Highway interchanges provide a focal point for local development. In particular, the proximity of residential and commercial activities along an interchange affect the travel time to key employers along the Toll Road. Congestion along interchanges affects the urbanization gradient along the Toll Road. This has the potential for pushing development to the next interchange, or limiting residential development in otherwise desirable places.

Careful planning of mixed-use development along scarce interchanges, along with careful zoning of industrial and commercial activity, is critical for guiding development of residential, commercial and industrial activities that are compatible and minimally detract from potential expansion of each.

Intercommunity considerations also matter in planning for urbanization and industrialization along interchanges. Conscious efforts to consider planning for large scale industrial activities clustered in areas that do not detract from potential residential activities offer an important region-wide mix of development along adjacent interchanges.

Planning at the county and regional levels is important for understanding the land use, fiscal and congestion-related considerations for this type of community planning.