



FARMERS  
BRANCH

# Trail System Overview

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## Central Area

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Area 3



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# Trail Master Plan

- Council approved in 2015
- Makes short term (0-5 yr), mid range (5-10 yr), and long term (10+ yr) recommendations
- Guidance document used along with development plans to determine next steps
- What is a trail?
  - 12' wide linear paved surface for walking and biking
  - <12' is a wide sidewalk



LEWISVILLE

COPPELL

CARROLLTON

ADDISON

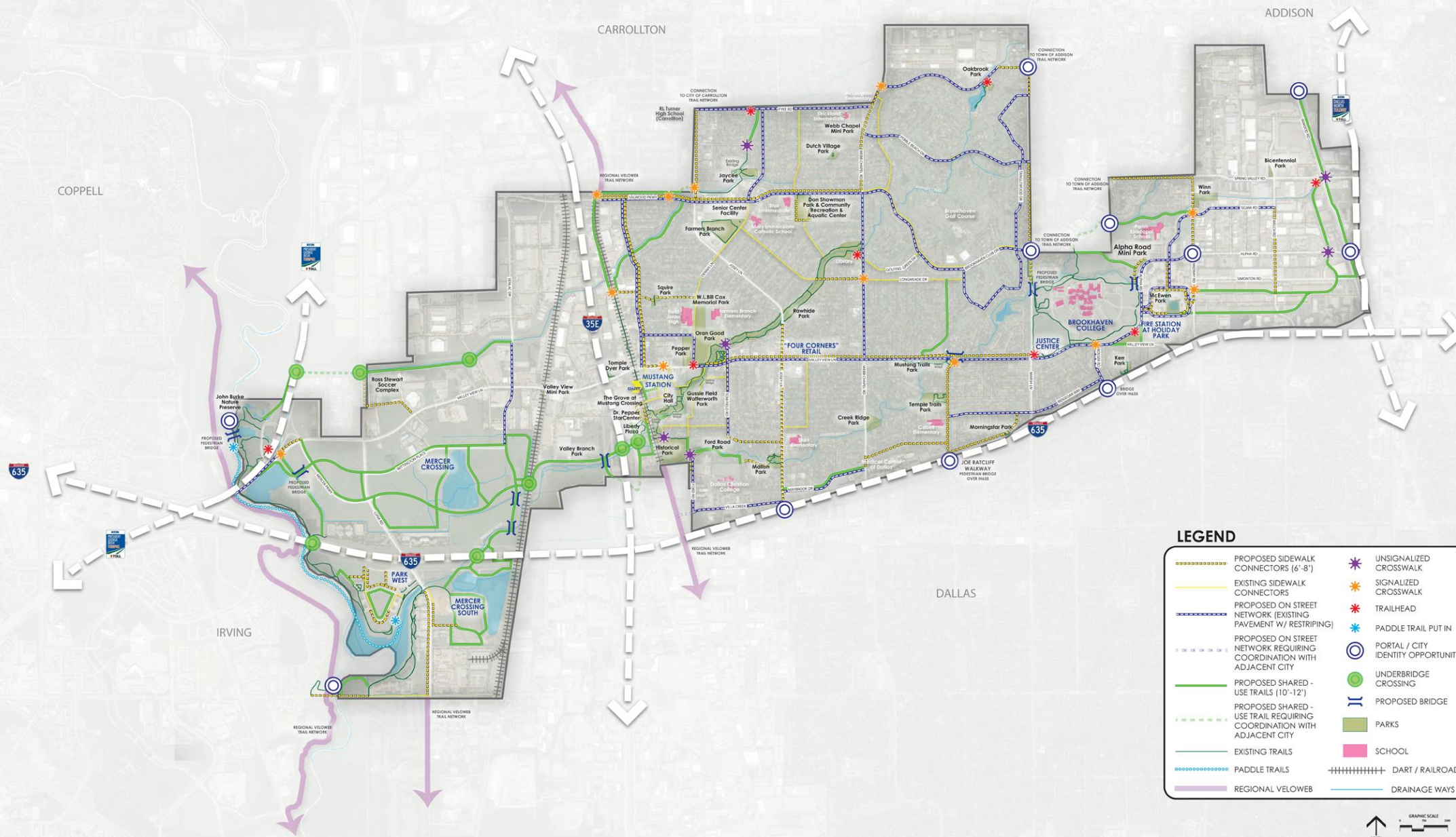
DALLAS

IRVING



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BRANCH

DUNAWAY



### LEGEND

- PROPOSED SIDEWALK CONNECTORS (6'-8')
- EXISTING SIDEWALK CONNECTORS
- PROPOSED ON STREET NETWORK (EXISTING PAVEMENT W/ RESTRIPIING)
- PROPOSED ON STREET NETWORK REQUIRING COORDINATION WITH ADJACENT CITY
- PROPOSED SHARED - USE TRAILS (10'-12')
- PROPOSED SHARED - USE TRAIL REQUIRING COORDINATION WITH ADJACENT CITY
- EXISTING TRAILS
- PADDLE TRAILS
- REGIONAL VELOWEB
- UNSIGNALIZED CROSSWALK
- SIGNALIZED CROSSWALK
- TRAILHEAD
- PADDLE TRAIL PUT IN
- PORTAL / CITY IDENTITY OPPORTUNITY
- UNDERBRIDGE CROSSING
- PROPOSED BRIDGE
- PARKS
- SCHOOL
- DART / RAILROAD
- DRAINAGE WAYS



CITYWIDE TRAIL  
MASTER PLAN

SEPTEMBER 1, 2015



# East Side Trails

- High potential for walkability and trail connection
- Funding challenges for City connections
- Multifamily development needs trails and sidewalks for residents and their pets
  - 70% of apartment renters have pets





# Bridgeview



## City of Farmers Branch Landscape Calculations

### SITE DATA & PD 80 REQUIREMENTS

Landscape Open space	
Total Site Area	591,299 sf (13.57 acres)
Landscape Open Space Required (5% of Site Area)	29,565 sf
Landscape Open Space Provided (16% of Site Area)	106,656 sf

Landscape Parking Lot Areas	
Total Parking Lot Area	96,598 sf (2.26 acres)
Total Landscaped Area Required (5% of Parking Area)	4,830 sf
Total Landscaped Area Provided (24.6% of Parking Area)	24,236 sf

Public Sidewalks (5' all streets, to be located on all public and private streets)

Street Trees	
Required Tree Amount (one 3" caliper Tree per 25' for frontage)	107 trees required
Inwood Road (680ft / 25ft = 27 trees)	27 trees provided
Alpha Road (680ft / 25ft = 18 trees)	18 trees provided
Simonton Road (840ft / 25ft = 35 trees)	35 trees provided
Cambridge Concourse (680ft / 25ft = 27 trees)	27 trees provided
Total Street Trees	107 trees provided

Tree Mitigation (to be determined per city of Farmers Branch requirements)

### SITE PLAN KEY

- A RETAIL/RESTAURANT LAWN FEATURE
- B FIRE LANE
- C EXISTING TREE
- D LEASING PLAZA
- E ENHANCED PAVING
- F CONCRETE PAVING
- G CORNER SITE FEATURE
- H MF YARDS
- I MF POOL DECK
- J MF GRILL AREA
- K MF SEATING AREA
- L MF LAWN COURTYARD
- M OPEN AREA
- N HOTEL COURTYARD
- O OFFICE ENTRY PLAZA
- P GROUNDCOVERS
- Q GRASS
- R STREET TREES

\*Note: Sketch shown in concept only and to be used to understand overall program intent and city requirements to be met.

SITE PLAN SCALE 1"=40'

LANDSCAPE

B V BRIDGEVIEW  
REAL ESTATE

Stratford Development  
Commercial Real Estate

JPI

ALPHA+INWOOD

MARKETS BRANCH, TEXAS  
02.07.2017

O'BRIEN  
ARCHITECTS

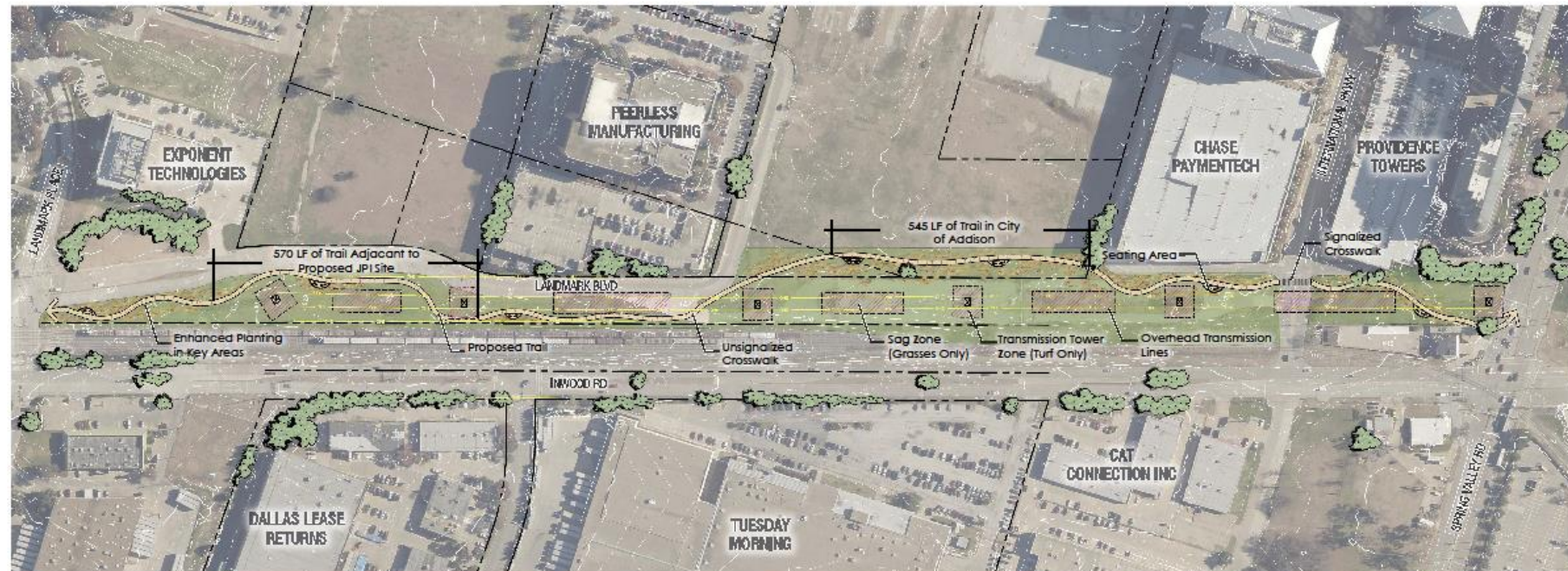
studioOutside Kimley»Horn



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# Inwood/Landmark: ONCOR Easement



0 50 100  
SCALE 1"=100' 9/22/15





# Central Area

- The main residential area of Farmers Branch
  - Midway to Denton
  - Valwood to 635
- Contains the major spines of trails to date along Valley View and along Rawhide Creek
- Prior sidewalk infill program

# Quality of Life Bond: Trails


- Targeting central area
- Enlarging sidewalks from 4' to 6'
- Connecting unfinished sidewalks – sidewalk infill
- Following recommendations of the Trail Master Plan

**FARMERS BRANCH 2017 BOND ELECTION**

**CONNECTING NEIGHBORHOODS WITH TRAILS AND SIDEWALKS**

**Bond Amount**  
\$7 Million

**Project Locations**



**89% OF RESIDENTS RATED SIDEWALKS AND TRAILS AS HIGHLY IMPORTANT**

**Project Details**

Approval of this bond would allow for further implementation of the City's Trail Master Plan which prioritizes the creation of a more connected City with safer, walkable streets. This bond would allow improved City infrastructure and would help connect destinations within the City such as between neighborhoods, schools, parks, the Dart rail, and provide access to surrounding cities.

Providing pathways, sidewalks and trails is of high importance to residents as indicated in the most recent Resident Satisfaction Survey. 89 percent of residents responding to the survey identified sidewalks and trails as a priority and an area of needed improvement in the City. This bond proposition addresses this need and would focus on two main goals: First, improving the availability and quality of sidewalks in the central part of the City; and second, further implementing the John F. Burke Nature Preserve Master Plan with trails and amenities for groups and wildlife observation.


**Central Area Sidewalks Improvements**

- Enlarging sidewalks from 4 ft to 6-8 ft in the central part of the City (where feasible)
- Connect the many unfinished sidewalks in the central area

**John F. Burke Nature Preserve Improvements**

- Bus parking
- Restrooms
- Handicap accessible parking spaces
- 12 and 6 ft concrete trails
- Various soft trails
- Group pavilion
- Pond boardwalk with observation platform and bench seating
- Canopy boardwalk with a river overlook
- Outdoor classrooms and interpretive signage

**HOW WOULD APPROVAL OF THE TRAIL & SIDEWALK BOND IMPACT MY TAXES?**



Approval of the Trails & Sidewalks Bond would increase property taxes by about a single penny, which adds up to an estimated \$13.44 per year for an average home with a property value of \$175,000 and a homestead exemption of \$35,000.

**\$13.44 PER YEAR**

**DETAILED INFORMATION, STATS AND FACTS AT [VOTEFBTX.COM](http://VOTEFBTX.COM)**



# Central Area: Proposed Bond Funded Projects

• Tom Field Rd: VV to Oran Good/Rawhide Park	528	• Squire Pl: Squire Park to Dennis Ln	1,267
• Bee St: Valley View to Valwood	5,332	• Webb Chapel: Valwood to Oakbrook	3,484
• Ford Rd: Historical Park to Christian Pkwy	844	• Valwood Pkwy: Denton to Webb Chapel	5,596
• Squire Pl: Denton to Squire Park	1,320	• Templeton Trail: Ratliff Walkway to VV	3,009
• FB Creek Leta May to existing Trail (10'-12')	158	• Josey Ln: Valwood to Fyke	3,115
• Alpha Rd: Park to Brookhaven College Trail	2,112	• Longmeade Webb to Rawhide Park	1,425
• Marsh Ln: Tanglewood to Gardenbrook	844	• Josey Ln: 635 to Rawhide Park	5,702
• Valley View: Bee St to signalized crossing	528	• Morningstar Ln: Ratcliff Walkway to Ridgeoak	2,640
• Amber Ln & Heartside Pl @ Showman Park	1,161		
• Valley View Ln: Dennis to Marsh	10,665		
• Myra Ln: Webb Chapel to Templeton	3,009		

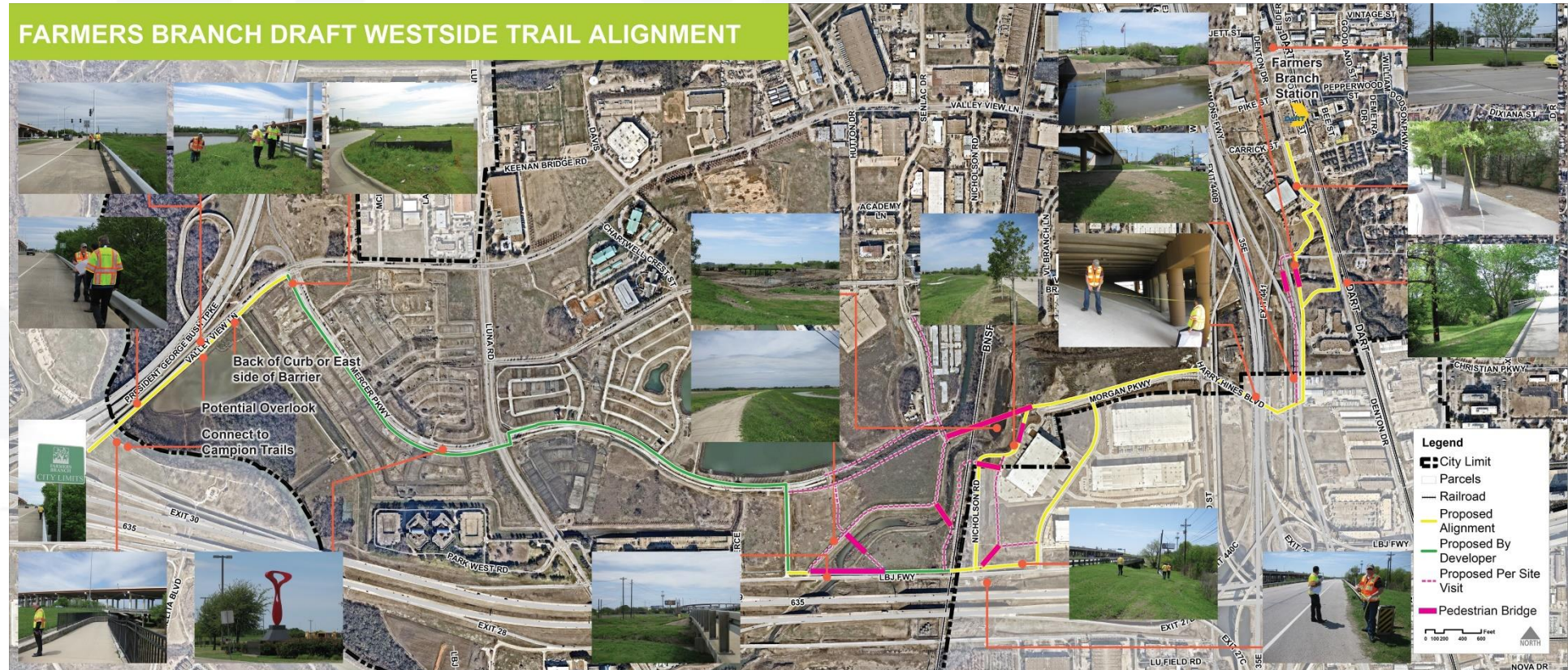
# Central Area: Ongoing Activities

- Brookhaven Trail East – finalizing design
  - Funding agreement with Dallas County
- Marsh Lane pedestrian bridge
  - Adding a pedestrian walkway to the east side of the bridge over Farmers Branch Creek
  - Funding agreement with Dallas County
- Developed and distributed a Request for Qualifications for engineering services – trail design
- Developed and distributed a Request for Qualifications for engineering services – Midway Road crossing
- Evaluating submittals and setting up interviews



# Westside Trails: Overview

- Plan view highlighting segments as originally known



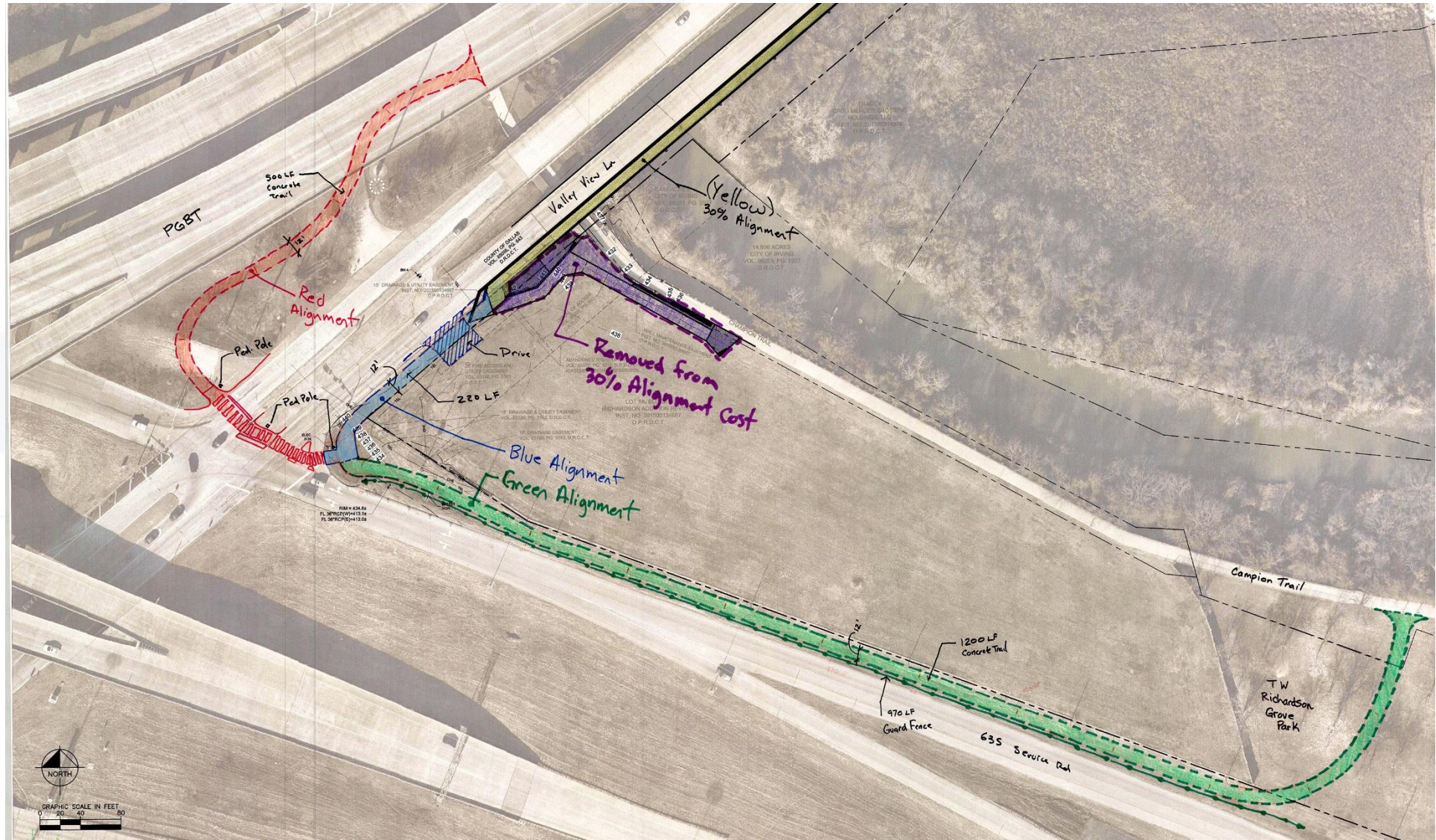
# Area 1: Western Gateway

## Challenges

- Veloweb connection to the Campion Trail within City of Irving(City and County)
- I-635 frontage road and Valley View Lane (City and TXDOT)
- Existing Bridge Crossing (Limited width)
- Levee system (Valwood and City)
- Private property owner (ownership change)
- On-going new development (City and Developers)
  - Zoning, Design, Permitting, and Construction Phases



# Area 1: Western Gateway





# Area 1: Western Gateway



Campion Trail  
Connection





# Area 1: Western Gateway

Bridge Crossing and  
Gateway





- Final alignment chosen



# Area 2: Central Connector

## Challenges

- Weaves between City of Farmers Branch and City of Dallas (City and County)
- I-635 frontage road (TXDOT)
- Levee and canal system (Valwood)
- Utility Easements
- Major railroad crossing (New Owner transfer - DART)
- On-going new development (City and Developers)
  - Zoning, Design, Permitting, and Construction Phases



This aerial map illustrates the proposed route for the LBJ Freeway (I-37) project in Austin, Texas. The route is highlighted in pink and yellow, showing its path from the south towards the north. Key landmarks and infrastructure are labeled, including the LBJ Freeway (I-37), Nicholson Road, Morgan Parkway, Harry Hines Boulevard, and Exit 210. The map also shows the BNSF railway line and the LBJ Freeway 635. Several inset photographs provide a visual context of the project area, showing a dirt road, a grassy field, a bridge under construction, and workers in safety vests measuring a concrete structure.



## Area 2: Central Connector

Levee Crossing  
West of Railroad



# Area 2: Central Connector

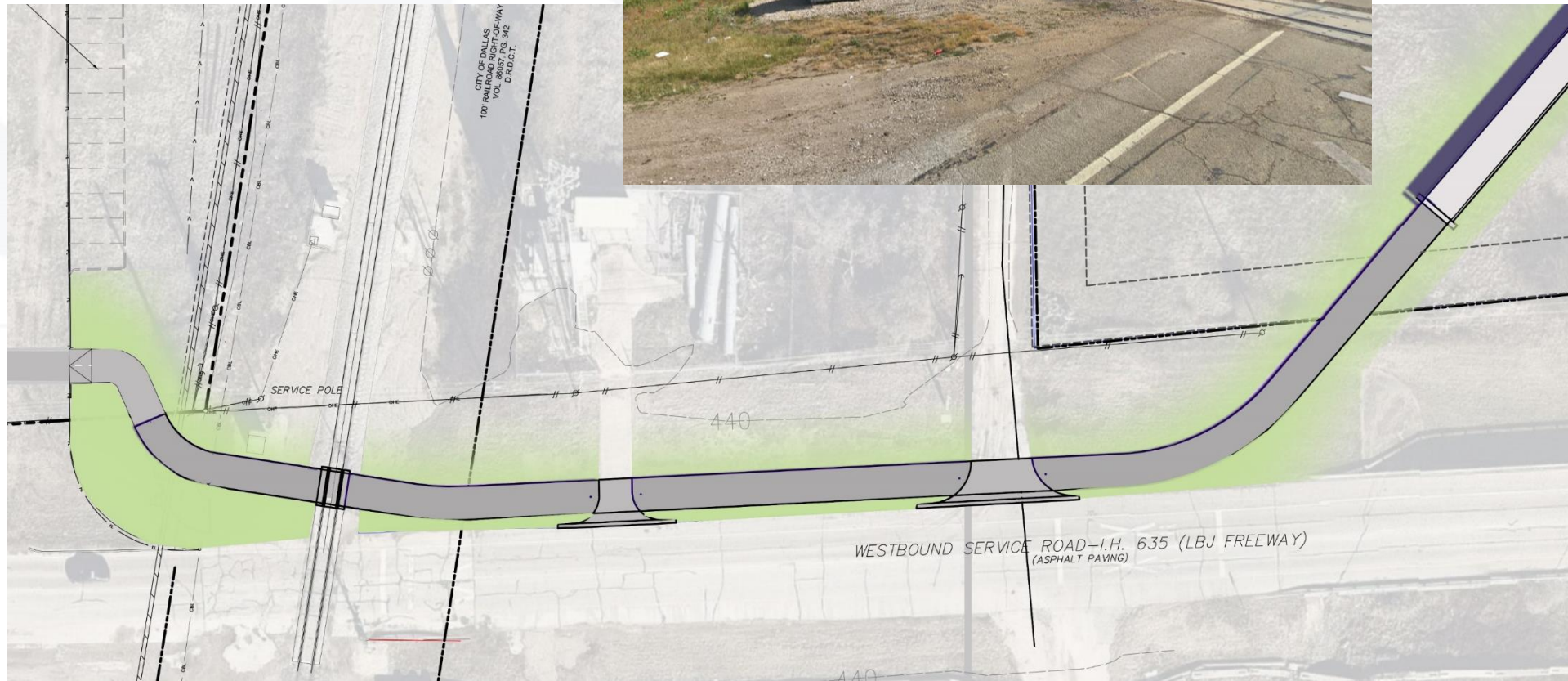
Levee Crossing West of Railroad





# Area 2: Central Connector

Railroad Crossing



## Area 2: Central Connector

Initial Connections East of Railroad





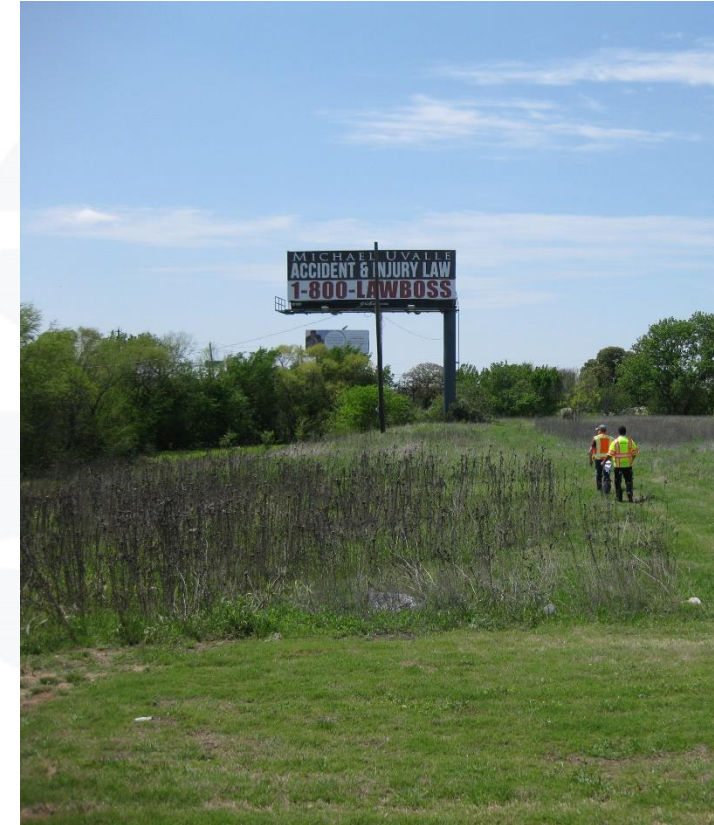
# Area 2: Central Connector

Alternative Crossing East of Railroad



# Area 2: Central Connector

Alternative Crossing East of Railroad





## Area 2: Central Connector

Existing corridor to be upgraded in width



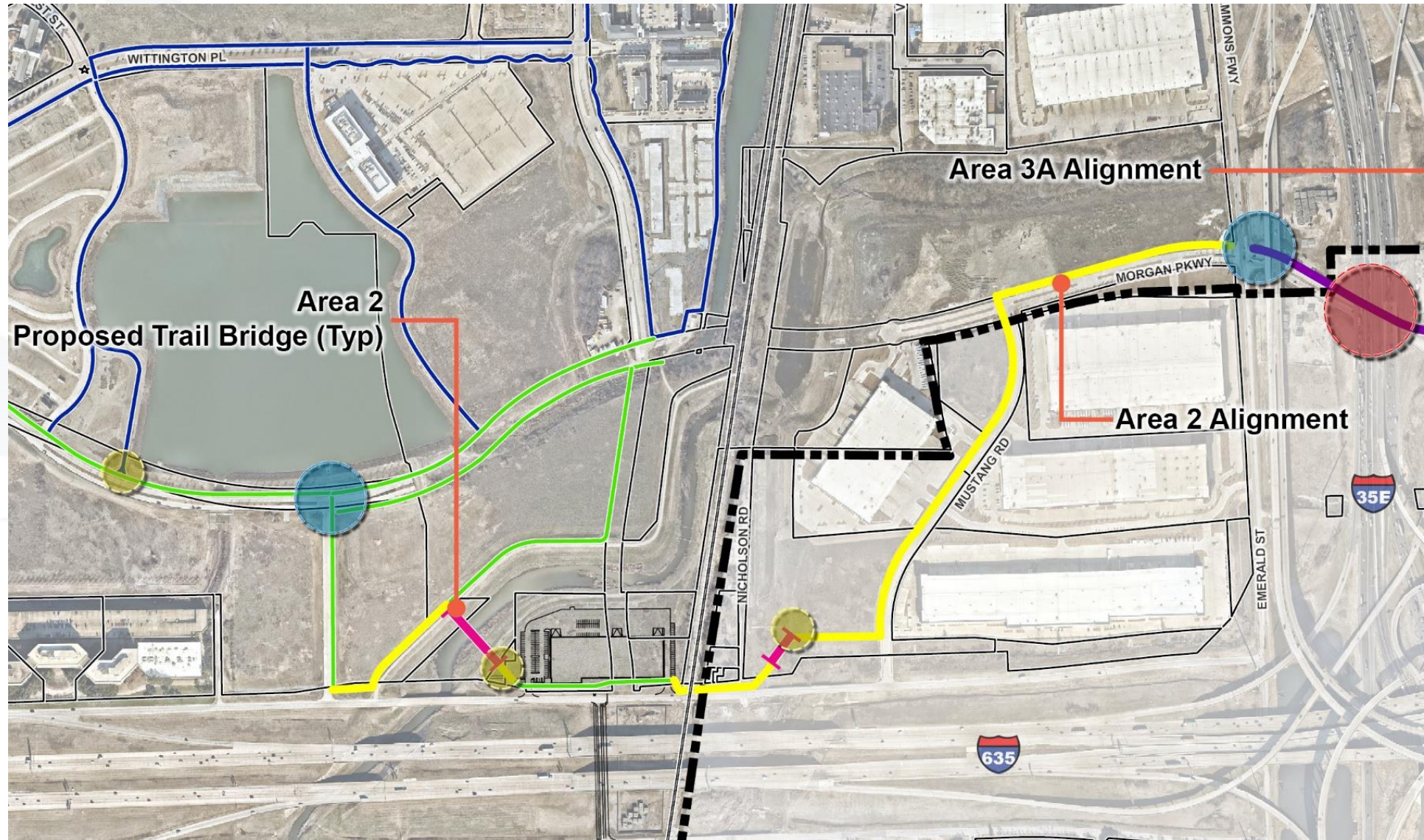
# Area 2: Central Connector

Other connections  
explored





## Area 2: Central Connector



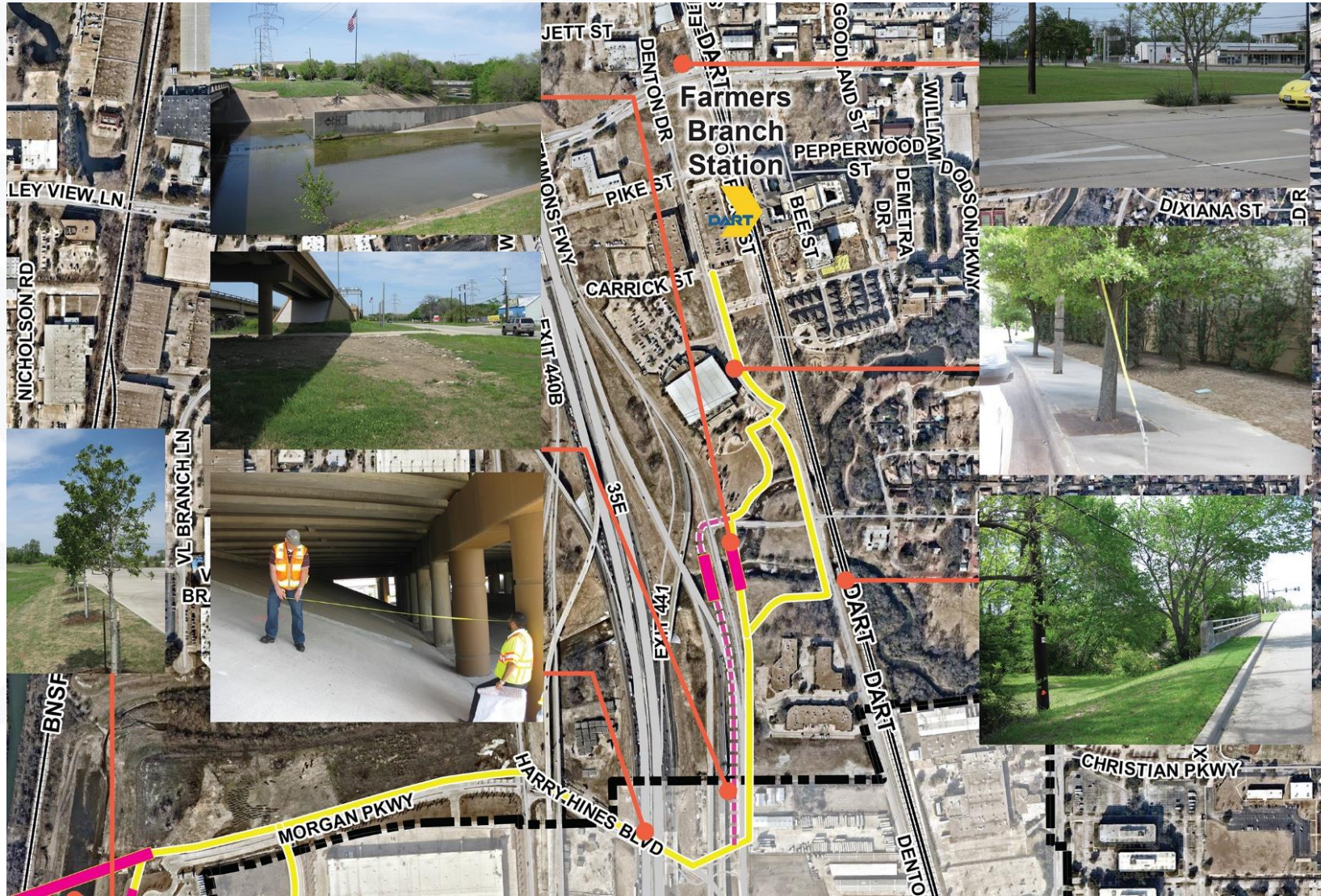
# Area 3a: I-35 Cross Connection

## Challenges

- Weaves between City of Farmers Branch and City of Dallas (City and County)
- I-35 underpass / limited ROW (TXDOT)
- I-35 frontage road / limited ROW (TXDOT)
- 2 unsignalized intersections (City and TXDOT)
- Utility Easements/Surface flow storm water
- Farmers Branch crossing
- Liberty Plaza connection (City)
- Dallas Utility Property
- Private Property Owners



# Area 3a: I-35 Cross Connection





# Area 3a: I-35 Cross Connection

Bridge Option over/under I-35



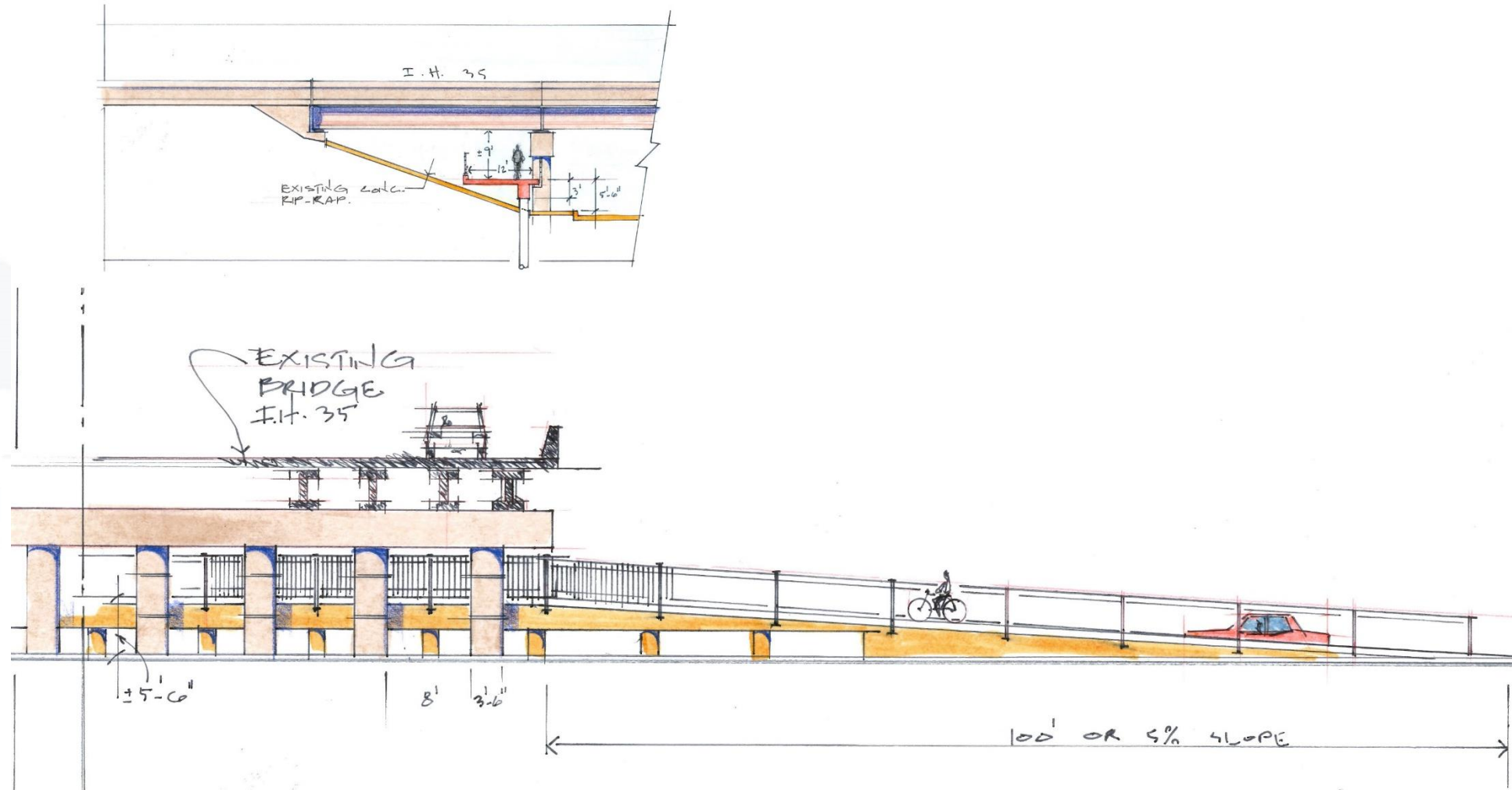


# Area 3a: I-35 Cross Connection

## Underpass Condition

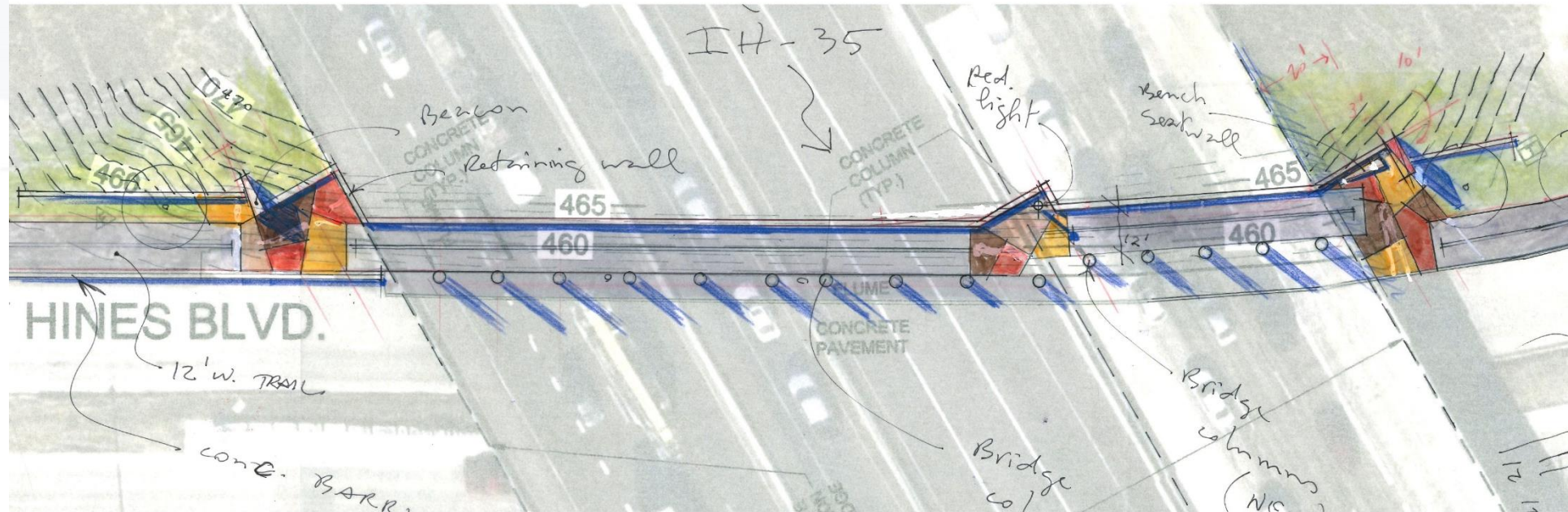
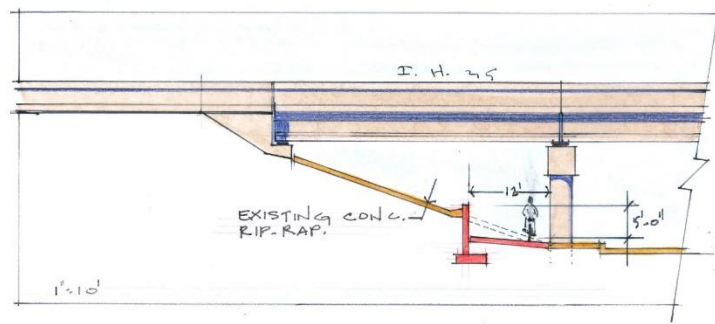


# Area 3a: I-35 Cross Connection



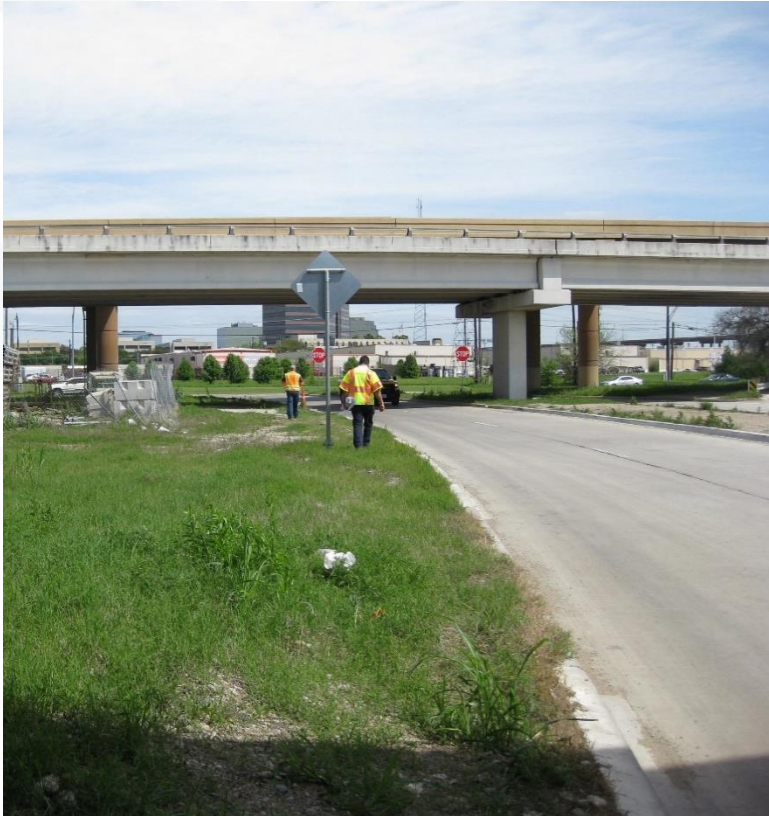


# Area 3a: I-35 Cross Connection



# Area 3a: I-35 Cross Connection

Harry Hines Connection





# Area 3a: I-35 Cross Connection

## Frontage Road Conditions



# Bridge Discussion

- Pedestrian Bridge requires a TXDOT highway
  - Height – requires more vertical clearance than for vehicular overpasses
    - 1 ft greater than other grade separated structures, so a minimum of 19.5 ft above all lanes of I-35 (Texas Highway Freight Network)
  - Span – 30 ft clear zone for urban freeways
  - TXDOT approval – depends on party funding the design/construction, but TXDOT design review and approval is required.
  - Cost
  - Landing areas and Americans with Disabilities Act (ADA) and Texas Accessibility Standards (TAS) compliance
  - Width: 12' minimum – Required by Dallas County agreement
  - Railing requirements – entirely enclose the walkaway over highway lanes



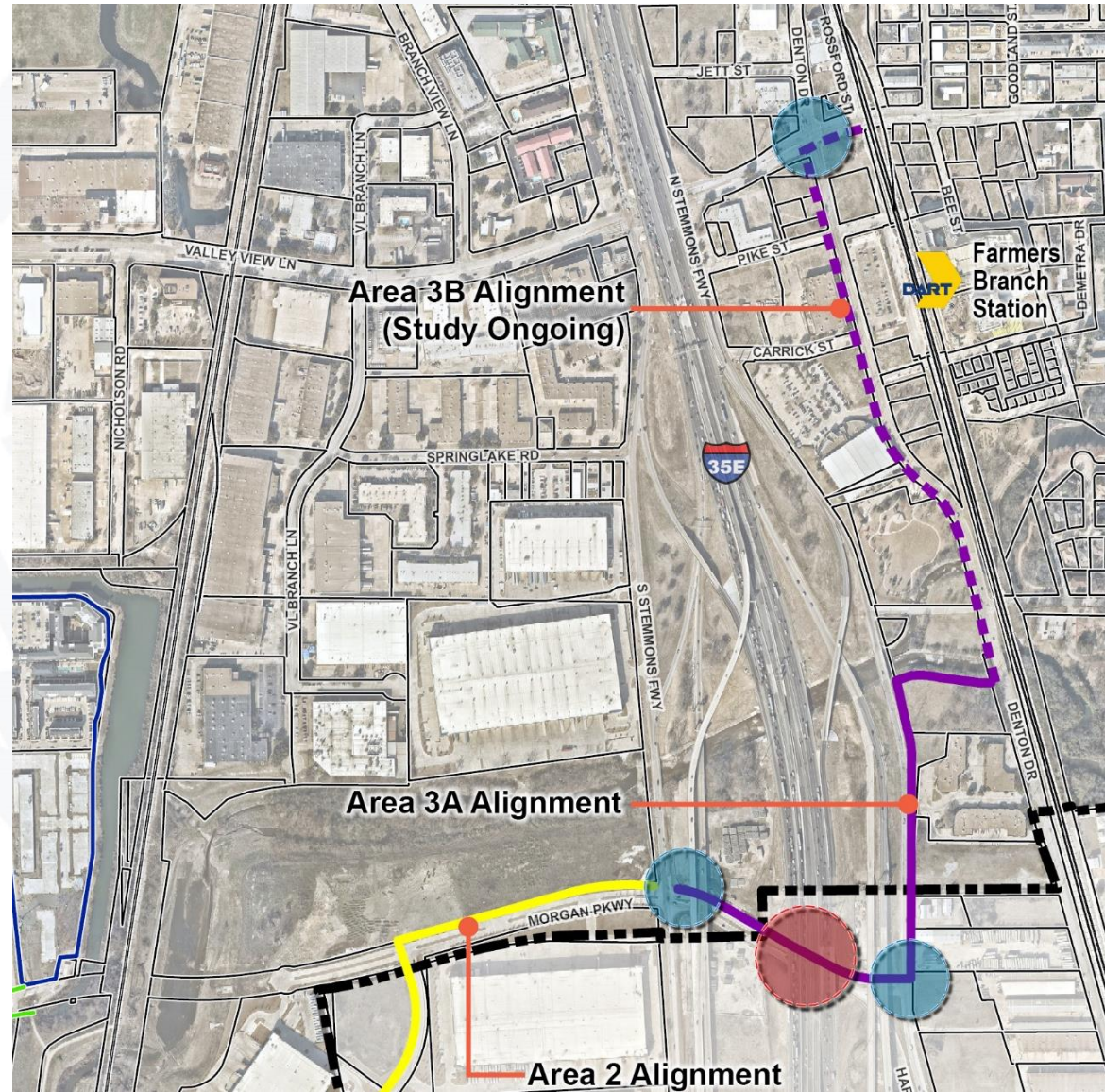
# Area 3a: I-35 Cross Connection

Farmers Branch at Dallas Utility  
Property





# Area 3a: I-35 Cross Connection



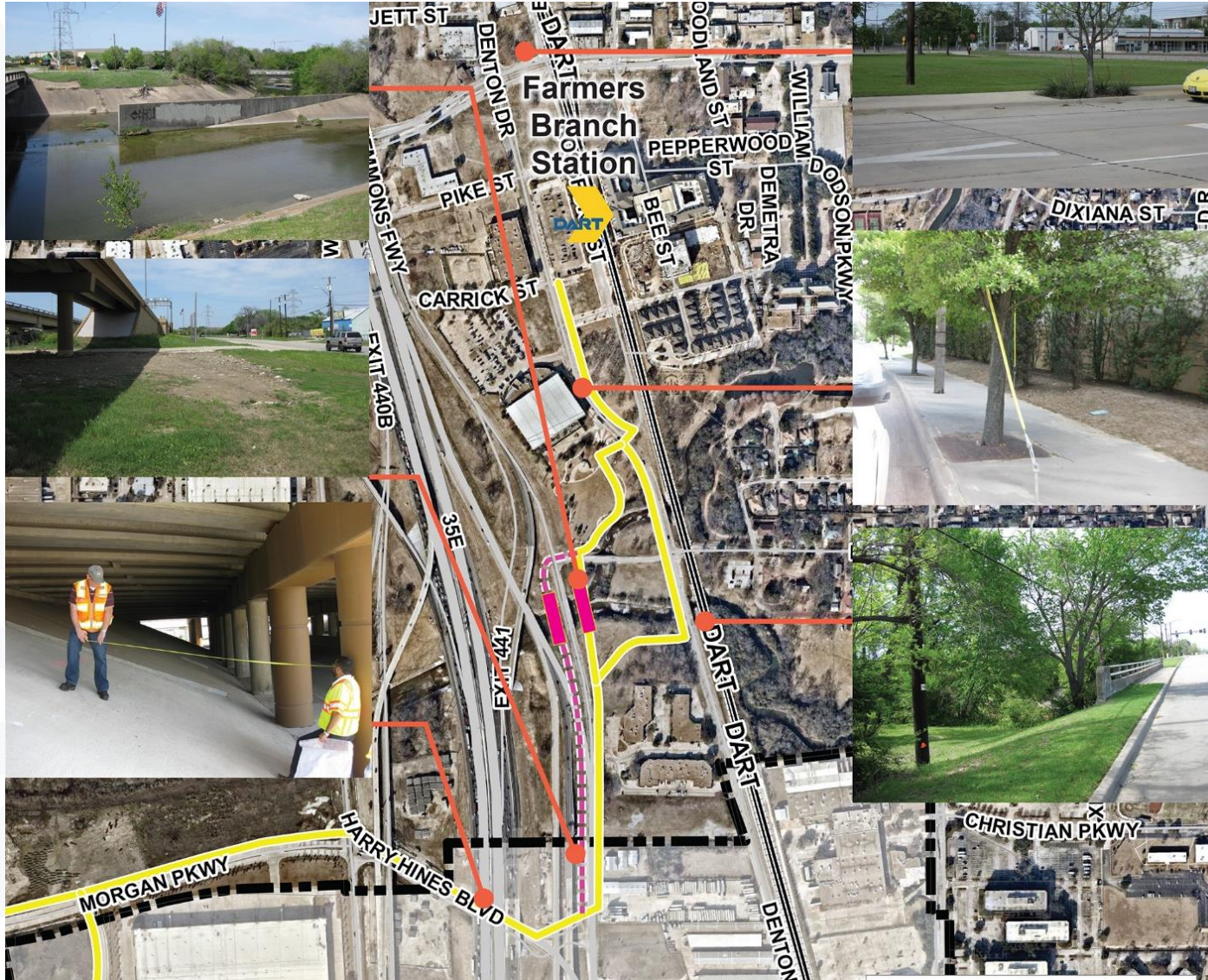


# Area 3b: Station Area Corridor

## Challenges

- Weaves between City of Farmers Branch and City of Dallas (City and County)
- Denton Road “Road Diet” / Trail connection south into Dallas
- Farmers Branch crossing / Existing Bridges
- Liberty Plaza connection (City)
- Dallas Utility Property
- Private Property Owners
- Future Station Area Development / Future Street Design
- Carrollton trail connections to north

# Area 3b: Station Area Corridor





# Area 3b: Station Area Corridor

Connection to Area 3a at Denton  
Road Taper





# Area 3b: Station Area Corridor

Bridge crossings and Liberty Plaza Connection





# Area 3b: Station Area Corridor

Existing sidewalk conditions in Station Area



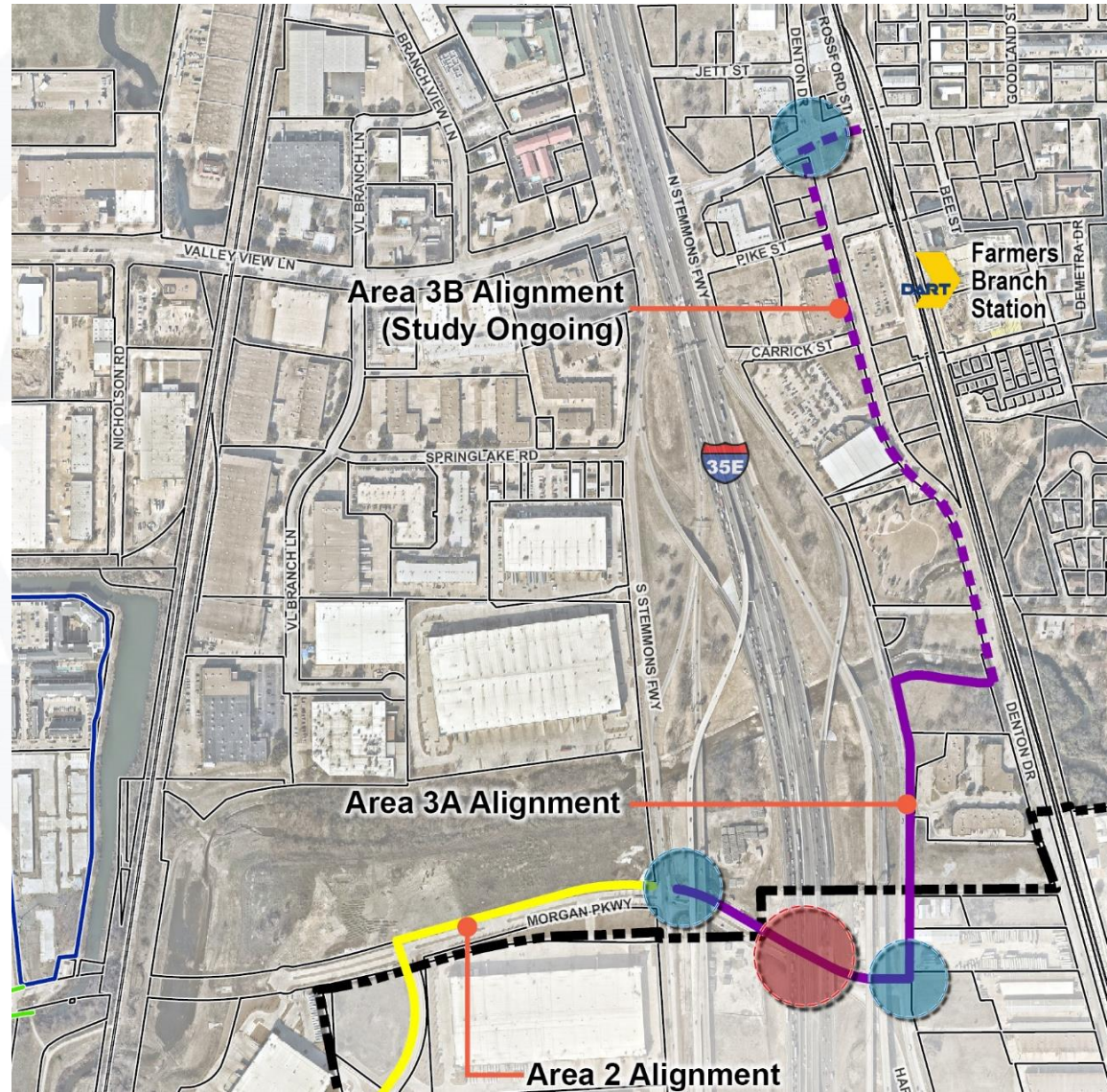
# Area 3b: Station Area Corridor

DART Station and Carrollton connections





# Area 3b: Station Area Corridor

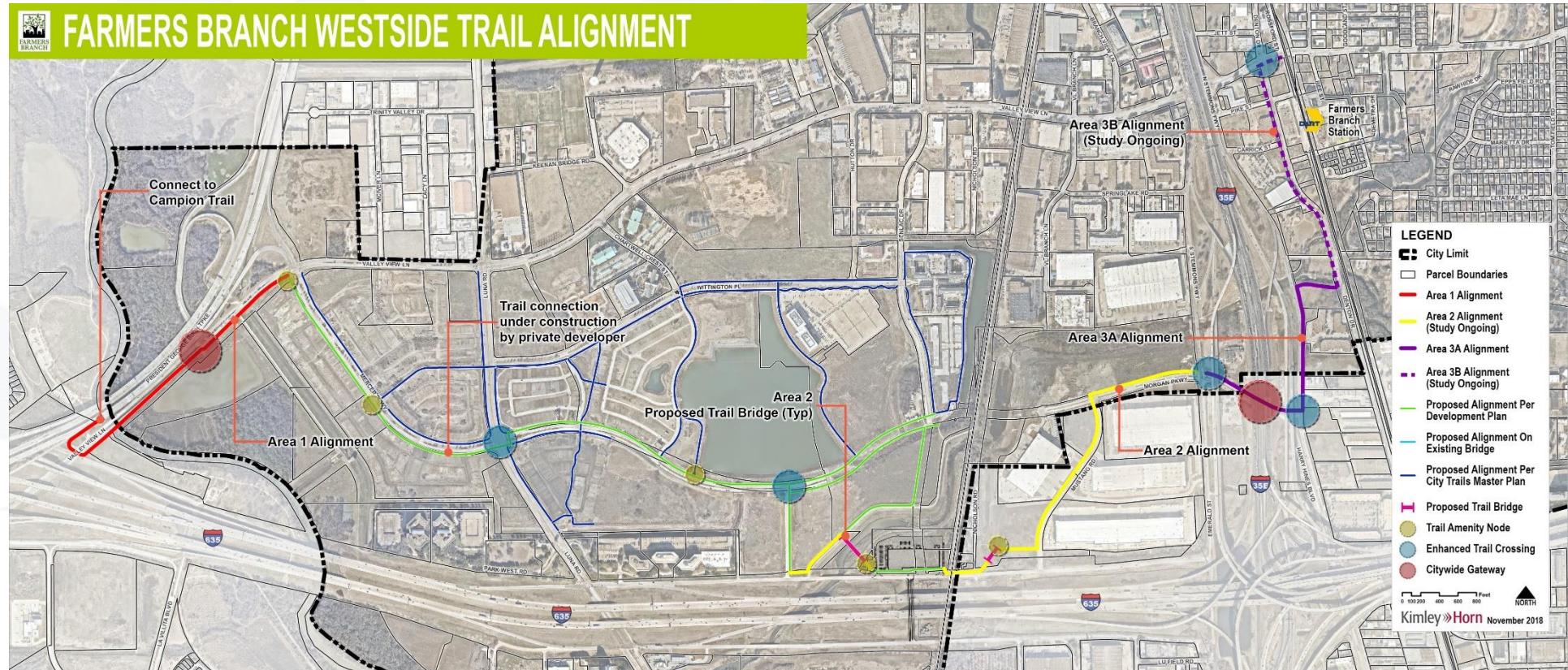


# Westside Trails: Next Steps

- Complete H&H study
- Finalize 30% Alignment
- Finalize Opinions of Probably Construction Costs



# Westside Trails: Current Alignment



# Funding

- Dallas County: \$1.5M
- Policy Bundle submitted to NCTCOG
- Approved
- Submitted request for 2019 TDC: \$4.5M for West Side Art Trail
  - Awaiting project funding approval