



PALLIS PROPERTIES, INC.

November 24, 2014

To: Frederickson Land Use Advisory Commission  
From: Chris Pallis, Manager  
FRETOC, LLC – Developer of Proposed Frederickson Town Center  
Re: Community Plan Amendment; Expand Uses Allowed within ES Zone.

Members of the Frederickson Land Use Advisory Commission,

In early 2013 we reached out to the Frederickson Advisory Commission for guidance with respect to the redevelopment of the Canyon Clock Center project at the northwest corner of 176th St. E. and Canyon Rd. E. On June 24, 2013 we delivered a letter to the LUAC and met with the commission to discuss the potential redevelopment of the dormant project. After receiving feedback from the Commission we modified our proposal to adopt many of the suggestions the Commission made during the meeting.

On August 19, 2013 we came back to the LUAC and delivered a modified letter and discussed with you the changes we had made based on your suggestions and also based on market realities of what needed to be changed to make the project viable.

The County Council has now initiated a Comprehensive Plan Amendments #M-4 and C-6 that substantially conform to the modifications that we feel are necessary to make the FRETOC project viable.

Changes to elements of the community plan and a change in zoning designation from CE to ES are necessary to implement the portions of the Community Plan that we have highlighted below. We believe these changes will also achieve the desired goals of the Frederickson Community. The property's zoning as it currently exists does not allow for the type of essential big-box anchor tenants that are required to ensure a commercial center's success and fulfill the vision of the Community Plan for this Central Place property – aptly named: Frederickson Town Center.

Below are key sections from the Frederickson Community Plan that (a) address the needs of the community; and (b) how they in turn support the Amendments initiated by the County Council. In short, black lettered and highlighted text are directly from the Frederickson Community Plan. Our comments are below the given section in green letters.

Also included are:

June 24, 2013 Letter to Frederickson Advisory Commission Planning and Land Services  
August 19, 2013 Letter to Frederickson Advisory Commission Planning and Land Services  
Frederickson Zoning Map

Thank you for your attention in this regard. As always, we welcome any questions.

Sincerely;

Pallis Properties, Inc.

A handwritten signature in blue ink that reads "Chris G. Pallis".

Chris G. Pallis  
President

# Frederickson Community Plan – Community Character & Design

## Community Charter and Design Element

### INTRODUCTION

Community design deals with the physical elements that compose the character of our communities: the streets, parks, buildings, open space, and neighborhoods that determine the way our communities look and feel. It is a blending of land use planning, architecture, landscape architecture, and environmental protection. Community design looks at the way in which buildings, streets, public places, natural features, and other development relate to one another and the people who use them. ***Through community design, individual improvements, such as street construction, park development, land use regulation and new commercial, industrial, residential and civic development can be effectively coordinated with each other to promote a unified community image.***

***Frederickson Town Center Contribution: We are in full agreement and share in these goals and vision. A unified community image is essential.***

### DESCRIPTION OF CURRENT CONDITIONS

Over the past three decades, the number of homes in the community has swelled to nearly 5,000. Population has increased from less than 1,000 people in the early 1960s to more than 14,000 people today. ***During this time considerable industrial growth has also occurred in the community. Retail and service development within Frederickson, however, is very limited and there is no defined commercial/civic core within the community. Residents typically travel to adjacent communities to meet their shopping needs.***

While much change has occurred in the community in recent years, ***opportunity still remains to significantly shape the future character of Frederickson. Canyon Road East and 176th Street East are still relatively undeveloped and are not dominated by continuous commercial strips.*** Significant pockets of open space and vacant land remain, and substantial tree cover is still present.

***Frederickson Town Center Contribution: (1) We agree, there is limited retail and no clearly established commercial/civic core. Further, it is essential to keep residents in their community for goods and services. Leakage greatly impacts a community's cohesiveness. (2) It is critically important to properly shape the future of Frederickson by developing desirable, high quality retail and service oriented buildings that are appealing in design and function drawing residents to the core.***

## DESCRIPTION OF DESIRED CONDITIONS

***The citizens of Frederickson want to better define the community and help to ensure that it remains a desirable place to live as it continues to grow in the future.*** The community plan enacts measures to ensure future development will contribute to visual and functional amenities.

The goals of the community plan are accomplished through policies, regulations, and design standards. ***However, adoption of the community plan will not result in immediate change. Significant and lasting change will occur over time through the realization of the implementing actions and citizen support.***

*Frederickson Town Center Contribution: Agreed. Ensuring that Frederickson remain a desirable place to live and work hinges largely upon establishing a quality, inviting and warm environment of goods and services. As for “policies, regulations and design standards”, we have established a formal CC& R Agreement - “Covenants, Conditions and Restrictions” by which all tenants of Frederickson Town Center must adhere to. (A copy is available upon request.)*

## CENTRAL PLACE

***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.*** Potential uses include grocery stores, banks and other professional services, barber shops and other personal services, and government offices. ***The core is intended to provide opportunity for community members to interact with one another and to be a well-designed area that residents and visitors can easily identify as being with Frederickson. Buildings will be of quality architectural design and sites will incorporate ample landscaping, plazas, signage, and other features that will be used to create an aesthetically pleasing atmosphere and provide a sense of the community.***

*Frederickson Town Center Contribution: Agreed on all fronts. Modification of the implementing ordinances are required as current zoning is an impediment to achieving the prescribed vision of the Community Character and Design.*

## DESIGN

The Frederickson Community Plan integrates the natural and built environments to **create neighborhoods and business centers that are functional, visually attractive, and compatible with the natural surroundings.** Design standards require new development to demonstrate that filling and grading are minimized, trees are retained or replaced, and pedestrian connections are in place.

Landscape standards are increased for parking lots and commercial building and site design will emphasize safety through effective use of lighting, site design, and landscaping. **Within the core commercial area, amenities such as courtyards or plazas, well-designed pedestrian pathways, benches, and lighting will be integrated into site design to attract pedestrian uses.** The apparent scale of multi-family and commercial buildings will be reduced through the design and placement of structures and through the effective use of landscaping.

*Frederickson Town Center Contribution: Our site work (grading and otherwise) is complete. We expect to implement high quality standards of pedestrian pathways, benches, lighting, etc. into the site's design to further support and attract pedestrian uses.*

## COMMUNITY CHARACTER AND DESIGN ELEMENT POLICIES

### GOAL

**Promote community cohesion and a high quality visual environment by establishing requirements related to architectural, site, and landscape design.**

*Frederickson Town Center Contribution: Agreed. Our current site plan proposes high quality uses that will support this vision for the core community of Frederickson.*

### OBJECTIVES, PRINCIPLES, STANDARDS

**The intent of the policies contained within the Community Character and Design Element is to provide design concepts and policies that will direct future development in a way that creates, preserves, and reinforces the character and sense of place within Frederickson.**

*Frederickson Town Center Contribution: Agreed. These goals are clearly addressed in our CC&R's.*

**Conclusion:**

***Frederickson Town Center values its partnership with the community of Frederickson and looks forward to significantly enhancing the “livability” of Frederickson by adding attractive, well designed retail buildings that appeal to quality service providers – in turn, establishing a much needed civic community core. In doing so, Frederickson Town Center will also add hundreds of jobs and a significant tax base in turn, further supporting the Frederickson community. Once again, modification of the implementing ordinances is required as current zoning is an impediment to achieving the prescribed vision of the Community Charter and Design.***