

# CRESTED BUTTE, COLORADO

"There has been an unforeseen benefit as well. Since my house is not close to the ski area, I've been able to tell guests and renters that they can not only have the fun of watching this beautiful sport, but can step right out the door and participate! I truly feel that you have **enhanced the value of my property** in many ways including as a rental property."

-- Phyllis Cowell, Trappers Crossing Landowner

"One of the misconceptions is that properties tend to be devalued if they have trail easements across them or even trails nearby. Nothing could be further from the truth in a resort and vacation mecca like Crested Butte. The judicious placement of a ski trail easement will give a property owner additional **recreational opportunities** and the perception becomes one of amenities for the property owner rather than a burden."

-- James Gebhardt, Broker/Owner, Coldwell Banker Bighorn Realty

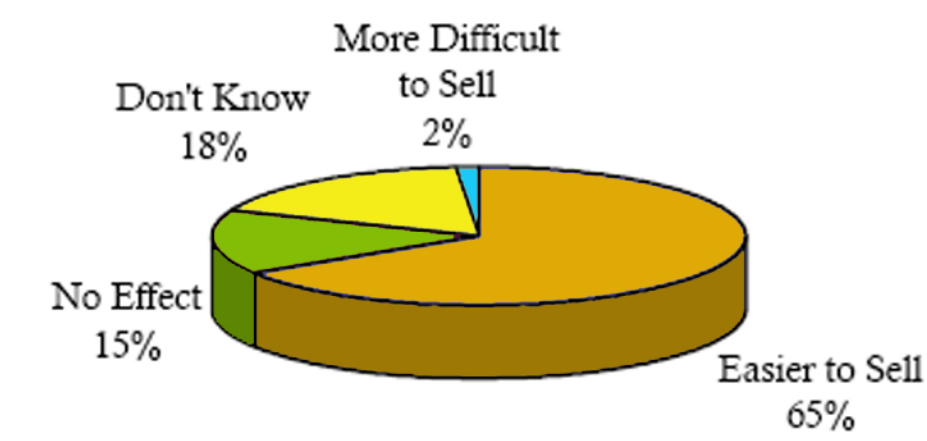
"I would encourage future planning and developments in the Crested Butte area to provide access and rights of ways for the Nordic skier. This investment into the future will not hinder property values and can only **encourage a healthy well-rounded community** by providing winter access and recreation in this valley during the long winter months."

-- Jeff Neuman, Trappers Crossing Landowner

Nordic Ski Trail Easements and Property Values  
National Trails Training Partnership  
<http://www.americantrails.org/resources/adjacent/SkiCrestButte.html>

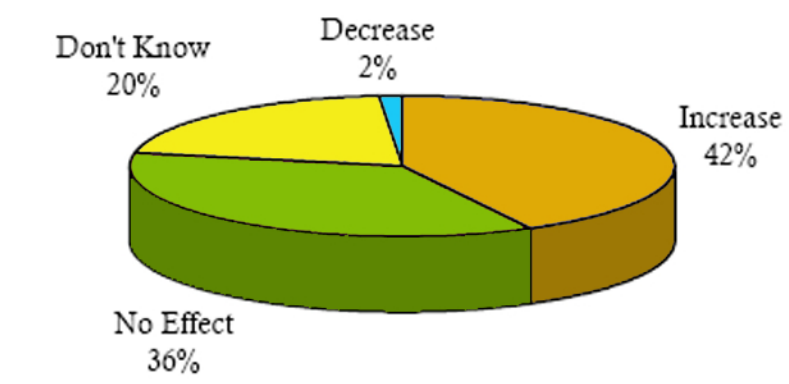
# OMAHA RECREATIONAL TRAIL

81% surveyed felt that the nearby trail's presence would have a positive effect or no effect on the ease of sale of their homes.



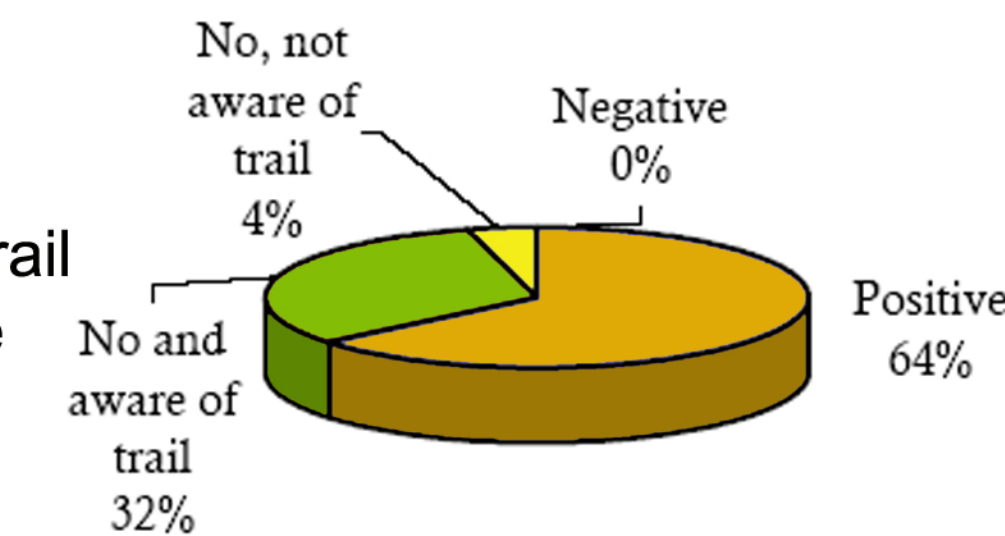
Impact of trail on sale of home.

The clear majority of residents (63.8%) who bought their homes after the construction of the trails reported that the trail had positively influenced their purchase decision.

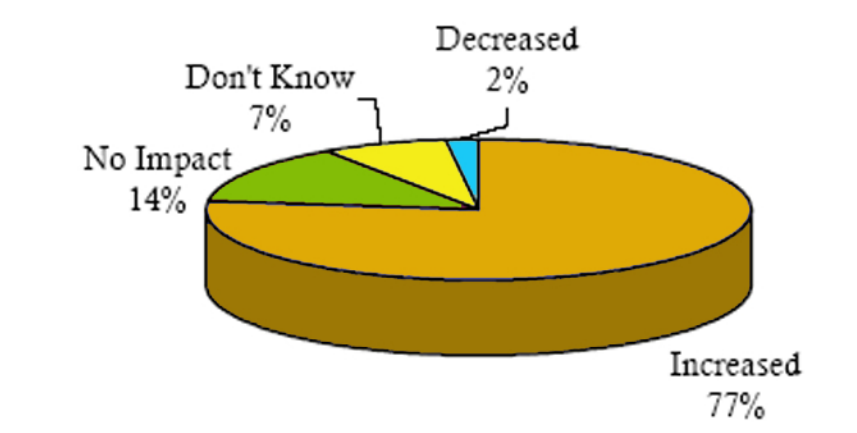


Impact of trail on selling price.

Of the respondents who purchased their home after the trail existed, 63.8% indicated that the trail positively influenced their purchase decision.



Influence of trail on home purchase.



Trail impact on quality of life.

Omaha Recreational Trails:  
Their Effect on Property Values and Public Safety  
Donald L. Greer, Ph.D.

# NATIONAL PARK SERVICE

"Greenway corridors provide a variety of amenities, such as attractive views, open space preservation, and convenient recreation opportunities. People value these amenities. This can be reflected in **increased real property values and increased marketability for property located near open space.**"

"A study of property values near greenbelts in Boulder, Colorado, noted that housing prices declined an average of \$4.20 for each foot of distance from a greenbelt up to 3,200 feet. In one neighborhood, this figure was \$10.20 for each foot of distance. The same study determined that, other variables being equal, the average **value of property adjacent to the greenbelt would be 32 percent higher** than those 3,200 feet away (Correll, Lillydahl, and Singell, 1978)."

"The amenity influence of greenbelt land on property values also applies to privately held greenbelt land, according to a study of the Salem metropolitan area in Oregon. In this case, the greenbelt was comprised of rural farmland. Greenbelt zoning had been applied to this prime farmland beginning in 1974 in an effort to contain urban sprawl and preserve farmland. The study found that urban **land adjacent to the greenbelt was worth approximately \$1,200 more per acre** than urban land 1,000 feet away from the greenbelt boundary, all other things being equal. However, rural land values within the restrictive zoning actually decreased in value by \$1,700 per acre (Nelson, 1986)."

"A study of the impacts of greenbelts on neighborhood property values in Boulder, Colorado, revealed the aggregate **property value for one neighborhood was approximately \$5.4 million greater than if there had been no greenbelt.** This results in approximately \$500,000 additional potential property tax revenue annually. The purchase price of the greenbelt was approximately \$1.5 million. Thus, the potential increase in property tax alone could recover the initial cost in only three years. In the study, the authors did note that this potential increase is overstated in part because actual assessments may not fully capture greenbelt benefits (Correll, Lillydahl, and Singell, 1978)."

Economic Impacts of Rivers, Trails and Greenways: Property Values  
<http://www.nps.gov/pwro/rtca/propval.htm>

# Case Studies & Research

# RUSH RIVER TRAIL