

TOP TEN

TOP TEN ADVANTAGES OF CORRIDOR PRESERVATION

A Letterman-style list of benefits gained by protecting multi-modal corridors for build-out needs

10. **Sends a message:** When rights-of-way are identified and managed well in advance of construction, those looking for a home or new business can act with full knowledge of “The Plan.”
9. **Funding flexibility:** The timing of construction funds is less critical because corridors are not threatened. “The land is preserved, so build when you’ve got money.”
8. **Head off environmental issues early:** Environmental problems can be identified and corrected long before the public needs the project, and while environmentally sound options are available.
7. **Be your own real estate guru:** Every dollar invested at the fringe can pay off ten-fold or more once “the fringe” is under hot development. Gambling that land will be available near the time of construction ensures that the speculators win, and the public loses.
6. **Corridors – More than just Roads:** Light Rail, Bus Rapid Transit, bike paths – all are much more effective and affordable if we use build-out vision to ensure there is a place for them.
5. **Justice to All:** Plans to widen make a home difficult to sell for fair-market value. Developers face government “stalling tactics” to deterring development that threatens potential corridors.
4. **Save money and public image:** Fewer utility conflicts, “rows of homes,” and stately trees. This saves face with the public, who otherwise accuse officials of ineptitude.
3. **Vision yes; Retrofit no:** Corridor visions can be developed with access management, premium landscaping, stately trees, transit, and compatible zoning within an ultimate width. The “grow by accident” haphazard alternative always results in blight, congestion, and expensive retrofits.
2. **Project viability:** When too much development occurs, projects become too costly or politically infeasible. The public must live with the congestion or seek inferior remedies.
1. **“Plan your way out of congestion”:** America’s 50-year history of consecutive 20-year plans is much of the reason we cannot “build our way out of congestion.” 1970’s planning for the 90’s did not preserve enough right-of-way for today, yet we’re planning the mid-century largely with the 70’s level of thinking. A paradigm shift to joint land use/transportation visioning for region perhaps 2-3 times your present size, creates a Mobility Architecture from which 20 to 30-year fiscally constrained projects can be drawn without precluding 50 or 100 year needs.

If you would like more information or a presentation on innovative planning and funding mechanisms that can help your area secure future mobility at the lowest possible cost, please contact Mike Brown at 801-860-2409, or at mbrown@metroanalytics.com.



"Today's problems cannot be solved by the level of thinking that created them."
– Albert Einstein

Preserve for build-out, and your plans won't be cut short!



\$\$ Preserving Corridors Makes Cents! \$\$