

Access Management:

Tying Transportation Improvements,
Future Land Use, Access
Management and Zoning Together
for Successful Implementation



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8th National Conference on Access Management
"Sustainable Solutions for Transportation"

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LSL Access Management Experience

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- Access Management in Michigan: task force, manual, ordinances, 25 years of administration/implementation with local communities
- Over 20 projects for MDOT that involve local units of government
- Several projects in Indiana
- In most cases, implementation shared by road Agency (DOT, County for permits & construction) & locals (zoning, site plan review)



Historical Influence of Transportation on Land Use


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From:

- Compact settlements
- Through the 1940's, most employees walked or used public transit

To:

- National interstate system: increased individual mobility
- People live farther from work
- New developments along new roads
- Commercial and employers gradually follow residents out to suburbs



Images from MSN

Resulting Situation

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Land Use

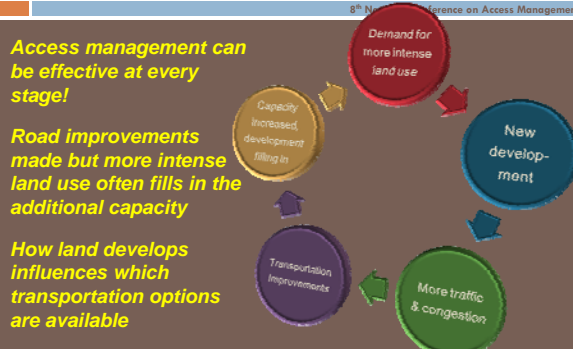
- Low-density suburban development pattern
- Isolated land uses
- Strip commercial development, with lots of driveways
- Transportation dominated by automobiles
- Developments not interconnected

Transportation

- Autos, miles traveled and congestion growing much faster than pop.
- Decreased pedestrian, transit accessibility
- Few mobility alternatives for aging population that will double in 20 years
- Road improvements induce new development and travel

Land Use/Transportation Connection

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Access management can be effective at every stage!

Road improvements made but more intense land use often fills in the additional capacity


How land develops influences which transportation options are available

A New Paradigm

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Link Land Use with Transportation:

- Plan so people have housing options closer to work
- Implement incentives for shared trips or shorter trips
- Combine land-use planning with transit and non-motorized planning to create more efficient, affordable, and available alternatives to driving.



Increased cooperation among jurisdictions and agencies on land use and transportation issues

Corridor Plans

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- Transportation improvements
- Access management
- Future land uses
- Non-Motorized
- Site design
- Making places walkable
- Overlay zoning



Future Land Use

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- In Midwest, transportation planning done by County and State, and land use planning done primarily at local level
- Local land use planning policies may not be stable and therefore land use outcomes are unpredictable
- More ability to coordinate transportation and land use planning where there is strong regional planning
- Growing emphasis on access management, transit-oriented development, walkable neighborhoods, mixed uses
- Need to put most intensive land uses along corridors where transportation improvements are planned

Zoning Regulations

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Access management regulations can be tied to corridor(s) or applied throughout community

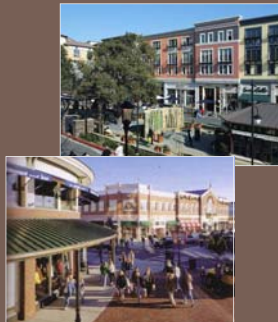
Implement range of regulations: spacing between driveways, alignment of driveways, setback from intersections, acceleration/ deceleration lanes, change to more intensive use, etc.

Cross reference access management regulations with access management plan and with other sections of zoning ordinance – site plan review

Form-Based Codes

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- Mixed Use
- Walkable
- Transit Oriented
- Shared Streets
- Limit on access points
- High Quality Design



Successful Implementation of AM

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- Successful implementation can take long time
- Coordination between partners (local and state, and more than one community) is essential to ensure that master planning, zoning and access management stay on same track
- Local policy to prepare, review access management plan prior to design phase of construction projects
- If master plan lacks tie between land use and access management, implementation will be a challenge
- Preferably, use zoning ordinance to apply AM standards throughout community
- Quality graphics are important; Visuals can project into future and get 'buy-in'
- "Seed money" or reconstruction project to implement

Example: Arriving At Recommendations

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Initial Review of Access Issues/Opportunities

- Topographic constraints
- Shared/cross-access opportunities
- Driveways close to signal
- Multiple drives per business

Four drives for combined parking area

Cross-access not possible

Three drives within 30' of signalized intersection

Shared/cross-access opportunities

Example: Arriving At Recommendations

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Plan Recommendations

- Closed Drive Area
- New Drive Area
- New Parking Area

On-site visit: Middle drive most useful of three; revised to leave middle drive open instead of westernmost

Example: Implementation of Plan Recommendations

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2010: First Implementation Building Expansion

- Site plan shared with MDOT
- Additional cross-access secured not in original plan
- Additional parking area prevents need for parking variance

Example: Implementation of Plan Recommendations

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2012: Second Implementation – Tear-Down and Re-Build

1. Channelized M-46 access
2. Internal signage directing customers out to Miller
3. Cross-access not agreed to by neighbor; stub constructed per plan

Example: Implementation of Plan Recommendations

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2015: Third Implementation – Major Remodeling/Shift of Building Toward Rear

1. Shared driveway constructed on property line
2. Costs shared between property owners
3. New layout allows more front-yard parking
4. Cross-access not agreed to by previous owner completed by connecting to stub built in 2012

Example: Implementation of Plan Recommendations

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Update:

2020: No site plan has been required for SE corner of intersection; closure not completed. 2022 reconstruction project will offer funds to offset costs.



Successful Implementation - Tips

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- Sell the benefits to all users – meet with individual property owners if necessary
- Officials training & conduct refreshers as officials/staff change
- Corridor committees
- Summary brochure of the recommendations of an AM corridor plan &/or the regulations
- Access management noted on application forms (before applicant prepares expensive and 'set' plans)