



CITY OF
FARMERS BRANCH
TEXAS

Advanced Funding Agreement: Valley View Lane

CITY COUNCIL BUDGET RETREAT | July 2024



Downtown Farmers Branch Form-Based Code

History

- 2001-2002: Council adoption
- 2012: Revision
- 2019: Code amended; consolidated all amendments since 2012
- 2021: I-35 Corridor Study expanded boundary of PD-86

What is it?

- Ordinance that sets land development regulations in the PD
- Goal – lively town center with a mix of uses at street level
- Focus on building form, not usage
- Street-types are a part of the overall plan

Standards

- Regulating Plan
- Street-Type Specs
- Building Envelope Standards
- Streetscape Standards
- Architectural Standards

Street Types

- Specifications address:
 - Lane widths
 - Curb radii
 - Sidewalk
 - Tree planting area
 - On-street parking



Valley View Reconfiguration

Purpose

Meets Street Type Specifications of the PD.

Create connection across I-35E.

Benefits

- Improved safety
- Reduce speed
- Better pedestrian experience
- Reallocate space

Studies

- Typical analysis on reducing 4 lanes to 3
- Use Average Daily Traffic (ADT) counts
- ADT < 23,000
- 15,000 <ADT< 17,500

Street Type

- Street Type I
- Lane width – 11'
- Median – 14'
- Parallel parking – 9'
- Sidewalks – 6'
- RBL – 5'
- Ped Crossing – 58'



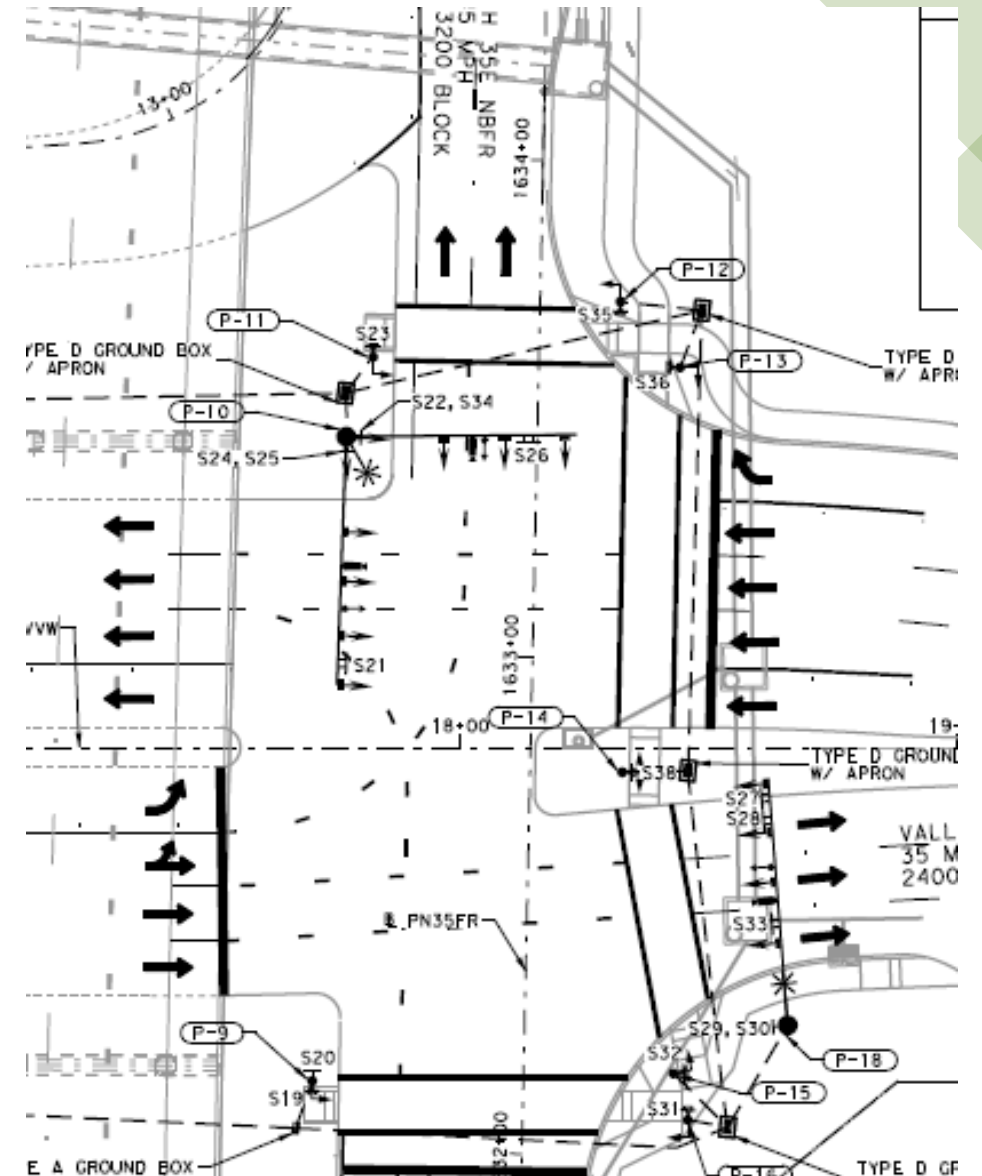
I-35 at Valley View Layout Post Construction

Current configuration

- East bound: At I-35E - 2 lanes for all movements
- West bound: At I-35E – 2 lanes for all movements

Post Construction

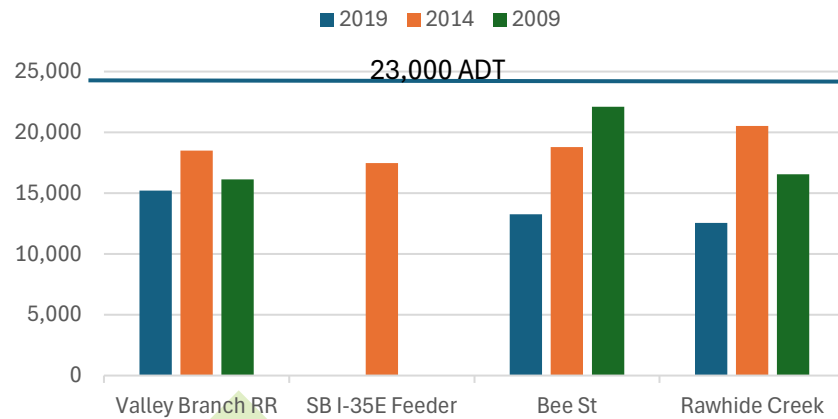
- 3 through lanes both directions
- 1 shared right turn lane both directions
- Dedicated left turn lane both directions
- Signal timing will increase to 45 seconds in all directions; current 20 seconds



Valley View Lane



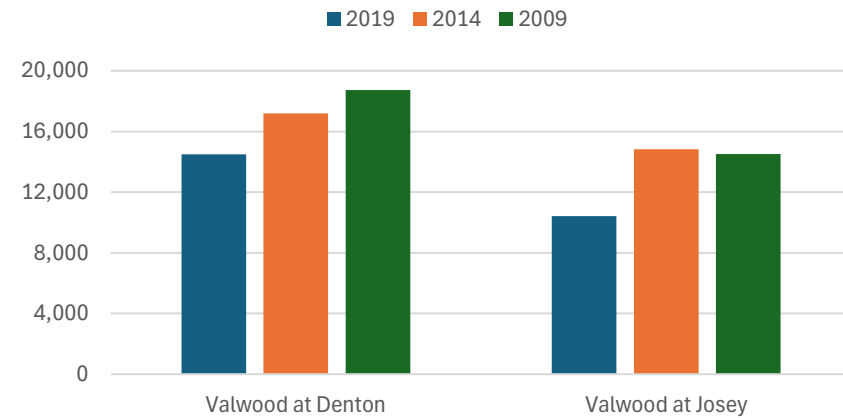
Average Daily Traffic By Year



Valwood Parkway



Average Daily Traffic By Year



Valley View Reconfiguration

- Contributes to downtown vision of PD-86
- By removing one lane in each direction:
 - On street parking on south side
 - 6' wide sidewalk on north side
 - Shorter crossing distance
- Funding
 - Total Est Project Cost:\$3,523,472
 - Reimbursable to City: \$3,190,266
 - City Cost to State: \$131,142



Questions?

