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Date: 6/29/2006 6:57 am
Subject: Comment on the WalMart SEIS.

City of Tumwater
Development Services Department
555 Israel Road SW
Tumwater, WA 98501

29 June, 2006

TO: Mr. Roger Gellenbeck:

SUBJECT: Comment on Wal-Mart Draft SEIS

The Draft SEIS as presented indicates that impacts of the project would be too severe to mitigate. While the draft study has both significant deficiencies and flawed assumptions (e.g. among others, the assumption that WalMart will add \$92 million in retail sales in Tumwater) the data that was provided indicates that WalMart would create overall net negative impacts on Tumwater and the region's economy and environment, and the proposed project should not be approved. I have listed both those impacts which can be quantified and those which are more easily considered qualitatively.

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Reasons include:

(1) Economic.

(a) the net tax revenue generated by WalMart, when comprehensively calculated to include, among others, the lost tax revenues from other companies nearby that provide the same products and would likely loose sales of these similar products to WalMart, would not pay for the major public services that would be required (e.g., police, fire, traffic mitigation from the increase and congestion of traffic, etc) of the new WalMart store;

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(b) There is a high likelihood that the nearby grocery businesses would be negatively impacted and perhaps close down. - In the last fifteen years, thirty one grocery chains have gone bankrupt, with twenty seven of them pointing to WalMart as a cause, from "Business Week", Jan 30 2006, pg 118; and

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(c) can WalMart or the city of Tumwater guarantee that any of Wal-Mart's taxes reduce the need to raise taxes on other property owners? And by how much? At what point can we trade-off a lower quality of life versus the potential of reduced taxes?

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(2) Environmental impacts:

(a) air quality degradation and health risks to both the region and nearby residents in particular from increase traffic of the 9,716 new trips as well as increased congestion and exhaust on Trosper Rd from idling and waiting traffic;

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(b) air quality degradation and increased traffic from the diesel delivery trucks;

(c) increase warehouse building space and associated impacts that would be associated with the WalMart store has not been accounted for. Both habitat loss and impervious surface is of concern here with the large number of warehouses that have been built in the past few years in South Sound;

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(d) large pervious surface area (for the 1,000 parking stalls) will contribute to flooding in the area, likely impacting the nearby residential area. Not enough natural drainage area is proposed to offset pervious surface area. The city's voluntary No Impact Development Standards should be implemented for such a large proposed development that has a large acreage to provide natural drainage;

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(e) large pervious surface will also prevent the recharge of ground water in the area;

(f) insufficient mitigation for the loss of 324 healthy large trees on the 21 acres. These mature trees represent a valuable stand that provides a transitional area between the residential and commercial zones. This stand of trees also provide habitat for a number of bird species and function as low cost natural absorption of storm water. If mitigation is to be considered by Tumwater, it should ensure that a stand of

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equally mature trees on an equal number of acreage is obtained and donated by WalMart to the nearby residents so that no net loss occurs; and

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cont.

(g) noise and light pollution would severely impact the nearby residential area and be a negative impact to those shopping in the area at other shops. It would not facilitate pedestrian traffic. It would also be a distraction for drivers and a safety concern. This, combined with the unreasonably congested traffic, would make the Trosper Road area undesirable to shoppers as well as nearby residents.

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(3) Other:

(a) The total size of the proposed WalMart store is misleading in the SEIS. The total store size is 228,700 sq ft. as the 21,000 square foot garden center is paved and roofed and connected to the store all year round. The garden center building is not taken down in the winter.

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Thank you for considering these comments on the Draft SEIS and grateful if you would kindly confirm receipt.

Sincerely,

Donna Nickerson
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