“Make no little plans... Think BIG.”

- Daniel Burnham, Chicago architect.
  (1846-1912)
McKINNEY PARKS, RECREATION, OPEN SPACE, TRAILS & STREETSCAPE
2017 VISIONING MASTER PLAN

APRIL 2017 DRAFT
ACKNOWLEDGEMENTS

The following individuals are recognized for their significant contributions to the preparation of the 2017 Parks, Recreation, Open Space, Trails & Streetscape Master Plan for the City of McKinney.

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“...The future belongs to those who BELIEVE in the beauty of their dreams.”

- Eleanor Roosevelt
EXECUTIVE SUMMARY
The City of McKinney stands out as a Gem within the greater DFW Metroplex. Its blend of history, culture, greenbelts, natural beauty, and vistas are truly special and unique to the area. With these attributes the city is able to maintain a fantastic “Quality-of-Life” which is exemplified by the number of long-term residents and visitors year after year.

In the “Best Place to Live in America” list by Money Magazine, McKinney began at #14 in 2008 and has ranked in the top 5 since 2010, culminating with a #1 ranking in 2014. This is indicative of the Citizens, City staff and City Leadership’s commitment to excellence for their community, and without support from all, no city can claim such a high honor. With recognition of this caliber and an ever-increasing population, however, crucial city-wide planning should be in place to keep up with the demands of people moving to and conducting business in the city – especially with regards to city parks, open space and trails.

Achieving “Value Added” Results

The parks and open space systems within the City of McKinney are often the highest and best use of land due to the benefits of parks and open space to the physical and mental well being of residents, the natural environment and the economy.

The overall goals and recommendations identified within this plan will help guide the City of McKinney in the “Quality of Life” decisions that exists under the umbrella of “ADDED VALUE” through parks and recreation. The expansion of the City’s park system, along with the protection of green space and cultural landscapes and the implementation of city/regional gateways and portals will create an ADDED VALUE to the City landscape. These systems create the character of the City and promote opportunities for both active destinations and experiences within nature. This will, in turn, attract new businesses and industries that value having the ability to live, work and play all within the same city.

Connecting Parks and Open Space

The City of McKinney also has the opportunity to take advantage of its linear greenbelt corridors for the creation of new, interconnected, high-quality parks. These will serve as a catalyst for re-development in older areas and as recreation destinations in undeveloped portions of the city. Strategically acquiring the needed park land as soon as possible is critical to making this vision a reality.

Aquatics & Recreation Facilities

An ADDED VALUE project that would work in parallel with City Council goals of economic growth, fiscal sustainability and maintaining a top spot in the Region’s Competitive Market would be a destination Family Aquatic Park. This would serve as an anchor for the entertainment district. This park would have the opportunity to create a center of excellence for McKinney while providing many summer jobs as well as creating a positive operational cash flow.
EXECUTIVE SUMMARY

Trails & Bikeways

Expanding the bikeway and trail system is not only a priority of McKinney’s residents, it is a cost-effective strategy in achieving this goal while balancing resources as the City continues to grow. The bikeways and trails system will also play an important role in the Council’s objective to continue highlighting Downtown McKinney as a unique destination which provides additional layers of linear “Connections and Loops” by providing safe and comfortable access to this area from surrounding neighborhoods and regional trails.

Streetscapes

As residents and visitors traverse throughout McKinney, gateway monuments and neighborhood portals should be placed identifying places of interest. Placement of these unique features at strategic points around the City where both pedestrians and automobiles have the opportunity to experience them at critical intersections further provides an identity brand for the City of McKinney.

To achieve this, the plan consists of the following elements:

• Gateways:
  - The Gateway Ring
  - City Entry Gateways
  - District Gateways
  - Neighborhood Portals

• Streetscape Treatments

These elements will also occur near major vehicular bridge crossings, near greenbelts, parks, open space and throughout the pedestrian trail network to fully demarcate the importance of these nodes within the City. The proposed locations draw the attention of motorists from far away as well as trail users who may wish to stop and immerse themselves in nature and the trail environment.

“Vision” for McKinney

The overall vision of the McKinney Parks, Recreation, Open Space, Trails and Streetscape Master Plan is to establish a unified approach in partnership with the One McKinney 2040 Comprehensive Plan. Both planning documents perpetuate the importance of Parks and Public Spaces as it relates to the vitality, vibrancy and connectedness of a community and the “ADDED VALUE” that they bring.

In fulfilling the goals of the plan, the “String of Pearls and Gems”, destination and signature parks, the “Inter-connectedness” of regional mobility transportation networks and city “Gateways and Portals” to brand the city, begin to set forth the motion of creating catalyst projects that work in parallel with the City Council’s goal of economic growth, fiscal sustainability and maintaining their hold on the Region’s Competitive Market.

Multiple studies have demonstrated that people want to live in locations where there is access to natural and open spaces and where there are places to go for individuals, families, and the community. The City of McKinney has positioned itself well as it relates to access to natural and open spaces and city wide developments through its Unique by Nature concept.
VISION

ATTRACTING THE NEXT GENERATION TO McKinney

TRAILS + PARKS + RECREATION FACILITIES

ADDING VALUE THROUGH A QUALITY PARKS & RECREATION SYSTEM

- Return on INVESTMENTS
- Encourage ECONOMIC DEVELOPMENT
- Attract NEW TALENT
- RETAIN Residents
- MASTER PLAN GOALS
THE NEXT GENERATION

This plan seeks to promote 5 primary characteristics that look to fulfill the next generation’s needs and desires for the places they want to live.

“The parks, open spaces, trails and recreational offerings of a city play a large role in defining quality of life and the city’s identity and image.”

1. Quality/Aesthetics of Place
2. Healthy Living
3. Active Lifestyles
4. Socialization/ Range of Experiences
5. Transportation Options

GREAT COMMUNITY ATTRIBUTES

Enhance the “Quality of Life/Place”

**FAMILIES**
The success of a community lies within the resident and their ability to live, work, play, and raise a family within the context of their community.

**SOCIALIZATION**
People benefit from living in a community where they feel as if they belong, they’re connected to one another, and know their neighbors.

**HEALTH**
Opportunities for youth and adults to pursue a life of physical recreation will result in healthier residents and lower health care costs.

**BUSINESSES**
Companies locate in attractive places where the environment is cared for and there are opportunities for enriching experiences for employees.

**QUALITY OF LIFE**
Great community attributes can be a catalyst to the overall health and well being of the citizens of McKinney.

**SUSTAINABILITY**
The preservation and protection of open space, cultural landscapes and natural resources throughout the city can be a sustainable approach to contribute to the character of the city.

**ECONOMY**
The conservation of open space and natural areas make economical sense. It has been proven that the value of property adjacent or close to open space often has a substantial premium over the value of property in the same vicinity but not identified with the open space.
THE CITY OF McKinney
GOALS

It is important to note that this plan is one of several planning efforts underway in McKinney. To successfully realize the vision of the City there must be a united front which embraces one common message shaping the future. Thus, City Council has adopted 6 overarching goals to guide the development of this great city in the coming years - most of which can be strongly supported by Parks and Recreation services.

The City’s Goals (as adopted by Council in 2016) include:

- **Direction for Strategic & Economic Growth**
- **Operational Excellence**
- **Financially Sound Government**
- **Enhance the Quality of Life in McKinney**
- **Safe & Secure Community**
- **Maximize the Development Potential of the McKinney National Airport**

Value is added through strategic implementation of parks, trails and recreation centers, directly impacting the highlighted City Goals above. This creates a framework for recommendations made in this planning document.

DIRECTION FOR STRATEGIC & ECONOMIC GROWTH

The Impact of Parks:

This plan recognizes the value of parks and recreation for communities and seeks to enhance economic growth through many different means. The collection of parks referred to as “pearls” and “gems” are all interconnected by a trail network, increasing accessibility to connect virtually all neighborhoods to parks, businesses, schools, future development, entertainment districts and downtown as well. This will result in increased property values, a larger tax base and will lead to more customers at local businesses. Additionally, strategic projects are identified in aging areas of the City which, when implemented, will lead to major revitalization and investments in the surrounding neighborhoods.
EXECUTIVE SUMMARY

OPERATIONAL EXCELLENCE

The Impact of Parks:

This Master Plan document is intended to be used by more than just the Parks department – any City department can refer to it for guidance on the intent and vision of the parks and trails system. A transportation project, for example, will now have clear direction on sidewalk widths and placement to aid in incremental construction of the components of the plan. Maintenance of streetscapes will also be improved by the establishment of a preferred plant palette and typical design details, increasing efficiency and reducing long-term operational costs.

FINANCIALLY SOUND GOVERNMENT

The Impact of Parks:

By communicating the vision of the Master Plan, grant applications for federal, state and private funds are more likely to be approved, reducing the City’s out-of-pocket expenditures. Furthermore, a healthy and vibrant park system is a major draw for people who want to live in a quality community. This adds to the city’s tax base and ensures continued population growth in the future.

ENHANCE THE QUALITY OF LIFE IN McKinney

The Impact of Parks:

Cities have a tremendous ability to influence the quality of life of their citizens. Some of the ways this is achieved through parks and recreation include the adoption of multi-modal transportation, beautification enhancements, preservation of open space, access to nature, opportunities for outdoor exercise and socialization. This Master Plan will reinforce and expand upon the existing recreation system in McKinney to provide these high-quality services to its citizens.
McKINNEY PARKS, RECREATION & TRAILS SNAPSHOTS

NEIGHBORHOOD PARKS
McKinney currently has 24 neighborhood parks, most of which are located in the more developed areas south of HWY 380. Neighborhood parks are typically 10-15 acres in size and are designed and located to serve their surrounding neighborhoods.

Neighborhood park amenities typically include playgrounds, pavilions, a loop trail, open areas for free play and small, informal sports fields and basketball courts. Visitors have access to places of refuge such as benches and picnic tables in most cases.

COMMUNITY PARKS
Eight community parks currently exist in the City of McKinney. Community parks are larger than neighborhood parks and typically have more amenities. Community parks may have lighted competitive athletic fields, larger areas of open space for free play, natural areas, and restrooms. Quite often, community parks will also include special facilities such as indoor recreation centers and aquatic centers.

SPECIAL PURPOSE PARKS
There are a total of five special purpose parks in McKinney. Each park is unique with diverse programming elements ranging from plazas with fountains to soccer fields and memorials.

LINEAR PARKS
As previously noted, a major geographic feature of McKinney is its system of creeks passing through the city, which is where linear parks are located. Wilson Creek is currently the most developed with linear park amenities, and Honey Creek will soon follow as development increases. These parks are commonly programmed with walking trails, nature trails, seating areas and disc golf.

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</tbody>
</table>
EXECUTIVE SUMMARY

RECREATION CENTERS & AQUATIC FACILITIES

4 Aquatic Centers
There are currently four facilities with aquatics in McKinney which includes: Juanita Maxfield Aquatic Center, Old Settler’s Aquatic Center, the new Apex Centre and the Senior Pool.

2 Recreation Centers
Analysis shows that the current recreation center offerings in McKinney, Old Settler’s Park Recreation Center and the McKinney Community Center are inadequate in size and are in need of additional space to serve the growing population.

1 Senior Center
McKinney’s Senior Center is very heavily utilized and should be expanded to accommodate more users.

TRAILS & BIKEWAYS

21.2 mi
Trails

37.2 mi
Sidepaths

Off-street Shared-Use-Paths (SUP) separated from cars along a creek, utility easement, etc., typically 8’ to 12’ in width.

An off-street Shared-Use-Path (SUP) within a right-of-way; typically 8’ to 12’ in width.
TOP 10 ADDED VALUE INITIATIVES

Throughout the planning process, the Team conducted numerous meetings with City Staff to gain input and feedback along with public telephone and online surveys. Significant input from City Council, the Visioning Committee, several focus groups and community surveys and meetings with stakeholders confirmed the importance of McKinney’s parks and trails to quality of life and economic well-being of the City and highlighted opportunities to improve the park system. This has fostered the development of a plan that meets the future needs of the citizens of McKinney while recognizing best practices and trends in recreation. The graphic below highlights some of the key desirable qualities to come out of this feedback.

Ten strategic initiatives were synthesized from citizen and stakeholder input to provide high-level guidance for the City to maintain, improve, and leverage existing and future parks, trails, and bikeways for greater community and economic benefit. These “Added Value” initiatives are the blueprint for the Master Plan.

For each strategic initiative this Master Plan establishes a rationale, a set of actions that can move the park system in that direction, and specific action steps that the City can take to implement the actions. A list of action items takes this a step further to assign responsibility for implementation, list potential implementation strategies, offer performance measures to gauge success, and suggest a time frame for implementation.

1 “STRING OF PEARLS”
Park system expansion focused along the greenbelts of Wilson Creek, Honey Creek and the East Fork of the Trinity River, resulting in an interconnected network of destination and signature parks.

2 INTEGRATED TRAIL NETWORK
A diverse system of interconnected trails and bikeways linking the City’s parks, recreation centers, schools, neighborhoods and commercial zones.

3 CITY GATEWAYS & PORTALS
A hierarchy of monumentation and entry features placed strategically throughout the City to brand and “Celebrate” McKinney and to identify District Gateways and Neighborhood Portals.
EXECUTIVE SUMMARY

4 SMART CITY INITIATIVES
Utilizing technology for an integrated and engaging park system.

5 MULTI-GENERATIONAL RECREATION CENTER
Create and provide a variety of opportunities accessible to every citizen and meeting the needs of a diverse community.

6 BIKE BOULEVARD CONNECTIONS
Bikeway connections within the Historic City Center linking to Downtown and the east side of McKinney.

7 UNIFIED VISION WITH THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN
Work in concert with and respond to the recommendations of the One McKinney 2040 Comprehensive Plan and communicating one unified Vision.

8 SOCIALIZATION NODES
Destination parks, gateways and portals that become places of social interest and interaction.

9 PRESERVATION OF OPEN SPACE
Protection and preservation of open space, cultural landscapes and natural resources within the City.

10 INTERDEPARTMENTAL COORDINATION
Optimize the utilization of existing resources across other public, private, nonprofit, and commercial entities through shared resources, partnerships, etc.
OVERALL RECOMMENDATIONS

The following graphics illustrate the overall recommendations in this Master Plan including new parks, trails, bikeways, aquatic and recreation centers. These recommendations are based on a year-long planning process of public and city staff input, analyzing current trends and understanding projected population growth. The City has continuously made major investments in new parks, recreation and trail facilities, and should continue to identify and prioritize future projects in order to serve the next generation of citizens.

PARKS RECOMMENDATIONS

With population trends rapidly increasing in McKinney and the broader North Texas region, it is important that the City acquire new park land in order to increase the level of service provided by parks.

2016 Population = 162,000
2022 Population = 218,000
Build Out Population = 357,000

NEIGHBORHOOD PARKS
209 Acres
18 new parks @ approximately 10 acres each

COMMUNITY PARKS
297 Acres
3 new parks @ approximately 100 acres each
EXECUTIVE SUMMARY

TRAIL AND BIKEWAY RECOMMENDATIONS
Implementing new trails and bikeways for the City of McKinney is a high priority as expressed by citizens and focus groups. The proposed facilities are separated into four primary categories:

- Greenbelt Spine Trails
- Arterial Bikeways
- Spine Bikeways
- Neighborhood Connector Bikeways

AQUATIC & RECREATION CENTER RECOMMENDATIONS
Expanding upon McKinney’s current recreation and aquatic centers will greatly enhance quality of life in the city. The Master Plan includes recommendations for renovations to existing centers as well as new destination facilities.

MAJOR PLAN RECOMMENDATIONS

1. Park Land Dedication
   - 1 acre of park land per 50 residential units
   - Extend applicability to ETJ
   - Park development fee of $2k per lot

2. Trail and Bikeway Width
   - From 10’ to 12’ standard off-street trail
   - From 6’ to 8’ minimum sidewalk

3. Parks Level of Service
   - Neighborhood Parks
     - 2 Acres/1000 Residents
   - Community Parks
     - 6 Acres/1000 Residents

4. Implement a Bike Share Program

5. TIF/TIRZ for Entertainment District

6. Existing Senior Center Expansion & Renovation

7. Destination Aquatic Center

8. Multi-Generational Recreation Center

9. Increase Recreation Facility Fees

10. Streetscape
    - Branding as “Gateway to the Metroplex”

11. String of Pearls and Gems
    - Community parks along greenbelts as de-facto neighborhood parks
IMPLEMENTATION SUMMARY

MCDC FUNDING FOR PROS

- $5.5M FY18
- $5.5M FY19
- $5.5M FY20
- $5.5M FY21
- $5.5M FY22

PARK DEVELOPMENT FEES (APPROXIMATE)

- $3.7M FY18
- $3.7M FY19
- $3.7M FY20
- $3.7M FY21
- $3.7M FY22

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<td>$3.7M</td>
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</tbody>
</table>
EXECUTIVE SUMMARY

HIGH PRIORITY ACTIONS FOR THE FIRST FIVE YEARS:

1. LAND ACQUISITION
Acquire approximately 66 acres of neighborhood park land, 200 acres of community park land and 150 acres of floodplain/open space.

2. MASTER PLANS/CONSULTANT STUDIES
Master plan/design up to 10 new and existing parks.

3. PARK DEVELOPMENT AND IMPROVEMENT
Renovate up to 5 existing parks and construct 5 new parks (e.g. Gray Branch Park, Old Settlers Park, Finch Park, etc.)

4. RECREATION FACILITIES
Expand the Senior Center by approximately 10,000 square feet; construction to begin in the year 2020.

5. TRAILS AND BIKEWAYS
Add 8.7 miles of new trails, 5.5 miles of enhanced bike boulevards and implement a bike share program.

6. MONUMENTATION/GATEWAYS/STREETSCAPE
Implement one of the “4 Pillars” and five additional secondary portals.
“Make no little plans... Think BIG.”
- Daniel Burnham, Chicago architect
(1846-1912)