



15-1124

**TITLE:** Update on Phase II of the Northwest Sector Study, Specifically to Discuss the Proposed Northwest Sector Streets Policy

**COUNCIL GOAL:** Direction for Strategic Growth

**MEETING DATE:** November 16, 2015

**DEPARTMENT:** Development Services - Planning Department

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**RECOMMENDED CITY COUNCIL ACTION:**

- Discuss and provide feedback on the proposed Northwest Sector Streets Policy.

**ITEM SUMMARY:**

- Phase II of the Northwest Sector Study Initiative is focused on identifying the best approach for implementing the vision for quality that was described in the Northwest Sector Phase I Report.
- To that end, Staff has been working with Gateway Planning Group to develop and analyze the implementation strategies that were described in the Phase I Report and more fully defined in the approved Phase II Scope of Work. This includes:
  - A Retail Market Analysis;
  - A Local Streets Policy;
  - Developing an Approach for Orderly Growth and Development;
  - Regulatory Review and Recommendations; and
  - Developing an Infrastructure Financing Policy.
- Staff is presenting tonight, an update on the "Local Streets Policy" task.
- Earlier this year, Staff presented to the Council a broad framework for a potential Northwest Sector Streets Policy for discussion. Following the City Council

discussion, Staff also presented the policy framework to the Development Advocacy Group of the McKinney Economic Development Corporation (MEDC). Feedback received from the Council as well as the Development Advocacy Group was generally supportive.

- Since that time, Staff has been working with the consultant team as well as internal staff from the Engineering Department and Fire Marshal's Office to develop the proposed Northwest Sector Streets Policy.

### PROPOSED NORTHWEST SECTOR STREETS POLICY

- The main purpose of the Northwest Sector Streets Policy is to better define and relate the primary function of collector and residential streets (collectively known as local streets) in different environments.
- The foundation of the proposed policy is rooted in the understanding that local streets (collectors and residential streets) should be differentiated by their purpose as a *link* street or a *place-focused* street. This distinction will guide the creation of a more nuanced set of street sections that offer more flexibility based on the context as a matter of right as opposed to exception.
- The intended outcome of this more nuanced approach would be neighborhoods and destinations that retain higher levels of quality over time due to their thoughtful application of streets and design, rather than a one-size-fits-all approach.
- The proposed Northwest Sector Streets Policy outlines the following approach:
  1. **Northwest Sector Street Network Criteria:** The proposed policy establishes a clear set of priorities that should guide how collector and residential streets are planned, designed and constructed.
  2. **Street Types:** The proposed policy identifies a new set of local street types and states that standard cross sections should be established to allow necessary flexibility in their design so that they can achieve the goals of the street network criteria and be tailored to specific land uses and development patterns.
  3. **Fundamental Connectivity Framework:** The proposed policy states that the function of streets (as link-focused or place-focused) and their relationship to each other within a neighborhood and to other areas should be fundamentally described for proposed development projects.
- If adopted, the proposed Northwest Sector Streets Policy, including design guidelines, should be used to directly inform changes to the Street Design

Manual and other relevant regulations and ordinances.

#### **BACKGROUND INFORMATION:**

- Officially kicked off in Fall 2013, Phase I of the Northwest Sector Study Initiative included an analysis of existing conditions; a series of public outreach events and the creation of priorities and principles for future growth and development (these priorities and principles collectively serve as the Vision). Phase I also included an analysis of potential infrastructure investments; an evaluation of the potential value of the vision; and recommended actions for implementation.
- The vision for the Northwest Sector is comprised of four major parts: Sectorwide Goals and Objectives, Sectorwide Framework, Sub-Area Priorities, and Place Type Planning Principles. These collective parts establish a vision for the Northwest Sector that reinforces the goals and objectives of the community and clearly defines the quality of place desired by its residents.
- In early 2015, the Northwest Sector Study Phase I Report was approved and adopted by reference into the Comprehensive Plan in order to serve as a meaningful policy guide for city officials, staff, property owners, and private developers when considering decisions in the Northwest Sector.
- The purpose of Phase II of the Northwest Sector Study Initiative is to analyze, select, relate and phase the appropriate implementation components (e.g. policies, ordinances, fiscal tools) into a comprehensive action plan that will allow the vision for the Northwest Sector to be achieved and sustained over time.
- As such, earlier this year, Staff and the consultant team began working on several components of Phase II, including
  - a market analysis and creation of locational criteria (complete);
  - the creation of a local street typology strategy/policy (95% complete);
  - an approach for orderly growth and annexation strategies (60% complete);
  - the analysis of and proposed amendments to development regulations in the Northwest Sector (TBD); and
  - the creation of an infrastructure financing policy (TBD).
- More information about the Initiative can be found by visiting [www.mckinneytexas.org/nwsector](http://www.mckinneytexas.org/nwsector) <<http://www.mckinneytexas.org/nwsector>>.
- Earlier this year, the City also launched the ONE McKinney 2040 Comprehensive Plan Update. As the Comprehensive Plan Update continues to move forward, Staff has remained mindful of the potential alignment of Northwest Sector Phase II tasks with those of the Comprehensive Plan Update (specifically related to the regulatory review and infrastructure financing policy).

- With that in mind, Staff will be coordinating with the consultant teams to discuss remaining tasks, timing and the potential for maximizing the professional services received from each team.

**SUPPORTING MATERIALS:**

[Draft NWS Streets Policy](#)  
[Northwest Sector Study Timeline](#)  
[Presentation](#)