

CHALLENGING TRADITION: PARKLAND
DEDICATION IN SUBDIVISION
DEVELOPMENT

by

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ABSTRACT

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Growth patterns of the last half century have been urbanizing the American landscape (Corrigan, et al, 2004). This new landscape has been created by the horizontal development of single-use, single-family residential housing subdivisions (Berger, 2006). The physical design of these subdivisions is the direct result of rational zoning, subdivision laws, and ordinances that were adapted for the automobile as well as market demands (Steiner, 1994). These land development strategies have created a multitude of housing opportunities for the American public, but also have created growth patterns that separate people from the natural environment and related activities (Duany, Plater-Zyberk, and Speck, 2000).

This thesis identifies an economically defensible and consumer-oriented strategy that potentially re-incorporates the natural environment and its associated activities and benefits through parkland dedication within residential subdivision developments. This research is not intended to cure the ills espoused by anti-sprawl activists and does not address the controversial and much larger issues of traditional development practices associated with sprawl. Rather, it accepts the market demands for suburban housing stock and provides an alternative to traditional development. This research addresses alternate development strategies and the market base for their support by residential housing consumers.

Primary research methods include quantitative data collection and analysis for two existing residential areas in Tyler, Texas. County appraisal figures compose these data, which in turn are evaluated by the researcher to validate the positive economic impacts of parkland on residential property values. Second, the residents of a traditional subdivision development in Tyler, Texas, were surveyed to determine the market demand and economic potential for parkland dedication within this subdivision.

This study offers a basis for alternative planning and design strategies. These strategies can assist in the decision making process of policy makers, land developers, and designers aspiring to provide the public with rich and diverse community options.

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	ii
ABSTRACT	iii
LIST OF ILLUSTRATIONS.....	viii
Chapter	
1. INTRODUCTION: THE REPETITIVE SUBDIVISION.....	1
1.1 Neighborhood Parks by Design	2
1.1.1 Research Questions	3
1.1.2 Research Methodology	3
1.2 Key Terminology.....	4
2. LITERATURE REVIEW.....	6
2.1 Psychological and Physiological Restoration.....	6
2.2 A Social Realm.....	9
2.3 Environmental Services.....	10
2.4 Value of Economics.....	12
2.5 The Proximate Principle	14
2.6 Summary.....	16
3. RESEARCH METHODOLOGY.....	18
3.1 A Community Environment	18
3.2 Phase One: Proximity in Practice	19

3.3 Phase Two: The Public Voice.....	23
3.4 Summary.....	27
4. ALL ABOUT THE NUMBERS	28
4.1 The Proximate Principle Applied	28
4.1.1 Bergfeld Park	29
4.1.2 Stonegate Park	31
4.1.3 Valuation Assessment.....	34
4.1.4 Valuation Summary	39
4.2 Acadia Place: Survey Findings.....	39
4.3 In Their Words	47
4.3.1 Narratives of Respondents Not Willing to Pay Premium.....	47
4.3.2 Narratives of Respondents Willing to Pay Premium.....	48
5. CONCLUSIONS AND IMPLICATIONS	50
5.1 Conclusions.....	51
5.2 Implications	52
5.3 Suggestions for Further Research.....	54
Appendix	
A. BERGFELD ASSESSED VALUES	56
B. STONEGATE ASSESSED VALUES.....	61
C. ACADIA PLACE SAMPLE SURVEYS	67
D. ACADIA PLACE SURVEY RESPONSES.....	71
REFERENCES	139

BIOGRAPHICAL INFORMATION..... 146

LIST OF ILLUSTRATIONS

Figure	Page
2.1 The Proximate Principle and Zones of Economic Impact.....	15
3.1 Bergfeld Park: 2003 Aerial (From the City of Tyler)	20
3.2 Stonegate Development: 2003 Aerial Site Map Prior to Completion (Aerial From the City of Tyler).....	20
3.3 Bergfeld Park: Zones of Economic Impact	22
3.4 Stonegate Development: Zones of Economic Impact.....	22
3.5 Acadia Place: 2003 Aerial Site Map Prior to Completion (Aerial From the City of Tyler).....	24
3.6 Acadia Place: Selected Park Locations	25
3.7 Acadia Place: Zones of Economic Impact	26
4.1 Bergfeld Park.....	29
4.2 Bergfeld Park: Playground.....	30
4.3 Bergfeld Park: Tennis Facilities.....	30
4.4 Bergfeld Park: Space for Open Play and Gatherings	31
4.5 Stonegate: Development Entry.....	32
4.6 Stonegate: Recreational Trail.....	32
4.7 Stonegate: View Across Lake of Community Gathering Area.....	33
4.8 Stonegate: Recreational Trail Amenities.....	33

4.9 Bergfeld: Average Market Price per Structure Square Foot.....	35
4.10 Bergfeld: Average Smith County Assessed Taxes per Structure Square Foot	35
4.11 Stonegate: Average Market Price per Structure Square Foot.....	36
4.12 Stonegate: Average Smith County Assessed Taxes per Structure Square Foot	36
4.13 Stonegate: Average Market Price for Unbuilt Lots per Acre	37
4.14 Response Return Rate	40
4.15 Percentage of Respondents in Favor of or Opposed to a Neighborhood Park.....	40
4.16 Percentage of Respondents that Would Pay a Premium on a Residential Lot to Live Near a Neighborhood Park.....	41
4.17 Age Distribution Among Respondents Who Would Pay a Premium.....	42
4.18 Age Distribution Among Respondents Who Would Not Pay a Premium.....	42
4.19 Distribution of Respondents with Children in Household that Would Pay a Premium	44
4.20 Distribution of Respondents with Children in Household that Would Not Pay a Premium	44
4.21 Distribution of Time Spent Outside for Respondents that Would Pay a Premium	46
4.22 Distribution of Time Spent Outside for Respondents that Would Not Pay a Premium	46

CHAPTER 1

INTRODUCTION: THE REPETITIVE SUBDIVISION

To possess one's home is the hope and ambition of almost every individual in this country, whether he lives in a hotel, apartment, or tenement.

Herbert Hoover (Kotkin, 2005, 116)

Herbert Hoover's observation during the Great Depression in 1931 seems almost prophetic with the advent of suburban developments that would transform the country in later years. This sentiment, combined with the desire for the "suburban ideal," led to an American population that is continuously suburbanizing itself and displacing the restorative and environmental qualities of natural open settings to the expanding periphery as observed by Cannavo (2007):

Rampant development, unsustainable exploitation of resources, environmental degradation, and the commodification of places are ruining built and natural landscapes, disconnecting people from their surroundings, and threatening individuals' fundamental sense of place (Cannavo, 2007, xi).

The results of such practices are seen in traditional subdivision development. These developments have a strong market in the United States because of the affordability for a large sector of the population (Steiner, 1994). However, these developments are generally designed with no more than two or three goals in mind: "to provide every family with its own house and yard; to allow every resident to drive speedily through the neighborhood; and to exclude any kind of commercial enterprise" (Corbett, 2000, 3). This in turn leads to "no local community because there are no local shops or public areas where we meet our immediate neighbors - only private houses and

private yards and the wide, inhospitable streets” (Corbett, 2000, 3). These traditional developments have been blamed for the disengagement from the restorative, social, and recreational experiences that public open spaces, such as neighborhood parks, have been shown to induce (Forsyth and Musacchio, 2005). Olmsted was a pioneer in interpreting these qualities within an urban setting and espoused their value in “a simple, broad, open space of clean greensward” (Olmsted, 1870, 22).

While public open spaces are considered for their restorative, social, recreational, and economic importance for the human community, they also have the potential to positively influence the natural environment and ecological processes (Forsyth and Musacchio, 2005). These latter topics have received a multitude of attention in the period of mass traditional suburban development. This type of development is viewed as detrimental to natural ecological processes and the “resultant biodiversity that has become fractured and languished in the overall context of the regional landscape” (Bolund and Hunhammar, 1999).

1.1 Neighborhood Parks by Design

Research has been carried out on the positive impacts of neighborhood parks upon their communities, yet a survey of traditional subdivision development reveals a lack of parkland:

Neighborhoods without parks are simpler to design and construct, and their financial performance is easier to predict using widely available rules of thumb (Miller, 2001, 47).

However, the ability to “make possible a rich and biologically satisfying life for all the city’s people” is the “ultimate purpose of a city in our times” (Halprin, 1963, 7),

and research suggests that parks and community open space aid in this endeavor and can be profit centers for developers (Miller, 2001). In fact, many urban designers embrace design guidelines that highlight the potential of natural features and community open spaces that can contribute to a community:

Preserving the city's best natural features lends an authenticity few other planning initiatives can match. A framework of green provides natural gateways, strong edges, and breaks the city down into smaller, more easily discernable and appreciable pieces (Richards, 2005, 54).

1.1.1 Research Questions

The primary research questions of this thesis that aim to challenge traditional subdivision development are:

- Are neighborhood parks important?
- How do neighborhood parks impact residential property values?
- Do consumers of traditional subdivision developments want to live in close proximity to neighborhood parks?
- Would consumers of traditional subdivision developments pay a premium for a residential lot located near a neighborhood park?

These questions aim to uncover the characteristics of neighborhood parks as they relate to their surrounding communities. They also address economic and market concerns of private developers with neighborhood parks in residential developments.

1.1.2 Research Methodology

The methodology of this study explores factors that address human needs and can shape the environments in which they choose to live. This study explores current

data regarding the impact of neighborhood parks on surrounding residential properties and consumers' views toward neighborhood parks and any monetary premium that might be attached to a neighborhood park.

1.2 Key Terminology

Built-out rate: the percentage of lots within a specified development that have completed residential structures.

Developer: “the central actors in the development process, because their actions determine what land will be considered for development, when improvements will begin, and for whom the project will be developed” (Schmitz, et al., 2004, 11).

Nature: “include(s) a great variety of outdoor settings that have substantial amounts of vegetation. The focus is on the setting rather than the plants themselves, and on the flora rather than fauna. The settings we emphasize are not the wild and the awesome, distant or dramatic, lush and splendid. Rather the emphasis is on the everyday, often unspectacular, natural environment that is, or ideally would be, nearby. That includes parks and open spaces, street trees, vacant lots, and backyard gardens, as well as fields and forests. Included are places that range from tiny to quite large, from visible through the window to more distant, from carefully managed to relatively neglected” (Kaplan and Ryan, 1998, 1).

Neighborhood park: eight to twelve acres; acreage is dependent upon physical size of area served and area population. It is easily accessible to neighborhood residents, has easy pedestrian access, is centrally located within the neighborhood. Typical facilities

include but are not limited to, playground, multi-purpose court, open space, picnic facilities, landscape improvements, and trails (Dunkin, 1999).

Non-traditional development: a residential development that includes non-typical land uses such as a neighborhood park.

Parkland: land utilized for the sole purpose of providing a publicly accessible park.

Open Space: “the seemingly void zone between vertical elements; can be perceived as positive, productive, planned and functionally supportive or, conversely, as negative, wasted, unstructured, and deleterious. In community design, open space must be thought of as the most ethereal of the fundamental building blocks in quality design (Hall, 2001, 19); also Public Open Space.

Raw land: a platted lot designated for the construction of a residential structure that does not currently have such a structure built upon it.

Residential structure: typically, a detached single family residence.

Traditional development: a residential development that has been platted for single-family residential properties and does not include non-typical land uses such as a neighborhood park or other designated parkland; also subdivision and subdivision development.

CHAPTER 2

LITERATURE REVIEW

Not only do people seem to need their own piece of ground; we also seem to want to be able to experience larger expanses of open space. It is significant that people seeking a high state of awareness or a high spiritual level have traditionally gravitated to natural settings with limited populations, such as mountains or deserts. Many of us have personally experienced the soothing effects of retreating into the countryside or wilderness.

(Corbett, 2000, 131)

This chapter examines the literature on public open space, including neighborhood parks, and the effects on the surrounding community. The main review deals with five questions concerning the incorporation of neighborhood parks within suburban developments:

- Do parks have effects on human psychological and physiological restoration?
- Do neighborhood parks affect the social atmosphere of a community?
- Can neighborhood parks impact environmental quality and ecological services within a landscape?
- Do parks impact the economics of a community?
- What is the proximate principle?

2.1 Psychological and Physiological Restoration

With the increases in everyday stressors such as job demands, lengthy commutes, and even technological innovations, it is possible that humans are fatigued

both mentally and physically. Individuals are bombarded with demands and information that can overload and overwhelm. As the burdens of daily life mount, the well-being that is gained by separation from these stimulants can be induced by exposure to natural and pastoral settings that can be part of a neighborhood park. Research has shown that human contact with natural environments has a beneficial and restorative property that fosters an overall sense of well-being (Kaplan and Ryan, 1998).

“It seems likely that we are genetically programmed to a natural habitat of clean air and a varied green landscape, like any other mammal. The specific physiological reactions to natural beauty and diversity, to the shapes and colors of nature, especially to green, to the motions and sounds of other animals, we do not comprehend and are reluctant to include in studies of environmental quality. Yet it is evident that in our daily lives nature must be thought of not as a luxury to be made available if possible, but as part of our inherent, indispensable biological need,” Frederick Law Olmsted (Dramstad, 1996, 11).

Over a century ago, people were touting the influences of the beauty of nature within a livable community. Ebenezer Howard created a model Garden City based upon this principle of beautiful nature and “fields and parks of easy access” (Girling and Helphand, 1994, 10).

Studies have shown that visceral preferences for specific natural landscapes are commonplace within humans, as a species, and may trigger a restorative inner response. Human subjects have shown feelings of relaxation while viewing vegetation and water settings (of natural scenes) more so than those of urban scenes lacking such features. It was also shown that exposure to the preferred “park-like” scene reduced feelings of fear while feelings of affection and elation were increased (Ulrich, 1986, 37).

Environmental psychologists have provided an agreed upon set of visual natural elements and standards that could be applied by design professionals within the design

of neighborhood parks to aid in alleviating stress within individuals. The recurring factors guiding such standards incorporate but are not limited to: moderate to high environmental complexity, moderate to high level of depth, even or uniform ground textures, changing sightlines that continue to reveal new elements, a sense of coherence and legibility, and a sense of depth and fascination. An overall image conveyed by participants was one described as park-like or savannah-like. Such settings can lead to a clearer head and greater gains in recovery in medical patients (Dahl and Molnar, 2003; Kaplan and Ryan, 1998; Ulrich, 1986).

The significance of open space as neighborhood parks can further contribute to the daily lives of individuals within human communities. The idea of the park as open space is timeless. The park is a place to escape the harassment of daily life, to relax and find one's imagination. Landscape architect Michael Van Valkenburgh attributed parks with the ability to "unlock imaginations by offering up a million versions of physical contrast." He goes on, "city dwellers don't just want parks; they need them so they can be connected to time and place" (Amidon, 2005, 117).

From the onset of urban design, the incorporation of humans and their basic needs from physical environments have shaped attitudes, and bred tranquility or tension, pleasure or frustration. Within human environments, people need this contrast for visual and physical refreshment providing relaxation and mental stimulation (Dahl and Molnar 2003). Pioneering the field, Olmsted aspired to blend the cities with the contrast provided by nature for "spiritual uplift, physical recreation, and social integration" (Trancik, 1986, 92). More than a century later, these needs are still visible

and neighborhood parks preserve this opportunity for humans to reconnect with the earth (Harmon and Putney, 2003).

2.2 A Social Realm

Two large grassy areas or miniparks in the development are often the site of community potlucks, birthday parties, soccer games, and the like. These spaces provide places and reasons to get to know one's neighbors that the typical housing sorely lacks (Corbett, 2000, 30).

Neighborhood parks have served as the civic core of a neighborhood or residential subdivision. This is important because a neighborhood can function as a meaningful social realm and can foster social interactions. These are the social interactions that have the potential to build complex relationships and develop "a sense of habitation in, identification with, and responsibility for, a shared place" and lead to a sense of autonomy (Cannavo, 2007, 107).

In contrast, suburban development is designed with Hoover's single goal of home ownership in mind, and with little suggestion of a sense of community with one's own neighbors. While healthy cities seek to foster human interaction through design of public spaces, suburban developments primarily focus on the private lots and expanses of pavement (Hudnut, 2003). Within the traditional suburban development, a social fabric is nonexistent and the autonomy of the community's young and old is frustrated (Duany, Plater-Zyberk, and Speck, 2000, 116).

Strategically placed neighborhood parks can provide shared places for opportunities for social interaction, play, and discovery that may not be available in the "private" areas of a residential subdivision. Research has shown that these places can

also aid in key areas of child development (Forsyth and Musacchio, 2005) and lead to a strong social fabric that can create a “safe neighborhood” (Morse, 2004, 16).

There are many reasons consumers buy into traditional suburban developments, but the idea of a completely private and secluded life is not one of the finest, as Morse (2004) points out:

“We cannot separate ourselves from one another no matter how hard we try. Places that can establish strong identities for themselves while developing relationships with their neighbors hold the greatest promise for economic, social, and civic success” (Morse, 2004, 3).

2.3 Environmental Services

A thing is right when it tends to preserve the integrity, stability, and beauty of the biotic community. It is wrong when it tends otherwise, Aldo Leopold (Harmon and Putney, 2003, 115).

Urban and suburban landscapes are not only populated and used by humans. These landscapes play a vital role in a region’s overall ecological processes and functions. In particular, neighborhood parks and their connected system of open spaces can influence the overall health of the environment and natural ecosystem. Particularly influenced is the overall landscape ecology or the ecology of large heterogeneous areas integrating nature and humans (Dramstad, 1996).

Landscape ecology thrusts forth the notion that human needs put upon the landscape must also maximize the ecological integrity of the natural features and processes as much as possible. The design of public open spaces, a single neighborhood park for instance, should be approached with an enlightened understanding for both the smaller and larger systems of which it is part (Forsyth and Musacchio, 2005). Central to

this focus is idealizing these landscapes as complex matrices for energy ebbs and flows. As such, these landscapes can be designed to minimize the consumption of resources and the production of wastes. The ideal situation is the public open space that handles the role placed upon it by the human citizenry while buffering their effects upon the regional landscape matrix. These lands, when designed carefully, can not only service the human community's immediate psychological and physiological demands, but can also enhance the ecology of the region. Through natural processes of pollution filtration, reduction in environmental heat loads, floodwater abatement, erosion control, and resource conservation among others, these landscapes can also foster the maintenance of species biodiversity within a region (Bolund and Hunhammar, 1999; Dramstad, 1996; Spirn, 1985).

With its introduction in the nineteenth century, public open space was a product of the times' increasing urbanization and industrialization, and became known as the communities' "green lungs" (Girling and Helphand, 1994, 39). However, with the exodus of urban dwellers into the suburbs and beyond, the collection of parks and open spaces has become, in some instances, the lungs of the entire region. It is these landscapes and their features that provide the beneficial ecosystem services mentioned above. Bolund and Hunhammar suggest the further services of microclimate regulation, noise reduction, sewage treatment, and recreational and cultural values. These ecological services benefit the overall landscape and impact the perceived quality of life through the combined effects of natural open space, park systems and the functions of single elements such as street trees (Bolund and Hunhammar, 1999, 294). According to

David Nowak, project leader of the U.S. Forest Service's Urban Forest Ecosystem Research Unit, Chicago's urban tree canopy removes fifteen metric tons of carbon monoxide, eighty-four metric tons of sulfur dioxide, eighty-nine metric tons of nitrogen dioxide, one hundred and ninety-one metric tons of ozone, and two hundred and twelve metric tons of particulates per year. This tree canopy covers eleven percent of the city's landscape and saves the government and tax payers more than one million dollars in pollution mitigation each year (Scheer, 2001). The effects of trees in suburban parks are further aided when incorporated into the larger parkland and open space system. These interrelated networks of parks serve as sinks for pollutants, habitats for wildlife, and economic stimulators for communities (Spirn, 1985) and can give small parks the potential to be "one of the most valuable ecological resources in a metropolitan area because there are so many of them in a given area" (Forsyth and Musacchio, 2005, 3).

2.4 Value of Economics

According to a 2002 homebuyers survey put forth by the National Association of Homebuilders and National Association of Realtors, neighborhood parks are among the top five priorities listed for the decision to buy or build a home (Pack, 2005). Other findings show that the decision of location for smaller business is correlated to "quality of life" considerations within a community. Further investigation links recreation, parks, and open space as the number one rated agent for a sustainable quality of life within these companies. The implications of these views go deeper than the fact that people seek a high quality of life and the perceptions that parks contribute to this higher standard. Literature shows that as a community sees an influx of citizens and

businesses, their tax base swells and their economic growth expands. This leads to more jobs, and more government revenue to contribute to better schools, parks, institutions, and health services (Crompton, 2001; Girling and Helphand, 1994).

Additional positive economic impacts of neighborhood parks are the service costs associated with investment in such land uses. The associated service costs of three land uses were studied and applied to commercial, residential, and farm/forest open space. Over fifty-eight analyzed communities, the median cost per dollar revenue raised to provide services for the differentiated land uses was shown to be twenty-nine cents for commercial, thirty-seven cents for farm/forest open space, and one dollar and fifteen cents for residential (Crompton, 2001; Steiner, 2000). These figures demonstrate that to provide services for a residential development, the community spends one dollar and fifteen cents for each dollar of revenue earned from the residential development.

Further economic investigation into parkland involves the economics of pollution mitigation. As noted above, the natural processes that can occur in parkland and open space are vital to the complex ecology of a landscape. These processes, specifically pollution mitigation through natural plant processes, can save communities millions of dollars in associated fees versus areas where these natural processes are not in place. For example, as mentioned above, Chicago saves over one million dollars each year due to its eleven percent tree canopy coverage. Sacramento residents are saving three million dollars each year due to the region's urban forest removal of two hundred thousand metric tons of carbon dioxide through natural plant processes. New York is estimated to be saving as much as ten million dollars each year for the natural removal

of air pollution (Scheer, 2001). Costanza has attributed, though somewhat controversially, a global value to seventeen ecological processes at thirty-three trillion dollars per year (Moughtin, 2005, 83). Although the actual dollar amounts may be debatable, the point lies in the fact that natural processes are invaluable and are alive within neighborhood parks.

2.5 The Proximate Principle

The proximity of parkland, open space, and greenways to residential property increases property values and related tax revenues (Crompton, 2001; Crompton, 2004; Gosdin and Lemmons, 1969; Pack, 2005). This economic principle is known as the proximate principle (Crompton, 2001, 12) and is responsible for three zones of economic influence within which parkland can impact property values (Figure 2.1).

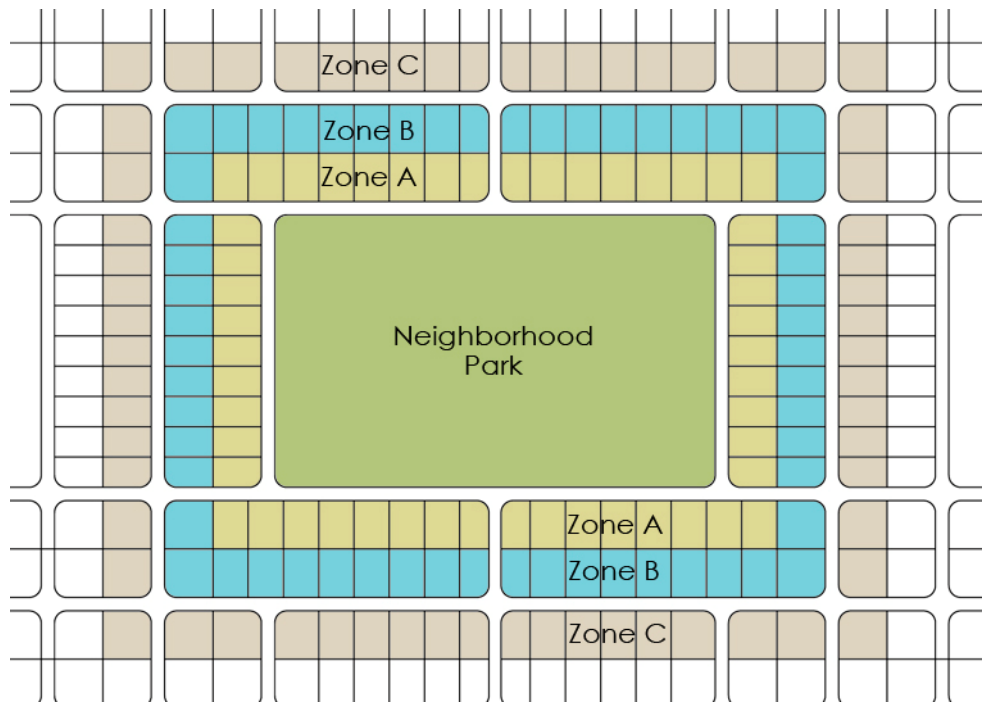


Figure 2.1 The Proximate Principle and Zones of Economic Impact

The concept behind the proximate principle is that properties within placement proximity to an amenity, such a neighborhood park, will represent the value of the amenity within its assessed market value and heightened tax burden. The premiums associated with such an amenity will decline as the distance between the amenity and said property increases, to a point where the amenity has no impact on property values (Crompton, 2004).

With regard to parks and public open space, Zone A of economic impact encompasses an area within a two minute walk of the amenity. Zone B covers an area between a two to four minute walk of the amenity, and Zone C represents an area within a five minute walking distance to the amenity (Figure 2.1). According to past studies, these three zones represent a twenty percent, ten percent, and five percent premium in

market value of surrounding residential property, respectively (Crompton, 2004; Miller, 2001).

However, it should be addressed that not all parkland has such implications. According to Pack, research for a housing development in Philadelphia adjacent to Pennypack Park, found that property value adjacent to the active recreation facility was slightly lower than similar housing just out of proximity (Pack, 2005). Such findings suggest a need for planners and designers to apply a more sensitive design and site locale to intensely used recreation facilities.

2.6 Summary

The complex social, economic, and ecologic services that flow through parkland and open space networks are invaluable to the human community. These landscapes support the regional balance of overall landscape ecology and have a rootedness in human restoration and planning economics. The tradition of the symbolic open space within the city “comes out of the urban form of cities and democracy needing shared public spaces,” Van Valkenburgh (Amidon, 2005, 27).

Through a literature review, it is clear that open space networks contribute positively to human communities in arenas of human physiology and psychology, social needs, landscape ecological services, and community planning economics. However, an understanding of all processes should be of concern to citizens. The continual education of such matters will aid in land use development and design. “In community design, open space must be thought of as the most ethereal of the fundamental building blocks

in quality design” (Hall and Porterfield, 2001, 19). It is also apparent that the system should be considered in both its parts and in its entirety. Spirn summarizes this point:

The loss of trees in streets and plazas has far-reaching consequences not only for pleasure, but also for air quality, outdoor comfort, indoor energy consumption, water quality, and property value. Costs and benefits calculated without an appreciation for the whole system and the processes that drive it invariably underestimate the value of nature in the city (Spirn, 1984, 230-231).

CHAPTER 3

RESEARCH METHODOLOGY

This chapter explains the two-phase research methodology used to demonstrate the impacts and impressions of neighborhood parks within a growing community. Phase one of the research methodology is a detailed collection and analysis of residential property values in two established neighborhoods built around neighborhood parks. The second phase consists of the creation, distribution, and analysis of neighborhood park surveys in a three-year-old , traditional subdivision in the same community.

3.1 A Community Environment

To answer the research questions, a specific community was selected for applying the research methodology. Situated ninety-nine miles southeast of Dallas is an East Texas city and the seat of Smith County; the city of Tyler, Texas. Providing homes for eighty-seven thousand residents, Tyler was chosen as the study site for four reasons: (1) Tyler is currently experiencing a swelling in both population and physical growth, including a demand for traditional suburban development (City of Tyler, Texas website, 2007); (2) Tyler has fewer neighborhood parks than recommended by national recreation organizations (Tyler21 Comprehensive Plan, 2007); (3) “(Existing) parks and trails often have limited connections to nearby neighborhoods and public open space and are not distributed equally around Tyler” (Tyler21 Comprehensive Plan, 2007); and (4) the familiarity and accessibility of the city to the researcher.

3.2 Phase One: Proximity in Practice

Crompton's Proximate Principle as previously reviewed suggests that neighborhood parks "in some instances" (Crompton, 2001, 12) have the potential to positively impact residential property values based upon the property's proximity to the park. This principle was tested within the Tyler community to assess the validity of the economic theory on an empirical basis.

Two Tyler neighborhoods positioned around neighborhood parks were selected to test the Proximate Principle. The neighborhoods chosen for this research were selected from the city of Tyler's neighborhood park inventory (Tyler21 Comprehensive Plan, 2007). Although the city claims fourteen neighborhood parks, twelve were not evaluated because a visual study by the researcher revealed physical characteristics that did not conform to the definition of a neighborhood park under this research and as outlined by Crompton and Miller (Crompton, 2004; Miller, 2001). The two selected neighborhoods were Tyler's historical Azalea District surrounding Bergfeld Park and the Stonegate development surrounding Stonegate Park.

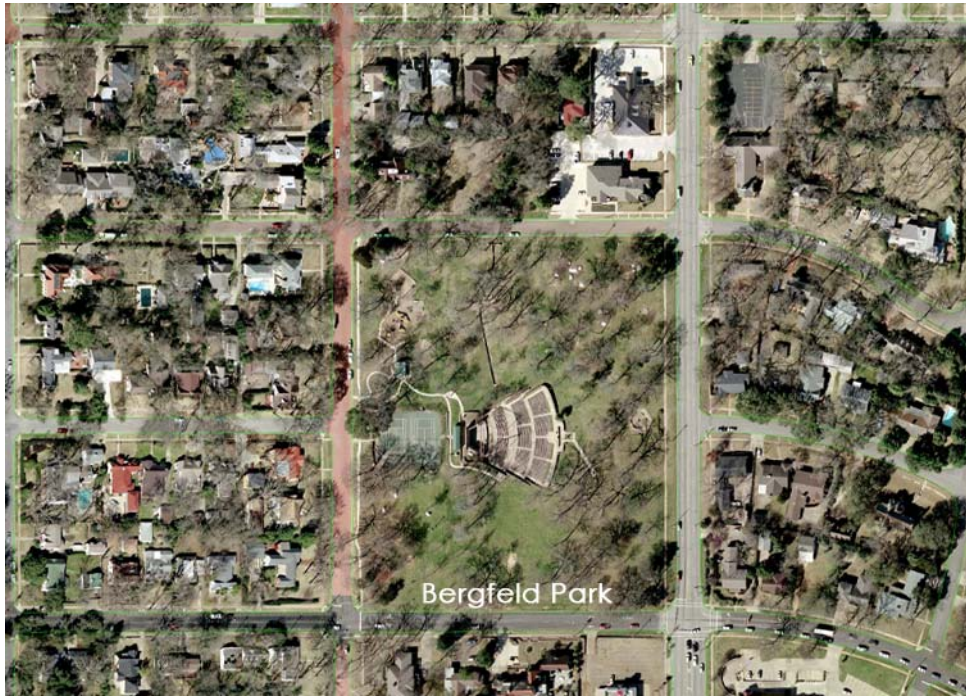


Figure 3.1 Bergfeld Park: 2003 Aerial (From the City of Tyler)



Figure 3.2 Stonegate Development: 2003 Aerial Site Map Prior to Completion (Aerial From the City of Tyler)

To gauge the influence of the two selected neighborhood parks on adjacent residential properties, the surrounding neighborhood tax records, as assessed by the Smith County Appraisal District, were collected and analyzed. Through aerial photographs and plat records on file with the Smith County Appraisal District, these neighborhoods were divided into three zones of economic impact. These zones were established by travel distances to the parks, as determined in previous research (Crompton, 2004; Miller, 2001).

The assessed Smith County economic data for the three property zones were converted to several figures for analysis. The figures used in the analysis included; (1) an average market value per structure square foot; (2) Smith County average assessed taxes per structure square foot; and (3) properties that did not have completed structures were converted to an average market price per acre basis, where available. These values were analyzed to yield a percentage increase or decrease value across the three zones and against a control value, where available.

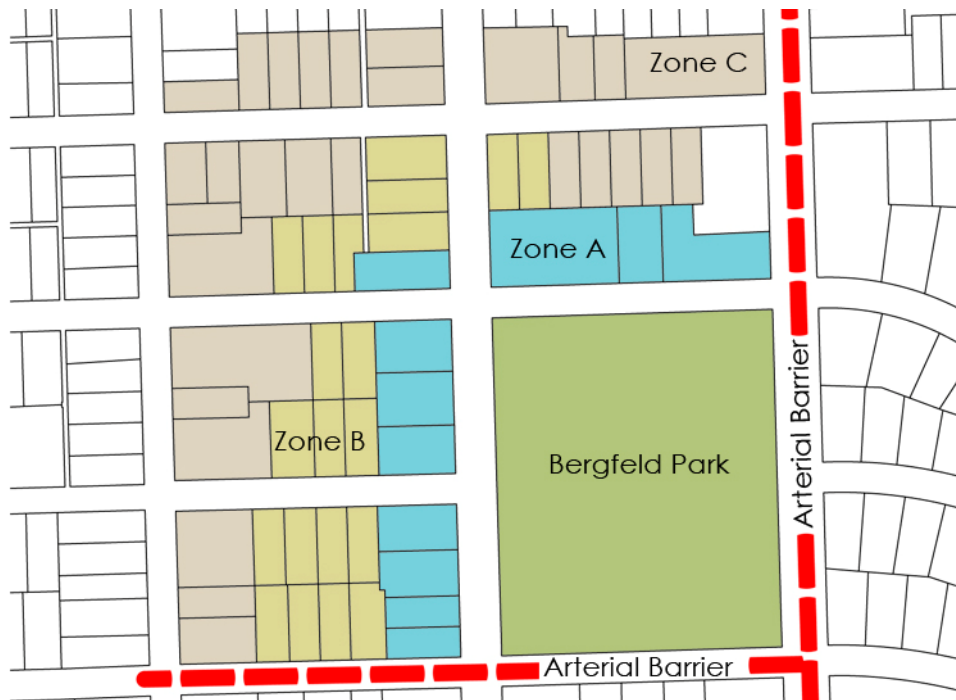


Figure 3.3 Bergfeld Park: Zones of Economic Impact



Figure 3.4 Stonegate Development: Zones of Economic Impact

3.3 Phase Two: The Public Voice

Phase two of the research methodology involved the design, distribution, and analysis of a series of questionnaires. These questionnaires were designed to uncover the views and economic preferences of consumers of traditional subdivision communities. This quantitative research tool was primarily designed to elicit comparable data, but also sought descriptive narratives about personal attachments and attitudes toward neighborhood parks (Taylor and Bogdan, 1998).

To implement the data collection, a traditional subdivision was selected for distribution of the questionnaires. Selection of the subdivision for study was based on the following factors: (1) the subdivision was part of the overall Tyler community; (2) the subdivision was not located in proximity to a neighborhood park; (3) the subdivision was recently completed to allow for the majority of subjects to be the original purchasers of the residential lots; and (4) a high percentage of construction completion. After a review of recent Tyler area subdivision construction, Acadia Place was selected.

Acadia Place is in south east Tyler and is ninety-nine percent complete with one hundred thirty-two residential lots. Of these lots, one was empty, one has a structure under construction, and three were for sale and appeared vacant. Considering these five “special circumstance” lots, a sample population for data discovery was established at one hundred twenty-seven.



Figure 3.5 Acadia Place: 2003 Aerial Site Map Prior to Completion (Aerial From the City of Tyler)

Before the questionnaires were distributed to the sample population, Acadia Place was analyzed to determine the best potential location for a neighborhood park according to the existing design. Following established guidelines from prior research (Crompton, 2004; Miller, 2001), two locations were chosen as sites for neighborhood parks.



Figure 3.6 Acadia Place: Selected Park Locations

With chosen locations for the neighborhood parks, the development was then divided into three zones of economic influence according to the same criteria as the Azalea District and Stonegate (Crompton, 2004; Miller, 2001). Within Acadia Place, the existing residential properties were surveyed based on the zone in which they resided. As a “point of departure based on a review of empirical studies,” the properties in Zone A were assumed to produce a twenty percent premium, those in Zone B a ten percent premium, and those in Zone C a five percent premium (Crompton, 2001, 12) and were represented as such in their corresponding questionnaires.



Figure 3.7 Acadia Place: Zones of Economic Impact

It was determined that seventy-one lots were in Zone A, thirty-one lots in Zone B, and twenty-five lots in Zone C. The distribution of the questionnaires followed this determination since a key question of the research was based on the premium demanded by a residential lot's proximity to a neighborhood park. The questionnaires also sought opposition to neighborhood parks within Acadia Place. Other questions determined correlations between demographics and the stated preferences to pay a premium for proximity to a neighborhood park or opposition to a nearby neighborhood park. The questionnaires (Appendix C) were packaged with a preaddressed, postage-paid envelope for return to the researcher, and left near the front doors of the sample population in a protective plastic sleeve.

3.4 Summary

A two-phase research methodology was put to use to uncover the impacts of neighborhood parks on residential property values and consumer preferences for non-traditional subdivisions. The methodology also measured the proclivity of consumers to pay premiums for a residential lot near a neighborhood park in a Tyler, Texas, traditional subdivision. The analysis of real estate valuations and public surveys were used to produce informed strategies for the basis of creating a different type of subdivision and a unified program for a community-wide neighborhood parkland system.

CHAPTER 4

ALL ABOUT THE NUMBERS

The inclusion of neighborhood parks within the realm of traditional subdivision development has been viewed as an increased cost to the suburban developer. As a result, non-traditional developments are created when local governmental codes mandate their establishment, even though research suggests that the development of parkland can be beneficial to the developer:

Providing parks in new neighborhoods offers clear financial benefits to developers, that those benefits are predictable using objective research methods, and that they can be captured through careful design and development practice (Miller, 2001, 101).

This research uncovers community factors that can lead to profitable opportunities for developers, provide an array of housing choices, and create the infrastructure for parkland.

4.1 The Proximate Principle Applied

Two neighborhoods were studied to determine the impacts of neighborhood parks on residential property values. Data for this study were collected through the Smith County Appraisal District (www.smithcad.org). The information was then analyzed to uncover trends in residential property values according to the three zones of economic impact.

4.1.1 Bergfeld Park

Bergfeld park is a neighborhood park centrally located in the heart of Tyler. The eight and one third acre neighborhood park is bound by residential streets to the north and west, West Second Street and South College respectively. South Broadway Avenue, a major arterial, is the east boundary and West Fourth Street, a minor arterial, to the south.

Bergfeld Park is a heavily used park in Tyler and functions as the public core of the Azalea District. The park features picnic areas, restroom facilities, two tennis courts, a playground, an amphitheater, and open space for public gatherings and open play.



Figure 4.1 Bergfeld Park



Figure 4.2 Bergfeld Park: Playground



Figure 4.3 Bergfeld Park: Tennis Facilities



Figure 4.4 Bergfeld Park: Space for Open Play and Gatherings

4.1.2 Stonegate Park

Stonegate park is the central feature of the Stonegate development in south east Tyler. The development is located three and a half miles south of Loop 323 on the east side of Paluxy Drive and was developed as a non-traditional suburban neighborhood.

Stonegate is a new development and currently has a built-out rate of fifty-five percent. The park, which creates the physical core of the neighborhood, features a central lake, picnic areas, a community gathering area, and walking/jogging trails. When compared to Bergfeld Park, Stonegate Park is more passive in design and programming, but serves the surrounding neighborhood in a similar manner.



Figure 4.5 Stonegate: Development Entry



Figure 4.6 Stonegate: Recreational Trail



Figure 4.7 Stonegate: View Across Lake of Community Gathering Area



Figure 4.8 Stonegate: Recreational Trail Amenities

4.1.3 Valuation Assessment

The two study neighborhoods and neighborhood parks are different in character and physical locale within the overall community. However, both were analyzed according to phase one of the research methodology.

Data for fifty-five residential lots around Bergfeld Park were collected, and analyzed according to the three zones of economic influence. All properties were analyzed on an average market price per structure square foot basis (Figure 4.9) and according to average Smith County assessed taxes per structure square foot (Figure 4.10). These properties were compared against an average market price made up from a random sampling of twenty-one residential properties outside of the potential zones of influence of any neighborhood park. Complete data for the residential properties in the Bergfeld Park neighborhood are in Appendix A.

Data for one hundred and one of the one hundred and three residential lots in Stonegate were available, collected, and analyzed according to the three zones of economic influence. Fifty-five percent of the residential properties were analyzed on an average market price per structure square foot basis (Figure 4.11) and on an average Smith County assessed tax per structure square foot (Figure 4.12). The forty-five percent of properties that do not have completed structures were analyzed on an average market price per acre basis (Figure 4.13). Complete data for the residential properties in Stonegate are in Appendix B.

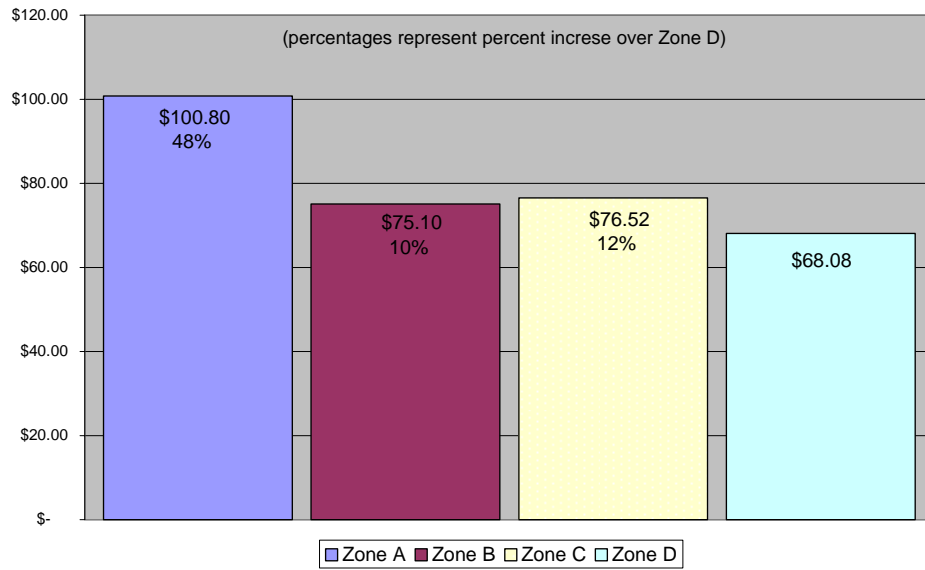


Figure 4.9 Bergfeld: Average Market Price per Structure Square Foot

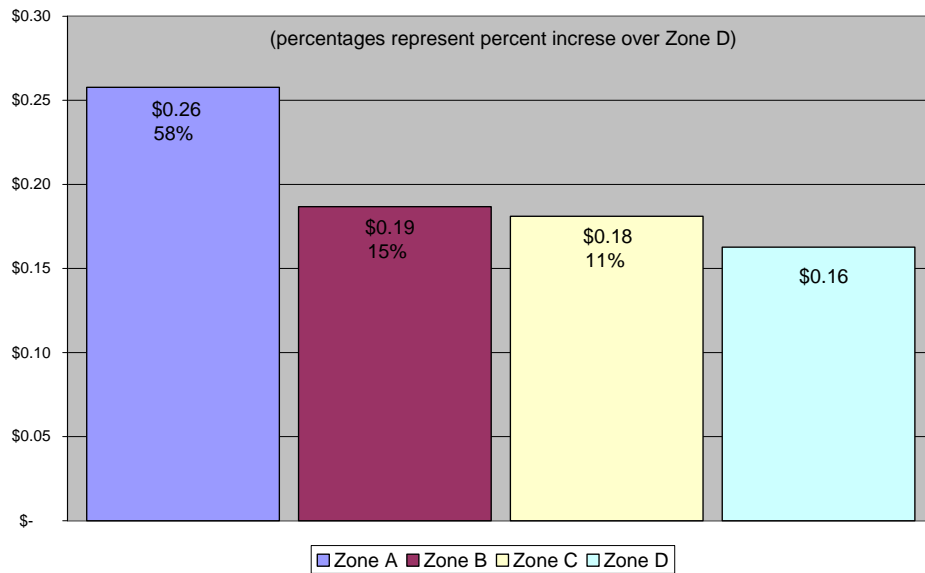


Figure 4.10 Bergfeld: Average Smith County Assessed Taxes per Structure Square Foot

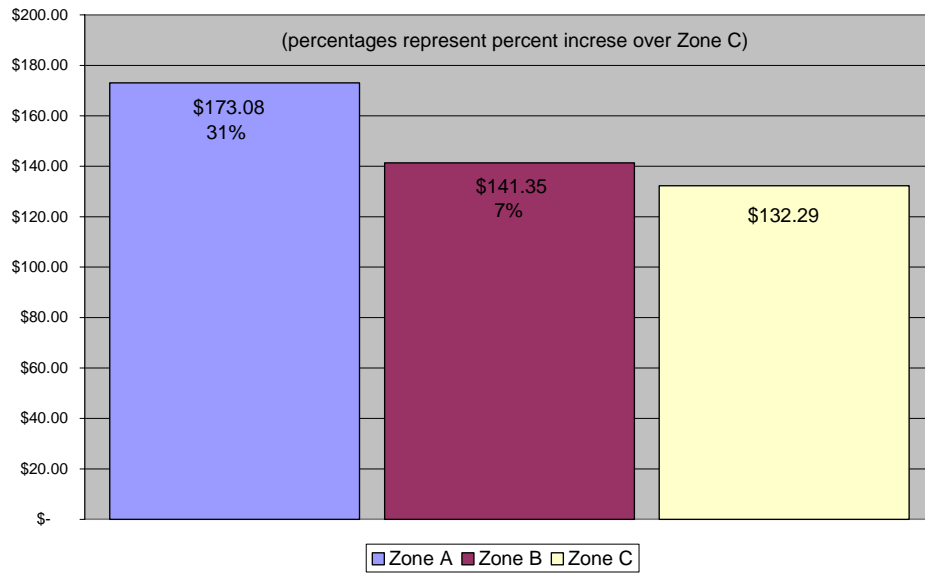


Figure 4.11 Stonegate: Average Market Price per Structure Square Foot

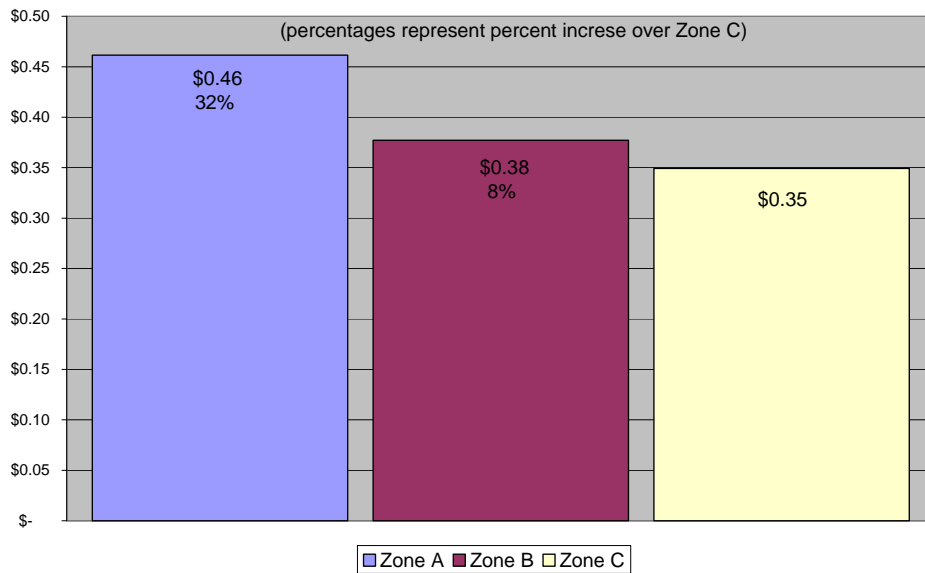


Figure 4.12 Stonegate: Average Smith County Assessed Taxes per Structure Square Foot

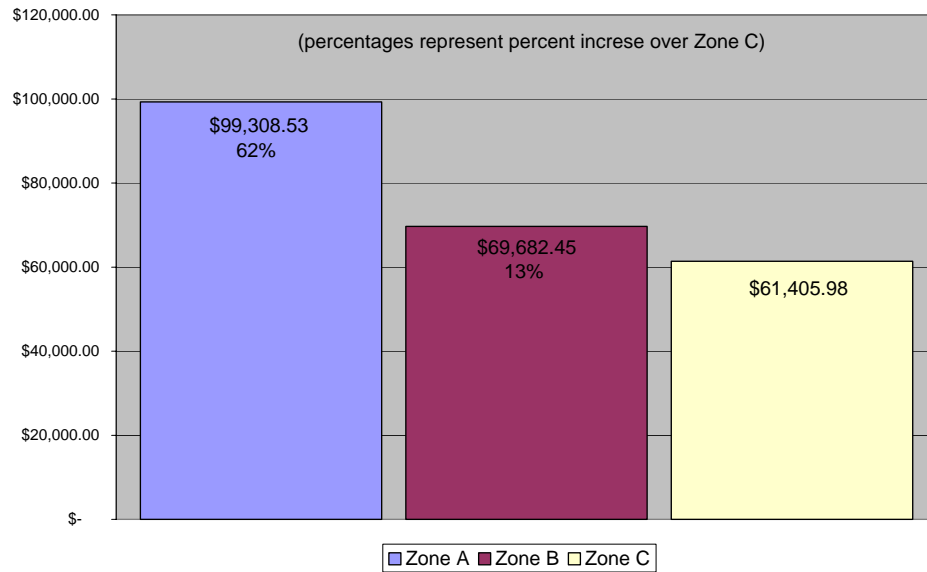


Figure 4.13 Stonegate: Average Market Price for Unbuilt Lots per Acre

Figure 4.9 shows that the residential properties surrounding Bergfeld Park did project a rising premium in average assessed market price across the zones of economic impact. The control value, Zone D, had an average assessed market price of sixty-eight dollars and eight cents per square foot. The properties in Zone A (Figure 3.3) showed a forty-eight percent increase in average market value per square foot over the random sample that is out of proximity of a neighborhood park. In agreement with the theoretical research, the properties in Zone B showed a ten percent premium in market price over the control. The properties in Zone C showed a twelve percent premium over the control with an average market value of seventy-six dollars and fifty-two cents.

Figure 4.10 shows the results of the analysis of the Smith County Average assessed taxes per structure square foot of the residential properties around Bergfeld

Park. This study showed that property owners in Zone A paid, on average, an increase of fifty-eight percent more taxes per square foot of residential structure. Zones B and C showed an average increase of fifteen and eleven percents, respectively.

Figures 4.11 and 4.12 show the results of the same analyses of Smith County assessed average market price per structure square foot within Stonegate. However, there was no control or Zone D considered because all properties in the development fell within one of the three zones of economic influence around Stonegate Park (Figure 3.4). For the economic studies within Stonegate, Zone C was used as the benchmark for comparison of an increase or decrease in average property values and taxes.

Figure 4.11 shows that the average assessed market value per structure square foot in Zone A claimed a thirty-one percent increase over the properties more distant from the park in Zone C. The properties in Zone B showed an average assessed premium of seven percent over Zone C.

Figure 4.12 shows that property owners in Zone A paid, on average, an increase of thirty-two percent more taxes per structure square foot than property owners in Zone C. The owners in Zone B paid, on average, eight percent more taxes per structure square foot than owners in Zone C.

A third study was conducted within Stonegate because forty-five percent of the residential lots did not have built structures. This study compared the average assessed market values per acre of raw land across the three zones of economic influence. Figure 4.13 shows that vacant properties in Zone A were assessed at a sixty-two percent average market price per acre premium over properties in Zone C. The properties in

Zone B were assessed at a thirteen percent average market price per acre premium over properties in Zone C.

4.1.4 Valuation Summary

The zones of economic influence for both neighborhoods showed an average increase in assessed market values and taxes paid the closer the zones were to the neighborhood parks, with the exception of Bergfeld Park's Zone B. While this zone showed a ten percent premium over the control zone, similar to reviewed studies, it was two percent lower than the average premium assessed to Zone C.

4.2 Acadia Place: Survey Findings

Acadia Place, a traditional suburban development, was surveyed to determine the views of residential property owners on neighborhood parks and their proclivities to pay premiums to live in proximity of a neighborhood park. Information for this study was collected through the circulation of a survey instrument, then analyzed to uncover trends among the residents.

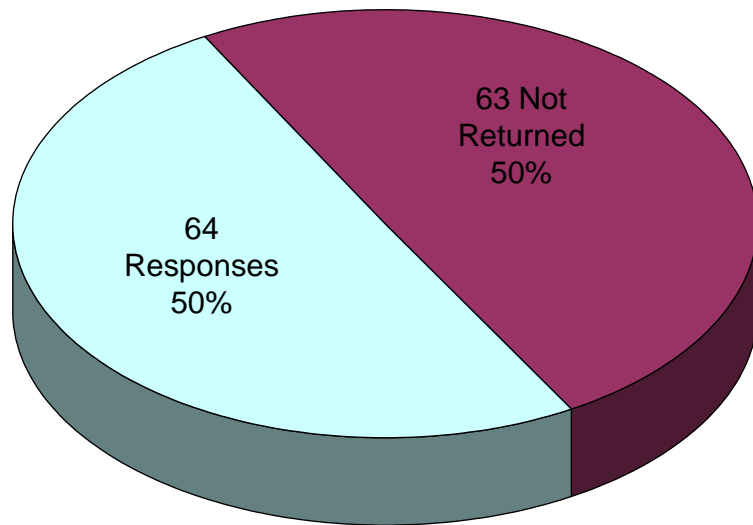


Figure 4.14 Response Return Rate

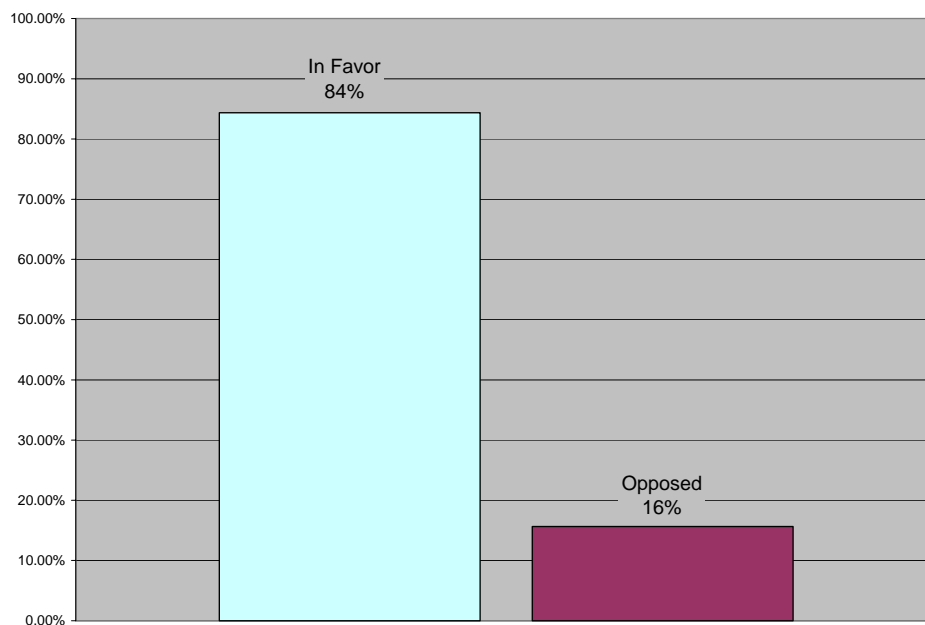


Figure 4.15 Percentage of Respondents in Favor of or Opposed to a Neighborhood Park

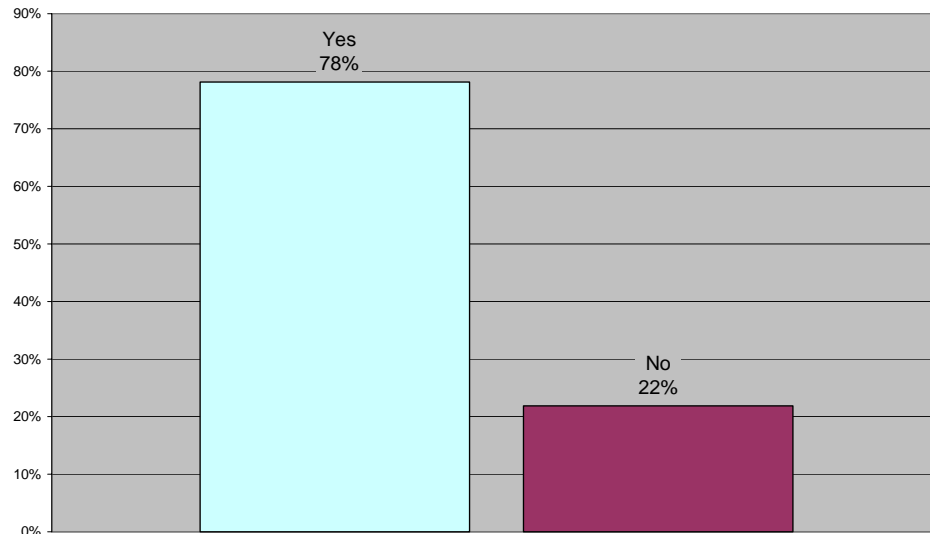


Figure 4.16 Percentage of Respondents that Would Pay a Premium on a Residential Lot to Live Near a Neighborhood Park

One hundred twenty-seven surveys were distributed with a return rate of just over fifty percent (Figure 4.14) Of the returned surveys, eighty-four percent of respondents were in favor of living near a neighborhood park. Sixteen percent were opposed to living near a neighborhood park (Figure 4.15).

The survey results indicated that seventy-eight percent of respondents would be willing to pay a premium for a lot located in proximity to a neighborhood park. Almost twenty-two percent of respondents were not willing to pay the premium associated with the proximate location to a neighborhood park (Figure 4.16).

Data from the surveys were also analyzed to reveal trends among respondents that were or were not willing to pay a premium for a residential lot located in proximity to a neighborhood park.

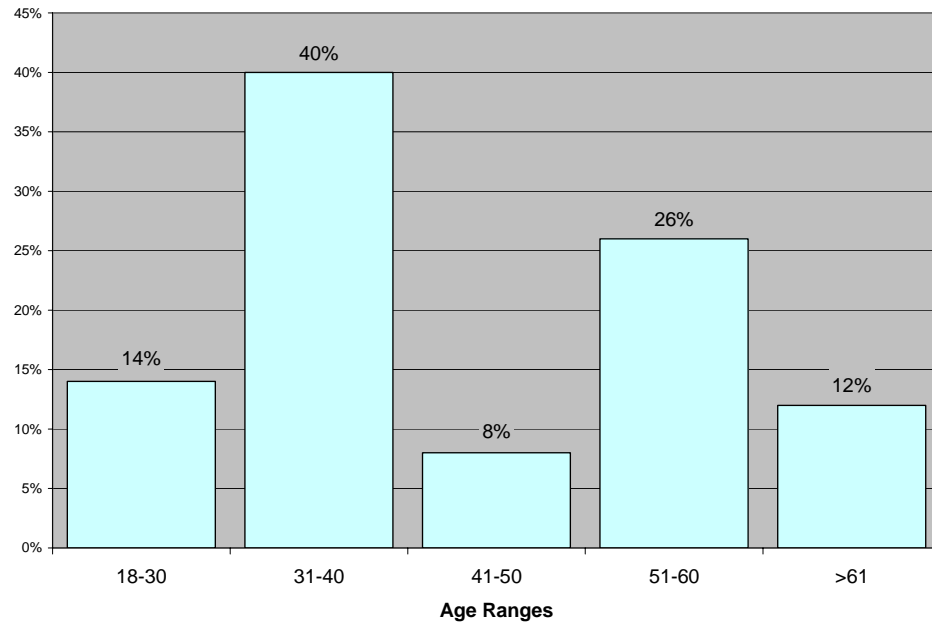


Figure 4.17 Age Distribution Among Respondents Who Would Pay a Premium

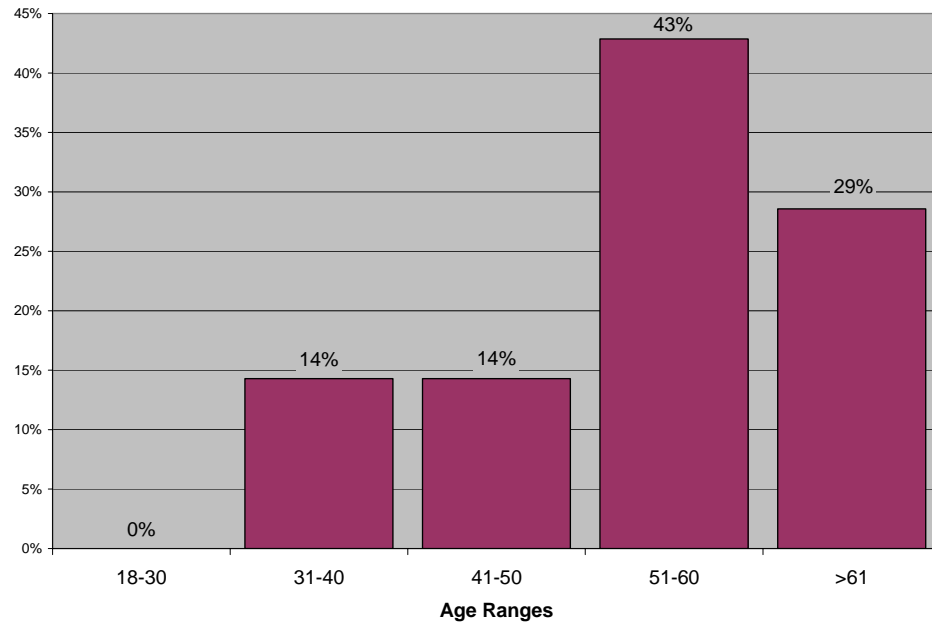


Figure 4.18 Age Distribution Among Respondents Who Would Not Pay a Premium

Analysis of the data showed that of the fifty respondents that would pay a premium for a lot near a neighborhood park, fourteen percent were between the ages of eighteen to thirty, forty percent were between thirty-one and forty, eight percent were between forty-one and fifty, twenty-six percent were between fifty-one and sixty and twelve percent were over the age of sixty-one.

Analysis also showed that of the fourteen respondents that would not pay a premium for a lot near a neighborhood park zero were between eighteen and thirty, fourteen percent were between thirty-one and forty, fourteen percent were between forty-one and fifty, forty-three percent were between fifty-one and sixty, and twenty-nine percent were over the age of sixty-one.

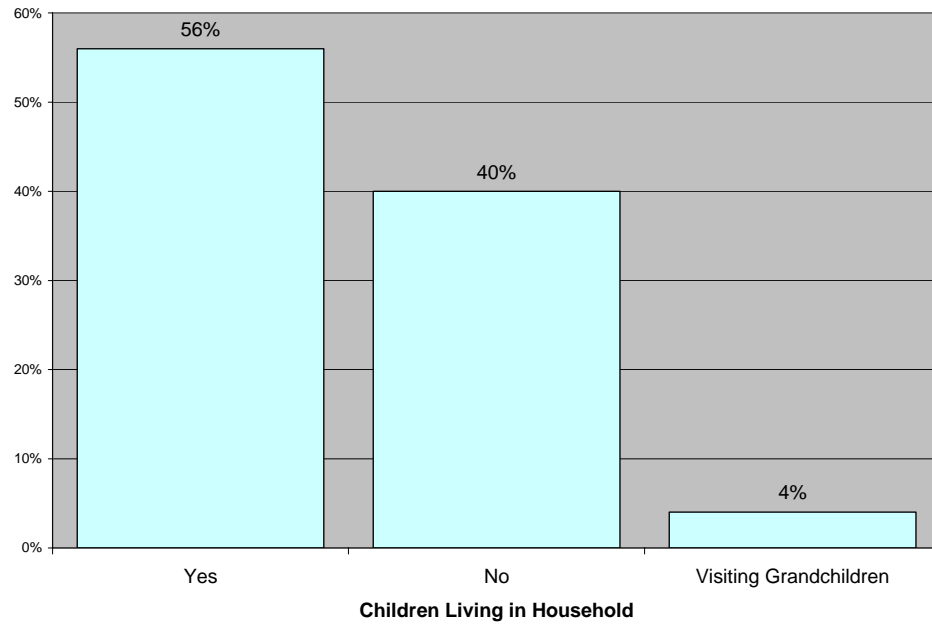


Figure 4.19 Distribution of Respondents with Children in Household that Would Pay a Premium

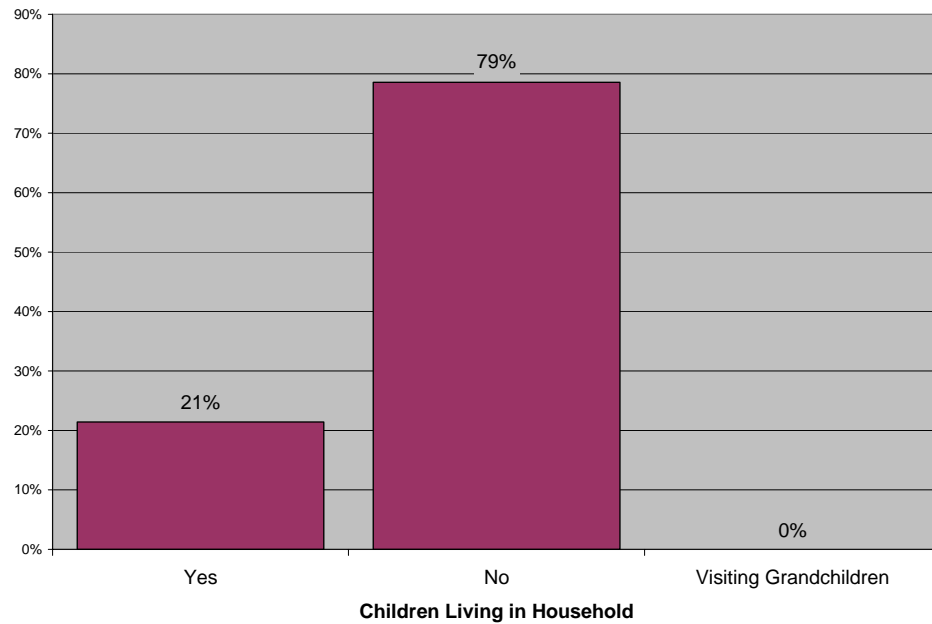


Figure 4.20 Distribution of Respondents with Children in Household that Would Not Pay a Premium

Data analysis showed that of the fifty respondents that would pay a premium for a lot near a neighborhood park, fifty-six percent had children living in the household. Four percent explained that they “regularly had grandchildren that visited” and would enjoy having a nearby park (Appendix D). Forty percent of the respondents that would pay a premium for a residential lot near a neighborhood park did not have children living in the household.

Analysis of the data also showed that of the fourteen respondents that would not pay a premium for a lot near a neighborhood park, seventy-nine percent did not have children living at home. Twenty-one percent stated they did have children living in the household.

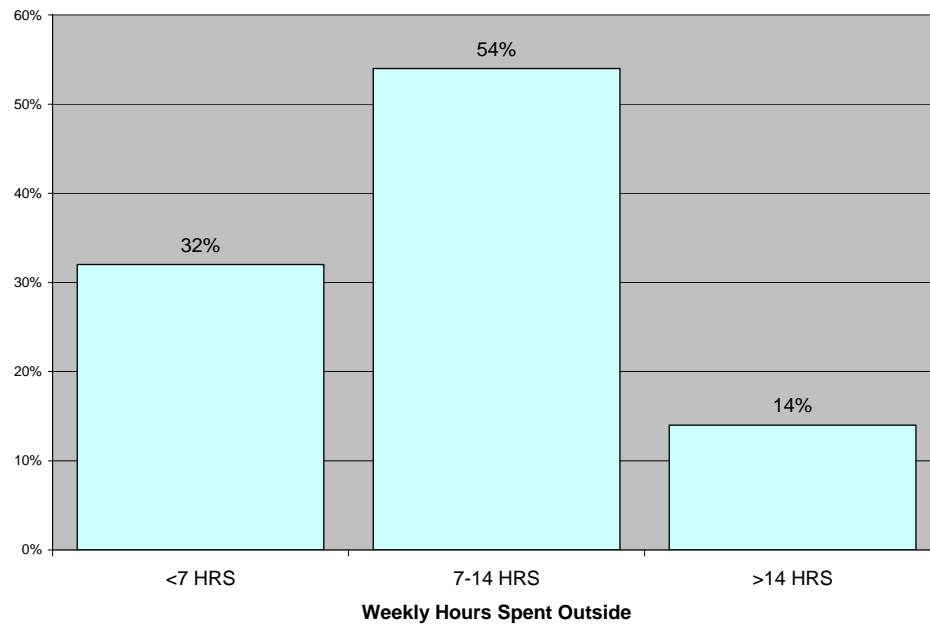


Figure 4.21 Distribution of Time Spent Outside for Respondents that Would Pay a Premium

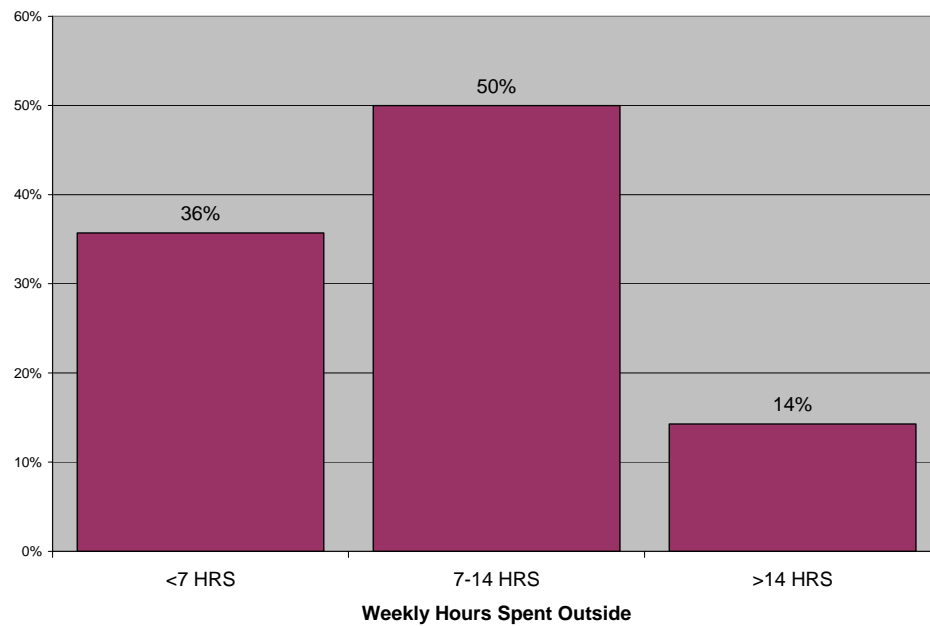


Figure 4.22 Distribution of Time Spent Outside for Respondents that Would Not Pay a Premium

Further data analysis showed thirty-two percent of the respondents that would pay the premium associated with a neighborhood park spend less than seven hours outside per week. Fifty-four percent of those respondents stated they spend seven to fourteen hours per week outside. Fourteen percent claimed more than fourteen hours are spent outside per week

The data reveal that the respondents that would not pay the premium to live near a neighborhood park fell into a similar distribution as the respondents that would pay the premium. Analysis showed that thirty-six percent spend less than seven hours outside per week, fifty percent spend between seven and fourteen hours outside per week, and fourteen percent spend more than fourteen hours outside per week.

4.3 In Their Words

The data in this study uncovered a survey group that favored a nearby neighborhood park. A majority of the survey group also had a willingness to pay a premium for residential property in close proximity to a neighborhood park. Of the entire survey group, twenty-seven percent took the opportunity to elaborate on their preferences either for or against a neighborhood park.

4.3.1 Narratives of Respondents Not Willing to Pay Premium

Unless properly supervised, a neighborhood park would provide a place where predators or others could exploit unsuspecting children. Children are safer playing in their own yards. Most neighborhood are not well maintained after a few years.

We paid too much.

Empty nesters – ready for quiet. Parks are hard to police, trash, activity, hang-out.

I have no children at home that could use a park, but I would not have a problem with a park nearby for other people's children.

I would not want to live directly across the street from a park, or even a minute away. I would not want one that close because, unfortunately, a lot of negative activities take place at parks at night. They also generate a lot of traffic.

I think it increases the chance of vandalism.

Noise.

It brings in too many people, traffic, and drug runners prey on the young people in parks.

Increase in traffic in neighborhood. Hangout for teenagers at night, drinking.

We probably do not need a park because; (1) my husband and I both work and just take walks through the neighborhood when we want to exercise, (2) our young grandchildren come over about once a month to six weeks and we take them to play at the elementary school playground which is directly behind our house, and (3) I realize the importance of parks and believe they benefit neighborhoods, but we do not feel like we need one (Appendix D).

4.3.2 Narratives of Respondents Willing to Pay Premium

The availability and proximity to a neighborhood park will be important when searching for our next house.

(I) purchased a ravine lot at a higher price for the greenery and trees.

Our backyard is really small. I would love for my daughter to have more room to play.

Not only would we appreciate parks but also sidewalks. Obesity is rampant in Texas and outdoor spaces for exercise, walking trails, parks, bike paths, etc. are few.

I think having a neighborhood park is a great idea. A park with walking trails and other activities; playgrounds, gazebos, picnic areas can stimulate more outdoor activities for families in the neighborhood. As long as the park is well maintained and there is some form (of) security or security lighting at night. A neighborhood park would increase property values and attract people to live in that particular area if it has properly maintained landscaping.

A park near our home would help entertain grandchildren.

It would provide a place for grandchildren to play.

My children are grown. Had they been small, I would pay extra for a lot. Also, I would pay extra if the park had walking and bike paths. I wouldn't pay twenty percent, but might pay ten percent.

Having a park in the neighborhood would be very nice, but I really don't want to spend thousands of dollars to have one built. If a park was already in the neighborhood or the price of the home was previously calculated to include parkland that would be okay. Nice but not absolutely necessary for life/existence. I would not want to pay for it after buying the home (Appendix D).

CHAPTER 5

CONCLUSIONS AND IMPLICATIONS

This investigation into the economic and intangible values of neighborhood parks is not an attempt to force neighborhood parks into all new developments. The value is not in the continual purchase of open space for parks (Gosdin and Lemmons, 1969) or creating parks for the sake of having parks. Rather, the value of this study is to provide tools to help in the growth and development of an entire community that addresses the needs of the people. The main goal of this study is to challenge the current norm of residential development and address Hudnut's observation:

People want a sense of place. Many are tired of the disconnectedness they feel in suburbia. They still love single-family homes, but they are discontented with the rest of the package, the patchworks of strip development, the congestion on the highways, the mind-numbing monotony, the excessive dependence on the automobile (Hudnut, 2003, 187).

Although a myriad of factors can address these concerns, the one considered in this study is a strategic approach to the inclusion of neighborhood parks that can provide opportunities for play, athletics, socializing, and interacting with nearby nature (Forsyth and Musacchio, 2005, 95), while providing the economic gains that drive development. Through design implementation, these neighborhood parks also have the potential to address the environmental structure and ecological needs of the community (Forsyth and Musacchio, 2005) while providing a variety of individual neighborhoods.

5.1 Conclusions

This study yields several conclusions that challenge the traditional method for subdivision development. These conclusions can provide an alternative method of development for growing communities, and are as follows:

- Residential properties within the study neighborhoods show a premium value when in proximity to a neighborhood park. This premium is under-utilized in traditional suburban development.
- Eighty-four percent of respondents living in a traditional subdivision development demonstrated a willingness to pay this premium to own residential property in proximity to a neighborhood park. The survey respondents stated reasons for doing so including visual appeal, obesity rates, recreational opportunities, increased property values, and places for children and grandchildren (Appendix D).
- There is a market for developments with neighborhood parks that can be economical for private interest developers (Miller, 2001). These developments have public demand and can compete against traditional developments with consumers who are willing to pay premiums based on proximity to parkland.
- Sixteen percent of respondents living in a traditional subdivision would not pay the premium to own property in proximity to a neighborhood park. Respondents opposed to neighborhood parks cited noise, traffic,

vandalism, drugs, underage drinking, and lack of maintenance as reasons against the development of a neighborhood park (Appendix D).

- Neighborhood parks can serve a variety of functions when incorporated within a residential development. These functions range from providing a shared recreational place that fosters relationships and strengthens the community, to providing habitat for wildlife and ecological functions connecting residents to their natural surroundings.
- Communities should provide a diverse range of residential developments, giving consumers a wealth of neighborhood choices. This range of developments might include neighborhoods that appeal to individuals who desire the visual appeal of a naturalistic, scenic neighborhood park to a recreational neighborhood park for various physical activities and social events. The option for traditional developments should also remain. These developments have benefits in the aspects of affordability, private open space, and other aspects of choice (Forsyth, 2005, 270) but alone, do not provide for all the public's needs.

5.2 Implications

The neighborhood park is not the answer to all the issues attributed to traditional suburban development. The data presented here address some of the social and economic concerns in development endeavors and point to implications for landscape architects, urban designers, and policy makers:

- Community growth strategies should allow for flexibility within individual developments to create the diversity sought by the public.
- A parkland framework plan should be strategically planned prior to development to create a cohesive system. Important sites and resources within this framework should be identified and planned for accordingly. This may include incentives for the development and/or preservation of parkland within a particular development project.
- Parkland dedication should be encouraged by policy makers according to the parkland framework plan, but not mandated through a dedication ordinance required of all residential development projects, thus reducing community-wide diversity.
- Each development and neighborhood park should be carefully planned according to its immediate context and its role in the community. This should include a design that maximizes premiums on property values according to the zones of economic influence. Sensitive design can offset parkland development creating a profit center for the developer.
- The public and private sectors should work together in a flexible manner to guide the growth of the community:

A relationship between public and private that favors a strong sense of place and community is as much the precursor of good functional urban forms as is their product. Design should emerge from and reflect social dynamics, and the evolution of a community must allow some fluidity of spatial forms to reflect changing and inevitably contested perspectives and practices (Cannavo, 2007, 120).

These strategies form guiding philosophies for community policy and subsequent growth, with regard to residential development and parkland systems. A developing community is a multifaceted and organic entity of which its true potential lies beyond the neighborhood park. Rather, it is in the opportunities available through a diversity of choices that lead to a rich and satisfying life that includes a diverse public realm:

Parks, whether passive or active, small or large, are not the only form of public space. Libraries, squares, market-places, canals, trails, and plazas can all become parts of well-planned open space that promote community investments, contribute to a city's uniqueness and quality of life, preserve the environment, and provide important linkages to create a sense of place. Spend public money on these things, and the investment will come back sevenfold (Hudnut, 2003, 186).

5.3 Suggestions for Further Research

This study can not attempt to cover all the issues surrounding privatized suburban development or the inclusion of neighborhood parkland within residential developments. The following issues raise questions that could be considered for further study within the parameters of this study:

- How are private open spaces, such as private parks and golf courses, viewed by consumers of residential developments and how do they impact the regional parkland and open space network of a community?
- Do residential suburban developments create a demographic separation of socio-economic classes? If so, does this separation influence the success of parkland that is developed within a residential development?

- How does public open space impact the perceived value of residential property when access is limited to visual appeal with no physical admission? Would consumers be willing to pay premiums for visual appeal only?
- Can design strategies shape suburban developments that obscure the boundaries of private yards in a traditional suburban development to create a park-like setting? Would consumers would be willing to pay a premium for this shared yard approach to development?
- Can city codes incorporate design guidelines that create streets that function as linear parks and create opportunities for social and recreational interactions that foster a sense of community?
- How can traditional suburban developments be designed to empower the autonomy of the younger and older populations through transportation, social, and recreational opportunities?
- Is there a “phase” during the growth and evolution of a community that can be identified as the most economically advantageous time to initiate non-traditional developments?
- Is there a time frame that communities can identify that can change the physical shape of development and create a more cohesive landscape for their residents and regional ecology?

APPENDIX A

BERGFELD ASSESSED VALUES

ZONE A												
LOT#	PIN #	LAND	MARKET	SMITH CO TAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE			
1	53281	\$ 48,800.00	\$ 774,100.00	\$ 2,076.72	6020	\$ 0.34	\$ 128.59	N/A				
2	53280	\$ 45,700.00	\$ 306,200.00	\$ 754.39	3384	\$ 0.22	\$ 90.48	N/A				
3	53279	\$ 36,600.00	\$ 341,600.00	\$ 916.43	3708	\$ 0.25	\$ 92.13	N/A				
4	53255	\$ 39,000.00	\$ 327,500.00	\$ 853.41	3245	\$ 0.26	\$ 100.92	N/A				
5	53258	\$ 53,900.00	\$ 259,000.00	\$ 694.83	2374	\$ 0.29	\$ 109.10	0.363	\$ 148,484.85			
6	53257	\$ 43,600.00	\$ 355,100.00	\$ 952.64	3280	\$ 0.29	\$ 108.26	0.345	\$ 126,376.81			
7	53223	\$ 41,200.00	\$ 364,000.00	\$ 976.52	4023	\$ 0.24	\$ 90.48	0.318	\$ 129,559.75			
8	53242	\$ 60,300.00	\$ 337,400.00	\$ 617.60	3902	\$ 0.16	\$ 86.47	N/A				
9	53241	\$ 26,400.00	\$ 26,400.00	\$ 70.82	N/A	N/A	N/A	N/A				
10	121962	\$ 88,900.00	\$ 598,400.00	\$ 1,605.36	N/A	N/A	N/A	0.5080	\$ 175,000.00			
<u>average</u>		\$ 50,888.89	\$ 407,033.33	\$ 1,049.77		\$ 0.26	\$ 100.80		\$			\$ 144,855.35

ZONE B													
LOT#	PIN #	LAND	MARKET	SMITH COTAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE				
11	53237	\$ 30,800.00	\$ 170,400.00	\$ 457.14	2217	\$ 0.21	\$ 76.86	0.206	\$ 149,514.56				
12	53238	\$ 30,800.00	\$ 214,600.00	\$ 575.72	2537	\$ 0.23	\$ 84.59	0.206	\$ 149,514.56				
13	53220	\$ 44,800.00	\$ 203,800.00	\$ 385.27	2286	\$ 0.17	\$ 89.15	N/A					
14	53221	\$ 34,200.00	\$ 100,300.00	\$ 269.08	1772	\$ 0.15	\$ 56.60	N/A					
15	53222	\$ 38,800.00	\$ 188,400.00	\$ 368.22	3342	\$ 0.11	\$ 56.37	N/A					
16	53230	\$ 62,600.00	\$ 337,600.00	\$ 905.70	3393	\$ 0.27	\$ 99.50	N/A					
17	53249	\$ 30,800.00	\$ 344,600.00	\$ 924.48	3110	\$ 0.30	\$ 110.80	N/A					
18	53246	\$ 33,300.00	\$ 159,300.00	\$ 427.36	2306	\$ 0.19	\$ 69.08	N/A					
19	53256	\$ 34,900.00	\$ 162,700.00	\$ 436.48	2371	\$ 0.18	\$ 68.62	N/A					
20	53248	\$ 30,800.00	\$ 95,100.00	\$ 255.13	2046	\$ 0.12	\$ 46.48	N/A					
21	53247	\$ 33,300.00	\$ 122,200.00	\$ 327.83	1569	\$ 0.21	\$ 77.88	N/A					
22	53289	\$ 31,800.00	\$ 197,400.00	\$ 462.51	2302	\$ 0.20	\$ 85.75	N/A					
23	53288	\$ 32,000.00	\$ 164,911.00	\$ 283.20	2276	\$ 0.12	\$ 72.46	N/A					
24	53285	\$ 27,700.00	\$ 155,000.00	\$ 415.83	1960	\$ 0.21	\$ 79.08	N/A					
25	53282	\$ 30,500.00	\$ 189,800.00	\$ 509.19	2236	\$ 0.23	\$ 84.88	N/A					
26	53287	\$ 33,300.00	\$ 200,900.00	\$ 538.96	2836	\$ 0.19	\$ 70.84	N/A					
27	53286	\$ 30,500.00	\$ 147,100.00	\$ 256.25	2058	\$ 0.12	\$ 71.48	N/A					
28	53284	\$ 30,500.00	\$ 104,000.00	\$ 279.01	1470	\$ 0.19	\$ 70.75	N/A					
29	53283	\$ 30,500.00	\$ 155,100.00	\$ 416.09	2787	\$ 0.15	\$ 55.65	N/A					
<u>average</u>		\$ 34,135.00	\$ 175,415.55	\$ 437.43		\$ 0.19	\$ 75.10		\$				\$ 149,514.56

ZONE C

LOT#	PIN #	LAND	MARKET	SMITH COTAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE
30	53292	\$ 46,200.00	\$ 304,100.00	\$ 488.84	3490	\$ 0.14	\$ 87.13	N/A	
31	53291	\$ 30,800.00	\$ 208,967.00	\$ 335.90	2526	\$ 0.13	\$ 82.73	N/A	
32	53290	\$ 88,500.00	\$ 513,300.00	\$ 1,377.06	6254	\$ 0.22	\$ 82.08	N/A	
33	120437	\$ 75,200.00	\$ 463,800.00	\$ 1,244.26	3796	\$ 0.33	\$ 122.18	0.547	\$ 137,477.15
34	53252	\$ 30,800.00	\$ 137,200.00	\$ 204.59	1754	\$ 0.12	\$ 78.22	N/A	
35	111311	\$ 101,700.00	\$ 457,300.00	\$ 961.90	3860	\$ 0.25	\$ 118.47	0.841	\$ 120,927.47
36	120745	\$ 47,400.00	\$ 545,900.00	\$ 1,451.10	5721	\$ 0.25	\$ 95.42	0.606	\$ 78,217.82
37	53227	\$ 30,500.00	\$ 192,600.00	\$ 516.70	2401	\$ 0.22	\$ 80.22	N/A	
38	53231	\$ 46,200.00	\$ 213,100.00	\$ 504.63	2623	\$ 0.19	\$ 81.24	0.22	\$ 210,000.00
39	53232	\$ 30,500.00	\$ 148,000.00	\$ 243.78	2090	\$ 0.12	\$ 70.81	N/A	
40	53226	\$ 46,200.00	\$ 314,600.00	\$ 843.99	3741	\$ 0.23	\$ 84.10	N/A	
41	53225	\$ 36,900.00	\$ 188,500.00	\$ 505.70	2151	\$ 0.24	\$ 87.63	N/A	
42	53224	\$ 29,300.00	\$ 104,700.00	\$ 280.88	2500	\$ 0.11	\$ 41.88	N/A	
43	53236	\$ 30,800.00	\$ 101,600.00	\$ 272.57	1408	\$ 0.19	\$ 72.16	N/A	
44	53235	\$ 26,600.00	\$ 163,600.00	\$ 438.90	4154	\$ 0.11	\$ 39.38	N/A	
45	53234	\$ 49,200.00	\$ 178,300.00	\$ 478.33	2363	\$ 0.20	\$ 75.45	N/A	
46	53233	\$ 16,900.00	\$ 169,000.00	\$ 453.38	3082	\$ 0.15	\$ 54.83	N/A	
47	53194	\$ 30,500.00	\$ 165,400.00	\$ 257.01	2588	\$ 0.10	\$ 63.91	N/A	
48	53190	\$ 30,800.00	\$ 213,100.00	\$ 571.69	2700	\$ 0.21	\$ 78.93	N/A	
49	53188	\$ 30,800.00	\$ 132,500.00	\$ 355.46	1596	\$ 0.22	\$ 83.02	N/A	
50	53186	\$ 30,800.00	\$ 219,216.00	\$ 355.49	2794	\$ 0.13	\$ 78.46	N/A	
51	53180	\$ 30,800.00	\$ 165,600.00	\$ 444.26	1908	\$ 0.23	\$ 86.79	N/A	
52	53184	\$ 28,900.00	\$ 156,200.00	\$ 419.05	2084	\$ 0.20	\$ 74.95	N/A	
53	53183	\$ 38,500.00	\$ 160,200.00	\$ 264.14	2184	\$ 0.12	\$ 73.35	N/A	
54	53153	\$ 74,700.00	\$ 212,960.00	\$ 571.32	3229	\$ 0.18	\$ 65.95	N/A	
55	53152	\$ 29,900.00	\$ 219,700.00	\$ 589.40	2934	\$ 0.20	\$ 74.88	N/A	
56	53159	\$ 28,300.00	\$ 98,700.00	\$ 264.79	1669	\$ 0.16	\$ 59.14	N/A	
57	53150	\$ 67,600.00	\$ 285,370.00	\$ 765.58	5788	\$ 0.13	\$ 49.30	0.744	\$ 90,860.22
<u>average</u>		\$ 42,332.14	\$ 229,768.32	\$ 552.17		\$ 0.18	\$ 76.52	\$	\$ 127,496.53

ZONE D - OUTSIDE OF PARK INFLUENCE

LOT#	PIN #	LAND	MARKET	SMITH CO TAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE
58	53653	\$ 23,200.00	\$ 94,000.00	\$ 252.18	1250	\$ 0.20	\$ 75.20	N/A	N/A
59	53202	\$ 34,700.00	\$ 204,000.00	\$ 547.28	4920	\$ 0.11	\$ 41.46	N/A	N/A
60	53200	\$ 27,500.00	\$ 120,456.00	\$ 166.68	1906	\$ 0.09	\$ 63.20	N/A	N/A
61	53205	\$ 27,700.00	\$ 99,825.00	\$ 96.70	2534	\$ 0.04	\$ 39.39	N/A	N/A
62	53208	\$ 27,700.00	\$ 173,800.00	\$ 466.26	1809	\$ 0.26	\$ 96.08	N/A	N/A
63	53268	\$ 46,200.00	\$ 216,700.00	\$ 581.35	2672	\$ 0.22	\$ 81.10	N/A	N/A
64	53278	\$ 35,900.00	\$ 123,900.00	\$ 332.39	1745	\$ 0.19	\$ 71.00	0.243	\$ 147,736.63
65	53272	\$ 52,300.00	\$ 210,268.00	\$ 338.39	2448	\$ 0.14	\$ 85.89	N/A	N/A
66	53323	\$ 41,000.00	\$ 130,837.00	\$ 351.00	1750	\$ 0.20	\$ 74.76	N/A	N/A
67	53135	\$ 31,300.00	\$ 140,900.00	\$ 378.00	2447	\$ 0.15	\$ 57.58	N/A	N/A
68	52940	\$ 18,700.00	\$ 62,300.00	\$ 167.14	1185	\$ 0.14	\$ 52.57	N/A	N/A
69	53334	\$ 56,700.00	\$ 379,000.00	\$ 1,016.76	4344	\$ 0.23	\$ 87.25	N/A	N/A
70	53216	\$ 28,500.00	\$ 119,391.00	\$ 164.64	2000	\$ 0.08	\$ 59.70	N/A	N/A
71	53015	\$ 39,900.00	\$ 110,800.00	\$ 297.25	1733	\$ 0.17	\$ 63.94	N/A	N/A
72	53049	\$ 28,200.00	\$ 152,799.00	\$ 228.51	1844	\$ 0.12	\$ 82.86	N/A	N/A
73	53052	\$ 28,900.00	\$ 140,300.00	\$ 376.39	1972	\$ 0.19	\$ 71.15	N/A	N/A
74	52916	\$ 21,200.00	\$ 164,000.00	\$ 439.97	2527	\$ 0.17	\$ 64.90	N/A	N/A
75	53004	\$ 16,500.00	\$ 48,100.00	\$ 129.04	927	\$ 0.14	\$ 51.89	N/A	N/A
76	53010	\$ 43,200.00	\$ 378,300.00	\$ 1,014.88	5485	\$ 0.19	\$ 68.97	N/A	N/A
77	52722	\$ 22,700.00	\$ 110,400.00	\$ 296.18	1752	\$ 0.17	\$ 63.01	N/A	N/A
78	53172	\$ 30,800.00	\$ 151,000.00	\$ 405.10	1944	\$ 0.21	\$ 77.67	N/A	N/A
<u>average</u>		\$ 32,514.29	\$ 158,622.67	\$ 383.15		\$ 0.16	\$ 68.08		

APPENDIX B

STONEGATE ASSESSED VALUES

ZONE A

LOT#	PIN #	LAND	MARKET	SMITH CO TAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE
1	127455	\$ 66,500.00	\$ 66,500.00	\$ 178.40	N/A	N/A	N/A	1.625	\$ 40,923.08
2	127456	\$ 142,600.00	\$ 795,300.00	\$ 2,133.59	6043	\$ 0.35	\$ 131.61	1.364	\$ 104,545.45
3	127457	\$ 95,300.00	\$ 95,300.00	\$ 255.67	N/A	N/A	N/A	1.094	\$ 87,111.52
4	127458	\$ 145,100.00	\$ 1,196,800.00	\$ 3,210.72	N/A	N/A	N/A	1.666	\$ 87,094.84
5	127459	\$ 152,600.00	\$ 1,226,400.00	\$ 3,290.12	6000	\$ 0.55	\$ 204.40	1.668	\$ 91,486.81
6	127460	\$ 143,100.00	\$ 758,500.00	\$ 2,034.87	4137	\$ 0.49	\$ 183.35	1.642	\$ 87,149.82
7	127461	\$ 159,500.00	\$ 755,000.00	\$ 2,025.48	5382	\$ 0.38	\$ 140.28	1.744	\$ 91,456.42
8	127462	\$ 165,400.00	\$ 760,700.00	\$ 2,040.77	4441	\$ 0.46	\$ 171.29	1.531	\$ 108,033.96
9	127463	\$ 154,500.00	\$ 154,500.00	\$ 414.48	N/A	N/A	N/A	1.583	\$ 97,599.49
10	127465	\$ 127,600.00	\$ 1,145,900.00	\$ 3,074.16	5694	\$ 0.54	\$ 201.25	1.542	\$ 82,749.68
11	143031	\$ 99,700.00	\$ 99,700.00	\$ 267.47	N/A	N/A	N/A	1.395	\$ 71,469.53
12	143032	\$ 115,900.00	\$ 865,900.00	\$ 2,322.99	4764	\$ 0.49	\$ 181.76	1.478	\$ 78,416.78
13	130544	\$ 108,000.00	\$ 108,000.00	\$ 289.74	N/A	N/A	N/A	1.707	\$ 63,268.89
14	130563	\$ 78,100.00	\$ 78,100.00	\$ 209.52	N/A	N/A	N/A	1.519	\$ 51,415.40
15	130569	\$ 100,800.00	\$ 100,800.00	\$ 270.42	N/A	N/A	N/A	1.522	\$ 66,228.65
16	130570	\$ 87,000.00	\$ 87,000.00	\$ 233.40	N/A	N/A	N/A	0.796	\$ 109,296.48
17	130571	\$ 87,000.00	\$ 87,000.00	\$ 233.40	N/A	N/A	N/A	0.943	\$ 92,258.75
18	130575	\$ 152,200.00	\$ 152,200.00	\$ 408.31	N/A	N/A	N/A	1.109	\$ 137,240.76
19	130576	\$ 151,500.00	\$ 151,500.00	\$ 406.44	N/A	N/A	N/A	0.84	\$ 180,357.14
20	130578	\$ 149,500.00	\$ 149,500.00	\$ 401.07	N/A	N/A	N/A	0.82	\$ 182,317.07
21	130580	\$ 273,500.00	\$ 1,168,000.00	\$ 3,133.45	6256	\$ 0.50	\$ 186.70	1.618	\$ 169,035.85
22	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	130582	\$ 90,000.00	\$ 90,000.00	\$ 241.45	N/A	N/A	N/A	0.807	\$ 111,524.16
24	130583	\$ 102,100.00	\$ 426,000.00	\$ 1,075.78	2712	\$ 0.40	\$ 157.08	0.744	\$ 137,231.18
average		\$ 128,152.17	\$ 457,330.43	\$ 1,172.99		\$ 0.46	\$ 173.08		\$ 101,226.60
average with structure		\$ 877,966.67	\$ 877,966.67	\$ 2,347.91		\$ 0.46	\$ 173.08		\$ 103,720.08
average without structure		\$ 109,238.46	\$ 293.06			N/A	N/A		\$ 99,308.53

ZONE B

LOT#	PIN #	LAND	MARKET	SMITH	COTAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE
25	130579	\$ 98,100.00	\$ 856,800.00	\$ 2,298.58	5199	\$ 0.44	\$ 164.80	0.77	\$ 127,402.60	
26	130574	\$ 68,100.00	\$ 482,400.00	\$ 1,294.16	3341	\$ 0.39	\$ 144.39	0.71	\$ 95,780.59	
27	130572	\$ 80,800.00	\$ 786,900.00	\$ 2,111.06	4660	\$ 0.45	\$ 168.86	0.773	\$ 104,527.81	
28	130567	\$ 74,600.00	\$ 482,900.00	\$ 1,295.50	3816	\$ 0.34	\$ 126.55	0.726	\$ 102,754.82	
29	130566	\$ 68,400.00	\$ 68,400.00	\$ 183.50	N/A	N/A	N/A	0.785	\$ 87,133.76	
30	130565	\$ 89,700.00	\$ 630,700.00	\$ 1,692.01	4039	\$ 0.42	\$ 156.15	0.725	\$ 123,724.14	
31	130564	\$ 87,600.00	\$ 784,500.00	\$ 2,104.62	3974	\$ 0.53	\$ 197.41	1.005	\$ 87,164.18	
32	130543	\$ 70,100.00	\$ 413,500.00	\$ 1,042.25	3147	\$ 0.33	\$ 131.39	1.117	\$ 62,757.39	
33	130542	\$ 55,300.00	\$ 490,500.00	\$ 1,315.89	3522	\$ 0.37	\$ 139.27	0.857	\$ 64,527.42	
34	130614	\$ 74,400.00	\$ 74,400.00	\$ 199.60	N/A	N/A	N/A	0.749	\$ 99,332.44	
35	130613	\$ 72,700.00	\$ 467,900.00	\$ 1,156.00	3851	\$ 0.30	\$ 121.50	0.556	\$ 130,755.40	
36	130612	\$ 45,000.00	\$ 45,000.00	\$ 120.72	N/A	N/A	N/A	0.821	\$ 54,811.21	
37	130610	\$ 65,800.00	\$ 284,300.00	\$ 762.71	4748	\$ 0.16	\$ 59.88	0.604	\$ 108,940.40	
38	130609	\$ 65,700.00	\$ 437,500.00	\$ 1,173.70	3401	\$ 0.35	\$ 128.64	0.603	\$ 108,955.22	
39	130546	\$ 65,400.00	\$ 656,300.00	\$ 1,760.69	4150	\$ 0.42	\$ 158.14	0.736	\$ 88,858.70	
40	130547	\$ 81,800.00	\$ 552,500.00	\$ 1,482.22	3743	\$ 0.40	\$ 147.61	1.219	\$ 67,104.18	
41	130548	\$ 40,500.00	\$ 40,500.00	\$ 108.65	N/A	N/A	N/A	0.91	\$ 44,505.49	
42	130549	\$ 39,000.00	\$ 39,000.00	\$ 104.63	N/A	N/A	N/A	0.688	\$ 56,686.05	
43	130550	\$ 35,700.00	\$ 35,700.00	\$ 95.77	N/A	N/A	N/A	0.517	\$ 69,052.22	
44	130551	\$ 35,700.00	\$ 35,700.00	\$ 95.77	N/A	N/A	N/A	0.536	\$ 66,604.48	
45	130552	\$ 67,100.00	\$ 67,100.00	\$ 180.01	N/A	N/A	N/A	0.755	\$ 88,874.17	
46	130588	\$ 76,800.00	\$ 921,800.00	\$ 2,472.96	N/A	N/A	N/A	0.694	\$ 110,662.82	
47	130587	\$ 70,200.00	\$ 397,500.00	\$ 1,066.39	2764	\$ 0.39	\$ 143.81	0.79	\$ 88,860.76	
48	130586	\$ 74,900.00	\$ 529,800.00	\$ 1,421.32	3656	\$ 0.39	\$ 144.91	0.748	\$ 100,133.69	
49	130585	\$ 79,100.00	\$ 901,500.00	\$ 2,418.50	N/A	N/A	N/A	0.926	\$ 85,421.17	
50	130848	\$ 57,900.00	\$ 57,900.00	\$ 155.33	N/A	N/A	N/A	1.33	\$ 43,533.83	
51	127433	\$ 58,600.00	\$ 58,600.00	\$ 157.21	N/A	N/A	N/A	1.223	\$ 47,914.96	
52	130850	\$ 120,600.00	\$ 1,207,700.00	\$ 3,239.96	7903	\$ 0.41	\$ 152.82	1.923	\$ 62,714.51	
53	130849	\$ 136,000.00	\$ 768,500.00	\$ 2,061.69	5331	\$ 0.39	\$ 144.16	1.59	\$ 85,534.59	
54	127453	\$ 67,800.00	\$ 549,700.00	\$ 1,474.71	4165	\$ 0.35	\$ 131.98	0.707	\$ 95,898.16	

55	127454	\$	62,600.00	\$	62,600.00	\$	167.94	N/A	N/A	0.698	\$	89,684.81
56	127445	\$	69,300.00	\$	69,300.00	\$	185.91	N/A	N/A	0.787	\$	88,055.91
57	127446	\$	115,900.00	\$	665,400.00	\$	1,785.10	4600	\$	1.33	\$	87,142.86
58	127447	\$	82,400.00	\$	521,400.00	\$	1,398.79	3781	\$	1.063	\$	77,516.46
59	127449	\$	69,100.00	\$	622,100.00	\$	1,668.94	4317	\$	0.793	\$	87,137.45
60	127448	\$	87,400.00	\$	398,900.00	\$	1,070.15	3321	\$	0.809	\$	108,034.61
61	127444	\$	105,300.00	\$	826,100.00	\$	2,216.22	5817	\$	1.151	\$	91,485.66
<u>average</u>												
		\$	73,389.19	\$	440,305.41	\$	1,176.73		\$	0.38	\$	141.35
<u>average with structure</u>												
		\$		\$	548,467.17	\$	2,105.87		\$	0.38	\$	141.35
<u>average without structure</u>												
		\$		\$	54,516.67	\$	146.25		N/A		\$	69,682.45

ZONE C

LOT#	PIN #	LAND	MARKET	SMITH CO TAX	FT ²	TAX/FT ²	MARKET/FT ²	ACREAGE	LAND/ACREAGE
62	127452	\$ 71,800.00	\$ 740,300.00	\$ 1,986.04	5437	\$ 0.37	\$ 136.16	0.824	\$ 87,135.92
63	127451	\$ 68,300.00	\$ 423,500.00	\$ 1,136.14	3177	\$ 0.36	\$ 133.30	0.726	\$ 94,077.13
64	127450	\$ 64,000.00	\$ 64,000.00	\$ 171.70	N/A	N/A	N/A	0.735	\$ 87,074.83
65	127437	\$ 55,300.00	\$ 55,300.00	\$ 148.36	N/A	N/A	N/A	1.323	\$ 41,798.94
66	127438	\$ 33,000.00	\$ 33,000.00	\$ 88.53	N/A	N/A	N/A	1.777	\$ 18,570.62
67	127439	\$ 33,000.00	\$ 33,000.00	\$ 88.23	N/A	N/A	N/A	1.063	\$ 31,044.21
68	127440	\$ 66,600.00	\$ 66,600.00	\$ 178.67	N/A	N/A	N/A	0.764	\$ 87,172.77
69	127441	\$ 64,300.00	\$ 64,300.00	\$ 172.50	N/A	N/A	N/A	0.738	\$ 87,127.37
70	127442	\$ 65,100.00	\$ 517,400.00	\$ 1,388.05	4883	\$ 0.28	\$ 105.96	0.725	\$ 89,793.10
71	127443	\$ 65,200.00	\$ 561,800.00	\$ 1,507.17	4171	\$ 0.36	\$ 134.69	0.693	\$ 94,083.69
72	130541	\$ 55,600.00	\$ 312,000.00	\$ 837.02	3736	\$ 0.22	\$ 83.51	0.798	\$ 69,674.19
73	130539	\$ 67,100.00	\$ 658,000.00	\$ 1,765.25	3696	\$ 0.48	\$ 178.03	1.222	\$ 54,909.98
74	130617	\$ 45,600.00	\$ 379,900.00	\$ 1,019.18	3038	\$ 0.34	\$ 125.05	1.689	\$ 26,998.22
75	130616	\$ 33,000.00	\$ 33,000.00	\$ 88.53	N/A	N/A	N/A	1.927	\$ 17,125.06
76	130615	\$ 500.00	\$ 500.00	\$ 1.34	N/A	N/A	N/A	1.45	\$ 344.83
77	130608	\$ 89,400.00	\$ 431,900.00	\$ 1,158.68	3300	\$ 0.35	\$ 130.88	1.026	\$ 87,134.50
78	130607	\$ 65,900.00	\$ 567,500.00	\$ 1,522.46	N/A	N/A	N/A	1.261	\$ 52,260.11
79	130606	\$ 59,100.00	\$ 595,100.00	\$ 1,596.50	4864	\$ 0.33	\$ 122.35	1.508	\$ 39,190.98
80	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
81	130604	\$ 60,000.00	\$ 568,900.00	\$ 1,526.22	4067	\$ 0.38	\$ 139.88	0.62	\$ 96,774.19
82	130603	\$ 60,400.00	\$ 589,400.00	\$ 1,581.21	4488	\$ 0.35	\$ 131.33	0.619	\$ 97,576.74
83	130602	\$ 60,400.00	\$ 543,200.00	\$ 1,457.27	3956	\$ 0.37	\$ 137.31	0.537	\$ 112,476.72
84	130601	\$ 65,500.00	\$ 453,900.00	\$ 1,217.70	3286	\$ 0.37	\$ 138.13	0.69	\$ 94,927.54
85	130600	\$ 77,500.00	\$ 566,300.00	\$ 1,519.24	4075	\$ 0.37	\$ 138.97	0.89	\$ 87,078.65
86	130599	\$ 71,300.00	\$ 71,300.00	\$ 191.28	N/A	N/A	N/A	0.818	\$ 87,163.81
87	130597	\$ 77,500.00	\$ 77,500.00	\$ 207.91	N/A	N/A	N/A	0.774	\$ 100,129.20
88	130596	\$ 33,000.00	\$ 33,000.00	\$ 88.53	N/A	N/A	N/A	0.571	\$ 57,793.35
89	130595	\$ 33,000.00	\$ 33,000.00	\$ 88.53	N/A	N/A	N/A	0.6	\$ 55,000.00
90	130594	\$ 33,000.00	\$ 33,000.00	\$ 88.53	N/A	N/A	N/A	0.633	\$ 52,132.70
91	130593	\$ 61,300.00	\$ 556,000.00	\$ 1,491.61	4081	\$ 0.37	\$ 136.24	0.563	\$ 108,880.99

92	130592	\$	29,700.00	\$	29,700.00	\$	29,700.00	\$	79.68	N/A	N/A	N/A	0.566	\$	52,473.50
93	130591	\$	29,700.00	\$	29,700.00	\$	29,700.00	\$	79.68	N/A	N/A	N/A	0.595	\$	49,915.97
94	130590	\$	33,000.00	\$	33,000.00	\$	33,000.00	\$	88.53	N/A	N/A	N/A	0.601	\$	54,908.49
95	130589	\$	49,900.00	\$	49,900.00	\$	307,900.00	\$	719.90	2656	\$	115.93	1,468	\$	33,991.83
96	130554	\$	55,200.00	\$	55,200.00	\$	55,200.00	\$	148.09	N/A	N/A	N/A	0.834	\$	66,187.05
97	130555	\$	36,000.00	\$	36,000.00	\$	36,000.00	\$	96.58	N/A	N/A	N/A	0.56	\$	64,285.71
98	130556	\$	60,300.00	\$	60,300.00	\$	394,800.00	\$	1,059.15	N/A	N/A	N/A	0.602	\$	100,166.11
99	130557	\$	54,000.00	\$	54,000.00	\$	477,200.00	\$	1,280.21	3125	\$	152.70	0.62	\$	87,096.77
100	130559	\$	58,900.00	\$	58,900.00	\$	58,900.00	\$	158.01	N/A	N/A	N/A	0.676	\$	87,130.18
101	130560	\$	74,000.00	\$	74,000.00	\$	74,000.00	\$	198.52	N/A	N/A	N/A	1.062	\$	69,679.85
102	130562	\$	75,100.00	\$	75,100.00	\$	512,800.00	\$	1,375.71	4157	\$	123.36	1.064	\$	70,582.71
103	130545	\$	120,200.00	\$	120,200.00	\$	815,900.00	\$	1,824.82	5452	\$	149.65	1.38	\$	87,101.45
<u>average</u>		\$	57,780.00	\$	297,180.00	\$	297,180.00	\$	785.50		\$	132.29		\$	70,965.63
<u>average with structure</u>		\$		\$	522,557.14	\$	522,557.14	\$	1,379.50		\$	132.29		\$	79,614.84
<u>average without structure</u>		\$		\$	48,078.95	\$	48,078.95	\$	128.97		N/A	N/A		\$	61,405.98

APPENDIX C

ACADIA PLACE SAMPLE SURVEYS

Questionnaire: Neighborhood Parks

Research #: _____

This survey does not ask your name.

Strict confidentiality is maintained. This information is for statistical purposes only.

1. What is your age? **MUST BE AT LEAST 18 YEARS OLD TO PARTICIPATE**

- 18 - 30
 31 - 40
 41 - 50
 51 - 60
 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

Questionnaire: Neighborhood Parks

Research #: _____

This survey does not ask your name.

Strict confidentiality is maintained. This information is for statistical purposes only.

1. What is your age? **MUST BE AT LEAST 18 YEARS OLD TO PARTICIPATE**

- 18 - 30
 31 - 40
 41 - 50
 51 - 60
 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 10% more for your LOT if a neighborhood park had been within a walking distance of two to three minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$2,000 to be within one block of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

Questionnaire: Neighborhood Parks

Research #: _____

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- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 5% more for your LOT if a neighborhood park had been within a walking distance of three to five minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$1,000 to be within three blocks of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

APPENDIX D

ACADIA PLACE SURVEY RESPONSES

Questionnaire: Neighborhood Parks

Research #:

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 41 - 50
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- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 10% more for your LOT if a neighborhood park had been within a walking distance of two to three minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$2,000 to be within one block of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.
see back.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

I think having a neighborhood park is a great idea. A park with walking trails and other activities (playgrounds, gazebos, picnic areas) can stimulate more outdoor activities for families in the neighborhood. As long as the park is well maintained and there is some form security or security lighting at night.

A neighborhood park would ~~also~~ increase property values ~~with the~~ and ~~also~~ attract people to live in that particular area if ~~properly~~ it ~~maint~~ has properly maintained landscaping.

Questionnaire: Neighborhood Parks

Research #:

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 41 - 50
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 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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Questionnaire: Neighborhood Parks

Research #:

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- yes no

If yes, how many children are in the household?

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

The availability and proximity to a neighborhood park will be important when searching for our next home.

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Questionnaire: Neighborhood Parks

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OR

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- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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OR

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- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Purchased a ravine lot at a higher price for the greenery & trees

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Questionnaire: Neighborhood Parks

Research #:

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

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- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Our backyard is really small. I would love for my daughter to have more room to play.

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If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

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OR

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- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
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- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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2. How much time do you spend outside per week?

- less than 7 hours
- 7 - 14 hours
- more than 14 hours

3. Are there any children living in your household?

- yes
- no

If yes, how many children are in the household?

- 1
- 2
- 3
- 4
- 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3
- 4-6
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- yes
- no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes
- no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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Questionnaire: Neighborhood Parks

Research #:

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1. What is your age? **MUST BE AT LEAST 18 YEARS OLD TO PARTICIPATE**

- 18 - 30
 31 - 40
 41 - 50
 51 - 60
 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 10% more for your LOT if a neighborhood park had been within a walking distance of two to three minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$2,000 to be within one block of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? 2,000

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

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4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

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- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

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If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 20% more for your **LOT** if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the **LOT**? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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If yes, how many children are in the household?

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

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What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

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- yes no *BOUGHT HOUSE ALREADY BUILT ON LOT - DID NOT PICK THE LOT PER SE*

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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Thank you for your help.

Not only would we appreciate parks but also sidewalks. Obesity is rampant in Texas & outdoor space for exercise, walking parks, bike paths etc are few.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

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Are you opposed to having a neighborhood park near your house?

- yes no

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- 7 - 14 hours
- more than 14 hours

3. Are there any children living in your household?

- yes
- no

If yes, how many children are in the household?

- 1
- 2
- 3
- 4
- 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3
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- yes
- no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes
- no

Please Explain. If you need more space, you may write on the back of this questionnaire.

A park near our home would help entertain grand-children.

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4. Would you have been willing to pay 5% more for your LOT if a neighborhood park had been within a walking distance of three to five minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$1,000 to be within three blocks of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

Questionnaire: Neighborhood Parks

Research #:

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1. What is your age? MUST BE AT LEAST 18 YEARS OLD TO PARTICIPATE

- 18 - 30
 31 - 40
 41 - 50
 51 - 60
 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 5% more for your LOT if a neighborhood park had been within a walking distance of three to five minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$1,000 to be within three blocks of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

or

Are you opposed to having a neighborhood park near your house?

- yes no

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4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 5%

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

IT WOULD PROVIDE A PLACE FOR GRANDCHILDREN TO

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701. **PLAY**
Thank you for your help.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 2%

OR

Are you opposed to having a neighborhood park near your house?

- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? *SEE BACK*

OR

Are you opposed to having a neighborhood park near your house?

- yes no *SEE BACK*

Please Explain. If you need more space, you may write on the back of this questionnaire.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

My children are grown, had they been small I would pay extra for a lot. Also, I would pay extra if the park had walking and bike paths.

I wouldn't pay 20% extra, but might pay 10%.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 10%

OR

Are you opposed to having a neighborhood park near your house?

- yes no

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 10%

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? \$3,000?

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Having a park in the neighborhood would be very nice, but I really don't want to spend thousands of dollars to have one built. If a park was already in the neighborhood or the price of the home was previously calculated to include parkland that would be okay. Nice but not absolutely necessary for life existence. I would not want to pay for it after buying the home.

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- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? \$1000⁰⁰ - \$2000⁰⁰

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- yes no

If yes, how many children are in the household?

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 2,000

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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- less than 7 hours
- 7 - 14 hours
- more than 14 hours

3. Are there any children living in your household?

- yes
- no

If yes, how many children are in the household?

- 1
- 2
- 3
- 4
- 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3
- 4-6
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- yes
- no

if no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes
- no

Please Explain. If you need more space, you may write on the back of this questionnaire.

We personally do not need a park because

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701. (over)
Thank you for your help.

-
1. my husband and I both work and just take walks through the neighborhood when we want to exercise.
 2. our young grandchildren come over about once a month - 6 wks. and we take them to play at the elementary school playground which is directly behind our house.
 3. I realize the importance of parks and believe they benefit neighborhoods, but we do not feel like we need one.

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3. Are there any children living in your household? (

- ~~yes~~ no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18 (23)

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 0

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Unless properly supervised a neighbor park would provide a place where predators or others could exploit unsuspecting children.

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.

Thank you for your help.

Children are safe playing in their own yards. Most neighborhood parks are not well maintained after a few years.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? *we paid too much*

OR

Are you opposed to having a neighborhood park near your house?

- yes no

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What are the age ranges of the children in the household (please check all that apply)?

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- yes
- no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes
- no

Please Explain. If you need more space, you may write on the back of this questionnaire.

- ① empty nesters - really in quiet
- ② parks hard to police; trash activity; "hang out"

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? None

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

I HAVE NO CHILDREN AT HOME THAT COULD USE A PARK, BUT I WOULD NOT HAVE A PROBLEM WITH A PARK NEARBY FOR OTHER PEOPLE'S CHILDREN.

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 0

OR

Are you opposed to having a neighborhood park near your house?

- yes no

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If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? 0

or I would not want to be directly across the street from a park.
or even a minute away.

Are you opposed to having a neighborhood park near your house?

- yes no will a mile or two

Please Explain. If you need more space, you may write on the back of this questionnaire.

I wouldn't want one that close, because unfortunately, a lot of negative activities take place at parks at night. They also generate a lot of traffic.
Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
Thank you for your help.

Questionnaire: Neighborhood Parks

Research #:

This survey does not ask your name.

Strict confidentiality is maintained. This information is for statistical purposes only.

1. What is your age? MUST BE AT LEAST 18 YEARS OLD TO PARTICIPATE

- 18 - 30
 31 - 40
 41 - 50
 51 - 60
 61 or greater

2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? none

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? -0-

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

I think it increases the chance of vandalism.

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- 61 or greater

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- less than 7 hours
- 7 - 14 hours
- more than 14 hours

3. Are there any children living in your household?

- yes
- no

If yes, how many children are in the household?

- 1
- 2
- 3
- 4
- 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3
- 4-6
- 7-10
- 11-13
- 14-18

4. Would you have been willing to pay 20% more for your LOT if a neighborhood park had been within a walking distance of one minute away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$4,000 to be across the street from a neighborhood park?)

- yes
- no

If no, what is the maximum amount you would have been willing to pay to be located across the street from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes
- no

Please Explain. If you need more space, you may write on the back of this questionnaire.

**Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 10% more for your LOT if a neighborhood park had been within a walking distance of two to three minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$2,000 to be within one block of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? 0

or

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Noise

Please return questionnaire in the supplied envelope to 1920 S Wall Ave, Tyler, TX 75701.
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2. How much time do you spend outside per week?

- less than 7 hours
 7 - 14 hours
 more than 14 hours

3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 10% more for your LOT if a neighborhood park had been within a walking distance of two to three minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$2,000 to be within one block of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? NONE

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire. *It brings in too many people; traffic, and drug runners stay on the young people in Parks.*

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- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

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- yes no

If no, what is the maximum amount you would have been willing to pay to be located within one block from a neighborhood park, in addition to the purchase price of the LOT? 0

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

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 7 - 14 hours
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3. Are there any children living in your household?

- yes no

If yes, how many children are in the household?

- 1 2 3 4 5 or more

What are the age ranges of the children in the household (please check all that apply)?

- 0-3 4-6 7-10 11-13 14-18

4. Would you have been willing to pay 5% more for your LOT if a neighborhood park had been within a walking distance of three to five minutes away? (Example: If your lot was purchased for \$20,000, would you have paid an additional \$1,000 to be within three blocks of a neighborhood park?)

- yes no

If no, what is the maximum amount you would have been willing to pay to be located within three blocks from a neighborhood park, in addition to the purchase price of the LOT? _____

OR

Are you opposed to having a neighborhood park near your house?

- yes no

Please Explain. If you need more space, you may write on the back of this questionnaire.

Increase in traffic in neighborhood. Hangout for teenagers @ night - drinking

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Thank you for your help.

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BIOGRAPHICAL INFORMATION

Walker Secker is a design consultant in east Texas and a graduate student in landscape architecture at The University of Texas at Arlington. He holds a Bachelor of Business Administration in Finance and a Masters of Horticulture, both from Texas A and M University. An avid adventurer and competitor, Secker retired from professional bull riding after six years of competing in the Professional Rodeo Cowboys Association and Professional Bull Riders Association. He is also a second degree black belt in Tae Kwon Do and has won multiple titles in twenty-four hour mountain bike races. Upon completion of his studies in landscape architecture, he and his wife are moving to Colorado Springs, Colorado, to further his career in landscape architecture and pursue interests in mountain bike racing, climbing, and fly fishing.