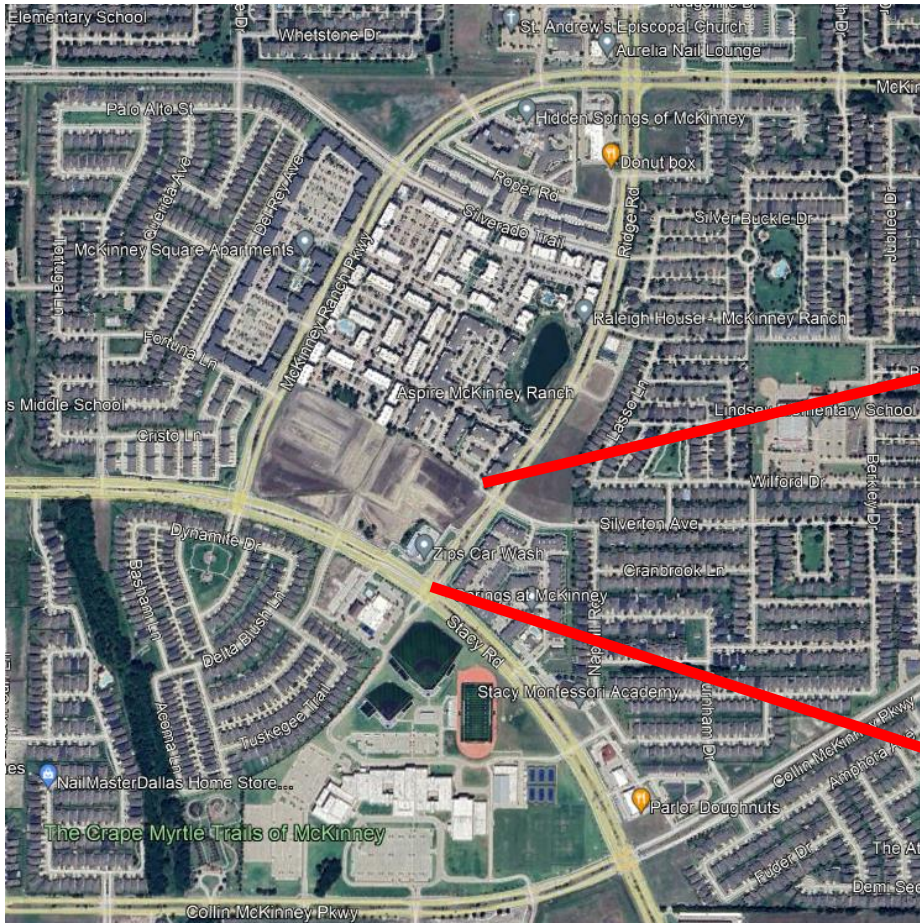
An architectural rendering of a modern residential street. The street is lined with multi-story townhomes featuring white siding, dark roofs, and stone accents. A central green median with a row of young trees runs down the middle of the road. Several cars are parked along the sides of the street, and a crosswalk is visible in the foreground. The sky is a soft blue with light clouds, suggesting a clear day.

City Park Proposal For Parkland Dedication

February 20, 2024



Subject Property

- 154 For Sale Townhome Units
- Parkland Dedication:
 - 1 acre / 50 dwelling units
 - Required: 3.08 acres of Parkland Dedication Due
- Current Central Appraisal District Value: \$10 psf or \$435,600/acre
- The “fee in lieu of” conversion would equal to \$1,341,648 for 154 dwelling units because the property is being “VALUATED” as if it were commercial property and not residential property
- This imbalance is the genesis of the alternative parkland dedication proposal herein. Typical valuations/parkland dedication fee is half this amount
- Proposal is to provide a significant “park project” to the City in lieu of the overvalued land calculation

309 Conveyance of Land for Recreational Areas & Facilities

A. Purpose

It is hereby declared by the City Council that public parks, recreational facilities, and open spaces are valuable assets that advance the public's health, safety, and welfare, and improve the overall quality of life of the community's residents. New residential development in the city creates the need for additional parks and recreation resources because of the increased population. Requiring that new residential development dedicate parkland and pay park development fees in proportion to its impacts on the City's parks and recreation resources is recognized as a fair, reasonable and uniform method of financing these assets that does not impose an unfair burden on new or existing development. The parkland dedication and park development fee requirements established in this article aim to maintain the current level of service in the City and generally flow from the assessment of needs reported in the McKinney Parks, Recreation, Open Space, Trails & Streetscape Visioning Master Plan (2017), as it may be amended from time to time (the "Parks Master Plan"). Accordingly, this article requires the dedication of parkland and payment of park development fees to:

1. Meet the goals and objectives set forth in the Parks Master Plan.
2. Deliver new and/or updated parks, recreation, trails and open space resources to meet the increased demand generated by new development on the parks system.
3. Establish proportionate costs that are associated with providing new or updated parks and facilities, so the increased costs are borne by those who are responsible for creating the additional demand.
4. Create a variety of recreational opportunities for residents within reasonable proximity to their homes.
5. Provide credit for applicable private and semi-public parkland and/or park-like amenities that offset the increased demand on the parks system generated by new development.

3. Land Requirements

- a. Land parcels that are unsuitable for development are typically unsuitable for neighborhood/community parks. Hence, parkland dedication sites should be selected by the developer prior to a subdivision being platted and acquired as a part of the development process.
- b. Parkland dedication sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize the number of users crossing arterial roadways to access the proposed parkland dedication site.
- c. Where feasible, parkland dedication sites should be located adjacent to schools to encourage shared facilities and joint development of new sites.
- d. Parks should have well-drained and suitable soils and level topography. Parkland dedication sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities.
- e. Parks must be adjacent to a street for ease of access and pedestrian, bike or parking accommodations.
- f. No more than two sides of a park may be adjacent to the rear lot lines of homes.
- g. Parks must include visible, attractive and suitable means of ingress and egress proportionate to the size and amenities of the parkland dedication site.
- h. The parkland dedication site should not be encumbered by overhead utility lines or above-ground improvements or easements that might create a dangerous condition or limit the opportunity for park development and use.
- i. Where appropriate, proposed parkland dedication sites with existing trees or other scenic elements are preferred and may be reviewed by the City's Arborist to make recommendations.
- j. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for consideration of a parkland dedication site pursuant to this article.
- k. Consideration will be given to a potential parkland dedication site that is in the floodplain or an area which may be considered "floodable" even though not in a federally regulated floodplain if the proposed parkland site is suitable for park improvements. At the discretion of the City, land in floodplains may be considered as part of a parkland dedication requirement on a 3:1 basis; that is, 3 acres of floodplain will be deemed equal to 1 acre of parkland, but not more than 20% of any parkland dedication site shall be allowed in a floodplain.
- l. Detention/retention areas may not be used to meet parkland dedication requirements but may be accepted by City in addition to the required parkland dedication. If accepted as part of a park, the detention/retention area design must meet the City's specifications.

How Do We Find a Creative Solution?

- City's Goals and Objectives
- Parks Master Plan
- Historic Successes and Current Challenges
- UDC
- Possibilities



McKinney is not only a destination community that has been widely recognized as one of the best places to live, but it is also greatly known for its robust park system, which exemplifies their "Unique by Nature" brand. Dunaway was commissioned to work with the Parks Department and City Leaders in updating the Parks, Recreation and Open Space Master Plan (Parks Master Plan) to continue to position the City to account for future development while integrating the parks system into the City and its economic success.

Some of the major goals of the Parks Master Plan include:

- Keep developing new and creative park resources that will serve the various growth areas across the City
- Focus on strength reinvestment in existing parks in three key categories: restore, enhance, and reimagine
- Identify and maintain the City's natural resources for environmental stewardship and recreational enjoyment
- Coordinate the Parks Master Plan with the separate Trails Master Plan to expand the City's trail network throughout McKinney
- Identify key partnerships with public/public, public/private, and public/not for profits that can support both capital investments and long-term maintenance costs
- Continue conservation efforts for all parks and park land, including additional trees and shade throughout the City



Financially Sound Government

- Provide funding and organizational frameworks to ensure continual economic improvements
- Balance resources generated by property taxes, sales taxes, and fees
- Pursue and maintain an AAA Bond Rating with S&P and Moody's
- Create financial plans for future growth as well as future maintenance

Enhance the Quality of Life in McKinney

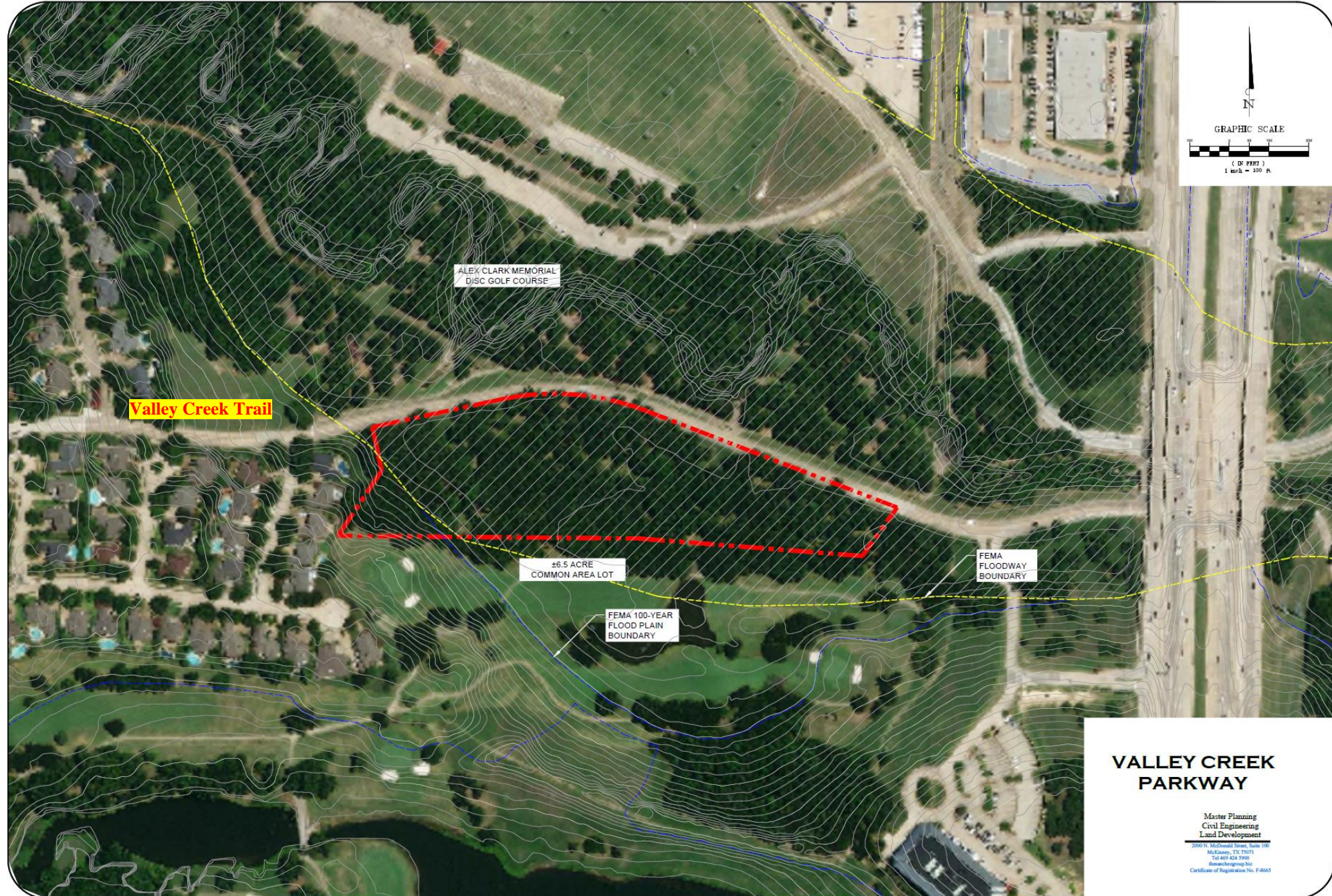
- Create affordable and accessible cultural arts activities and quality of life resources for all ages throughout the City
- Maximize public/private partnerships
- Develop Parks strategy to preserve green space for future park land
- Continue to market and highlight Downtown McKinney as a unique destination for residents and visitors alike

Safe & Secure Community

- Maintain performance measures that set McKinney apart from other cities
- Pursue and maintain the highest Insurance Service Office (ISO) fire protection classification
- Pursue and maintain low crime rates in comparison to other communities
- Continually increase operational efficiency in public safety departments

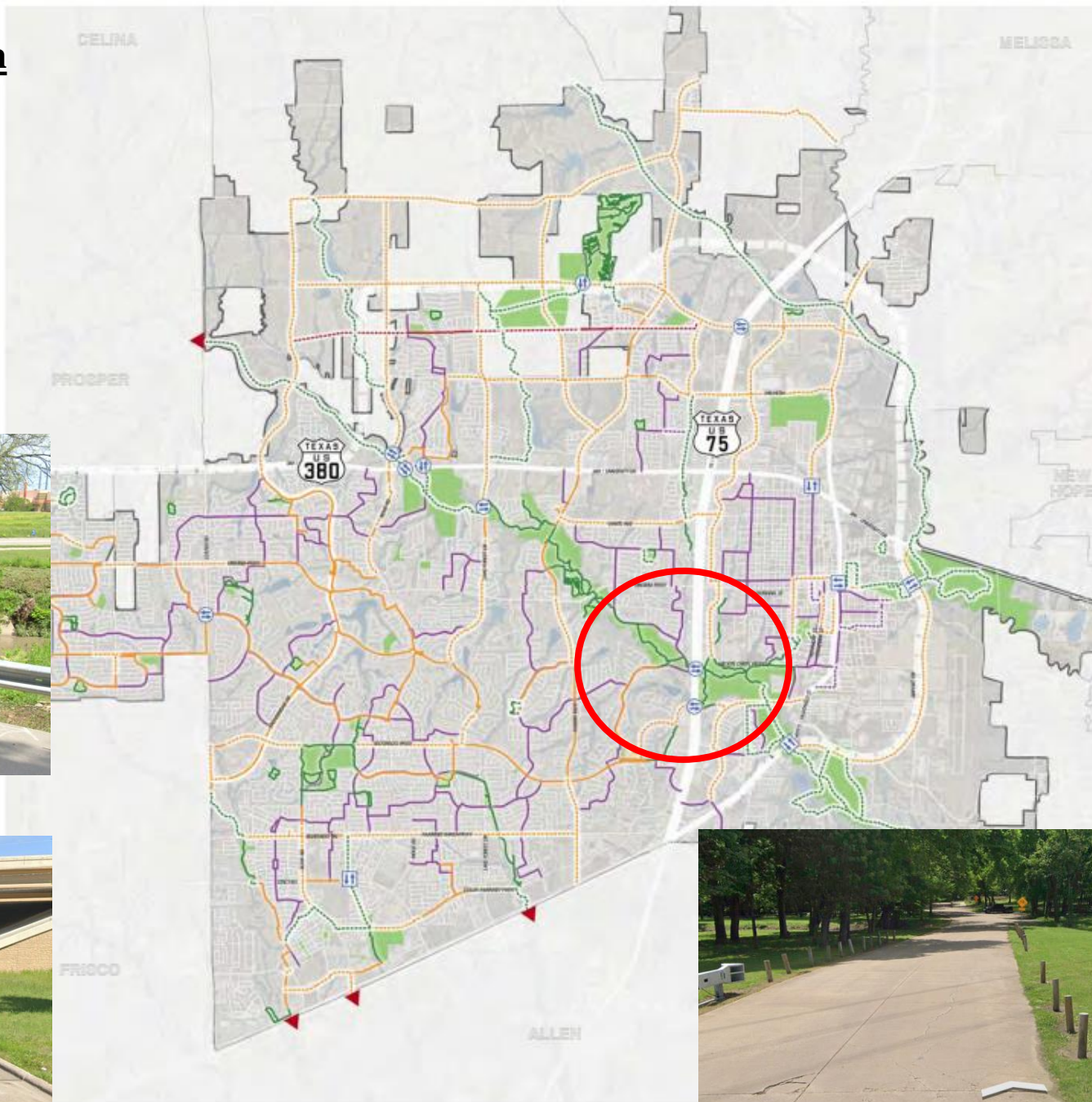
Proposed Property

- +/- 6.5 acres
- +/- 5.75 acres floodplain
- Property Zoned SF for 5 du/ac
- Approximately 3-4 dwellings units fit on the “high and dry”



Completing the Trail Connection

- There is a bicycle trail along Valley Creek Trail
- However:
 - Parkway Trail is not complete in this area
 - Bicycle trail does not connect to Towne Lake or the Rec Center
 - Inadequate signage for pedestrians and bicyclists
 - Lack of lighting in the area



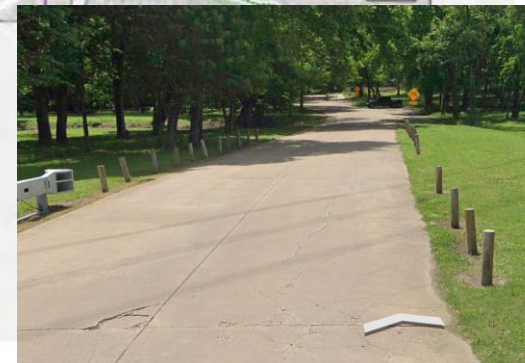
TRAIL NETWORK PLAN

Trails (Existing & Proposed)

- Parkway Trail
- Bicycle Boulevard
- Greenbelt & Park Trail
- Easement Trail

Crossings & Connections

- At-Grade Crossing
- Grade Separated Crossing
- Regional Connection



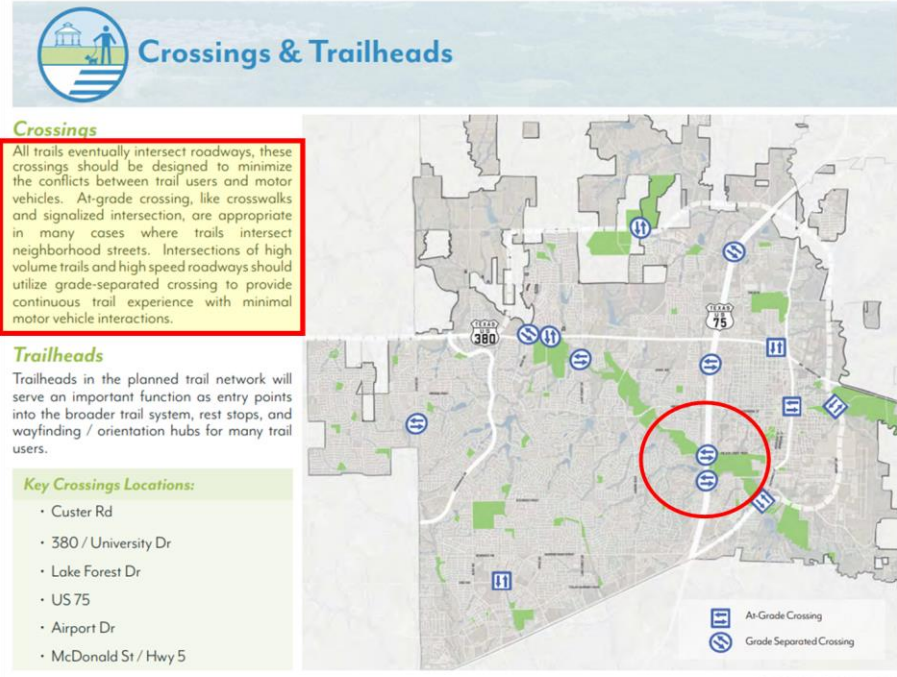
Existing Conditions - Topography

- The area is heavily wooded
- Although some of the land is “high and dry” and could be developed, it would make sense to protect this sensitive and unique area that is part of the Wilson Creek Basin
- Not all the proposed property is in the floodway, but most
- The vast majority of Towne Lake, Towne Lake Disc Golf, Al Ruschhaupt Park and a majority of the hike-bike trails in the Wilson Creek corridor are in the floodway.



Existing Conditions under US 75

- Due to the reconstruction of US 75, the intersection of Valley Creek Trail and US 75 is lacking clarity and signage
- As part of the proposal, the developer has proposed to add:
 - *Trail signage for this area*
 - *Extend the hike/bike trail from its present location near the Alex Clark Monument to the bridge to complete the system as indicated*
 - *Pedestrian crossings at strategic locations*
 - *Lighting*

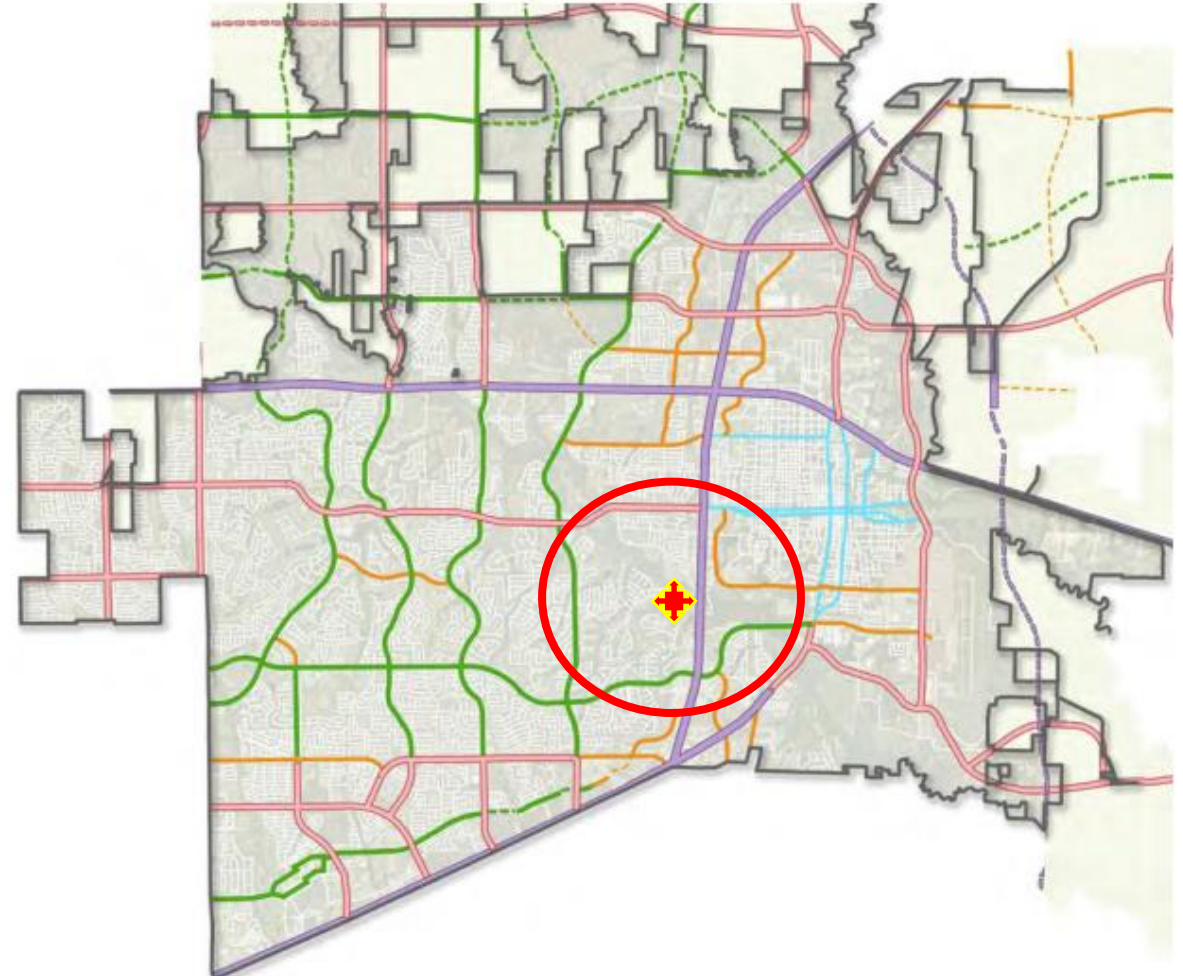


THOROUGHFARE PLAN

To work with the City's Thoroughfare Plan, the Dunaway team carefully reviewed the planned roadway network for McKinney. For purposes of this master plan, existing and proposed roadways were summarized into a hierarchy of (5) roadway types. These include the following (graphic below):

-  **Major Highway/Tollways:**
interstate highways
-  **Major Arterials:**
divided or undivided arterials (6 lanes)
-  **Greenway Arterials:**
divided or undivided arterials and collectors (4 to 6 lanes)
-  **Minor Arterials:**
divided or undivided arterials and collectors (3 to 4 lanes)
-  **Town Thoroughfare:**
divided or undivided arterials and collectors (2 lanes)

Future trail initiatives can work in tandem with these roadway corridors to maximize the range of pedestrian connections throughout McKinney. This strategic approach will allow new roadway construction to include associated trail improvements, maximizing the financial investment by the City or private developers.



Existing Conditions – Safety Concerns

- Valley Creek Trail (VCT) is not a “system roadway”
- VCT is a 60’ ROW
- VCT has existing pedestrian crossings (just not enough)
- VCT is a designated bike route
- VCT has an incomplete trail system
- VCT has an incomplete bike route

Alex Clark Memorial Disc Golf Course

Classification: Community Park
 Acres: 18
 Address: 1986 Park View Ave
 Last Update: 2020 (new baskets)



Purpose of the Park:
 This park serves to provide the community an 18 basket disc golf course.



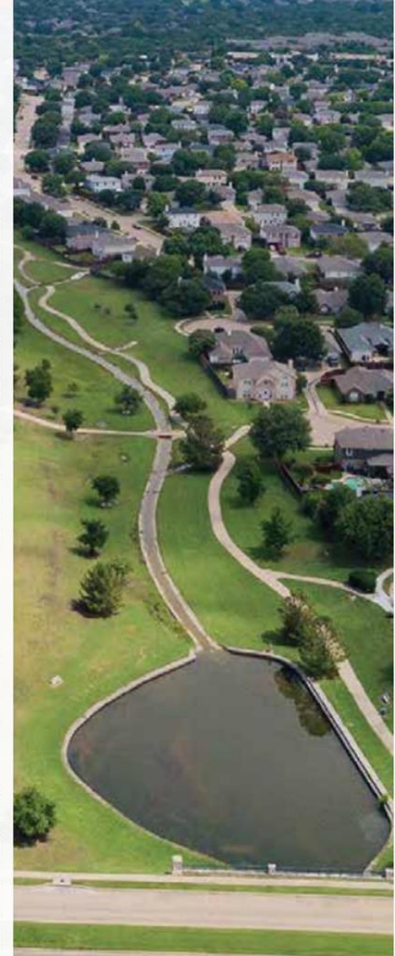
PRIORITY NEEDS

Priority Rankings - Outdoor Facilities

Rank	High Priorities	High	Rank	Moderate Priorities	Moderate
1	Trails	◆	14	Playgrounds	◆
2	Downtown Park	◆	15	Learning Center	◆
3	Multi-Use Fields	◆	16	Dog Park	◆
4	Lighting in Parks	◆	17	Public Art	◆
5	Restroom / Concessions	◆	18	Fishing Piers	◆
6	Outdoor Fitness	◆	19	Technology in Parks	◆
7	Shade Structures	◆	20	Waterpark	◆
8	Special Events	◆	21	Softball Fields	◆
9	Pavilions	◆	22	Baseball Fields	◆
10	Wayfinding / Signage	◆			
11	Nature Preserve	◆			
12	Practice Fields	◆			
13	Soccer Fields	◆			

Priority Rankings - Indoor Facilities

Rank	High Priorities	High	Rank	Moderate Priorities	Moderate
1	Expand Recreation Center	◆	3	Indoor Athletic Center	◆
2	Adult / Senior Center	◆	4	Nature & Event Center	◆
			5	New Recreation Center	◆

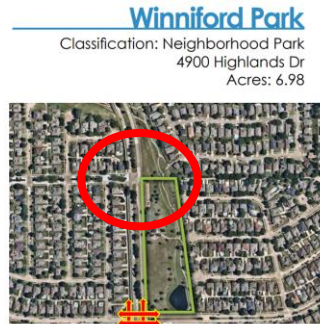


CIP Summary						
Master Plan	DD / CD	Restore	Enhance	Re-Imagine	Review	
No	No		✓	✓	NA	

Summary of Priorities		
Restore	Enhance	Re-Imagine
	High Priority Items	High Priority Items
	7 Shade Structures	10 Wayfinding / Signage
	Moderate Priority Items	Moderate Priority Items
	19 Technology in Parks	17 Public Art
Estimated Budget Range:	Estimated Budget Range: \$100,000	Estimated Budget Range: \$70,000

Winniford Park – Lake Forest Drive

- Lake Forest Drive is a Greenway Arterial on 120' ROW
- Unique “linear park” with courts and playground equipment (“tot lot”)
- Dedicated pedestrian crossing at Lake Forest and Highland Drive
- Residential development to the east and west
- Commercial development to the south

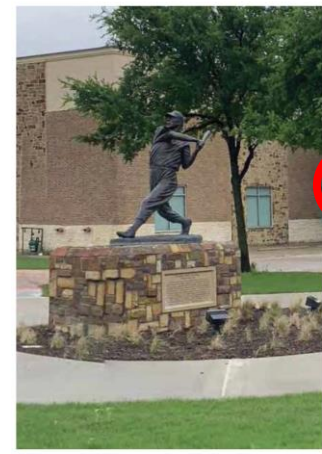


Winniford Park
 Classification: Neighborhood Park
 4900 Highlands Dr
 Acres: 6.98

Park Amenities:
 Basketball Court - 1
 Multi-Purpose Fields - 1
 Playgrounds - 1
 Small Pavilions - 1
 Picnic Units - 3
 Drinking Fountains - 1
 Off Street Parking - 17

Creekside Park – Alma

- Alma Road is Major Arterial on 120' ROW
- Unique “urban linear park”
- No dedicated pedestrian crossing at Alma
- Multi-family to the west and the east
- Commercial development to the north and south



Creekside Park
 Classification: Special Use Park
 6135 Alma Rd
 Acres: 2.3

Park Amenities:
 Gateway Monument - 1
 Pond - 1
 Linear Trail - 0.29 mi
 Picnic Shelters - 3

Alex Clark Memorial Disc Golf Course – Valley Creek Trail

- Park Avenue, N. Brook Drive, Valley Creek Trail
- All are 60' ROW residential collectors
- Neither are considered major arterials or thoroughfares and are not on the MTP
- Part of a regional park with shared parking fields, restrooms, multi-sport fields, etc.
- 18 holes on 14 acres



Alex Clark Memorial Disc Golf Course
 Classification: Community Park
 1986 Park View Ave
 Acres: 18

Park Amenities:
 Disc Golf Course - 1
 Sculpture - 1
 Memorial Monument - 1

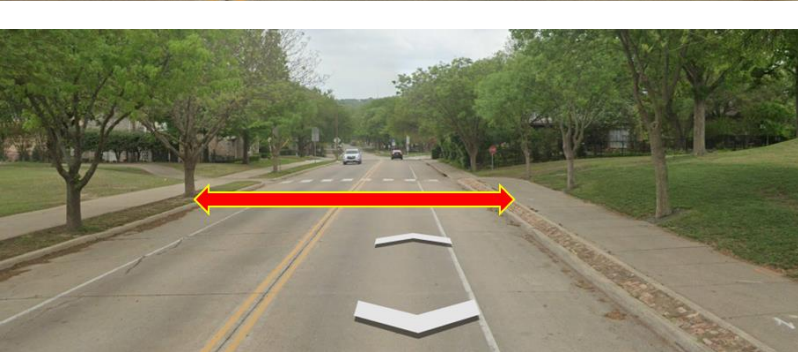
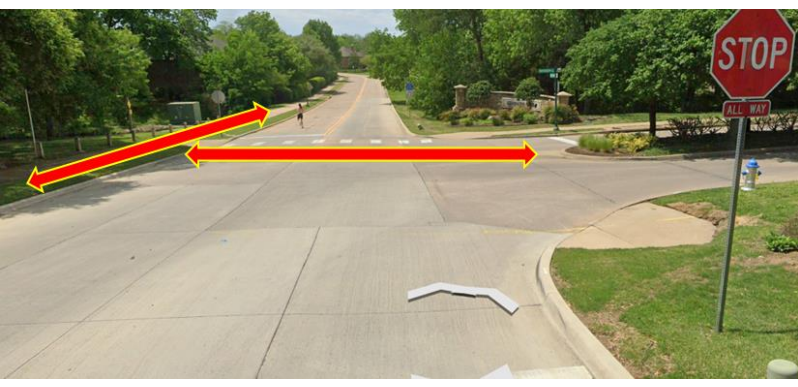
Ezra Lee (Tinker Taylor) Memorial Park – Eldorado

- Eldorado Pkwy on 120' ROW
- Major arterial on City's MTP
- No dedicated pedestrian crossing on Hwy 5
- Backs to residential on west and south
- Adjacent to fire station on east
- Commercial to the north



Ezra Lee (Tinker Taylor) Memorial Park
 Classification: Special Use Park
 4301 W Eldorado Pkwy
 Acres: 1.5

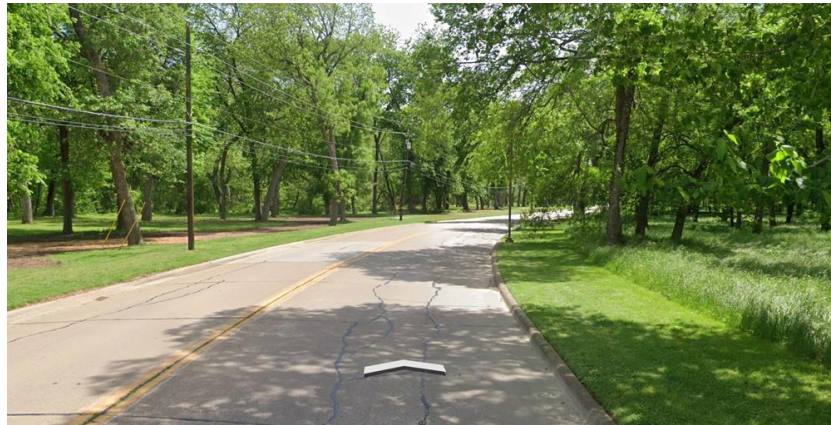
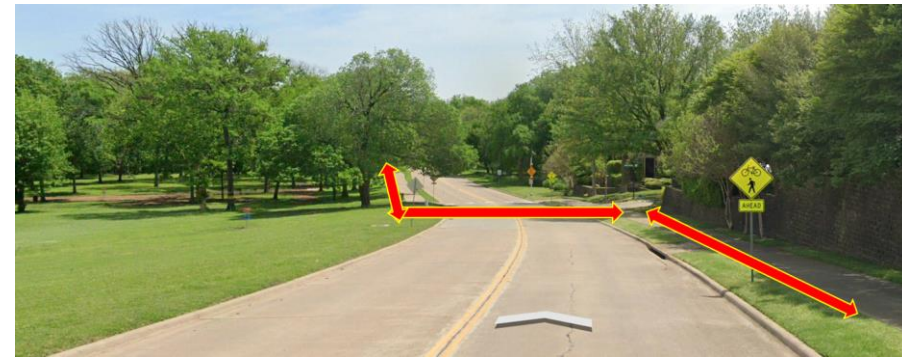
Park Amenities:
 Picnic Units - 2
 BBQ Grills - 1



Existing Pedestrian Crossings

- Hike / Bike Trail “criss-cross” across VCT
- Golf Cart Crossings in several locations
- Hike-Bike Trail is not complete along VCT





Existing Pedestrian Crossings

- Hike / Bike Trail crossings “criss-cross” across VCT
- Golf Cart Crossings in several locations
- Hike-Bike Trail is not complete along VCT
- Hike-Bike Trail Signage with no hike-bike trail



Existing Course

- Alex Clark Memorial Disc Golf Course
- 18 holes

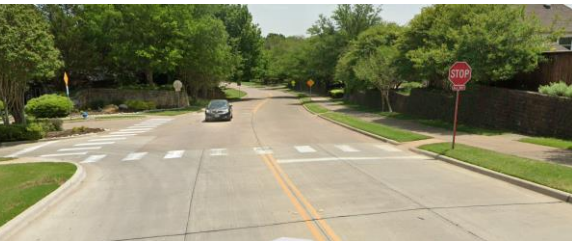
Proposed Expansion

- Expanded 9 holes
- Allows for multiple routes / games
- Allows for “shot gun” starts
- Compatible with Eldorado Golf Course to the south without sacrificing trees or unique character of property
- **NOTE: Layout is conceptual in nature. This layout has not been programmed, field verified, nor vetted**

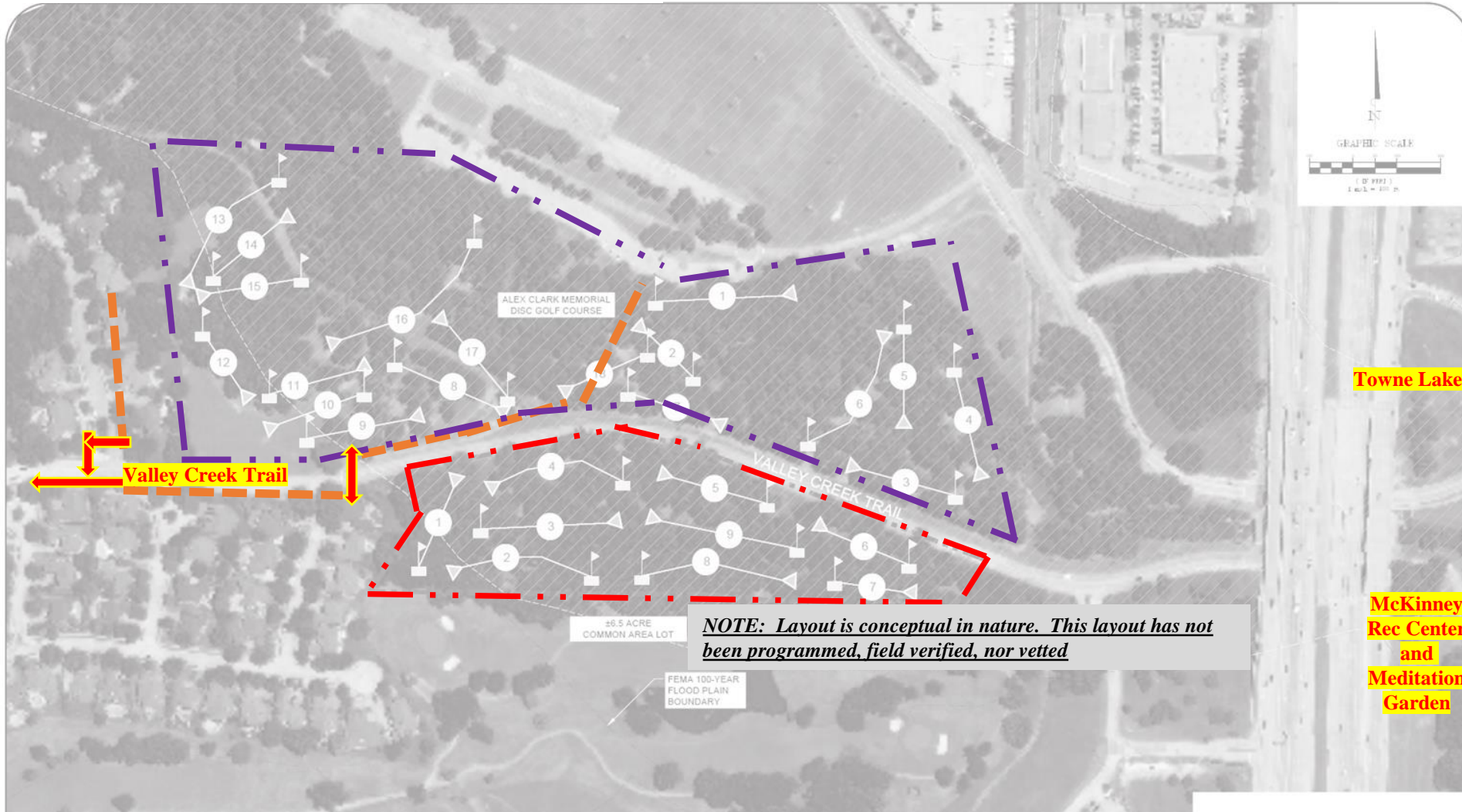


Original Idea / Initial Starting Point

Existing Hike-Bike Trail Crossing



- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

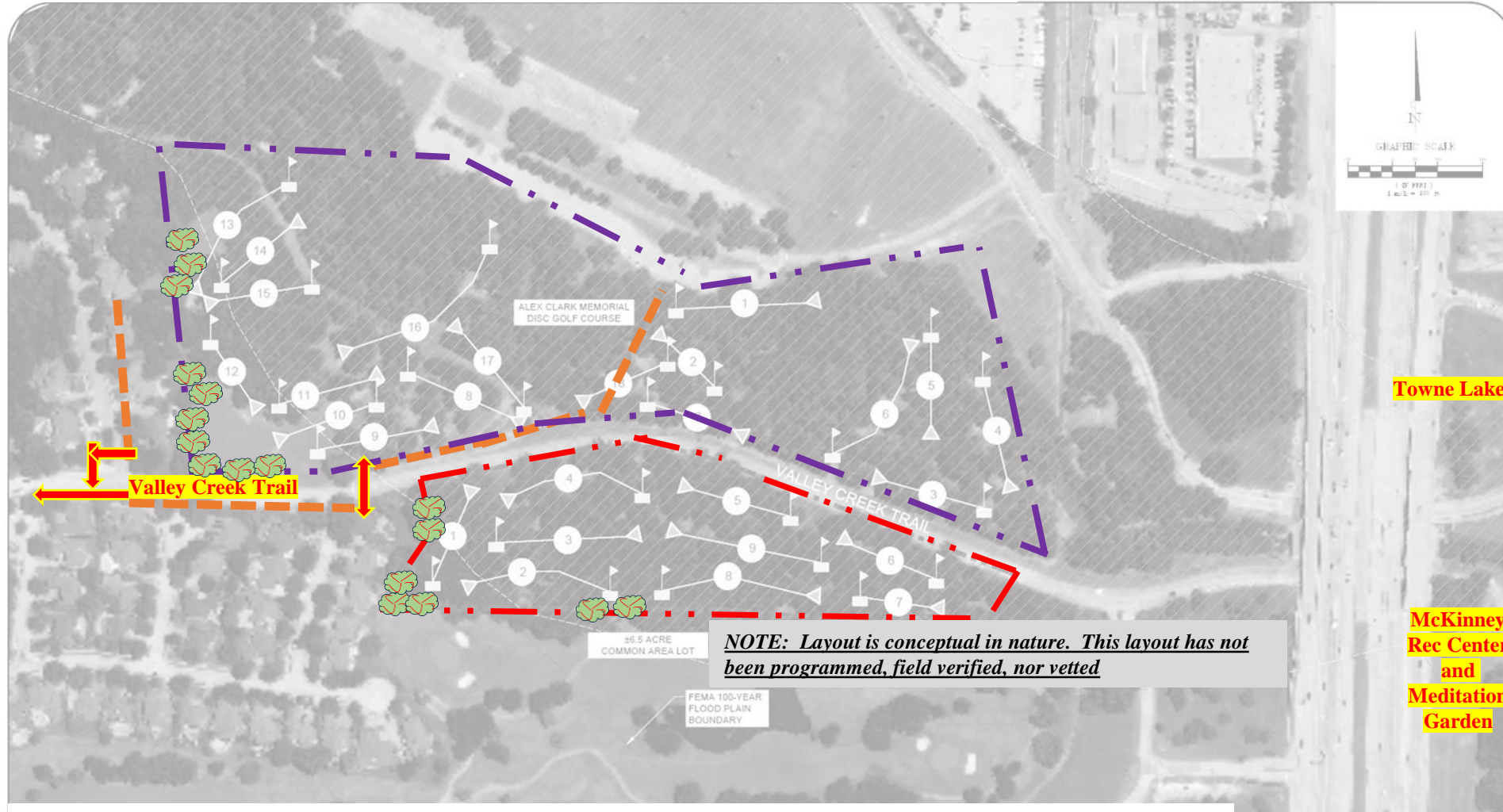
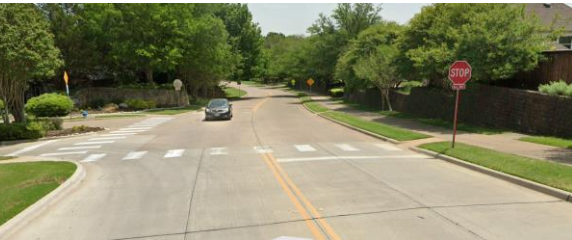
VALLEY CREEK PARKWAY

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Civil Engineering
Land Development

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Additional Screening

Existing Hike-Bike Trail Crossing



- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion
- Additional living screening for the residents

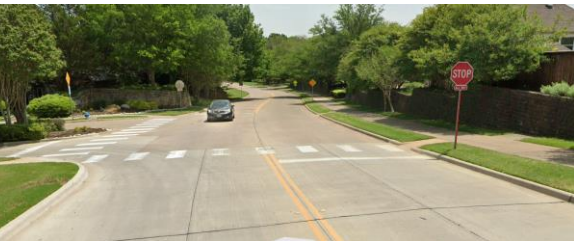
Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

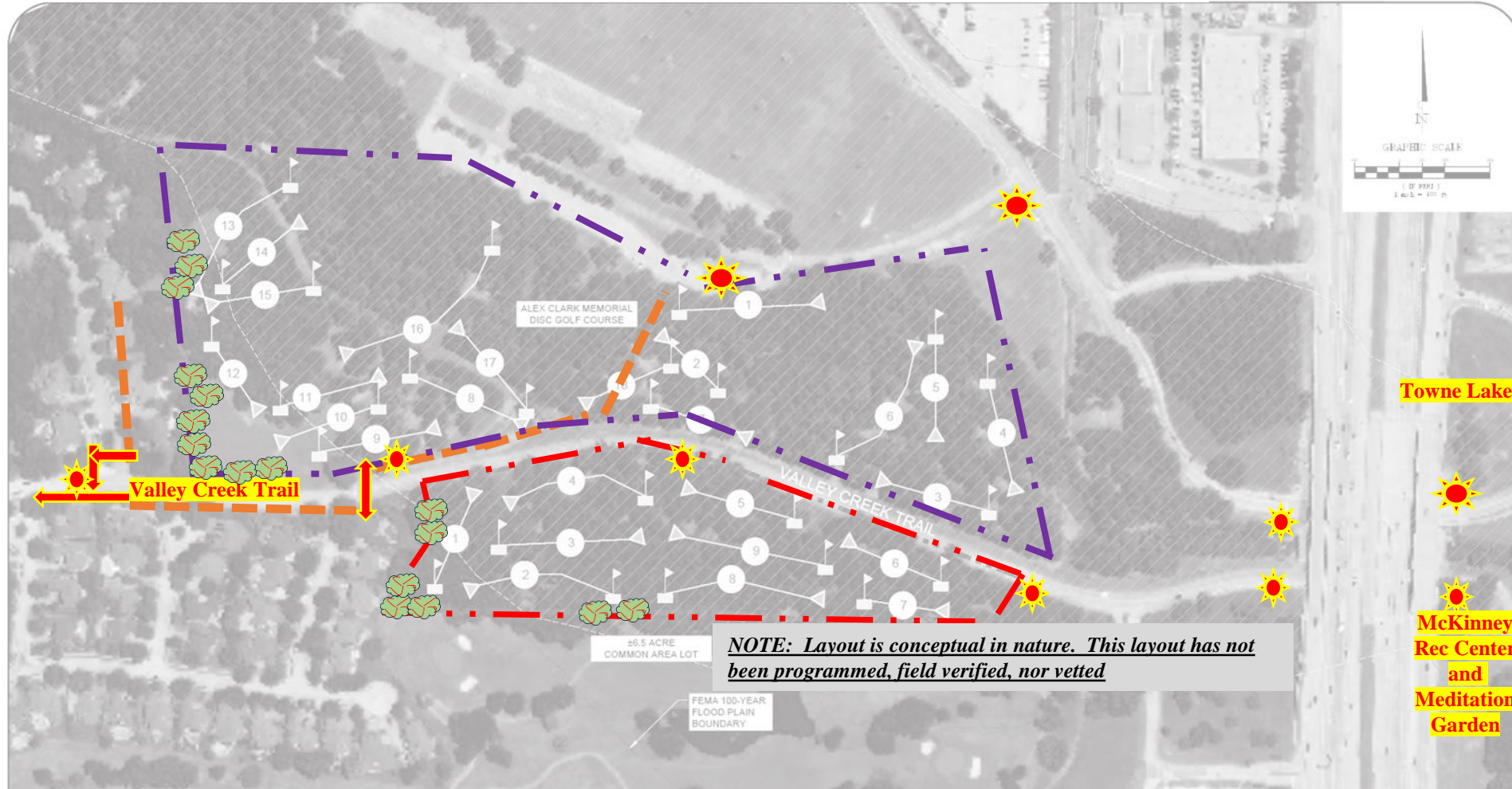
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Existing Hike-Bike Trail Crossing



Signage / Wayfinding



-  Existing Hike-Bike Trail
-  Existing Disc Course
-  Proposed Disc Course Expansion
-  Proposed Trail Signage
-  Additional living screening for the residents

Proposal:

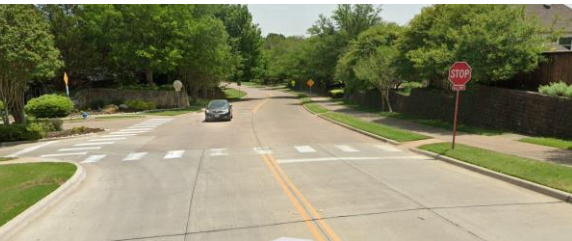
- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Way Finding (procure and install)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

VALLEY CREEK PARKWAY

Master Planning
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Land Development







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Existing Hike-Bike Trail Crossing



Shade Structure



-  Existing Hike-Bike Trail
-  Existing Disc Course
-  Proposed Disc Course Expansion
-  Proposed Trail Signage
-  Proposed Shade Structures w seating
-  Additional living screening for the residents

Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
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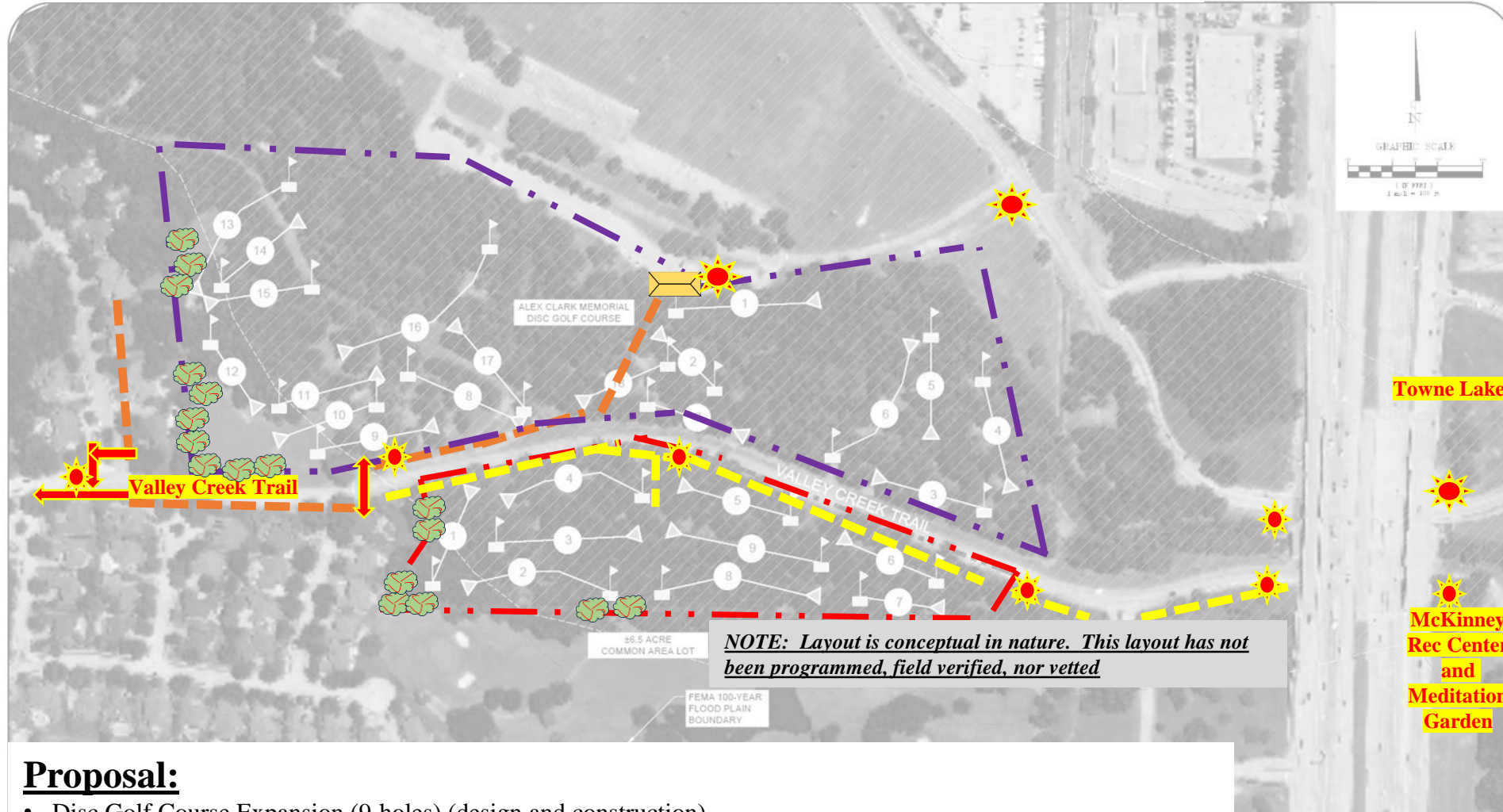
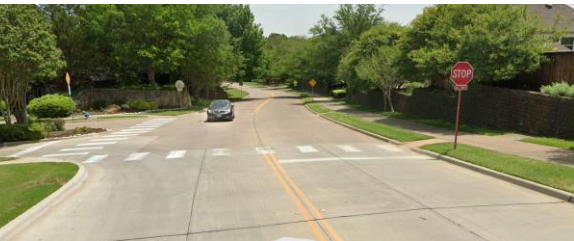
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Extend / Complete Hike-Bike Trail

Existing Hike-Bike Trail Crossing



NOTE: *Layout is conceptual in nature. This layout has not been programmed, field verified, nor vetted*

-  Existing Hike-Bike Trail
-  Proposed Parkway Trail Expansion
-  Existing Disc Course
-  Proposed Disc Course Expansion
-  Proposed Trail Signage
-  Proposed Shade Structures w seating
-  Additional living screening for the residents

Proposal:

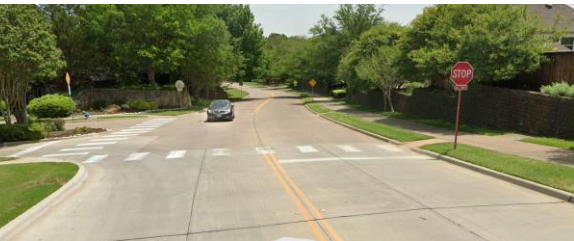
- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

VALLEY CREEK PARKWAY

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Land Development

Pedestrian Activated Signalized Crossing

Existing Hike-Bike Trail Crossing



Proposed Additional Hike-Bike Trail Pedestrian Crossing

Existing Hike-Bike Trail

Proposed Parkway Trail Expansion

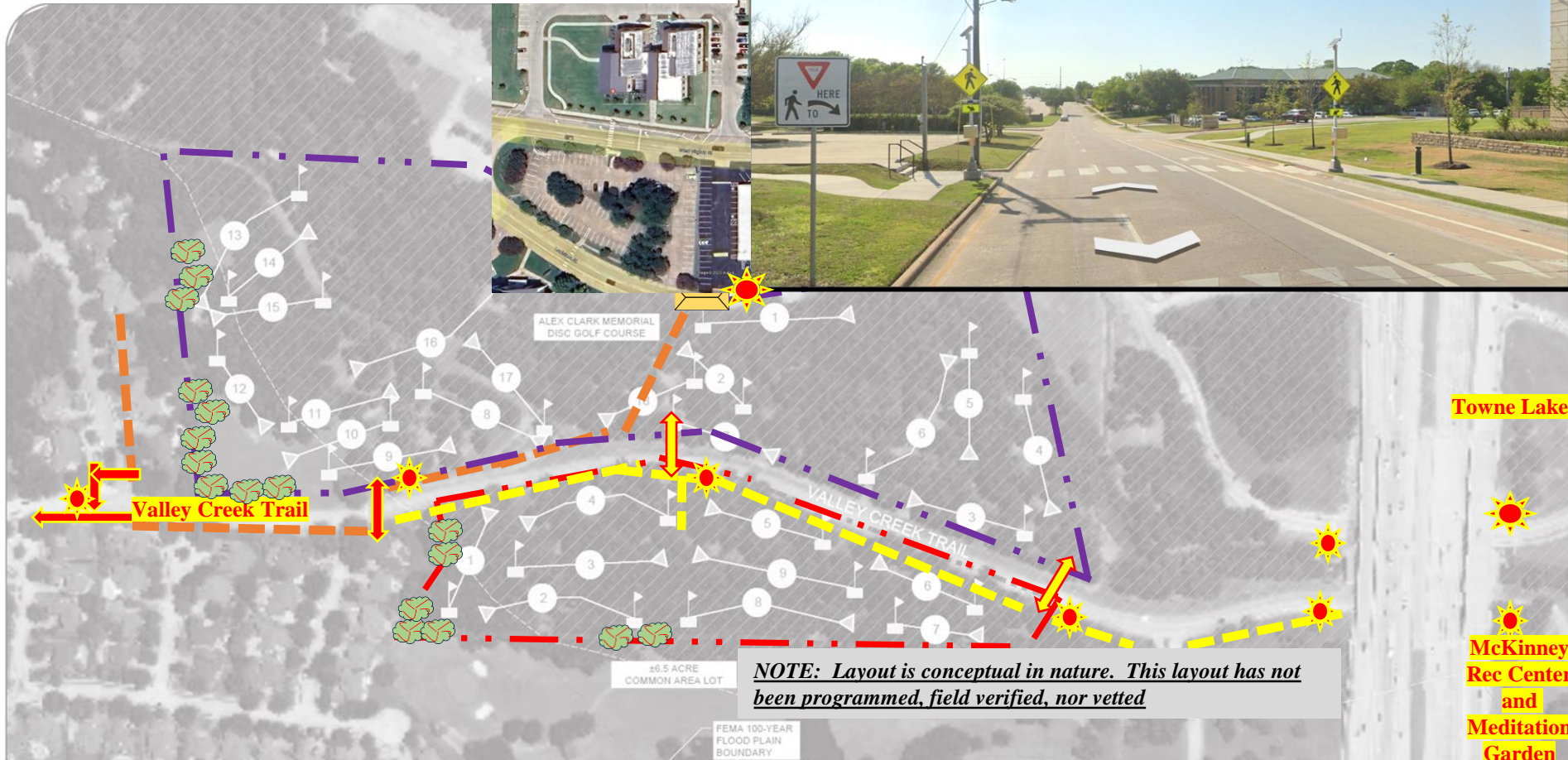
Existing Disc Course

Proposed Disc Course Expansion

Proposed Trail Signage

Proposed Shade Structures w seating

Additional living screening for the residents



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)
- Pedestrian Activated Signal Crossings
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

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Civil Engineering
Land Development
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McKinney, TX 75071
Tel: 469-434-7894
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How Do We Address This?



Design Standards: Crossings
 The list below outlines a general set of guidelines that can be used for planning and implementing Crossings.

- Under-bridge Crossings**
 These crossings are located where appropriate clearances, visibility and coordination with owning agencies (TxDOT, railroads, etc.) appear feasible. In the condition where height clearance of 10' can be achieved under-bridge crossings should be considered before at-grade crossings. Typical safety measures to be incorporated when designing under bridge crossings include:
- Security lighting
 - Overhead clearance height signage
 - Speed limit signage
 - Guardrails (where edge drop-off exceeds 30 inches)

- Unsignalized At-Grade Crossings**
 These crossings occur at lower traffic volume crossings of trail and roadway. At minimum, these crossings should include the following safety measures:
- Painted crosswalk striping in the roadway
 - Barrier-free ramps with detectable warning strips
 - Traffic signage alerting vehicles to presence of pedestrians
- Where feasible, enhance paving should be included in a "Z" configuration that encourages pedestrians to look both ways before crossing the street.

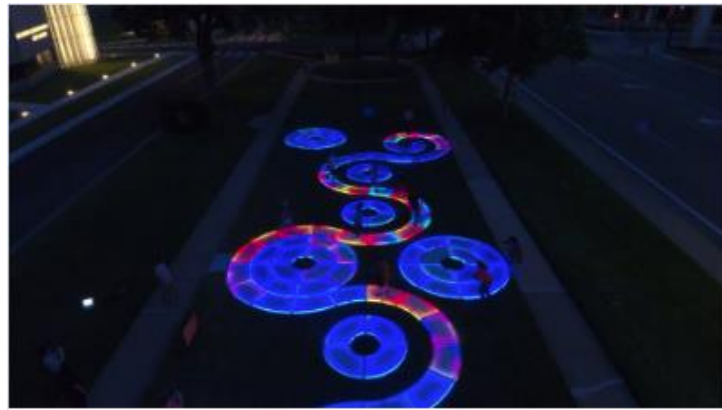
- Signalized At-Grade Crossings**
 These crossings occur at high traffic volume crossings of the trail and roadway. Where possible, signalized crossings are recommended to be installed using a High-Intensity Activated Crosswalk or HAWK signal a pedestrian-operated traffic signal used to stop traffic at pedestrian crossings only when needed. Other common signalized crossing types include lighted traffic signage and crosswalks with lighted traffic buttons. Additional safety measures include:
- Painted crosswalk markings
 - Barrier-free ramps with detectable warning strips
 - Z Crossing Configuration
 - Stop Bar Markings
 - Various Traffic Signage







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Master Planning
 Civil Engineering
 Land Development

2000 N. McDaniel Street, Suite 100
 McKinney, TX 75071
 Tel: 469.424.2000
 www.danlingroup.com
 Certificate of Registration No. F-0001



Reimagined Corridor Connecting East and West Wilson Creek Parkway System

-  Existing Hike-Bike Trail Crossing
-  Proposed Additional Hike-Bike Trail Pedestrian Crossing
-  Existing Hike-Bike Trail
-  Proposed Parkway Trail Expansion
-  Existing Disc Course
-  Proposed Disc Course Expansion
-  Proposed Trail Signage
-  Proposed Shade Structures w seating
-  Additional living screening for the residents
-  US 75 Lighting Enhancements



Proposal:

- **Disc Golf Course Expansion (9-holes) (design and construction)**
- **Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)**
- **Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)**
- **Pedestrian Activated Signal Crossings**
- **Way Finding (procure and install)**
- **Shade Structures (design and construct)**
- **Additional screening w trees and shrubs**
- **Enhanced Pedestrian Connection under US 75**
- **2 year property maintenance to allow City time to assume property into budget**
- **2 year bond for any public improvements**



VALLEY CREEK PARKWAY

Master Planning
Civil Engineering
Land Development

2025 N. McDavid Street, Suite 100
McKinney, TX 75071
Tel: 469-424-7896
BartonMalow.com
Certificate of Registration No. 2-2662