

## **Access Management**

Access management is the planning, design, and implementation of land use and transportation strategies that control the flow of traffic between roads and the surrounding land. Highways influence land use patterns by providing access to land which enables development to occur. In order to manage traffic along a highway, both land use and transportation strategies are necessary. Managing one without the other usually results in congestion, deterioration of the highway corridor, and landowner dissatisfaction.

The benefits resulting from access management include postponing or preventing costly highway improvements, improving safety conditions along highways, reducing congestion and delays, providing property owners with safe access to highways, and promoting desired land use patterns.

Current development patterns pose obstacles to implementation of the Major Street Plan. Scattered residential and commercial developments along roads identified for improvement will result in more difficult and costly right-of-way acquisition, and the numerous driveways add to design and safety problems. Land use strategies should be implemented to avoid a continuation of past development patterns such as strip commercial zoning and unrestricted access along transportation corridors.

Commercial and industrial uses should be arranged in compact centers of development. Building setbacks should be sufficient to protect transportation corridors for future right-of-way acquisition. Setbacks should also be used to maintain natural and scenic views along these corridors. Residential uses should be clustered so that internal subdivision streets provide direct access to lots and rural acreages share a common driveway. Metropolitan growth, economic development, and increased traffic generated by commuters, shoppers and tourists will require the expansion of the arterial system, primarily in the area surrounding Sioux Falls. Access management is necessary to achieve the safe, efficient and convenient movement of people and goods within the region.