

## Internal Circulation in Developments

Internal site design is probably the most neglected discussion point in access management. It would be natural to think that access management concerns stop at the roadway right-of-way line, but in fact, they carry through into the property that is provided with access.

### **Why is internal site design important?**

The movement of traffic into and out of properties can be dramatically affected by the internal design for on-site circulation. The internal design of circulation on a property may help or hinder traffic turning off or onto an arterial street. This in turn affects the speed differential between turning and through traffic.

### **What is the best way to design for internal circulation?**

The internal circulation of a development functions well when it is designed with respect to highway access point(s) rather than the building(s). Design should start from the outside in and finish with the parking and building. Very often, the opposite approach is taken. The circulation design of driveways and parking lots are done last. Here is the optimal internal circulation design approach:

- Provide safe and reasonable access to and from the street to motorists and pedestrians;
- Provide a reasonable transition between the access point and the internal circulation, especially by making sure the driveways are wide and long enough;
- Design the parking area and individual parking spaces with safe and efficient pedestrian access to/from the buildings; and
- Design the building footprint within the constraints of the internal circulation and the parking areas.