



Development Opportunity in Renton's Downtown: 200 Mill Avenue/Former City Hall Property

August 2017

The City of Renton is seeking expressions of interest from development teams in a unique opportunity. The City owns a prime site of 3.8 acres on the northeastern edge of Renton's Downtown. The site includes Renton's former city hall and surface parking lots, situated along the Cedar River and adjacent to Downtown's award-winning public library. Nearby are numerous public amenities such as the Renton History Museum and Liberty Park, along with restaurants, retail shops, and commercial services. King County Metro and Sound Transit provide numerous bus routes with stops adjacent or close to the site, including express or bus rapid transit to Downtown Seattle, Downtown Bellevue, and SeaTac Airport. The City seeks ideas to develop a mixed-use project to support people to live, work, shop and play in our walkable downtown core. Such ideas should complement the renewed energy and urban revitalization occurring in the downtown area.

In the following Request for Interest (RFI), we have enclosed some general information about the site and the process for selecting a development team. The City wants to meet with teams interested in developing the site and discuss ideas that would embrace the City's vision and enhance the Downtown community.

Downtown gateway at S. 2nd Street and Main Avenue S.



**The RFI is posted online at:
<http://RentonDowntown.com/>**

DEVELOPMENT OPPORTUNITY

The purpose of this RFI is to identify development teams that have an interest in joining the City of Renton for a unique opportunity to redevelop a large site in Downtown—a neighborhood that mixes historic and contemporary architecture with a progressive attitude of positive change for the entire Renton community.

Renton’s historic downtown is emerging as a modern gathering place for dining, events and festivals, specialty shopping, and the arts. Home to the Renton History Museum, IKEA Performing Arts Center, Renton Civic Theatre, Pavilion Event Center, major park and recreational facilities, and a seasonal farmers market, Downtown is an area that is attracting a growing number of new residents seeking walk-to amenities and entrepreneurial businesses seeking affordable space to grow and thrive. Since 2000 more than 800 multi-family market rate and affordable housing units have been constructed in the Downtown area.

The City seeks a development team with a proven track record of developing quality mixed-use projects, and with the interest and vision to transform a prime underutilized property into a quality development that continues our downtown revitalization efforts.



200 Mill Avenue Building and Site

SITE DESCRIPTION

Location

The triangular-shaped 200 Mill Avenue site is located in the northeast corner of Renton’s Downtown Business District (DBD), fronting the Cedar River along the northeast side for approximately 625 linear feet. Mill Avenue borders the site’s western boundary, while Houser Way borders the southeastern side. The site is accessible to the I-405 Freeway via Bronson Way (Exit 4, less than one-half mile away).

The site is located adjacent to the award-winning Renton Library, one of only two libraries in the country actually built across a river. Across Mill Avenue, the DBD offers a collection of local retail shops, restaurants, bars, offices and attractions such as the Renton History Museum, along with numerous parks and plazas and the Renton Pavilion Event Center—all within a compact, walkable environment that is growing yet has retained a neighborhood atmosphere. Just outside of the DBD and north of the river are Liberty Park, a 12-acre park with ballfields, basketball and tennis courts, skatepark, picnic areas, and play equipment, and Cedar River Park, a 23-acre park with multi-use ballfields, Renton Community Center (including fitness facility and racquetball courts), Carco Theatre, Henry Moses Aquatic Center, and an adjacent dog park. As a transit hub, Downtown offers frequent bus service for connections throughout the surrounding area, including connections with the downtowns of Seattle, Bellevue, Kent and Burien, as well as neighborhoods in surrounding cities and Renton.



Renton History Museum

In addition to its friendly downtown environment and amenities, the City of Renton is a thriving community of over 103,000 residents located in the heart of the Puget Sound region, strategically located just 6 miles from SeaTac International Airport, 8 miles from Downtown Bellevue, 11 miles from Downtown Seattle, and the thousands of jobs and amenities located within those areas. As a major employment center for the region in its own right, Renton hosts such major manufacturing companies as Boeing, Microscan, and PACCAR; finance and banking institutions such as the Federal Reserve Bank of Seattle; healthcare sector leaders with growing campuses including UW Medicine’s Valley Medical Center, Providence Health

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System, and Kaiser Permanente; regional shopping destinations such as IKEA, The Landing, and Fry's Electronics; and national headquarters of the world famous Wizards of the Coast entertainment company and the Seattle Seahawks (including its training facility).

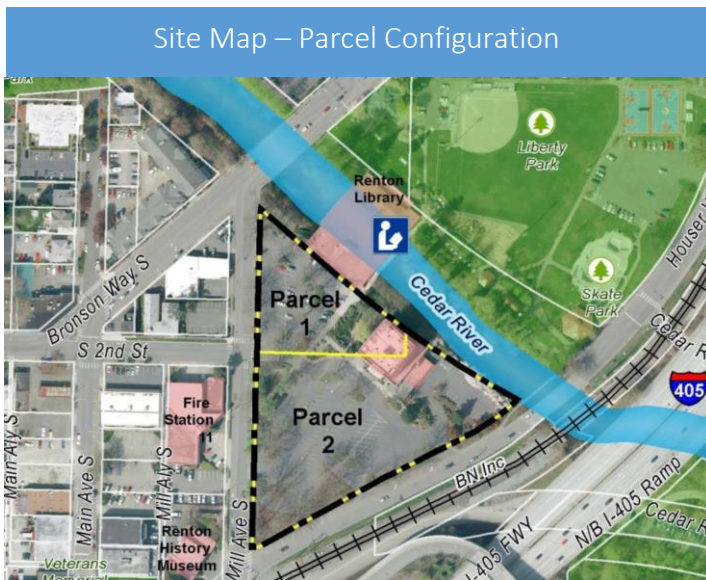
With its strategic location closer to major employment and manufacturing centers than other South King County cities, the 200 Mill Avenue site offers an option for millennials or downsizing boomers to shorten their driving commutes or take direct transit connections, while being able to live in a pedestrian-friendly neighborhood that offers everyday amenities such as coffee shops, parks and eating options.

Property

The site consists of approximately 165,000 square feet on two parcels (see map below; King County Parcel Nos. 7685000010/Parcel 1 and 0007200050/Parcel 2).



The 3.8-acre site includes a 1960's era seven-story office building (former Renton City Hall) surrounded by surface parking. The building is currently approximately



80% leased with five tenants (including City offices and a nonprofit private school with full- or multi-floor occupancy). Smaller public and private service-oriented tenants make up the balance of the current roster with rooftop leases for communications equipment that generate additional lease revenue. Once selected, the preferred development team will be expected to engage the tenants in discussions about the site's development.

Approximately 65 of the site's surface parking spaces are utilized by the adjacent Renton Library on the northern corner of the site (most of

parcel #1). Per the City's Inter-Local Agreement with King County Library System, the parking must be accommodated in any development scenario, along with public access to the library's adjacent plaza area and the attached pedestrian bridge that spans the Cedar River.

The footprint of the 200 Mill building and its surrounding plazas and access walkways straddle the site's two parcels. The balance of parcel #2 is comprised of a 150-space surface parking lot that currently serves the building, as well as provides public parking for the downtown area.

SITE DEVELOPMENT GOALS AND OBJECTIVES

Redevelopment of the 200 Mill Avenue site should be consistent with the goals and policies set forth in the City Center Community Plan ("Community Plan"), applicable Renton Municipal Code (RMC) development standards, and the Center Downtown zoning designation, which permits a broad array of uses including office, retail/commercial, and multi-family residential uses with an emphasis on increased density and more intensive site utilization.

The site is located in Renton's City Center community—an area that is expected to experience considerable growth and change in the next 20 years in part due to the anticipated growth of the Puget Sound region, but also because a significant portion of the area is a designated Regional Growth Center (including all of Renton's Downtown). The Community Plan was adopted in 2011 to help shape and direct the growth, and provide a strategy to stimulate economic development, improve the livability of the neighborhoods, and preserve the City Center's unique identity and create community character as growth occurs.

In particular, the 200 Mill Avenue site is located within an area identified as a node of civic activities due to the concentration of civic amenities including Liberty Park, the Renton Library, Renton History Museum, and Cedar River. The development of the site provides opportunities to increase private development amongst this abundant collection of civic, recreational and cultural amenities. It will be important that any proposed development carefully consider and maximizes the site's relationship to these amenities through incorporation of appropriate connections and access where possible.

Beyond the various civic node amenities, the site is located within the DBD—a center of retail stores, offices, commercial services, restaurants, and public parks/plazas within the City's traditional core. The Center Downtown zoning district allows for the widest mix of uses, is well-served by transit, and is suitable for intensive urban uses within a pedestrian environment. The zoning implements the Commercial and Mixed Use land use designation of the Renton Comprehensive Plan (adopted in 2015), which allows residential uses as part of mixed-use developments, and supports new

office and commercial development that is more intensive than what exists to create a vibrant district and increase employment opportunities.

Currently, the City is engaging the Renton community to develop an action plan for Downtown that will provide a vision for the future of this important area. The plan will identify strategies and capital projects that will integrate the great activities that

Second and Main Mixed-Use Project



are already happening there with new spaces to gather, safe streets for all modes of travel, and a bustling business environment. The 200 Mill Avenue site is anticipated to play a key role in the plan's recommendations. The Renton Downtown Civic Core Vision and Action Plan is expected to be completed and approved by the City Council by the end of the year.

Collectively, the Comprehensive Plan, the Community Plan, and the Center Downtown Zone promote higher intensity development, while allowing a wide variety and mix of land uses that are indicative of an urban center. Consistent with these goals and vision, the City is interested in exploring developer interest in development possibilities. Opportunities include, but are not limited to, repositioning and continued use of the existing building with more intensive development of the

remainder of the site; full redevelopment of the site in a manner consistent with the Center Downtown zoning; or other creative ideas put forward for consideration.

The City has not identified a strong preference for one alternative or particular mix of land use(s) over another, but is interested in entertaining proposals along these or other lines that achieve the full potential of the site. A successful project will complement recent investments in the DBD to develop vacant or underutilized properties into higher density, multi-story mixed-use (residential with ground level commercial) projects, intermingled with rehabilitated buildings from the early 1900s and midcentury to house new street level retail shops, cafes and commercial services with second floor uses (office and residential). In some combination, the 200 Mill Avenue project is anticipated to add additional residential units for the Downtown neighborhood; pedestrian-oriented retail/commercial activity; and/or hotel, employment, office, makerspace and/or institutional uses, along with publicly-accessible amenities and river access within a well-designed environment.

The site is considered a prime development opportunity, and its development is expected to be a catalyst for future development in the downtown area. In summary, the City intends that development of the site will achieve the following objectives:

1. Provide enhanced access and visibility of the site and surrounding area and better connections to surrounding civic, natural, and cultural amenities, as well as the DBD;



Businesses in Newly-Rehabilitated
Vigor Life Building



2. Provide public benefits/amenities that enhance the nature and character of the site and its surrounding uses, especially in relation to access to the Cedar River;

3. Maximize the appeal of the site and surrounding area with development that includes a well-rounded mix of uses that brings more activity and energy to Downtown;

4. Achieve a superior building and 360-degree site design that does not turn its back on surrounding uses;

5. Provide a fair market return to the City in the disposition of its property – both building and land shall be valued at fair market value as part of the disposition process; and

6. As the entire site is available for development, the City will only entertain expressions of interest from parties interested in the entire site, including the building and surrounding land.

SELECTION PROCESS

1. Submit a letter to the contact below with the following items by September 25, 2017.
 - a. What is your interest in developing the site?
 - b. What is your vision for the project that could be developed there?
 - c. Please describe your development experience to date and provide similar project experience to the one that may be envisioned for this site. Stock company resume or marketing material is acceptable, as long as projects similar to the one envisioned for this site are identified in the letter.
 - d. Have you worked on a project that involved a publicly-owned property before? If so, please identify the project and public entity(ies) involved.
2. The City will meet with interested parties that respond to this request to discuss the opportunity and learn more about their backgrounds and interest in and vision for the site.
3. Following the meetings, the City will develop a list of interested parties deemed most qualified and having a vision for the site that is compatible with City goals and objectives.
4. The listed parties will have the opportunity to respond to a request for proposal (RFP) where they can provide additional details as to their qualifications and vision on how they wish to develop the property and structure a transaction to acquire the site.
5. Upon review of the proposals, a selection committee comprised of City staff and elected official(s) will meet with each responding team to discuss its proposal.
6. Following the meetings, the selection committee will place the responding teams in rank order and present to the City Council.
7. The City Council will review the teams and rankings and select a preferred development team. Upon acceptance by the preferred development team, the City will move forward to enter into an exclusive negotiation agreement (ENA) to negotiate a development agreement.

TIMING

RFI Issuance:	September 1, 2017
200 Mill Building Tours (Optional):	Thursday, September 14, 2017, 1:00 p.m. Wednesday, September 20, 2017, 11:00 a.m.
RFI Responses Due:	Monday, September 25, 2017
RFI Team Meetings and Evaluations:	Late September/Early October 2017

Timing for RFP issuance, proposal due date, selection committee review and meetings, and City Council review and selection will be determined during the RFI process with RFI respondent input.

Tours of the 200 Mill building will be provided on the days and times listed on the previous page. Please register for either or both tours by emailing Jessie Kotarski at jkotarski@rentonwa.gov. Interested parties are welcome to walk the site and exterior areas of the building that are publicly-accessible on their own; however, please do not disturb the building tenants.

CONTACT INFORMATION

For all questions and correspondence, please contact:

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Renton, WA 98057-3232
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In 2017, Renton won its sixth consecutive Governor’s Smart Communities Award for its Galvanizing Arts Projects Program, an innovative method of funding locally made public art with limited resources and great results. The program is helping Renton’s Downtown become the heart of the City’s arts community.

Our 6th consecutive Smart Communities Award

