



Summer Weekly

Volume 284, Issue 349, August 8th, 2019

Reader

The Plano Rotary Club
www.PlanoRotary.com

WHAT'S NEXT for COLLIN CREEK MALL?

UPCOMING PROGRAMS

Aug 8th

**Beverly Grogan -
Dist. 5810 Governor**

Rotary District Update

Aug 15th

**PISD Athletic Director
Gerald Brence**

PISD Football Program
Update by:

PSHS - Jaydon McCullough

PWHS - Tyler Soukup

PESH - Joey McCullough

Aug 22nd

**Matt Shaheen -
State Representative**

Legislative Update



AUGUST BIRTHDAYS

Ussery, Camille	Aug 10
Jobe, Mike	Aug 15
Watkins, Sarah	Aug 20
Beckley, Jeffrey	Aug 21
Robnett, Michael	Aug 24



ROY REEVES was the MC, **GARY GARZA** gave the invocation, **RANDY BRODHEAD** lead us in the pledge and **CAMILLE USSERY** was our greeter. You will learn the editor and mystery photographer on page 3.

Guests and their introducers: 1) **Ron Schoof** (Carpet Direct & Chamber) - **Joe Camarena** 2) **Bob Kehr** (Kehr Technologies & Chamber) - **Janelle Twyford-Silvis** 3) **Emma Smith** (Morgan Stanley) - **Kirk Bell**. Visiting Rotarians and their clubs: 1) **Cap Chesser** - **Denison** 2) **Sharon Lewis** - **Plano Sunrise** 3) **Sam Zarro** - **Addison**.

Johnny Lewis introduced Sharon, his "first wife". She is recovering from a fall while they were on vacation. Sharon is a member of Plano Sunrise.



JOHN CALDWELL is head of the 75th Anniversary committee that will recommend non-profits for funding. He asked for all members to recommend suitable non-profits, so he can compile them for Jeff Beckley.

Jeff will present our summarized list to the Rotary presidents on **August 12**.



Our presenters were **SEAN TERRY** and his associate, **COURTNEY MORROW**, Director of Marketing and Communications. Courtney's Montessori trained daughter is 3 and already knows her alphabet!

Sean became Celina's mayor in 2013 and was re-elected to his first full-term in 2014. He moved to Celina after graduating from Texas A & M University in College Station in 1995 with a Bachelor's Degree. Sean was a member of the Texas A&M Aggies football team and was named a captain by his peers during his senior year. As a sixth-generation Collin County resident, the son of a school superintendent and school teacher, he knows the importance of education and the importance of planning for the future. Sean has been married to his wife, Angie, also a longtime Collin County resident, since 1993 and they have two children, Kylee and Kade, who attend Celina schools. He currently serves as the President of the North Texas Mayors Association and is a member of the Rotary Club. He agrees with Henry Ford,

"Coming together is a beginning; keeping together is progress; working together is success."

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Sean, Vice President of the Centurion American Development Group (CADG), spoke to us about Plano's recent approval of their plans for Collin Creek Mall. When **ground was broken** for Collin Creek in **1980**, the story was front page news. It was the **first enclosed shopping center in Collin County**. Before the start, the mall site had been farmland at the northern edge of Dallas' suburbs. Collin Creek is now leading the effort to save the country's shopping malls from their long, steady decline. Collin Creek's ambitious redevelopment plan will be the first such local project of this scale to convert a 20th century shopping mall into a mixed-use project for the 21st century.

Collin Creek Mall in Plano is nearly empty now, so CADG's plans to demolish part of the structure and add new housing was approved at a recent City Council meeting. They **VOTED UNANIMOUSLY to approve a zoning change that would allow CADG to build 2,300 apartments, 300 senior living units, 500 homes, a hotel, many restaurants, 9 acres of parks, 1.6 miles of hiking trails and a lagoon visible from 75. Permanent residents** will be between **5,000 and 7,000**. There will also be **2,000 underground parking spaces**. CADG estimates construction of the 99 acre site will take **\$1 BILLION AND FIVE TO SIX YEARS**.

Restaurants will be built first, to build velocity and synergy. Also, **rents for small businesses will be a % of sales, not fixed**. Later phases of construction will include more than **a million square feet of office space**. The Council vote followed an earlier, unanimous recommendation from the Planning and Zoning Commission.

"It's going to be a hard project; we know that." Sean told Plano's City Council at its meeting. ***"We've done hard projects before. If you've seen the Statler Hotel in downtown Dallas, that's something we took from an area that was dying and we brought it back to life. We want to make Collin Creek that next legacy project – not just for Plano but for North Texas"***

CADG's much praised redo of the Statler cost \$250 million and took three years.

During the city council meeting, speakers weighed in on the project. One homeowner said she liked the vision of the project, but was concerned about the number of high-density apartment units. Another said he was worried about additional traffic on Alma Road, which would have access to Collin Creek Mall. He asked the council to wait on a vote until a traffic study is completed. (At Rotary, Sean said that Alma was projected to have less traffic than when the mall was at its peak.)

Other homeowners urged the council to approve

the zoning change, saying the city needed to seize the opportunity. Several noted the deterioration of the buildings and the need for new development.

It is **unclear** how many **taxpayer dollars would be needed to make the project happen**. The mall property is located over a creek and developers expected that would be part of future discussions. We know there's a big drainage problem with the creek underneath," Sean said. "What does that really take to fix? When we get the land use figured out, we'll come back to the city and work it out with them."

Collin Creek Mall redevelopment plans have fallen short in the past, in part, because there were multiple owners. CADG has acquired most of the property. **The mall is down from five ownership groups to two: CADG and J.C. Penney.**

A deal with a third seller is expected to close soon, according to CADG.

The mall, bordered by U.S. Highway 75 and Plano Parkway, is also near homes. Jim Cooper, president of the Pittman Creek Estates Homeowners Association, said many of his neighbors were looking forward to seeing new life in an overlooked part of Plano.

"If you look at a lot of the other developments around Plano, a lot of the development money has gone north and west," Cooper explained. "I think we haven't had a fair share of that new investment; all of a sudden we have a chance with this beautiful project to really get back in the game."

Cooper said his HOA and two others surveyed home owners in the Dallas North Estates neighborhood and Canyon Creek in Richardson.

OUT OF 129 RESPONSES, 81.5% WERE IN FAVOR OF THE DEVELOPMENT.

Others, said Cooper, were either neutral or opposed. Those in opposition expressed concerns about apartment density and overloading local schools with new students and traffic.

"I'm willing to trust that the city will manage that." Cooper said.



On Friday evening, July 26, CADG hosted a "farewell party" for the mall from 6 to 9 PM. Admission was free, as were the hot dogs and ice cream. Mayor Harry LaRosiliere spoke at 7. The party included live music by the 80s cover band, M80s.

John Caldwell Editor

Kelly Palmer was the iPhone photographer, and AirDropped his photos to my iPhone at the end of the meeting. Thanks Apple!



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Hope Everyone is Enjoying
Their Summer!!!