



Planning: Trail Feasibility Study and Issues to Think About



Bob Thomas, AIA, Partner at Campbell Thomas & Company

Bob is a founding partner at Campbell Thomas & Company and has experience in conservation, preservation, greenways and “green” transportation since 1969. As a preservation/conservation architect, he leads related projects involving sustainable design and community revitalization. Campbell Thomas & Co. has performed work in Delaware, Maryland, Virginia, Pennsylvania, and New Jersey over the last thirty years ranging from rail-trail studies and construction, to historic preservation, community planning and development, to mapping. Bob holds both a Bachelors and Master of Architecture from the University of Pennsylvania.



How to Get a Trail Built in Your Community

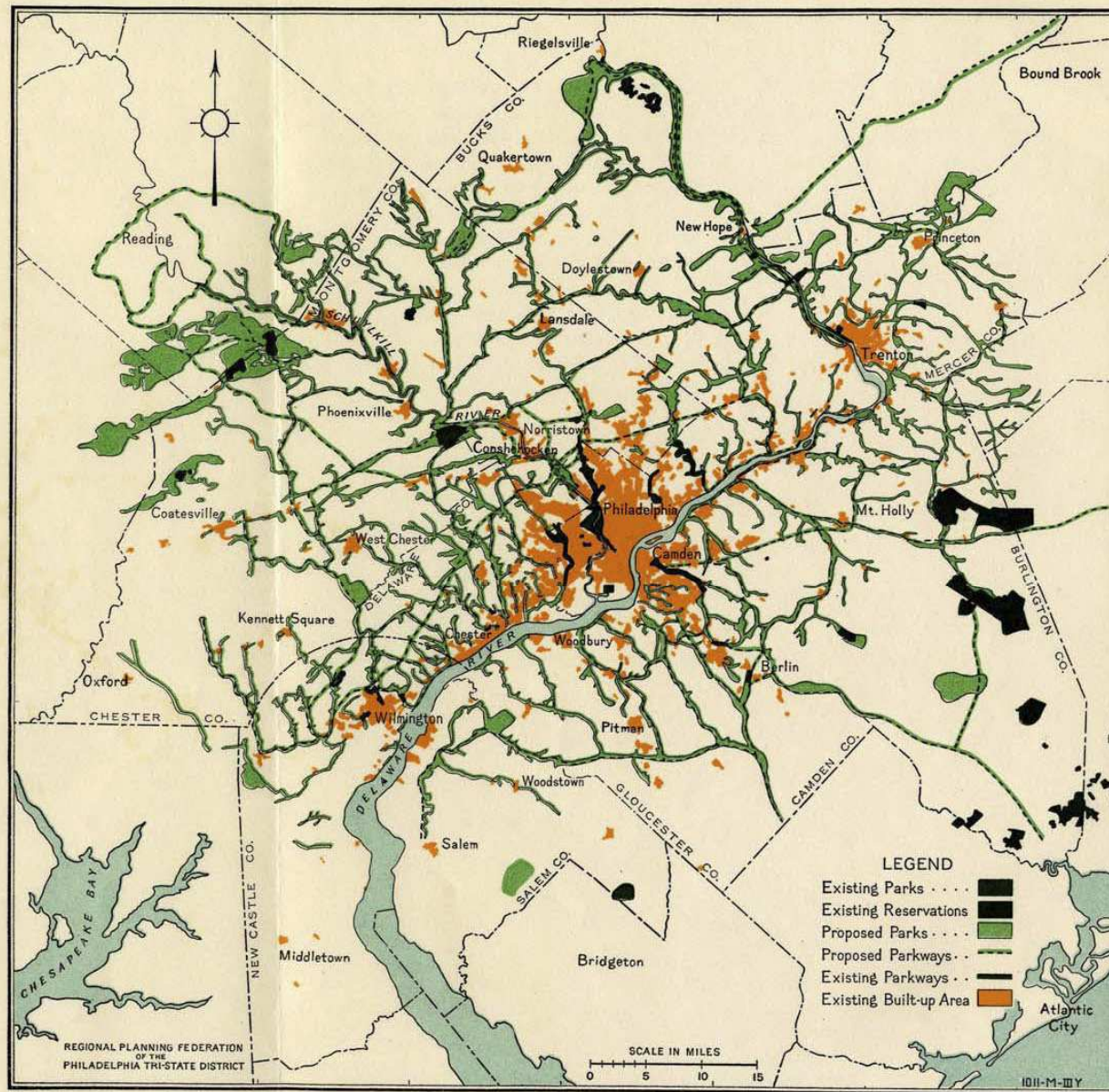
Trail Feasibility Studies and Issues to Think About

2010 South Mountain Region
Trail Summit

Bob Thomas
Campbell Thomas & Co.

1932 Plan for Trails and Green- ways

Phila- delphia and Vicinity



PROPOSED REGIONAL SYSTEM OF PARKS AND PARKWAYS

GENERAL location and extent of both existing and proposed parks and parkways are shown in relation to built-up areas in the region. The outstanding characteristic of the proposed system comprises parks and parkways along the Delaware and Schuylkill and numerous creek valleys. Two large forest parks are indicated, one to the northwest in Chester and Berks counties and the other to the southeast in the pine lands of Burlington County.

Trail Network Components - Sidewalks



Trail Network Components

Multi-use Trails



Trail Network Components

Rail-with-Trails



Trail Network Components

Towpaths and Footpaths



Trail Network Components

Water Trails



Options for Trail Ownership and Management

- **Public – Fed, State, County, Local**
- **Authority (Ex. Lackawanna Heritage Valley Authority)**
- **Non-profit (Ex. Natural Lands Trust Preserves)**
- **Private (Ex. Sugarhouse Casino has trail for customers and the public as part of the East Coast Greenway)**
- **Volunteer (management side, not ownership)**
- **Mix (Ex. York County Rail Trail. Trail development by York County Rail Trail Authority, trail ownership / management by York County Parks Department)**

Trail Feasibility – Public Involvement

– Identify & engage stakeholders

- Federal, State, County, Local governments**
- Community Organizations**
- Adjacent Landowners**
- Businesses**
- Residents**
- Potential trail users**

– Conduct public meetings & outreach



Demand and Potential Use of Trail

– Identify Potential Users

- Pedestrian**
- Equestrian**
- Bicycle**
- Cross County Skiers**
- Motorized-ATVs, Snowmobilers, Electric Assist Bike**

– Potential Usage

– Trail Linkages

– Compatibility with adjacent land use



Legal Feasibility

- Assess Ownership Status of Proposed Corridor**
- Reversionary Rights – RR's and Canals**
- Quit-Claim Deeds**
- Appraisals**
- Survey**



Types of Ownership/Control

- **Fee Simple**

- Purchase, donation, bargain sale

- **Easement**

- PALTA (Penna. Land Trust Association) Model Trail Easement available

- **Lease**

- **License**



Common Landowner Concerns with Trails

- Security & Enforcement**
- Privacy**
- Liability**
 - RULWA (Recreational Use of Land and Water Act)**
 - Rails to Trails Act**
 - Pennsylvania Equine Activity Act**
 - Insurance and Risk Management Issues**
- Property Values**
- Cost of Development & Maintenance**
- Landowner Access**

See you on your trail!

