

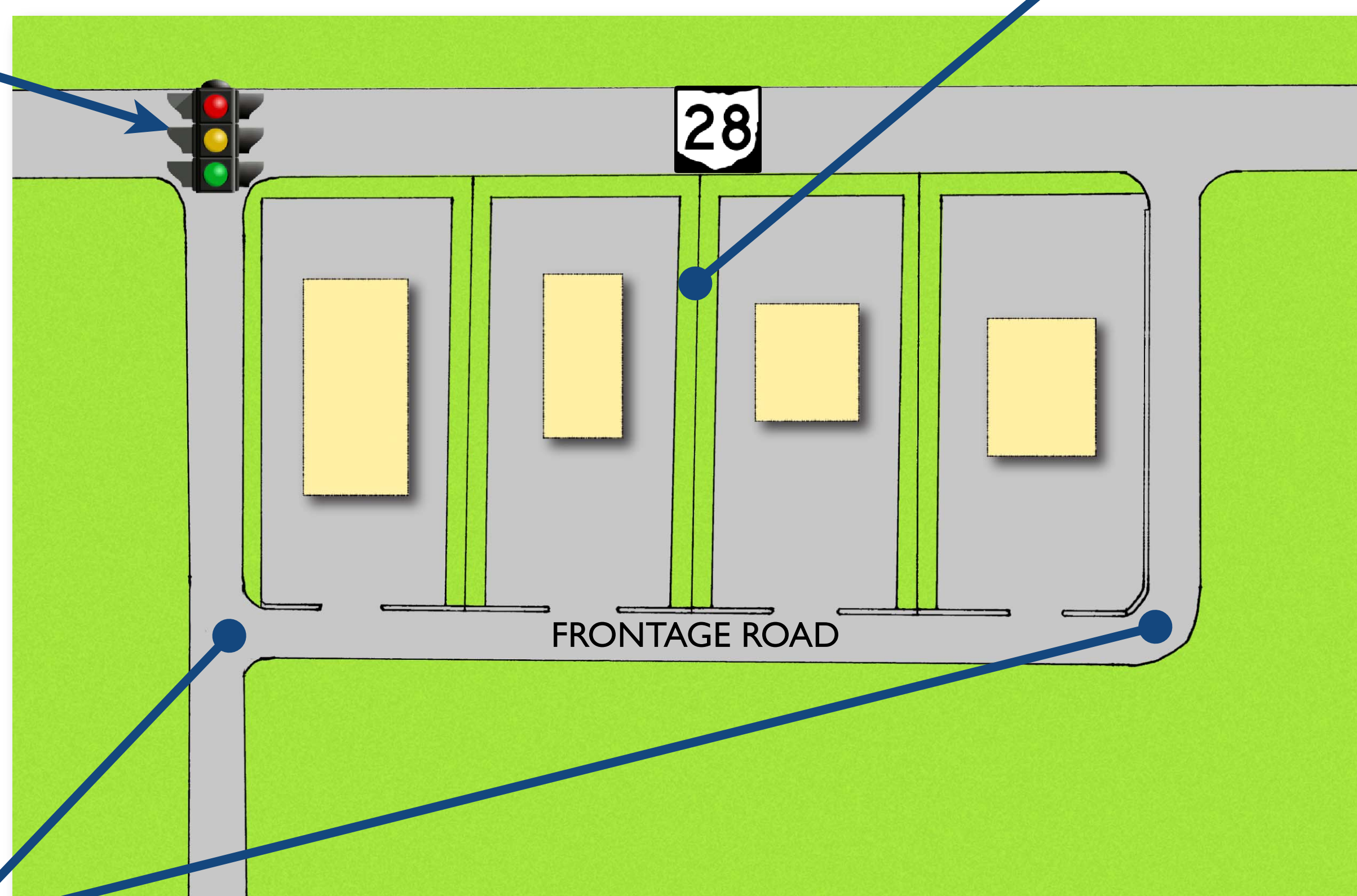
# THE BENEFITS OF ADOPTING ACCESS MANAGEMENT STRATEGIES

## The Shared Benefit Approach to Development of Your Property

Through cooperation with neighboring landowners regarding access management and land development, site access will be improved which increases the value of your property.

### Quicker Access to a Traffic Signal

When lots are combined to form a single planned development, vehicles have better access to the signal. The improved traffic signal access translates to more customers and a safer driving environment through the reduction of dangerous left turn movements from individual lots.



### Developing Lots as a "Package" = Higher Land Values

Land values for individual lots will typically increase when combined with surrounding lots to create a single planned development. The larger development has more flexibility and options regarding development potential and types of users. Conversely, developing lots in a "piecemeal" fashion dramatically limits the development layout and land use choices in addition to creating more traffic congestion and accidents. These factors will decrease the value of the lot.

### Shared Access

Shared access is used to provide easy vehicular connections to a side street or traffic signal for all the lots in the development. Participating in shared access arrangements greatly improve the internal traffic movements and provides more flexibility when laying out individual lots for development.

## \* PUBLIC INPUT OPPORTUNITY

Place a sticker in the appropriate box indicating those benefits of access management that are most important to you.

### Higher Property Values

Parcels assembled as part of a master planned development with access management techniques in place often retain a higher market value versus land sold separately for individual out parcel developments.

### Reduced Infrastructure Costs for the Township & County

When a growing corridor follows a well planned access management program, the amount of infrastructure improvements required to service the corridor properties is substantially less compared to retrofitting the corridor with costly improvements to correct traffic and access issues.

### Increased Traffic Safety

Adopting access management techniques reduces the incidence of vehicular accidents in addition to reducing the number of pedestrian – vehicular accidents.

### Positive Effects on the Environment

The environment benefits from access management through reduced congestion, which reduces emissions and lowers fuel consumption.