

Trails in Private Developments: **Emerging Trends and Model Communities**



Jim Wood, Secretary
American Trails Executive Board



Public Demand

ATTITUDES

52% of Americans
would like to bike more

46% would bike
to work if designated
trails were available

53% favor
increased federal
spending on bike facilities

(AMERICA BIKE)
(TRAILS AND GREENWAYS CLEARINGHOUSE)
(AMERICA BIKE)

Now is the time
for **America**
to invest in bicycling.
We will all benefit.

Public Demand for Health

A bike ride a day...

Just three hours of bicycling per week can reduce a person's risk of heart disease and stroke by 50%.

LEAGUE OF AMERICAN BICYCLISTS

OBESITY

66%

of American adults
are overweight or obese

75%

of American adults will be
overweight or obese by 2015

\$117 billion

Annual cost due to
people being overweight
or obese in the U.S.

\$76.6 billion

Potential annual
healthcare savings if
Americans were more active

JOHNS HOPKINS BLOOMBERG SCHOOL OF PUBLIC HEALTH
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES



Homeowners Want Trails...

Trails are the most desired community amenity that homeowners seek when buying a home.

National Association of Home Builders, 2008





October

THE JOURNAL REPORT: EN

Forget Golf Courses, Beaches & Mountain

When it comes to finding a new looking for something complet

By KELLY GREENE

October 2, 2006; Page R1

Pete Lydens traveled around the city manager and consultant for the country's retirement hot spots the region's lush golf-course com hamlet where he worked in the l

"It's almost mystical the way peo actor Andy Griffith grew up and show. "It's the ideal place to reti

THE JOURNAL REPORT



Real estate can still help² your egg — but the game is getting tougher. And some reasons w people say yes — and no — to in a continuing-care community³

• See the complete Encore⁴ report.

Airy: a community where they c walkable neighborhood in a big grandchildren, and a setting whe newly adopted sport or even, for

"Moving to a mixed-use develop the same thing: It's a community a senior resident fellow for the U Maryland suburb for a 1,000-sq around, and you get to know you on the street."



HOME U.S. WORLD BLOGS

Breaking Away

By DAN KADLEC



Recreational cycling appears to creating sometime during Lanc France. But as the sport has los demographic has stuck around bike paths of the U.S., if not ye

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Different Spokes

How do you replace cycling's legend? Perhaps by starting with something life photojournalism. From the T



The New York Times From Kitchen to



RIDE IN THE PARK Scott Dunlap, at

By BRADLEY MELEHAN

Published: September 7, 2006

WHEN Heath Adcock, a t Denver area a few years a content to be just within d to put on his shoes and be time.

[Enlarge This Image](#)



James Schatzberger for The New York Times

December 4, 2005

Wheels and Deals in Silicon Valley



By ALEX WILLIAMS

SAN FRANCISCO

RANDY KOMISAR, a Silicon Valley venture capitalist, used to consider his cycling habits extreme even by the standards of the fanatically fit Bay Area.

An energetic 51, Mr. Komisar says he rides 70 miles a day on the weekends and more than 10,000 miles a year on his custom-built titanium Serotta road bike. In Silicon Valley even sweat is quantifiable, so each week he is careful to log at least 10,000 vertical feet, climbing the golden hills of the Santa Cruz Mountains.

But lately, Mr. Komisar says, he does not feel quite so unusual in his devotion. Now he will often stroll into a Monday morning partners' meeting at his firm - Kleiner, Perkins, Caufield & Byers in Menlo Park, Calif., - only to hear five other top executives proudly recounting their own weekend bike odysseys. Among Silicon Valley elites, he said, it has become almost de rigueur to cap off a week of hard work with a weekend of even harder play.

But the sweat and strain are not just about fitness or blowing off steam, Mr. Komisar said. Cycling, he explained, plays the same role in his professional circle today as squash did when he started out in business as a lawyer in Boston in the early 1980's: as both a social outlet and a business opportunity for professionals to make contacts, get face time with the boss and even sign off on deals. Networking in a crash helmet, in other words.



SUMMER 2008

- Green Homes
- Marketing Sustainability
- Eco-Friendly Schools

The Sustainable Future



NATIONAL ASSOCIATION OF REALTORS®

Two-Wheeled Sustainability



Bicycling provides the same health, social and environmental benefits as walking, but has one big advantage over simple shoe leather—people can go much farther much faster.

By Barbara McCann

When REALTOR® Matt Kolb meets with a client to show properties in and around Boulder, Colo., they often leave the car in the parking lot and ride bicycles from house to house.

"People get a new perspective from slowing the process down," says Kolb. "Riding through neighborhoods, they see things more like they would once they actually live in the neighborhood."

Kolb is so excited about showing via bicycle that he and his partner established a firm for that purpose. Pedal to Properties is a full service firm, but specializes in showing homes via "cruiser" bikes—comfortable, fat-tired bicycles that are famously easy to ride. Kolb and his partner are currently looking to expand into other markets.

The firm is just one indication that bicycles are wheeling their way into the consciousness of Americans searching for ways to live more sustainably. Commercially successful bicycling innovations and changing development patterns have helped make bicycles 'cool.' In some areas, bikeability is as sought after as walkability.

Shifting Gears: From Recreation to Transportation

Bicycling provides the same health, social and environmental benefits as walking, but has one big advantage over simple shoe leather—people can go much farther much faster, increasing the places they can reach without climbing into a car or waiting for the bus. A rule of thumb used by designers of transit-oriented developments is that people are willing to walk a quarter mile to reach a transit stop—maybe half a mile if they are truly motivated. In contrast, a one- or two-mile bicycle ride takes approximately the same amount of time, and

10 Best-Selling Master-Planned Communities

“These developments...are apt to include a handful of **lifestyle anchors that buyers consider vital**, such as good schools, parks, **walking trails**, community pools, town centers, playgrounds, sports, and other organized activities.”



10 Best-Selling Master-Planned Communities



Vistancia ~ Arizona

10 Best-Selling Master-Planned Communities



Day Break ~ Utah

10 Best-Selling Master-Planned Communities



The Woodlands ~ Texas

CENTRAL INDIANA

UNDERSTANDING THE REGION AND IDENTIFYING CHOICES

CENTER FOR URBAN POLICY AND THE ENVIRONMENT

DECEMBER 2011

Public Choices and Property Values

Evidence from Greenways in Indianapolis

What determines the price of real estate? Location. Location. Location. This cliché is a good starting point for a discussion of property values and public choices, for it leads to the question why property values vary in different locations.

Most property owners know from experience that similar properties in different neighborhoods can command vastly different prices. But many may not realize that public choices can have large effects on property values. Public choices about capital investments, public services, and taxation affect property values because their impacts vary in different places. A new highway interchange, for example, generally increases the value of nearby property because it increases its accessibility. Conversely, a decision to close a school or a neighborhood police station may decrease the value of property in the neighborhood. In public policy debates, moreover, decisionmakers often lack information about how their choices will affect property values.

Thanks to a new partnership with the Metropolitan Indianapolis Board of Realtors (MIBOR), researchers at the

Center for Urban Policy and the Environment (Center) now have access to data that will help answer questions about how public choices affect property values. MIBOR has asked the Center to prepare a series of analyses of its Multiple Listing Service (MLS) sales database. Center researchers will prepare regular reports that illustrate how prices of housing, including affordable housing, vary by location and over time. In addition, Center researchers will complete independent analyses of how property values vary in response to public choices that impact different places and affect neighborhood characteristics.

This issue brief is the first of several Center reports that will explore the relationship between property values and public choices in the Indianapolis metropolitan region. In this brief, we describe the data and methods used to analyze these relationships. We show that neighborhood characteristics ranging from school quality to property taxes have significant effects on property values. Then, using greenways as an example, we illustrate the complexity of these relationships. We show that proximity to greenways generally has positive, statistically significant

Indianapolis Star Story Focuses on Monon Trail and Property Values

On November 23, the *Indianapolis Star* carried a front-page story by Bill Rathbun titled "Developers' Urban Castles Rise Along the Monon Trail: Southern Sections Aren't Enjoying the Profits of Proximity." Rathbun quoted developers, local officials, real estate brokers, business owners, and homeowners, and painted a balanced picture of patterns of real estate development along the trail. His sources believe that the Monon Trail has stimulated nearby real estate markets and increased property values in north central Indianapolis and in southern Hamilton County, but they also note that it has yet to spur economic development along its southern section in Indianapolis.

This issue brief explores some of the questions raised by the *Star* article: What are the effects of greenways on property values? Are the effects of all greenways the same? As the *Star* story illustrates, the answers to these questions are complex. Our analyses indicate that property values generally are correlated positively with proximity to greenways, but that when the Monon Trail is separated from other greenway trails, the effects of the other trails are not significant. More generally, we illustrate that public choices about investments can have significant effects on property values.

Indianapolis Study:
People paid an
average of
\$3,731 more
for homes in
greenway corridors.



Katy Trail: Dallas, TX

The Dallas Morning News

"I hear developers say that **any property that is adjacent to the trail can generate a better return** than something that is even a block or two away. The builders all want to maximize access of their developments to the trail and make the trail an intrinsic part of their design."

Dallas Real Estate Executive



Katy Trail: Dallas, TX

The Dallas Morning News

Some builders reported a
“... **25 percent premium**
for having their properties
back up against the trail.”

Dallas Developer

Americans Want Trails

Did You Know?...

**Trails
are the # 1 most desired
community amenity sought by
prospective homebuyers
nationwide.**

-National Assn. of Homebuilders



This Brochure
Developed By



**East Central Florida
Regional Planning Council**
631 N. Wymore Rd. #100
Maitland, FL 32751
407-623-1075

With Assistance
From



**Florida Department of Environmental Protection
Office of Greenways and Trails**
3900 Commonwealth Blvd., MS 795
Tallahassee, FL 32399-3000
850-245-2052
www.FloridaGreenwaysAndTrails.com

Central Florida

A Sunshine State Leader in
Multi-Use Trails

The Central Florida region has nearly 300 miles of paved multi-use trails existing or in development. Several of these trails are interconnected, providing the region's residents and visitors with a wide variety of attractive recreation and destination options.



West Orange Trail at
Ydessa Middle School
Courtesy of Steve Conzelmann

The 22-mile **West Orange Trail** is one of the most popular trails in Florida, drawing over 1 million users annually. Local officials credit the WOT with revitalizing economic activity in downtown Winter Garden and Oakland.

The State of Florida, through the DEP Office of Greenways and Trails, recently acquired 51 miles of rail corridor, creating the **East Central Regional Rail Trail**. Brevard and Volusia Counties will develop and manage the trail, which will link the Orlando area with Daytona area beaches and the Canaveral Space Coast.



Major Central Florida Trails (existing and in development)

West Orange Trail	22 miles
Cross Seminole Trail	24 miles
Seminole Wekiva Trail	14 miles
Spring to Spring Trail	26 miles
Shingle Creek Regional Trail	25 miles
South Lake/Lake Minneola Trail	23 miles
Van Fleet State Trail	29 miles
East Central Regional Rail-Trail	51 miles

Americans Want Trails

Did You Know?...

**Trails
are the # 1 most desired
community amenity sought by
prospective homebuyers
nationwide.**

-National Assn. of Homebuilders



The Development Community Speaks Out

*Avalon Park,
Orange County, FL*



"If a community is going to use trails then they need enticing, inviting, secure, accessible, easy to use paths in their neighborhood. Regardless if it is a tree-lined sidewalk or a network of green space, trails should be a component of every citizen's daily life."

- Beat Kahl, President and CEO, Avalon Park Group

Americans Want Trails

Did You Know?...

**Trails
are the # 1 most desired
community amenity sought by
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nationwide.**

-National Assn. of Homebuilders



Oakland Park, Winter Garden, FL



"It is essential that we provide opportunities for residents to enjoy the outdoors, exercise and have the opportunity to engage with their neighbors. A strong trail system connecting both internally and externally is a cornerstone of the Oakland Park master plan."

- John Rinehart, Vice President, Castle and Cooke

Development Concept: Live, Work, Play

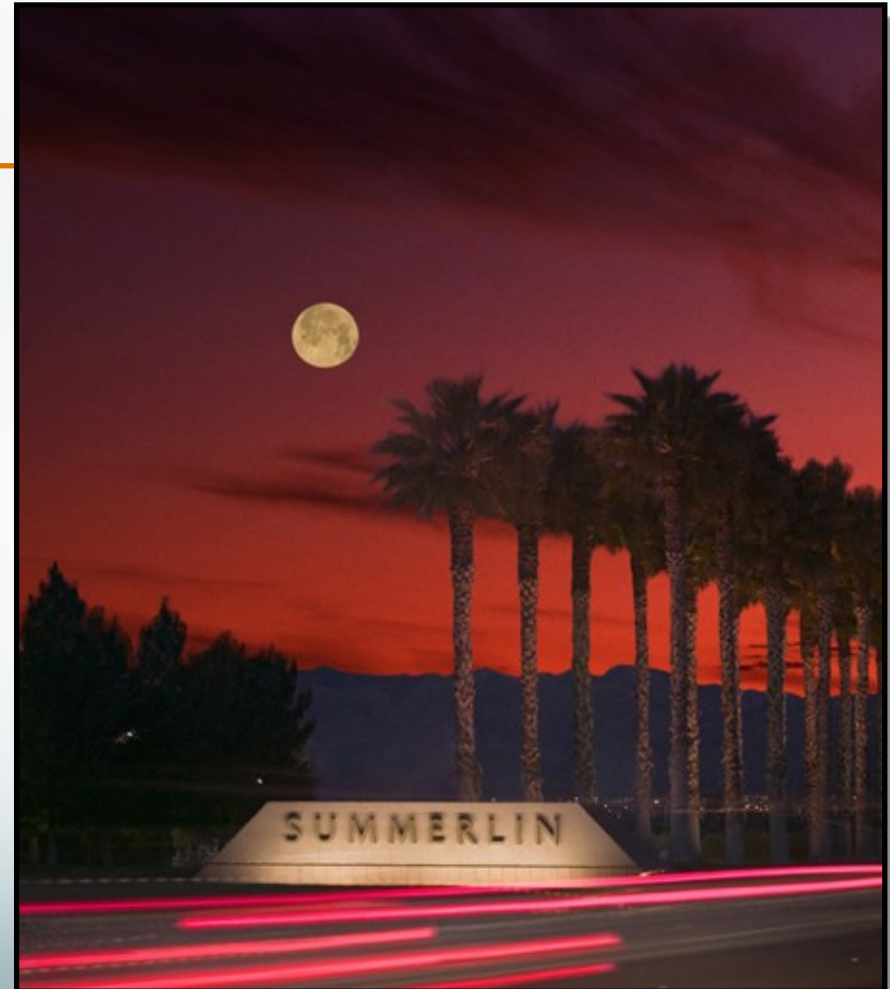


Summerlin

22,500-acre master-planned community

Open space planned throughout

More than 150 miles of completed trails to date



http://www.lasvegassun.com/news/2009/jan/06/summ... american trails developer award

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Summerlin's trail system garners national award - Las ...

LAS VEGAS SUN

Charmin Ultra Soft America's Softest Bath Tissue has a New, Cushiony Soft Feel.

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COMMENT PRINT E-MAIL SHARE TWEET

Summerlin's trail system garners national award



JUMMEL HIDROSOLLO / SPECIAL TO THE HOME NEWS

Summerlin residents Barb and Stu Keeley, who frequently walk on the trails in Summerlin, walk together on a December morning.

By Jeff O'Brien
Tuesday, Jan. 6, 2009 | 3:37 p.m.

Benefits of Trail System

Contributes to sense of community

Contributes to community health

Provides connectivity and integration

Provides transportation mode shift opportunity

Enhances quality of life



Trails in Summerlin

- Streetside Trail



Trails in Summerlin

- Village Trail (Arroyo)



Trails in Summerlin

- Village Trail (Pathway)
- Play areas



Trails in Summerlin

- Village Trail (Pathway)
- View corridors



Trails in Summerlin

- Village Trail (Pathway)



Trails in Summerlin

- Village Trail (Pathway)



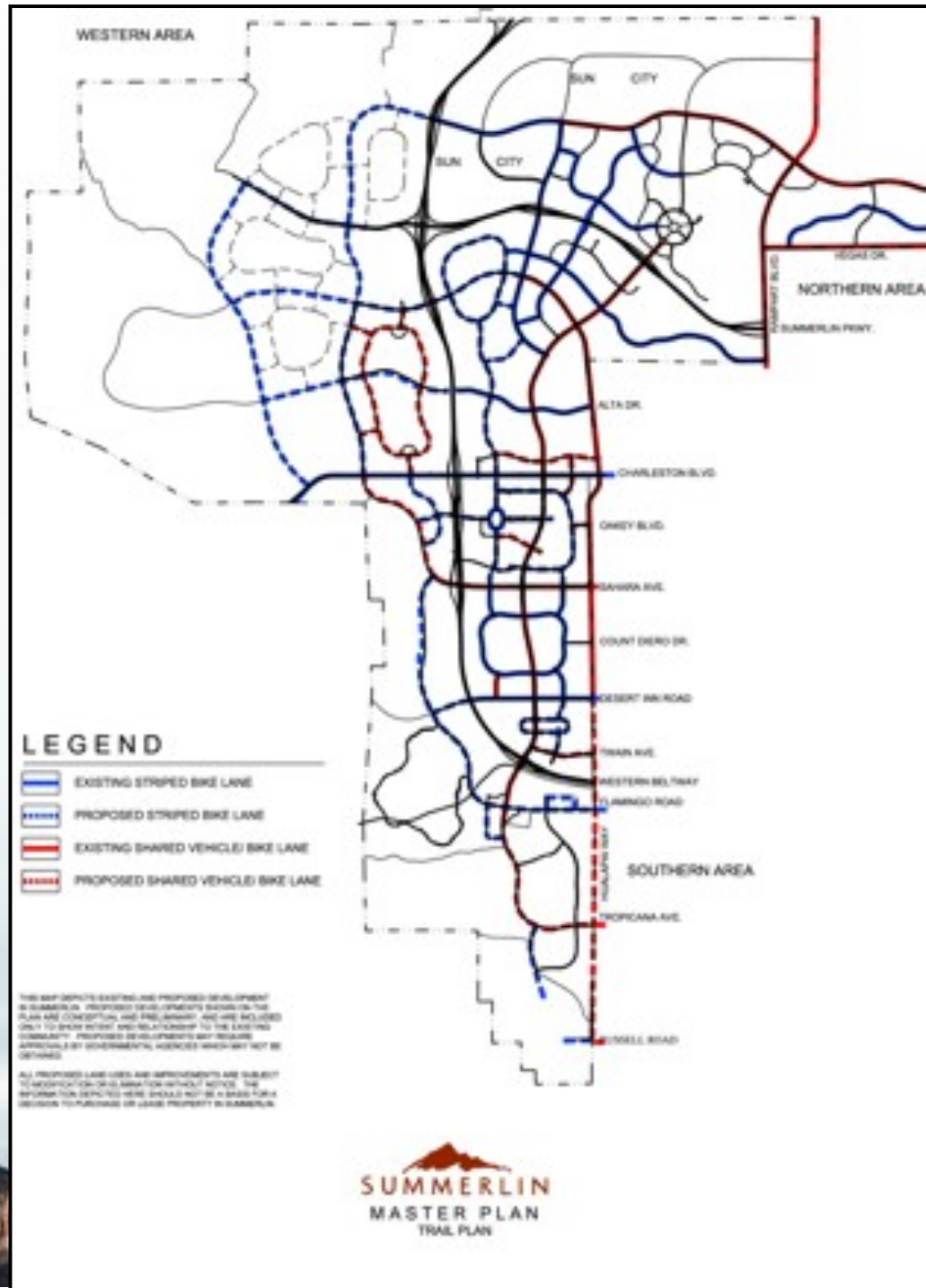
Trails in Summerlin

Connections to
Red Rock
Canyon National
Conservation Area



- Regional Trail





ON STREET BICYCLE TRAIL ALIGNMENTS

SUMMERLIN

CITY OF LAS VEGAS



Master Plan Transportation Trails Element

Adopted
January 16, 2002
Revised
January 20, 2005



SUMMERLIN

Trails are more than just recreational amenities.

Arbors Village Trail

Safe route to school

Transportation mode shift...
no drop-off or pick-up or
by parents in cars



Trails are more than just recreational amenities.

Arbors Village Trail



Opinion

89% of Summerlin residents say walking trails are the most important amenity in the community.



Use

69% of Summerlin residents use the walking trails at least once every few weeks.



78% use trails at least once per month!



Use

41% of Summerlin residents use the parks at least once every few weeks.



SUMMERLIN

HARMONY

FLORIDA



HARMONY TRAILS



HARMONY
FLORIDA
Accountable to Nature



1000 0 1000 2000 Feet

Harmony Trails

- Main Trail
- Spur Trail
- Long Park Walk

Trail Symbols

- Trailhead
- Parking
- Picnic Table
- Trail End

Allowed Users

- Jug Creek Trail
- Cat Meadow Link
- Billy's Trail
- Butterfly Trail
- Quail Trail
- Rabbit Run
- White Trails to Billy's Trail & Cat Lake Landing
- Lookout Bridge Path

Trail Etiquette

- Cyclists yield to horses & hikers, all yield to horses
- Step to the side to let others pass
- Keep the trail clean
- Carry your trash out
- Keep animals under control
- Dogs welcome, but keep pets on a short leash
- Trail passes through cattle pasture
- Close and latch all gates
- Do not feed wildlife
- Enjoy animals from a distance

Equestrians

- Horse riding limited to Harmony residents and accompanied guests
- Please register at the Sales & Information Gallery
- Signed waiver required
- Protect yourself and others
- Riders of all ages to wear a helmet
- Do not wear headphones on the trail

Interpretive Panels *Connecting Residents to Environment and Place*



CAT MEADOW
LINK

BILLY'S
TRAIL 1.0



CAT LAKE LANDING

Distance: 1.0 miles from Camp Cat Lake
Cat Lake: 1.0 miles from Camp Cat Lake

- ### Trail Etiquette
- Keep the trail clear
 - Yield to hikers
 - Do not feed wildlife
 - Stay on the trail
 - Do not use the trail for other purposes
 - Do not use the trail for other purposes
 - Do not use the trail for other purposes

- ### Equine Use
- Do not use the trail for other purposes
 - Do not use the trail for other purposes
 - Do not use the trail for other purposes



Interpretive Sculpture
Representing Ranching
History



Human Sundial



A woman with blonde hair, wearing a pink and white striped polo shirt and a blue ruffled skirt, is walking on a paved sidewalk. She is holding the hand of a young boy on her right. The boy is wearing a white polo shirt, grey shorts, and a dark backpack. To the left of the woman is another young boy, wearing a red and white striped polo shirt, grey shorts, and a grey backpack. They are all walking towards the left. In the background, there is a green lawn and several houses, including a large two-story house with a grey roof and a balcony. The sky is overcast.

Safe Pathways for Children

Resident Volunteers







**Building
Community
By
Building
Trails**



American Trails Developer Award



To recognize communities that serve as models for quality, well-designed multi-use trails systems within private developments



**American Trails
Developer Award**



Lakewood Ranch

~ Developed by Schroeder-Manatee Ranch, Inc. ~





American Trails Developer Award



Summerlin

~ Developed by The Howard Hughes Corporation ~





American Trails Developer Award



Woodlands Edge

~ Developed by Rocket Properties LLC ~





American Trails Developer Award



2010 AMERICAN TRAILS DEVELOPER AWARD Nomination Form

It is a goal of American Trails that a quality trails system be accessible within 15 minutes of every American household and workplace. It takes private and public partnerships to establish comprehensive trail networks that provide access to trails from the doorsteps of American homes. The role of private developers is more critical than ever in these partnerships, particularly in light of the fact that trails are the number one community amenity homeowners seek when buying a home (National Association of Homebuilders, 2008).

The Developer Award

This award recognizes quality, well-designed multi-use trails systems that are integrated into private developments to encourage active lifestyles, reduce reliance on automobiles, connect the development to other public and private pathways and destinations, and preserve and promote natural areas.

Background

NAME OF NOMINEE (Development): _____

Developer (Company or Individual): _____

Contact Name (if different than above): _____

Title: _____ Representing: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____ Website: _____

NOMINATED BY:

Last Name: _____ First Name: _____

Title: _____ Representing: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

Email: _____ Website: _____

Please answer the following questions regarding the development you are nominating:

Development Profile

1. Provide a general description of the development including location, acreage, and number of units (residential, commercial, etc).

The Trail System

2. Describe the trail system within the development including the number of completed miles of trail, the types and widths of trails, and the types of trail users the system accommodates.
3. Explain how the development's trail system enhances bicycling and walking access to schools, retail and commercial businesses, workplaces, parks and other destinations.
4. Is the trail system within the development open to non-residents?
5. Who maintains the trails system (trails, access points, signage, etc)?

Development Profile

The Trail System

Interpretation, Promotion and Marketing

6. Explain how signage, kiosks, maps, and brochures are utilized to make people aware of the trails system, and to provide information about traiside features such as conservation areas, historic sites or community facilities?
7. Explain how trails are incorporated into the development's marketing and promotional strategy (sales literature, website, media).
8. Have you conducted surveys to determine use of and interest in the trails system by existing or prospective residents? If so, please summarize the results or provide results as an attachment.

Connectivity and Planning

9. Describe how the trail system is part of a larger planned public trail network or how it connects to other public and private pathways outside of the development.
10. Was the development's trail system developed in response to a planning requirement, or through agreement with a public agency?

Interpretation, Promotion and Marketing

Connectivity and Planning

http://www.americantrails.org/http/ATworkshops06.html

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American Trails offers workshops on trails training

 **National Trails Training Partnership**

Home Symposium Trails What's Hot Advocacy Calendar **Training** Resources Business Directory

Training & Education

Hosted by AmericanTrails.org

- ▶ [See the complete list of current Featured Training Providers](#)
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Related Pages:

- [NTTP Homepage](#)
- [UTAP Promotes understanding](#)
- [UTAP: State Trail Administrators Survey](#)
- [NTTP Calendar](#)
- [Accessible Trails index](#)

American Trails offers workshops on trails training

You can host these educational programs on important trails and greenways topics offered by American Trails.

▶ [Download pdf version of American Trails Workshop flyer \(pdf 1.40 kb\)](#)

American Trails' goal is to expand efforts to provide better training and technical assistance by working with the States and local communities, nonprofit groups, and agencies who are planning, building, and managing trails.

We are expanding key elements of the National Trails Training Partnership (NTTP) to better serve the needs of the nationwide trails community, both motorized and nonmotorized. We are working with the State Trails Programs to help bring more training and expertise directly to them. These efforts are in support of the Recreational Trails Program goals to help local trail project sponsors build better and more cost effective trails. We have identified several key areas where more resources are needed: accessible trails, assessing trails, trail crew leadership, developing a State training program, and working with developers.

States may use RTP Educational Funds for safety and environmental protection, including training related to trail planning, design, construction, maintenance, operation, and assessment. States may pay for the training, and could charge a fee to attendees to ensure some or all of the costs of the



WORKSHOPS ON SEVERAL KEY TOPICS ARE OFFERED BY AMERICAN TRAILS FOR HOSTING BY LOCAL GROUPS AND AGENCIES

FLORIDA'S FIRST COAST DEVELOPERS FORUM ON TRAILS AND GREENWAYS

- ☑ **Trails and Greenways Planning and Design**
- ☑ **State of the Art: Trails and Greenways in Development Planning**
- ☑ **Keynote Luncheon**
- ☑ **Regional Perspective: Open Space, Greenways and Trails**
- ☑ **Facilitated Discussion: Private and Public Partnerships for Success**
- ☑ **Wrap Up and Close**

October 29, 2008 • World Golf Village, St. Augustine