

ECONOMIC BENEFITS

ACCESS MANAGEMENT

Access management helps preserve long-term property values and the economic viability of abutting development. According to the Urban Land Institute's Shopping Center Development Handbook, "poorly designed entrances and exits not only present a traffic hazard but also cause congestion that can create a negative image of the center." In contrast, well-designed circulation systems promote efficient travel and can improve the aesthetics of a corridor.

Source - "Shopping Center Development Handbook", Urban Land Institute, Washington, DC., 1985.



Corridor without Access Management



Corridor with Access Management

COMMERCIAL CORRIDOR BENEFITS

Motorists are more likely to travel a corridor that is aesthetically pleasing, has efficient traffic movement, and is safer to drive. This results in increased economic vitality for the area. Other access management benefits to commercial corridors include:

- More attractive corridors increase property values and attract customers.
- The need for roadway widening is reduced, which minimizes construction blocking or restricting access.
- Service roads allow customers to enter and exit businesses more safely.
- Pedestrian and bicycle access is dramatically enhanced.



Enhanced Access Management with Pedestrian Accommodations

PROPERTY VALUES

Access management improvements have a positive effect on surrounding property values.

A study of property values on Texas corridors with access management projects found that almost all land values stayed the same or increased.

Source - *A Methodology for Determining Economic Impacts of Raised Medians: Data Analysis on Additional Case Studies*; October, 1999.

"If crashes and congestion become frequent on your roadway, people will seek out other routes."

Source - *"Safe Access is Good for Business"*, Federal Highway Administration, Washington DC, 2006.

ENHANCES BUSINESS DEVELOPMENTS

Efforts by government agencies to manage access in site development and road projects can help businesses, even those operating on older corridors. Specific benefits include:

- Fewer delays and better traffic flow.
- Median installations provide safer approaches to businesses, and can also be landscaped to improve the image of the area.
- Properly designed entrances shared by multiple businesses allow more site area for parking, more customer options to access a site, improved landscaping, and/or other site amenities.
- Internal connections between businesses allow customers to circulate easily.
- Customers can avoid re-entering busy roadways.
- Driveways and service road entrances farther away from signalized intersections allow easier access for customers, even during times of peak congestion.

Source - "Safe Access is Good for Business", Federal Highway Administration, Washington, DC, 2006.



Internal Circulation Road



Shared Entrance with Aesthetic Treatments

ADVANTAGES OF ACCESS MANAGEMENT TECHNIQUES

"Minimizing the number of curb cuts, consolidating driveways, constructing landscaped medians, and coordinating internal site circulation and parking among several businesses results in a visually pleasing and more functional corridor. It protects your investment in your business, the public investment in the roadway, and can even help attract new investment into the area."

Source - "Safe Access is Good for Business", Federal Highway Administration, Washington, DC, 2006.

FOR MORE INFORMATION, PLEASE VISIT:

www.azmag.gov/Transportation/Access_Management | www.accessmanagement.info



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