WEYERHAEUSER HEADQUARTERS SITE

Conditions and Considerations

Existing Public Sector Services to and through Weyerhaeuser Site Which Affect Next Use Effort

January 2015

Prepared by
City of Federal Way
with
Lakehaven Utility District
CenturyLink
Comcast
Puget Sound Energy
Pierce County, Sound and King Metro Transit Authorities
South King County Fire District
WEYERHAEUSER HEADQUARTERS SITE

Conditions and Considerations
Existing Public Sector Services to and through Weyerhaeuser Site Which Affect Next Use Effort

January 2015
# Table of Contents

**Introduction** .................................................................................................................. 5

**Setting** .......................................................................................................................... 5

Characteristics of Corporate Headquarters ................................................................. 6
  Adjacent Development .................................................................................................... 7

**Land Use** ....................................................................................................................... 9

Growth Management Act ............................................................................................ 9
  Concomitant Agreement ............................................................................................. 9
  Current Zoning ............................................................................................................ 9
  Corporate Park ............................................................................................................. 11
  Office Park .................................................................................................................. 11

**Infrastructure Systems** ............................................................................................... 14

Streets ............................................................................................................................... 14
Street Lights ................................................................................................................... 20
Storm Drainage ................................................................................................................ 23
Water System .................................................................................................................. 27
Sewer System ................................................................................................................... 28
Power ............................................................................................................................... 32
  Electric ......................................................................................................................... 32
  Natural Gas .................................................................................................................. 32
Communications ............................................................................................................. 34
  Telecommunications .................................................................................................. 34
  Cable ............................................................................................................................. 34

**Other** ............................................................................................................................ 37

Solid Waste ...................................................................................................................... 37
Public Transportation ..................................................................................................... 37
Police ............................................................................................................................... 38
Fire .................................................................................................................................. 41
Helicopter Landing Sites ............................................................................................... 41

**Background on Federal Way and Puget Sound Region** ............................................... 44

**Key Contacts** ............................................................................................................... 46
Maps and Tables

Weyerhaeuser Site Map ................................................................. 8
  Location within the Puget Sound Region

Weyerhaeuser Campus Map .................................................................................................................. 10

Current Zoning Map .......................................................................................................................... 12

Current Land Use Map ....................................................................................................................... 13

Table 1 - Condition of Streets ........................................................................................................... 15

Age of Streets Map ................................................................................................................................ 16

Street Rating Map .................................................................................................................................. 19

Street Lights Map .................................................................................................................................. 22

Storm Sewer Network Map .................................................................................................................. 25

North Lake Management District ......................................................................................................... 26

Water System Map .................................................................................................................................. 30

Sewer System Map ................................................................................................................................. 31

Gas Pipeline Map .................................................................................................................................... 33

CenturyLink Fiber Locations ................................................................................................................ 35

Comcast Fiber Location .......................................................................................................................... 36

Police Patrol Map ................................................................................................................................... 39

Table 2 – Crime Reports 2009-2014 ..................................................................................................... 40

Weyerhaeuser Campus, Fire Station ....................................................................................................... 42

Helicopter Landing Zones ..................................................................................................................... 42
INTRODUCTION

In August of 2014, the Weyerhaeuser Company announced it would be selling its corporate campus in Federal Way, Washington.

“The Weyerhaeuser site is a key component of the city’s vision for future growth and an ideal location for businesses seeking a home with unique qualities and amenities,” said Jim Ferrell, Mayor of the city of Federal Way. “The campus is an exceptional environment with majestic views of lakes and Mt. Rainer that will stimulate teamwork, creativity and yield innovation for companies and/or new development,” according to the mayor.

Federal Way is a community of nearly 100,000 in population. It is located along Interstate 5. It is located 25 minutes from both the downtowns of Seattle and Tacoma. It is located 10 minutes from the region’s international airport and is located equidistance from the ports of Seattle and Tacoma. It has a diverse labor supply and talent pool to meet the needs of growing companies. It has low to no taxes and has strong infrastructure to meet the needs of a business and industry.

Federal Way also offers an unparalleled quality of life. It is nestled between two mountain ranges – the Cascades to the east and the Olympic Mountain Range to the west and hugs the shoreline of the picturesque Puget Sound inlet. Federal Way offers breathtaking vistas and can be described as one of the best places to live in the nation, especially for those who love the outdoors.

SETTING

The corporate headquarters for Weyerhaeuser is located along Interstate-5 between Seattle and Tacoma, Washington, nestled in the community of Federal Way. The site is located on the eastern side of Interstate 5. It is approximately less than one mile away from downtown Federal Way. The property is closely bordered north of South 320th Street; a five lane road. To the east, Weyerhaeuser is bordered by North Lake and to the south it is bordered by State Highway 18- which runs east and west across the southern portion of the Puget Sound.

The site consists of over 430 acres of land. It is anchored by an iconic 355,000 square foot corporate headquarters building, comprised of five stories with over 900 parking spaces.

The headquarters building was designed by Skidmore, Owens and Merrill and was built in 1971. The building was made to blend in with its surroundings and enhance the Northwest character of the 430-acre site. It has received awards for architectural design, environmental design, interior space planning, and energy conservation.

Characteristics of the Corporate Headquarters Building

- An ivy-planted rooftop terraces that links the 355,000-square foot, five story facility at either end with the natural landscape that surrounds it

- 400 glass panels, creating the largest set of non-sash window walls in the world
• Interior wood paneling made by a Weyerhaeuser plant from teak-finished American white oak

• More than 1,000 large-scale interior plants, representing 40+ species, along with their aesthetic beauty, help break up sound waves and provide privacy

• A 10-acre lake fed by Hylebos Creek

• An American flag that flies from a 120-foot pole, 9,400-pound Douglas-fir flagpole crafted at a Weyerhaeuser plant.

• Miles of walking and running paths open to the public

In addition to the fabulous interior and exterior amenities, the building was also designed with energy conservation in mind. By capturing and storing energy from a variety of sources, the building reduces the amount of external energy required for its operation. A few of the building's unique energy conservation highlights include:

• An innovative heat-reclamation system recovers heat through the operation of special heat-recovery chillers that supply both chilled water for cooling and hot water for heating the building

• A water storage system collects any excess heat generated during the day by the building and its occupants. In turn, the collected energy is used to warm the building the following morning

• A gas-fired boiler plant provides supplemental heat during cold weather

• Ivy planted on the building's terraces minimizes the building's solar heat gain in the summer and maximizes it in the winter.

Also located on the campus is a 467,000 research and development building known as the Weyerhaeuser Technology Center. It is comprised of offices, laboratories, and industrial space. It has 600 parking spaces.

Over 360 acres of the campus remains undeveloped. The site is densely forested yet also has several meadows and includes two lakes, North Lake and one located on the north side of the corporate headquarters building. While the property has been used primarily for the headquarters and research and development of and by the company, it is also home to the Weyerhaeuser's Pacific Rim Bonsai Collection. The Collection was created by Weyerhaeuser in 1989 in honor of its trade relations with Pacific Rim nations and as a tribute to the Washington State Centennial. It contains a permanent outdoor museum of living art, as the collection features more than 50 examples of bonsai from across the world.
It is open to the public. Additionally, located next to the Pacific Bonsai Collection, is the Rhododendron Species Foundation and Botanical Garden. It offers 22 acres of nearly 2,000 varieties of rhododendrons from across the globe. It is also open to the public.

**Adjacent Development**

The Weyerhaeuser site is surrounded by other office complexes. Multiple buildings located south of 320th Street include tenants such as: DaVita, TOTE, Tommy Bahama and the Transportation Security Agency (TSA). To the east exists nearly 200,000 square feet of campus building space. To the south, across State Highway 18, is another series of campus buildings including tenants such as: Xerox Communication Services, World Vision and Pacific Financial.
LAND USE

Growth Management Act

The Washington State Growth Management Act (GMA) designates an Urban Growth Areas (UGA) for the Region, controlling the allowable extent of urban growth and effectively creating land scarcity within the UGA. The GMA requires local jurisdictions to accommodate forecasted growth targets within the UGA through supporting policies and infrastructure. Additionally, the GMA encourages cities to annex adjacent unincorporated lands within the UGA in order to best serve those areas. Such was the case in the mid-1990s when the City of Federal Way initiated the annexation of the Campus, bringing it into the City’s jurisdiction.

Concomitant Agreement

Development on the Campus is governed by a 1994 Concomitant Pre-Annexation Zoning Agreement (CA) which establishes zoning, utility, and development regulation guarantees for the Campus in exchange for annexation into Federal Way. The CA establishes unique “CP-1” and “OP-1” zones which encompass the main campus and immediately adjacent parcels. The CA runs with the land in perpetuity and prevails over any conflicts with Federal Way Revised Code (FWRC). Notable provisions include:

- Any new development needs to comply with codes
- The recognition that existence of the trails and open space on the Campus are at the property owner’s discretion and that the City will not impose any requirement of dedication or conveyance;
- The establishment of unique shoreline setbacks from North Lake are subject to the state’s Shoreline Management Program;
- The vesting of 300,000 SF of future development within the CP-1 zone, which is exempted from the requirements of roadway capacity, concurrency provisions and traffic impact fees; and
- The expeditious review of permitting required as part of any future development

Current Zoning

The Weyerhaeuser site is currently zoned Corporate Park and Office Park. The following outlines the designations
Corporate Park Zone (CP-1)

The CP-1 zone contains the majority of the property within the Campus including both the Headquarters and Technology Center buildings, surrounding surplus land and land adjacent to North Lake. It is unique to the Property. The CP-1 designation is intended to support development designed “for corporate headquarters, corporate offices and associated uses.” Primary permitted uses include corporate offices; parks; research & development; production and light assembly; and warehousing and distribution. Retail, restaurant, and parking facilities are allowed as accessory uses.

Development is allowed to heights of six (6) stories and 70% impervious lot coverage. The CP-1 zone provides a great deal of flexibility when compared to more current provisions of the FWRC. Unique environmental guidelines include exemptions for wetlands less than 10,000 square feet and slopes greater than 40% with a soils report. Buffers around critical or sensitive areas can be averaged and in most cases are limited to just 25-50 feet.

This flexibility extends to design considerations which are also considerably more flexible than typical zones. The zone establishes a managed forest buffer that requires preservation and active management of the existing greenbelt surrounding the Headquarters and the Technology Center properties. The buffer requires retention of existing trees within 100 feet of freeway right-of-way and within 50 feet of public streets including Weyerhaeuser Way South and South 336th Street. These buffers have been factored in to developable acreage calculations.

Office Park Zone (OP-1)

The OP-1 zone is also outlined within the CA and applies to the fringe portions of the site, primarily the Northern Pads and the Southern Triangle. The zoning designation is unique to the Campus. The OP-1 zone is intended to support development of office parks that are compatible with the adjacent CP-1 zone and focuses on development of business uses and retail that take advantage of proximity to large employers and freeways. Primary permitted uses include offices; medical facilities; research and development; production and light assembly, and any other uses allowed in BN, OP or MP (now Commercial Enterprise, CE) zones of the FWRC. Warehousing and distribution uses are allowed as an accessory use at a 40% ratio to a primary permitted use.

Similar to the CP-1 zone, the OP-1 zone provides a great deal of flexibility when compared to more current provisions of the FWRC. Unique environmental guidelines include exemptions for individual wetlands and for slopes greater than 40% with a soils report. Buffers around critical or sensitive areas can be averaged to a minimum of 50 feet. Unlike the CP-1 zone, the OP-1 zone is not burdened by the managed forest buffer requirement. Development guidelines in the zone vary by use and are based on the zoning tables. However, modulation, facade, and design standards of the FWRC do not apply to properties in the OP-1 zone.
Weyerhaeuser Campus

Current Zoning

Campus Legend
- Weyerhaeuser Campus

Zoning Legend
- City Center
- Corporate Park 1
- Office Park
- Office Park 1
- Office Park 2
- Office Park 3
- Residential Multi Family 2400
- Residential Multi Family 3600
- Residential Single Family

Zoning Note: Weyerhaeuser Campus Zoning is governed by a development agreement with the city of Federal Way.
INFRASTRUCTURE

Streets

The following provides information about (on and offsite) infrastructure systems regarding the capacity/constraints, systems operations and maintenance of streets.

The current age and conditions of the streets owned and maintained by the City of Federal that serve the campus are identified in the chart below.

Ages of Streets

<table>
<thead>
<tr>
<th>Street</th>
<th>Overlay</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. 336th St.</td>
<td>2003</td>
<td>To S. 336th St to S 323rd St.</td>
</tr>
<tr>
<td>Weyerhaeuser S. 2003</td>
<td></td>
<td>To S 336th east of entrance to Corporate Headquarters</td>
</tr>
<tr>
<td>Weyerhaeuser S. 2000</td>
<td></td>
<td>East entrance to Corporate Headquarters to SR 18</td>
</tr>
</tbody>
</table>

The City of Federal Way has no information on the maintenance activities on the streets/driveways within the Weyerhaeuser property.

In the effort to provide insight on the size of the streets, the following chart provides the width and length of the streets along with the rating of the surface condition of the pavement to and through the Weyerhaeuser campus that are City owned and maintained streets. The category OCI stands for Overlay Conditions Index. The higher the number in the Index, the better the condition the street.

The following Table provides data from the City’s 2013 Pavement Management System Report prepared by Infrastructure Management Services, LLC.
<table>
<thead>
<tr>
<th>Street Name</th>
<th>From</th>
<th>To</th>
<th>Width</th>
<th>Length</th>
<th>OCI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weyerhaeuser Way S</td>
<td>S 320 ST</td>
<td>S 323 ST</td>
<td>44</td>
<td>1,128</td>
<td>69</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wyacce</td>
<td>Weyerhaeuser Wyacce</td>
<td>43</td>
<td>1,344</td>
<td>88</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wyacce</td>
<td>Weyerhaeuser Wyacce</td>
<td>42</td>
<td>1,905</td>
<td>91</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wyacce</td>
<td>Weyerhaeuser Wyacce</td>
<td>45</td>
<td>666</td>
<td>76</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhauser W</td>
<td>S 336 ST</td>
<td>29</td>
<td>181</td>
<td>89</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wy S</td>
<td>Weyerhaeuser Wy S</td>
<td>29</td>
<td>202</td>
<td>91</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>S 336 ST</td>
<td>Weyerhauser W</td>
<td>31</td>
<td>169</td>
<td>82</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>S 336 ST / Rnd-A-Bot</td>
<td>S 336 PL</td>
<td>42</td>
<td>695</td>
<td>80</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wy Private S</td>
<td>30 Ave S</td>
<td>49</td>
<td>415</td>
<td>59</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>30 Ave S</td>
<td>33 Pi S</td>
<td>56</td>
<td>654</td>
<td>67</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wy S</td>
<td>S 336 ST</td>
<td>29</td>
<td>161</td>
<td>74</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>30 Ave S</td>
<td>33 Pi S</td>
<td>28</td>
<td>98</td>
<td>93</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Weyerhaeuser Wy S</td>
<td>S 336 ST</td>
<td>33</td>
<td>96</td>
<td>95</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>33 Pl S / Rnd-A-Bot</td>
<td>Pavement Break (Width)</td>
<td>68</td>
<td>1,101</td>
<td>50</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Sr 18 Bridge (N)</td>
<td>Sr 18 Bridge (S)</td>
<td>78</td>
<td>247</td>
<td>47</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Sr 18 Bridge (N)</td>
<td>Sr 18 Bridge (S)</td>
<td>78</td>
<td>283</td>
<td>25</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Sr 18 Bridge S</td>
<td>Eb Ramps</td>
<td>78</td>
<td>369</td>
<td>49</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>Eb Ramps - Sr 18</td>
<td>S 344 Wy</td>
<td>74</td>
<td>555</td>
<td>52</td>
</tr>
<tr>
<td>Weyerhaeuser Way S</td>
<td>S 344 Wy</td>
<td>City Limits - S 349 St</td>
<td>47</td>
<td>1,174</td>
<td>79</td>
</tr>
<tr>
<td>S 336 St</td>
<td>North Bound I-5</td>
<td>Weyerhaeuser West Entry</td>
<td>43</td>
<td>351</td>
<td>80</td>
</tr>
<tr>
<td>S 336 St</td>
<td>Weyerhaeuser West Entry</td>
<td>Roundabout</td>
<td>59</td>
<td>1,446</td>
<td>62</td>
</tr>
</tbody>
</table>
These are only streets within the public right-of-way. The city of Federal Way, Public Works Department has no information on the condition of the streets/driveways within the Weyerhaeuser property

- **Are the streets on the campus built to current City standards?**
  - S 320<sup>th</sup> St: frontage meets current standards
  - Weyerhaeuser Way S:
    - S 320<sup>th</sup> St to south of S 323<sup>rd</sup> St: built to current standards
    - South of S 323<sup>rd</sup> St to S 336<sup>th</sup> St: missing sidewalks, street lights and turn lanes
    - S 336<sup>th</sup> St to 30<sup>th</sup> Ave S: missing 2 lanes, sidewalks, street lights and turn lanes
    - 30<sup>th</sup> Ave S to 33<sup>rd</sup> Pl S: built to current standards
    - 33<sup>rd</sup> Pl S to SR 18 westbound ramps: missing sidewalk on west side
  - SR 18 westbound ramps to south of SR 18 eastbound ramps: missing sidewalks
  - South of SR 18 eastbound ramps to S 349<sup>th</sup> Street: missing sidewalks on west side
  - 32<sup>nd</sup> Ave S / S 323<sup>rd</sup> St: built to current standards
  - S 336<sup>th</sup> St: missing sidewalks, street lights and turn lanes
  - S 336<sup>th</sup> St: missing 20 feet of pavement, sidewalks and street lights
  - 33<sup>rd</sup> Pl S: missing 20 feet of pavement, sidewalks and street lights

- **With reuse of the site does the property meet ADA standards and does or will reuse trigger extensive public improvements should new development occur?**

On public right-of-way, where sidewalks exist, curb ramps have not been retrofitted to current standards, nor have traffic signals.

Within the site the property is subject to different requirements than public right-of-way. The city of Federal Way Public Works Department does not have any information on any improvements within the property.

- **What is the current cost to the city for street operations and maintenance of streets through the Weyerhaeuser property?**

The City does not maintain any of the streets within the Weyerhaeuser property thus the City has no costs for that area. For streets in public right-of-way, the city provides:

- Traffic signals on S 320<sup>th</sup> Street at 32<sup>nd</sup> Ave S and Weyerhaeuser Way S: $3500/year each
- Traffic signals on Weyerhaeuser Way S at SR 18 maintained by WSDOT
- Signs and markings: 4 miles of street/240 citywide * $216,000 = $3600 annually
- Street lighting: $13,000 annually for electricity
- Landscaping within the right-of-way is currently maintained by Weyerhaeuser or its successors. Estimated annual cost would be around $10,000 to include in the City’s maintenance contract.
- Street Sweeping of Public Streets is approximately $1,600 (Upcoming contract is $46.00 per lane mile with 14 sweeps per year).
- Pavement maintenance would include annualized cost for overlay. We would overlay in the range of 10 years depending on condition. Current cost would be around $1 million dollars to overlay the entire area so it would be annualized to around $100,000.
• Should a new user not want to maintain the loop road around the headquarters building, what would be the cost to the city for maintenance? Other issues associated with that activity?

The internal roads are currently not built to City standards. They would need to be brought up to standard prior to acceptance by the City. The loop road around the headquarters building is about 6000 feet long. For maintenance the city of Federal Way would need to add the cost for the street sweeping and annualized overlay costs. The cost to bring the street up to standards is dependent on what cross section is used (shoulder or curb and gutter), requirements for water quality and detention, striping, street lighting, etc. This would be a one-time cost, but would be expensive with a quick estimate of at least $3,000,000 to $4,000,000.

• Any concerns or issues?

Weyerhaeuser had assumed responsibility for landscape maintenance in planter strips and central islands of the roundabouts. This may be by agreement, but through this research the City of Federal Way has not found any documents. Some of these areas are being taken over as requirements of plat conditions for areas that have been sold.

Street Lights

The city of Federal Way maintains the street lighting through the Weyerhaeuser site. The following provides information about (on and offsite) infrastructure systems regarding the capacity/constraints, systems operations and maintenance of street lights.

• What constitutes the street lights on the Weyerhaeuser property?

Street lights were constructed as the property developed, or in the case of the roundabout at Weyerhaeuser Way S and S 336th Street, as part of the capital project constructing the roundabout.

• What is the age and condition of the street light system?

North of SR 18, all street lighting was constructed between 1999 and 2002 in conjunction with Parcels 1, 2, and 3 Binding Site Plan developments. South of SR 18, street lighting was constructed in 1994 in conjunction with World Vision Headquarters development. Condition is generally good.

• How many street lights on campus and types of lights?

All are 250W HPS fixtures. 6 are aluminum poles, 50 on concrete poles.

• How many street lights does the City maintained?

56
• How many street lights does Weyerhaeuser maintain?
Weyerhaeuser had one in right-of-way at the south driveway to the Tech Center.

• What are the numbers of underground conduits? The number of circuits?
Electrical service cabinets are located at:
  o S 320th Street at 32nd Avenue S (signal, 9 fixtures)
  o Weyerhaeuser Way S south of S 320th Street (signal, 15 fixtures)
  o Weyerhaeuser Way S at S 323rd Street (16 fixtures)
  o S 336th Street at Weyerhaeuser Way S (3-2” conduits serving 12 fixtures)
  o Weyerhaeuser Way S south of 33rd Place S (2-2” conduits serving 16 fixtures)
  o Weyerhaeuser Way S south of S 344th Way (2-2” conduits serving 6 fixtures)
As-built plans are archived.

• Any concerns or issues?
Wire theft has been an issue. However since then those areas that have been impacted by vandalism now have junction box lids welded shut preventing further issues.
Weyerhaeuser Campus

Street Lights

Campus Legend
- BC: Bonzai Collection
- HQ: Head Quarters
- RG: Rhododendron Garden
- SB: South Building
- TC: Technology Center

Streetlight Legend:
- Blue: Private Account
- Green: Lakehaven Utility District
- Red: City Owned / County Maintained
- Pink: PSE Maintained

North Lake

Lake Geneva
Storm Drainage

The Weyerhaeuser site is located near the headwaters of East Hylebos Creek in the East Hylebos Basin. East Hylebos Creek flows out the southern end of North Lake, then west underneath Weyerhaeuser Way South and into the lake north of Weyerhaeuser's headquarters building. The Headquarters Lake outfalls underneath the Headquarters building through a concrete culvert to an open channel north of SR-18 and then is conveyed underneath SR 18 in a 36” Washington State Department of Transportation (WSDOT) maintained corrugated metal pipe (CMP) culvert.

The major developed portions of the campus with storm drain improvements are public roadways, the technology campus and headquarters building and associated parking. Minor developed portions include the Bonsai Collection, Rhododendron Garden and South Building amenities. Catch basins, storm drains and ditches within the public right-of-way (S 336th Street, Weyerhaeuser Way North and Weyerhaeuser Way South) are owned and maintained by the City of Federal Way. Remaining storm drain facilities are private and the condition is unknown. The Storm Drain Network Map included with this section shows existing facilities on the campus and the table below summarizes the number of facilities. There is one known, privately maintained detention pond on the campus.

Summary of Privately Maintained Facilities on Weyerhaeuser Campus

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of Catch Basins</th>
<th>Length of Pipe (ft.)</th>
<th>Length of Ditch (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Technology Campus</td>
<td>82</td>
<td>7,582</td>
<td>1,830</td>
</tr>
<tr>
<td>Headquarters Building</td>
<td>37</td>
<td>4,931</td>
<td>3,352</td>
</tr>
<tr>
<td>Minor Amenities</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>119</strong></td>
<td><strong>12,513</strong></td>
<td><strong>5,182</strong></td>
</tr>
</tbody>
</table>

The Technology Center storm drain facilities are located around the perimeter of the building, the parking lot and parking lot access roads. Water collected at the Center is conveyed south to a private pond north of South 336th Street then outlets to an open channel. The open channel crosses S 336th Street in a 12” concrete culvert and then joins East Hylebos Creek north of the Headquarters Lake. Headquarters building storm drain facilities are located in the parking lots north and south of the building and outfall to vegetated flow paths. The north parking lot drains to the Headquarters Lake and the south parking lot drains to the large grassy field south of the Headquarters building.

The City does inspect commercial storm drain facilities across the City once per year for potential water quality concerns, flooding hazards and sedimentation in structures. Records from previous inspections are limited but show only minor maintenance needs. The 2014 inspection required no follow up corrective action.
• Are the storms drains on the campus built to current City standards?

Drainage reports for the campus are not available, but it is unlikely that the existing facilities meet current flow control and water quality standards required by the City’s National Pollutant Discharge Elimination System (NPDES) for discharges from Small Municipal Separate Storm Sewers (MS4s). The existing campus is not required to bring facilities up to current standards unless additional development is added. New development and addition of impervious surface may require improvements to existing facilities.

• What is the current cost to the City for storm drainage maintenance on the campus?

The City does not maintain private facilities

• Any concerns or issues?

North Lake is operated by a Lake Management District and the site currently occupies much of the western border of the Lake.

• What is the North Lake Management District?

In 2009, the shoreline residents of North Lake petitioned the Federal Way City Council to begin creation of a Lake Management District (LMD) for North Lake pursuant to RCW 36.61. The LMD funds efforts to protect and enhance North Lake in terms of water quality, recreational and aesthetic value including but not limited to aquatic plant management, water quality monitoring, and public education.

The 10-year North Lake LMD was launched in 2010. Resolution 09-561 provided information regarding the assessment roll, which listed 21 Weyerhaeuser properties originally included in the LMD. All North Lake LMD assessments increase annually based on Seattle CPI.

Weyerhaeuser has since sold a few of their properties, and according to county property records from earlier this year, they now hold 17 individual lakefront LMD properties. The total estimated 2014 Weyerhaeuser LMD contribution is $3,086.88. Annual LMD assessments are collected by the King County Treasurer. Assessments are charged to the property through the duration of the 10-year LMD regardless of ownership.
Water System

The following provides information on the water and sewer systems as provided by the Lakehaven Utility District. The District has been serving the Federal Way and surrounding region for over 50 years. The District is a municipal corporation of the State of Washington. The water system includes 400 miles of mainline, 22 wells and 12 storage tanks with an approximate storage capacity of 31 million gallons. The average daily pumping rate is about 10.6 million gallons per day (MGD). The sewer system includes 350 miles of mainline, 27 pump stations and two secondary wastewater treatment plants. The Redondo Plant is designed for an average flow of 4.32 MGD; The Lakota Plant is designed for an average flow of 10 MGD. The following provides information on Lakehaven’s service to the Weyerhaeuser site.

- **What is the age and condition of Water System?**

  Overall the condition of the utility district’s water system is very good. The age of the water system varies greatly depending on the area. Specific to the Weyerhaeuser East Campus properties proposed to be marketed in the near future, the water system facilities on the “HQ” site were variously constructed in 1959, 1963, 1967, 1969 & 1975. Water system facilities were constructed on the “Weyerhaeuser Technology Center” site in 1976 & across the “Southern Triangle” site in 1970. Water system facilities were constructed in the East Campus Parcel 1 area that serves the “N. Parcels” site in 2001. Water transmission main was constructed in Weyerhaeuser Way S in 1976.

- **Have there been any reports (since 2000) on the water system to and through the Weyerhaeuser campus? If so, please provide source document and any insight?**

  While there have been no reports specific to the Weyerhaeuser campus since 2000. The District has recently distributed its 2014 Water System Plan Update for review. The District is open to addressing any comments from that plan.

- **What does the system comprise of 12, 8, and/or 6 inch diameter lines?**

  The majority of water main pipe on these properties is 12” diameter, with various 6”, 8”, and 10” as well; the water main in Weyerhaeuser Way S is 16” diameter south to the WTC site then 12” south of that point. Water main in S 336th St is 12” diameter. See attached GIS map of the overall water system in this area.

- **How many meters exist on the campus?**

  There are 16 services/meters on the HQ site and three (3) services/meters on the WTC site.
• Are there any internal or external constraints that would limit normal array of land uses or intensities?

The overall water infrastructure has excess capacity to accommodate growth. However we do not have specific capacity limits defined for the Weyerhaeuser area at this time. This is typically done when specific projects are proposed. We would anticipate that this area has significant capacity for growth.

• Is the onsite water system capacity adequate for the normal array of office and technology uses?

See comment above.

• Any extraordinary costs associated with the maintenance and operations of the water system to the campus?

The owners of the properties that make up the campus do not pay anything extra for the maintenance of the public mains running through the campus. This O&M is covered by water rates. You may want to check with Weyerhaeuser for private (meter-to-building) supply & plumbing O&M issues.

• Any concerns or issues with the Water Delivery System?

None related to the Lakehaven Utility District’s water system.

Sewer System

The following provides information on the sewer systems as provided by the Lakehaven Utility District.

• What is the age and condition of the sewer system?

Overall the condition of Lakehaven’s sewer system is very good. The age of Lakehaven’s sewer system varies greatly depending on the area. Specific to the Weyerhaeuser East Campus properties proposed to be marketed in the near future, the “HQ” site is served by a privately owned, operated & maintained (by Weyerhaeuser) pump station (PS) constructed in 1971. This PS pumps to a sewer trunk in S 336th St that was constructed in 1994, and that trunk was extended north to S 320th St in 1999. The WTC site also has a pumped (private ownership and O&M) connection, to the sewer trunk in Weyerhaeuser Way S; this pump originally pumped south to S 336th St until the trunk extension in 1999 was constructed.

• What comprises the collection system? Does it connect into interceptor sewers?

See attached GIS map of the overall sewer system in this area (page 31).
• Have there been any reports (since 2000) on the waste water system to and through the Weyerhaeuser site? If so, please provide source document and any insight.

While there have been no reports specific to the Weyerhaeuser campus since 2000, the Lakenhaven Utility District has copies of its 2009 Wastewater System Plan that are available for review.

• Is the capacity sufficient adequate for the normal array of office and technology uses?

The overall sewer infrastructure has excess capacity to accommodate growth. However, we do not have specific capacity limits defined for the Weyerhaeuser area at this time. This is typically done when specific projects are proposed. We would anticipate that this area has significant capacity for growth.

• Are there any internal or external constraints to the system?

See comment above.

• Any concerns or issues?

None related to Lakehaven Utility District’s sewer system.
Electricity & Natural Gas

Puget Sound Energy, (PSE) is the sole provider of energy to the Weyerhaeuser site. PSE is Washington state’s oldest local energy company, providing electric and natural gas service to homes and businesses primarily in the vibrant Puget Sound area.

The region has experienced dramatic change during PSE’s century-plus history, but one thing has remained constant: PSE’s focus on safe, dependable and efficient energy service. Our commitment to serving communities and to helping make them better places to live and work is as steadfast as ever. PSE’s service area is home to some of America’s most recognized and respected businesses, including the Boeing Commercial Airplane Group, Microsoft, Amazon.com, Weyerhaeuser, Starbucks, Costco and Nordstrom.

Headquarters: Bellevue, Wash.
Revenues: $3.19 billion
Assets: $10.8 billion
Employees: 2,700
Customers:
• Provides more than 1 million customers with electric power
• Provides more than 770,000 customers with natural gas
Service area: 6,000 square miles, primarily in Puget Sound region of Western Washington
Service-area population: Approximately 4 million

PSE is a national leader in wind power, and is recognized by the American Wind Energy Association as the second-largest utility owner of wind energy facilities in the United States. PSE owns the Hopkins Ridge Wind Facility, which entered commercial production in 2005, the Wild Horse Wind and Solar Facility, which entered production in 2006, and the Lower Snake River Wind Facility which went into production in 2012.

Below find a map that illustrates the position of a natural gas line across the site. Additionally, electrical service is buried to and through the campus. Additionally Puget Sound Energy supplies a sub-station to serve the site located on the far northern end of the site towards 320th Street.
**Telecommunications**

CenturyLink is the third largest telecommunications company in the United States and is recognized as a leader in the network services market by technology industry analyst firms. The Company is a global leader in cloud infrastructure and hosted IT solutions for enterprise customers. CenturyLink provides data, voice and managed services in local, national and select international markets through its high-quality advanced fiber optic network and multiple data centers for businesses.

Comcast Corporation is a global media and technology company with two primary businesses, Comcast Cable and NBC Universal. Comcast Cable is the nation's largest video, high-speed Internet and phone provider to residential customers under the XFINITY brand and also provides these services to businesses.

Comcast Cable is the nation's largest video, high-speed Internet and phone provider to residential customers under the XFINITY brand as well as to businesses. Comcast has invested in technology to build a sophisticated network that delivers the fastest broadband speeds, and brings customers personalized video, communications and home management offerings.

Both these companies provide communications services to the Weyerhaeuser site. The following two charts illustrate the locations of fiber across the site.
OTHER

Solid Waste

The City of Federal Way oversees contract and service parameters for solid waste collection. The incumbent contractor is Waste Management. They are one of the largest service providers in the region. They are the sole provider of regular garbage collection services in the city.

On a subscription basis, Waste management also has a majority of business recycling accounts in the City. Commercial recycling services are also provided by a variety of companies including Republic, SeaDruNar, international paper and Cedar Grove.

Data compiled since 2001 show that the combined headquarters and Technology Center generate only one percent of the total commercial garbage in the City, (roughly 200 tons annually).

Public Transportation

Three different public transit authorities operate in Federal Way – Sound Transit, King County Metro Transit and Pierce County Transit. The Transit Center located in downtown is served by 27 routes that provide connections throughout the region including service every 30 minutes to SeaTac airport and Downtown Seattle.

Two operate routes through the Weyerhaeuser site. Pierce Transit’s Route 402 runs on Weyerhaeuser Way S. from Tacoma and west on S 336th Street to the Federal Way Transit Center every hour.

Additionally, King County Metro Transit’s Route 181 runs on S 320th connecting Federal Way Transit Center to Auburn and Green River Community College every 30 minutes.
Police

Mission

The mission of the Federal Way Police Department is for every member to consistently earn the public’s trust while enhancing the quality of life for residents, visitors, and businesses within our City. We accomplish our mission by providing the highest quality law enforcement, community education, and support services possible while making the best use of the resources entrusted to us. We are recognized as professional, innovative, progressive, ethical, and as a valued partner in building economic viability in our area.

Operations

The City of Federal Way has a Police Department comprised of 160 employees, of which 131 are sworn law enforcement personnel and 29 are civilians. The Department is a nationally accredited, full-service law enforcement agency providing police services.

The Police Department utilizes a community based problem oriented approach in providing law enforcement services to its citizens. Innovative methods and advanced technology have allowed the department to enhance its overall efficiency and operational effectiveness, to provide an increased level of safety to the Community.

The Police Department works cooperatively with local law enforcement agencies in a regional approach when providing specialty services such as the Valley Special Weapons and Tactics Team (SWAT); Valley Investigative Team (VIT) as well as police dispatch services through Valley Communications. The Police Department has achieved a level of success that is well recognized by both the local community as well as other law enforcement agencies.

The Federal Way Police Department’s dedication to protecting our community includes the commitment to holding ourselves accountable to the highest professional standards and continually working to improve our department. Our national accreditation is an important, visible element of that commitment.

After undergoing a successful on-site assessment and a thorough review of our procedures and protocols this past August, the Federal Way Police Department went before the Commission on Accreditation for Law Enforcement Agencies (CALEA) for reaccreditation on November 22, 2014 and received the Gold Standard Award with Excellence. Accreditation status represents a significant professional achievement.

The City of Federal Way provides law enforcement services to the Weyerhaeuser site. The following map identifies the Reporting Districts (RD), comprising of RD 50, 51, 52, and 53. Table 2 identifies the crime activity since 2009, which shows a very low level of criminal activity and calls-for-service.
### Table 2
#### Weyerhaeuser Property Reporting Districts: 50, 51, 52 & 53

<table>
<thead>
<tr>
<th>Crime</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Problem</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Arson</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Assault</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Burglary</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Criminal Mistreat</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forgery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fraud</td>
<td>1</td>
<td>2</td>
<td></td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Fugitive</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Harassment</td>
<td>1</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Homicide</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kidnapping</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Liquor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Malicious Mischief</td>
<td>4</td>
<td>11</td>
<td>4</td>
<td>5</td>
<td>4</td>
<td>7</td>
</tr>
<tr>
<td>Miscellaneous Offense</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Obstructing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Possible Stolen Property</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Prostitution</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Reckless Burning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Robbery</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Sex Offender Reg</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sex Offense</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Theft</td>
<td>16</td>
<td>17</td>
<td>11</td>
<td>11</td>
<td>17</td>
<td>15</td>
</tr>
<tr>
<td>Theft of Vehicle</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>8</td>
</tr>
<tr>
<td>Traffic Offense</td>
<td>8</td>
<td>15</td>
<td>7</td>
<td>7</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Trespassing</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>VUCSA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warrants</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Weapon Offense</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>42</td>
<td>57</td>
<td>36</td>
<td>38</td>
<td>45</td>
<td>42</td>
</tr>
</tbody>
</table>

### Non-Criminal Reports

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic Dispute</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Non Crime</td>
<td>14</td>
<td>11</td>
<td>12</td>
<td>12</td>
<td>10</td>
<td>8</td>
</tr>
<tr>
<td>Missing Person</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Traffic Accident</td>
<td>18</td>
<td>34</td>
<td>15</td>
<td>17</td>
<td>29</td>
<td>17</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>34</td>
<td>46</td>
<td>29</td>
<td>32</td>
<td>43</td>
<td>25</td>
</tr>
</tbody>
</table>

*2014* Data = 1/1/14-9/30/14

N/C - Not Calculable
Fire

South King Fire & Rescue is the provider of all non-police emergency services in the area. South King Fire & Rescue is a Fire District overseen by an elected board of commissioners. The Fire District protects an area of approximately 40 square miles that includes the cities of Federal Way, Des Moines and several square miles of unincorporated King County.

The Fire District has seven fully staffed fire stations and 120 professional firefighters. The Fire District responds to approximately 17,000 alarms each year. The Fire District has equipment and members trained in a variety of special operations including Technical Rescue, Hazardous Materials and Marine Operations. The Fire District maintains an eighth station that houses training and maintenance facilities and a fire boat.

The nearest fire station to the property is Fire Station 64. It is less than one mile from the Weyerhaeuser headquarters. Fire Station 64 houses Ladder 64; a 2012 Pierce 105 foot aerial; a basic life support aid car; A64, and an advanced life support medic unit; M8. All firefighters are Emergency Medical Technicians and have additional certifications in technical and heavy rescue. The paramedics on the advanced life support vehicle are part of the nationally renowned King County “Medic One” program. King County fire departments and Medic One are recognized as the world leaders in pre hospital cardiac care. King County has a save rate for victims of sudden cardiac arrest of 62% where the national average is just over 10%.

South King Fire & Rescue is very active in the community and the employee’s fund two charitable organizations, the Firefighter Foundation and the Firefighters Aid Fund. These groups provide volunteers and funding to a variety of social causes each year such as food and toy drives, burn camps and disaster relief.

Helicopter Landing Sites

There are two sites for landing helicopters. They have been used over the decades, of the Weyerhaeuser site. The first one is located south of the headquarters building. Its main focus of use is for corporate usage. The second helicopter landing site is located along South 336th, north of the headquarters building. This specific landing site has been used for public safety agencies- to deal with any issues along Interstate-5 or anything on site. It is hoped for, that for all future owner(s) will continue to provide such access.
ABOUT FEDERAL WAY

Federal Way is a vibrant and dynamic community within the Puget Sound region. It is the 11th largest city in Washington with a population of nearly 92,000 people. Federal Way is home to nearly 5,000 licensed businesses and is ranked as one of the fastest growing cities in the nation. The City is committed to a friendly business climate; a strong quality of life, and making the investments needed to ensure the prosperity of both. Federal Way sees the redevelopment of the Weyerhaeuser Campus as an essential element of its growth and development moving forward.

Business Climate

The City offers a strong business-friendly environment. Companies with a robust business presence in Federal Way include Tommy Bahama, DaVita, Xerox Commercial Services, Totem Express Services, St. Francis Hospital, World Vision, Kiewit Construction, Federal Way School District, Lakehaven Utility District, Puget Sound Energy, CenturyLink, Berger/ABAM, Broadcom, Kennedy/Jenks Consultants, Dow Jones, Thermo Fisher, and Robert Half International. These companies were attracted to Federal Way for the following reasons:

- Proximity to Major Markets: Over 50% of the state’s population is located within 2-hour drive of the City.
- Pro-Active Government: The City is proactive and expedient regarding government approvals, planning and building permits, licenses, project management, and development services.
- Low Taxes: In addition to low property taxes and the absence of a state income tax, Federal Way has no Business and Occupation (B&O) tax, no inventory tax, no unitary tax, and no tax on machinery and equipment used in manufacturing operations.
- Workforce: The City is home to a diverse labor supply and talent pool to meet the needs of a growing company. The labor force has a deep base of the requisite skills, thus creating shorter training cycles, lower turnover and overall improvement in operational performance and efficiencies.
- Strong Infrastructure: The City’s streets and public infrastructure are the best in the Region. Robust telecom infrastructure is provided by both CenturyLink and Comcast. Lakehaven Utility District offers capacities to satisfy business water and sewer requirements. Gas and electric energy are available at low cost through Puget Sound Energy.

Quality of Life

Federal Way prides itself on overall quality of life, with over eight (8) miles of shoreline on Puget Sound and some of the largest parcels of waterfront property in King County. In addition to its business base, the City has quality residential neighborhoods, vibrant retail shopping, excellent schools, low crime rates, and over 30 City and State parks.
Public and Private Investment

The City’s investment priorities are focused on development of its downtown through creation of a Town Center. The Town Center will be the heart of Downtown, comprising 21 acres and featuring the recently completed Town Square Park, a performing arts and conference center (PACC), and a hotel. The Town Center will provide capacity for future development of multi-family housing, retail space, and institutional and civic uses. Town Center is proximate to the Federal Way Transit Center, which provides residents and workers with access to plentiful public transit options. In the future, the Transit Center will also be served by Sound Transit’s LINK Light Rail system, an extension of which to Federal Way is currently in the planning stages. Complementing this focus, the City has recently enjoyed significant private investment including a $27 million renovation of The Commons Mall, a $15 million investment by Seattle’s Children’s Hospital in their regional South Sound Clinic, and major new developments from Progressive Insurance, Kohl’s and Dick’s Sporting Goods.
CONTACT

For further information on City and other public agency items related to Weyerhaeuser, please contact:

**Brian Wilson, Chief of Staff**  
City of Federal Way  
City Hall – Mayor’s Office  
33325 8th Avenue South  
Federal Way, WA 98003  
Phone: (253) 835-2510 Fax: (253) 835-2409

or

**Tim Johnson, Director, Economic Development**  
City of Federal Way  
City Hall- Mayor’s Office  
33325 8th Avenue South  
Federal Way, WA  9800  
Phone: (253) 835-2412 Fax: (253) 835-2409