

**200 MILL AVENUE  
FORMER RENTON CITY HALL**

Response Deadline

**May 26,  
2016  
4 PM PDT**

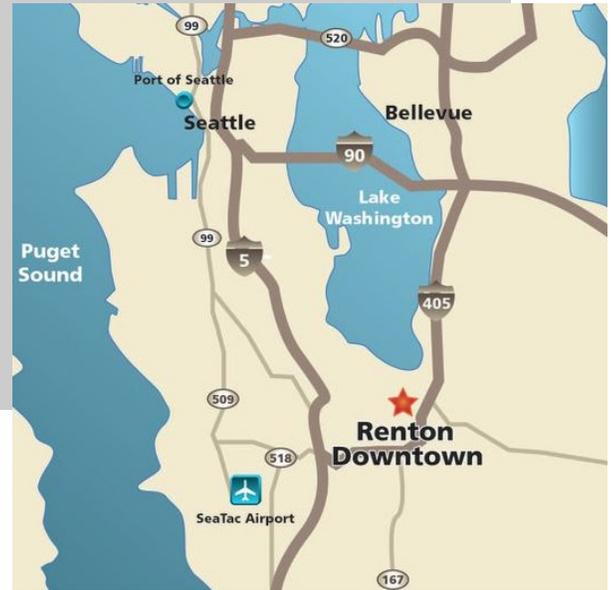
# Request for Interest

The City of Renton is seeking Expressions of Interest from capable developers for a prime opportunity site located in downtown. The site includes Renton's former city hall and related surface parking lots, situated along the Cedar River and adjacent to downtown's new award-winning public library. Nearby are numerous public amenities such as the Renton History Museum and Liberty Park, along with restaurants, retail shops, commercial services, and transit.

The underutilized 3.8-acre site features an existing office building with developable land, with opportunities to reposition and/or redevelop the building and site with higher intensity uses that complement the renewed energy and urban revitalization occurring in the downtown area.

The Request for Interest is posted at:

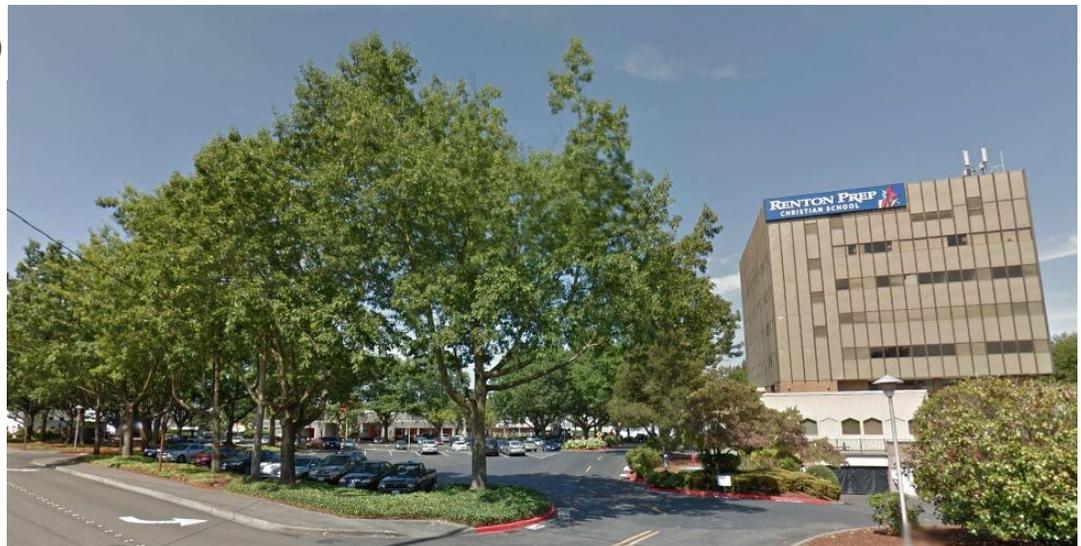
<http://rentonwa.gov/200mill/>



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RFI text follows on the next page.*

## **I. Introduction / Background**

The City of Renton is a thriving community of nearly 100,000 residents located in the heart of the Puget Sound region, just 6 miles from SeaTac International Airport, 8 miles from Downtown Bellevue and 11 miles from Downtown Seattle. As a major employment center for the region, 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 such as UW Medicine’s Valley Medical Center, Providence Health System, and soon, a new Group Health campus; 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).

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, the downtown is an area that is attracting a growing number of new residents seeking to enjoy living and working in an area rich with cultural and recreational opportunities. Since 2000 more than 700 multi-family market rate and affordable housing units have been constructed. The most recent addition, The Lofts at Second and Main, will open in late 2016 with 101 new market rate units and 4,000 sf of ground floor retail.<sup>1</sup>

## **II. Development Opportunity**

Set against this backdrop is a prime opportunity site for redevelopment on which the City of Renton is seeking development concept proposals. The 200 Mill Building (Former Renton City Hall) and related site area located at 200 Mill Avenue in Renton, sits in the heart of what has been identified as the civic node – a confluence of major civic, recreational and cultural amenities within Renton’s downtown. The Renton Comprehensive Plan and City Center Community Plan call for enhancing the access and visibility of this area and maximizing its appeal with development that brings more intensive use, round-the-clock activity and energy to the area.

The subject site is currently underutilized, with a 1960’s era seven-story office building located on a 3.84 acre site that includes developable land surrounding the building. The site is located adjacent to the Renton Library, Cedar River and Liberty Park, within a few blocks of key services and landmarks including the Transit Center, Renton Community Center, current City Hall and other amenities. The site has about 625 linear feet of frontage on the Cedar River, which presents both a challenge and an opportunity for development and requires a thoughtful approach to maximize the opportunities therein. A detailed description of the site area, existing building and a list of building studies is provided in Section V and in attached documents.

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<sup>1</sup> See Appendix A (Current & Future Projects Map) for more info.

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The City of Renton owns the property and is interested in seeking **Expressions of Interest** from capable developers to partner in the repositioning and/or redevelopment of the building and site in a manner consistent with the planning goals of the City Center Community Plan, applicable development standards, and the Center Downtown zoning designation, which permits a broad array of uses including office, retail/commercial, and multifamily residential uses with an emphasis on increased density and more intensive site utilization.

From the Request for Interest (RFI) responses, the City intends to invite formal development proposals through a subsequent Request for Proposals (RFP) process. More detail on the full process and timeline is provided below, along with descriptions of the current site amenities and conditions, and applicable development regulations. It is the City’s intent/desire to identify a single development team through this RFI / RFP process to enter into an Exclusive Negotiating Agreement (ENA) for disposition and development of the property in a manner that balances the City’s goals and objectives with the market and economic realities of this growing urban center area.



### III. City Goals & Objectives

#### A. Development Goals

The City is interested in the subject site being improved consistent with the goals of the underlying community plan and zoning district for the Downtown Renton area.

##### 1. City Center:

The subject 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 Downtown Renton). The City Center Community Plan (“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 subject 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 subject 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 considers and maximizes the site’s relationship to these amenities through incorporation of appropriate connections and access where possible. Of note are the site’s 625 feet of frontage along the Cedar River, its adjacency to the Library which serves as an activity center drawing patrons on foot and by car and its location opposite the Renton History Museum on Mill Avenue.

2. Center Downtown Zone:

Beyond the various civic node amenities, the subject site is one block from Main Avenue and is included in the Downtown Business District, a center of retail stores, offices, commercial services, restaurants, and public parks/plazas within the City’s historic core. The Center Downtown zoning district allows for the widest mix of uses, is well-served by transit, and is suitable for intensive urban use within a pedestrian environment. Surface parking is discouraged in this zone, except as a land bank. 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.

Collectively, the Comprehensive Plan, the Community Plan, and the Center Downtown Zone promote higher intensity development, while allowing a wide variety and mixes of land uses that are indicative of an urban center. Consistent with these goals and vision, the City is interested in exploring developer interest for a variety or combination of possible development alternatives, from repositioning and continued use of the existing office building along with more intensive development of the site remainder; to full redevelopment of the site in a manner consistent with the Center Downtown zoning and shoreline regulations.<sup>2</sup>

With redevelopment, a variety of uses have been envisioned, from build-to-suit office/commercial space, hotel, multifamily residential with street level retail, or some combination thereof. The City has not identified a strong preference for one alternative/land use(s) over another, but is interested in entertaining proposals along these or similar lines that achieve the more intensive use potential of the site and the City’s Goals and Objectives as articulated herein. Expressions of Interest should

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<sup>2</sup> The site’s adjacency to the Cedar River results in a 100’ shoreline setback area of approximately 60,000 square feet, where new development would be prohibited or substantially limited.

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clearly describe the respondent’s interest in these alternatives/land uses, as well as any particular parameters envisioned in obtaining and improving the property.

B. City Objectives

The City intends that proposed development of the 200 Mill site will achieve the following objectives:

1. Return an under-utilized City-owned site to private use in a manner that complements and further fosters the image and function of the Community Plan’s civic node concept and the Center Downtown Zone;
2. Provide enhanced access and visibility of this area and better connections to surrounding civic, natural, and cultural amenities, as well as the Downtown Business District;
3. Achieve a superior building and 360-degree site design that does not turn its back on surrounding uses;
4. Maximize the appeal of this area with development that brings more intensive use, round-the-clock activity and energy to the area;
5. Retain parking for the public library in accordance with the Inter-Local Agreement and Amendment between the City of Renton and the King County Library System (KCLS) in any redevelopment scenario (see Section V for details);
6. Provide public benefits/amenities that enhance the nature and character of the site and its surrounding uses as part of more intensive redevelopment; and,
7. Provide a fair market return to the City in the disposition of its property – both building and redevelopment land shall be valued at fair market value as part of the disposition process.

IV. Process Steps / Timeline

This RFI is the initial step in the City’s process. It is the intent of the City to solicit potential development interest in order to better understand and refine potential development goals and objectives to be incorporated into a subsequent RFP process for disposition and redevelopment of the site. The anticipated RFI/RFP process timeline is expected to run through December 2016 with key milestones outlined below.

A. Timeline for RFI Submittal Process

RFI Solicitation	April 20-21, 2016
Site & Building Tour -All respondents must register for and attend a site tour	Tour date options during the weeks of April 25 and May 2 will be published on the City’s website <a href="http://rentonwa.gov/200mill/">http://rentonwa.gov/200mill/</a>
Cut-Off for Questions	May 16, 2016
RFI Responses Due	May 26, 2016 by 4:00PM PDT

City staff will review Expressions of Interest and may use the time between the RFI and RFP to prepare additional information for clarification in response to developer input. **The City will generate a list of qualified developers from the RFI process and solicit only those teams to respond in the formal RFP process.** From the RFP process the City intends to select a development

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team with which to enter into an Exclusive Negotiating Agreement (ENA) for the disposition and development of the site.

B. Tentative Timeline for RFP Process

RFP Solicitation	Mid-June
Developer tours / informational meeting for development teams	Week of June 27
Developer Proposals Due	August 1
Developer team Interviews	Early August
Short list developers Presentation Forum	Early-Mid August
City Staff briefs Council Committee w/Developer Recommendation	Early- to mid-September
Council Approves Developer Selection	End of September
City Drafts Preliminary ENA Agreement Terms	October
ENA Agreement Negotiations & approval by Council / Developer	October-November
ENA Signed	End of December

**V. Detailed Property Description**

The site at 200 Mill Avenue is accessible to the I-405 Freeway via Bronson Way (Exit 4), within less than 0.5 miles from the site. The subject property is a triangular shape, zoned CD (Center Downtown) bounded by Houser Way on the southeast, Mill Avenue on the west, and the Cedar River on the north. The site consists of approximately 165,000 square feet in two parcels (see Appendix B1-2 for site maps). There are approximately 65 surface parking spaces utilized by the adjacent Renton Library (per Inter-Local Agreement)<sup>3</sup> on the northern corner of the site (most of parcel # 1) that must be accommodated in place in any redevelopment scenario, along with public access to the library's adjacent plaza area and the pedestrian bridge that spans the Cedar River. The Former City Hall building is located at the mid-point of the site's Cedar River frontage, which provides approximately 625 feet of waterfront. The approximate footprint of the building is 9,575 square feet while its surrounding plaza and access walkways comprise an additional 18,825 square feet. The balance of parcel # 2 is comprised of a 150-space surface parking lot that serves the building and is the main area for potential redevelopment. The site also includes a City stormwater conveyance pipe and other utilities within an easement extending east from S. 2<sup>nd</sup> Street to the Cedar River.<sup>4</sup>

A. Existing Operations

The building is currently 72% 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. The current operating budget for 2016 forecasts approximately

<sup>3</sup>See Appendix C for Summary of Inter-Local Agreement and Amendment 1 between City of Renton and KCLS

<sup>4</sup>A map detailing the utilities and easement boundaries will be available during the site tour.

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\$242,000 of Net Operating Income (NOI) under the current leasing assumptions.<sup>5</sup> A rent roll and 10-year operating pro forma are available for review, including current lease terms and a projected investment scenario.

**B. Building Condition & Recent Upgrades**

The building is a 49,480 square foot, seven-story office building built in 1967 as the Renton City Hall. A two-story podium (daylight lower level with sally port and main entrance at floor 1) supports the concrete tower (floors 2-6). Characterized as Class C office space, the structure is cast-in-place concrete with concrete columns supporting concrete floor slabs. The building retains the original windows, which are single pane aluminum frame, inoperable. A detailed architectural analysis was done in 2007, along with Tier 1 & 2 structural analysis for the City of Renton (see Appendix D for list of reports and plans available upon request). The building is fully serviced with all major utilities as noted below. In addition, recent upgrades have been done including fire sprinkler system upgrades and energy efficiency upgrades to the existing HVAC system (completed in 2008). Tenant improvements have been done for each of the currently occupied spaces, including upgrades to bathrooms for ADA compliance (floors 1, 3, 6); interior finishes (all occupied spaces); and HVAC system venting in occupied office areas (to connect to new HVAC distribution system). Exterior window caulking for all windows is currently underway and will be completed by fall 2016.

**C. Existing Utility Service**

The site is currently served by all major utilities. Where noted, the City has identified potential system upgrades that may be required with new development. The current facilities and potential upgrade locations are detailed in the System Map that will be provided during the site tour.

Utility	Current Service	Upgrades
Wastewater	City – 8” non-reinforced concrete gravity main in Mill Ave. and S. 2 <sup>nd</sup> Street	Redevelopment will require analysis of on-site wastewater facility to determine capacity. System to be designed accordingly. Upgrade to 12” main along Mill Ave. & S. 2 <sup>nd</sup> is currently under review by City.
Water	City – 4-6” main in Mill Ave. and S. 2 <sup>nd</sup> Street	Redevelopment will require upgrade to 12” main along Mill Ave. and S. 2 <sup>nd</sup> Street
Storm Drainage	City – 12” concrete pipe in Houser Way frontage & bisecting site from S. 2 <sup>nd</sup> St. to Cedar River outfall; 8” concrete pipe in Mill Ave.	Redevelopment must comply with City’s adopted Surface Water Design Standards at time of permit application
Gas	Puget Sound Energy	Existing building has gas service; new development must comply with local codes and provider regulations

<sup>5</sup> Currently City of Renton occupies approximately 7,660 sf for which no lease rent is charged; however tenant contributions of \$7.50/sf are assessed on this space.

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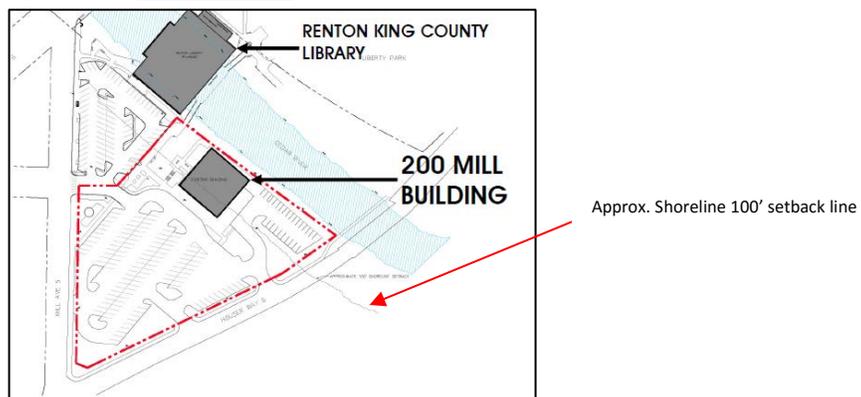
Utility	Current Service	Upgrades
Electricity	Puget Sound Energy	Existing building has electric service; new development must comply with local codes and provider regulations
Communications	Telephone, data services and DSL provided by CenturyLink; Coaxial cable and television by Comcast; Fiber optic cable by City of Renton; additional fiber service available from ELI (1/4 mile from site)	Existing building has CenturyLink, Comcast and City services listed; new development must comply with local codes and provider regulations

D. Current & Planned ROW Improvements

Several right of way improvement projects are either currently underway or are planned for the surrounding area. Main Avenue S. (approx. 1 block from site) is being converted to two-way traffic which will improve access and circulation options linking the subject site to the surrounding area.

VI. Applicable Development Guidelines

- A. Center Downtown Zoning: The site is on the eastern edge of the Center Downtown zone, whose purpose is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. The zone provides for a variety of eligible use types, including a wide variety of retail sales, services, multifamily residential dwellings, and recreation and entertainment uses. Some specific commercial uses allowed include offices, eating and drinking establishments, retail sales, and hotels. Development regulations related to the CD zone can be found in the Renton Municipal Code [RMC 4-2-120B](#) and [RMC 4-2-060](#).
- B. Parking Ratios: Parking requirements for the Center Downtown zone are governed by Renton Municipal Code [RMC 4-4-080](#).
- C. Shoreline Requirements: Much of the current building sits within the 100' shoreline setback area, making it a potentially valuable amenity to retain. Detailed requirements can be found in the Renton Municipal Code [RMC 4-3-090](#).



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- D. Right of Way Access & Development Standards: Currently the site is served by two accesses on Mill Avenue (one at intersection of S. 2<sup>nd</sup> Street and one at Mill and Bronson Wy) as well as two accesses on Houser Way.
- E. Design Guidelines: The subject property is with the District A overlay zone for the purposes of the City's design guidelines. New construction and/or redevelopment that constitutes substantial rehab would be subject to Design Guidelines found in Renton Municipal Code section [RMC 4-3-100](#).
- F. Stormwater Detention/Treatment Standards: All new development projects will need to comply with the City's adopted Surface Water Design Standard at the time of permit application. New development and redevelopment projects on the subject site may need to provide flow control, water quality treatment and flow control best management practices along with other requirements. Additionally, development may be subject to new requirements to implement Low Impact Development measures (subject to pending update of City's Surface Water Design Standards that will be completed by December 31, 2016). Based upon review of the storm system map for the area and associated pipe size, the subject site appears to have storm systems that would likely be capable of supporting new development. Notwithstanding existing capacity, all development must mitigate for any increase in site runoff, if such runoff exceeds 0.1 cfs.

## VII. Submittal Requirements

- A. **Submittal Due Date: Thursday, May 26, 2016 by no later than 4:00PM PDT.**

- B. RFI Submittal Format

Respondents should provide an Expression of Interest cover letter with supporting attachments not to exceed ten (10) pages including exhibits or qualification statements. Please provide one (1) original and eight (8) paper copies along with an electronic version on a flash drive, in a sealed envelope clearly marked **Expression of Interest for the 200 Mill Avenue Former Renton City Hall**. Submittal package contents should be clearly labeled in accordance with items detailed below in Section C 1-4. The City of Renton shall retain ownership of any items submitted as part of this RFI/RFP process and shall not be responsible for the cost of production or reproduction of the required submittal items.

- C. Contents

Submittals to this RFI should address the following points with enough specificity to enable the City to evaluate the Team's potential interest and capacity to participate in the subsequent RFP and site development process.

1. Describe the members of the developer's anticipated team including key personnel (background and experience), team organizational chart, history of the team's work and representative development projects.

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2. Development Concepts that this team is interested in pursuing (responding to Sec. III-A)
  - a. Proposal for existing building – including anticipated uses and any phased plan for operation / redevelopment
  - b. Site development plan – including mix of uses, approximate density, description of anticipated amenities (private and public)
  - c. Describe the respondent’s interest in the alternatives/land uses (from Section III.A), as well as any particular assumptions inherent in your plans for acquiring and improving the property (i.e. timing considerations, development parameters or any particular issues or constraints to participation that may require City consideration or response).
3. Experience / track record of development team with this type of project and uses being proposed.
4. Statement of availability to engage in subsequent RFP process on City timeline (any considerations therein).

*No design plans or detailed drawings will be accepted for the RFI submittal. Visual examples of past projects the Developer Team has completed are preferred in lieu of site schematics or renderings.*

#### **VIII. RFI Selection Criteria**

The City seeks to identify up to 5-6 development teams capable of responding to the City’s RFP with demonstrated capacity to carry out proposed development concepts in a timely, financially responsible manner. Submittals will be evaluated based on the following criteria:

- A. Soundness of development concept
- B. Compatibility with City Goals and Objectives (Section III)
- C. Concept for achieving Public Benefits and Amenities in redevelopment
- D. Demonstrated Track Record of successful similar development

#### **IX. Contact Information**

To register for one of the site and building tours, please contact Clarice Martin at (425) 430-7263 or email at [cmartin@rentonwa.gov](mailto:cmartin@rentonwa.gov). All other questions may be submitted **via email only** by Monday, May 16, 2016 to the attention of:

John Collum, Community Development Project Manager  
City of Renton  
Renton City Hall – 6th Floor  
1055 South Grady Way  
Renton, WA 98057-3232  
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