Land Use

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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

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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

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Solutions to Encroaching Developments Business and Residential

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

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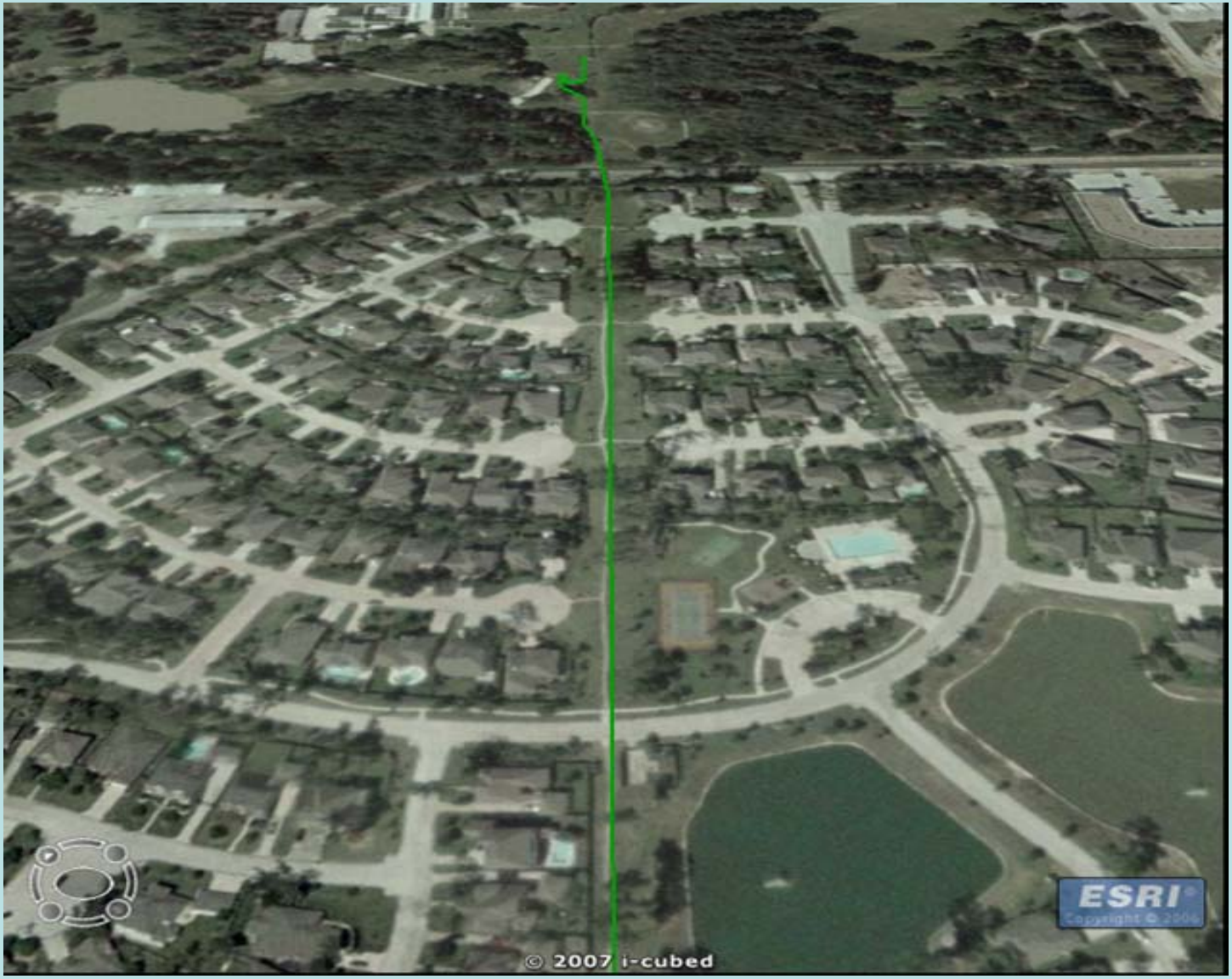
Northlake Forest, Cypress, Texas



Northlake Forest

- Development built around 1999
- Homes average 3000 – 4000 sq. ft.
- Values typically $200k - $350k
- Worked with developer to incorporate the pipeline ROW as green space and common area

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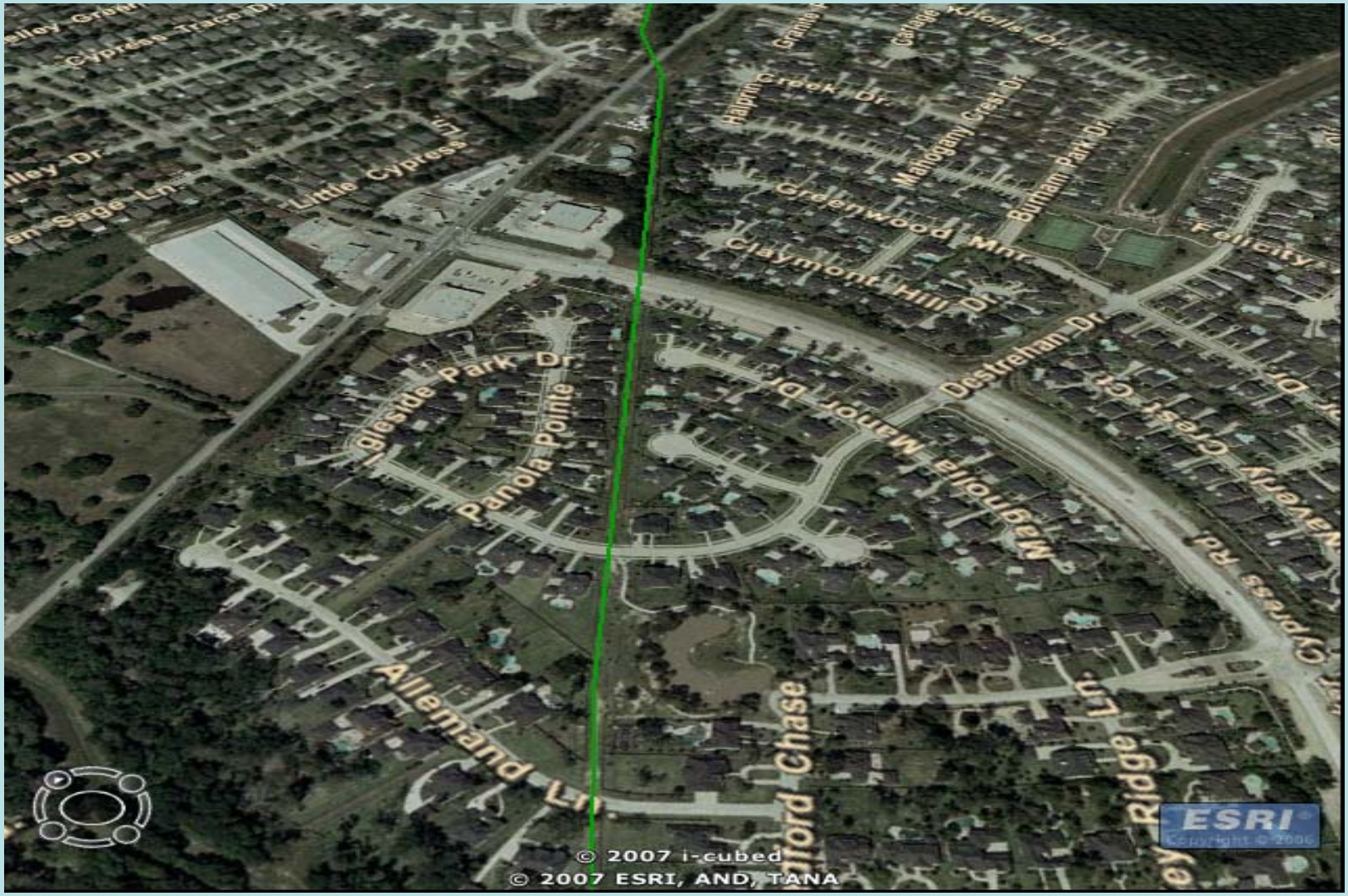
Northlake Forest

Northlake Forest

Northlake Forest

Coles Crossing, Cypress, Texas



Coles Crossing

- Development built around 2002
- Homes average 3400 – 4400 sq. ft.
- Values typically $300k - $400k
- Worked with developer to incorporate the pipeline ROW as green space

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Coles Crossing

Coles Crossing

Coles Crossing

Coles Crossing

Improvement Opportunity

- Collaborate with developers early in the planning phase
  - Understand pipe class change impacts and schedule
  - Incorporate ROW as green space and common area
    - Allow walkways, benches and other non-intrusive amenities
  - Establish effective pipeline marking strategy
    - Will help keep markings in place
    - Don’t disguise the pipeline R/W, the public and space users need to know it’s there
- Collaborate with developers and emergency responders
  - Consider incident and emergency response
    - What if scenarios
    - Public escape routes
    - Emergency responder access and situation control
    - Product characteristics - where will it go?
    - Environmental impact
- Collaborate with homeowners associations and public
  - Develop communication strategy and plan
    - Establish common goals
    - Help them help you the operator achieve damage prevention goals
    - Consider turn-over and communication/disclosure for new owners

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Benefits

- Developers
  - Complete pipeline construction work prior to housing development
  - Green space may add value or at least does not detract from value
  - Shared R/W maintenance costs
- Emergency responders
  - Eliminate or minimize undesirable access and control situations
  - Improve liaison with pipeline operators
- Homeowners associations
  - Become an “Owner “ of damage prevention measures
  - Reduce risk and minimize the negative value impact
- Pipeline Operators
  - Simplifies R/W encroachment enforcement – interface with Developer and minimize the number of landowner issues
  - Improved resource planning and minimized construction costs for class change projects
  - Local homeowners become eyes and ears for operator
  - Shared R/W maintenance costs
  - Achieve needed work space for maintenance, patrolling, expansion, etc.

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