

## **Draft Definition**

### **Impact and Opportunity for Planning in a Changing Retail Environment**

4/2/09

#### **Preamble**

Many retailers are going out of business or reducing their number of stores. Projections are that having 22 square feet of retail for each San Diego Citizen is unrealistic not only in the current economy, but in the future post recession economy. Property owners are going to be scrambling to find new uses for their property. This could be an opportunity for good planning. Without good planning these sites could be a burden on the community that they formerly served.

#### **What are the coming changes in retail?**

- Failure of the Big Boxes
- Increased shopping on the Internet
- Moving away from a consumer based economy

#### **What are the impacts?**

- Under used retail sites
- Potential for increased crime
- Increased drive time for shoppers
- Dislocation of public transportation demand
- Reduced tax revenue

#### **What are the opportunities?**

- New locations for public facilities such as libraries, parks, recreational facilities etc
- Opportunity for increased housing
- Potential for mixed use
- Create environmentally sensitive developments
- Provide neighborhood places of employment
- Transportation oriented development (TOD)

#### **What are the drawbacks suppressing Re-Use?**

- Inadequate utilities
- Inadequate public transportation
- Proximity to noise and pollution
- Neighboring community resistance.

#### **The need for workshop and if appropriate, who should participate?**

Retailers

Developers

Economists

Transportation Experts

Public Planners