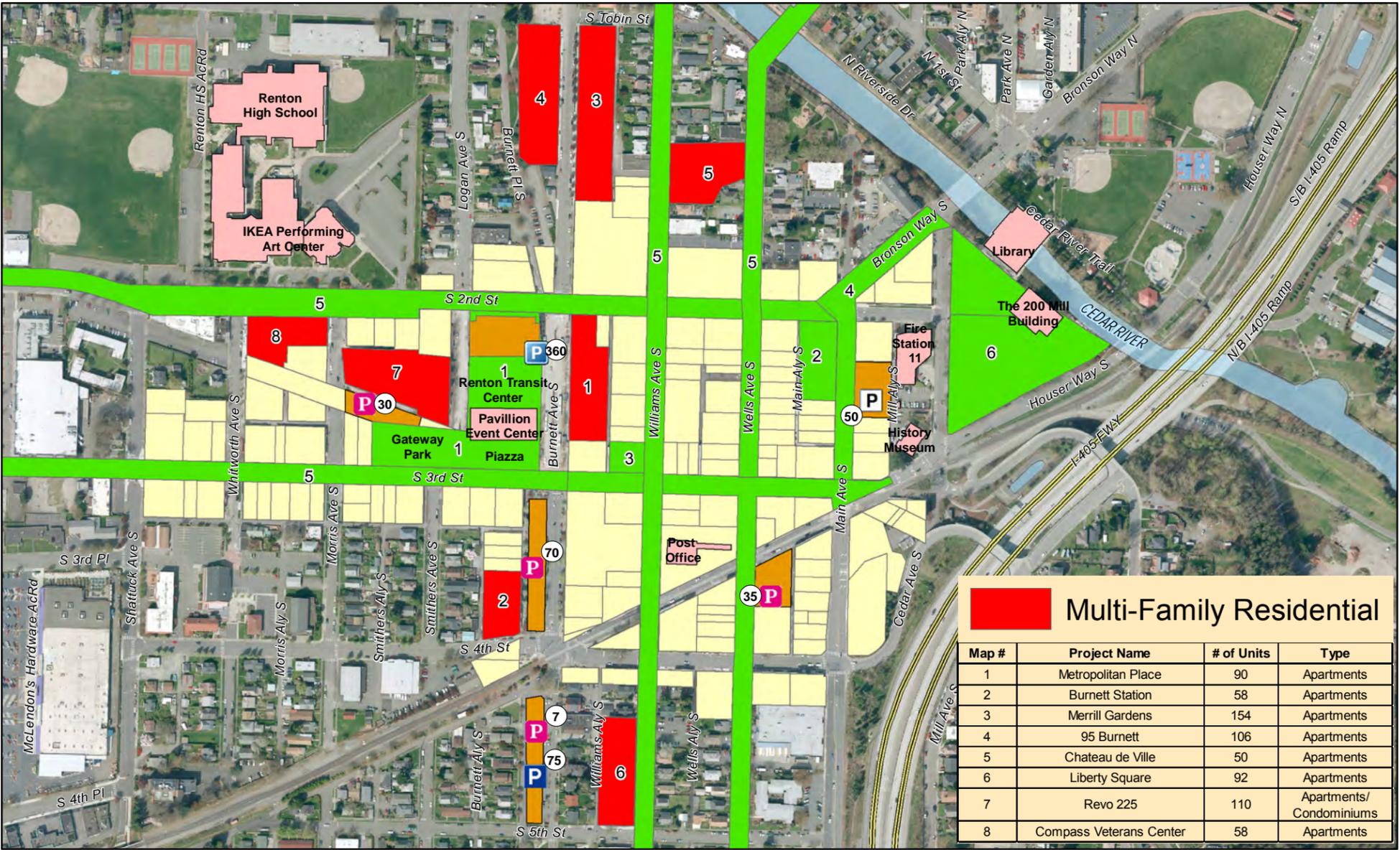


Appendix A Current & Future Projects

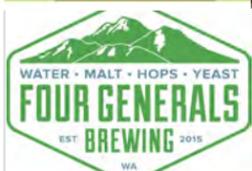


Map #	Project Name	# of Units	Type
1	Metropolitan Place	90	Apartments
2	Burnett Station	58	Apartments
3	Merrill Gardens	154	Apartments
4	95 Burnett	106	Apartments
5	Chateau de Ville	50	Apartments
6	Liberty Square	92	Apartments
7	Revo 225	110	Apartments/ Condominiums
8	Compass Veterans Center	58	Apartments

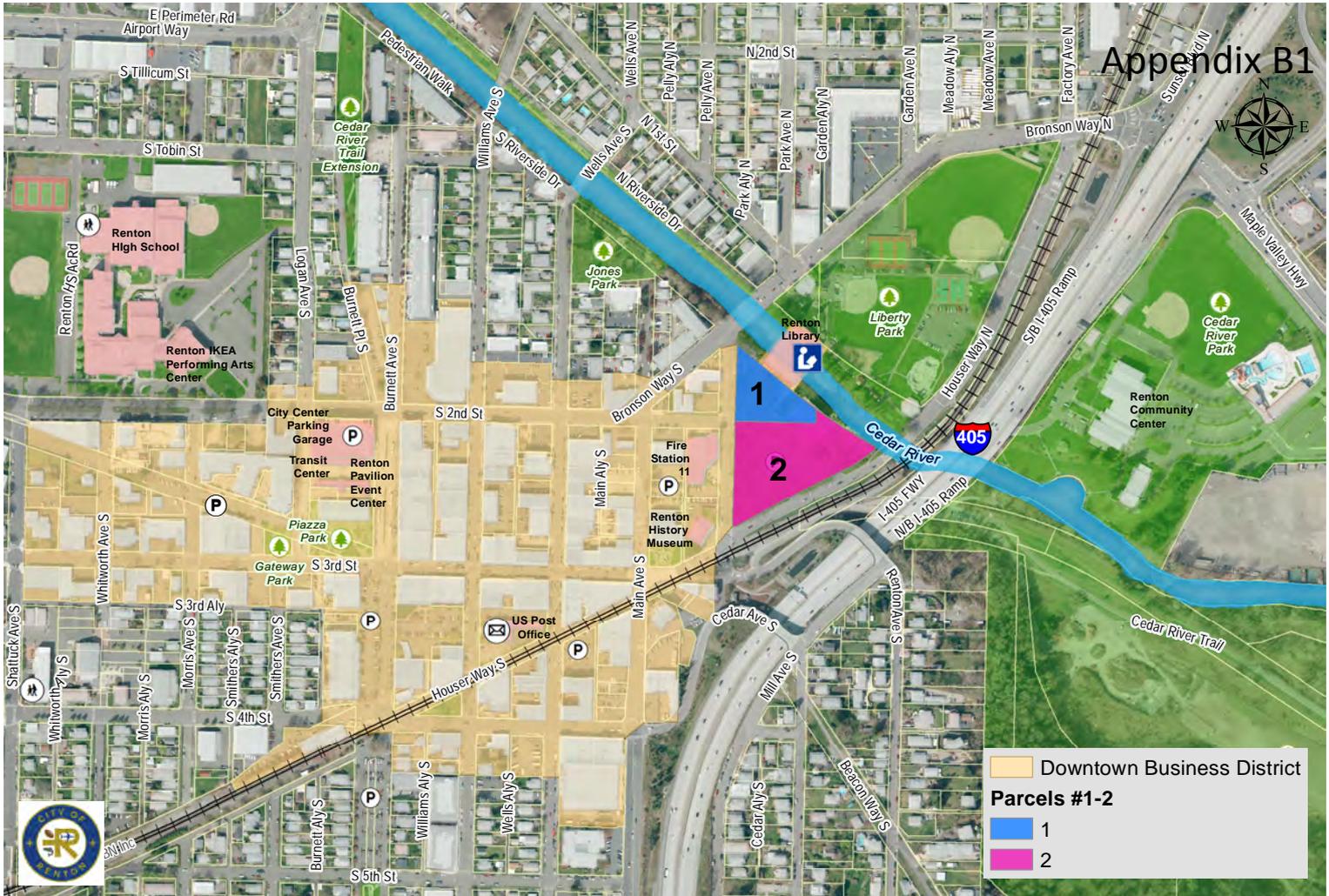
Projects Parking Downtown Business District

Map #	Project Name	Description	Start/Completion Dates	Images
1	Civic Core Vision and Action Plan	Development of a high-level, unified vision and action plan to guide future changes to the Downtown "Civic Core" area, in conjunction with relocation of the Transit Center to Rainier/Grady. The Civic Core includes the current Transit Center, City Center Parking Garage, Pavilion Event Center, and Piazza and Gateway Parks.	Project start expected Spring 2016, with timetable for completion pending.	
2	The Lofts at Second and Main	New construction of a 6-story mixed-use building with 101 market-rate residential units, 5,000 SF of residential amenity area, and 4,000 SF of street front retail space (Cosmos Development Company).	Project construction started August 2015, with completion in Winter 2016.	
3	Cortona Building	Historic rehabilitation of a 1950s era Woolworth's building. Street level space (10,000 SF) to be demised as 3 - 4 retail spaces, with office use planned for the second floor.	Project construction started in early 2016 with completion in Summer 2016.	
4	Main Avenue South Conversion	Two-block section of Main Avenue/Bronson Way, currently one-way south, converted to two-way traffic. Improvements include traffic signal, pavement, and intersection upgrades. Public plaza with public art and curb bulb-outs planned at 2nd and Main intersection.	Project construction start expected July 2016, with completion in nine months.	
5	Reconnecting Downtown - Couplet Conversion Project	The City is studying the conversion of one-way street couplets - S 2nd/S 3rd and Williams/Wells - to two-way traffic to enhance the pedestrian experience and safety in Downtown and improve traffic circulation for motorists.	Timetable for traffic conversion and street improvements pending (expected start 2017).	
6	200 Mill Avenue (Former Renton City Hall)	Issuance of a Request for Interest and subsequent Request for Proposals (RFP) for the City-owned 200 Mill property. RFP will offer the former City Hall building and parking area for mixed-use development in hopes of continuing private investment in the east side of Downtown.	Project start expected Spring 2016, with timetable for completion pending.	
Downtown Wide	Downtown Beautification	Design and installation of pedestrian and vehicular level directional signage as part of a Downtown wayfinding program, along with new public art installations in landscaping areas and on utility boxes.	Throughout 2016	
Downtown Wide	New Downtown Businesses	Downtown welcomes several new businesses that will bring new employees to the area, increase pedestrian activity, and add diversity to the business district's unique collection of offerings. Including Four Generals Brewing, Intermountain Lock & Security Supply, and Vigor Ground Fitness and Performance, and more.	Throughout 2016	

Parking Guide	
	2 Hour Parking 8AM-6PM Except Sundays & Holidays
	4 Hour Parking 8AM-6PM Except Sundays & Holidays
	All Day Parking
	First 2 Hours Free, Minimal Fee Thereafter
	Number of Parking Spaces Available



Appendix B1





Date: 4/15/2016
 0 150 300 Feet
 1:3,600

200 Mill Avenue - Former Renton City Hall

- Railroad
- Site Boundary
- Parcels #1-2**
- 1
- 2

RCW 39.34 INTERLOCAL AGREEMENT BETWEEN THE CITY OF RENTON AND KING COUNTY LIBRARY SYSTEM RELATED TO CONSTRUCTION OF TWO KCLS LIBRARIES IN THE CITY OF RENTON

THIS INTERLOCAL AGREEMENT (the "Agreement") is made and entered into this 11th day of July, 2011, by and between the City of Renton, a noncharter code city under RCW 35A.03, and a municipal corporation in the State of Washington (hereinafter referred to as the "City"), and King County Library System, established and operated under RCW 27.12, in King County, in the State of Washington (hereinafter referred to as "KCLS").

RECITALS

- A. The citizens of the City approved annexation into the KCLS on February 9, 2010.
- B. The City and KCLS have discussed and agreed that the City will provide land and funding for, and KCLS should maintain and operate, two new library facilities in the City of Renton for the benefit of the citizens of Renton and the surrounding communities. (collectively referred to herein as the "Project").
- B. The City and KCLS contemplate that the Project will include one new library designed, constructed, staffed and maintained in downtown Renton and another designed, constructed, staffed and maintained in the Sunset-area of Renton.
- C. The Project is contingent on the City acquiring title to the properties upon which the libraries are to constructed and associated rights-of-way, easements, and or covenants as may be required.
- D. The Project also requires that KCLS manage and oversee the design and construction of both libraries and also operate and maintain the libraries.
- E. The Project and this Agreement set forth below are authorized by the Interlocal Cooperation Act, RCW 39.34.

NOW, THEREFORE, in consideration of the terms and provisions, the Parties agree as follows:

AGREEMENT

- 1. Parties:
The City and KCLS are collectively referred to herein as the "Parties".
- 2. Purpose:

The purpose of this Agreement is to define the respective rights, roles, responsibilities of the contracting Parties concerning their contribution of land, funding, planning, construction and management of the land and the libraries to be erected on that land.

3. Scope of Work:

a. The City to Provide library locations and funding:

The City will be the lead agency in the acquisition and due diligence necessary to provide suitable land and will contribute funds, as detailed further hereinbelow, for the design and construction of two new City of Renton library facilities consistent with or superior in form, function and quality of other recently constructed libraries in the King County Library System.

- i. The City will retain ownership of the underlying land at each library site that is ultimately selected (each a "Site" and collectively, the "Sites") and will provide the Sites with clear title, exclusive of public rights-of-way dedication and any conflicting easements or covenants extinguished as well as boundary line adjustments that may be required in order to design and construct library facilities. The City will conduct or have conducted a Phase I environmental review and investigation of each Site and if such review determines there is an existing environmental hazard, and if the City decides to purchase the Site, the City will remediate that condition prior to or contemporaneously with the purchase of the applicable Site.

b. The City will fund the following costs:

- i. Site acquisition;
- ii. Design;
- iii. Construction of finished library structures (excluding the items listed in Section 3(d) below, landscaping, off-site utility connections, parking, surface water management systems, and necessary infrastructure improvements; and
- iv. Public art that is integrated in to the structure subject to KCLS Art Selection Policy and the City's 1% for Art regulations.
- v. The City will also be the lead agency for SEPA reviews, land use determinations and any required conditional use permits.

c. KCLS to Own, Operate and Maintain libraries:

KCLS will own, operate and maintain the library structures on the Sites owned by the City at no charge, pursuant to ground leases with renewable terms of 100 years so long as those structures are operated as public libraries and neither structure is abandoned, neglected, or unused

for at least 360 calendar days without any stated intent from KCLS (or its successor) to continue library uses.

- d. KCLS to furnish furniture, fixtures and equipment typical for KCLS public library operations:

KCLS will fund all library furniture, fixtures and equipment (FF&E), interior signage related to library functions (i.e., excluding exit signage, ADA signage, etc.), library materials, staff and day-to-day operational expenses. Upon the earlier of (i) "substantial completion" of , or (ii) issuance of a certificate of occupancy for each project, KCLS will pay for operating expenses for the completed project, pursuant to a ground lease to be entered into between the City and KCLS, as further described in Section 9 below. As used herein, "substantial completion" shall occur upon the completion of construction of the library building improvements pursuant to the Approved Designs (as defined below) such that it can be put to its intended use, with the exception of any punchlist items.

4. Design and Bid Process:

- a. Lead Design Agency: KCLS shall be the lead agency in development of the libraries' design:

KCLS will be the lead agency in the design phase for each library in order to establish a single point of contact for vendors, architects and other entities and shall have final authority regarding the Library program, space planning, site planning and related program impacts and the interior design and improvements. As lead agency, KCLS shall execute, hold and administer all contracts and agreements necessary to design the project improvements.

- i. The architects and consultants will be selected using the KCLS procedures and the following.
- ii. The qualification submittals will be reviewed by two City representatives and two KCLS representatives to determine three design and/or construction finalists for each library.
- iii. The interviews for the finalists will be conducted with a panel to include two City representatives, one member of the Renton Library Advisory Board (RLAB), and one member of the Renton Municipal Arts Commission (RMAC). KCLS will be represented by up to four KCLS administration representatives and a KCLS Library Board Member.

- b. Staff of Design Team: The Parties will jointly staff the Design Team:

A "Design Team" will be established for each library project that includes the consultant team (including appropriate representatives from the architect and engineer), KCLS staff, up to two City representatives, two members from the RLAB, and one member from the RMAC.

FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF RENTON AND KING COUNTY LIBRARY SYSTEM RELATED TO CONSTRUCTION OF TWO KCLS LIBRARIES IN THE CITY OF RENTON

THIS FIRST AMENDMENT TO INTERLOCAL AGREEMENT (the "Amendment") is made and entered into by and between the City of Renton, a noncharter code city under RCW 35A.03, and a municipal corporation in the State of Washington ("City") and the King County Rural Library District d/b/a King County Library System, a rural library district established and operating under RCW 27.12 in King County, Washington ("KCLS"). The City and KCLS are hereinafter referred to as the "Parties":

RECITALS

- A. The Parties entered into that certain Interlocal Agreement dated July 11, 2011 (the "Agreement") for development of two libraries to be owned and operated by KCLS and to be located in the City of Renton (the "Project").
- B. Due to development delays associated with acquisition of land, relocation of the Downtown Library site, permitting and construction for the Project, the Parties desire to amend the terms and extend the duration of the Agreement to allow for completion of the Project.

NOW, THEREFORE, in consideration of the foregoing recitals, the Parties agree as follows:

AGREEMENT

- 1. Paragraph 7.a of the Agreement is amended to read as follows:

- 7. Potential library locations:

- a. Downtown Library:

- The Downtown Renton Library site is the current library site over the Cedar River, at 100 Mill Avenue South.

- i. At the downtown site, City will fund construction of, and KCLS agrees to operate, a library building and related infrastructure of up to 22,400 square feet. KCLS will endeavor to provide this size of building within the Project budget. However, should the amount of construction bid prices exceed the established budget, the scope of the Project and the Approved Design may be altered as necessary to meet the budget constraints. KCLS may elect to contribute additional funds to the Project in its sole discretion, but shall have no obligation to do so.
 - ii. Dedicated free parking for library patrons will be provided at the current City parking lot to the south of the existing structure.

1. [Deleted]
2. If at some point in the future it becomes feasible to charge for parking, the City reserves the right to do so after sufficient notice and discussion with KCLS. The distribution of any future parking revenue, including the possibility of sharing proceeds with KCLS, would be determined by separate agreement prior to implementation.

iii. [Deleted]

2. Paragraph 11 of the Agreement is hereby amended to read as follows: This Agreement shall continue in full force and effect until December 31, 2017, unless earlier terminated in accordance with Section 9 of this Agreement or further extended by mutual agreement of the Parties.

3. Except as amended hereby, the Agreement remains in full force and effect.

Dated this 19th day of June, 2014.

"City"

"KCLS"

City of Renton

King County Rural Library District d/b/a
King County Library System

By: Denis Law

Denis Law, Mayor

By: Julie Brand

Julie Brand, Interim Director

Attest:

Bonnie I. Walton

Bonnie I. Walton, City Clerk

Approved as to form:

Lawrence J. Warren

Lawrence J. Warren
Renton City Attorney



Appendix D

DUE DILIGENCE INFORMATION FOR THE 200 MILL BUILDING AND SITE

CITY OF RENTON

Upon request, the following studies/reports may be made available for background information purposes only. These reports were completed expressly for the benefit of the City of Renton. No reliance may be placed on any of these reports for purposes of planning, design or site development by others or for any other purpose.

#	Document	Author	Date
1	Building Design Observations & Options	Gensler	02-25-2008
2	Old Renton City Hall Tier 2 Seismic Evaluation	Coffman Engineers	01-02-2008
3	Geotechnical Earthquake Engineering Study	Zipper Zeman Associates	09-25-2007
4	Evaluation of Old Renton City Hall	Gensler & Coffman Engineers	06-29-2007
5	200 Mill - Original Building Plan Set	Johnston Campanella Murakami & Co. Architects	5-1-1967