



THE TOWN CENTER CONNECTION

Issue 3

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INSIDE THIS ISSUE:

- Celebrating Leadership in Development Excellence 1
- Texas Regional Art Symposium Making It's Way to Historic Downtown 1
- In the Spotlight: McKinney Named Top 10 Place to Move 2
- PRIDE Neighborhoods: Bringing our Communities Together 2
- Oktoberfest 2009: A Piece of Munich in McKinney 2
- As a Matter of Fact: Painting Building Exteriors in Our Historic Districts 3
- McKinney Main Street Invites New Friends of Downtown 4



UPCOMING EVENTS AND HOLIDAYS

Free Benefit Concert for the Veterans Memorial Park
 Aug. 6, 2009 | 7:00pm
 Towne Lake Park
 Call for more info: 972.547.7480

Neighborhood Night at the Movies: "Wall-e"
 7:00pm
 Sept. 4th | Inspiration Park
 Sept. 18th | Whisenant Park
 Call for more info: 972.547.7480

Labor Day
 Sept. 7, 2009
 City Offices Closed

Neighborhood Night at the Movies: "Madagascar 2"
 7:00pm
 Sept. 11th | Hill Top Park
 Sept. 26th | Aviator Park
 Call for more info: 972.547.7480

Oktoberfest
 Sept. 26, 2009 | 10:00am
 Downtown McKinney
 Call for more info: 972.547.2660

Celebrating Leadership in Development Excellence: Town Center Study Initiative Wins Award

The McKinney Town Center Study Initiative was selected as a recipient of the 2009 Celebrating Leadership In Development Excellence (CLIDE) Award. Winners were selected from a field of 35 applicants from across North Texas. The biannual CLIDE Awards honor development and planning projects that exemplify the region's Ten Principles of Development Excellence, which outline a vision for sustainable and livable communities in North Texas. CLIDE recipients were selected by a panel of four nationally recognized experts in the fields of architecture, sustainable development and planning.

"We are proud to be honored for the hard work that has gone into the Town Center Study. The city recognizes the importance of our historic city center to the entire community and we are working hard to preserve its foundation while fostering sustainable expansion and revitalization so the area can remain vital for years to come," said City Manager Frank Ragan. *"This award validates that our community's efforts are moving in the right direction."*

Phase 2 of the Town Center Study Initiative is currently underway and city staff is focused on creating an action plan of specific strategies and tools that will allow the vision and revitalization of the Town Center to be achieved.

"We can't underestimate the importance of critically evaluating all of the concepts and preferred scenarios to learn what tools will best

help us make this vision a reality, and that's what Phase 2 is all about," said Kevin Spath, Senior Planner.

Over the next several months, city staff will be presenting a number of different preliminary analyses to City Council attempting to answer questions such as: Can the Town Center absorb the redevelopment/growth outlined in the vision? Can the existing parking system support growth? Will the existing development regulations stand in the way of implementing the vision? The technical findings of these analyses will serve as foundational elements for establishing a comprehensive action plan to achieve the vision.



From left to right: Robin McCaffrey, Mesa Design Group; Jim Parrish, Deputy City Manager; John Kessel, Executive Director of Development Services; Pete Hulif, Mayor Pro Tem; Kevin Spath, Senior Planner; Jennifer Cox, Director of Planning; Rick Chaffin, Deputy City Manager; Fernando Costa, Chair of Development Excellence Steering Committee

Photo Courtesy: North Central Texas Council of Governments

Texas Regional Art Symposium Making It's Way to Historic Downtown

The Heard-Craig Center for the Arts will host a one day Texas Regional Art Symposium this fall in Historic Downtown McKinney. Historic and contemporary art exhibits will feature well known artists from the region such as Frank Reaugh, Jerry Bywaters, and Frank Klepper. Distinguished speakers will include Lonny Taylor, Francine Carraro, Victoria Cummins, Bob Reitz, Light Cummins, Sam Ratcliff, and Carol Roark on subjects ranging from Southwest material culture to original research on individual artists. A major part of the symposium will be an open discussion led by area collectors who will exhibit and discuss their favorite pieces of art.

"By bringing together historians, curators, collectors, and local artists, the Heard-Craig Center offers our community a forum for dynamic discussion, as well as the presentation of new research on regional art in Texas," states director of the Center, Barbara Johnson.

This annual event will encourage a greater understanding of 19th and 20th century Texas visual arts (painting, photography, decorative arts, sculpture) and foster the development of the next generation of creators, collectors, and historians of art and culture in Texas. For ticket prices, event date and more information visit www.heardcraig.org or contact Barbara Johnson at 972.569.6909.

"The history of art in Texas is, like any good story, filled with characters, unfolding events, and underlying themes." Annie Royer

In the Spotlight: McKinney Named Top 10 Place to Move by Forbes.com

McKinney has made an appearance in many rankings lately: safest cities in the state and country, fastest growing cities in the country, best places to raise a family. Most recently, McKinney was named one of the 25 Best Places to Move in the country by Forbes.com. Out of the list of 25, four cities are in Collin County and eight are in Texas.

The factors most important to the title were the number of residents born out of state, residents who relocated to take a job and those who moved from long distances in the last few years. Editors also

considered factors like number of professional jobs, population growth, income averages, home price and age and proximity to large companies. The largest employers in McKinney include Raytheon, Encore Wire and Lattimore Materials.

"The city's explosive growth is evidence thousands of people agree that McKinney is one of the best places to live in the country. Our community provides a wonderful quality of life with the first-class amenities of a large city in the safe and charming environment of a smaller town," said City

Manager Frank Ragan.

McKinney has more than doubled in population since 2000. Despite the rapid growth, the city holds onto its roots through the Historic District with restored homes from the city's founding days. The downtown square offers more than 100 unique shops and more than a dozen unique restaurants. The McKinney Performing Arts Center (MPAC), housed in the historic Collin County Courthouse in the middle of the square, is a performance venue that also offers meeting space, an artist gallery and reception hall.

With rolling hills, expansive open spaces and plenty of parks, outdoor and sports enthusiasts will find much to love in McKinney. The city boasts more than 42 miles of hike and bike trails and 2,000 acres of parkland; like the 212-acre Erwin Park that features wooded areas, trails, fishing, picnic pavilions, restrooms and camping grounds. Add that to several master-planned communities, housing for every income level and in every style, a general aviation airport and a growing reputation for sustainability, and McKinney's growth and national recognition is evident.

P.R.I.D.E. Neighborhoods: Bringing Communities Together

The P.R.I.D.E. program was developed by the City of McKinney's Community Services Department several years ago, and its name is an acronym for Promoting Resident Involvement Development and Enthusiasm. This program is designed to help maintain and increase the sustainability of neighborhoods that do not have a homeowner's association. There are currently five neighborhoods in the program.

Each quarter, the various P.R.I.D.E. neighborhoods meet at a central location to discuss issues of concern for their community. The meetings are coordinated and moderated by the Neighborhood Services Coordinator of the Community Services Department and topics discussed range from starting a crime watch program

to establishing a community garden. In addition to general discussion topics, representatives of various city departments sometimes also attend meetings to give details on specific projects or issues affecting the area. Projects and issues recently discussed include the recycling program, street improvements, progress on the Town Center Study, and public safety.

In addition to quarterly meetings, P.R.I.D.E. neighborhoods host several annual events such as Rebuilding Neighborhood Clean Up Day and National Night Out. These events bolster the spirit of the communities as well as give residents the opportunities to meet their neighbors. They allow residents to work in

coordination with city departments to plan, stage and execute each activity, helping each to become more familiar with one another.

Although the five existing P.R.I.D.E. Communities are located east of SH 5 (McDonald Street), the P.R.I.D.E. Program is a city-wide program available to all McKinney neighborhoods interested in participating. If your neighborhood does not have a homeowner's association and would like to become involved in P.R.I.D.E., please contact Nathaniel Barnett, Interim Neighborhood Services Coordinator at 972.547.7405 or nbarnett@mckinneytexas.org for more information.

Oktoberfest 2009: A Piece of Munich in McKinney



McKinney, are you ready for Round 2? On Saturday, September 26th McKinney Main Street, supporting sponsors and the shops in Downtown McKinney will once again host non-stop activities in the heart of our great city to celebrate the 2nd Annual Oktoberfest.

Oktoberfest is a colorful tradition that began in Munich, Germany almost 200 years ago and the McKinney Oktoberfest represents many things to many people. This cultural event reflects the many contributions of our German immigrants who settled in Texas many years ago, and we look forward to celebrating our diversity for a second year in a row. We will enjoy a fun, family-friendly event with authentic German music, food, drink, costumes, dancing, children's activities, and much more.

McKinney residents and guests can sample an array of flavorful authentic German beer and wine (yes, we said wine...new this year to our event) and all of the imaginable German cuisine that you would find if you were nestled smack dab in the middle of Munich. All of this is available while enjoying the wonderful sites and sounds of the oom-pah bands, costumes, and cultural flavor that our Historic Downtown has to offer. Kids will also find themselves having a ball at Oktoberfest enjoying interactive activities and offerings including face painting, bounce houses, pony rides, pumpkin painting, and arts and crafts of all types. Mark your calendars and we will see you in September!

For more information about Oktoberfest 2009, contact McKinney Main Street at 972.547.2662 or visit their website at www.downtownmckinney.com.



As a Matter of Fact: Painting Building Exteriors in our Historic Districts

A Message from Guy Giersch, Historic Preservation Officer, City of McKinney

According to City Code:

Any person wishing to paint a structure within the Historic Preservation Overlay District may do so *without* receiving a Certificate of Appropriateness from the City's Historic Preservation Officer. The Historic Preservation Officer shall provide review and comment as requested by the property owner regarding the color selection and design. Such review and comment, however, shall not be binding.

However, in the Commercial Historic District (CHD): A building permit and the approval of the Historic Preservation Officer *is* required to paint the exterior of a building any color other than the existing color. Any person wishing to repaint the exterior of their building the *same* color as what is existing is *not* required to obtain a building permit or approval of the Historic Preservation Officer.

Other than stating your legal requirements, the ordinance does not address important details that can help you make informed decisions when it comes to painting your historic building. Careful attention to these technical details can substantially increase the longevity of your paint job, which saves you money.

Regardless of whether you hire a professional painter or do it yourself, you should pay close attention to:

- ◆ whether you need to paint at all;
- ◆ how the existing paint will be removed;
- ◆ how the surface will be prepared;
- ◆ the type and quality of new paint to be used; and
- ◆ how the new paint will be applied.

First of all, you need to determine if you need to paint. Just wanting to change color is not necessarily a good reason to paint. Not painting when you don't need to will not only save you money but will also reduce the amount of paint build-up on the

exterior surfaces of your building. Once paint build-up reaches about 1/16 of an inch, any additional paint will typically cause new paint to fail.

Inspect the exterior of your building for evidence of paint deterioration such as chalking, blistering, peeling, or cracking. If there is no physical reason to repaint, then you may want to save yourself some money. If you find some form of physical deterioration, then you will need to determine an appropriate action to address it.

If you do need to remove paint, remove it to the next sound layer using the gentlest means possible. Remember, paint adheres as well to paint as it does to bare wood. The most important thing about paint preparation is to make sure that the surface is clean from dirt and chalk and that the surface is dulled by sanding in order for the new paint layer to hold.

Different conditions will actually determine the appropriate approach to prepare the surface before it is painted. The Secretary of the Interior has a rating system and proposed treatments for each situation.

Go to the National Park Service website and read Preservation Brief 10: Exterior Paint Problems on Historic Woodwork. The article explains various paint conditions and how to deal with them in a manner which best treats the condition and saves the owner money in the long run.

You should never use rotary sanders, right-angle grinders, sandblasting, water blasting including powerful spray washing (anything above 300 psi), or rotary wire strippers. Any of these methods can damage the wood siding which eventually will cause your paint to fail. Using chemical strippers and heat guns work well but usually require an individual who has proper training in using these tools in order to not damage the siding.

Make sure all woodwork is cleaned after sanding. A cup each of bleach

and tri-sodium phosphate to 2 gallons of water sprayed with a hand pump sprayer and scrubbed with a stiff-bristled brush will clean dirty and/or moldy surfaces. Allow solution to sit for 30 minutes and then wash with a hose. Don't use a power washer! It can tear up the wood siding and force water into the wood, making it too moist to get a quality paint job. You will still need to make sure the wood dries out before applying paint.

Paint selection and method of application is very important. Any type of elastomeric paint is not recommended because it doesn't breathe. Stick with latex or oil base paint. Both have their pros and cons, but, if applied properly, they can provide you with at least 10 to 15 years of service. I prefer oil base primer followed by two coats of high quality latex paint. Remember, you can put latex over oil based primer or oil over latex, but you can't put latex over oil based paint because it will fail. For the best finish on exterior weatherboard siding, use a brush to apply the paint. If using a sprayer, make sure to brush it out.

Brick, if not previously painted, should remain unpainted. The integrity and character of historic brick buildings are negatively impacted when paint is applied to an original brick surface. Painting brick also creates more maintenance and expense over time because the building will have to be painted again at some future date. Another problem is that the paint will cause moisture to be trapped inside the exterior walls, which can lead to mold growth and material failure.

These are just a few pointers. Please feel free to call me if you should have any questions about painting your historic building. I'm here as a resource to help you preserve your building and save you money. I am also available to assist in selecting color palettes that match the style of your historic building.

Guy Giersch, Historic Preservation Officer
972.547.7416
ggiersch@mckinneytexas.org



We're working hard to create a comprehensive mailing list for the **TOWN CENTER CONNECTION**. If you would like to be included in this mailing list and receive FREE issues of the quarterly publication, the **TOWN CENTER CONNECTION**, please email Jennifer Arnold, Planner II at jarnold@mckinneytexas.org and include your name and mailing address or call (972)547-2000 to speak with a Long Range Planner.

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McKinney Main Street Invites New Friends of Downtown

Friends of Main Street program offers membership perks with donations

Recently, McKinney Main Street announced the launch of a new membership program, calling on the community for support. The **Friends of Main Street Program** was established to help fund ongoing family festivals held in the Historic Downtown throughout the year.

McKinney residents and visitors flock to the square for a variety of downtown festivals. Scare on the Square, Oktoberfest, Krewe of Barkus dog parade, and the annual favorite Dickens of a Christmas draw thousands of patrons each year.

"Funding for our free events is a critical element for the organization as we present these festivals each season. Typically, funds are raised solely through sponsorships, and our corporate partners are still critical to the success of the events. But as McKinney and our events grow, we needed to come up with a new, creative funding source that not only brings in donations, but that also encourages residents to take a real ownership in our community events," said Main Street Program Director Ty Lake.

Members of the Friends of Main Street will help support free seasonal family favorites and will also earn additional perks. The membership includes a free monthly newsletter, monthly specials from store specific businesses in downtown and name recognition on www.downtownmckinney.com.

To register, visit the Web site or contact Main Street at 972.547.2662. Levels of friendship are based on individuals (\$25), family (\$50) and businesses (\$100 or more). McKinney Main Street is a 501(c) 3 organization, and donations are tax-deductible.