

Land Use

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ESRI®

On ROW

- Permanent structures, significant grade changes, large landscaping not acceptable
- Need to be able to inspect, operate and maintain the pipeline safely & effectively
- A clearly defined corridor blending with surroundings helps neighbors, residents and excavators manage activities



Adjacent to ROW

- Generally no restrictions beyond ROW or easement
- Possible exceptions – Activities impacting the pipeline
 - Contouring or terracing
 - Blasting
- Work with operator to maintain safety

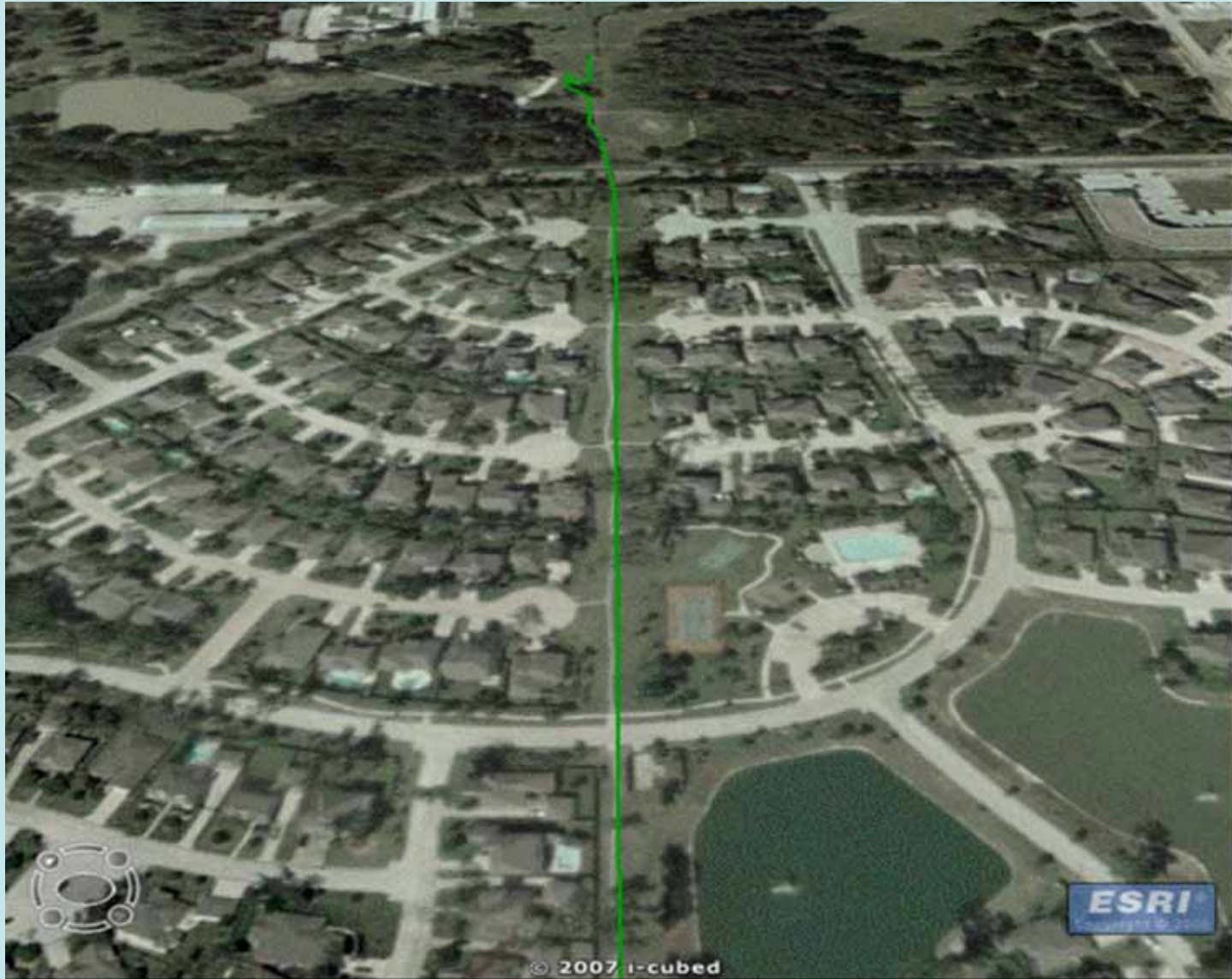


Solutions ?

- Land use planning, restrictions, zoning, disclosures – community issues
- Must consider the rights and safety of all affected parties
- PIPA
 - Pipelines and Informed Planning Alliance



Northlake Forest, Cypress, Texas



Northlake Forest

- This development built around 1999
- Homes average 3000 – 4000 sq. ft.
- Values typ. \$200k - \$350k
- Incorporated pipeline ROW as green space



Northlake Forest



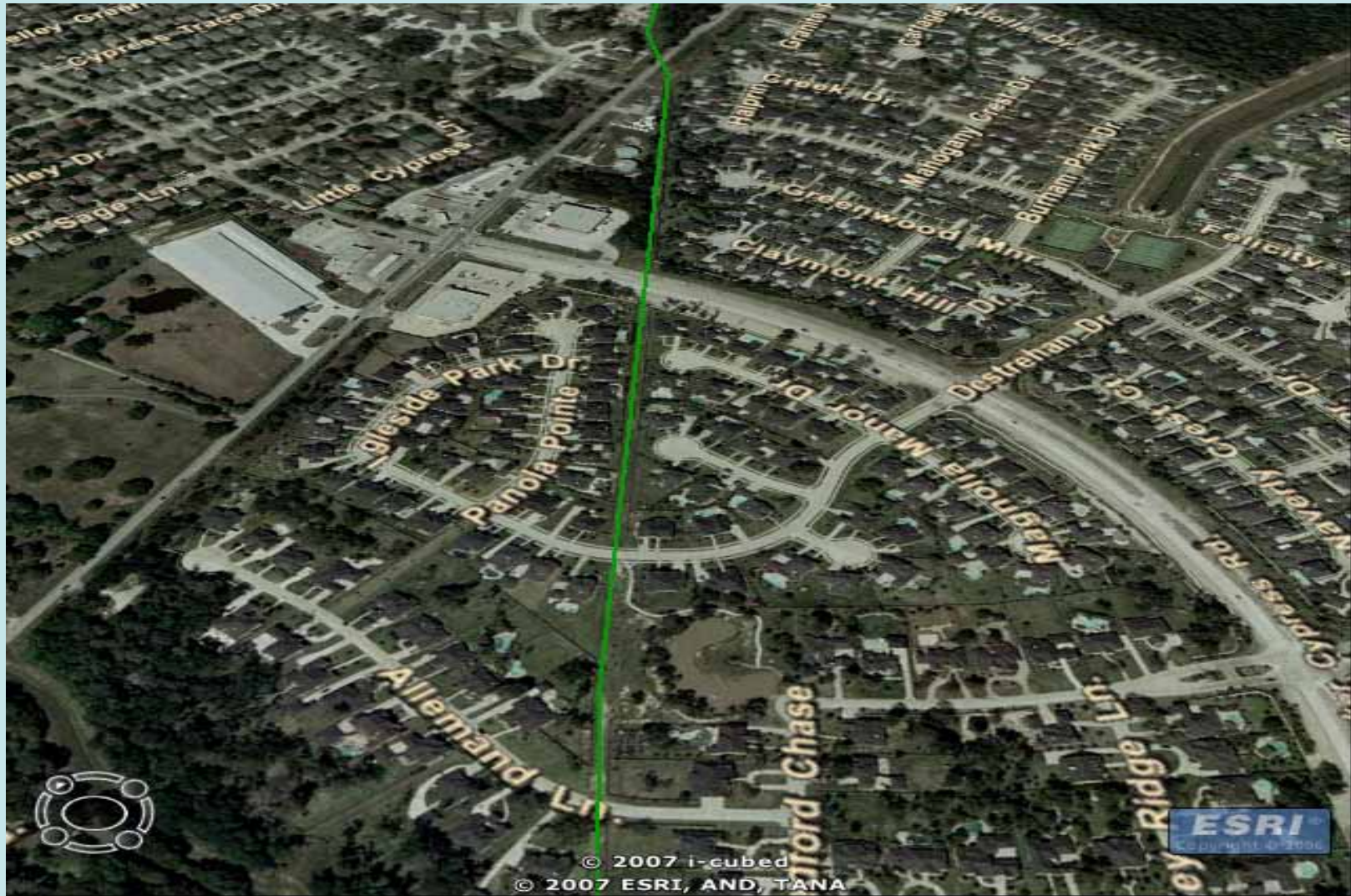
Northlake Forest



Northlake Forest



Coles Crossing, Cypress, Texas



Coles Crossing

- This development built around 2002
- Homes average 3400 – 4400 sq. ft.
- Values typ. \$300k - \$400k
- Incorporated pipeline ROW as green space



Coles Crossing



Coles Crossing



Coles Crossing



Coles Crossing



Conclusions

- Try to work with developers early
- Incorporate ROW as green space
- Walkways & benches add to ambiance
- Stay in touch with homeowners associations

