

JOINT AND CROSS ACCESS

ACCESS MANAGEMENT

Joint and cross access are methods of allowing adjacent properties to share driveways and parking facilities. Joint access is where two adjacent property owners share a driveway along their common property line. Cross access is where traffic moves between adjacent properties without re-entering the public roadway.

Source - "Shared/Joint Driveways and/or Cross Access", Iowa State University, 2009.



IMPORTANCE OF JOINT AND CROSS ACCESS

Joint access enhances landowner development opportunities; improves roadway, pedestrian, and bicycle safety; reduces congestion; and supports multimodal travel.

Cross access supports developments and businesses as customers are encouraged to stay on-site and visit multiple businesses.

Source - "Reducing Traffic Congestion and Improving Traffic Safety in Michigan Communities: The Access Management Guidebook", Michigan Department of Transportation, Oct. 2001.



MULTIMODAL BENEFITS

Locating businesses together will promote the use of mass transit and multi-modal transportation. Bus stops can be located along on-site circulation roadways (cross access) that serve multiple retail shops, restaurants, and other entertainment destinations.

Drivers must yield to pedestrians at driveway-sidewalk crossings; however, this does not always happen. Minimizing the number of driveway-sidewalk crossings significantly improves pedestrian safety.



Source - "Designing Sidewalks and Trails for Access Part II of II: Best Practices Design Guide", FHWA, 2001.

JOINT AND CROSS ACCESS INCREASES ROADWAY EFFICIENCY

"Driveway Hopping" is when vehicles are forced to go from one driveway to another, using a busy public street, to access the adjacent property. Slower vehicles that "driveway hop" then mix with higher speed vehicles traveling the street. This causes traffic to slow, sometimes very quickly, on the busy street.

This can also cause accidents and leads to driver frustration. With joint and cross access techniques in place, vehicles can very easily travel between adjacent properties without having to use the busy street.



SHARED ACCESS INCREASES SAFETY

Consolidating and using shared access points on a roadway lowers the number the accidents.

Driveways or access points without a traffic signal allow vehicles to enter or exit the roadway freely. This movement increases the potential for a conflict with vehicles in the traffic stream. When traffic volumes are high, the spacing between vehicles is smaller and drivers have less opportunity to safely enter or exit a driveway. A vehicle exiting the roadway will brake before turning, which can result in rear-end and lane-change collisions.

Encouraging adjacent properties on major roadways to share access improves safety by minimizing driveway conflict areas. Greater or longer spacing between access connections allows for the design of right-turn lanes that provide smooth traffic flow on the roadway, helping to reduce crashes.

Source - "Access Management Manual", TRB, 2003.



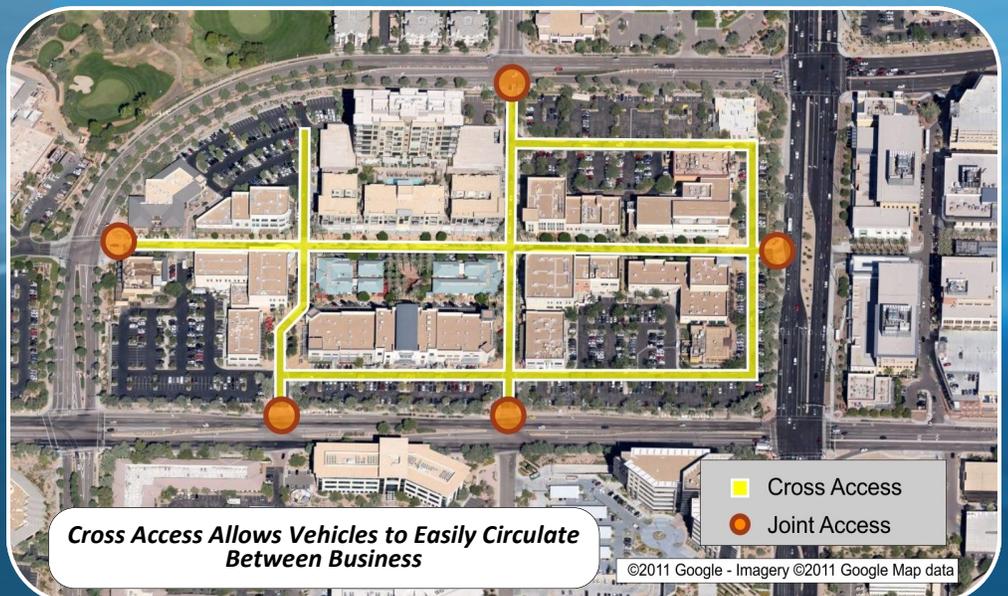
Joint Access with Right-Turn Lane

JOINT AND CROSS ACCESS WILL BENEFIT BUSINESSES

Properly designed driveways shared by multiple businesses allow more site area for parking and landscaping. Sites with landscaped areas and plenty of parking will attract customers and maintain or increase the property value of established businesses.

Cross access connections between adjacent commercial developments will improve customer shopping convenience. More businesses will be accessible to a customer without having to re-enter the arterial roadway system. Individual businesses will see more drive by traffic from adjacent businesses, and will have the benefit of better business exposure.

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



Cross Access Allows Vehicles to Easily Circulate Between Business

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