Grindstone Creek Trail
April 26, 2011
Why Build Trails?

• Trails are an extremely popular recreational amenity in Columbia.
• A 2010 Citizen Survey indicated...
Q3. City of Columbia Parks and Recreation Facilities That Households Have Visited Over the Past 12 Months

by percentage of respondents (multiple choices could be made)

Walking, hiking, and biking trails 70%
Picnic shelters 50%
Playgrounds 47%
Nature trails 41%
Activity & Recreation Center (ARC) 38%
Natural areas 28%
Swimming pools 25%
Spraygrounds/spray parks 22%
Stephens Lake swim beach 22%
Stephens Lake Activity Center 21%
Off-leash areas/dog parks 20%
Softball/baseball fields 17%
Golf courses 17%
Soccer fields 16%
Historic home/farm 14%
Tennis courts 13%
Boating and fishing areas 11%
Armory Sports Center 9%
Mountain biking trails 6%
Outdoor basketball courts 6%
Skateboard/roller hockey park 6%
Football/lacrosse fields 5%
Disc golf 5%
Other 2%

The average household has visited 5.1 parks and recreation facilities

Source: Leisure Vision/ETC Institute (May 2010)

70% of Columbians visited Hiking, Walking, Biking Trails
76% of Columbians have a need for more Hiking, Walking, Biking Trails

Q9. Households That Have a Need for Various Parks and Recreation Facilities

by percentage of respondents (multiple choices could be made)

- Walking and biking trails: 76%
- Park shelters and picnic areas: 70%
- Large community parks: 68%
- Small (2-10 acres) neighborhood parks: 66%
- Nature trails: 55%
- Playground equipment and play areas: 51%
- Outdoor pool and aquatic area: 47%
- Indoor fitness and exercise facilities: 45%
- Indoor swimming pools/leisure pool: 45%
- Outdoor running/walking track: 45%
- Spraygrounds/spray parks: 33%
- Ice skating: 31%
- Outdoor amphitheater/theater: 31%
- Off-leash dog parks: 30%
- Baseball and softball fields: 29%
- Golf courses: 29%
- Sledding hills & cross country skiing: 29%
- Boating and fishing: 25%
- Outdoor tennis courts: 25%
- Soccer fields: 24%
- Indoor shelters/meeting space: 24%
- Outdoor basketball courts: 23%
- Mountain bike trails: 22%
- Nature interpretive center: 21%
- Indoor basketball/volleyball courts: 21%
- Football/Lacrosse fields: 21%
- Skateboard park/bike park: 11%
- Equestrian trails: 11%
- Indoor basketball/volleyball courts: 11%
- Mountain bike trails: 5%

Source: Leisure Vision/ETC Institute (May 2010)
37% of households feel the most important amenity is Hiking, Walking, Biking Trails.
Research Shows Trails Help Property Values

- Walking and jogging trails are the most desirable amenity that would seriously influence the decision to purchase a home, according to a survey of homebuyers 55 years and older (Wylde, M, 2000).
- *72% of nearby residents surveyed believed that the trail would increase or have no effect on the selling price of their home.
- *73% of real estate agents surveyed believed that a home adjacent to a trail would be easier to sell.
- *93% of nearby residents surveyed felt that the trail would make the home easier to sell or have no effect.
- *82% of real estate agents surveyed used the trail as a selling point.

Sample Columbia ads

“...close to Katy Trail”

“Walking distance from ...Bear Creek Trail”

“...easy access to MKT Trail”

“Located yards away from MKT Trail, this home will not last long.”
Safety/Crime/Quality of Life Issues for Property Owners

- 92% of property owners surveyed felt the trail had either improved or had no effect on the quality of their neighborhoods. (Evaluation of Burke-Gilman Trail’s Effect on Property Values and Crime. Seattle, WA. Office for Planning Service - as commented on by Oregon Trail 2005-2014: Non-motorized Trails Plan)

- Homes bordering the trail actually had lower rates of burglary and vandalism than the neighborhood average. (Tracy, T., and Morris, H. (1998). Rail-Trails and Safe Communities: The Experience on 372 Trails.)

- “…studies from across the U.S. consistently report no increase in crimes against people or against property that can be attributed to a specific trail, and that support by property owners for trails generally increases over time.” (Thinking Green. A Guide to the Benefits and Costs of Greenways and Trails. Office of Greenways and Trails, Tallahassee, FL - as commented on by Oregon Trail 2005-2014: Non-motorized Trails Plan)
Grindstone Creek Trail Preliminary Route

Grindstone Trail Preliminary Route
Grindstone Nature Area to Maguire Blvd.
City of Columbia Parks & Recreation 2-22-11

Preliminary Route Map
Waters-Moss Property

- 106 acre tract owned by the Missouri Dept of Conservation (MDC)
- January 20, 2009 City Council approved a lease which exchanged 17 acres of City land at Gans Creek Recreation Area in exchange for City’s use of the Waters-Moss Property.
- Lease further described a City Controlled zone.
- Outside of zone lease allows for a recreational trail along the Grindstone Creek.
3. Subject to the availability of appropriated funds and subject to the City’s public improvement process, a pedestrian trail linking Grindstone Nature Area, Waters-Moss Memorial Wildlife Area and the south fork of the Grindstone creek will be cooperatively developed by MDC and City. City staff shall lead on trail design and development. MDC shall assist City with trail development, equipment, materials, labor as available and (at least partial) funding. Trail location shall be subject to approval by MDC.
Waters-Moss Property
Grindstone Nature Area
Under Old 63 bridge
Ledge along Old 63
Creek crossing near Old 63

Hinkson Creek Bridge
Bottom land along Waters Moss
East end of Waters Moss Property
Pinch Point at the end of Bluff Pointe Drive
Creek Crossing near Bluff Pointe
Creek crossing between Bluff Pointe & Bluff Creek
Houses on South side of Grindstone Creek on Pebble Creek Ct.
Bottom land between Bluff Pointe & Bluff Creek Blvd.
Under Highway 63
Creek crossing below Lemone Industrial Blvd.
Bottom land between Hwy. 63 & Maguire Blvd.
Slope from bottom land to Maguire Blvd.
View South on Maguire
Neighborhood Access

Bluff Creek Blvd
Potential access off Kays Point Drive through Waters Moss Property
Overview: Trail Planning Process

Phase I
Information Collection
• Needs
• Site Analysis
• Public Input
• Focus Groups
• MDC Grant

Phase II
Concept Development
• Develop 2-4 Concept Plans
• Solicit Public Comment
• Develop Draft Plan(s)

Phase III
Draft Plan(s) Finalized
• Develop Draft Plan(s)
• Develop cost estimates
• Solicit Public Comment
• Finalize Draft Master Plan

Phase IV
Master Plan Approval
• Solicit Public Comment
• P&R Commission Review & Approval
• City Council Review & Approval
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Preliminary