

**4. Neighborhood Trail System**

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**4.1 Introduction:** Neighborhood Trails will play an important role in the overall City of Casa Grande trail system. These trails will be integral to all new residential subdivisions and other developments.

The proposed Neighborhood Trail system is intended to provide residents with recreational opportunities in close proximity to their homes. The Neighborhood Trails will link these residential areas, commercial areas, and community facilities. Additionally, they will serve as gateways to the Community Trail system described in Section 2 of this Master Plan report.

**4.2 Current Requirements for Neighborhood Trail Development:**

The City of Casa Grande has adopted specific standards for the dedication of open space within each new PAD and standards for the allocation of that open space to developed parks and to developed trail corridors. These standards are:

- Minimum area of the single family residential portions of PAD to be dedicated as open space . . . . . 15%
- Percent of dedicated open space that must be developed with parks and trails . . . . . 50%
- Percent of developed open space to be allocated to trail corridors . . . . . 25%

These standards, when applied to the design of new PAD’s and subdivisions, will result in a network of Neighborhood Trails with access points that are typically within 1/4 mile of each new residence.

**4.3 Integration with Community Trails:**

In some instances, segments of the proposed Community Trail System will fall within the boundaries of a new planned area development or commercial project. In such cases, the proposed Community Trail must be fully integrated into the design of the subject development. In other instances, an existing or proposed Community Trail may fall outside, but in close proximity to, the boundaries of a new development. In these cases, provisions for Neighborhood Trail connections to the Community Trail shall be provided.

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### 4.4 Neighborhood Trail Types:

Two types of Neighborhood Trails are proposed. These are:

- Primary Neighborhood Trails
- Secondary Neighborhood Trails

Descriptions of each of these Neighborhood Trail types are provided below.

### 4.5 Primary Neighborhood Trails:

Primary Neighborhood Trails will have a typical corridor width of 50 feet. Facilities to be constructed within the trail corridor shall include: a continuous paved pathway, a soft-surface shoulder, native or constructed landscapes, and other amenities.

To facilitate public access, public access points shall be provided at intervals not exceeding 1/4 mile.

Primary Neighborhood Trails will link residential areas with neighborhood schools, parks, recreation centers, and community trails. An illustration showing typical Primary Neighborhood Trail development is included herein. (See Figure 4-A).

### 4.6 Secondary Neighborhood Trails:

As Neighborhood Trails extend and branch out into an individual neighborhood, the volume of trail traffic on the subject trail will decrease. In these locations, a corresponding decrease in trail corridor width and in the scope of trail development is proposed. These branch trails are referred to herein as Secondary Neighborhood Trails.

The typical Secondary Neighborhood Trail corridor width shall be 25'. Improvements to be constructed as part of Secondary Neighborhood Trail development include a paved pathway, native or constructed landscapes, and other amenities. The maximum spacing between access points shall be 1/4 mile.

An illustration showing typical Secondary Neighborhood Trail development is included herein. (See Figure 4-B).

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### 4.7 Neighborhood Access Points:

It is important that access points be provided at appropriate locations to serve the Neighborhood Trail system. If the quantity of access points is insufficient, or if access points are not in convenient locations, there is the risk that users may trespass across private property to gain access to a trail.

Neighborhood access points should allow for access to the trail system by pedestrians and bicyclists. While not required, consideration should be given to the provisions of parking spaces at appropriate neighborhood access point locations.

### 4.8 Layout of Neighborhood Trails:

To the greatest extent possible, new PAD's should be designed so that trails cross public streets as infrequently as possible. This design goal should be given emphasis when designing Neighborhood Trails that provide access to schools, parks, and playgrounds. In all instances where a grade-separated crossing is feasible, the use of a grade separated crossing will be encouraged.

When it is necessary for a Neighborhood Trail to cross a road at-grade, the crossing shall be at an intersection and shall be in accordance with applicable traffic engineering standards. If determined to be warranted by the City of Casa Grande, a user-activated traffic signal shall be installed at the trail / roadway intersection.

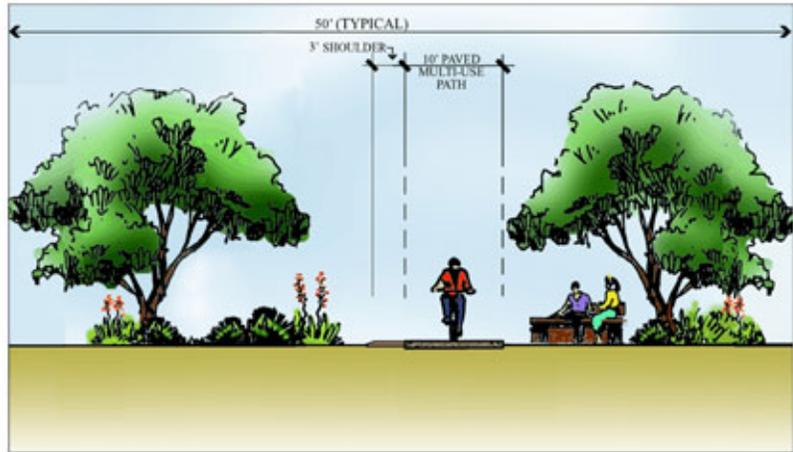
Neighborhood Trails should also be located and aligned to provide for safe and convenient public access. Access points shall be provided at intervals not exceeding 1/4 mile.

Figure 4-D is an illustration of a conceptual PAD land use plan showing the layout of Neighborhood Trails and trail features. The allocation of open space and the allocation of land for park and trail development, as shown on this illustration, are consistent with the quantitative standards noted herein.

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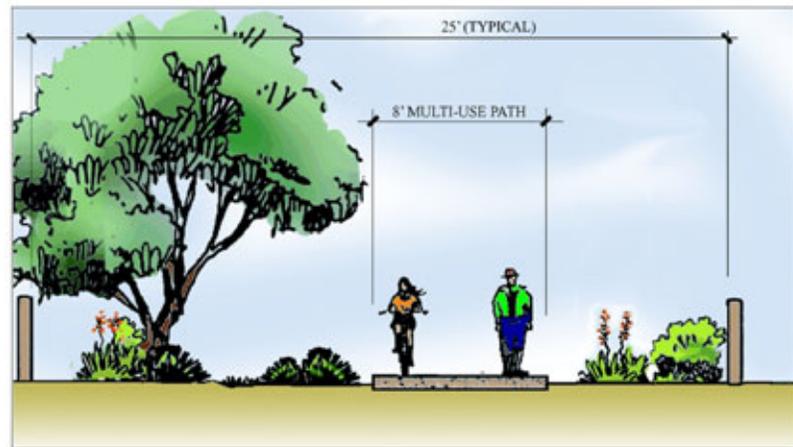
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**Figure 4-A:  
Primary Neighborhood  
Trail**



**PRIMARY NEIGHBORHOOD TRAIL**

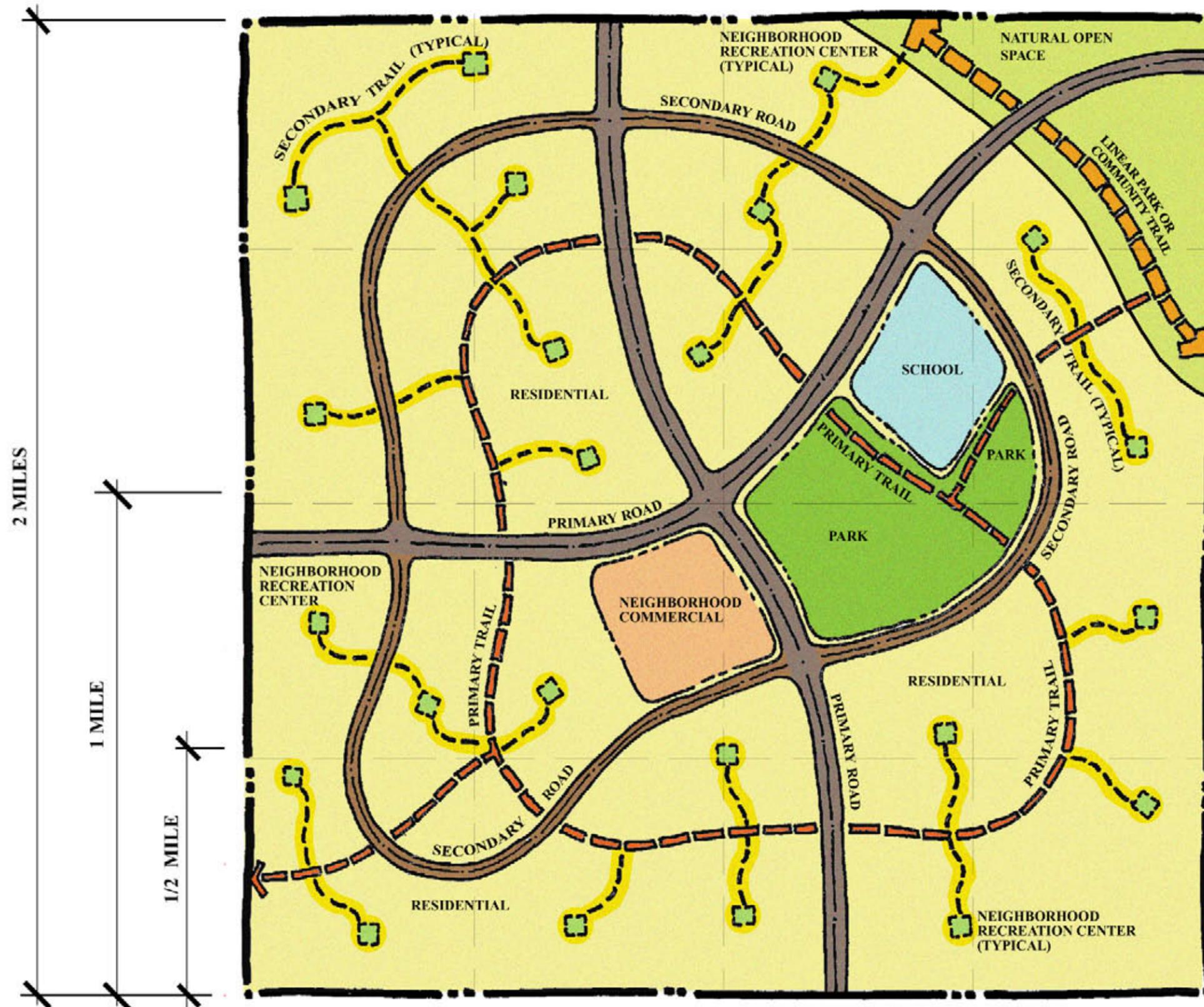
**Figure 4-B:  
Secondary  
Neighborhood Trail**



**SECONDARY NEIGHBORHOOD TRAIL**



**FIGURE 4 - C:  
CONCEPTUAL PLAN  
FOR NEIGHBORHOOD  
TRAIL DEVELOPMENT**



- LEGEND**
- LAND USES**
- PRESERVED NATURAL OPEN SPACE, TYPICAL.
  - DEVELOPED PARK LAND
  - SCHOOL SITE
  - NEIGHBORHOOD COMMERCIAL CENTER
  - RESIDENTIAL AREAS
- COMMUNITY TRAILS**
- LINEAR PARK OR COMMUNITY TRAIL
- NEIGHBORHOOD TRAILS / TRAILHEADS**
- PRIMARY NEIGHBORHOOD TRAIL  
50' ( TYP.) CORRIDOR WIDTH
  - SECONDARY NEIGHBORHOOD TRAIL  
25' ( TYP.) CORRIDOR WIDTH
  - NEIGHBORHOOD RECREATION CENTER

**CALCULATIONS FOR AREA SHOWN**

GROSS AREA .....	2,560 ACRES
COMMERCIAL AREA .....	60 ACRES
SCHOOL SITE .....	40 ACRES
NET RESIDENTIAL AREA .....	2,460 ACRES
OPEN SPACE (15% OF RESIDENTIAL AREA) .....	369 ACRES
UNDEVELOPED OPEN SPACE (50% OF OPEN SPACE) .....	185 ACRES
DEVELOPED OPEN SPACE (50% OF OPEN SPACE) .....	185 ACRES
REGIONAL TRAIL 100' CORRIDOR WIDTH .....	10 ACRES - 0.8 MILES
PRIMARY NEIGHBORHOOD TRAILS 50' CORRIDOR WIDTH .....	28 ACRES - 4.6 MILES
SECONDARY NEIGHBORHOOD TRAILS 25' CORRIDOR WIDTH .....	8 ACRES - 2.6 MILES



**CONCEPT FOR NEIGHBORHOOD TRAIL DEVELOPMENT**