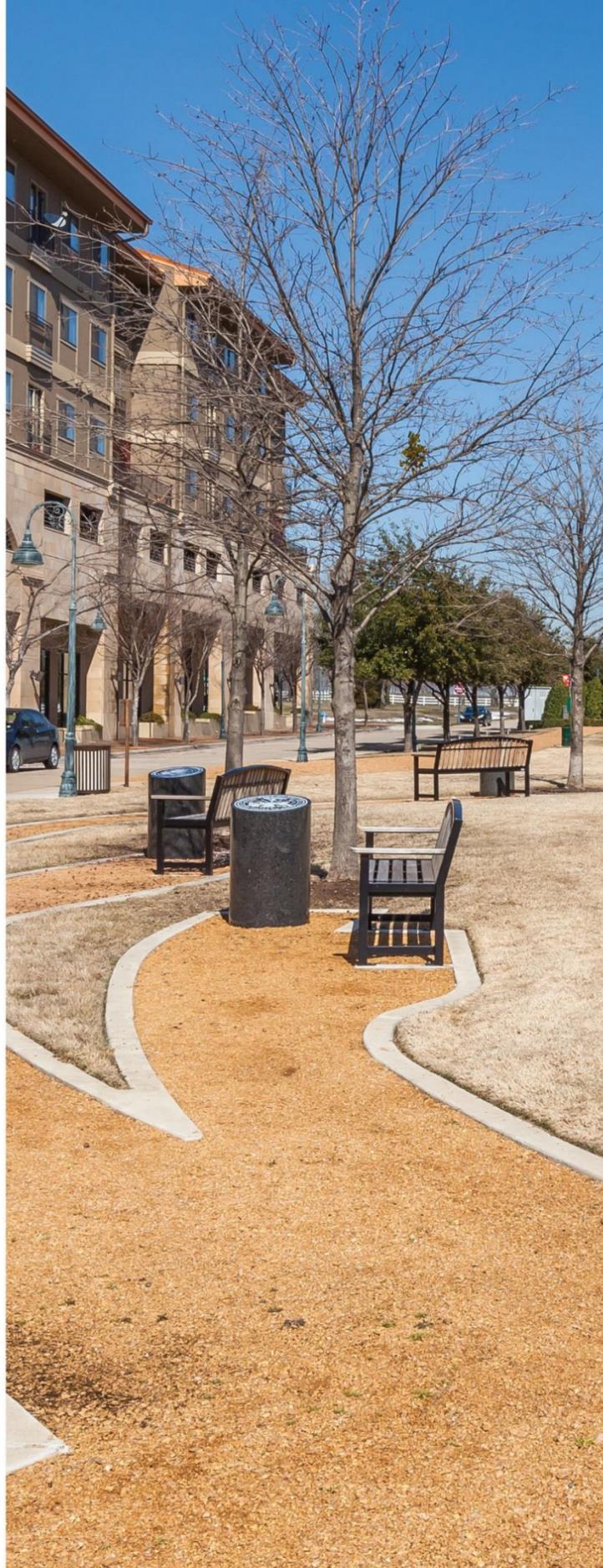
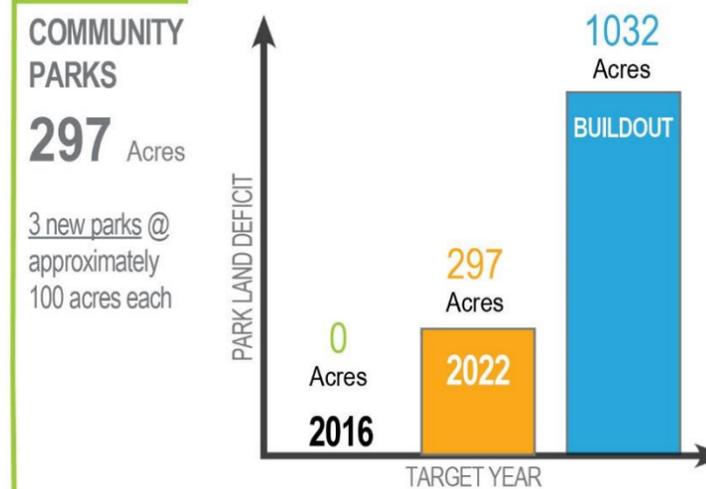
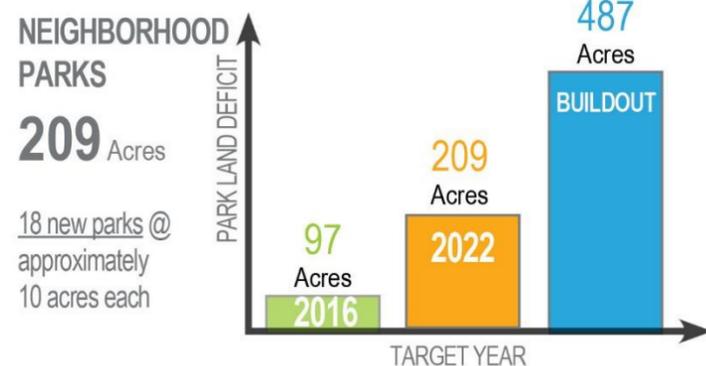
# OVERALL RECOMMENDATIONS

The following graphics illustrate the overall recommendations in this Master Plan including new parks, trails, bikeways, aquatic and recreation centers. These recommendations are based on a year-long planning process of public and city staff input, analyzing current trends and understanding projected population growth. The City has continuously made major investments in new parks, recreation and trail facilities, and should continue to identify and prioritize future projects in order to serve the next generation of citizens.

## PARKS RECOMMENDATIONS

With population trends rapidly increasing in McKinney and the broader North Texas region, it is important that the City acquire new park land in order to increase the level of service provided by parks.

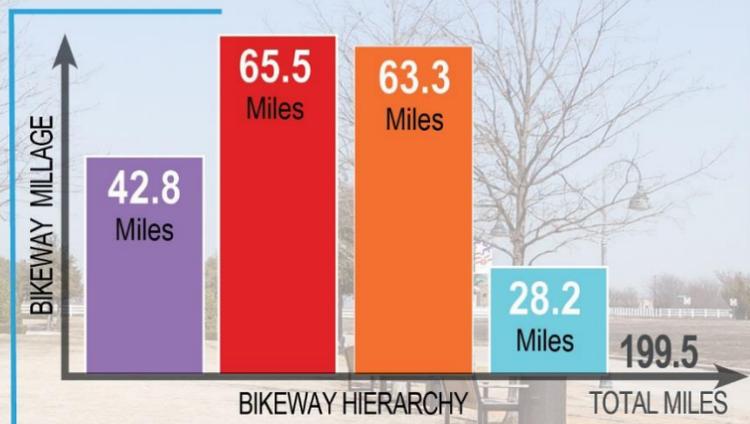
2016 Population = 162,000  
 2022 Population = 218,000  
 Build Out Population = 357,000



## TRAIL AND BIKEWAY RECOMMENDATIONS

Implementing new trails and bikeways for the City of McKinney is a high priority as expressed by citizens and focus groups. The proposed facilities are separated into four primary categories:

- Greenbelt Spine Trails
- Spine Bikeways
- Arterial Bikeways
- Neighborhood Connector Bikeways



## AQUATIC & RECREATION CENTER RECOMMENDATIONS

Expanding upon McKinney's current recreation and aquatic centers will greatly enhance quality of life in the city. The Master Plan includes recommendations for renovations to existing centers as well as new destination facilities.



### OVERALL LONG TERM RECOMMENDATIONS



## MAJOR PLAN RECOMMENDATIONS

- Park Land Dedication**
  - 1 acre of park land per 50 residential units
  - Extend applicability to ETJ
  - Park development fee of \$2k per lot
- Trail and Bikeway Width**
  - From 10' to 12' standard off-street trail
  - From 6' to 8' minimum sidepath (12' spine bikeways)
- Parks Level of Service**
  - Neighborhood Parks
    - 2 Acres/1000 Residents
  - Community Parks
    - 6 Acres/1000 Residents
- Implement a Bike Share Program**
- TIF/TIRZ for Entertainment District**
- Existing Senior Center Expansion & Renovation**
- Destination Aquatic Center**
- Multi-Generational Recreation Center**
- Increase Recreation Facility Fees**
- Streetscape**
  - Branding as "Gateway to the Metroplex"
- String of Pearls and Gems**
  - Community parks along greenbelts as de-facto neighborhood parks

# IMPLEMENTATION SUMMARY

## MCDC FUNDING FOR PROS



## PARK DEVELOPMENT FEES (APPROXIMATE)



CATEGORY	FY18	FY19	FY20	FY21	FY22
Neighborhood Park Land Acquisition (Dedicated Land)	-	-	-	-	-
Community Park Land Acquisition (40 ac)	\$3M	\$3M	\$3M	\$3M	\$3M
Other (Floodplain, etc.) Acquisition (30 ac)	\$750k	\$750k	\$750k	\$750k	\$750k
Master Plans/Consultant Studies	\$125k	\$125k	\$125k	\$125k	\$125k
Park Improvements (New and Existing)	\$4.87M	\$4.87M	\$4.87M	\$4.87M	\$4.87M
Recreation Facilities (Senior Center Expansion)	-	-	\$9.5M	-	-
Trails and Bikeways (70/30 match construction)	\$810k	\$300k	\$810k	\$300k	\$810k
<b>Total Expenditures</b>	<b>\$9.56M</b>	<b>\$9.05M</b>	<b>\$19.06M</b>	<b>\$9.05M</b>	<b>\$9.56M</b>
Budget - MCDC	\$5.5M	\$5.5M	\$5.5M	\$5.5M	\$5.5M
Budget - Park Development Fees	\$3.7M	\$3.7M	\$3.7M	\$3.7M	\$3.7M

## HIGH PRIORITY ACTIONS FOR THE FIRST FIVE YEARS:

### 1. LAND ACQUISITION

Acquire approximately 66 acres of neighborhood park land, 200 acres of community park land and 150 acres of floodplain/open space.

### 2. MASTER PLANS/CONSULTANT STUDIES

Master plan/design up to 10 new and existing parks.

### 3. PARK DEVELOPMENT AND IMPROVEMENT

Renovate up to 5 existing parks and construct 5 new parks (e.g. Gray Branch Park, Old Settlers Park, Finch Park, etc.)

### 4. RECREATION FACILITIES

Expand the Senior Center by approximately 10,000 square feet; construction to begin in the year 2020.

### 5. TRAILS AND BIKEWAYS

Add 8.7 miles of new trails, 5.5 miles of bike boulevards and implement a bike share program.

### 6. MONUMENTATION/GATEWAYS/STREETSCAPE

Implement one of the "4 Pillars" and five additional secondary portals.





# Questions

