

Public Trails in Private Developments

The Success of the Braemar Trail
Prince William County, Virginia

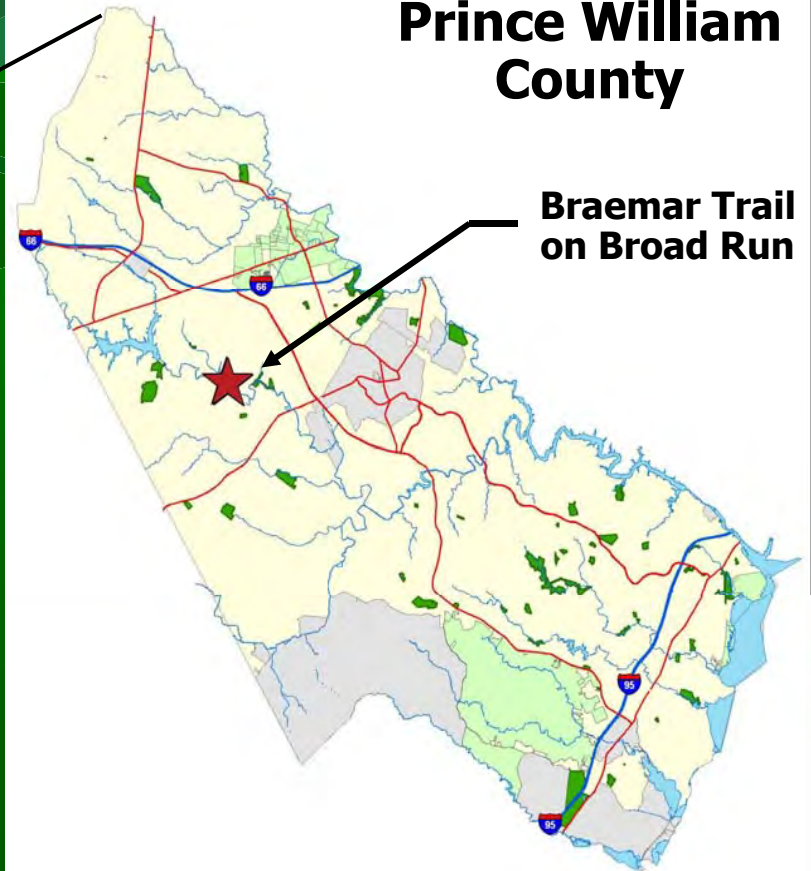


Trail Location

Northern Virginia

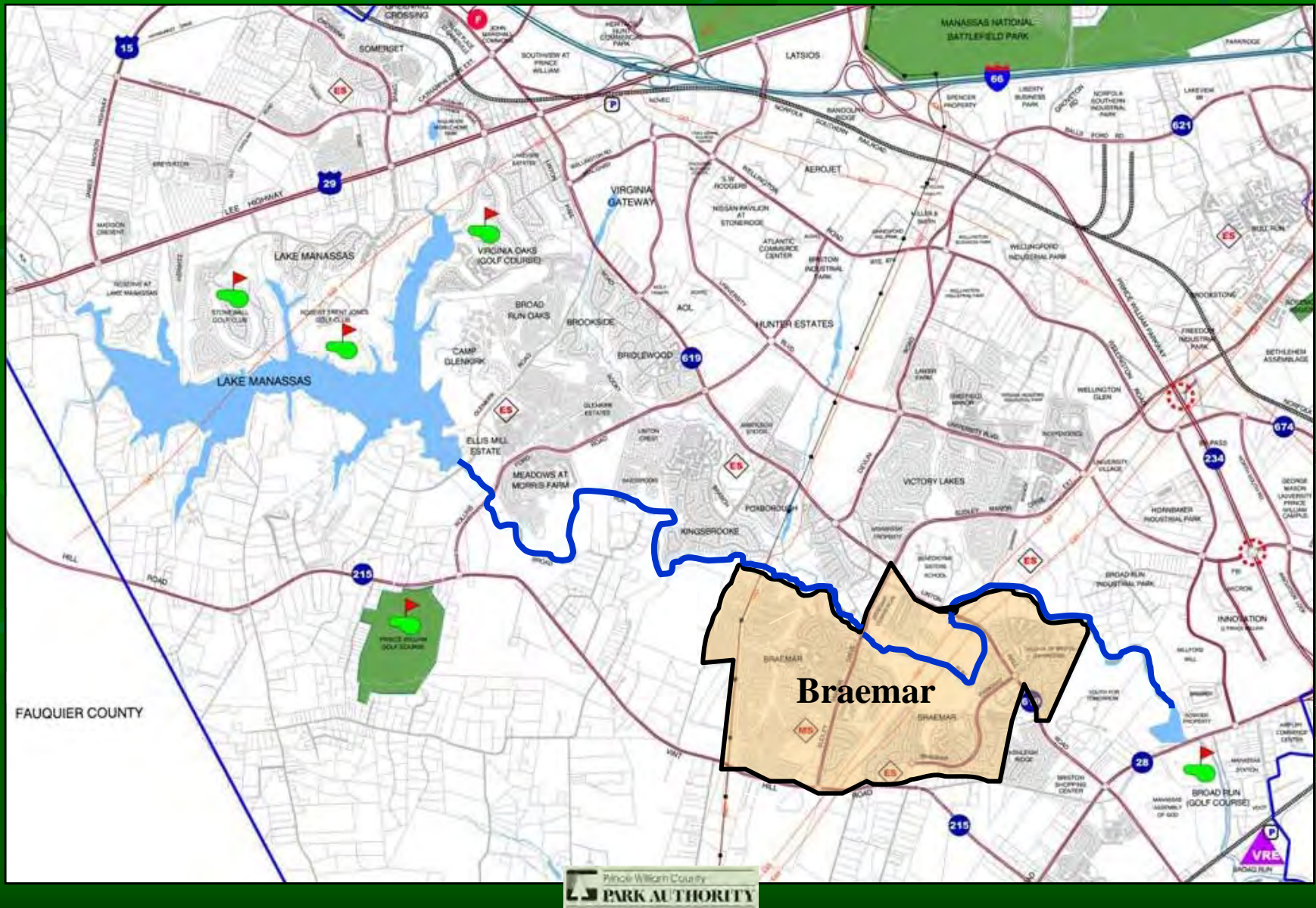


Prince William County



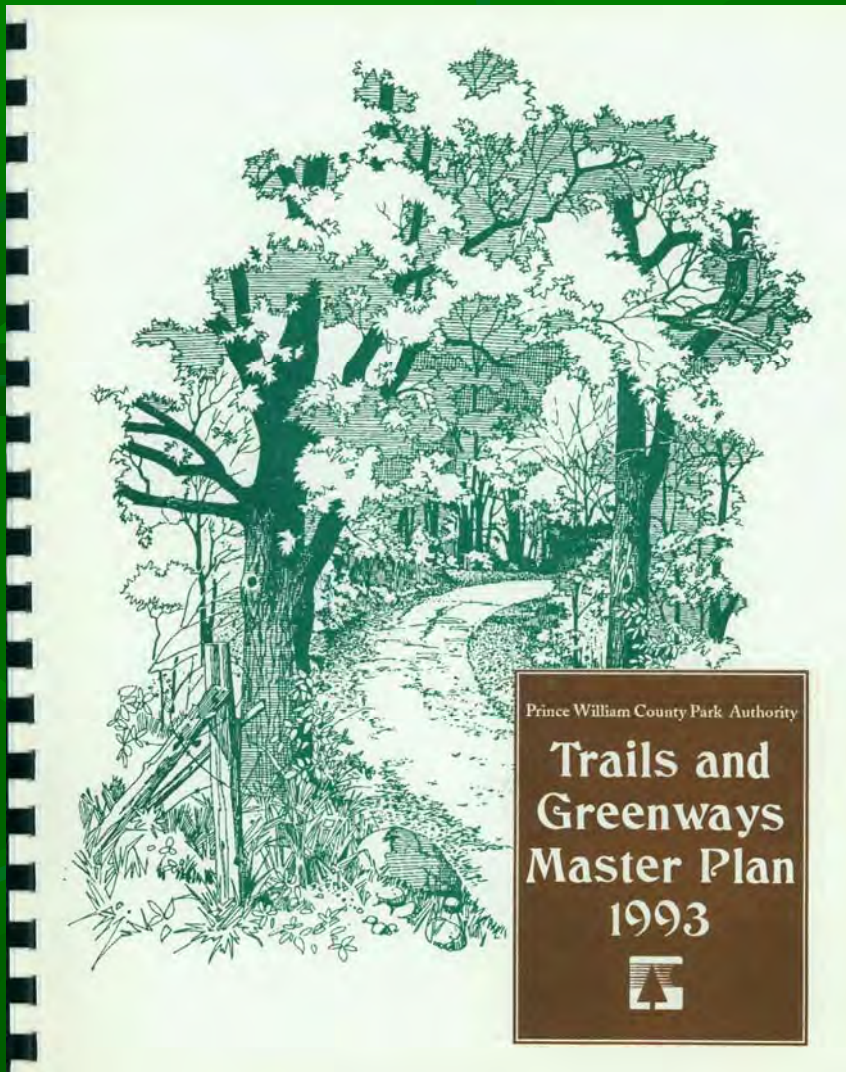
**Braemar Trail
on Broad Run**

Location on Broad Run



Park Authority Greenways & Trails Master Plan

- Adopted in 1993
- Proposed a network of greenways and bike trails throughout the County one being the Broad Run Greenway
- Adopted by reference in County Comprehensive Plan
- Provided support for trail request at rezoning



Prince William County Comprehensive Plan



County Comprehensive Plan

- Includes Parks & Open Space Chapter
- Sets Level of Service Standards (LOS) for parks
- Allows park LOS to be met by monetary contribution, land dedication, construction of park and recreation facilities, or combination thereof.
- Specific policy to “promote and encourage the establishment of a countywide system of trails and greenways.”

Braemar

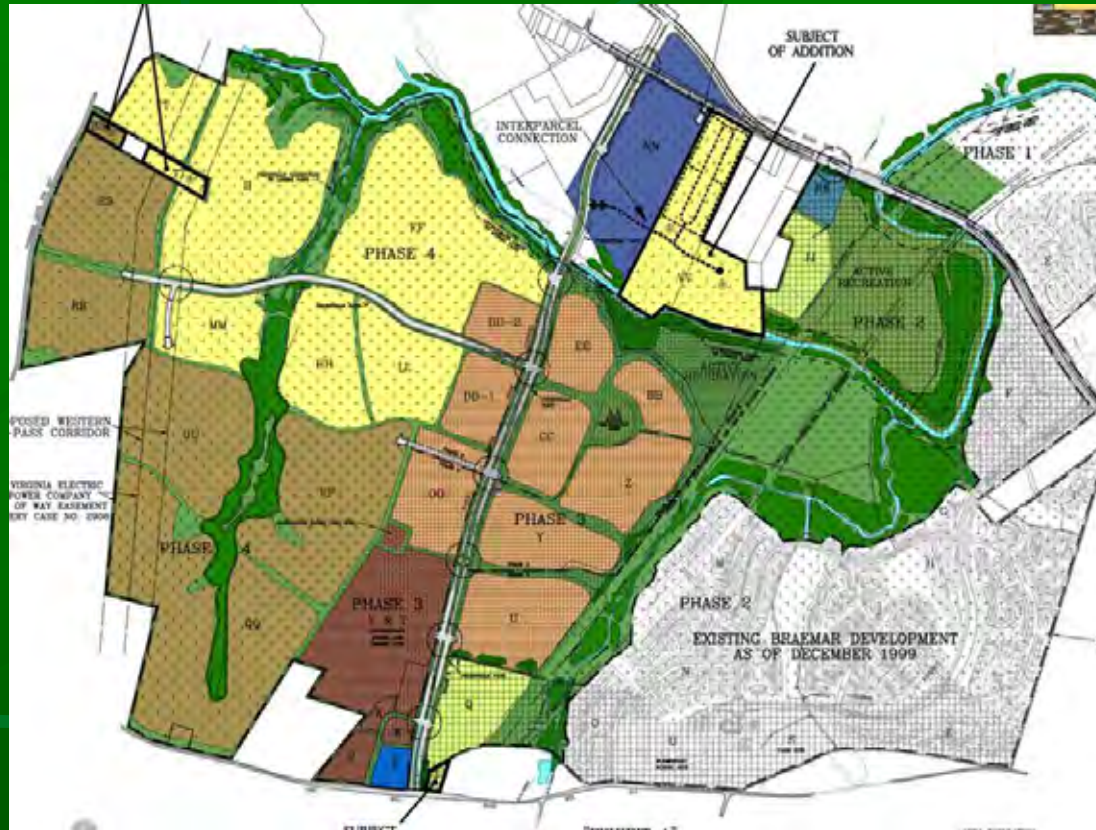


Picture Perfect Homes,
Setting & Lifestyle.

Braemar Rezoning Application

- Initial application submitted in the late 1980's.
- Proposal included preserving almost 40% of the land area as open space.
- Proposal included private swimming pools & club houses, and open meadow and forested areas.
- Initial proposal also included land dedication for Broad Run Linear Park with pedestrian trail system throughout development.

Additional Applications



- Additional rezoning applications were submitted through 2004.
- Final result is a 1,384-acre community with 3,300 homes.
- Target of 40% open space was maintained with additional acreage.

Braemar Today



Broad Run Linear Park Proffer



- Proffers required dedication of 70-acre site as generally shown on zoning plans, for use as part of the County's Broad Run Linear Park.
- Conveyance of this parcel to occur at time of 2,000th building permit.
- Applicant retained right to grant easements on and across parcel necessary for development.

The “Legal” Proffer

“Proffer 5(E) – Broad Run Linear Park

The Applicant shall dedicate in the general location as shown on the MZP, approximately 70 acres of land located on the subject Property to the Prince William Board of County Supervisors for use as part of the Broad Run Linear Park System (as shown on the Master RPC Zoning Plan). The Applicant shall convey said site at the time a building permit is issued for the 2,000th cumulative residential unit or at the time the contingencies set forth in subparagraph (2) below are met. Any area so dedicated shall be included in the calculation of required open space pursuant to the Design and Construction Standards Manual and the Applicant reserves the right to retain temporary and permanent grading, utility, slope, stormwater management, construction and drainage easements within said dedicated area.”

Trail Construction Proffer



- Developer to construct 6-foot wood chip trail prior to 2,000th building permit. Construction of trail contingent upon:
 - County or Park Authority establishing and funding the ongoing maintenance of regional trail system along Broad Run
 - Proposed trail being allowed by County and State ordinances
- If contingencies were not met, developer not required to construct trail.

The End Result

















Brookfield Lessons Learned

- Upfront expectations during the entitlement process.
- Integrate trail into community design.
- HOA documents that preserve declarant rights.
- Upfront direction to HOA leadership on public and private trail responsibilities.
- Ensure adequate budgeting for maintenance until trails are conveyed to public or address HOA maintenance responsibilities.

Park Authority Lessons Learned

- Need to consider maintenance access at time of rezoning and make appropriate accommodations in proffers.
- Prefer having land dedicated with trail construction; trail easements have too many constraints.
- Proffers tied to rate of development (cumulative number of units) are difficult to adhere to.
- Need to keep lines of communication open – best worded proffer may still require minor adjustments at site plan/development review.

The Win-Win

- Entire Braemar community has access to public trail corridor from within their development, with future connections to adjoining properties.
- Public trail access provided through gated community which allows for continuity of Park Authority's Broad Run Linear Park and Trail System.
- Developer able to use trail to market development.
- Park Authority able to have trail segment built at no cost to agency.
- True Public-Private Partnership that benefited Braemar community as well as the public.

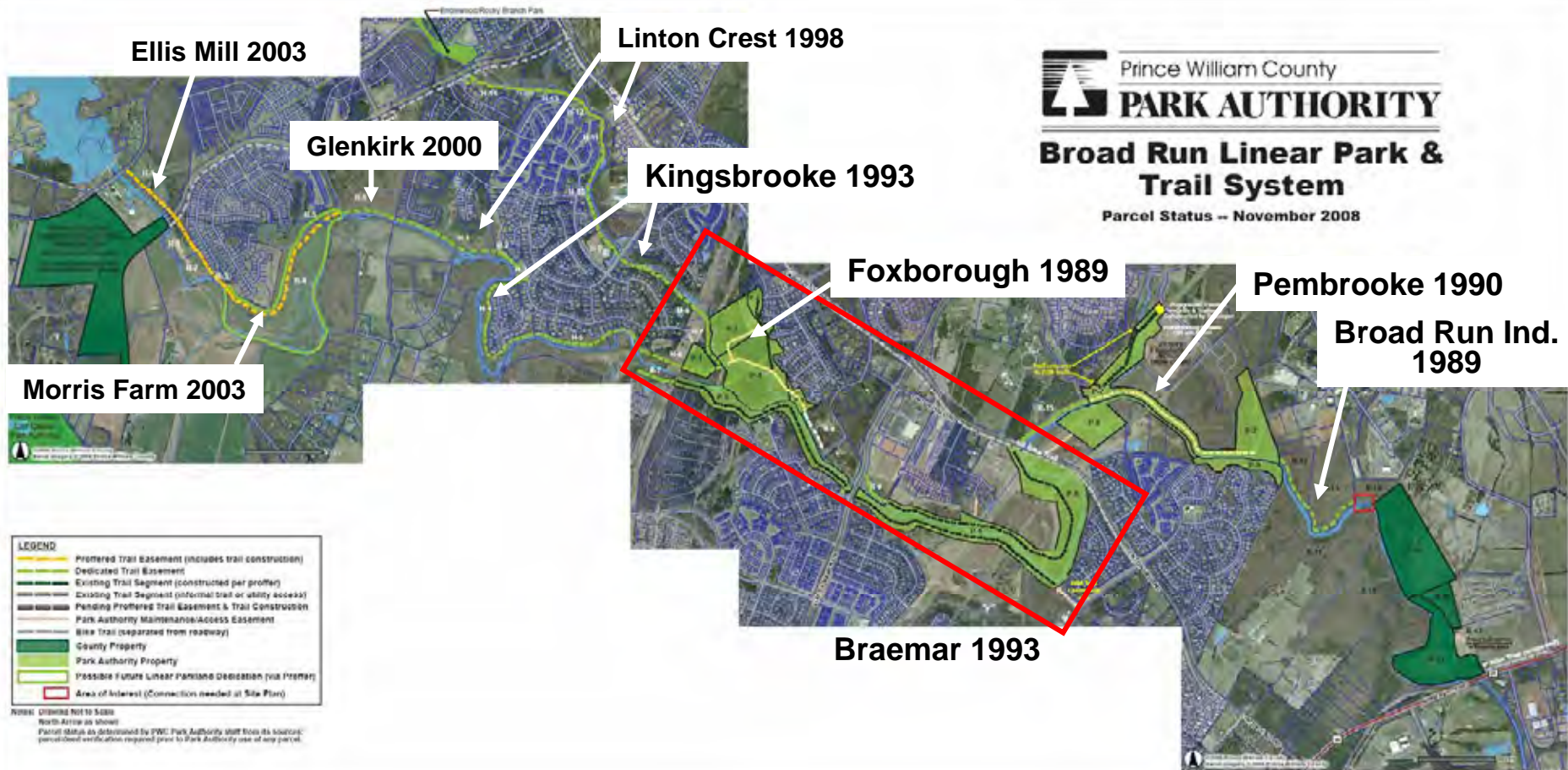
Added Benefits for Brookfield



- Homes in the Braemar Community have sold for 10% more in last 12 months (Oct. 2008) versus competitors with fewer amenities and trails.
- Communities with more amenities bring in buyers: People are 19% more likely to purchase a home in a community with a pool and these statistics increase up to 33% when the community has pool, shopping, and abundant trails.
- In direct competition at same price point in the current down market, Brookfield sales out perform competitors based solely on design and community amenities.

Public Benefit of Proffers

The Broad Run Linear Park & Trail System in Prince William County, Virginia, is almost entirely the result of development proffers.



Broad Run Trail system at completion = approximately 10 miles

Broad Run Trail section built by Brookfield within Braemar = approximately 2.8 miles

Moving Forward

Park Authority Focus

- Garner community involvement and support for maintenance and management of trail and parkland within Braemar community.
- Identify maintenance needs and budgets for the long term.
- Address trail enhancement and re-design concerns.
- Build adjoining sections of the Broad Run Trail to connect to trail within Braemar.

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