



# ***City of McKinney***



## ***Parks, Recreation, Trails and Open Space Visioning Master Plan***



### **Council Update**

*October 24, 2016*

# *Agenda*

## **1. The Big Picture**

## **2. Top 10 Added Value Initiatives**

- String of Pearls and Gems
- Integrated Trail Network
- City Gateways and Portals

## **3. 10 Focus Parks**

## **4. Recreation Centers and Aquatic Facilities**

# Where We Are

## Previous

- **2/27 – Recreation Facilities Tour**
- **3/16 – Visioning Committee Update**
- **5/18 – Participation in Comp Plan Open House at Senior Center**
- **6/6 – Council Workshop with Comp Plan**

## New

- **6/29 – Visioning Committee Update #1**
- **7/18 – Council Workshop**
- **9/21 – Visioning Committee Update #2**
- **Bi-weekly progress meetings with PROS staff and other departments as necessary**



# *Let's Think BIG!*

## **Today's Competitive Market**

The next generation wants:

- Socialization / range of experiences
- Quality / Aesthetics of place
- Transportation options
- Active lifestyles
- Promote healthy living





***Creating Destinations  
Well-Connected  
Quality of Place  
Attracting New Talent***



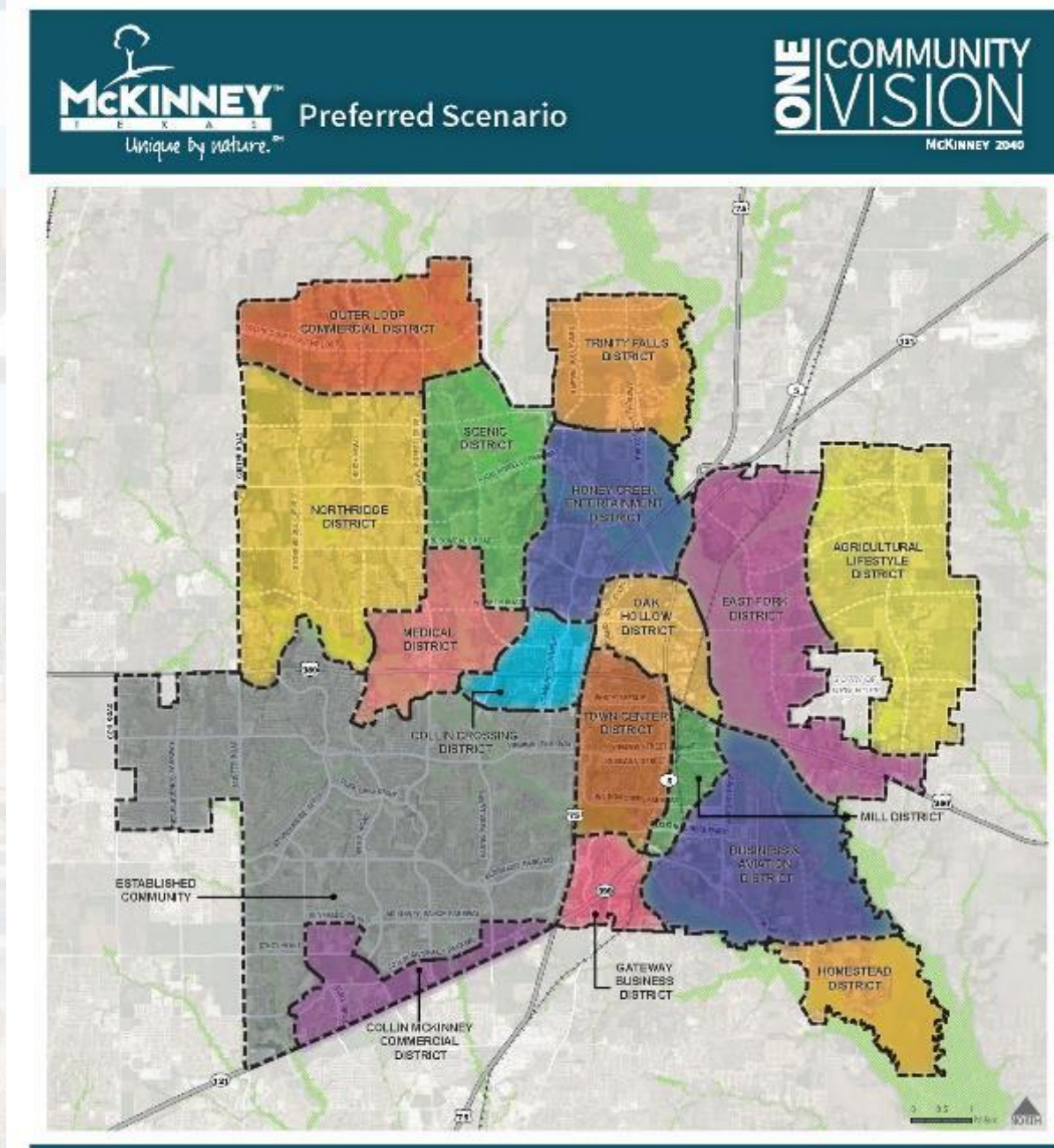
# A Vision for McKinney

## 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**

# 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



# *Added Value Initiatives*

## **String of Pearls / Gems - Connectedness**

1



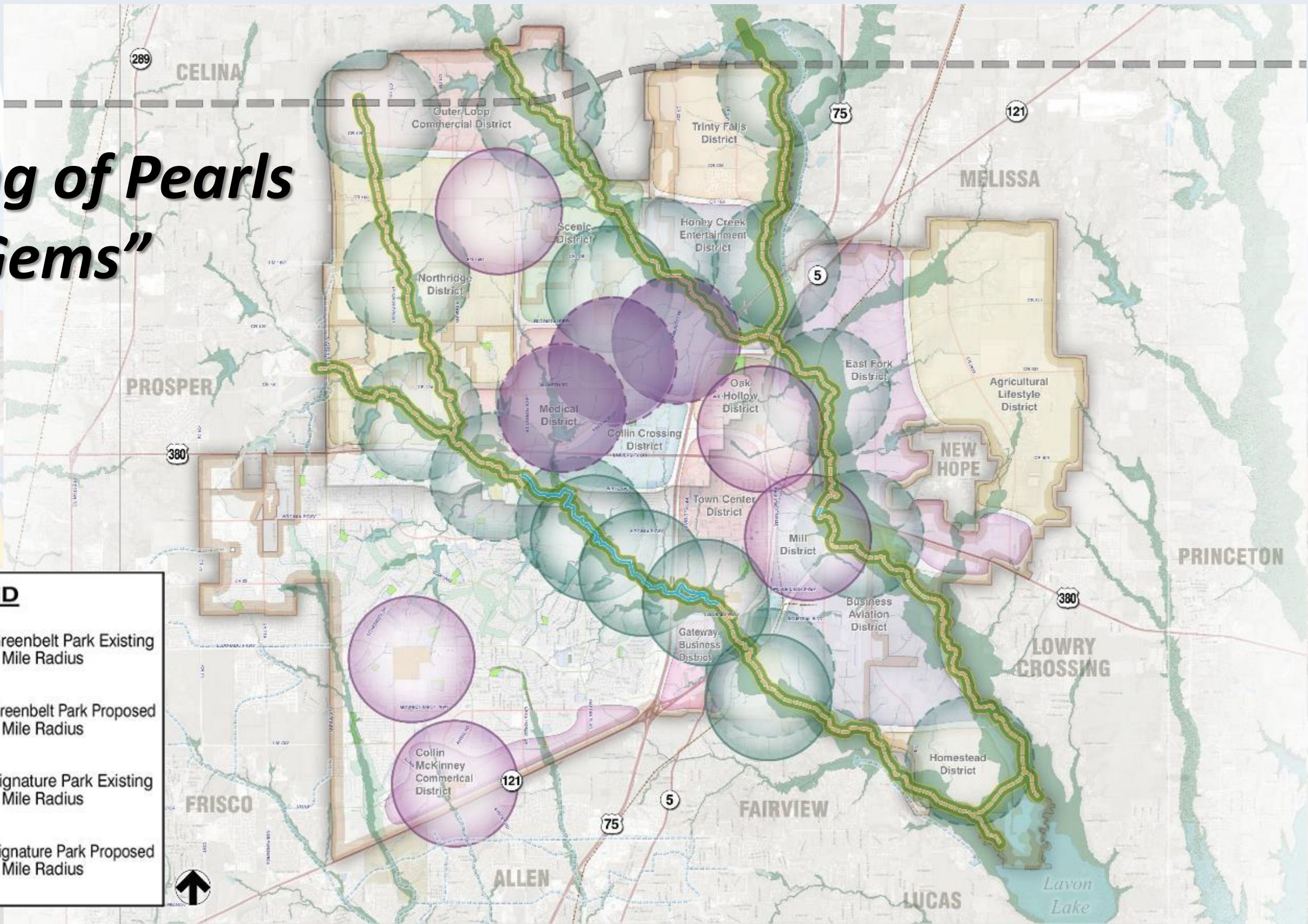


# Proposed Destination/Signature Parks

**“String of Pearls and Gems”**

**LEGEND**

- Greenbelt Park Existing 1 Mile Radius
- Greenbelt Park Proposed 1 Mile Radius
- Signature Park Existing 1 Mile Radius
- Signature Park Proposed 1 Mile Radius



# Destination/Signature Parks



Discovery Green Park

Klyde Warren Park – 2 million visitors in first 2 years



# *Destination/Signature Parks*

**Apex Centre: 1M Projected Visitors in First 2 Years**

**PSA: 1.5M Visitors in the First 2 Years**



# Benchmarking

- **Frisco, TX**

- Neighborhood Parks: 2.2 Acres per 1000
- Community Parks: 1.89 Acres per 1000



- **Plano, TX**

- 15 Acres per 1000



- **Round Rock, TX**

- 3-10 Acres per 2000 to 4000



- **Aurora, CO**

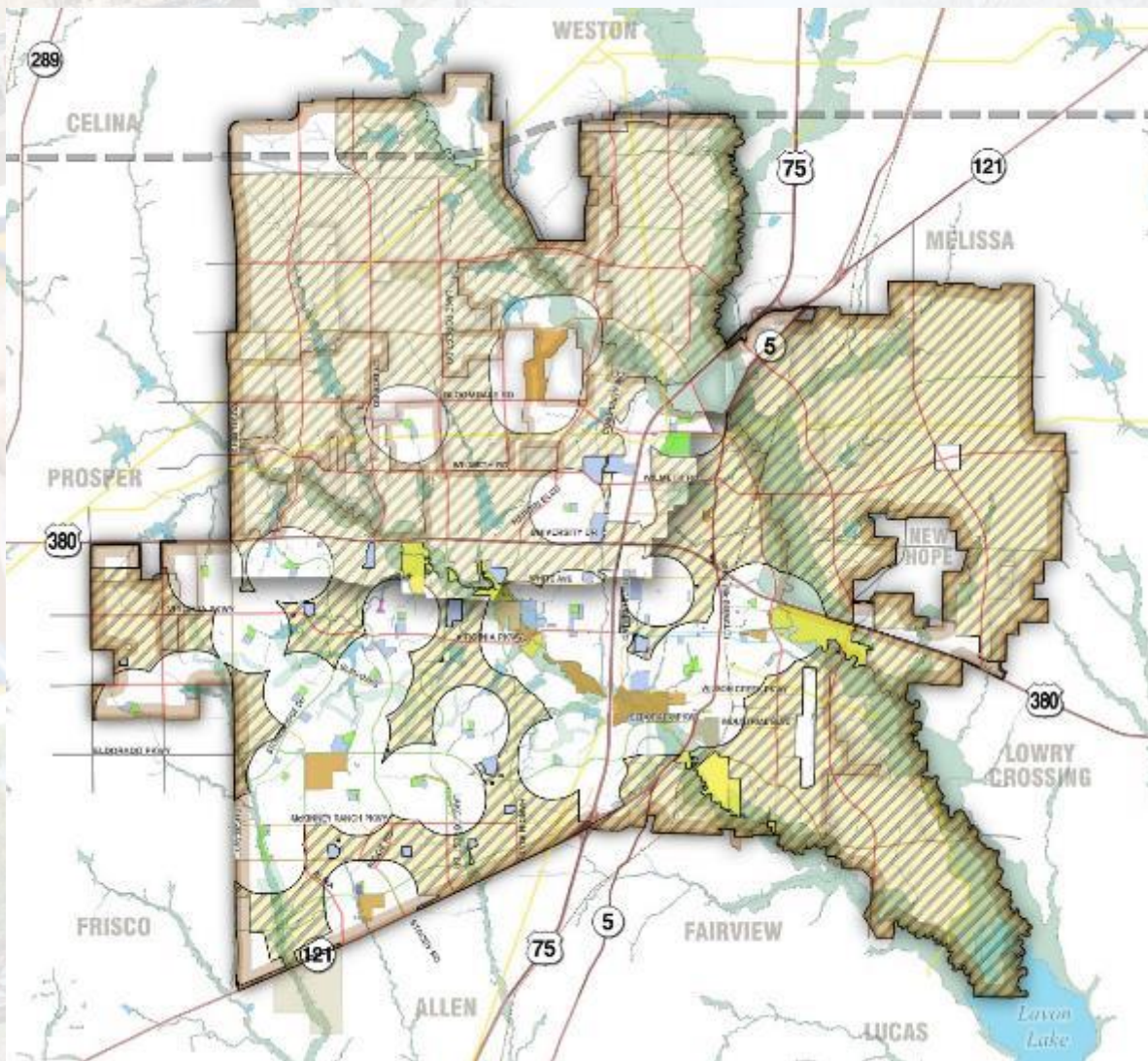
- Neighborhood Parks: 3.0 Acres per 1000
- Community Parks: 1.1 Acres per 1000
- Open Space and Trails: 7.8 Acres per 1000



# Parks Level of Service

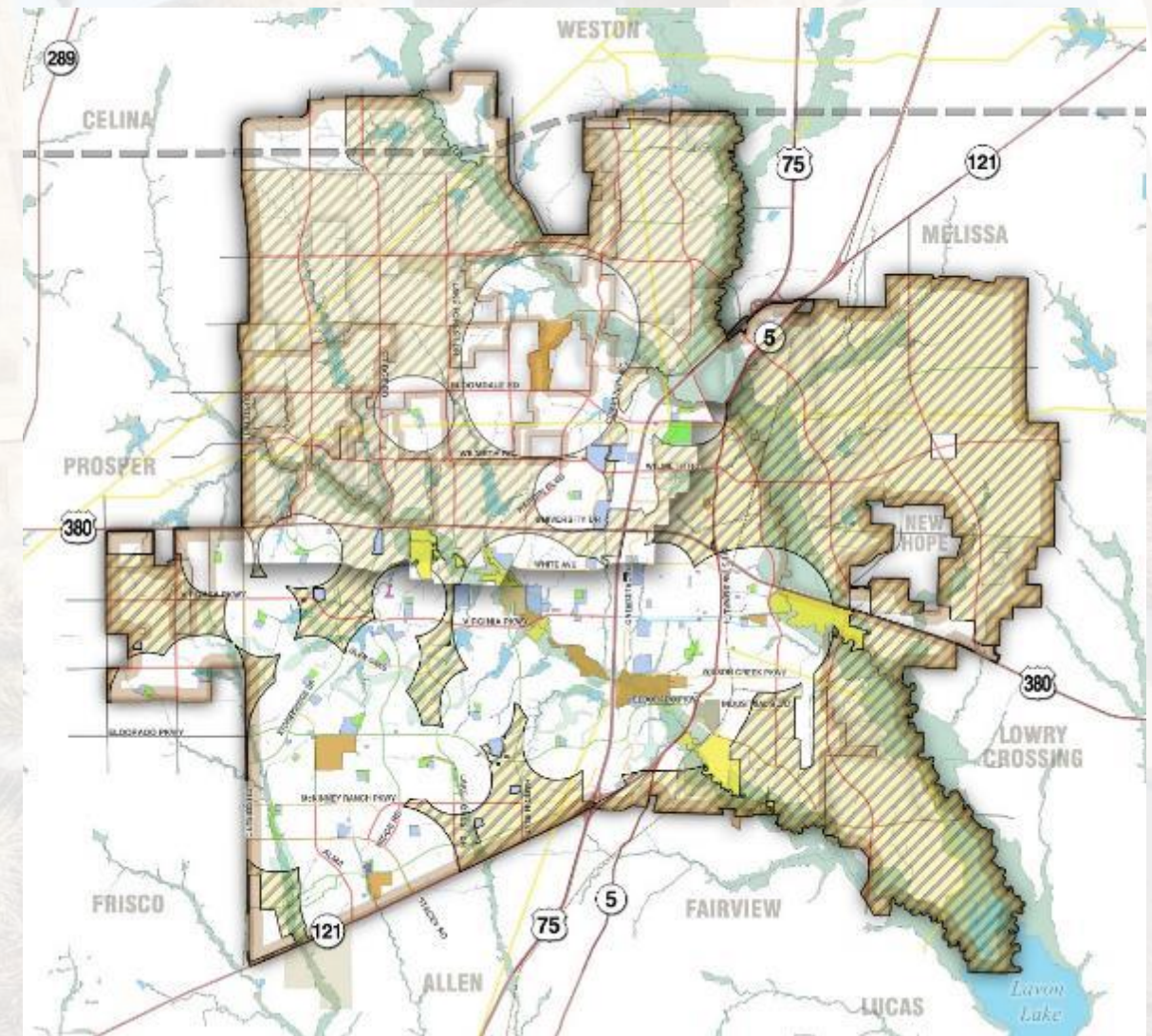
## Neighborhood Parks

- Current LOS = 1.6 acres per 1,000 residents
- Target LOS – 2 acres per 1,000 residents



## Community Parks

- Current LOS = 5.2 acres per 1,000 residents
- Target LOS – 6 acres per 1,000 residents



# *Parks Level of Service*



**2016 Pop. = 162,000**



**2020 Pop. = 218,000**

**56,000**

**New Residents Projected by 2020**

# Parks Level of Service

## Neighborhood Parks

Year	Park Land Deficit
2016	71 Acres
<b>2020</b>	<b>183 Acres</b>
Buildout	461 Acres

Proposed: **18 new parks** @  
appx. 10 acres ea.

## Community Parks

Year	Park Land Deficit
2016	130 Acres
<b>2020</b>	<b>466 Acres</b>
Buildout	1300 Acres

Proposed: **5 new parks** @  
appx. 100 acres ea.

# Park Land Dedication Ordinance

## Other Metroplex Cities

Park Land Dedication Ordinance Requirements of Other Metroplex Cities				
	Conveyance of Land	Payment in Lieu of Land	Park Development Fee	Non-Residential Park Improvement Fee
Colleyville	1acre/25 DU	\$1,802/DU	n/a	\$800/acre
Flower Mound	1acre/25 DU	Market Value	\$790/DU	\$1,000/acre
Allen	1acre/100 DU	Set by Council	n/a	n/a
Plano	TBD	\$467/DU	TBD	TBD
Frisco*	TBD	Market Value	TBD	TBD
Southlake	1acre/40 DU	Market Value	n/a	n/a

\*Currently updating their ordinance

**McKinney's current ordinance matches rate set by other premier communities throughout the Metroplex**



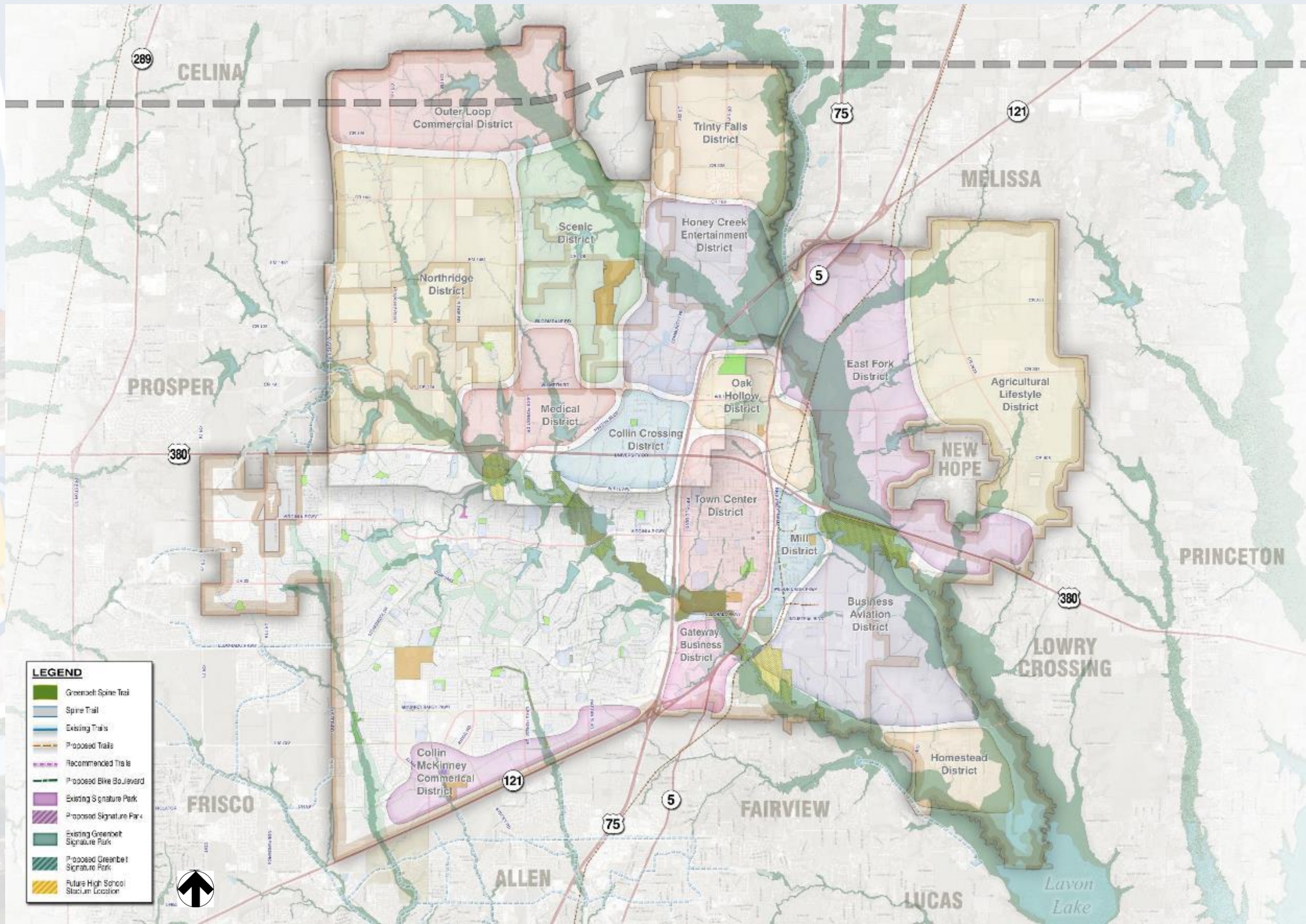
# *Added Value Initiatives*

## **Integrated Trail Network**

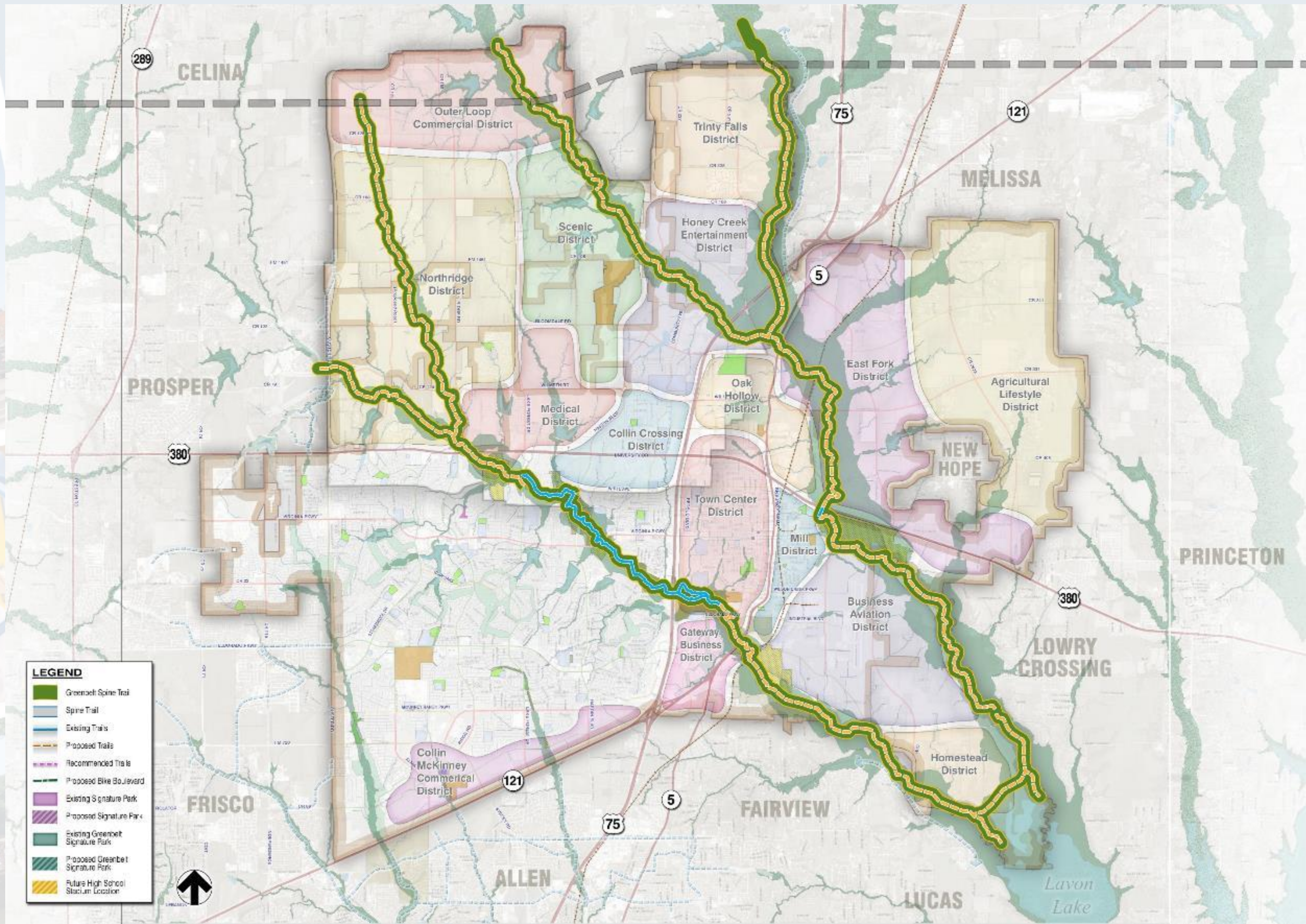
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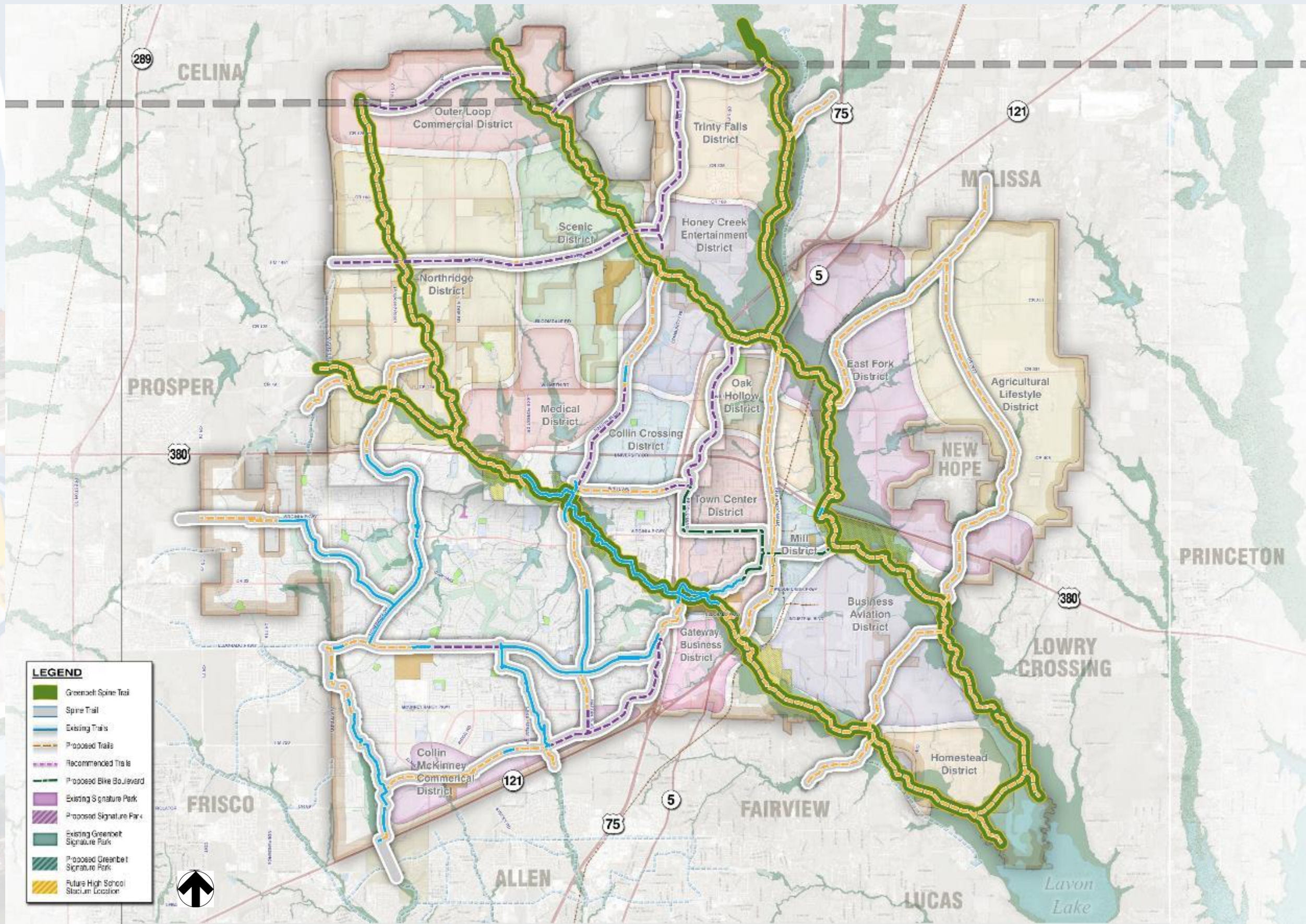
# Proposed Trail and Bikeway Network



# Proposed Trail and Bikeway Network



# Proposed Trail and Bikeway Network



# *Proposed Trail and Bikeway Network*

## Hierarchy of Trails and Bikeways

### **1** Greenbelt Spine Trails

- Bikeways with **widths of 12'** or more



# Proposed Trail and Bikeway Network

## Hierarchy of Trails and Bikeways

### 2 Spine Bikeways

- Bikeways typically **12' shared-use paths (10' in constrained locations)**; segments connecting to Downtown will be developed as bicycle boulevards



# Proposed Trail and Bikeway Network

## Hierarchy of Trails and Bikeways

### 3 Arterial Bikeways

- Bikeways typically with **12' shared-use paths (8' in constrained locations)**; segments connecting to Downtown will be developed as bicycle boulevards



# Proposed Trail and Bikeway Network

## Hierarchy of Trails and Bikeways

### 4 Neighborhood Connector Bikeways

- Bikeways developed as part of this network will either be **shared/signed routes** or **bike lanes**; Bike lanes are primarily recommended along streets with adequate existing pavement width and with low demand for on-street parking





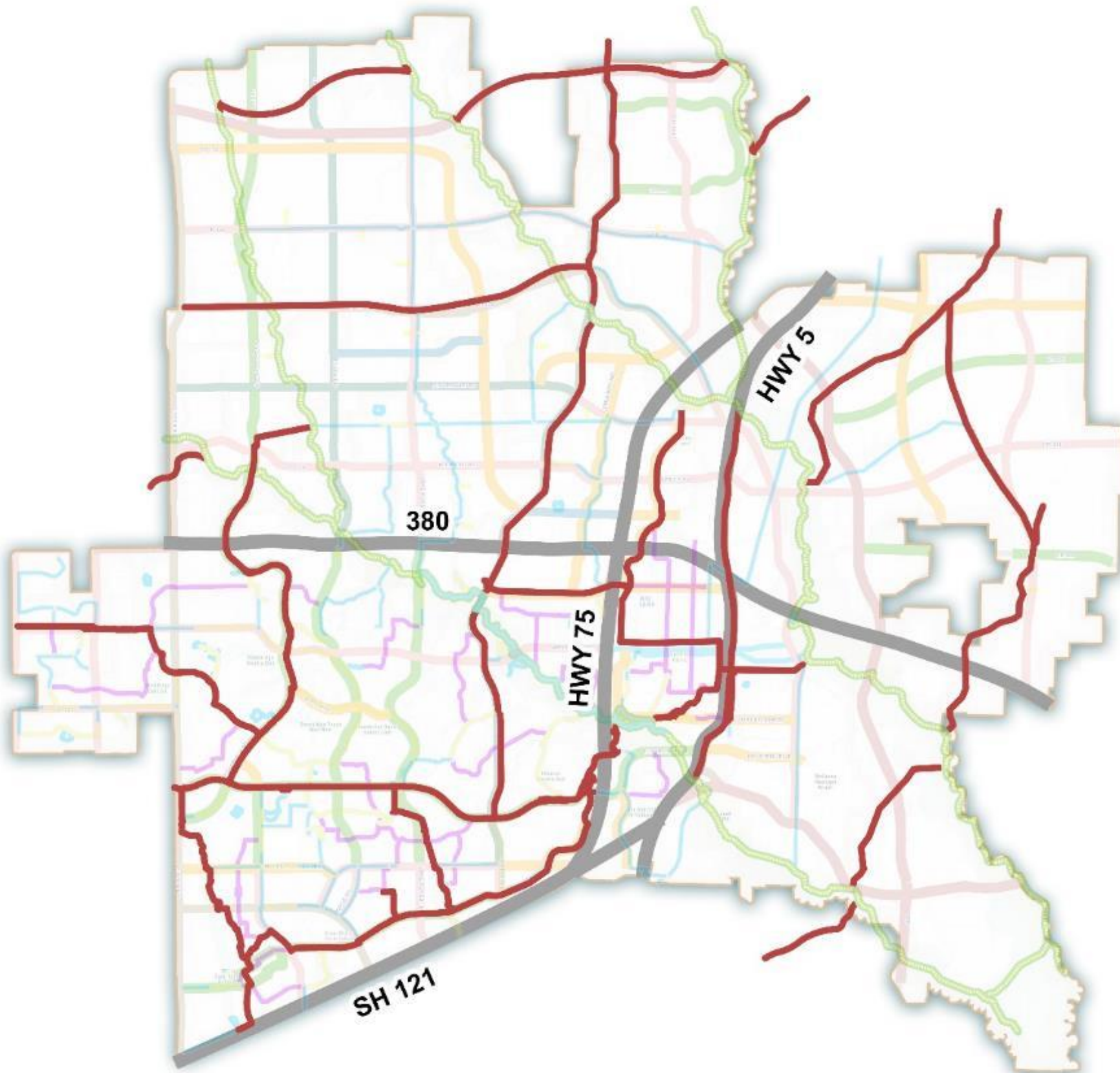
# *Proposed Trail and Bikeway Network*



**Greenbelt Spine Trails  
43 Miles Total**

**Existing:  
6 Miles**

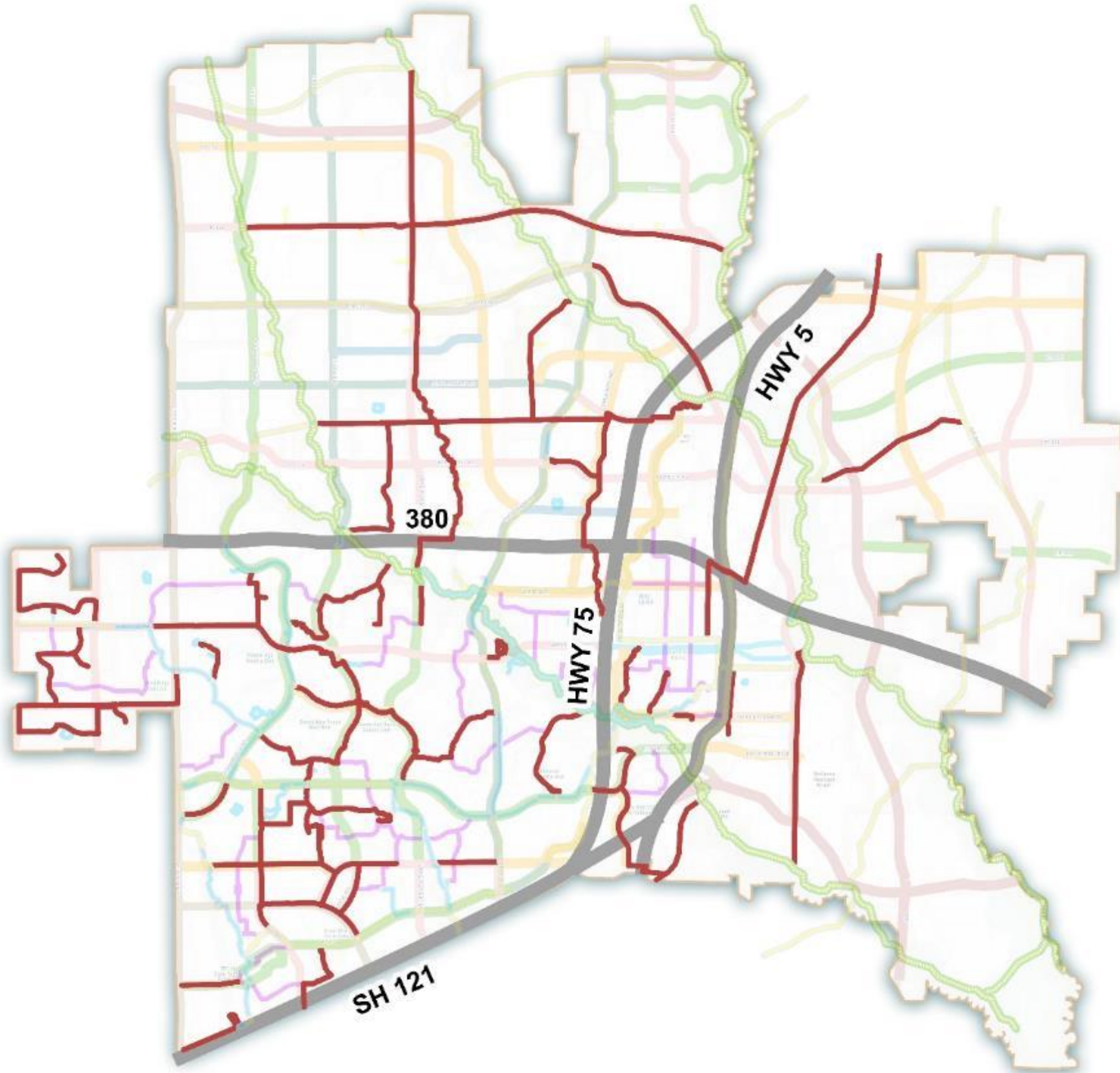
# Proposed Trail and Bikeway Network



**Spine Bikeways:  
66 Miles Total**

**Existing:  
19 Miles**

# Proposed Trail and Bikeway Network



**Arterial Bikeways:  
63 Miles**

**Existing:  
27 Miles**

# Proposed Trail and Bikeway Network

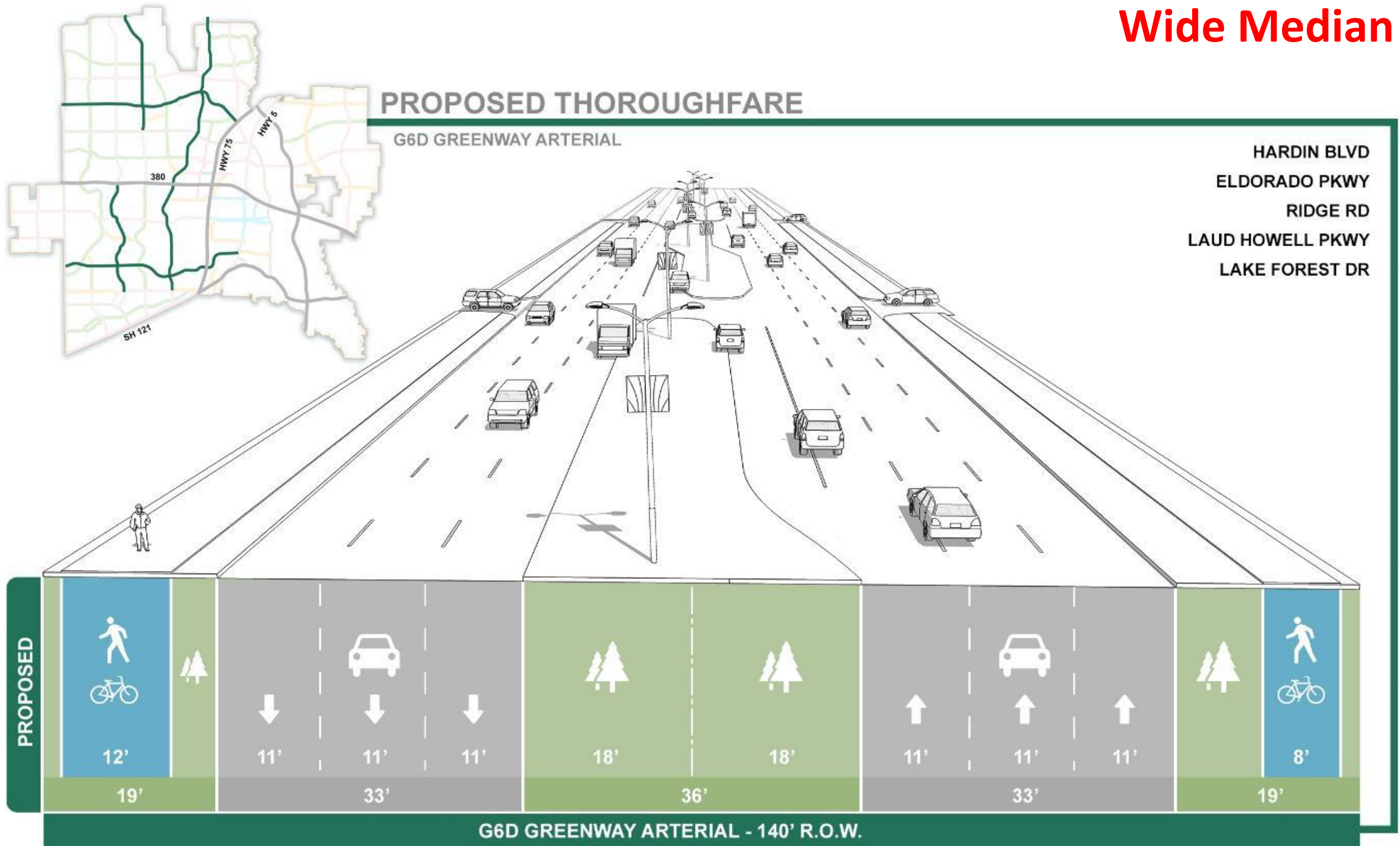


**Neighborhood  
Connector Bikeways:  
28 Miles**

**Existing:  
0 Miles**

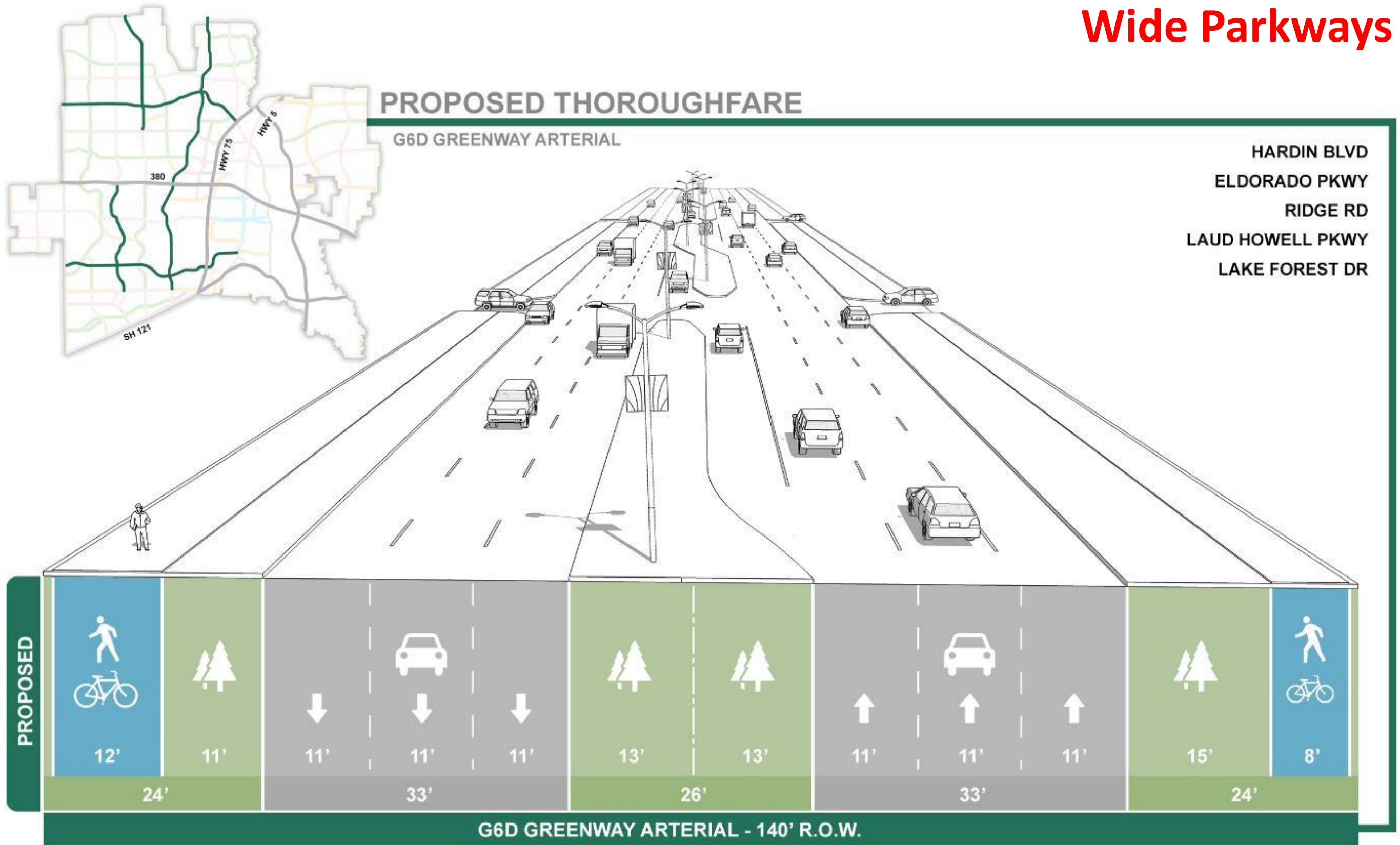
# Proposed Trail Spine Network

## Wide Median

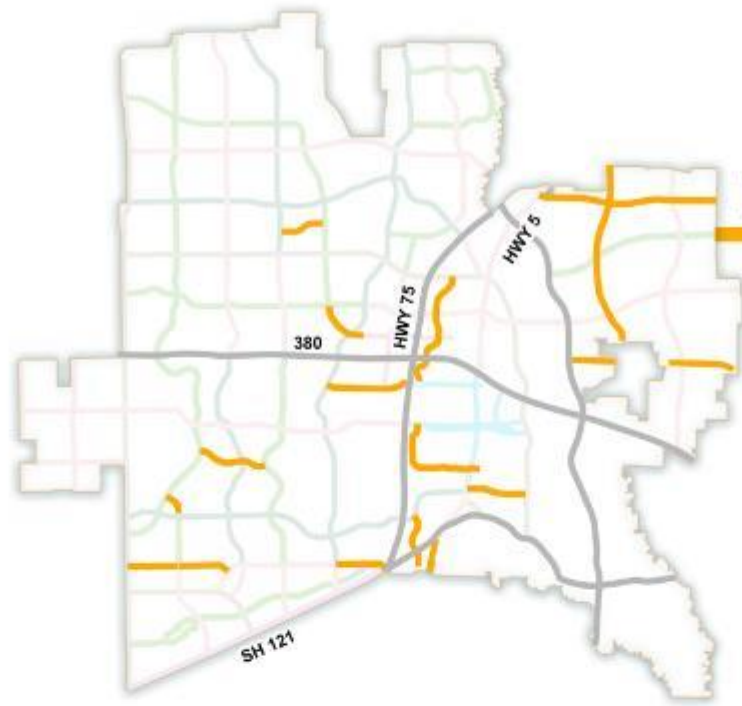


# Proposed Trail Spine Network

## Wide Parkways

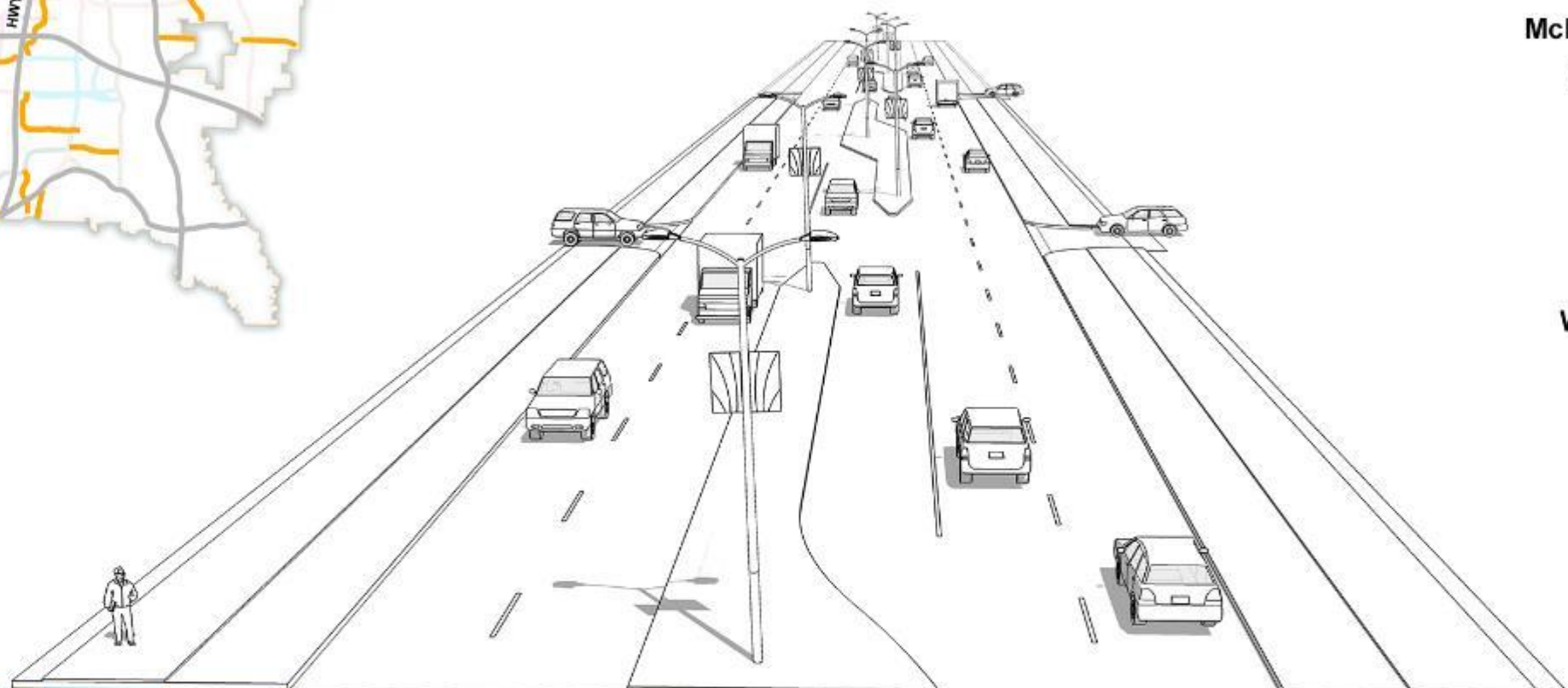


# Proposed Trail Spine Network

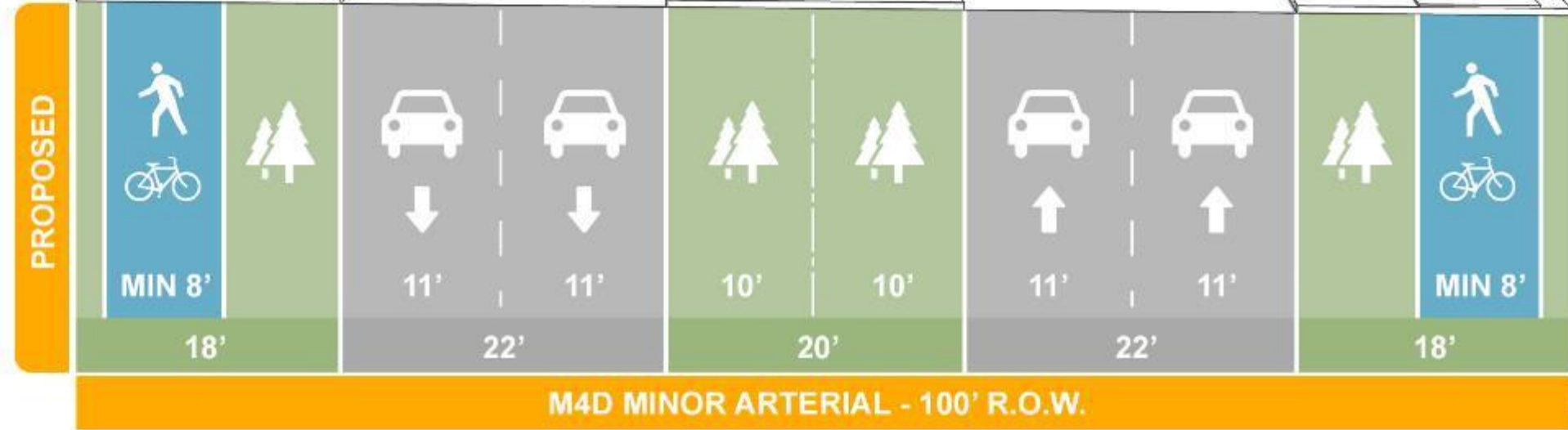


## PROPOSED THOROUGHFARE

M4D MINOR ARTERIAL



- SILVERADO TRAIL
- McKINNEY RANCH PKWY
- MEDICAL CENTER DR
- ALMA RD
- GLEN OAKS DR
- WHITE AVE
- REDBUD BLVD
- WILSON CREEK PKWY
- INDUSTRIAL BLVD

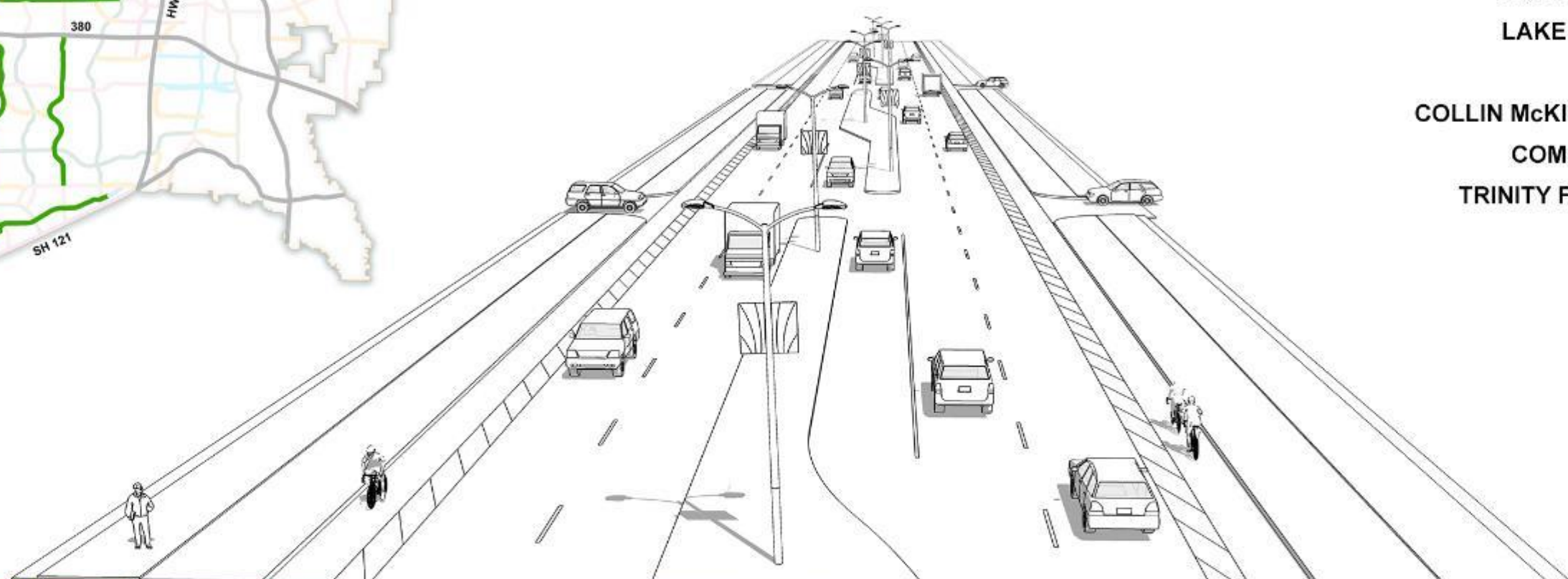


# Proposed Trail Spine Network

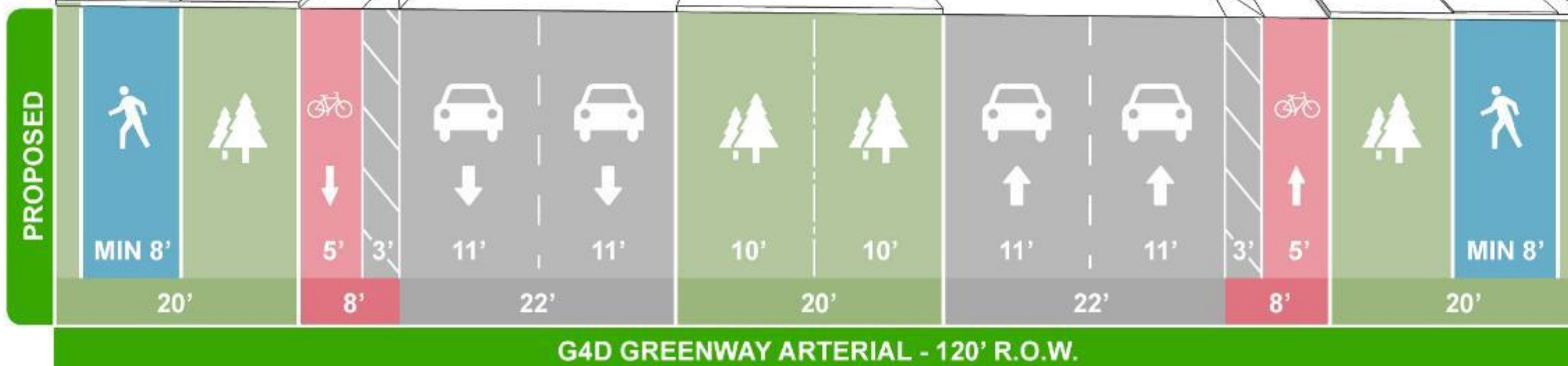


## PROPOSED THOROUGHFARE

G4D GREENWAY ARTERIAL



- STONEBRIDGE DR
- LAKE FOREST DR
- ALMA DR
- COLLIN MCKINNEY PKWY
- COMMUNITY AVE
- TRINITY FALLS PKWY





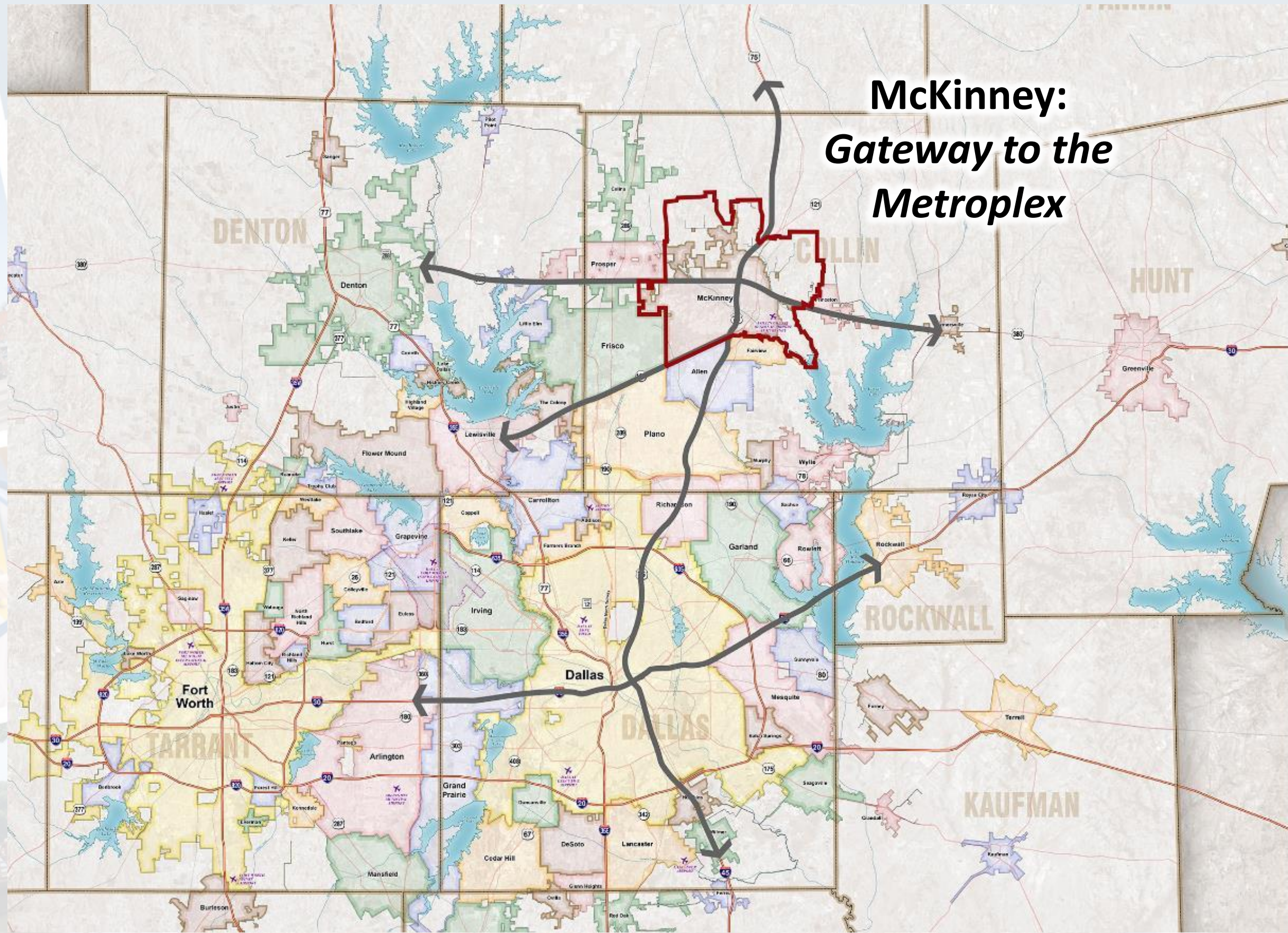
# *Added Value Initiatives*

## **City Gateways and Portals**

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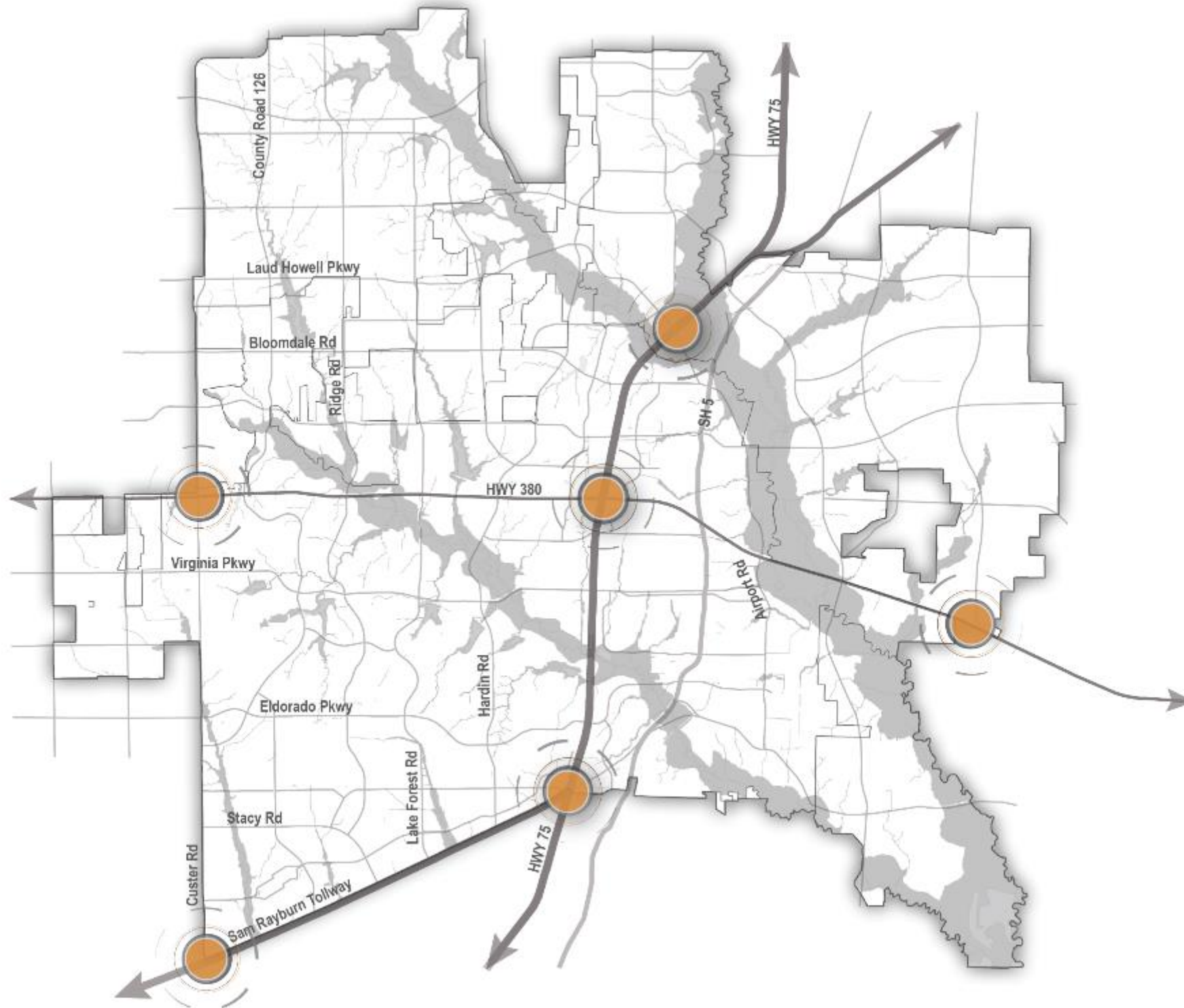
# City Gateways and Portals



**McKinney:**  
*Gateway to the  
Metroplex*



# City Gateways and Portals

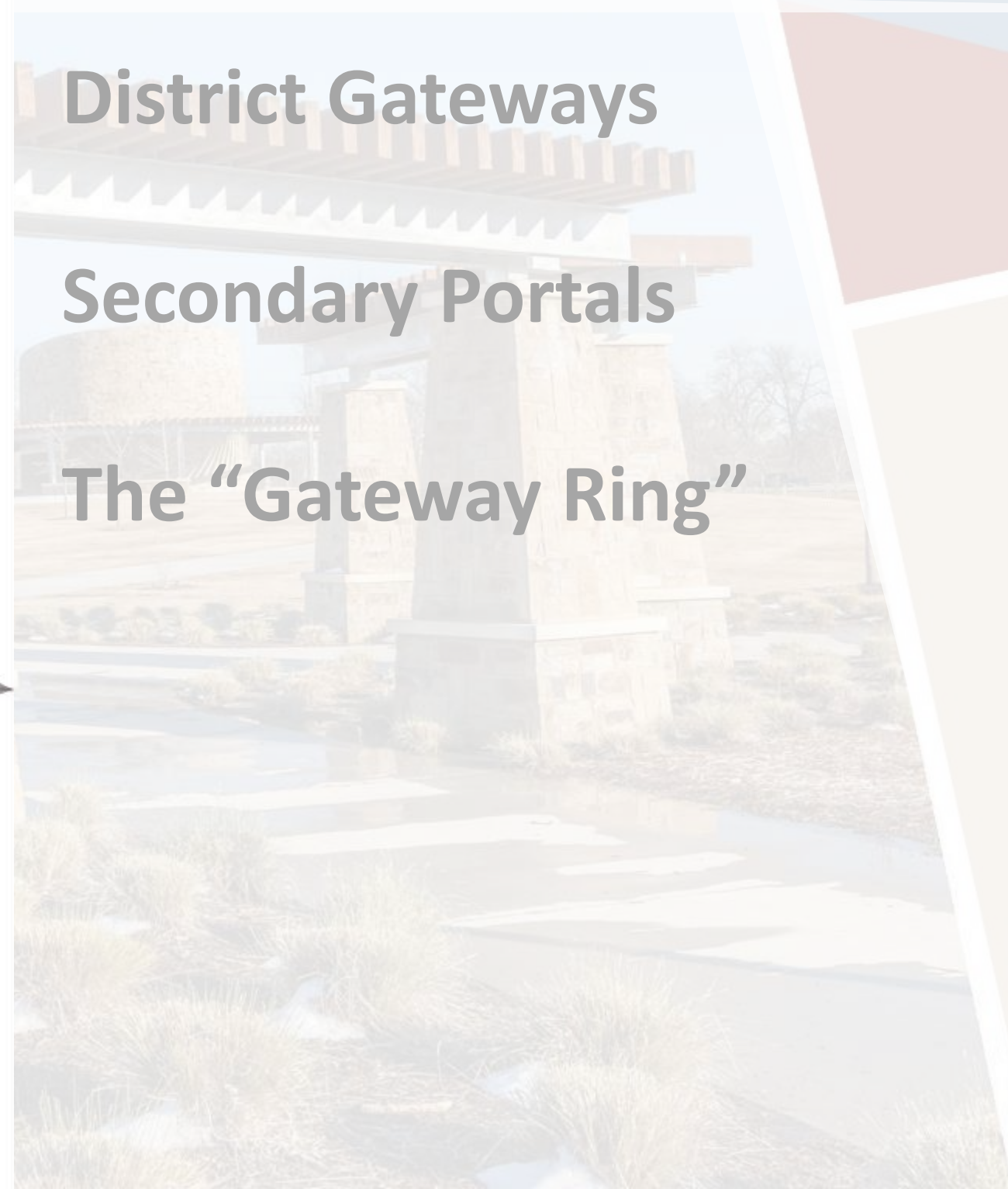


## City Entrances

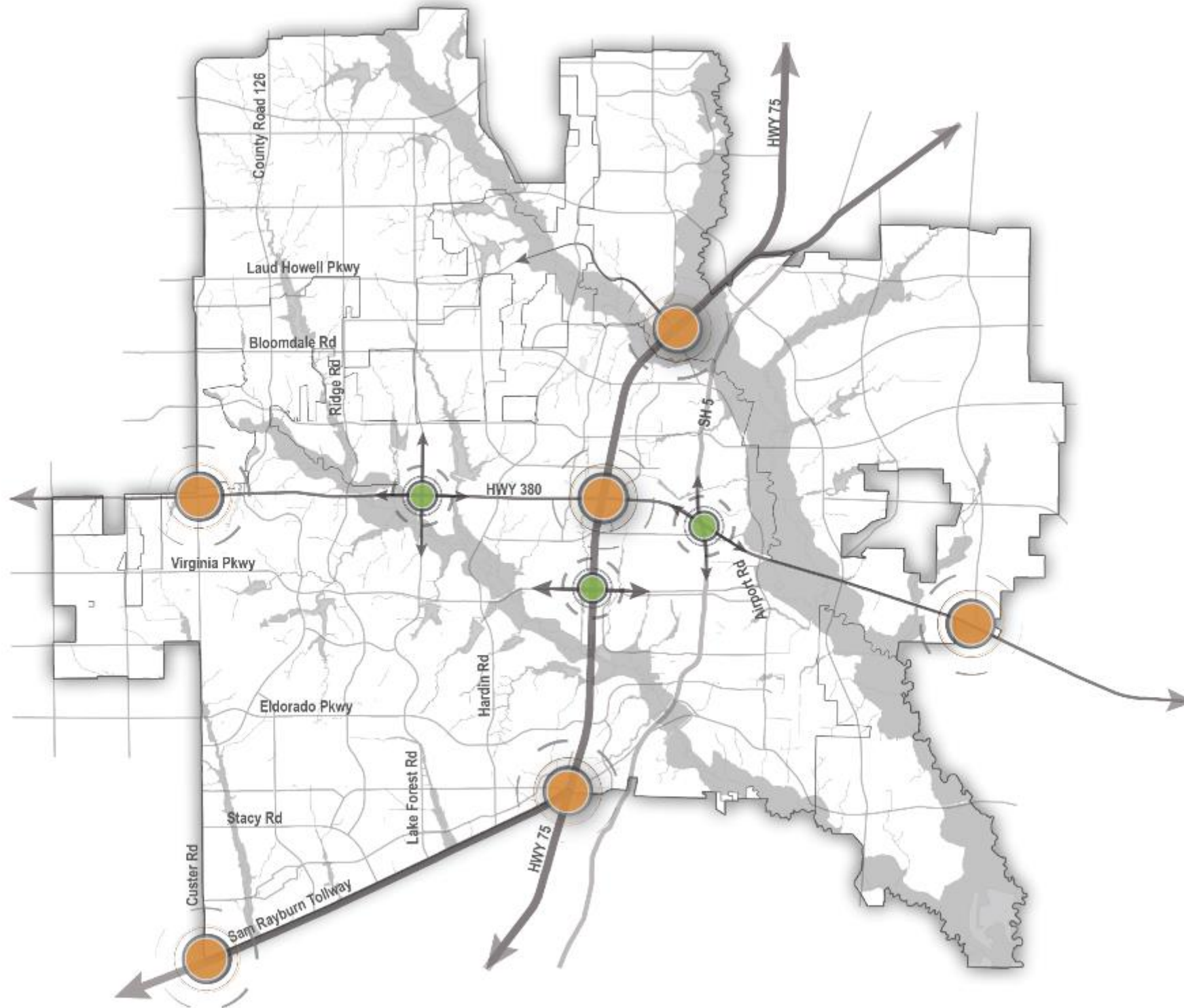
District Gateways

Secondary Portals

The "Gateway Ring"



# City Gateways and Portals

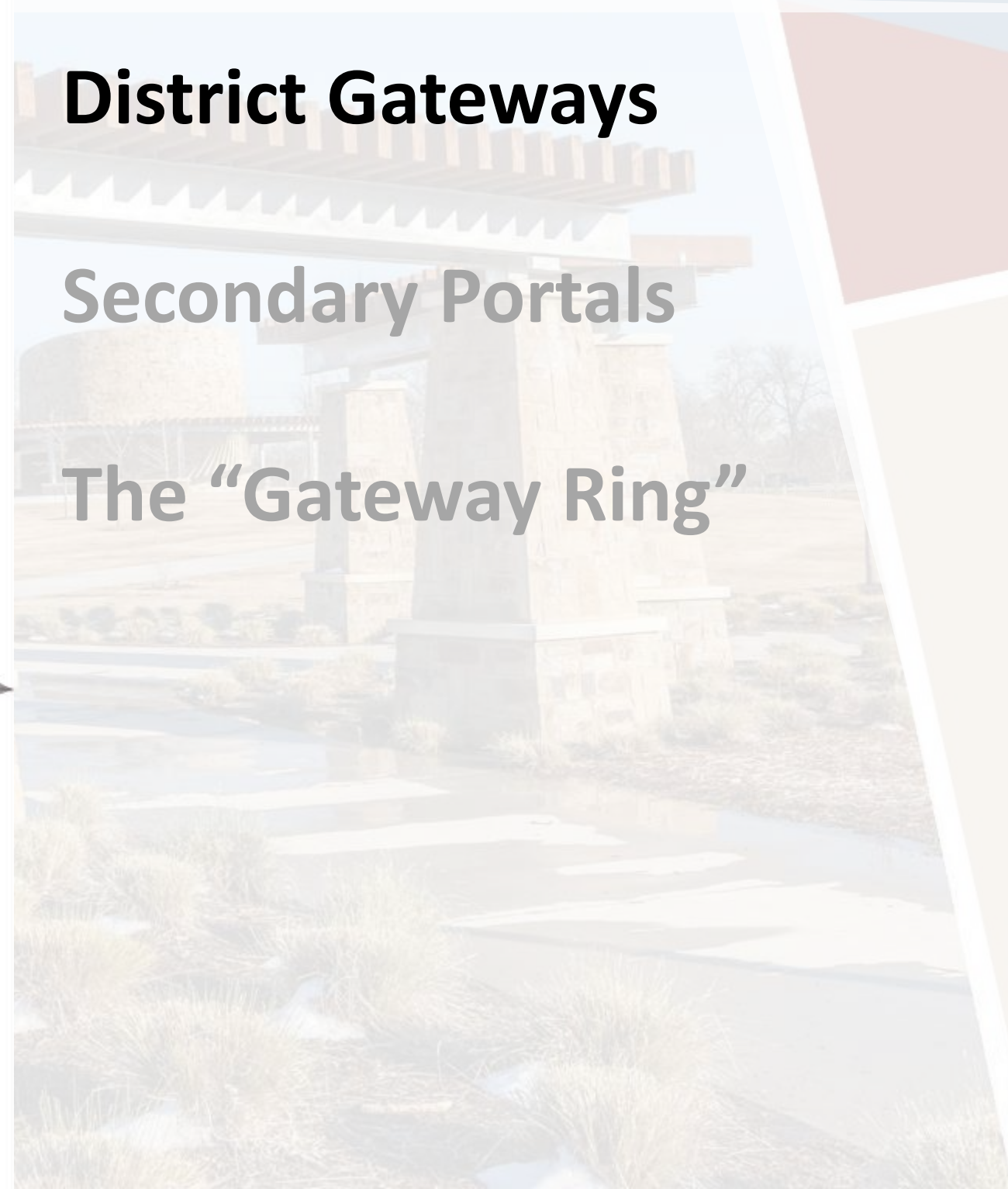


City Entrances

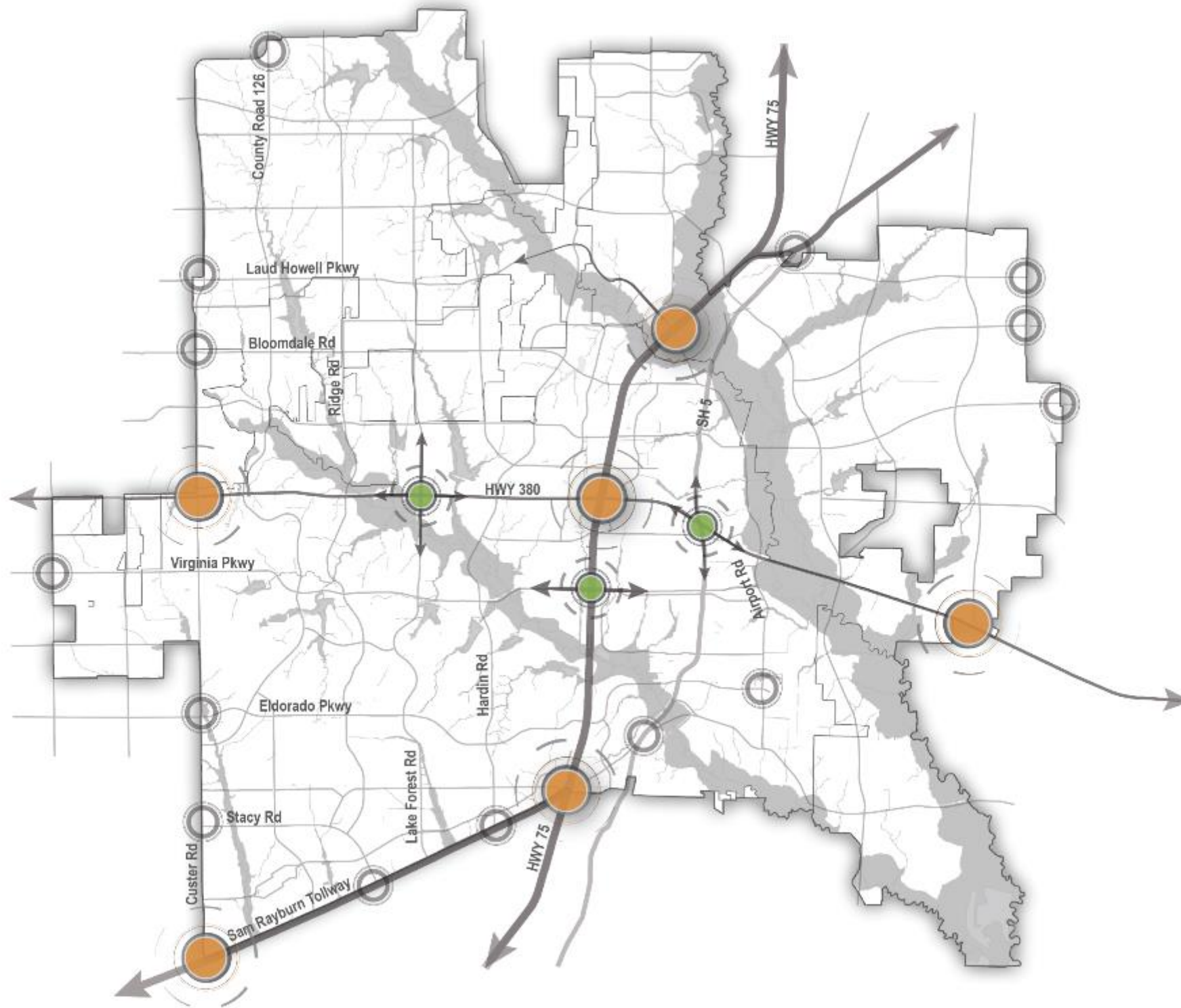
**District Gateways**

Secondary Portals

The "Gateway Ring"



# City Gateways and Portals

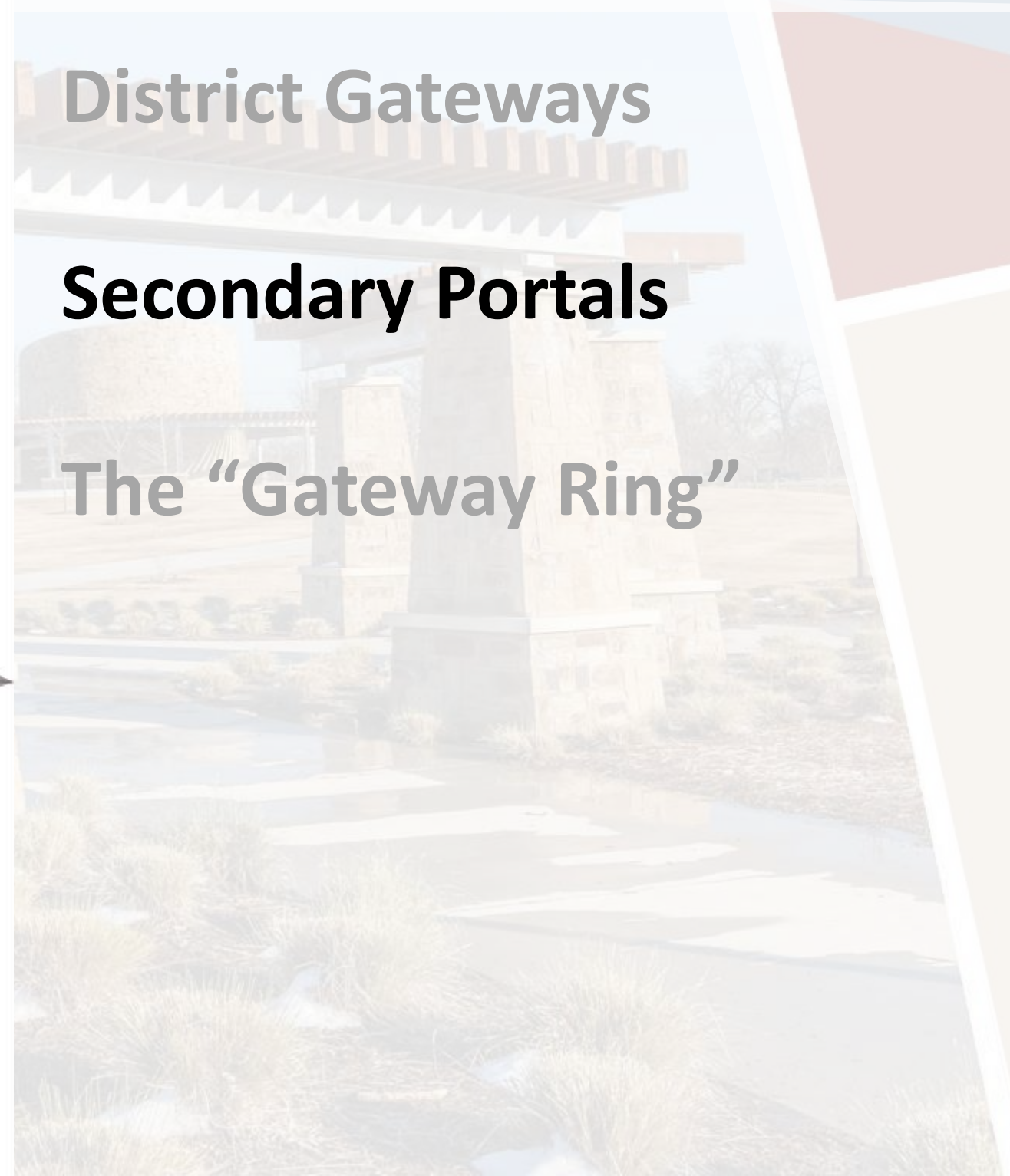


City Entrances

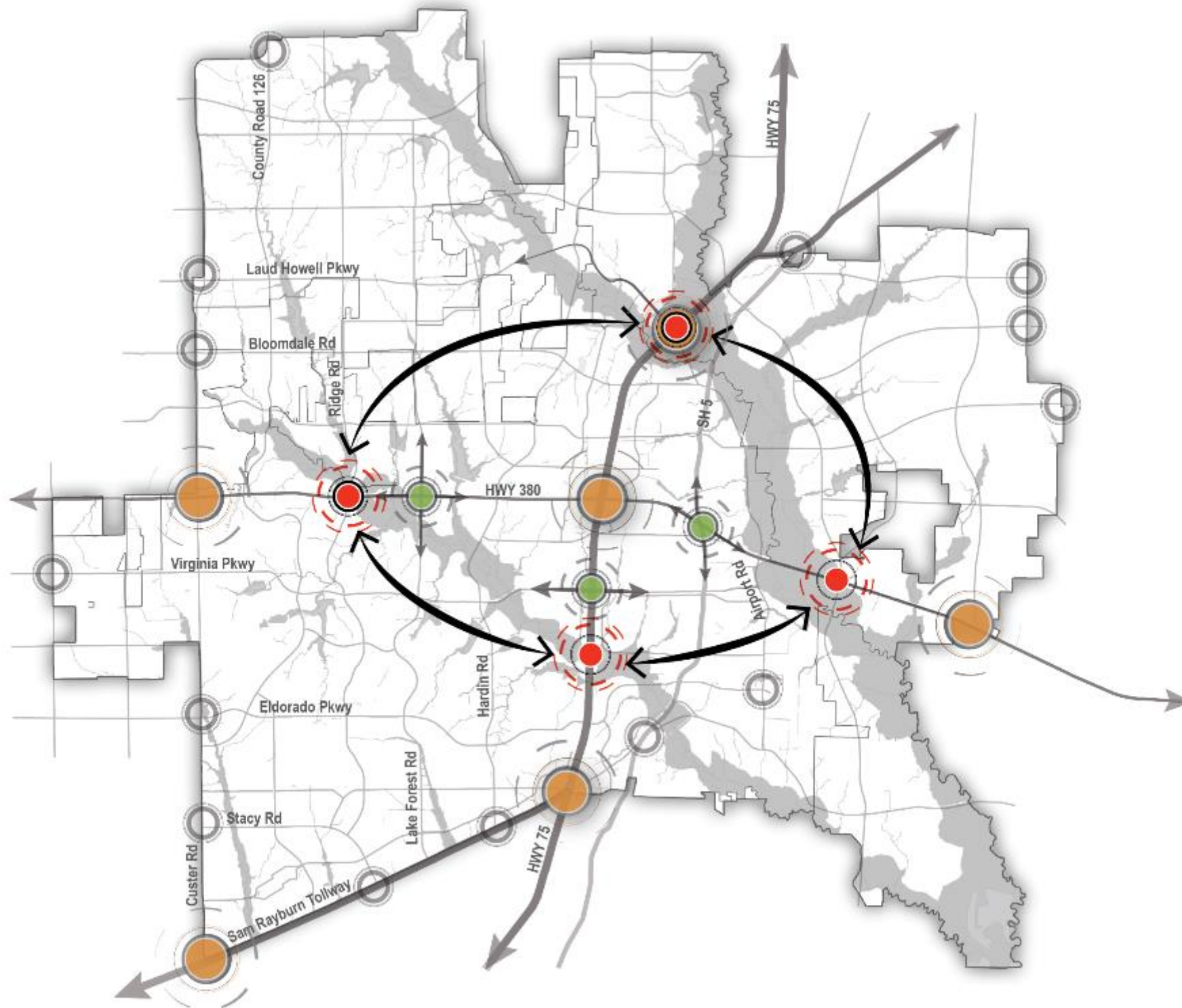
District Gateways

**Secondary Portals**

The "Gateway Ring"



# City Gateways and Portals

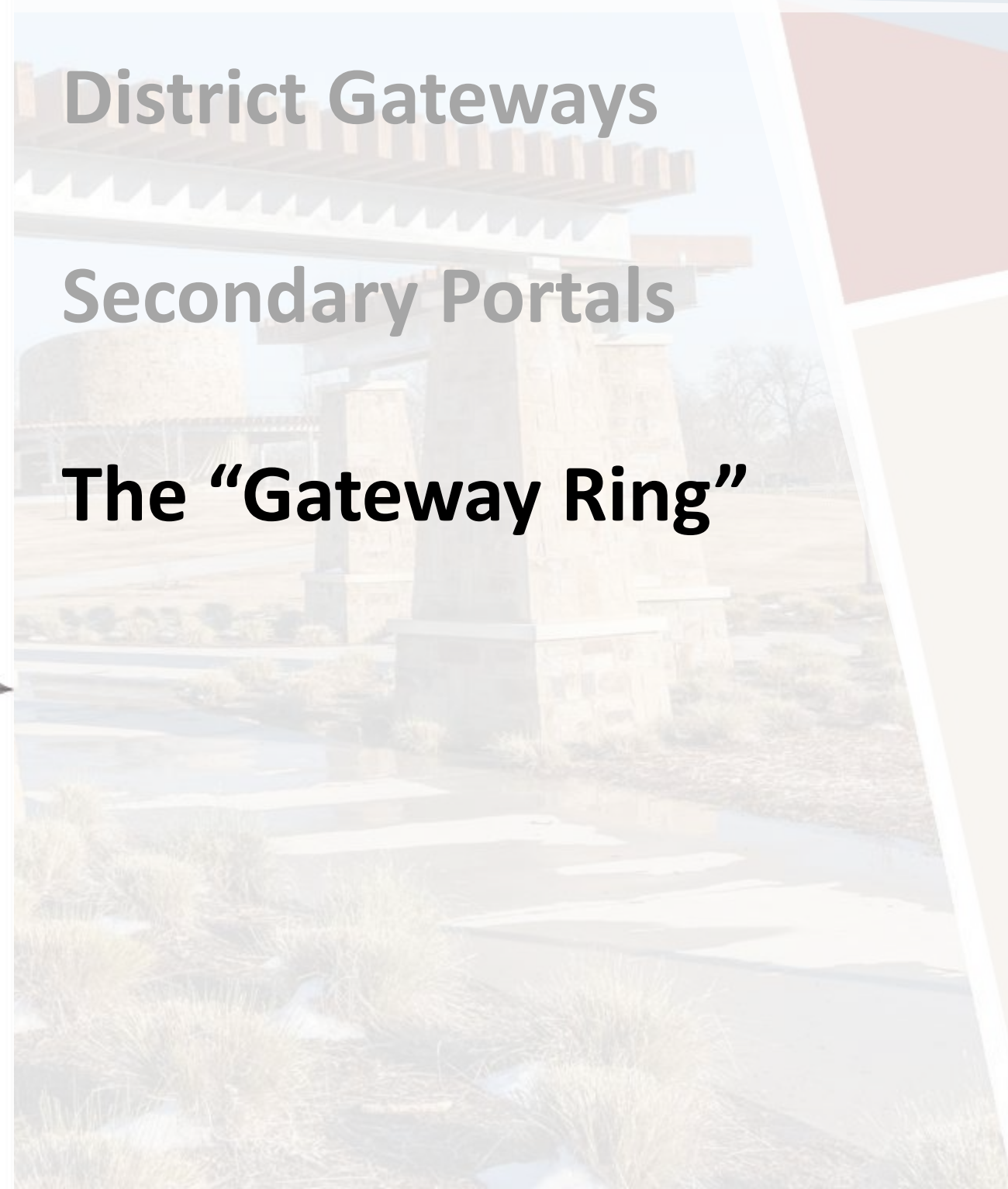


City Entrances

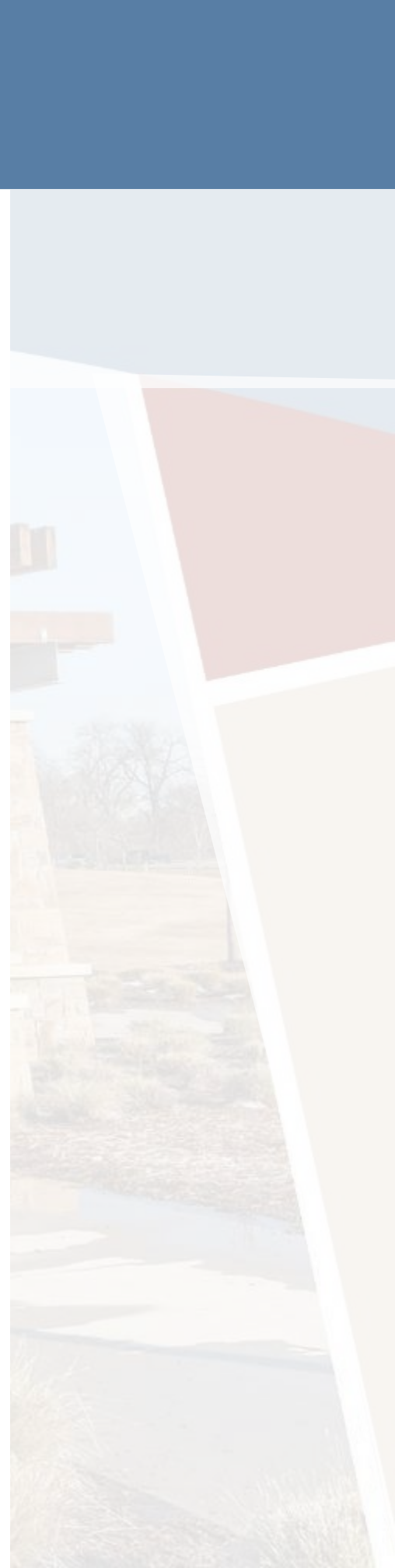
District Gateways

Secondary Portals

**The "Gateway Ring"**

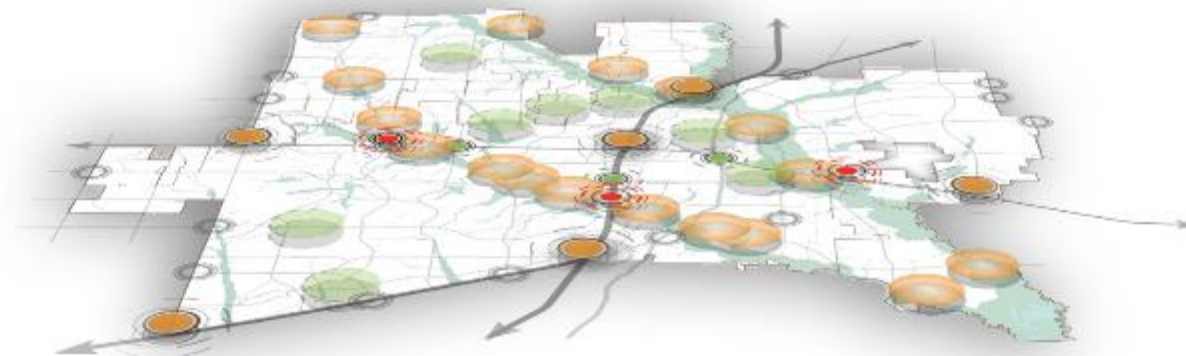
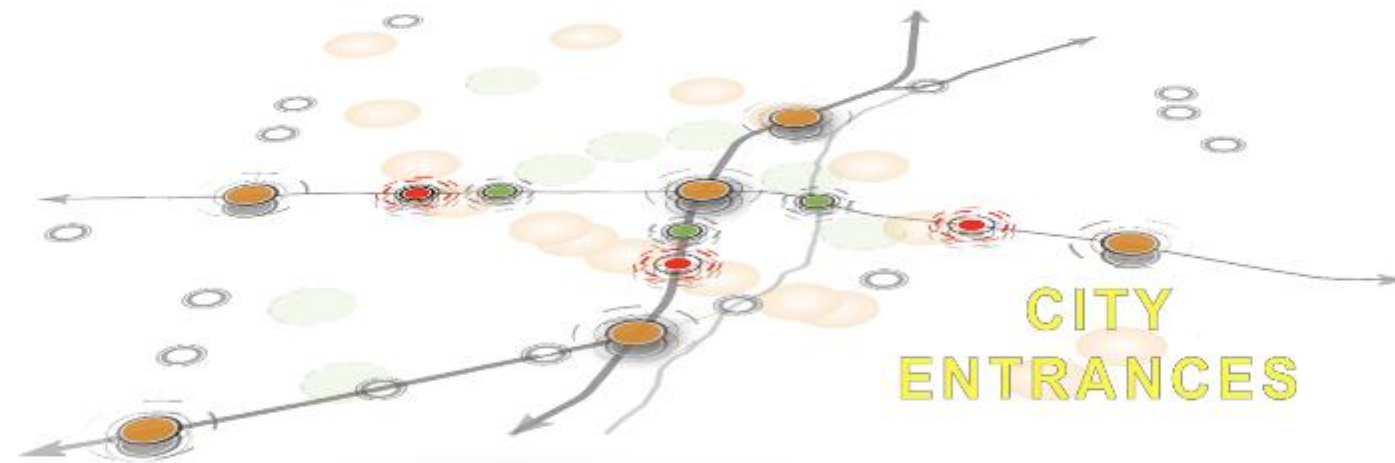


# *City Gateways and Portals*

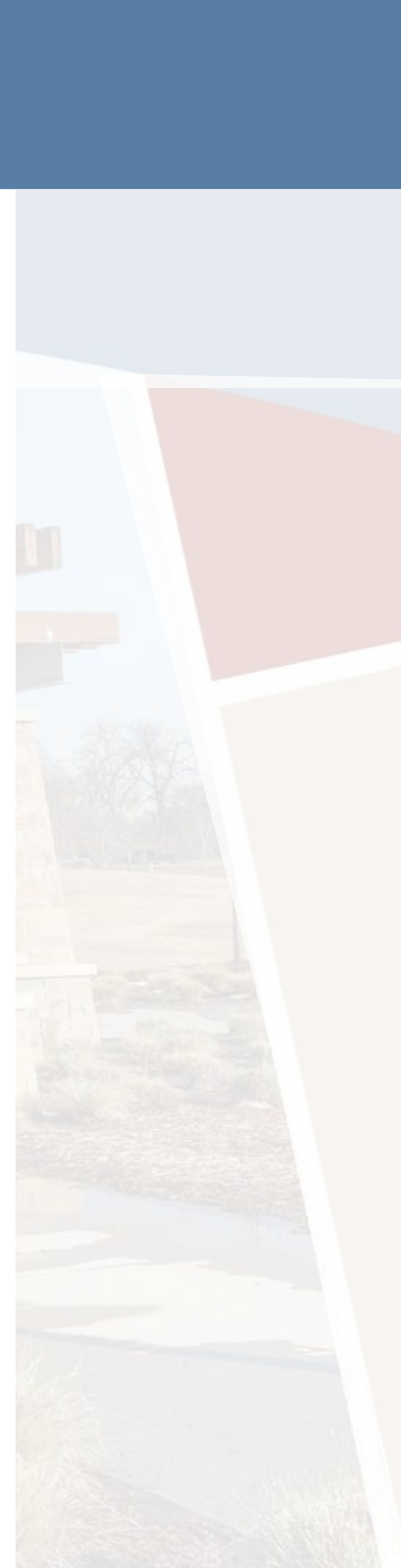


**STRING OF PEARLS + GEMS**

# City Gateways and Portals

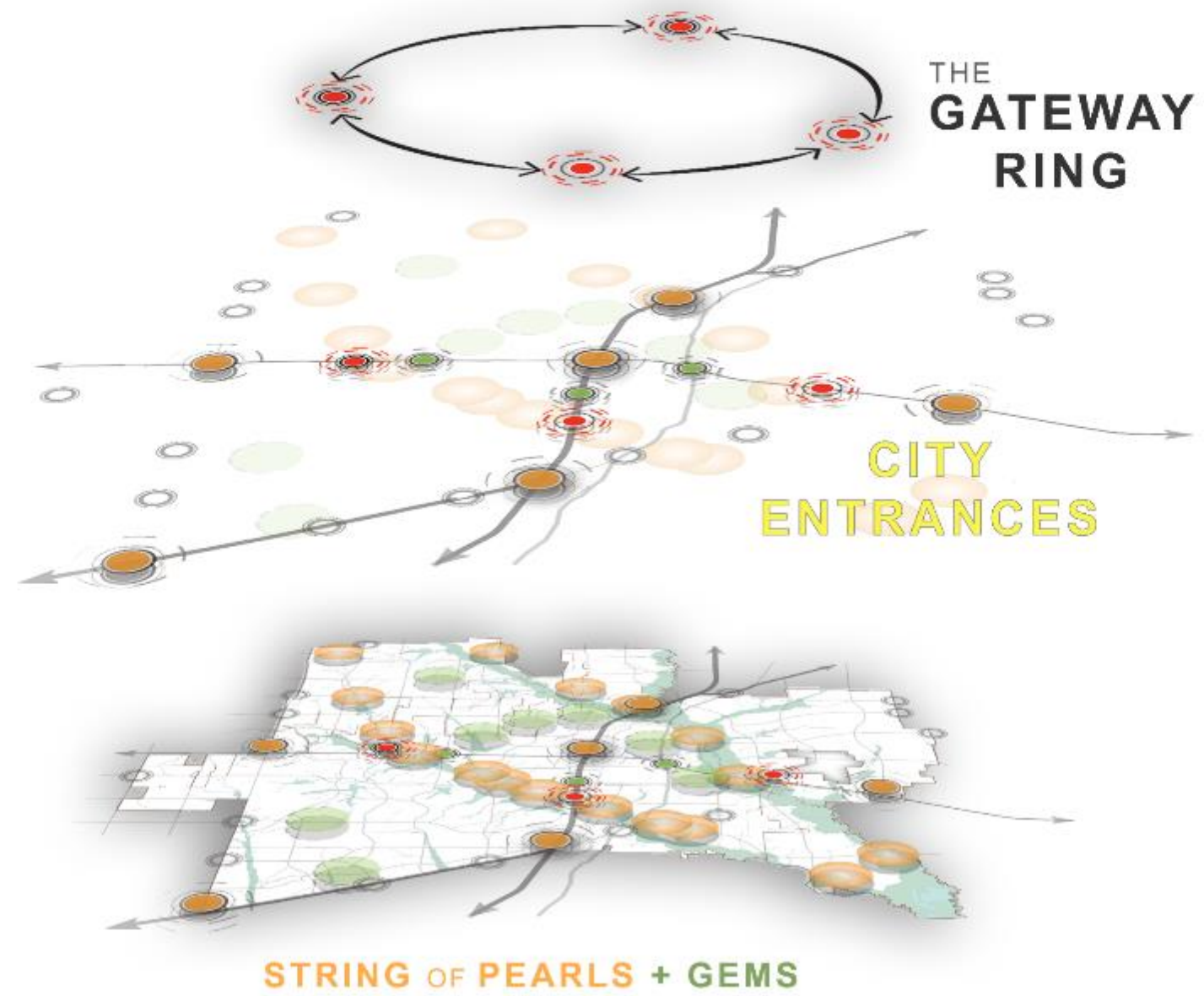


STRING OF PEARLS + GEMS

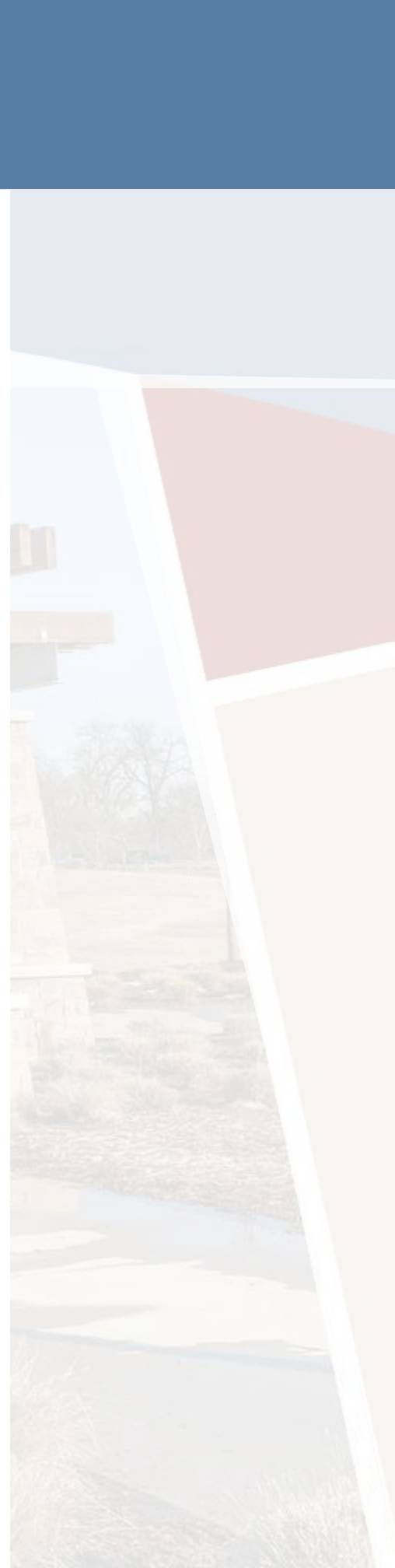
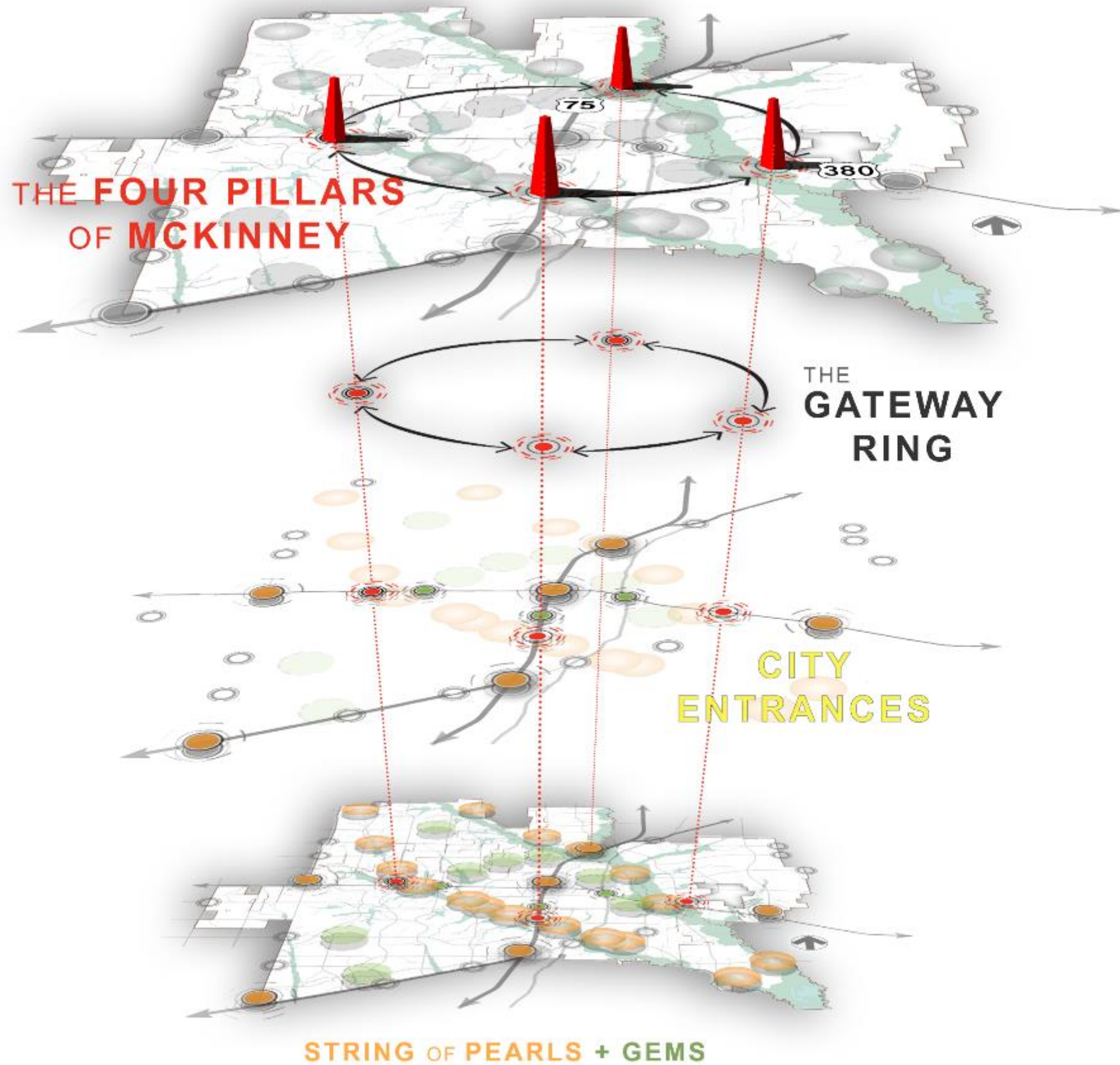




# City Gateways and Portals

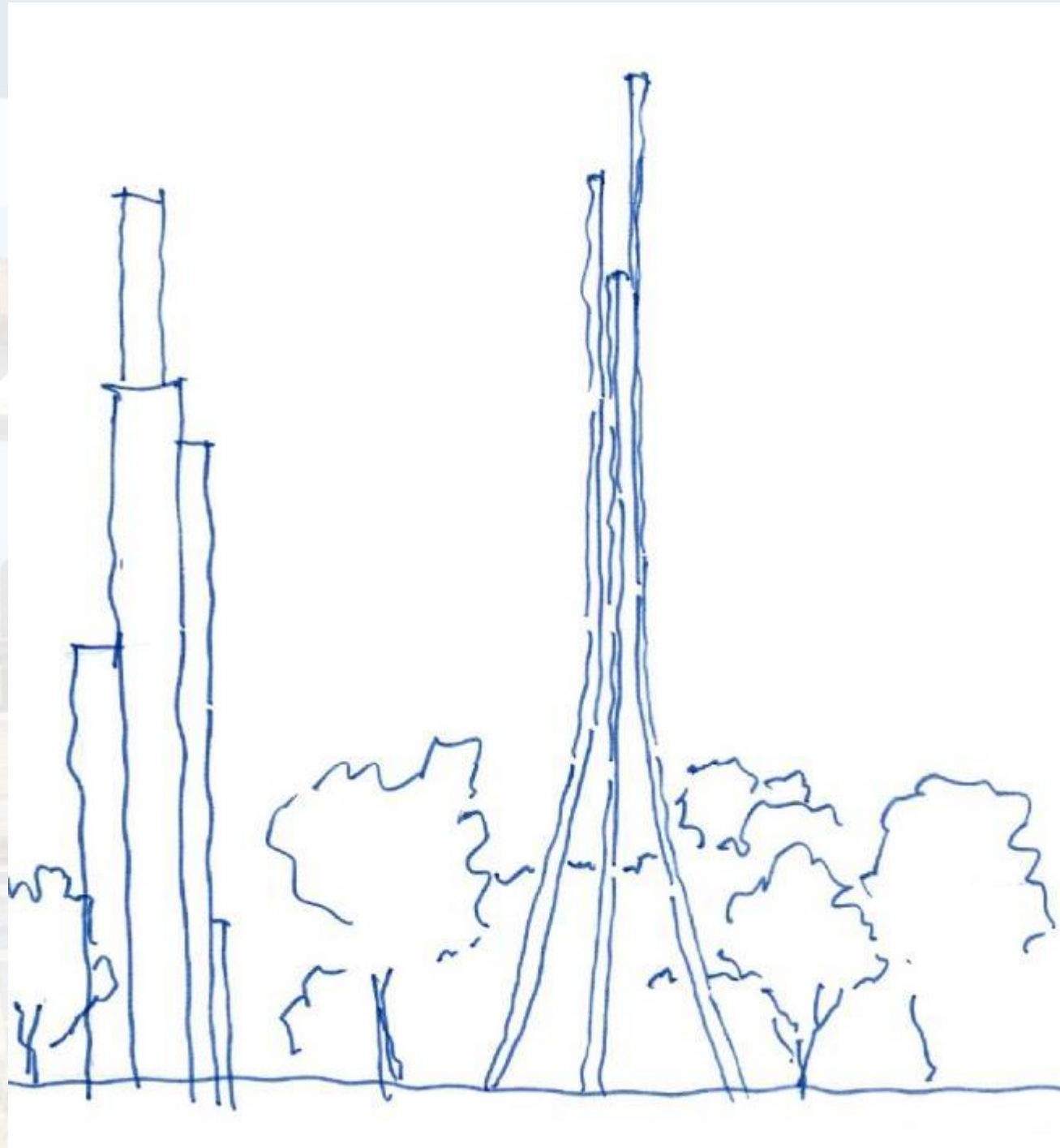
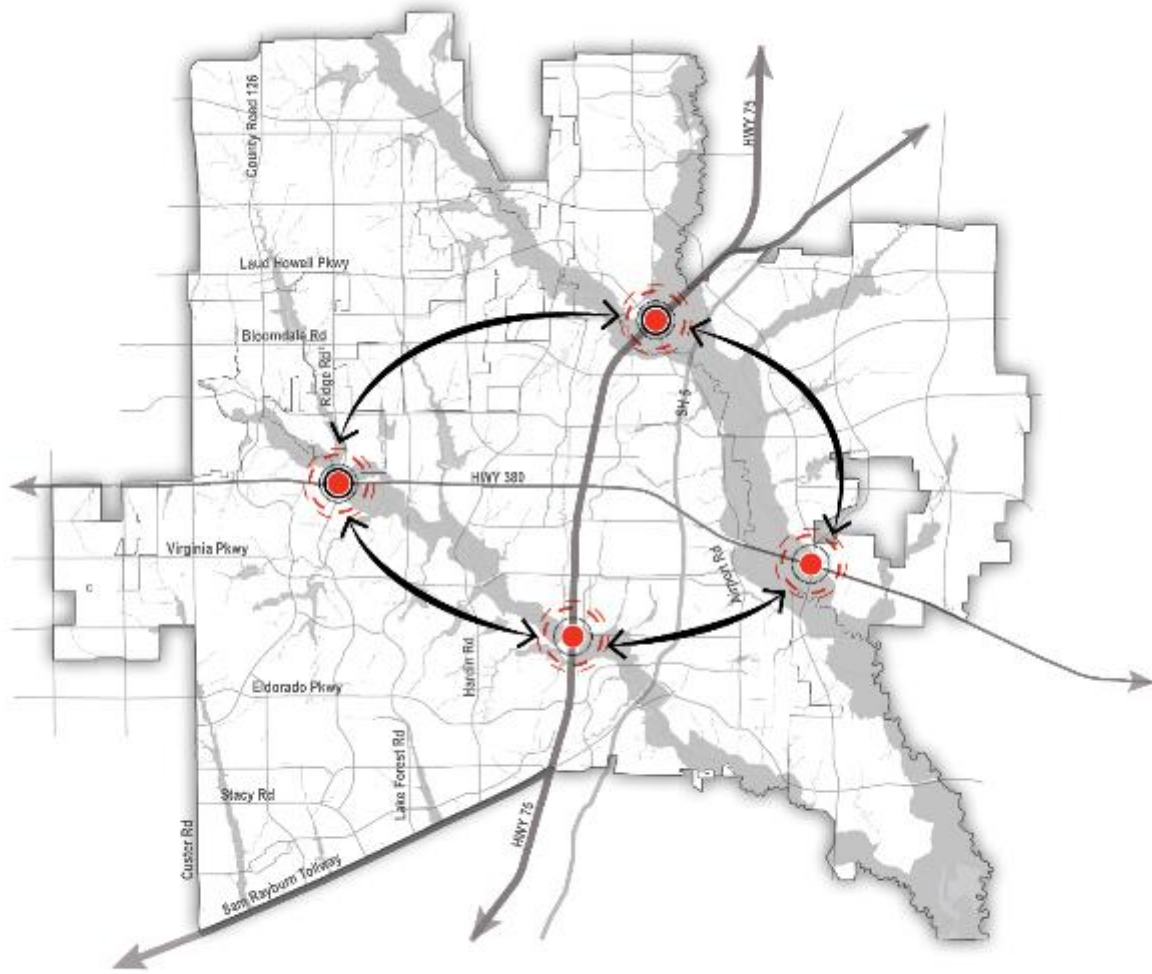


# City Gateways and Portals





# City Gateways and Portals



## “The Gateway Ring”

- Highly Visible
- Interactive Nodes
- **“4 Pillars” Capture the Brand of McKinney**

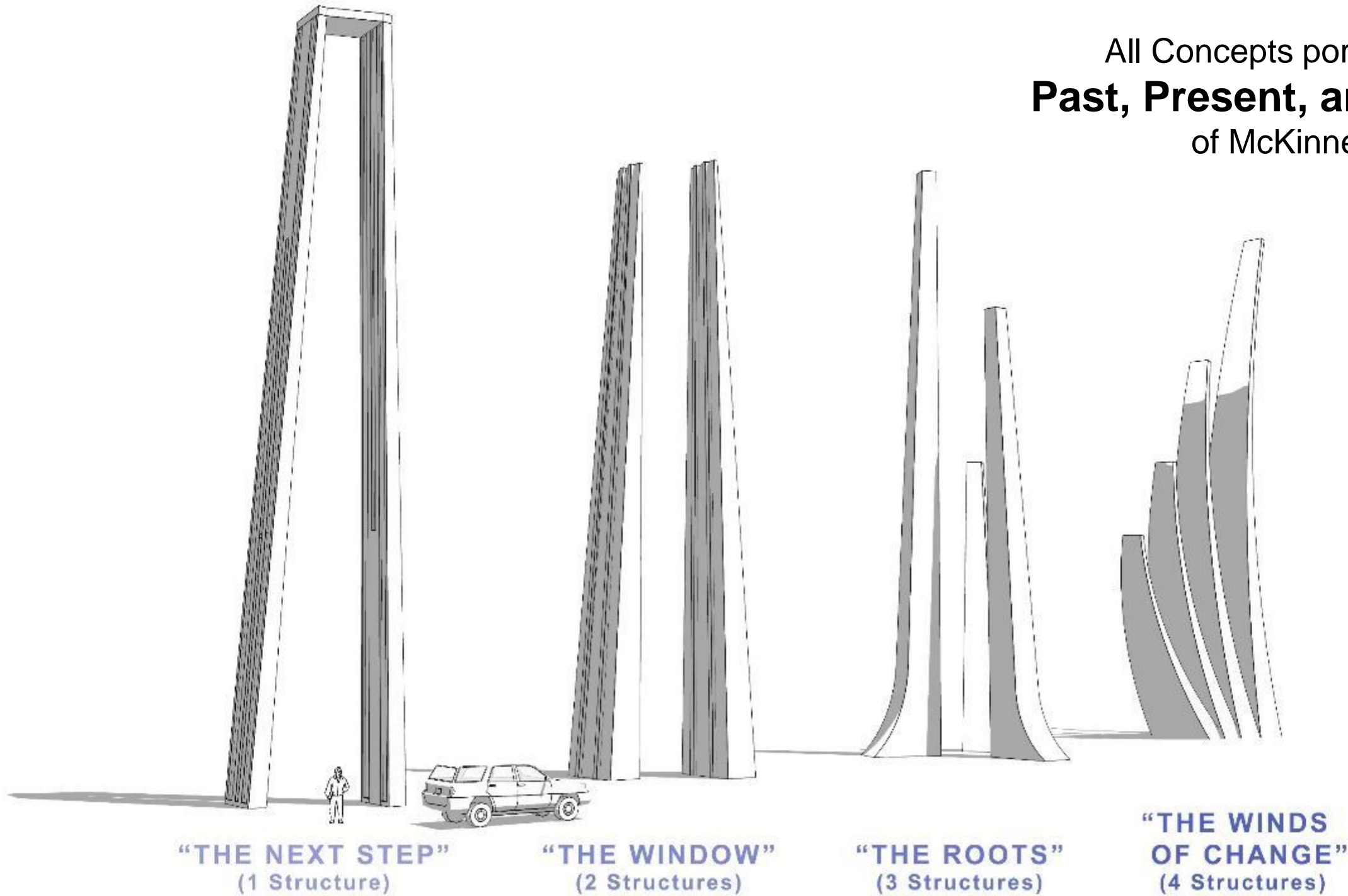
- **80’ to 100’ Tall Structures**
- **Monumental**

# City Gateways and Portals

## Gateway Options

### *Family 1: "Future"*

All Concepts portray the  
**Past, Present, and Future**  
of McKinney



**"THE NEXT STEP"**  
(1 Structure)

**"THE WINDOW"**  
(2 Structures)

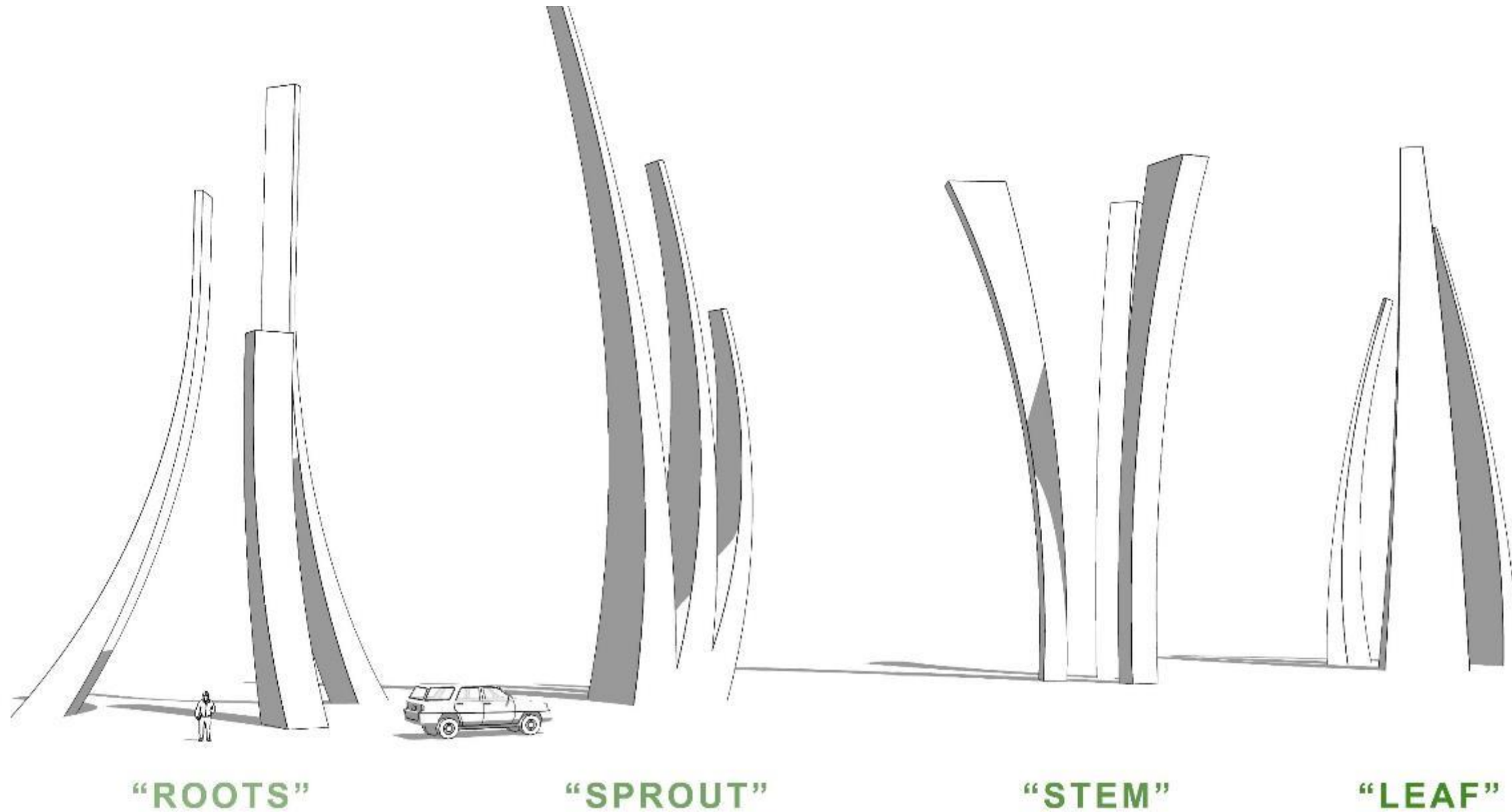
**"THE ROOTS"**  
(3 Structures)

**"THE WINDS  
OF CHANGE"**  
(4 Structures)

# City Gateways and Portals

## Gateway Options

### *Family 2: "Growth"*



- Structures represent the **Growth** of McKinney

# City Gateways and Portals



**SRT / 121**

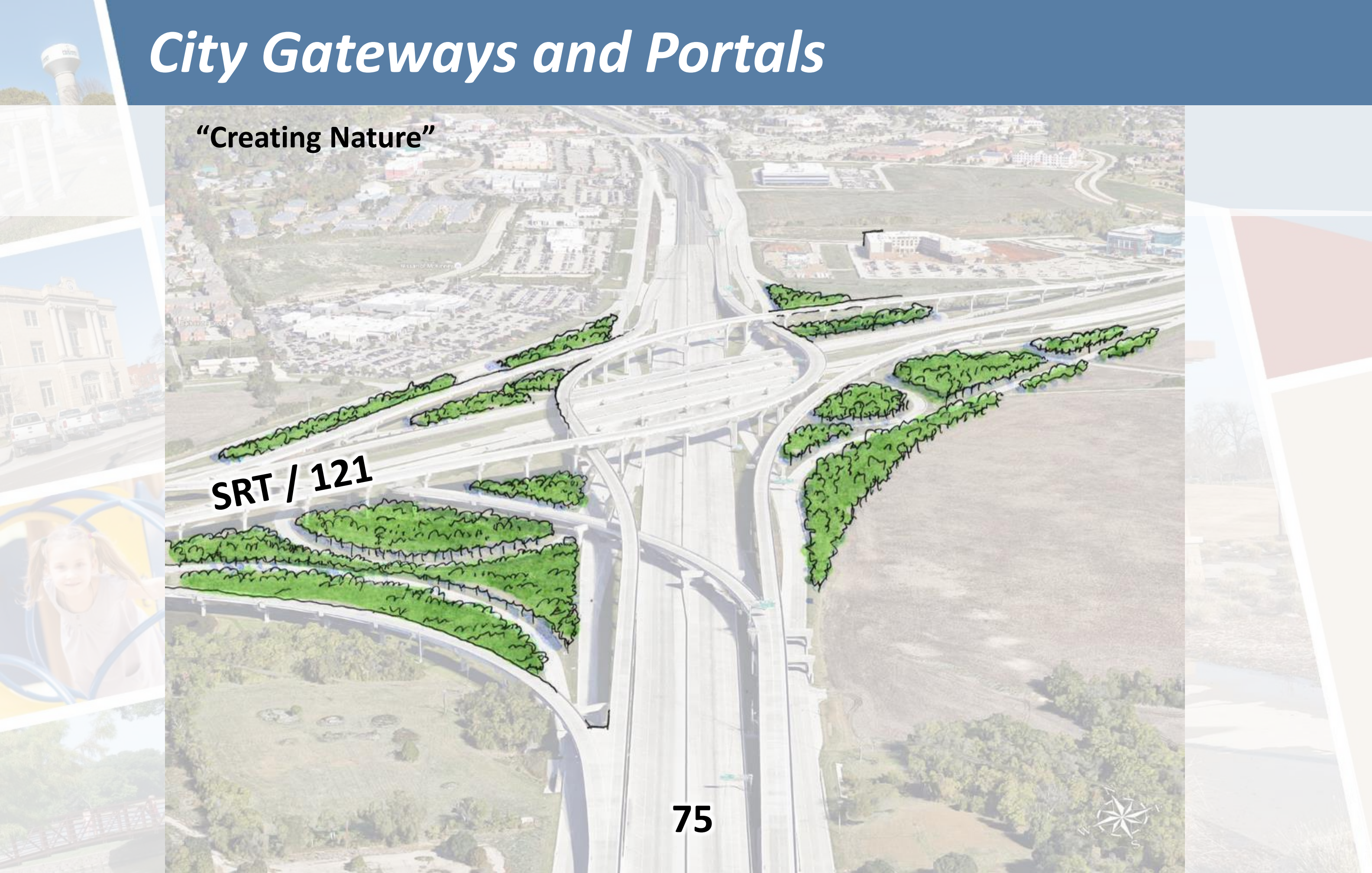
**75**

# City Gateways and Portals

**“Creating Nature”**

**SRT / 121**

**75**

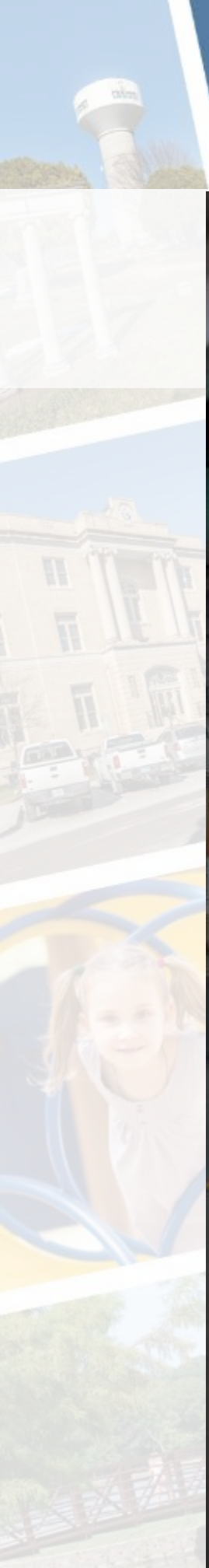




# *City Gateways and Portals*



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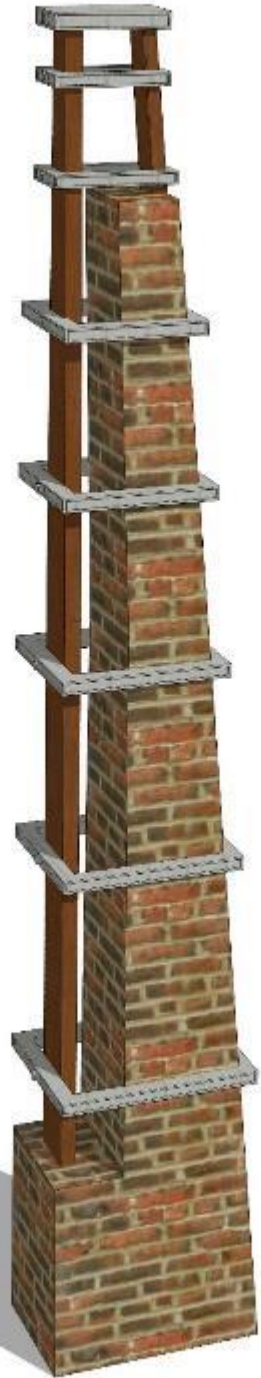
Laud Howell Parkway

# *City Gateways and Portals*

**Medical District**



**Mill District**



**Collin Crossing District**



**Town Center District**



# *City Gateways and Portals*



**District Gateway**

# *City Gateways and Portals*



**District Gateway**



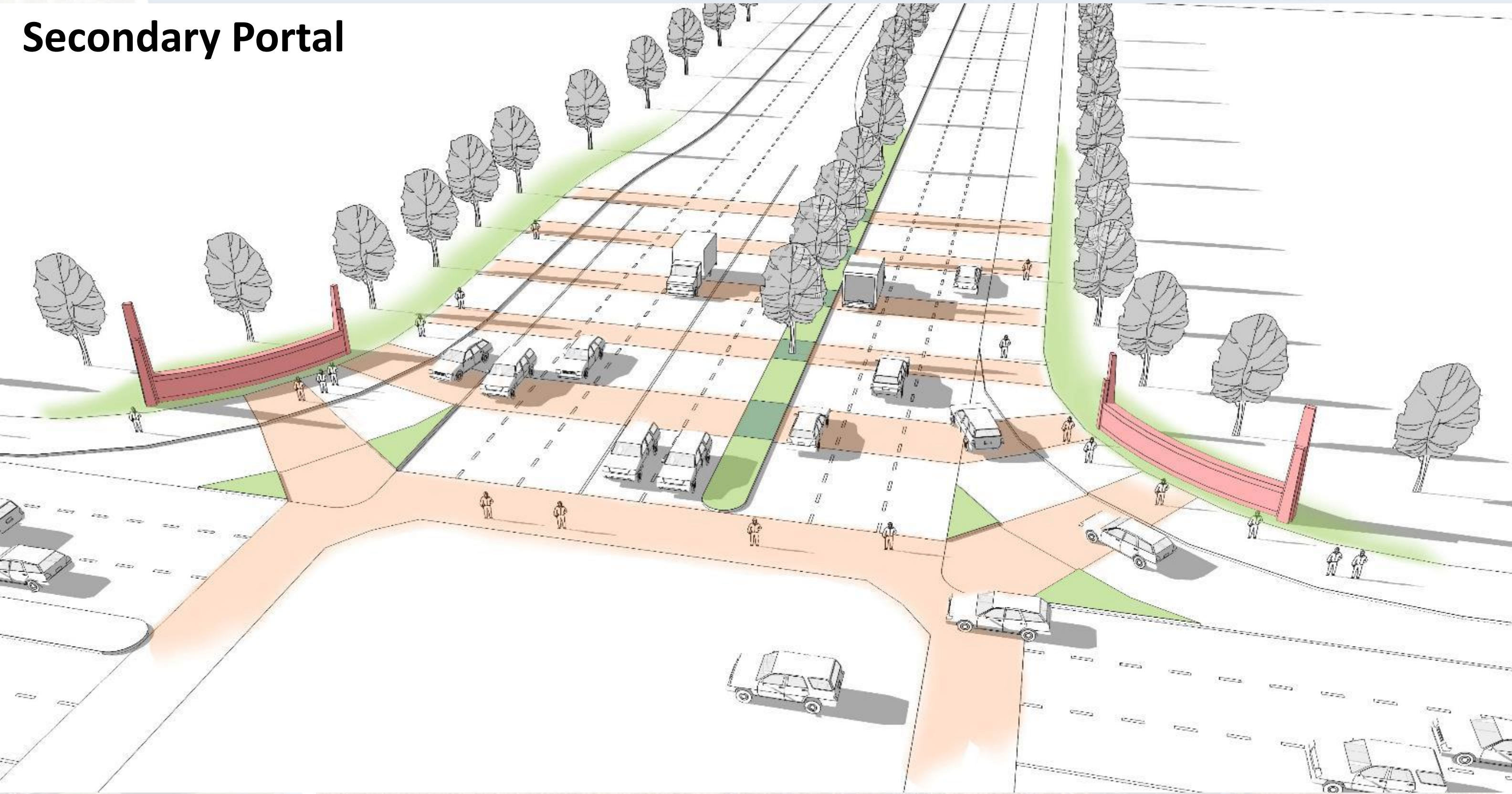
# *City Gateways and Portals*



**District Gateway**

# *City Gateways and Portals*

## **Secondary Portal**



# *City Gateways and Portals*

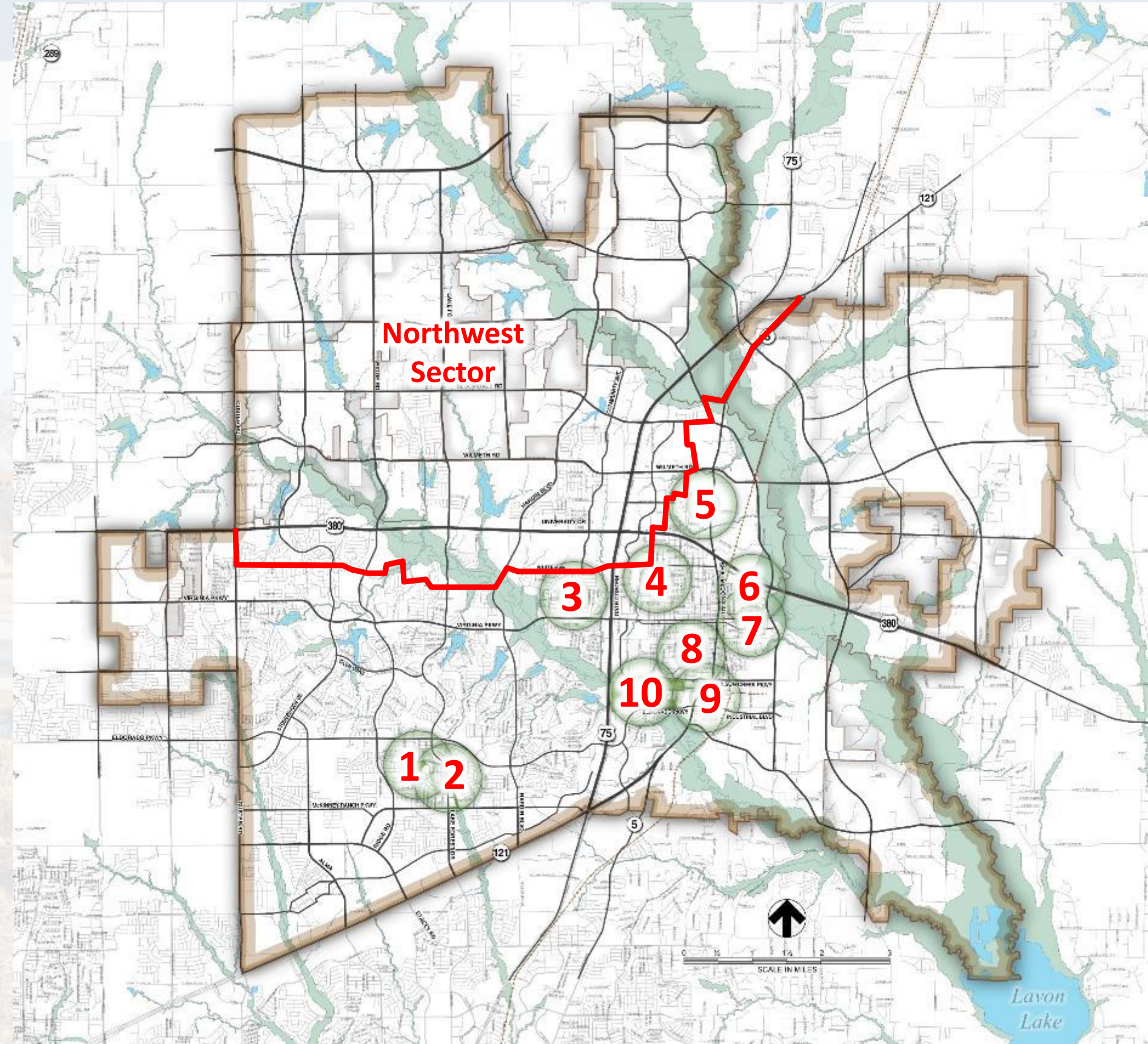
## **Example: Craig Ranch**



# 10 Focus Parks

## 10 Focus Park Recommendations

1. EA Randles
2. Winniford
3. Mary Will Craig
4. Murphy
5. North Park
6. Wattley
7. Old Settler's Park
8. Finch
9. Cottonwood
10. Towne Lake Park

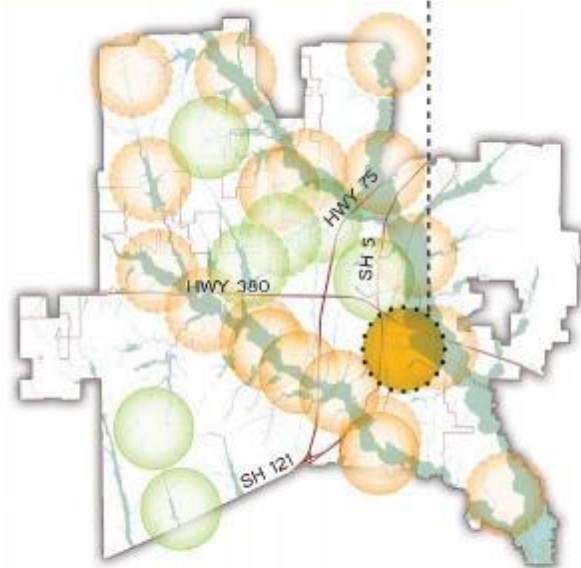


# 10 Focus Parks



**OLD SETTLERS PARK**

1201 E LOUISIANA ST.



LEGEND

- TRAILS
- ACCESS WAYS



Baseball/Softball Backstop on Athletic Field



Community Center



Barrier-free Play Structure



1 Picnic Shelter

## DESCRIPTION



### MAIN PARK

Old Settlers Park is one of McKinney's signature parks located in the Mill District in close proximity to Downtown. The park features mature trees, a multi-use sports court, a covered pavilion, picnic and playground areas and drainage creek that run along the park.

### RECREATION CENTER

The Old Settlers Recreation Center is situated between the Mouzon Ball Fields and the Aquatic Center where classes and activities are available for year-around participation. The center also features a large pavilion that covers a multi-use sport court with multiple basketball goals near the entrance.

### AQUATIC CENTER

The Aquatic Center is a popular destination for residents in McKinney between Memorial Day and Labor Day. It has approximately 4,151 sf of surface area with shallow water including a zero beach entry and a modest slide tower and slide.

### MOUZON BALL FIELDS

On the far east side of Old Settlers Park sits the relatively new Mouzon Ball Fields that are made up of three baseball diamonds surrounding a centralized seating area.

# 10 Focus Parks

## RECOMMENDED PARK IMPROVEMENTS

The following are recommended park improvements based on field observation and park analysis. These include short term and long term solutions for the park.

### LANDSCAPE

To preserve and enhance the naturalist qualities of the landscape, preference will be placed on the application of native plantings including trees, wildflowers, and grasses to reduce the mowing frequency of native planted areas.

### ACCESSIBILITY

ADA accessibility is key to efficient site safety, mobility and ease of use. All accessibility issues will be addressed to include access to benches and future shade structures.

### ACTIVE PROGRAMS

#### SPORTS

Old Settlers currently has various areas of passive and active recreation. The existing active amenities that should be updated and/or replaced are the basketball court and playground area. The court located behind the Aquatic Center is in need of renovations, sufficient lighting, and are not in a suitable location. Therefore, temporarily the basketball courts' lighting will be updated as well as the needed court striping but should be relocated long term.

## SHORT TERM GOALS

### DESTINATION

#### NATURE

Old Settlers Park's open space areas are well maintained with its abundance of mature trees, the creek along the northern portion of the park, and the varying in topography that give the park a naturalist quality. However, it is recommended that the park's visibility be improved by limbing up and trimming all existing trees to minimum of 12' clear height. Additional trees may need to be planted to accommodate shading for existing amenities such as the basketball court.

### SOCIAL ZONES

Spatial characteristics, massive trees and close proximity to Downtown creates an opportunity for unique "Social Zones" that would attract users from the downtown area and surrounding neighborhoods. Program elements such as "concerts in the park", an "Urban Outdoor Library", QR fitness zones, WiFi hotspots with a "Selfie Station", "Bike Boulevards" and a new Bike Share Program are elements found in successful urban environments across the world that could be incorporated into Old Settlers Park. Strong pedestrian linkages with wide, tree lined walks provides a pleasurable experience for park users that may work or shop in the Downtown District.

## LONG TERM GOALS

## OPPORTUNITIES

Estimated Cost



SHORT TERM = \$X,XXX,XXX - \$X,XXX,XXX

LONG TERM = \$X,XXX,XXX - \$X,XXX,XXX



### MASTER PLANNING

To increase the visitation and to "Celebrate" the new found vigor of the community, a master plan should be developed for Old Settlers Park. The plan would include expansion and renovation of Old Settler's Recreation and Aquatic Center and construct approximately 30,000 sf of new indoor recreation space to replace the existing southern portion of facility, bringing it up to par with neighboring city recreation centers. The renovation should also provide recreational programs and trends to attract a new client base of business owners, merchants and millennials from the Downtown District. Additionally, the plan should explore the inclusion of other amenities to the park such as supplemental outdoor active and passive program elements.

### GATEWAY

#### SIGNAGE + WAYFINDING

New park identification signage at the entries and drop-off areas will provide the park with entry sequence and a sense of identity.

### DESTINATION

Old Settler's could become a the "new" neighborhood center providing recreational services such as "spin classes," yoga, and pilates to those in the immediate area and Downtown that would attract millennials and business owners. Park renovations could spark redevelopment and revitalization of the surrounding area leading into Downtown.

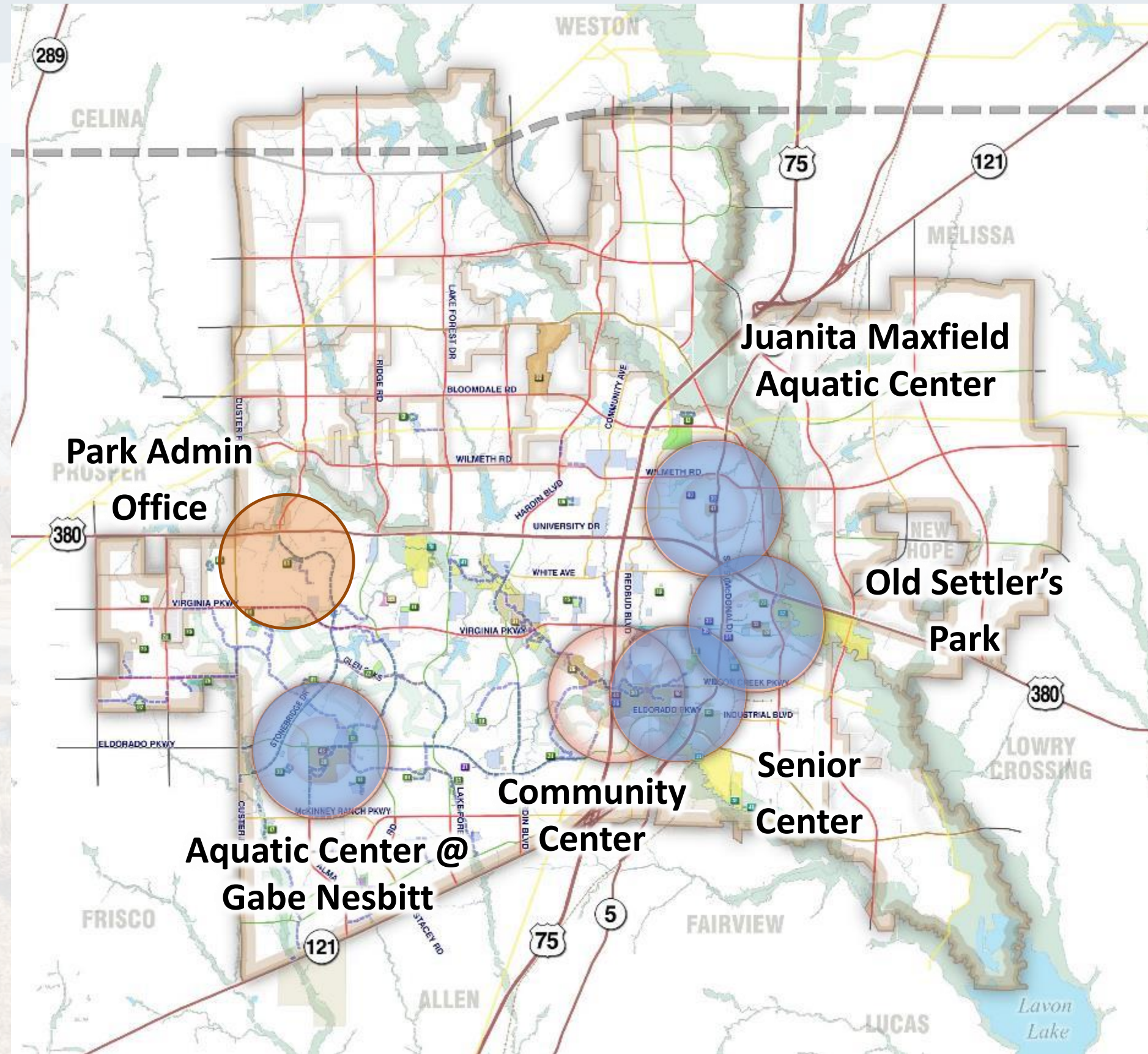
### CONNECTION

#### PROXIMITY

Old Settlers location between McKinney's Greenbelts and Downtown has the potential form a central gateway connection with the use of green infrastructure such as widened sidewalks, bikeway boulevards, street trees, lighting and site furnishings.

# Recreation Centers and Aquatic Facilities

- 5 total facilities
- Park Administration Office



# Recreation Centers and Aquatic Facilities

## Benchmarking – Peer Cities (Allen, Denton, Frisco, Grand Prairie, Plano)

### Recreation

- Benchmark: **0.83 sf** per 1,000 Residents
- Current LOS: **0.68 sf** per 1,000 Residents

#### Needs

- Short-Term: **30k square feet**
- Long-Term: **270k to 300k square feet at buildout**

### Seniors

- Benchmark: **0.18 sf** per 1,000 Residents
- Current LOS: **0.10 sf** per 1,000 Residents

#### Needs

- Short-Term: **10k square feet**
- Long-Term: **63k square feet at buildout**



# Recreation Centers and Aquatic Facilities

## Old Settler's Park

Building Phase 1 – 1995; Phase 2 – 2006 (21 and 10 Years Old); Pool – 2003 (13 Years Old)



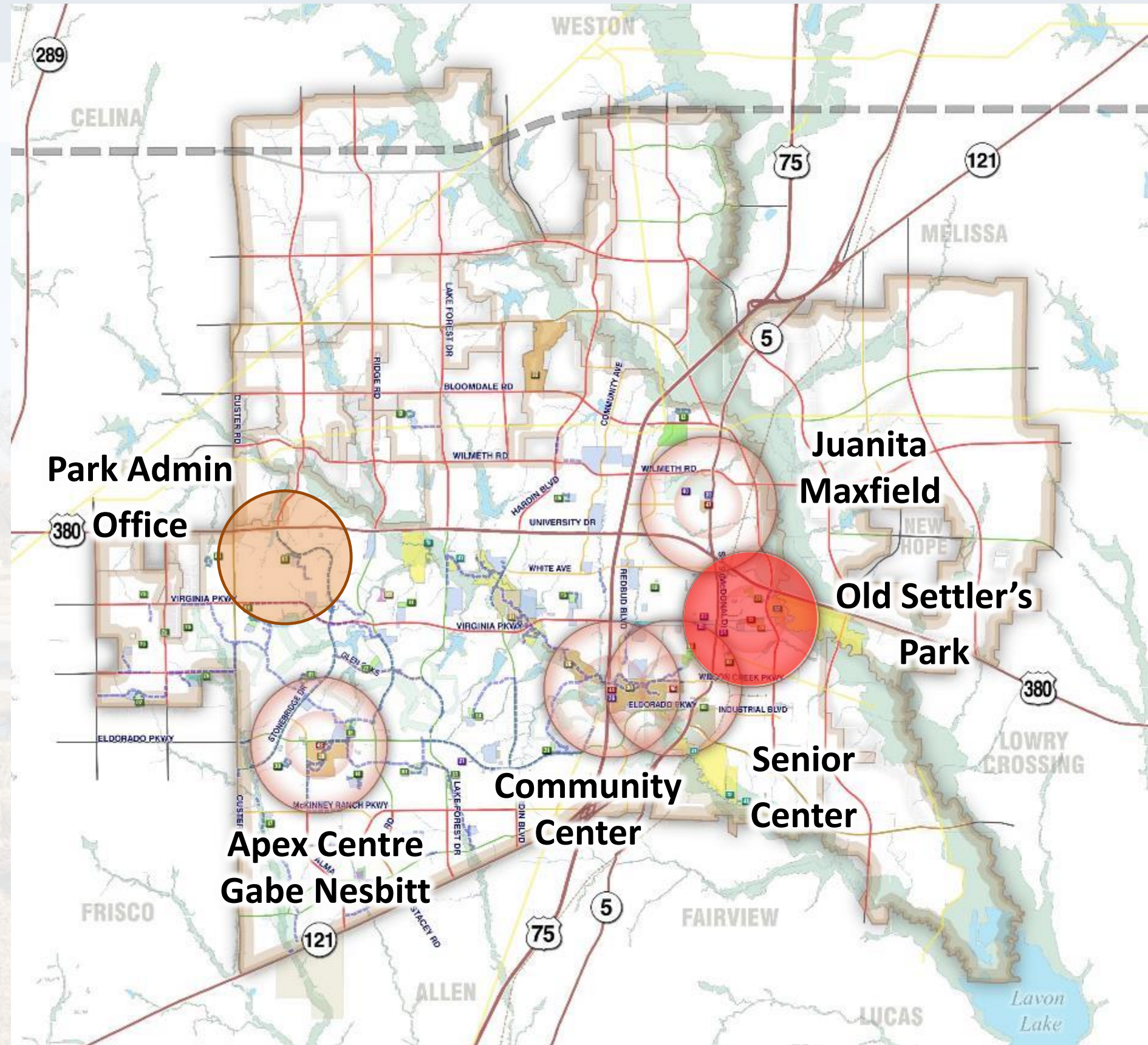
# Aquatic Facilities and Recreation Centers

## Short-Term

### Old Settler's Park

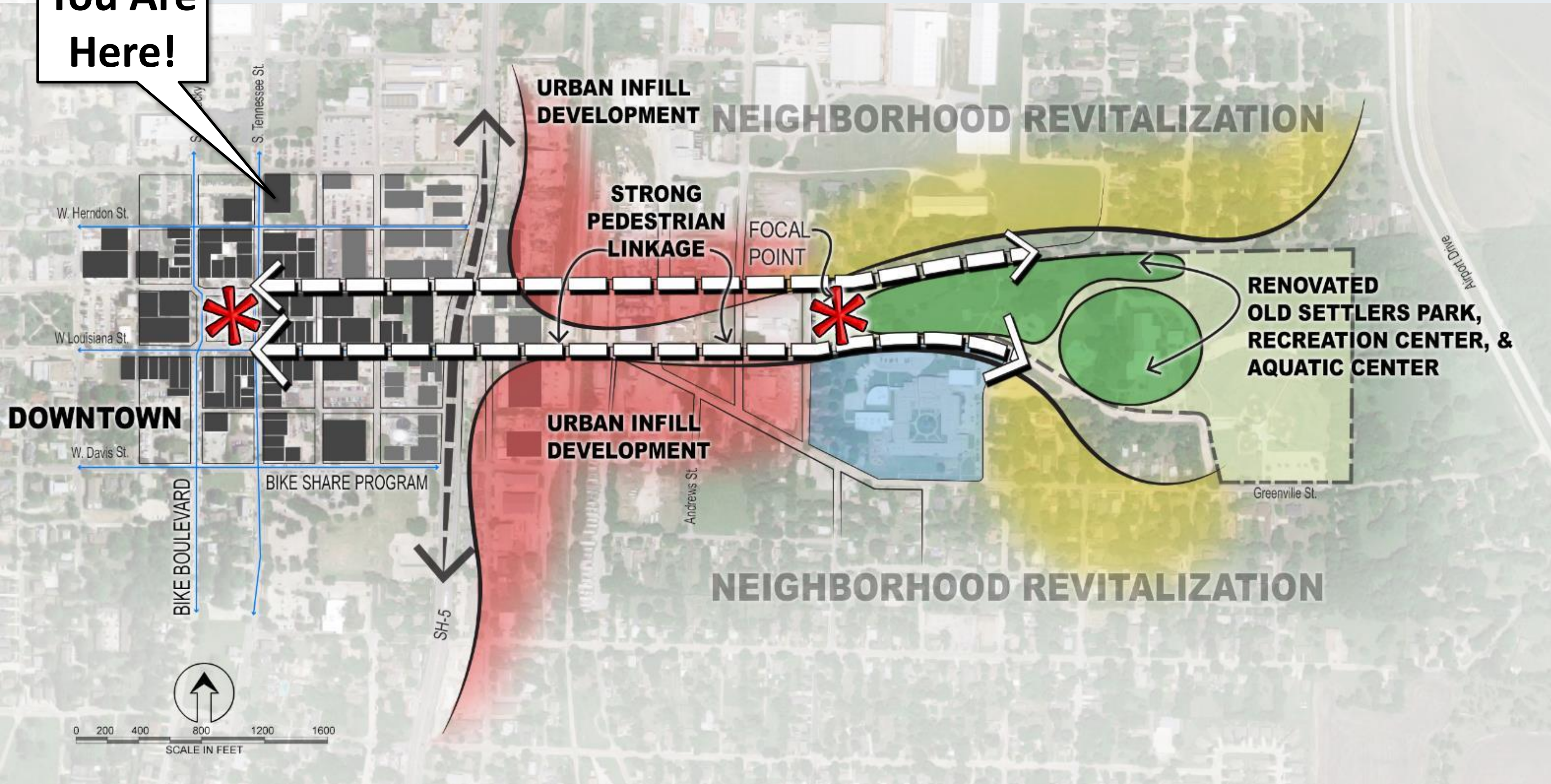
Phase I - **Expand and renovate** Old Settler's Center. New Construction to be approximately **30,000 sf** to replace the existing southern portion of center. **Add parking** and **relocate covered basketball** to center of park.

**Modernize Old Settler's Pool** including modernizing pool support areas as well as selected elements of pool and decking.



# Aquatic Facilities and Recreation Centers

You Are Here!



# *Bike Boulevards*



# *Bike Share Programs*



# *Recreation Centers and Aquatic Facilities*

**Population Growth  
(2005-2015)**



**Senior Center Yearly  
Attendance Growth**



# Recreation Centers and Aquatic Facilities

**Senior Center** Built 2002 and 2003 (14 Years Old)

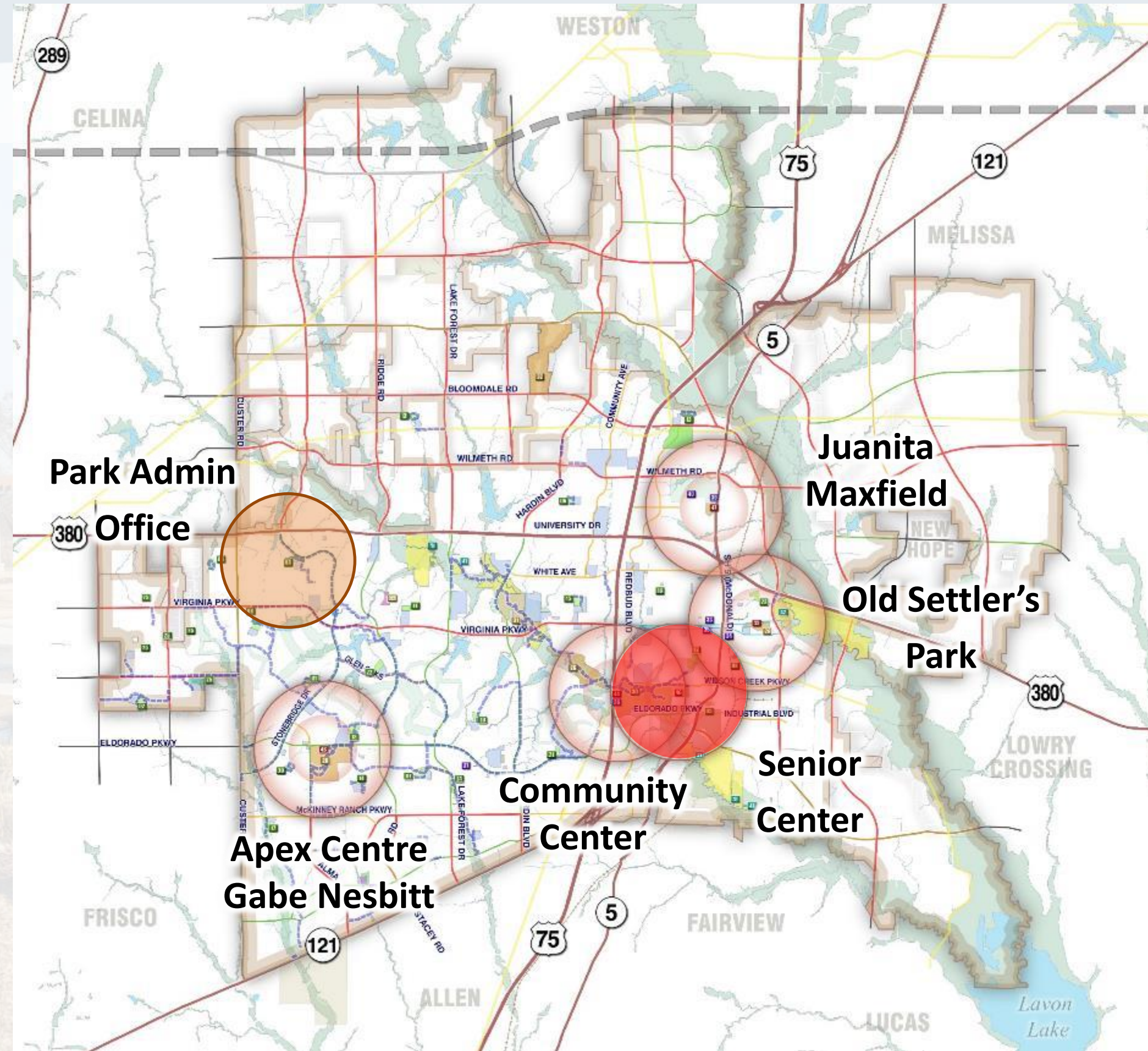


# Aquatic Facilities and Recreation Centers

## Short-Term

## Senior Center

**Expand and Renovate** current center by approximately **10,000 sf.** **Expand pool support areas** and provide for **major renovations to the pool** area.





# *Recreation Centers and Aquatic Facilities*

**Juanita Maxfield** Built Late 1960's (Approx. 50 Years Old)

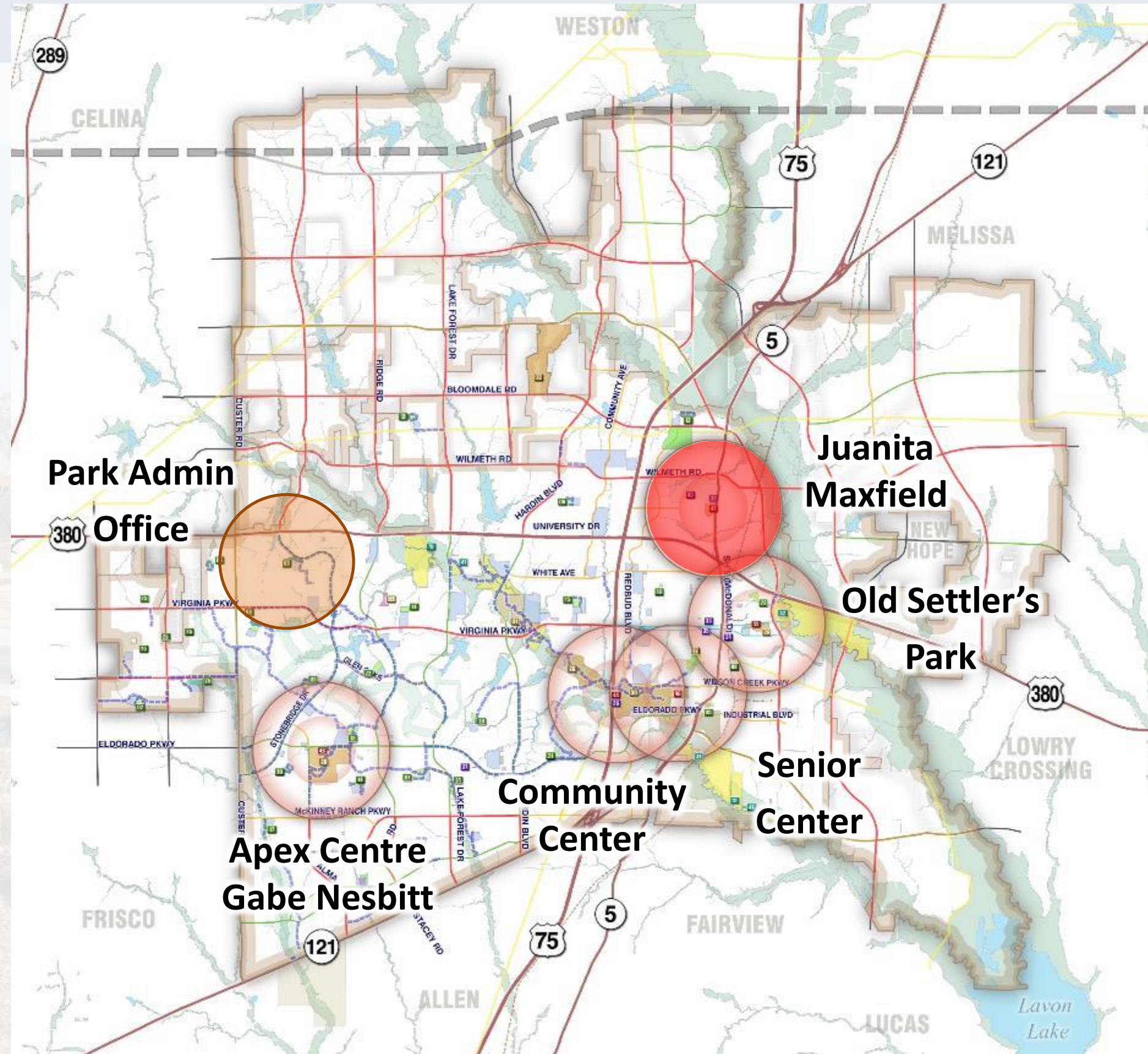


# Aquatic Facilities and Recreation Centers

## Short-Term

Juanita Maxfield

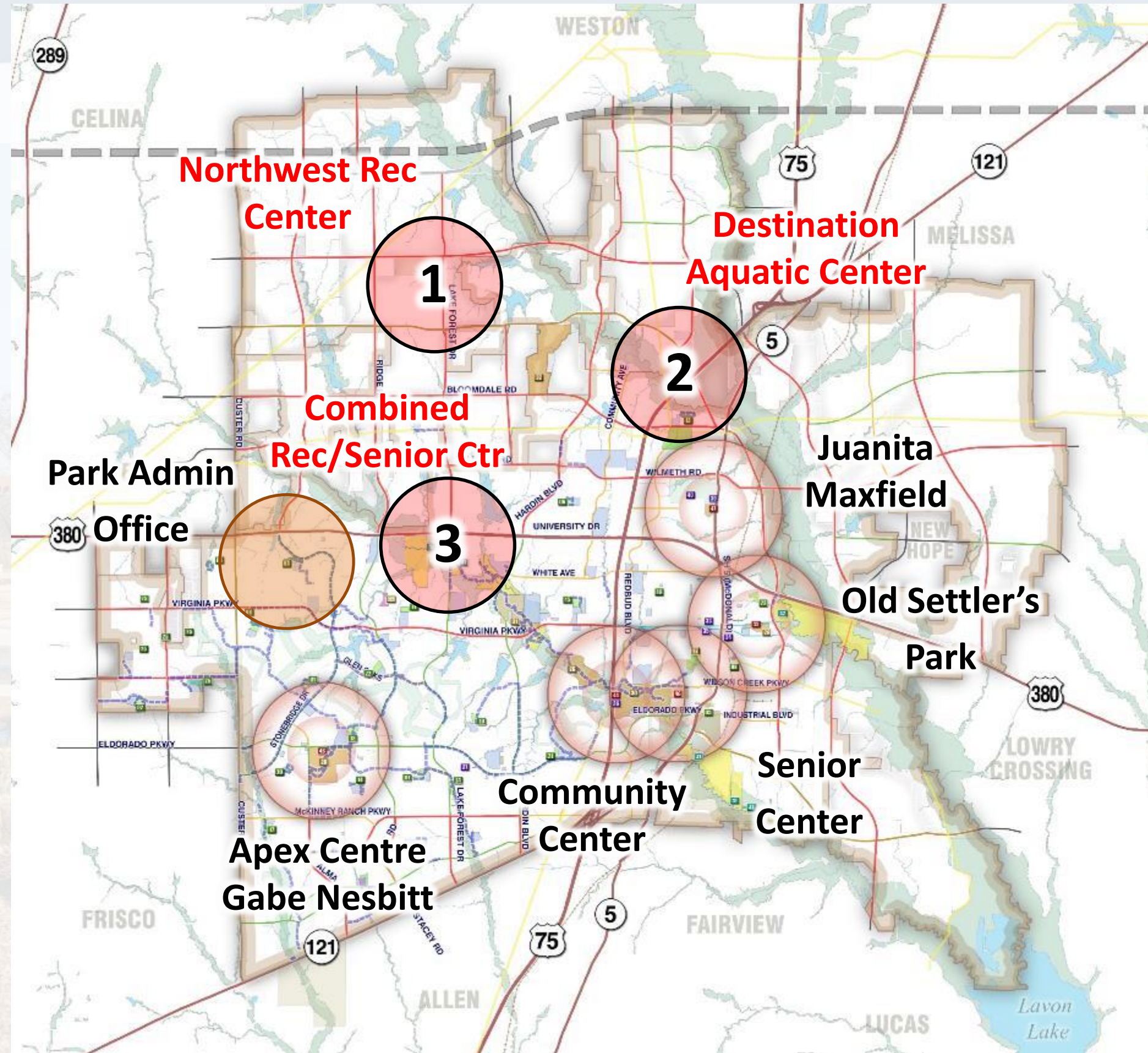
**Maintain Juanita Maxfield Pool** until a **replacement facility** can be constructed in a more accessible location.



# Aquatic Facilities and Recreation Centers

## Long-Term

- Two to Three Centers
- 170,000 to 200,000 sf
- 10 – 15 max. travel time from any point in McKinney
- Add destination aquatic center

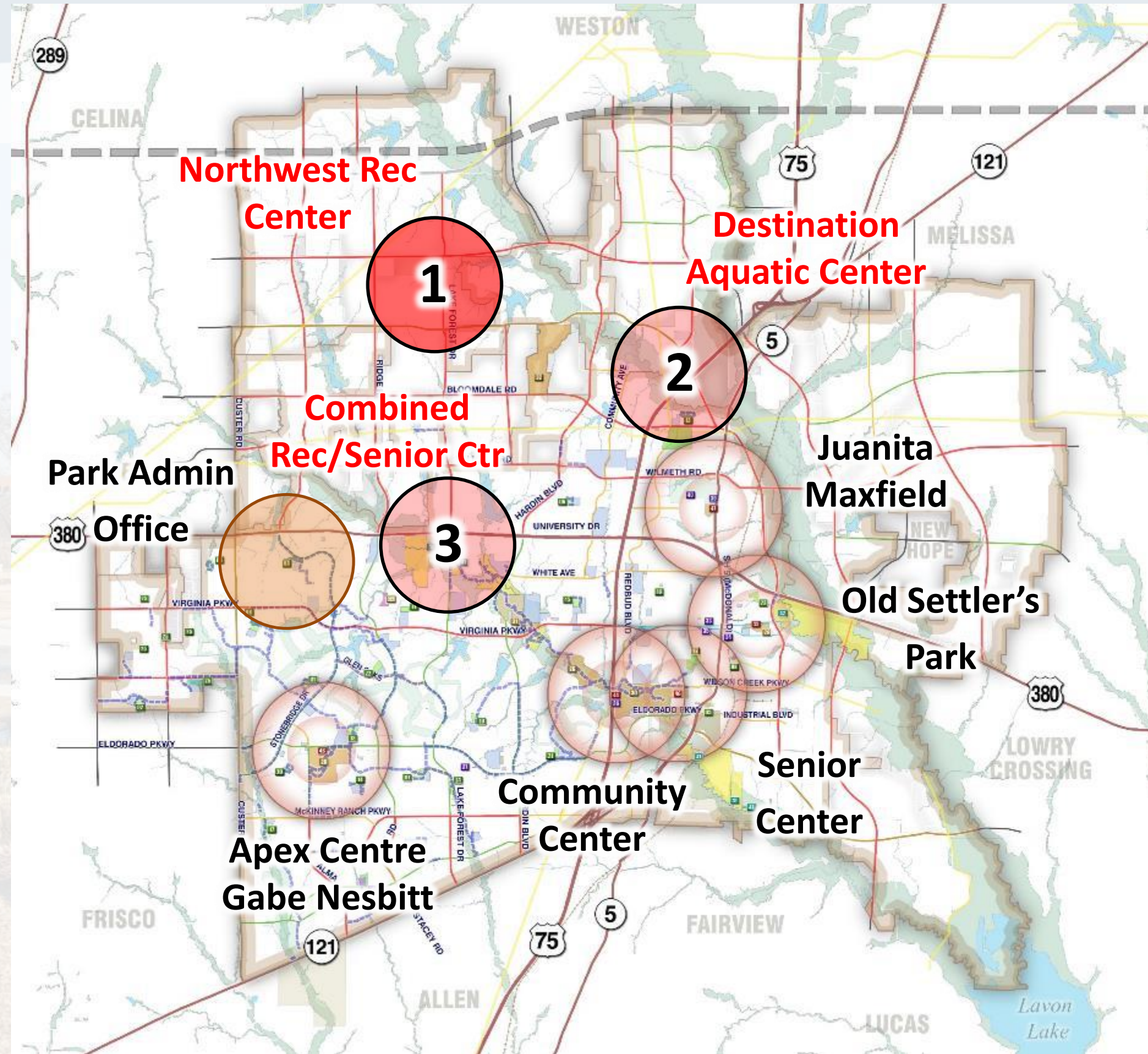


# Aquatic Facilities and Recreation Centers

## Long-Term

### Northwest Recreation Center

Construct a **new 70,000 sf Recreation Center** in the Northwest sector of city including approximately an **8,000 sf exterior leisure pool**.

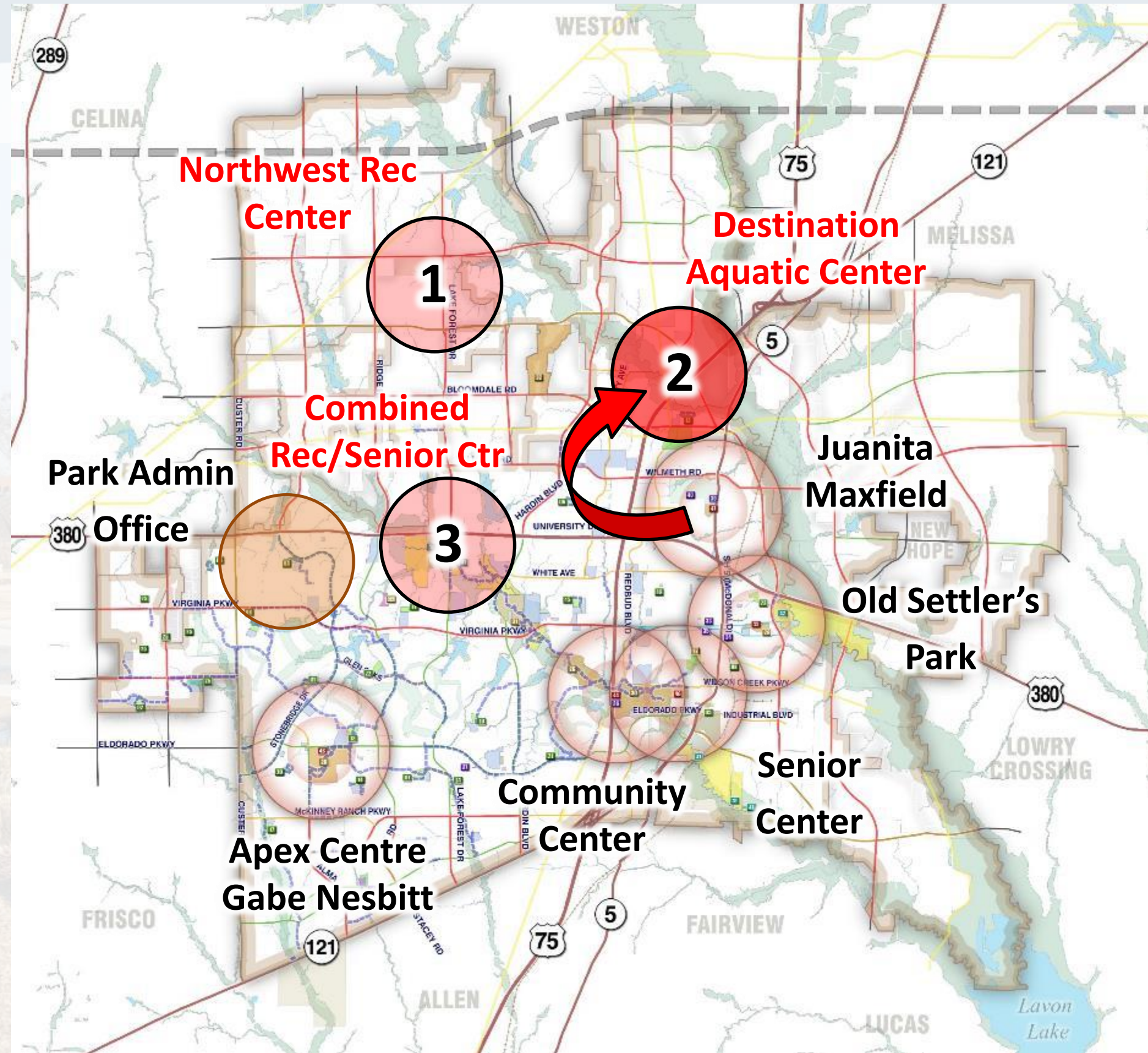


# Aquatic Facilities and Recreation Centers

## Long-Term

### Destination Aquatic Center

Construct a **destination aquatic center** requiring approximately **25 acres**. This facility could be located in an **entertainment district of McKinney** and should be constructed in phases approximately 5 years apart.

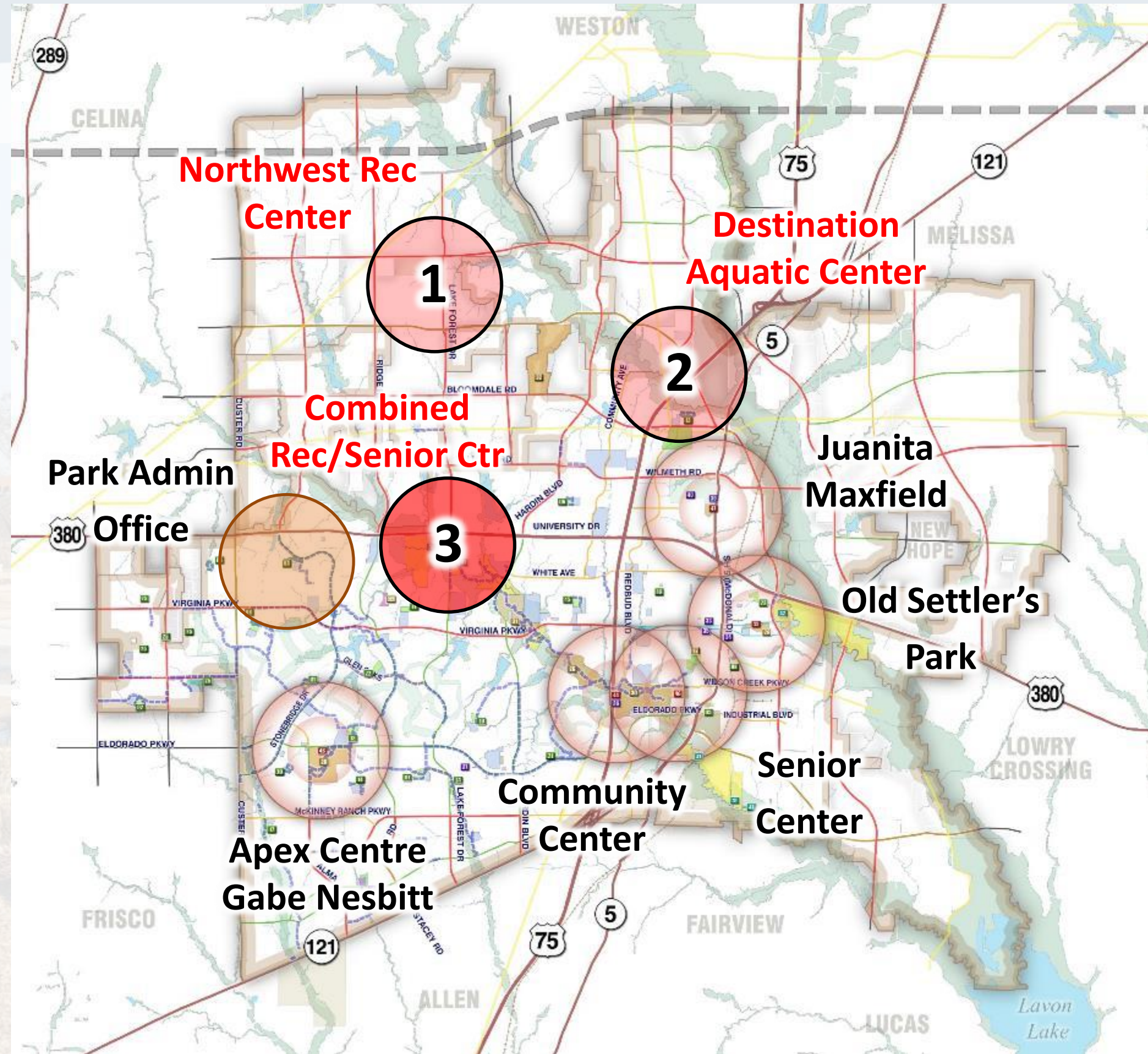


# Aquatic Facilities and Recreation Centers

## Long-Term

### Combined Rec/Senior Center

Construct a new **80,000 sf** Recreation Center with a senior component of 30,000 SF in the Northeast/Central portion of city that includes some **indoor aquatics**.



# *Next Steps*

**November**

- 1. Submit Draft Document to Staff**
- 2. Staff Review**

**December**

- 3. Submit Semi-Final Document to Visioning Committee**
- 4. Visioning Committee Review**

**January**

- 5. Presentation to Council/Parks Board/MCDC**

**February**

- 6. Plan Adoption**



# Questions

