

January 15, 2021 Meeting Minutes: Section 106 MOA Weyerhaeuser Woodbridge Building A and Building B (Corps Reference NWS-2017-1077)

Parties participating: Corps of Engineers, Department of Archaeology and Historic Preservation, Federal Way Campus (IRG), King County Historic Preservation, Washington Trust for Historic Preservation, Docomomo WEWA, The Cultural Landscape Foundation, SoCoCulture, National Trust for Historic Preservation, SWA Group, Save Weyerhaeuser Campus, Skidmore Owings Merrill (including Craig Hartman), Puyallup Tribe, Peter Walker and PWP (including Peter Walker)

Topics Discussed:

Pete Walker, designer of the campus, presented his design philosophy and the history of the award-winning campus (see attached). The building and surrounding forest/landscape were designed to complement each other and are not separable. René (of SWA) said the landscape is as important as the buildings. We looked at the Master Plan, which Pete said was developed to show Weyerhaeuser where future development could occur without significantly altering the property. Building A of the proposed construction would likely fit within construction intent but the overall design is over 50% larger than the masterplan and that's without taking into account parking/water detention pond/etc. The proposed project would have a major adverse effect as designed, and it is a very important property to a lot of people, which is why this consultation has generated so much interest from the community far and near.

Allyson (the State Historic Preservation Officer) asked if Federal Way Campus could get together with the assembled experts and work on a design that was consistent with the master plan that also met Dana's square feet needs for buildings. **Dana (of IRG) said his group was not willing to redesign the buildings at this point** and are in compliance with all applicable building codes. The current design is a \$172M reduction in what they could have placed in the proposed building footprint, and they are trying to develop a commercially viable project that will facilitate the continued upkeep of the rest of the campus.

Federal Way Campus (IRG) provided a site minimization plan (see attached). **My recommendation is for the consulting parties to think about Pete's presentation and look at FWC's minimization plan, and see where there is common ground and where improvements can be made. If FWC is not willing to redesign the project (to either avoid Waters of the US or fit within the Master Plan as designed by Pete), we can focus on minimization to the extent practicable, and mitigation following that. I hope to use our next call to continue looking at minimization. Please review FWC's plan and let me or the group know how it could be improved, given FWC's design footprint for the buildings is not likely to change.**

Our next call is Friday January 29, 2021.

Lance Lundquist

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