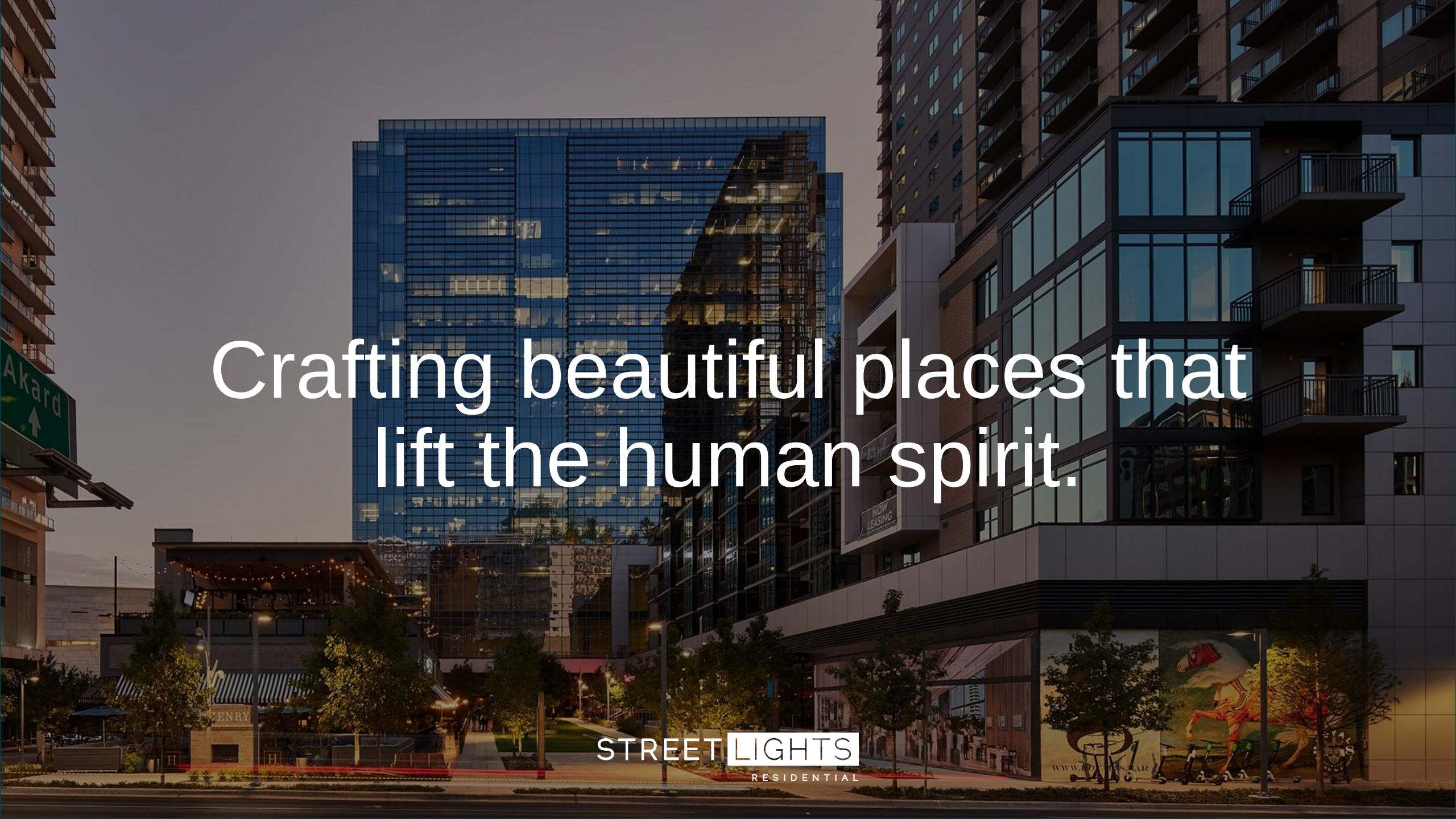


Streetlights -East McKinney

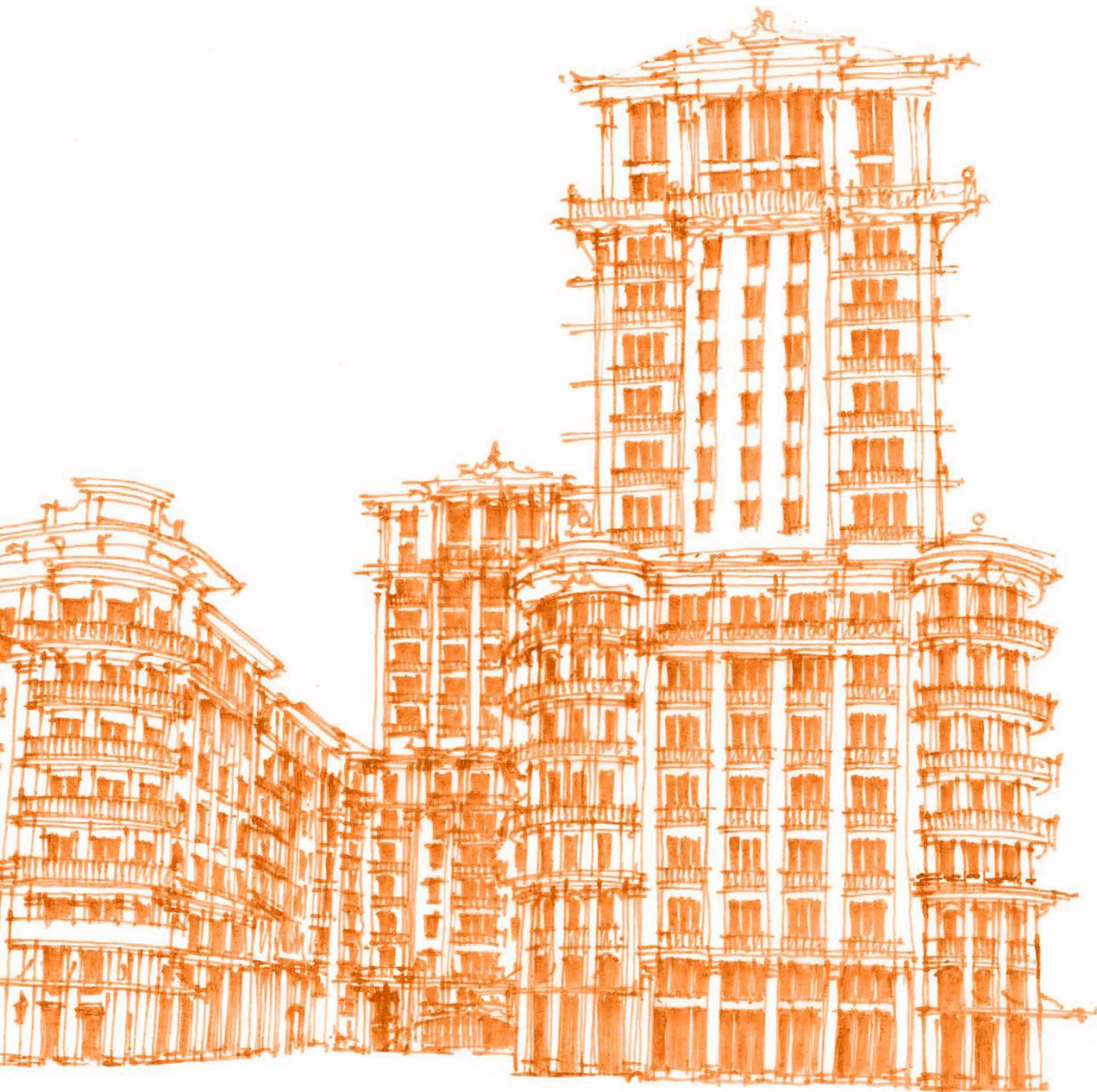
Proposed Re-Development



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

East Mckinney

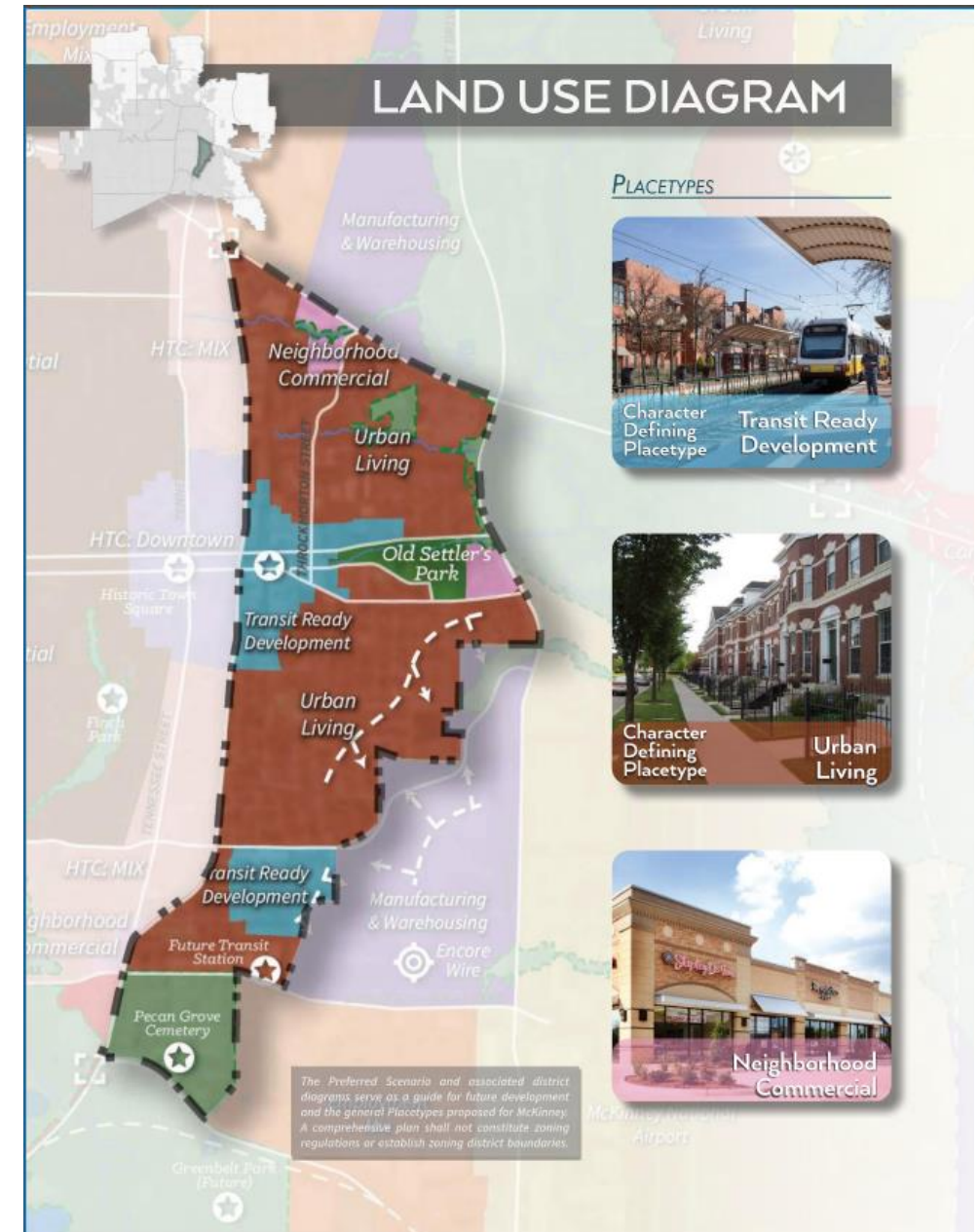
Site Location | Site Map | Site Challenges

Site Location



Mill District

- **City Intent** – “The vision for a transit village and urbanized State Highway 5 corridor is anchored by the respected heritage and vitality of the surrounding neighborhoods.”
- **Current Future Use – Neighborhood Commercial**
 - Typically small, freestanding buildings serving the immediate neighborhood – not regional shopping centers.
- **Site conditions that constrain a standalone Neighborhood Commercial use:**
 - Significant Grade Change.
 - Limited Traffic Access.
 - Poor surrounding infrastructure.
- Mixed-Residential enables development of the site while still supporting neighborhood-serving commercial – advancing the City’s corridor vision.



Site Map

- **Current Zoning – SF5, RS-60, AG**
- **Proposed Mixed-Residential program :**
 - For-Rent Apartments – 330 Units
 - For-Rent Townhomes – 43 Units
 - For-Sale Townhomes – 10 Units
- **The plan is designed to be a good neighbor to adjacent residential.**
 - Product intensity steps down toward the established single-family edges, with the most intense product oriented to the corridor.
 - For-sale and for-rent townhomes provide a scale-appropriate transition between apartments and existing homes.
 - Internal circulation and amenities oriented to limit spillover onto neighborhood streets.
- **Net effect – the program introduces ownership and rental housing while protecting the character and privacy of surrounding neighborhoods.**



Site Compatibility and Conditions

- **Site characteristics and conditions affecting development:**

- Construction of City Thoroughfares/CIP Projects.
 - Virginia Street
 - Utility Work on Greenville Ave.
 - Old Settlers Park
- Significant Grade Change across the site.
- Noise from Airport Rd and increased activity at McKinney Airport.

- **The request directly advances the City's adopted vision for the State Highway 5 corridor.**

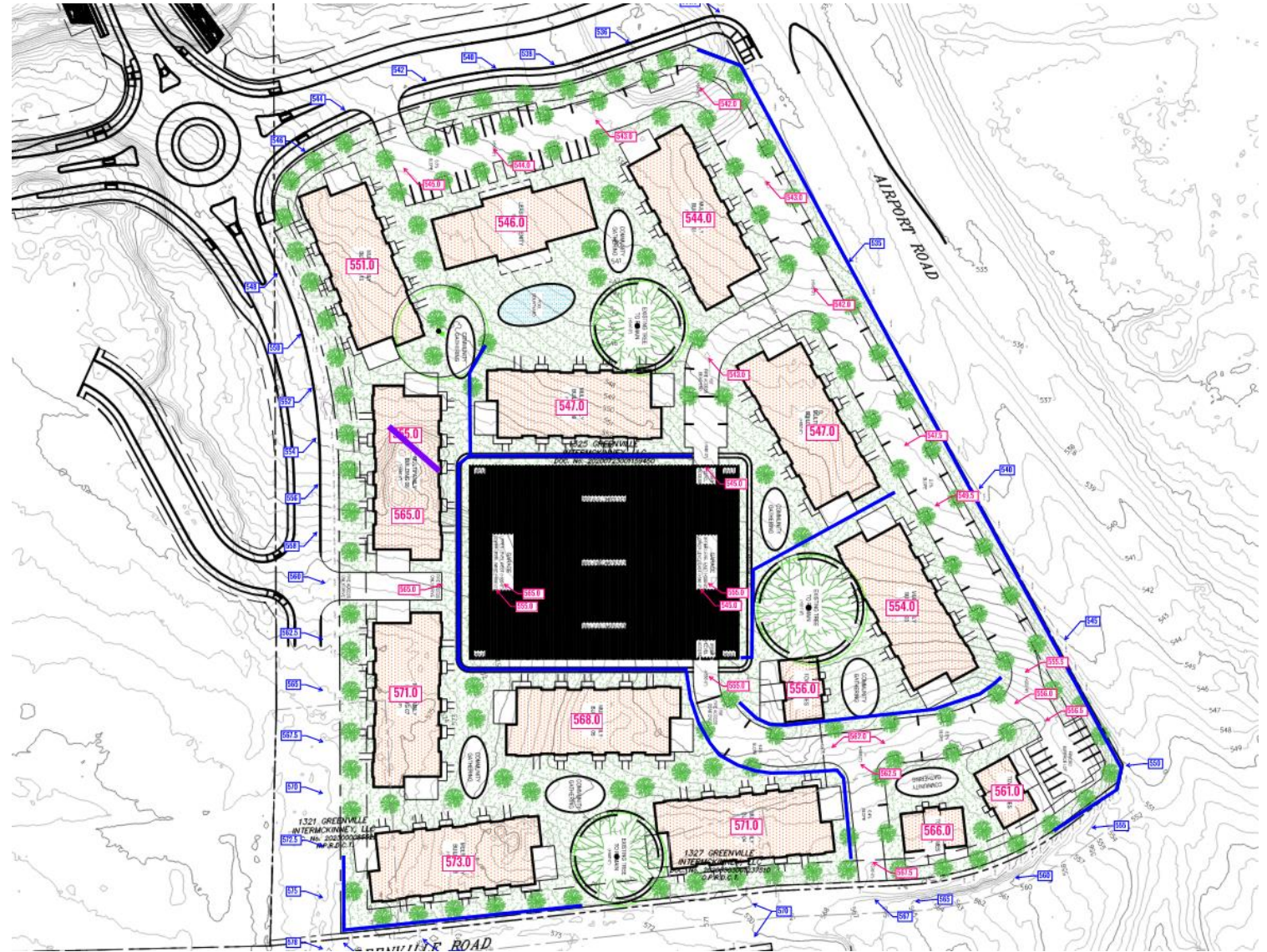
- City Intent – a transit village and urbanized SH 5 corridor anchored by the heritage and vitality of surrounding neighborhoods.
- The City's own Land Use Diagram designates "Transit Ready Development" and "Urban Living" place-types adjacent to and across this site.

- **How Mixed-Residential implements the plan:**

- Provides a range of housing types – apartments, for-rent townhomes, and for-sale townhomes – consistent with the Urban Living place-type.
- Creates a graduated transition between the corridor and the established surrounding neighborhoods.
- Supports walkable, neighborhood-serving commercial viability by adding daytime and evening population.

Onsite Grade Change

- **Site High Point** – Approx. 575'
- **Site Low Point** – Approx. 535.5'
- **Approx Grade Change** - ~39.5'
- Less dense product (single-family homes, standalone townhomes) requires far more challenging engineering when built across this grade.
- Mixed-Residential density allows the site to absorb this grade change efficiently – conditions that would not support viable single-family or standalone townhome product at grade.



Affordability

- Area residents have expressed a desire to see additional affordable housing options and additional opportunities for access to home ownership.
- The development team acknowledges this input and is evaluating feasibility across a range of housing types and price points.
- Assessment factors include site economics, applicable zoning standards, and project financing parameters.
- Any affordable component will be evaluated for compatibility with the overall development program and consistency with City of McKinney policy objectives.
- The team welcomes continued dialogue with residents and City staff as the project advances.



Why Mixed Residential?

- **The site presents real conditions that shape what can be built successfully.**
 - Site Grade Changes
 - Ongoing City CIP Project Coordination
 - Lack of infrastructure
 - Traffic and noise from Airport Rd. and the McKinney Airport
 - Desire for affordable housing
- **Mixed-Residential (MR) responds to these conditions, implements the City's adopted corridor vision, and unlocks the site to the benefit of the larger community.**
 - Delivers a range of housing types, including for-sale ownership product.
 - Responds to site conditions with a development program that is feasible and well-designed.
 - Provides compatible transitions to surrounding neighborhoods.
 - Supports the infrastructure investment and corridor activation the City seeks.

STREET LIGHTS

RESIDENTIAL

Appendix

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

