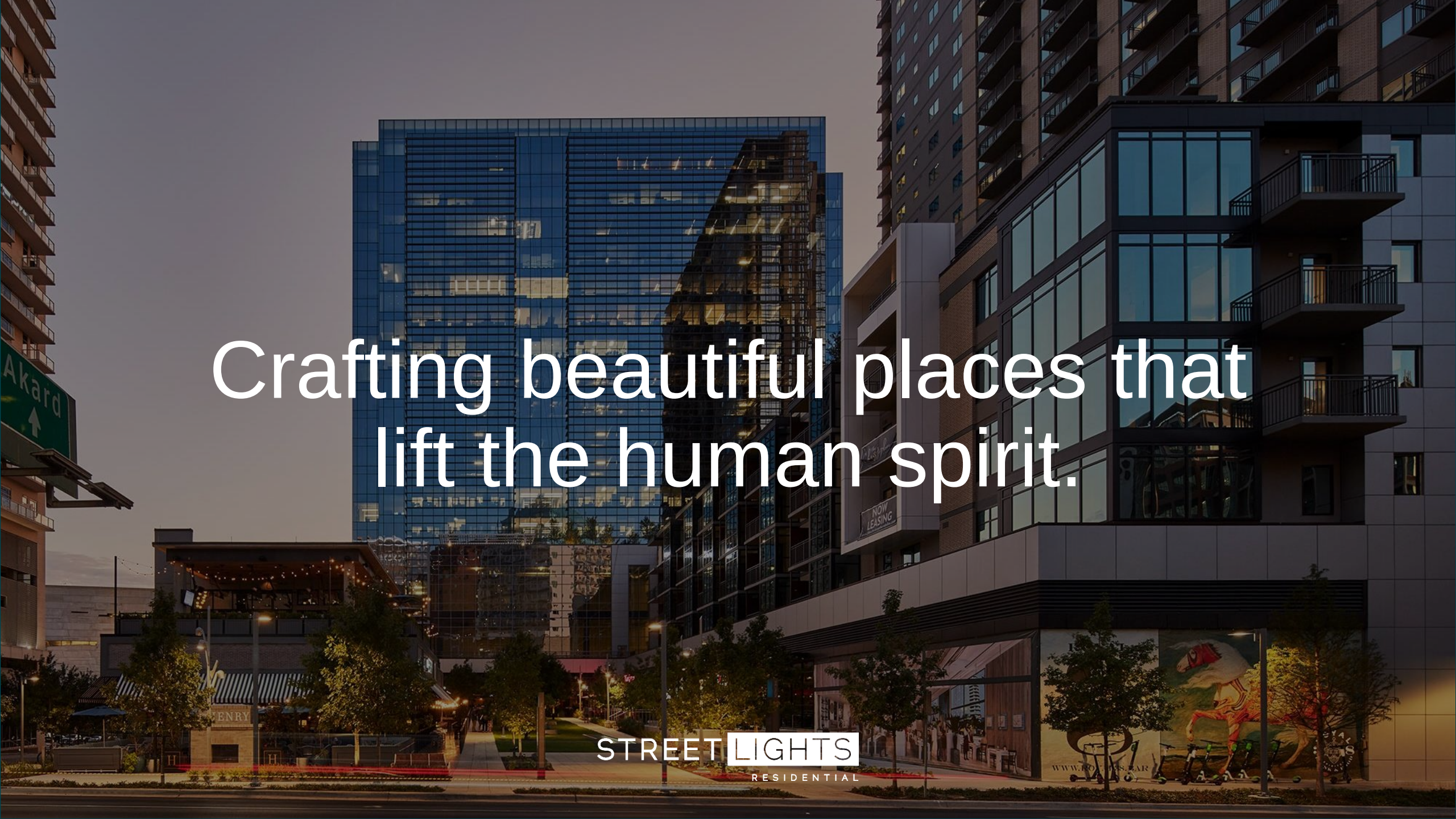


# Streetlights -East McKinney

Proposed Re-Development

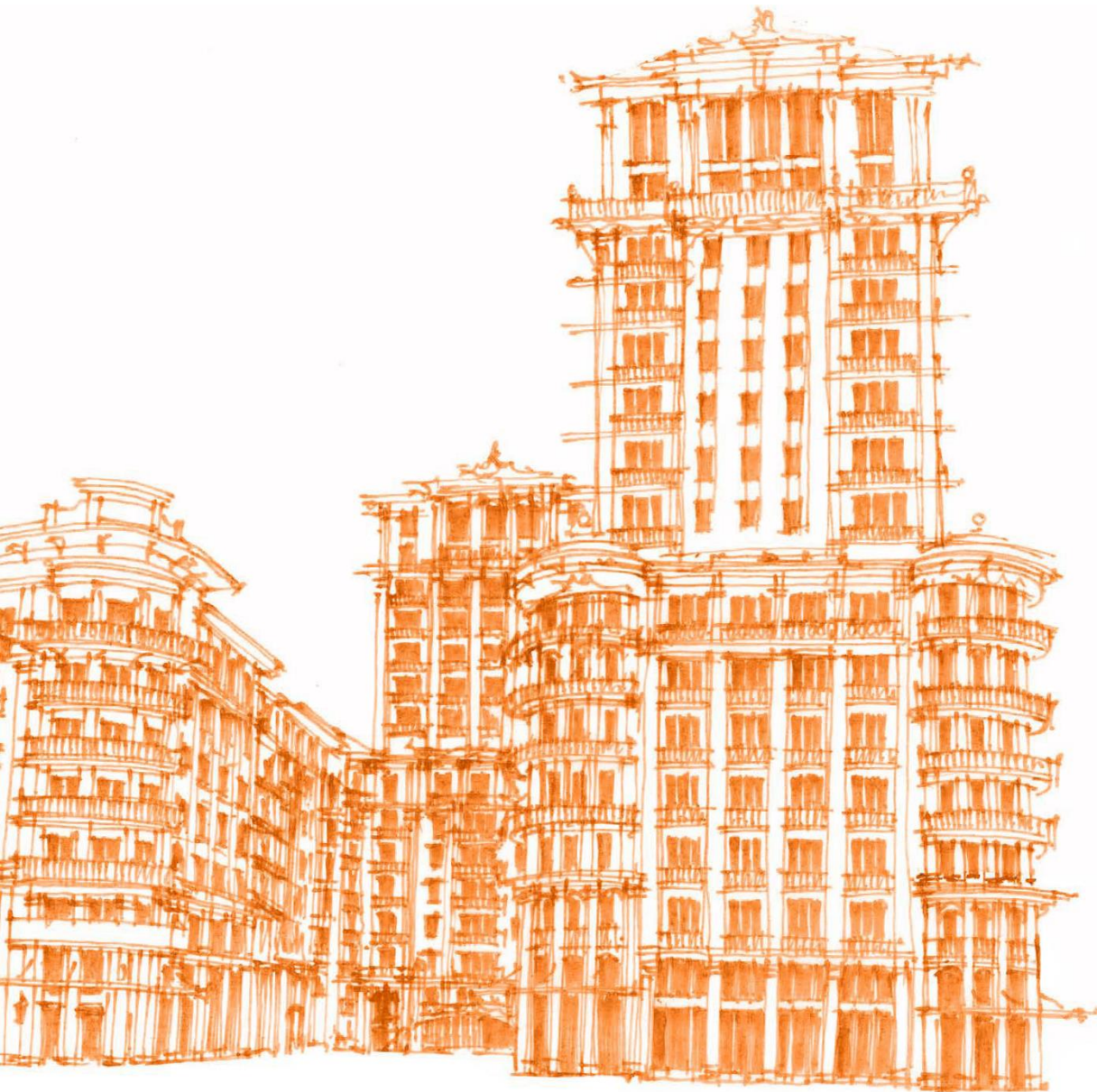


Crafting beautiful places that  
lift the human spirit.

STREET LIGHTS  
RESIDENTIAL

# About StreetLights





# Everything we do is built with purpose.

We believe that human dignity is at the center of a beloved home.

We craft timeless architecture through order, symmetry, and rhythm.

We see the street as an opportunity, not the enemy.

We prioritize the materials that our residents touch and feel.

We use careful building metrics to maximize efficiency.

We connect interior and exterior rooms through landscaping.

We extend resident homes through socially connected amenities.

# StreetLights Core Values



## MASTER CRAFTSMAN

Each of the StreetLights team members is an expert in their field. We encourage embracing innovation to maximize our value to the team.



## CREATIVE SPIRIT

Since there are many ways to solve a problem, we ask our team members to stay open minded and creatively problem solve to generate solutions.



## RESPONSIBLE STEWARDS

Team members are responsible for the care of the communities in which we build, our partners, our residents and each other.

31 Total Project Starts

10 Total Existing Projects

21 Total Realized Projects

9k Total Multifamily Units

2.6 Billion Total Capitalization

DALLAS, TX

- |                   |                 |             |
|-------------------|-----------------|-------------|
| The Taylor        | The Kathryn     | The Jackson |
| One Dallas Center | The Christopher | The Louise  |
| The Kelton        | The McKenzie    | The Oliver  |
| The Jordan        | The Maxwell     | The Galatyn |
| The Case Building | The Hamilton    |             |
| The Austin        | The Margo       |             |

AUSTIN, TX

- |                 |               |
|-----------------|---------------|
| The Kenzie      | The Elizabeth |
| The Catherine   | The Bowen     |
| 7 East          | The Asher     |
| The Groves      | Metropolitan  |
| The Michael     | The Maris     |
| Flatiron Domain |               |

HOUSTON, TX

- |             |
|-------------|
| The James   |
| The Carter  |
| The Ivy     |
| The Langley |

# Texas, by the Numbers

# Precedent Projects



## Project X East and West

Frisco, Tx



Type: Wood    Units: 635    Completion Year: 2028    Status: Under Construction



West Facade



## The Canals at Grand Park - Frisco





Viridian - Arlington





# The Maris

Austin, Tx



Pool



Leasing Lobby



Fitness Room



Resident Lounge



Type: Wood    Units: 277    Completion Year: 2025    Status: Lease-Up



# The Elizabeth

Austin, TX



Pool with Heritage Trees



Leasing Lobby



Resident Lounge



Spin Studio



Type: Wood    Units: 373    Completion Year: 2020    Status: Realized



# The McKenzie

Dallas, TX



Type: Platinum   Units: 183   Completion Year: 2019   Status: Stabilized



# The Galatyn

Dallas, Tx



Pool Lounge



Concierge Desk



Sunroom



Library



Monticello Bath



Monticello Kitchen

Type: Platinum   Units 56   Completion Year: 2025   Status: Lease Up



# East Mckinney

Site Location | Site Map | Site Challenges

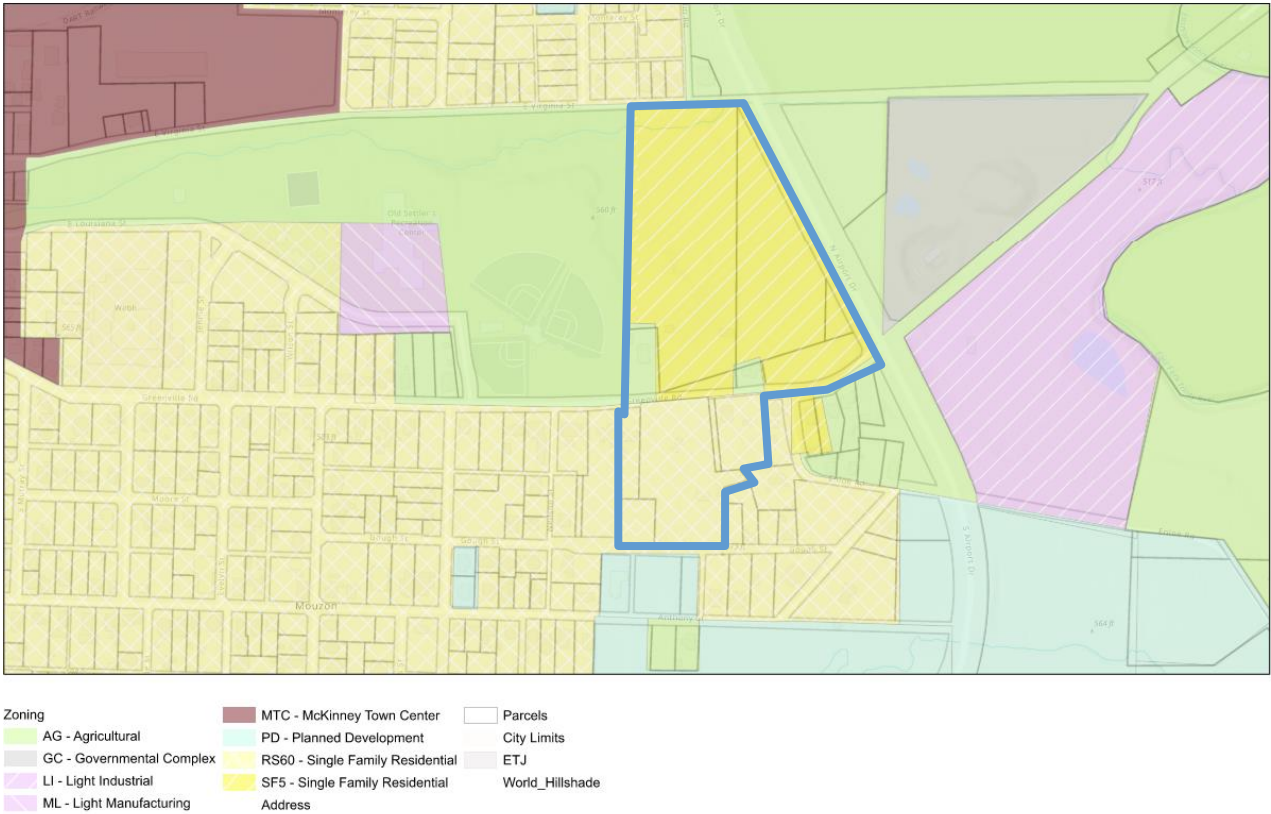


Site Location



# Zoning Map

- Current Zoning – SF5, RS-60, AG
- 2040 Plan Future Land Use – Neighborhood Commercial





## Mill District

### - Future Land Use (2040 Plan) – Neighborhood Commercial



### - Conditions constraining a standalone Neighborhood Commercial use:

- Significant Grade Change.
- Limited Traffic Access.
- Poor surrounding infrastructure.
- Poor compatibility with neighborhood residential.



## Site Map

Mixed-Residential unlocks the site, supports neighborhood-serving commercial, and advances the City's corridor vision.

- **Proposed Mixed-Residential program\*** :
  - For-Rent Apartments – +/- 300 Homes
  - For-Rent & For Sale Townhomes – +/- 68 Units
- \* Unit Counts subject to final design/engineering*
- The plan is designed to be a good neighbor to adjacent residential.
- Net effect – the program introduces ownership and rental housing while protecting the character and privacy of surrounding neighborhoods.





## Why Mixed Residential?

- **Site conditions affecting development:**
  - City thoroughfare/CIP construction – Virginia Street, Greenville Ave. utilities, Old Settlers Park.
  - Significant grade change across the site.
  - Noise from Airport Rd. and increased McKinney Airport activity.
- **The request advances the City's adopted SH 5 corridor vision:**
  - City intent – a transit village and urbanized corridor anchored by surrounding neighborhoods.
- **How Mixed-Residential implements the plan:**
  - Housing types consistent with the Urban Living place-type.
  - Graduated transition from corridor to established neighborhoods.

# STREET LIGHTS

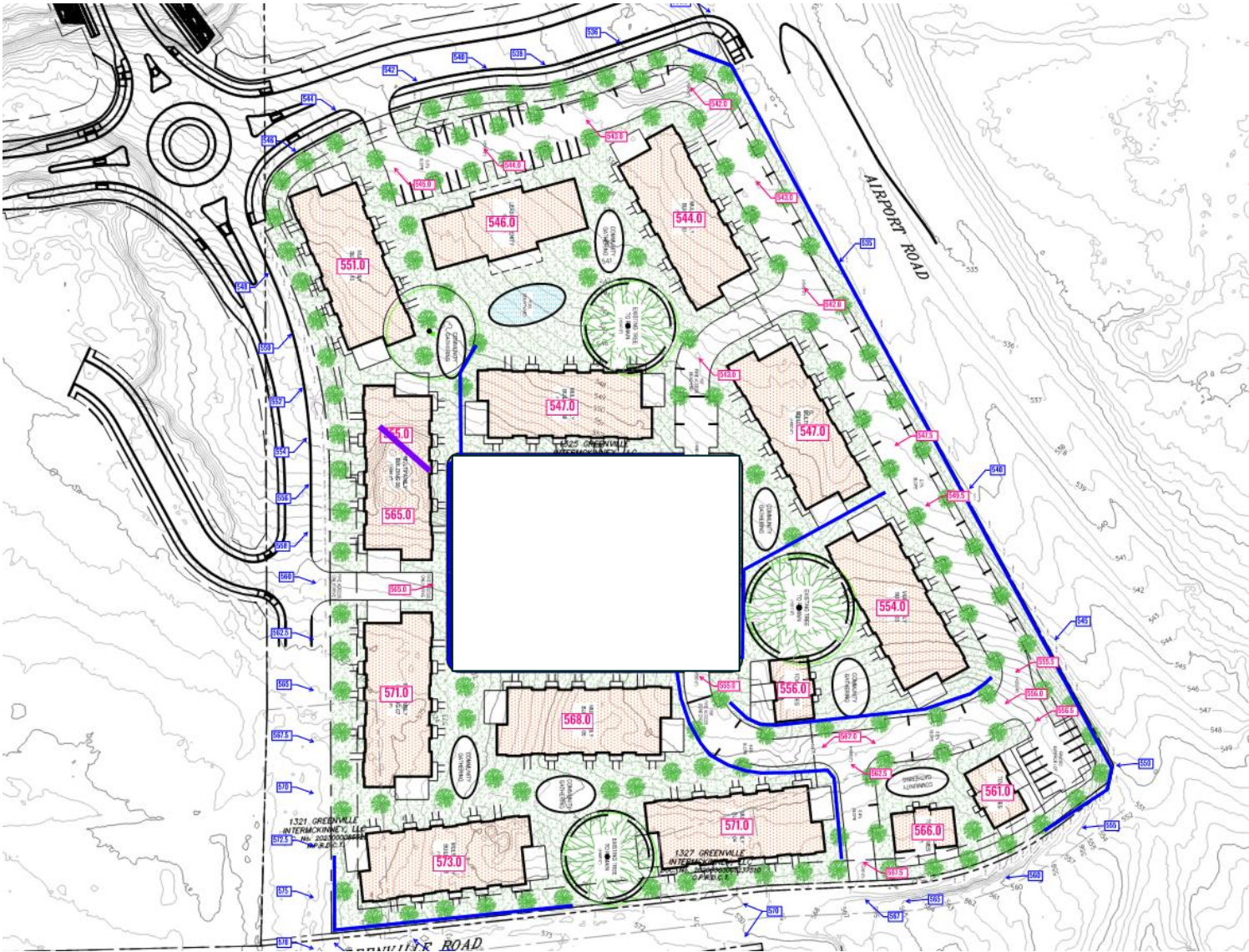
RESIDENTIAL



# Appendix

# Onsite Grade Change

- Site High Point – Approx. 575'
- Site Low Point – Approx. 535.5'
- Approx Grade Change - ~39.5'





## Affordability

- Residents have asked for more affordable housing and greater access to home ownership.
- The team is evaluating feasibility across a range of housing types and price points.
- Assessment factors: site economics, zoning standards, and project financing..

