



Woodbridge Projects Minimization and Mitigation Plan Summary

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Document Information

Prepared by	Federal Way Campus, LLC
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1 Summary of Key Mitigation Measures

1.1 Headquarters Building Façade Easement

The easement will protect the exterior character-defining features of the headquarters building façade while allowing modifications that facilitate leasing of the building. The value of this easement is \$17M.

1.1.1 Character-Defining Features

Exterior character-defining features of the historically-significant Weyerhaeuser Company Headquarters Building relate to overall visual impacts as well as individual design features. The exterior character-defining features will be identified by FWC for review and input by DAHP and an agreed list of character-defining features will be included in the easement. The terms of the easement will be negotiated by FWC and DAHP following execution of the Memorandum of Agreement (MOA) and the easement will be recorded within 120 days of US Army Corps of Engineers verification that the proposal for wetland modification in connection with development of Buildings A and B is authorized by nationwide permit (USACE Buildings A/B Permit Issuance) or issuance of the last permit necessary for construction of Buildings A and B, whichever occurs later.

1.1.2 Modifications

Agreed upon modifications to facilitate leasing of the headquarters building will be allowed with DAHP consultation. The modifications will be identified by FWC for review and input by DAHP and an agreed list of modifications will be included in the easement. The terms of the easement will be negotiated by FWC and DAHP following execution of the MOA and the easement will be recorded within 120 days of USACE Buildings A/B Permit Issuance or issuance of the last permit necessary for construction of Buildings A and B, whichever occurs later.

1.2 Headquarters South Viewshed – Building A and Building B

The south viewshed easement will protect the south viewshed of the headquarters building. The south viewshed easement will generally encompass open space in the south meadow between the headquarters building and SR-18. The terms of this view easement will be negotiated by FWC and DAHP following execution of the MOA and the easement will be recorded within 120 days of USACE Buildings A/B Permit Issuance or issuance of the last permit necessary for construction of Buildings A and B, whichever occurs later.

The value of this easement is \$29M.

1.3 Headquarters North Viewshed – Business Park

The North viewshed easement will protect the north viewshed of the headquarters building. The north viewshed easement will generally encompass the open space in the north meadow between the headquarters building and I-5. The terms of this view easement will be negotiated by FWC and DAHP following execution of the MOA and the easement will be recorded within 120 days of USACE verification that wetland modification in connection with development of the Business Park is authorized by nationwide permit (USACE Business Park Permit Issuance) or issuance of the last permit necessary for construction of the Business Park, whichever occurs later.

The value of this easement is \$25M.

1.4 Headquarters Building Maintenance

FWC will continue to keep the building mechanical and electrical systems (including heat and air conditioning) operating and will continue to provide 24-hour on-site building security. Damage caused by vandalism (e.g., graffiti and physical property damage) will continue to be promptly repaired.

1.5 Buffer Easement – Building A and Building B

This easement will set aside the voluntary forested buffer of approximately 50 ft along Weyerhaeuser Road consistent with the design and maintenance terms of the Weyerhaeuser Company Concomitant Pre-Annexation Zoning Agreement (CZA). FWC has identified this buffer as historically significant (see further detail in 1.7.1 below). The land use regulations governing buffers on the site are contained in the CZA, which was negotiated and signed by the Weyerhaeuser Company and the City of Federal Way, and applicable provisions of the Federal Way Revised Code (FWRC). The CZA requires a Managed Forest Buffer along Weyerhaeuser Way S and SR 18 only. On Weyerhaeuser Road, the only requirement required under the CZA is a 10-foot landscape strip adjacent to parking lots. FWC is providing a much more robust forested buffer along Weyerhaeuser Road than is required. The forested buffer is generally 50 ft wide along Weyerhaeuser Road. The terms of this easement will be negotiated between FWC and DAHP following execution of the MOA and the easement will be recorded within 120 days of USACE Buildings A/B Permit Issuance or issuance of the last permit necessary for construction of Buildings A and B, whichever occurs later.

The value of this easement is \$4.8M.

1.6 Buffer Easement – Business Park

This easement will set aside the voluntary forested buffer of 50 ft or greater west of Business Park consistent with the design and maintenance terms of the CZA. FWC has identified this buffer as historically significant. The terms of this easement will be negotiated between FWC and DAHP following execution of the MOA and the easement will be recorded within 120 days of USACE Business Park Permit Issuance or issuance of the last permit necessary for construction of Buildings A and B, whichever occurs later or issuance of the last permit necessary for construction of the Business Park, whichever occurs later.

The value of this easement is \$15.5M.

1.7 Character Defining View Protection for Building A and Building B Projects

A forested buffer of trees and understory plantings in the area immediately across from the driveway to the eastern entrance of the headquarters building will be provided to protect views. In addition, the angles of the driveways were designed to prevent direct sight lines to the new buildings when driving on Weyerhaeuser Road. The building and parking lot are located below grade from Weyerhaeuser Road, reducing visual impacts even during the period when vegetation is in the process of maturing. Finally, with the parking lot located between the buffer and the buildings, the buildings themselves will in most places be a minimum of 100 ft from the driver, and in some places 200 or more ft away from the road.

1.7.1 Enhanced Plantings

Pursuant to the locally approved plans for Building A and plans for Building B, FWC will retain existing plantings and provide additional plantings in the buffers to enhance the buffers' ability to continue to provide the woodland setting along the circulation drive in this area. This includes an area in the northwest corner of the APE that has had minimal tree cover for decades, as shown in aerial imagery as well as on the ground today. The proposed dense tree and understory landscaping in this area are

designed to and expected to improve the driving views in this part of the historic district. The enhanced plantings exceed by a significant margin the local landscaping standards for the site.

Under the CZA, plantings in the Managed Forest Buffer must be determined by a licensed forester. FWC has retained a licensed forester, for this purpose, who developed a site specific tree buffer enhancement plan that outlines enhancement and maintenance for the voluntary buffer along Weyerhaeuser Road. The tree buffer enhancement plan proposes enhancement with native species. The enhanced plantings will be installed prior to issuance of a Certificate of Occupancy for Building A or Building B by the City of Federal Way ("City").

The cost of these plantings is \$1.2M.

1.7.2 Maintain Forested Buffer

FWC will maintain the forested buffer along Weyerhaeuser Road on an ongoing basis as described in the tree buffer enhancement plan. As required by the CZA, this maintenance will be done by a certified forester.

1.7.3 Detention Pond Landscaping

FWC proposes to landscape the perimeter of the pond to minimize visual impact of the detention pond for Building A and Building B projects. The general landscaping will be determined per the CZA and applicable provisions of the FWRC. Installation of landscaping will occur prior to issuance of a Certificate of Occupancy for Building A or Building B.

1.7.4 Avoidance of Specimen Japanese Maple Tree

FWC redesigned the route of one of the driveways to avoid impacting a mature specimen Japanese maple tree in the northwestern corner of the Woodbridge Building A project along Weyerhaeuser Road. The specimen tree will be retained in the forested buffer.

1.8 Trails, Meadows, and Wooded areas

FWC will manage trails, meadows and wooded areas for employees of businesses on the campus under the same terms that applied to the Weyerhaeuser Company. These terms are outlined in the CZA that was negotiated and signed by Weyerhaeuser Company:

13. Open Space. The Property has significant open space currently used for running, walking, kite flying and other recreational activities. These uses may continue at Weyerhaeuser's discretion. The City agrees not to require any dedication or conveyance of the Property or any portion for public purposes, provided, that in connection with any new development applications within 200 feet of State shorelines, the City may require public trails, water access or open space as may be required by adopted City codes.

1.9 Mitigation Phasing

For the Woodbridge Building A and Building B projects, the following mitigation measures will be implemented:

- Headquarters façade easement
- Headquarters South viewshed of headquarters buildings
- Buffer easement for voluntary buffer around Building A and Building B
- Maintain forested buffer
- Enhanced plantings

- Detention pond landscaping
- Avoidance of specimen Japanese maple tree
- Manage trails, meadow, and wooded areas consistent with the CZA.

For the Woodbridge Business Park project, the following mitigation measures will be implemented:

- Headquarters north viewshed easement
- Buffer easement west of Business Park