



North End Neighborhood Council Tacoma, WA

September 20, 2011

Re: Support of “Big Box” Moratorium and Ban in Tacoma

Tacoma Planning Commission, Mayor Strickland and Tacoma City Council Members

The North End Neighborhood Council (NENC) supports the current moratorium and a strong ordinance in Tacoma banning Big Box stores over 65,000 sq. ft.

The NENC has consistently advocated the construction of a walkable “pedestrian friendly” environment and against massive 1960 era surface level parking lots and sprawl. On July 7, 2007, the NENC wrote a detailed recommendation for Tacoma’s Mixed Use Centers which was submitted to the Planning Commission and the Tacoma City Council emphasizing these values.

The construction of massive one-story, car-centric Big Box stores set back from the street and with multi-acre parking lots are the antithesis of good urban design. Hence, many cities have rightfully banned such projects. The more appropriate development for this site would be a mixed use center with commercial and residential elements.

In addition, such a massive store on Union Avenue would likely have a very negative traffic impact.

Respectfully,

Erik Bjornson

Chair, North End Neighborhood Council