

Land Use and Access Relationship: Surveying the Landscape

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Land Use and Access Relationship: Surveying the Landscape

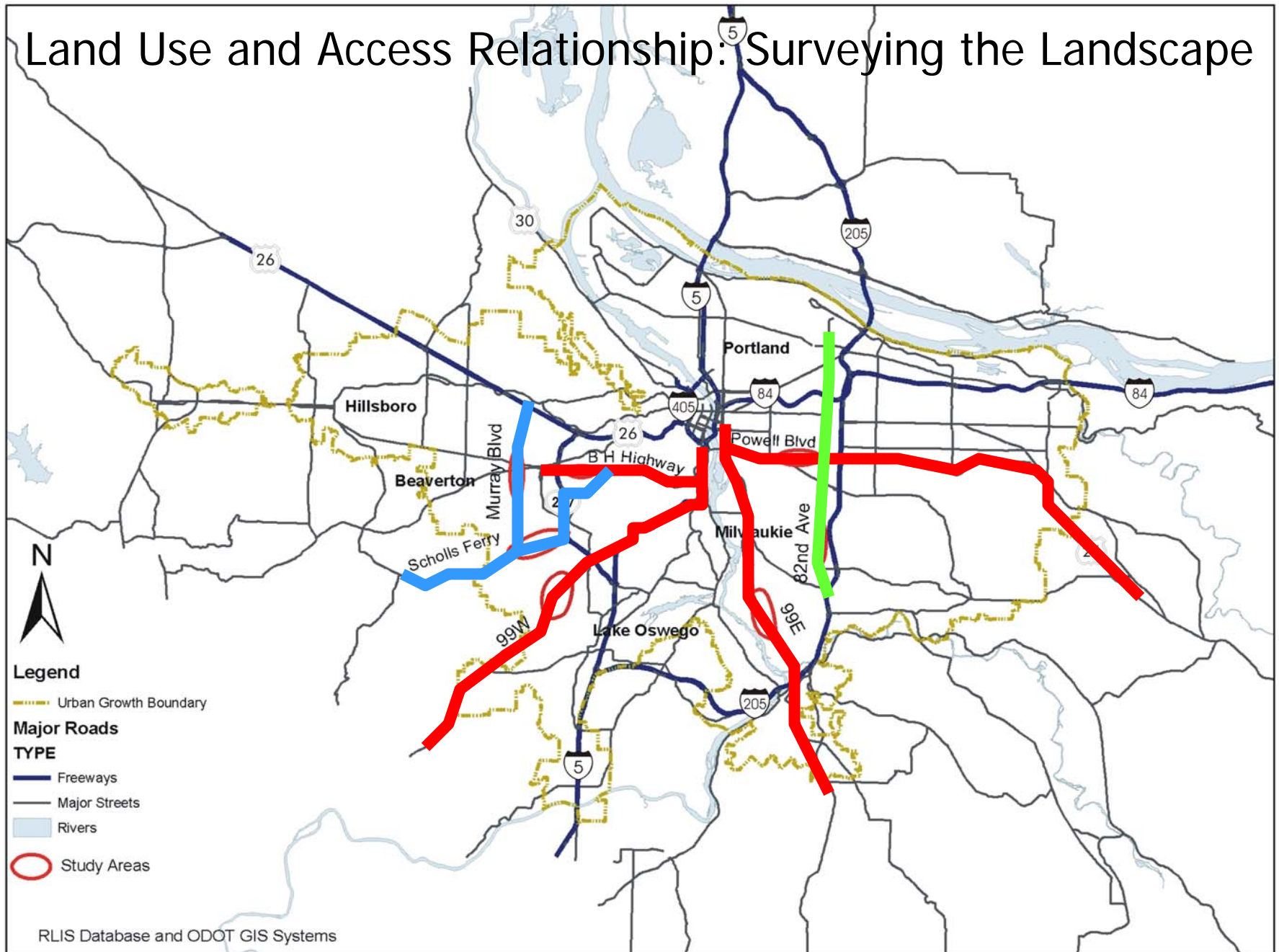
What it does:

- Overview of access configurations in use
- Improves understanding of public expectations

What it doesn't do:

- Evaluate access effectiveness
- Reflect current or best practice

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Table 2: Study Land Use Categories

Land Use Types	Sizes
Service Commercial (CS)	> 3,000 SF
	≤ 3,000 SF
General Commercial (CG)	≥ 75,000 SF
	≥ 25 KSF, < 75 KSF
	< 25,000 SF
Office (Off)	≥ 50,000 SF
	< 50,000 SF
Industrial (Ind)	≥ 100,000 SF
	< 100,000 SF
Multi-Family Residential (MFR)	≥ 75 Units
	< 75 Units
Single-Family Residential (SFR)	≥ 50 Units
	< 50 Units
Institutional (Inst)	≥ 50,000 SF
	< 50,000 SF
Civic (Civ)	≥ 50,000 SF
	< 50,000 SF

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Table 3: Number of Property Access Configurations by Development Type - Highway Access only Available

Land Use Type	Size	Access Configuration							
		2 Signalized + 1 RIRO	1 Signalized + 2 full	1 Signalized + 1 full	1 Signalized	2 full	1 full	2 RIRO	1 RIRO
Commercial - Service	> 3 KSF	0	0	0	0	3	4	0	1
	≤ 3 KSF	0	0	0	0	1	7	0	0
Commercial - General	≥ 75 KSF	1	1	1	0	0	0	0	0
	≥ 25 KSF, < 75 KSF	0	0	0	0	0	4	0	0
	< 25 KSF	0	0	1	0	13	48	1	2
Office	≥ 50 KSF	0	0	0	0	0	2	0	0
	< 50 KSF	0	0	0	2	1	6	0	0
Industrial	≥ 100 KSF	0	0	0	0	0	0	0	0
	< 100 KSF	0	0	0	1	0	1	0	0
Multi-Family Residential	≥ 75 Units	0	0	0	0	0	5	0	0
	< 75 Units	0	0	0	0	1	12	0	0
Single-Family Residential	≥ 50 Units	0	0	0	0	0	1	0	0
	< 50 Units	0	0	0	0	1	16	0	0
Institutional	≥ 50 KSF	0	0	0	0	1	1	0	0
	< 50 KSF	0	0	0	0	3	2	0	0
Civic	≥ 50 KSF	0	0	0	0	0	0	0	0
	< 50 KSF	0	0	0	0	0	0	0	0

Notes: RIRO = right-in/right-out; KSF = 1,000 square feet; Hwy = Highway; SS = side street.

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Table 4: Number of Property Access Configurations by Development Type - Side Street Unsignalized at Highway Available

Land Use Type	Size	Access Configuration							
		1 full Hwy + 2 full SS	1 full Hwy + 1 full SS	1 full Hwy + 1 backage rd.	1 RIRO Hwy + 1 full SS	1 RIRO Hwy + 1 RIRO SS	2 full SS, no Hwy	1 full SS, no Hwy	1 full to frontage rd.
Commercial - Service	> 3 KSF	0	1	0	0	0	0	2	0
	≤ 3 KSF	0	2	0	0	0	1	1	0
Commercial - General	≥ 75 KSF	1	0	0	0	0	0	0	0
	≥ 25 KSF, < 75 KSF	3	1	0	0	0	0	2	0
	< 25 KSF	7	29	7	2	1	2	18	0
Office	≥ 50 KSF	0	0	0	0	0	0	0	0
	< 50 KSF	1	1	0	0	0	0	1	0
Industrial	≥ 100 KSF	0	0	0	0	0	0	0	0
	< 100 KSF	0	0	0	1	0	0	0	0
Multi-Family Residential	≥ 75 Units	0	0	0	0	0	1	0	0
	< 75 Units	0	2	0	0	0	0	11	5
Single-Family Residential	≥ 50 Units	0	1	0	0	0	1	0	0
	< 50 Units	1	1	0	1	0	0	10	27
Institutional	≥ 50 KSF	0	0	0	0	0	0	0	0
	< 50 KSF	0	0	0	0	0	0	0	0
Civic	≥ 50 KSF	0	0	0	0	0	0	0	0
	< 50 KSF	0	0	0	0	0	1	0	0

Notes: RIRO = right-in/right-out; KSF = 1,000 square feet; Hwy = Highway; SS = side street.

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Table 5: Number of Property Access Configurations by Development Type - Side Street Signalized at Highway Available

Land Use Type	Size	Access Configuration									
		3 full Hwy + 1 full SS	2 full Hwy + 5 full SS	2 full Hwy + 3 full SS	2 full Hwy + 2 full SS	2 full Hwy + 1 full SS	1 full Hwy + 2 RIRO Hwy + 1 RIRO SS	1 full Hwy + 1 RIRO Hwy + 1 full SS	1 full Hwy + 1 RIRO Hwy, no SS	1 full Hwy + 3 full SS	1 full Hwy + 2 full SS
Commercial - Service	> 3 KSF	0	0	0	0	0	0	0	0	0	0
	≤ 3 KSF	0	0	0	2	1	0	0	0	0	0
Commercial - General	≥ 75 KSF	1	1	0	3	1	1	1	0	0	0
	≥ 25 KSF, < 75 KSF	0	0	1	0	1	0	0	0	1	0
	< 25 KSF	0	0	0	1	5	0	0	0	0	0
Office	≥ 50 KSF	0	0	0	0	0	0	0	0	0	1
	< 50 KSF	0	0	0	0	0	0	0	0	0	0
Industrial	≥ 100 KSF	0	0	0	0	0	0	0	0	0	0
	< 100 KSF	0	0	0	0	0	0	0	0	0	0
Multi-Family Residential	≥ 75 Units	0	0	0	1	0	0	0	0	0	0
	< 75 Units	0	0	0	0	0	0	0	0	0	0
Single-Family Residential	≥ 50 Units	0	0	0	0	0	0	0	0	0	1
	< 50 Units	0	0	0	0	0	0	0	0	0	0
Institutional	≥ 50 KSF	0	0	0	1	0	0	0	0	0	0
	< 50 KSF	0	0	0	0	0	0	0	0	0	0
Civic	≥ 50 KSF	0	0	0	0	0	0	0	1	0	0
	< 50 KSF	0	0	0	0	0	0	0	0	0	0

Notes: RIRO = right-in/right-out; KSF = 1,000 square feet; Hwy = Highway; SS = side street.

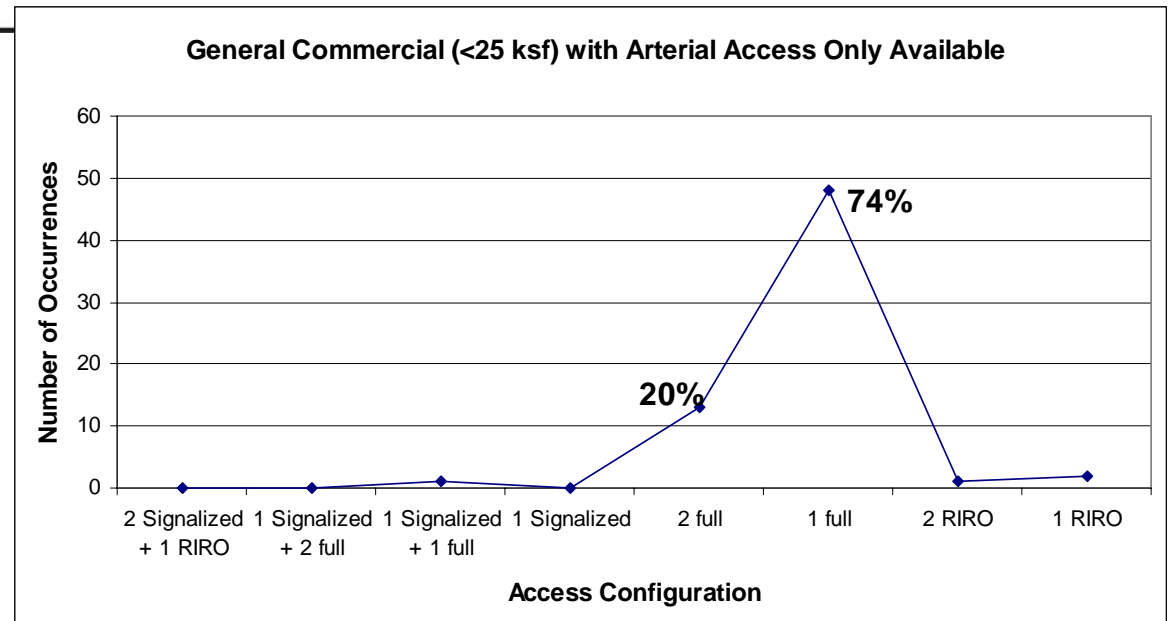
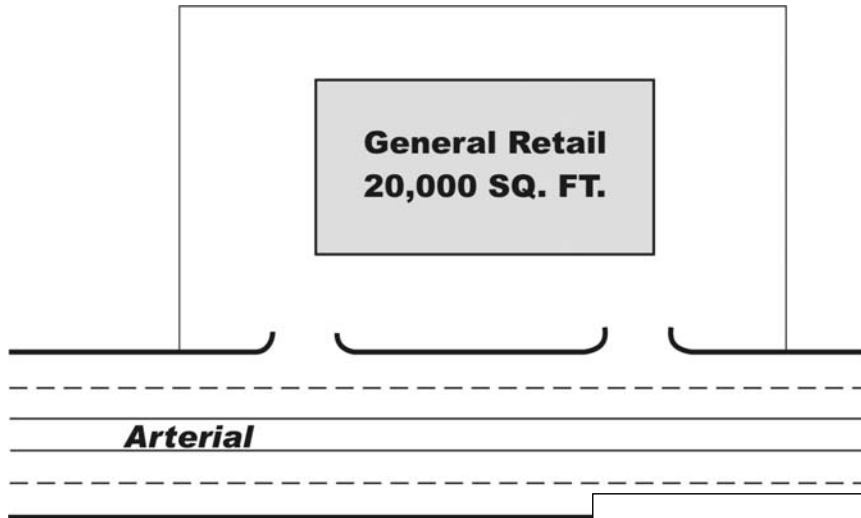
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Table 6: Number of Occurrences of Access Quantities per Development Type

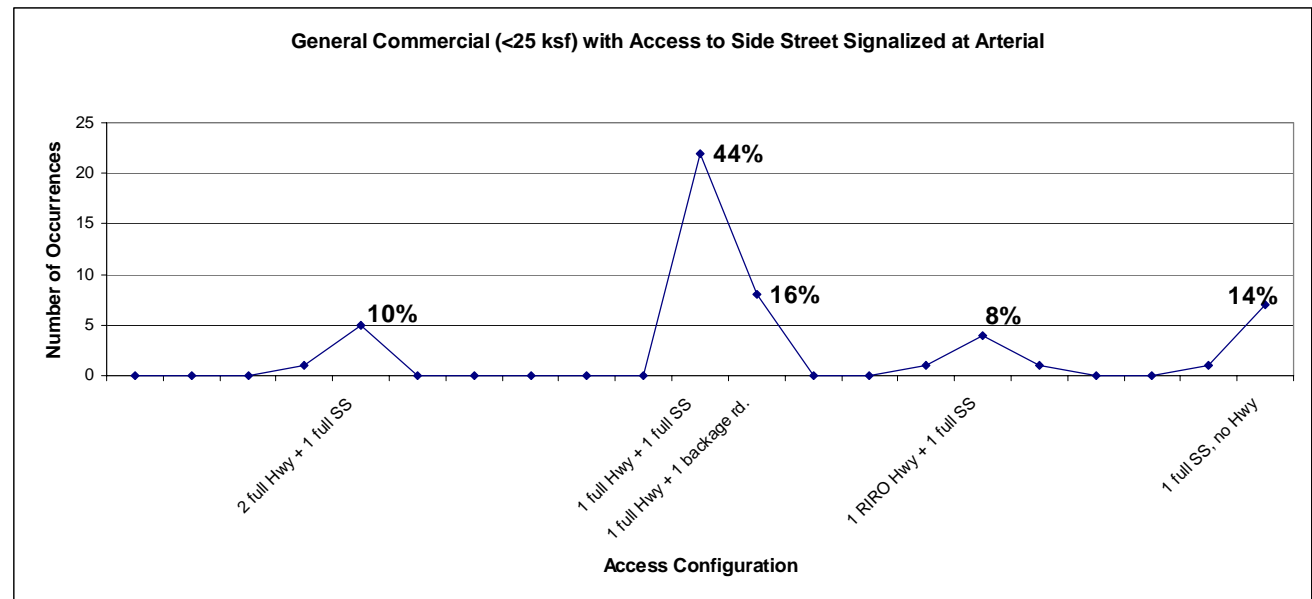
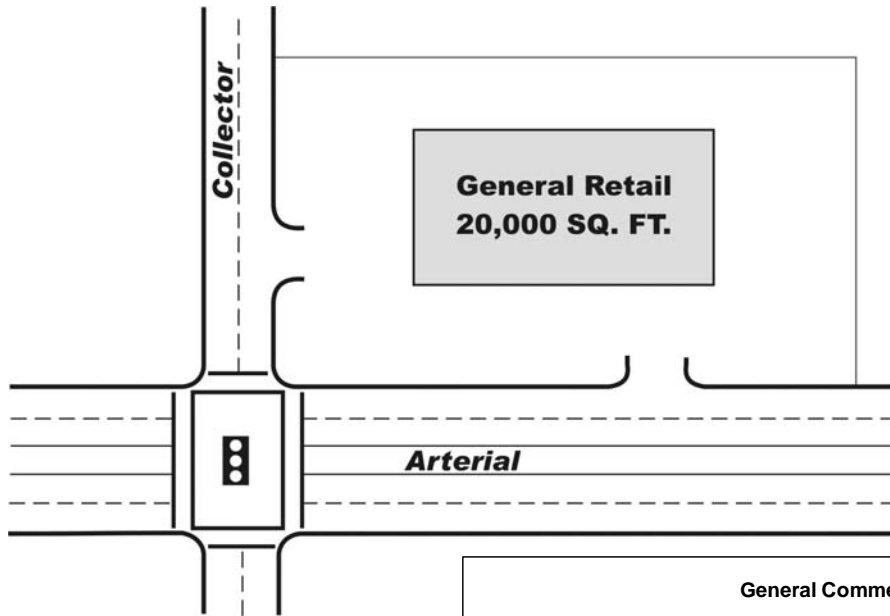
Land Use Type	Size	Number of Access Points												
		1 RIRO	2 RIRO	1 full	1 full + 1 RIRO	1 full + 2 RIRO	1 full + 3 RIRO	2 full	2 full + 1 RIRO	3 full	3 full + 2 RIRO	4 full	5 full	7 full
Commercial - Service	> 3 KSF	1	0	7	1	0	0	6	0	0	0	0	0	0
	≤ 3 KSF	0	0	9	1	0	0	12	0	2	0	2	0	0
Commercial - General	≥ 75 KSF	0	0	1	0	0	1	2	3	3	3	4	1	1
	≥ 25 KSF, < 75 KSF	0	0	6	1	0	0	6	0	7	0	1	1	0
	< 25 KSF	3	2	73	6	1	0	88	0	20	0	4	0	0
Office	≥ 50 KSF	0	0	2	0	0	0	0	0	1	0	0	0	0
	< 50 KSF	0	0	10	1	0	0	4	0	1	0	0	0	0
Industrial	≥ 100 KSF	0	0	0	0	0	0	1	0	0	0	0	1	0
	< 100 KSF	0	0	3	1	0	0	0	0	0	0	0	0	0
Multi-Family Residential	≥ 75 Units	0	0	5	1	0	0	6	0	0	0	1	3	0
	< 75 Units	0	0	29	0	0	0	3	0	1	0	0	0	0
Single-Family Residential	≥ 50 Units	0	0	1	0	0	0	3	0	1	0	0	1	0
	< 50 Units	0	0	53	1	0	0	4	0	1	0	0	0	0
Institutional	≥ 50 KSF	0	0	1	0	0	0	1	0	0	0	2	0	0
	< 50 KSF	0	0	3	0	0	0	5	0	0	0	0	0	0
Civic	≥ 50 KSF	0	0	0	1	0	0	0	0	0	0	0	0	0
	< 50 KSF	0	0	0	0	0	0	3	0	0	0	0	0	0

Notes: RIRO = right-in/right-out; KSF = 1,000 square feet.

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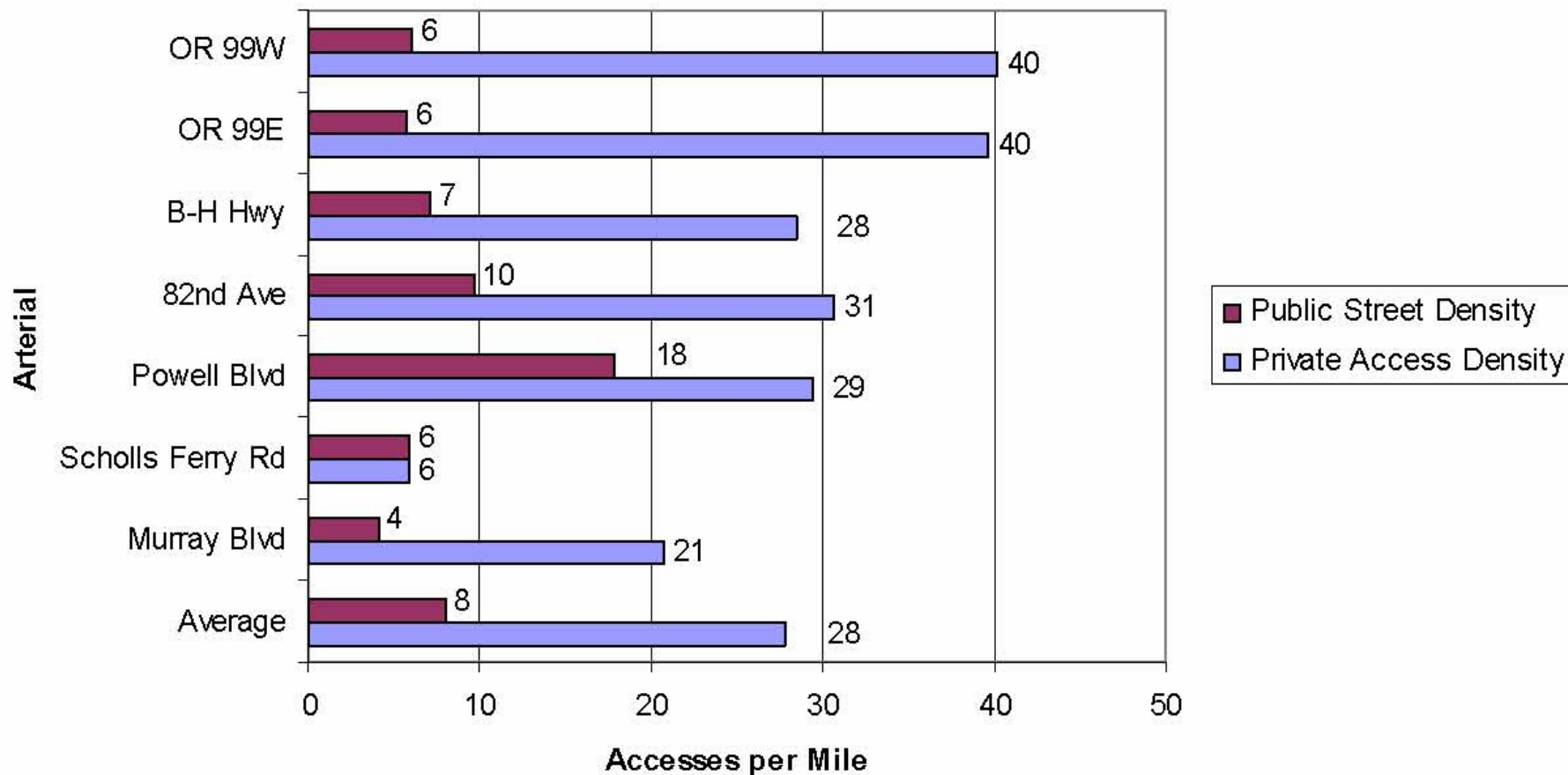


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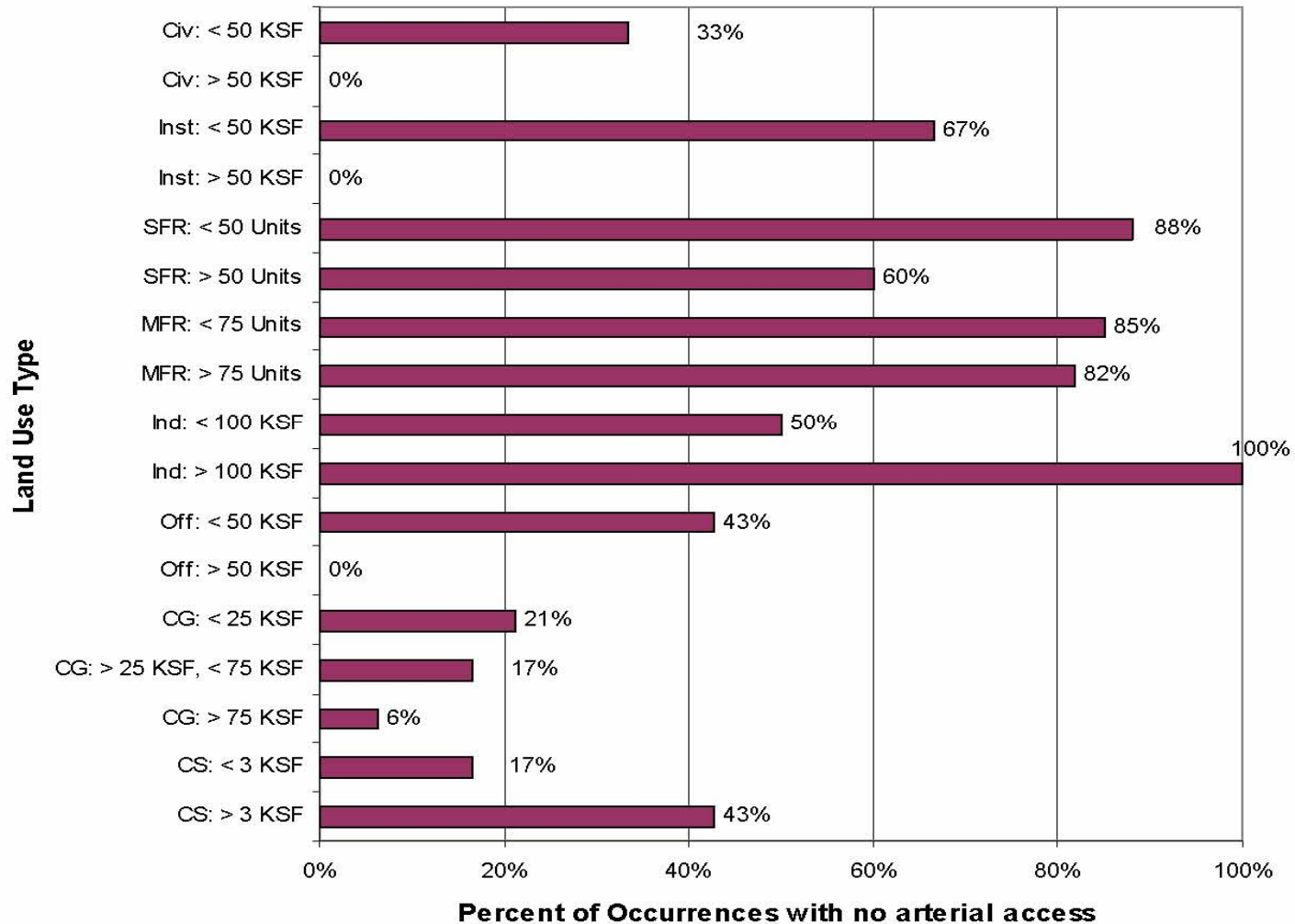
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Figure 2: Arterial Access Density

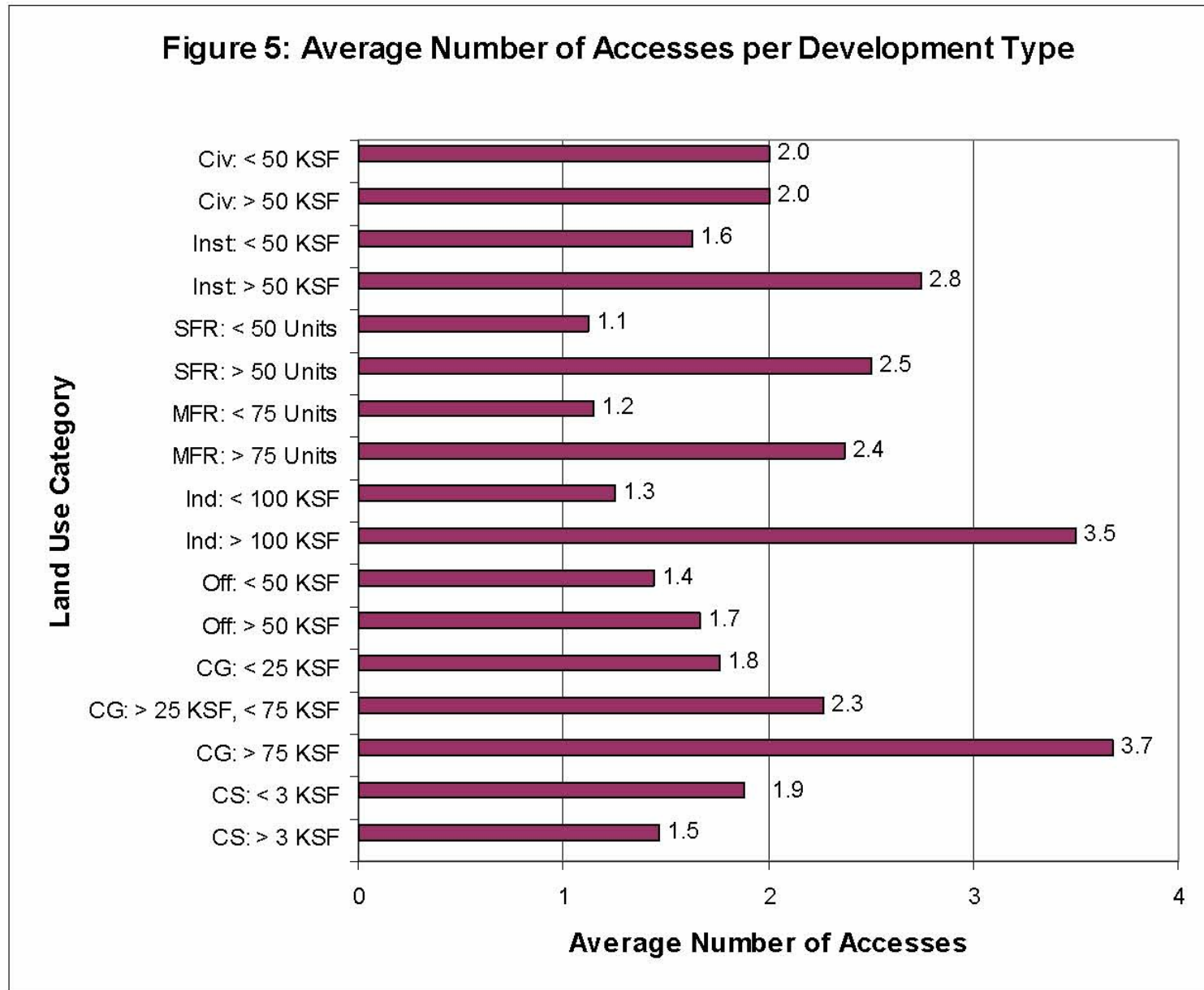


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Figure 4: Percent of arterial-adjacent developments with no direct arterial access when other access is available

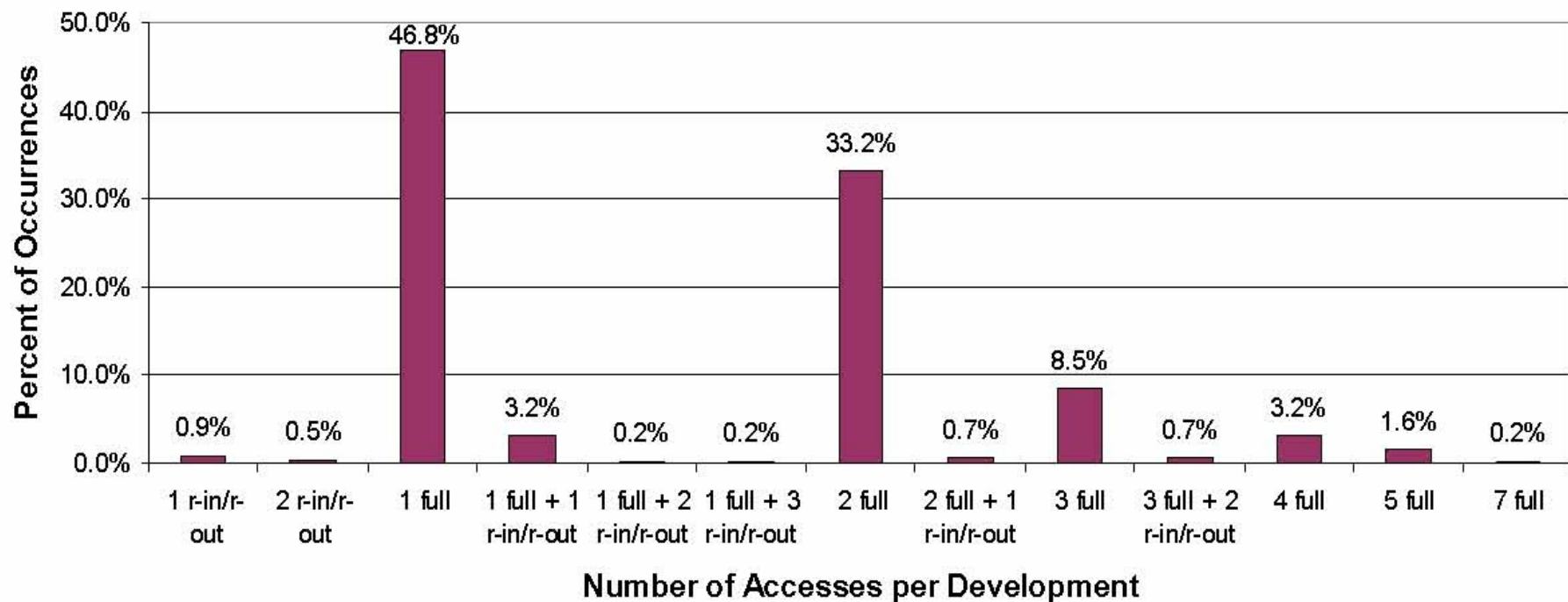


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Figure 6: Access Points per Development



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