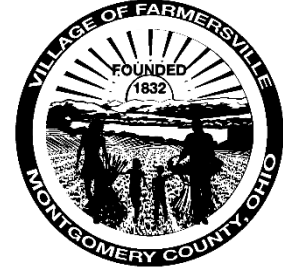


Village of Farmersville Vision Plan for Redevelopment of the Valley View Junior High Property



Introduction The Village of Farmersville is committed to fostering a charming, vibrant, and sustainable community. To achieve this goal, we have developed a comprehensive vision plan for the redevelopment of the existing 10-acre property currently occupied by the Valley View Junior High buildings. With the buildings slated for demolition and removal, this redevelopment plan outlines a forward-thinking approach to land use that addresses housing, recreation, and community needs.

Vision Statement Our vision is to transform the Valley View Junior High site into a dynamic, multi-use development that strengthens the social, economic, and physical fabric of Farmersville. This vision will be achieved through the creation of a maintenance-provided patio home community, a small custom home development, and a community space that preserves and reimagines the existing gym components as a hub for recreation, wellness, and community engagement.

Development Goals

1. Enhance Housing Opportunities

- **Patio Home Community:** Develop a maintenance-provided residential area with modern, single-story patio homes designed for low-maintenance living. This community will cater to empty-nesters, retirees, and those seeking an accessible, convenient lifestyle.
- **Custom Home Development:** Design a small, high-quality custom home neighborhood to offer a diverse range of housing options. These homes will be tailored to meet the needs of families, professionals, and individuals seeking a unique, community-oriented living experience.

2. Foster Community Recreation and Engagement

- **Community Space:** Retain and repurpose the existing gymnasium floor, bleachers and scoreboard in a new structure to serve as a multifunctional community hub. This facility will provide a versatile venue for:
 - **Local Sports Team Activities:** Basketball, volleyball, and other sports.
 - **Recreational Activities:** Indoor pickleball courts, open gym sessions, and exercise programs.

- **Community Gatherings:** Community residents can use the space for celebrations, town meetings, and social events.
- **Valley View Family Engagement:** A key benefit of the gym space is to keep Valley View families coming to Farmersville, which in turn supports local businesses and stimulates economic activity within the community.

3. Promote Smart, Sustainable Development

- Ensure the development aligns with Farmersville’s broader goals for sustainability, walkability, and long-term financial stewardship.
- Incorporate green spaces, walking paths, and landscaping that enhance the aesthetic appeal and livability of the area.
- Utilize materials and construction practices that support long-term sustainability.

Site Layout and Design The proposed site layout will be designed to balance residential, recreational, and community uses while preserving a cohesive and visually appealing environment. Key elements of the site design include:

- **Patio Home Community:** Situated in a quiet, accessible portion of the site, this area will include well-maintained homes, private driveways, and shared green spaces.
- **Custom Home Development:** Positioned adjacent to the patio home community, this development will offer larger lots with ample space for custom-designed homes that meet the diverse preferences of prospective homeowners.
- **Community Space and Gym:** Strategically located for easy access, the gym will remain a focal point of the site, allowing for shared use by both residents and the broader community. Adjacent outdoor spaces may include outdoor pickleball courts, seating areas, playgrounds, or gardens to encourage community interaction.

Implementation Strategy

1. Demolition and Site Preparation

- VVLSD to safely and efficiently abate and demolish the Junior High building.
- Contract a specialist to preserve the existing gym floor, and other reusable components, including scoreboard and bleachers.
- Conduct site work, grading, and preparation to ready the site for new construction.

2. Construction Phases

- **Phase 1:** Build a new structure to accommodate the existing gym floor into a community space, adding modern amenities and accessibility features as needed, once word is given that demolition of the Valley View Junior High building will begin.

- **Phase 2:** Develop the patio home community, focusing on infrastructure, utilities, and roadways to ensure a smooth transition for future residents.
- **Phase 3:** Build the custom home development, prioritizing lot sales and customized home construction.

3. Community Engagement

- Conduct public engagement sessions to gather feedback from residents, stakeholders, and potential homeowners.
- Maintain ongoing communication with the community to ensure transparency and address concerns during the redevelopment process.

4. Sustainability and Environmental Considerations

- Integrate stormwater management systems and eco-friendly design elements to reduce environmental impact.
- Use native landscaping to support biodiversity and reduce maintenance needs.

Conclusion The redevelopment of the Valley View Junior High property presents a transformative opportunity for the Village of Farmersville. By combining residential housing options with a vibrant community space, this project will strengthen the sense of belonging and support the long-term growth and well-being of our residents. Through thoughtful planning, sustainable practices, and active community participation, this vision plan will create a legacy that reflects Farmersville's values and aspirations for the future.