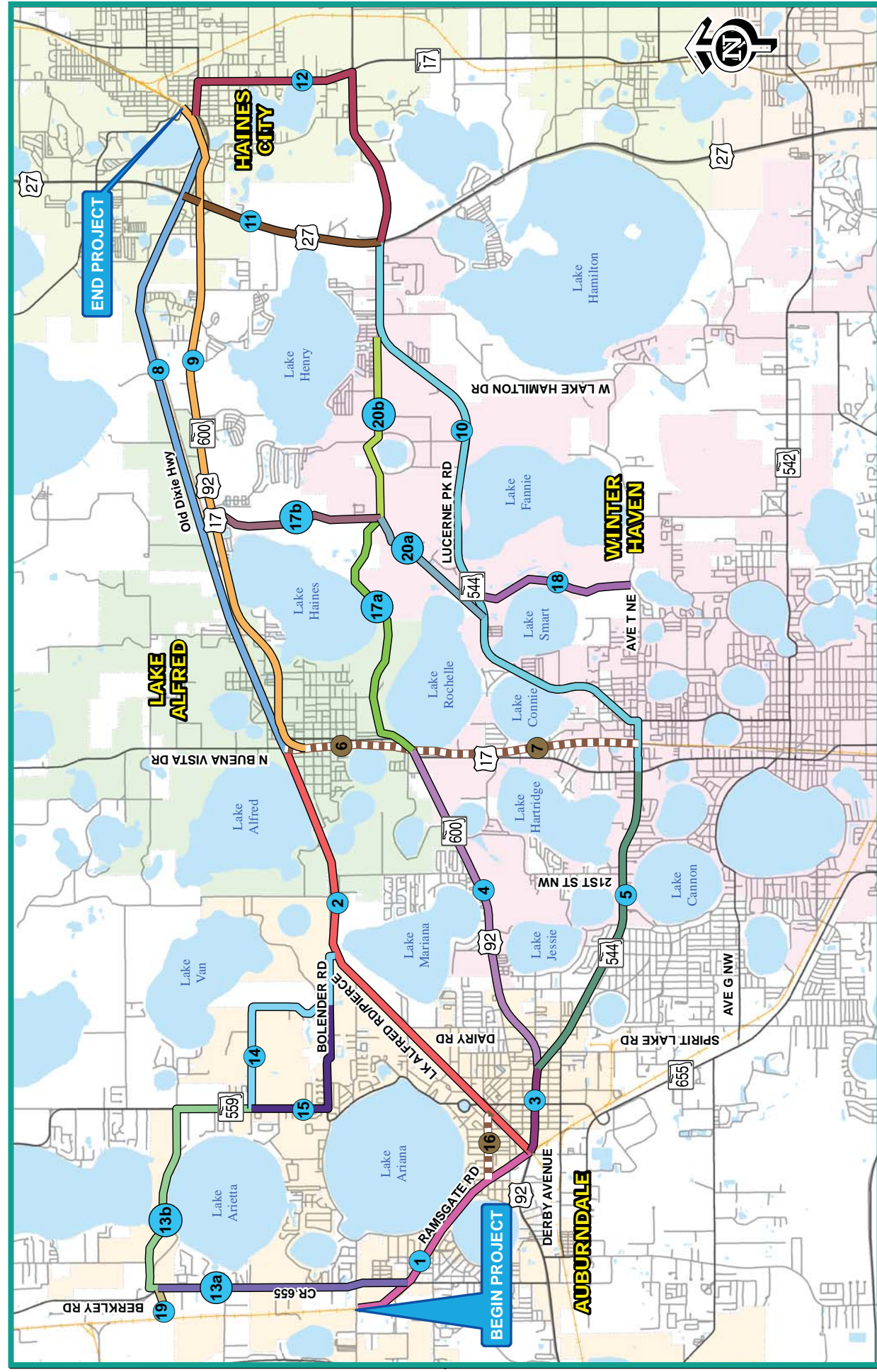


## FEASIBILITY STUDY

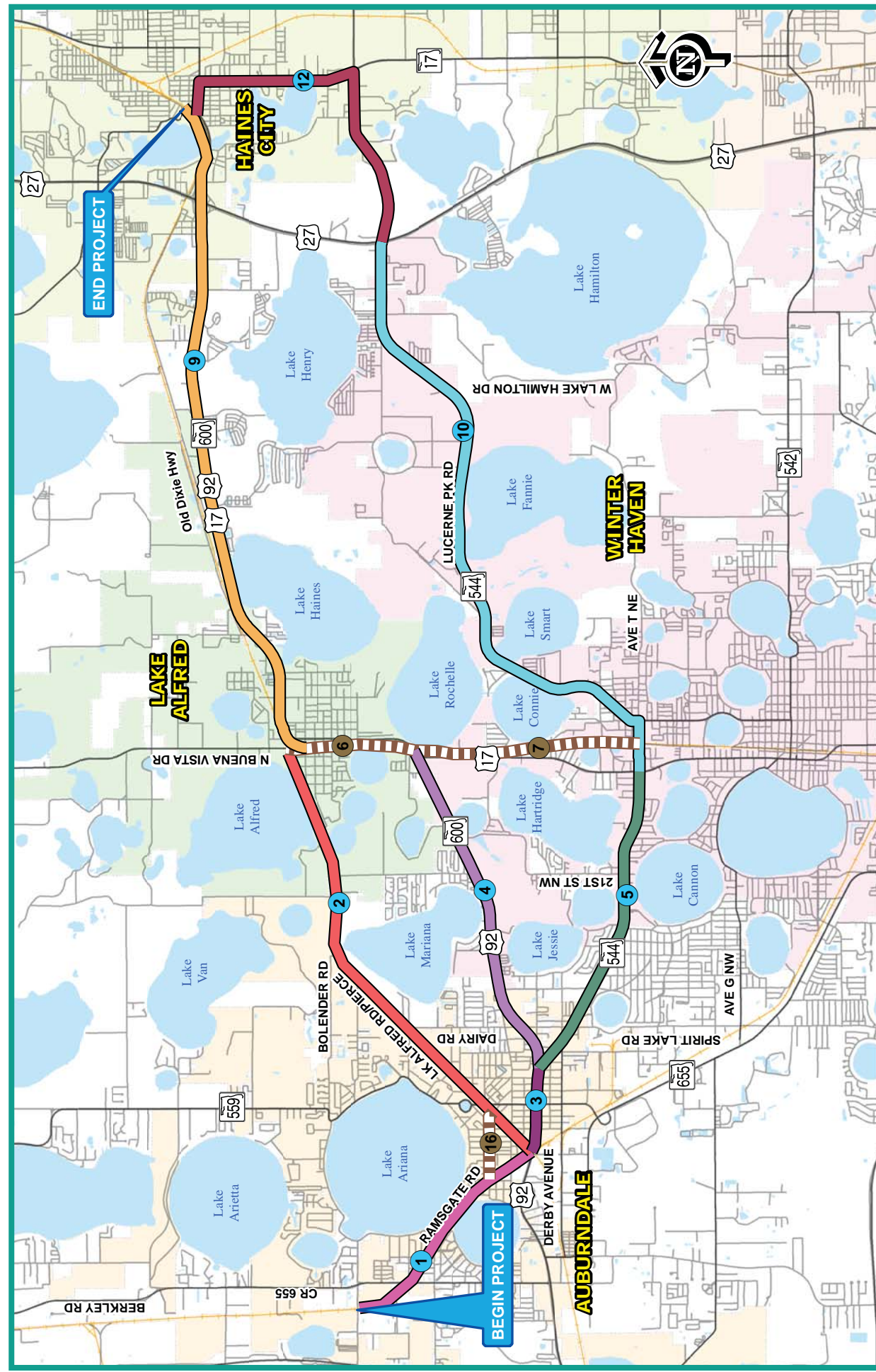
### INITIAL SEGMENTS

Planners and community interests in Polk County have collaborated over the years about the opportunity to expand the existing regional trail network to connect communities and provide new recreational and commuter modal options in the county. Initial trail opportunities and alternatives were identified by the Polk Transportation Planning Organization (TPO), local planning agencies, and the PD&E Study team. Additional initial segments were identified in a collaborative engagement process with project stakeholders. The full range of identified trail alternatives were organized into twenty trail segments.



### RECOMMENDED SEGMENTS FOR PD&E STUDY

Following the evaluation against the natural and human-built environmental factors, engineering factors, and stakeholder engagement, the remaining segments are recommended to be carried forward to the PD&E Study phase.





# Old Dixie Trail

## Project Development & Environment Study



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### TRAIL FUN-FACTS Did you know?

*Little Miami Scenic Trail, OH*

- \* 12-mile trail in Cincinnati
- \* House prices increased by \$9.00/sq ft for every foot closer to the trail
- \* Homeowners were willing to pay a \$9,000.00 premium to be located 1,000 feet closer to the trail

*Carolina Thread Trail, NC*

- \* Multi-purpose trail in City of Davidson and Cabarras County
- \* The results showed over multiple studies that property values for homes and businesses near the trail were 4 to 20 percent higher in comparison to the properties not along the trail
- \* A recent survey by the National Association of Realtors concluded that walking/ biking trails was the #1 amenity desired by homebuyers

*Bloomington Trail, IL*

- \* 2.7-mile-long multipurpose trail connecting Logan Square and Humboldt Park in Chicago
- \* Median sale price for homes in Logan Square increased 7.1%, versus citywide increase of 1%
- \* An analysis done by Redfin in 2014 showed an increase in property value from \$186 to \$234/sq ft since 2012
- \* Houses within two to four blocks of the trail had the most substantial price jump



# Old Dixie Trail

## Project Development & Environment Study

### CONTACT US

For more information about the study, contact:

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FDOT solicits public participation without regard to race, color, national origin, age, sex, religion, disability, or family status. The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried out by the Florida Department of Transportation (FDOT) pursuant to 23 U.S.C. §327 and a Memorandum of Understanding dated December 14, 2016 and executed by the Federal Highway Administration and FDOT.



# Old Dixie Trail

## Project Development & Environment Study



Financial Project ID  
435391-1-22-01

Newsletter 1 - November 2017

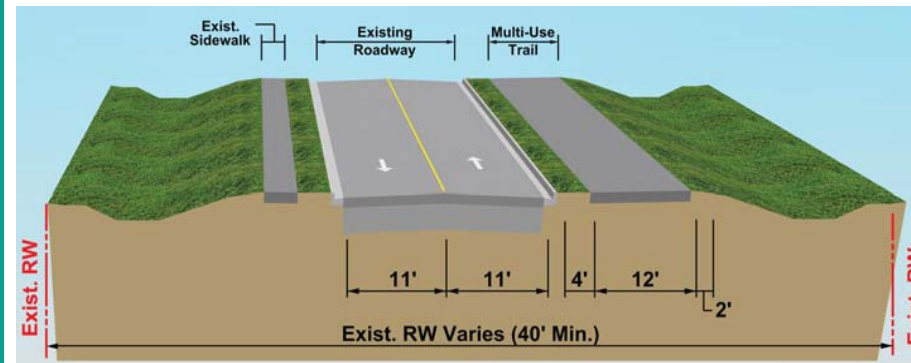
### PROJECT OVERVIEW

The Florida Department of Transportation (FDOT), District One began a Project Development and Environment (PD&E) Study in April 2017 to determine the location and conceptual design of the Old Dixie Trail (ODT). This trail will connect the trailheads of the Auburndale-TECO Trail and the Lake Hamilton-Haines City Trail, for a distance of approximately 12 miles.

The Old Dixie Trail, a 12-foot wide multi-use trail, is intended to provide regional connectivity that will offer recreational and economic development benefits. The ODT also offers connections to the Lake Alfred Trail and the Chain of Lakes Trail, as well as other planned, future trails. Trail benefits include,

- Creating regional trail connectivity
- Providing safe multimodal access to community/recreational destinations
- Enhancing quality of life
- Foster economic development

### WHAT WILL THE TRAIL LOOK LIKE?



### PROJECT SCHEDULE

**FEASIBILITY**  
 Spring 2017 to Winter 2017/2018

- Collect and analyze existing conditions data
- Examine engineering factors (Safety, traffic, driveway/street crossings, etc)
- Examine environmental factors (Natural and human-built environments)
- Identify opportunities and physical constraints
- Conduct stakeholder interviews to understand community goals and needs
- Analyze trail segments
- Public Meeting

**PD&E**  
 Spring 2018 to Summer 2019

- Identify and define alternatives that meet/address the study goals and objectives
- Conduct environmental analyses required under NEPA
- Continue stakeholder engagement
- Public Hearing

### WHAT: PUBLIC WORKSHOP

WHEN: TUESDAY, DECEMBER 5, 2017  
4.30 p.m. to 6.30 p.m.

WHERE: LAKE ALFRED LIONS CLUB  
175 N. NEKOMA AVENUE  
LAKE ALFRED, FL 33850

