



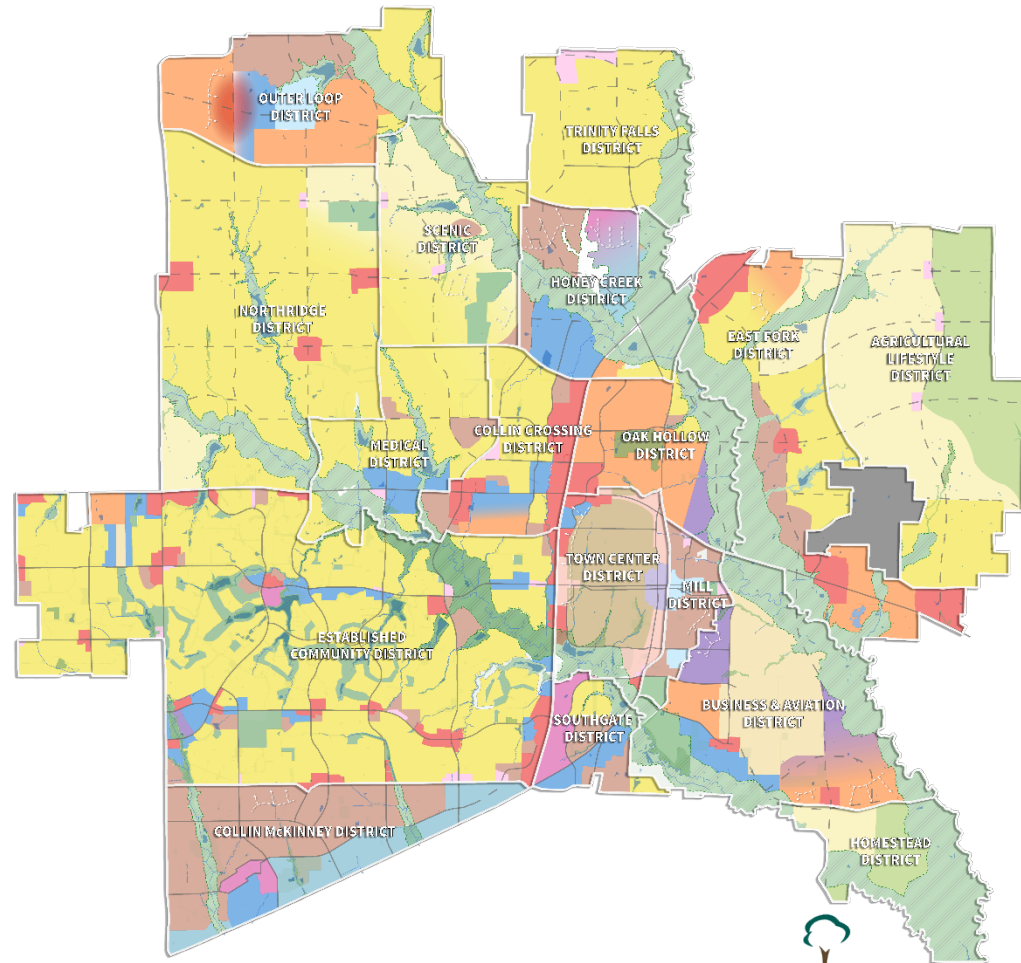
# Multi-Family in McKinney

October 15, 2018 City Council Work Session

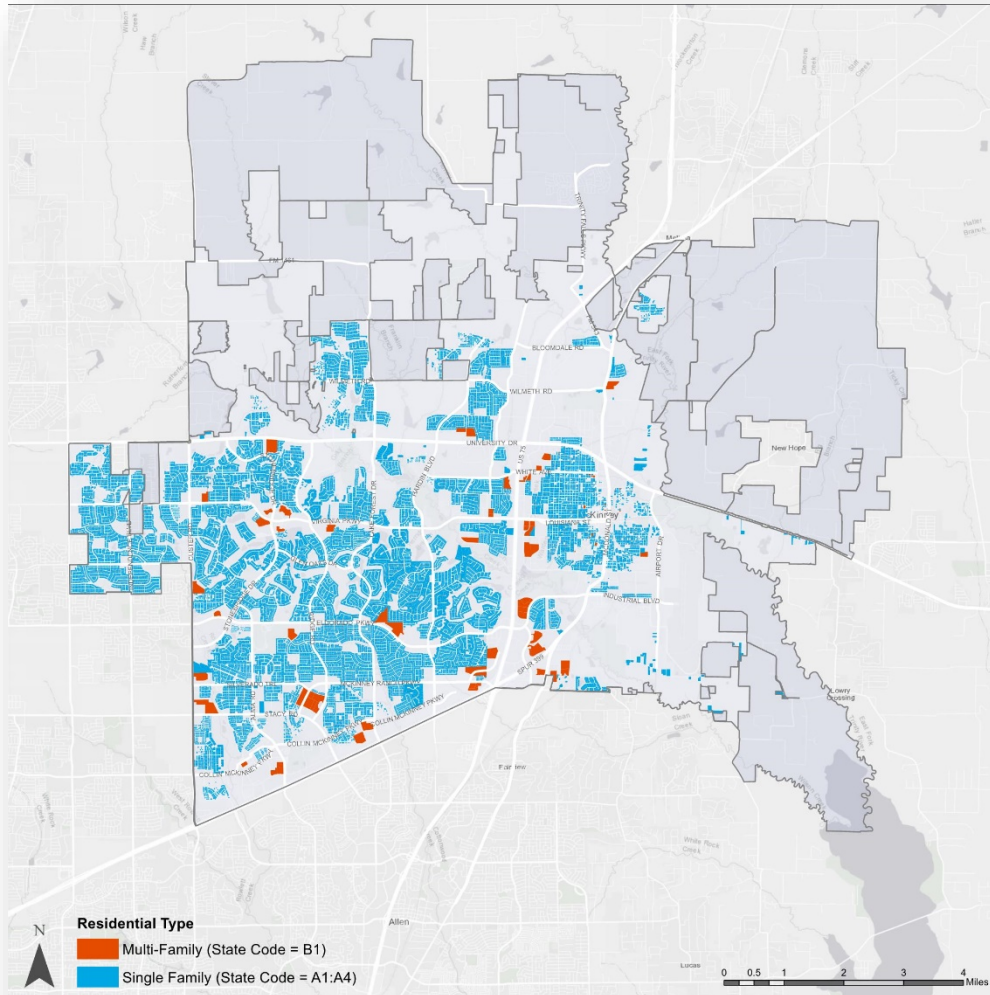
# 2040 Comprehensive Plan

## Why are we Talking about Multi-Family?

- Urban Living Placetype is a notable component of the new land use diagram.
- Criteria for Specific Uses and Locational Criteria.
- Significant consideration as we launch the Development Regulation Overhaul Initiative.



# State of McKinney – Multi-Family v Single Family



## Valuation Table (residential only)

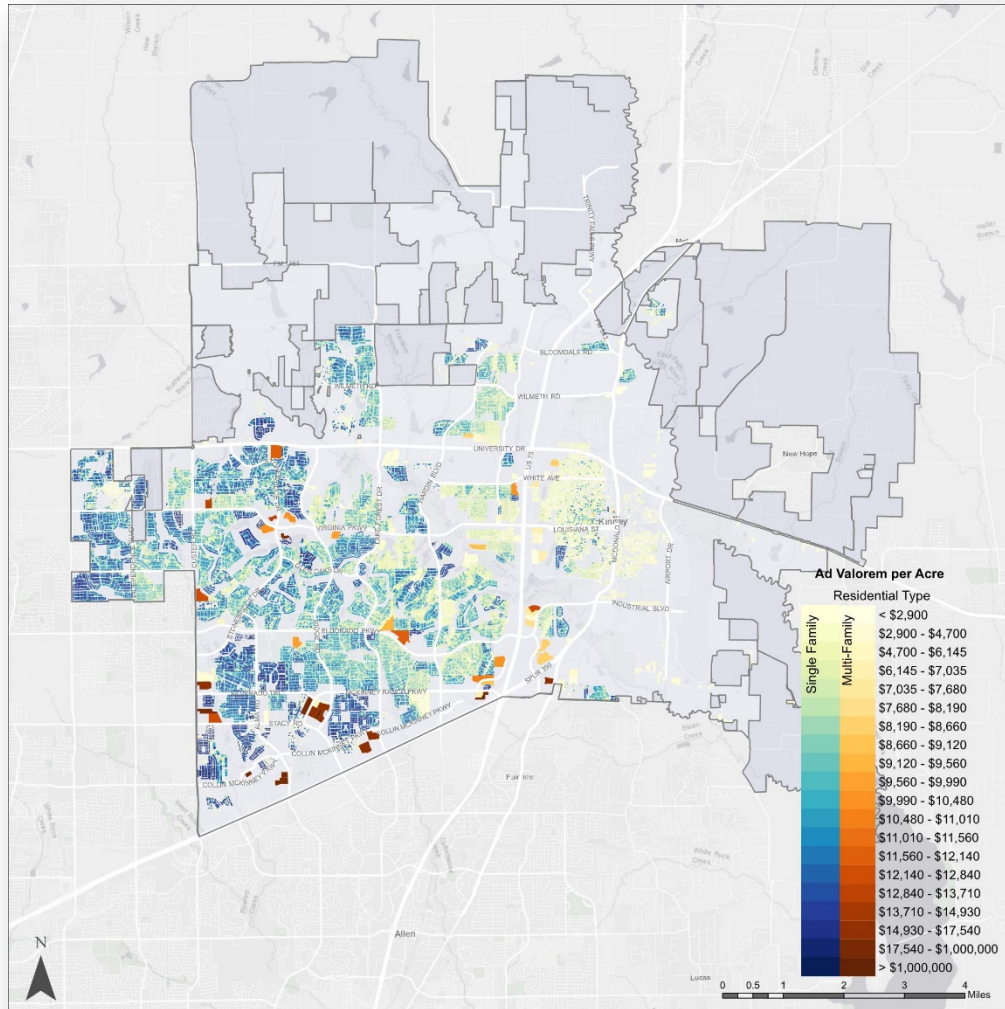
Values	Multi-Family	Single Family
Total Market Value	\$1,462,093,451.00	\$16,268,629,588.00
Total Appraisal Value	\$1,462,093,451.00	\$16,186,864,956.00
Total Assessed Value	\$1,462,093,451.00	\$15,979,402,687.00
Parcel Count	74	51099
Total Acres	687.3957006	11371.58811
*Unit Count	14734	51099
Total Ad Valorem	\$7,898,214.20	\$86,320,573.52
Ad Valorem Per Parcel	\$106,732.62	\$1,689.28
Ad Valorem Per Acre	\$11,490.05	\$7,590.90
*Ad Valorem Per Unit	\$536.05	\$1,689.28
Market Value Per Parcel	\$19,758,019.61	\$318,374.72
Market Value Per Acre	\$2,127,004.07	\$1,430,638.31
*Market Value Per Unit	\$99,232.62	\$318,374.72

## Housing Units (all residential types)

- 68% Owner Occupied
- 32% Renter Occupied



# State of McKinney – Residential Values



## Valuation Table (residential only)

Values	Multi-Family	Single Family
Total Market Value	\$1,462,093,451.00	\$16,268,629,588.00
Total Appraisal Value	\$1,462,093,451.00	\$16,186,864,956.00
Total Assessed Value	\$1,462,093,451.00	\$15,979,402,687.00
Parcel Count	74	51099
Total Acres	687.3957006	11371.58811
*Unit Count	14734	51099
Total Ad Valorem	\$7,898,214.20	\$86,320,573.52
Ad Valorem Per Parcel	\$106,732.62	\$1,689.28
Ad Valorem Per Acre	\$11,490.05	\$7,590.90
*Ad Valorem Per Unit	\$536.05	\$1,689.28
Market Value Per Parcel	\$19,758,019.61	\$318,374.72
Market Value Per Acre	\$2,127,004.07	\$1,430,638.31
*Market Value Per Unit	\$99,232.62	\$318,374.72



# Defining Multi-family Types

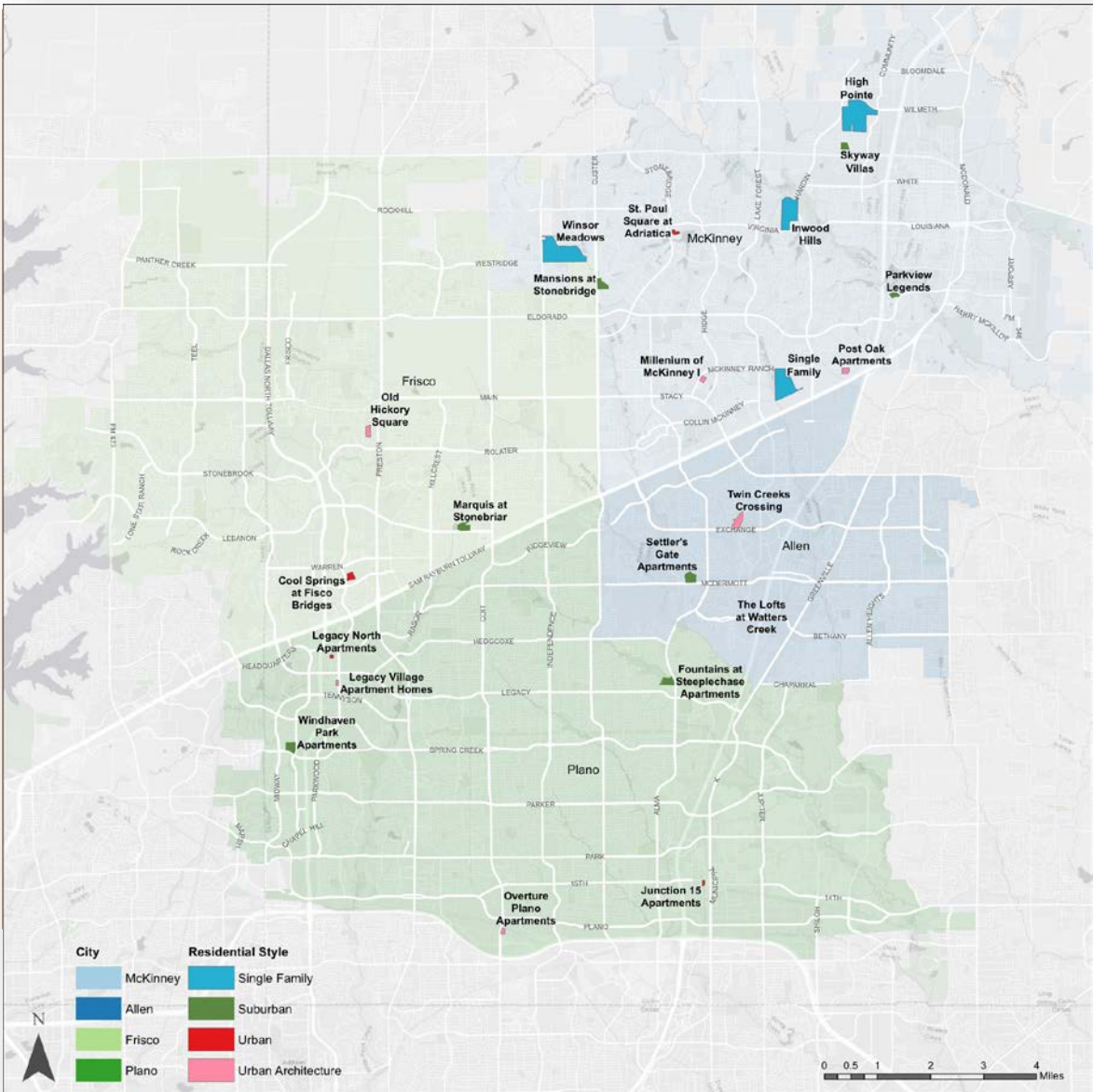
Multi-family developments in McKinney *typically* fall into one of three styles.

- **Urban Multi-Family** – a single, 4+ story building that is built in an urban form; which means the buildings are built close to the street with large sidewalks for large groups of pedestrians, contains a parking garage/structure for the residents of the building, and may contain commercial uses on the first floor. *True urban multi-family is highly dependent on urban design.*
- **Urban Architecture Multi-family** – typically less than 5 buildings, 3+ stories built in a similar fashion to an urban multi-family with large sidewalks and close to the street. Typically includes elevators and internal corridors; however, typically does not include structured parking, rather is served by surface parking for more than 50% of required parking and may contain tuck under parking. *Urban architecture multi-family is typically limited to the building materials and architecture of the structure(s).*
- **Suburban (Garden Style) Multi-family** – Developments that contain multiple buildings surrounded by large landscaped or garden areas, parking is provided by surface lots, building are less than four stories, and typically have only access via stairs.



# Multi-Family Comparison – Sample Developments

- 18 Multi-family Projects
- 4 Single Family Projects



# Multi-Family Sample Comparison

## Multi-Family Complexes by City

City	Name	# of Units	Property Size (acres)	Density (units per acre)	Multi-Family Type and Single Family
Allen	Settler's Gate Apartments	432	26.0	16.6	Suburban
Allen	The Lofts at Watters Creek	342	30.5	11.2	Urban
Allen	Twin Creeks Crossing	347	26.7	13.0	Urban Architecture
Frisco	Cool Springs at Frisco Bridges	655	13.7	48.0	Urban
Frisco	Marquis at Stonebriar	347	21.8	15.9	Suburban
Frisco	Old Hickory Square	241	12.6	19.1	Urban Architecture
McKinney	High Pointe	731	111.7	6.5	Single Family
McKinney	Inwood Hills	329	59.5	5.5	Single Family
McKinney	Mansions at Stonebridge	301	20.3	14.8	Suburban
McKinney	Millenium of McKinney I	164	6.3	26.0	Urban Architecture
McKinney	Parkview Legends	208	9.8	21.3	Suburban
McKinney	Post Oak Apartments	182	6.5	28.0	Urban Architecture
McKinney	Avalon	350	58.7	6.0	Single Family
McKinney	Skyway Villas	232	12.6	18.4	Suburban
McKinney	St. Paul Square at Adriatica	211	5.1	41.2	Urban
McKinney	Winsor Meadows	68	113.5	0.6	Single Family
Plano	Fountains at Steeplechase Apartments	368	23.3	15.8	Suburban
Plano	Junction 15 Apartments	279	3.0	91.9	Urban
Plano	Legacy North Apartments	293	3.2	91.0	Urban
Plano	Legacy Village Apartment Homes	255	3.3	77.5	Urban Architecture
Plano	Overture Plano Apartments	169	5.2	32.2	Urban Architecture
Plano	Windhaven Park Apartments	474	22.0	21.5	Suburban



# Multi-Family Comparison - Residential Values

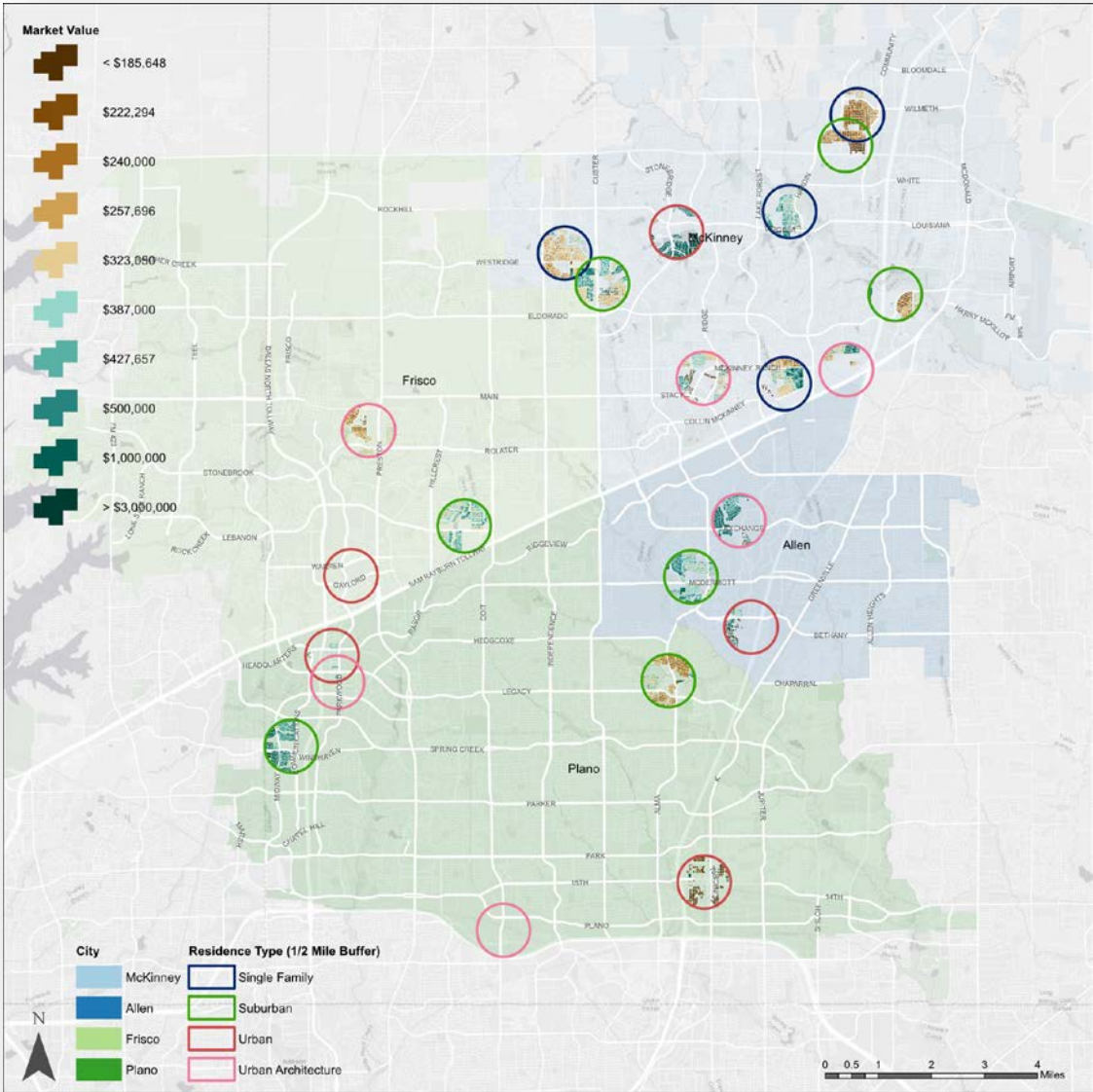
## Valuation Table by Residential Type

Values	Single Family	Suburban	Urban	Urban Architecture
Total Market Value	\$569,352,628.00	\$281,704,254.00	\$319,709,251.00	\$185,031,710.00
Total Appraisal Value	\$569,352,628.00	\$281,704,254.00	\$319,709,251.00	\$185,031,710.00
Total Assesed Value	\$564,181,530.00	\$281,704,254.00	\$319,709,251.00	\$185,031,710.00
Parcel Count	2092	7	5	7
Total Acres	343.45	135.85	55.56	60.65
*Unit Count	2098	2362	1780	1358
Total Ad Valorem	\$3,047,702.98	\$1,387,574.04	\$1,542,044.82	\$903,805.04
Density (Units/Acre)	6.02	17.76	56.65	32.64
Ad Valorem Per Parcel	\$1,456.84	\$198,224.86	\$308,408.96	\$129,115.01
Ad Valorem Per Acre	\$8,873.70	\$10,214.23	\$27,754.78	\$14,900.97
*Ad Valorem Per Unit	\$1,452.67	\$587.46	\$866.32	\$665.54
Market Value Per Parcel	\$272,157.09	\$40,243,464.86	\$63,941,850.20	\$26,433,101.43
Market Value Per Acre	\$1,657,727.92	\$2,073,685.76	\$5,754,345.34	\$3,050,603.88
*Market Value Per Unit	\$271,378.76	\$119,265.14	\$179,611.94	\$136,253.10

\* Unit count calculated based on 2018 Collin County Appraisal District parcel layer unit field and 2018 McKinney Population statistics



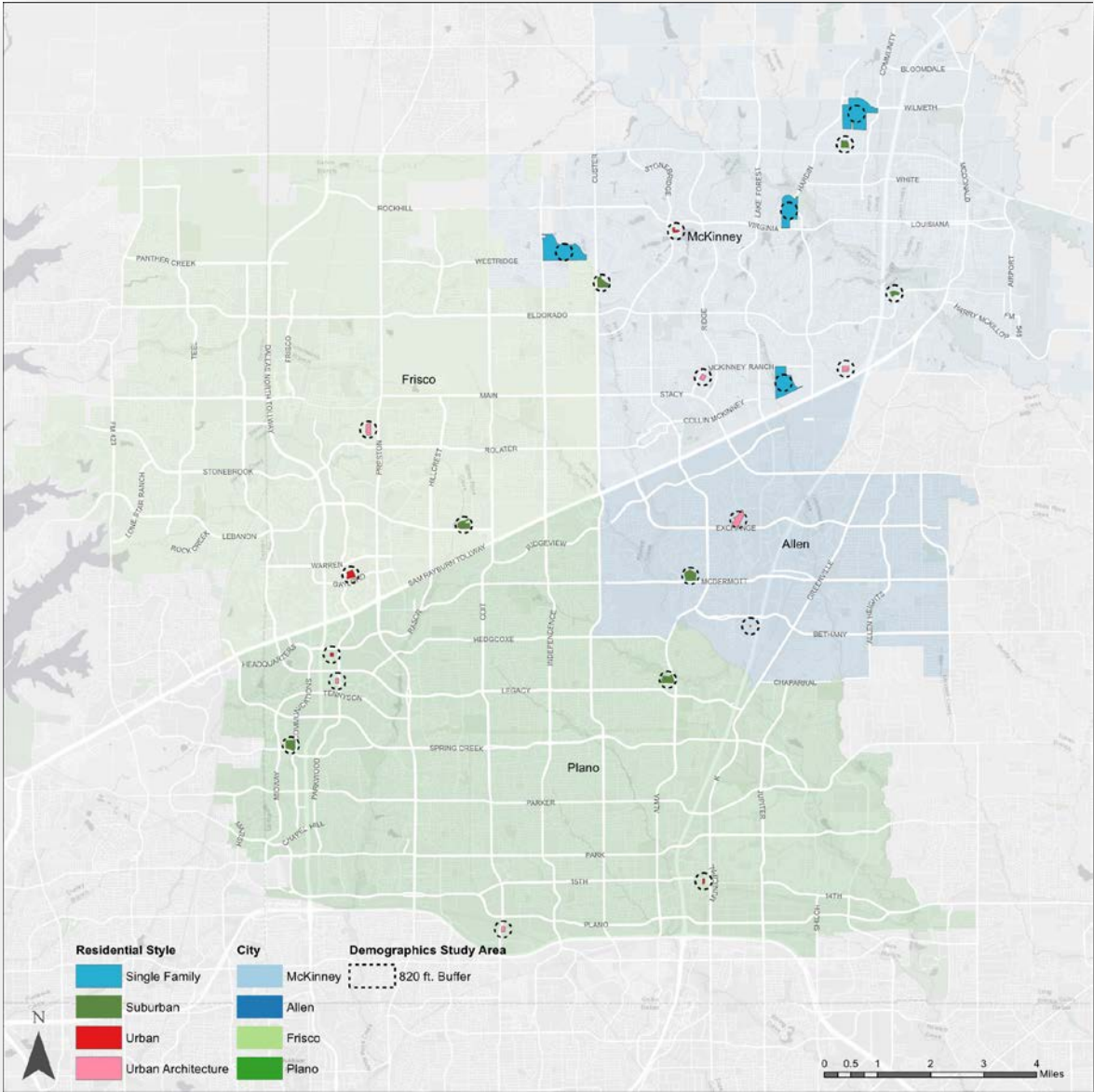
# Multi-Family Comparison – Surrounding Housing



Single Family Home Values	Median Market Value within 1/2 Mile
Single Family	\$261,387.00
Suburban	\$314,430.00
Urban	\$388,215.00
Urban Architecture	\$320,000.00

# Multi-Family Comparison – Demographics

- 22 comparison sample sites with an 820 ft buffer

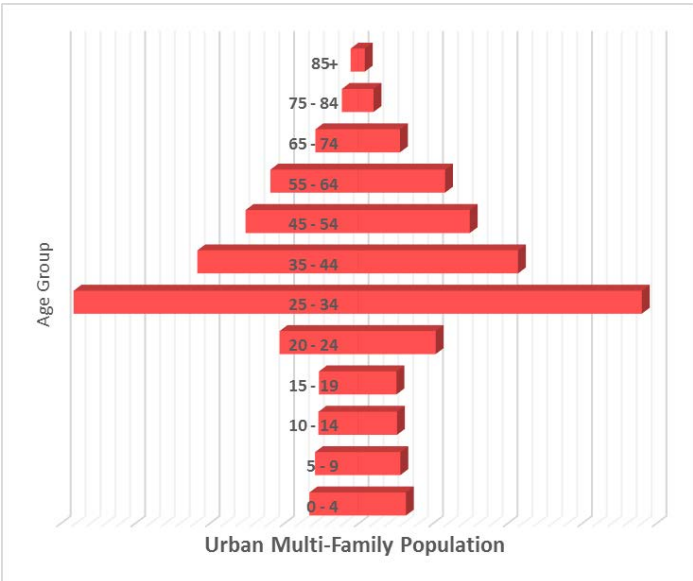
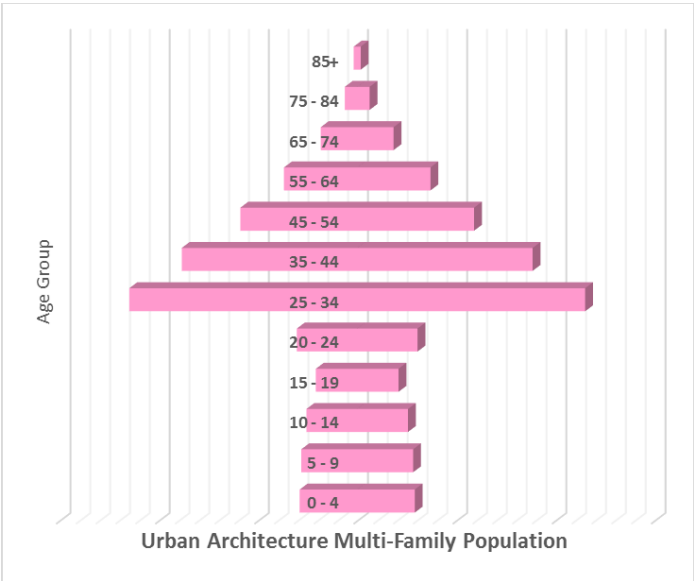
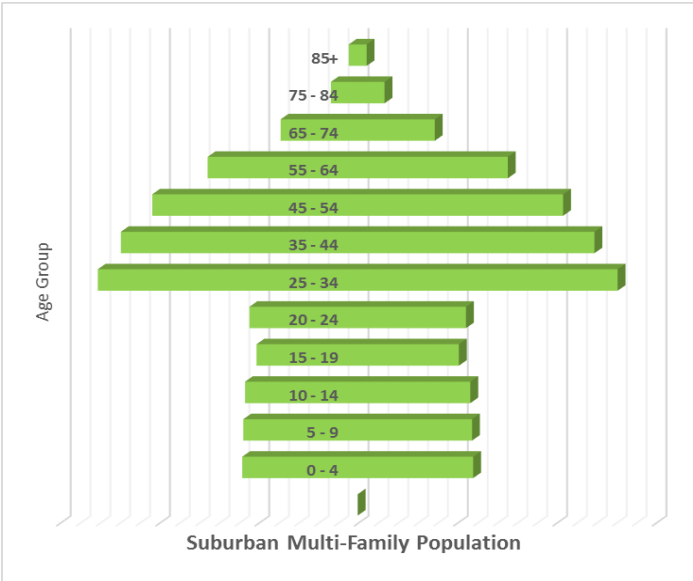
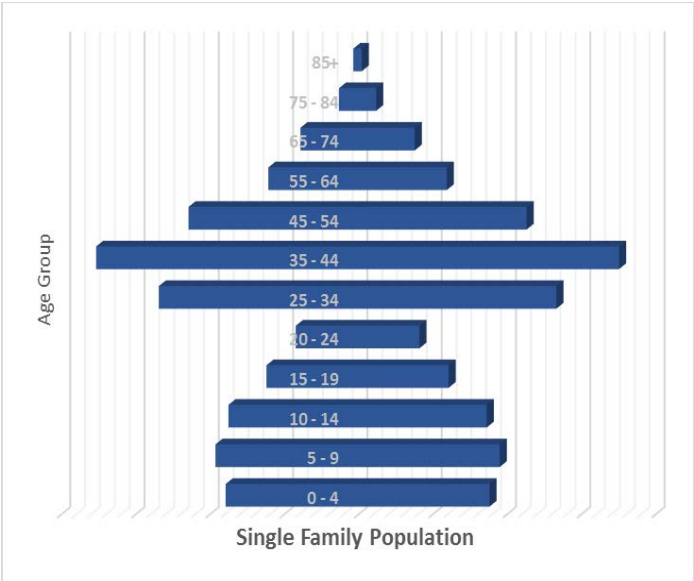


# Multi-Family Comparison - Demographics

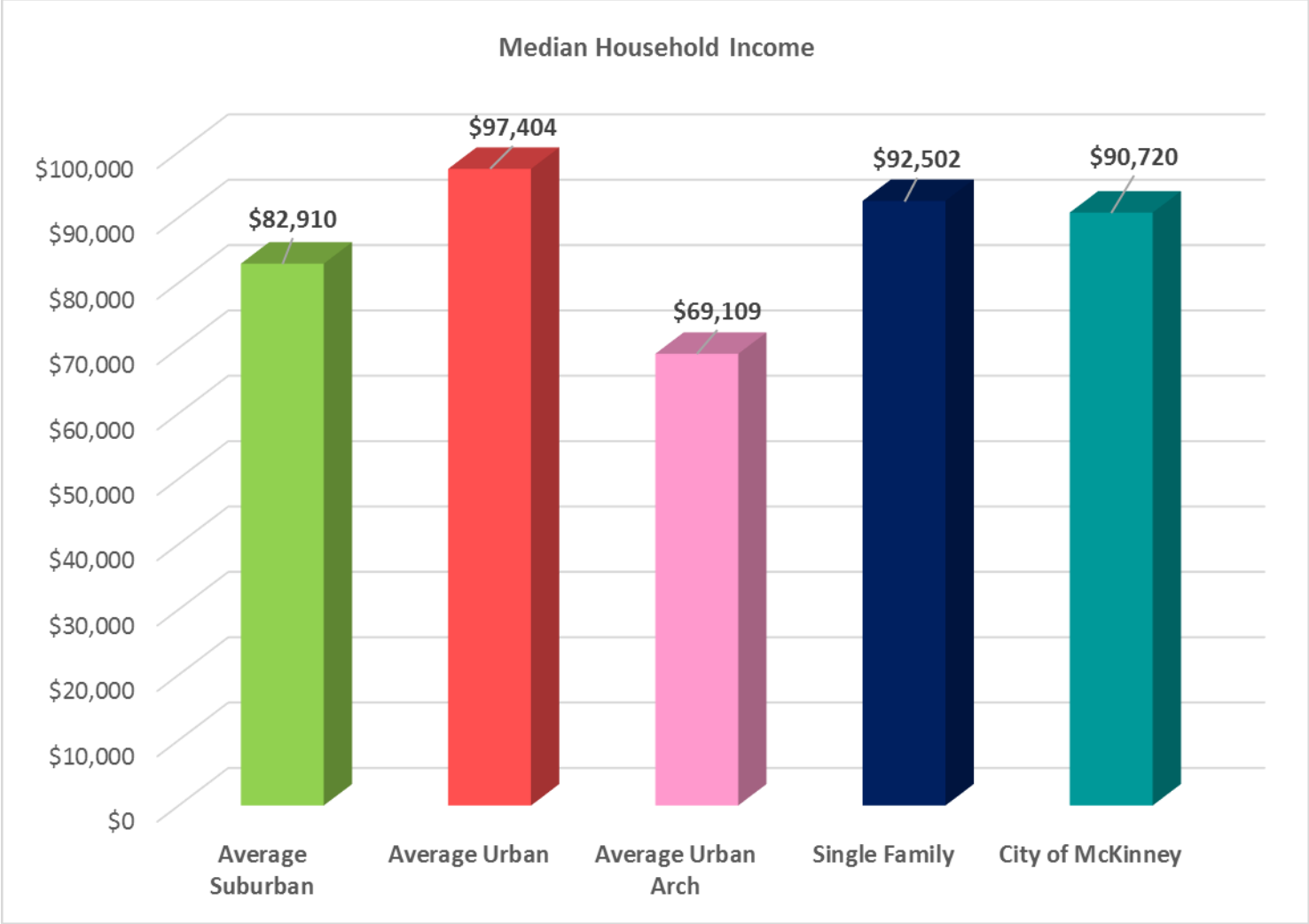
Summary Statistics	Suburban	Urban	Urban Architecture	Single Family	McKinney
Complex Count	7	4	3	4	NA
Population	1527	1284	1838	729	184075
Households	635	744	1085	247	62630
Families	399	266	454	199	47291
Average Household Size	2.39	2.04	1.84	3.03	2.90
Owner Occupied Housing Units	229.43	132.00	244.33	203.75	42776.00
Renter Occupied Housing Units	405.57	612.25	840.67	43.5	19854.00
Median Age	33.59	36.08	33.90	31.925	33.90
Median Household Income	\$82,910	\$97,404	\$69,109	\$92,502	\$90,720
Average Household Income	\$106,905	\$128,854	\$90,132	\$101,316	\$109,989



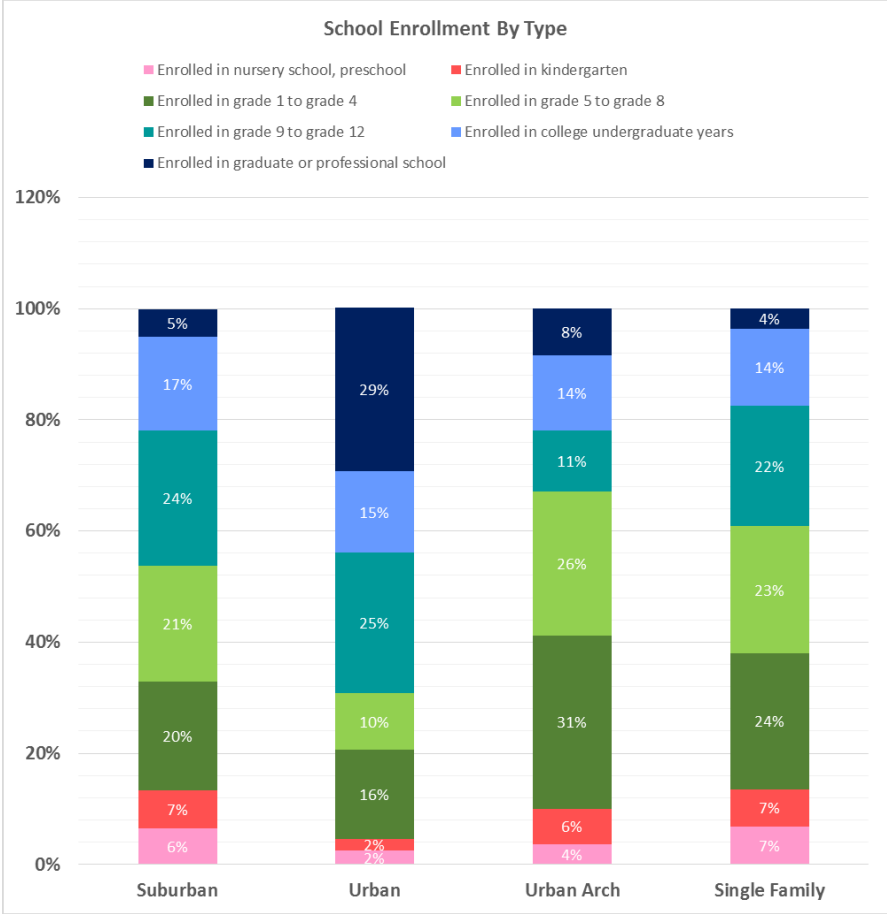
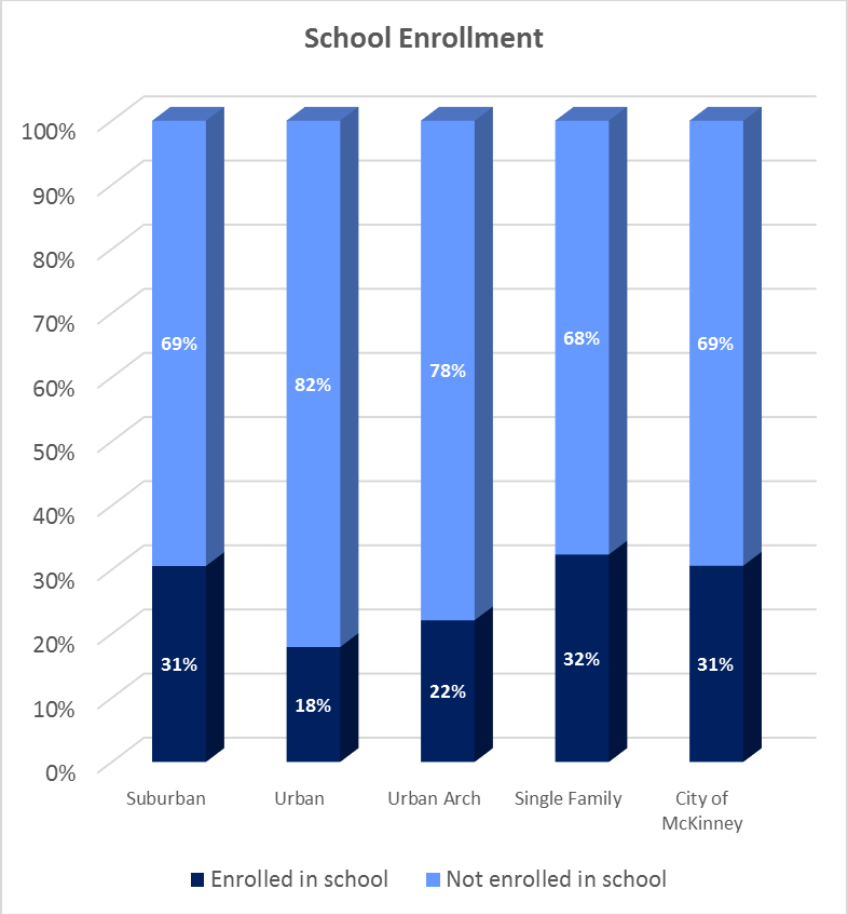
# Multi-Family Sample Comparison - Population



# Multi-Family Sample Comparison - Income



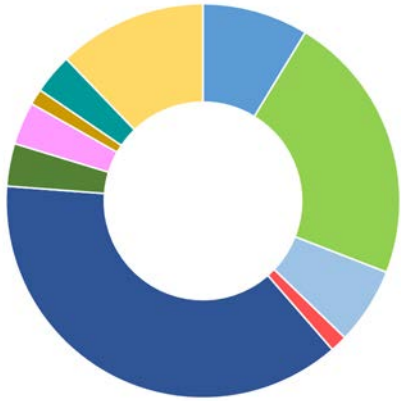
# Multi-Family Sample Comparison – School Enrollment



# Multi-Family Comparison – Tapestry Segmentation

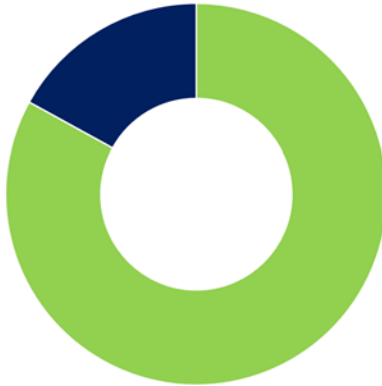
McKinney  
Tapestry Segmentation

- Soccer Moms
- Up and Coming Families
- Professional Pride
- Young and Restless
- Boomburbs
- Middleburg
- Bright Young Professionals
- Metro Fusion
- Enterprising Professionals
- Other



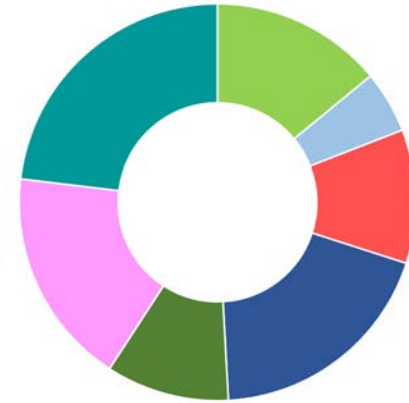
Single Family  
Tapestry Segmentation

- Up and Coming Families
- Boomburbs



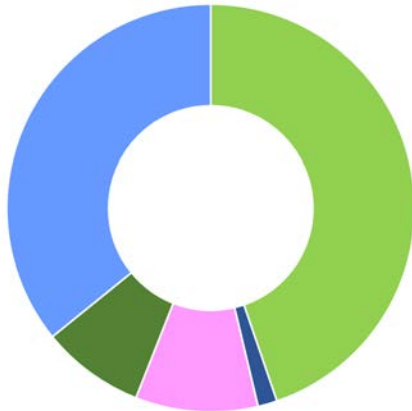
Suburban Residential  
Tapestry Segmentation

- Up and Coming Families
- Professional Pride
- Young and Restless
- Boomburbs
- Middleburg
- Bright Young Professionals
- Enterprising Professionals



Urban Architecture  
Tapestry Segmentation

- Up and Coming Families
- Boomburbs
- Bright Young Professionals
- Middleburg
- Metro Renters

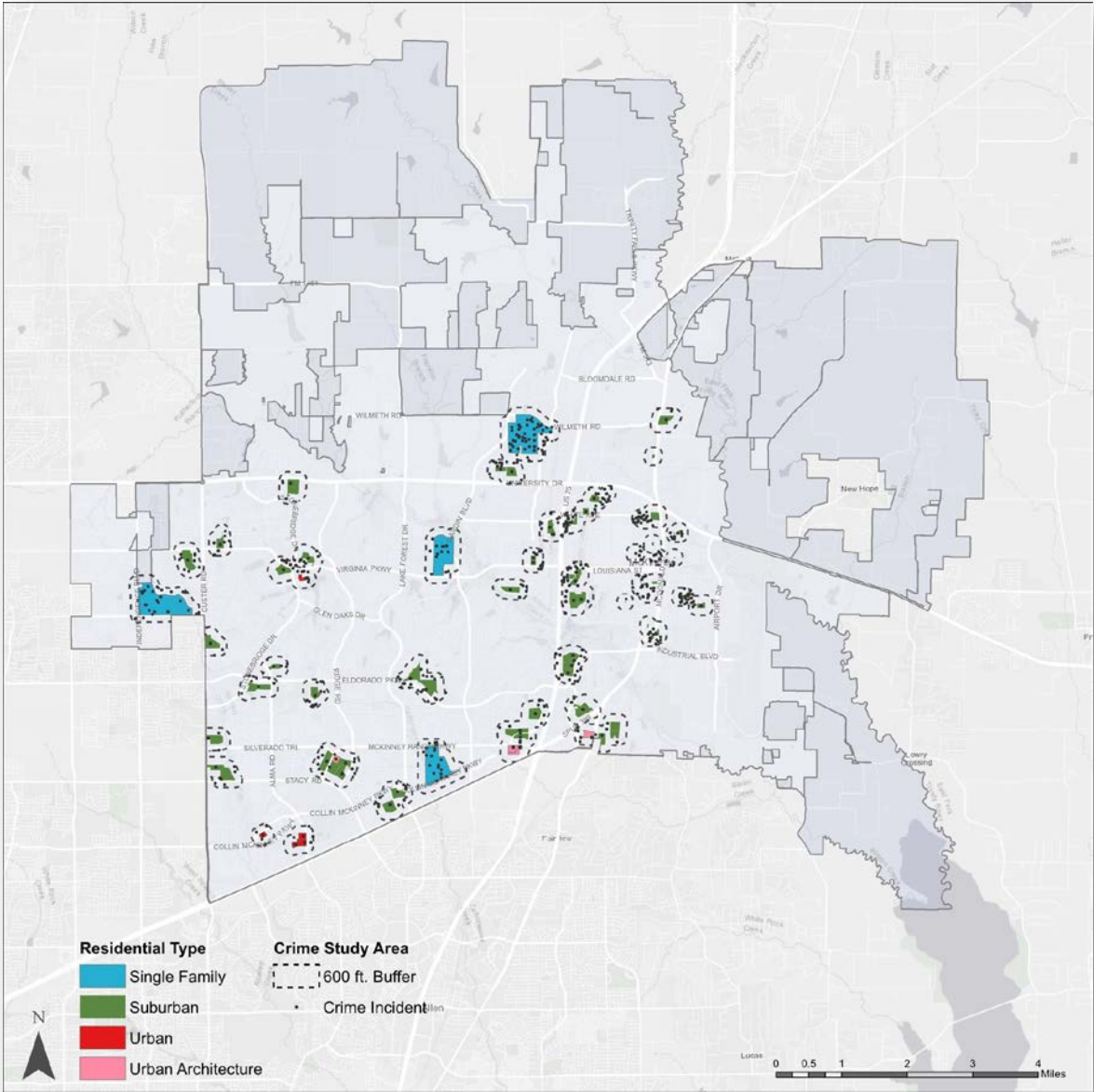


Urban Residential  
Tapestry Segmentation

- Laptops and Lattes
- Professional Pride
- Metro Renters
- Young and Restless
- Metro Fusion
- NeWest Residents



# McKinney Crime Snapshot by Residential Type



- McKinney multi-family developments by type compared to 4 single family sample sites
- Crime within 600 ft buffer

# Multi-Family Sites Included

Name	# of Units	Property Size (Acres)	Density (Units per acre)	Residential Type	Name	# of Units	Property Size (Acres)	Density (Units per acre)	Residential Type
1 Alexan (Soho)	379	14.9	25.5	Suburban	47 North Texas Gate Way	20	1.2	16.3	Suburban
2 AMLI at Stonebridge Ranch (Venue SBR)	250	13.2	18.9	Suburban	48 Park On The Creek	240	12.3	19.5	Suburban
3 Ashton Oaks	168	6.6	25.4	Suburban	49 Parkside at Craig Ranch Phase I	418	7.5	55.5	Urban
4 Aspire at McKinney Ranch	339	13.7	24.7	Suburban	50 Parkside at Craig Ranch Phase II	333	5.7	58.1	Urban
5 Avalon	350	58.7	6.0	Single Family	51 Parkside at Craig Ranch Phase III	401	6.9	58.3	Urban
6 Benge Hill Apts.	4	0.3	14.6	Suburban	52 Parkview Legends	208	9.4	22.1	Suburban
7 Bent Creek	200	4.5	44.6	Suburban	53 Post Oak Apartments	182	6.5	28.0	Urban Architecture
8 Boardwalk (20 Units Demoad)	4	0.3	14.0	Suburban	54 Raleigh House	304	13.6	22.3	Suburban
9 Brookwood Fourplexes	60	5.4	11.0	Suburban	55 Redbud Trail	150	5.7	26.5	Suburban
10 Cedar Creek Village	250	11.8	21.2	Suburban	56 Retreat at Stonebridge	464	25.6	18.1	Suburban
11 Cliffs Of Eldorado	208	11.3	18.4	Suburban	57 Saxon Woods	510	28.0	18.2	Suburban
12 Cockrell Homes	24	3.1	7.7	Suburban	58 Skyway Villas	232	12.4	18.7	Suburban
13 Country Lane	230	12.2	18.8	Suburban	59 St. Paul Square at Adriatica	211	5.1	41.4	Urban
14 Creek Point	200	14.7	13.7	Suburban	60 Standifer Place/ Park Place	8	0.3	27.0	Suburban
15 Discovery @ Rowlett Creek	366	17.7	20.7	Suburban	61 Stone Apt.	11	0.2	56.1	Suburban
16 El Lago	351	19.1	18.4	Suburban	62 Stonegate	68	3.5	19.5	Suburban
17 Elm Street Village	32	0.7	46.2	Suburban	63 Tennessee Place Apartments	25	1.0	25.7	Suburban
18 Emerald Cottages	44	7.3	6.0	Suburban	64 Times Square at Craig Ranch	313	4.6	68.0	Urban
19 Estates of Eldorado	453	28.3	16.0	Suburban	65 Town North	6	0.4	13.4	Suburban
20 Fairways at Wilson Creek	576	22.4	25.8	Suburban	66 Towne Creek	46	0.1	877.6	Suburban
21 Gables Of McKinney	220	9.9	22.1	Suburban	67 Treymore In McKinney	192	17.3	11.1	Suburban
22 Grand Reserve	180	9.4	19.2	Suburban	68 Tuscany at Wilson Creek	215	11.9	18.1	Suburban
23 Grand Texan	100	8.8	11.4	Suburban	69 Venue at Craig Ranch	277	13.5	20.6	Suburban
24 Greenhaven	216	11.0	19.6	Suburban	70 Villas @ Westridge	226	9.3	24.4	Suburban
25 Harbor at Adriatica	29	0.0	620.7	Urban	71 Villas at Craig Ranch	334	19.2	17.4	Suburban
26 Haven At Eldorado	276	20.5	13.5	Suburban	72 Villas at Stonebridge Ranch	280	15.6	18.0	Suburban
27 Heights @ Lake Forest	334	15.4	21.7	Suburban	73 Villas at Willow Grove	157	7.1	22.1	Suburban
28 Heritage Place	200	8.6	23.3	Suburban	74 Villas of El Dorado	248	13.6	18.2	Suburban
29 High Pointe	731	111.7	6.5	Single Family	75 Virginia Oaks	48	3.8	12.5	Suburban
30 Inwood Hills	329	59.1	5.6	Single Family	76 Waldo Turner	12	0.2	48.1	Suburban
31 Katherine's Corner Apartments	7	0.3	24.3	Suburban	77 Westway	40	1.5	27.4	Suburban
32 Kentucky Place Apt	35	1.1	30.8	Suburban	78 Winsor Meadows	68	113.4	0.6	Single Family
33 La Casa Townhomes	20	0.8	24.4	Suburban	79 Woodside Village	100	5.9	17.0	Suburban
34 Lakes Of Eldorado	220	9.7	22.7	Suburban	80 Overture Plano Apartments	169	5.2	32.2	Urban Architecture
35 Lamar Plaza	40	1.2	32.3	Suburban	81 Fountains at Steeplechase Apartments	368	23.3	15.8	Suburban
36 Lloyd Owens	26	1.9	13.8	Suburban	82 Junction 15 Apartments	279	3.0	91.9	Urban
37 Mansions at Stonebridge	301	20.2	14.9	Suburban	83 Windhaven Park Apartments	474	22.0	21.5	Suburban
38 Mansions of McKinney	595	17.1	34.8	Suburban	84 Legacy North Apartments	293	3.2	91.0	Urban
39 Maxwell Apts.	9	0.3	29.1	Suburban	85 Legacy Village Apartment Homes	255	3.3	77.5	Urban Architecture
40 McKinney Orchid	260	13.2	19.7	Suburban	86 Marquis at Stonebriar	347	21.8	15.9	Suburban
41 McKinney Place Apartments (Avena McK Ranch)	343	17.3	19.8	Suburban	87 Cool Springs at Fisco Bridges	655	13.7	48.0	Urban
42 McKinney Pointe	200	7.9	25.2	Urban Architecture	88 Old Hickory Square	241	12.6	19.1	Urban Architecture
43 McKinney Urban Village	248	9.4	26.5	Urban Architecture	89 Settler's Gate Apartments	432	26.0	16.6	Suburban
44 Merrit Homes	86	9.5	9.0	Suburban	90 The Lofts at Watters Creek	342	30.5	11.2	Urban
45 Millenium of McKinney I	164	6.2	26.5	Urban Architecture	91 Twin Creeks Crossing	347	26.7	13.0	Urban Architecture
46 Newsome Homes	180	6.0	30.1	Suburban					

# Sample Residential Neighborhoods Included

Name
High Pointe
Inwood Hills
Avalon
<u>Winsor Meadows</u>

# McKinney Crime Snapshot by Residential Type

Crime by Type	Single Family	Suburban	Urban	Urban Arch.	McKinney
Total Crimes	142.00	1430.00	126.00	59.00	5522.00
Total Violent Crimes	43.00	429.00	32.00	23.00	1293.00
Total Non Violent Crimes	99.00	1001.00	94.00	36.00	4229.00
Ratio Non-Violent to Violent C	2.30	2.33	2.94	1.57	3.27
Total Acres	1187.549696	3526.75544	224.624851	222.299917	43314.65
*Population 2018	4352.71	24508.52	3422.36	1593.76	179804.00
*Unit Count	1478.00	12210.00	1705.00	794.00	66897.00
Crime per Acre	0.120	0.405	0.561	0.265	0.127
Crime per Capita	0.033	0.058	0.037	0.037	0.031
Crime per Unit	0.096	0.117	0.074	0.074	0.083
Violent Crime per Acre	0.036	0.122	0.142	0.103	0.030
Violent Crime per Capita	0.010	0.018	0.009	0.014	0.007
Violent Crime per Unit	0.029	0.035	0.019	0.029	0.019

\* Population calculated based on existing units estimate and 2018 state MF occupancy and hh size data

\*based on sample single family only

# Questions

