

Please support Fretoc's Frederickson's Town Center Shopping plan as approved at the Pierce County Council Meeting, June 30, 2015.

**Quote from the Frederickson Community Plan.**

*"Frederickson needs a centralized commercial and civic core that can help to better define the community as a place. The community plan would create such a core at the four corners of the intersection of 176th Street East and Canyon Road East, near the geographic center of Frederickson. This core will provide a mix of community scale commercial and civic uses business interconnected with plazas and pedestrian walkways."*

Please note, the Frederickson Community Plan was formed by Frederickson representatives of all walks of life. That includes representatives from industry and manufacturing.

The people of Frederickson worked with developer Chris Palis (FRETOC LLC) with his plan of a shopping center in Frederickson. His first plan was not what the community wanted and with cooperation the plan for a beautiful Town Center in Frederickson was born. This plan was approved by Frederickson's LUAC, the Planning Commission and the County Council. Many citizens, superintendent of Bethel Schools, Charlie Maxwell from Le May Pierce County Refuse, I understand the fire department and more have spoken or written in favor on the FRETOC plan. Why are a few County officials opposing the proposed development and trying to stop it? Sometimes with incorrect information.

Traffic to and from the shopping center will not conflict with industry and manufacturing. This is a Quote from Gregory G Heath P.E. from Heath and Associates, Inc. Transportation and Civil Engineering:

The nominal increase in traffic from the FRETOC center that includes a larger store is estimated to increase traffic volumes by less than one percent on the adjacent streets. Further reduction in trips caused when patrons and shoppers stay on site and avail themselves of additional opportunities could result in no additional trips at all from what has been analyzed as part of the previously approved traffic study. The result is a nominal to no effect on freight traffic to the Frederickson area.

A large anchor store in FRETOC LLC's plan will not cause a flood of big box stores. In the plan the anchor store would be on land zoned CE. The zoning CE is only in the Frederickson Community plan. There is not enough CE zoning available to build a flood of big box stores. The FRETOC plan needs a large anchor store to support the smaller stores to have a viable active Town Center. Frederickson Community does not want a strip of small stores as seen on Pacific Avenue.

The Frederickson Community needs a Town Center more today than when then the Frederickson Community Plan was formulated over 12 years ago. The population of Frederickson has grown tremendously and continues to grow. A quote from Bethel School Superintendent, Tom Seigel: *"the Bethel School District, which encompasses all of Frederickson, has grown from 86,000 residents in 2000 to 108,000 in 2015. Another 20,000 residents are projected in the next ten years and currently there are 6,000*

*housing units approved for the Bethel School District." These people need and want a closer place to shop.*

FRETOC LLC's plan would bring in jobs and taxes. A quote from Paul Green: *"The approval of the proposed C-4 and M-6 amendments will result in the potential of 378 more jobs in Pierce County along with 34 acres of new retail acreage to replace approximately 75 acres that have been lost due to development patterns that were different than contemplated by the Buildable Land Reports."* No Employment Center Zoned land is considered in FRETPOC's plan.

The Industrial part of Frederickson would use the Frederickson Town Center. If a CEO of a manufacturing plant wants a lunch business meeting with clients there is no place in Frederickson unless they go to Taco Time, Starbucks or Subway. Several CEO's have said they could use a nice restaurant. People who work in Industrial Frederickson will have a convenient place to shop before or after work.

Frederickson is a community unlike any other in Pierce County. This community has mutual respect for each facet of it's make up. CEO's serve on community boards. Industrial plants, schools, business, churches and residents do community activities such as spaghetti feeds, community movie nights, Freddy Fest and a car show. The community units work together and the people like each other. I do not think those who oppose the Fretoc Town Center Shopping Center understands the makeup of the Frederickson Community. It would be a shame to have Pierce County government not support the unique Frederickson Community and it's Community Plan to have retail shopping on 176th Street and Canyon.

Please support Fretoc's Town Center Shopping Center!!!!

Thank You,

Joan Cross

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