

December 5, 2016

Mayor Jim Ferrell
Federal Way City Council Members
33325 Eighth Ave. S.
Federal Way, WA 98003

Dear Mayor Ferrell and City Council Members,

I was CEO of Weyerhaeuser when we annexed the corporate campus to Federal Way in 1994. I am writing to clarify the intent and proper interpretation of the pre-annexation zoning agreement that I signed on behalf of the company.


We worked with the city staff to develop the specific zoning for the campus that would allow Weyerhaeuser's existing uses to continue without requiring special permits. Those uses included typical office activities, research and development facilities, and shipping and receiving facilities — but no true industrial uses or large warehouses. We sought maximum flexibility for optimal development, but intended any additional construction to be limited and of superior-quality design and aesthetics.

In drafting the concomitant agreement with the city, we also intended to retain the unique character of the campus. We sought to preserve its open spaces, forested areas, wildlife and trail system, as well as its natural features, including the rhododendron garden, bonsai collection and the shoreline of North Lake.

As stewards of the concomitant agreement and the proper development of this historic campus, you should reject any proposal that doesn't meet the agreement's intent.

I would like to propose that you provide some specific provisions regarding the purchasers of the property. The warehouses and seafood processing plant would generate substantial truck traffic which would present a potential safety hazard for the property and the people in the area. All of this would exceed the bounds of content in concomitant language and should not be approved. The proposal would destroy the unique situation of Federal Way — a large park-like structure adjacent to industrial property.

Sincerely yours,


John W. Creighton
3711 - 130th Ave NE
Bellevue WA 98005