



To: Tom Bartholomew, Chair, Committee of the Whole  
Members of the Planning Commission

From: Ken Bowers, AICP  
Mitchell Silver, AICP

Date: May 18, 2009

Re: Proposed policy: retail at freeway interchanges

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At the May 7 Committee of the Whole Meeting, there was discussion regarding the appropriate approach to retail land uses at freeway interchanges, and a request to develop one or more policies in this regard. Staff has prepared the following draft retail policy, which would be added to section A.II "Retail Land Uses" in the Land Use element. The wording of this policy is as follows:

## **Section A.II Retail Land Uses**

### **Policy LU XX**

#### **Retail at Freeway Interchanges**

Retail development near freeway interchanges should cluster to create a node located at a nearby intersection of two streets, preferably classified minor thoroughfare or higher, and should include a mix of uses in addition to retail. Retail located directly at the four quadrants of the interchange results in a disconnected pattern of development, increases congestion at the interchange area, worsens the potential for vehicle-pedestrian conflicts, and should be discouraged.

Staff requests Committee input into and/or approval of the proposed policy.

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