

Mark Netherland  
Principal

Trammell Crow Company  
Development and Investment

600 University Street  
Suite 2912  
Seattle, WA 98101

206-708-6539 Direct

mnetherland@trammellcrow.com  
www.trammellcrow.com

January 25, 2018

Jeff Robinson  
City of SeaTac  
Community and Economic Development  
4800 South 188<sup>th</sup> Street  
SeaTac, WA 98188-8605

RE: Requested Slope Easements from the City of SeaTac

Dear Mr. Robinson

On behalf of Trammell Crow Company ("TCC") we are requesting the City of SeaTac grant slope and drainage easements for our proposed 457,211 square foot industrial building located at 20529 24<sup>th</sup> Avenue South in SeaTac. TCC has entered into a Ground Lease agreement with the Port of Seattle on approximately 25.62 acres for the proposed development. The slope easement area totals approximately 30,500 land square feet (or .7 acres) and is divided into two areas of City of SeaTac owned property immediately adjacent to the west and north of the planned development as outlined on Exhibit A.

Several site layout options were reviewed and studied with our design team (Craft Architects and Barghausen Consulting Engineers). Critical elements of the design including configuration of the building(s), marketability of overall building size, vehicle maneuverability within the site, ingress/egress, and fire protection were studied and evaluated with input from City Staff. The current design configuration maximizes the utility of land providing for the largest and most desirable size industrial building and therefore maximizes the job potential for this development within SeaTac. As outlined on Exhibit B, the topography on the west and north side of the development requires significant dirt fill to keep the site grades consistent for development. Retaining walls are required in the west and north areas of the development to hold the fill. The retaining walls are completely within the Port of Seattle property and range in height from a few feet up to 38 feet in this area. The slope easement areas on the City of SeaTac owned property are required to provide lateral support to these retaining walls.

The work to be completed within the slope easement areas include clearing, grading, and placing of fill that will be compacted structurally. In addition, the areas of the slope easement outlined in Exhibit C will require placing of geogrid fabric every 16 inches to provide enhanced slope stability.

Exhibits D, E and F provide further illustrations of these areas with geogrid fabric and their relation to the retaining walls and slope easements.

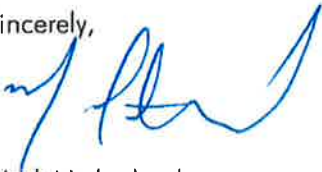
If the slope easements were not granted, the height of the retaining walls in these areas would increase dramatically to a max height of over 60 feet. The length of the geogrid fabric in these areas would be more than 60 feet from the wall toward the interior of the site (the required length of the geogrid fabric is an approximate 1:1 ratio to the height of the wall). Because the geogrid fabric is placed every 16 inches for the entire height of the wall, the western edge of the proposed building and surrounding utilities would conflict with the geogrid fabric. The only way to resolve this conflict would be to significantly reduce the size of the building. If the slope easements were not granted, the building size would be significantly reduced and coupled with increased costs for the retaining wall would make the overall project prohibitive.

The requested drainage easement transverses the northern slope easement in a north-south direction and provides outfall and overflow release of our storm drainage system and is an integral part of the design.

The requested easements will be between the City of SeaTac and the Port of Seattle as the land owner. The benefit of the easements will inure to TCC as the Tenant of the Ground Lease agreement with the Port of Seattle.

Feel free to contact me should you have any questions regarding the request.

Sincerely,



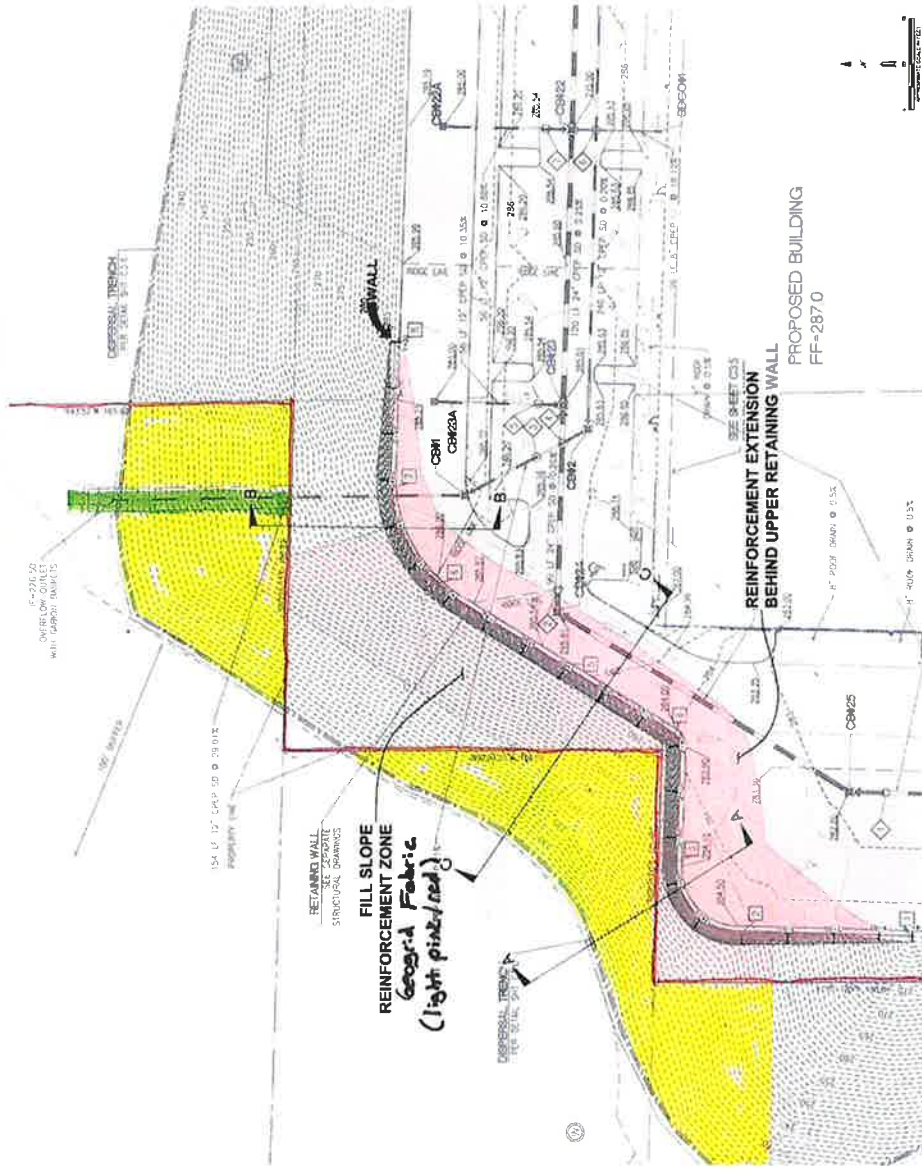
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**Exhibit C**

PTN OF THE SE1/4, OF THE SW1/4 OF SEC. 4, TWP. 22 N., RGE 4 EAST, W. M.  
CITY OF SEATAC, KING COUNTY



**WALL SCHEDULE**

1	18'-286.0
2	18'-285.0
3	18'-284.0
4	18'-283.0
5	18'-282.0
6	18'-281.0
7	18'-280.0
8	18'-279.0

Terra Associates, Inc.  
 Consultants in Geotechnical Engineering, Geology  
 Environmental Site Assessments  
 1000 1st Avenue, Suite 2000  
 Seattle, WA 98101  
 Phone: 206.461.1111  
 Fax: 206.461.1112  
 Email: info@terraassoc.com  
 Website: www.terraassoc.com

SLOPE REINFORCEMENT LOCATION PLAN  
 DES MOINES CREEK NORTH  
 SEA TAC, WASHINGTON

PROJECT NO. 1702  
 SHEET NO. 1  
 DATE: 10/15/10  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 APPROVED BY: JLD