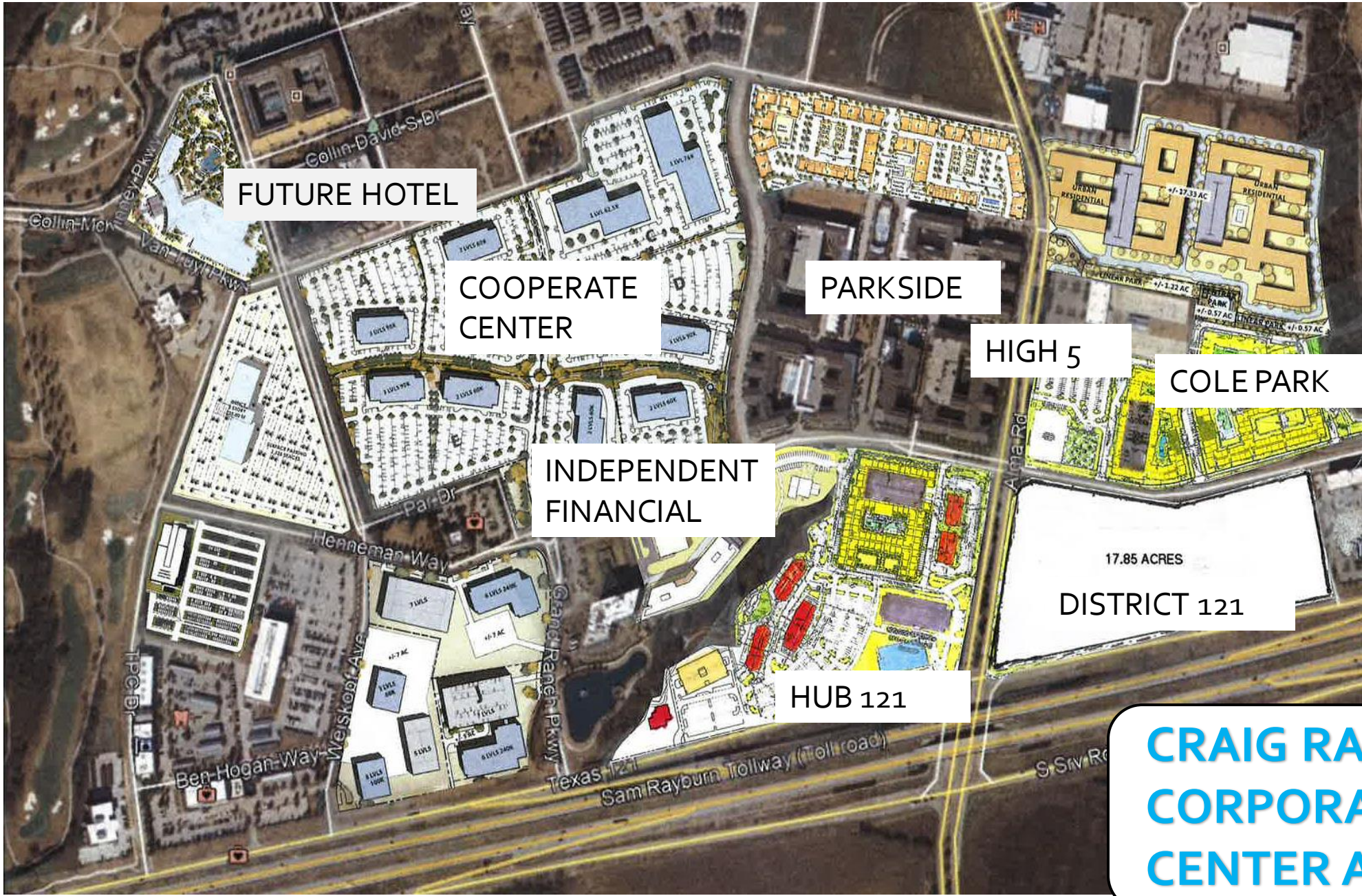


# DISTRICT 121

MCDC  
PRESENTATION





FUTURE HOTEL

COOPERATE  
CENTER

PARKSIDE

HIGH 5

COLE PARK

INDEPENDENT  
FINANCIAL

17.85 ACRES

DISTRICT 121

HUB 121

**CRAIG RANCH  
CORPORATE  
CENTER AREA**

# EXISTING ZONING SITE PLAN

BASEBALL  
COMPLEX

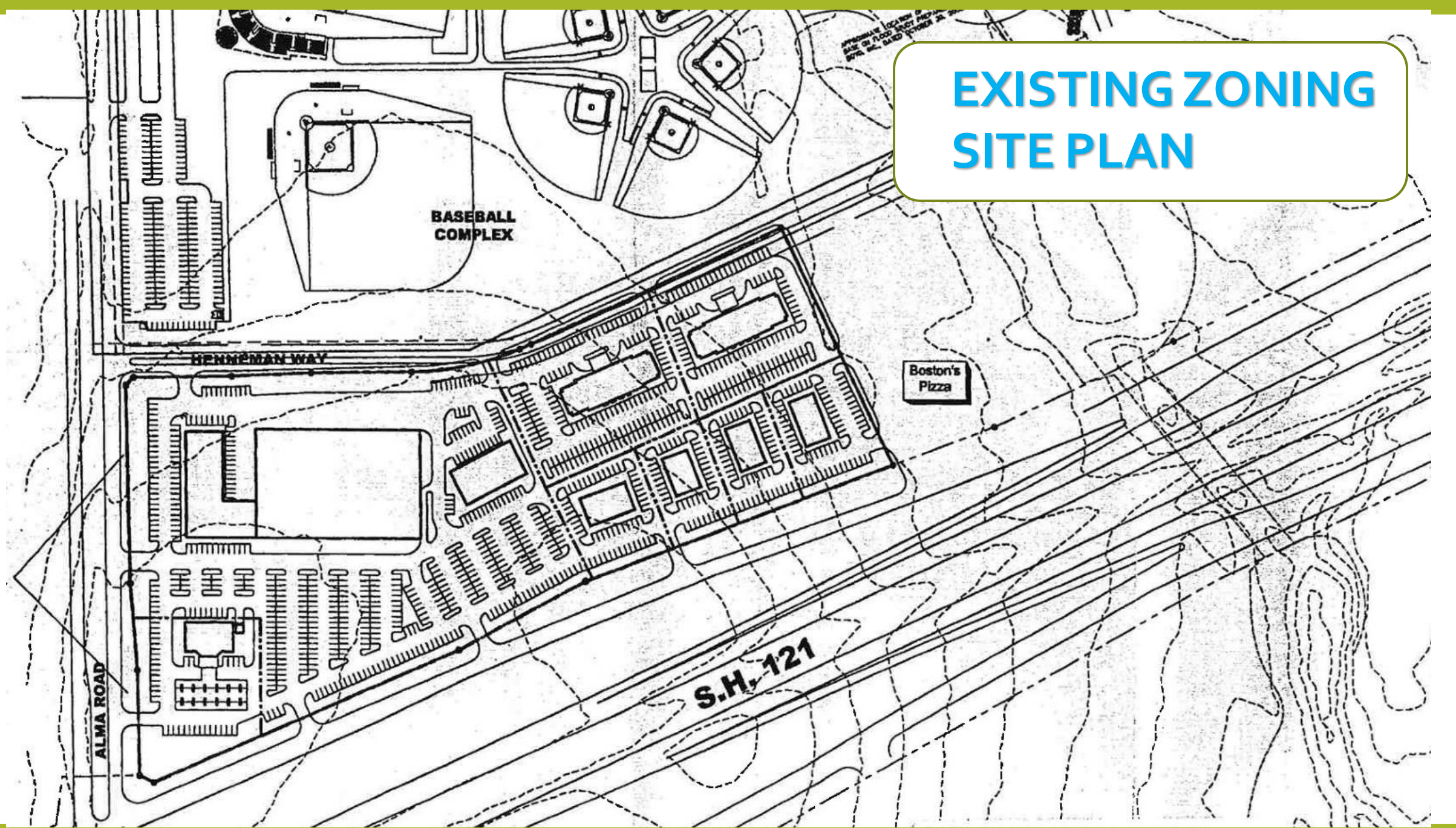
HENNERMAN WAY

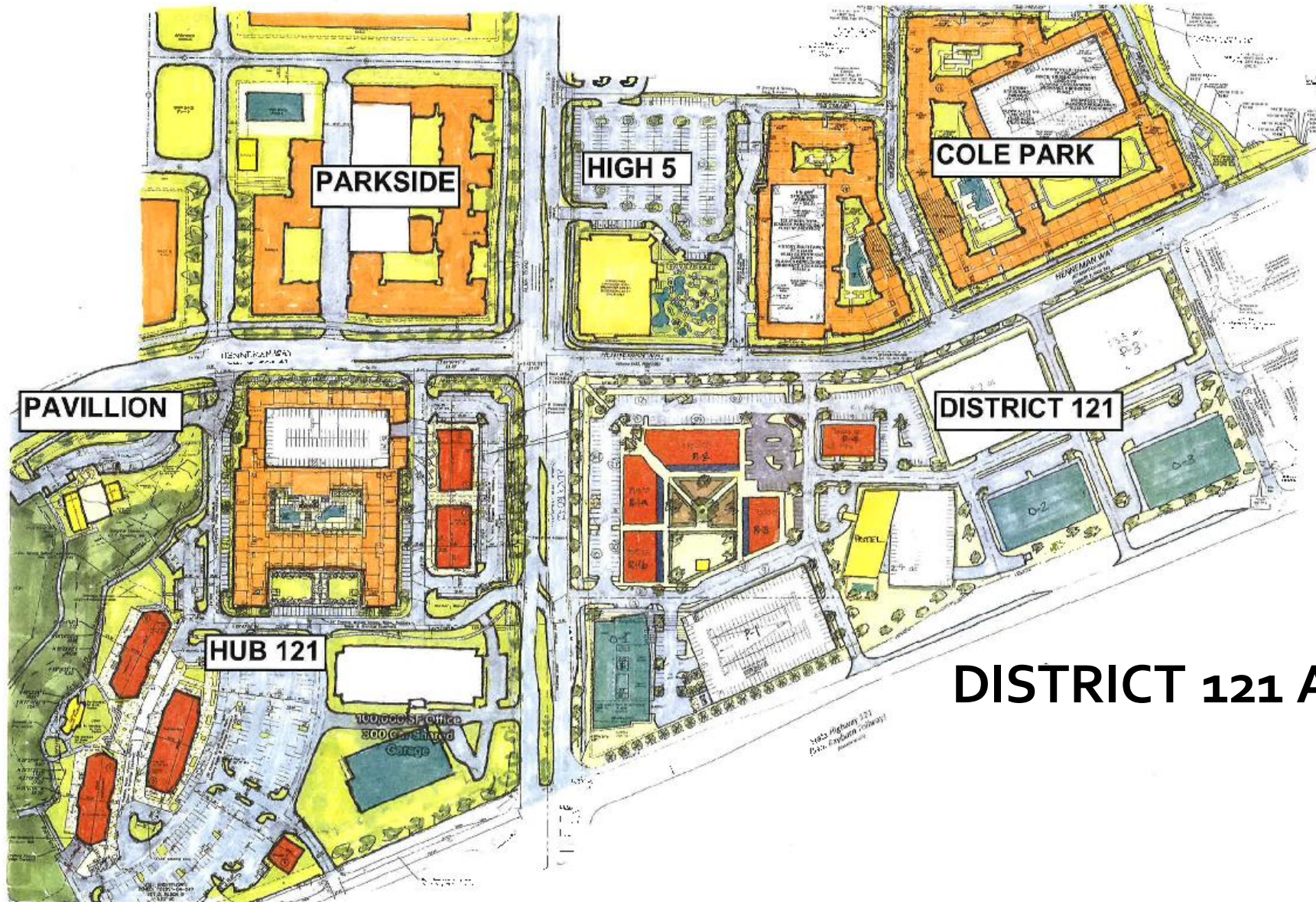
Boston's  
Pizza

S.H. 121

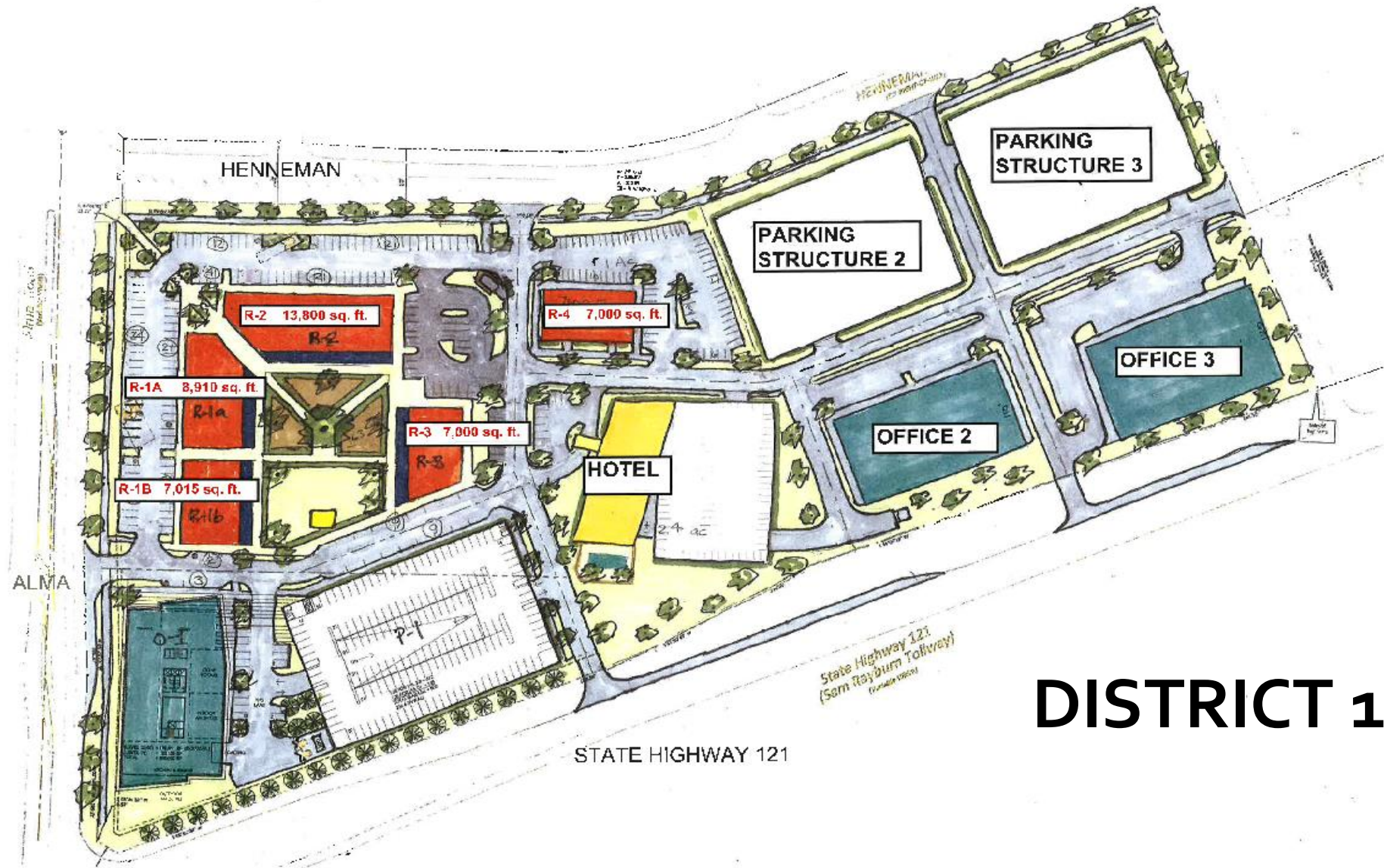
ALMA ROAD

APPROXIMATE LOCATION OF  
BASE OF FLOOD PROTECT AREA  
90% R.F. BASED UPON 2010

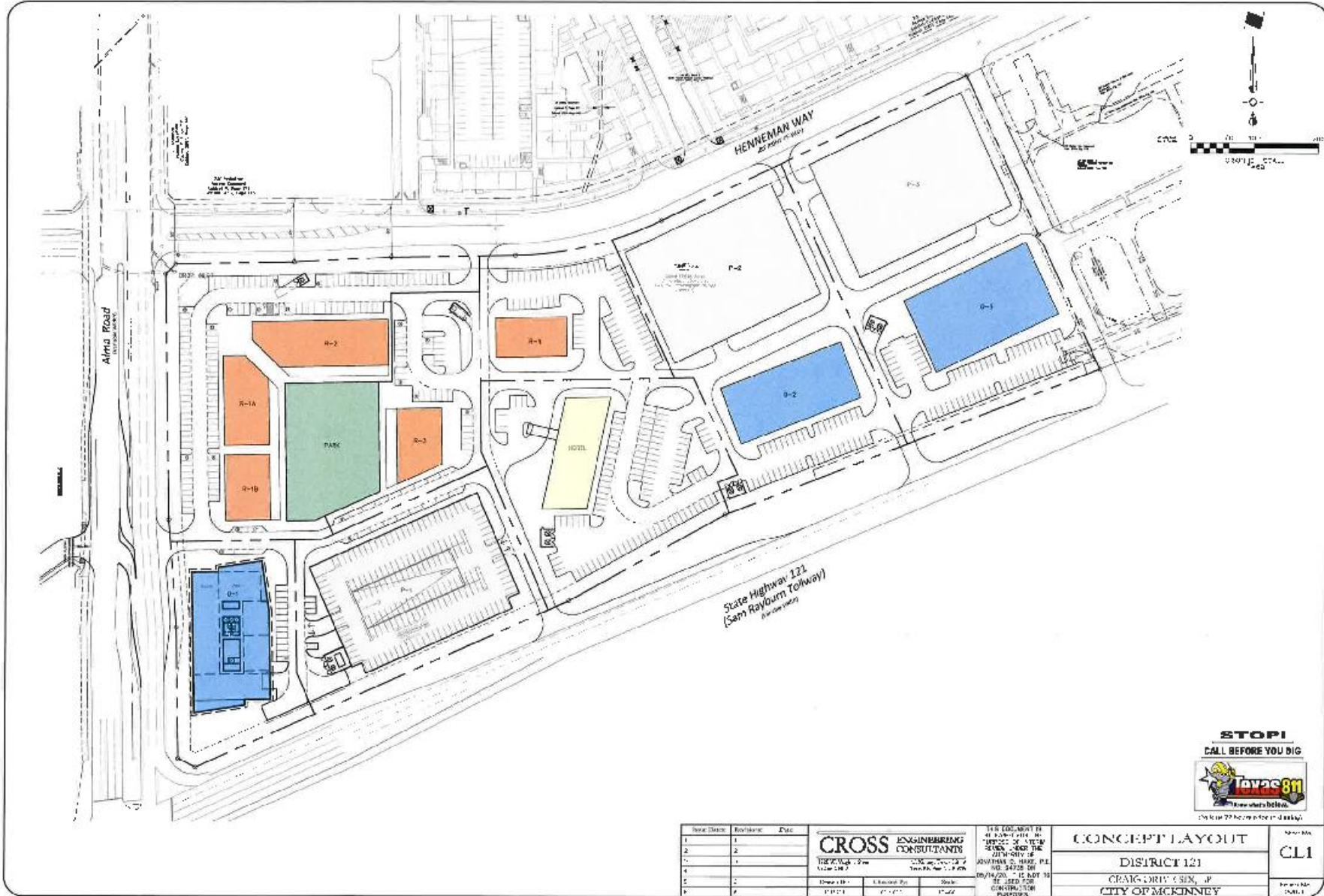




# DISTRICT 121 AND HUB 121

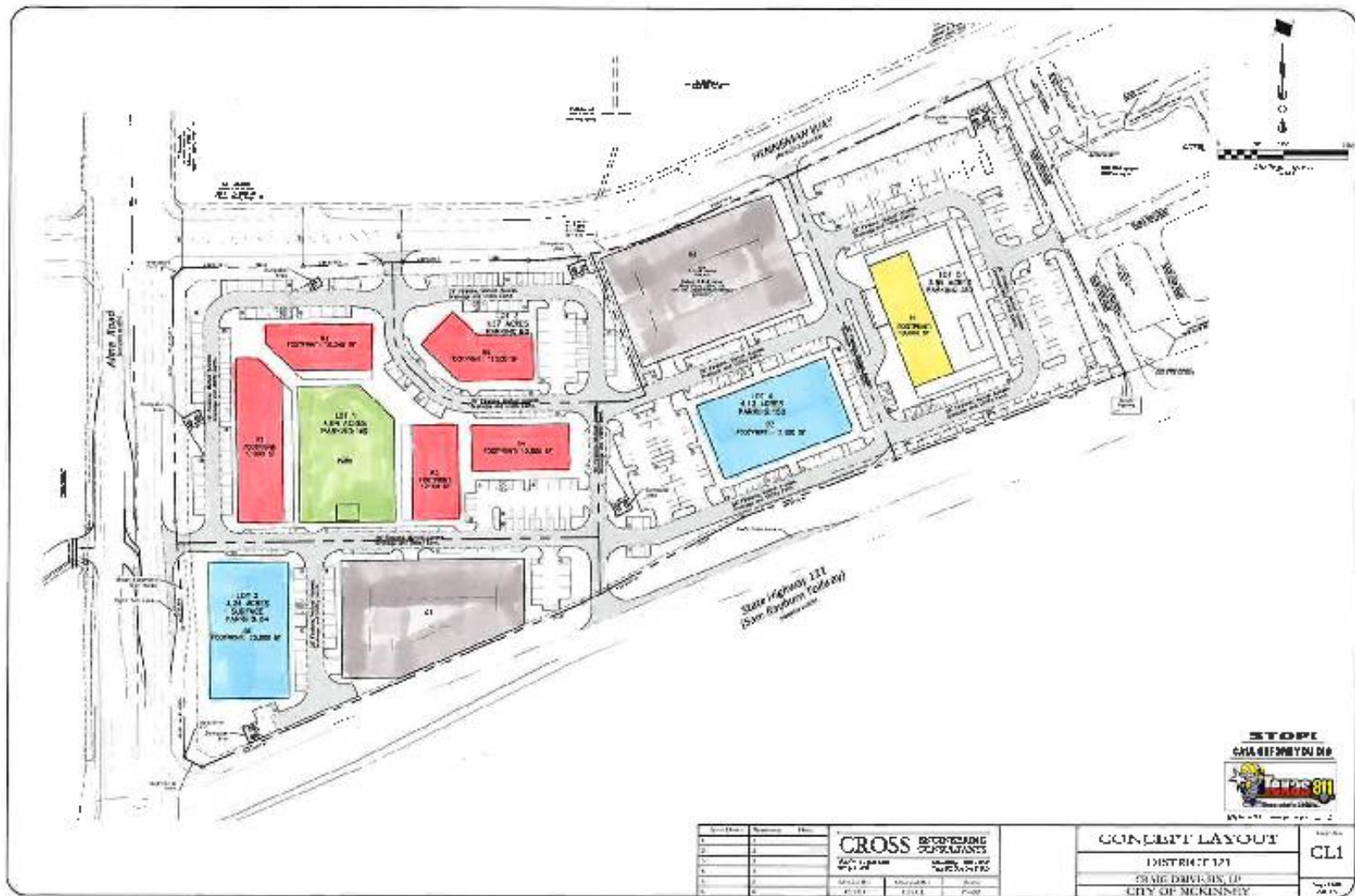


# DISTRICT 121



Issue Date	Revisions	Date	CROSS ENGINEERING CONSULTANTS		THIS DOCUMENT IS THE PROPERTY OF CROSS ENGINEERING CONSULTANTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.	CONCEPT LAYOUT	Sheet No.
1	1		CROSS ENGINEERING CONSULTANTS		NO. 142000110	DISTRICT 123	CL1
2	2		CROSS ENGINEERING CONSULTANTS		NO. 142000110	CRAIG DRYDEN, P.E.	Project No.
3	3		CROSS ENGINEERING CONSULTANTS		NO. 142000110	CITY OF MCKINNEY	Sheet No.
4	4		CROSS ENGINEERING CONSULTANTS		NO. 142000110		Scale
5	5		CROSS ENGINEERING CONSULTANTS		NO. 142000110		Author
6	6		CROSS ENGINEERING CONSULTANTS		NO. 142000110		Checker
7	7		CROSS ENGINEERING CONSULTANTS		NO. 142000110		Designer

DATE: 08/11/2011



Rev	Date	Description
1		
2		
3		
4		
5		

**CROSS** ENGINEERING CONSULTANTS  
 2001 W. 12th Street, Suite 100  
 McKinney, TX 75069  
 Phone: 972.562.1234  
 Fax: 972.562.1235  
 Email: info@crosseng.com

**CONCEPT LAYOUT**  
 DISTRICT 171  
 TRAC DRIVE, LP  
 CITY OF MCKINNEY

DATE: 11/11/2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1" = 100'

ORIGINAL PLAN SENT TO MCDC ON 4/22/20		REVISED PLAN SENT TO MCDC on 8/5/2020	
SQUARE FOOTAGE CONTIGUOUS TO PARK		SQUARE FOOTAGE CONTIGUOUS TO PARK	
RETAIL BUILDING	SQUARE FOOTAGE	RETAIL BUILDING	SQUARE FOOTAGE
R-1	17,000	R-1A	8,910
R-2	10,500	R-1B	7,015
R-3	10,150	R-2	13,800
	37,650	R-3	7,000
			36,725
			-3.23%

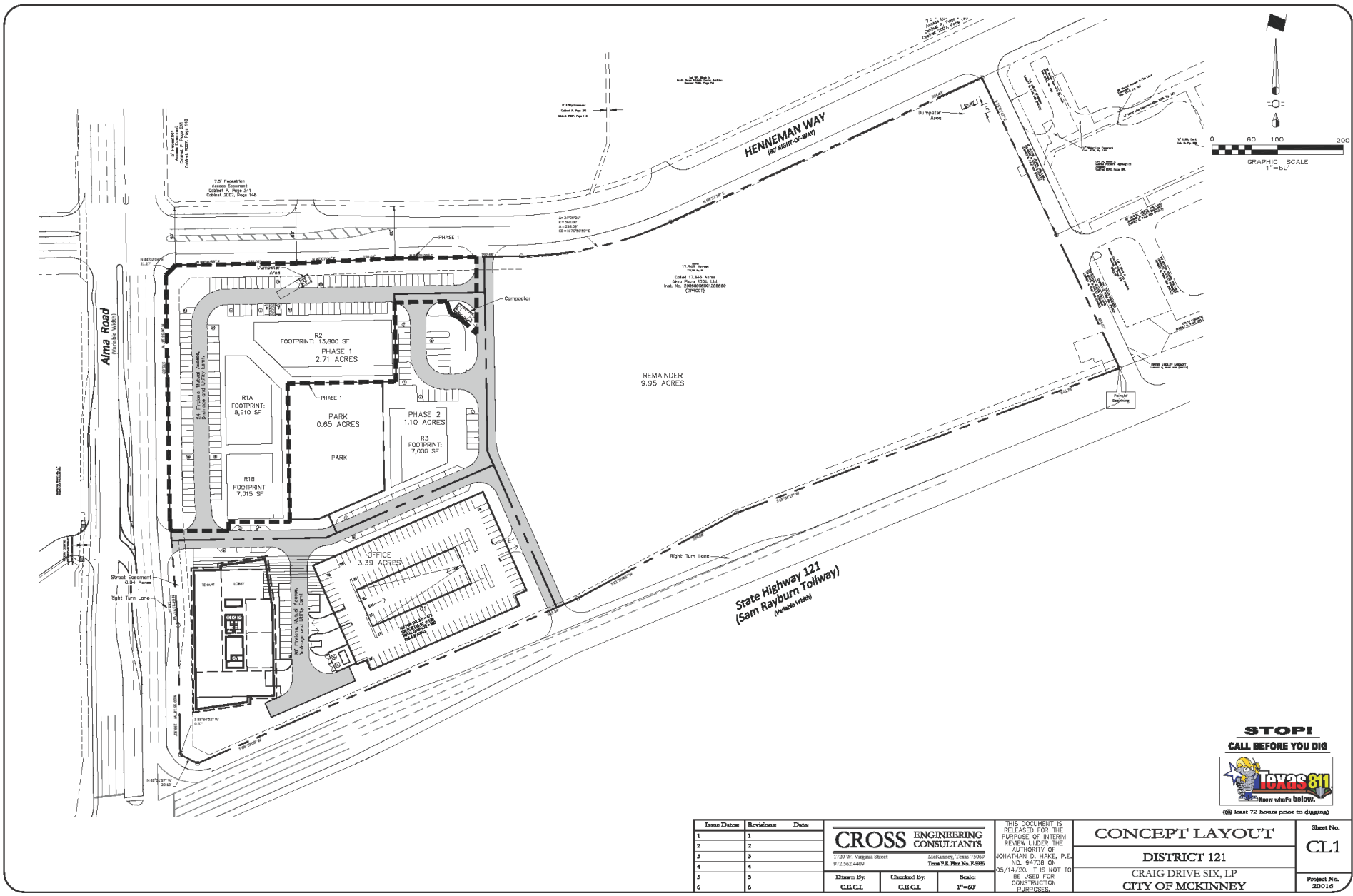
ORIGINAL PLAN SENT TO MCDC ON 4/22/20		REVISED PLAN SENT TO MCDC on 8/5/2020	
ACREAGE IN PARK		ACREAGE IN PARK	
	0.7 ACRES		0.65 ACRES
			-7.14%

ORIGINAL PLAN SENT TO MCDC ON 4/22/20		REVISED PLAN SENT TO MCDC on 8/5/2020	
SQUARE FOOTAGE WEST OF NORTH SOUTH FIRE LANE		SQUARE FOOTAGE WEST OF NORTH SOUTH FIRE LANE	
RETAIL BUILDING	SQUARE FOOTAGE	RETAIL BUILDING	SQUARE FOOTAGE
R-1	17,000	R-1A	8,910
R-2	10,500	R-1B	7,015
R-3	10,150	R-2	13,800
R-4	10,500	R-3	7,000
	48,150		36,725
			-24.20%

ORIGINAL PLAN SENT TO MCDC ON 4/22/20		REVISED PLAN SENT TO MCDC on 8/5/2020	
TOTAL RETAIL SQUARE FOOTAGE SHOWN		TOTAL RETAIL SQUARE FOOTAGE SHOWN	
RETAIL BUILDING	SQUARE FOOTAGE	RETAIL BUILDING	SQUARE FOOTAGE
R-1	17,000	R-1A	8,910
R-2	10,500	R-1B	7,015
R-3	10,150	R-2	13,800
R-4	10,500	R-3	7,000
R-5	11,500	R-4	7,000
	59,650		43,725
			-27.06%

# DISTRICT 121





# PHASE ONE RETAIL



Issue Dates	Revisions	Date
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

<b>CROSS ENGINEERING CONSULTANTS</b> 1730 W. Virginia Street 972.562.4400 McKinney, Texas 75069 Texas P.E. Reg. No. P.9395			THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 05/14/20. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	<b>CONCEPT LAYOUT</b> DISTRICT 121 CRAIG DRIVE SIX, LP CITY OF MCKINNEY	Sheet No. <b>CL1</b>
Drawn By: C.H.C.L.	Checked By: C.H.C.L.	Scale: 1"=60'			Project No. 20016

DISTRICT 121



# DISTRICT 121 KAIZEN ANNOUNCED OFFICE BUILDING



# DISTRICT 121



# COMMONS AREA AND RESTAURANTS / RETAIL



# DISTRICT 121 RETAIL

Electronic billboard facing 121 to advertise coming events



Outdoor living spaces integrated adjacent to restaurants/retail



# KIOSKS IN THE COMMONS

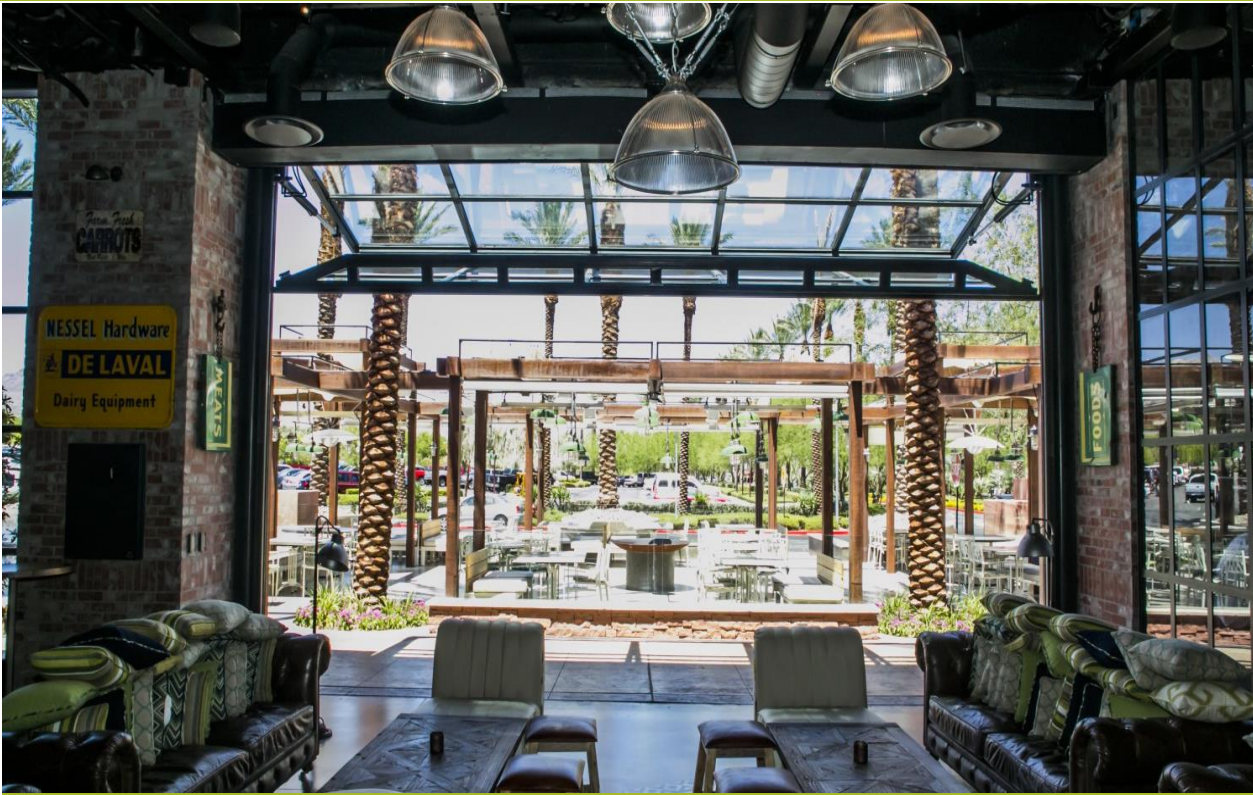
Kiosks could be permanent  
or brought in for special  
events.



# ARTIST SHOWS IN THE COMMONS

Starving artists shows like  
shown here in Southlake's  
Town Square





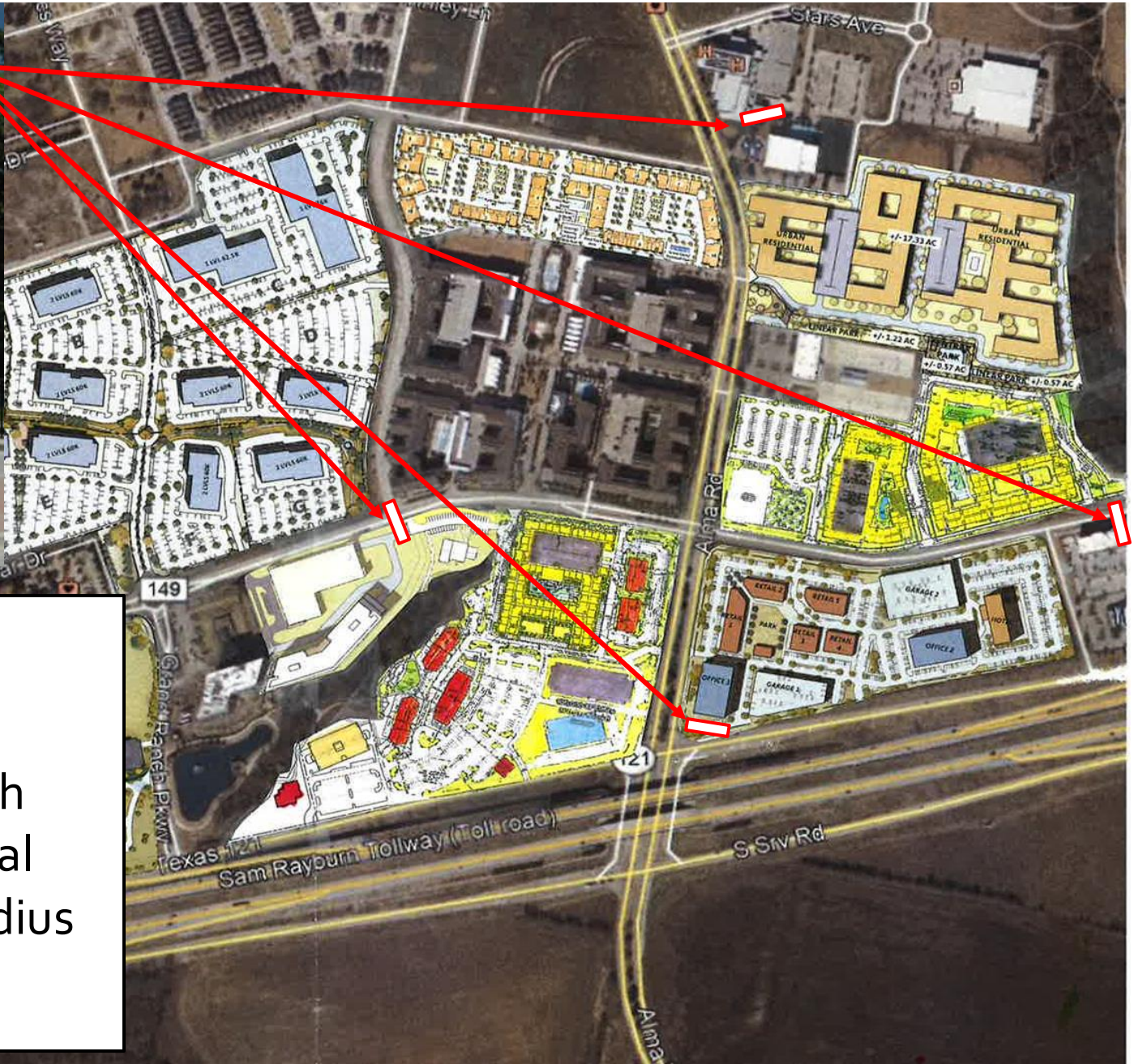
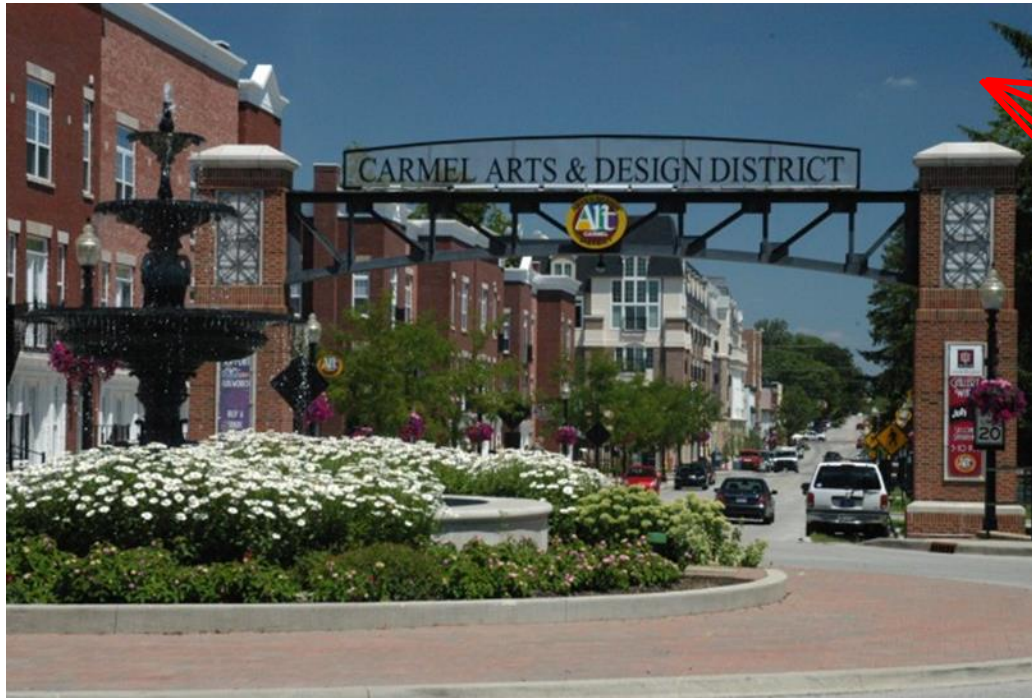
# RESTAURANT'S OVERLOOKING COMMONS

Seamless views from the restaurants into the Commons

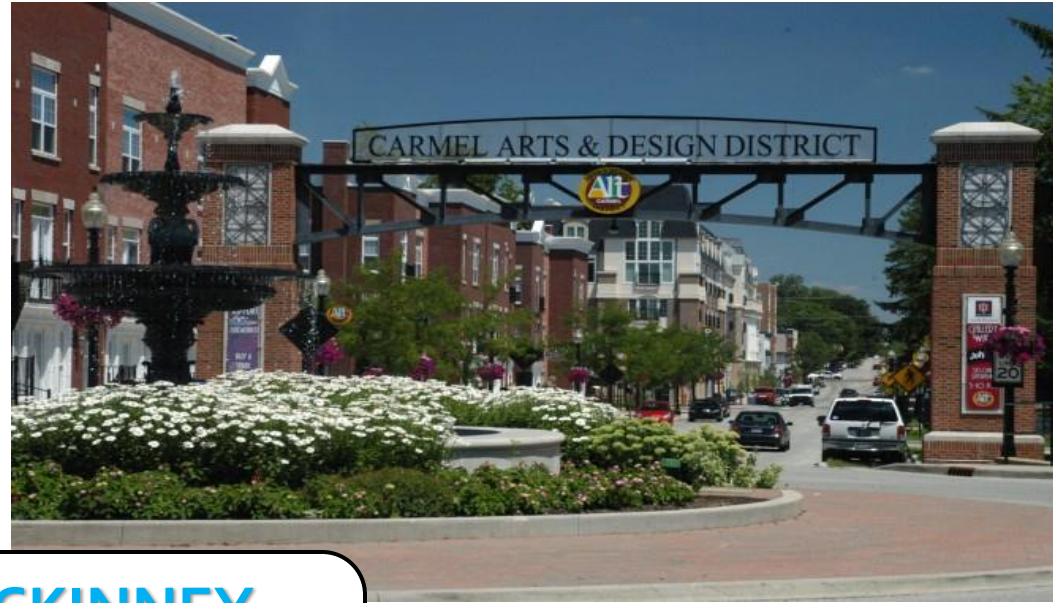


# IDEAS FOR OUTSIDE PATIOS

Indoor / outdoor collapsible doors could directly connect the commons with restaurants



**MCKINNEY STATION**  
Branding of Entertainment Area including District 121, HUB 121, High Five, & Over 6,500 Urban Residential Residents living within a 2-block radius



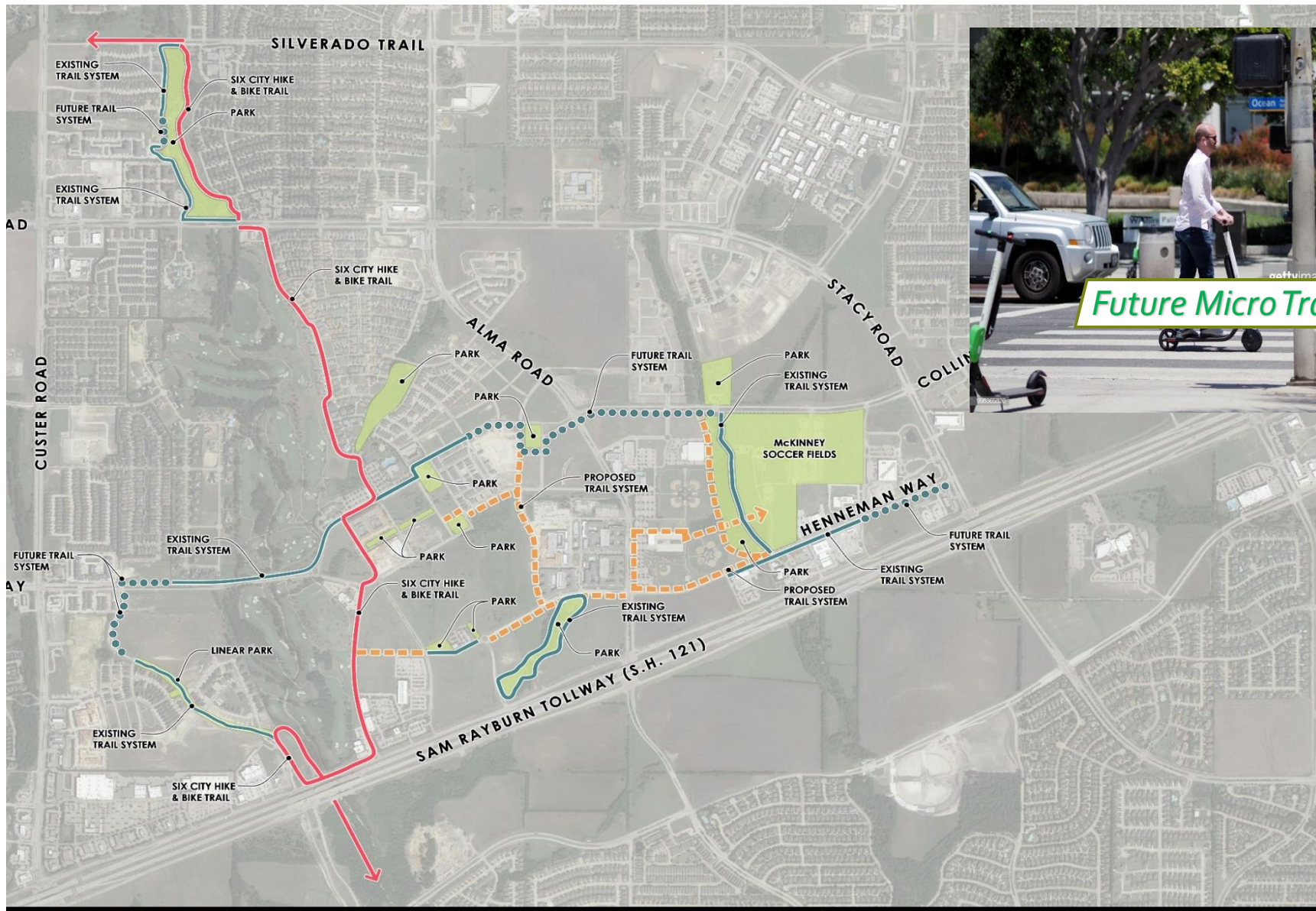
**MCKINNEY  
STATION  
INSPIRATION**





**MCKINNEY  
STATION  
INSPIRATION**





**Future Micro Transit**

**CRAIG RANCH EXISTING, REQUIRED, AND PROPOSED TRAIL SYSTEM**

SCHEMATIC DESIGN  
 CRAIG RANCH | MCKINNEY | TEXAS

# ENTERTAINMENT

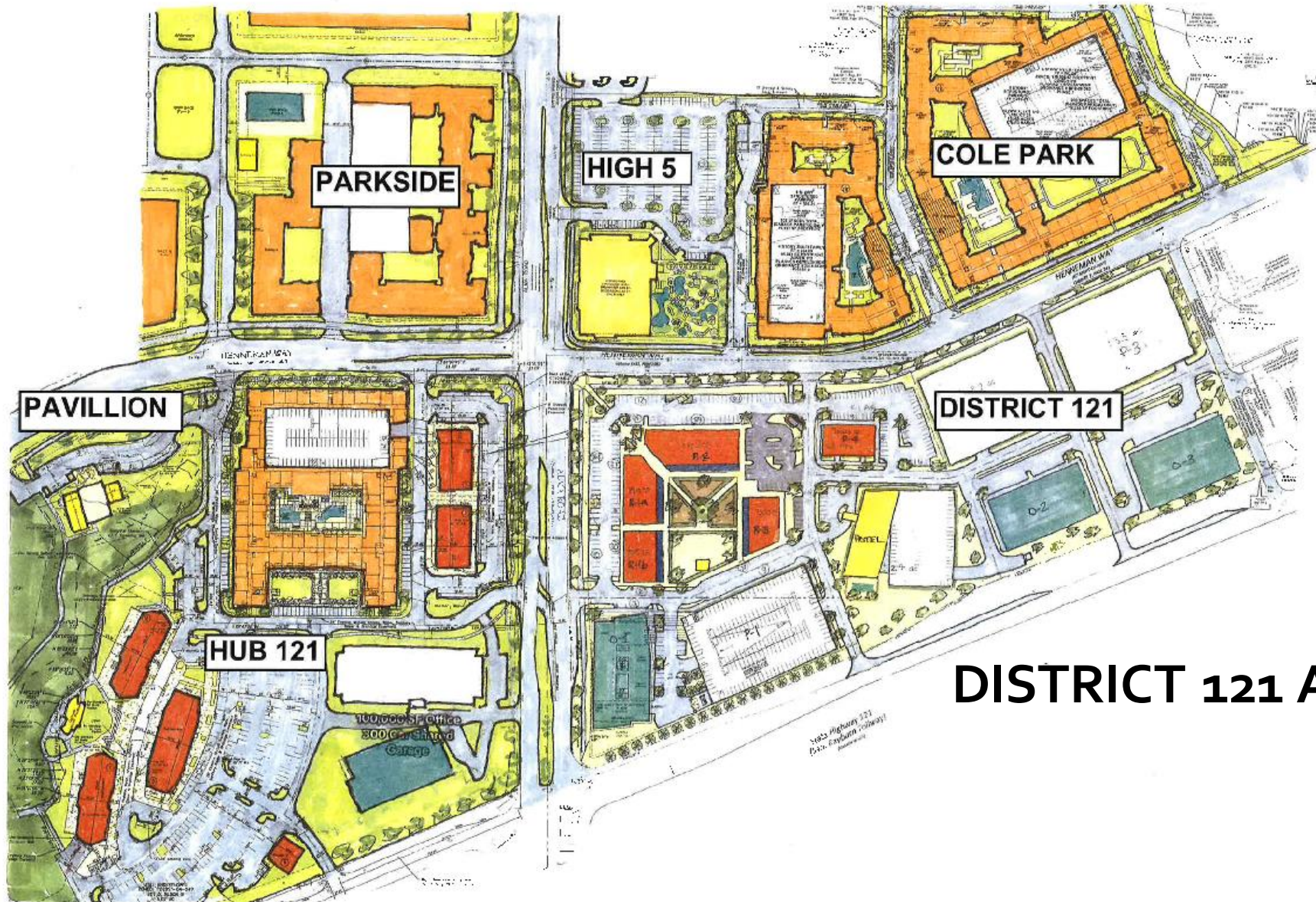




# *PUBLIC ART*







# DISTRICT 121 AND HUB 121

ULTIMATE VISION FOR  
ONE OF MCKINNEY'S TOP  
COMMERCIAL TAX BASE  
ZONES

