

<i>Access Management Frequently Asked Questions (FAQ):</i>

Shared/Joint Driveways and/or Cross Access

Driveway spacing and driveway density are important considerations in managing access. When driveways are spaced too closely together or the number of driveways per block or mile becomes too large, a significant increase in traffic accident rates occurs. Traffic also tends to become congested more quickly in such situations.

What is driveway sharing?

A shared driveway is when two or more adjacent properties use the same driveway for ingress and/or egress. Shared driveways are very common in newer commercial areas, for instance at strip malls, regional shopping centers, and office parks. Sharing driveways is simply good design practice since conflict points caused by motorists entering and leaving the businesses are reduced. This will, in turn, tend to reduce traffic accidents associated with turning traffic and improve the traffic flow on the main road.

What are joint and cross access?

Joint and cross access are formal, legal methods of ensuring that adjacent properties can share driveways. In the case of joint access, two adjacent property owners share a driveway along their common property line. In the case of cross access, one property owner has the legal right to access and use a driveway that is on the adjacent property owner's land.

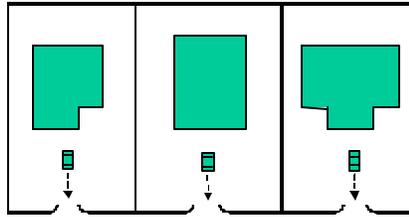
Joint and cross access can be built into private real estate titles through easements. They can also be encouraged or required in local planning or design standards or in municipal and county ordinances.

When are driveway sharing and joint and cross access most valuable?

Sharing driveways is most valuable as an access management strategy when property frontages are short, in other words when the number of commercial properties along a typical, 400 to 500 foot block face is more than three or four.

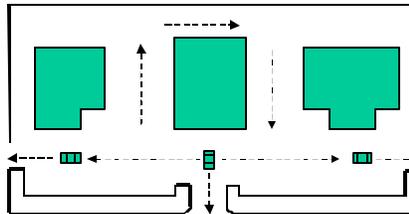
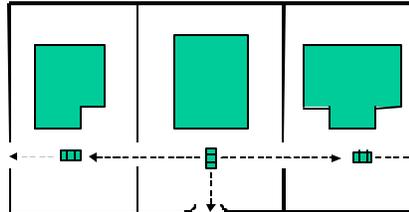
A rule of thumb on driveway sharing in an urban or suburban area might be that properties with less than 50 to 60 feet of frontage along an arterial street should not have individual driveways. These properties would share drives with neighboring properties. Three to four commercial driveways per block face is a desirable maximum standard for an urban or suburban arterial street. This means that when there are more than three or four parcels or commercial buildings on a block face, driveway sharing and cross access should be strongly encouraged. When the number of parcels and potential driveways along a block face is small, driveway sharing and joint and cross access are not needed.

Avoid



Promote

- Cross Access - Internal connections between adjacent sites
- Joint Access - Driveways serving multiple sites
- Complete on-site circulation



Several businesses share a common driveway in West Des Moines, Iowa.