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KITTITAS COUNTY  
DEPT OF PUBLIC WORKS

Kittitas County  
Department of Public Works

## **DISTRESSED COUNTY SALES AND USE TAX INFRASTRUCTURE IMPROVEMENT PROGRAM APPLICATION**

The Distressed County Sales and Use Tax Infrastructure Improvement Program supports improvements in infrastructure systems and foster economic development in Kittitas County. The goal is to create economic opportunity through Infrastructure investment.

### **APPLICANT INFORMATION**

**Applicant:** City of Roslyn

**Contact Name:** Mayor Neal Lockett

**Address:** 100 E. Pennsylvania Avenue, P.O. Box 451

**City:** Roslyn **WA Zip:** 98941

**Telephone:** 509 649-3105 **Fax:** 509 649-3174

**E-mail Address:** roslyn@inlandnet.com

**Project Location:** 201 S. First Street, Roslyn, WA 98941 **Jurisdiction Population:** 895

**Project Title:** Restoration of the Roslyn Historic Community Center, Library and City Hall Building – Roof Replacement

### **APPLICATION THRESHOLDS**

#### **Applicant Requirement:**

#### **Check-off:**

- ( X ) 1. The project is improvement to an infrastructure system linked to economic development.
- ( X ) 2. A detailed 8 ½ X 11" vicinity map that clearly shows the project is included in the application package.

- (X) 3. Distressed County funds are not being substituted for other funds that are already secured.
- (X) 4. This project involves traditional improvements, instead of “non-traditional” improvements eligible for “Enhancement” funding.
- (X) 5. Applicant has submitted only one application this round.
- (X) 6. The local/regional economic development organization has been informed of the project.

## PROJECT BUDGET

Funding Sources	C or P	Prel. Engr. Phase	Right of-way Phase	Constr. Phase	Project Total	Is Funding Secured Y or N?
<b>Distressed County Funds Requested:</b> \$221,000	C	\$	\$	\$216,000	\$216,000	N
<b>Other Federal:</b> \$						
<b>State:</b> \$						
<b>Local Government:</b> \$31,000	C			\$36,000	\$36,000	Y
<b>Private:</b> \$						
<b>*Other:</b> \$						
<b>PROJECT TOTAL</b>	C			\$252,000	\$252,000	
<b>Distressed County Fund Matching Ratio: 14.0%</b>	C	%	%	14.0%	14.0%	
<b>*Please explain Other type of Funding</b>						

## PROJECT NARRATIVE

1. **Project Description: Describe the scope of work. Indicate the major work involved, including a brief comparison of existing and proposed conditions.**

The requested \$216,000 County funds, if awarded, will be used to replace the existing deteriorated and decayed cedar shingles roof of the Roslyn Historic Community Center, Library and City Hall Building. The City is committed to match the County grant with \$36,000 City funds,

making the total project cost \$252,000. The roof deterioration has reached the point, when standing inside the building and looking at the ceiling, one can see daylight shining through holes in the roof. Roof leakage is beginning to deteriorate structural elements inside the building. It is necessary to replace the roof before the remaining interior improvements can be completed.

The 1902-constructed historic Community Center, Library, City Hall Building, is one of the oldest surviving wood-frame civic buildings in the country. In 2001, the Nisqually earthquake damaged the building significantly, causing great cracks in the un-reinforced concrete foundation. The bell and the bell tower were blown right off the building during an early morning windstorm in 2003. Due to the general decline and inadequacy of the building, its poor public access and aging, inefficient mechanical systems, and the damage done by the earthquake and the windstorm, the building served as a storage facility for public works vehicles and maintenance materials. Most recently, the Roslyn Library has held all sorts of programs for both adults and children in the small old cramped old city hall offices in a front corner of the building, as the great hall has been unsuitable for the public's use since the 1980's.

Shortly after the 2001 Nisqually earthquake made the building's disrepair unavoidable any longer, the Roslyn community got together and, with financial help from Kittitas County and the Washington State Department of Archaeology and Historic Preservation retained the award winning and historic restoration-experienced architectural firm BOLA Architecture & Planning to assess the condition of the building and design its renovation. The report concluded that without major structural improvements, the building most likely would not survive another serious earthquake. The report recommended that the following be done:

1. Replace the unreinforced concrete foundation with reinforced concrete foundation
2. Provide seismic reinforcement to the building support systems
3. Strengthen the existing floor, wall and roof structure
4. Remove hazardous materials
5. Replace electrical, plumbing and space heating with energy efficient systems
6. Install fire sprinklers and life safety provisions
7. Preserve external appearance and historic integrity
8. Make the building Americans with Disabilities Act accessible (wheelchair ramp)
9. Create space for municipal operations, City Hall
10. Create permanent space for an expanded library
11. Create a community gathering space (the great hall)
12. Replace the building roof and reinstall the fallen historic bell tower

As of September 2012, tasks 1 through 7 have been completed or are partially completed. Funding for this work has been provided by various government and private sector organizations and individuals. Pending the City's ability to generate additional funding, unfinished work in Tasks 1 through 7 and Tasks 8 through 12 will be completed.

All reconstruction and renovation work is being carried out to meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The Washington State Department of Archaeology and Historic Preservation have nominated the building to be placed on the National Registry for Historic Properties.

**2. Explain the specific Infrastructure issues the project addresses and how they are linked to economic development improvements.**

The immediate short term beneficial economic impact results from the investment of \$252,000 in replacing the roof. The \$252,000 investment generates a short term work effort for a team of roofers and the purchase of shingles, other construction materials, and the re-installation of the functioning bell tower brings back further historical character and context of the building.

The long term beneficial economic impact is restoration of the Roslyn Historic Community Center, Library and City Hall Building. Commercial properties developers would label the Historic Community Center, Library and City Hall Building as being an "anchor development" that attracts the restoration of other historic buildings in the area or building new commercial buildings. Further, the final stages of restoration of the Historic Community Center, Library and City Hall Building, to bring it into completion, will result in a follow-up investment of an additional \$1,540,000 in labor and materials.

Once the Historic Community Center, Library and City Hall Building has been restored, the City Hall operations will be moved from its current location at 100 E. Pennsylvania Avenue to the restored building. This move will free up valuable commercial space that is currently occupied by the City's administrative operations. 100 E. Pennsylvania Avenue is located at the south-eastern quadrant of Pennsylvania Avenue and S. First Street. Commercial real estate developers would consider that intersection in Roslyn as being the center of historic commercial development. Across S. First Street is the famous historic Brick Restaurant and Bar, made famous in a nationally broadcast television serial program.

**3. Preliminary Engineering Phase:**

**Estimated Start Date:** Completed

**Estimated End Date:** Completed

**Please explain phase status (work already completed, in progress, awaiting funding, etc. and factors that may slow phase progress).**

Engineering work, including the preparation of architectural drawings, were prepared by BOLA Architecture and Planning Firm and their subcontractors. No major engineering or architectural work is anticipated to be undertaken.

**4. Right of Way Phase:**

**Is it Required?** Yes \_\_\_\_ No X

**Estimated Start Date:** \_\_\_\_\_ **Estimated End Date:** \_\_\_\_\_

**Please explain phase status (work already completed, in progress, awaiting funding, etc., and factors that may slow phase progress).**

No land acquisition is needed to complete the project

**5. Construction Phase:**

**Estimate Start Date:** April/May 2014      **Estimate End Date:** June 2014

**Please explain phase status (work already completed, in progress, waiting funding, etc., and factors that may slow phase progress).**

The following below listed work has been completed and paid by grant funds received from the federal, state, county, city, foundations, and private citizen donations:

1. Replace the unreinforced concrete foundation with reinforced concrete foundation
2. Provide seismic reinforcement to the building support systems
3. Strengthen the existing floor, wall and roof structure
4. Remove hazardous materials
5. Replace electrical, plumbing and space heating with energy efficient systems
6. Install fire sprinklers and life safety provisions
7. Preserve external appearance and historic integrity

The following work tasks are planned to be carried out with the Distressed County Sales and Use Tax Infrastructure Improvement Program grant funds:

1. Replacement of the building roof or other associated exterior work.

The following work tasks remain to be completed at a future date upon receipt of government grants, private sector donations and citizen's contributions:

1. Make the building Americans with Disabilities Act accessible (wheelchair ramp)
2. Replace outside siding, doors and windows
3. Create space for municipal operations, City Hall
4. Create permanent space for an expanded library
5. Create a community gathering space (the great hall)
6. Construct and reinstall the fallen historic bell tower
7. Upgrade the size of the water supply pipe

**6. Indicate if the project is consistent with the following applicable state, regional and local plans and prioritization processes:**

**( X ) Overall Economic Development Plan**

**( X ) Comprehensive Land Use Plan**

- ☒ **Capital Facilities Plan**
- ☐ **Community Action Plan (or other community-based action plan)**
- ☐ **Six-Year Transportation Improvement Plan**
- ☐ **Site-specific development plans; e.g., Community Master Plan**
- ☒ **Other** Roslyn Historic Preservation Plan

**7. Explain how this infrastructure project has been coordinated, or will be coordinated with other jurisdictions, such as counties, cities, state/federal agencies, and with economic development organizations during planning, design, financing, construction and/or operation phases.**

Coordination with federal, state, county and private sector organizations has been carried out from the inception of the project. The coordination with the above listed organizations is demonstrated in their financial contributions over the years. The following is a list of financial contributors to the project:

• Congressional Appropriation 2006 (#1076)	\$297,000
• Congressional Appropriation 2006 (#1077)	297,000
• Congressional Appropriation 2009 (#0172)	798,000
• Department of Commerce Trade & Economic Development	147,750
• Washington State Heritage Capital Projects, 2005	178,180
• Washington State Heritage Capital Projects, 2009	190,120
• Kittitas County Infrastructure Improvement Fund, 2003	41,000
• Kittitas County Infrastructure Improvement Fund, 2005	60,000
• City of Roslyn Capital Facilities Fund, 2005	32,024
• City of Roslyn Capital Facilities Fund, 2,006-2011	32,309
• Friends of the Library, Building Committee, Individuals	30,000
• Hart Foundation	5,000
• Puget Sound Energy Foundation	5,000
• Plum Creek Timber Company	<u>2,500</u>
Total	<u>\$2,115,883</u>

**8. Explain how the infrastructure project will help meet the economic development goals of your community and/or region. If this project is not done, will the anticipated private development still take place?**

The City of Roslyn's Comprehensive Plan contains the following vision statements followed by economic development and general development goals and policies:



Vision Statement #1 – Preserve and enhance the historic development patterns of the community.

Vision Statement #4 – Encourage local ownership of businesses and job generating activities.

Vision Statement #5 – Diversify and strengthening the local economy.

Vision Statement #7 – Promote effective communication in the community and the region.

Vision Statement #8 – Maintain and strengthen Roslyn’s designation as a National Historic District.

Economic Development Goal #1 – Establish and maintain Roslyn as a self-sufficient community with a viable and diversified economic base without adversely affecting Roslyn’s unique history or the quality of life of its residents.

Economic Development Policy #9 – Encourage community based organizations and public-private partnerships that promote local community and economic development efforts.

Historic Preservation Goal #1 – Maintain and update the City’s designation as a National Historic District.

Historic Preservation Policy #1 – All new development and redevelopment activities must be consistent with historic character and historic development pattern of the community.

Capital Facilities Goal #1 – Finance the City’s capital facilities in as economic, efficient, equitable, and timely a manner as possible.

Capital Facilities Policy #11 – It is a priority of the City to renovate the Old City Hall/Library building for continued public use and enhanced accessibility.

Capital Facilities Policy #12 – Prepare and implement a strategy to finance the design, renovation and re-use of the Old City Hall/Library building as a community center.

Examining the above goals and policies, it becomes very clear that the City has adopted a determined and very clear policy to restore the Old City Hall/Library building to house its Community Center, its Library and its City Hall. The question is not whether the project will be done; the question is when will it be done? Its restoration timing depends on the City’s ability to secure the needed financing. Some elements of economic development may lag the timing of the restoration of the Old City Hall/Library building. However, a wise developer should recognize the determination of the City to get the project done and on that tract move forward with its own development.

9. **Describe any feasibility of predevelopment studies that demonstrate the linkage between the proposed Distressed County Infrastructure improvements and the anticipated economic outcomes.**

Clearly, the objectives of the City to restore the Old City Hall/Library building are in line with the objectives of the Washington State Legislature when in 1999 they passed RCW 82.14.370 "Sales and Use Tax for Distressed Counties-Public Facilities in Rural Counties". The definition of Public Facilities in the RCW 82.14.370 includes buildings and structures. Various feasibility and predevelopment studies were done, however, and they concentrated mostly on the adaptability and structural integrity in restoring a historic structure that was constructed in early 20<sup>th</sup> century.

The City steadfastly has held that the restoration of the Old City Hall/Library building has a positive impact on the economy and serves as an anchor in inducing other historic buildings, both commercial and residential, to renew themselves. This belief carried over and was concurred to by grant makers from the federal, state, county, private sector and citizen groups. With the general improvement in the US economy, the ability to raise money for historic buildings and structures restoration will undoubtedly increase.

**10. Indicate if other needed infrastructure (e.g., sewer, water, power) is in place or if there is a plan for getting it in place.**

The sewer service to the building now and at build-out is adequate and no improvements are anticipated. The water service to the building as it stands now is adequate. However, the water supply pipe needs to be enlarged to provide adequate fire flow at the total build-out of the building. The estimated cost of enlarging the water pipe amounts to \$111,400. There is adequate electric power to serve the building now and at build-out.

**11. Indicate the Estimated Number of Businesses Created/Retained by the project.**

There is no known methodology to estimate the number of businesses that were created as a result of the investment directed at restoring the Old City Hall/Library building. Undoubtedly though, parts of many businesses have benefitted.

**12. Indicate the Estimated Number of Jobs Created/Retained by the Project.**

Of the approximately \$2,000,000 expended in the restoration, about 60 percent can be considered labor costs. Based on that assumption, the number of hours @ \$20.00 per hour amounts to 60,000 hours or 7,500 days, or 36 months for a 10 man crew. Since the project is about 54 percent complete, to bring it into completion requires about 29 months of work for a 10 man crew.



## Application Certification

Certification is hereby given that the information provided is accurate and the applicable attachments are complete and included as part of the application package.

I certify that application thresholds are met at the time of application

Neal Rockett  
Signature of Official Representative

May 31, 2013  
Date

## Sponsoring Agency (If Applicable)

\_\_\_\_\_  
Signature of Agency Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Printed Name

\_\_\_\_\_  
Date

## Associate Economic Development Organization Notification

The organization listed below has received notification of this project as demonstrated by the signature of the organization's representative.

Kittitas County Chamber of Commerce  
Name of Organization

5/31/13  
Date

[Signature]  
Signature of Representative

5/31/13  
Date

## **Kittitas County Department of Public Works Conceptual Approval**

**Approval of the project feasibility, scope and estimated costs.**

\_\_\_\_\_  
**Signature of Kittitas County DPW Representative**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Typed or Printed Name**

## PROSPECTUS

**The Roslyn Historic  
Community Center, Library and City Hall Building  
201 South First Street  
Roslyn, Washington**



**30 September 2012**

## INTRODUCTION

In the pine tree-covered foothills, on the east side of the rugged Washington Cascade Mountain range, lies the historic community of Roslyn, a small town that is listed as a National Registry Historic District. Washington State has also recognized Roslyn as an historic treasure and has designated it as a State Historic Site. The centerpiece of the Historic District is the partly restored Community Center, Library and City Hall Building. In 2010 the Washington Trust for Historic Preservation placed Roslyn on its "2010 Most Endangered Historic Properties" list.

The City of Roslyn and the Friends of the Roslyn Library, a local non-profit, all volunteer citizen organization, have been working together in partnership since 2004, to restore the historic Community Center, Library and City Hall Building. With the financial help of many, including Washington's U.S. Senators and Congressmen, the Washington State Legislators, Kittitas County Commissioners, the Washington State Department of Archaeology and Historic Preservation, private foundations and corporations, and the Friends of the Roslyn Library and individuals, the restoration of the historic Community Center, Library and City Hall Building is about 50 percent complete. The basic structural integrity of the building has been secured and the building infrastructure, consisting of plumbing, electrical systems and space heating, have been partly replaced with energy efficient systems. The work remaining includes reroofing, ADA access to the first floor via a ramp, installation of a fire suppression system, updating mechanical and electrical systems on the first floor, new windows and doors, restoration of the old gymnasium into a multi-purpose community hall, and the build-out of the permanent library space. To complete the project, Roslyn is in need of an estimated \$1.7 million.







## HISTORIC ROSLYN

Roslyn is located 80 miles east of Seattle, near Interstate 90, in sunny central Washington. Incorporated in 1891, the coal-mining town of Roslyn played an important role in Washington State History. The extensive coal fields in the area fueled the Northern Pacific Railroad's trains during construction and early operation of the direct rail lines though the Cascade Mountains.

Men from coal mining regions in the United States, Europe and elsewhere came to work in the mines. English, Italian, and Slavic immigrants were among the early settlers and a significant proportion of the town's early residents were foreign born. In 1888, responding to a strike, the Northern Pacific Coal Company recruited more than 300 African-American miners from Virginia, North Carolina, and Kentucky and brought them, with their families, to work in the mines. At one time, 24 ethnic groups and nationalities were living in Roslyn. Today, many of the original families continue to make Roslyn their home.

## THE BUILDING

In 1902, B.F. Bush, a manager of the coal company, financed the construction of a community center, an "attractive place of recreation" for the miners, which was run by the newly organized Roslyn Athletic Club and was later opened up for the benefit of the entire community for recreation and learning. The Roslyn Library moved into the building in 1907 with all 617 books in its collection. In 1918, the City of Roslyn purchased the

building for use as city offices – clerk's office, police and jail, library and fire departments. Community-wide functions continued to be held in the gymnasium, which served as a great hall and was located in the eastern end of the building. Many immigrants learned English there in the early days. Later kids played basketball there.

The 1902 constructed historic Community Center, Library, City Hall Building, is one of the oldest surviving wood-frame civic buildings in the country. In 2001, the Nisqually earthquake damaged the building significantly, causing great cracks in the unreinforced concrete foundation. The bell and the bell tower were blown right off the building during an early morning windstorm in 2003. Due to the general decline and inadequacy of the building, its poor public access and aging, inefficient mechanical systems, and the damage done by the earthquake and the windstorm, the building served as a storage facility for public works vehicles and maintenance materials. Most recently, the Roslyn Library has held all sorts of programs for both adults and children in the small old cramped old city hall offices in a front corner of the building, as the great hall has been unsuitable for the public's use since the 1980's.

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6. Install fire sprinklers and life safety provisions
7. Preserve external appearance and historic integrity
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All reconstruction and renovation work is being carried out to meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The Washington State Department of Archaeology and Historic Preservation have nominated the building to be placed on the National Registry for Historic Properties.



## COST CONSIDERATIONS

Based on BOLA Architects & Planning work, the City's estimates is that it would take \$1,791,409 to complete the restoration and renovation in 2013 dollars. To date, \$2,065,883 has been expended, bringing the total project cost to \$3,857,292. Below is a breakdown of the needed funds.

1. General conditions/requirements	\$135,001
2. Demolition, preparation and site work	6,517
3. Concrete	33,871
4. Metal	674
5. Wood and plastic	305,475
6. Moisture and thermal protection	99,613
7. Doors and windows	110,090
8. Finishes	118,266
9. Specialties	11,440
10. Equipment	6,517
11. Casework	123,405
12. Mechanical	194,766
13. Electrical	124,832
14. Overhead and profit (7.5 %)	102,170
15. Design contingency (2%)	26,589
Total	<u>\$1,399,226</u>
Total cost at bid	\$1,399,226
Washington State sales tax (8%)	111,938
Total construction	\$1,511,164
Construction management and permits	<u>280,245</u>
Total funds needed to complete the project	<u>\$1,791,409</u>

According to BOLA Architects & Planning estimates, the expenditure of \$1,756,744 would complete the project, including the following:

13. Make the building Americans with Disabilities Act accessible (wheelchair ramp)
14. Create permanent space for municipal operations, City Hall
15. Create permanent space for an expanded library
16. Create a community gathering space (the great hall)
17. Replace the building roof and reinstall the historic bell tower

## Roslyn Library and Community Hall PHASE 1B GROUND FLOOR BUILD-OUT

### **Project Design Team**

Architect: **BOLA Architecture + Planning**  
 Civil: **ESM Consulting Engineers**  
 Structural: **Fossatti Pawlak Structural Engineers**  
 Mechanical: **The Greenbusch Group**  
 Electrical: **Sparling, Inc.**  
 Lighting: **Candela**

### **General Contractor**

**Regency NW Construction, Inc. PO Box 6429, Bellevue, WA 98008**

### **Funding Sources**

United States Department of Housing and Urban Development  
 Washington State Department of Commerce  
 (Community Trade & Economic Development)  
 Washington State Heritage Capital Projects Fund  
 Kittitas County Infrastructure Improvement Fund  
 City of Roslyn Capital Facilities Fund  
 National Trust for Historic Preservation - Hart Family Fund  
 Puget Sound Energy Foundation • Plum Creek Foundation  
 Moosefest (Friends of Roslyn) &  
 Many individual supporters and contributors to  
 The Friends of the Roslyn Library's Building Renovation Fund

## **DONORS**

The people of Roslyn are grateful to all who have contributed funds to assure that the Historic Community Center/Library/City Hall is saved from destruction and is restored once again to beneficial and functional use. A summary of those who have contributed are listed below.

• Congressional Appropriation 2006 (#1076)	\$297,000
• Congressional Appropriation 2006 (#1077)	297,000
• Congressional Appropriation 2009 (#0172)	798,000
• Department of Commerce Trade & Economic Development	147,750
• Washington State Heritage Capital Projects, 2005	178,180
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• City of Roslyn Capital Facilities Fund, 2,006-2011	32,309
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Total	<u>\$2,115,883</u>



## CONTACTS

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Geoff Scherer, Councilmember  
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Janine Brodine, Chair  
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Cynthia Gregory, President  
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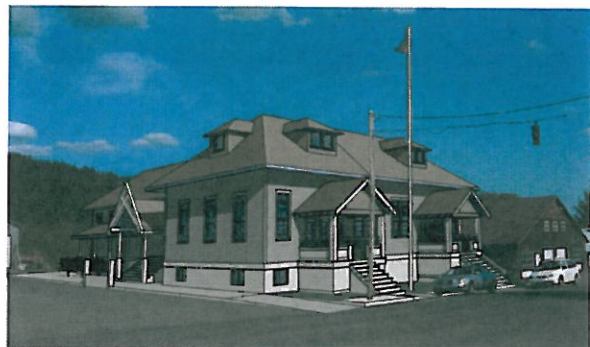
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# City of Roslyn Map

★ Marks Old City Hall Project Location





bing Maps

Roslyn, WA

Roslyn Old City Hall Project Location:  
201 S 1st Street  
(Project location is highlighted below)



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