

CITIZEN BOND COMMITTEE

FINDINGS & RECOMMENDATIONS

NOVEMBER 2016



FARMERS BRANCH

City of Farmers Branch
13000 William Dodson Parkway
Farmers Branch, Texas 75234

November 1, 2016

Honorable Mayor and City Council:

We the Citizen Bond Committee duly appointed by the Mayor and City Council in February 2016, hereby present to you the following report regarding Quality of Life bond proposals for consideration on the May 2017 ballot and beyond.

It was our intent to identify projects that would benefit all residents of Farmers Branch rather than a particular neighborhood or demographic. The Committee did not focus on one project in particular. Rather, we focused on various projects that would benefit the City as a whole. As a result, we are able to present eleven projects to you today that have been prioritized into three tiers – Tier 1 being the three proposals most strongly recommended for consideration on the May 2017 ballot; Tier 2 being the next two proposals for future consideration in the near term; Tier 3 being the remaining six proposals for future consideration in the long term.

When we initially started our work as a Committee, there were 37 proposals/ideas ranging from the Trail Master Plan, to the Farmers Branch Market development, to a Frisbee golf park. We organized each of those ideas and created six subcommittees. After more than 2,400 hours of study over nine months, we were able to narrow down the number of proposals and reduce estimated spending from \$76,250,000 (a 10.73 cent tax increase) to the Tier 1 proposal estimate of \$22.3 million, a tax increase of 3.144 cents.

It was not only this Committee's intent to present Quality of Life bond proposals that would benefit our City overall, but to present a proposal that was fiscally responsible as well. We believe we have achieved these goals within the accompanying findings presented to the City Council, as well as the residents of Farmers Branch, for their consideration on this day, Tuesday, November 1, 2016.

Respectfully,

A handwritten signature in blue ink that reads "M. Holmes".

Michelle M. Holmes
Committee Chair

A handwritten signature in blue ink that reads "Nic Rady".

Nic Rady
Committee Vice Chair

A handwritten signature in blue ink that reads "Tamara Cleghorn".

Tamara Cleghorn
Committee Secretary

**2016 Citizen Bond Committee
Quality of Life Bond Proposal Summary**

Tier 1

Trail Master Plan - Phase I	\$5,000,000	
Fire Station No. 2 Relocation	\$5,500,000	
Station Area Development	\$11,825,000	
	<hr/>	
Estimated Cost	\$22,325,000	
Estimated Tax Increase	3.144	(cents per \$100 in valuation)

Tier 2

Housing Renewal	\$4,100,000	
Library Renovation	\$7,920,000	
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Estimated Cost	\$12,020,000	
Estimated Tax Increase	1.693	(cents per \$100 in valuation)

Tier 3

Animal Shelter Expansion	\$2,200,000	
Dog Park	\$1,000,000	
Historical Park Improvements	\$7,000,000	
Firehouse Theatre	\$1,000,000	
John F. Burke Nature Preserve	\$5,730,000	
City Branding	\$3,000,000	
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Estimated Cost	\$19,930,000	
Estimated Tax Increase	2.807	(cents per \$100 in valuation)

2016 Citizen Bond Committee Members

Bronson Blackson	Meredith MacLeod
Tamara Cleghorn	David Merritt
Rodger Cramer	Marcus Miller
Martina De Los Santos	Vincent Montenegro
Michael Driskill	Joan O'Shea
Colin Eddy	Nic Rady
Jorge Gonzalez	John Speed ¹
Michelle Holmes	James Webb
	Timothy Yarbrough

¹ Resigned August 2016 due to relocation to Midland

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Citizen Bond Committee 2016 Presentation



CITIZEN BOND COMMITTEE

FINDINGS & RECOMMENDATIONS

NOVEMBER 2016

WHAT CAN FARMERS BRANCH DO FOR YOU & YOUR FAMILY TO MAKE THE CITY AN EVEN BETTER PLACE TO LIVE, WORK AND PLAY?



17 members from community were appointed by the Mayor & Council to work together to identify needs within the community, February 2016

Educational process called for weekly meetings with department directors, February through April

Approximately 37 projects/programs initially identified

Six subcommittees formed, early April

Benchmarks created to determine need, cost, benefit for each project

All subcommittees met twice monthly; Bond Committee met monthly to discuss the findings of subcommittees, April through August

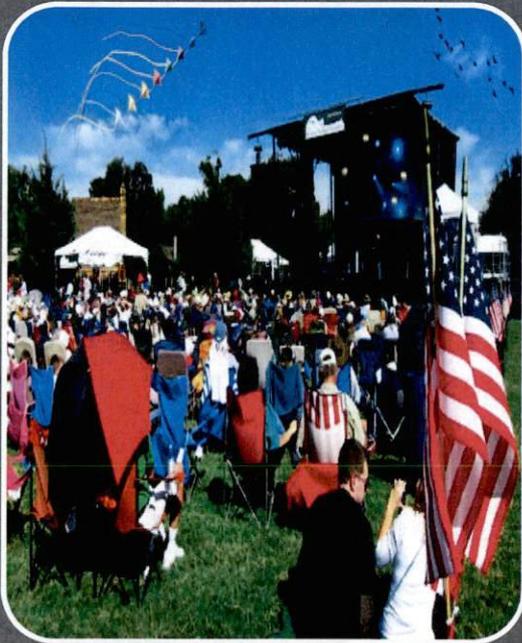
Bond Committee met monthly to determine which items would be presented to Council as well as order of priority, August through October

ARTS & CULTURE



Animal Shelter Expansion
Art Installations/Art Czar
Free Wi-Fi
Firehouse Theatre
Historical Park Development
Library Expansion
Public Gathering Space(s)

COMMUNICATIONS



Liberty Fest – Stars & Strings

Independence Day Celebration

Farmers Branch Market

Taste & Tunes

Block Walking

Listening Meetings

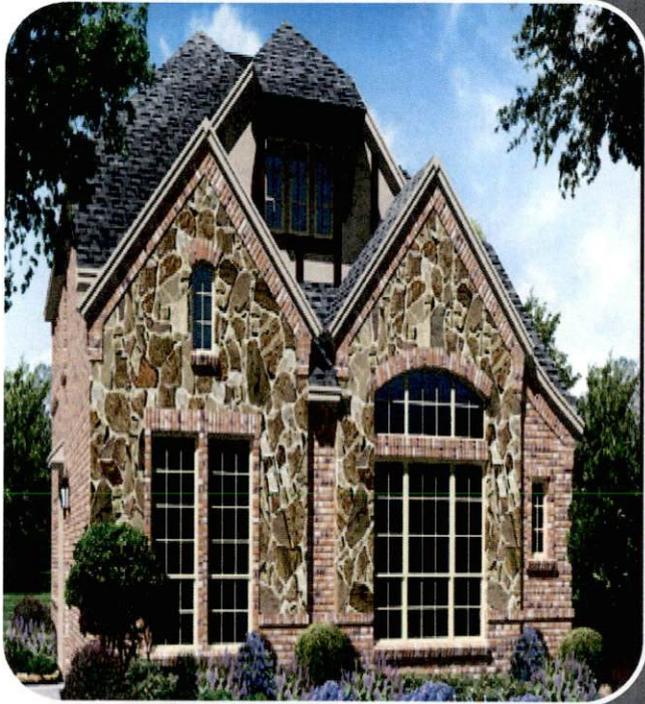
www.farmersbranchtx.gov/bond

ECONOMIC DEVELOPMENT - COMMERCIAL



Station Area Improvements
Bee Street Improvements
Apartment Redevelopment
Retail Façade Upgrades
Four Corners Development
Pub/Sports Grill
Warehouse Development
Hospital
Restaurant Space at City Hall
Development Zones
Mixed Use Development
Small Business Incubator

ECONOMIC DEVELOPMENT - RESIDENTIAL



Branch Renaissance
Dangerous/Distressed Properties
Demo/Rebuild Program
Housing Renewal
Senior Housing
Solar Panel Program
House to Condo Swap Program

PARKS & RECREATION



Trail Master Plan
Farmers Branch Market
John F. Burke Nature Preserve
Street Soccer Courts
Frisbee Golf Park
Bike Rental Program
Cooks Creek Greenbelt
Beautification Projects

PUBLIC SAFETY



Fire Station No. 2

- Decrease average response times in high call volume areas
- Better access to east side as well as Central Area & future development



Justice Center

- City Council issued Certificates of Obligation to immediately fund fortification of the Justice Center for protection of our Police Officers

LISTENING MEETINGS



Listening Meetings held in July at the Senior Center & Recreation Center. Presentation was given by Communications Committee to gauge interest in approximately 13 bond proposals



Approximately 150 citizens participated using polling devices to gauge community interest in each project as well as how much they would be willing to contribute in the form of a tax increase



Projects were organized into three tiers & prioritized by entire Committee for recommendation to Council

THE RESULTS



Listening Meeting results based upon community feedback were considered during final meetings of Committee to determine which projects would be presented to Council as well as their priority



\$76,250,000 estimated cost of all projects presented. Would have resulted in a 10.73 cent tax increase. Committee worked diligently to reduce this number & to prioritize all projects in order to present a fiscally responsible proposal to Council

THE RESULTS



Tier 1 - Top three projects strongly recommended for consideration on May 2017 ballot

Tier 2 - Top two projects for future consideration, near term

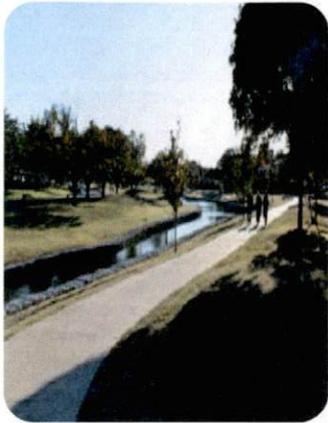
Tier 3 - Remaining six projects for future consideration, long term



Reduced projected spending from \$76.2 million to \$22.3 million. If approved by voters, would result in a 3.144 cent tax increase to fund all three *Tier 1* proposals

TIER 1

TRAIL MASTER PLAN - PHASE I - \$5 MILLION



Funding of the Central Area short-term phase for implementation of the Trail Master Plan. This phase covers approximately 9 miles of trails throughout the Central Area.



“... the \$23 million investment to build the Katy Trail has resulted in approximately \$907 million in park-oriented development.” City of Dallas

TIER 1

FIRE STATION #2 RELOCATION – \$5.5 MILLION



Relocate Fire Station #2 to Valley View & Alpha, across from Brookhaven College

Increased upkeep & expenses for repairs

Cramped, dilapidated, outdated living quarters for Firefighters – built in 1974



More importantly, studies show the relocation will allow for faster response times to more of our residents

Better access to east side as well as Central Area & future development

TIER 1

STATION AREA DEVELOPMENT - \$11.8 MILLION

Funding to create a vibrant, walkable, mixed-use community centered around light rail system, creating a destination at Mustang Crossing



Structured parking garage to provide close-in parking for restaurants/retail shopping, special events at Mustang Crossing, Historical Park, Firehouse Theatre, Stars Center, and more



Pike Street Redevelopment, creating retail and café streets with pedestrian connection leading to station entrance and restaurant park



Redesign/Relocation of Oncor overhead power line and affiliated public art

TIER 2

HOUSING RENEWAL – \$4.1 MILLION

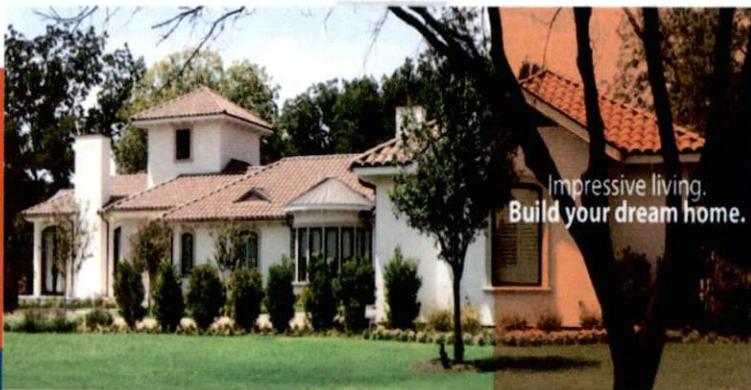
WILL FUND TWO MECHANISMS OF HOUSING RENEWAL ACROSS FARMERS BRANCH

Revitalization

- Funds used specifically by the City to purchase homes for demolition and return vacant lots to the market for sale to private individuals to rebuild a single family structure. Proceeds from sale of lot would be returned to the Fund for future acquisitions
- Typically used for homes that do not meet code safety standards
- Increases the aesthetics/curb appeal of the entire city
- Promotes renewed home stock for all neighborhoods

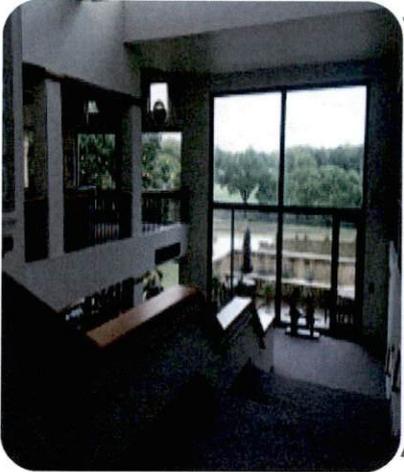
Demo/Rebuild

- Homes are owned/purchased by individuals who demolish existing structure to rebuild a new single family home
- Homeowner's property taxes to the City would be frozen for approximately 7 years at the value of the previous structure
- Increase grant incentive to \$10,000 from \$5,000
- New home value is increased by average of 300%
- Available to all neighborhoods throughout the City



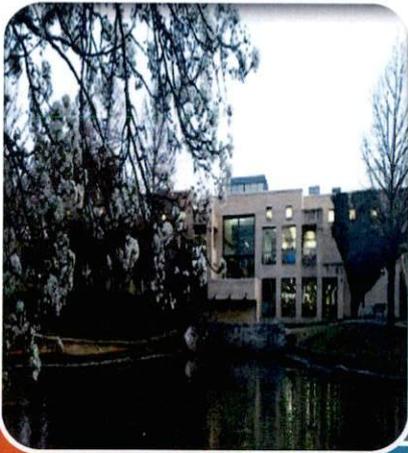
TIER 2

LIBRARY RENOVATION - \$7.9 MILLION



A complete renovation to expand public use meeting space, training, study rooms, more computers, dedicated children & teen areas, expanded art gallery, and more

Annual patronage now exceeds 250,000 visits (7,000+ users)



Increases functional layout of existing space and expands core library services

Provides additional parking

Does NOT change the location of the library

TIER 3



Animal Shelter Expansion – \$2.2 million

Provides additional 4,000 square feet increasing square footage to 9,800. Will double capacity for cats & dogs. Will meet future needs due to increased housing across the City

Existing shelter is consistently over-capacity. Most immediate need is for separate & specialized area for intake & quarantine of stray animals reducing public health & safety risks



Dog Park – \$1 million

Would allow for construction of a 5 acre dog park. Preferably, within the Central Area of the city



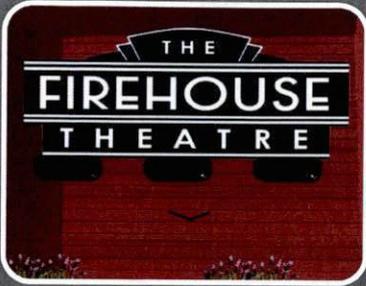
Historical Park Improvements – \$7 million

Create event space to allow more weddings, receptions & other events to be held at the Park

Addresses storage needs for various events held throughout the year at the Park

Addresses parking issues for numerous city-sponsored events held at the Park

TIER 3



Firehouse Theatre – \$1 million

Complete remaining renovation of Firehouse Theater to promote current & future theatrical and non-theatrical uses, including signature design style that can be applied to other art hub/areas throughout the City



John F. Burke Nature Preserve – \$5.7 million

Enhance awareness of wetlands & natural areas & provide educational opportunities for area youth

Add pavilion space, expand/improve walking trails throughout the preserve, wildlife blind, additional parking, restrooms, all while maintaining the natural beauty of the Preserve



City Branding – \$3 million

Unify the identity of the City and it's neighborhoods by making them more aesthetically appealing & distinct by further developing city entrance points to announce/enhance the boundaries of our city

Would also allow for updated light poles on major thoroughfares with consistent poles & modern LED bulbs

IN THE BEGINNING . . .

Economic Development - Commercial

Station Area Improvements
Retail Facade Upgrades
Restaurant Space at City Hall
Bee Street Improvements
Four Corners Development
Development Zones
Apartment Redevelopment
Pub/Sports Grill
Mixed Use Development
Hospital
Warehouse Development
Small Business Incubator

Arts & Culture

Free Wi-Fi
Library
Animal Adoption Center
Firehouse Theatre Development
Art Installations/Art Czar
Public Gathering Space(s)
Historical Park Development

Economic Development - Residential

Solar Panel Program
Dangerous/Distressed Properties
Housing Renewal
Branch Renaissance
Demo/Rebuild Program
Senior Housing
House to Condo Swap Program

Parks & Recreation

Farmers Market Development
Street Soccer Courts
Trails/Sidewalks
Cooks Creek Greenbelt
Frisbee Golf Park
Nature Preserve Development
Beautification Projects
Bike Rental Program

Public Safety

Fire Station 2
Justice Center Improvements

Communications

Community Survey (outreach efforts to collect citizen input)

IMPORTANT LINKS

Citizen Bond Committee - <http://farmersbranchtx.gov/index.aspx?NID=847>

Fire Station #2 - <http://www.farmersbranchtx.gov/documentcenter/view/4157>

Listening Meetings – <http://farmersbranchtx.gov/DocumentCenter/View/4394>

Listening Meetings – Results

Senior Center <http://farmersbranchtx.gov/DocumentCenter/View/4392>

Recreation Center <http://farmersbranchtx.gov/DocumentCenter/View/4393>

Trails Master Plan – <http://www.farmersbranchtx.gov/documentcenter/view/3734>

John F. Burke Nature Preserve Master Plan – <http://farmersbranchtx.gov/DocumentCenter/View/4557>

Train Station Development - <http://www.farmersbranchtx.gov/documentcenter/view/395>

Citizen Satisfaction Survey - <http://www.farmersbranchtx.gov/DocumentCenter/View/2705>

Capital Improvement Projects & Financing - <http://www.farmersbranchtx.gov/documentcenter/view/4158>

Oncor Power Lines – art work <http://io9.gizmodo.com/these-beautiful-giant-sculptures-support-power-lines-wi-1630435303>

TRAIL MASTER PLAN

ECONOMIC IMPACT

Parks provide intrinsic environmental, aesthetic, and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase property tax revenue, bring in homebuyers and workers, and attract retirees.

Parks are a good financial investment for a community. Understanding the economic impacts of parks can help decision makers better evaluate the creation and maintenance of urban parks.

Homebuyers are attracted to purchase homes

All around the U.S. real estate brokers and homebuilders are advocating parks as one of the top residential selling points. The desire to live near parks also translates into real dollars.

A 2001 survey by the National Association of Realtors (NAR) revealed that 57 percent of voters would choose a home close to parks and open space over one that was not.

In addition, the NAR survey found that 50 percent of voters would be willing to pay 10 percent more for a house located near a park or protected open space.

The National Association of Home Builders found that 65 percent of home shoppers surveyed felt that parks would seriously influence them to move to a community.

According to Economics Research Associates (ERA), a 1991 survey in Denver found that 48 percent of residents would pay more to live in a neighborhood near a park or greenway.

One of the most popular planned community models today is golf-course residential development. However, surveys have shown that the majority of people who live in golf course communities don't play golf regularly — as many as two-thirds, according to ERA. They are attracted to the dedicated open space, the expansive views, and the guarantee that both elements will stay the same. By promoting, supporting, and revitalizing urban parks, cities can help attract a significant portion of the home buying community.

Real property values are positively affected

Chattanooga, Tennessee: In the early 1980s this city was facing rising unemployment and crime, polluted air, and a deteriorating quality of life. To lure middle-class residents back, local government, businesses, and community groups decided to improve the quality of life by cleaning the air, acquiring open space, and creating parks and trails. As a result, property values rose more than \$11 million, an increase of 127.5 percent.

Municipal revenues are increased

Increased property values and increased municipal revenues go hand in hand. Property tax is one of the most important revenue streams for cities. By creating a positive climate for increased property values, the tax rolls will benefit in turn.

Property Tax Benefits

Boulder, Colorado: The presence of a greenbelt in a Boulder neighborhood was found to add approximately \$500,000 in property tax revenue annually.

Affluent retirees are attracted and retained

Retirees want communities that provide leisure and recreation amenities. In a study by Miller et al. (1994), a retiree sample was asked to review 14 features and indicate their importance in the decision to move. The first three in rank order were scenic beauty, recreational opportunities, and mild climate.

Retirees bring expendable income into their communities. If 100 retired households come to a community in a year, each with a retirement income of \$40,000, their impact is similar to that of a new business spending \$4 million annually in the community. (Crompton, p. 65).

Knowledge workers and talent are attracted to live and work

"...cities are characterized by a sense of place, beauty in the natural environment, a mixed-use transportation system and a 24-hour lifestyle. Steven Roulac, futurist, The Roulac Group.

A significant change has occurred in the American economy. Industry today is composed of smokeless industries, high technology, and service-sector businesses, collectively referred to as the "New Economy." The workers in the New Economy are selling their knowledge, as opposed to physical labor, as the main source of wealth creation and economic growth.

A survey of 1,200 high technology workers in 1998 by KPMG found that quality of life in a community increases the attractiveness of a job by 33 percent.

Knowledge workers prefer places with a diverse range of outdoor recreational activities, from walking trails to rock climbing. Portland, Seattle, **Austin**, Denver, and San Francisco are among the top cycling cities; they also are among the leaders in knowledge workers.

Workers attracted to an area are then positioned to put money back into the local economy through jobs, housing, and taxes, which then contribute to parks.

Conclusion

I'm sure that as you were reading the previous comments regarding, ". . . the most popular planned community models today is golf-course residential development," you immediately thought of OUR city and Brookhaven Country Club. When you read, "Retirees want communities that provide leisure and recreation amenities," you probably thought of our city again and the fact that just over 24% of the people who call Farmers Branch home are retirees.

It is the opinion of this Committee, that if we are serious about Farmers Branch being the **City In A Park**, if we are serious about attracting more residents to our city, in the Central Area, the East Side as well as the West Side, if we are serious about attracting more employers to Farmers Branch, it is imperative that we start taking meaningful steps now to implement the Trail Master Plan across the entire city, with an emphasis on the Central Area. This Committee recommends the implementation be done in three phases - the Central Area, the East Side, and the West Side. We also recommend that any real estate development include the construction of trails, by the Developer, that will complement and connect with the City's Trail Master Plan.



Resources

American Planning Association website

<https://www.planning.org/cityparks/briefingpapers/economicdevelopment.htm>

2010 Census of Population and Housing

Trail Master Plan – Cost Estimates

The total cost of the Trail Master Plan is currently estimated at \$25-30 million. It should also be noted the construction costs are for the current year and will increase annually due to inflation, etc.

Recreational Trails (10' to 12' wide)

\$1 million per linear mile

Sidewalks & Connectors (6' to 8' wide)

\$500,000 per linear mile

Sharrows (on both sides of road)

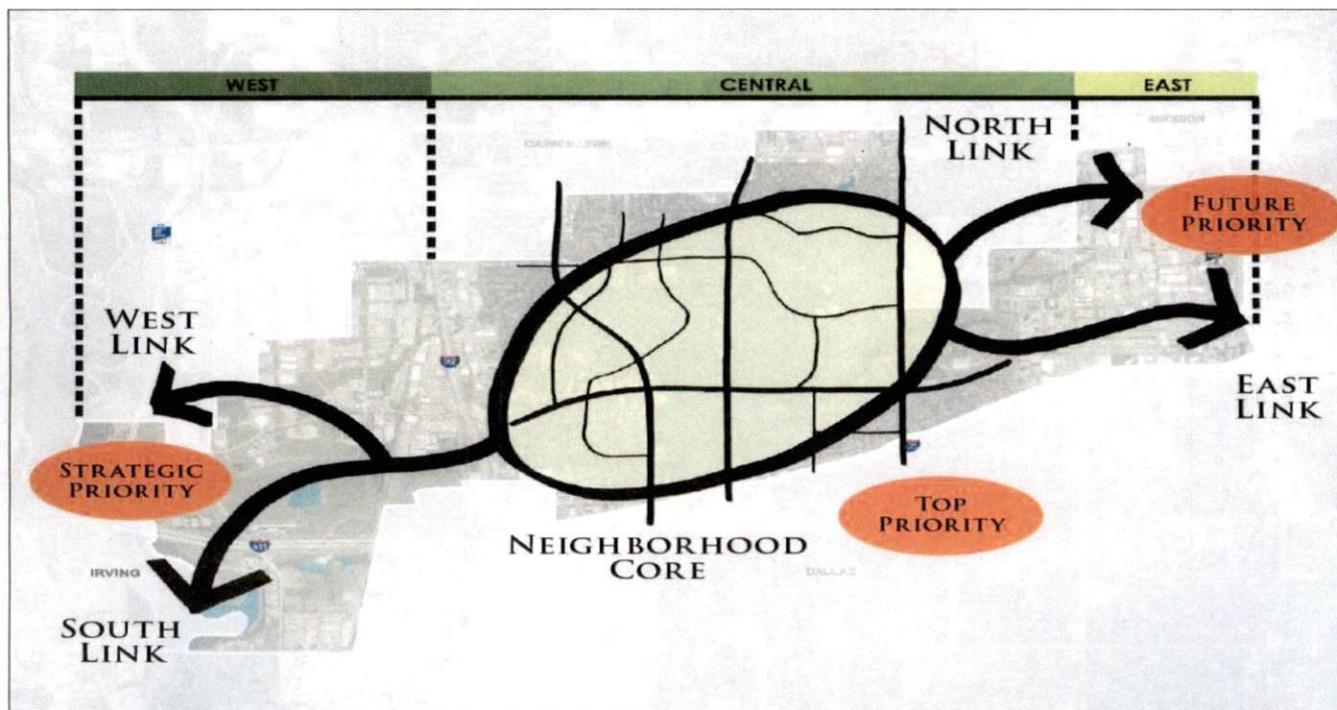
\$50,000 per linear mile

Central Area – Short Term – Cost Estimate

\$5 million (fewer recreational trails due to the area already being built out)

East & West Side Estimate

\$13 million (increased cost is due to the ability to build more recreational trails on the East & West sides of the city)



TRAIL MASTER PLAN

CENTRAL AREA IMPLEMENTATION (SHORT TERM)

The following outlines the recommendation of the Citizen's Bond Committee to request that the City Council place on the proposed May 2017 Bond Election a ballot item seeking \$5 million to implement the approved Dunaway Citywide Master Trail Plan, with an emphasis on the short term improvements of the Plan in the Central Area where the majority of our residents live and can enjoy and observe the proposed improvements. These improvements consist of Sidewalks, Recreational Trails, Crossings and Trailheads as well as Portals and Branding.

The content of the following was repurposed from the larger and more detailed approved [Dunaway Citywide Master Trail Plan](#). It should be duly noted that this request for \$5 million in bond funds will not completely implement or fund the entire Trail Plan. The adamant hope is that as new and continuing development occurs on both the East and West sides of the Central Area, the City's Planning Department along with the City's Parks and Recreation Department will work closely with developers and their planners and designers to implement much of the remaining elements of the Trail Master Plan.

The \$5 million figure is an estimate using calculations of \$500,000 per linear mile for Sidewalk Connectors and \$1 million per linear mile for Recreational Trails, funding approximately 8.23 miles of trails in the Central Area. We recognize that some areas may encounter a lesser total while conversely others may cost more. This is a generalized calculation which made no distinctive cost allocation for specific trailhead structures or entry portals. We made the expectations that funds would be used effectively to achieve the plans specific recommendations and identified improvements. We also acknowledge that there was not a line item budget created for all the recommended improvements. It would be prudent of the City Council, if they choose to advance this proposal, to prepare a more refined line item cost estimate for the identified improvements to clearly explain how and where the bond monies would be allocated.

Citywide Trail Master Plan

- Celebrated as a “City in a Park,” citizens and visitors enjoy lush parks and green spaces throughout the City.
- Farmers Branch currently has numerous trail connections in the heart of the City, but is eager to implement a Trail Master Plan that provides connectivity for all of Farmers Branch.
- The goal to promote a pedestrian and bicycle-oriented trail network.
- This Trail Master Plan outlines a well-conceived hierarchy of trail connections throughout Farmers Branch.
- The Master Plan provides a strategic tool that City officials can use to guide the funding and partnerships necessary to implement the trail network.

Trail Master Plan Goals

- Provide mobility throughout Farmers Branch (other than by car)
- Connect key destinations within the City
- Spur neighborhood revitalization with better connectivity
- Develop a Master Plan that can strategically obtain grant funding
- Create a realistic implementation plan

Trail Master Plan Objectives

- Outline a pedestrian and bicycle-oriented trail network
- Provide safe connections within the community
- Identify connections to the surrounding cities
- Address important linkages to:
 - Key destinations (Retail, Brookhaven College, Mercer Crossing, etc.)
 - Neighborhoods within the Central part of the City
 - Schools throughout the City
 - Parks and existing trails
 - DART station

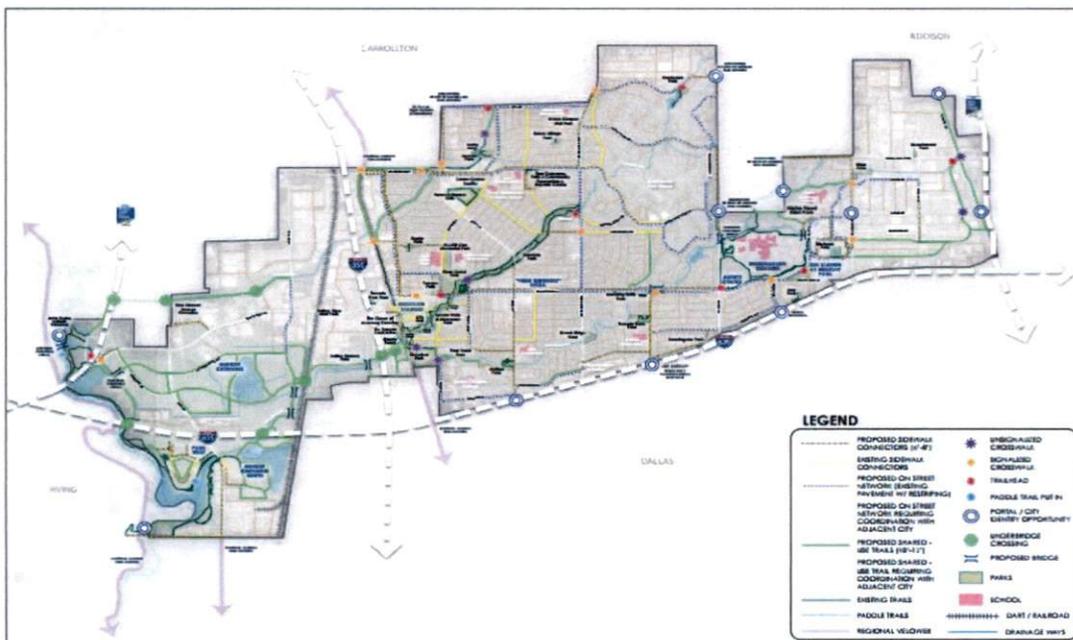


FIGURE 4 – TRAIL MASTER PLAN

Character Zones

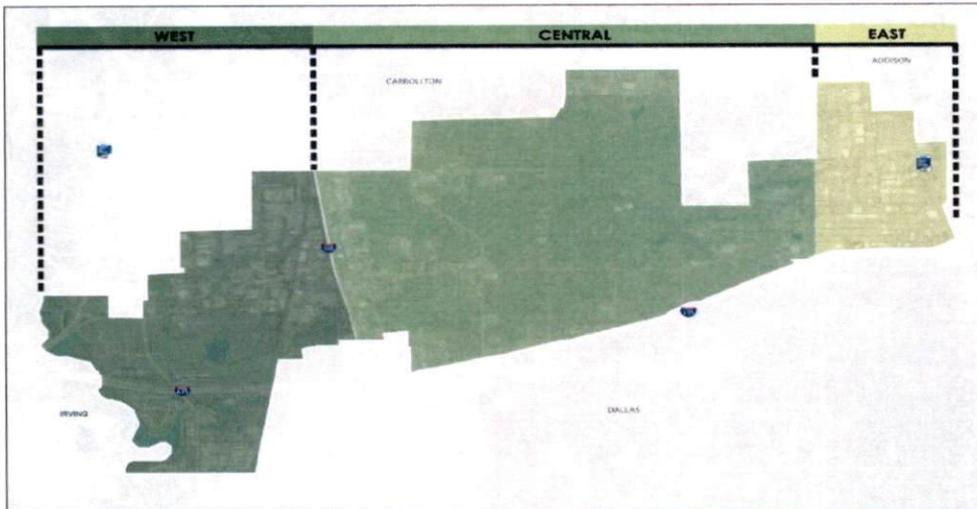


FIGURE 2 – CHARACTER ZONES

Zone Descriptions

The **WEST ZONE** is largely comprised of office and multifamily residential/ mixed-use developments like Park West and Mercer Crossing. Although planning is rapidly underway, this zone is still primarily undeveloped. This area encompasses the Elm Fork of the Trinity River at John Burke Nature Preserve, the President George Bush Turnpike (PGBT) to IH35E and south across IH635, and presents a blank slate in terms of trail development. New roads, parks and parkways, a complex network of drainageways and levees, as well as several of DFW's high volume freeway segments present a variety of opportunities and constraints to trail connectivity throughout this zone.

The **CENTRAL ZONE** defines Farmers Branch as many residents and visitors know it. This core area between IH35E and Midway Road consists of established neighborhoods with mature trees, the campus of Brookhaven College, the Brookhaven Golf Course area, and retail developments like the "Four Corners" area. It is also home to the activity center of the City with destinations like City Hall, Historical Park, the Dr. Pepper Star Center, Liberty Plaza, the award-winning Gussie Field Watterworth Park and Rose Gardens, and others. The largest concentration of existing trails in the Farmers Branch Trail system is located here, much of which is in Rawhide Park along the Rawhide Creek.

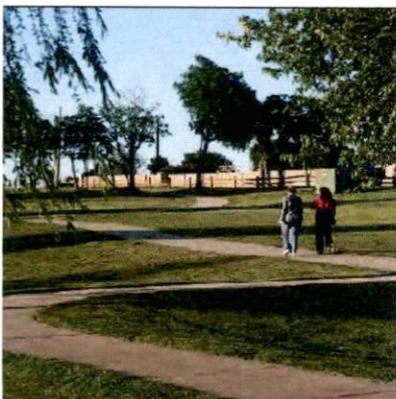
The **EAST ZONE** is located between the Dallas North Tollway (DNT) west to Midway Road, and shares a border with the Town of Addison and the City of Dallas. This area is mostly comprised of mature office park and industrial areas with development patterns that look much different from the residential core of Central Farmers Branch. Wide utility corridors and old abandoned railways are prevalent and provide potential for re-use and future development of trail connections in this area.

Roads & Sidewalks: These recommendations address the creation of pedestrian and bicycle linkages along existing thoroughfares of various sizes. Concepts explored include re-striping existing roadways to provide on-street bicycle lanes and buffer lanes and increasing the width of existing sidewalks to 6'–8' where room is available. Also included is an expansion of the existing network of sidewalk connectors to provide linkages to key destinations throughout the system and to surrounding communities.

Recreational Trails: Recommended trail development in this category includes off-street, hard surface trails of widths generally ranging from 10' to 12', as appropriate. In considering trail widths of this size, existing creeks, levees, and other drainageways should be utilized as open, green corridors for trail development. As an alternative to an on-street system, recreational trails are recommended to take advantage of prospective parkways with wide ROW areas as part of the planning of future roadways throughout new developments. Additionally, existing wide, open parcels of unused land can be recycled for trail development such as utility easements and Railroad Right-of-Ways.

Crossings & Trailheads: These recommendations include locations of strategic trail crossings at roadways in the proposed network. Locations of signalized and unsignalized at-grade crossings, underbridge crossings, and major pedestrian bridge crossings are described. Signalized crossings are recommended to be installed using HAWK signals (HighIntensity Activated CrossWalk), a pedestrian-operated traffic signal used to stop traffic at pedestrian crossings only when needed. Unsignalized crossings occur at low traffic volume crossings of the trail and roadways, and are recommended to contain roadway striping, enhanced paving configured to encourage pedestrians to look both ways, and appropriate signage to alert vehicles to potential presence of a pedestrian. Underbridge crossings are located where appropriate clearances, visibility, and coordination with owning agencies (TxDOT, railroads, etc.) appear feasible for future construction consideration. Also described are locations of trailheads—both major and minor—that will serve as trail system access points, rest stops, and wayfinding / orientation. Major trailheads can include parking (possibly shared), shade pavilion(s), restrooms, drinking fountains, seating areas, information kiosk(s), wayfinding signage, enhanced architectural paving, or ornamental plantings. Minor trailheads are often smaller and located at trail intersections. They typically include wayfinding signage, seating, or enhanced architectural paving. The size and condition of various sites will inform the degree of trailhead amenities that are appropriate for a particular location.

Portals & Branding: These recommendations identify key entry points, or “portals,” into the planned trail network. These portals are typically located along city limits and, when integrated into a city-wide branding program, can serve as City identity markers to visitors traveling from surrounding communities into Farmers Branch.



Recreational Trails connecting parks, schools, neighborhoods, etc.



Re-striping existing roadways for on-street use.



Major trailhead amenities

Implementation of Recommendations

Roads and Sidewalks: Within the **Central Zone** 24 roadway segments have been identified for potential restriping for the inclusion of bike lanes and/or buffer lanes. Also 32 roadway segments were identified as capable as serving as connectors using and improving existing sidewalks.

Recreational Trails: Within the **Central Zone** with proper agreements and permission in place 16 identified segments will add to the already highly used trails existing in City Parks utilizing greenbelts, easements, and drainageways to further connect the City.

Crossings and Trailheads: There are numerous opportunities to improve both unsignalized and signalized at-grade crossings throughout the **Central Zone**. Additionally, improving strategic trailhead locations in the Central Zone was also identified at six key City locations.

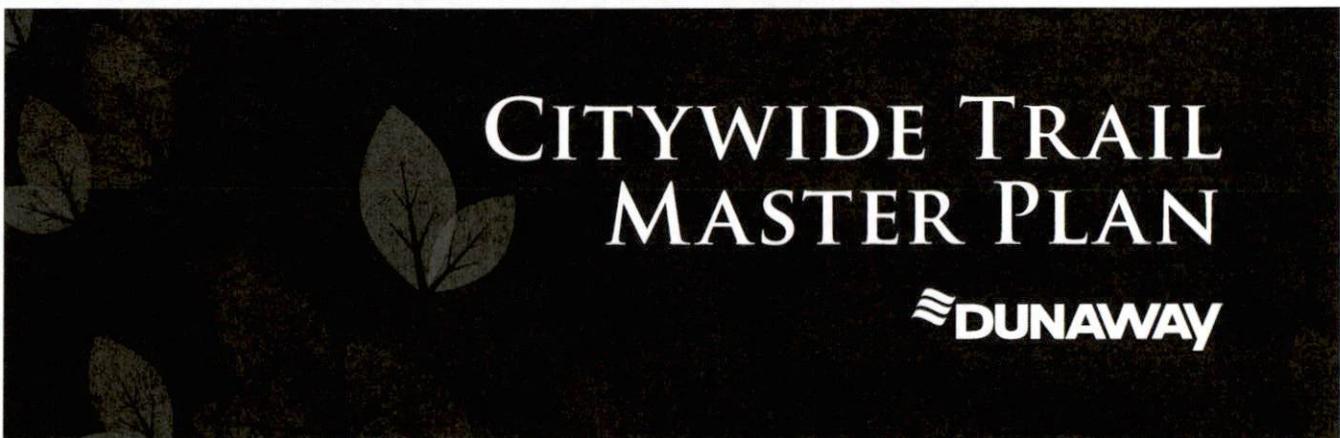
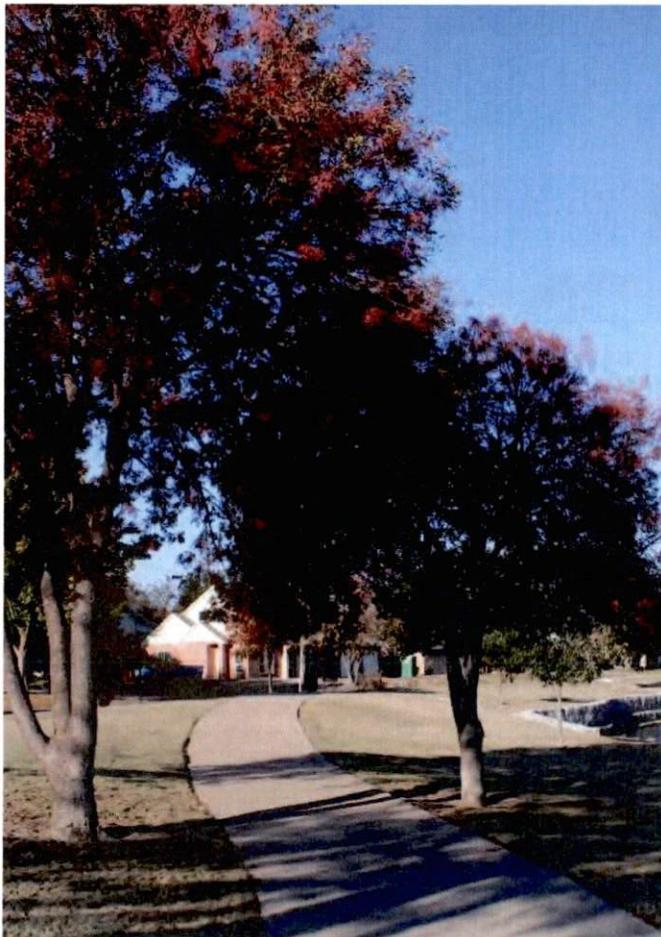
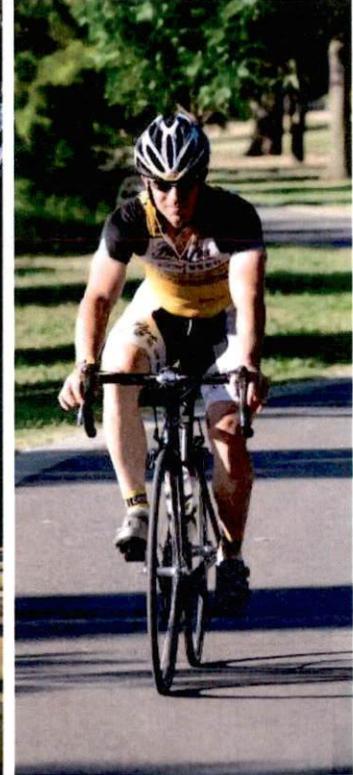
Portals and Branding: There were six connecting locations identified where identity and branding monuments might occur.



FARMERS
BRANCH



SEPTEMBER 1, 2015



CITYWIDE TRAIL
MASTER PLAN

 DUNAWAY

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ACKNOWLEDGMENTS

CITY COUNCIL

Bob Phelps
Mayor

Ana Reyes
District 1

Harold Froehlich
*District 2,
Deputy Mayor Pro Tem*

John Norwood
District 3

Kirk Connally
*District 4,
Mayor Pro Tem*

Mike Bomgardner
District 5

PARKS & RECREATION BOARD

Margaret Young
Chair

Jim Barrett

Mike Hawkins

Jan Wooldridge

Adriane Young

Ernie Tiller

Mason Addy

Robert Dye

Robert Davis

Jimmy Thompson

Joan Abbey-Thompson

TRAIL ADVISORY COMMITTEE

Margaret Young
*Parks & Recreation Board
Chair*

Sergio De Los Santos
*Planning & Zoning
Commissioner*

Jeff Harting
*Director
Parks & Recreation*

Mitzi Davis
Parks Program Manager

Robert Dye
Parks & Recreation Board

Natalia Davis
*Public Works Program
Coordinator*

Charles Cancellare
Parks Superintendent

Andy Gilles, AICP
Director of Planning

Alexis Jackson, AICP
Senior Planner

Johnny Jackson
Resident

Randy Walhood, PE
Director of Public Works

Marc Bentley, PE
Public Works City Engineer

Micah Baker
*Dallas County Public Works
Transportation Planner*

Kevin Kokes
*NCTCOG Senior
Transportation Planner*

Steve Pace
Information Services

Jamie Reed
*Planning & Zoning
Commission*

Pat Canuteson
*Valwood Improvement
Authority Executive Director*

CONTRIBUTING ORGANIZATIONS

Dallas County Public Works
Department

North Central Texas Council
of Governments (NCTCOG)

Texas Department of
Transportation (TxDOT)

DUNAWAY TEAM

Philip Neeley, ASLA
Project Director

Elizabeth McIlrath, ASLA
Project Manager

Don Szczesny, PE, PTOE
Traffic Engineer

Anita Beard, ASLA
Landscape Architect





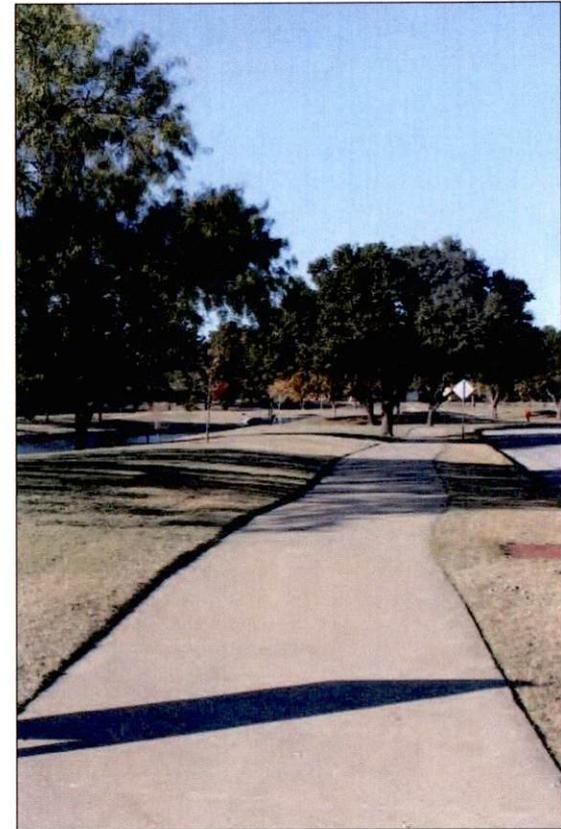
INTRODUCTION

INTRODUCTION

Farmers Branch is known as an oasis of small town charm surrounded by the fast-paced energy of the Dallas-Fort Worth metroplex. Celebrated as a “City in a Park,” citizens and visitors enjoy lush parks and green spaces throughout the City. Farmers Branch currently has numerous trail connections in the heart of the City, but is eager to implement a Trail Master Plan that provides connectivity for all of Farmers Branch. This vision will help link neighborhoods, schools, parks, and key destination points within the City and to surrounding communities.

With the goal to promote a pedestrian and bicycle-oriented trail network, the City retained the professional planning team from Dunaway Associates (Team). This collaborative Team of planners, landscape architects, and engineers worked closely with a Trail Advisory Committee to further study the feasibility of a citywide trails network. The Committee included representatives from Dallas County, the North Central Texas Council of Governments, and public agencies that are planning and implementing trail systems throughout the North Texas region.

This Trail Master Plan outlines a well-conceived hierarchy of trail connections throughout Farmers Branch. The Master Plan provides a strategic tool that City officials can use to guide the funding and partnerships necessary to implement the trail network. As the plan comes to reality, citizens will be excited to have mobility choices to City destinations as well as further opportunities for outdoor exercise and recreation.



Existing trail at Rawhide Park

GOALS & OBJECTIVES

In initial discussions with City Staff, it was apparent that there was excitement about the Trails Master Plan and how it could strategically connect the entire Farmers Branch community. Never had an approach this comprehensive been undertaken in planning a pedestrian and bicycle-oriented trail network. The Team listened carefully to the specific goals and objectives that were identified:

GOALS

- Provide mobility throughout Farmers Branch (other than by car)
- Connect key destinations within the City
- Spur neighborhood revitalization with better connectivity
- Develop a Master Plan that can strategically obtain grant funding
- Create a realistic implementation plan

MASTER PLAN OBJECTIVES

To fulfill these goals, the Dunaway Team and Trail Advisory Committee defined the following objectives:

- Outline a pedestrian and bicycle-oriented trail network
- Provide safe connections within the community
- Identify connections to the surrounding cities
- Address important linkages to:
 - Key destinations (Retail, Brookhaven College, Mercer Crossing, etc.)
 - Neighborhoods within the Central part of the City
 - Schools throughout the City
 - Parks and existing trails
 - DART station





PLANNING PROCESS

PLANNING PROCESS

OVERVIEW

Throughout the master planning process, the Team worked closely with City Staff and members of the Trail Advisory Committee to examine opportunities to create the bicycle and pedestrian-oriented trail network desired by Farmers Branch. During the planning process, development of this trail network plan was achieved using a three-phase approach, as follows:

PHASE 1 – ANALYSIS

- Data Gathering & Inventory
- Site Review of Existing Conditions
- Opportunities & Constraints
- Benchmark Tour

PHASE 2 – PLANNING

- Conceptual Trail Network Plan
- Evaluation of NCTCOG Data for Traffic Impacts

PHASE 3 – RECOMMENDATIONS

- Preliminary Trail Master Plan & Design Standards
- Final Trail Master Plan



Team work session with Trail Advisory Committee

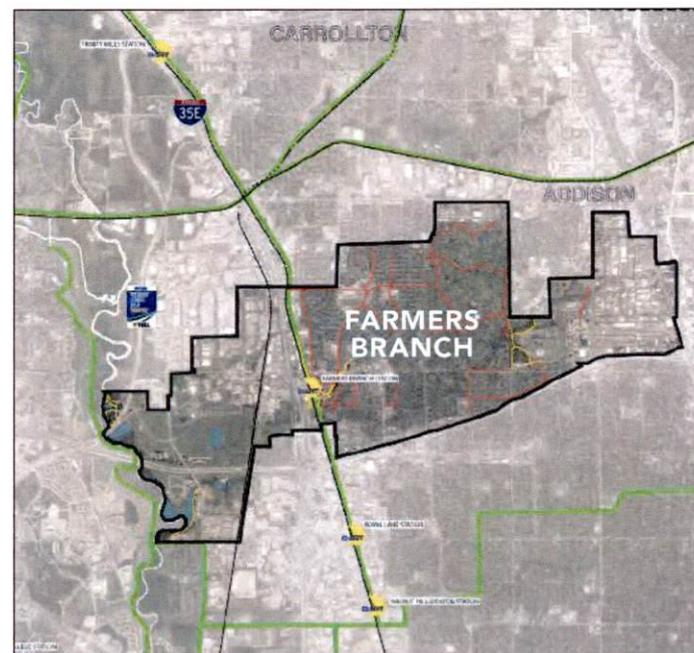


PHASE 1 - ANALYSIS

DATA GATHERING & INVENTORY

The Team first began gathering digital data from the City and regional agencies to create a base map from which to proceed with documenting existing conditions. The layers of data gathered included aerial photographs, parks, schools, commercial and residential parcels, freeways and internal roadways, DART line and railroads, drainageways and creeks, floodplains, city limits, existing on/off street trails, and proposed developments. Each piece of data was digitally compiled using GIS and CAD software to create a database for planning efforts. This database was beneficial for the Master Plan as well as in future planning efforts and sharing with other agencies as necessary to promote regional connectivity. From this data, the Team prepared an overall base map of existing conditions (see Figure 1).

Other planning documents were reviewed for trail related information, including the City's *2013 Trail Plan* and *Walkability Map*, *Comprehensive Plan 2009 Edition with 2012 Central Area Plan*, and *2003 West Side Plan*, as well as *Code of Ordinances for Mercer Crossing (2012)* and the *Farmers Branch Station Area (2012)*. In addition, regional planning efforts in which Farmers Branch is actively engaged were considered, including NCTCOG's *Mobility 2035 Plan*, DART's *Transit System Plan*, and TxDOT expansion plans for IH35E and IH635.



Base documentation included NCTCOG's Regional Veloweb System (Veloweb shown in green).



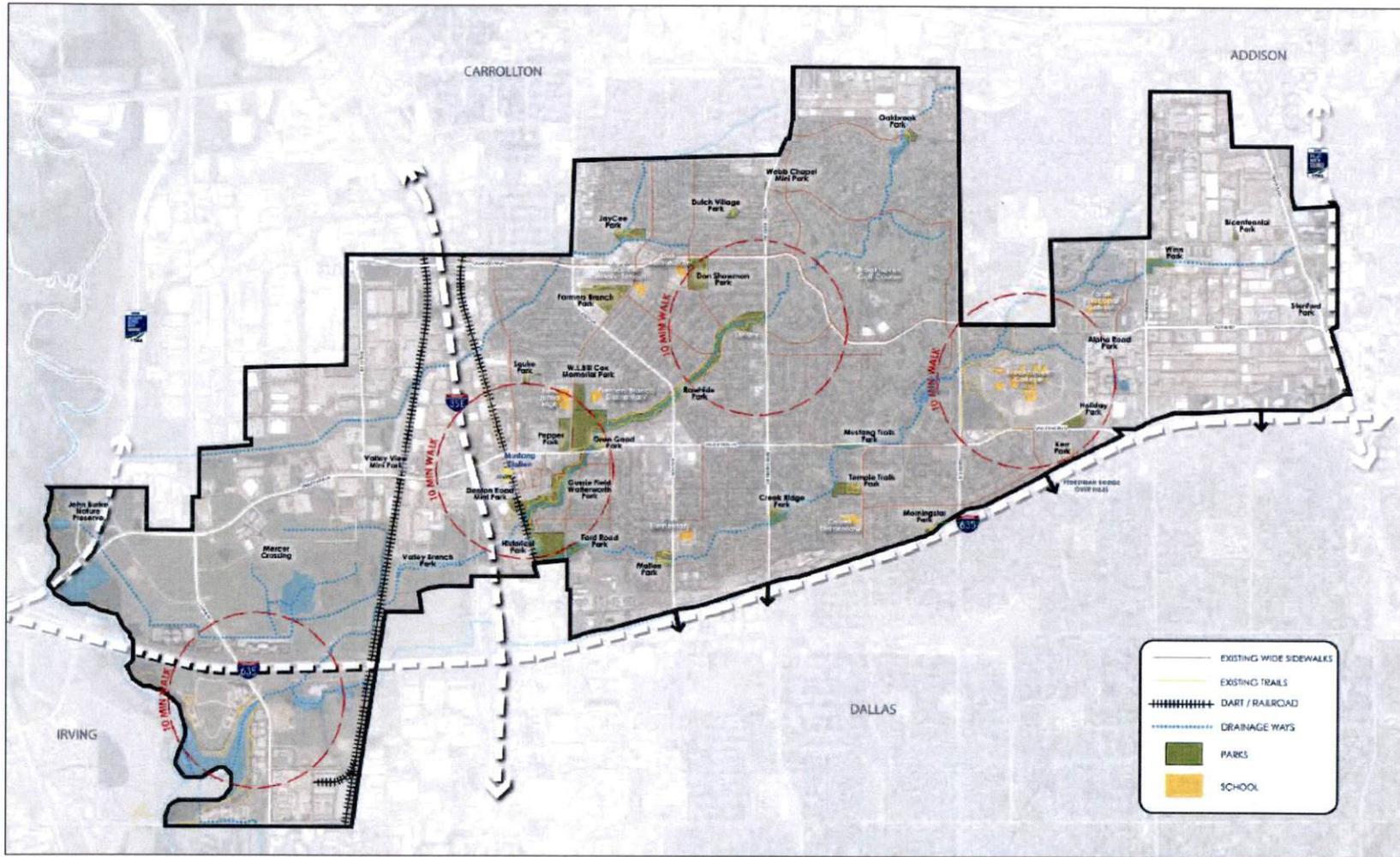


FIGURE 1 – EXISTING CONDITIONS



Next, members of the Team met with a Trail Advisory Committee comprised of City Department Representatives (Parks, Planning, Public Works, etc.), Park Board Members and P&Z Commission, as well as residents who frequently utilize the trail system. The purpose of this meeting was to establish the goals and objectives that would guide the master plan process, examine the existing conditions base map, and plan a detailed site review for documenting potential opportunities and constraints for a city-wide trail network.

SITE REVIEW / EXISTING CONDITIONS

An important step in the analysis phase included the Team and members of the Trail Advisory Committee conducting a two-day tour of the City to visually evaluate and document current conditions of the existing trail system, as well as review key zones which may require particular attention in the planning process. This review allowed the Team to become familiar with the overall trail system and areas of interest throughout the City, and allowed high level input from City Staff and the Trail Advisory Committee. The Team documented the tour using digital photography and recorded general observations regarding key aspects of the existing trail system.



Existing trails at Rawhide Park



Existing trail system at Brookhaven College



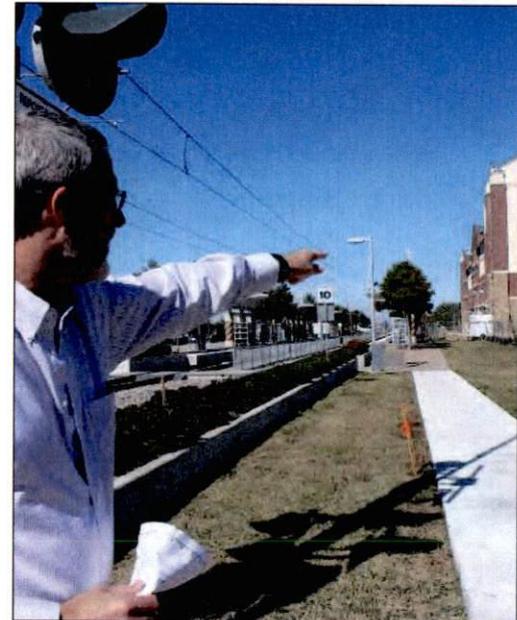
OPPORTUNITIES & CONSTRAINTS

During the site tours, the Team identified three distinct zones within Farmers Branch (See Figure 2 on the next page). These character zones are each separated by major roadways and have individual attributes that separate them from other parts of the City.

Using the data gathered during the analysis phase as well as observations noted during the site tours, the Team summarized the main opportunities for future trail locations in each character zone. The Team identified key linkage opportunities and presented these to the Trail Advisory Committee for consideration within a conceptual trail network plan. Potential strategies to provide connection were identified for exploration, and the possible need for agreements, easements, clearances, crossings, and points of coordination with other agencies were noted as required for each opportunity to be considered.

These findings, together with the overall results of the data gathering and inventory and site review steps, were summarized and presented in detail to the Trail Advisory Committee for input and comment.

A general summary of these opportunities per zone are illustrated on the following pages.



Team members identified opportunities in the field.



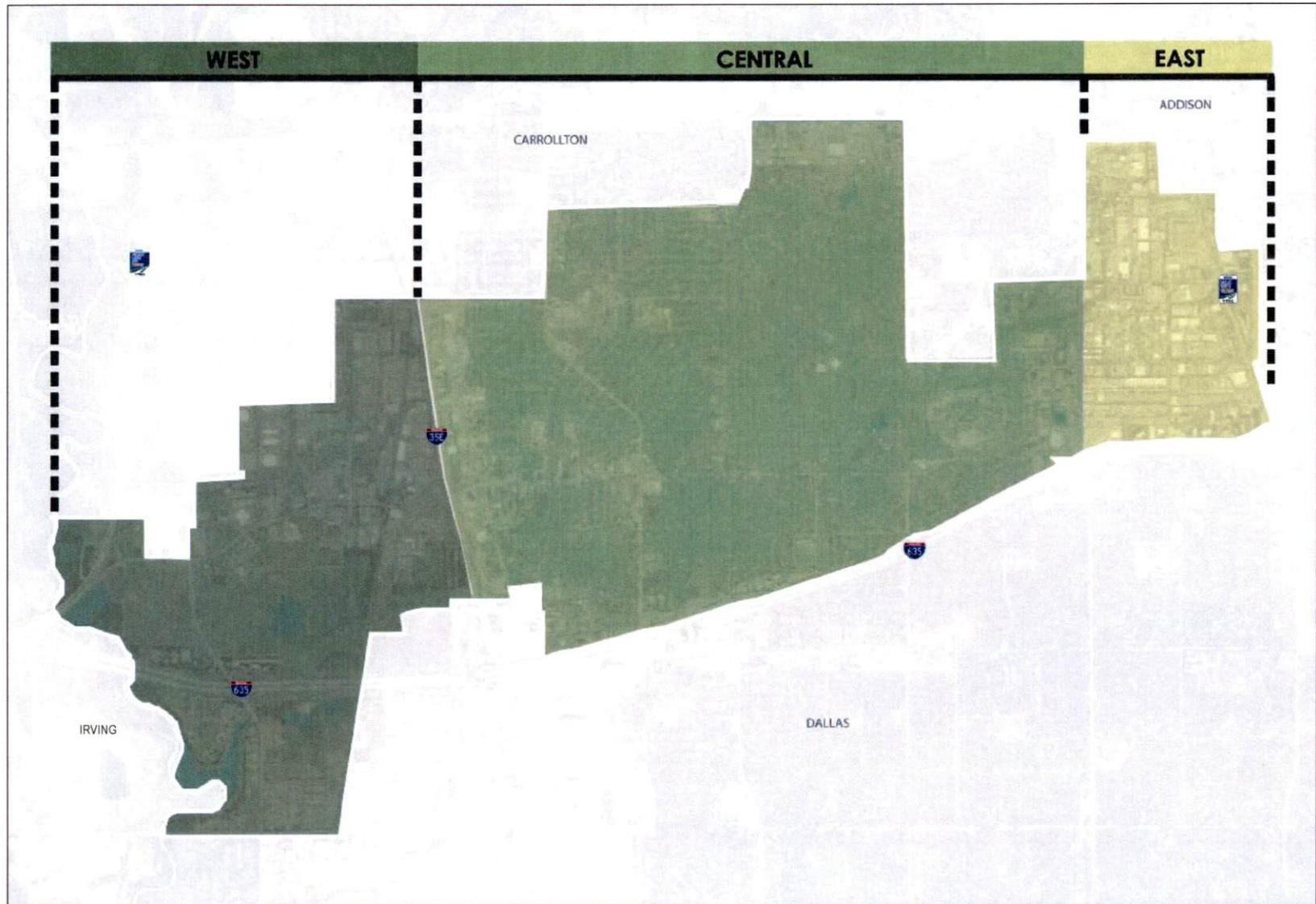


FIGURE 2 – CHARACTER ZONES

CHARACTER ZONES

WEST

The **WEST ZONE** is largely comprised of office and multi-family residential/ mixed-use developments like Park West and Mercer Crossing. Although planning is rapidly underway, this zone is still primarily undeveloped. This area encompasses the Elm Fork of the Trinity River at John Burke Nature Preserve, the President George Bush Turnpike (PGBT) to IH35E and south across IH635, and presents a blank slate in terms of trail development. New roads, parks and parkways, a complex network of drainageways and levees, as well as several of DFW's high volume freeway segments present a variety of opportunities and constraints to trail connectivity throughout this zone.

CENTRAL

The **CENTRAL ZONE** defines Farmers Branch as many residents and visitors know it. This core area between IH35E and Midway Road consists of established neighborhoods with mature trees, the campus of Brookhaven College, the Brookhaven Golf Course area, and retail developments like the "Four Corners" area. It is also home to the activity center of the City with destinations like City Hall, Historical Park, the Dr. Pepper StarCenter, Liberty Plaza, the award-winning Gussie Field Watterworth Park and Rose Gardens, and others. The largest concentration of existing trails in the Farmers Branch Trail system is located here, much of which is in Rawhide Park along the Rawhide Creek.

EAST

The **EAST ZONE** is located between the Dallas North Tollway (DNT) west to Midway Road, and shares a border with the Town of Addison and the City of Dallas. This area is mostly comprised of mature office park and industrial areas with development patterns that look much different from the residential core of Central Farmers Branch. Wide utility corridors and old abandoned railways are prevalent and provide potential for re-use and future development of trail connections in this area.



CENTRAL

While making observations in the Central Character Zone, the Team took special note of the series of civic activity destinations, established neighborhoods and signature parks that include internal or localized pieces of trail but lack connectivity within a broader network. This zone of the City offers an opportunity to connect these pieces to surrounding parks, retail, schools, etc. through an integrated system of on-street and off-street routes. Major opportunities and potential strategies for connection are included on the next page.



Central Character Zone



CENTRAL

• Connect Active City Center
(City Hall, DART/Mustang
Station, Four Corners,
Dr. Pepper StarCenter, Liberty
Plaza, Historical Park, etc.)

- Utility easements and ROWs
- Drainageways
- Wide Sidewalks

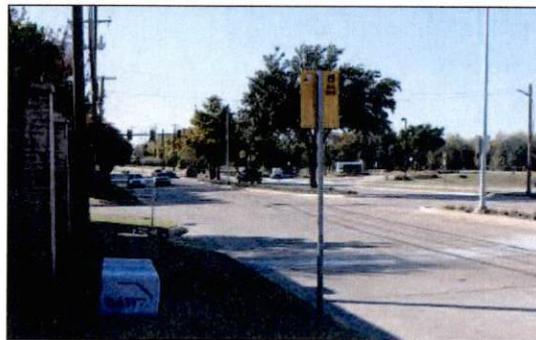
• Give Established
Neighborhoods Further
Connectivity

- Re-stripe existing roadways to allow on-street use
- Utility easements / drainageways

• Regional / Veloweb
Connections
(NCTCOG, Dallas County,
Other Cities)



Existing trail system in Rawhide Park



Valley View Lane with DART bus stop

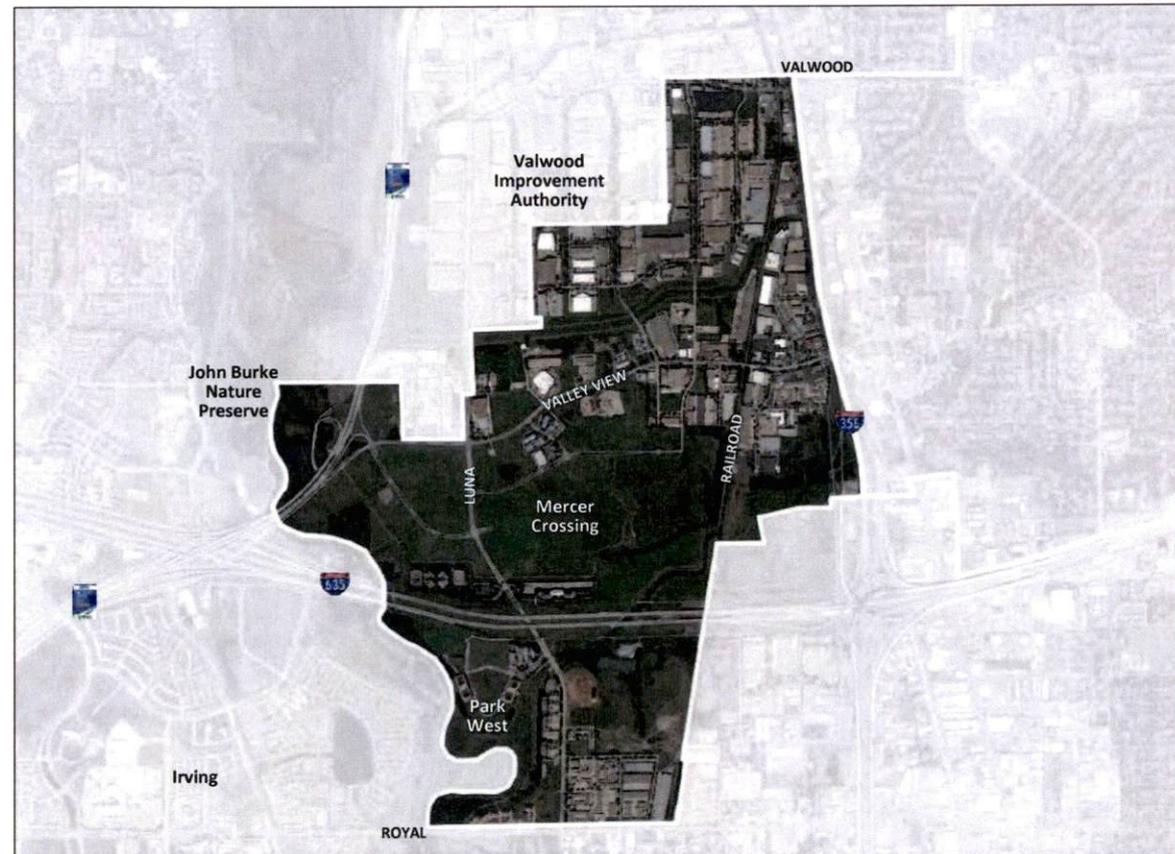


Dr. Pepper StarCenter



WEST

While identifying opportunities in the West Character Zone, the Team observed many possible trail connections within the Mercer Crossing and Park West areas. These included future parkways, between existing and future parks, and along an existing network of creeks, drainageways, and levee. While these upcoming development opportunities provide a potential for connectivity throughout the West Zone, the lack of a safe connection route between the West and Central core (across IH35E) was identified as a major constraint as well as an opportunity for city-wide connectivity. A summary of connection opportunities and potential strategies are included on the next page.



West Character Zone



WEST

Connect West with Central Farmers Branch

- Key Passageways (IH35E underpass)

Multi-Objective Collaborative Solutions

- Developers
- City Infrastructure

Regional / Veloweb Connections

- Irving
- Dallas
- Carrollton



Existing Mercer Crossing with areas for new development



Connection between West and Central Zones



Levee as connectors



EAST

The East Character Zone of Farmers Branch, largely developed as industrial and office use, was identified by the Team as presenting a unique opportunity in the potential re-use of old corridors and rights-of-way that currently exist as unused or abandoned land. These corridors present potentially wide, continuous trail routes and may provide further opportunities for connection to major retail and entertainment developments in adjacent cities (ie, Dallas Galleria area, etc.). With these destinations close by and this eastern zone traditionally not identified as being within Farmers Branch, there is also an opportunity to expand implementation of a City branding program. Major opportunities in the East Zone are included on the next page.



East Character Zone



EAST

🌱 Recycling Unused Land

- Old rail corridor
- Utility easements

🌱 Emphasis on City Branding

🌱 Re-Development Adjacent to Major Retail Area

- Re-stripe existing roadways to allow on-street trail use
- Streetscape improvements



Utility corridor offers trail opportunity



Existing unused railroad corridor

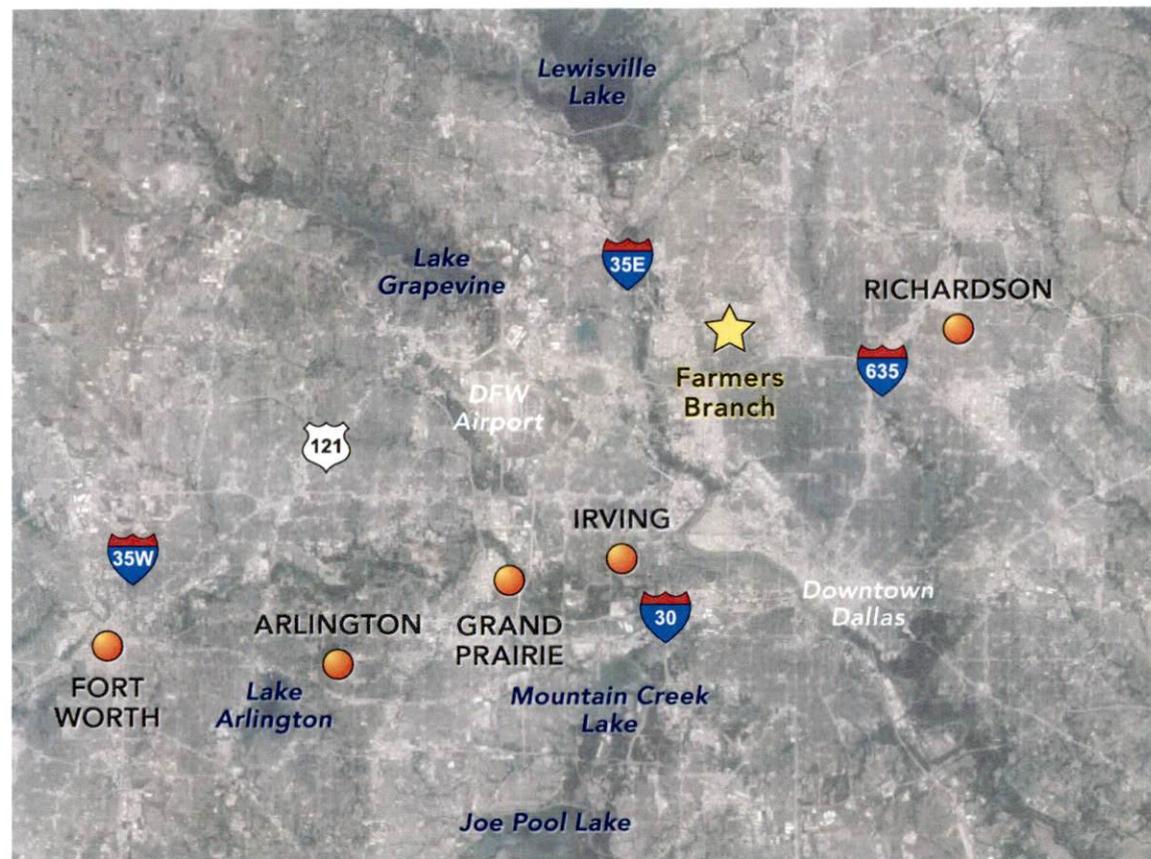


City identity and portal opportunities



BENCHMARK TOUR

Based upon the goals and objectives discussed with the Trail Advisory Committee and City Staff, as well as the site review and identification of opportunities and constraints, the Team and Trail Advisory Committee conducted a benchmark tour in the North Texas region. The tour allowed the group to see other cities that have implemented trail strategies relevant to opportunities identified in Farmers Branch. Cities visited and their relevance to Farmers Branch are discussed on the next page.



Cities visited during Benchmark Tour



CITY OF RICHARDSON

- Successful on-street solutions for bicycles and pedestrians
- Re-striping of existing roadways (hierarchy of roadways)
- Key connections along drainageways to mature neighborhoods

CITY OF GRAND PRAIRIE

- Trail extension along Trinity River with crossings, trailheads and rest stops
- Bold trail / underpass connections
- Complex inter-agency coordination (City of Grand Prairie, NTTA, Trinity River Authority, USACE, etc.)

CITY OF ARLINGTON

- Richard Greene Linear Park as connector along drainageway in Entertainment District
- Creative infrastructure solutions (spillways, underpass, railings, etc.)
- Campus connections, signalized crossings, and monumentation (UTA Campus)

CITY OF FORT WORTH

- Successful road-width reductions to allow bike lanes, on-street parking, etc.
- Trail through dense residential with connections to parks, retail destinations, the Trinity River corridor
- Trail along Trinity River / levee, underbridge crossings, and unique trailhead with restaurant development
- Signature pedestrian bridge and trailhead

CITY OF IRVING (CITY STAFF VISIT)

- Older neighborhoods with trail development along acquired ROW
- Walkable crossings with strong branding of City identity / public art



Team observes complex drainageway and underbridge connectors in Arlington.



PHASE 2 - PLANNING

CONCEPTUAL TRAIL NETWORK PLANNING

Based upon the findings of the analysis phase, the Team prepared a Conceptual Trail Network Plan outlining a range of trail route opportunities throughout the City with linkages to neighborhoods, schools, parks, DART, key destination points, etc. These trail network concepts were summarized and presented in four distinct categories: **ROADS & SIDEWALKS**, **RECREATIONAL TRAILS**, **CROSSINGS & TRAILHEADS**, and **PORTALS & BRANDING**.

Key considerations and goals for planning trails in each category include:

ROADS & SIDEWALKS

- Unify central neighborhood core
- Understand freeway construction and traffic volumes
- Prepare realistic roadway strategies
- Expand wide sidewalk system (6'-8' width)

RECREATIONAL TRAILS

- Off-street shared-use trails (10'-12' width)
- Utilize drainageways (creeks, levees, etc.)
- Incorporate parkway trails
- Recycle unused land (railroad ROWs, utility easements, etc.)

CROSSINGS & TRAILHEADS

- Incorporate safe at-grade crossings (signalized or unsignalized)
- Identify underbridge crossings
- Major / minor trailhead locations
- Pedestrian bridges

PORTALS & BRANDING

- Identify connection to surrounding communities
- Define major entries to trail system
- Increase City identity

As part of preparing the Roads and Sidewalks portion of the Conceptual Trail Network Plan, the Team's traffic engineering specialists evaluated preliminary traffic volume data as provided by NCTCOG. The traffic volume data included Year 2018 AM and PM peak hour traffic data by direction, as well as daily traffic volumes on selected roadways in Farmers Branch. Further evaluation of the traffic data resulted in the net change (increase or decrease in traffic volumes) under post construction conditions for both the IH635 and IH35E improvements, currently under construction. Using these data as well as guidelines outlined in the Road Diet Information Guide prepared by the US Department of Transportation and Federal Highway Administration, Team members evaluated each identified road segment in terms of width, current use, and maximum volume threshold for re-striping as compared to key comparison cities.



COMMUNITY INVOLVEMENT

City Staff and the Trail Advisory Committee remained closely involved throughout the development of the Conceptual Trail Network Plan and provided review comments to the Team. Once revised, the Team provided a briefing in the City Council Work Session for further review and comment. The Team then facilitated a Community Input Meeting held at the Recreation Center to present the analysis findings and Conceptual Trail Network Plan. Details of the plan and recommendations are discussed in the Recommendation section of this Master Plan document.



The Team presents to members of the community.



Community Meeting Advertisement



City Staff answers questions during the Community Meeting.



PHASE 3 - RECOMMENDATIONS

PRELIMINARY TRAIL MASTER PLAN & FINAL TRAIL MASTER PLAN

To document the planning process and begin to outline recommendations regarding trail planning throughout the City, the Team prepared a Preliminary Trail Master Plan Report including a Design Guidelines appendix illustrating select trail configurations that address a typical approach to trail widths, surfacing, amenities, trailheads, and on-street recommendations. This preliminary report was reviewed by City Staff, the Trail Advisory Committee, and Park Board members for revisions to be incorporated prior to final review and plan adoption.

Once final revisions were made, the Team engaged City Staff, the Trail Advisory Committee, and City Council to review the final master plan recommendations and this Master Plan document as a base guide for future trail segment implementation.





RECOMMENDATIONS

RECOMMENDATIONS

Recommendations in this section are the result of incorporating input and evaluations formulated over the course of this study by the Team, City Staff, the Trail Advisory Committee, Park Board, City Council, and Farmers Branch citizens. The Team utilized this material to develop an overall approach to achieving the goals of the Master Plan. A Concept Diagram sketch capturing the intent for connectivity throughout Farmers Branch was created with the following initiatives (See Figure 3, next page):

- 🌿 Unify the **CENTRAL ZONE** and Neighborhood Core via trail segments on and along portions of key roadways, expand the off-street trail connection network, and proactively connect to the neighboring communities of Carrollton and Dallas.
- 🌿 Expand trails within the **WEST ZONE** through new developments that occur in Mercer Crossing. Make important connections to John Burke Nature Preserve and to the neighboring communities of Irving and Carrollton.
- 🌿 Capitalize on unused land, easements, and ROWs in the **EAST ZONE** to add new trail connections serving commercial and retail activities. Pursue broader connections to the neighboring communities of Addison and Dallas.



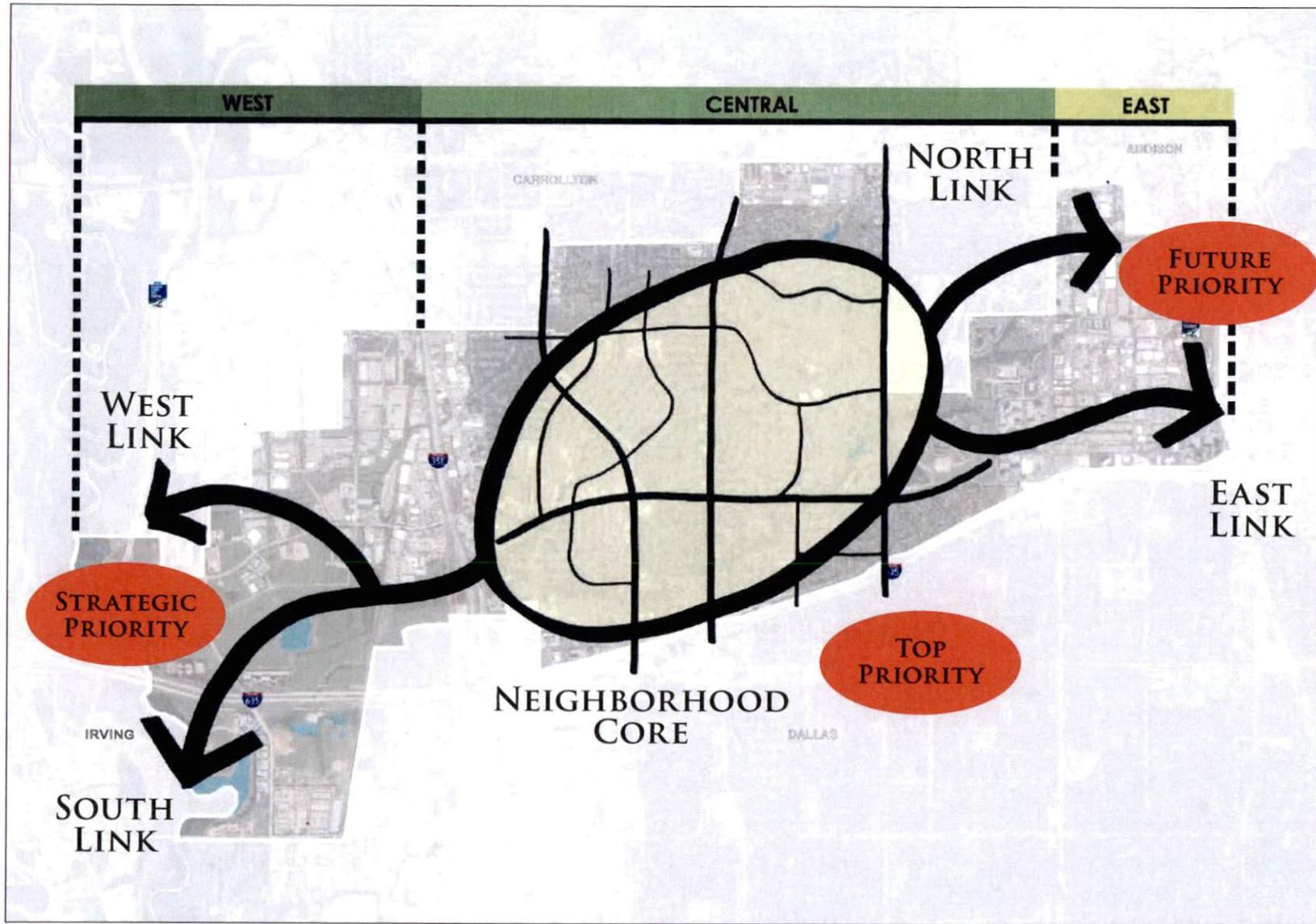


FIGURE 3 – CONCEPT DIAGRAM



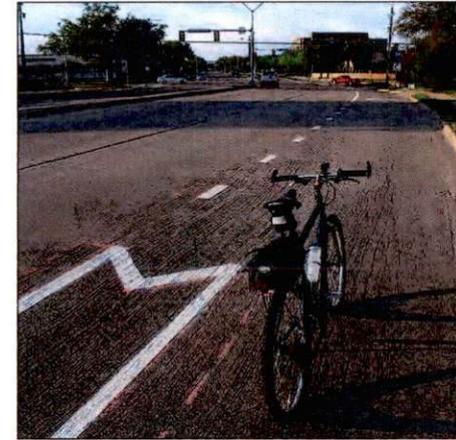
The following section provides an overview of the goals and recommendations proposed to develop trails in each of the City's three character zones. While each character zone presents a different set of challenges and opportunities, each recommendation was considered with the objective of creating a diverse trail network that works as one system and provides users with safe, seamless routes to their destinations throughout the City of Farmers Branch. With this in mind, recommendations for development of a trail network have been summarized into four categories—**ROADS & SIDEWALKS, RECREATIONAL TRAILS, CROSSINGS & TRAILHEADS,** and **PORTALS & BRANDING**—described below.

ROADS & SIDEWALKS

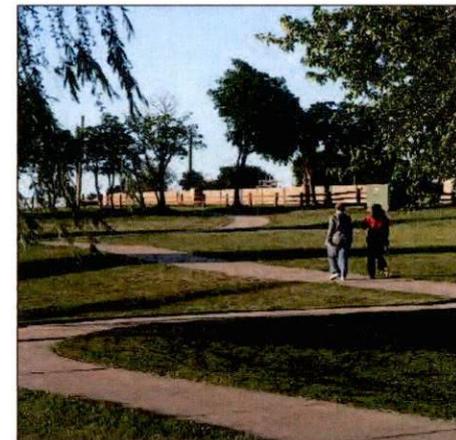
These recommendations address the creation of pedestrian and bicycle linkages along existing thoroughfares of various sizes. Concepts explored include re-striping existing roadways to provide on-street bicycle lanes and buffer lanes and increasing the width of existing sidewalks to 6'–8' where room is available. Also included is an expansion of the existing network of sidewalk connectors to provide linkages to key destinations throughout the system and to surrounding communities.

RECREATIONAL TRAILS

Recommended trail development in this category includes off-street, hard surface trails of widths generally ranging from 10' to 12', as appropriate. In considering trail widths of this size, existing creeks, levees, and other drainageways should be utilized as open, green corridors for trail development. As an alternative to an on-street system, recreational trails are recommended to take advantage of prospective parkways with wide ROW areas



Re-striping existing roadways for on-street use



Recreational trails connecting parks, schools, neighborhoods, etc.



as part of the planning of future roadways throughout new developments. Additionally, existing wide, open parcels of unused land can be recycled for trail development such as utility easements and Railroad Right-of-Ways.

CROSSINGS & TRAILHEADS

These recommendations include locations of strategic trail crossings at roadways in the proposed network. Locations of signalized and unsignalized at-grade crossings, underbridge crossings, and major pedestrian bridge crossings are described.

Signalized crossings are recommended to be installed using **HAWK** signals (**H**igh-Intensity **A**ctivated Cross**W**alk), a pedestrian-operated traffic signal used to stop traffic at pedestrian crossings only when needed. Unsignalized crossings occur at low traffic volume crossings of the trail and roadways, and are recommended to contain roadway striping, enhanced paving configured to encourage pedestrians to look both ways, and appropriate signage to alert vehicles to potential presence of a pedestrian. Underbridge crossings are located where appropriate clearances, visibility, and coordination with owning agencies (TxDOT, railroads, etc.) appear feasible for future construction consideration.

Also described are locations of trailheads—both major and minor—that will serve as trail system access points, rest stops, and wayfinding / orientation. Major trailheads can include parking (possibly shared), shade pavilion(s), restrooms, drinking fountains, seating areas, information kiosk(s), wayfinding signage, enhanced architectural paving, or ornamental plantings. Minor trailheads are often smaller and located at trail intersections. They typically include wayfinding signage, seating, or enhanced architectural paving. The size and condition of various sites will inform the degree of trailhead amenities that are appropriate for a particular location. Further illustration of these recommendations can be found in the Design Guidelines Section of this document.



Signalized crossing

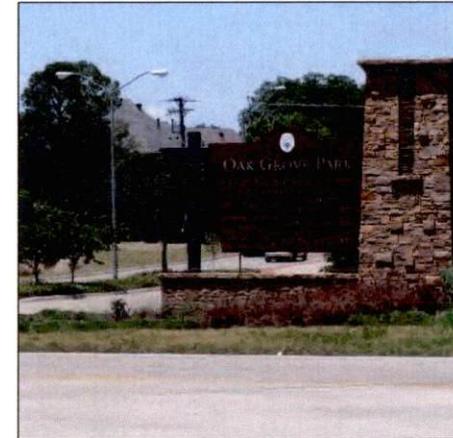


Major trailhead amenities



PORTALS & BRANDING

These recommendations identify key entry points, or “portals,” into the planned trail network. These portals are typically located along city limits and, when integrated into a city-wide branding program, can serve as City identity markers to visitors traveling from surrounding communities into Farmers Branch.



Signage monument serves as City identity / branding

PRELIMINARY TRAIL MASTER PLAN

The overall Trail Master Plan depicts a citywide approach to interconnected trail developments. The various segments of trails create a hierarchy of on-street and off-street solutions, and establish a distinct image for Farmers Branch (See Figure 4, next page). The proposed trail network will successfully guide future improvements, expansions, and enhancements throughout the City.



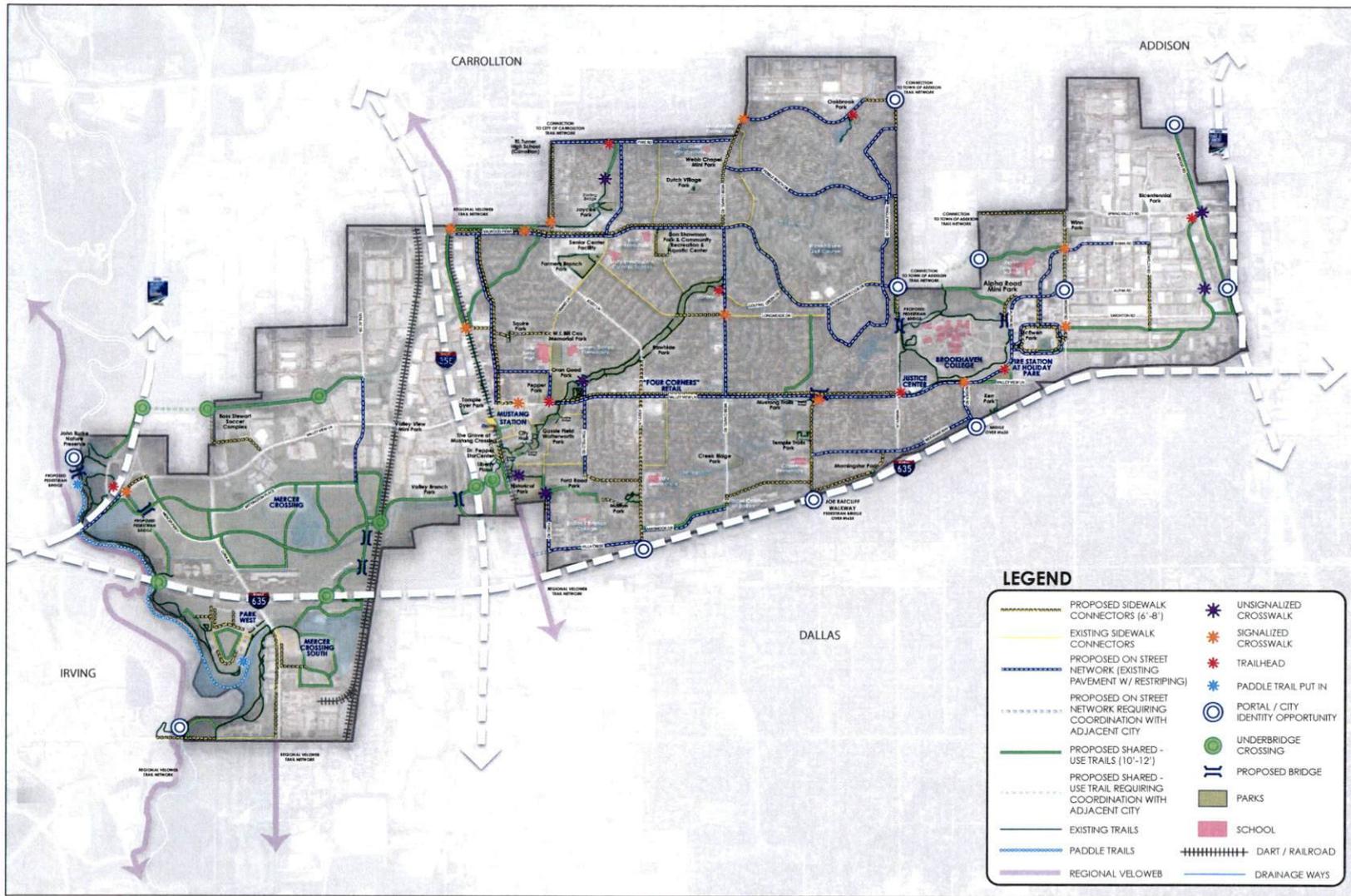


FIGURE 4 – TRAIL MASTER PLAN

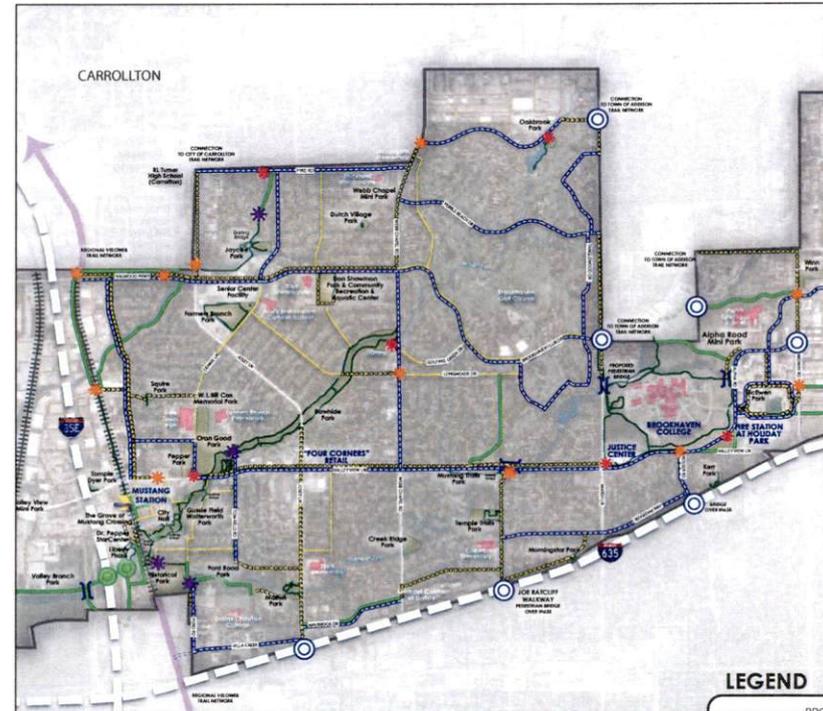


CENTRAL

From the creekside trails at Rawhide Park, through the award-winning Gussie Field Watterworth Park and Rose Gardens to the Historical Park, within neighborhood and community parks or Brookhaven College, the Central Zone of Farmers Branch is home to some of the City's most loved and successful trail segments. Many of these parks and trails, along with several key civic destinations are within easy walking and biking distance to a majority of the residential population living in the adjacent neighborhoods. The purpose of trail development in this zone is focused primarily on celebrating the success of the existing trail system and further connecting them with the neighborhoods. From the standpoint of this planning effort, the following areas have been identified for trail network development:

ROADS & SIDEWALKS - RESTRIPING

With much of the Central core of Farmers Branch comprised of mature residential neighborhoods with limited trail connections, the road and sidewalk network becomes an important opportunity for connection throughout this zone. Based on post-construction traffic volume projections from NCTCOG, the following roadways have been identified for potential re-striping for including bike lanes and/or buffer lanes. Primary east/west routes include:



Trail Master Plan - Central Zone



CENTRAL

- Valley View Lane from Dennis Lane to Alpha Road
- Alpha Road from Valley View Lane to Midway Road
- Valwood Parkway / Brookhaven Club Drive from Denton Drive to Marsh Lane
- Fyke Road from Josey Lane to Webb Chapel Road
- Oakbrook Parkway from Webb Chapel Road to Gardenbrook Drive
- Havenhurst Street from Bee Street to Dennis Lane

Primary north/south routes include:

- Dennis Lane from Valley View Lane to Havenhurst Street
- Dennis Lane from Valwood Parkway to Fyke Road
- Webb Chapel Road from Valley View Lane to Valwood Parkway
- Rosser Road from IH635 to Valley View Lane
- Villa Creek Drive from Josey Lane to Regional Veloweb
- Ford Road from Ford Road Park to Villa Creek Drive
- Maybrook Drive from Josey Lane to Webb Chapel Road
- Ridgeoak Way from Templeton Trail to Rosser Road
- Tom Field Road from Farmers Branch Lane to Oran Good Park / Rawhide Park
- Pebble Beach Drive from Webb Chapel Road to Marsh Lane
- McEwen Road from Midway Road to Alpha Road
- Blue Lake Circle from McEwen Road to McEwen Road
- Greenview Boulevard from McEwen Road to Alpha Road

- Sigma Road from Alpha Road to Midway Road
- Bee Street from Valley View Lane to Valwood Parkway
- Tanglewood Drive from Marsh Lane to Braemar Drive
- Braemar Drive from Tanglewood Drive to Golfing Green Drive
- Golfing Green Drive from Braemar Drive to Brookhaven Club Drive

Note: Traffic count studies on each proposed roadway segment will need to be performed to examine actual post-construction traffic volumes and to determine suitability of re-stripping these roadways.

ROADS & SIDEWALKS - SIDEWALK CONNECTORS

Wide sidewalk routes are proposed along existing roadways to serve as connectors supplementing the City's existing sidewalk network. Locations include the following:

- Valley View Lane from Dennis Lane to Marsh Lane
- Valwood Parkway from Denton Drive to Webb Chapel Road
- Bee Street from Valley View Lane to Valwood Parkway
- Josey Lane from IH635 to Rawhide Park
- Webb Chapel Road from Valwood Parkway to Oakbrook Parkway
- Templeton Trail from Joe Ratcliff Walkway to Valley View Lane



CENTRAL

- Josey Lane from Valwood Parkway to Fyke Road (at R.L.Turner High School)
- Marsh Lane from Tanglewood Drive to Gardenbrook Drive
- Maybrook Drive via Webb Chapel Road along Myra Lane to Templeton Trail
- Morningstar Lane from Joe Ratcliff Walkway to Ridgeoak Way
- Squire Place from Denton Drive to Squire Park via Bee Street and utility easement
- Squire Park to Dennis Lane along Squire Place
- Josey Lane from Valwood Parkway to Cooks Creek (Carrollton)
- Tom Field Road from Valley View Lane to Oran Good Park / Rawhide Park
- Denton Drive and Bill Moses Parkway from Liberty Plaza and Mustang Station area
- Along DART line from Bill Moses Parkway to Liberty Plaza
- Ford Road from Historical Park to Christian Parkway
- Reedcroft Road from Mallon Park to Koriath Alley
- Farmers Branch Lane from Josey Lane to Tom Field Road
- Valley View from Bee Street to signalized crossing
- Midway Road from Spring Valley Road to McEwen Road
- Spring Valley Road from Midway Road to Addison town limits
- Longmeade Drive from Webb Chapel Road to Rawhide Park
- Amber Lane and Heartside Place at Don Showman Park and the Community Recreation & Aquatic Center
- Gardenbrook Drive from Oakbrook Parkway to Marsh Lane
- Marsh Lane from Wooded Creek Drive to Pebble Beach Drive
- Marsh Lane pedestrian bridge over Farmers Branch Creek
- McEwen Road from Midway Road to Alpha Road
- Blue Lake Circle from McEwen Road to McEwen Road
- Greenview Boulevard from McEwen Road to Alpha Road
- Sigma Road from Alpha Road to Midway Road
- Alpha Road from Alpha Road Mini Park to Brookhaven College Trail

RECREATIONAL TRAILS

With highly used trails already on the ground throughout many parks in the Central Zone, the City of Farmers Branch has proven its stewardship for open space and providing recreational trails to its citizens. With the appropriate use agreements and permissions in place, the following proposed segments will add to this already successful network and serve to utilize greenbelts, easements, and drainageways to further connect the City. They include:



CENTRAL

- Farmers Branch Creek from Midway Road to Addison
- Alpha Road Mini Park through Brookhaven College
- Along utility easement from Blue Lake Circle to Midway Road
- Valley View Lane and Alpha Road at proposed Fire Station (Holiday Park)
- YMCA Property at Valley View Lane along easement to Longmeade Drive
- Maybrook Drive from Webb Chapel Road to Josey Lane
- Farmers Branch Creek from Koriath Alley to Ford Road
- Ford Road from Ford Road Park to Farmers Branch Lane
- Harry Hines/IH35E Frontage Road from Southbound IH35E Frontage Road to Dr. Pepper StarCenter

Note: This route requires coordination with the City of Dallas and TxDOT. An alternative route is identified from the IH35E Frontage Road to Denton Drive, along Denton Drive north to the Dr. Pepper StarCenter.

- Denton Drive from Liberty Plaza then West to IH35E Service Road (alternate route)
- Bill Moses Parkway to Pike Street at Mustang Station
- Mustang Station to Charlie Bird Parkway
- Farmers Branch Creek from Leta Mae Lane to the Existing Trail
- Denton Drive from Squire Place to Valwood Parkway
- Cooks Creek from Squire Place to Valwood Parkway
- Spring Valley Lane from Valwood Parkway to Cook Creek and Josey Lane

CROSSINGS & TRAILHEADS

A series of unsignalized at-grade crossings are located in the Central Zone. While additional locations may be appropriate as the trail system is implemented, for purposes of this planning document, key locations are highlighted. They include:

- Ford Road at Ford Road Park
- Farmers Branch Lane at Bee Street
- Tom Field Road at Oran Good Park / Rawhide Park
- Hollandale Lane at Cooks Creek Drainageway

In addition, locations for signalized at-grade crossings are defined. These locations include:

- Valley View Lane at Templeton Trail
- Webb Chapel Road at Oakbrook Parkway
- Valwood Parkway at Denton Drive
- Josey Lane at Cooks Creek Drainageway
- Denton Drive at Squire Place
- Rosser Road at Valley View Lane (design currently underway)
- Valwood Parkway at Albermarle Drive (design currently underway)
- Valley View Lane between William Dodson Parkway and Goodland Street (design currently underway)
- Longmeade Drive at Webb Chapel Road (design currently underway)



CENTRAL

Trailheads are located at strategic locations throughout the Central Zone and include:

- Oran Good Park along Valley View Lane
- Manske Library at Rawhide Park
- Farmers Branch Police Department at Valley View Lane Marsh
- Proposed Fire Station (Holiday Park) at Valley View Lane and Alpha Road
- Oakbrook Park along Oakbrook Parkway
- Fyke Road at Austin Drive (Carrollton)

Finally, one primary series of underbridge connections occurs in the Central Zone along Rawhide Creek at Denton Drive and IH35E. With a complex network of drainage channels and roadway bridges existing in this area, the Team and key members of City Staff, attended a preliminary coordination meeting with representatives of the Texas Department of Transportation (TxDOT) to discuss their current plans for expansion of IH35E and the possibility of constructing an underbridge trail crossing at this location. While this area will require further study, initial indication from involved parties was positive. When constructed, this passageway has the opportunity to provide a key connection between the Central civic core of Farmers Branch and the rapidly developing Mercer Crossing area.

PORTALS & BRANDING

In the Central Zone, opportunities with connecting communities where identity / branding monuments may occur include:

- Along Marsh Lane at the Vitruvian Development (Addison)
- Near Parish Episcopal School at the Vitruvian Development (Addison)
- Along Marsh Lane at Les Lacs Park (Addison)
- IH635 at Rosser Road (Dallas)
- IH635 at Joe Ratcliff Walkway Pedestrian Overpass (Dallas)
- IH635 at Josey Lane (Dallas)



WEST

The West Zone of Farmers Branch is currently experiencing a marked increase of development within Park West and Mercer Crossing. This trend presents an opportunity for the City to provide generous trail corridors along the parkways of new roads, as well as recreational trails that connect to the John Burke Nature Preserve at the Trinity River. Ultimately, this network of new trails will connect back to the Central Zone through a strategic trail crossing that proceeds under the new IH35E Freeway.

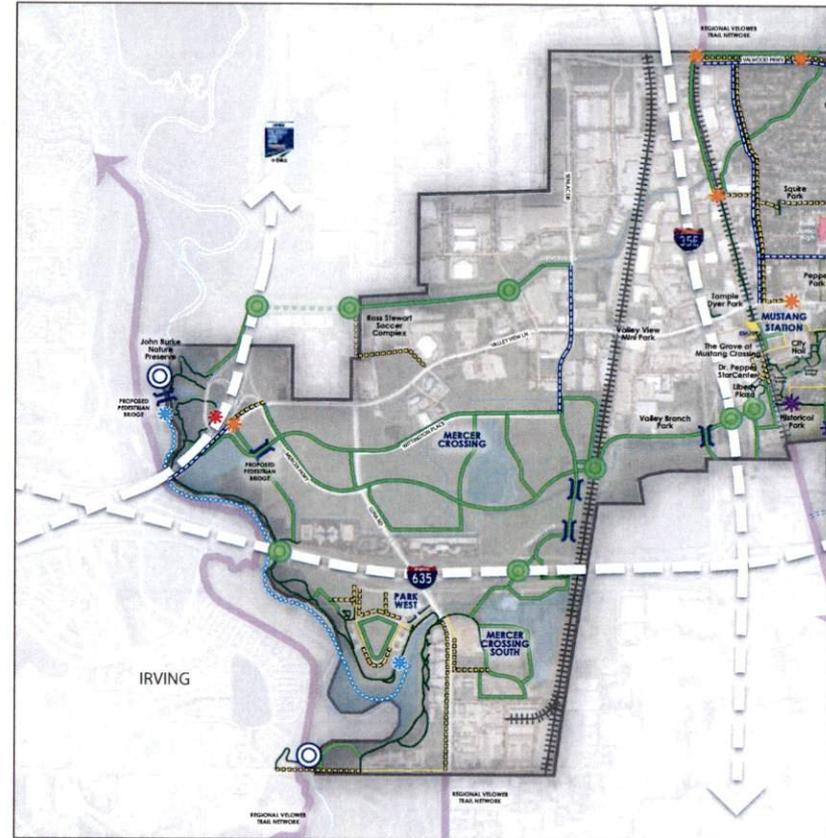
ROADS & SIDEWALKS - RESTRIPING

With much of the West Zone comprised of future development, the need for re-striping of existing roadways for on-street trail access is limited. Routes proposed for re-striping include:

- Senlac Drive from VIA Levee to Wittington Place
- Valley View Lane from John Burke Nature Preserve to PGBT

ROADS & SIDEWALKS - SIDEWALK CONNECTORS

Wide sidewalk routes are proposed along existing roadways to serve as connectors supplementing the City's existing sidewalk network. Locations include the following:



Trail Master Plan - West Zone



WEST

- Luna Road from VIA Levee (Carrollton) to Keenan Bridge Road
- Keenan Bridge Road from Luna Road to Davis Lane
- Davis Lane from Keenan Bridge Road to Valley View Lane
- Valley View Lane from Mercer Parkway to John Burke Nature Preserve
- Multiple routes within Park West / Mercer Crossing
- Along Luna Road and Knightsbridge Road in Mercer Crossing South
- Along Luna Road from Royal Lane to existing Development Trail
- Royal Lane from Existing Trail to Campion Trails

RECREATIONAL TRAILS

Because of the future development patterns, the bulk of new recreational trails in Farmers Branch are planned for the West Zone. A variety of future roadway corridors, future mixed-use development, and greenbelts / drainageways can provide significant connection throughout this area of the City. Planned segments include:

- VIA Levee from John Burke Nature Preserve to Senlac Drive
- Along Wittington Place from John Burke Nature Preserve to Senlac Drive

- Along Mercer Parkway (Future Extension) under IH35E to Denton Drive
- Along Luna Road from Wittington Place to Mercer Parkway
- Along Luna Road to new developments forming loop around the Central Mercer Crossing Lake
- Along VIA Levee from John Burke Nature Preserve to IH635
- Connecting existing trails to Park West south of IH635
- Along Lago Vista E & W and Mira Lago Boulevard
- Along the southern Mira Lago shoreline
- Various segments throughout new development in Mercer Crossing South
- North along drainageways from Mercer Crossing South to Mercer Parkway and Wittington Place
- Throughout new development east of Wittington Place and Senlac Drive Intersection

CROSSINGS & TRAILHEADS

Unsignalized at-grade crossing locations are not currently planned for the West Zone of Farmers Branch. However, a proposed location for signalized at-grade crossing occurs at:

- Valley View Lane and John Burke Nature Preserve

Although future trail development may dictate addition of Trailheads in the West Zone, the primary trailhead locations occur at:



WEST

- John Burke Nature Preserve (Major Trailhead)
- John Burke Nature Preserve (Trinity River Paddling Trailhead)
- Park West / Mira Lago (Trinity River Paddling Trailhead)

With a variety of existing roadways intersecting proposed recreational trail segments, underbridge crossings would occur in the West Zone in the following areas:

- IH35E at future Mercer Parkway
- Future Mercer Parkway at railroad
- IH635 near Mercer Crossing South
- IH635 near the Trinity River
- PGBT at VIA Levee
- Luna Road at VIA Levee
- Hutton Drive at VIA Levee
- Senlac Drive at VIA Levee

PORTALS & BRANDING

Connection opportunities with surrounding communities where City identity / branding monuments may occur include:

- Pedestrian bridge across Trinity River from John Burke Nature Preserve to Champion Trails
- Along Royal Lane near Champion Trails



EAST

For many of its citizens and visitors, the East Zone is not always recognized as being in the City of Farmers Branch. This presents an opportunity for new trails and City branding that may provide a strong identity as belonging to Farmers Branch. Trails within unused land, easements, ROW's, and abandoned railroad lines can offer connectivity for existing retail and commercial destinations as well as to the newer residential units that are emerging.

ROADS & SIDEWALKS - RESTRIPING

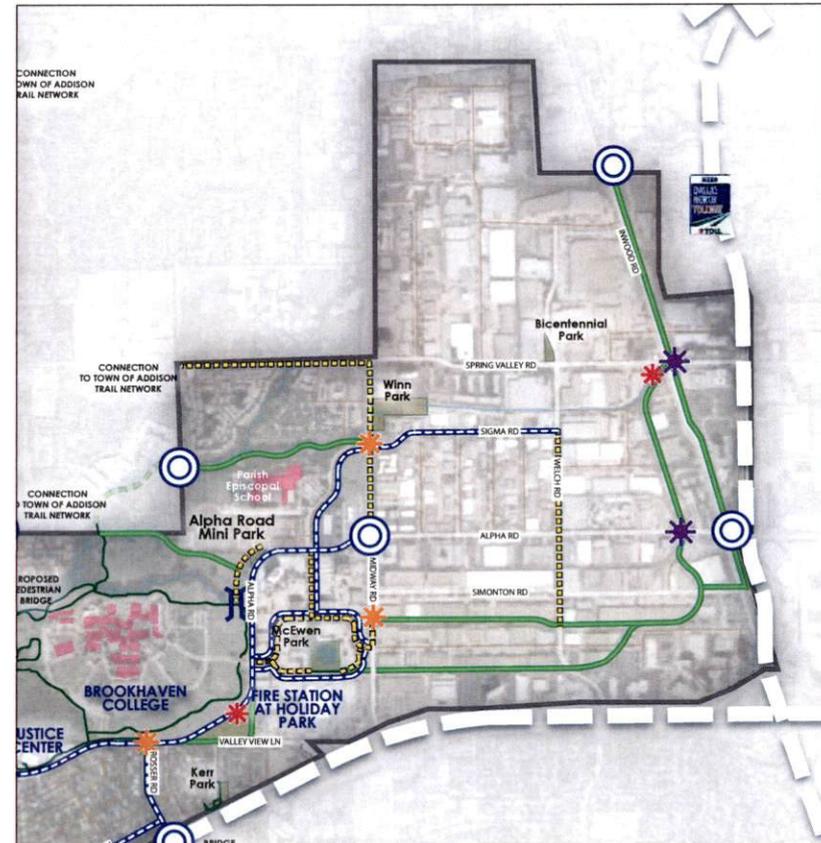
Because of its proximity to heavily traveled freeways, the East Zone of the City handles high volumes of traffic – making an on-street trail network largely unsuitable here. However, to provide a complete loop of trail access in the East Zone, one route was proposed for re-striping:

- Sigma Road from Midway Road to Welch Road

ROADS & SIDEWALKS - SIDEWALK CONNECTORS

Wide sidewalk routes are proposed along existing roadways to serve as connectors supplementing the City's existing sidewalk network. Locations include the following:

- Midway Road from McEwen Road to Spring Valley Road



Trail Master Plan - East Zone



EAST

RECREATIONAL TRAILS

Perhaps the greatest opportunity for trail development in the East Zone comes with the recycling of unused land. Utility easements, rail corridors, etc. that have been identified for recreational trail route development include:

- Railroad corridor from Midway Road to Spring Valley Road
- Utility corridor along Inwood Road from Simonton Road to Addison town limits
- Secondary railroad corridor spur to Midway Road
- Simonton Road from Inwood Road to railroad corridor

CROSSINGS & TRAILHEADS

Unsignalized At-Grade crossing locations in the East Zone occur at:

- Spring Valley Road and Inwood Road
- Alpha Road and railroad corridor

In addition, locations for signalized at-grade crossings are defined. They include:

- Midway Road and Sigma Road near Winn Park
- Midway Road south of Simonton at railroad corridor

Trailheads are located at strategic locations throughout the City, and occur in the East Zone at:

- Spring Valley Road and Inwood Road

PORTALS & BRANDING

Connection opportunities with surrounding communities where City identity/branding monuments may occur include:

- Inwood Road at Alpha Road
- Inwood Road at Addison town limits
- Midway Road at Alpha Road





IMPLEMENTATION

IMPLEMENTATION

PRIORITY AREAS

CENTRAL			
	SHORT-TERM (1-5 years)	MID-TERM (5-10 years)	LONG-TERM (10+ years)
ROADS & SIDEWALKS - RESTRIPIING			
Valley View Lane from Dennis Lane to Alpha Road	●		
Alpha Road from Valley View Lane to Midway Road	●		
Valwood Parkway / Brookhaven Club Drive from Denton Drive to Marsh Lane	●		
Fyke Road from Josey Lane to Webb Chapel Road	●		
Oakbrook Parkway from Webb Chapel Road to Gardenbrook Drive		●	
Havenhurst Street from Bee Street to Dennis Lane	●		
Dennis Lane from Valley View Lane to Havenhurst Street	●		
Dennis Lane from Valwood Parkway to Fyke Road	●		
Webb Chapel Road from Valley View Lane to Valwood Parkway	●		
Rosser Road from IH635 to Valley View Lane	●		
Villa Creek Drive from Josey Lane to Regional Veloweb		●	
Ford Road from Ford Road Park to Villa Creek Drive		●	
Maybrook Drive from Josey Lane to Webb Chapel Road	●		
Ridgeoak Way from Templeton Trail to Rosser Road		●	
Tom Field Road from Farmers Branch Lane to Oran Good Park / Rawhide Park		●	



CENTRAL

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Pebble Beach Drive from Webb Chapel Road to Marsh Lane	☞		
McEwen Road from Midway Road to Alpha Road		☞	
Blue Lake Circle from McEwen Road to McEwen Road		☞	
Greenview Boulevard from McEwen Road to Alpha Road		☞	
Sigma Road from Alpha Road to Midway Road		☞	
Bee Street from Valley View Lane to Valwood Parkway	☞		
Tanglewood Drive from Marsh Lane to Braemar Drive	☞		
Braemar Drive from Tanglewood Drive to Golfing Green Drive	☞		
Golfing Green Drive from Braemar Drive to Brookhaven Club Drive	☞		
ROADS & SIDEWALKS - SIDEWALK CONNECTORS			
Valley View Lane from Dennis Lane to Marsh Lane	☞		
Valwood Parkway from Denton Drive to Webb Chapel Road	☞		
Bee Street from Valley View Lane to Valwood Parkway	☞		
Josey Lane from IH635 to Rawhide Park	☞		
Webb Chapel Road from Valwood Parkway to Oakbrook Parkway	☞		
Templeton Trail from Joe Ratcliff Walkway to Valley View Lane	☞		
Josey Lane from Valwood Parkway to Fyke Road (at R.L.Turner High School)	☞		
Marsh Lane from Tanglewood Drive to Gardenbrook Drive	☞		



CENTRAL

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Maybrook Drive via Webb Chapel Road along Myra Lane to Templeton Trail		●	
Morningstar Lane from Joe Ratcliff Walkway to Ridgeoak Way		●	
Squire Place from Denton Drive to Squire Park via Bee Street and utility easement		●	
Squire Park to Dennis Lane along Squire Place		●	
Josey Lane from Valwood Parkway to Cooks Creek (Carrollton)			●
Tom Field Road from Valley View Lane to Oran Good Park / Rawhide Park	●		
Denton Drive and Bill Moses Parkway from Liberty Plaza and Mustang Station area	●		
Along DART line from Bill Moses Parkway to Liberty Plaza		●	
Ford Road from Historical Park to Christian Parkway	●		
Reedcroft Road from Mallon Park to Koriath Alley			●
Farmers Branch Lane from Josey Lane to Tom Field Road		●	
Valley View from Bee Street to signalized crossing		●	
Midway Road from Spring Valley Road to McEwen Road			●
Spring Valley Road from Midway Road to Addison town limits		●	
Longmeade Drive from Webb Chapel Road to Rawhide Park		●	
Amber Lane and Heartside Place at Don Showman Park and the Community Recreation and Aquatic Center	●		



CENTRAL

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Gardenbrook Drive from Oakbrook Parkway to Marsh Lane		●	
Marsh Lane from Wooded Creek Drive to Pebble Beach Drive		●	
Marsh Lane pedestrian bridge over Farmers Branch Creek	●		
McEwen Road from Midway Road to Alpha Road		●	
Blue Lake Circle from McEwen Road to McEwen Road		●	
Greenview Boulevard from McEwen Road to Alpha Road		●	
Sigma Road from Alpha Road to Midway Road		●	
Alpha Road from Alpha Road Mini Park to Brookhaven College Trail	●		
RECREATIONAL TRAILS			
Farmers Branch Creek from Midway Road to Addison			●
Alpha Road Mini Park through Brookhaven College		●	
Along utility easement from Blue Lake Circle to Midway Road			●
Valley View Lane and Alpha Road at proposed Fire Station (Holiday Park)		●	
YMCA Property at Valley View Lane along easement to Longmeade Drive		●	
Maybrook Drive from Webb Chapel Road to Josey Lane		●	
Farmers Branch Creek from Koriath Alley to Ford Road			●
Ford Road from Ford Road Park to Farmers Branch Lane			●
Harry Hines/IH35E Frontage Road from Southbound IH35E Frontage Road to Dr. Pepper StarCenter			●



CENTRAL

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Denton Drive from Liberty Plaza then West to IH35E Service Road (alternate route)		●	
Bill Moses Parkway to Pike Street at Mustang Station		●	
Mustang Station to Charlie Bird Parkway		●	
Farmers Branch Creek from Leta Mae Lane to the existing trail			●
Denton Drive from Squire Place to Valwood Parkway		●	
Cooks Creek from Squire Place to Valwood Parkway			●
Spring Valley Lane from Valwood Parkway to Cooks Creek and Josey Lane			●
CROSSINGS & TRAILHEADS			
Ford Road at Ford Road Park			●
Farmers Branch Lane at Bee Street	●		
Tom Field Road at Oran Good Park / Rawhide Park		●	
Hollandale Lane at Cooks Creek drainageway			●
Valley View Lane at Templeton Trail	●		
Webb Chapel Road at Oakbrook Parkway	●		
Valwood Parkway at Denton Drive	●		
Josey Lane at Cooks Creek drainageway			●



CENTRAL

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Denton Drive at Squire Place		●	
Rosser Road at Valley View Lane (design currently underway)	●		
Valwood Parkway at Albermarle Drive (design currently underway)	●		
Valley View Lane between William Dodson Parkway and Goodland Street (design currently underway)	●		
Longmeade Drive at Webb Chapel Road (design currently underway)	●		
Oran Good Park along Valley View Lane	●		
Manske Library at Rawhide Park	●		
Farmers Branch Police Department at Valley View Lane and Marsh Lane	●		
Proposed Fire Station (Holiday Park) at Valley View Lane and Alpha Road		●	
Oakbrook Park along Oakbrook Parkway		●	
Fyke Road at Austin Drive (Carrollton)	●		
PORTALS & BRANDING			
Along Marsh Lane at the Vitruvian Development (Addison)	●		
Near Parish Episcopal School at the Vitruvian Development (Addison)			●
Along Marsh Lane at Les Lacs Park (Addison)		●	
IH635 at Rosser Road (Dallas)	●		
IH635 at Joe Ratcliff Walkway Pedestrian Overpass (Dallas)		●	



WEST

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
ROADS & SIDEWALKS - RESTRIPIING			
Senlac Drive from VIA Levee to Wittington Place		●	
Valley View Lane from John Burke Nature Preserve to PGBT	●		
ROADS & SIDEWALKS - SIDEWALK CONNECTORS			
Luna Road from VIA Levee (Carrollton) to Keenan Bridge Road		●	
Keenan Bridge Road from Luna Road to Davis Lane		●	
Davis Lane from Keenan Bridge Road to Valley View Lane		●	
Valley View Lane from Mercer Parkway to John Burke Nature Preserve	●		
Multiple routes within Park West / Mercer Crossing		●	
Along Luna Road and Knightsbridge Road in Mercer Crossing South	●		
Along Luna Road from Royal Lane to existing development trail		●	
Royal Lane from Existing Trail to Campion Trails	●		
RECREATIONAL TRAILS			
VIA Levee from John Burke Nature Preserve to Senlac Drive		●	
Along Wittington Place from John Burke Nature Preserve to Senlac Drive		●	
Along Mercer Parkway (Future Extension) under IH35E to Denton Drive			●
Along Luna Road from Wittington Place to Mercer Parkway		●	



WEST

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
Along Luna Road to new developments forming loop around the Central Mercer Crossing Lake		🌱	
Along VIA Levee from John Burke Nature Preserve to IH635		🌱	
Connecting existing trails to Park West south of IH635		🌱	
Along Lago Vista E & W and Mira Lago Boulevard		🌱	
Along the southern Mira Lago shoreline	🌱		
Various segments throughout new development in Mercer Crossing South		🌱	
North along drainageways from Mercer Crossing South to Mercer Parkway and Wittington Place			🌱
Throughout new development east of Wittington Place and Senlac Drive intersection	🌱		
CROSSINGS & TRAILHEADS			
Valley View Lane and John Burke Nature Preserve	🌱		
John Burke Nature Preserve (major trailhead)	🌱		
John Burke Nature Preserve (Trinity River paddling trailhead)			🌱
Park West / Mira Lago (Trinity River paddling trailhead)			🌱
IH35E at future Mercer Parkway			🌱
Future Mercer Parkway at railroad			🌱



WEST

	SHORT-TERM (1-5 years)	MID-TERM (5-10 years)	LONG-TERM (10+ years)
IH635 near Mercer Crossing South			🌱
IH635 near the Trinity River			🌱
PGBT at VIA Levee		🌱	
Luna Road at VIA Levee		🌱	
Hutton Drive at VIA Levee		🌱	
Senlac Drive at VIA Levee		🌱	
PORTALS & BRANDING			
Pedestrian bridge across Trinity River from John Burke Nature Preserve to Campion Trails			🌱
Along Royal Lane near Campion Trails	🌱		



EAST

	SHORT-TERM (1–5 years)	MID-TERM (5–10 years)	LONG-TERM (10+ years)
ROADS & SIDEWALKS - RESTRIPIING			
Sigma Road from Midway Road to Welch Road		●	
ROADS & SIDEWALKS - SIDEWALK CONNECTORS			
Midway Road from McEwen Road to Spring Valley Road			●
RECREATIONAL TRAILS			
Railroad corridor from Midway Road to Spring Valley Road			●
Utility corridor along Inwood Road from Simonton Road to Addison town limits			●
Secondary railroad corridor spur to Midway Road			●
Simonton Road from Inwood Road to railroad corridor			●
CROSSINGS & TRAILHEADS			
Spring Valley Road and Inwood Road			●
Alpha Road and railroad corridor			●
Midway Road and Sigma Road near Winn Park		●	
Midway Road south of Simonton Road at railroad corridor			●
Spring Valley Road and Inwood Road			●
PORTALS & BRANDING			
Inwood Road at Alpha Road			●
Inwood Road at Addison town limits			●
Midway Road at Alpha Road	●		



POTENTIAL FUNDING SOURCES

The City of Farmers Branch is committed to building and maintaining a citywide trail network that serves all its citizens. In order to achieve this, City leaders realize the importance of outlining an organized strategy for funding and partnering on new improvements throughout the community.

To strategically fund various capital improvements on a yearly basis, Farmers Branch can pursue a range of other funding sources that would add to the City's financial position. Some of the following sources could be part of the overall implementation plan.

Once a budget number is reached, it is important to consider what funding sources might be available to help the City supplement the cost of trail network expansion. When seeking funding for trails, other cities have had success using a grants coordinator to guide them throughout the application process. The list on the following page identifies several potential funding sources for the City of Farmers Branch to strategically pursue.



Implementation of trail network segments requires annual funding sources.



COUNTY

- 🌿 Dallas County Trail and Preserve Program

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG)

- 🌿 Transportation Alternatives Program (TAP)
- 🌿 Sustainable Development Calls for Projects (when reinstated)
- 🌿 Regional Tollway Revenue Funding Initiative

STATE OF TEXAS

- 🌿 Texas Parks and Wildlife Department (TPWD)
 - Outdoor Recreation Grants
 - Recreational Trails Grants
 - Boating Access Grants
- 🌿 Texas Department of Transportation (TXDOT)
 - Transportation Alternatives Program (TAP)
- 🌿 State Energy Conservation Office
- 🌿 Energy Efficiency and Conservation Block Grant

OTHER FEDERAL TRANSPORTATION FUNDING SOURCES

- 🌿 Highway Bridge Replacement and Rehabilitation Program
- 🌿 Highway Safety Improvement Program
- 🌿 National Highway System

- 🌿 Surface Transportation Program
- 🌿 Federal Transit Administration Programs
- 🌿 Interstate Maintenance (through TxDOT)
- 🌿 Transportation and Community and System Preservation

OTHER FEDERALLY FUNDED PROGRAMS INCLUDING BICYCLE AND PEDESTRIAN OPPORTUNITIES

- 🌿 U.S. Department of Housing and Urban Development
 - Community Development Block Grant
- 🌿 U.S. Army Corps of Engineers (USACE)
- 🌿 U.S. Department of Interior (USDOL)
- 🌿 National Parks Service's Rivers, Trails and Conservation Assistance
- 🌿 National Fish & Wildlife Environmental Solutions
 - Environmental Solutions for Communities

OTHER SOURCES OF FUNDING FOR TRAIL DEVELOPMENT

- 🌿 Land Trusts
- 🌿 Communities Foundation of Texas
- 🌿 Meadows Foundation
- 🌿 Recreational Equipment, Inc.
- 🌿 Foundation Directory On-Line
- 🌿 Private Donations Partnerships with Volunteer Groups



CONCLUSION

The City of Farmers Branch has taken a visionary step by creating a plan to guide them in future trail development. With the goal for citywide connectivity, this Trail Master Plan outlines a network of trails which can successfully accomplish this. Such a network will not only integrate the community as a whole, but will also provide unique recreational opportunities for year-round enjoyment.

Having garnered enthusiasm from citizens and City leaders, Farmers Branch is ready to move this Trail Master Plan into reality. This will require carefully coordinated efforts within the various City departments to ensure that any new infrastructure projects include strategic trail improvements.

While this plan provides recommendations for new and expanded trails, the specific alignments should be viewed as flexible and adjustable to creatively work with residents, businesses, and developers. As the City takes steps to implement this plan, Farmers Branch will be providing safe, diverse transportation choices and recreational opportunities for its citizens and visitors alike.





APPENDIX

DESIGN STANDARDS

As previously covered, this Trail Master Plan has outlined recommendations for three separate zones within Farmers Branch – Central, West and East. Four categories of improvements within each zone have been discussed, including:

- 🌿 Roads & Sidewalks
- 🌿 Recreational Trails
- 🌿 Crossings & Trailheads
- 🌿 Portals & Branding

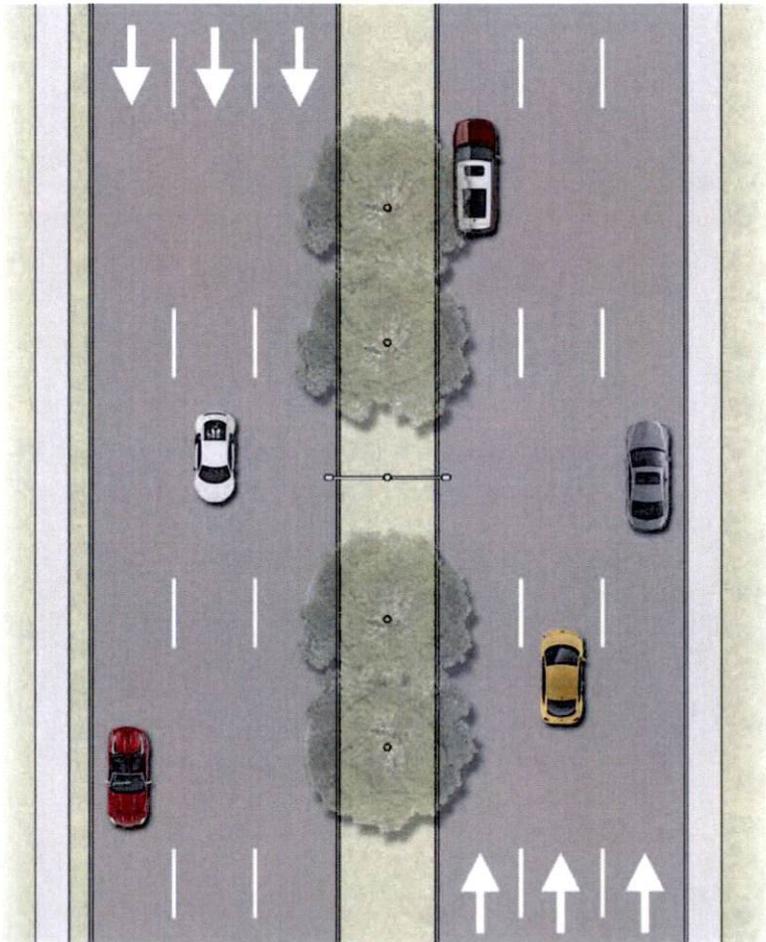
Even though each of the three zones is unique in its own character, they will have common components that not only serve a functional role but also provide a sense of unity throughout Farmers Branch. The following pages feature design guidelines for each of the four categories that can be used in planning and implementing new trails. They include typical approaches to on-street recommendations, trail widths, trail surfacing, amenities, trailheads, etc.



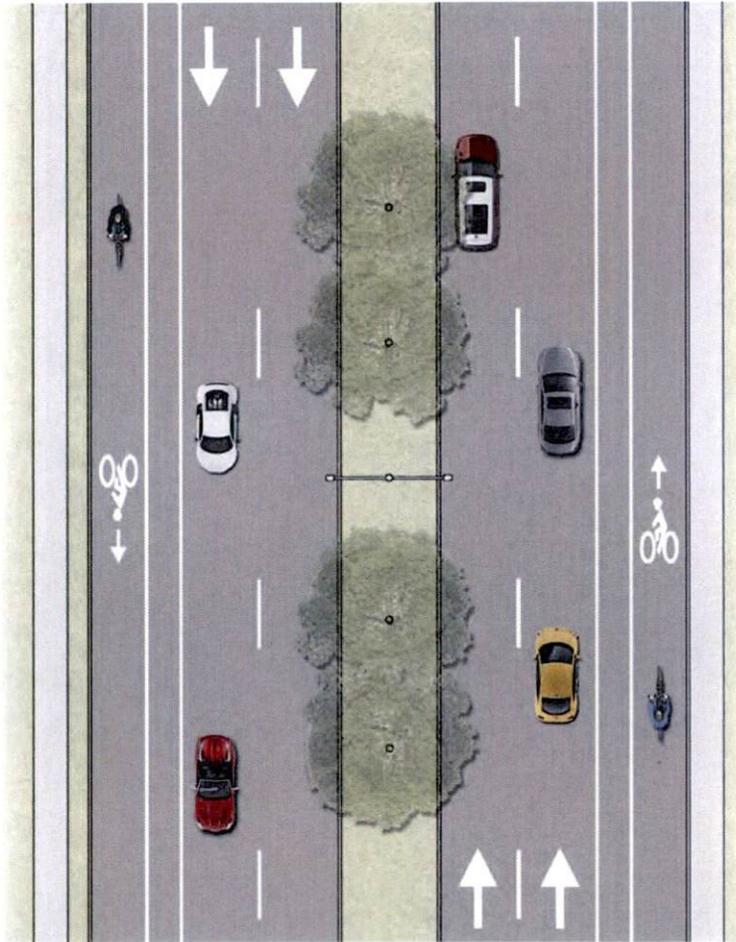
ROADS & SIDEWALKS

RE-STRIPING OF 6-LANE DIVIDED ROADWAY

BEFORE



AFTER (see section on next page)



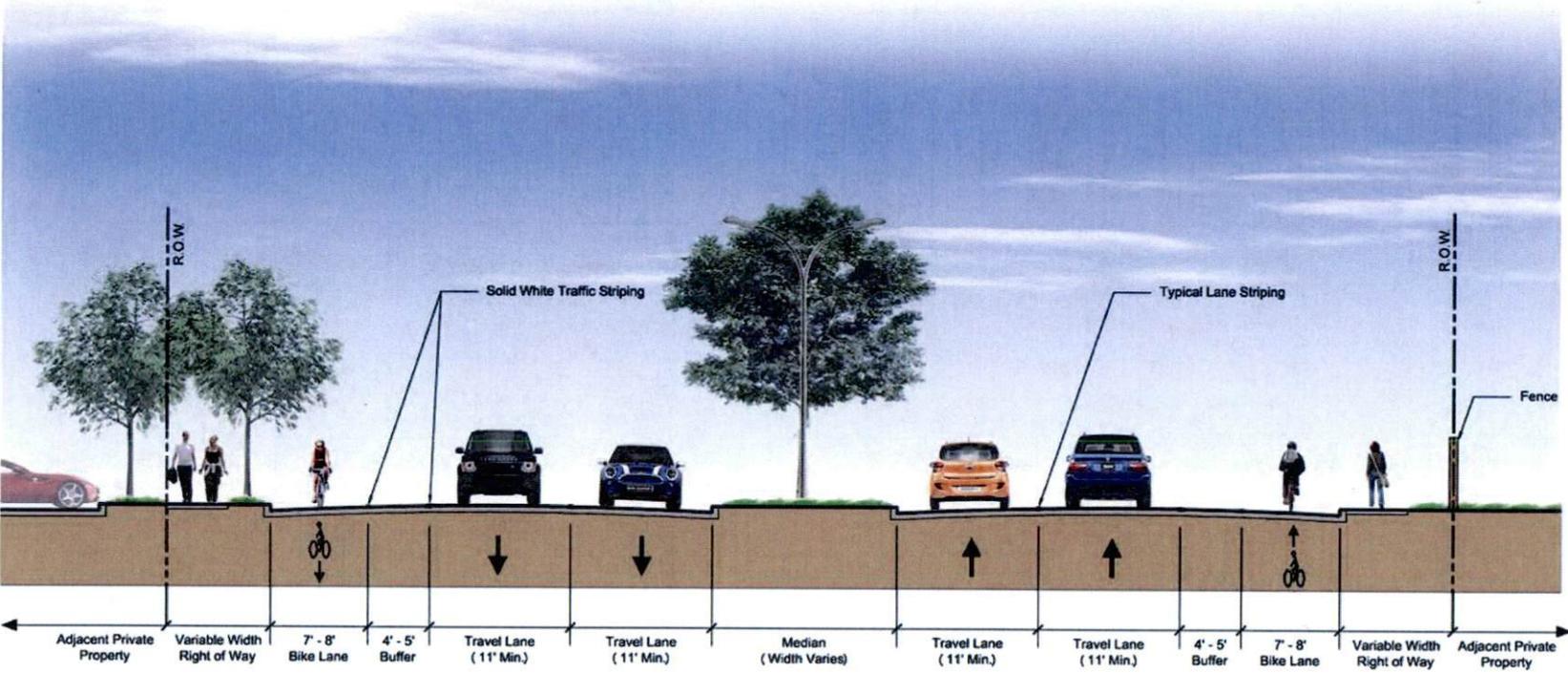
- (4) 11' travel lanes
- 7'-8' bike lanes with 4'-5' buffer lanes



ROADS & SIDEWALKS

RE-STRIPING OF 6-LANE DIVIDED ROADWAY

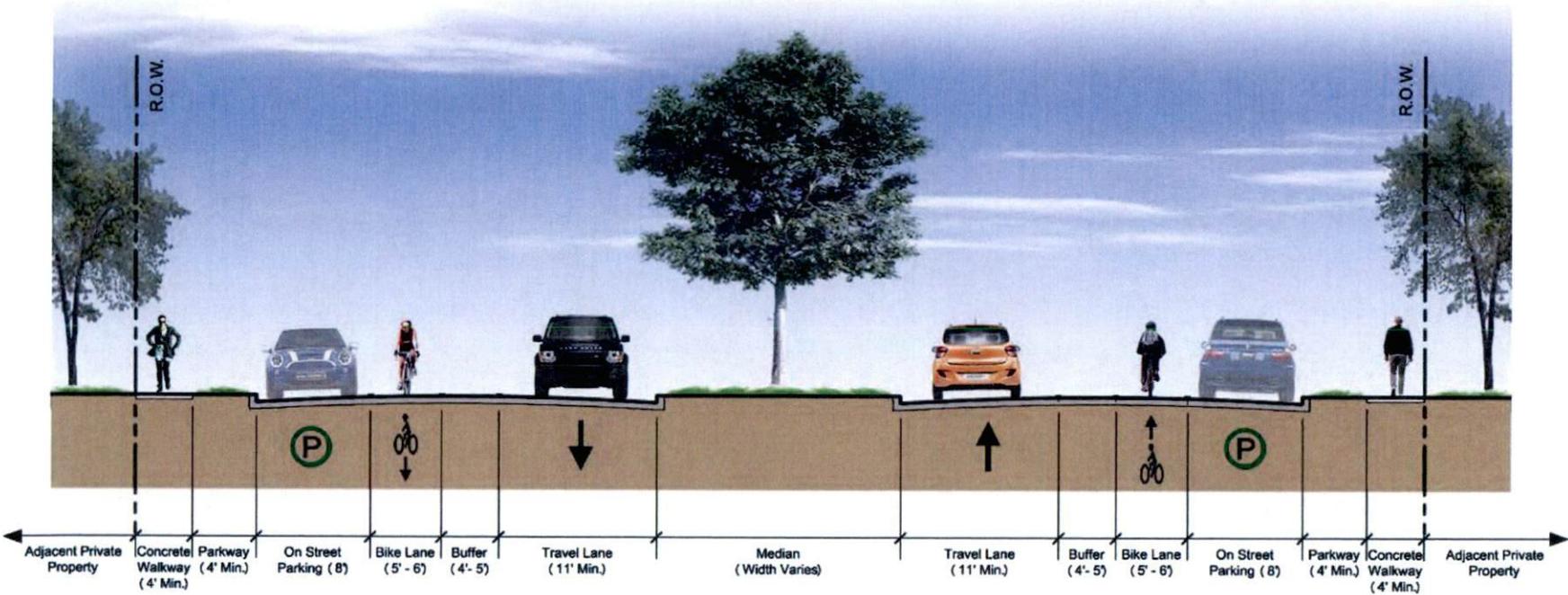
AFTER



ROADS & SIDEWALKS

RE-STRIPING OF 4-LANE DIVIDED ROADWAY WITH ON-STREET PARKING

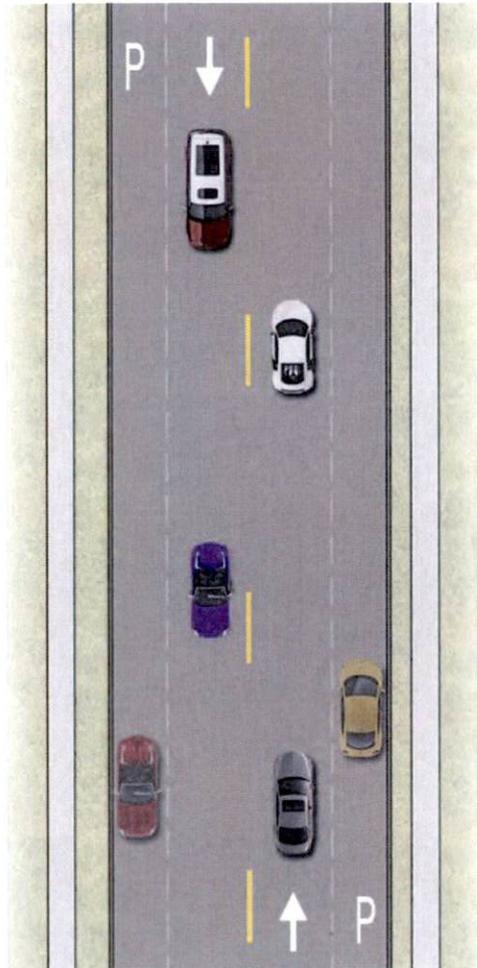
AFTER



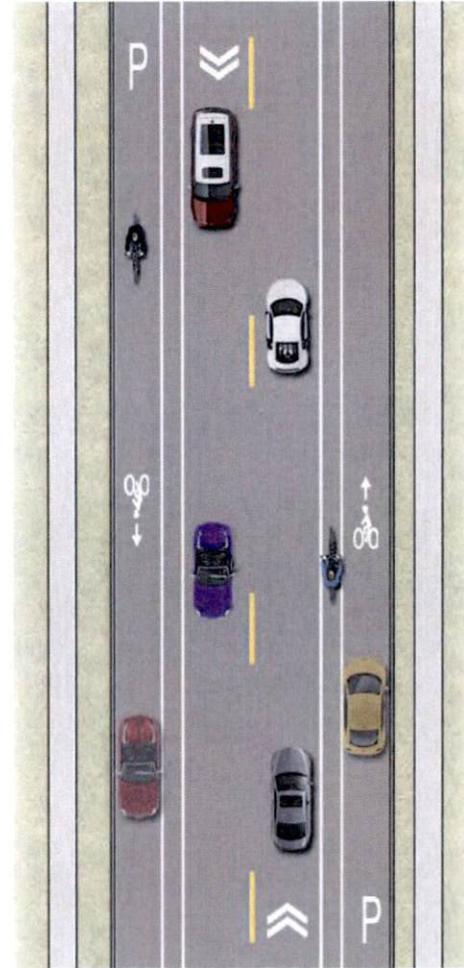
ROADS & SIDEWALKS

RE-STRIPING OF 2-LANE COLLECTOR (NO MEDIAN) WITH ON-STREET PARKING

BEFORE



AFTER (see section on next page)

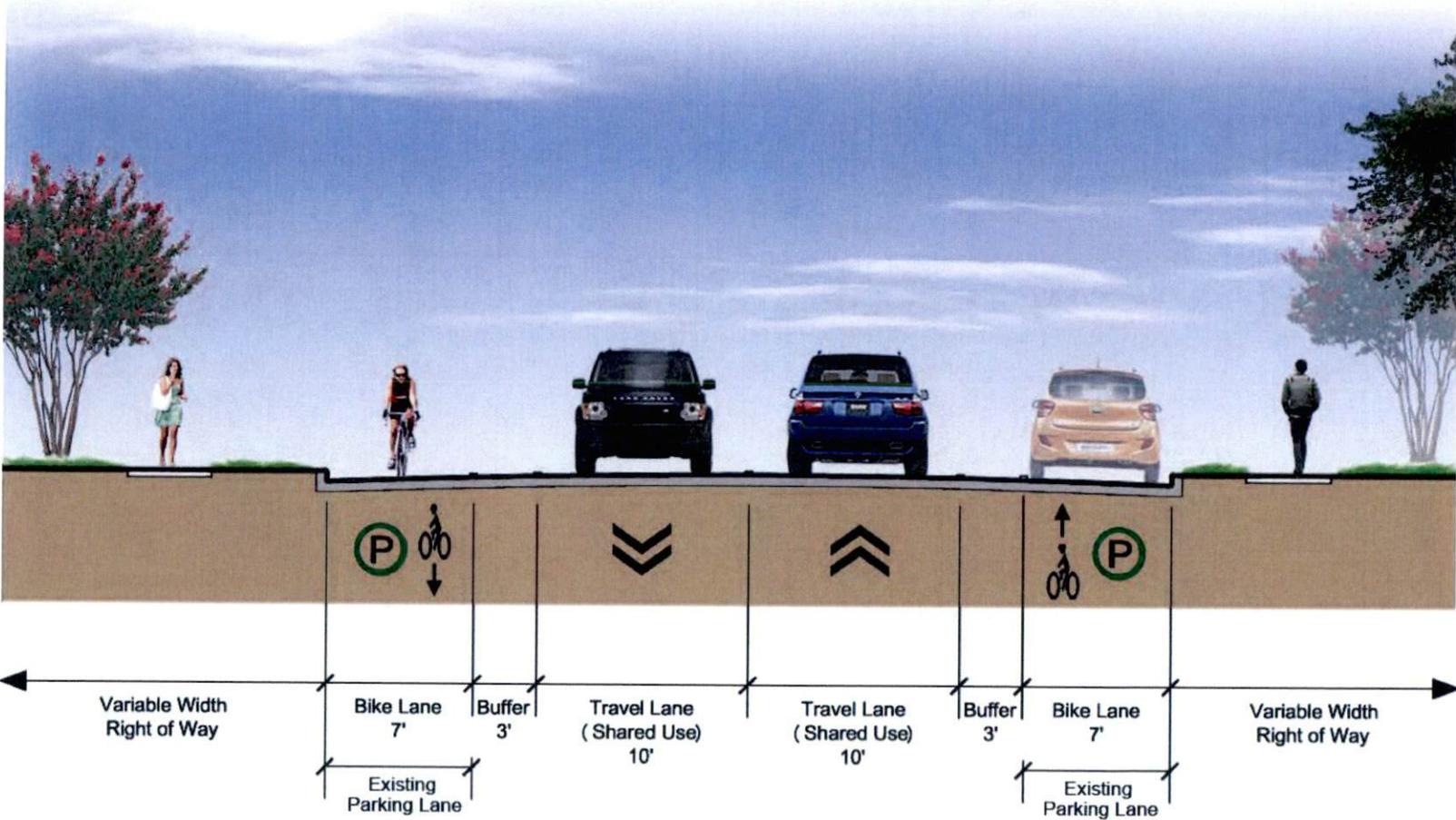


- (2) 10' travel lanes
- 7' bike lanes with 3' buffer lanes

ROADS & SIDEWALKS

RE-STRIPING OF 2-LANE COLLECTOR (NO MEDIAN) WITH ON-STREET PARKING

AFTER



ROADS & SIDEWALKS

RE-STRIPING OF 2-LANE COLLECTOR (NO MEDIAN) WITHOUT ON-STREET PARKING

BEFORE



AFTER (see section on next page)

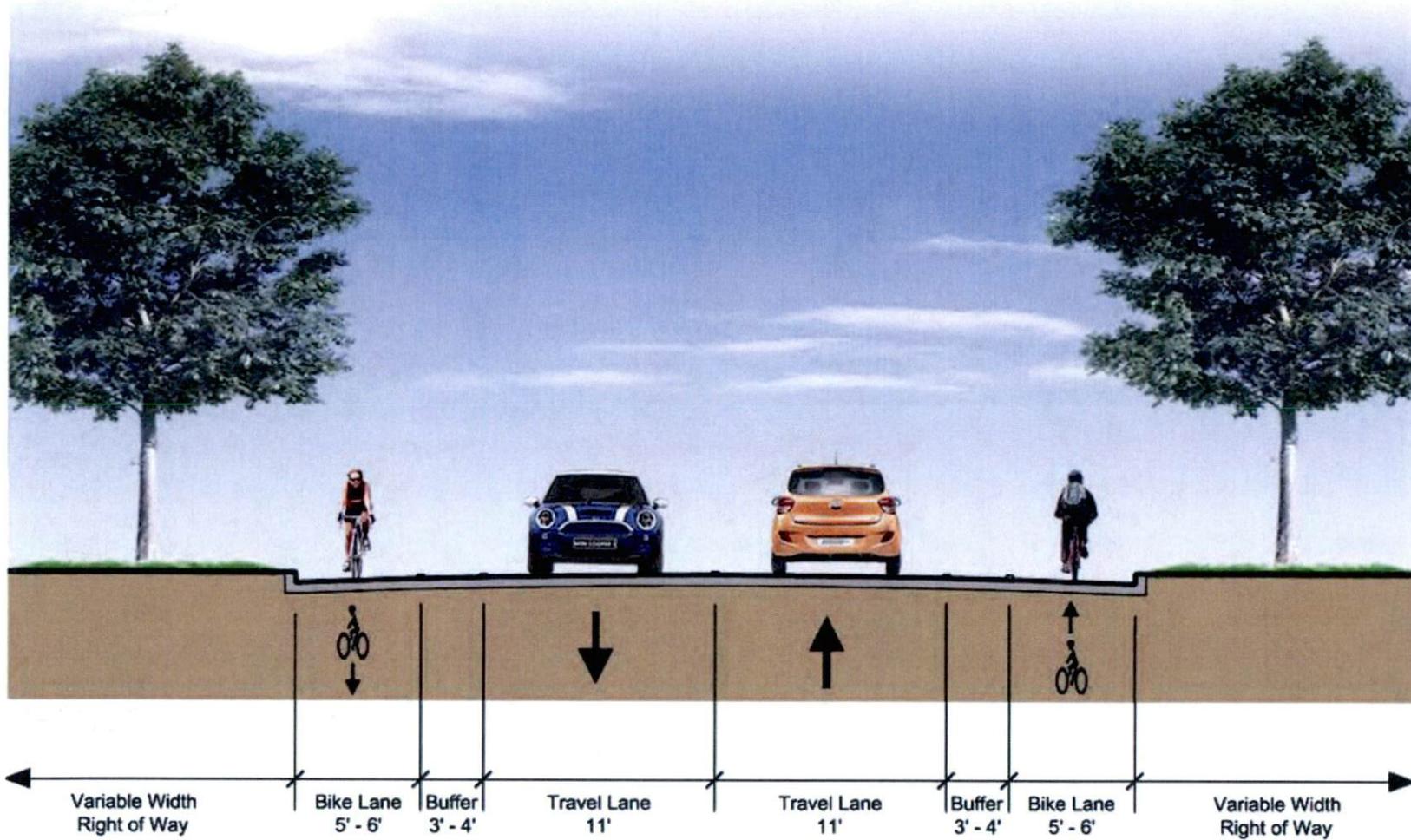


- (2) 11' travel lanes
- 5'-6' bike lanes with 3'-4' buffer lanes

ROADS & SIDEWALKS

RE-STRIPING OF 2-LANE COLLECTOR (NO MEDIAN) WITHOUT ON-STREET PARKING

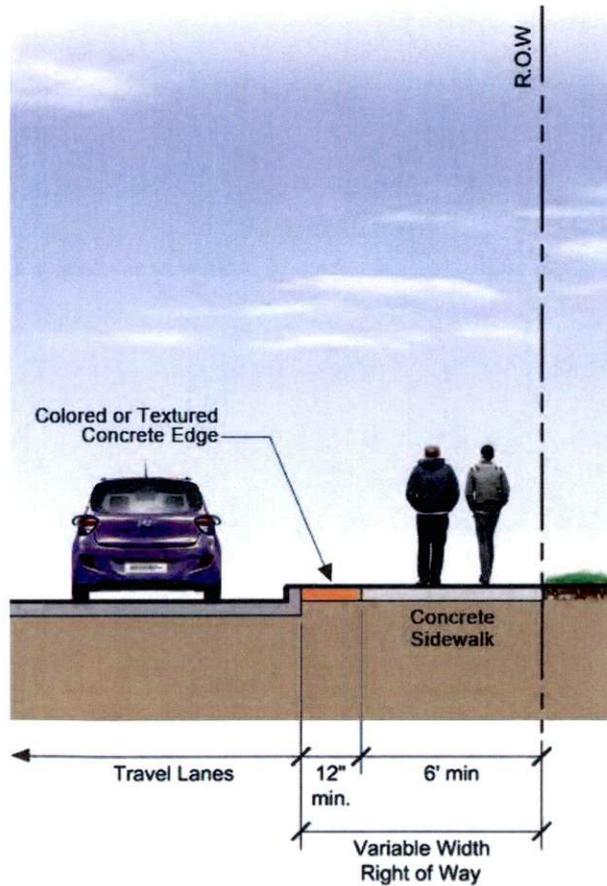
AFTER



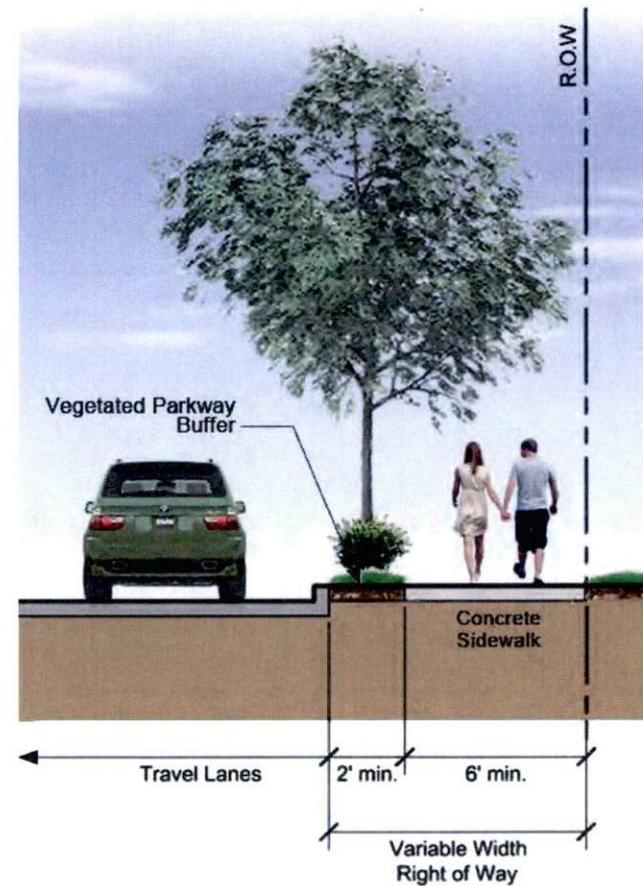
ROADS & SIDEWALKS

SIDEWALK CONNECTORS

SIDEWALK AT
BACK OF CURB

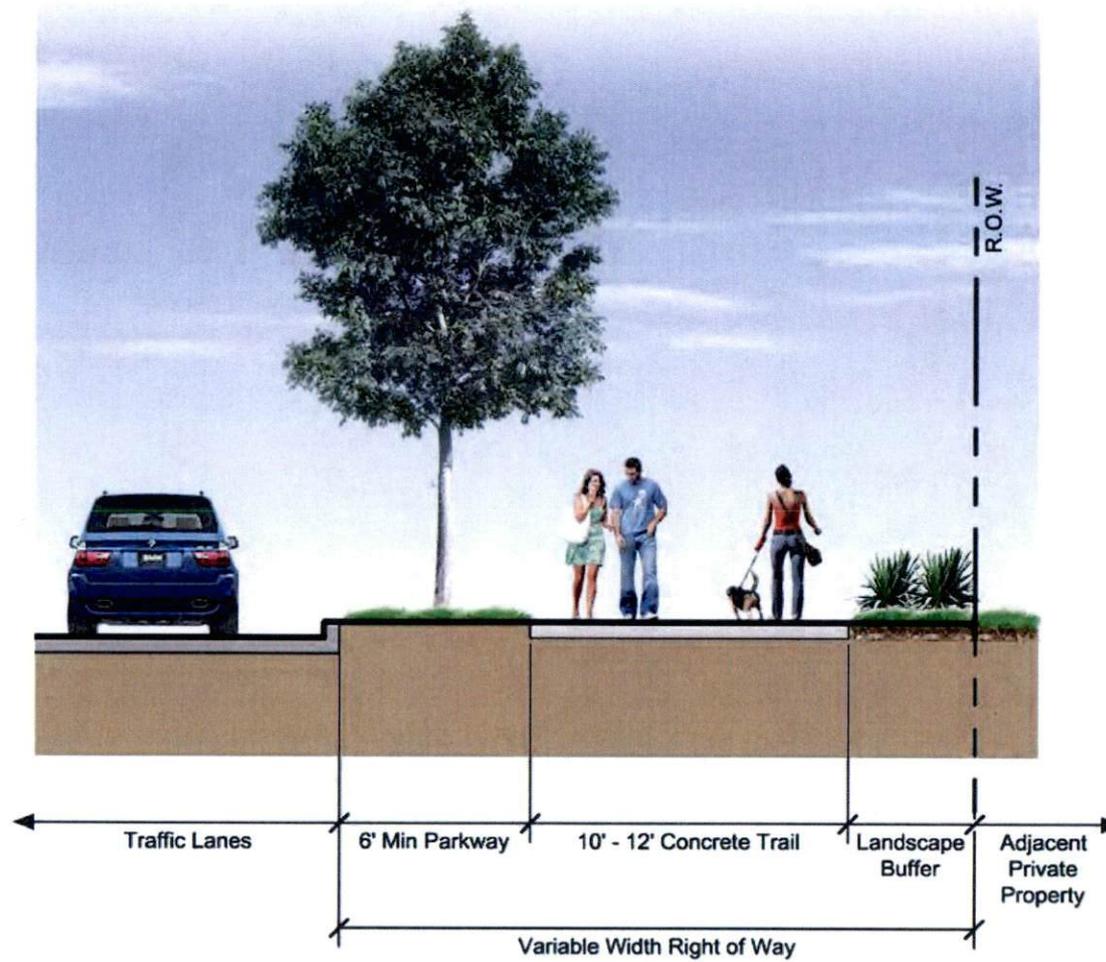


SIDEWALK WITH
VEGETATED PARKWAY



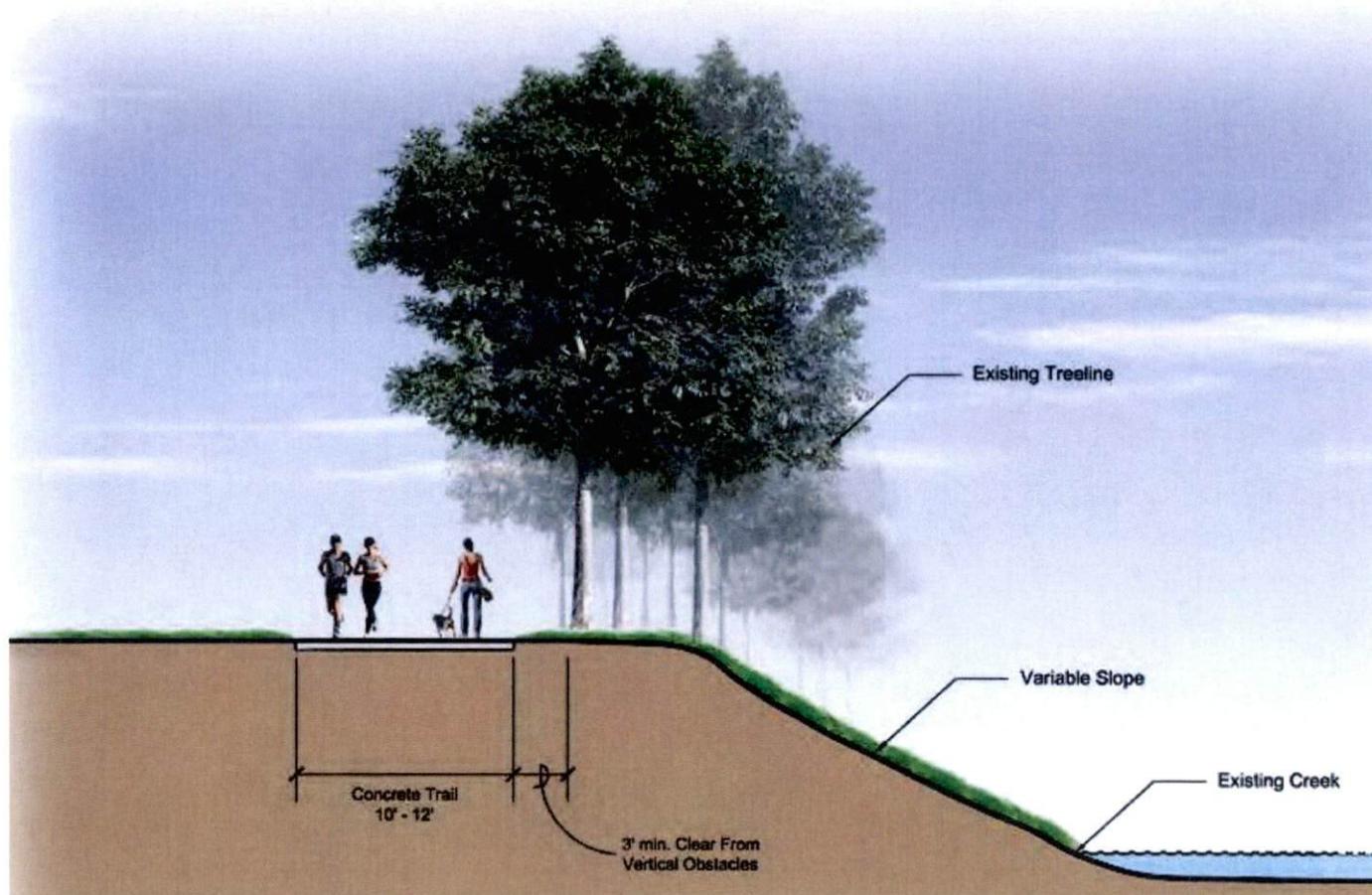
RECREATIONAL TRAILS

SHARED USE TRAIL IN PARKWAY



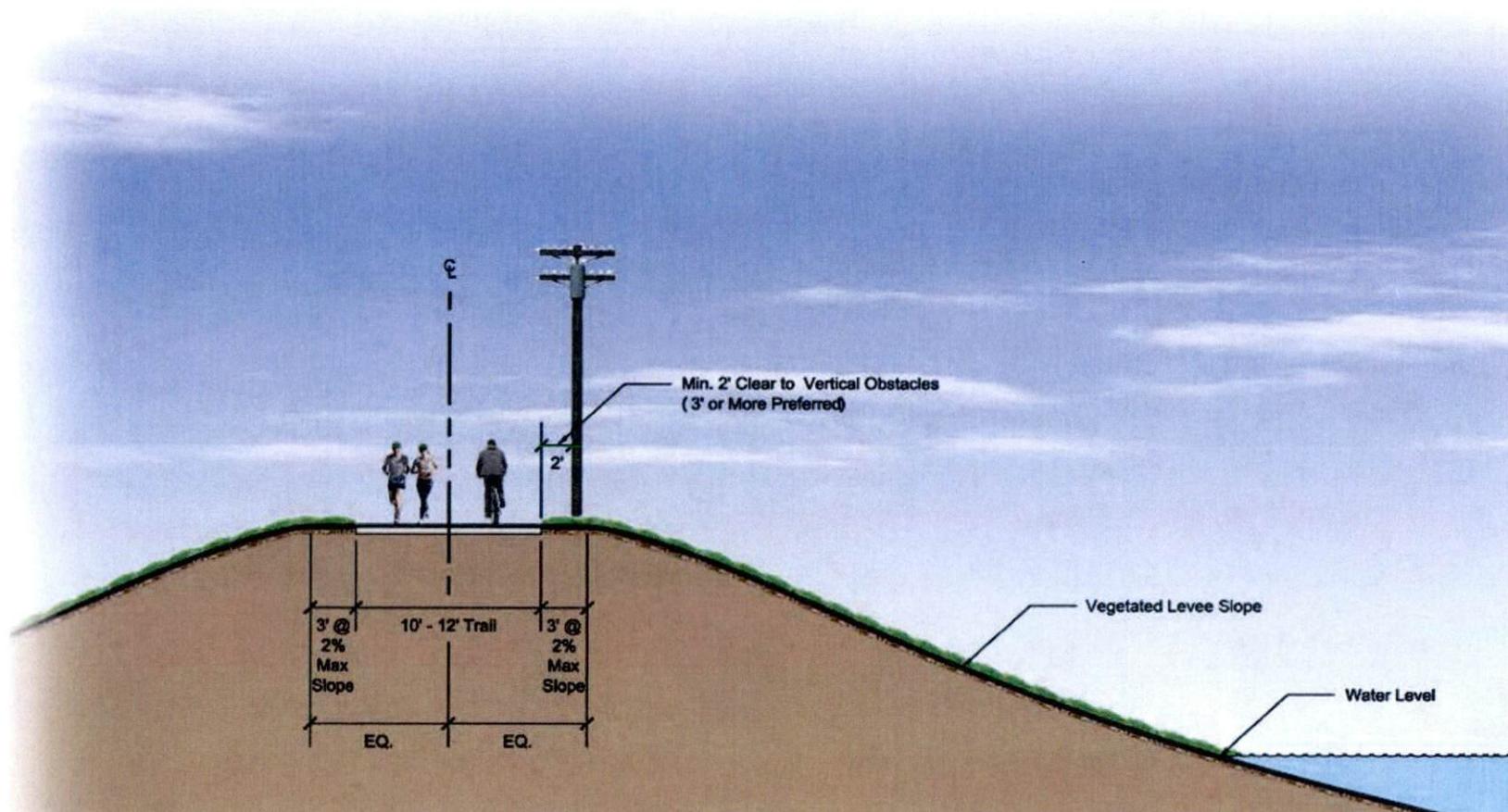
RECREATIONAL TRAILS

TRAIL ALONG CREEK / DRAINAGEWAYS



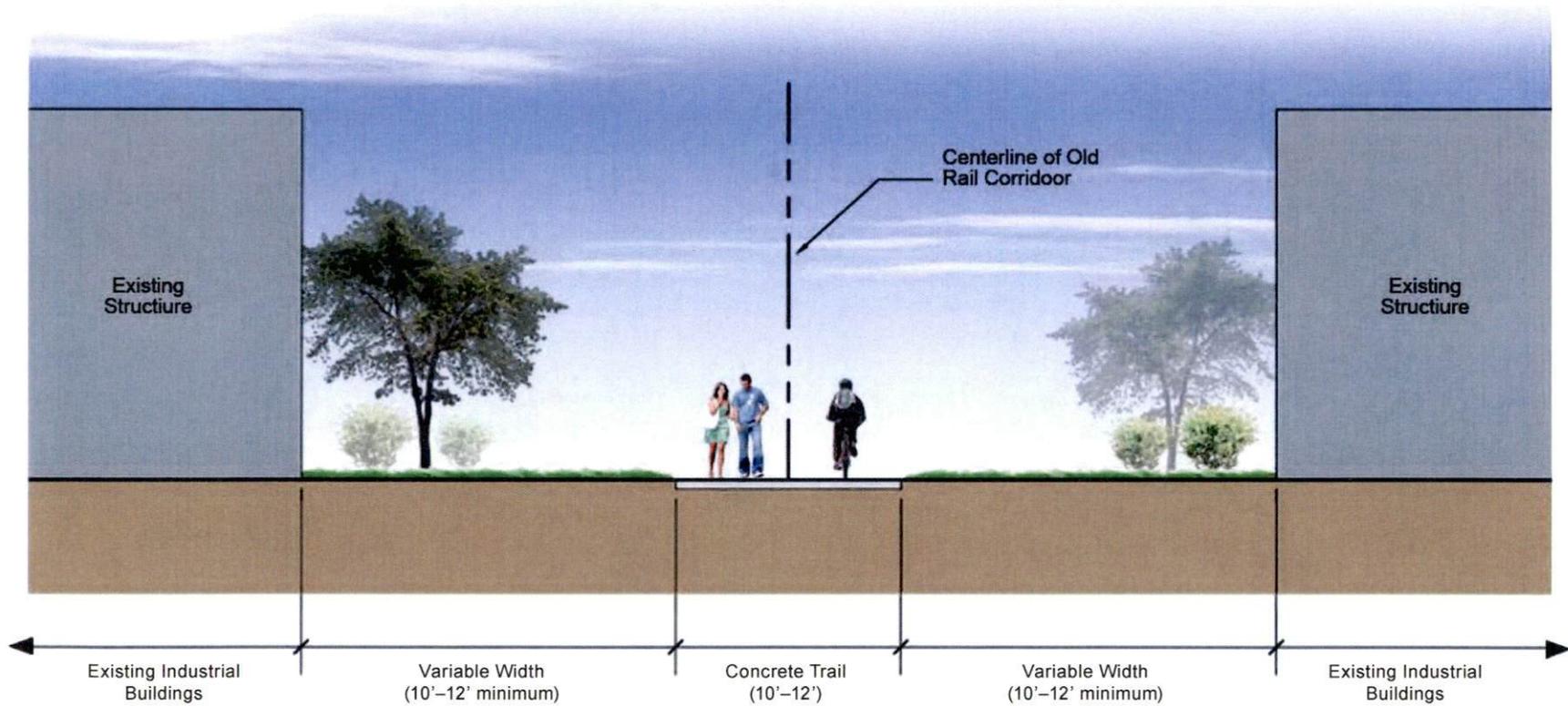
RECREATIONAL TRAILS

TRAIL ALONG LEVEE / DRAINAGE CHANNEL



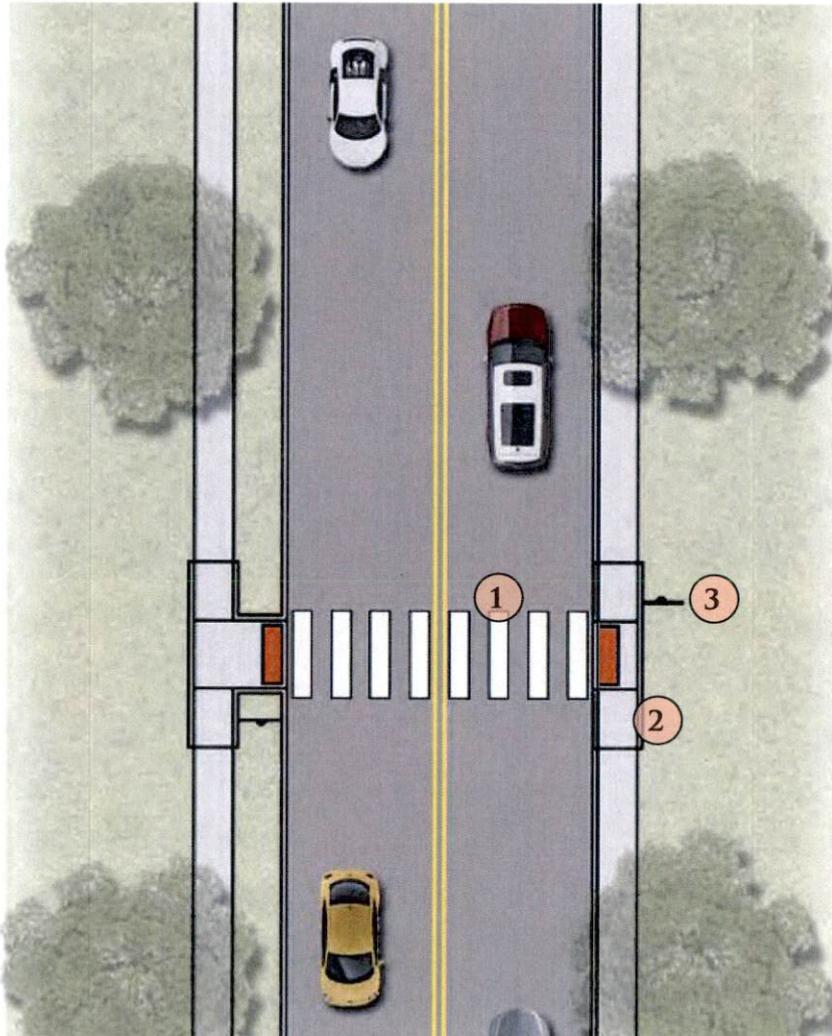
RECREATIONAL TRAILS

RE-USE OF EASEMENT / RAILROAD



CROSSINGS & TRAILHEADS

TYPICAL UNSIGNALIZED CROSSING



1 Crosswalk Markings

2 Accessible Ramps

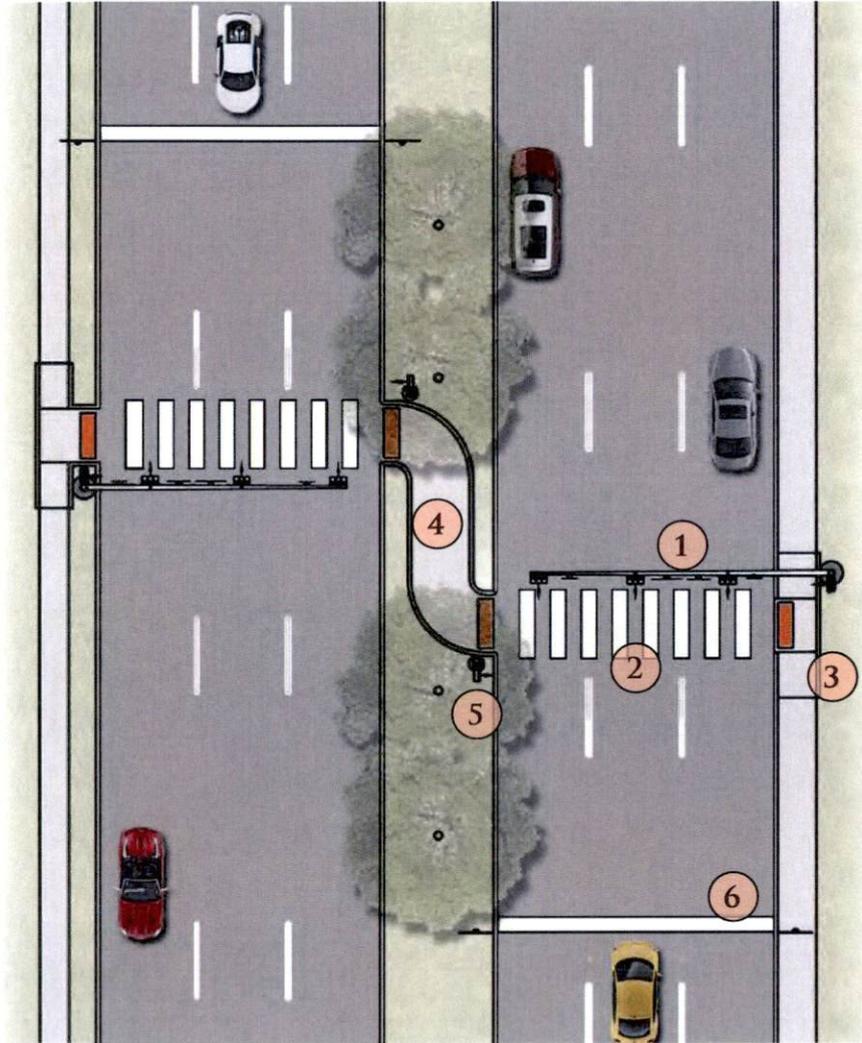
3 Traffic Signage

TYPICAL SIGNAGE



CROSSINGS & TRAILHEADS

TYPICAL SIGNALIZED CROSSING



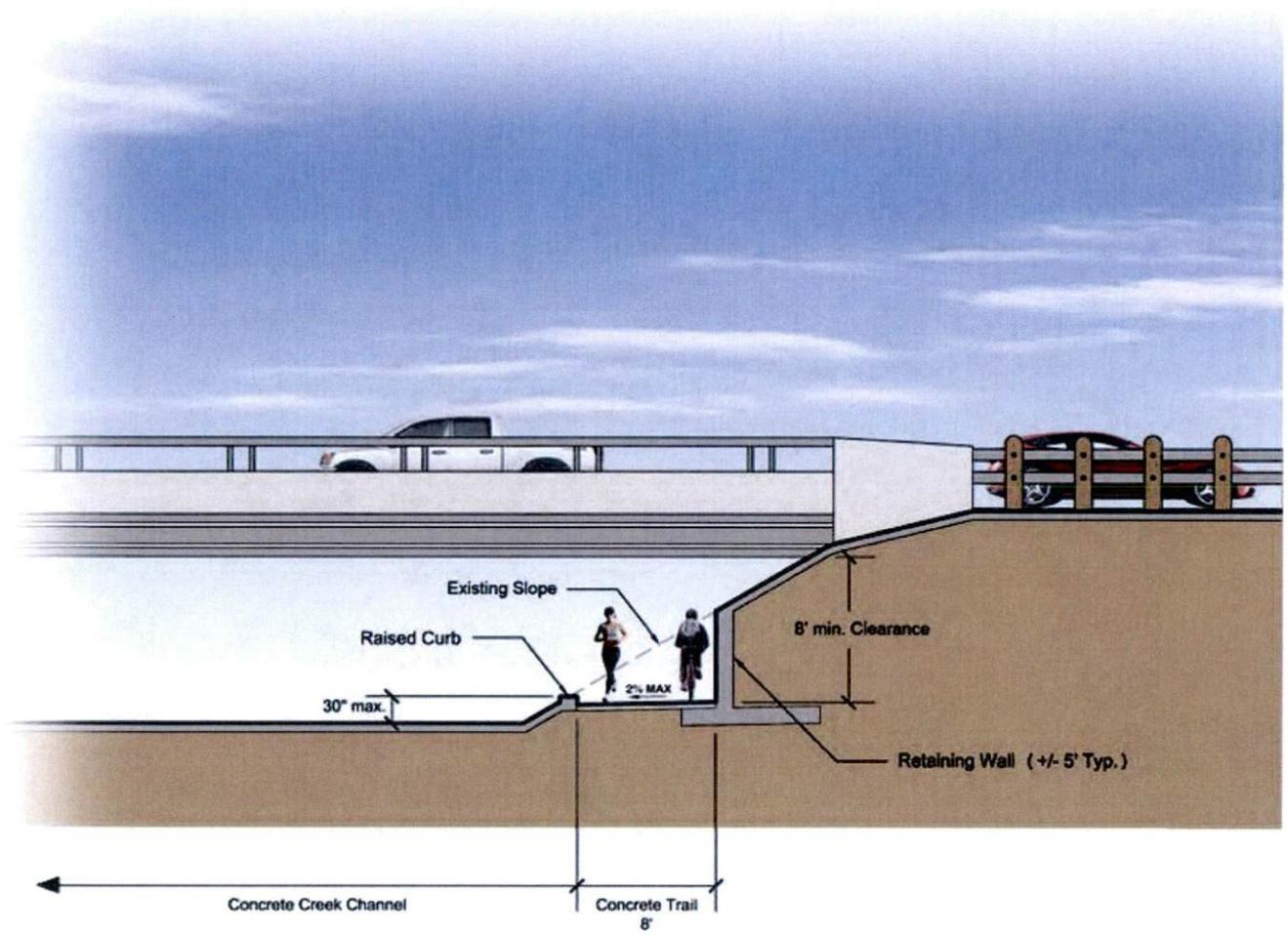
- 1 HAWK Signal
- 2 Crosswalk Markings
- 3 Accessible Ramps
- 4 "Z" Crossing
- 5 Pedestrian Signal
- 6 Stop Bar Marking

TYPICAL SIGNAGE



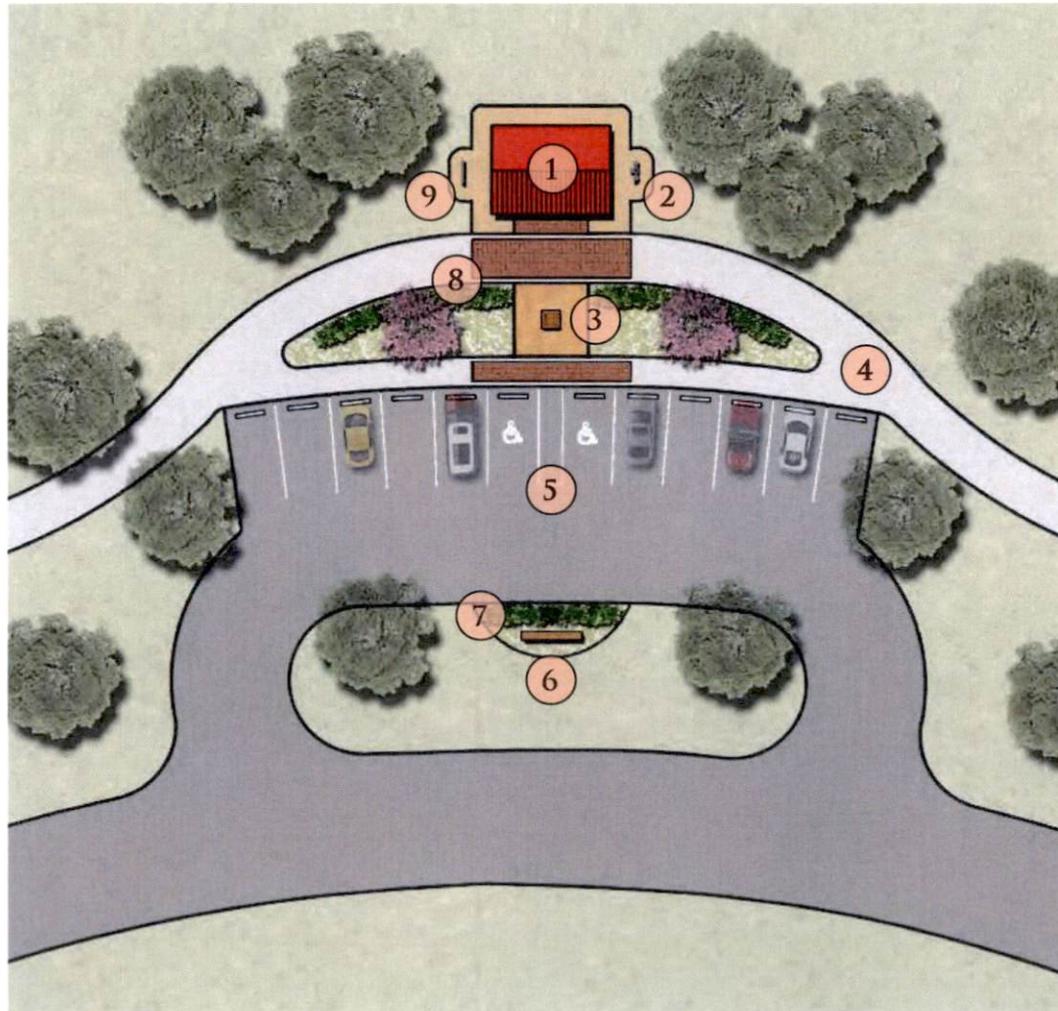
CROSSINGS & TRAILHEADS

UNDERBRIDGE CROSSING



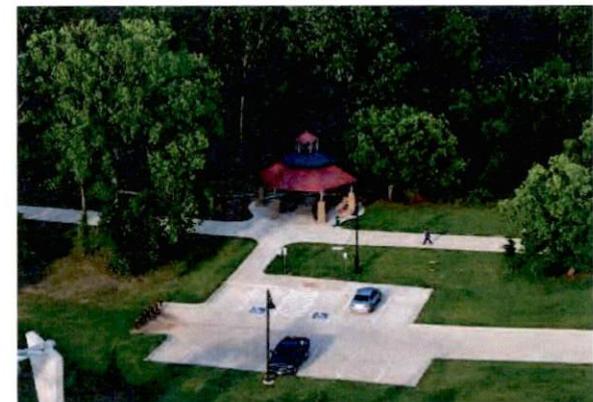
CROSSINGS & TRAILHEADS

MAJOR TRAILHEAD



Plan View

- 1 Shade Pavilion with Seating
- 2 Drinking Fountain
- 3 Wayfinding Signage/Information Kiosk
- 4 Trail Access
- 5 Parking (Minimum 10 Spaces)
- 6 Standard Park Signage
- 7 Ornamental Plantings
- 8 Enhanced Paving
- 9 Bike Rack

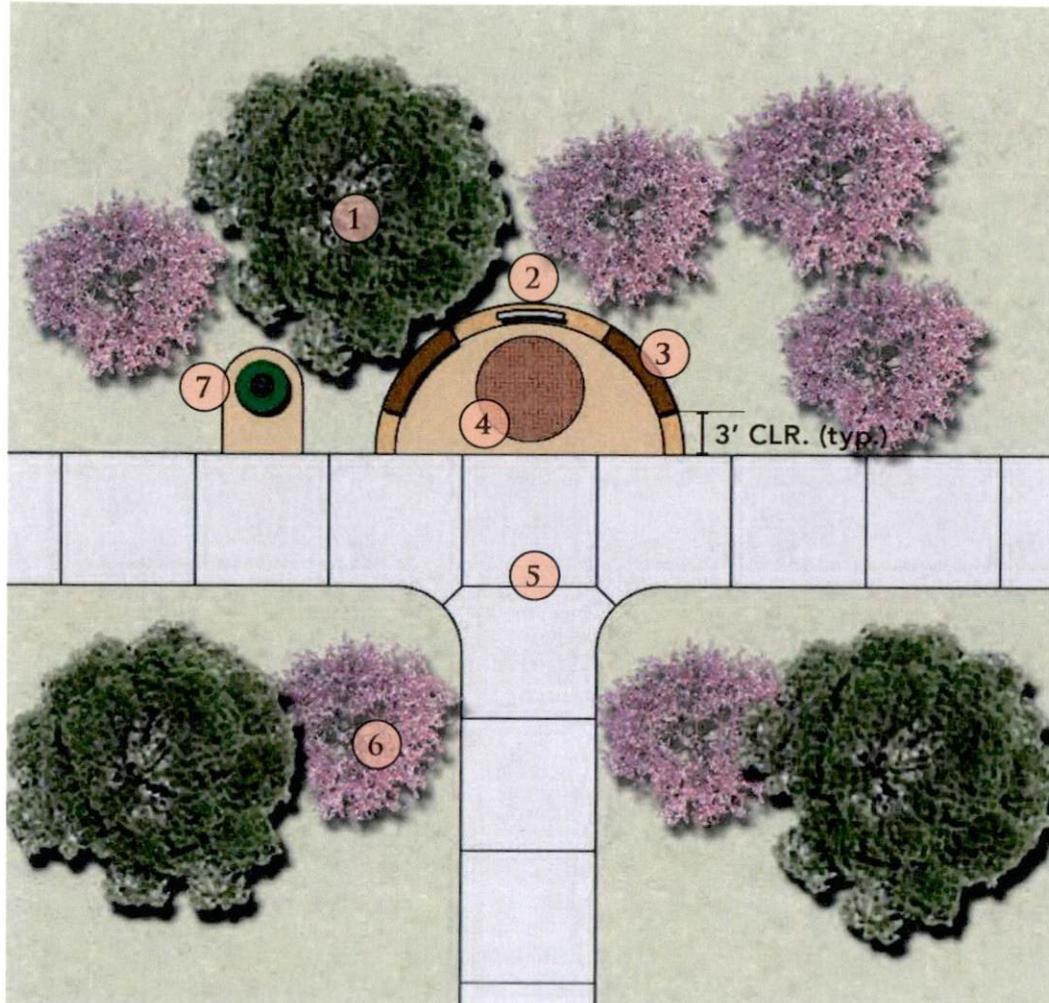


Major trailhead with pavilion and parking



CROSSINGS & TRAILHEADS

MINOR TRAILHEAD



Plan View

- 1 Shade Trees
- 2 Wayfinding Signage/Information Kiosk
- 3 Seating
- 4 Enhanced Paving
- 5 Trail Intersection
- 6 Ornamental Trees
- 7 Litter Receptacle



Minor trailhead with information kiosk



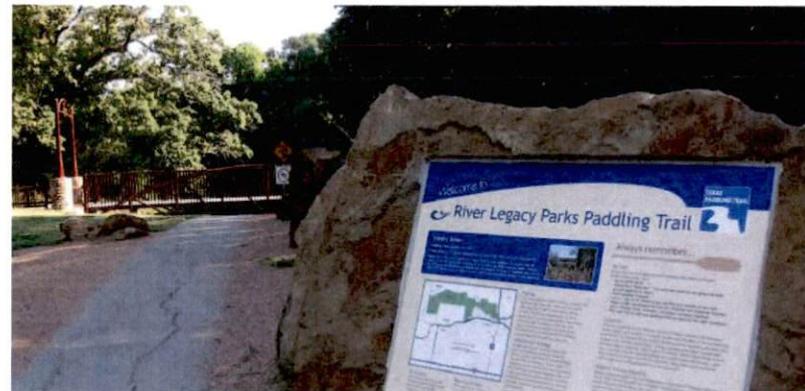
CROSSINGS & TRAILHEADS

PADDLING TRAILHEAD

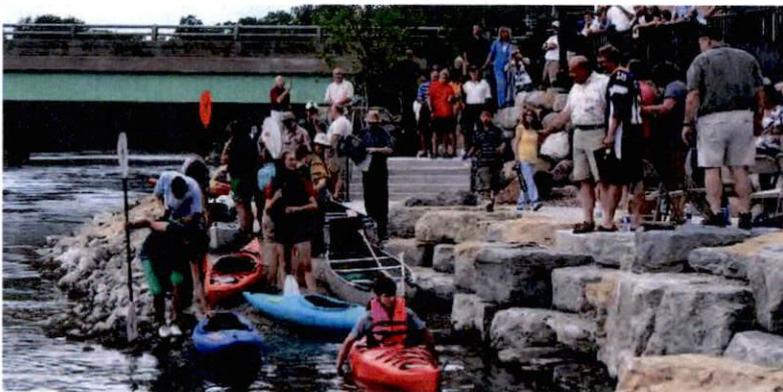
With the growing popularity of non-motorized boating activities like kayaking, canoeing and paddle boarding, a number of urban trail systems now feature water trails with trailheads at key access points. Recommended components of these trailheads include: a launch platform or dock, wayfinding signage, erosion control measures as necessary, access for people of varied abilities, etc. Below are sample photos of some of these components.



Existing paddling launch on Trinity River



Wayfinding signage



Shoreline trailhead on river



Pre-fabricated dock product for all abilities (source: ezdock.com)



PORTALS & BRANDING

CITY PORTAL OPPORTUNITIES

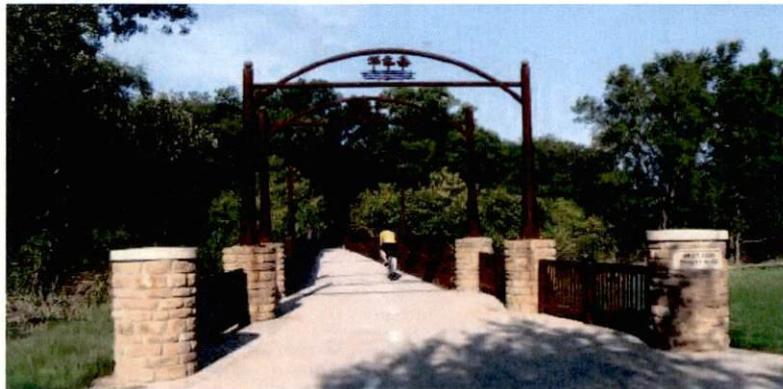
Noted within this plan are locations that provide opportunities for projecting a unified city identity image or “brand” for visitors using the trail network. For consideration when design of these elements moves forward, the photos below serve as samples of architectural treatments, wayfinding signage, and/or public art as incorporated into a few trail gateway treatments in the DFW region.



Major gateway / City identity portal



Minor identity marker along trail



Pedestrian bridge as gateway feature

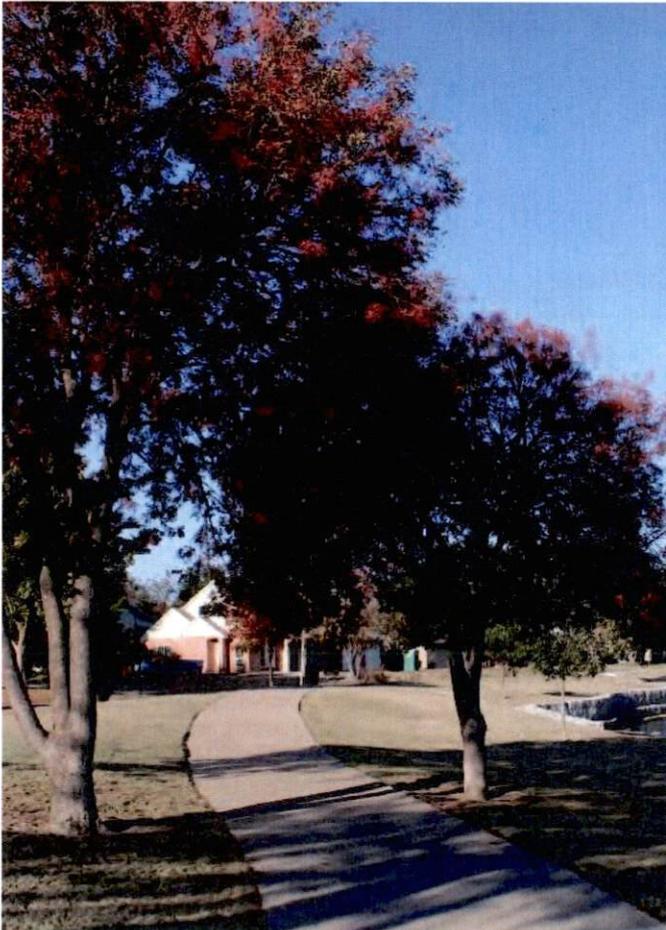
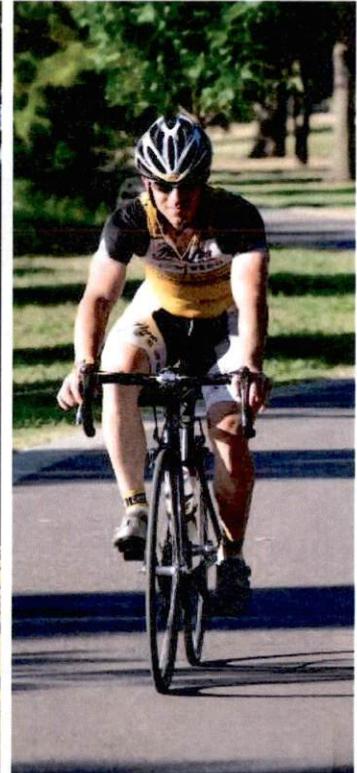
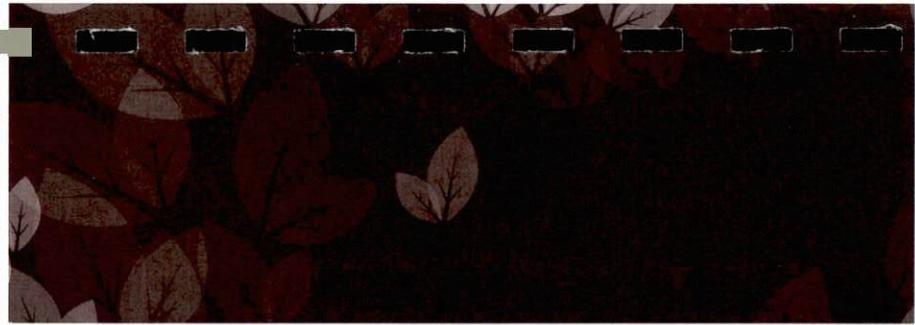


Identity monuments at trail entry point





FARMERS
BRANCH



 **DUNAWAY**

Fire Station No. 2 Relocation

FIRE STATION NO. 2

STRATEGIC LOCATON & CONSTRUCTION

In 2012, a study was conducted to identify the best location to relocate Fire Station No. 2. The focus of the study was to review options to decrease response time averages in higher call volume areas. With Fire Station No. 1 being relocated to Webb Chapel & Valley View in 2010, the need for better access to the east side as well as the Central Area became a priority.

In 2014, the City Council approved the purchase of 4.5 acres of land just across the street from Brookhaven College at Valley View & Alpha for \$400,000. It is Fire Chief Steve Parker's professional opinion that relocating Fire Station No. 2 to this particular location will not only give our Firefighters and Paramedics the ability to reach more of our residents, but will also decrease the time it takes to reach them. Many of the homes in the surrounding neighborhood of the new location, Crest Park Estates, are more than 48 years old and don't have fire sprinkler systems. This relocation also takes into consideration future commercial & residential growth on the east side of the City as well as the 635 corridor (the old Great Indoors location & Blue Lake Office Towers have both recently been approved for high-density housing).

In addition to being able to decrease response times and providing life saving measures to more of our residents, the relocation of Fire Station No. 2 is also important to the retention and ability to hire qualified Firefighters and Paramedics. When the station was constructed 42 years ago, it wasn't designed for coed living quarters. Currently there are two rows of four beds that are NOT partitioned by a wall but metal lockers that are less than 6' tall. The existing facility is 42 years old and, like most of the homes in Farmers Branch, it requires annual upkeep because it is an aging structure. Building a new facility will reduce the annual upkeep that a 42 year old structure requires. It will also provide adequate living facilities for our Firefighters and Paramedics.

Lastly, during our research over the past 8 months, there was discussion of renovating Fire Station No. 2 for an offsite animal intake center in lieu of an expansion of the existing shelter. The estimate received from Gallagher & Associates was just over \$1.8 million. Meaning, Fire Station No. 2 is in serious disrepair & is in need of a major renovation. Rather than spending those funds on a structure that is more than 42 years old it makes more financial sense to relocate the station as soon as funds are available.

After many months of research and discussion, it is this Committee's opinion the construction of a new facility for Fire Station No. 2 is imperative to improving the quality of life for all residents of Farmers Branch, both commercial and residential.

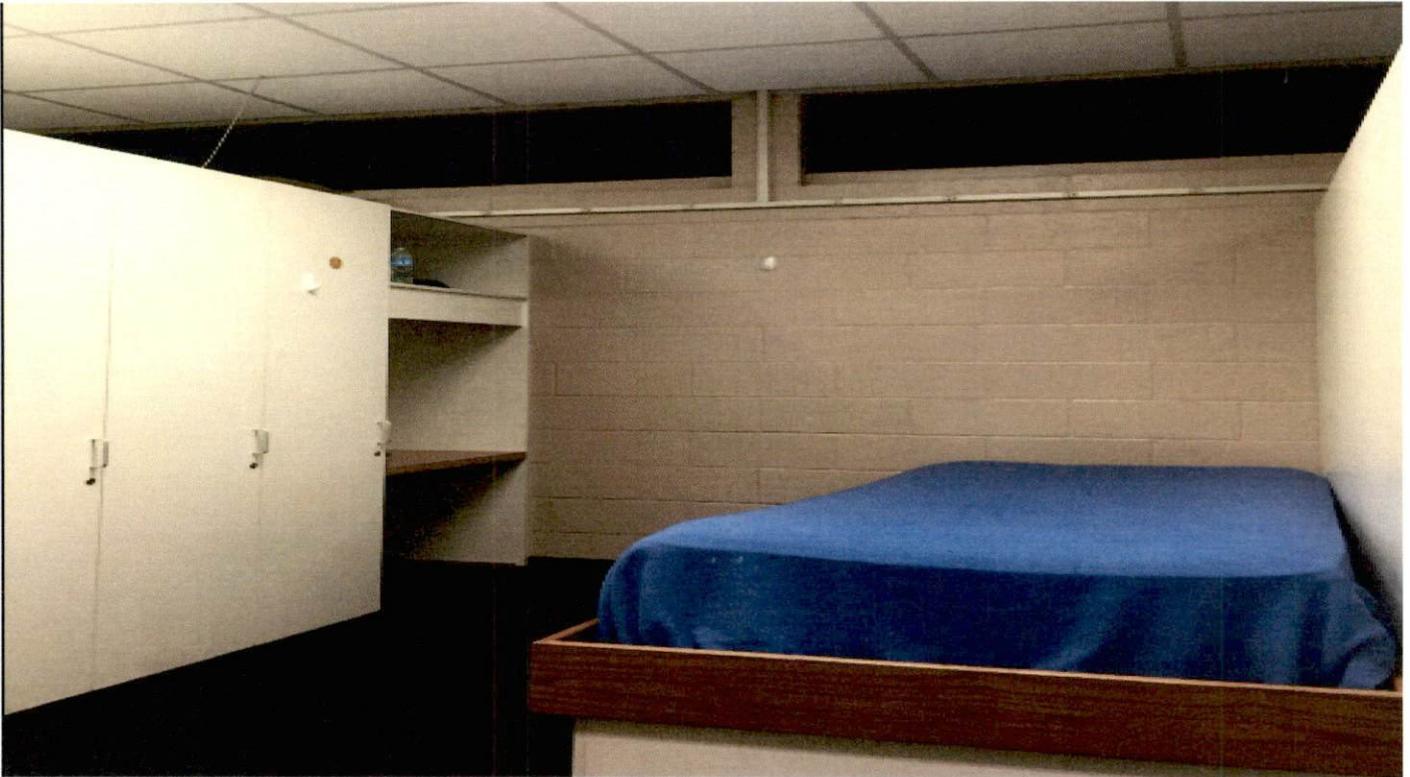


FARMERS BRANCH FIRE DEPARTMENT

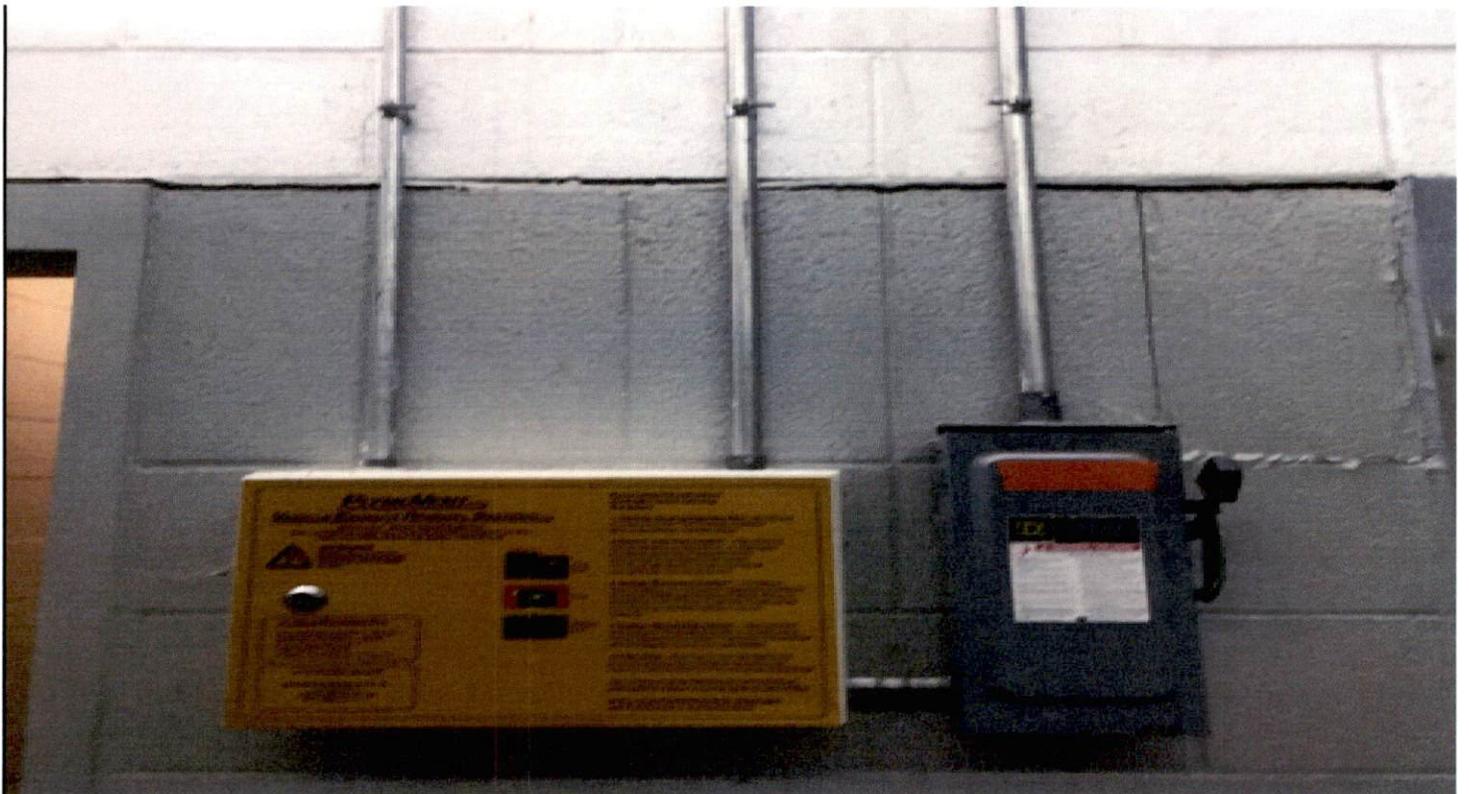
Fire Station #2 Maintenance Issues / History

1. Fire Station #2 opened in 1974 and is 42 years old. As a comparison, Fire Station #1 was built in 1959 and was closed in 2012 after 53 years of service. Fire Station #1 has now been converted into the Firehouse Theater. Since the conversion, the old Fire Station's electrical and plumbing have had to be replaced or upgraded.
2. The fire station has experienced four separate termite infestations which has taken toll on interior millwork.
3. The fire station began experiencing foundation issues ten years ago that have adversely impacted interior CMU walls and has created substantial cracks in the interior walls. Several doors do not open/shut properly.
4. Leaks in the underground drain lines have caused soil erosion under the substructure of the building, which enhanced the foundation problems. A drain line on the west side of the fire station was repaired in 2010; however, no structural improvements have been made.
5. The fitness room has persistent condensation problems, which results in mold growth and compromise of the ceiling tiles and discoloration. [This area was not part of the original structure, but was modified in the late 1990's on a modest budget, and is considerably under sized for its purpose.]
6. The corner location at Spring Valley and Vitruvian is a poor location because the design of the intersection partially hides exiting companies from traffic entering Spring Valley from Vitruvian Parkway.
7. In January 2012 the building flooded and had to be abandoned for one month. This was a result of an April 2011 hail storm. In February 2012 the roof membrane and dropped ceilings were replaced.
8. The design and construction of the building does not address the needs of a modern fire department. Design issues include not having individual dorm and bathrooms to accommodate mixed sex crews; the apparatus bays are small and require large apparatus to back in-not drive through; the kitchen and bathroom are in need of a major remodel; the fitness room is undersized; and there is no classroom space to allow for on-duty training.

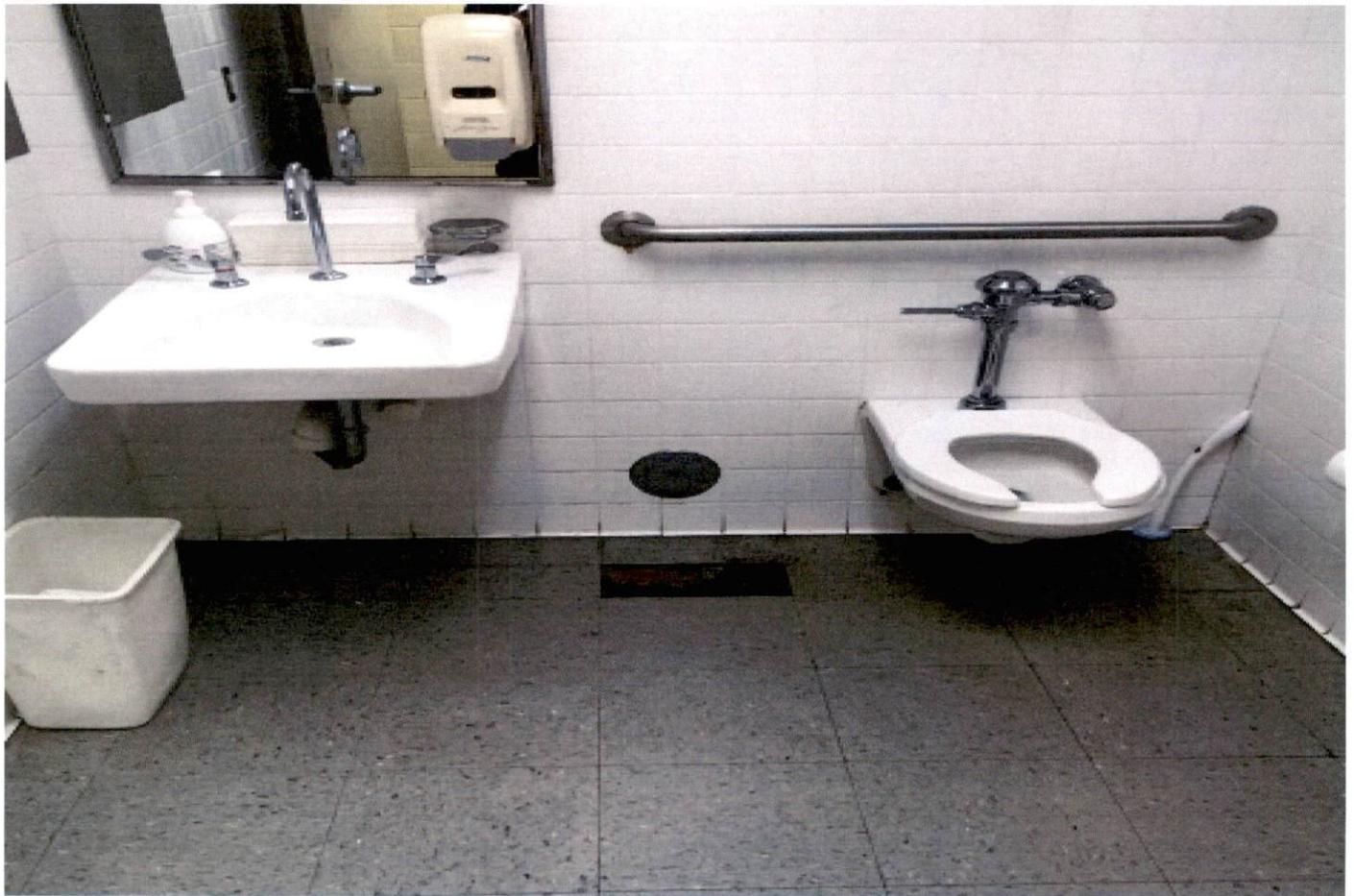
Dorm rooms were not designed for coed crews



Slab movement affecting plumbing & foundation due to soil erosion

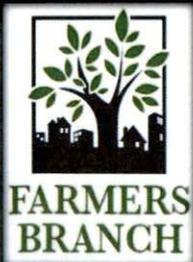








Fire Station No. 2 Relocation Update



Presented by Chief Parker
December 15, 2015



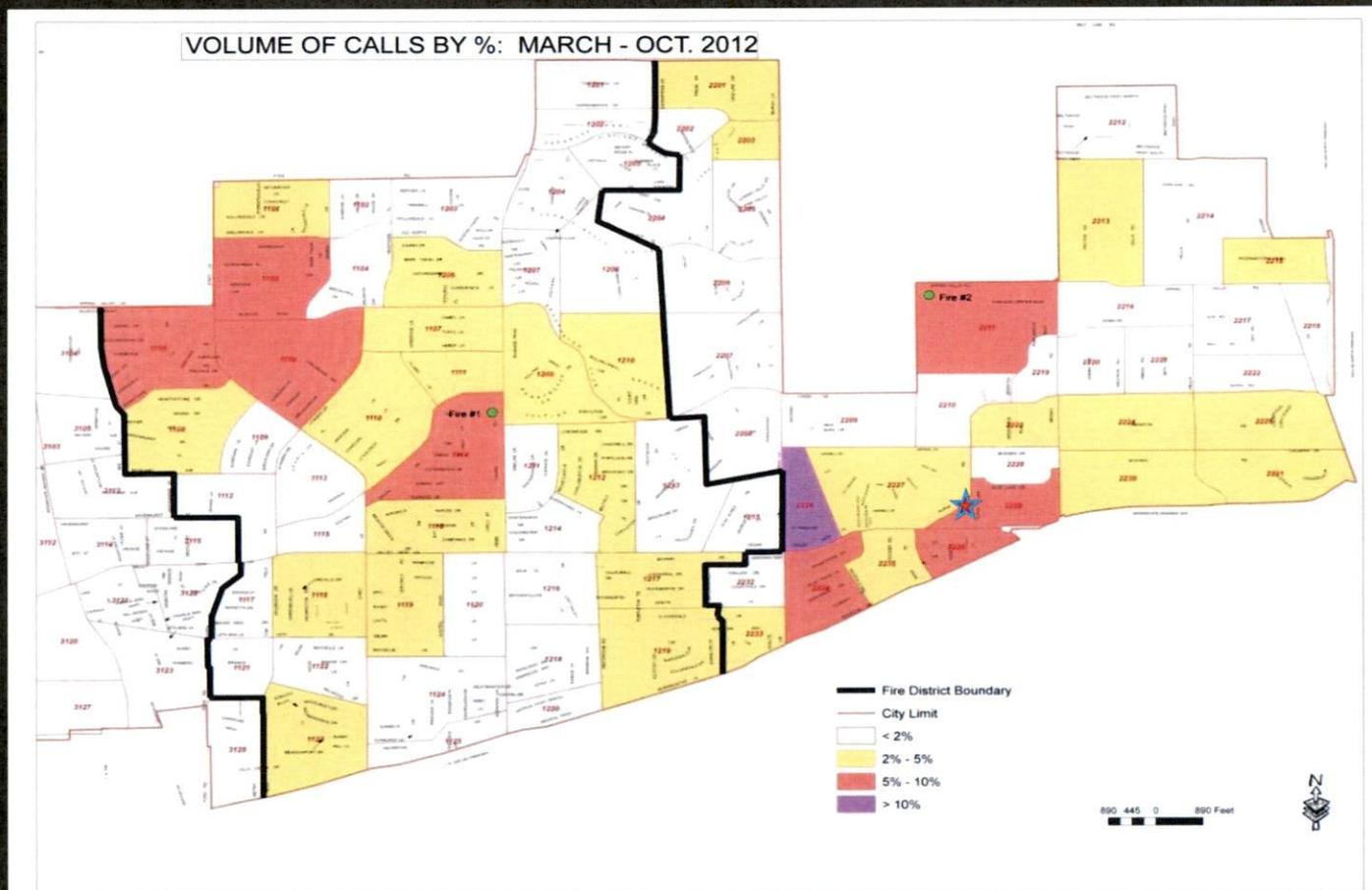
Fire Station No. 2 Background

- Located at 3940 Spring Valley Road, on east side of Farmers Branch
- The property was acquired from Mobil Exxon Corporation in 1973
- The property is 1 acre in size and borders the Town of Addison
- The station was constructed and occupied in 1974 (42 years old)
- 24-hour operating facility with Paramedic Engine 132 and Medic 132
- Increasing development created more challenging response times

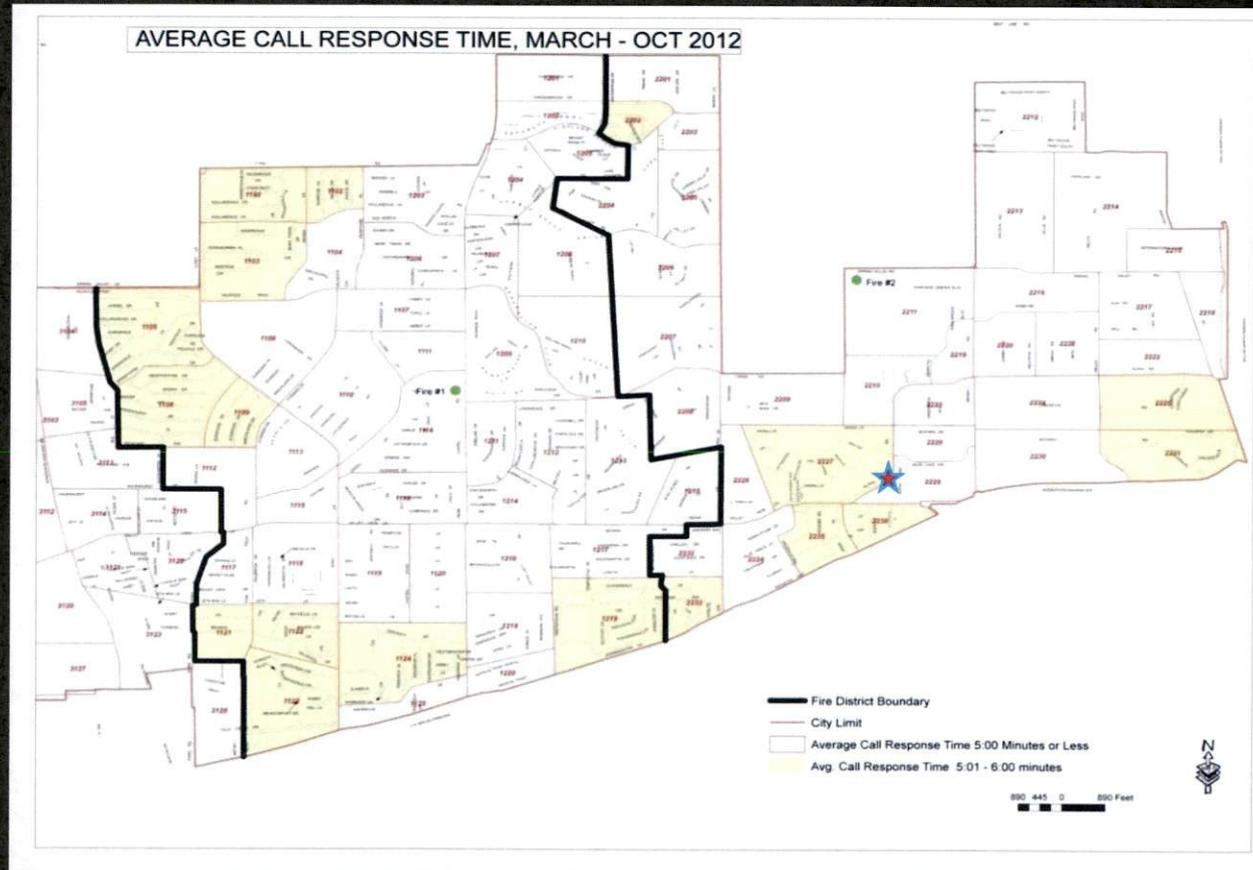
Focus of 2012 Fire Station Location Study

Improve overall response time for Fire and EMS calls by repositioning Fire Station No. 2

Call Volume Analysis (2012)



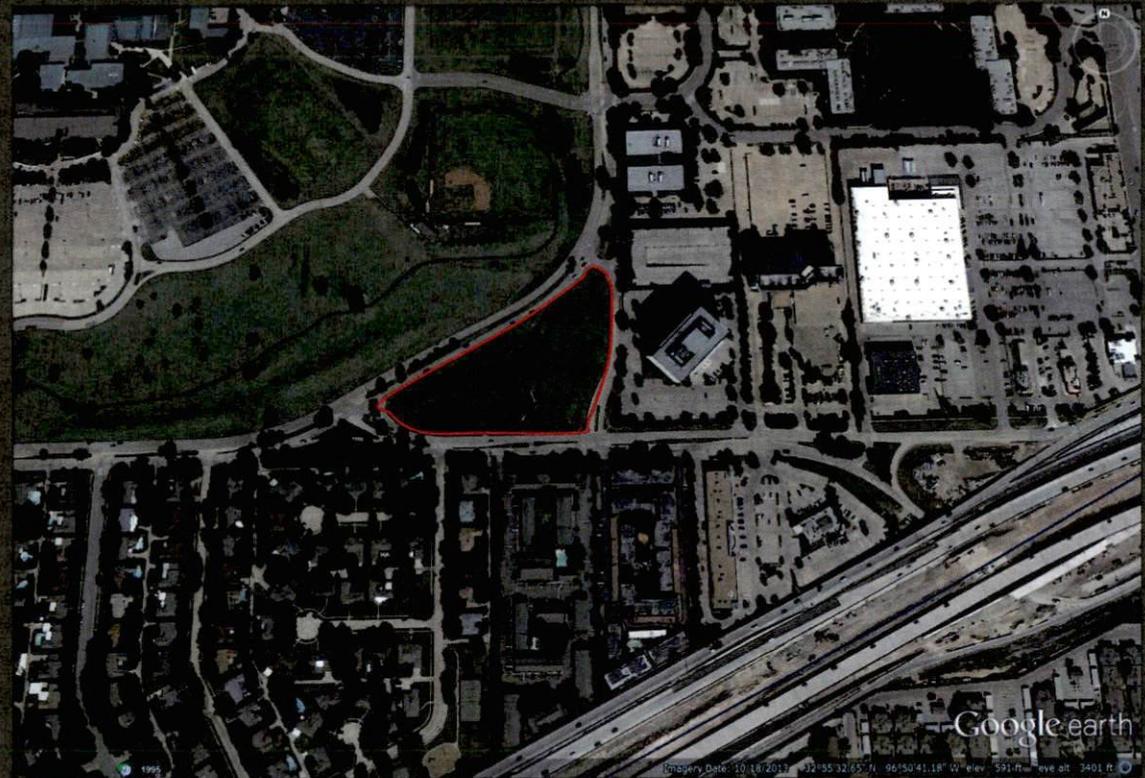
Response Time Analysis (2012)

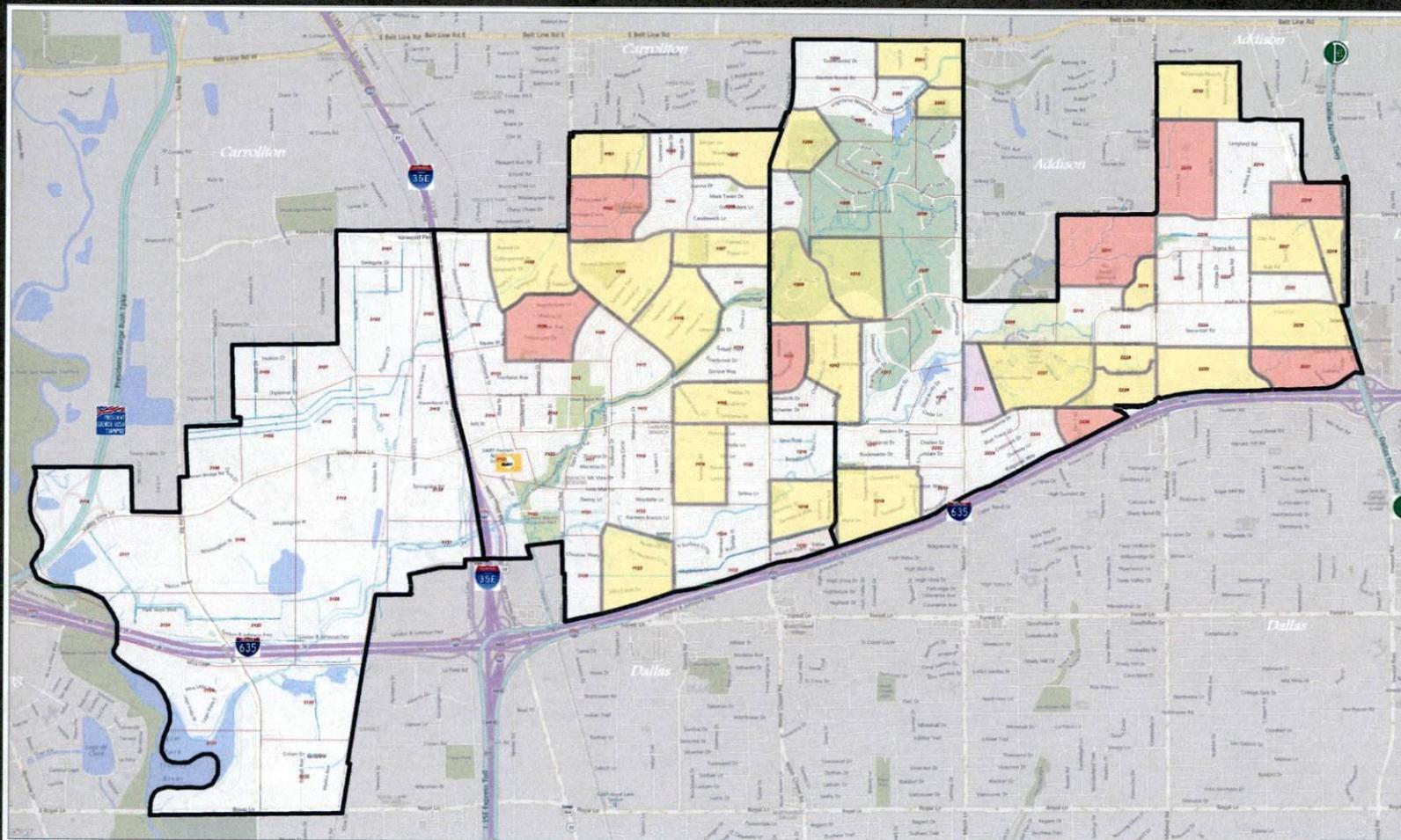


Chosen Site

Alpha Link Road “Holiday Park”

- Purchased 4.5 Acre Tract from Dallas County Community College on July 15, 2014 for \$400,000
- A community meeting was held on August 6, 2014 regarding using this site as a fire station location





- Call Volume > 10%
- Call Volume 5 - 10%
- Call Volume 2 - 5%
- Fire Districts
- Fire District Boxes

Volume of Calls Oct. 2014 - Oct. 2015

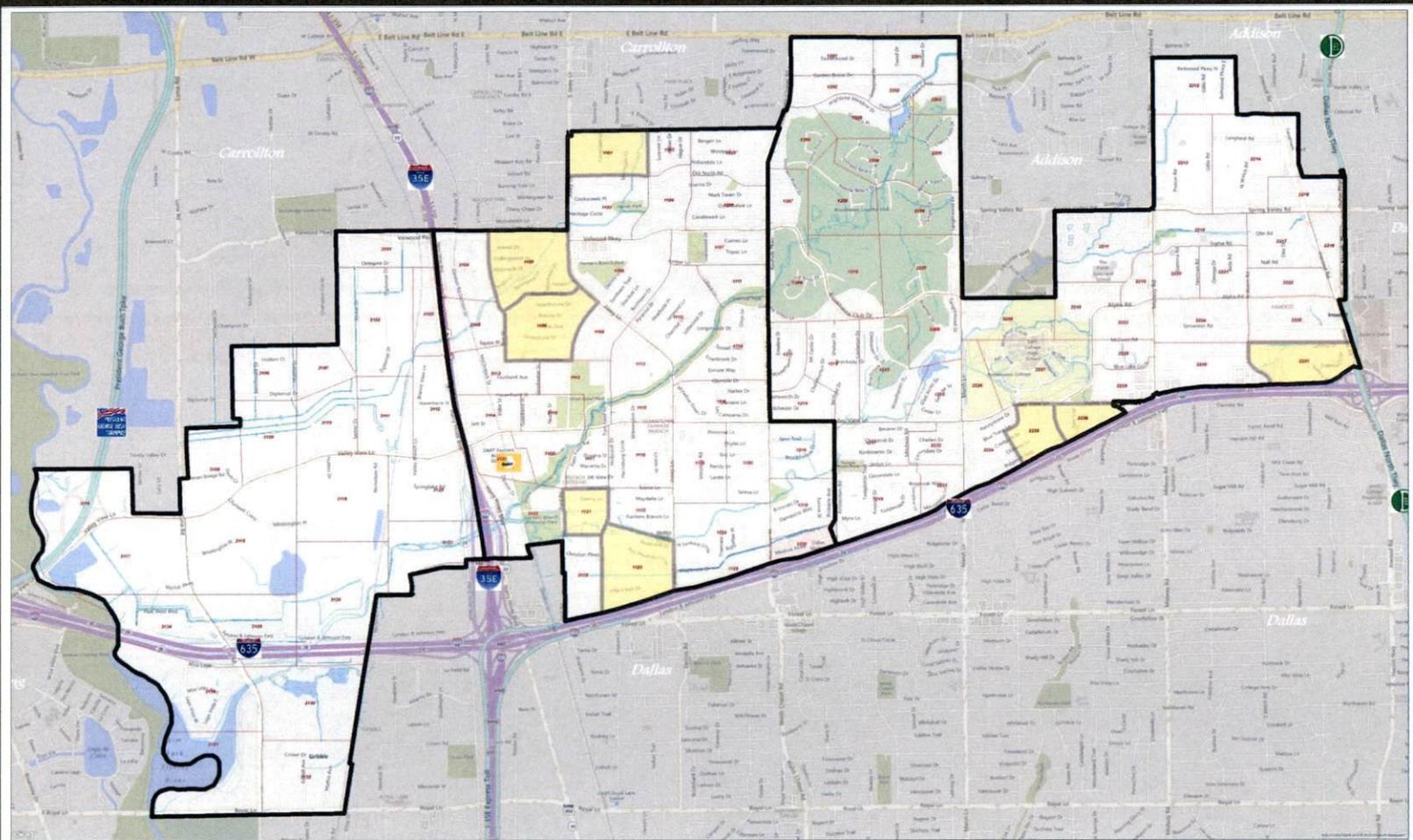


Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Document Path: J:\GIS\FarmersBranch\Projects_Maps_FB\IT_GIS_Pri\Fire_Call_Volumes.mxd

Feet North
Date: 12/2/2015



- Average Call Response Time > 5 Minutes
- Fire Districts
- Fire District Boxes

Average Call Response Times Oct. 2014 - Oct. 2015

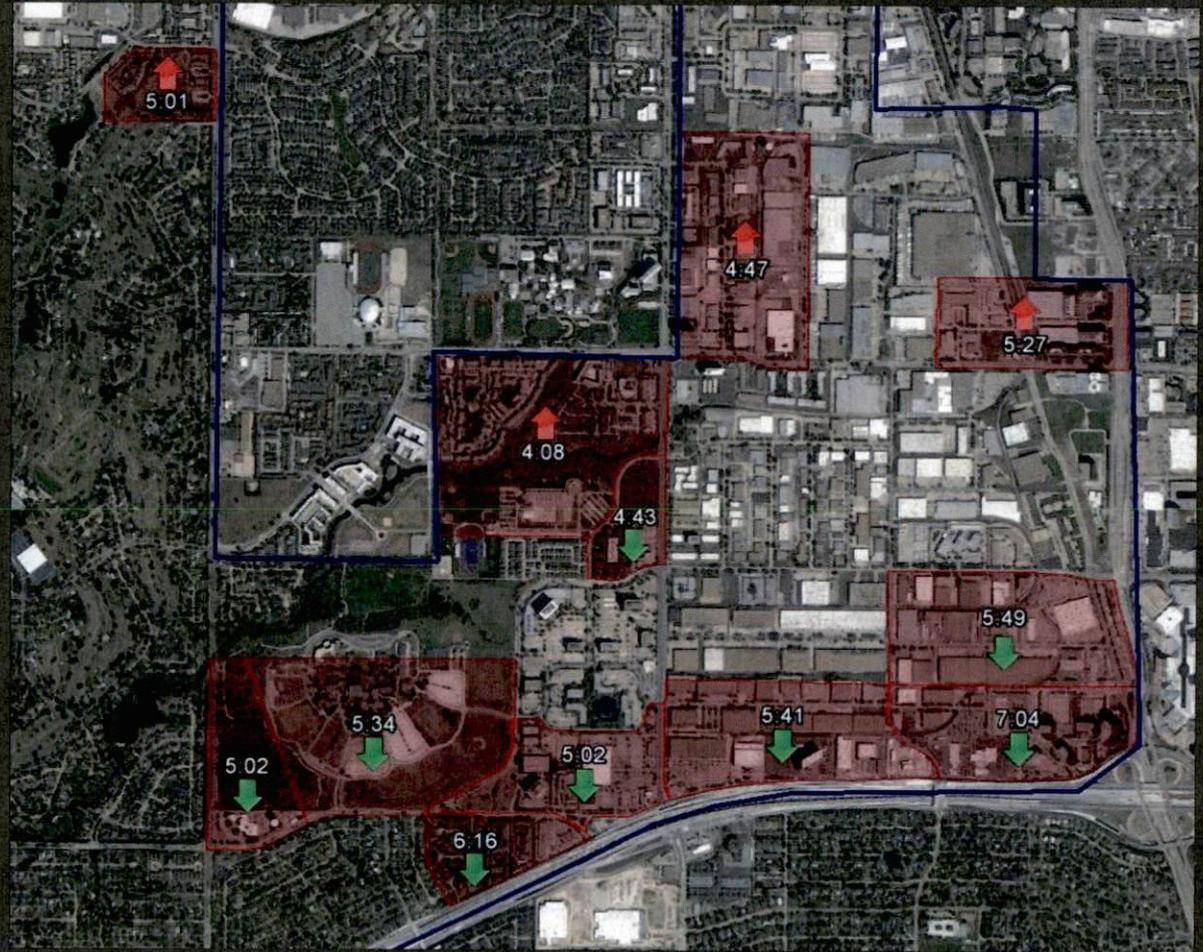


Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data. For pictorial reference only.



Performance Forecast

- The shaded boxes are the top 1/3 busiest boxes in District 2
- 634 emergency calls occurred in the shaded boxes in FY 2014/15
- 960 emergency calls occurred in all of district 2 in FY 2014/15
- 66% of emergency calls were in the busiest 33% of district 2 boxes
- The time in each shaded box is the average response to emergency calls for FY2014/15
- The arrow in each shaded box is a forecast of whether we can expect performance to improve (down) or decline (up) once station 2 has been relocated
- The forecast is based on distance from the new station, typical traffic patterns, and number of turns



Construction Cost Estimates

as of 11/24/2015

Estimated Construction Cost	
Demolition of Current Station 2	\$ 66,500
Asbestos Abatement at Current Station 2	\$ 31,500
Construction of New Station 2	\$ 3,467,500
Total Estimated Construction Cost	\$ 3,565,500
Estimated Fees & Owner's Direct Expenses	
A/E fees @ 12%	\$ 427,860
Civil Engineer Fees	\$ 36,000
Asbestos Testing & Consulting Fees	\$ 7,500
TDH fees	\$ 500
Geotechnical Testing	\$ 20,000
Geotechnical Survey	\$ 5,500
Topographic Survey	\$ 2,000
Boundary Survey	\$ 7,500
Platting	\$ 8,500
Project Sign	\$ 600
Reimbursable	\$ 18,000
TAS Review & Inspection	\$ 2,500
Fiber Optics	\$ 24,000
City Permit & Inspection Fees	\$ By City
Total Estimated Fees & Owner's Direct Expenses	\$ 560,460
Estimated Furniture, Fixtures, & Equipment	
Furniture, Fixtures, & Equipment	\$ 40,000
Air Compressor	\$ 1,200
Total Estimated Furniture, Fixtures, & Equipment	\$ 41,200

Estimated Land Cost	None Included
Estimated Contingencies	
Electric Service	\$ 30,000
Gas Service	\$ 8,000
Telephone & Data Systems	\$ 45,000
Radio System	\$ 14,600
Project Contingency	\$ 178,275
Total Estimated Contingencies	\$ 275,875
Total Estimated Level of Magnitude Cost	\$ 4,443,035
Inflation @ 6%/year x 1 year (Start work in 2016)	\$ 266,582
Bond Contingency @ 2%	\$ 94,192
Bond Issuance Fee @ 3%	\$ 144,114
Grand Total (Fall 2016 Construction Start)	\$ 4,947,924
Fire Station No. 2 Bond Proposal	\$ 4,950,000
Cost Inflation per Quarter	
4Q 2016	\$ 4,950,000
1Q 2017	\$ 5,024,250
2Q 2017	\$ 5,099,614
3Q 2017	\$ 5,176,108
4Q 2017	\$ 5,253,750
1Q 2018	\$ 5,332,556
2Q 2018	\$ 5,412,544
3Q 2018	\$ 5,493,732
4Q 2018	\$ 5,576,138

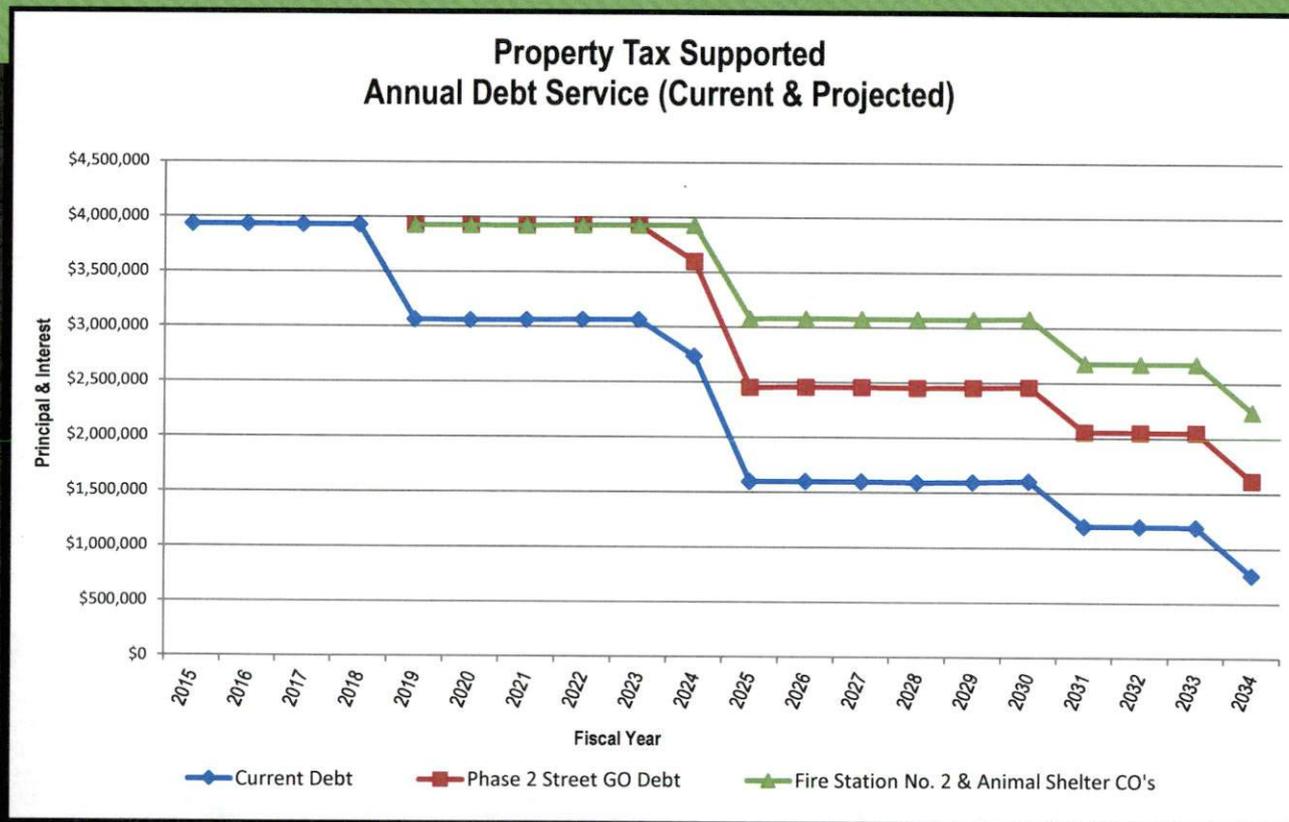


GALLAGHER

New Station 2:
9,500 SF
(\$365/sf)

Station 1:
12,000 SF
(\$315/sf) 2011

Current Debt Issuance Timetable



Proposed Schedule

- Based on debt issuance date
- Includes multiple community meetings on design
- Involves master planning site with Parks Department

4

Station Area Development

STATION AREA DEVELOPMENT

History

In 2002, the city of Farmers Branch adopted the Station Area Conceptual Master Plan. The vision, as described in the plan, was for *"...a unique, mixed-use urban-style neighborhood that blends retail uses, restaurants, personal and professional services, offices and housing in an environment that emphasizes walkable public spaces and creates a memorable experience for those living, working, shopping and visiting the neighborhood. The vision establishes a vibrant new town center that will not only serve the entire community for decades to come but also present a dynamic image of Farmers Branch to rest of the world."*



The above conceptual plan is taken from the 2002 report. The committee has no opinion on this plan. In fact, the committee makes no specific design recommendations but rather leaves that decision to the city staff and the city council as they work with the developer(s) of the project. Instead of trying to determine the exact use of the site, the committee focused on determining and overcoming the barriers to the development.

Citizen Support

The Bond Committee held two listening/polling meetings on July 19 (full results available on the committee's website). This was not a scientific poll and the results are subject to interpretation, but the two questions about the desirability of the Station Area development were clear.

Q1. Would development of the East side of Valley View & I-35E into a defined downtown community space with unique dining and shopping, be of interest to you?

<i>Strongly Support</i>	<i>60%</i>
<i>Somewhat Support</i>	<i>22%</i>
<i>Do Not Support</i>	<i>15%</i>
<i>Unsure</i>	<i>3%</i>

Q2. Do you think such a project would positively impact revenue for the City?

<i>Yes</i>	<i>73%</i>
<i>No</i>	<i>11%</i>
<i>Don't Know</i>	<i>16%</i>

Best Practices

Below are the top five recommendations described in the "Ten Principles for Successful Development Around Transit" published in 2003 by the Urban Land Institute. This report is available on the usmayors.org website.

1. Make It Better with a Vision
2. Apply the Power of Partnerships
3. Think Development When Thinking about Transit
4. Get the Parking Right
5. Build a Place, Not a Project

The Citizens committee embraces these key ideas. Specifically, the committee recommends 1) leveraging private partnerships by providing bond funds to enhance the Station Area potential, 2) creating ample/efficient parking and 3) creating a destination that attracts people from outside the city.

Proposed Bond Package

DART/City Parking Garage	\$ 6,000,000
Pike Street Improvements	\$ 3,825,000
Oncor Power Line Relocation	<u>\$ 2,000,000</u>
	\$11,825,000

DART/City Parking Garage

The DART station parking is a given – it exists and must remain. The question becomes how to add more parking to support the Station Area development. One option is to spread the parking throughout the development at ground level, but ground level parking takes space that could be used for commercial development – revenue-generating commercial development. Another option, and the one recommended by the Committee, is to build up/over the existing DART parking.

The committee proposes a three-story parking garage to be co-located on the existing DART parking lot. This parking lot would support DART, the new Station Area development and would also support the Firehouse Theatre, the Grove @ Mustang Station and The Historical Park.

The \$6,000,000 budget is the estimated total amount for the three-story parking garage. It is a reasonable expectation, however, that the City would not fund this entire structure but would instead share the costs with the project developer(s). Since it is currently unknown how much, if any, costs would be shared, the Committee recommends approving the full construction amount.

Finally, the committee does not recommend building the garage in advance of the Station Area development. The garage would only be built after the Station Area development becomes a reality.

Pike Street

Pike Street dissects the station area as shown in this aerial photo:



This is prime retail space located along the busy I-35 corridor. Currently, the street is not developed for high-quality retail as seen in this photo:



The committee recommends upgrading the street, sidewalk, etc. to support this development. The below example is a photo of Lower Greenville Avenue in Dallas:



The detailed budget for the Pike Street improvements is shown below:

Demo/Site Prep/Mobilization	\$ 74,000
Pedestrian Site Work	\$ 981,000
Landscape Materials	\$ 61,000
Civil Site Work	\$2,361,000
10% Contingency	<u>\$ 348,000</u>
Total	\$3,825,000

Oncor Power Line Relocation

Oncor power transmission poles run through the Station Area as shown in this photo:

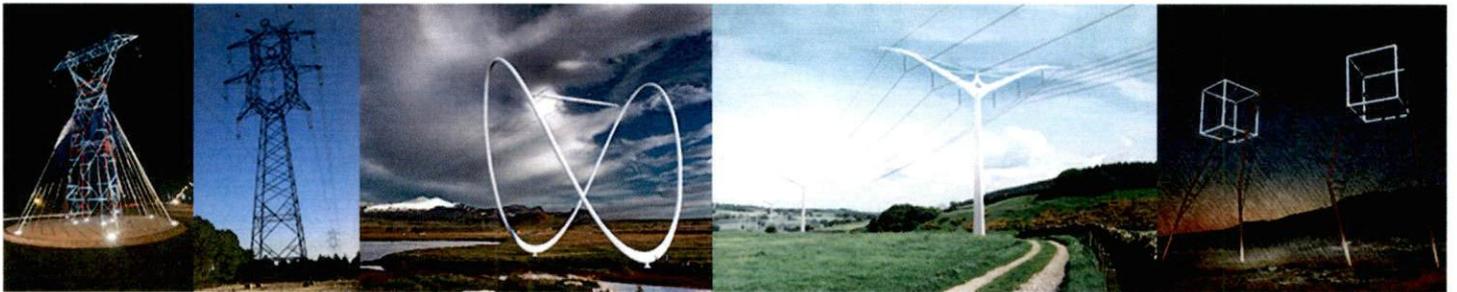


The estimated cost to relocate the towers is \$500,000 per tower. The committee recommends relocation of four towers for a total cost of \$2,000,000

Another option the committee recommends considering is to turn a negative into a positive. Rather than move the towers to a different location, turn them into art. Compare the above photo of a current tower with the example design shown below:



Other examples of Power Art from around the world:



The Stations Area's location along the busy I-35 corridor provides a large audience each and every day. Dramatic sculpture/art in the Station Area would provide an ongoing and free (after the cost of installation) visible attraction to the area.

Conclusion

The Station Area has the potential to become a destination location in Farmers Branch. The DART station plus the I-35 corridor traffic provide an opportunity for the City of Farmers Branch to create a unique attraction that will benefit the citizens of Farmers Branch and bring new revenue to the city.

Housing Renewal Revitalization & Demo/Rebuild

HOUSING RENEWAL REVITALIZATION & DEMO/REBUILD

Introduction

There have been two successful projects in the City of Farmers Branch that would be of continued benefit if the programs were fully funded. Both of these projects have the same goal: to incentivize the demolition of current housing stock that is obsolete or unlivable. An incredibly successful example is in the Branch Crossing neighborhood. As homes – primarily rental properties - that met the above stated criteria went on the market the City purchased the property, demolished the structure, and sold the lots on the open market for the construction of newer, modern, and more expensive housing. As a result, more and more homes have been purchased and bought by private developers and new single family homes have been built. This has substantially increased the taxable value of the neighborhood overall, allowing reinvestment back into the residential neighborhoods and city infrastructure. The Dangerous Structures Fund was previously used to purchase the real estate, and is now at a zero balance.

The second program, the Demo/Rebuild program, is designed for homeowners who choose to demolish the existing home in order to build a new one. The owner is given a non-transferable forgiveness of City taxes for the difference in value of the new property versus the old for seven years. In recent years, the City has provided the owners a \$5,000 cash grant to alleviate the costs of the demolition process. This incentive has shown a marked increase of participation in the program.

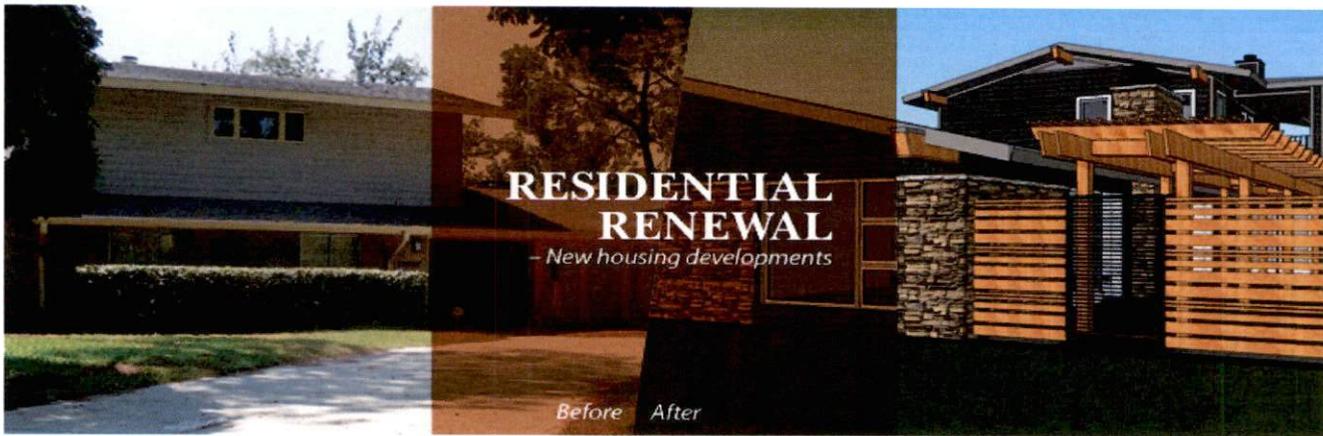
Revitalization Fund

In order to continue the success we've experienced throughout the Branch Crossing neighborhood, it is recommended by this Committee that a fund be created to facilitate the City's continued purchase of single family homes for demolition with the property being returned to the market for sale and the ultimate construction of a new single family home. It is recommended by this Committee that a fund be established in the amount of \$2,700,000 in order to allow for continued revitalization across the City. This funding should support a continuous purchase-resale cycle of approximately 86 properties with an average value of \$150,000 over the next seven years, assuming that the City would lose no more than 20% of the value in the cycle.

Demo/Rebuild Fund

The demo/rebuild program has been a success in that over the life of the program about 50 homeowners have participated. Although there is not an immediate return on investment due to the seven year forgiveness on a portion of the City taxes, the average taxable value of those homes has increased by 300%, and becomes fully taxable by the City after seven years. There is a more immediate return of improving neighborhood values overall as well as aesthetics and curb appeal. Since offering the \$5,000 incentive showed an increase in the program's popularity, it is recommended by this Committee that the financial incentive be increased to \$10,000 and the program be fully funded in the amount of \$1,400,000. The increase will not fully cover typical demolition costs. However, it would increase participation in the program throughout the City. The requested funding and incentive increase would allow for approximately 140 homes to be demolished and rebuilt over the next seven years.

Revitalization Fund - \$2.7 million



Demo/Rebuild Fund - \$1.4 million



Farmers Branch Manske Library Renovation

FARMERS BRANCH MANSKE LIBRARY RENOVATION

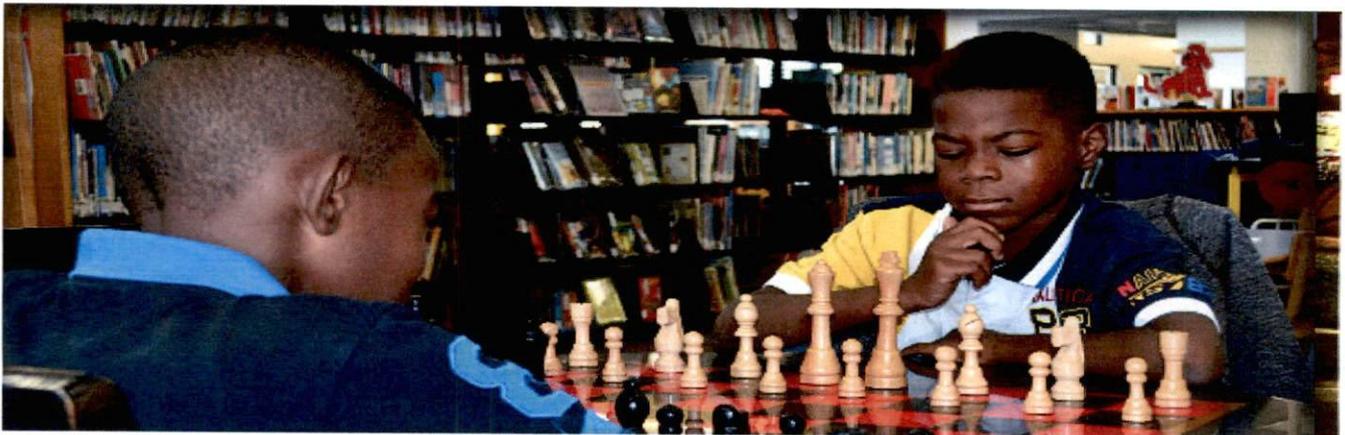
The City of Farmers Branch Manske Library is centrally located adjacent to Rawhide Park and has been in use since 1962 with its 2 levels occupying approximately 35,000 square feet. This facility is seen as a community center where children and adults have access to books, music, movies, and technology. This facility supports our local schools and students offering tutoring, English as a second language classes, stressing the importance of education and community involvement, as well as supporting art exhibits for our local schools, and its auditorium is used for a variety of activities and other events.

The Citizen Bond Committee met with members of the Library Board and Staff to gather input on needed improvements as well as what it would take to update the library to a level similar to facilities in other cities comparable to Farmers Branch. We have prioritized the renovation of the library in two levels.

Level 1 improvements proposed would include those that are typically required for a facility of this age and use:

Level 1

1. Update restrooms to comply with Texas Accessibility Standards
2. Replace the roof
3. Replace exterior sealants and envelope waterproofing
4. Repair the existing HVAC system
5. Update the existing electrical system
6. Increase power access for mobile devices
7. Improve lighting levels based on use requirements
8. Repair plumbing
9. Provide improved wireless/broadband capabilities
10. Stabilize existing foundations
11. Repair existing sidewalks and pavement



Level 2 improvements to the facility would include those that would bring the facility to a standard of similar facilities with cities of like populations and uses:

Level 2

1. Increase and reconfigure parking to maximize number of spaces provided
2. Increase number and size of meeting spaces and rooms for patron reservation
3. Update the technology used throughout the library
 - a. General meeting space with A/V capabilities
 - b. Training/Learning facilities with A/V capabilities
 - c. Creating areas
4. Update reading areas to accommodate various patron ages and uses (adults, teens, elementary students, preschool)
5. Provide specialized/separate interior spaces for various patron ages and uses (learning/doing/creating zones)
6. Provide additional gallery/collection space and incorporate the art displays throughout the facility
7. Provide additional computer stations
8. Integrate Trail Master Plan with Library outdoor spaces
9. Update the exterior amphitheater space into a more useable outdoor area
10. Incorporate exterior restrooms for trail and park users

The Manske Library truly is a gem in our city enjoyed by thousands of patrons, most of them being residents of Farmers Branch. The library accommodates approximately 250,000 visits by more than 7,000 patrons annually. We would encourage its continued maintenance and upkeep as well as keeping up with current library and community center standards. This would allow for the facility to continue to offer the community an inviting center for culture, learning, recreation, and information in its many forms.





GALLAGHER

City of Farmers Branch
Manske Library Replacement
Level of Magnitude Estimate Comparisons
June 3, 2016

FARMERS
BRANCH

BP#	SCOPE	Cost per SF	Farmers Branch Manske Library @ 55,000 sf	Farmers Branch Manske Library @ 49,500 sf	Farmers Branch Manske Library @ 44,000 sf
CONSTRUCTION COSTS					
BP 01-A	Construction Waste Removal	0.54	\$ 30,210	\$ 30,210	\$ 30,210
BP 01-B	Final Building Cleaning	0.20	\$ 11,253	\$ 10,116	\$ 9,104
BP 02-A	Excavation	2.89	\$ 200,000	\$ 200,000	\$ 200,000
BP 02-B	Site Utilities	5.46	\$ 303,532	\$ 233,486	\$ 233,486
BP 03-A	Building Concrete	14.76	\$ 820,703	\$ 737,750	\$ 663,975
BP 04-A	Masonry	18.22	\$ 1,001,916	\$ 900,000	\$ 810,000
BP 05-A	Structural Steel and Erection	39.34	\$ 2,187,993	\$ 1,966,842	\$ 1,860,158
BP 06-A	Millwork	5.75	\$ 319,659	\$ 319,659	\$ 319,659
BP 07-A	Roofing and Sheetmetal	11.70	\$ 650,777	\$ 585,000	\$ 526,500
BP 08-A	Frames, Doors & Hardware	4.82	\$ 268,079	\$ 240,983	\$ 216,885
BP 08-B	Glass & Glazing	7.69	\$ 427,981	\$ 384,723	\$ 346,250
BP 09-A	Drywall & Acoustical	15.70	\$ 873,272	\$ 785,006	\$ 706,505
BP 09-B	Ceramic Tile & Floor Coverings	4.22	\$ 234,970	\$ 223,721	\$ 201,349
BP 09-E	Painting & Wall Covering	3.57	\$ 198,307	\$ 178,263	\$ 160,437
BP 10-A	Building Specialties	1.80	\$ 99,879	\$ 99,879	\$ 99,879
BP 10-G	Identification Devices	0.44	\$ 24,538	\$ 22,058	\$ 19,852
BP 10-I	Aluminum Walkway Covers and Canopies	0.81	\$ 44,879	\$ 44,879	\$ 44,879
BP 12-D	Window Treatments	0.36	\$ 20,162	\$ 18,125	\$ 16,312
BP 12-E	Library Shelving	13.00	\$ 723,086	\$ 723,086	\$ 723,086
BP 15-A	Mechanical: Plumbing & HVAC	29.47	\$ 1,639,418	\$ 1,573,714	\$ 1,461,342
BP 15-D	Fire Sprinkler System	1.93	\$ 107,247	\$ 96,407	\$ 86,766
BP 16-A	Electrical	14.26	\$ 793,426	\$ 713,230	\$ 686,907
	Materials Testing	0.82	\$ 45,532	\$ 40,930	\$ 36,837
	HVAC Test and Balance	0.85	\$ 47,330	\$ 42,546	\$ 38,291
SITE COSTS					
	Demolition and Asbestos Abatement		\$ 260,000	\$ 260,000	\$ 260,000
	Parking	9.75	\$ 438,750	\$ 438,750	\$ 438,750
	Landscaping and Irrigation		\$ 195,000	\$ 195,000	\$ 195,000
	Building Security	2.60	\$ 144,617	\$ 130,000	\$ 117,000
	SWPPP/Inspections		\$ 26,000	\$ 26,000	\$ 26,000
	SWPPP Maintenance		\$ 13,000	\$ 13,000	\$ 13,000
	Closeout Documentation Scanning Fee		\$ 19,500	\$ 19,500	\$ 19,500
	Temporary Power and Water Consumption		\$ 26,000	\$ 26,000	\$ 26,000
	Builders Risk		\$ 32,500	\$ 32,500	\$ 32,500
GENERAL CONDITIONS					
	Construction Fee and General Conditions		\$ 856,066	\$ 791,795	\$ 743,849
CONSTRUCTION COST TOTAL			\$ 13,085,583	\$ 12,103,156	\$ 11,370,269
			\$238	\$245	\$253



GALLAGHER

City of Farmers Branch
 Manske Library Replacement
 Level of Magnitude Estimate Comparisons
 June 3, 2016



FARMERS
BRANCH

BP#	SCOPE	Cost per SF	Farmers Branch Manske Library @ 55,000 sf	Farmers Branch Manske Library @ 49,500 sf	Farmers Branch Manske Library @ 44,000 sf
FEES AND OWNER'S DIRECT EXPENSES					
	Architectural Fees		\$ 1,308,558	\$ 1,210,316	\$ 1,137,027
	Library Consultant		\$ 39,000	\$ 39,000	\$ 39,000
	Geotechnical Testing		\$ 26,000	\$ 26,000	\$ 26,000
	Topo Survey		\$ 19,500	\$ 19,500	\$ 19,500
	Reimbursables (Printing, Courier Fees, Etc.)		\$ 45,500	\$ 45,500	\$ 45,500
	TAS Reviews and Inspections		\$ 6,500	\$ 6,500	\$ 6,500
	City Permits		N/A	N/A	N/A
FEES AND OWNER'S DIRECT EXPENSES TOTAL			\$ 1,445,058	\$ 1,346,816	\$ 1,273,527
F,F & E					
	Technology		\$ 260,000	\$ 260,000	\$ 260,000
	Furniture, Fixtures and Equipment		\$ 260,000	\$ 260,000	\$ 260,000
F,F & E TOTAL			\$ 520,000	\$ 520,000	\$ 520,000
MISCELLANEOUS CONTINGENCIES					
	Relocate Playground Equipment		\$ 45,500	\$ 45,500	\$ 45,500
	Relocate Library Materials		\$ 130,000	\$ 130,000	\$ 130,000
	Electrical Service Costs		\$ 65,000	\$ 65,000	\$ 65,000
	Off-Site Costs		N/A	N/A	N/A
	Contingency @ 10%		\$ 1,308,558	\$ 1,210,316	\$ 1,137,027
MISCELLANEOUS CONTINGENCIES TOTAL			\$ 1,549,058	\$ 1,450,816	\$ 1,377,527
GRAND TOTAL LEVEL OF MAGNITUDE COST			\$ 16,599,700	\$ 15,420,787	\$ 14,541,323
			\$302	\$312	\$330

ADDITIONAL PRICING OPTIONS	Quantity	Cost/SF	Cost
Renovate Existing Library (44,000 SF)	44,000	\$ 180	\$ 7,920,000
Skybridge over lake (325 LF)	3,250	\$ 1,000	\$ 3,250,000

7

Animal Shelter Expansion

ANIMAL SHELTER EXPANSION

There will be an increase in our population due to more housing options within the city. With an increase in our own population, we will also see an increase in the cat & dog population as about 60% of all households in the United States have a pet. The more people we have living in our city the more pets we will have as well.

The number of cats and dogs housed at the shelter is projected to increase substantially with the new housing construction on the east & west sides of the city. Currently, our Animal Shelter is considered a no-kill facility. That is due to a dedicated staff that runs the shelter as well as numerous community partnerships and volunteers. Sadly, there are 5,500 dogs euthanized each day in the United States simply due to a lack of space. The addition of just 4,000 square feet will almost double the capacity for cats (from 38 to more than 70) and dogs (from 25 to more than 45) giving volunteers time to find fosters and permanent homes for the animals, ensuring that our Animal Shelter will remain a no-kill facility. The Animal Shelter staff is constantly reviewing our adoption marketing efforts to make sure they are doing everything they can to avoid overcrowding.

Although the expansion of the Animal Shelter isn't ranked in Tier 1 or Tier 2, the Committee does believe the shelter is an important part of our community and would like to see the expansion funded sooner rather than later.



Sources

<https://www.petfinder.com/pro/for-shelters/facts-about-animal-sheltering/>

<http://www.onegreenplanet.org/animalsandnature/10-amazing-no-kill-animal-shelters-in-the-u-s/>

Construction Cost Estimates

as of 12/30/2015

Estimated Construction Cost

Demolition, Parking, Turf	\$ 162,500
Renovation of Existing Space – 500 sf	\$ 75,000
East Building Addition – 1,750 sf	\$ 630,000
Dog Kennels for East Addition - 20	\$ 80,000
West Building Addition – 2,250 sf	\$ 810,000
Dog Kennels for West Addition - 20	\$ 80,000

Subtotal Estimated Construction Cost \$ 1,837,500

Estimated Fees & Owner's Direct Expenses

A/E fees @ 12%	\$ 218,052
Civil Engineer Fees	\$ 12,000
Geotechnical Testing	\$ 12,000
Geotechnical Survey	\$ 3,500
Topographic Survey	\$ 2,000
Boundary Survey	\$ 7,500
Platting	\$ 8,500
Project Sign	\$ 600
Reimbursable	\$ 10,000
TAS Review & Inspection	\$ 2,500
City Permit & Inspection Fees	\$ By City

Subtotal Estimated Fees & Owner's Direct Expenses \$ 276,652

Estimated Furniture, Fixtures, & Equipment

Furniture, Fixtures, & Equipment	\$ 40,000
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Total Estimated Furniture, Fixtures, & Equipment \$ 40,000

Estimated Contingencies

Telephone & Data Systems	\$ 35,000
Project Contingency	\$ 90,855
Total Estimated Contingencies	\$ 125,855

Total Estimated Level of Magnitude Cost \$2,259,607

Inflation @ 6%/year x 1 year (Start work in 2016) \$ 135,576

Bond Contingency @ 2% \$ 47,904

Bond Issuance Fee @ 3% \$ 73,293

Grand Total (Fall 2016 Construction Start) \$ 2,536,780

Animal Adoption Center Bond Proposal \$ 2,550,000

Cost Inflation per Quarter

4Q 2016	\$ 2,550,000
1Q 2017	\$ 2,588,250
2Q 2017	\$ 2,627,074
3Q 2017	\$ 2,666,480
4Q 2017	\$ 2,706,477
1Q 2018	\$ 2,747,074
2Q 2018	\$ 2,788,280
3Q 2018	\$ 2,830,105
4Q 2018	\$ 2,872,556



GALLAGHER

**Renovated
Space:
500 SF
(\$150/sf)**

**New
Construction:
4,000 SF
(\$360/sf)**

**Total
Combined
Space:
(9,800 sf)**

EVOLUTION: SHELTER TO ADOPTION CENTER

ORIGINAL



CURRENT





FARMERS BRANCH
Environmental Health

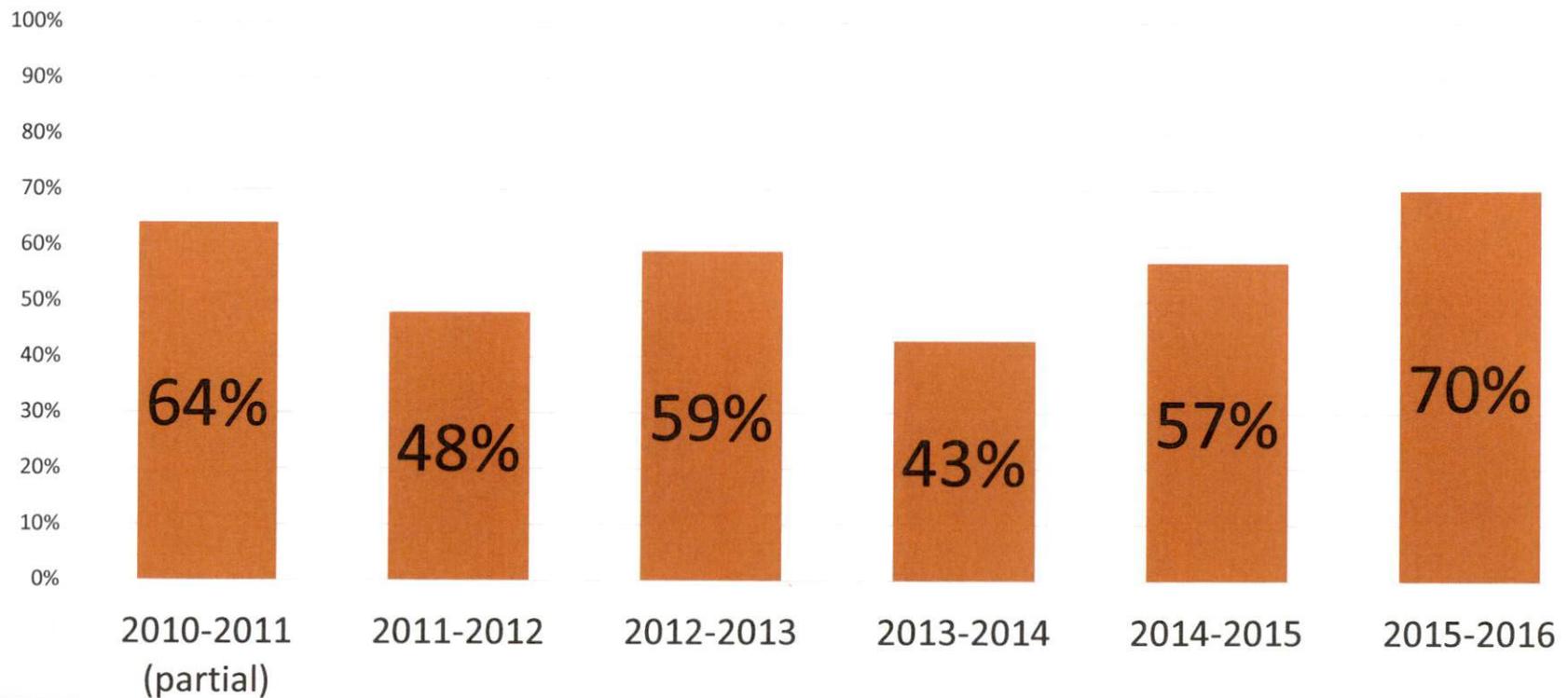
Animal Population Growth Report

Dr. Gerald Pendery, DVM

Updated: October 25, 2016

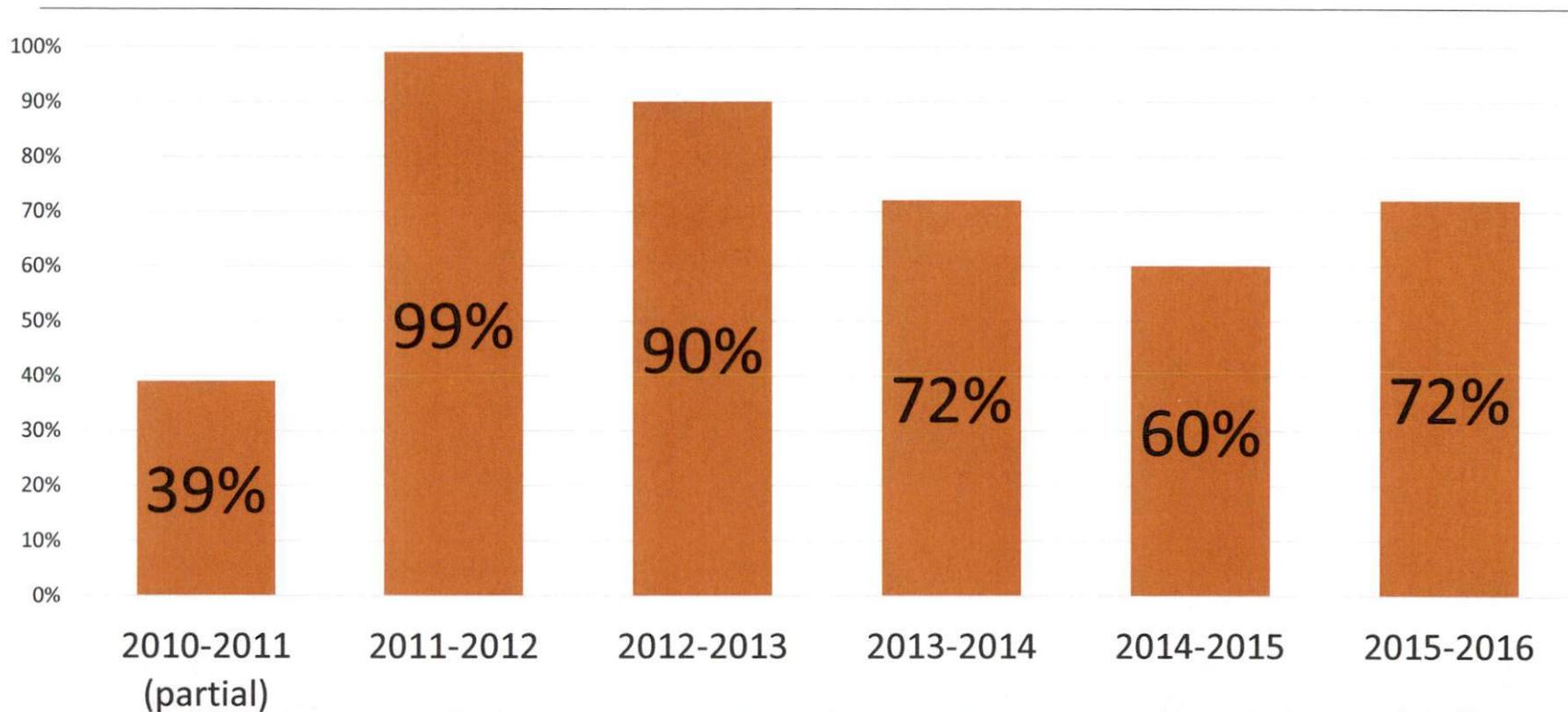
Percentage of Year Over **Cat** Capacity

Cat Capacity: 37



Percentage of Year Over Dog Capacity

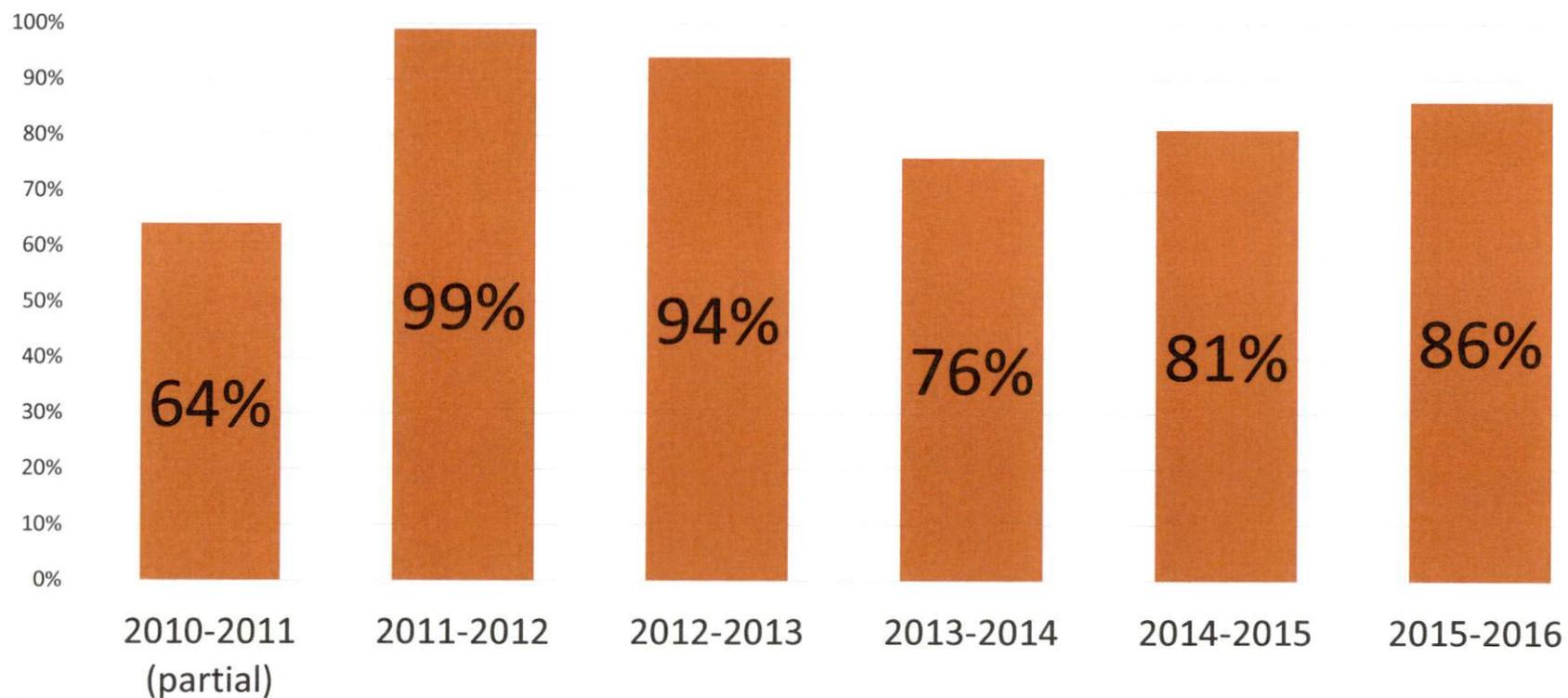
Dog Capacity: 22



Percentage of Year Over **Either** Capacity

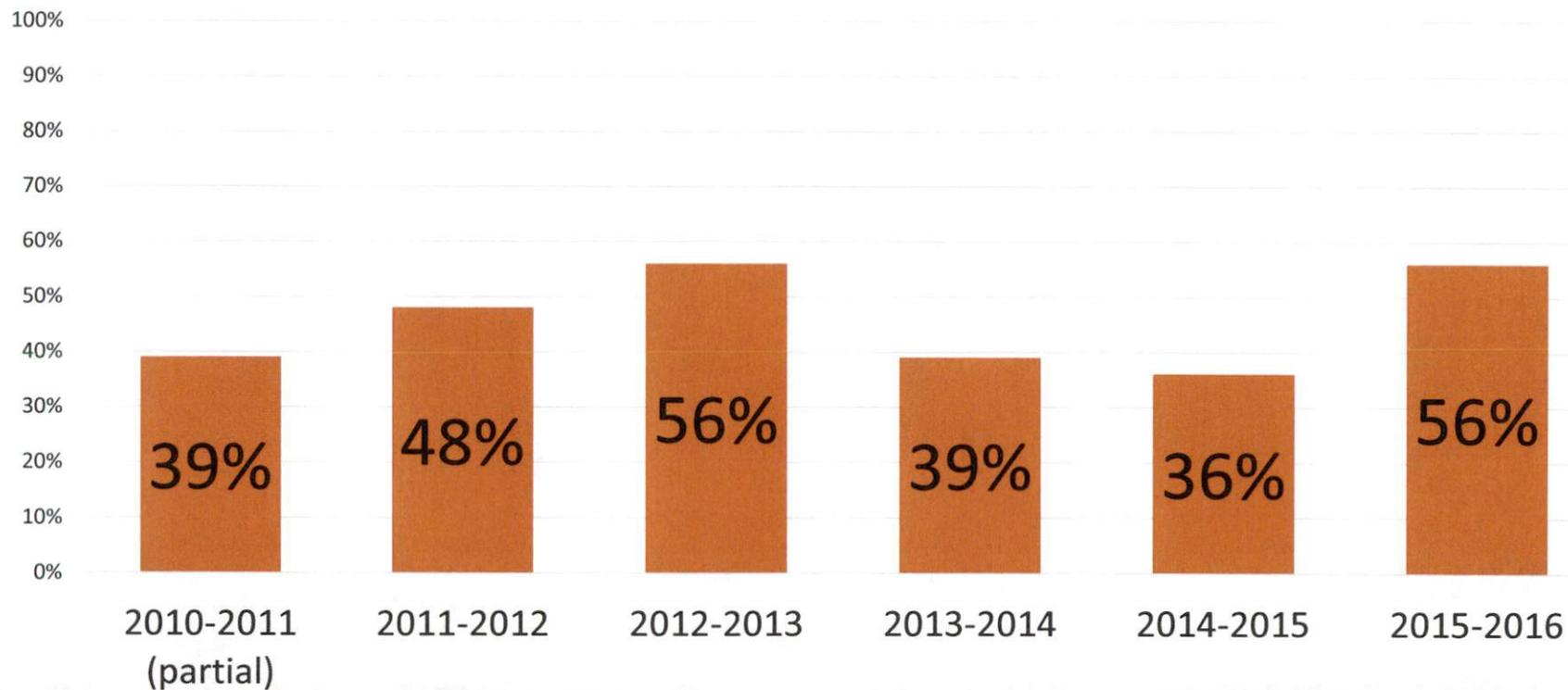
Cat Capacity: 37

Dog Capacity: 22

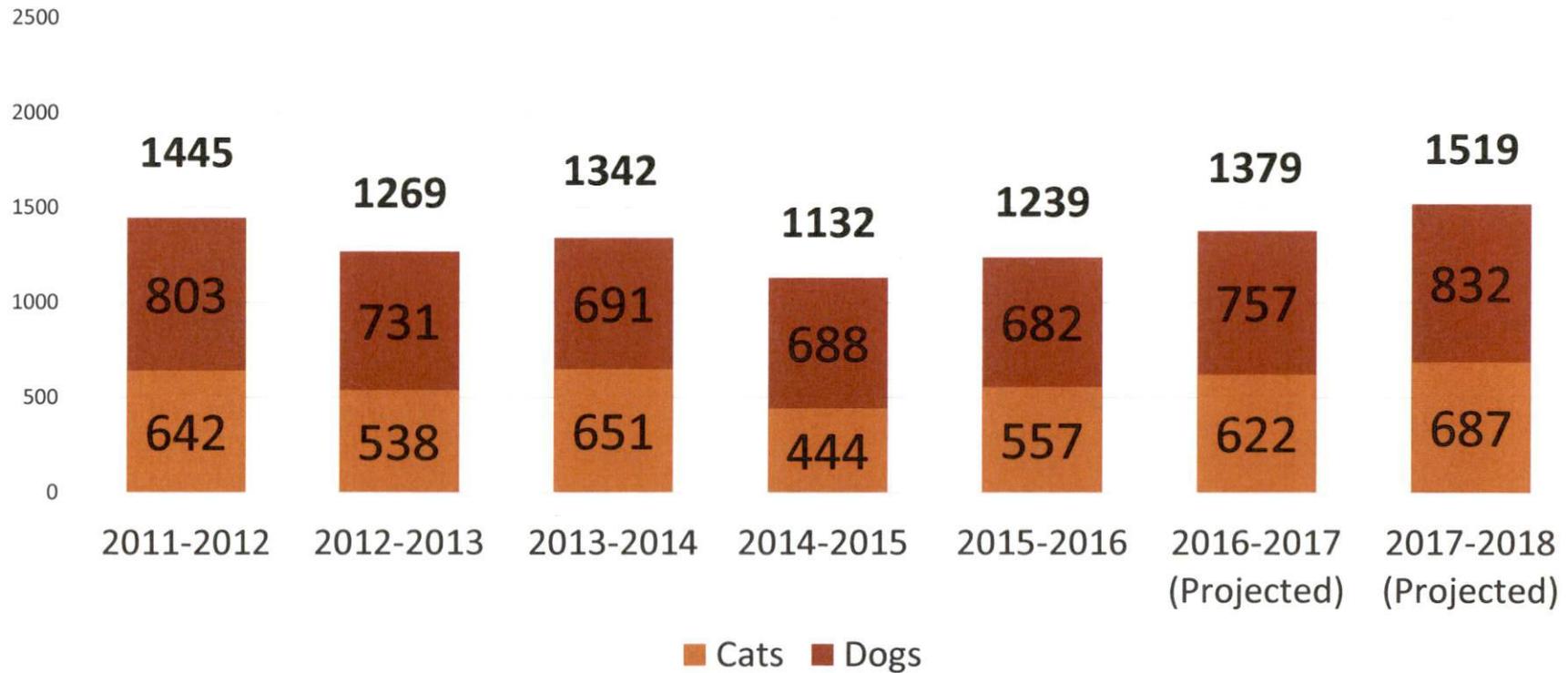


Percentage of Year Over **Max** Capacity

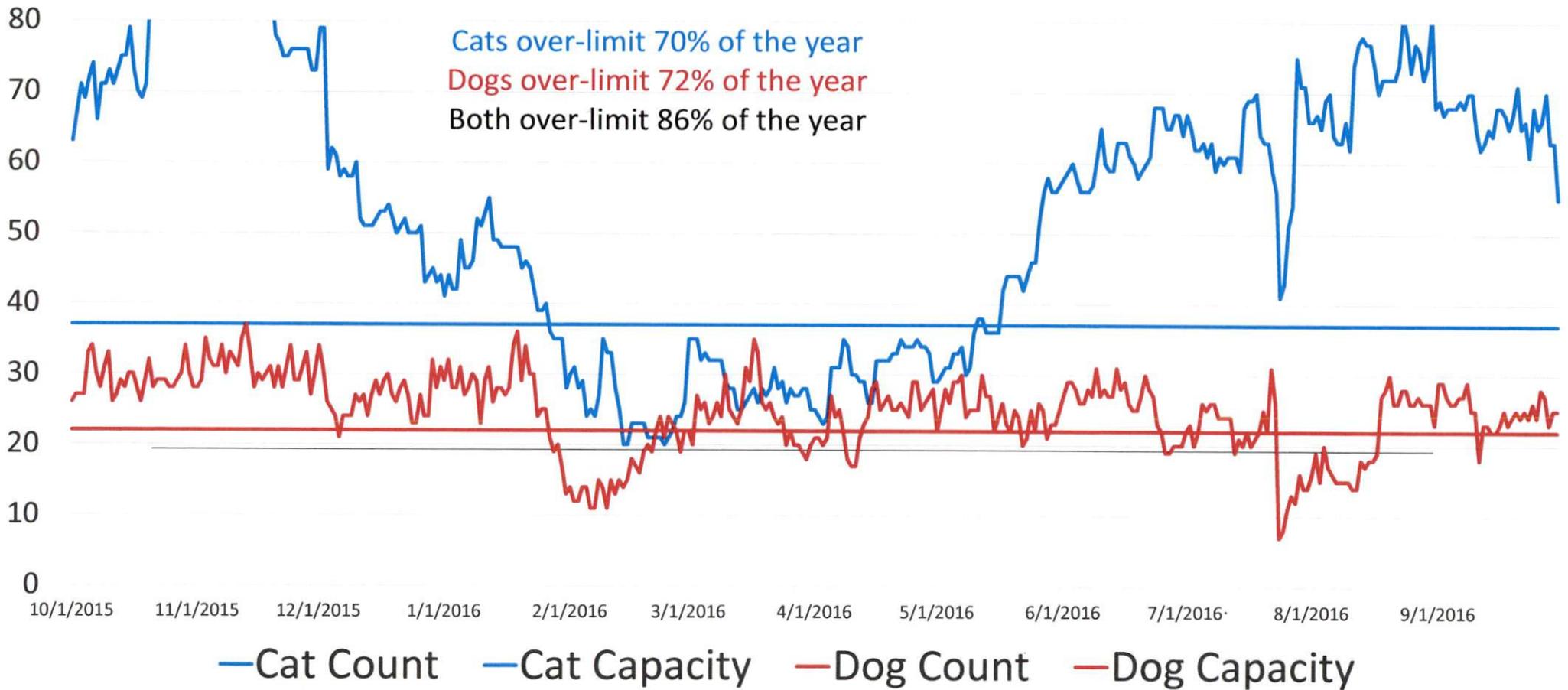
Cat Capacity: 37 Dog Capacity: 22



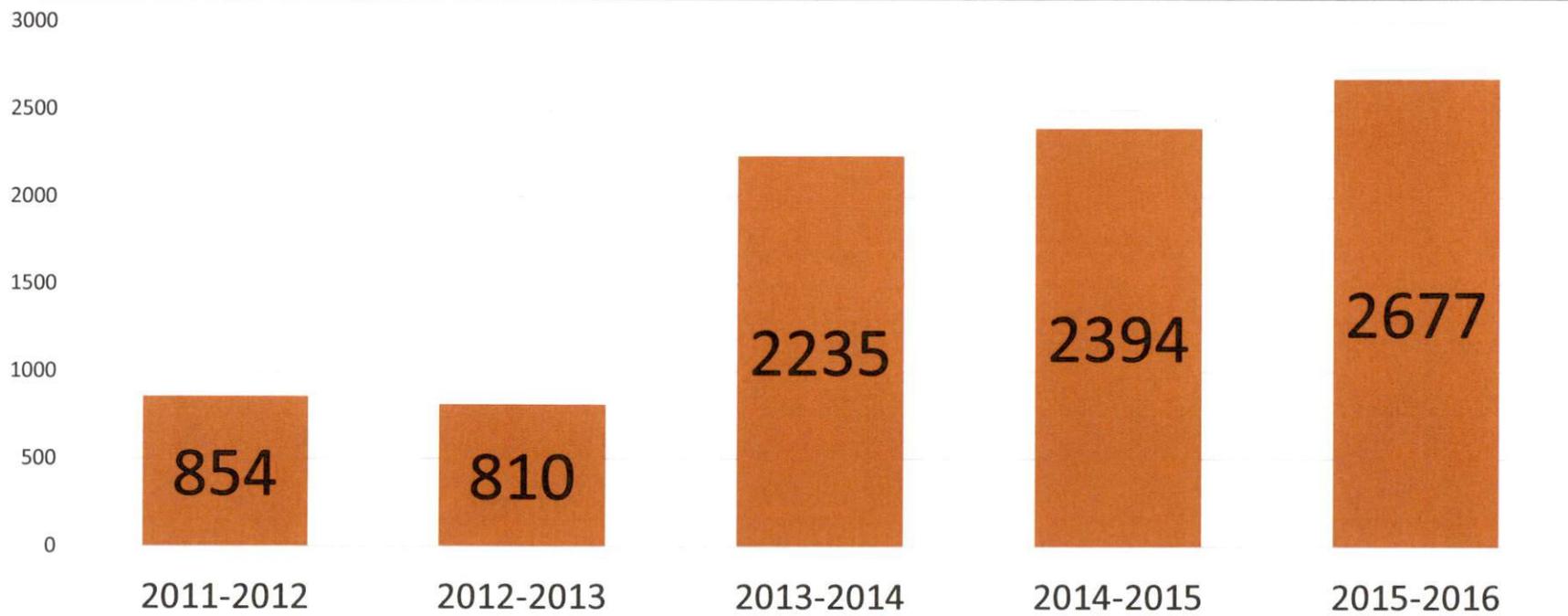
Animal Intakes per Calendar Year



Daily Inventory Fiscal Year 2015-2016



Field Calls per Fiscal Year



Software upgrade after FY 2012-2013 allowed for more reliable reporting of field calls.

Microchips

Includes: Adoptions, redemptions with microchips and walk-ins for microchips.

2011	238
2012	665
2013	580
2014	545
2015	609
Total	2637

Animal Adoption Center Expansion



STUDY SESSION
JANUARY 5, 2016

Estimated Housing Growth

Type	Current Units	Potential Increase	Projected Units 2020
Single Family	7500	700	8200
Apartments	4705	3164	7869
Condos	500	300	800
Total	12705	4164	16869

Estimated Animal Population Growth

Type	% Cats	% Dogs	2015 Cats	2015 Dogs	2020 Cats	2020 Dogs
Single Family	35.4%	46.8%	5841	6318	6386	6908
Apartments	28.4%	21.4%	2940	1812	4917	3031
Condos	27.8%	22.2%	306	200	489	320
Total	-	-	8817	8330	11792	10259

Current Animal Adoption Center Capacity

5800 Square Feet of floor area

Current dog capacity - 25 (10 adoptable, 8 dog hold, 7 quarantine/isolation)

Current cat capacity - 38 cats (24 adoptable, 8 cat hold, 6 quarantine/isolation)

Parking – 13 total spots (7 guest parking spaces – 6 employee parking spaces)

1 Vehicle sally-port

1 Get To Know (GTK) courtyard

1 GTK room

At or Over Capacity 81% of 2014-2015 Fiscal year and 86% thru 2015-2016 Fiscal Year



Animal Adoption Center Assessment

To Meet Current and Future Demand

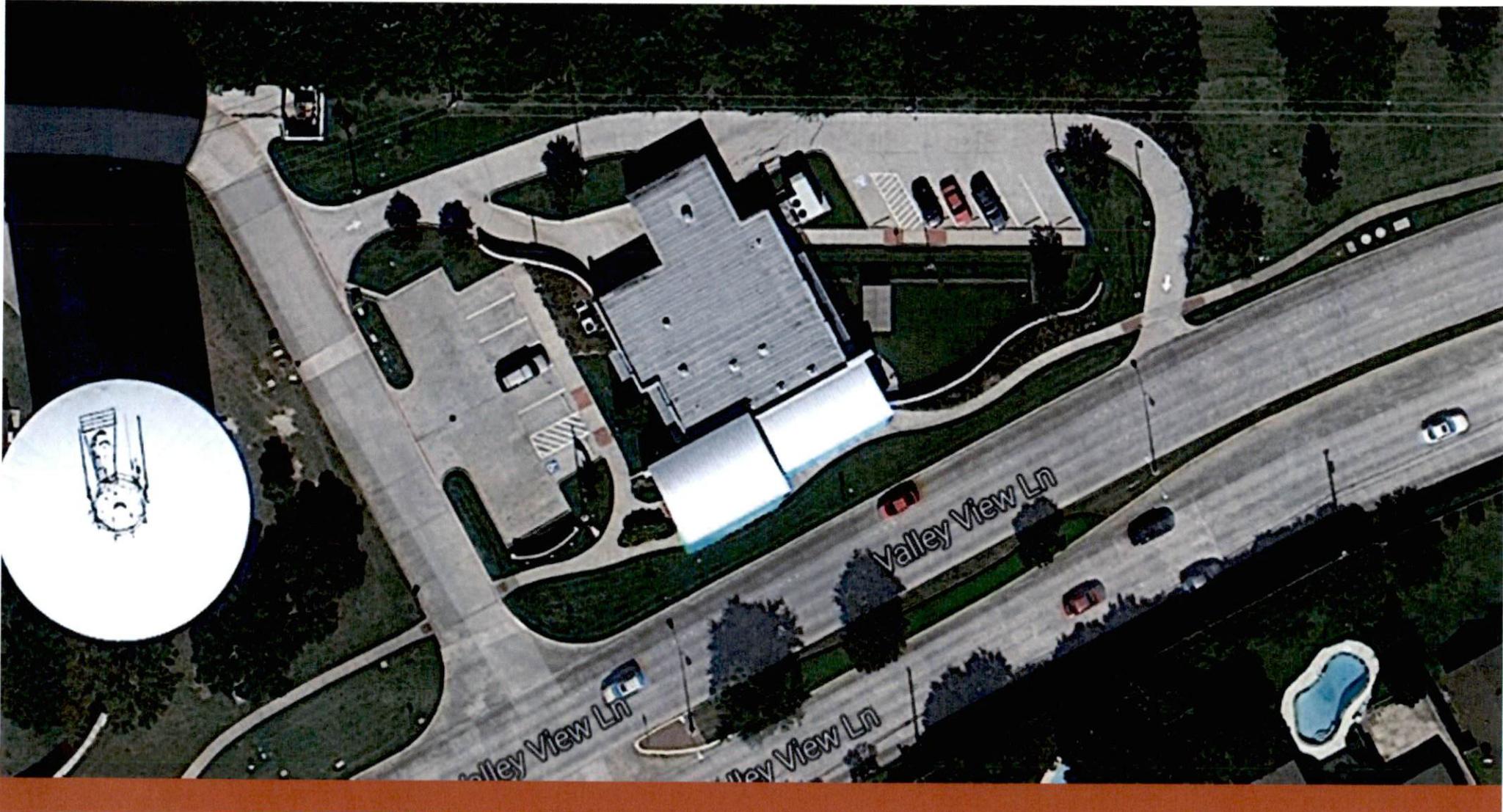
Increase dog capacity to 45 +/- dogs

Increase cat capacity to 70 +/- cats

Add 5 additional guest parking spaces

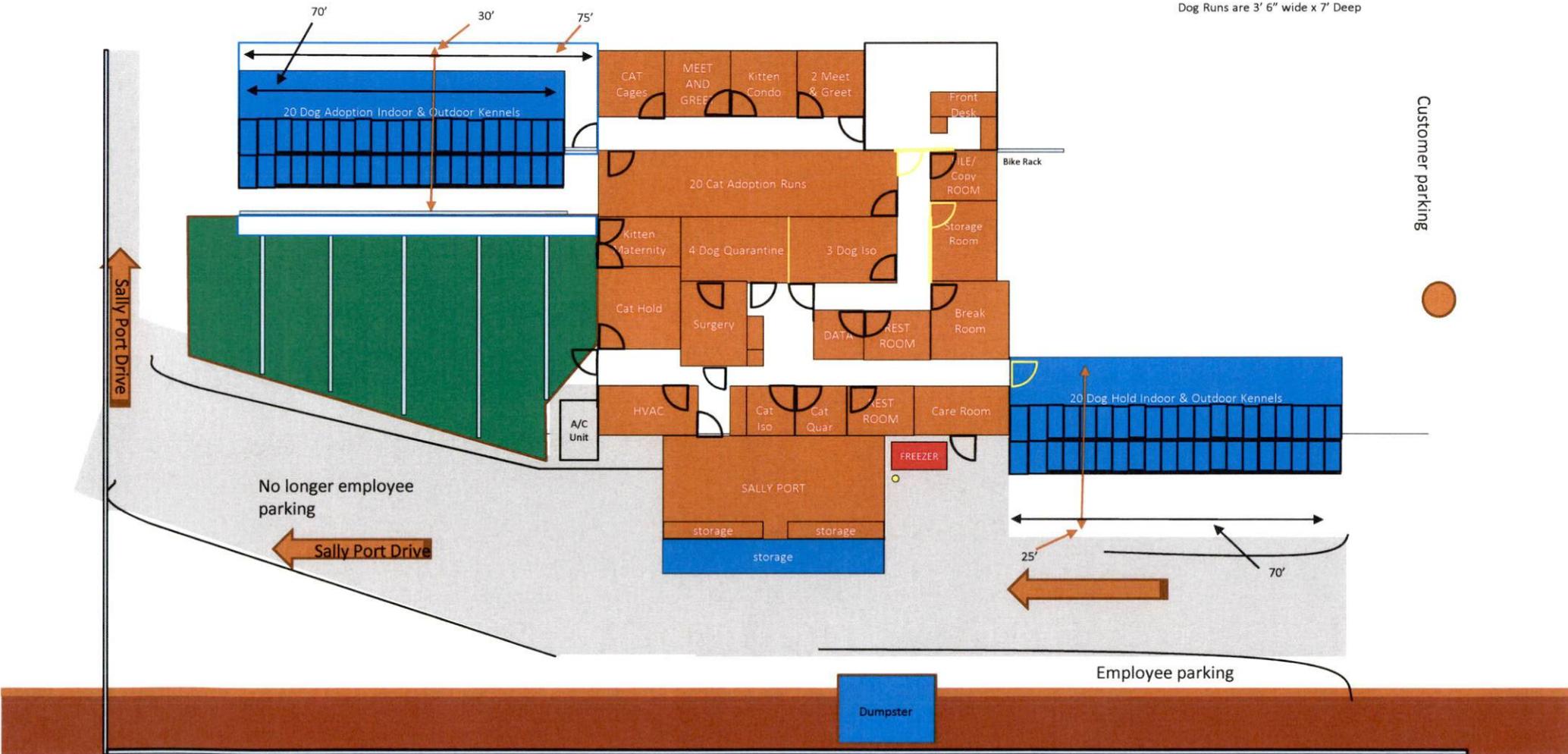
Add 5 additional Get To Know (GTK) courtyards.

Add 1 Get To Know room.





Dog Runs are 3' 6" wide x 7' Deep



Proposed Animal Adoption Shelter Expansion

4,000 additional square feet (9,800 total)

Increase current dog capacity from 25 to 47

Increase current cat capacity from 38 cats to 71

Parking – additional 5 spaces (18 total - 12 guest spaces – 6 employee spaces)

5 additional Get To Know (GTK) courtyards (6 total)

2 additional GTK room (3 total)

2014 Cost Estimate Report

Projected cost of additions to animal shelter is approximately \$400 per square foot.

- Allowing for 5% increase per year.

Estimated construction cost would be between 2.5 million and 3 million dollars.

*Annual Animal Services operating expenses may increase by \$100,000 if field calls increase beyond the capacity of existing animal control officers.

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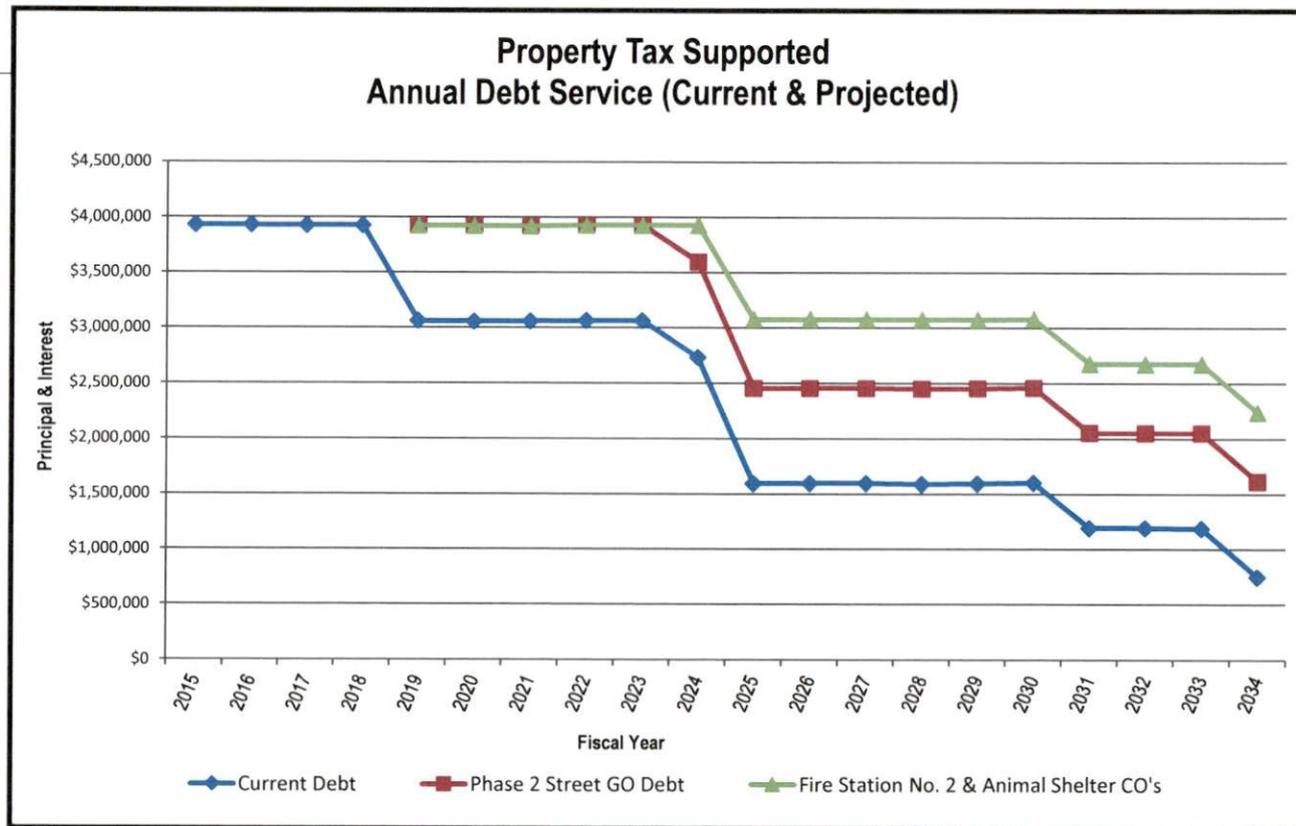
GALLAGHER

**Renovated
Space:
500 SF
(\$150/sf)**

**New
Construction:
4,000 SF
(\$360/sf)**

**Total
Combined
Space:
(9,800 sf)**

Current Debt Issuance Timetable



Animal Adoption Center Expansion Highlights

Based on types of housing animal population predicted to increase approximately 29%.

- Would need to house 11 additional cats and 7 additional dogs

We are experiencing nearly 100% overcrowding for this fiscal year.

- To meet current demand need to house 22 additional cats and 15 dogs

Additions will increase Adoption Center space by 69% but will increase capacity by 87%

- Addresses current demands
- Maintain 100% adoption rate.
- Future-proofing the Animal Adoption Center.

Additions will allow for improved staff productivity

- Animals would not need to be relocated for cleaning of kennels.

Additions will allow for more Get To Know rooms near Lobby

- Assisting with adoption rate.

Questions?



Demographics	Cats	Dogs
Single Family	35.4%	46.8%
Apartments	28.4%	21.4%
Condos	27.8%	22.2%
Average per Household in Texas	2.2	1.8

Source: AVMA

8

Dog Park

WHY HAVING A DOG PARK IS GOOD FOR OUR COMMUNITY

During the community outreach efforts of the Citizen Bond Committee, numerous residents indicated they would love to have a dog park in the Central Area of the city, as that is where the majority of our residents live at this time. The Parks & Recreation Department recommended a 5 acre dog park due to the need to section off portions of the park for big dogs vs little dogs as well as "resting" parts of the park to not damage the sod due to constant use.

In order to keep cost down, the Committee asked City Staff to locate 5 acres within the Central Area that was already owned by the City and would be suitable for a dog park. The only site recommended was the former Citizen Collection Center off of Valley View, Mercer Pkwy & President George Bush Turnpike.

The cost for initial construction was estimated to be \$999,660. This does not include the annual cost to maintain the dog park.

As with many of the projects that have been considered since February 2016, the Committee recommends citizen & business owner participation in funding portions of the cost of the dog park, i.e. installation of benches, water fountains, etc. Many organizations such as the Wadsworth Community Dog Park organization were organized for just that reason, to build relationships within the community & to instill a sense of pride in the Dog Park/Bark Park. Please see below:

"The Wadsworth Community Dog Park organization, area business and volunteers teamed with the City of Wadsworth to build a dog park, with the goal of providing a safe, clean and secure environment where dog owners may exercise and train their dogs off leash without endangering or annoying people, property or wildlife and to provide effective socialization opportunities for people and their dogs as well as enhancing positive interaction between dog owners and the community. The organization also works to promote education and training and recreational activities that facilitate responsible dog ownership through the use of volunteers and with the support of the community."

"The following individuals and businesses donated materials or services at greatly reduced cost or at no cost to the City: Lowes, Nelson Land Care, Inc., OZ2 Design, Medina Supply, Mid-West Engraving, Pet Boutique Two, Friends of Wadsworth Trails, First Place Awards, Ohio Supply and Tool, Tom Stugmyer, Meghann Hazen and Mike Earliwine. Additionally, Wadsworth Veterinary Hospital made a significant financial contribution to the project, and the City's Parks and Water Distribution departments assisted throughout the project."

WHY HAVING A DOG PARK IS GOOD FOR OUR COMMUNITY

- Higher property values
- Increased livability in areas that are densely populated with small yards, i.e. townhomes, zero lot line homes, etc.
- Dog parks are the #2 amenity people search for when looking for a new community to call home – schools are #1
- Provision of green space – more opportunities for beautification by adding more trees & landscaping
- Accommodate senior citizens and the disabled, who cannot always walk their dogs on leash
- Build a community of people committed to parks, community involvement and the environment
- Fewer owner surrenders due to bad behavior
- Promotes more dog adoptions in the community
- Could provide location for community dog activities
- Less obesity and inactivity for people and their pets
- Happiness from being well-exercised, applies to people as well as their pets
- Coming home less likely to bark and disturb a neighbor
- Mental stimulation along with physical activity
- Socialization and meeting friends – good for pets & people
- Increased tourism of pet travelers
- Discouraging crime and loitering in the neighborhood
- Encourage compliance with local leash laws and reduce the number of dogs likely to end up in shelters

FUNDING SOURCES OTHER THAN TAXPAYER FUNDING

Quality of Life Task Force seeking donations for downtown dog park

Updated: Friday, April 8th 2016, 5:44 am CDT

LAKE CHARLES, LA (KPLC)

In September, Lake Charles City Council members unanimously approved a resolution supporting a downtown dog park.

Now, preliminary work and planning is well underway. The park will be an off-leash, fenced-in play area located at Ann Street and Pine Street behind the new city court building.

The Quality of Life Task Force, a group of volunteers with the Southwest Louisiana Economic Development Alliance is working with the City of Lake Charles for this project.

The city has agreed to provide the lot, fencing, as well as ongoing maintenance. ***The task force is seeking funds for benches, water fountains, picnic tables, leash posts, waste receptacles, and landscaping.***

The group needs approximately \$30,000 to furnish the park. So far they have raised \$13,550, nearly half of that goal.

City leaders expect construction to begin within the next two to three months. They could not give a solid time line on when the project will be complete, but hope to see it open by summer. At the latest, the park should be open by the end of the year.

DOG PARK COST ESTIMATE

Fence	\$71,600
Fence ribbon	\$33,120
Concrete pathway 6'	\$104,400
Benches	\$29,400
Shade structures	\$30,000
Trash receptacles	\$5,000
Water fountains	\$18,000
Restrooms	\$175,000
Grading	\$48,000
Irrigation	\$75,000
Sod	\$112,140
Trees and landscaping	\$40,000
Lighting	\$60,000
Parking - 40 spaces	\$80,000
Signage	\$10,000
Art	\$40,000
Design	\$68,000
Grand Total	\$999,660

Large dog 2.1 acres
 Small dog .55 acres
 Relief area 1.3 acres



THINGS TO CONSIDER

- Who will maintain the park?
- Will maintenance cost more than for other community parks?
- Will there be rules and regulations?
- Will there be any type of overseer or park personnel to enforce regulations
- Is there the possibility of a core group of volunteers who will maintain the park and enforce rules & regulations?
- Knowledgeable person/business could charge for admission and establish rules and regulations
- Small Dogs
- Separate hours exclusively for dogs under 20 lbs.
- A separate, fenced area of the park for dogs under 20 lbs
- A city, county or municipality sponsored park could have special interest areas dedicated to dogs as is now done with soccer fields, swimming pools or tennis courts
- The park could charge a nominal fee to take care of maintenance costs
- Consider having parks monitored by a core group of park goers to save the city funds
- Physical design also plays a big part. Separating big dogs from little and providing several gathering spots for humans (tables, shelters etc) and visual barriers helps direct the flow of the dogs.
- A written and posted set of rules with an 'if....then you must leave' clause is important
- Bringing treats or toys into a park can result in problems (Some dogs will attempt to protect valued resources. An owner with treats or toys can be a very valuable resource so fights could occur over such objects of desire).
- A park with several long fenced runs where owners could practice obedience, play frisbee, throw a ball, etc. undisturbed might be a practical idea. The owner could take all of their dogs or one and if they wanted a play date with others they would meet there or mutually agree. This park would have timers on the runs and each person or group would get 15 minutes and then it would be the next persons turn if there was someone waiting. The timer might require money to unlock the gate.
- If you know your dog has aggressive tendencies, don't bring him to an off-leash park. Aggressive behavior won't be tolerated!

THINGS TO CONSIDER

- Dog toys should be used at your own risk. **City of Farmers Branch Bark Park** is not responsible for lost, stolen, or destroyed personal items.
- Use the park at your own risk. Owners must be responsible and are legally liable for the actions of themselves and their dogs.
- Leashes are required at all times when outside the park. You may un-leash your dog once inside the fence, but you must leash your dog prior to leaving.
- Dogs must be licensed, healthy, current on vaccinations & spayed or neutered.
- No smoking, glass containers, alcohol, or human food are allowed in the dog park!
- The park has been cordoned off based on animal size (over 30 pounds / less than 30 pounds). Please do not allow smaller dogs into the larger section and vice-versa. This is for your pet's safety.
- Clean up after your dog defecates. There are ample bags and waste stations to allow you to remove all feces. This minimizes damage to the soil and helps prevent intestinal parasites. Additionally, please utilize the appropriate dog waste containers for your pet's bagged fecal matter. Trash receptacles should only be used for other waste.
- Discourage digging and fill any holes that are created.
- If a grassy section of the park has been cordoned off, respect this, as these areas must be temporarily "rested" for proper rejuvenation.
- Park users must be 18 years of age or older and may bring no more than two (2) dogs into the park at a time.
- The City of Farmers Branch is not liable for injuries to persons, other animals, or damage / destruction of your personal property.
- For emergency assistance, please call 911 for the Farmers Branch Police Department.
- Veterinary emergencies should be directed to your local veterinarian.

Sources

<http://www.petsafe.net/blog/wp-content/uploads/ParentsLove-PetsLove-Final.jpg>

<http://www.petsafe.net/barkforyourpark>

<http://www.fetchparks.org/why.html>

<https://apdt.com/pet-owners/dog-park/pros-and-cons/>

<https://apdt.com/pet-owners/dog-park/pros-and-cons/>

City of Wadsworth, Ohio

Historical Park Development

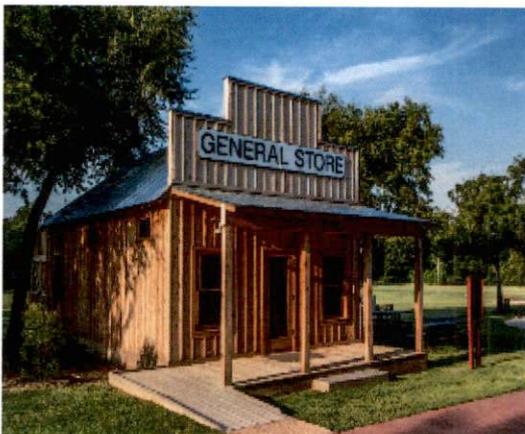
FARMERS BRANCH HISTORICAL PARK DEVELOPMENT

The Historical Park recently celebrated its 30th anniversary and as you all know is home to countless signature events, Memorial Day/Stars & Strings, July 4th/Dallas Symphony Orchestra, Bloomin' Bluegrass, Halloween in the Park, Christmas Tree Lighting & Christmas Tour of Lights, just to name a few. Our Park also has numerous educational programs, school programs and travelling speakers that our residents enjoy throughout the year. Our Park is also considered a key historical epi-center for North Texas.

Because of the Park's growing popularity & success in hosting approximately 80,000 visitors annually, members of our community would like to see an event center/museum built within the Park's 27 acres, or adjacent to the Park by the acquisition of an existing commercial structure that would be renovated.

During this Committee's research over the past 8 months, it became evident by the information presented there is a need for additional space for the always growing number of collections, exhibits and classrooms. There is also a need for an event center, with a commercial kitchen, that would allow for rentals for various events, including weddings. The event/museum center, as one structure, could fulfill the need for an event venue as well as a museum & storage facility within the Park. There was also a concern, though, that building a structure that is too large would reduce the green space within the Park. It is this Committee's request, that the City Council pursue ways to improve the Park in a manner that is respectful of maintaining the green space.

The opportunities for learning at the Farmers Branch Historical Park are endless & impressive! This Committee encourages you to take the time to learn about all of the educational opportunities, events, tours & speakers hosted by the Park as you pursue how best to improve the Historical Park.



COST ESTIMATE

The following table briefly outlines the two scenarios that have recently appeared related to needed and desired improvements within the Historical Park. Option A is the long discussed construction of a new building within the Park to meet the needs of the City outlined in the Historical Park Bond Committee Presentation. Option B is a new option that would require the City's acquisition of the long for sale Buchanan Printing facility across Ford Road near the Historical Park. Both are outlined with rough estimate cost figures as well as Pro and Cons. It should be noted that Option B was not presented to the Bond Committee until August 25, after the work of our Subcommittees had been completed, and did not allow sufficient time to research and discuss this new option.

All figures are ROUGH estimates

Option A

New Building inside the existing Historical Park	\$4M to \$5M
New and Improved Lighting	\$500k to \$1M
Parking Reconfiguration due to New Building	\$1M
Overall Historical Park Reconfiguration due to New Building	\$1M

Option A Grand Total **\$6.5M to \$7.5 M**

Pro Cons

- PRO - Building can be customized to City's specific needs
- CON - Utilizes the limited existing Historical Park space
- CON - Inside Park Parking will need to be reconfigured
- CON - Historical Park will need to be reconfigured to maximize utilization

Option B

Acquire existing Buchanan Printing Building which is for sale	\$6M
New and Improved Lighting	\$500k to \$1M
Building Modifications	\$500k to \$1M
Historical Park Modifications (Closing Ford Road, etc)	\$500k to \$1M

Option B Grand Total **\$7.5M to \$9M**

Pro Cons

- PRO - Existing building larger than projected new building
- PRO - Expands the Historical Park footprint
- PRO - Allows for closure of Ford Road at Farmers Branch Lane
- PRO - Addresses parking issues as facility has parking
- PRO - Space could be used/rented even during Major events due to separation
- PRO - More rental opportunities including same day multiple rentals
- CON - Total Dollar figure larger than originally considered
- CON - Some monies needed to remodel building to suit City purposes
- CON - Concern regarding City's purchase of commercial property for park usage that would result in the loss of all future property tax revenue for that site

EDUCATIONAL PROGRAMS OFFERED AT THE PARK YEAR-ROUND

School Programs

The Park offers programs for public, private, home school, and special needs groups as well as organizations, businesses, and civic leagues. Through guided living history, students become active participants in learning about the past. Tours focus on learning through interactive activities and discussion and can be tailored to meet your needs. All tours are aligned with the TEKS standards and core curriculum guidelines.

Generally, hands on tours are given Tuesday, Wednesday, and Thursday throughout the year. The tours consist of an orientation in the historic church, followed by guided visits to many of our historic buildings and areas. Guests can chose from the following.

- 1840s Peters Colony Land Grant Office and 1840s Texas Log House: visit a local homestead and land grant office during the Republic of Texas era
- Garden: volunteers from the Dallas County Master Gardeners Association help students explore our garden and pick vegetables, plant seeds, turn soil, compost, water the plants, and learn about herbs and early medicines (activities dependent upon season and crops)
- Dr. Gilbert's House: groups tour and explore the home of prominent Farmers Branch Citizen, Dr. Samuel Gilbert, learning about medicine in 1872, dogtrot homes, and the community of Farmers Branch
- Queen Anne Victorian Cottage: groups tour the Park's most beautiful building, an 1885 Victorian Cottage, and learn about Victorian architecture, customs, and more
- 1900s One Room School House: students enroll in the original Farmers Branch School House and take a lesson with a teacher from that era
- 1920s General Store: explore a store from nearly 100 years ago through scavenger hunts, grocery lists, and hands on activities (nothing in this area is for sale, but you are welcome to visit our gift shop after your tour)
- Victorian Toys and Games: open a Victorian toy chest and play with wooden, fabric, and string toys enjoyed by children generations ago
- 1877 Train Depot and 1890s Caboose: learn about the history of transportation and communication by touring the historic Farmers Branch depot and caboose
- 1936 Texaco Service Station: tour an early gas station and learn about our 1936 Cab Over Engine Ford truck

Travelling Speakers

The staff of the Farmers Branch Historical Park has a variety of interests and passions that they are happy to share with you and your group.

Beginners Workshop in Photography – During the course of this workshop, Derrick Birdsall will instruct students on the ways to become more confident, competent photographers. Drawing on years of photographic experience, the workshop will be a fun start for those interested in taking better photos. Workshop can also be taught at a more advanced level. (Derrick Birdsall, Superintendent)

Caring for a Collection on a Small Budget, Little Time and Limited Staffing – The presentation can range from 30 minutes to a full-day workshop depending on the needs of the group. Topics covered include proper handling of objects, storage techniques and materials, photo documentation, and proper housecleaning guidelines. The discussion is geared towards small museums or historical societies interested in a more in-depth discussion of best practices in the museum world and where to find the right information. (Jamie Rigsby, Curator)

Creating Cockades – A presentation and workshop on cockades, a type of historic jewelry and political statement that originated in the 1600's but can still be found on the runways of today. For the cost of materials, participants can create their own cockade from start to finish. (Danielle Brissette, Museum Educator)

Dressing the Historical Lady: Fashion and Clothing in the Victorian Era – A fun, informative presentation about clothing and fashion from years past. To highlight the way in which all layers and types of clothing interact with each other, your speaker will literally dress head to toe in the fashion of the Victorian era, explaining each garment in turn. Corsets, petticoats, bustles and more will all be part of the presentation. This presentation is currently only available to all female groups. (Danielle Brissette, Museum Educator)

Dueling: Pistols for Two, Coffee for One – A fun, exciting presentation about the history of dueling in the United States. Whether with pistols or sabers, this presentation takes conflict resolution to the next level. (Derrick Birdsall, Superintendent)

Farmers Branch History – A presentation about the history and past of Farmers Branch and the surrounding areas, featuring images and objects from the Historical Park's collections. (Historical Park Staff)

Hairstyles and How to Achieve Them – An hour long presentation on the changing nature of hairstyles and accessories during the 19th and early 20th centuries including tips for styling your own hair with a historic flair. With advance notice, this presentation can concentrate on any era of time you desire. (Danielle Brissette, Museum Educator)

How to Care for Your Art and Antiques – A 30-minute PowerPoint presentation on handling, displaying, and storing art and antiques in the home. Topics covered include best practices for hanging art, storing photographs, cleaning your collectibles and when/how to seek the advice of a professional. Great for antiques groups, collectors, or anyone interested in taking better care of their personal belongings. The presentation includes numerous instructional handouts and a question and answer forum. Please allow at least 15 minutes discussion following the program. (Jamie Rigsby, Museum Curator)

Log Cabin Living – Have you ever wondered what it was like to live in a log cabin? During this discussion you'll have a chance to ask your questions to someone who actually has spent ten days sleeping, eating, and living in one of the Historical Park's log homes. (Derrick Birdsall, Superintendent)

Military History – A presentation designed to cater to the interests and desires of your group, this discussion can focus on virtually any conflict in which Texas or the United States participated. (Derrick Birdsall, Superintendent)

The Art of Tea – This is a fun discussion which teaches about the traditions, etiquette and social interactions of formal teas and tea parties. We will look at how "having" tea has changed through the decades. (Kim Jolly-Chapman, Historical Park Administration)

Texas History – Another presentation which can focus on your group's interests, Historical Park staff can discuss many aspects of Texas History including military history, the Texas Revolution, the Texas Republic, statehood, slavery in Texas, fashion in Texas, and more. (Derrick Birdsall, Superintendent, or Danielle Brissette, Museum Educator)

Using Your Local Museum as an Educational Tool – A presentation on ways to incorporate your local museum and cultural resources into your curriculum, classroom, or field trips. (Danielle Brissette, Museum Educator)

U.S. History – This presentation can be tailored to suit the needs and interests of your group or event. One of the Historical Park's own staff will come to speak to you about almost any aspect of United States History. (Historical Park Staff)

Working on a Reproduction of Paolo Veronese's "The Wedding Feast at Cana" – A 45-minute presentation on one person's experience of the painting that Veronese painted and Napoleon stole. Hear about the history of the painting, the religious symbolism used by the painter, and how the painting (more or less) went home to Venice. Other topics of discussion will include the logistics and installation of the project, reproductions vs. forgeries, and the current role of reproductions and technology in the art world. Suitable for groups interested in European Art, religious symbolism, and technology. (Jamie Rigsby, Curator)

Working Together: Creating Impact in the Community – This presentation is an exploration of the Historical Park and its workings with individuals, groups and businesses to establish a greater impact in the community. It will highlight the relationship between Dolly Graul, Mary's Garden and Girl Scout Troop # 7258 as they work together to create a beautiful space loved by all. (Kim Jolly-Chapman, Historical Park Administration)

10

The Firehouse Theatre

THE FIREHOUSE THEATRE BUILDING

The Arts and Culture Sub-Committee conducted extensive research, interviews and assessments with the purpose to evaluate the current status and the future needs of The Firehouse Theatre building.

Our committee agreed that the City of Farmers Branch has a need of a destination point that can become Farmers Branch's signature area for art, culture, performing arts. It has the potential to create an attractive environment for economic development. Dinner and a show go hand-in-hand. Attendance at arts events generates income for local businesses - restaurants, parking garages, hotels, retail stores. An average arts attendee spends \$24.60 per event in addition to the cost of admission. On the national level, these audiences provided \$74.1 billion of valuable revenue for local merchants and their communities. Data shows nonlocal attendees spend twice as much as local attendees (\$39.96 vs. \$17-42), demonstrating that when a community attracts cultural tourists, it harnesses significant economic rewards.

In 2011, a community group with a strong desire to promote and support theater arts came together and founded The Farmers Branch Community Theatre, a non-profit organization. The founding committee began searching for possible performance venues and identified the historic Fire Station #1 as the ideal location.

Built in 1958, the facility served the city for over 50 years, but by 2011 larger fire and medical equipment, combined with new procedures and technology, overwhelmed the structure and lot size. In 2012, Fire Station #1 was relocated to a new, larger, state-of-the-art facility on Webb Chapel to continue protecting and serving the citizens of this great community.

In 2012 Sergio De Los Santos and his firm, SDS Architecture and a team of engineering consultants granted their professional services to our community and the Farmers Branch Community Theatre by donating the development of the renovation plans, specifications and cost estimates converting the building from a fire station into a theater venue, with a construction budget of \$ 638,686.52.

The budget included sloped/raised flooring seating area, stage area, exterior skin and storefront, marquee lettering roof top signage, aluminum storefront and building insulation, interior demolition and renovation, including new code compliant restrooms, fire protection, concessions area casework, dressing rooms, lighting, security, audio,

electrical, dressing rooms chairs, mirrors, stage curtain, acoustical ceiling, flooring, wall finishes.

The Firehouse Theatre engaged in the endeavor of raising the funds for the construction by various fundraising initiatives and performances in various venues including the Knights of Columbus Hall, Victoria Restaurant, Farmers Branch Manske Library, and Plaza Arts Center in downtown Carrollton.

As a partner, the City of Farmers Branch entered into a multi-year agreement with The Farmers Branch Community Theatre, dba The Firehouse Theatre, for management and use of the City-owned property.

In the fall of 2014, the Board of Directors determined the time was right to begin construction.

Phase 1 of the transformation of the building into a theater included painting the theater into black box, build stage and ADA handicap ramp, secure seats to floor, install fire safety system, paint exterior doors "firehouse red", at a total cost of \$35,000. Volunteers from the community spent endless hours painting, building, cleaning, and repairing. The first performance of The Firehouse Theatre in its own venue opened on July 23, 2014.

During Phase 2 construction in 2015 the City of Farmers Branch funded and provided materials and labor for the installation of a 40-ton HVAC and fire sprinkler system, new public code compliant ADA restrooms, audience seats risers, demolition of the 3,400 back administrative building, to provide parking space and security fence.

Phase 3 of the renovation plans continue with west side handicap parking (3 van-accessible parking spaces), level west sidewalk and front door landing pad, pave wheelchair ramps (inside and west side), remove/relocate water fountains in hallway, renovate existing restroom, electric interior rewiring, upgrade electrical room, fire code compliance upgrades, interior and exterior paint, west windows, flooring, roof replacement.

The building renovations are not complete and the funding insufficiency extends the completion date by requiring construction phasing as funds become available. It also makes the whole process more expensive due to de- and re- mobilization of construction.

The construction budget needed to fully complete all renovations significantly exceeds the City's annual building maintenance budget.

Acceleration of the completion of renovations and integration of The Firehouse Theatre area with the Station Area development, the City Hall area and Historical Park area, can become the City of Farmers Branch Downtown, pedestrian friendly, a focal point, attractive not only for the residents, but for visitors, coming and spending quality time and bringing revenue for the economic development of our city.

The Arts and Culture Subcommittee research conclusions strongly support including The Firehouse Theatre remaining construction budget of \$500,000 into the future bond budget. Extending it by an additional \$500,000 for a total \$1,000,000 will allow for the needed infrastructure improvements of the area. It will also allow for a seamless connection of the Theatre to development in the Station Area, the Grove @ Mustang Station as well as the Historical Park, creating a unique destination for restaurants, retail, art and entertainment.

<http://thefirehousetheatre.com/>

Next On Stage

THE FIREHOUSE THEATRE

CURTAIN CALL

NOVEMBER 5, 2016

JOIN US FOR THE REVEAL OF NEXT YEAR'S LINE UP AND SOME AMAZING DEALS ON SEASON SUBSCRIPTIONS!

Curtain Call: 2017 Season Announcement
SPECIAL ENGAGEMENT Come Experience This FREE Family-Friendly Special Event

TICKETS

COMING SOON

IT'S A WONDERFUL LIFE

THE FIREHOUSE THEATRE

A LIVE RADIO PLAY

Come be a part of a Live (R)C studio audience as an ensemble of actors bring dozens of characters to life - to tell the story of George Bailey in the beloved American holiday Classic.

It's a Wonderful Life: A Live Radio Play
An exciting new addition to the 2016 season! Directed by Derek Whitener.

TICKETS

JOHN F. BURKE NATURE PRESERVE

Just this year, the City Council adopted a Master Plan for the John F. Burke Nature Preserve. This important step will enable Farmers Branch to take full advantage of a unique natural asset for the education, enjoyment and enlightenment of residents of all ages.

The plan uses the 104-acre preserve's several natural features as a canvas for development. Those features are the entry/arrival area along Valley View Lane; a large pond that already hosts a variety of activities; the woods, where mature stands of hardwoods provide an impressive canopy 50 feet above ground; the wetlands and an open meadow stretching over a considerable area in the northern area; and the river forming the western boundary of the preserve.

The Master Plan calls for a bus turnout and parking as well as restrooms at street level, improvements to the existing parking area, and a group pavilion near the trailhead adjacent to parking.

In the vicinity of the pond, improvements would include an amphitheater/classroom, picnic stations, and a pier with boardwalk approaches, an event lawn, wildlife blind, a council ring and a concrete trail outlining the pond.

Just north of the pond, the remaining trails become soft with a mulch surface except where boardwalks are needed.

The eastern portion of the preserve is bounded by the ramps and roadways of the President George Bush Turnpike. The natural and manmade swards here provide extensive opportunities for the restoration of native floral and grassy plants, particularly the floral varieties favored by pollinators.

Abundant wetlands in the preserve afford an opportunity to observe unique life forms from walkways built with minimum impact on the environment.

Closer to the Elm Fork of the Trinity River, the woods sector is another opportunity for one or more wildlife blinds as well as a boardwalk and observation deck where a "canopy experience" among the mature hardwoods would reveal an intimate vantage to the loftier realms of birds and other animals. Where the soft trail passes near the river, there is opportunity to provide an overlook.

Many more features and opportunities have been spelled out in the master plan, which can be downloaded from the City's website. For instance, the Preserve sits adjacent to trails where cyclists can park their bikes and enjoy the Preserve on foot. In addition, the master plan locates a pedestrian/cyclist bridge from the Preserve's access trails to the Champion Trail

network across the river in Irving. Nearby, a paddling launch would give kayakers and canoeists access to the river.

Every feature mentioned so far suggests the fundamental mission of the preserve to enhance people's knowledge and appreciation of natural science, be it biology, geography, geology, hydrology, chemistry, physics, etc. Signage throughout the preserve will identify and interpret the creatures and forces found there.

The Citizens Bond Committee found the Nature Preserve envisioned in the master plan is worthy of substantial future investment. The preliminary cost estimate provided by Dunaway is \$5,730,070. With the master plan in hand, the Committee has suggested the City continue to seek public and private investors and benefactors who share our vision for the Nature Preserve as an opportunity to protect a diverse area for the future education, enjoyment and enlightenment of our people, young and old alike.



Beauty of Nature

The John F Burke Nature Preserve, located at 1111 Valley View Lane, is a 104 acre tract of land representing a partnership between The City of Farmers Branch, Valwood Improvement Authority and the North Texas Tollway Authority. A unique ecosystem of upland forests and wetlands along the Elm Fork of the Trinity River in the heart of the urban Metroplex comprise the preserve. Natural surface trails provide access to experience this hidden jewel.

The Preserve is named for John F. Burke, a long-term, devoted City employee. As a City employee of 35 years, John was the visionary responsible for creating the Farmers Branch park system. Additionally, John served as Assistant City Manager and ultimately as City Manager leaving his mark of excellence on the City. As a lover of nature and all things outdoors, the Preserve is a fitting tribute to the service of John F. Burke.

Visitors may enjoy the plants and wildlife, but take only pictures and leave only footprints.



JOHN F. BURKE NATURE PRESERVE
MASTER PLAN

Farmers Branch, Texas

Preliminary Budget Projections*
August 9, 2016

*Budget projections below are based on the Master Plan graphic dated August 9, 2016.

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
1.	General Site Items				
A.	Site Preparation & Mobilization	1	LS	\$50,000.00	\$50,000.00
B.	Earthwork Allowance	1	LS	\$200,000.00	\$200,000.00
C.	Site Furnishings Allowance	1	LS	\$25,000.00	\$25,000.00
D.	Public Art Allowance	1	LS	\$150,000.00	\$150,000.00
E.	Site Utilities Allowance	1	LS	\$100,000.00	\$100,000.00
				TOTAL	\$525,000.00
2.	Upper Pond				
A.	Decomposed Granite Trail (6' Width)	1,625	LF	\$30.00	\$48,750.00
B.	Boardwalk w/ Railing (6' Width)	100	LF	\$500.00	\$50,000.00
C.	Observation Platform	1	LS	\$15,000.00	\$15,000.00
D.	Wildlife Blind	1	LS	\$5,000.00	\$5,000.00
E.	Picnic Stations	6	EA	\$2,500.00	\$15,000.00
F.	Grass Establishment	35,000	SF	\$0.15	\$5,250.00
G.	Interpretive Signage	1	LS	\$2,000.00	\$2,000.00
				TOTAL	\$141,000.00

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
3. Wetland / Educational Overlook					
	A. Boardwalk (6' Width)	1,000	LF	\$300.00	\$300,000.00
	B. Boardwalk (6' Width, w/ railing)	660	LF	\$500.00	\$330,000.00
	C. Observation Overlook w/ Railing	2	EA	\$3,500.00	\$7,000.00
	D. Bench Seating	4	EA	\$1,500.00	\$6,000.00
	E. Decomposed Granite Trail (6' Width)	785	LF	\$30.00	\$23,550.00
	F. Interpretive Signage	1	LS	\$2,000.00	\$2,000.00
				TOTAL	\$668,550.00
4. Meadow Restoration Area					
	A. Decomposed Granite Trail (6' Width)	3,650	LF	\$30.00	\$109,500.00
	B. Concrete Trail/Service Drive (12' width)	3,000	LF	\$72.00	\$216,000.00
	C. Special Paving	375	SF	\$8.00	\$3,000.00
	D. Boulder Edge	160	LF	\$125.00	\$20,000.00
	E. Decomposed Granite @ Outdoor Classroom & Gateways	1,150	SF	\$5.00	\$5,750.00
	F. Wayfinding & Interpretive Signage	1	LS	\$5,000.00	\$5,000.00
	G. Native Grass/Wildflower Establishment	700,000	SF	\$0.25	\$175,000.00
	H. Tree Planting Allowance	1	LS	\$5,000.00	\$5,000.00
	I. Service Drive Gate	1	LS	\$8,000.00	\$8,000.00
				TOTAL	\$547,250.00

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
5.	Core Activities				
	A. Concrete Trail (6' Width) (Integral Color, Stamped)	2,100	LF	\$50.00	\$105,000.00
	B. Decomposed Granite Trail (6' Width)	185	LF	\$30.00	\$5,550.00
	C. Amphitheater Classroom	1	LS	\$100,000.00	\$100,000.00
	D. Council Ring	1	LS	\$25,000.00	\$25,000.00
	E. Wildlife Blind	1	LS	\$5,000.00	\$5,000.00
	F. Pond Boardwalk	350	LF	\$300.00	\$105,000.00
	G. Observation Platform (Pond)	1	LS	\$10,000.00	\$10,000.00
	H. Bench Seating	4	EA	\$1,500.00	\$6,000.00
	I. Canopy Boardwalk	250	LF	\$500.00	\$125,000.00
	J. River Overlook	1	LS	\$200,000.00	\$200,000.00
	K. Picnic Stations	7	EA	\$2,500.00	\$17,500.00
	L. Wayfinding & Interpretive Signage	1	LS	\$5,000.00	\$5,000.00
	M. Boulder Edge @ Gateway	30	LF	\$125.00	\$3,750.00
	N. Special Paving @ Gateway	375	SF	\$8.00	\$3,000.00
	O. Decomposed Granite @ Gateway	130	SF	\$5.00	\$650.00
	P. Gateway Columns	2	EA	\$2,500.00	\$5,000.00
				TOTAL	\$721,450.00

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
6.	Woods				
A.	Decomposed Granite Trail (6' Width)	7,900	LF	\$30.00	\$237,000.00
B.	Boardwalk (w/ railing)	40	LF	\$500.00	\$20,000.00
C.	Observation Platform	1	LS	\$15,000.00	\$15,000.00
D.	Wildlife Blind	1	LS	\$5,000.00	\$5,000.00
E.	Seasonal Restroom Enclosure	1	LS	\$10,000.00	\$10,000.00
F.	Decomposed Granite @ Restroom	440	SF	\$5.00	\$2,200.00
G.	Decorative Boulder Edge @ Restroom	30	LF	\$125.00	\$3,750.00
H.	Concrete Hike & Bike Trail (12' Width)	1,200	LF	\$72.00	\$86,400.00
I.	Pedestrian Bridge	1	LS	\$950,000.00	\$950,000.00
J.	Concrete Trail to Paddling Launch (6' Width)	250	LF	\$36.00	\$9,000.00
K.	Paddling Trail Launch Allowance	1	EA	\$150,000.00	\$150,000.00
L.	Decomposed Granite @ Gateway	150	SF	\$5.00	\$750.00
M.	Boulders Edge @ Gateway	30	LF	\$125.00	\$3,750.00
N.	Wayfinding & Interpretive Signage	1	LS	\$5,000.00	\$5,000.00
O.	Gateway Columns	2	EA	\$2,500.00	\$5,000.00
				TOTAL	\$1,502,850.00

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
7.	Entry / Arrival				
	A. Concrete Trail (6' Width)	520	LF	\$30.00	\$15,600.00
	B. Group Pavilion	1	EA	\$175,000.00	\$175,000.00
	C. Decomposed Granite Trail (6' Width) (at Pavilion)	120	LF	\$30.00	\$3,600.00
	D. Concrete Trail / Service Access (12' width)	315	LF	\$72.00	\$22,680.00
	E. Concrete Bus Parking at Valley View	1,660	SF	\$6.00	\$9,960.00
	F. Special Paving @ Restroom	610	SF	\$8.00	\$4,880.00
	G. Retaining Wall @ Restroom	50	LF	\$250.00	\$12,500.00
	H. Restroom Building	1	LS	\$100,000.00	\$100,000.00
	I. Entry Drive (20' width)	4,000	SF	\$6.00	\$24,000.00
	J. Enhanced Crosswalk Paving (20' Width)	420	LF	\$10.00	\$4,200.00
	K. Concrete Parking Under Bridge	17,000	SF	\$6.00	\$102,000.00
	L. Rip Rap Edge Allowance	1	LS	\$10,000.00	\$10,000.00
	M. Trailhead Boulder Edge	30	LF	\$125.00	\$3,750.00
	N. Decomposed Granite @ Trailhead	160	SF	\$5.00	\$800.00
	O. Native Plantings at Entry Allowance	1	LS	\$25,000.00	\$25,000.00
	P. Wayfinding & Interpretive Signage	1	LS	\$5,000.00	\$5,000.00
	Q. Entry Monument Sign Allowance	1	LS	\$40,000.00	\$40,000.00
				TOTAL	\$558,970.00

No.	Item Description	Quantity	Unit	Unit Price	Subtotal
SUMMARY OF BUDGET TOTALS:					
A. ESTIMATED CONSTRUCTION COSTS					
1.	GENERAL SITE ITEMS				\$525,000.00
2.	UPPER POND				\$141,000.00
3.	WETLAND/EDUCATIONAL OVERLOOK				\$668,550.00
4.	MEADOW RESORATION AREA				\$547,250.00
5.	CORE ACTIVITIES				\$721,450.00
6.	WOODS				\$1,502,850.00
7.	ENTRY / ARRIVAL				\$558,970.00
BASE TOTAL					\$4,665,070.00
+/- 10% CONTINGENCY					\$500,000.00
CONSTRUCTION TOTAL					\$5,165,070.00
B. OWNERS COSTS (Geotech, Testing, TDLR, Archaeological Survey, USACE Permitting, etc.) (Approx. 2% of Construction)					\$100,000.00
C. A&E SERVICES					\$465,000.00
PROJECT BUDGET TOTAL:					\$5,730,070.00



John F. Burke Nature Preserve Master Plan

Master Plan Overview
September 20, 2016



Advisory Committee

Mike Hawkins, *Park Board*

Barbara Leedy, *Park Board*

Peggy Smith, *Park Board*

Rodger Cramer, *FB Resident*

Jim McIntosh, *Master Naturalist*

Pat Canuteson, *Valwood Improvement Authority*

Mark Schallhorn, *Carrollton-Farmers Branch ISD*

Tony Lucido, *NTTA*

Andy Gilles, *FB Director of Planning*

Randy Walhood, *FB Director of Public Works*

Jeff Harting, *FB Director of Parks & Recreation*

Charles Cancellare, *FB Parks & Recreation*

Pam Smith, *FB Parks & Recreation*

Mitzi Davis, *FB Parks & Recreation*

Kerry Phillips, *FB Parks & Recreation*

Steve Pace, *FB GIS*



Planning Process

Data Gathering

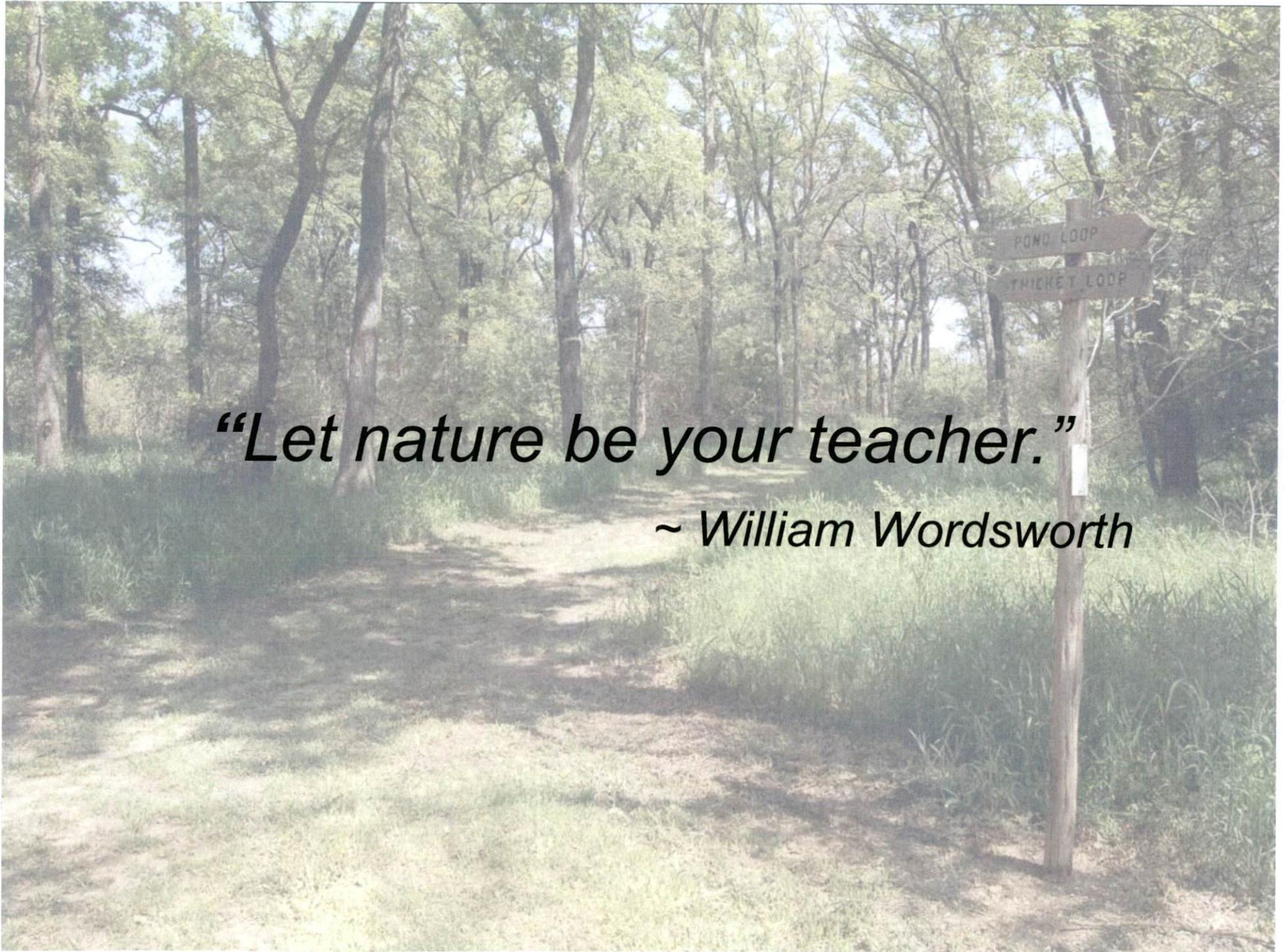
- Base Mapping
- Advisory Committee Kick Off & Site Review
- Site Analysis

Benchmarking & Programming

- Visit DFW Benchmark Projects
- Develop Initial Program List
- Community Meeting

Concept Development & Final Master Plan

- Concept Plan
- Preliminary Master Plan (w/ Cost Estimate)
- Presentation to Park Board / Council
- Final Master Plan



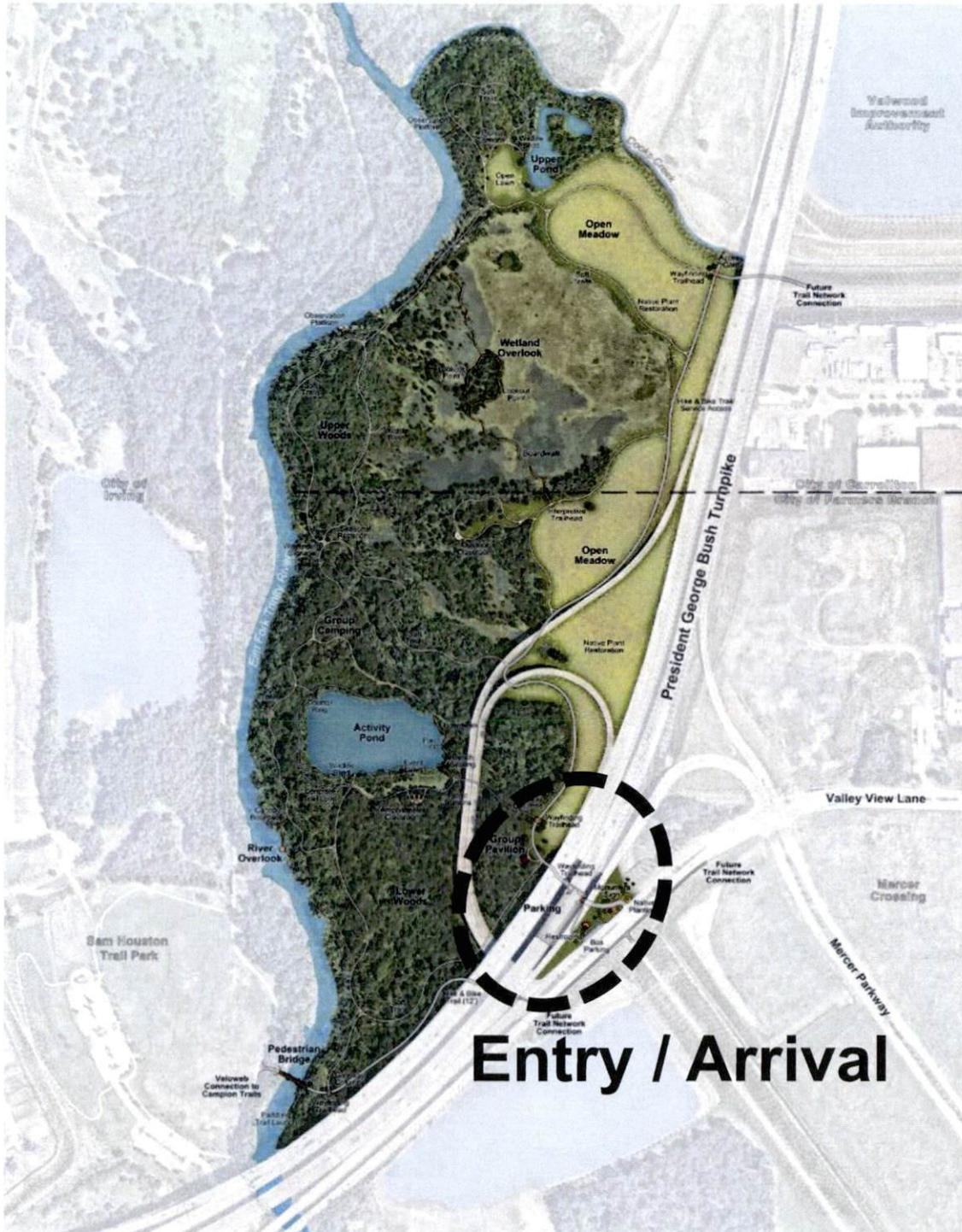
“Let nature be your teacher.”

~ William Wordsworth



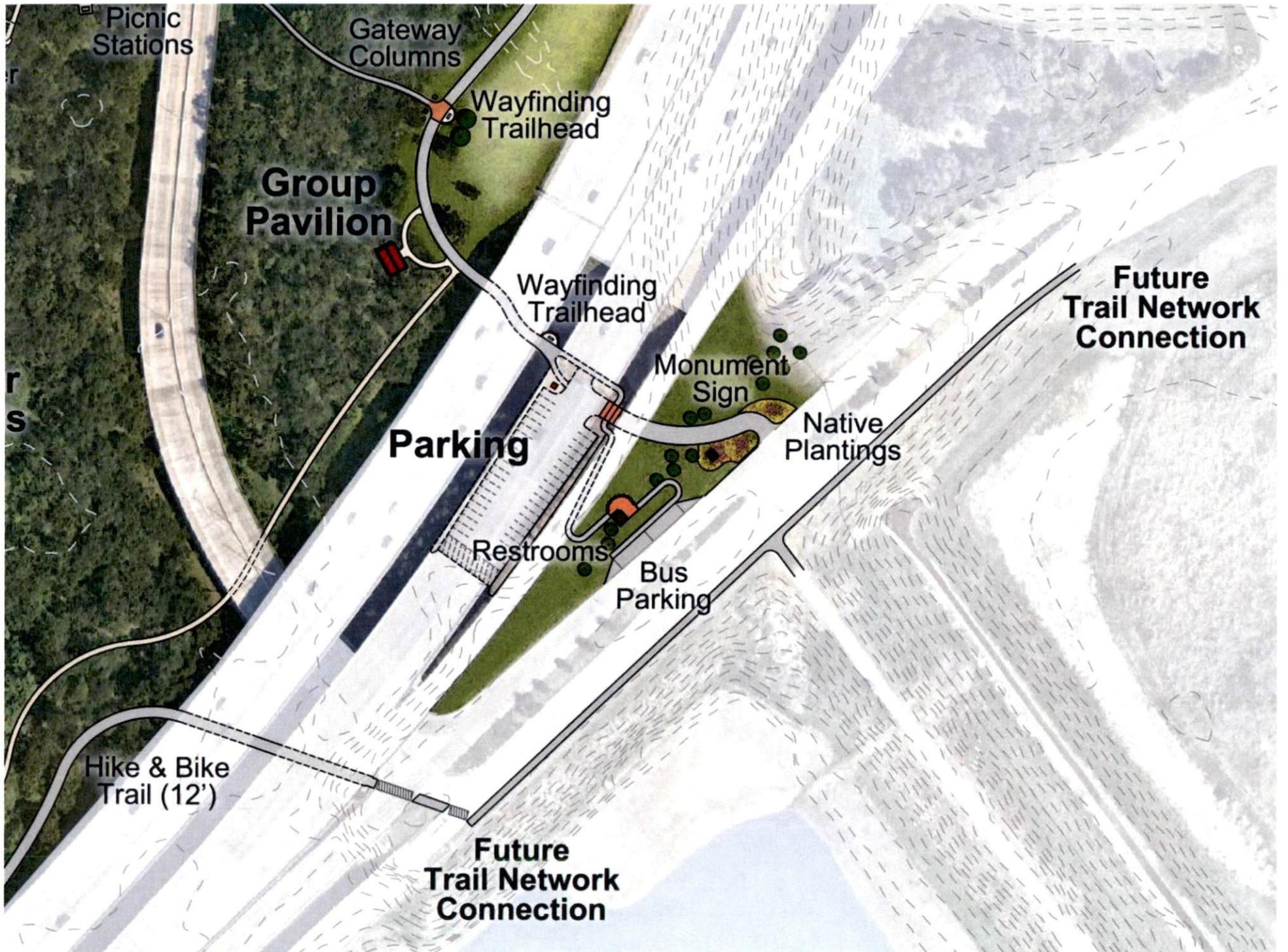
Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS



Master Plan

- **ENTRY / ARRIVAL**
- **CORE ACTIVITIES**
- **THE WOODS**
- **THE WETLANDS**
- **MEADOW RESTORATION**
- **UPPER POND**
- **TRAILS**





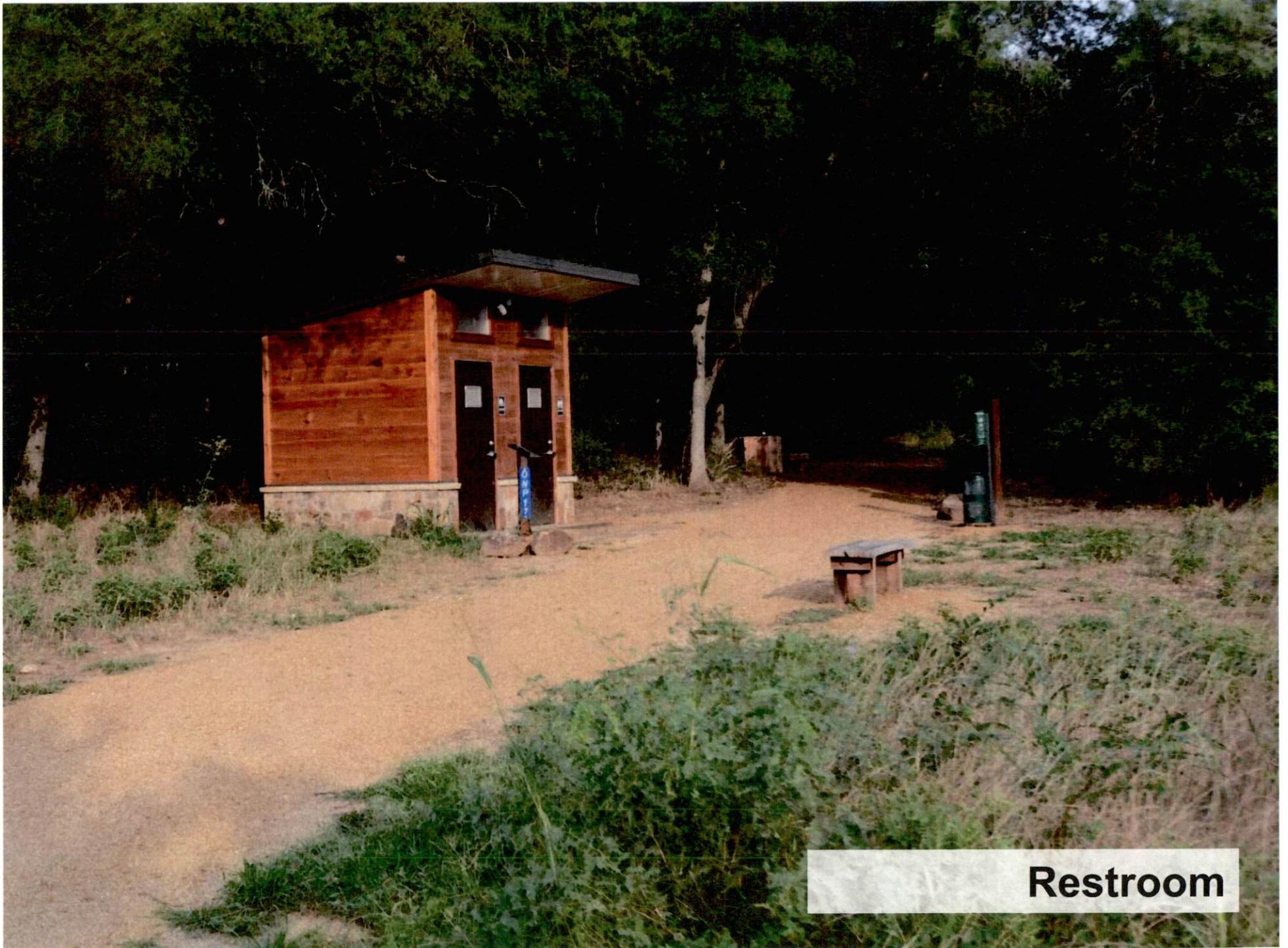
Monument Sign



Parking Improvements



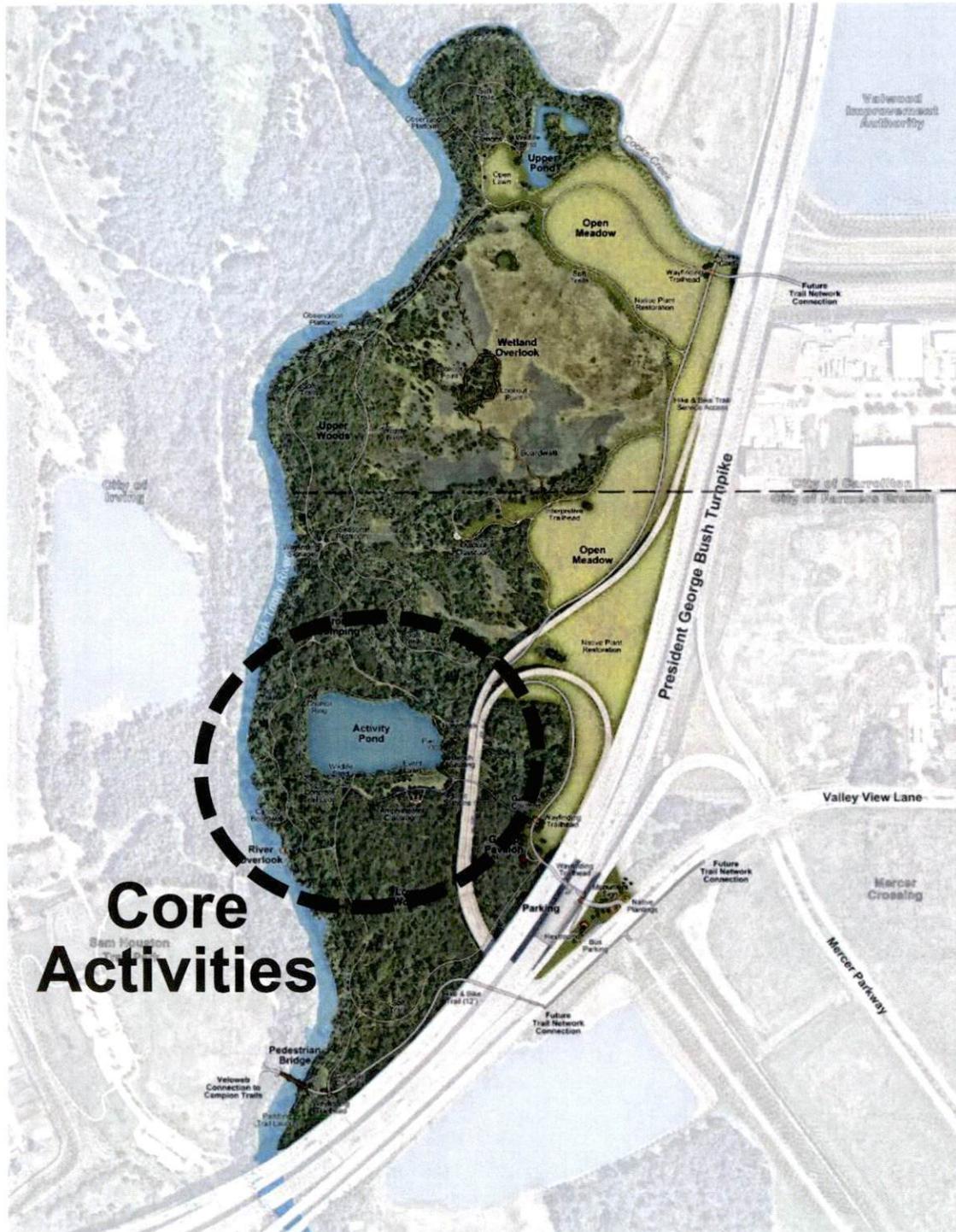
Bus Parking



Restroom



Group Pavilion



Core Activities

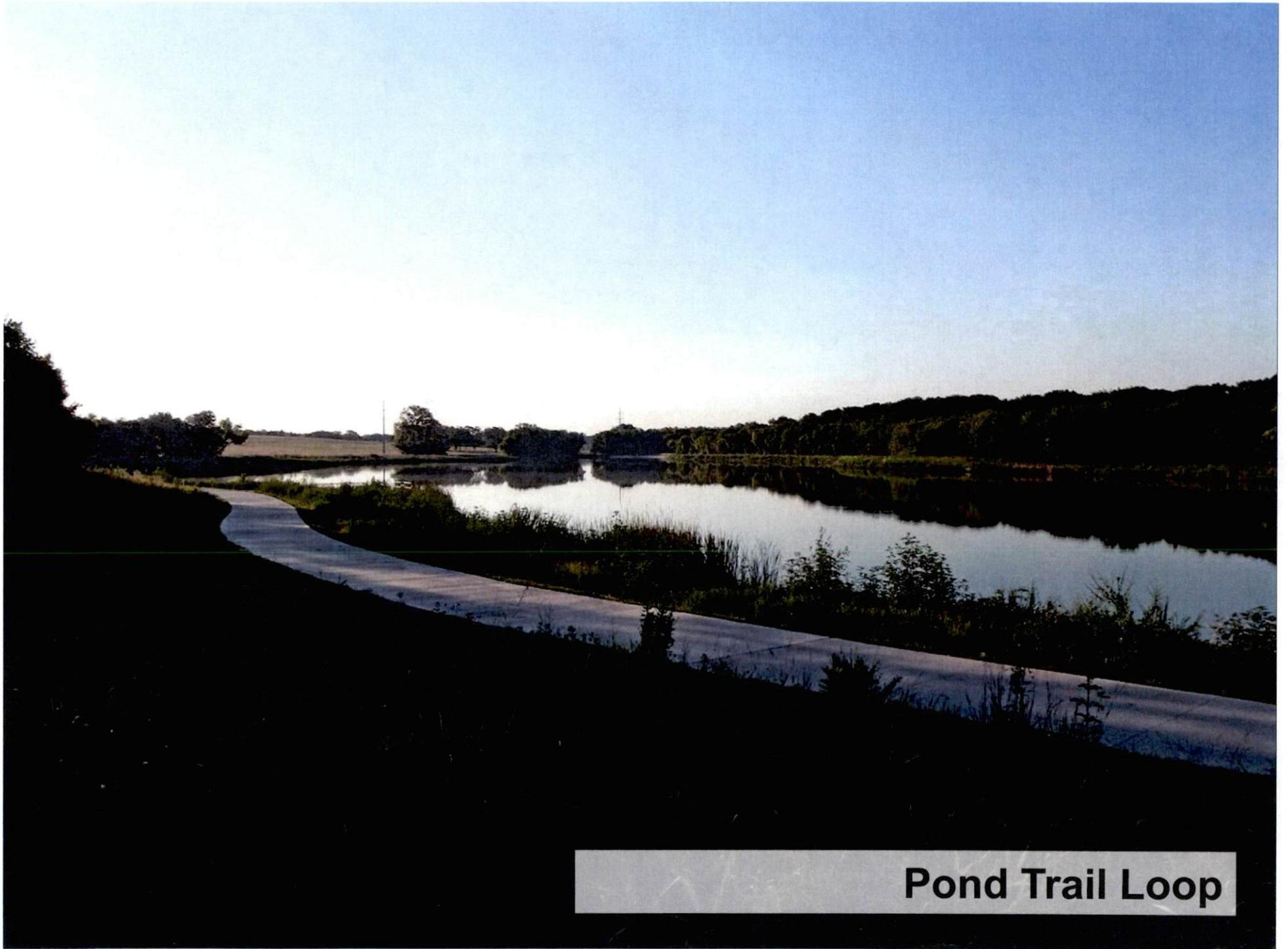
Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS





Event Lawn



Pond Trail Loop



Boardwalk Trails



Observation Platforms



Council Ring



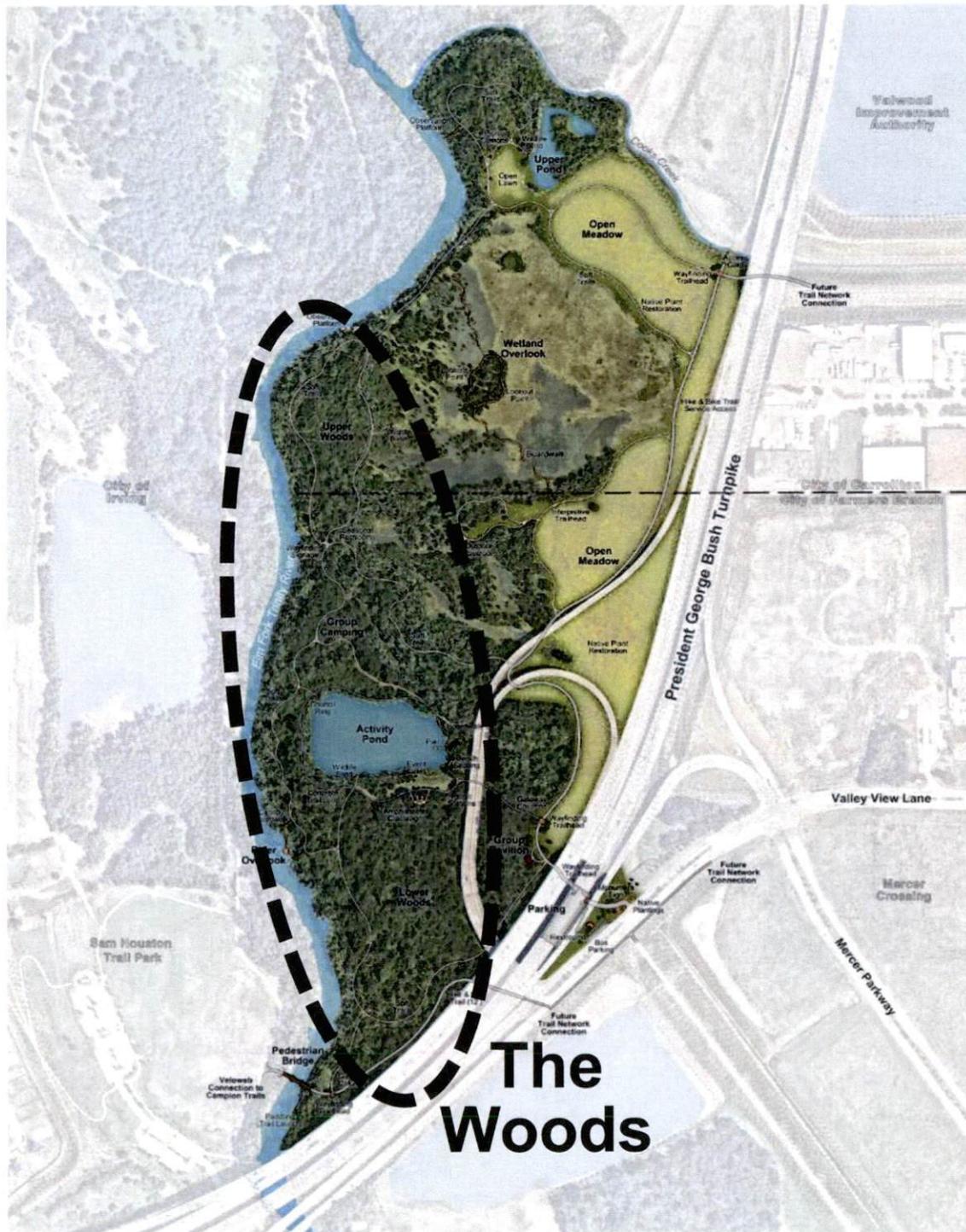
Amphitheater Classroom



Canopy Boardwalk

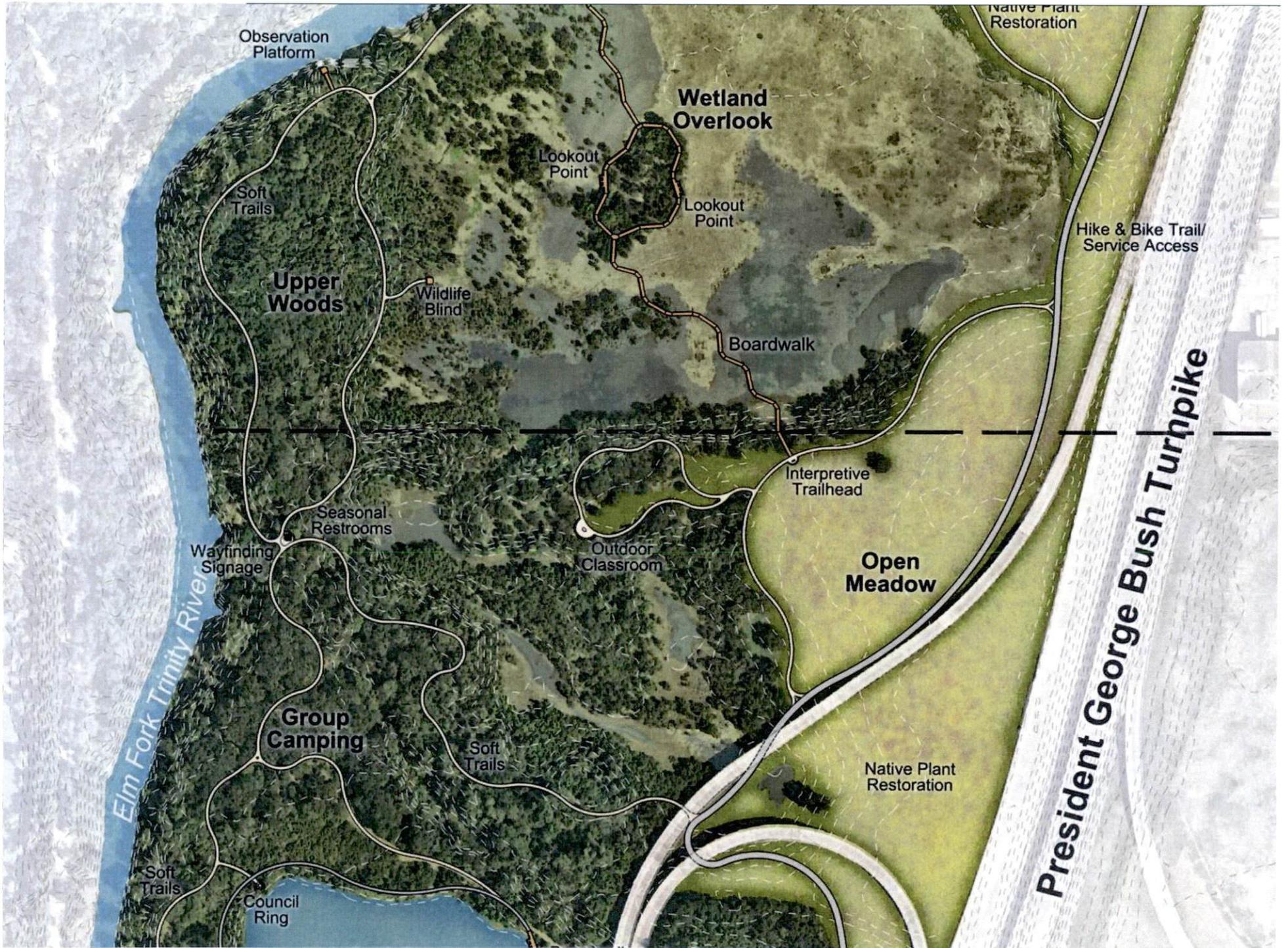


River Overlook



Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- **THE WOODS**
- THE WETLANDS
- MEADOW RESTORATION
- UPPER POND
- TRAILS





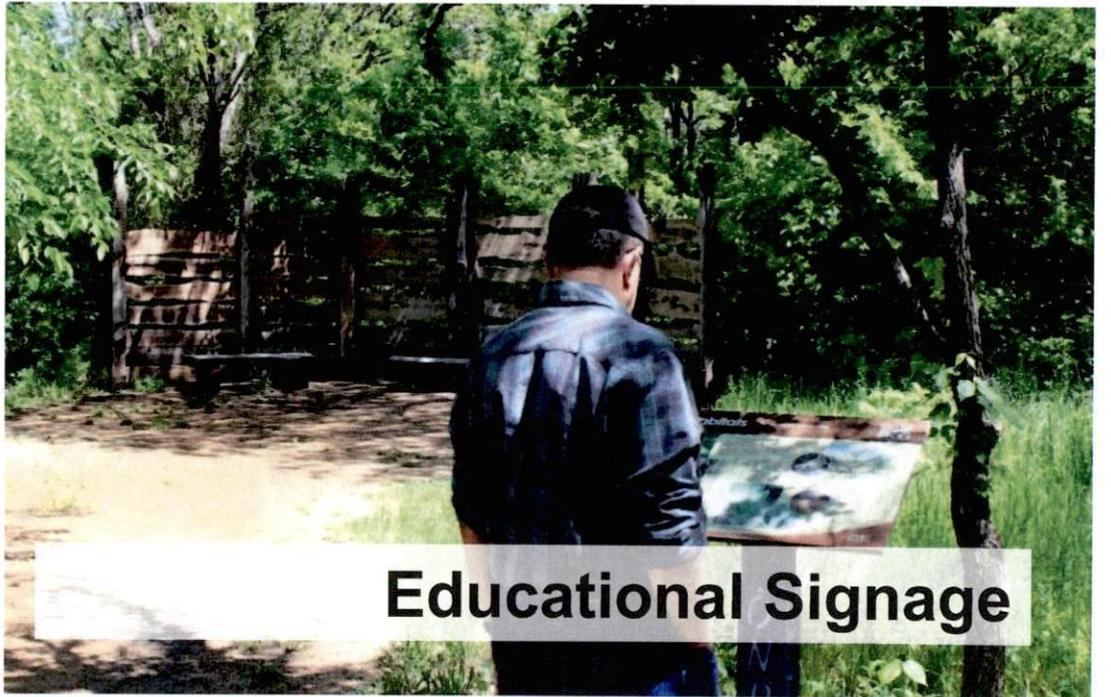
Soft Trails



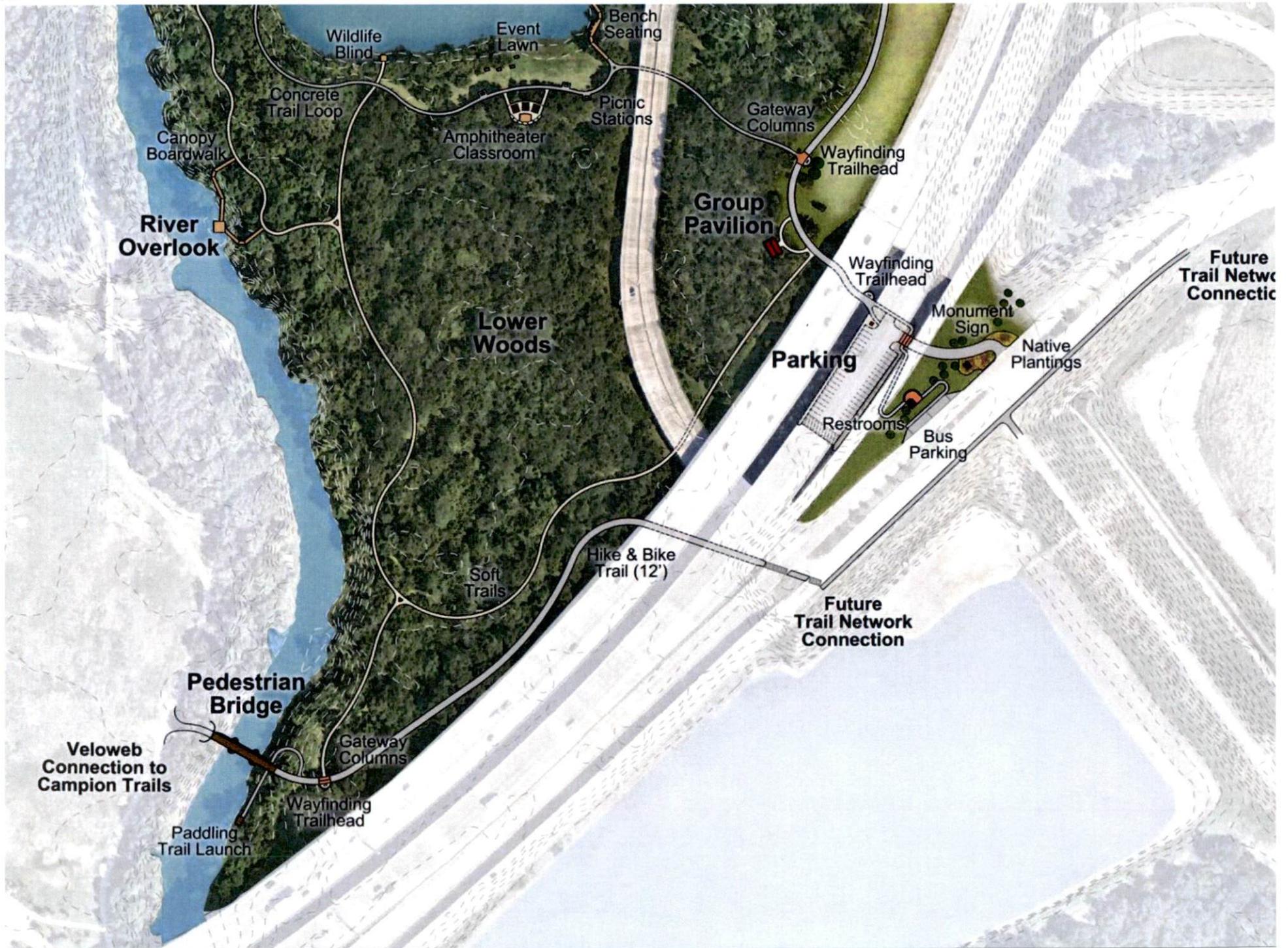
Wildlife Blinds



Observation Platform



Educational Signage





Soft Trails



Pedestrian Bridge



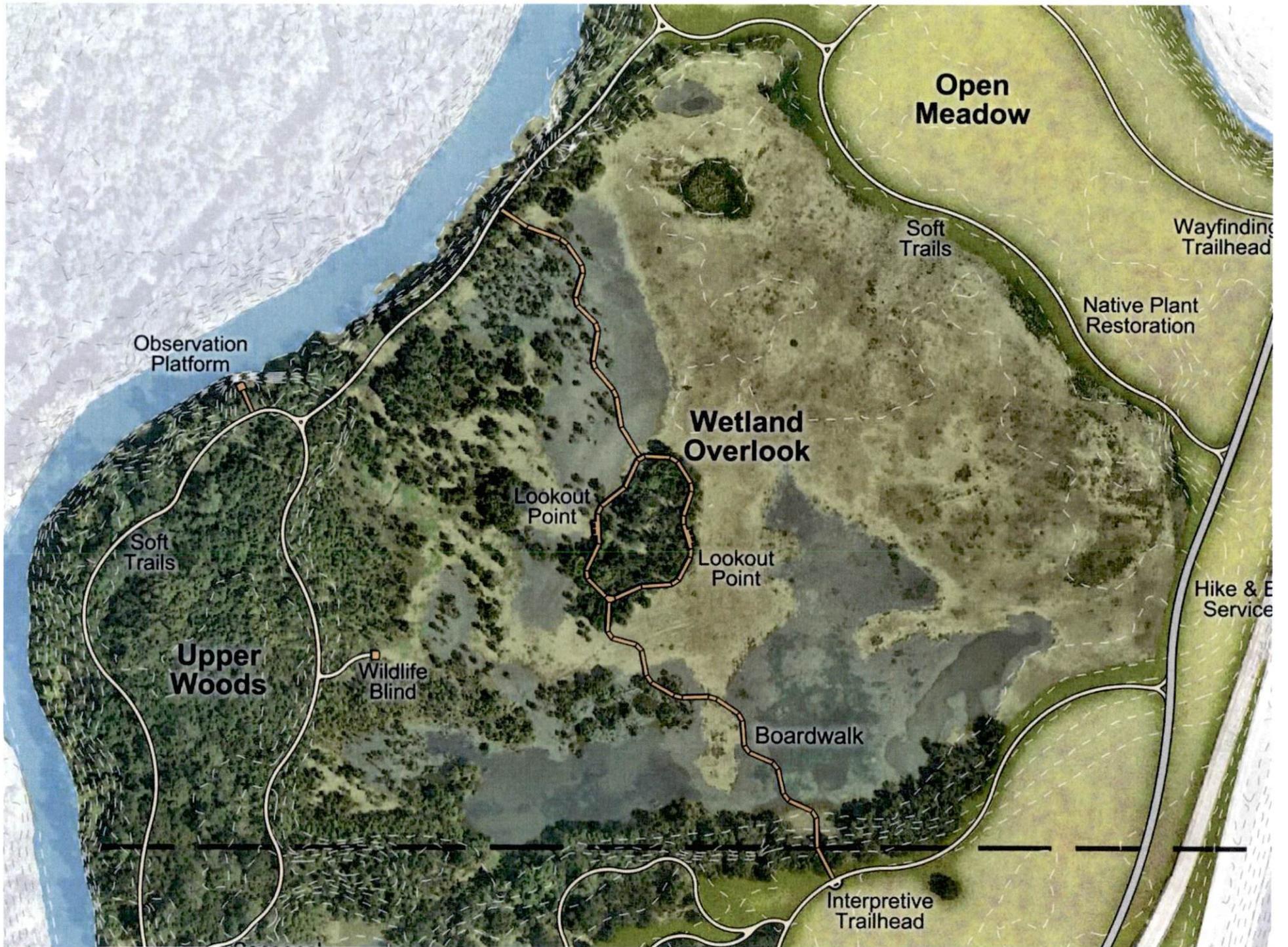
Lookout Points



Gateway & Veloweb Connection



Paddling Trail Launch





Boardwalk Trails

At one time wetlands were considered to be wastelands that should be drained or destroyed. Their ecological and environmental functions were little understood or appreciated until it was almost too late.

In the last 200 years in the state of Texas, over 50% of the wetlands have been lost in large part due to agriculture where the wetlands were drained for farming. The increased pressure from urban development is a growing concern for the remaining wetlands.

Why are WETLANDS Important?

In an age when man has forgotten his origin and is blind even to his most essential needs for survival, water along with other resources has become the victim of his indifference.

—Robert Lynd



Today Wetlands are Recognized for the Complex Benefits They Hold

FLOOD CONTROL



Wetlands near streams and rivers provide a place for floodwaters to be absorbed and slowly released. This is beneficial by decreasing erosion and flood damage, and decreasing potential property loss.

AQUIFER RECHARGE

Wetlands ability to store and slowly release water recharges ground water supply and recharges aquifers. The East Fork Wetland lies over the Trinity Aquifer.



WATER QUALITY



Wetland plants improve water quality through their ability to absorb the nutrients in the water. They slow the water so that sediment will settle to the soil underneath.

WILDLIFE HABITAT

Wetlands provide habitat for countless species of birds, including migratory waterfowl, ducks and geese, songbirds, mammals, amphibians, reptiles, and reptiles. Crayfish are also



NUTRIENT SOURCE



Wetlands hold nutrients that increase the soil fertility that supports the food chain. These nutrients are also taken up by the food chain and eventually reach people.

ECONOMIC RESOURCE

Wetlands provide habitat for countless species of birds, including migratory waterfowl, ducks and geese, songbirds, mammals, amphibians, reptiles, and reptiles. Crayfish are also



RECREATION



Wetlands provide habitat for countless species of birds, including migratory waterfowl, ducks and geese, songbirds, mammals, amphibians, reptiles, and reptiles. Crayfish are also



EDUCATION

Wetlands provide habitat for countless species of birds, including migratory waterfowl, ducks and geese, songbirds, mammals, amphibians, reptiles, and reptiles. Crayfish are also

Interpretive Signage



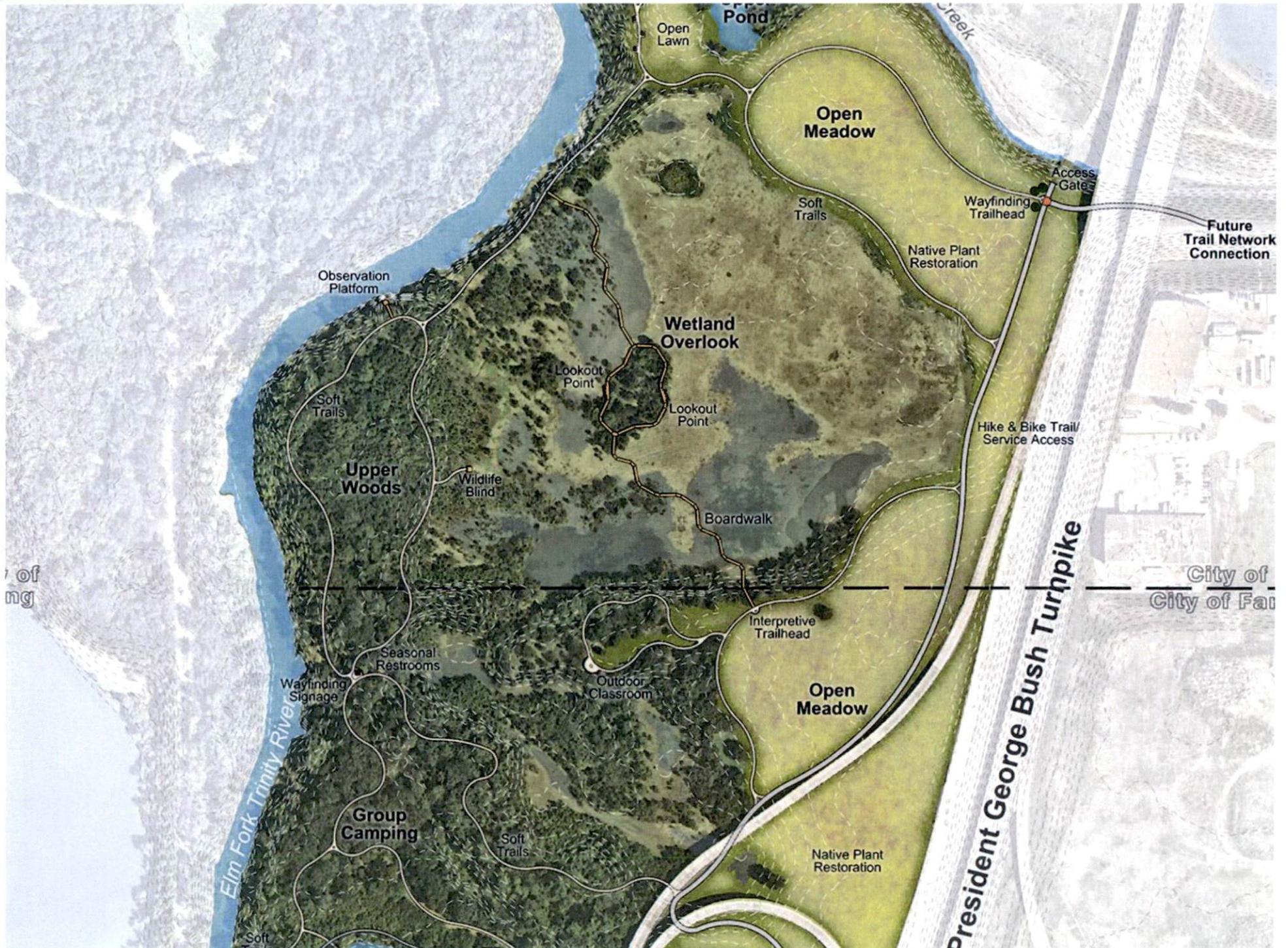
Wildlife Viewing

Meadow Restoration



Master Plan

- ENTRY / ARRIVAL
- CORE ACTIVITIES
- THE WOODS
- THE WETLANDS
- **MEADOW RESTORATION**
- UPPER POND
- TRAILS





Meadow Trail



Interpretive Trailhead



Outdoor Classroom



Outdoor Classroom



Soft
Trails

Observation
Platform

Picnic
Stations

Wildlife
Blind

Upper
Pond

Open
Lawn

Cooks
Creek

Open
Meadow



Education / Interaction



Picnicking



Wildlife Viewing



Nature Trails



Trail Hierarchy

- 12' Concrete Hike & Bike Network Connection
- Pedestrian Bridge
- 10'-12' Concrete Trail
- 6' Concrete Pond Loop
- Boardwalks
- Soft Trails
- Mowed Paths



Concrete Trails



Soft Trails



Nature Trails



12

City Branding

IMPORTANCE OF CITY BRANDING

Overview

Several years ago, the City of Farmers Branch started a campaign to change the City's stop signs to a more decorative style. Arguably, this small, but noticeable change has made the City more aesthetically pleasing for both passer-byes and its residents. As this program is near completion, it is recommended that it be extended to the City's streetlights on major thoroughfares in the Central Area of the City so that all streetlights can be replaced with matching decorative fixtures and updated LED lighting.

Current Operations and Logistics of Project

The City streetlights are operated and maintained by Oncor; approximately 300 fixtures are located in the areas described to be replaced. The City pays Oncor based on a tariff schedule for the number of fixtures, the type of fixtures, and the amount of time that the fixtures are operating. This is the same arrangement that the City of Addison has with the power distributor. Addison's Parks and Recreation Department, having recently gone through an upgrade to the streetlights on Beltway Drive, gave a very detailed project recap to the *Economic Development Residential Sub Committee*, from which this report is based. Because Oncor operates and maintains the fixtures, only approved fixtures can be used. Any upgrades from the standard must be financed by the municipality requesting them. The City must provide adequate footings and new conduit lines (if underground wiring is desired) for the fixtures. Oncor will come, remove the old lines and fixtures, and then erect the new ones as well as running new lines.

Costs

The project just completed in Addison had two major costs associated with it. One was contracted out to add the new conduit and footings, accounting for about two-thirds of the total cost. The other was with Oncor for purchasing and erecting the new fixtures. The total project cost approximately \$10,000 per fixture. Addison added fixtures at a closer spacing than Farmers Branch would require, and thus installed shorter fixtures. However, because there are fewer footings per block, this should offset the extra cost of the fixtures, and the cost of \$10,000 per fixture should be a good number for Farmers Branch. Further, if the work of adding the footings were done as a winter project, and overhead wiring were kept in some areas, then the costs of the project would also diminish. As for day-to-day costs, Oncor has not yet created a tariff structure based on the more energy efficient LED bulbs. The benefit of LEDs is not limited to the reduced energy cost, but also includes more temperatures (colors of light) and more uniform lighting ability. This helps to avoid dark spots on the road and sidewalks and makes for a nicer looking and safer area.

Summary

Because the stop sign project has made a noticeable difference to the city, it is natural to extend it to streetlights. The minimal cost of redoing the City's main thoroughfares is a nice way to make the City look just as nice at night as it does during the day. And, as Oncor changes its tariff schedules in the future, the City may see day-to-day operating costs go down as well.



A fund to unify the identity of the city and its neighborhoods by making them more aesthetically appealing and distinct

- Adding neighborhood markers to street sign toppers
- Further develop city entrance points to better announce Farmers Branch city boundaries
- Updating lighting poles on major thoroughfares with consistent poles and modern LED bulbs

13

Listening Meetings



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Citizen Bond Committee

“Listening Meetings”

Tuesday, July 19, 2016



Listening Meeting Overview



Bond
Ideas



Live
Polling



Q&A
Session



2016 Process Timeline



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February/March

Citizen Bond
Committee created with
17 members from
44 applicants

Subcommittees set

- Arts & Culture
- Communication
- Economic Development | Commercial
- Economic Development | Residential
- Parks & Recreation
- Public Safety

Review existing
project proposals,
Citizen Satisfaction
Survey, State of the City

April/May

Bond committee
Website is live

Request public's
project suggestions

Committee reviews new
and existing proposal ideas

June/July

Project suggestions
closed

Committee finalizes
project proposals



Quick Notes

2014/15 Citizen Satisfaction Survey: Areas For Improvement

- Revitalize residential and retail areas
- Provide pathways (sidewalks, trails, bike paths)
- Public Safety

Results of resident/visitor input

- Restaurant/Retail Improvement
- Sidewalks and Trails
- Farmers Market capital improvements
- Demo/Rebuild Program
- Dog Park
- Home Improvement Program
- Farmers Market Policies/Programs
- Police Policies
- Code Enforcement

City's tax base is 80 percent commercial



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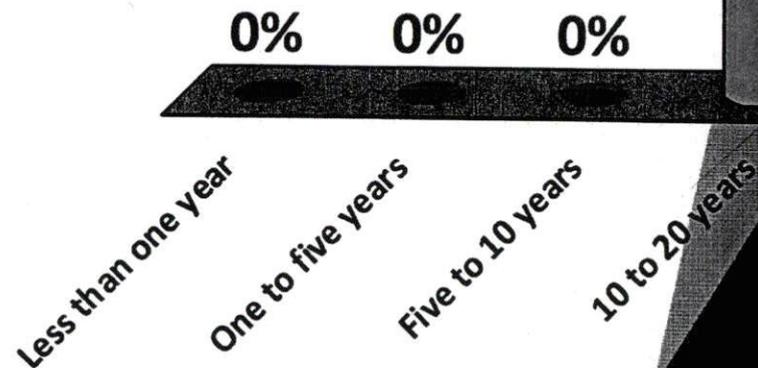
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Test Poll Question



How long have you lived in Farmers Branch?

- A. Less than one year
- B. One to five years
- C. Five to 10 years
- D. 10 to 20 years
- E. More than 20 years





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Bond Ideas





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Fire Station #2 Relocation



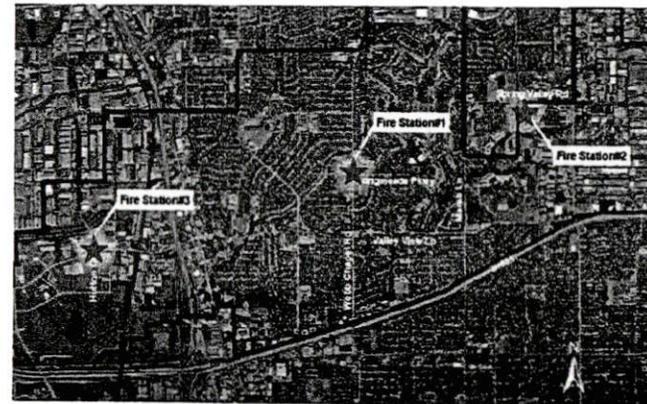
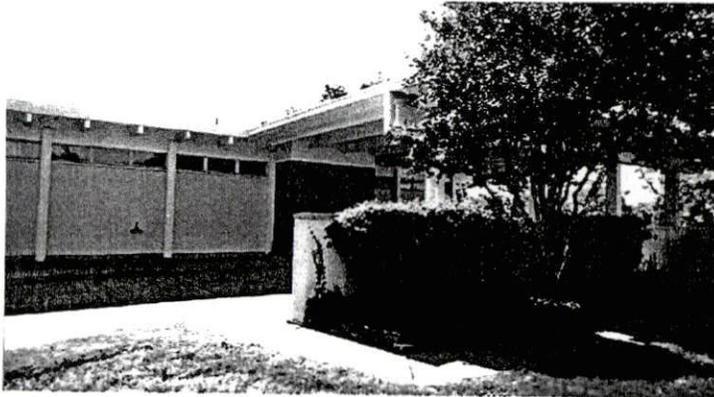
Public Safety: Fire Station #2 Relocation



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Moving the aging Fire Station at Spring Valley Road & Vitruvian Way to a newly designed and developed facility across from Brookhaven College Campus, at Valley View & Alpha

- Existing facility built in 1974
- Location surrounded by Addison on three sides
- Cramped, outdated living quarters for Firefighters
- Increasing upkeep demand and expenses





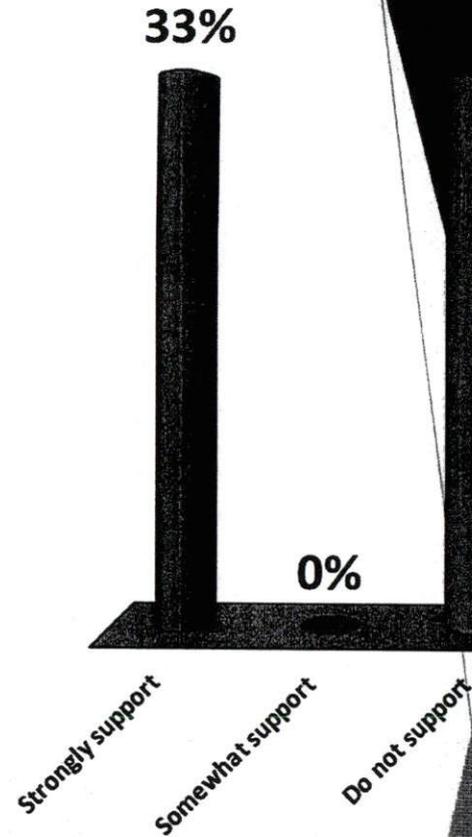
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Fire Station #2 Polling



Would you support relocating Fire Station #2 if it meant faster response times for emergency situations?

- A. Strongly support
- B. Somewhat support
- C. Do not support
- D. Unsure

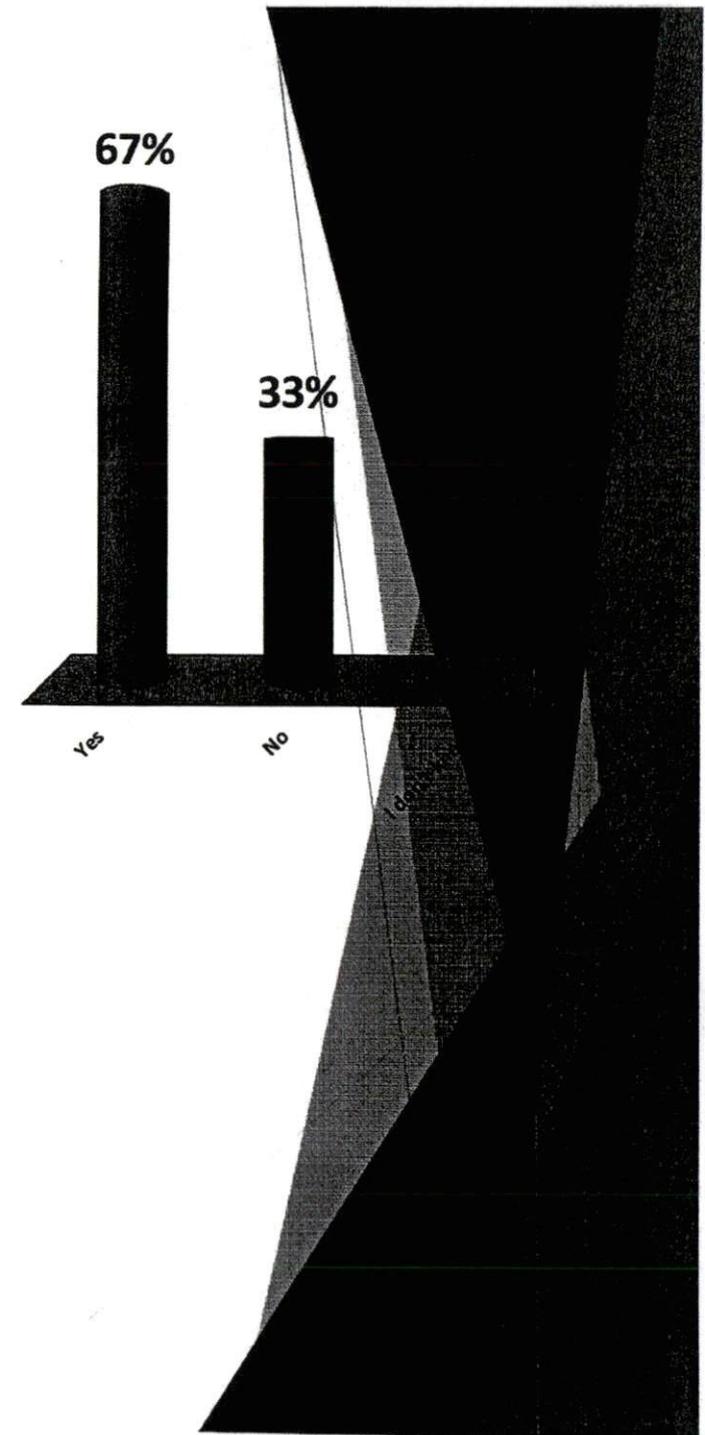


Fire Station Relocation

Would you be in favor of relocating Fire Station #2 if it meant we could better serve our current residents as well as accommodate future residential and commercial growth?

- A. Yes
- B. No
- C. I don't know

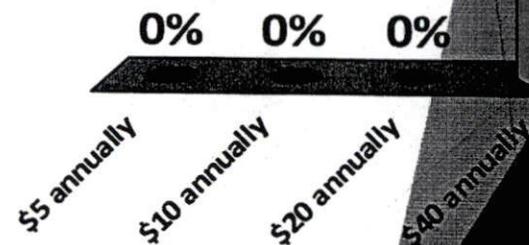
Fire Station Relocation



Based on your level of support, what would you feel is a reasonable tax increase to support relocating Fire Station #2?

- A. \$5 annually
- B. \$10 annually
- C. \$20 annually
- D. \$40 annually
- E. I do not support a tax rate increase for relocation of Fire Station #2

Fire Station Relocation





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Economic Development Residential Projects





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Economic Development - Residential Neighborhood Renaissance Project 1 Demo/Rebuild Incentive Program



Proposing \$10,000 grant + seven years forgiveness of the difference in city property taxes, to demo an existing house and rebuild a new one

- Increases aesthetics of city with newer homes
- Encourages repairs on remaining houses
- Covers all areas of Farmers Branch
- \$10,000 grant up from current amount (\$7,500)
- New home value up average of 300 percent compared to previous value
- Program not currently funded
- \$1M - \$2M

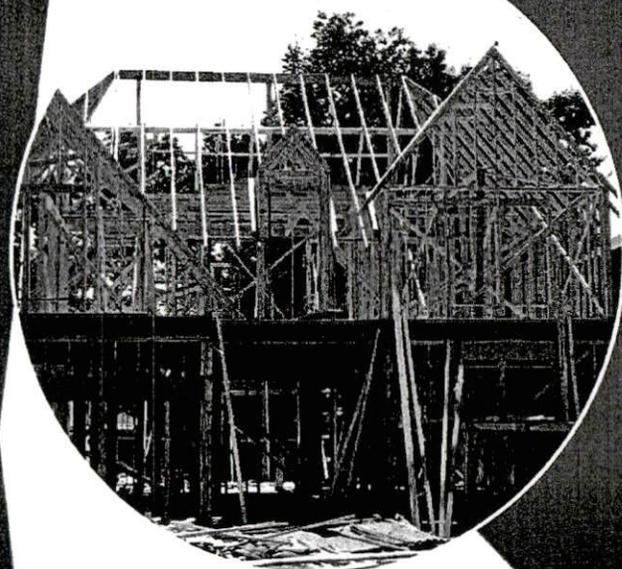


Economic Development - Residential Neighborhood Renaissance Project 2



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Revitalization Fund



A fund used specifically for the city to purchase distressed homes, demo them, then return the vacant lots to the market for sale to private individuals to then rebuild a single family structure

- Typically used on houses that are not meeting code standards
- Not for most citizens, but affects everyone
- Increases the aesthetics of the entire city
- Promotes renewed home stock for neighborhoods
- \$6M - \$8M to fund 50 lots over the next 7 years



Economic Development - Residential Neighborhood Renaissance Project 3



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City Branding



A fund to unify the identity of the city and its neighborhoods by making them more aesthetically appealing and distinct

- Adding neighborhood markers to street sign toppers
- Further develop city entrance points to better announce Farmers Branch city boundaries
- Updating lighting poles on major thoroughfares with consistent poles and modern LED bulbs
- \$2M - \$4M





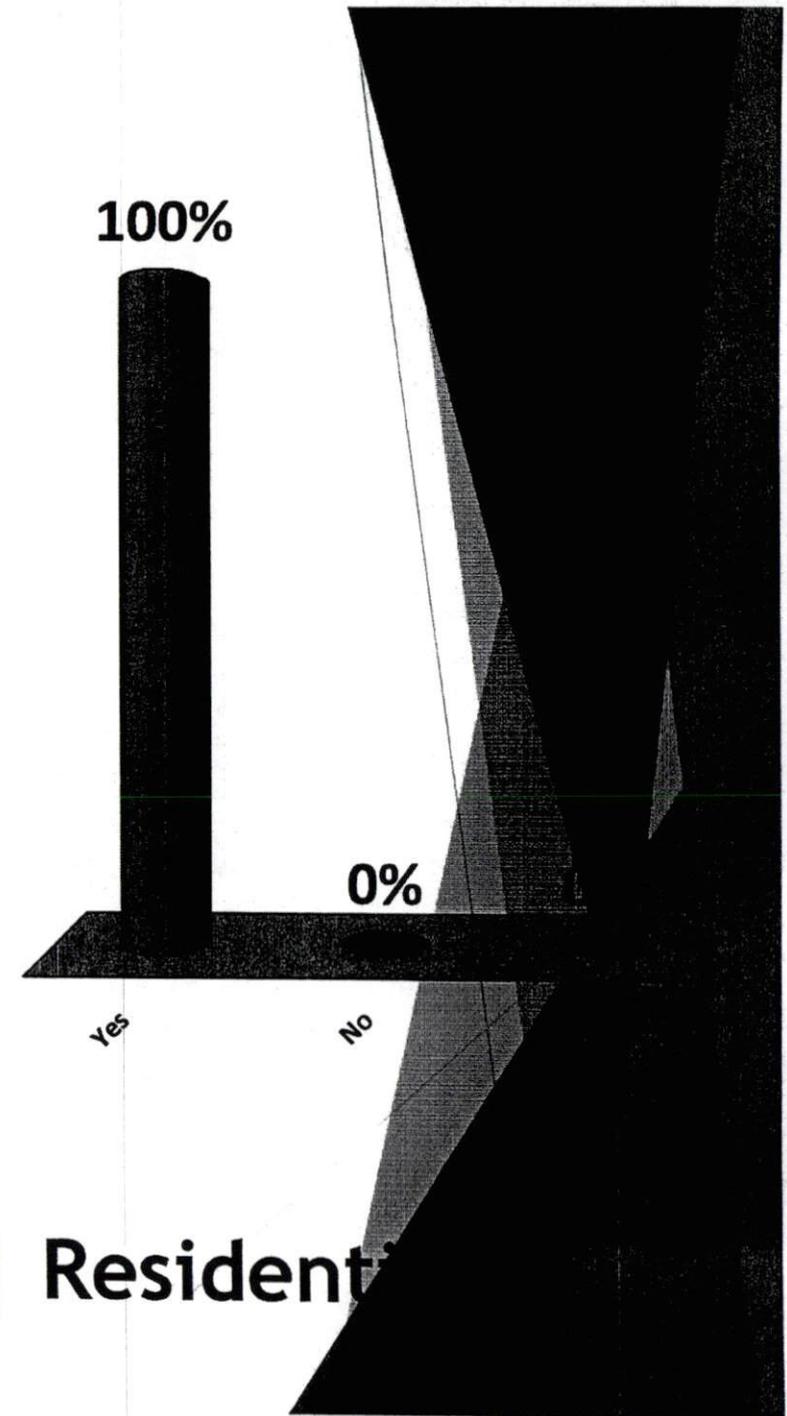
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Economic Development Residential Polling



Would you support a reconstruction incentive program to renew aging housing stocks in the city to further maintain and revitalize neighborhoods?

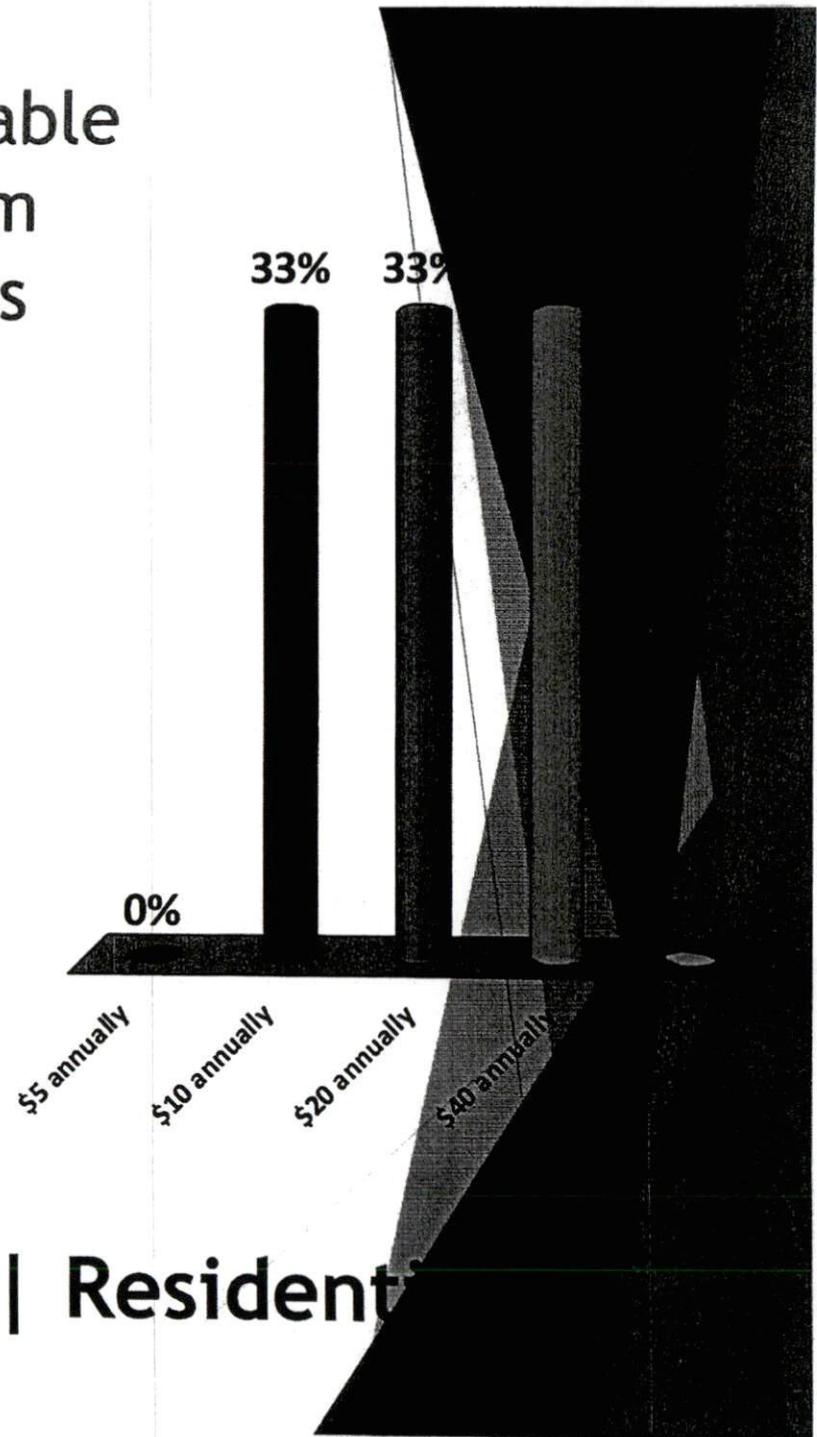
- A. Yes
- B. No
- C. I don't know



Economic Development | Resident

What do you feel is a reasonable level of support for a program that maintains and revitalizes city neighborhoods?

- A. \$5 annually
- B. \$10 annually
- C. \$20 annually
- D. \$40 annually
- E. Do not support



Economic Development | Resident



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Arts & Culture Projects



Arts and Culture Project 1: Renovate & Expand Manske Library



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- Renovate existing 35,000 SF building w/ basic repairs to roofing and electrical systems.
- Add building extension for public use meeting/training/study rooms, additional computers, dedicated children and teen areas, and an expanded art gallery.
- \$10M - \$15M

Annual patronage now exceeds 250,000

Proposal represents first major investment in the library in 30 years

Meets needs for expanded technology, meeting and special-use areas

Maximizes public investment in land, building and unique setting

Doubles functional layout of existing space and expands core library services



Arts and Culture Project 2:

Animal Adoption Center



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- Renovate an existing City facility to provide intake, quarantine and additional capacity for pre-adoptive animals.
- Possibly occupy current Fire Station #2
 - \$1M - \$2M

The existing animal adoption center is consistently over-capacity, in part because the original facility design was scaled back during initial construction.

Most immediate need is for a separate and specialized area for intake and quarantine of stray animals, reducing health and safety risks.

Add space to evaluate, spay/neuter & house pre-adoptive animals prior to placement in the current facility.



Arts and Culture Project 3:

Completion of Firehouse Theater Expansion



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- Renovate existing Firehouse Theater for current and future theatrical and non-theatrical uses, including a signature design style that can be applied other art hub/areas

• \$1M - \$2M

Attendance at City-supported theater productions have reached record levels

Existing facility (formerly Firehouse #1), was partially renovated, but funds to complete the project were not available

Proposal will complete renovations, and expand functionality for non-theatrical uses (music, presentations, lectures)

Establishes the Firehouse Theater facility as the community hub for performing arts





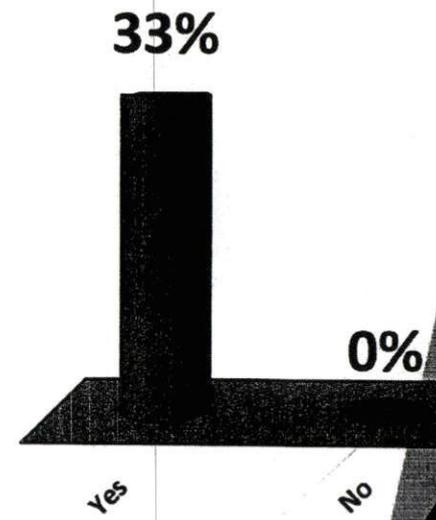
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Arts and Culture Polling



If technology is constantly changing and improving, do you feel a library should also be changing and improving to keep up?

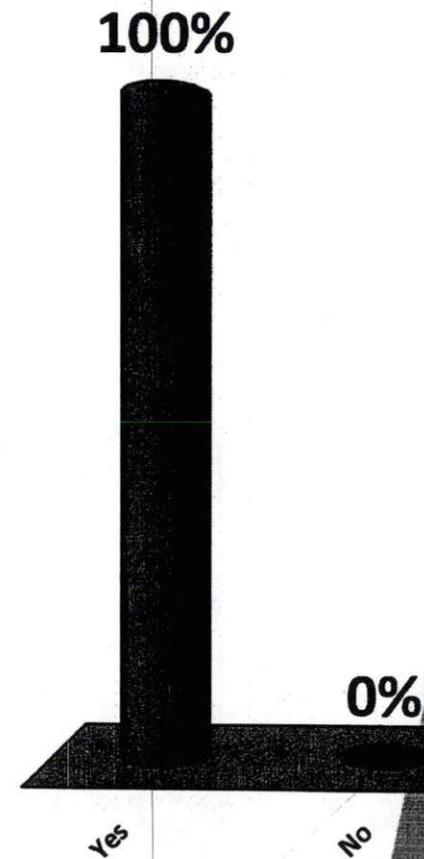
- A. Yes
- B. No
- C. I don't know



Library Improvements

Would you support a plan to improve a library that has not seen major renovation in over 30 years?

- A. Yes
- B. No
- C. I don't know

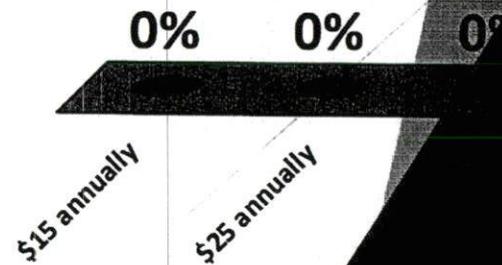


Library Improvements

Based on your support, what level of tax increase would you be willing to accept to make sure current and future library demands are met?

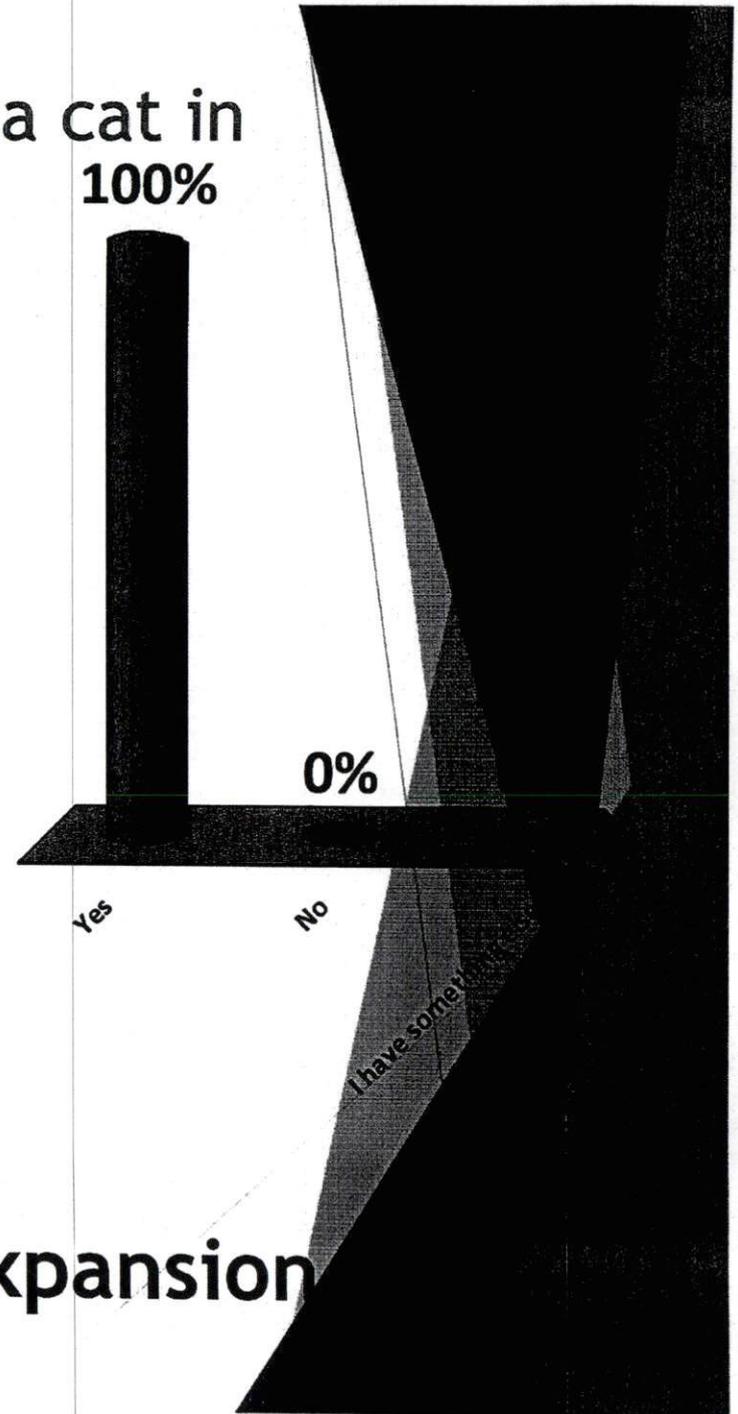
- A. \$15 annually
- B. \$25 annually
- C. \$35 annually
- D. Do not support

Library Improvements



Do you currently have a dog or a cat in your household?

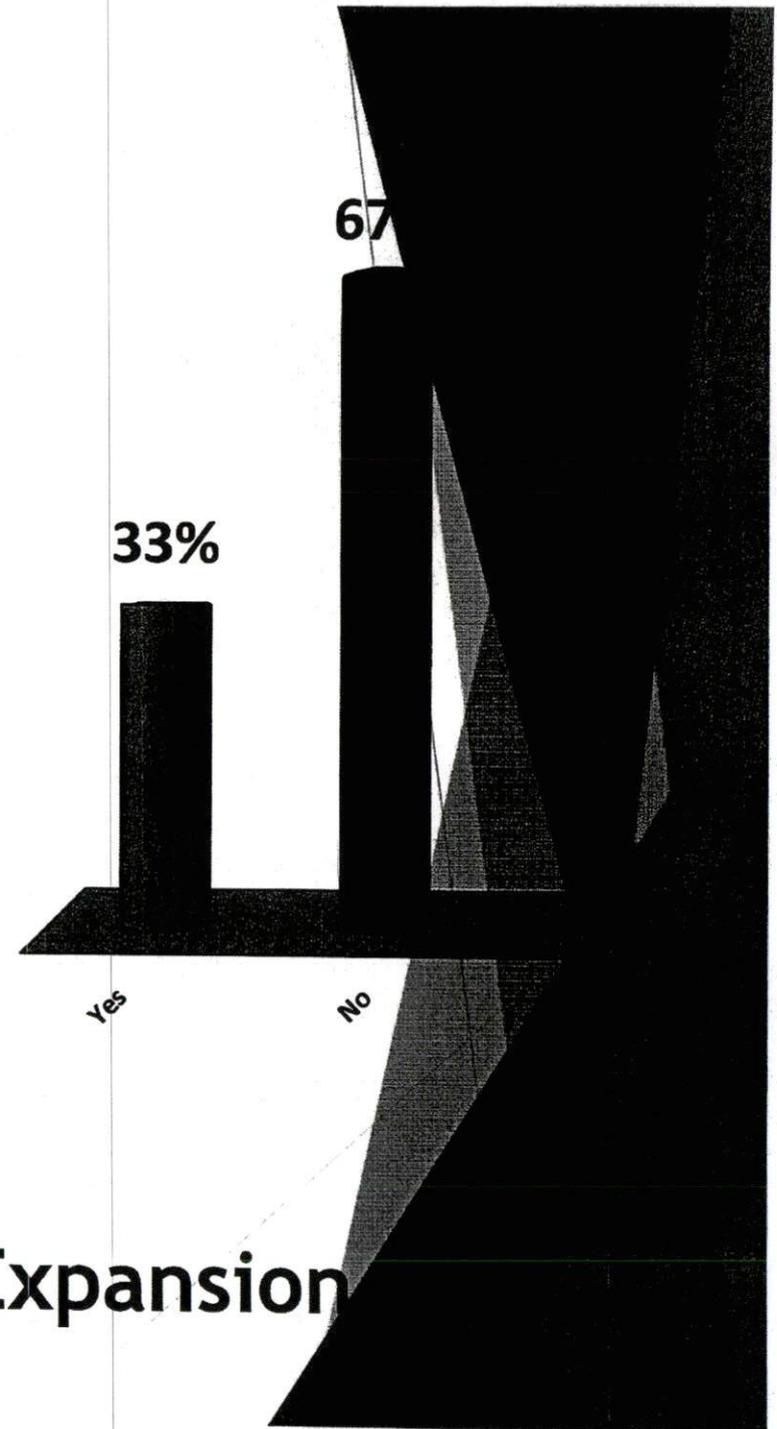
- A. Yes
- B. No
- C. I have something else



Animal Adoption Center Expansion

If you knew that no adoptable animals are euthanized at the Farmers Branch Animal Adoption Center, would you support a program to expand the facility to better process and adopt out more animals?

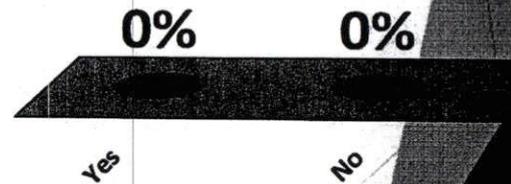
- A. Yes
- B. No
- C. I don't know



Animal Adoption Center Expansion

Do you support the city's efforts to bring fun and entertaining programs to residents and visitors?

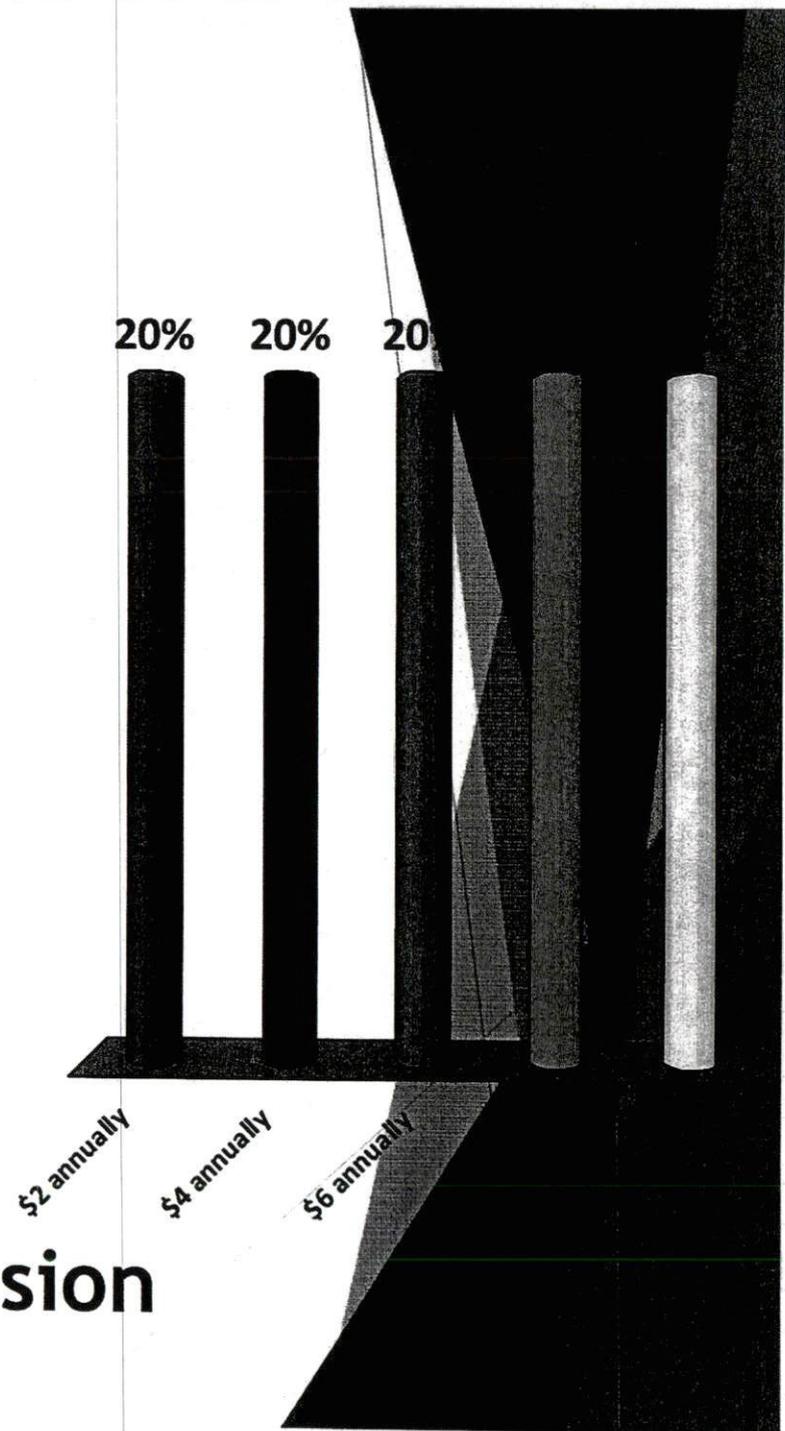
- A. Yes
- B. No
- C. I don't know



Firehouse Theatre Expansion

Based on your support of the city's arts & entertainment programs, what would you consider approving as a tax increase to further fund the arts & related facilities?

- A. \$2 annually
- B. \$4 annually
- C. \$6 annually
- D. \$8 annually
- E. Do not support



Firehouse Theatre Expansion



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Parks & Rec Projects



Parks & Rec Project 1: Trails Master Plan



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- Long term plan to improve biking and walkability throughout Farmers Branch
- Sustainable plans that support future growth are needed

East - West
connection
plan to link
the City's
parks and
trails system

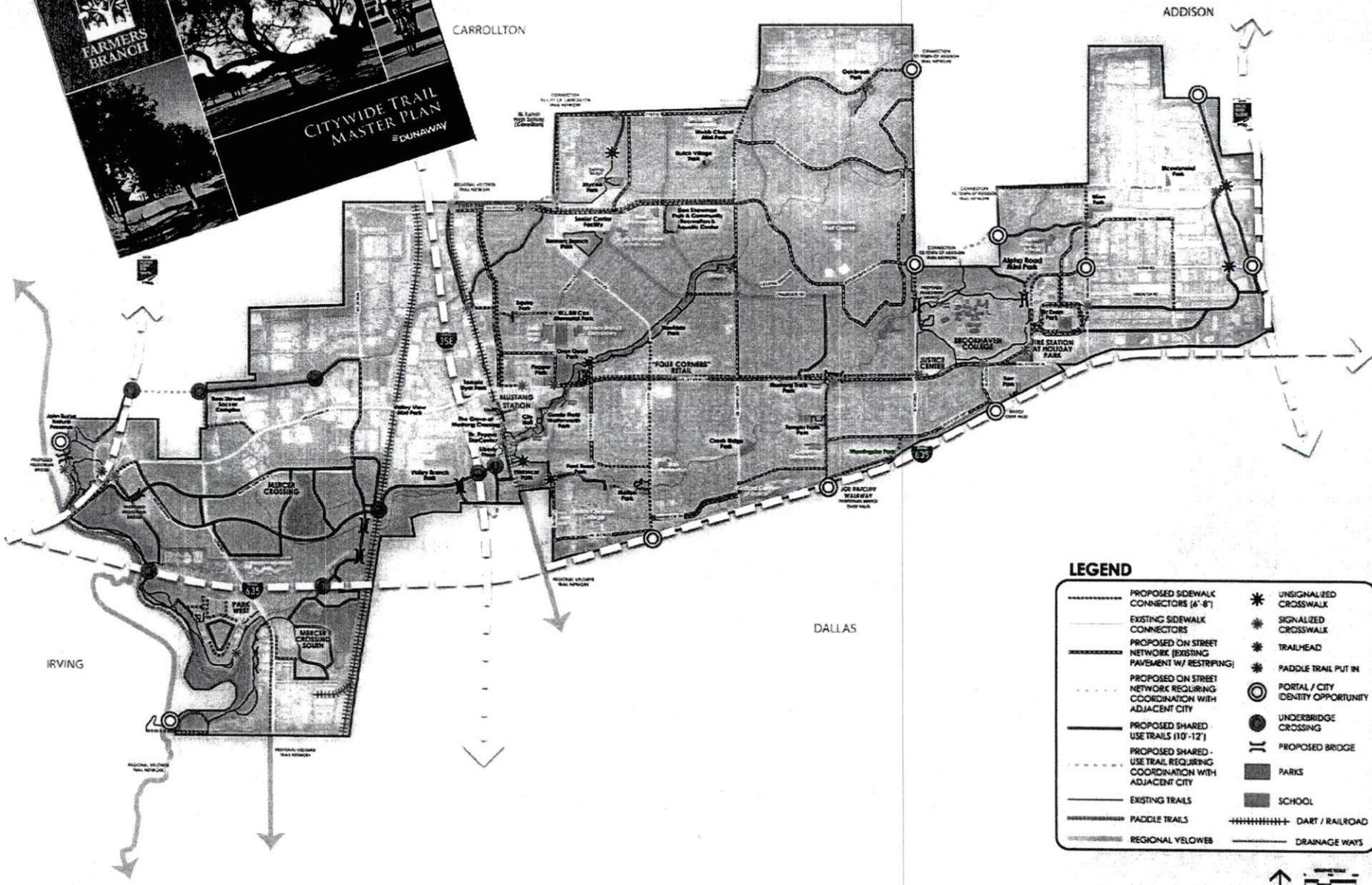
Promotes a
variety of
mobility
options for
residents and
visitors

Encourages
healthy living
and greener
environmental
practices

Enhances
existing
parks, trails,
sidewalks and
roadways

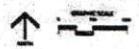
\$4M-\$6M





LEGEND

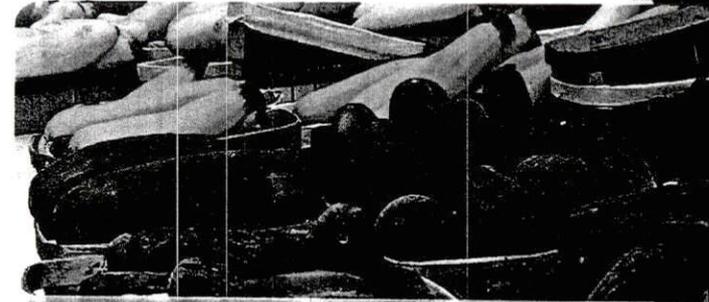
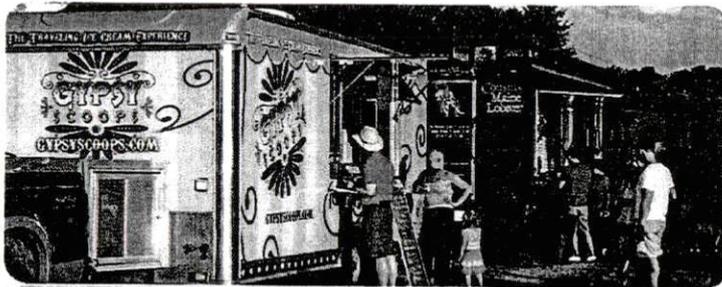
-----	PROPOSED SIDEWALK CONNECTORS (4'-8')	* (with star)	UNSIGNALED CROSSWALK
---	EXISTING SIDEWALK CONNECTORS	* (with star)	SIGNALED CROSSWALK
-----	PROPOSED ON STREET NETWORK (EXISTING PAVEMENT W/ RESTRICTION)	* (with star)	TRAILHEAD
-----	PROPOSED ON STREET NETWORK REQUIRING COORDINATION WITH ADJACENT CITY	* (with star)	PADDLE TRAIL PUT IN
-----	PROPOSED SHARED-USE TRAILS (10'-12')	⊙	PORTAL / CITY IDENTITY OPPORTUNITY
-----	PROPOSED SHARED-USE TRAIL REQUIRING COORDINATION WITH ADJACENT CITY	⊙	UNDERBRIDGE CROSSING
---	EXISTING TRAILS	⊎	PROPOSED BRIDGE
-----	PADDLE TRAILS	■	PARKS
-----	REGIONAL YELLOWB	■	SCHOOL
-----		-----	DART / RAILROAD
		-----	DRAINAGE WAYS



Parks & Rec Project 2: The Grove @ Mustang Crossing



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Develop more permanent structures for Farmers Market, Taste & Tunes, and future events

Proposed structures include paved walking/vendor areas, restrooms, and a playground

\$500k-\$750k



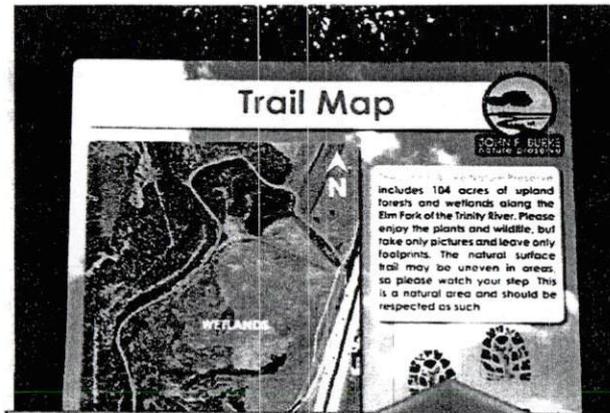
Parks & Rec Project 3: John F. Burke Nature Preserve



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- Enhance awareness of wetlands and natural areas
- Provide educational opportunities for area youth



- Add pavilion space
- Expand walking trails
- \$3M - \$5M



LIVE



WORK



PLAY

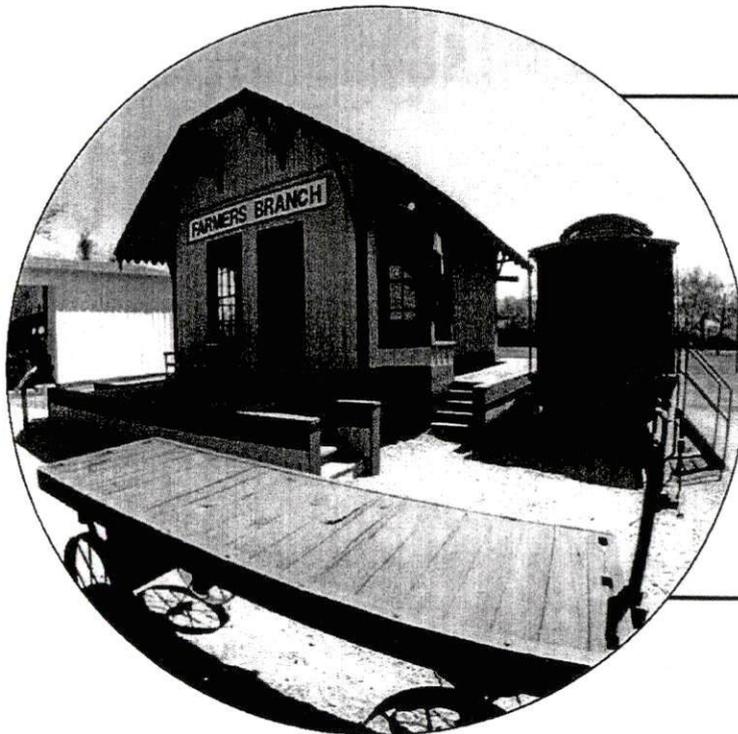


AND...

Parks & Rec Project 4: Event Space @ Historical Park



FARMERS
BRANCH



Create event
space to allow
weddings &
receptions to
be held at the
Historical Park

Expand
parking
spaces for FB
events

\$6M-\$7M

LIVE



WORK



PLAY



AND...





FARMERS
BRANCH

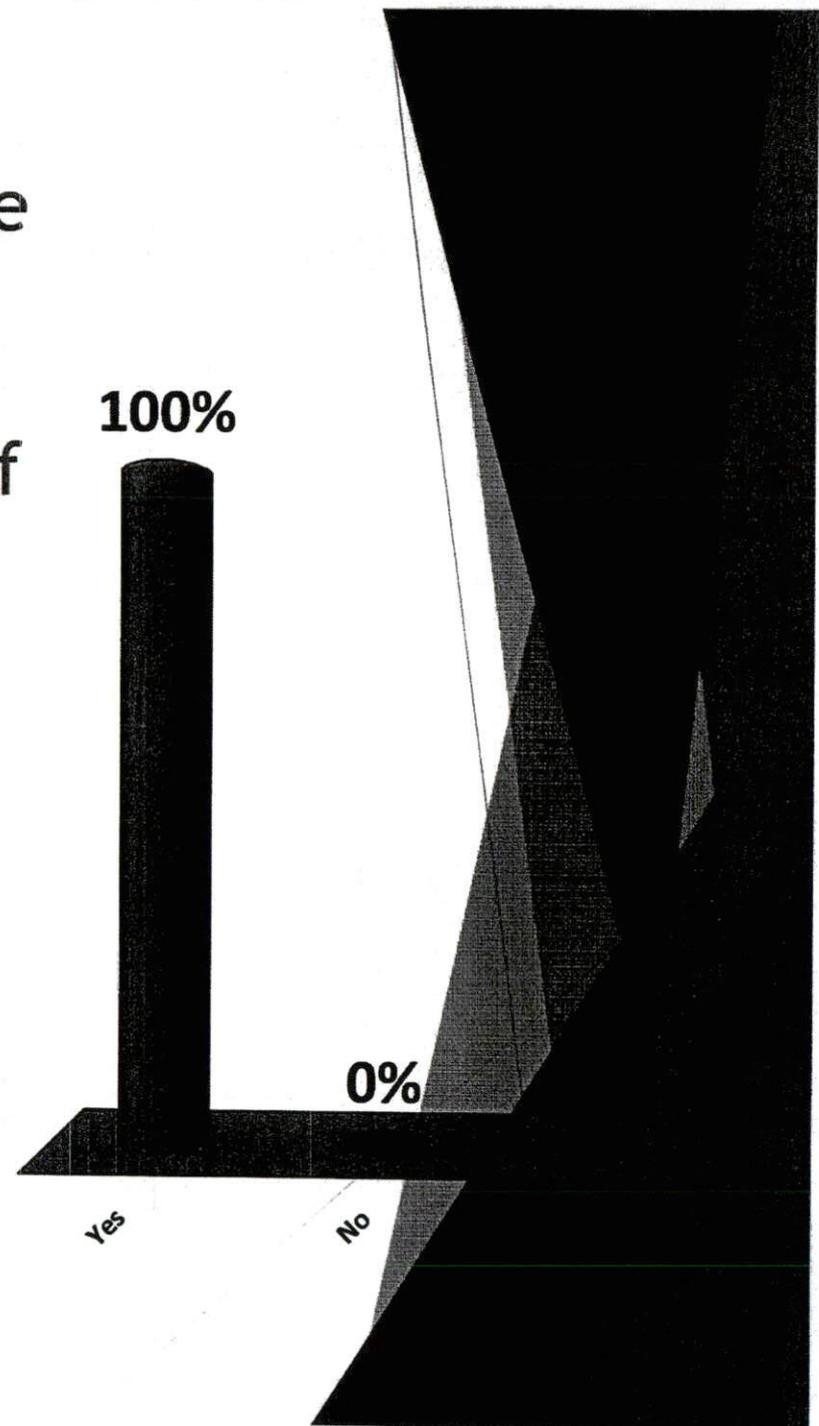
Parks & Rec Polling



Would you support a master trails program throughout the city, linking neighborhoods and commercial centers, affording citizens a variety of mobility choices for outdoor recreation and commuting?

- A. Yes
- B. No
- C. I don't know

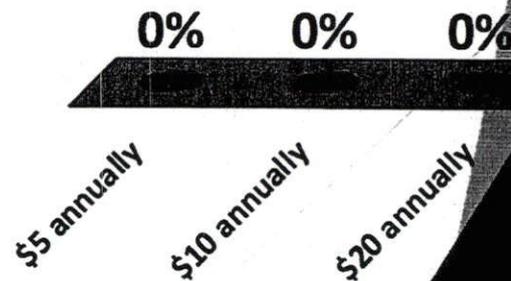
Trails Plan



What do you believe is a reasonable expectation of tax impact for this project?

- A. \$5 annually
- B. \$10 annually
- C. \$20 annually
- D. \$30 annually
- E. I don't support

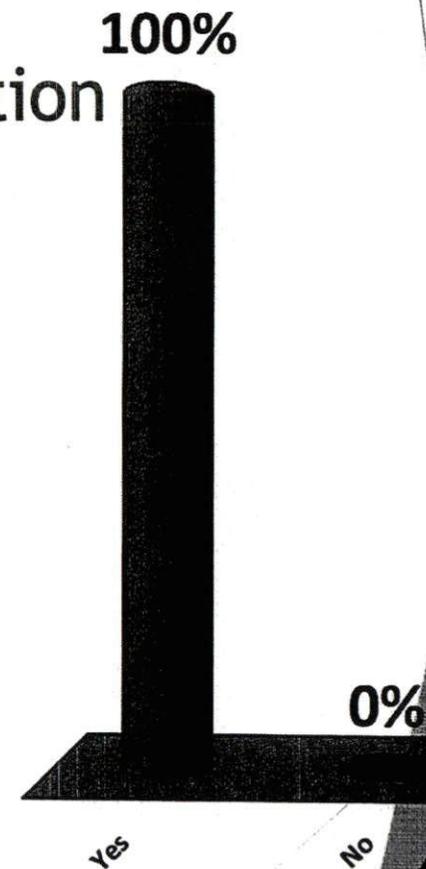
Trails Plan



The Historical Park has seen a lot of activity in recent years. Would an event space that allows for large private and public events be a good addition to the park?

- A. Yes
- B. No
- C. I don't know

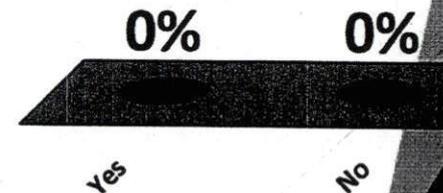
Historical Park



Would you feel stronger if the proposed space to be of a newer design, or period similar to the rest of the park, like a historic Texas Dance Hall?

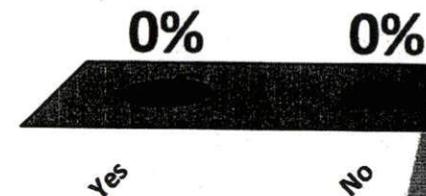
- A. Yes
- B. No
- C. I don't know

Historical Park



Do you want the City to develop more permanent facilities for outdoor events @ The Grove, and improve walkability and land use?

- A. Yes
- B. No
- c. I don't know

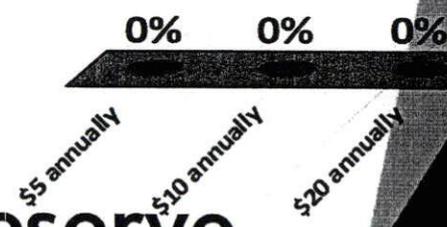


The Grove @ Mustang Crossing

As Farmers Branch is the “City in a Park,” what would you support as a tax increase to conserve the John F. Burke Nature Preserve for the green spaces, wilderness, and education potential?

- A. \$5 annually
- B. \$10 annually
- C. \$20 annually
- D. \$30 annually
- E. I don't support

John F. Burke Nature Preserve





FARMERS
BRANCH

Economic Development Commercial Projects



Economic Development | Commercial Project 1: Station Area Improvements



FARMERS
BRANCH

The station area is growing more and more in popularity, with a large portion still undeveloped or occupied by eye-sore buildings.

Funding to kick-start larger development plan for Valley View, east & west of I-35

Develop downtown space on Pike Street, just South of Valley View

Grand entrance and unique eye-catching designs for area features

Centrally located for the DART Station, Historical Park, City Hall, Firehouse Theater and surrounding points of interest

Includes plans for restaurants, mixed retail, expanded parking, nighttime entertainment

\$11M - \$16M



Economic Development | Commercial Project 2: Four Corners



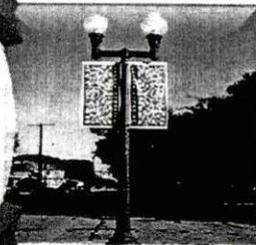
FARMERS
BRANCH

- Multiple owners at the Four Corners shopping centers
- Revitalize decaying shopping spaces in phases
- Phase 1: Committee recommends focusing on the SW corner of the existing retail space



Designed to promote restaurants & entertainment options to the centers

Add street for mixed use residential living and retail



Defines path to overall completion of the Four Corners center

\$2M - \$4M





FARMERS
BRANCH

Economic Development Commercial Polling



Would development of the East side of Valley View & I-35E into a defined downtown community space with unique dining and shopping, be of interest to you?

- A. Yes
- B. No
- C. I don't know

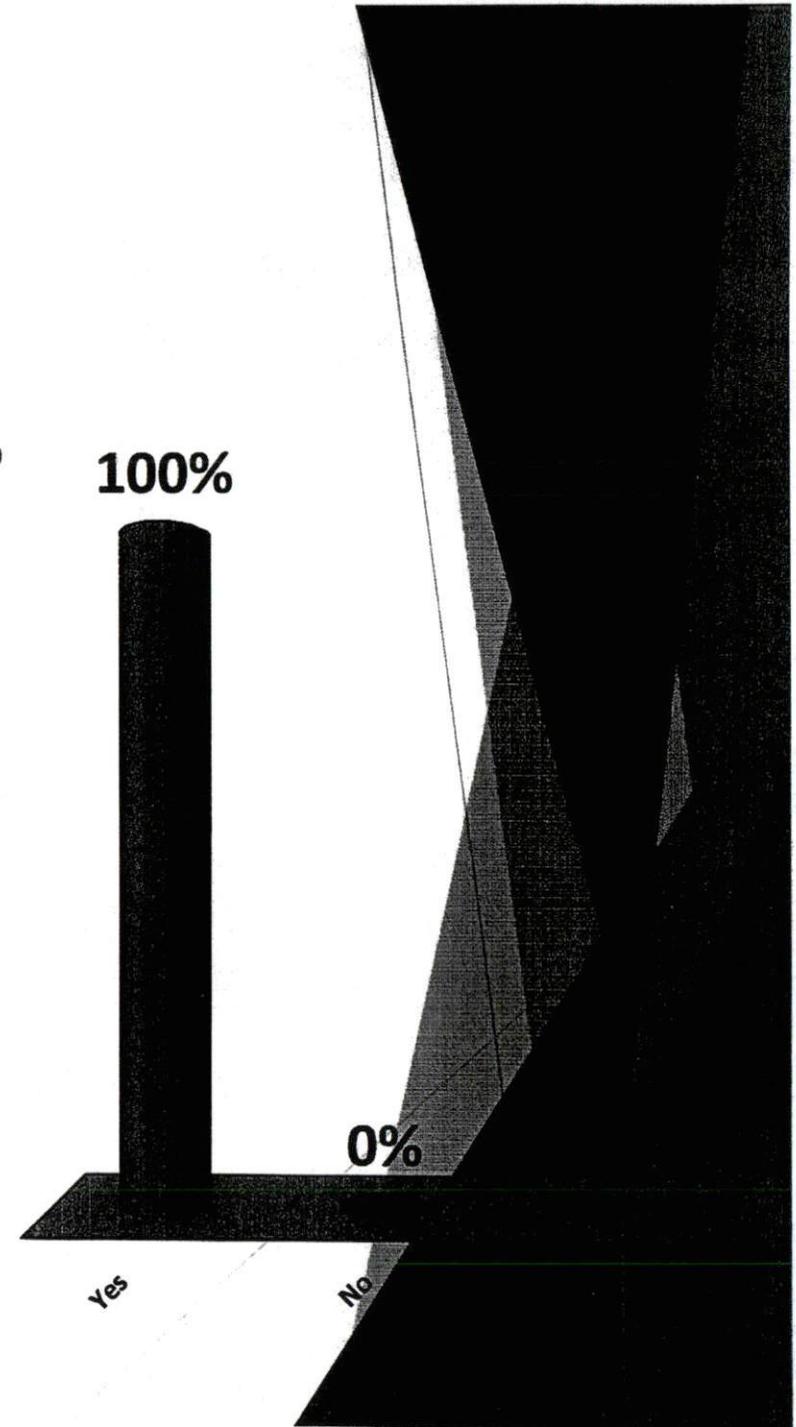
100%

0%

Yes

No

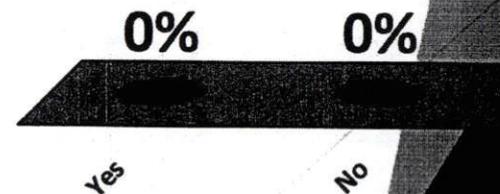
DART Station Area



Do you think such a project would positively impact revenue for the City?

- A. Yes
- B. No
- C. I don't know

DART Station Area



Knowing the project is for a key downtown development, how much would you expect to contribute to the tax rate for a project of this scale?

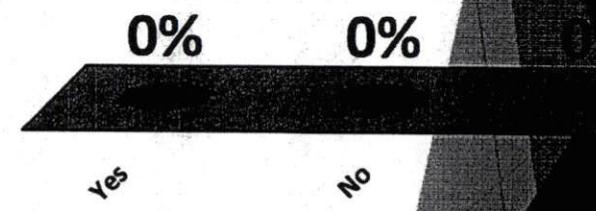
- A. \$5 annually
- B. \$10 annually
- C. \$20 annually
- D. \$30 annually
- E. I don't support

DART Station Area



Is revitalizing the Four Corners shopping area, with refreshed retail, restaurants and residential, a proposal you would be willing to support?

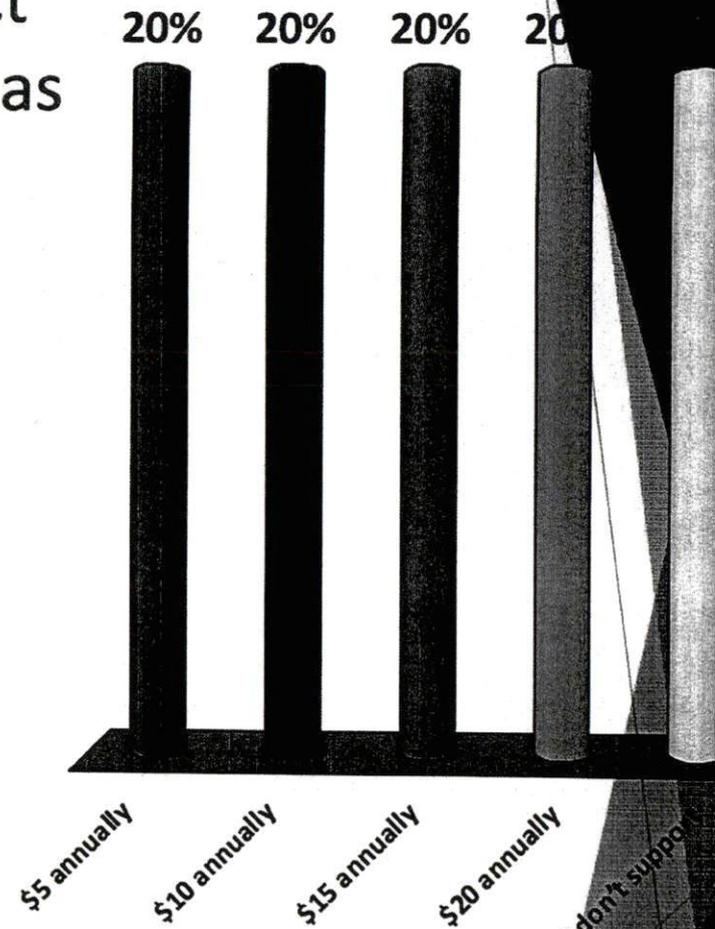
- A. Yes
- B. No
- C. I don't know



Four Corners SW

What do you think a project like this should cost to you as the taxpayer?

- A. \$5 annually
- B. \$10 annually
- C. \$15 annually
- D. \$20 annually
- E. I don't support



Four Corners SW



FARMERS
BRANCH

Q&A Roundtable



Listening Meeting Results - Senior Center

Session Name: CBC Listening Meeting 7-19-2016 2 PM (1)

Date Created: 7/19/2016 1:37:04 PM

Active Participants: 83 of 83

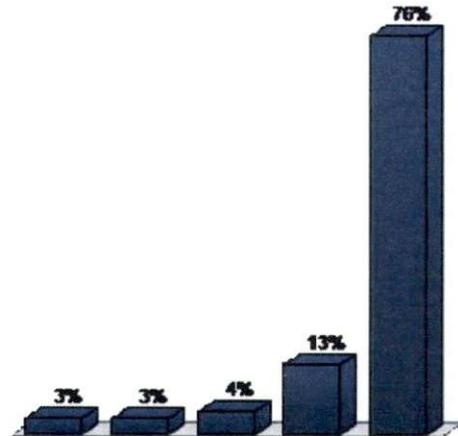
Average Score: 0.00%

Questions: 28

Results by Question

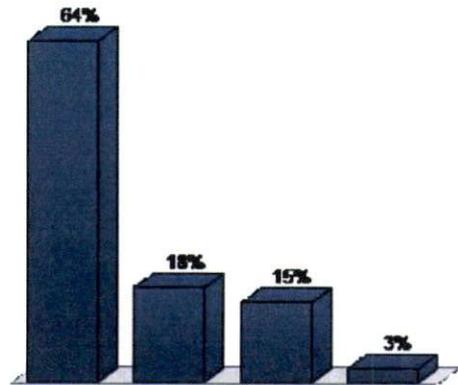
1. How long have you lived in Farmers Branch? (Multiple Choice)

Responses		
	Percent	Count
Less than one year	2.99%	2
One to five years	2.99%	2
Five to 10 years	4.48%	3
10 to 20 years	13.43%	9
More than 20 years	76.12%	51
Totals	100%	67



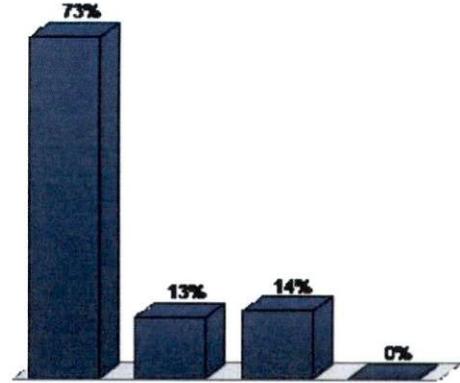
2. Would you support relocating Fire Station #2 if it meant faster response times for emergency situations? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	64.38%	47
Somewhat support	17.81%	13
Do not support	15.07%	11
Unsure	2.74%	2
Totals	100%	73



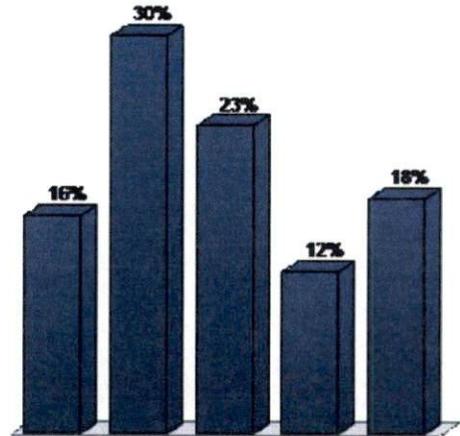
3. Would you be in favor of relocating Fire Station #2 if it meant we could better serve our current residents as well as accommodate future residential and commercial growth? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	72.86%	51
Somewhat support	12.86%	9
Do not support	14.29%	10
Unsure	0%	0
Totals	100%	70



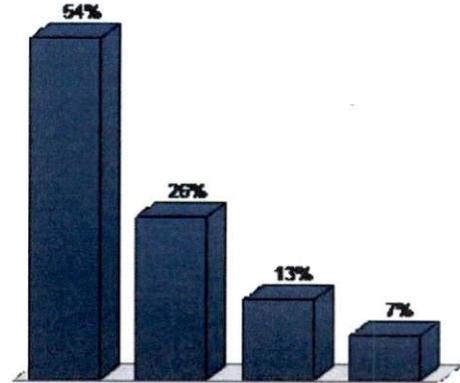
4. Based on your level of support, what would you feel is a reasonable tax increase for relocating Fire Station #2? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	16.44%	12
\$10 annually	30.14%	22
\$20 annually	23.29%	17
\$40 annually	12.33%	9
Do not support	17.81%	13
Totals	100%	73



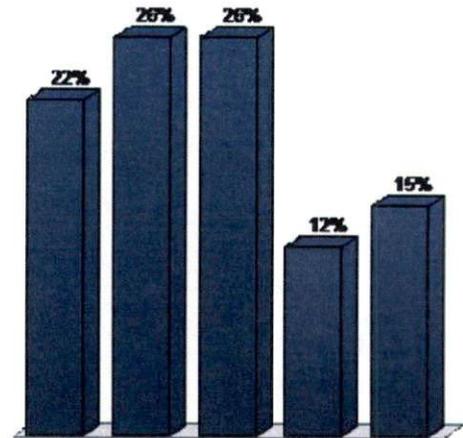
5. Would you support a reconstruction incentive program to renew aging housing stocks in the city to further maintain and revitalize neighborhoods? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	54.29%	38
Somewhat support	25.71%	18
Do not support	12.86%	9
Unsure	7.14%	5
Totals	100%	70



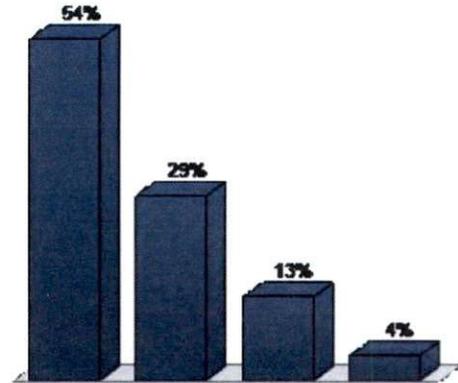
6. What do you feel is a reasonable level of support for a program that maintains and revitalizes city neighborhoods? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	21.62%	16
\$10 annually	25.68%	19
\$20 annually	25.68%	19
\$40 annually	12.16%	9
Do not support	14.86%	11
Totals	100%	74



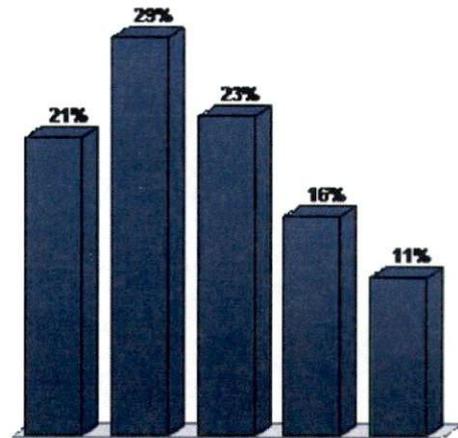
7. Would you support a reconstruction incentive program to renew aging housing stocks in the city to further maintain and revitalize neighborhoods? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	53.95%	41
Somewhat support	28.95%	22
Do not support	13.16%	10
Unsure	3.95%	3
Totals	100%	76



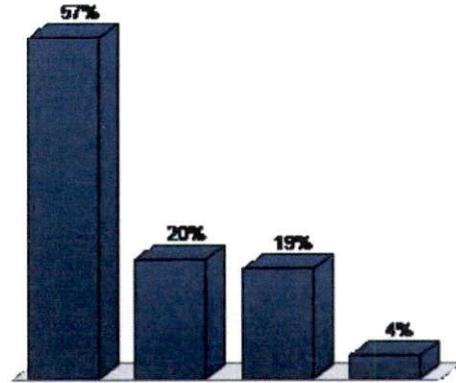
8. What do you feel is a reasonable level of support for a program that maintains and revitalizes city neighborhoods? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	21.43%	15
\$10 annually	28.57%	20
\$20 annually	22.86%	16
\$40 annually	15.71%	11
Do not support	11.43%	8
Totals	100%	70



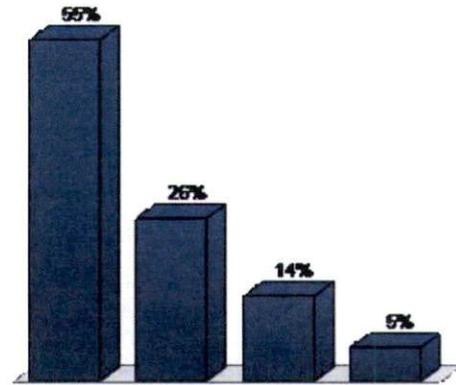
9. If technology is constantly changing and improving, do you feel a library should also be changing and improving to keep up? (Multiple Choice)

Responses	
Percent	Count
Strongly support	57.33% 43
Somewhat support	20% 15
Do not support	18.67% 14
Unsure	4% 3
Totals	100% 75



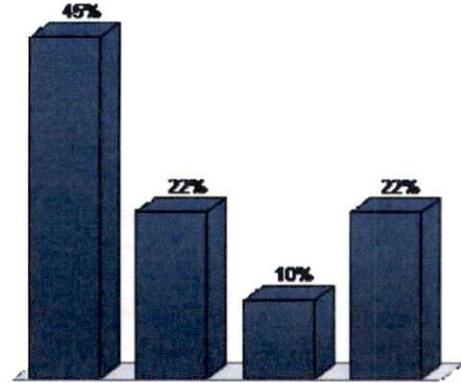
10. Would you support a plan to improve a library that has not seen major renovation in over 30 years? (Multiple Choice)

Responses	
Percent	Count
Strongly support	54.79% 40
Somewhat support	26.03% 19
Do not support	13.7% 10
Unsure	5.48% 4
Totals	100% 73



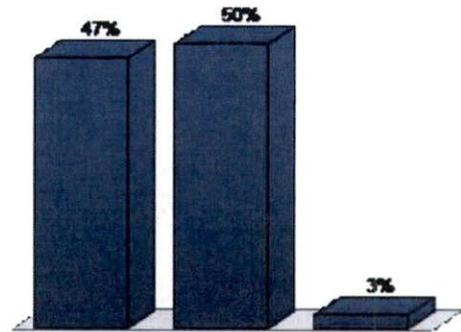
11. Based on your support, what level of tax increase would you be willing to accept to make sure current and future library demands are met? (Multiple Choice)

Responses		
	Percent	Count
\$15 annually	45.45%	35
\$25 annually	22.08%	17
\$35 annually	10.39%	8
Do not support	22.08%	17
Totals	100%	77



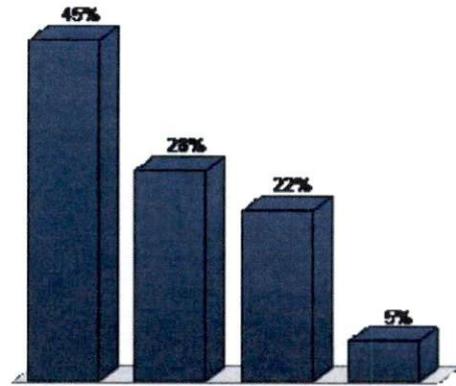
12. Do you currently have a dog or a cat in your household? (Multiple Choice)

Responses		
	Percent	Count
Yes	47.37%	36
No	50%	38
I have something else	2.63%	2
Totals	100%	76



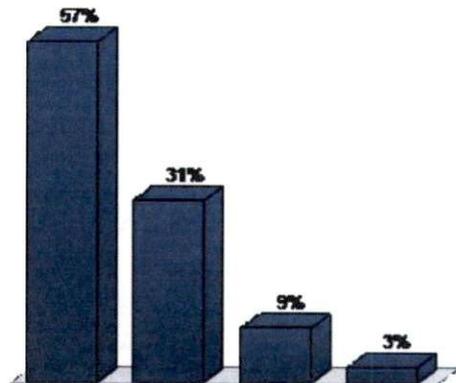
13. If you knew that no adoptable animals are euthanized at the Farmers Branch Animal Adoption Center, would you support a program to expand the facility to better process and adopt out more animals? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	44.74%	34
Somewhat support	27.63%	21
Do not support	22.37%	17
Unsure	5.26%	4
Totals	100%	76



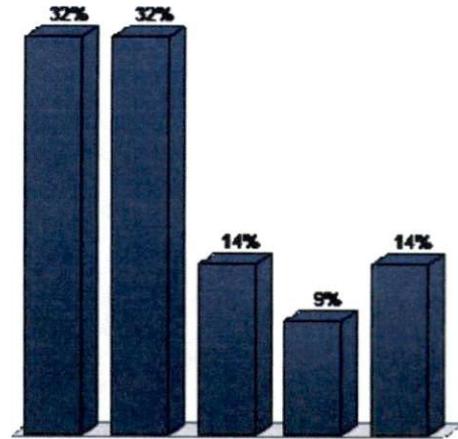
14. Do you support the city's efforts to bring fun and entertaining programs to residents and visitors? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	57.33%	43
Somewhat support	30.67%	23
Do not support	9.33%	7
Unsure	2.67%	2
Totals	100%	75



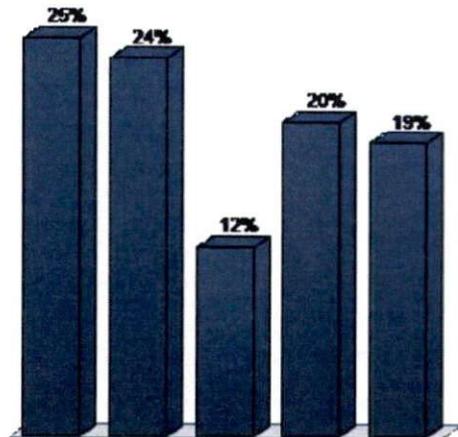
15. Based on your support of the city's arts & entertainment programs, what would you consider approving as a tax increase to further fund the arts & related facilities? (Multiple Choice)

Responses		
	Percent	Count
\$2 annually	31.82%	7
\$4 annually	31.82%	7
\$6 annually	13.64%	3
\$8 annually	9.09%	2
Do not support	13.64%	3
Totals	100%	22



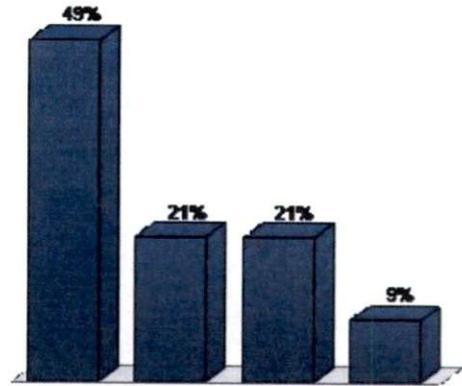
16. Based on your support of the city's arts & entertainment programs, what would you consider approving as a tax increase to further fund the arts & related facilities? (Multiple Choice)

Responses		
	Percent	Count
\$2 annually	25.33%	19
\$4 annually	24%	18
\$6 annually	12%	9
\$8 annually	20%	15
Do not support	18.67%	14
Totals	100%	75



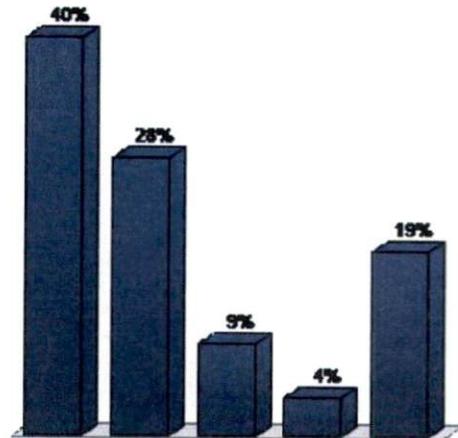
17. Would you support a master trails program throughout the city, linking neighborhoods and commercial centers, affording citizens a variety of mobility choices for outdoor recreation and commuting? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	49.35%	38
Somewhat support	20.78%	16
Do not support	20.78%	16
Unsure	9.09%	7
Totals	100%	77



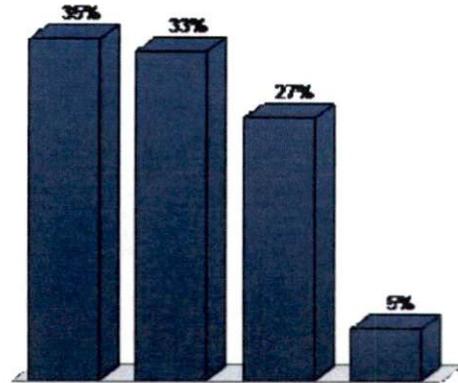
18. What do you believe is a reasonable expectation of tax impact for this project? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	40%	30
\$10 annually	28%	21
\$20 annually	9.33%	7
\$30 annually	4%	3
Do not support	18.67%	14
Totals	100%	75



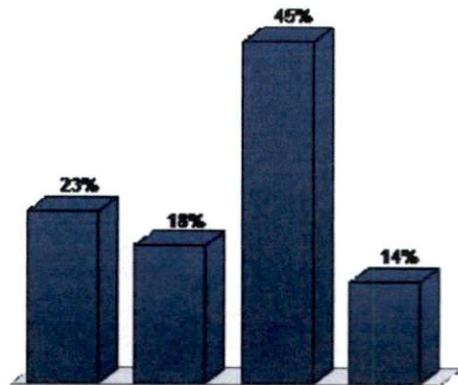
19. The Historical Park has seen a lot of activity in recent years. Would an event space that allows for large private and public events be a good addition to the park? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	34.67%	26
Somewhat support	33.33%	25
Do not support	26.67%	20
Unsure	5.33%	4
Totals	100%	75



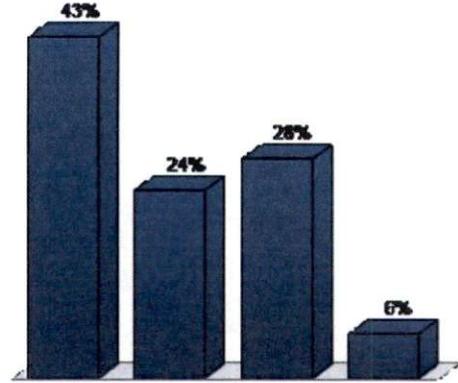
20. Would you feel stronger if the proposed space to be of a newer design, or period similar to the rest of the park, like a historic Texas Dance Hall? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	22.73%	5
Somewhat support	18.18%	4
Do not support	45.45%	10
Unsure	13.64%	3
Totals	100%	22



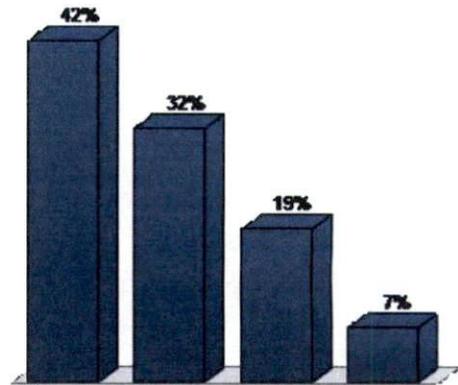
21. Would you feel stronger if the proposed space to be of a newer design, or period similar to the rest of the park, like a historic Texas Dance Hall? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	43.06%	31
Somewhat support	23.61%	17
Do not support	27.78%	20
Unsure	5.56%	4
Totals	100%	72



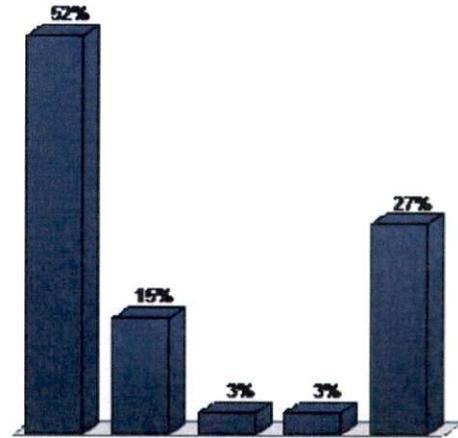
22. Do you want the City to develop more permanent facilities for outdoor events @ The Grove, and improve walkability and land use? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	42.47%	31
Somewhat support	31.51%	23
Do not support	19.18%	14
Unsure	6.85%	5
Totals	100%	73



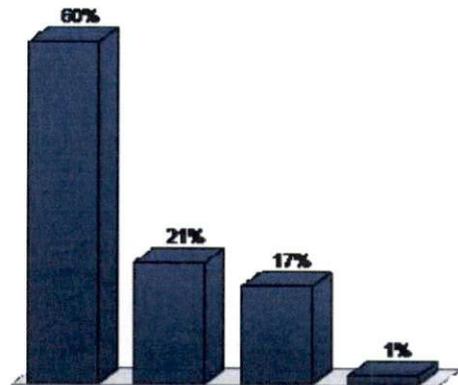
23. As Farmers Branch is the “City in a Park,” what would you support as a tax increase to conserve the John F. Burke Nature Preserve for the green spaces, wilderness, and education potential? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	52.05%	38
\$10 annually	15.07%	11
\$20 annually	2.74%	2
\$30 annually	2.74%	2
Do not support	27.4%	20
Totals	100%	73



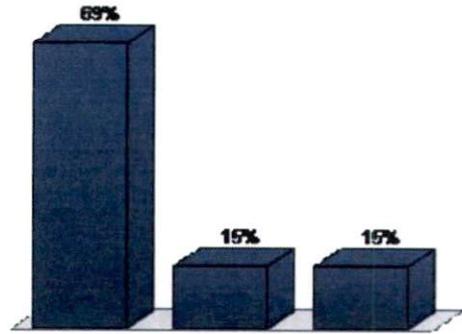
24. Would development of the East side of Valley View & I-35E into a defined downtown community space with unique dining and shopping, be of interest to you? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	60%	42
Somewhat support	21.43%	15
Do not support	17.14%	12
Unsure	1.43%	1
Totals	100%	70



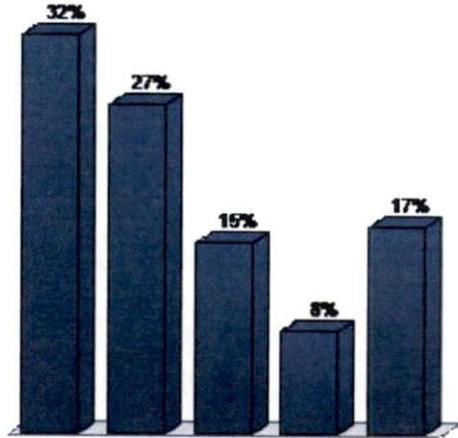
25. Do you think such a project would positively impact revenue for the City? (Multiple Choice)

Responses		
	Percent	Count
Yes	69.44%	50
No	15.28%	11
I don't know	15.28%	11
Totals	100%	72



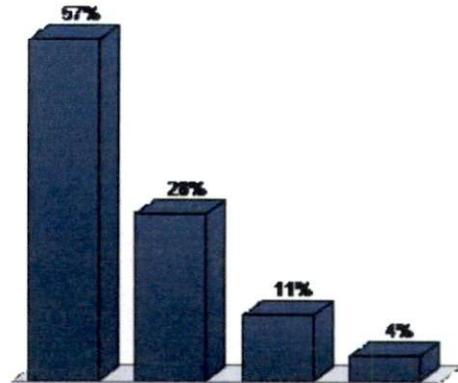
26. Knowing the project is for a key downtown development, how much would you expect to contribute to the tax rate for a project of this scale? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	32.39%	23
\$10 annually	26.76%	19
\$20 annually	15.49%	11
\$30 annually	8.45%	6
I don't support	16.9%	12
Totals	100%	71



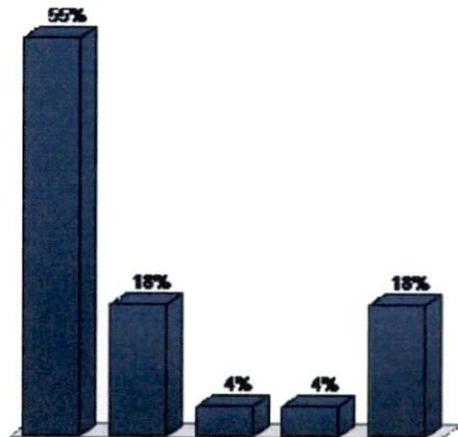
27. Is revitalizing the Four Corners shopping area, with refreshed retail, restaurants and residential, a proposal you would be willing to support? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	56.94%	41
Somewhat support	27.78%	20
Do not support	11.11%	8
Unsure	4.17%	3
Totals	100%	72



28. What do you think a project like this should cost to you as the taxpayer? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	54.93%	39
\$10 annually	18.31%	13
\$15 annually	4.23%	3
\$20 annually	4.23%	3
Do not support	18.31%	13
Totals	100%	71



Listening Meeting Results - Recreation Center

Session Name: CBC Listening Meeting 7-19-2016 7 PM

Date Created: 7/19/2016 6:25:07 PM

Active Participants: 76 of 76

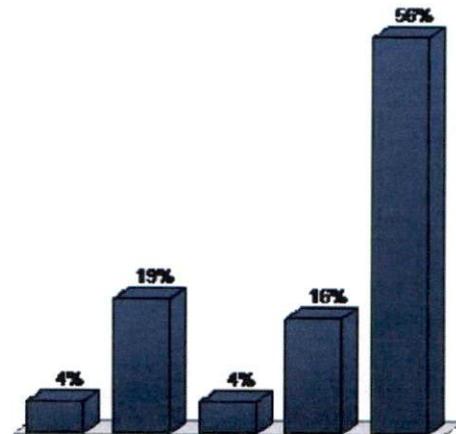
Average Score: 0.00%

Questions: 28

Results by Question

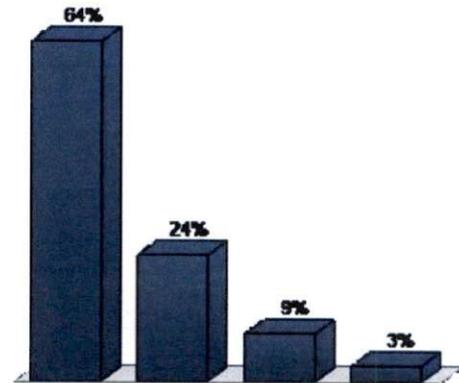
1. How long have you lived in Farmers Branch? (Multiple Choice)

	Responses	
	Percent	Count
Less than one year	4.41%	3
One to five years	19.12%	13
Five to 10 years	4.41%	3
10 to 20 years	16.18%	11
More than 20 years	55.88%	38
Totals	100%	68



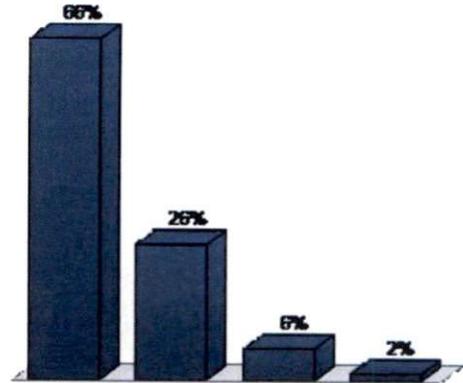
2. Would you support relocating Fire Station #2 if it meant faster response times for emergency situations? (Multiple Choice)

	Responses	
	Percent	Count
Strongly support	64.18%	43
Somewhat support	23.88%	16
Do not support	8.96%	6
Unsure	2.99%	2
Totals	100%	67



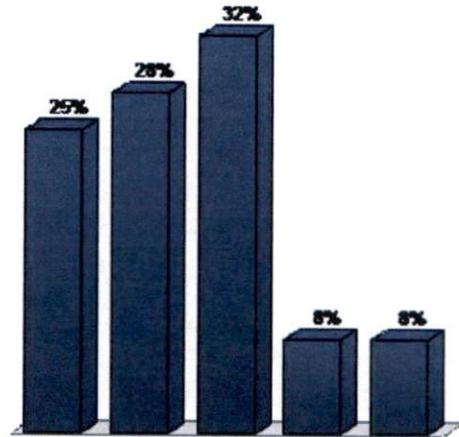
3. Would you be in favor of relocating Fire Station #2 if it meant we could better serve our current residents as well as accommodate future residential and commercial growth? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	66.15%	43
Somewhat support	26.15%	17
Do not support	6.15%	4
Unsure	1.54%	1
Totals	100%	65



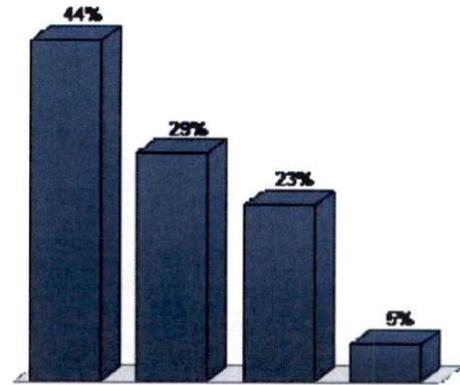
4. Based on your level of support, what would you feel is a reasonable tax increase for relocating Fire Station #2? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	24.62%	16
\$10 annually	27.69%	18
\$20 annually	32.31%	21
\$40 annually	7.69%	5
Do not support	7.69%	5
Totals	100%	65



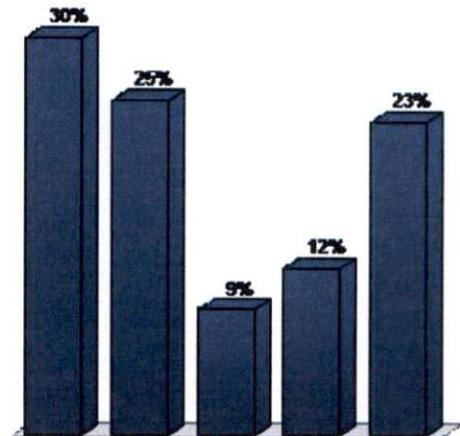
5. Would you support a reconstruction incentive program for homeowners to renew aging housing stock in the city? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	43.55%	27
Somewhat support	29.03%	18
Do not support	22.58%	14
Unsure	4.84%	3
Totals	100%	62



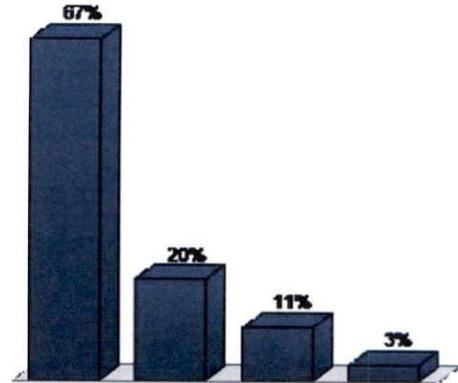
6. What do you think is a reasonable tax impact for the Reconstruction program? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	29.69%	19
\$10 annually	25%	16
\$15 annually	9.38%	6
\$20 annually	12.5%	8
Do not support	23.44%	15
Totals	100%	64



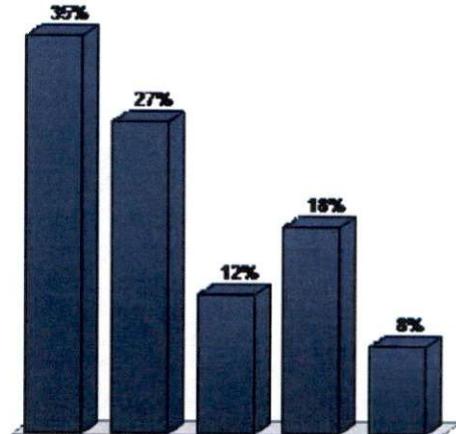
7. Would you support the continuation of a revitalization program for the city to purchase distressed homes, if new homes were to be built in their place? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	66.67%	44
Somewhat support	19.7%	13
Do not support	10.61%	7
Unsure	3.03%	2
Totals	100%	66



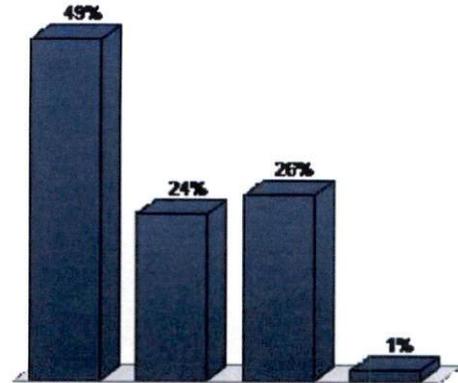
8. What do you feel is a reasonable level of support for a revitalization initiative that maintains neighborhood standards? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	34.85%	23
\$10 annually	27.27%	18
\$20 annually	12.12%	8
\$40 annually	18.18%	12
Do not support	7.58%	5
Totals	100%	66



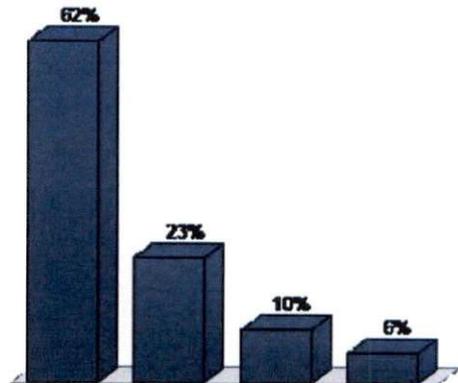
9. Would you financially support a project that furthers the identity of the city and improves the uniqueness of its boundaries and neighborhoods? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	48.53%	33
Somewhat support	23.53%	16
Do not support	26.47%	18
Unsure	1.47%	1
Totals	100%	68



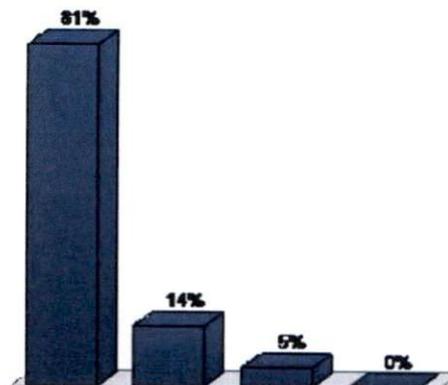
10. If technology is constantly changing and improving, do you feel a library should also be changing and improving to keep up? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	61.97%	44
Somewhat support	22.54%	16
Do not support	9.86%	7
Unsure	5.63%	4
Totals	100%	71



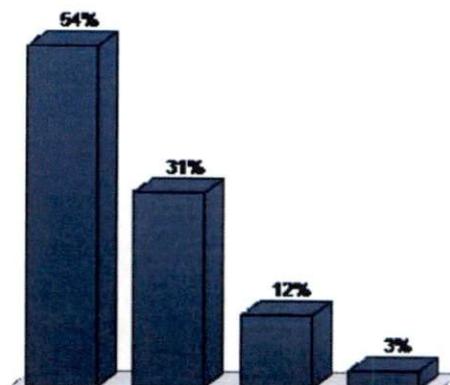
11. Would you support a plan to improve a library that has not seen major renovation in over 30 years?
(Multiple Choice)

Responses		
	Percent	Count
Strongly support	80.95%	17
Somewhat support	14.29%	3
Do not support	4.76%	1
Unsure	0%	0
Totals	100%	21



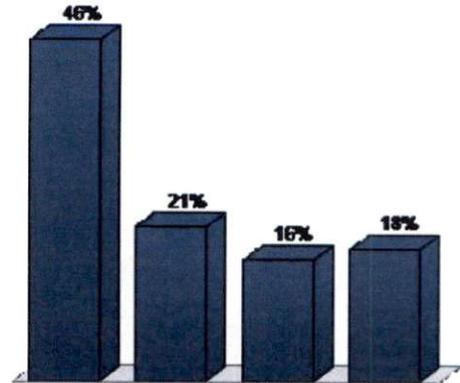
12. Would you support a plan to improve a library that has not seen major renovation in over 30 years?
(Multiple Choice)

Responses		
	Percent	Count
Strongly support	54.41%	37
Somewhat support	30.88%	21
Do not support	11.76%	8
Unsure	2.94%	2
Totals	100%	68



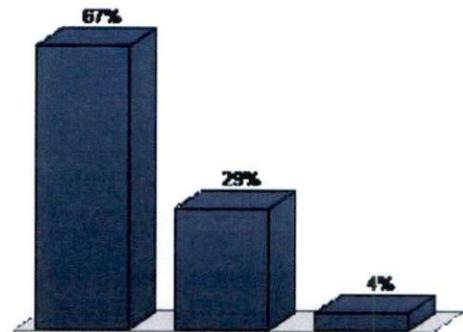
13. Based on your support, what level of tax increase would you be willing to accept to make sure current and future library demands are met? (Multiple Choice)

Responses		
	Percent	Count
\$15 annually	45.59%	31
\$25 annually	20.59%	14
\$35 annually	16.18%	11
Do not support	17.65%	12
Totals	100%	68



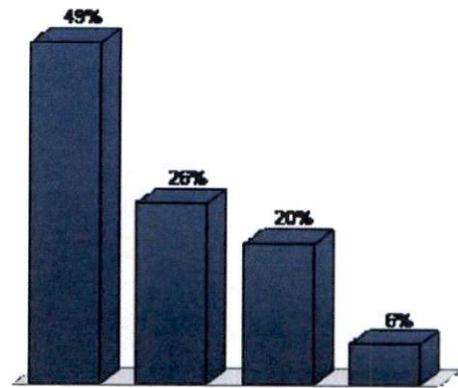
14. Do you currently have a dog or a cat in your household? (Multiple Choice)

Responses		
	Percent	Count
Yes	67.14%	47
No	28.57%	20
I have something else	4.29%	3
Totals	100%	70



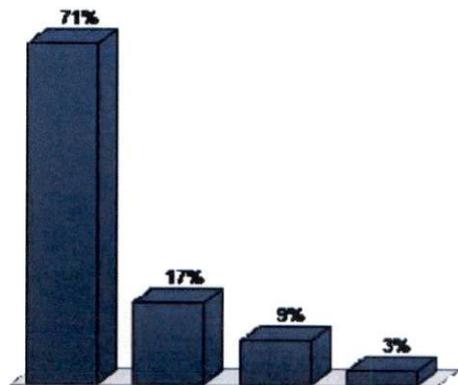
15. If you knew that no adoptable animals are euthanized at the Farmers Branch Animal Adoption Center, would you support a program to expand the facility to better process and adopt out more animals? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	48.57%	34
Somewhat support	25.71%	18
Do not support	20%	14
Unsure	5.71%	4
Totals	100%	70



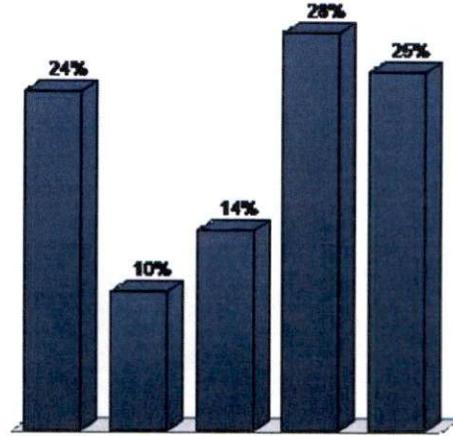
16. Do you support the city's efforts to bring fun and entertaining programs to residents and visitors? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	70.77%	46
Somewhat support	16.92%	11
Do not support	9.23%	6
Unsure	3.08%	2
Totals	100%	65



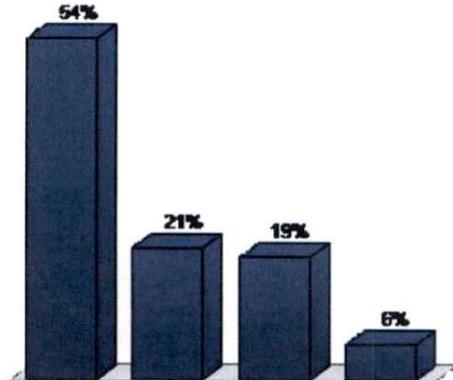
17. Based on your support of the city's arts & entertainment programs, what would you consider approving as a tax increase to further fund the arts & related facilities? (Multiple Choice)

Responses		
	Percent	Count
\$2 annually	23.61%	17
\$4 annually	9.72%	7
\$6 annually	13.89%	10
\$8 annually	27.78%	20
Do not support	25%	18
Totals	100%	72



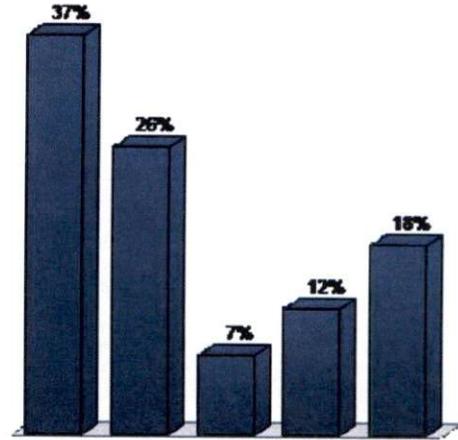
18. Would you support a master trails program throughout the city, linking neighborhoods and commercial centers, affording citizens a variety of mobility choices for outdoor recreation and commuting? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	54.17%	39
Somewhat support	20.83%	15
Do not support	19.44%	14
Unsure	5.56%	4
Totals	100%	72



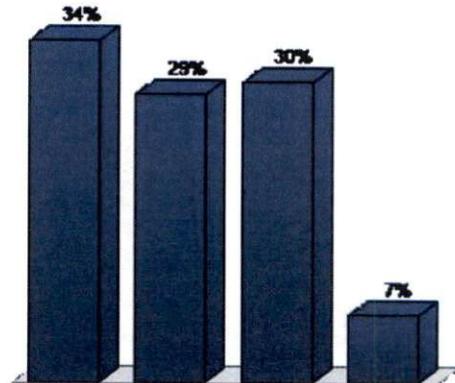
19. What do you believe is a reasonable expectation of tax impact for this project? (Multiple Choice)

	Responses	
	Percent	Count
\$5 annually	36.76%	25
\$10 annually	26.47%	18
\$20 annually	7.35%	5
\$30 annually	11.76%	8
Do not support	17.65%	12
Totals	100%	68



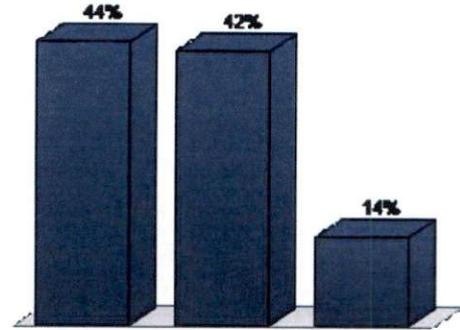
20. The Historical Park has seen a lot of activity in recent years. Would an event space that allows for large private and public events be a good addition to the park? (Multiple Choice)

	Responses	
	Percent	Count
Strongly support	34.25%	25
Somewhat support	28.77%	21
Do not support	30.14%	22
Unsure	6.85%	5
Totals	100%	73



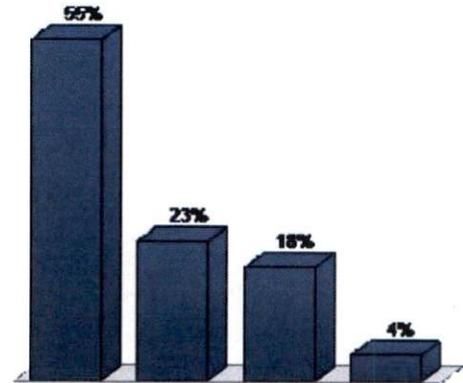
21. Would you feel stronger if the proposed event space was “period-similar” to the rest of the park, like a historic Texas Dance Hall? (Multiple Choice)

Responses		
	Percent	Count
Yes	43.84%	32
No	42.47%	31
I don't know	13.7%	10
Totals	100%	73



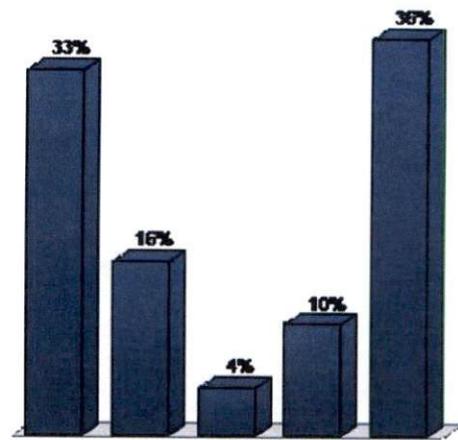
22. Do you want the City to develop more permanent facilities for outdoor events @ The Grove, and improve walkability and land use? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	54.93%	39
Somewhat support	22.54%	16
Do not support	18.31%	13
Unsure	4.23%	3
Totals	100%	71



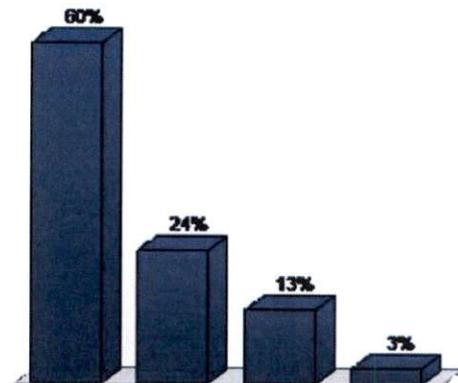
23. As Farmers Branch is the “City in a Park,” what would you support as a tax increase to conserve the John F. Burke Nature Preserve for the green spaces, wilderness, and education potential? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	33.33%	23
\$10 annually	15.94%	11
\$20 annually	4.35%	3
\$30 annually	10.14%	7
Do not support	36.23%	25
Totals	100%	69



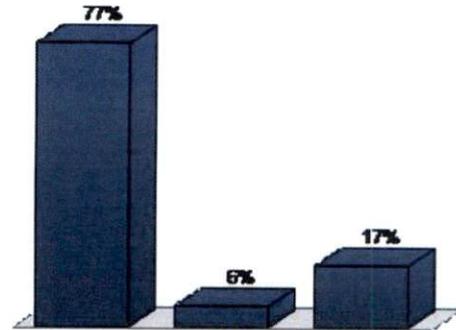
24. Would development of the East side of Valley View & I-35E into a defined downtown community space with unique dining and shopping, be of interest to you? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	60.29%	41
Somewhat support	23.53%	16
Do not support	13.24%	9
Unsure	2.94%	2
Totals	100%	68



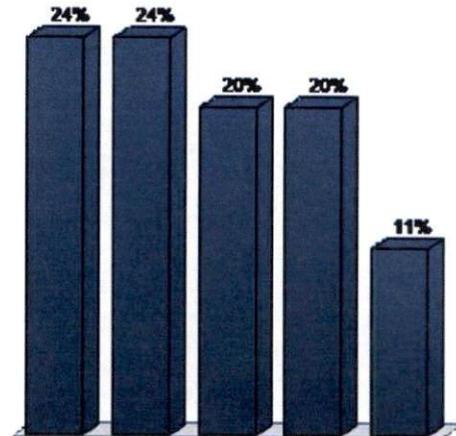
25. Do you think such a project would positively impact revenue for the City? (Multiple Choice)

Responses		
	Percent	Count
Yes	77.14%	54
No	5.71%	4
I don't know	17.14%	12
Totals	100%	70



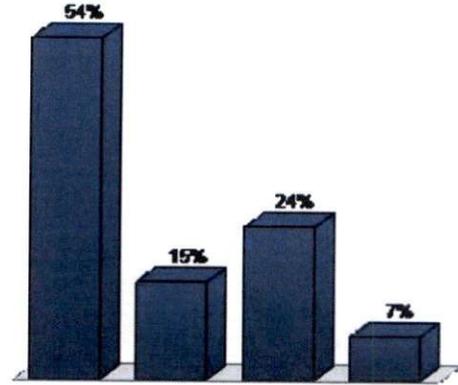
26. Knowing the project is for a key downtown development, how much would you expect to contribute to the tax rate for a project of this scale? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	24.29%	17
\$10 annually	24.29%	17
\$20 annually	20%	14
\$30 annually	20%	14
I don't support	11.43%	8
Totals	100%	70



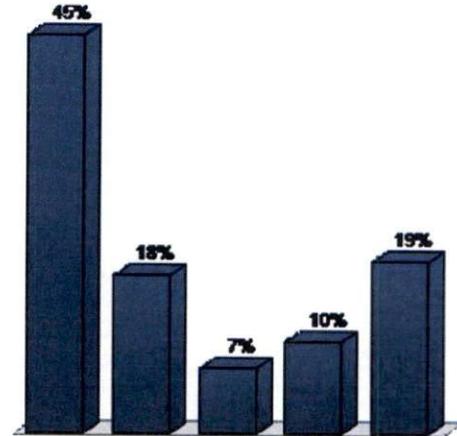
27. Is revitalizing the Four Corners shopping area, with refreshed retail, restaurants and residential, a proposal you would be willing to support? (Multiple Choice)

Responses		
	Percent	Count
Strongly support	53.52%	38
Somewhat support	15.49%	11
Do not support	23.94%	17
Unsure	7.04%	5
Totals	100%	71



28. What do you think a project like this should cost to you as the taxpayer? (Multiple Choice)

Responses		
	Percent	Count
\$5 annually	44.78%	30
\$10 annually	17.91%	12
\$15 annually	7.46%	5
\$20 annually	10.45%	7
Do not support	19.4%	13
Totals	100%	67



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