



Entertainment District Master Plan

April 24, 2020

Acknowledgements

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Supporting Team

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- Sean Terry - Mayor

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- Wayne Nabors

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“Another; revolution in the wheel of time...”
wrote D.W. Leigh, Editor of the *Weekly Democrat-Gazette* in April of 2001.

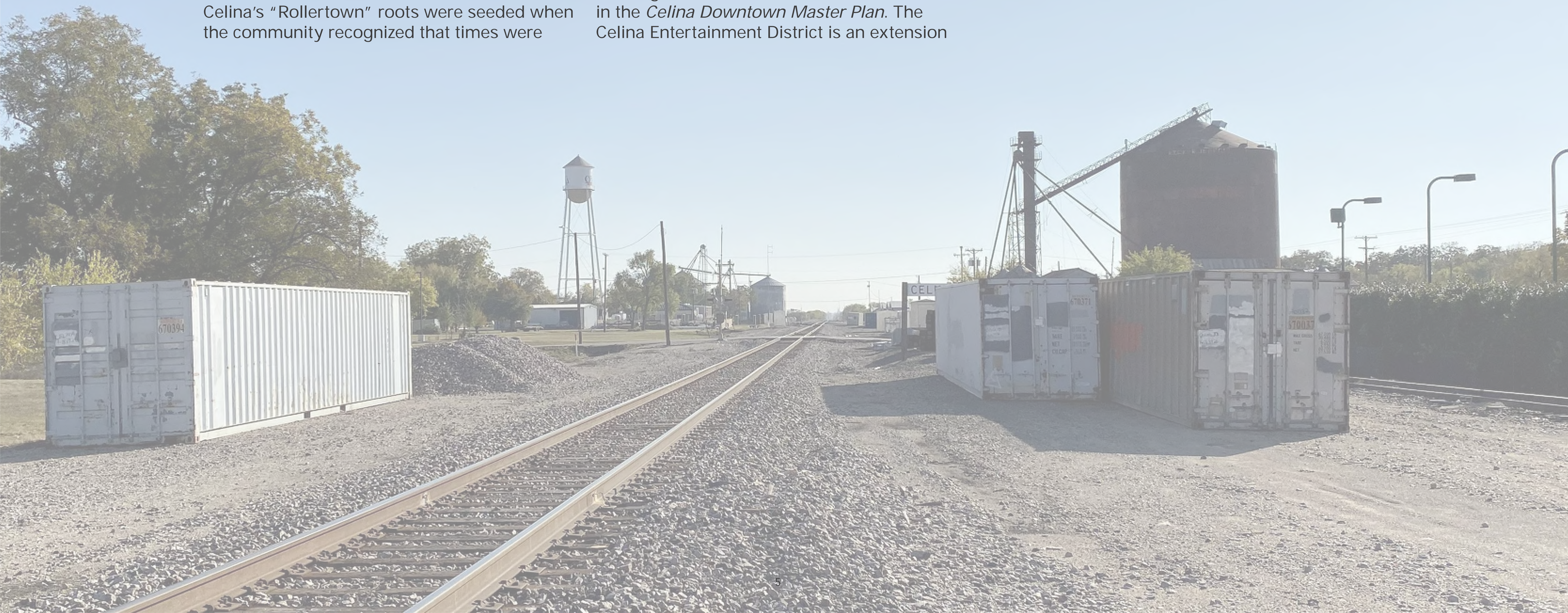
Celina, Texas, where hometown roots run deep, is steeped in small town charm and a tradition of connecting people to their environment, economic opportunities and each other. Its history as a small farming community, forward thinking and resourceful in its efforts to connect its community to the bustling North Texas region, set the tone for thoughtful town planning and civic pride. The town’s historic structures enrich the regions aesthetic and complements Celina’s goal of connecting people to place, businesses to customers and citizens to each other.

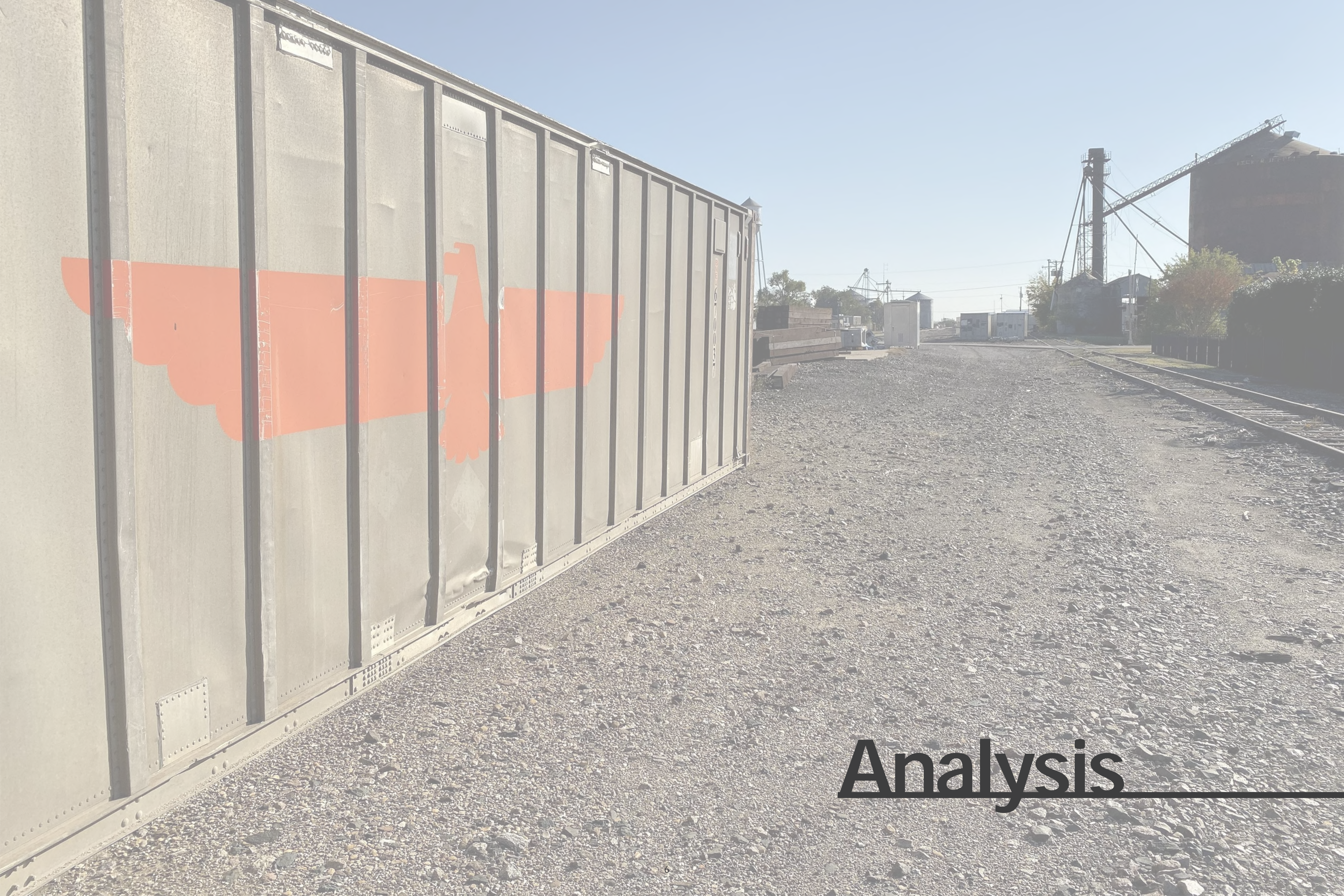
Celina’s “Rollertown” roots were seeded when the community recognized that times were

changing and so too was Celina’s relevance as a regional center. With the St. Louis, San Francisco and Texas Railway Company set to strike its first spike in Collin County, leaders knew that Celina had to make a move, and so it did. Placed upon rollers, civic leaders and businesses moved the towns’ structures to its present location as it set out to connect Celina to the regional lifeblood – the railway. The heroic effort to keep Celina relevant to the greater North Texas Region is the cornerstone of community’s commitment to creating a town where there is “no greater place to live.”

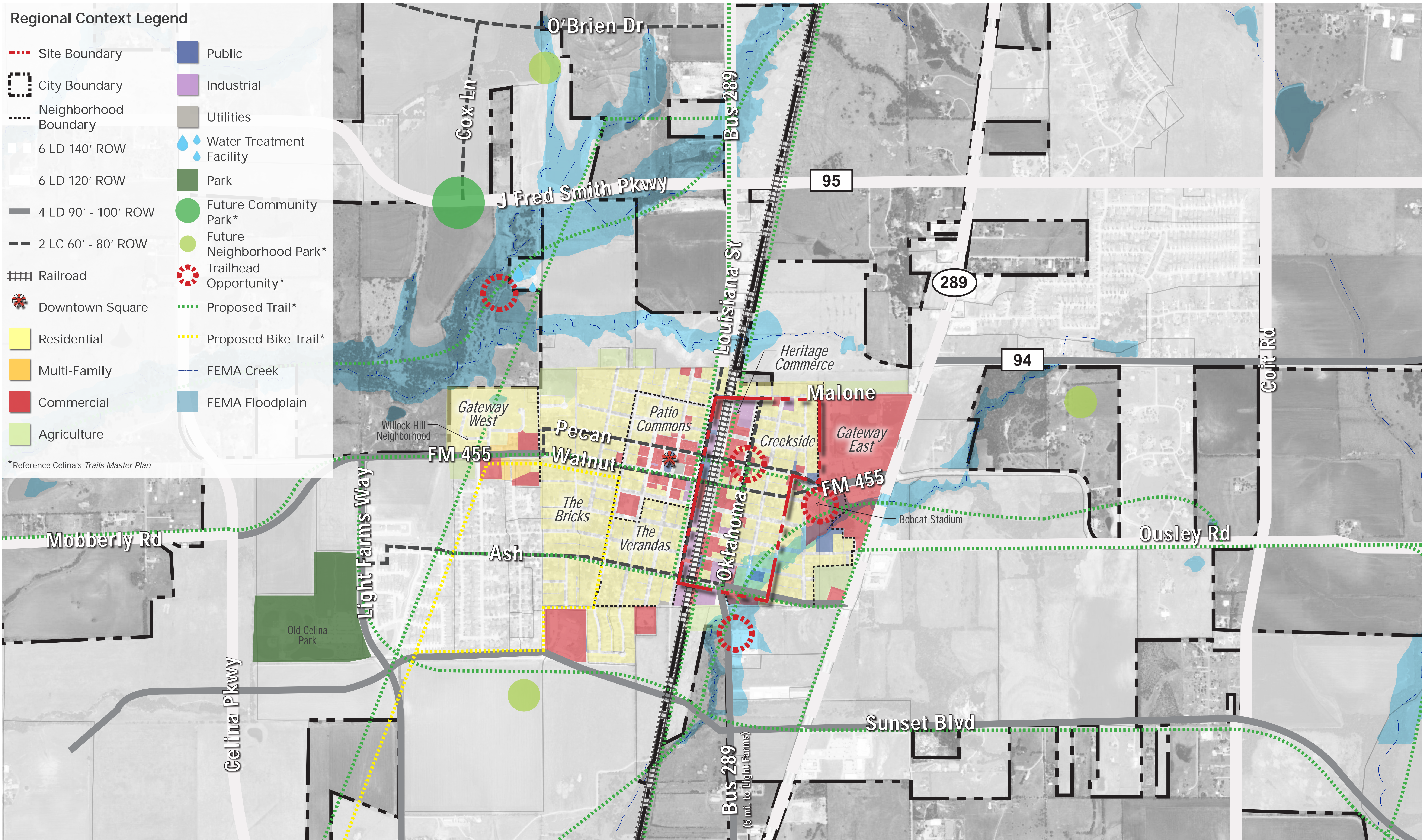
Celina – Life Connected is a contemporary moniker for a community steeped in tradition and forethought. The town’s commitment to heeding the voices of its citizens is evident in the *Celina Downtown Master Plan*. The Celina Entertainment District is an extension

of this plan and a nod to civic leaders that place value on creating an engaging environment for community members - citizens, businesses and visitors - as they seek entertainment, respite and connected spaces. Designed with the pedestrian realm in mind, the entertainment district will be a destination uniquely positioned between Celina’s business district and its vibrant residential neighborhoods. An open space and trails network will knit the community to its history and each other. Architectural notes of old and new will set the tone of who Celina is from a historical outpost with Tennessee roots to a vibrant North Texas Community looking towards a revolution of what it means to be a 21st century “City of Choice”.





Analysis





Entertainment District Site Photos





PEARL BREWERY SAN ANTONIO, TEXAS



TOTAL LAND AREA: 26 Acres (1,132,560 SF)

OPEN SPACE AREA: 1 Acre (44,00 SF)



- 100% Occupied
- 150 Room Hotel
- Offices
- Educational Institutes
- Retail and Restaurants
- 350 Households
- 500 New Trees
- Farmers Market
- Green Roofs
- Native Plant Scheme
- Curbless
- Outdoor Amphitheater
- Bike-Share Station
- Adjacent to San Antonio River
- 500 Kilowatt Array of Solar Roof Installation
- 100% Rainwater Harvesting for Irrigation
- 10,000 Weekly Visitors



Entertainment District
Precedent Study



Young Professionals



Downtown Residents



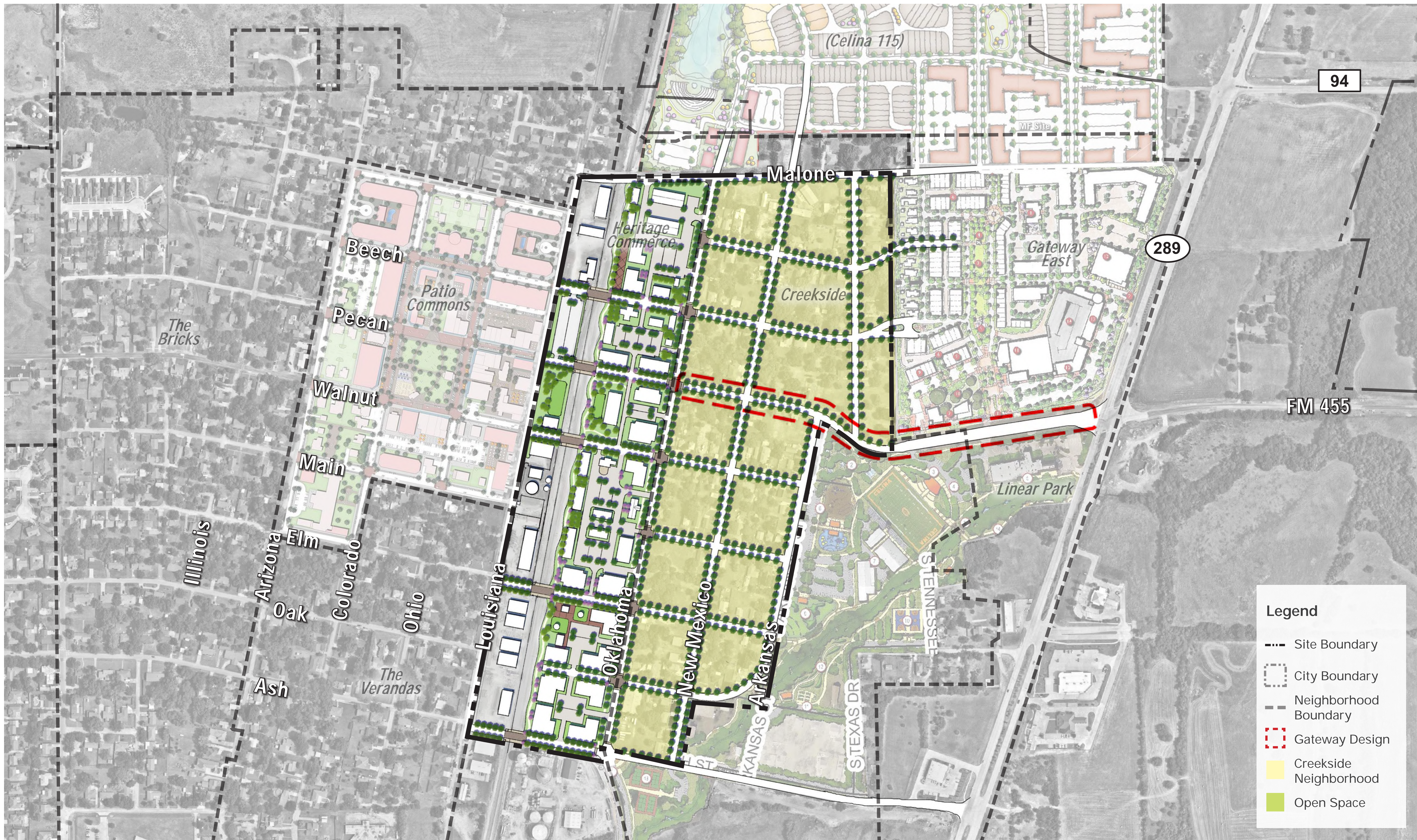
Families

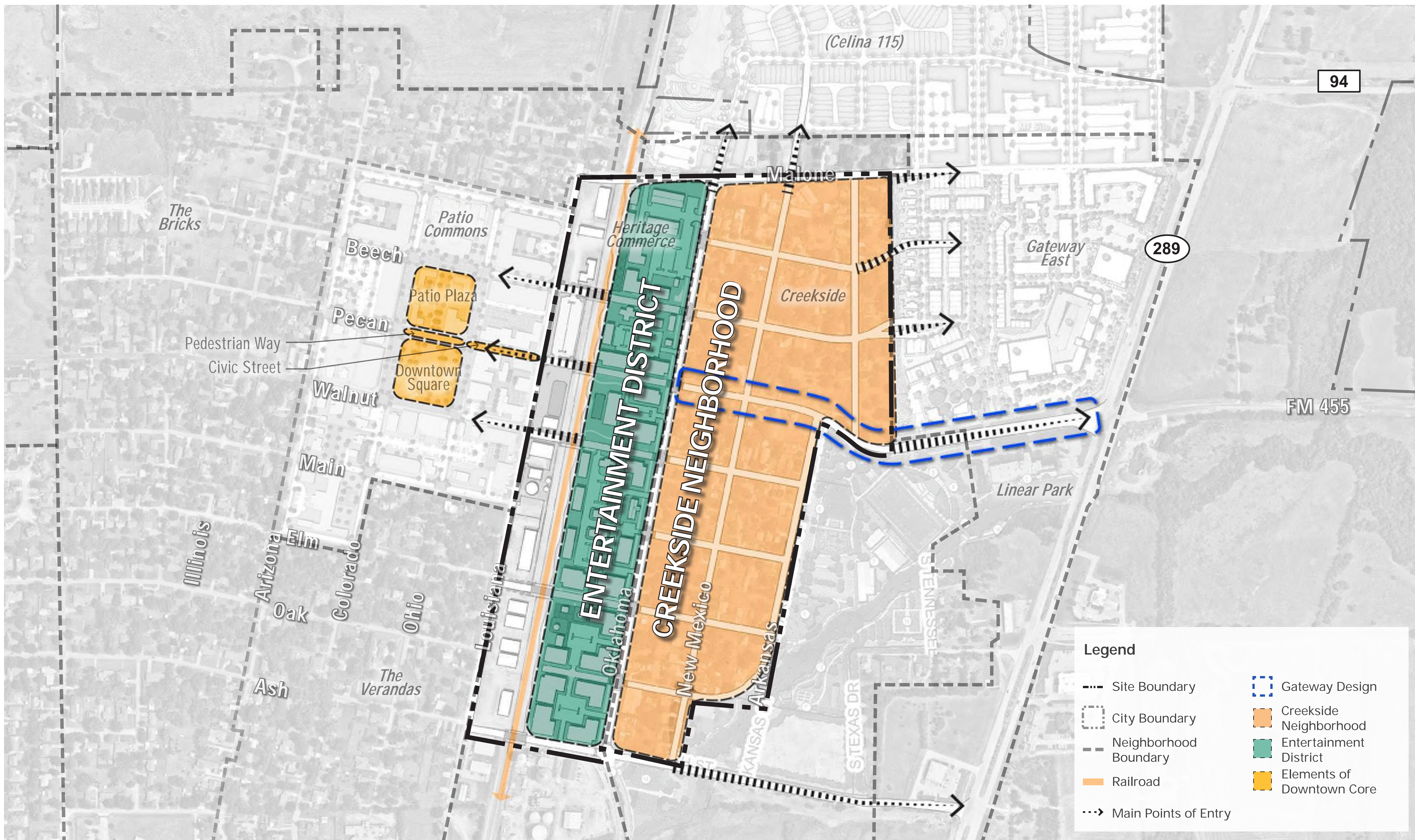


Active Adults + Retirees

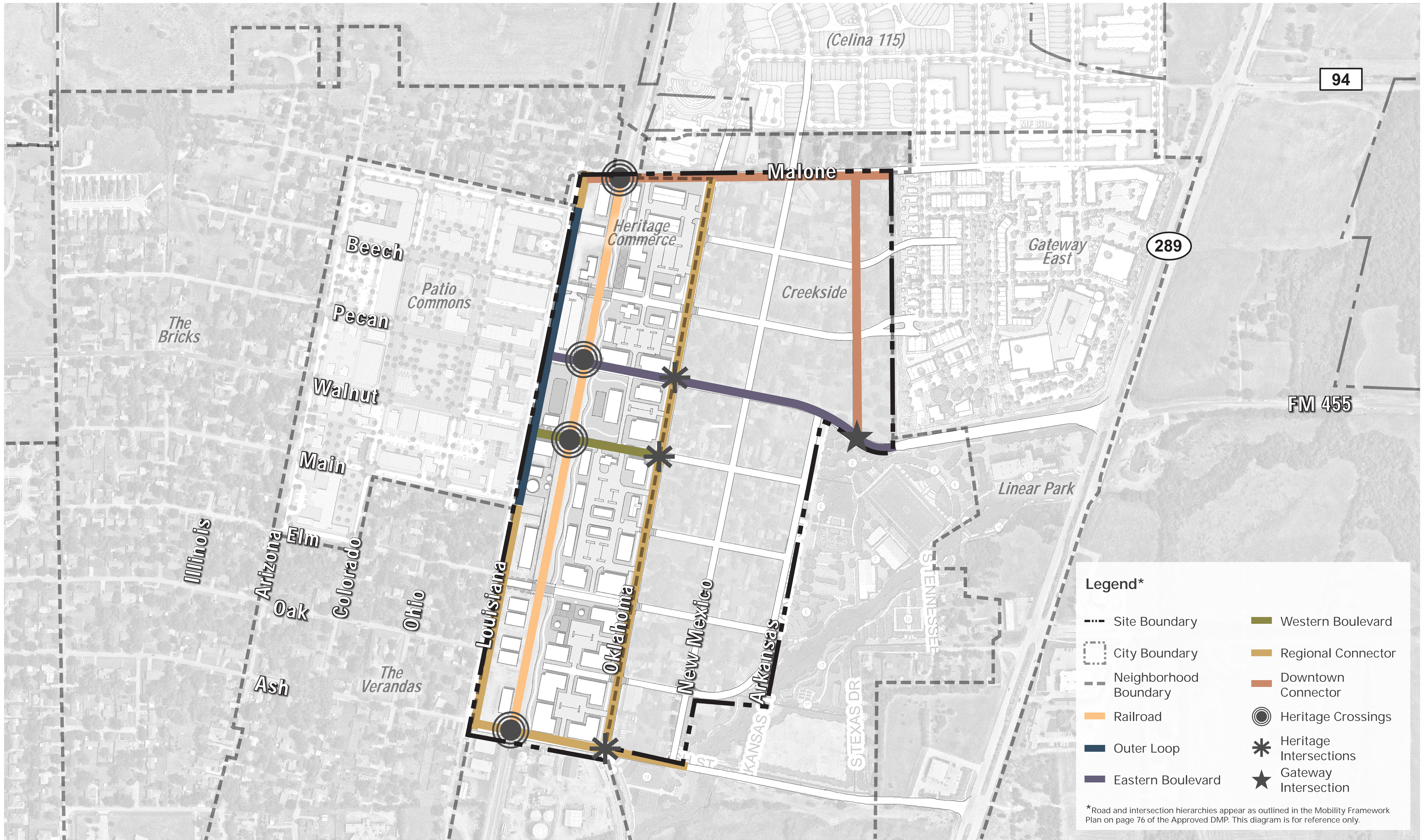
Masterplan







Entertainment District Concept Diagram



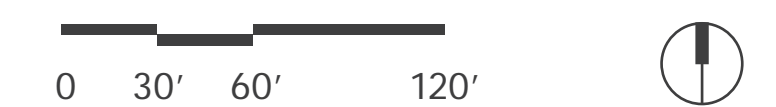
Legend*

- | | |
|-----------------------|------------------------|
| Site Boundary | Western Boulevard |
| City Boundary | Regional Connector |
| Neighborhood Boundary | Downtown Connector |
| Railroad | Heritage Crossings |
| Outer Loop | Heritage Intersections |
| Eastern Boulevard | Gateway Intersection |

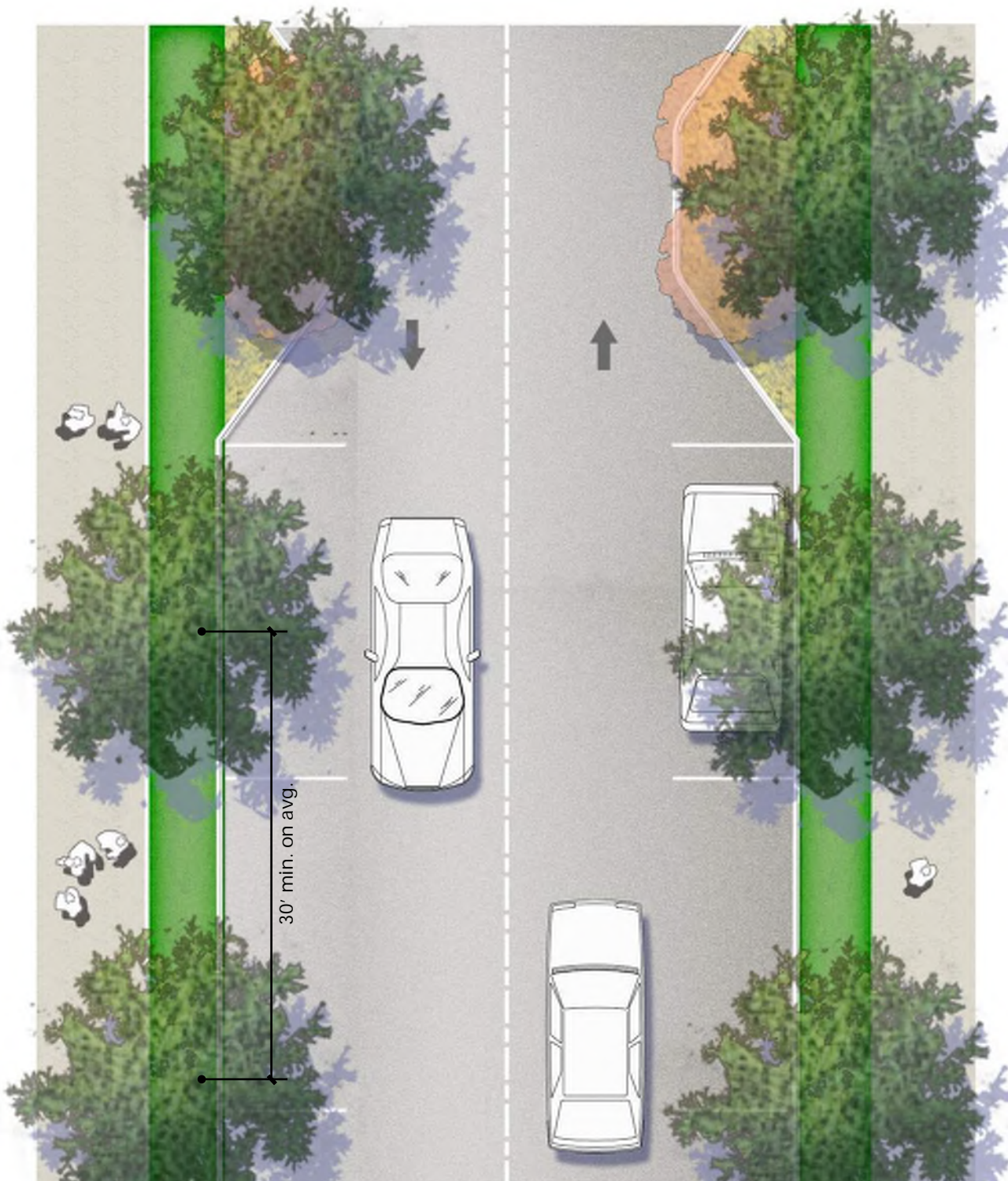
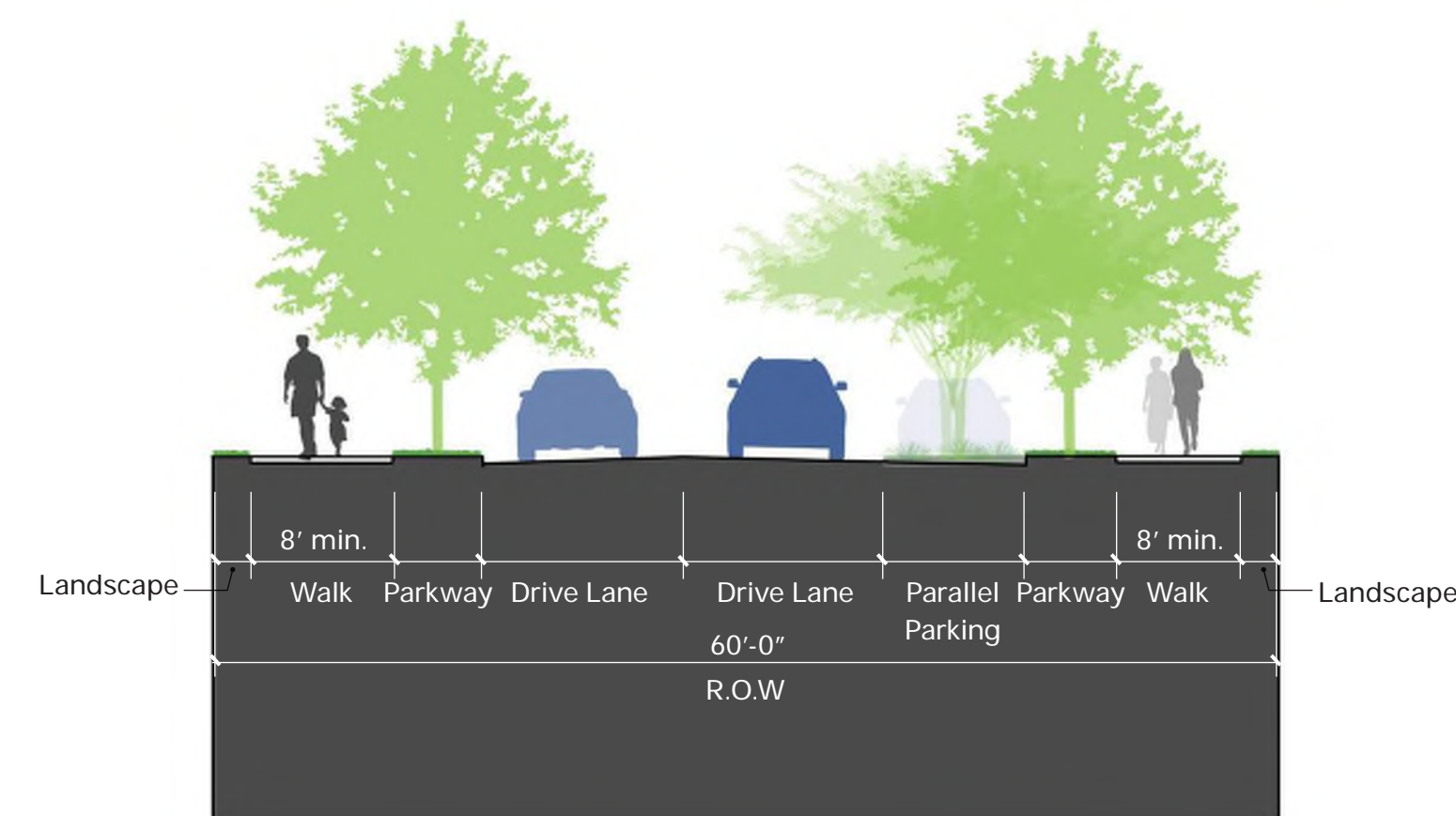
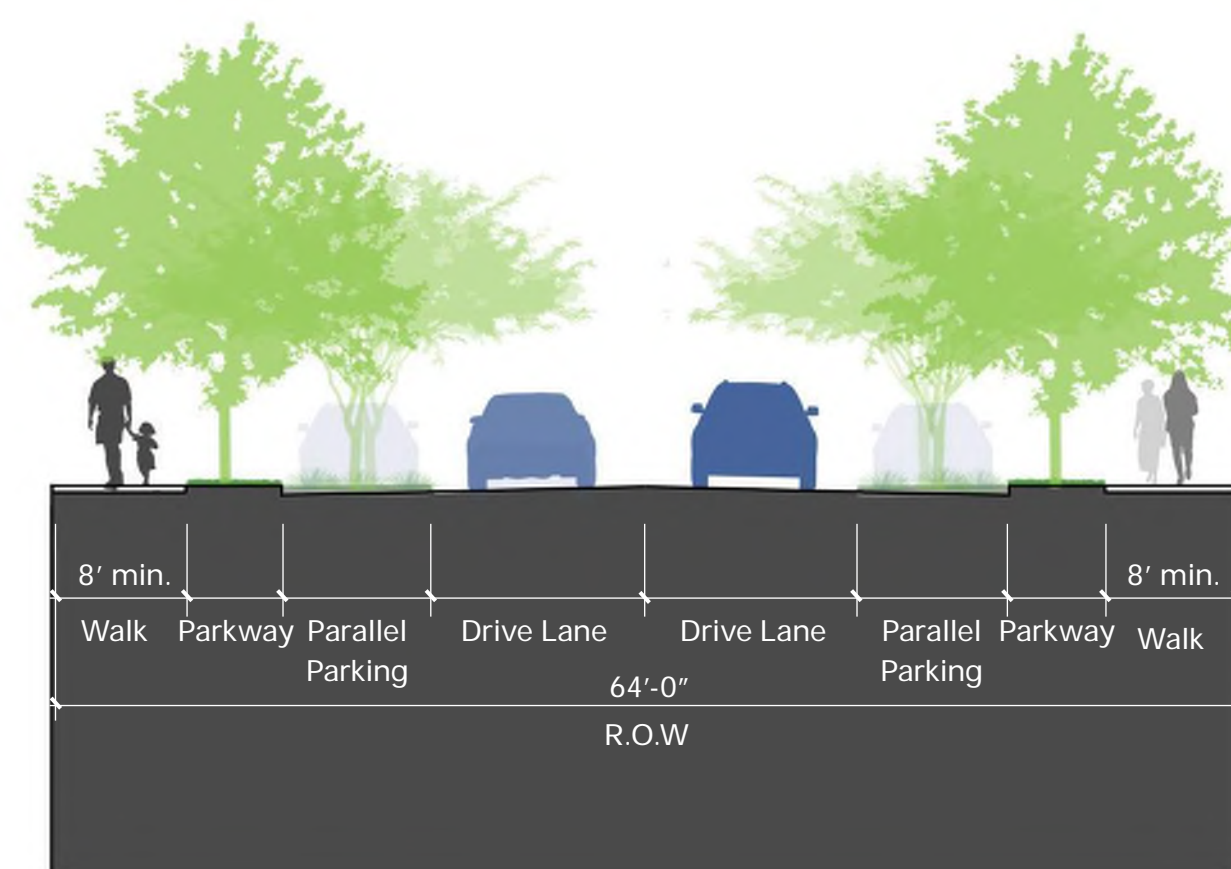
*Road and intersection hierarchies appear as outlined in the Mobility Framework Plan on page 76 of the Approved DMP. This diagram is for reference only.



Entertainment District
Road Hierarchy



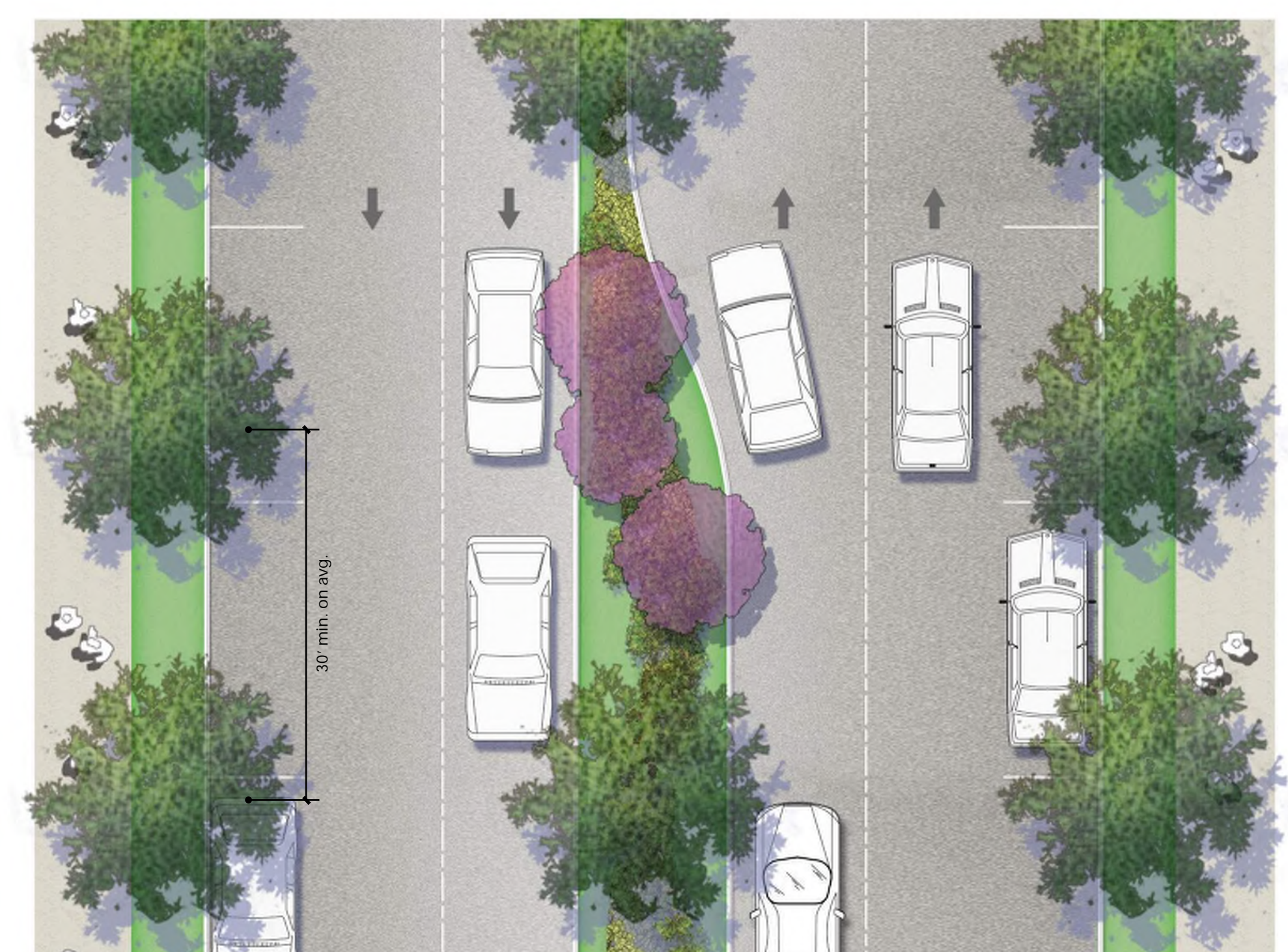
The information shown is based on the best information available and is subject to change without notice.



Two Lane Road with Parallel Parking on Both Sides*



Two Lane Road with Parallel Parking on One Side*



Four Lane Divided Road with Parallel Parking on Both Sides*

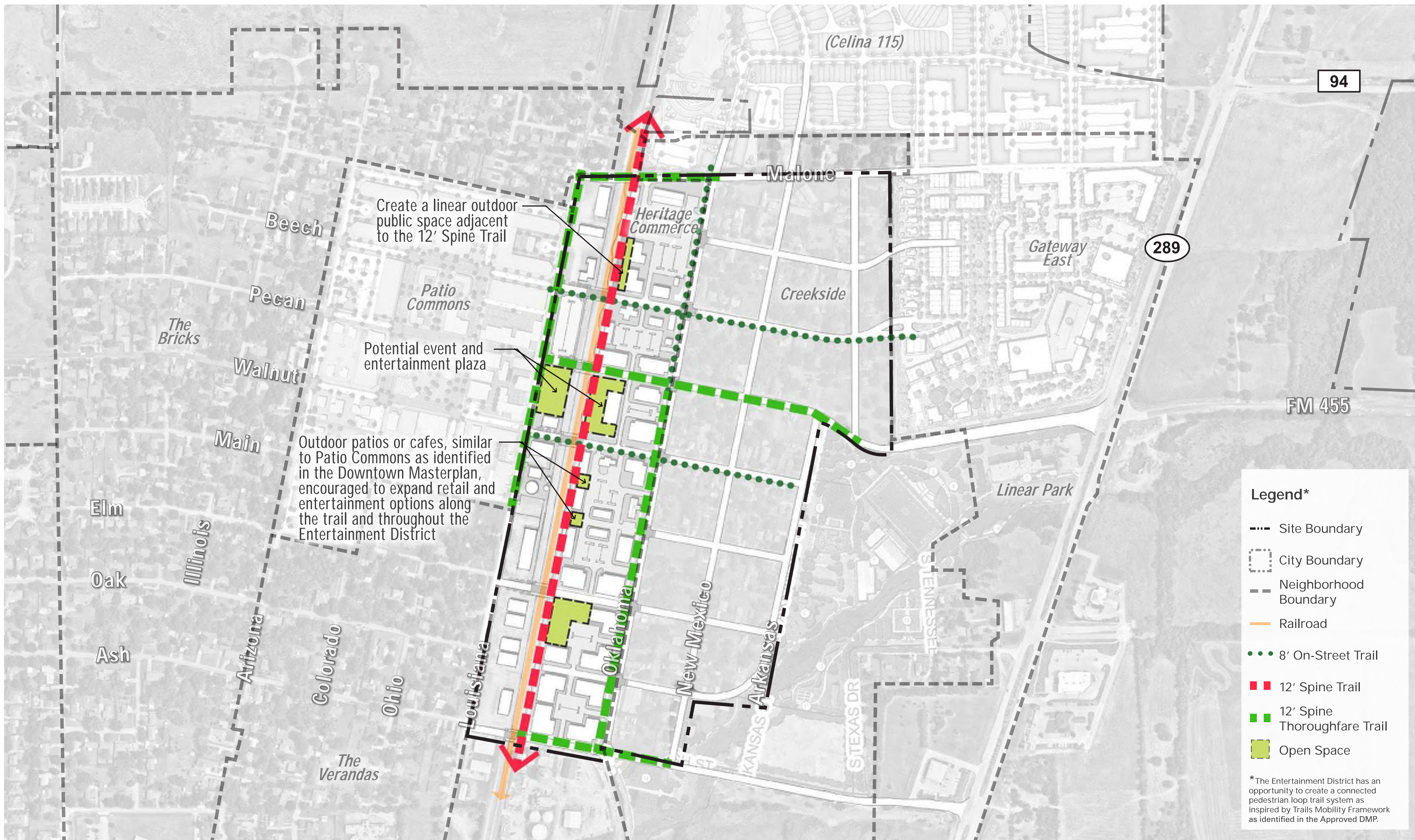


Entertainment District
Sections

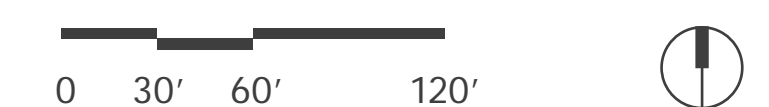
*For design intent only.



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Entertainment District Open Space & Trails Network



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Entertainment District
 Character: Arts, Entertainment & Residential

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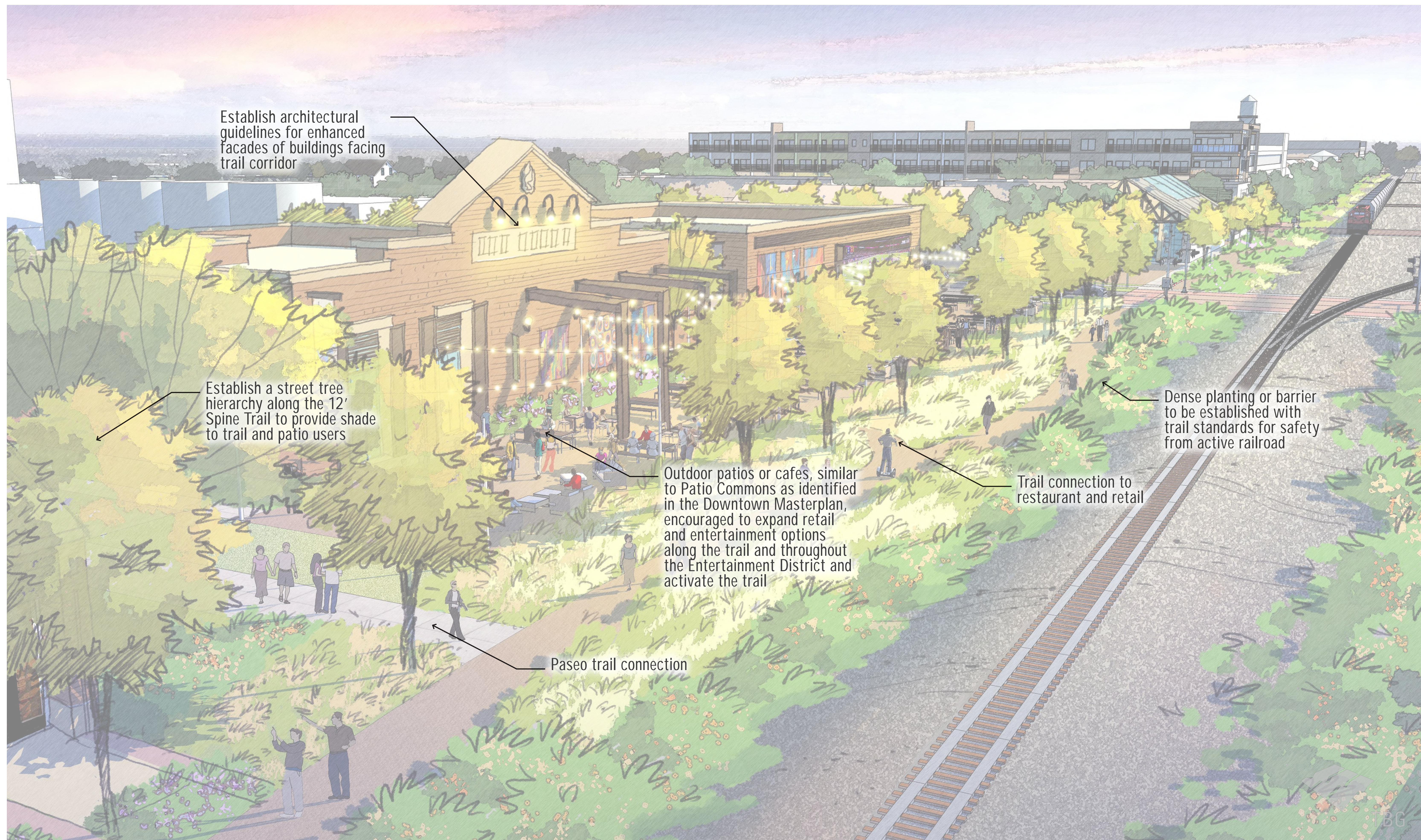


Entertainment District
Perspective





Entertainment District
Perspective



NORMAL FREE DELIVERY.

**SERVICE IN TEXAS--137
ROUTES WILL BE IN OP-
ERATION FEB. 1.**

258 APPLICATIONS PENDING

**LACK OF ESTABLISHING AGENTS IS
RETARDING MORE RAPID EX-
TENSION.**

While rural free delivery has made marked advances in Texas during the past year, the evidence is that the work has hardly begun. The routes which will be in operation in Texas on Feb. 1, according to a statement made by Superintendent Macben today, are as follows, the figures being for congressional districts: Third district, 17; fourth, 2; fifth, 17; sixth, 56; seventh, 15; eighth, 9; ninth, 8; tenth, 6; eleventh, 4; twelfth, 3. Total, 137.

Applications pending by districts are as follows: First, 1; second, 7; third, 23; fourth, 20; fifth, 43; sixth, 65; seventh, 32; eighth, 26; ninth, 19; tenth, 6; eleventh, 5; twelfth, 6. Total, 258.

The delay in establishing many routes, appropriations for which are now pending, has been caused by lack of establishing agents. An additional agent is now on his way to Texas, and within a few weeks several more will be in the field. When the new postal appropriation bill is passed, with appropriations for the extension of the service, quite an army of special agents and route inspectors will be placed in the field, so as to extend the system rapidly as possible.



Below giving the particulars of the difficulty, heretofore mentioned, in the Courier, in which he shot and killed his landlord at Emet, I. T., recently.

It says in part. "I am in jail here at Ardmore on a charge of murder. I will give you particulars, as you request, as the examining trial evidence shows. The man I killed was named Blocker, my landlord. He came into the field where I was plowing last Monday as a week ago with a landlord's contract for me to sign, which I objected to on account of it being so stringent. He cursed and abused me and told me he would kill me and go pay for me, but we got the matter quieted at that time and agreed to meet at Emet the next Saturday evening and try and settle the matter. So we met there and called two witnesses up to hear the conversation. I insisted on his striking out some parts of the contract and he refused to do so. We were sitting down side by side in front of a store. We both sprang up at the same time. He jumped on me with a t-o-w, long bladed pocket knife and commenced cutting me. I backed twelve feet before I fired. I shot him once in the side and twice through the head. The shots were fired so rapidly they could scarcely be counted. He died without speaking and I surrendered to the city marshal who took me to a doctor and had my wounds dressed. I used a 45 Colt's six-shooter. The government attorney has got his knife, coat and vest and also my pistol. My attorneys, Eddleman & Graham, have my clothes. I have got to pay them \$500. I am financially ruined. I have got to have a habeas corpus hearing before I can give bond. Tom Tabor of Farmersville has sent me a letter saying I can make bond there. I also fill my bond at Durant. My wounds have about healed."

merely writing these figures does not convey an idea of the space to be covered.

The artesian well has reached a depth of six hundred and fifty feet.

OLD CELINA ON WHEELS

TOWN TRANSPORTED IN THAT MANNER TO LOCATION ON RAILROAD

SIX BIG ENGINES UTILIZED

FURNISH MOTIVE POWER--HUGE TRUCKS OF GREAT STRENGTH. SAM SPROLES' OUTPUT.

Sam Sproles, the building house mover, was here Tuesday on a forced vacation due to inclement weather.

His work at Celina lacks only about two days of being completed. He will then go to Rock Hill which he will help move two miles north to Prosper on the new Frisco.

Sam's facilities for his peculiar work are first class and he does about all the heavy moving. He has huge trucks having four-inch square solid steel axles with cottonwood wheels having a 16 inch face and 36 inches in diameter. Six big engines furnish the motive power and his crew consists of a dozen workmen. The heaviest piece of work done by him was the moving of the big two-story I. O. O. F. building with its stock of dry goods and general merchandise owned by Childress & Stanford.

Mr. Sproles says only one store, that of Mr. Roller's will be left in old Celina. A number of residences won't be moved for sometime yet owing to the extravagant price of building lots in the new town which is located one and a half miles north of the new Frisco.

The unhappy couple had one little child.

West, who is a nephew of Mrs. Sam Lewis of Rhea Mills, is also married and bears the reputation of being an industrious, peaceable young farmer.

THE BOER WAR ENDED

REPORT CAME LAST TUESDAY OVER PRIVATE WIRES.

COTTON ADVANCED 10 POINTS

AS A RESULT OF THE REPORT THE STAPLE RAPIDLY JUMPED UP.

A report came over private wires last Tuesday to the effect that the Boer war had been ended and would be announced in twenty-four hours.

Cotton men are inclined to give credence to the report as cotton advanced ten points in as many minutes after the report was sent out.

MISS STONE PERHAPS FREE.

RANSOM HAS BEEN PAID TO THE BRIGADES AND THE CAPTIVES PROBABLY SET AT LIBERTY

London, Jan. 23.—A dispatch from Sofia, Bulgaria, yesterday says the ransom of Miss Ellen M. Stone and her companion, Mme. Telika, has been paid to the brigades and that the captives are expected to be released today.

Fire Plugs Not Frozen.

Chief Wm. Abernathy and several of the boys of the Fire Department tried the water plugs Tuesday and found they were not frozen, and are in good shape should a fire break out.

over and killed by an M. K. & T. train Wednesday night eight or ten miles west of Jefferson, and was supposed to have been Lev Wise, Mr. Yonce's brother-in-law, and a son of L. W. Wise of this town.

The body that was found was mangled beyond recognition. Lev Wise who was working with the M. K. & T. extra gang went to Jefferson Wednesday afternoon expecting to return to camp on the passenger train late that evening, but missed the train and started out on a freight train that night.

Next morning he was missing in camp, and the mangled body of a man was found near by.

Wise has not been seen or heard of since, and it is reasonable to suppose that in trying to jump from the moving train he was hurled under it and his body ground to pieces.

The fragments of the body were gathered together and buried.

Mr. Wise was a young man about twenty-eight years of age, and unmarried. He has lived in McKinney off and on for eighteen years. He drove one of Jack Yonce's dry teams for two years, and only two months ago went to work with the M. K. & T. extra gang.

LATER.

The mutilated body of the man found, who had been run over and killed 7 miles west of Jefferson by a Katy train, proved not to be Lev Wise as was supposed.

Jack Yonce, brother-in-law of Lev, received a letter from him Saturday. He stated that another member of the train crew was killed and that the body was mangled beyond recognition. He stated that he would build about a 1000 sq. ft. house and that it will be limited to the number of shares he can possess a controlling interest in the property.

Efforts will be made to buy a building site on the vacant lot across the street in front of the postoffice.

THE WIGWAM HOODLED.

M'KINNEY RED MEN TO BUILD ONE OF THEIR OWN.

SHARES ALL SUBSCRIBED.

STOCK-HOLDERS TO TAKE OUT CHARTER--WILL ERRECT TWO-STORY BRICK.

For some time the local Red Men have been considering the matter of erecting a wigwam, or in the parlance of the pale-face—a lodge room. At their meeting recently definite steps were taken in the matter.

Members subscribed for 200 shares of stock at \$10 each and will use the money raised in this way in buying a lot. After obtaining the lot a substantial two story brick business house will be erected, of which the first floor to be rented for business purposes and the second to be used as a wigwam, or meeting hall. Money necessary to complete the building can be borrowed on the building and lot at a low rate of interest.

While it will not be the property of the Tribe as an organization, only Red Men can hold stock in the corporation which will take out a charter, and rental expense of the Tribe will thus be saved.

James Shain, Dudley Perkins and W. R. Abernathy were appointed a committee to draft regulations for the corporation. The committee will build about a 1000 sq. ft. house and that it will be limited to the number of shares he can possess a controlling interest in the property.

Efforts will be made to buy a building site on the vacant lot across the street in front of the postoffice.

Thank You