

WE NEED YOUR HELP! Support the Frederickson Town Center

~~ Attend the next public hearing **August 11th, 2015 - 3:00 pm** ~~

Room 1045, 10th Floor, County-City Building, 930 Tacoma Ave S, in Tacoma

The Frederickson Town Center needs a minor zoning change to attract a retail Anchor Tenant. An anchor tenant is a large store or business that draws people in so that smaller businesses want to be in a shopping area. This is what the current zoning is not allowing by restricting the maximum size of an individual building.

Contact the council representatives to show your support for the Frederickson Town Center

(contact information provided on the back)



Frederickson Town Center (FTC) is located on the NW Corner of 176th & Canyon Road, one of the largest intersections in Pierce County and fully signalized.

Frederickson Town Center Facts

- The property is approximately 57 acres in size.
- It has controlled access from two “fully signalized” points.
- Currently, Safeway is the only “anchor” in the Frederickson Area.
- The developer wants to create a quality center providing retail and professional services to the Frederickson Community and requires an anchor tenant to kick off the project.
- The proposed development has the support of the Pierce County Planning Commission and the majority of the County Council.
- Our proposal to remove the 60,000 square foot building size limitation was approved by the Council but Vetoed by the County Executive.
- 25,000+ residents live within unincorporated Frederickson (2015). We believe they should be able to shop and buy socks without driving to Meridian.
- There are 8 schools in the Bethel School District servicing Frederickson. The annual sales tax funding to schools once the project is fully developed with approval of M-4 and C-6 amendments could be as much as \$3,299,778. **Current sales tax revenue from the site is ZERO!**



Developments of this size require large retail anchor tenants to support the overall development and attract additional retail and service providers to the location.

Pallis Properties developed Canyon Crossing retail center adjacent to the Frederickson Town Center and it has been very well received.

The County Executive is concerned about attracting more industrial development to nearby parcels and the effect that this project will have on that goal due to increased traffic.

Over 1,000 acres of undeveloped industrial land already exists within Frederickson (Economic Development Board for Tacoma-Pierce County), the use of the FTC property for retail and services will have next to no effect on the ability for Frederickson to expand industrial development, and will actually make the location more attractive to prospective employers.

The Frederickson Town Center is the only property in Frederickson zoned to allow a shopping center and the only property of the size to attract an anchor tenant. If our proposal does not go through, a quality shopping center **will not** be created in Frederickson.

As a resident, do you want the heart of Frederickson to be an industrial warehouse development, or a central place to meet, eat and shop?

Let your Council Representative know you support FRETOC!



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