

# The Benefits of Trails in Developments













# Why Should They Do It?

A horizontal line with a central arrowhead pointing to the right.

What Good Are Trails To Developers?

# The Bottom Line

- Buyer Demand
  - Connectivity
  - Safe Routes to Schools
  - Recreation and Exercise Close to Home
  - Transportation Alternatives



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| The TV Networks Take On Cable This Sunday Night | P2

# PURSUIT

THE WALL STREET JOURNAL.

Eva Longoria ►  
of 'Desperate  
Housewives'



..... SATURDAY/SUNDAY, SEPTEMBER 24 - 25, 2005 P1

## Take a Hike

*Across the country, cities and conservation groups  
are carving out new places to chill out close to home.*

*A time-starved traveler's guide  
to this fall's best one-day getaways. P4*



## RECREATION

## COVER STORY

## Take a Hike

*This fall, cities and conservation groups are bringing nature close to home. Ellen Gamerman and Jess McCuan find the best new options for hiking, biking and more—just a short drive away*

**I**N SEARCH of a great afternoon's worth of biking, Scott Grindstaff has been known to drive eight hours. But lately, he doesn't have to go very far, thanks to a new spot in a state park about an hour's drive from his home in suburban Indianapolis. With its rolling hills, sharp turns and big boulders, the 10-mile trail is something of a thrill in an area that's otherwise pretty flat. "Most people don't think there are rocks in Indiana," says the 40-year-old father of two.

This year, even as more strip malls, subdivisions and other signs of suburban sprawl move farther beyond the nation's cities, it's actually easier than ever to get away for a day. Thanks to growing efforts by volunteers, conservation groups and local officials, some of the best new options for people who want to get outdoors are a short drive from home. Near Atlanta, hikers can follow trails lined with newly planted crabapple and redbud trees that attract finches and other songbirds flying south for the winter. Kayakers in Pittsburgh have a just-completed dock that makes it easier to paddle along the Allegheny River past wildflowers and willow trees that line the banks. Cyclists in Minneapolis can pedal for an entire afternoon along a newly interconnected trail system that leads out of town to fishing piers, a historic farm site and a nature center.

Some of this has to do with the continuing evolution of suburban life as homeowners obsessed with real-estate values look to stem development in their own backyards. The number of land trusts has jumped from 1,200 in 2000 to 1,545 today, according to the Land Trust



including \$10 million to continue construction of the Blackstone River Bikeway, which spans 48 miles from Providence, R.I., to Worcester, Mass. Fetching sights along the way include waterfalls and

are moving into new subdivisions that used to be farmland—and who are now eager to escape crowding even if it means finding nature on a smaller scale closer to home. The Travel Index





# The Bottom Line

- Buyer Demand
  - Connectivity
  - Safe Routes to Schools
  - Recreation and Exercise Close to Home
  - Transportation Alternatives

# The Bottom Line

- Bang For The Buck
  - Cheapest Cost Amenity (vs. others)
  - Best Use of Land -- Especially Otherwise “unusable” Land



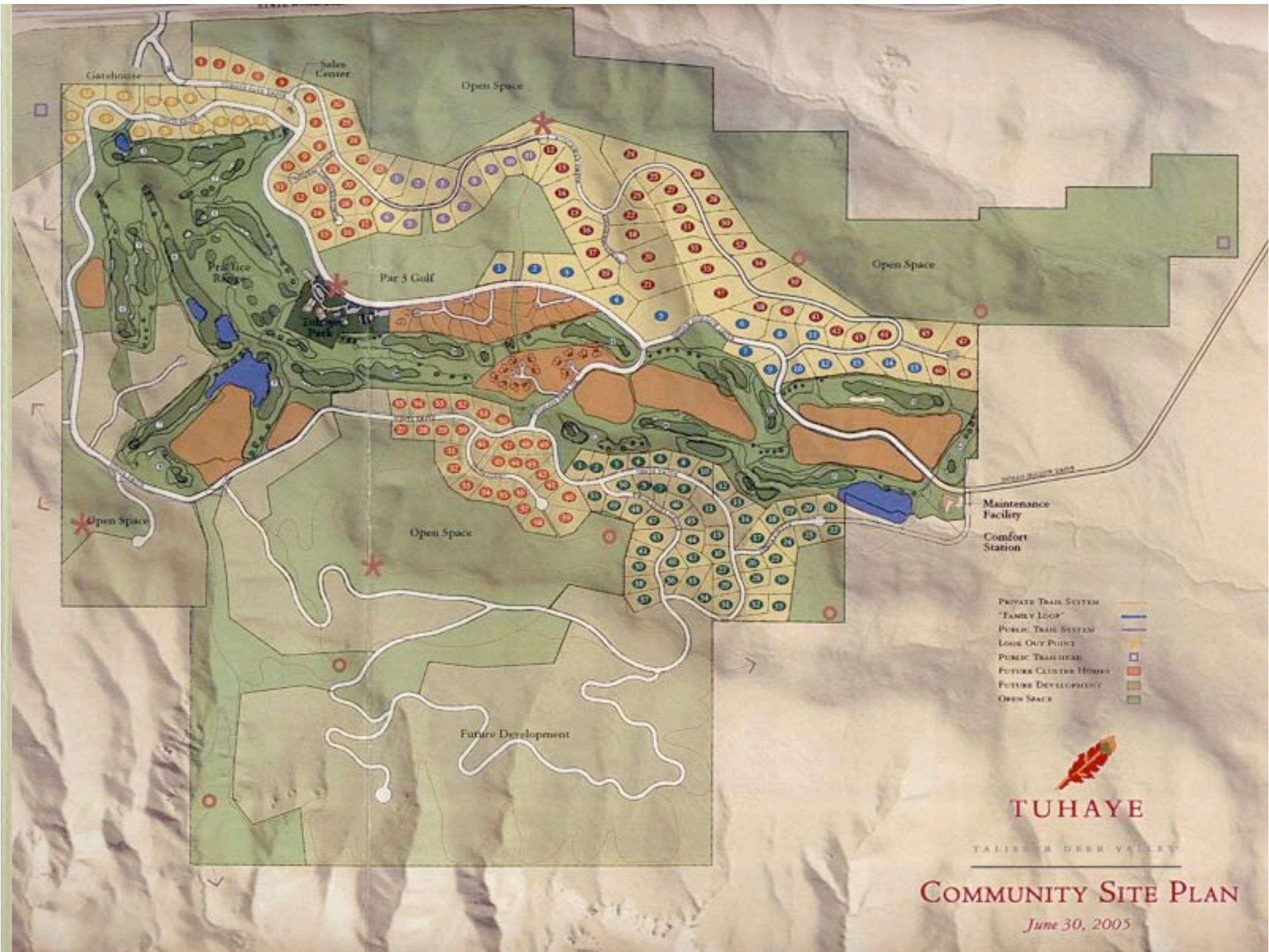
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# Other Benefits

- Benefits of “Getting Rid” of the Alignment
  - Easement Held by Someone Other Than Developer or HOA
- Shifts
  - Maintenance Obligations
  - Liability
  - Insurance



PARK CITY

1884

GAMBEL OAK  
PARK TRAIL

PLEASE RESPECT  
PRIVATE PROPERTY BY  
STAYING ON THE TRAIL



# What Is The Trend?



Developers Leading The Charge



# Park City Developer Comments

- Home Values Have Increased Dramatically Along With Trail Construction
  - What Developers Say:
    - “It’s A Huge Selling Point” -- Henry
    - “Buyers See Trails As A Benefit” -- Tom
    - “Trails Are A ‘Very Positive’ Amenity” -- Bob

# More Developer Comments

- “Trails Are A Great Value” -- John
- “Definitely” The Cheapest Amenity -- In Terms Of Hard Dollars And Space Used -- A Developer Can Provide -- Bill
- “The Enhanced Quality Of Life Enhances Property Values” -- Henry
- “Absolutely An Amenity That Helps Sell Lots” -- Bob



# HIDDEN HOLLOW

AT DEER CREST



Located within Park City, Hidden Hollow is an 81-acre enclave of five large estates that form part of the gated community of Deer Crest at Deer Valley. Tucked within a forested glen, these estates form a haven of exceptional privacy and natural beauty. For all its seclusion, Hidden Hollow offers easy access to Deer Valley Resorts world-class skiing, fine dining, expansive trail system, and numerous cultural events. As members of the Deer Crest master association, Hidden Hollow residents enjoy access to a wide array of Deer Crest privileges and amenities. Just a few of those amenities include security gateway, **municipal hiking, biking and equestrian trails**. Homesite available ranging from 10 - 22 acres. One remaining estate is zoned for horses. Starting at \$895,000



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and less than five minutes from Park City's  
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s Erik de Bruijn, the  
for developer East-West  
hty percent of what we  
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## *The Reserve* AT BEAR LAKE

### *The Luxury Development That Has It All!*

#### Top 10 Reasons to be at The Reserve

- Very limited number of the most exclusive, secluded lots nestled into over 300 acres of natural scenic beauty
- Absolutely incredible and untouchable Bear Lake views
- 1,200 feet of Bear Lake beach front
- Each parcel of land is professionally planned and designed by the finest Landscape Design Architects
- Miles of pristine hiking and mountain biking terrain which extends into over a thousand acres of deer, moose, and elk habitat
- Direct access to 600 miles of groomed snowmobile trails in the winter or four-wheeling in the summer
- The place for incredible family or corporate get aways with all the amenities
- Within 10 miles of two different golf courses
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*The Life*

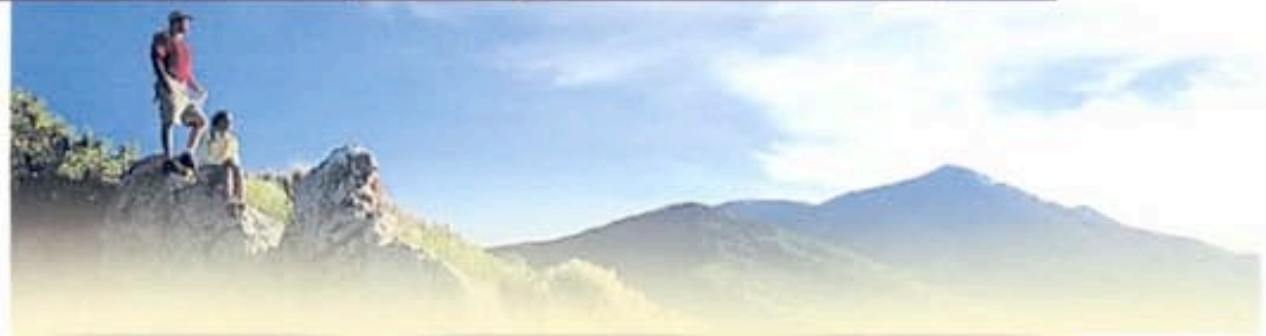
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VIEW COMMUNITY MAP

VIEW GOLF TOUR

## A good life. And then this.

Recent host to the world during the 2002 Winter Olympics, Park City, Utah, is home to three world-class [ski resorts](#), the annual Sundance Film Festival and many fine galleries, restaurants, shops and boutiques. Park City's vibrant atmosphere is the perfect complement to the active Glenwild lifestyle. Its historic downtown and a thriving arts community further enhance the charm of this quaint mountain town.

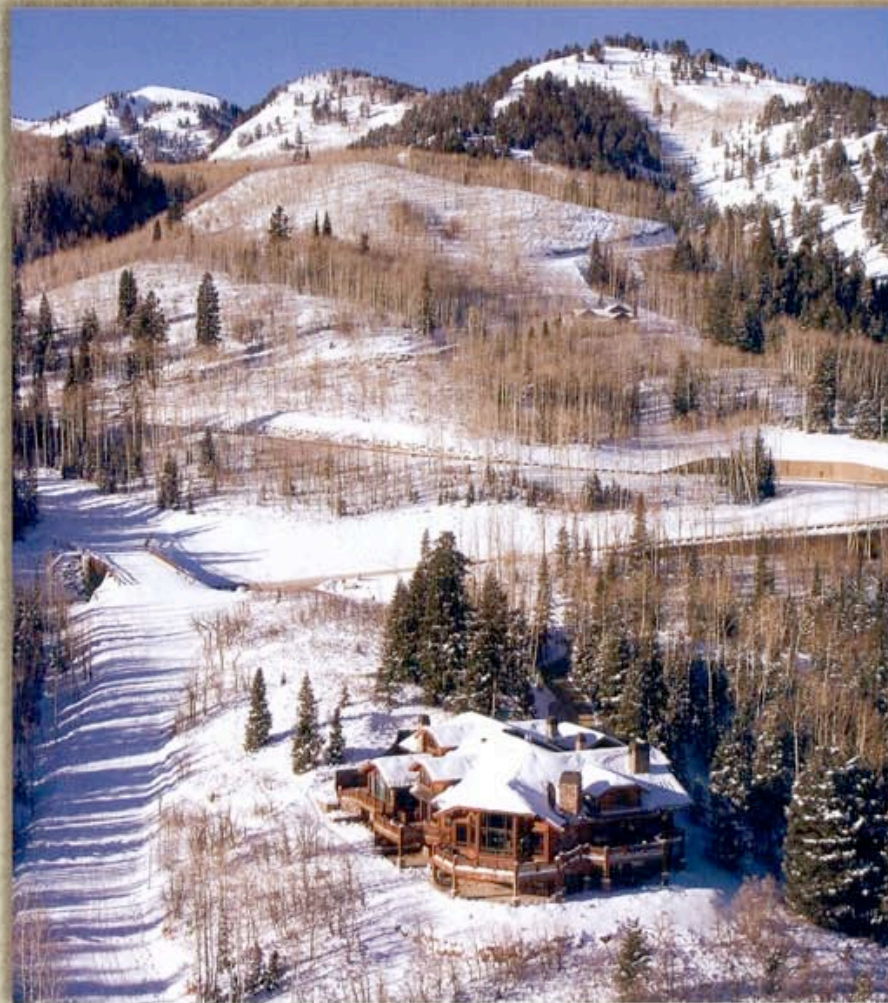
And whether it's hitting the slopes, swinging the sticks or catching that prize trout, there are plenty of year-round activities available at Glenwild. In addition to the private Tom Fazio [golf course](#), the community's pool facility and tennis courts, **hiking/biking/jogging trails and sports fields are located throughout the community to keep you active during the warmer months.** And when winter arrives, excellent facilities are also available for snowshoeing, bobsledding, snowmobiling, ice skating and alpine and nordic skiing.





# THE COLONY

NEVER COMPROMISE.





## WHERE SKIING AND BOARDING BEGINS AND ENDS AT YOUR FRONT DOOR.

Start and finish your ski day in the same place – on top. The Colony is home to the largest ski-in, ski-out homesites in North America and the perfect mountain retreat for the discerning homeowner. The latest Phase 4A release of 26 unrivaled homesteads averaging 8 acres, blends seamlessly into the landscape and affords the utmost in privacy. The new road just above the entry gate provides quick and easy access to these incredible homesites. For skiers and snowboarders, what many consider to be the most exciting terrain at The Canyons resort, is right outside your door. As winter gives way to spring and summer, endless hiking and biking trails emerge to create the perfect year-round retreat. At The Colony you will find a true sense of belonging in a home set at an elevation that matches your standards. Sales in 2005 surpassed all records, so while the views appear to go on forever, this opportunity will not. Schedule your private tour by contacting Bob Marsh or Dick Stoner of Prudential Utah Real Estate at 435-649-3411, or visit our website at [www.thecolonywpc.com](http://www.thecolonywpc.com).







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## Thanks Ann!

For finding the perfect retreat minutes  
from incredible hiking and biking trails.



### THE COLONY

**\$25,000,000**

This 33,000 sq.ft. lodge is under construction at the base of The Canyons impressive "Ninety-Nine Ninety" and "Peak Five" chair lifts. 14 bedroom suites, a hotel-quality spa, 25 seat theatre, exceptional wine cellar/retreat, ski solarium that extends to the edge of the piste, 16 car underground garage, and the incredible great room with 2-story Pilkington glass walls.



### DEER CREST

**\$7,150,000**

Completely remodeled and refurbished, this magnificent estate located in the prestigious gated community of Deer Crest affords outstanding mountain and valley views and is sold fully furnished. Stunning finishes include; 10 seat theatre, panoramic dining room, seven fireplaces, fully equipped exercise room, library with built-ins, game room, wine cabinet with buffet and much more.



### GLENWILD

**\$3,100,000**

This 6,300 sq.ft. contemporary home sits atop a mountain in the Glenwild development affording picturesque view of all three ski resorts. An abundance of windows (clear to opaque glass) with natural lighting give this home an open floor plan. Four foot thick stone wall acting as the spine of the home features 17ft water wall, glass sky bridge. Smart house type technology throughout.

### ON THE WEBER

**\$2,950,000**

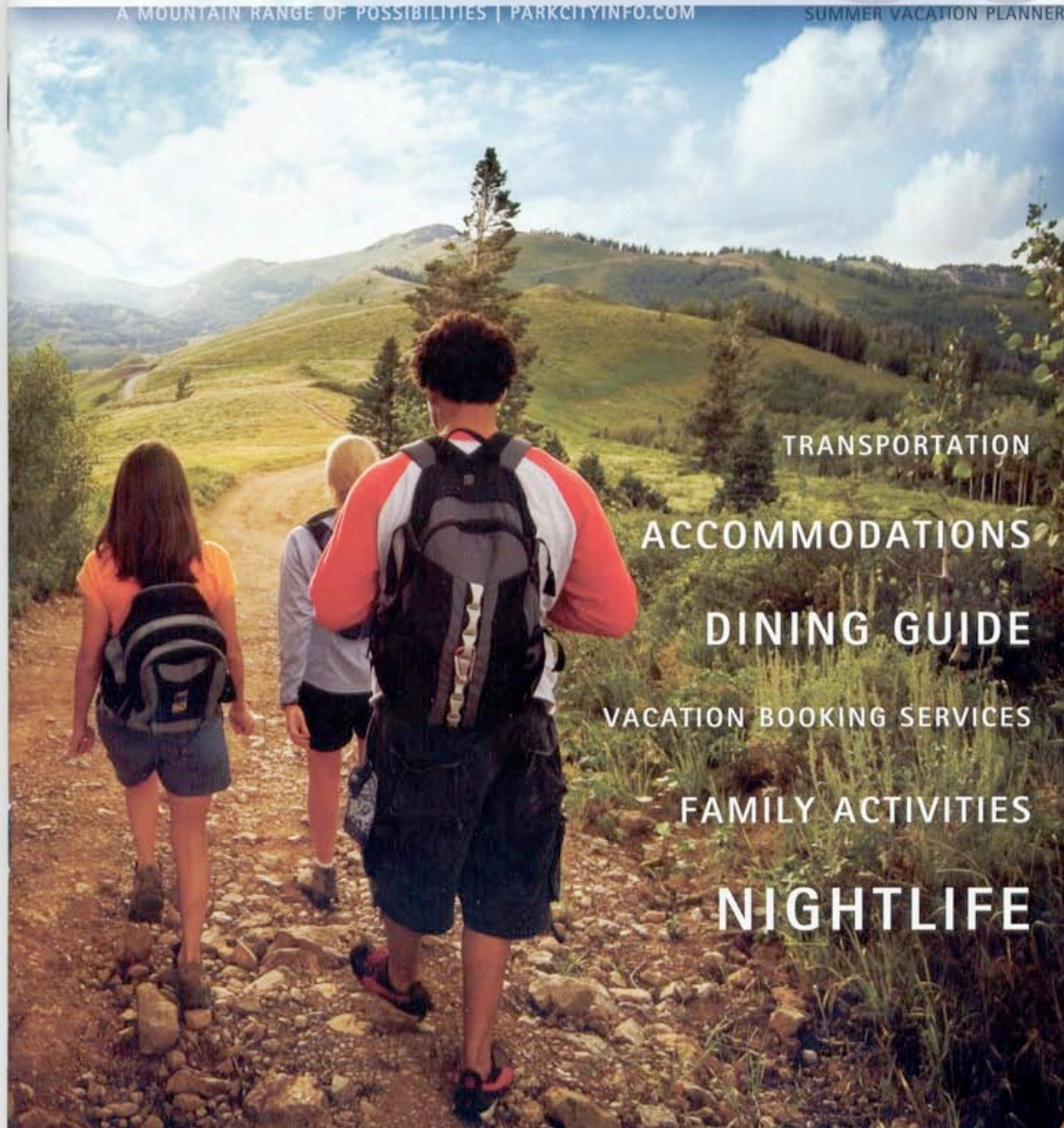


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06

A MOUNTAIN RANGE OF POSSIBILITIES | PARKCITYINFO.COM

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TRANSPORTATION

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VACATION BOOKING SERVICES

FAMILY ACTIVITIES

NIGHTLIFE



# What Are The Benefits To Trail Contractors?

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Ease, Simplicity, Money



# Benefits To Trail Contractors

- Can Move Fast -- Immediate “Bid” Approvals
- No-Bid Contracts
- Extra Degree of Design/Build Freedom
  - No Federal Standards/Restrictions/Environmental Review

# Benefits To Contractors

- If Public, Flexibility to Work With Locals
  - Local SWP/ECA Process
- If Private, No Rules! (Well, Sort Of)
- Quick Payment



