

Transportation

Situation:

A growing city is constantly dealing with ways to improve the movement of vehicular traffic more efficiently. Problems occur when the need to move traffic supersedes the needs of the surrounding businesses and neighborhoods.

Process:

Overpasses versus At Grade Improvements – Retrofitting existing commercial corridors built out in the 1950's and 1960's with overpasses posed significant problems for existing business owners and the neighborhoods (investors/taxpayers) behind these commercial corridors. The loss of access to the business located by these overpasses is well documented. Add to that the visual blight that the placement of an overpass brings to a 1950's/60's built out commercial corridor brings and the devaluation that occurs to the surrounding properties and neighborhoods located behind these commercial corridors.

Results:

The millions of dollars that would be spent on building an overpass on an existing business and neighborhood designed arterial boulevard would do more harm to the already build community (investors/taxpayers), than the traffic improvement of an overpass would bring.

The solution for existing commercial corridors is at grade improvements that will facilitate the movement of traffic while still preserving the sense of place of the existing community both business and residential. Incorporating bus stops and placement of bus shelters would also facilitate the use of mass transit.