

An architectural rendering of a modern urban development. The scene is set at dusk or dawn, with a soft, dimly lit sky. In the background, a multi-story building with a mix of brick and stone facades and large windows is visible. A prominent sign on the building reads "TX CHOP Heritage HOUSE". The foreground features a well-maintained courtyard with green lawns, paved walkways, and several large, mature trees. People are depicted in various activities: a woman in a red jacket is taking a photo, a man is kneeling on the grass, and others are walking or standing in small groups. The overall atmosphere is one of a vibrant, community-oriented space.

McKinney Northgate (Long Branch)

City Council Presentation

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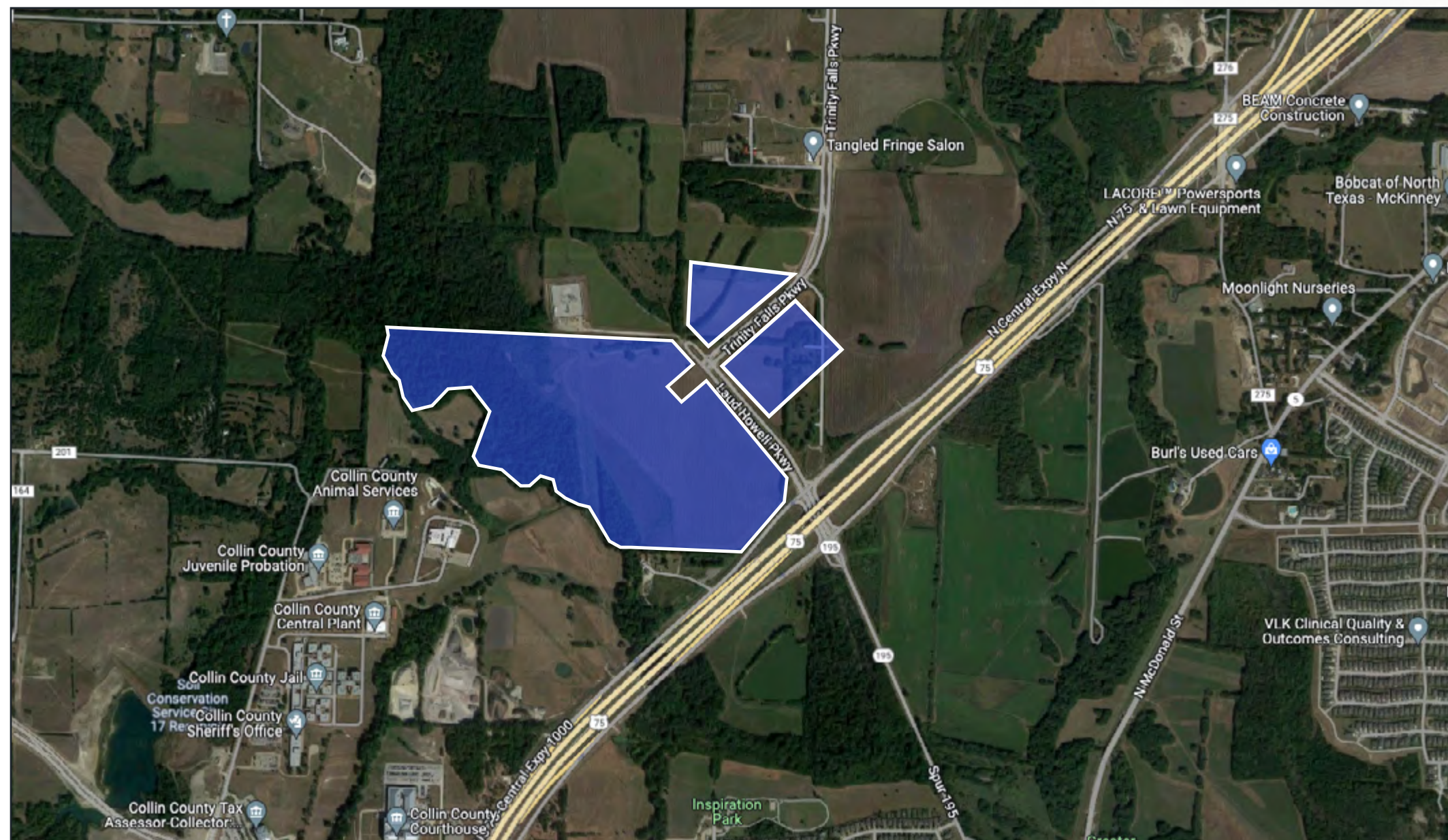
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Project Overview

A modern office lounge area with a brown leather sofa, two wooden armchairs, a coffee table, and a patterned rug. The room features wood-paneled walls, a glass wall on the right, and a white brick wall in the background. The text "Project Overview" is overlaid in the center.

Project Overview



Urban Walkability

An urban oriented, walkable destination that will attract new residents, employers, retailers, patrons, and visitors to McKinney and the surrounding area.

Diverse Housing Options

A range of well amenitized housing solutions across various formats for all demographics, including young professionals, families, and retirees.

Exciting F&B Experiences

Destination retail offerings providing dining, entertainment, fitness, grocery, and shopping options in a concentrated and walkable format.

Desirable Office Space

An employment hub designed for today's employees, with amenities, adjacent hospitality, green space, and forward thinking design.

Well Suited for the Future

A complimentary destination that will benefit both existing and future development in the area.

Comparable Sites

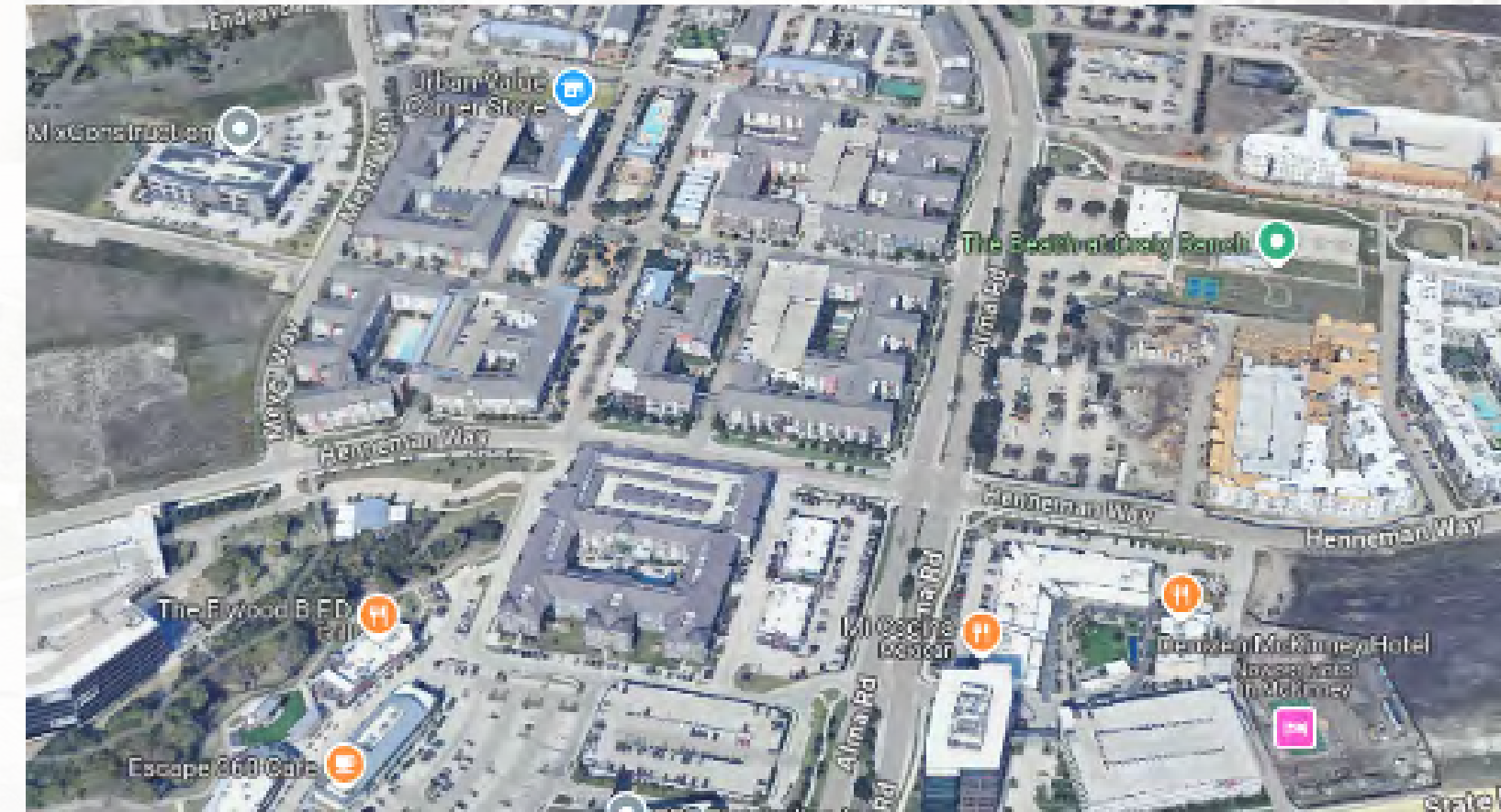
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Comparable Sites



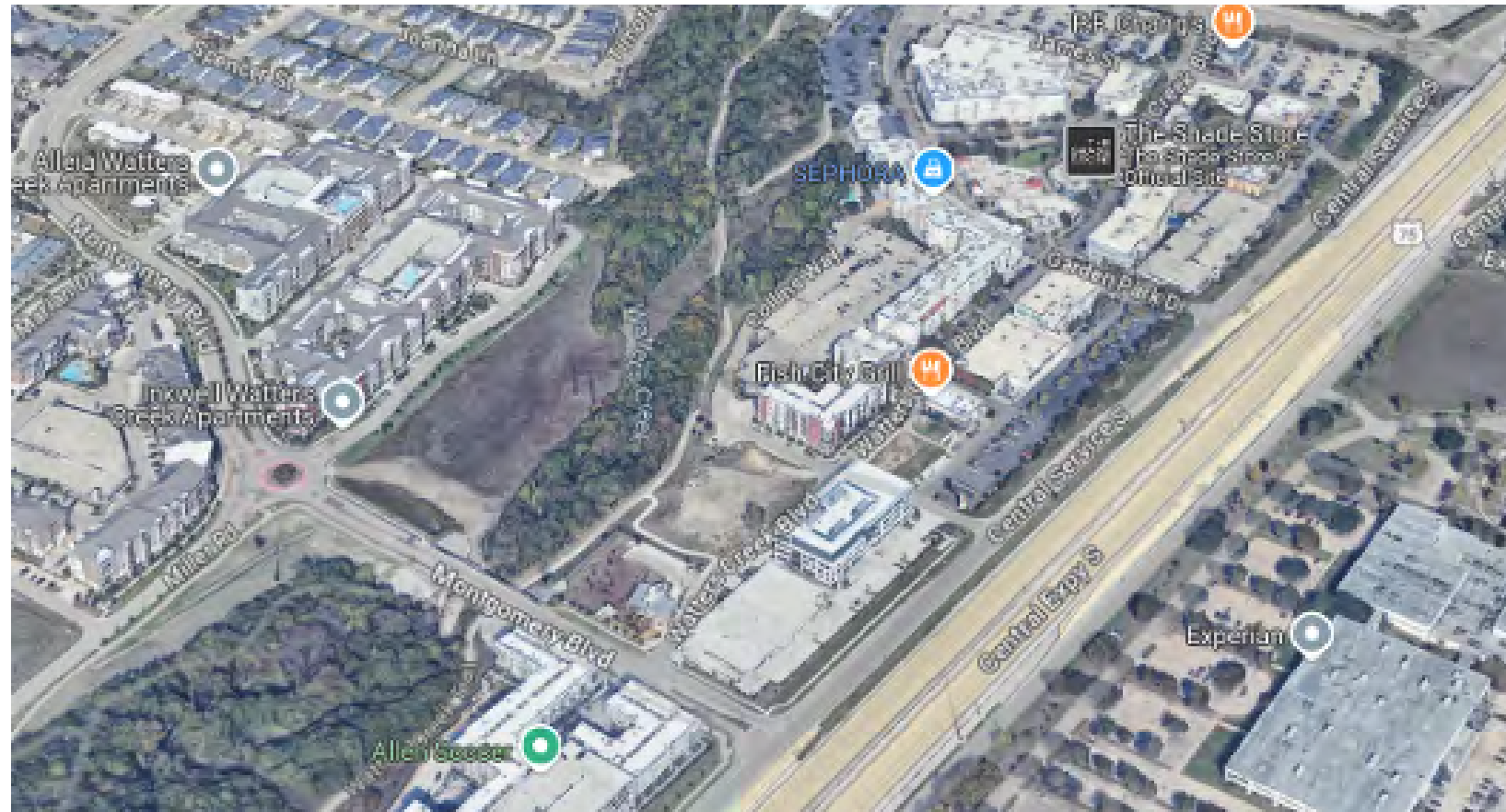
FUTURE 75/280

MCKINNEY, TX



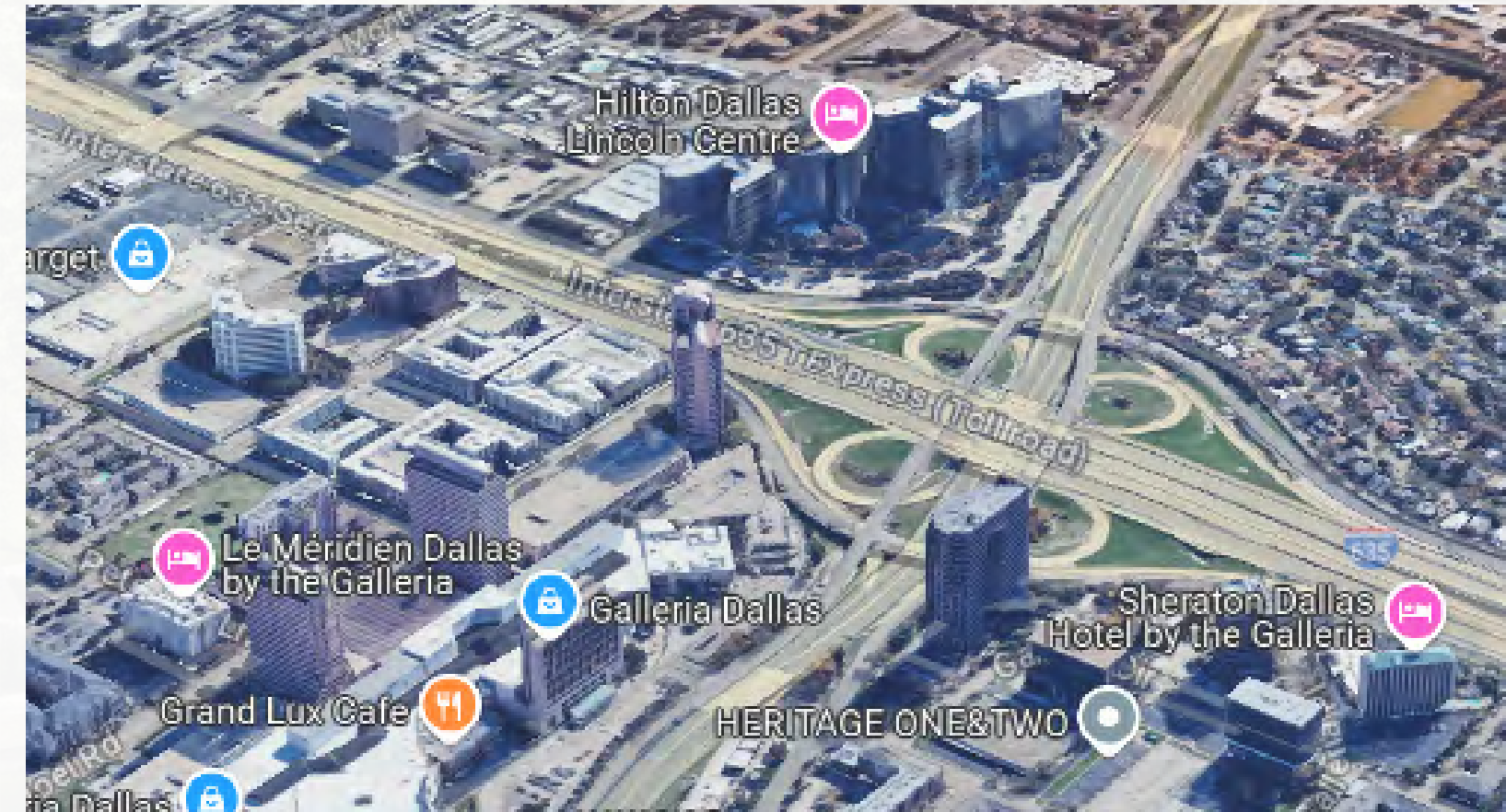
ALMA/121

MCKINNEY, TX



WATTERS CREEK

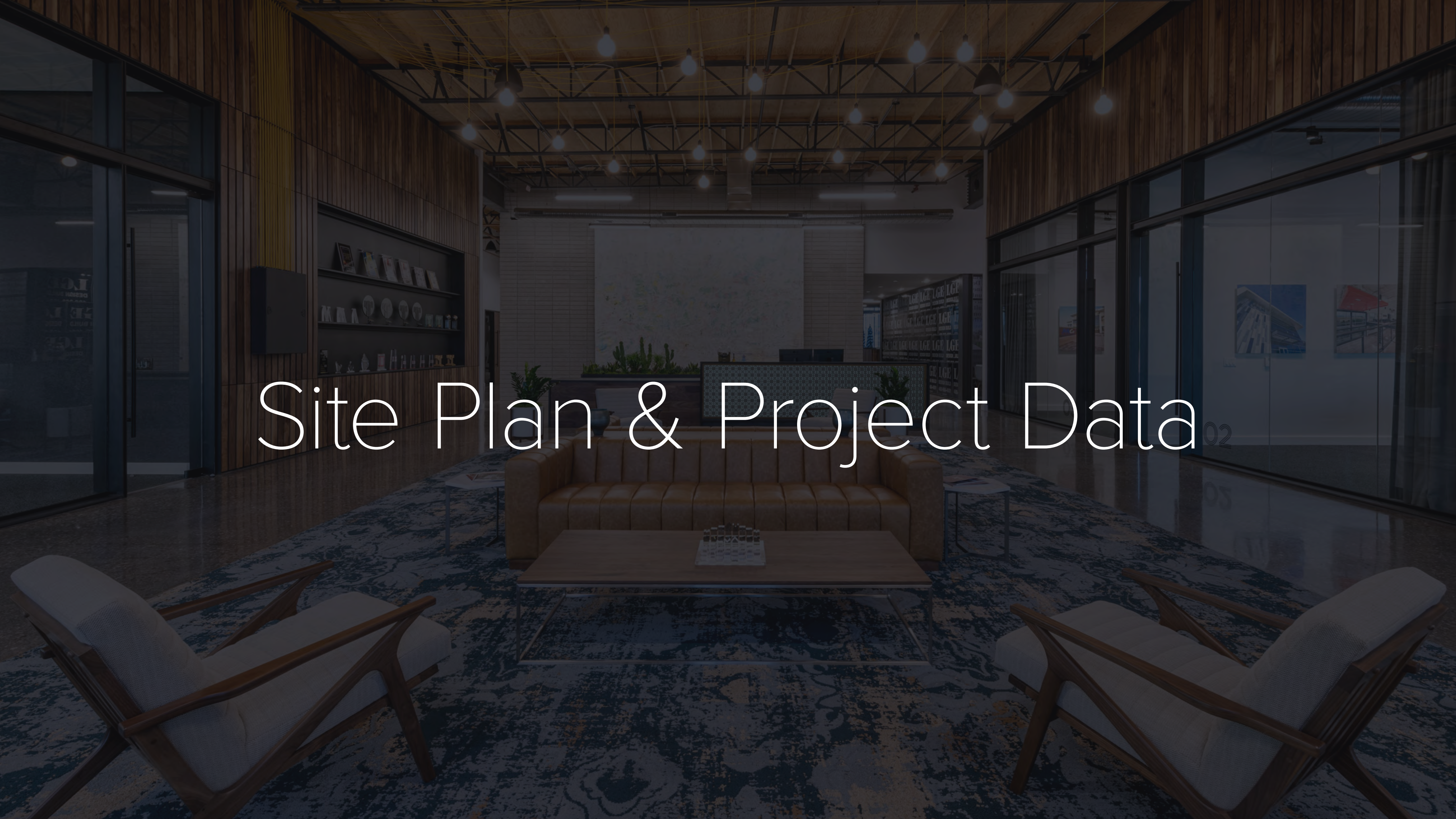
ALLEN, TX



635/TOLLWAY

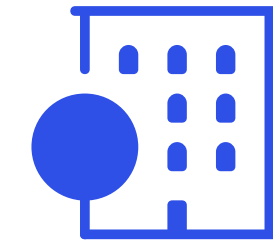
DALLAS, TX

Site Plan & Project Data

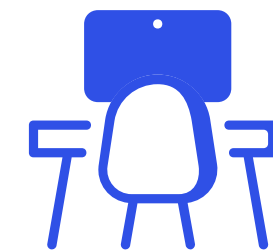




Full Site Data (Proposed)



Tract I
Traditional MF: 300 units



Tract II
Brownstones: 180 units



Tract III
Urban MF + Grocery-anchored retail: 450 units
Grocer: 65,000 square feet
Retail: 20,000 square feet



Tract IV
Office + Hotel + Experiential Retail + Urban MF: 750 units
Office: 318,600 square feet
Retail: 50,000 square feet
Hotel: 100 Keys
Central Parking Structure: 910 spaces



Open Space and Trails



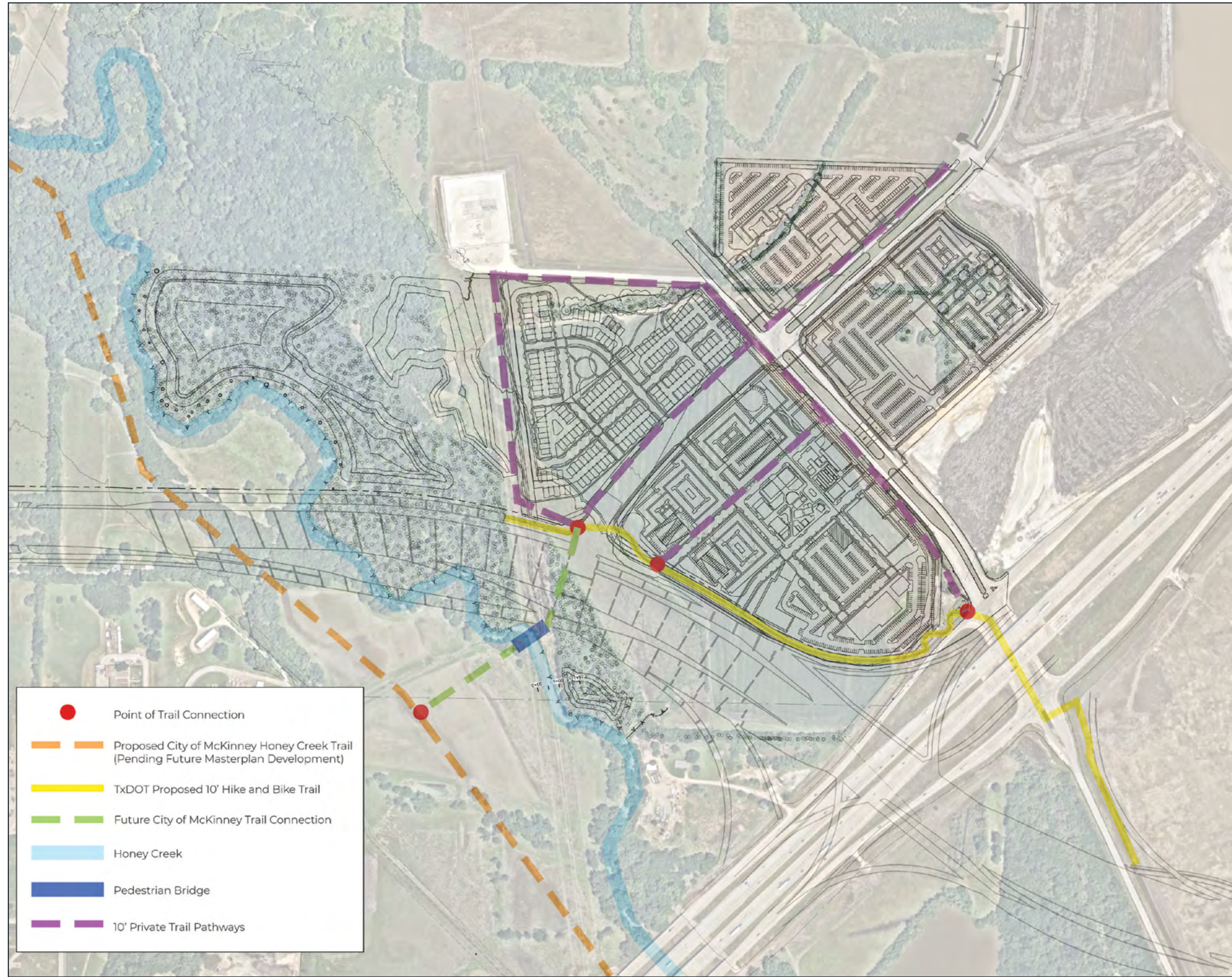
SPACES

CIRCULATION

- 1 PEDESTRIAN TRAILS
- 2 URBAN STREETSCAPES
- 3 PUBLIC STREETS

GREEN SPACE

- 4 TREE CONSERVATION
- 5 LINEAR PARKS
- 6 POOL /AMENITY COURTYARDS
- 7 POCKET PARKS
- 8 CENTRAL LAWN



CIRCULATION **1**
PEDESTRIAN TRAILS

TRAIL MASTER PLAN

NORTHGATE MIXED-USE
MCKINNEY, TX

Renderings





























Appendix



Project Amenities

A modern lounge area with a brown leather sofa, two wooden armchairs, a coffee table, and a patterned rug. The room features wood-paneled walls, a glass wall on the right, and a white brick wall in the background. The text "Project Amenities" is overlaid in white.

AMENITIES

	NORTH RESIDENTIAL	SOUTH RESIDENTIAL	NORTH RETAIL	SOUTH RETAIL
10' WIDE PEDESTRIAN TRAIL	490 LF	2760 LF	N/A	2,400 LF
POCKET PARKS / LINEAR PARKS / OPEN SPACE (SF)	13,000 SF	58,600 SF	37,800 SF	148,600 SF
PRESERVED NATURAL OPEN SPACE	33,600 SF	88,250 SF	N/A	N/A
REQUIRED 4" CAL. CANOPY TREES	53 TREES	0 TREES *	0 TREES **	4 TREES
REQUIRED 6" CAL. CANOPY TREES	38 TREES	0 TREES *	0 TREES **	0 TREES *
ADDITIONAL 4" CAL. CANOPY TREES	99 TREES	175 TREES	153 TREES	270 TREES
TOTAL TREES:	114 TREES	175 TREES	153 TREES	274 TREES

* NO TREE MITIGATION REQUIRED THIS PARCEL

** TREE MITIGATION PREVIOUSLY SUBMITTED

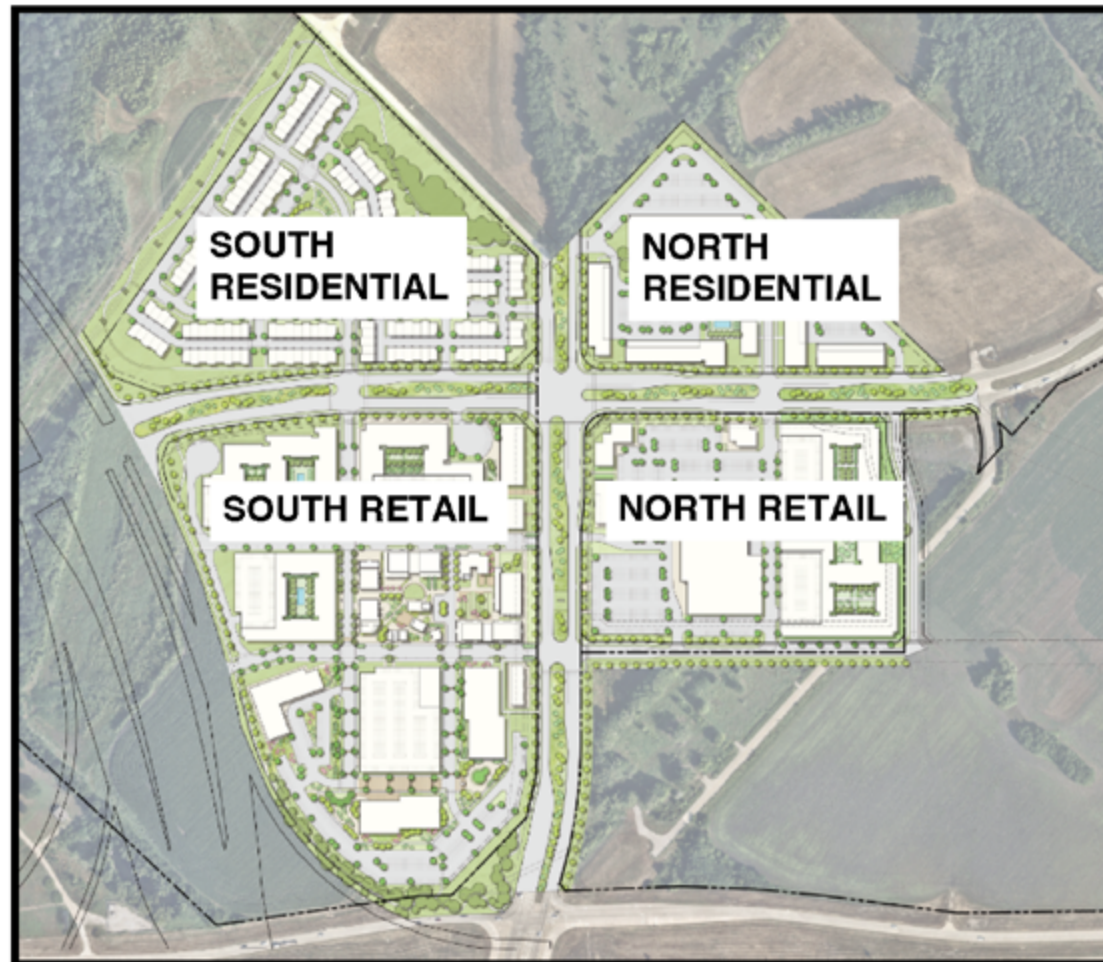
TOTALS

10' WIDE PEDESTRIAN TRAIL : 5650 LF

POCKET PARKS / LINEAR PARKS / OPEN SPACE (SF) : 258,000 SF

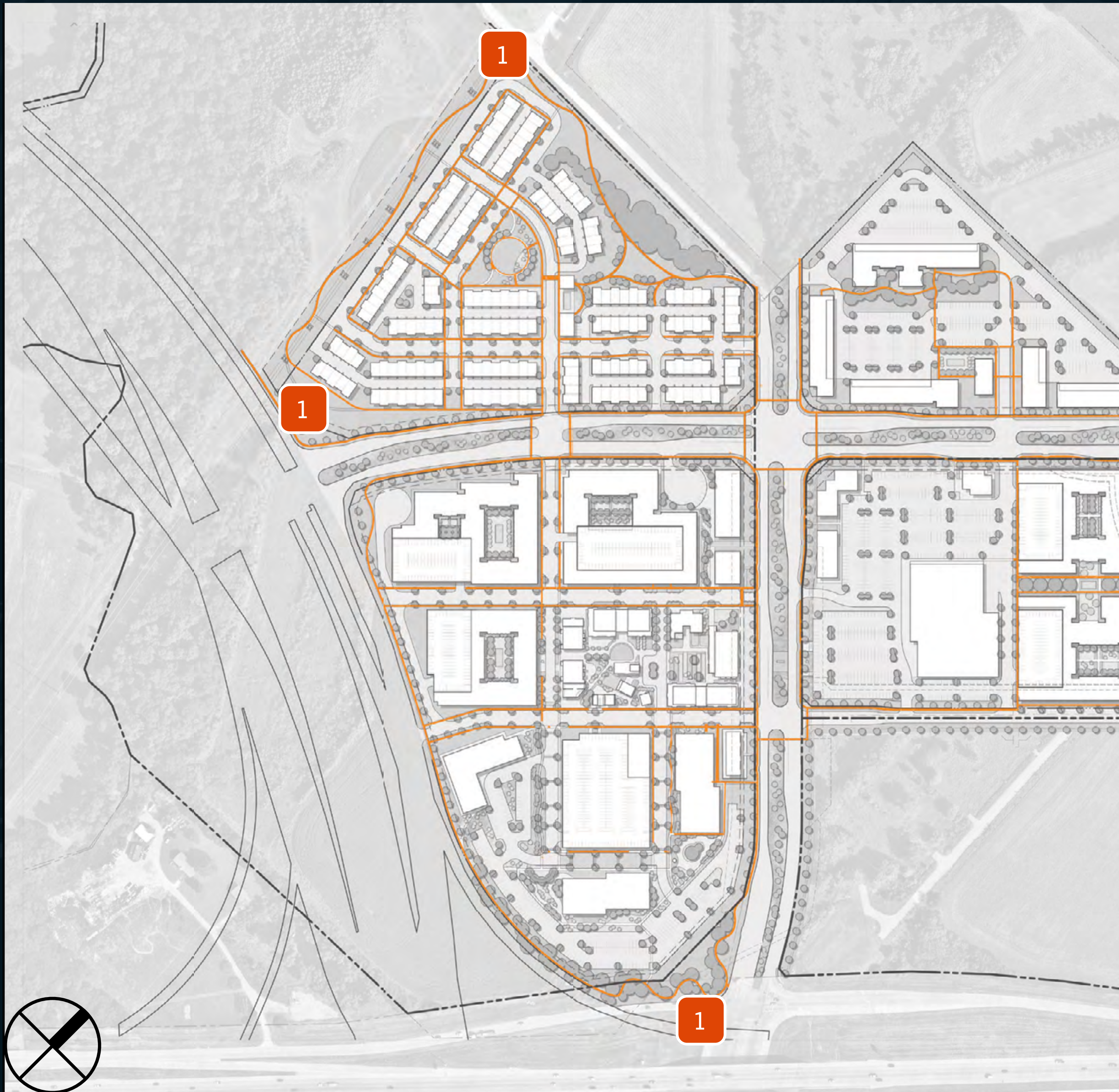
PRESERVED NATURAL OPEN SPACE : 121,850 SF

ADDITIONAL 4" CAL. CANOPY TREES: 697 TREES



TRAILS & OPEN SPACES AMENITIES

MCKINNEY, TX



PEDESTRIAN TRAILS

The connected trail network within the development will offer numerous benefits to residents and visitors. First, these trails will connect to the larger City of McKinney trail masterplan, specifically the Honey Creek trail, creating seamless connectivity and accessibility for users. Each point of connection will be celebrated through designated trail nodes, enhancing the overall experience.





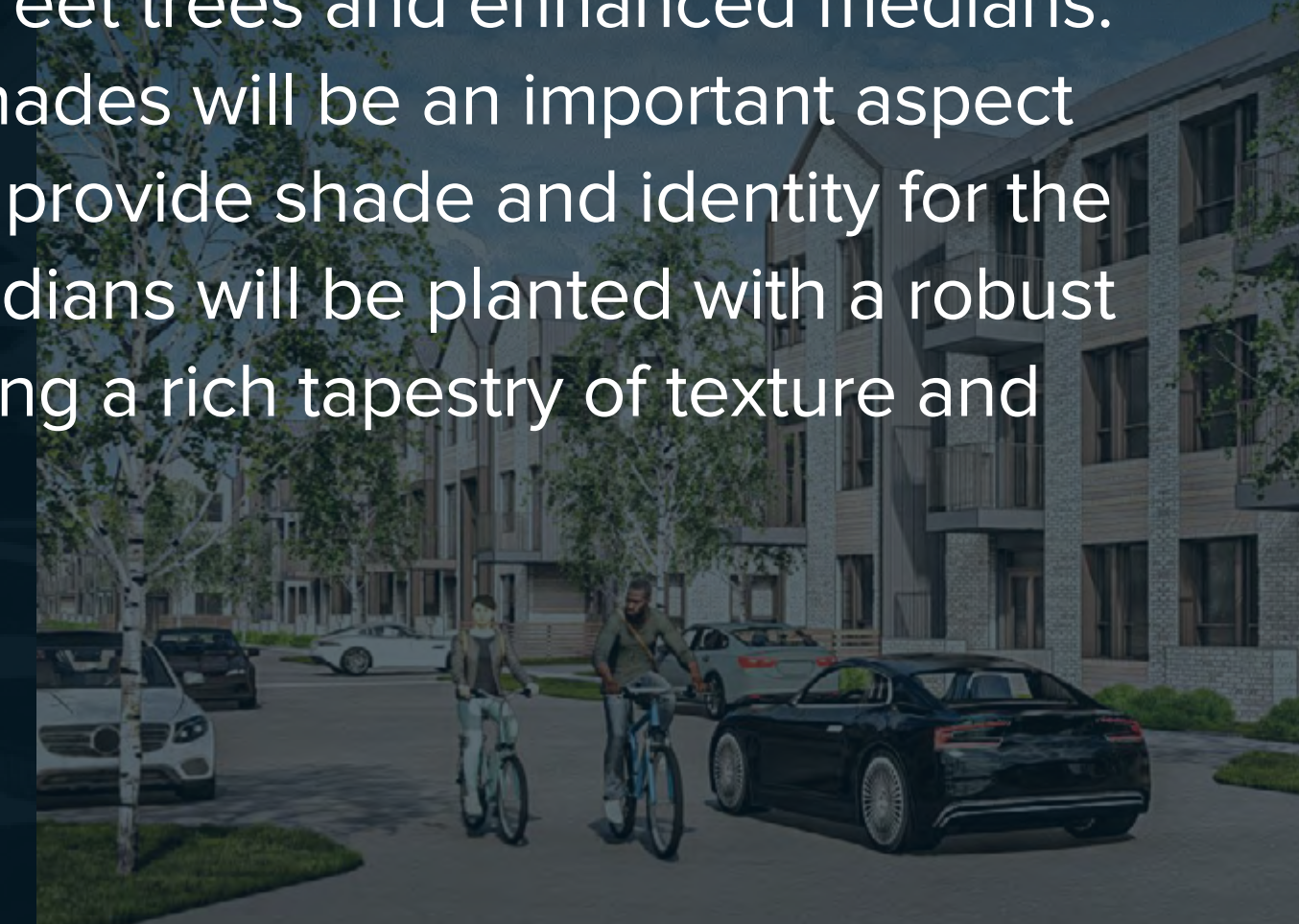
URBAN STREETSCAPES

The internal streets within the project will be activated with additional canopy trees, urban elements such as benches, bike racks, trash cans, and lighting, possible opportunities for café seating and dining near restaurants, additional planters, and landscape materials. The paving will be upgraded with pavers, integral-colored walks, and enhanced scoring. Where possible, art, sculpture, and additional urban elements will be introduced to further the pedestrian experience at the street level within the project's mixed-use core.



PUBLIC STREETS

The main roadways leading through the development will be planted with street trees and enhanced medians. The tree lined promenades will be an important aspect of the project that will provide shade and identity for the development. The medians will be planted with a robust planting palette, offering a rich tapestry of texture and colors for the project.





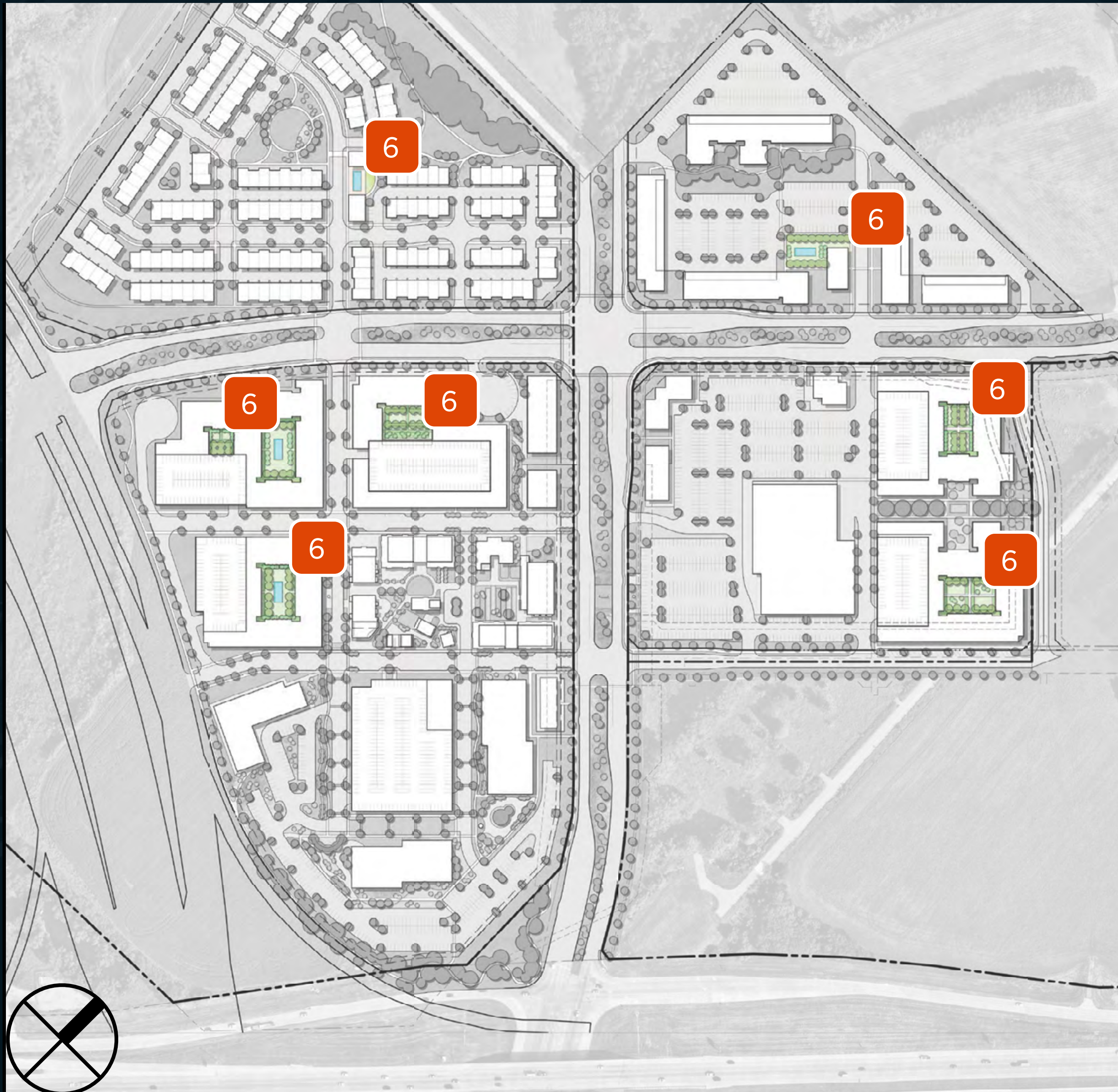
TREE CONSERVATION

The development and consultant team recognize the value of saving existing tree stands and have configured the townhome layout, including proposed infrastructure, including building massings, utilities, fire lanes, and parking lots, with the intent of saving existing trees within both the northwest and northeast development parcels. These preserved trees will provide opportunities for shade, habitat restoration, and natural park space with the overall goal of preservation and sustainable development practices.



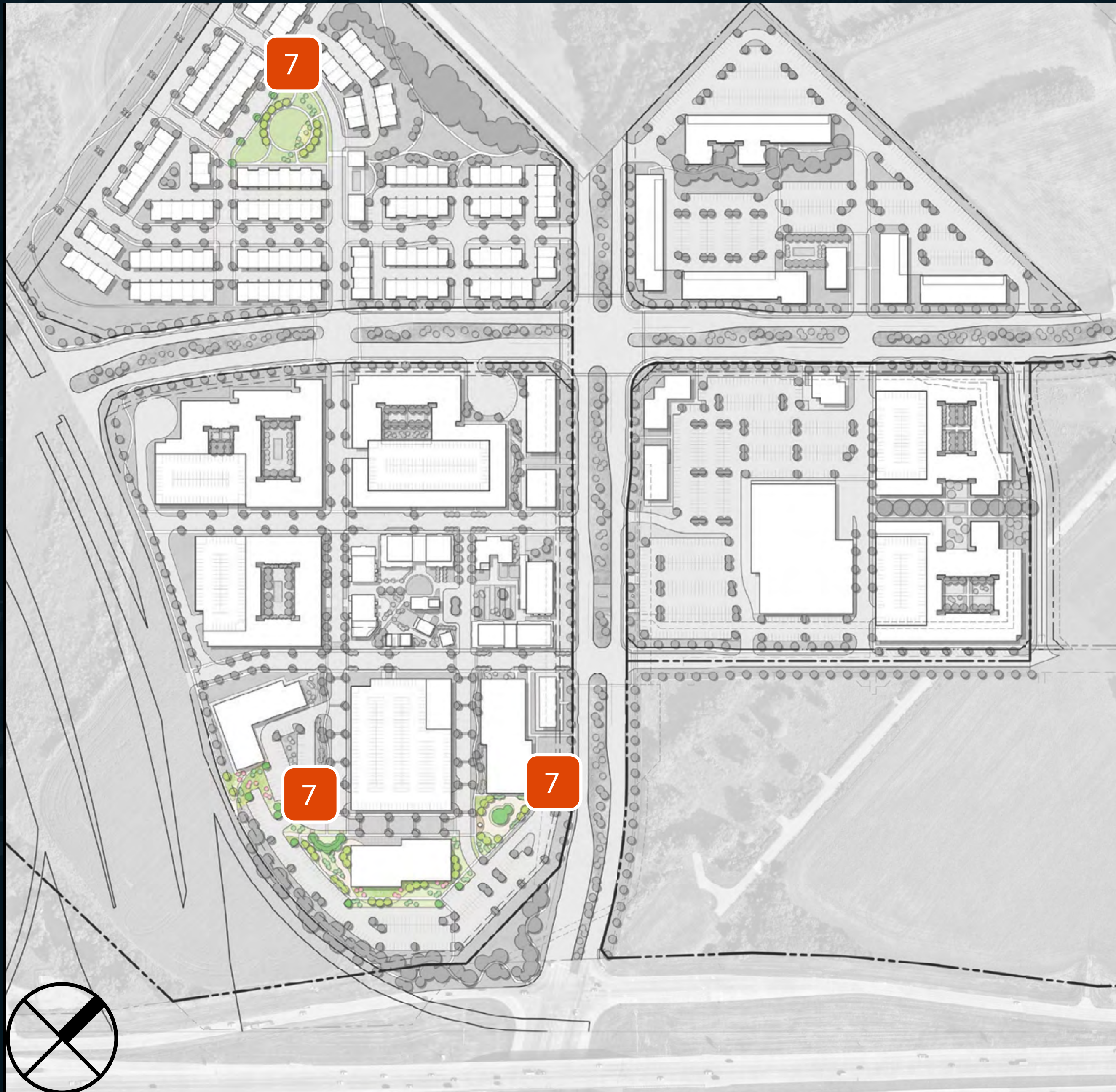
LINEAR PARKS

The amenity spaces between the proposed site buildings will provide various opportunities for additional programming, pedestrian transitions, and green spaces. These linear parks will serve as thoughtful places for people to gather and offer respite from the urban streets. They will feature elements such as art, murals, seating, and specialty lighting, enhancing the overall experience for pedestrians.



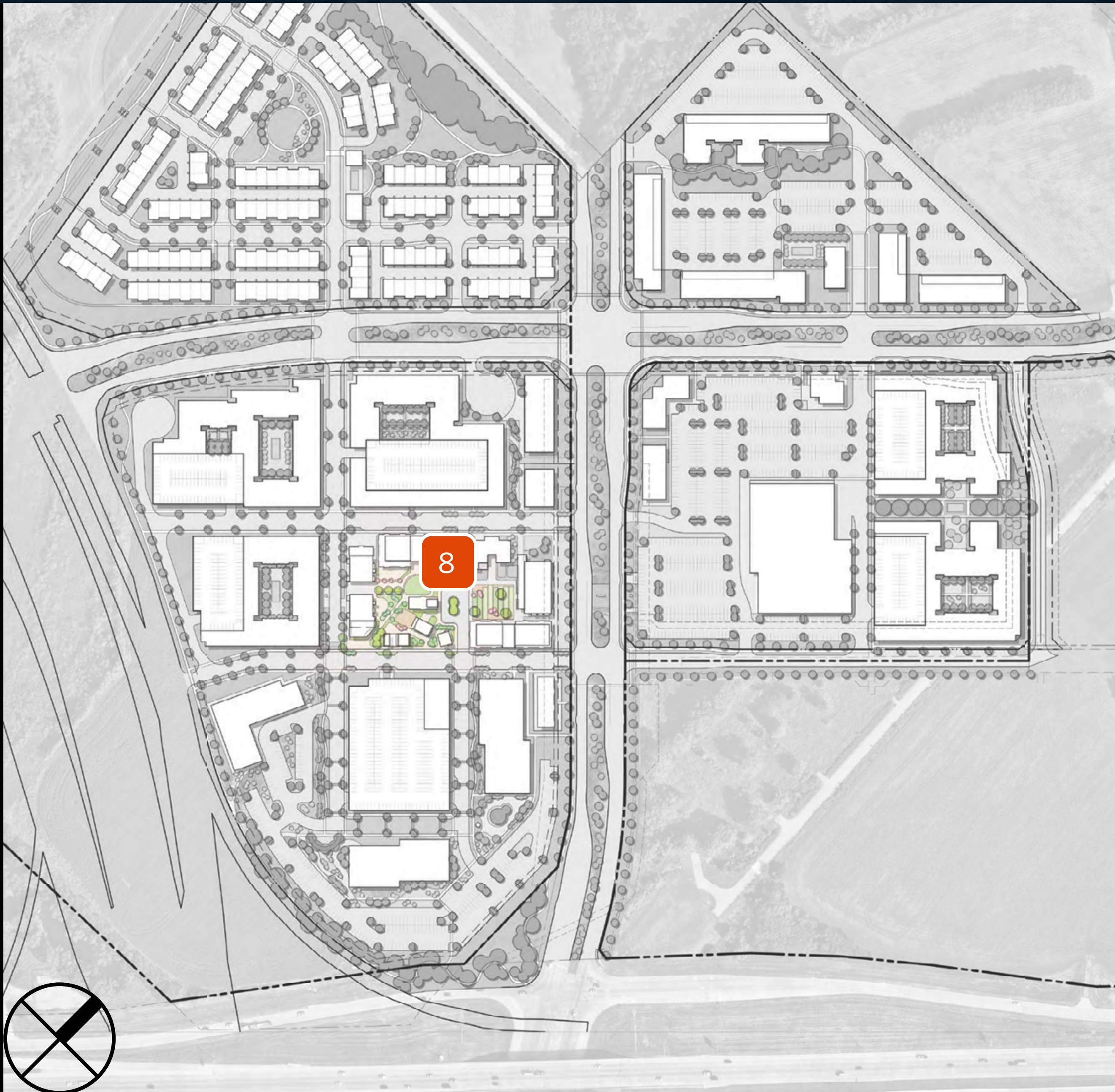
POOL / AMENITY COURTYARDS

The internal gardens and amenity spaces within the multi-family developments will be thoughtfully designed with the residents in mind. These central courtyards will offer a wide range of amenities to enhance the living experience, including shade pavilions, pools and wet decks, gaming lawns, shade trees, outdoor seating, open lawn spaces, and internal pathways.



POCKET PARKS

Pocket parks are small, strategically placed green spaces within a development that offer additional amenities for residents and visitors to enjoy. These parks are designed to be more passive and less formal than larger parks like Central Park, providing intimate gathering spaces, opportunities for dog parks, and art and sculpture installations. These pocket parks aim to energize the development, providing diverse amenities and programs within a short walk for all residents and visitors.



COMMUNITY LAWN

This large central amenity space will serve as the heart of the development. Set within the primary retail center core and adjacent to several urban living developments, this dynamic urban space will include outdoor bistro dining, year-round programming and events, open lawn, food truck opportunities, and a variety of entertainment options throughout the year.

Wilson District Overlay

A modern office lounge area with a brown leather sofa, two wooden armchairs, a coffee table, and a patterned rug. The room has large glass windows and a wooden slat wall. The text "Wilson District Overlay" is overlaid in the center.



WILSON DISTRICT OVERLAY

MCKINNEY, TX



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