MEMORANDUM

Date: March 26, 2020
To: Utah Department of Transportation
From: Chris Wiltsie, 1,000 Miles Program Director
Subject: Impact of Active Transportation Facilities on Crime and Home Values

Studies on the impact of active transportation facilities are consistent in their findings that these facilities have a positive impact on home values as they provide “recreation, transportation, a sense of community... and lower crime” with caveats related to the contextual sensitivity of a facility and its perceived value.1 Studies generally use Hedonic models of analysis which are the standard for real estate appraisal and economics.

Crime in particular is a function of the facilities maintenance, management, and the surrounding areas levels of crime. The existence of a facility is not generally a determinant of crime, but active transportation facilities function better as a crime deterrent than many urban or suburban features because of their management and use.2

One study looking at the sale of 10,000 homes found up to a 5% price premium on homes located near active transportation facilities.3 There is a body of research that echo these home price impact estimates.4

A consistent feature of the research is the importance of well planned and implemented active transportation facilities in having a positive impact on home values.5 Specifically, this means good connectivity to amenities like parks and other popular locations6 and appropriate facilities for the type of road they are augmenting.

Considering the research, robust active transportation facilities are appropriate for UDOT facilities and would correlate with improved home values. However, many suburban neighborhoods with lower traffic volume would see positive outcomes from a more nuanced approach focusing on road widths and traffic calming.

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2 Ibid, 23.