

# RENTON MARKET AND PIAZZA

## JUNE 2025 UPDATE

COW, June 16, 2025  
Jeff Minisci, Facilities Director  
Deb Boodell, Capital Project  
Coordinator

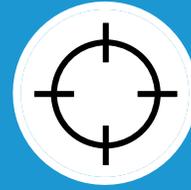


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# UPDATES

## For 2025

Renton Market and Piazza



Schedule



Design



Budget



Operator



# Schedule

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# Schedule

- **Market concept briefed at COW - April 2019**
- **Request for Proposal (RFP) posted – May 2019**
- **City staff presented the Pavilion market concept and recommended tenant to COW – August 2019**
- **Concept Approved – December 2021**
- **Concept Completed – January 2022**
- **Design Phase and Negotiation with Tenant – September 2019 – May 2025**
- **Bid Opening – June 10, 2025**
- **Notice to Proceed – July 2025**
- **Construction – July 2025 through January 2026**
- **Closeout – February/March 2026**

# Renton Market Design



# Renton Market

- **Designed** for 2 anchor tenants, 12 kiosks, 2 long term kiosks, and kitchen classroom.
- **Construction Bidding** May 2025, Bid opening June 2026

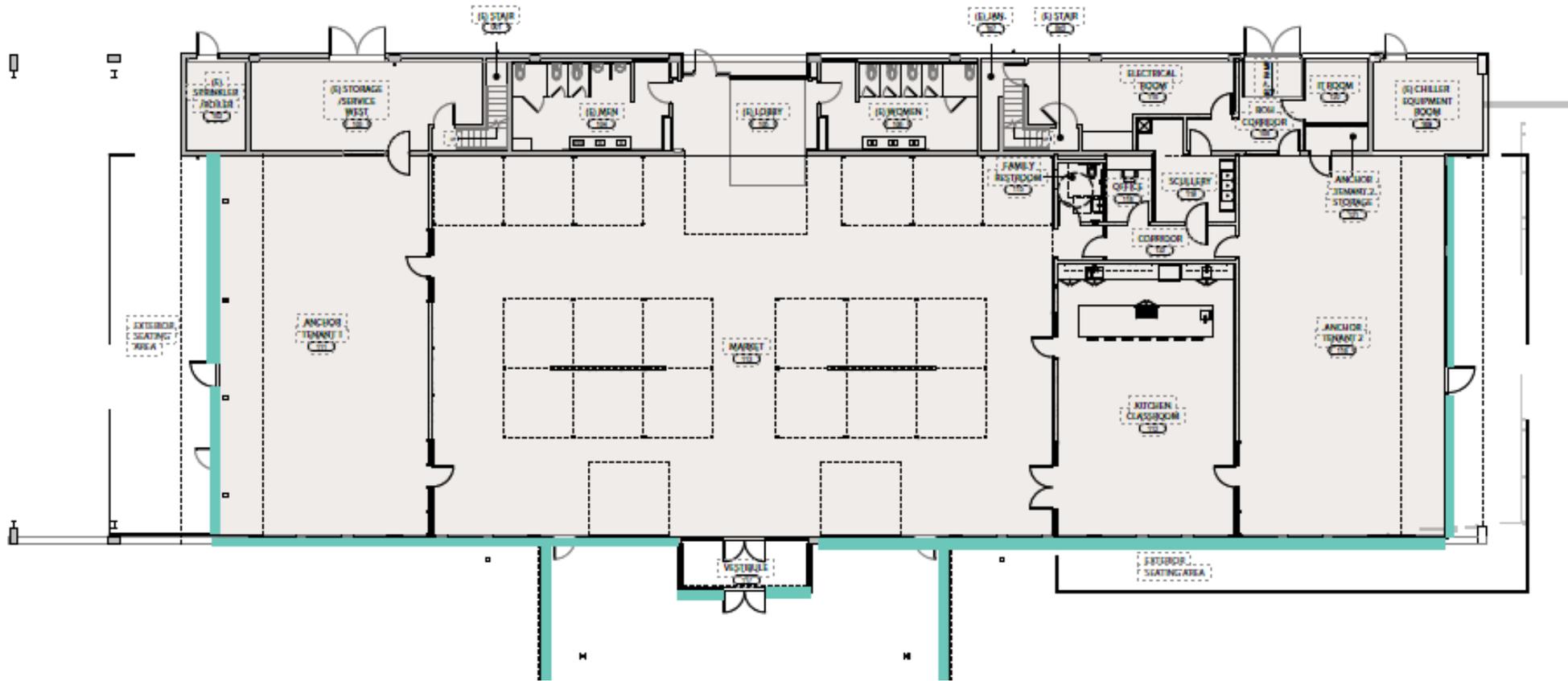


# • Floor Plan

## COR Parking Garage



North



Piazza

# Activation



## Operator Activation

- **Warm** and inviting with seasonal decorations throughout the year
- **Floral** accents and seating that is clean and comfortable for all patrons
- **Anchor Tenants** will have warm and inviting outdoor spaces that are softly railed either by plantings or railing per city code
- **Vendors** will be small and, in some cases start up businesses

## City Activation

- **Downtown** partnerships that involve the downtown businesses to utilize the space both in the market and Piazza
- **Marketing** near by businesses as destinations while and after visiting the market
- **Partnerships** with the city to ensure all opportunities are captured to benefit the community and local businesses



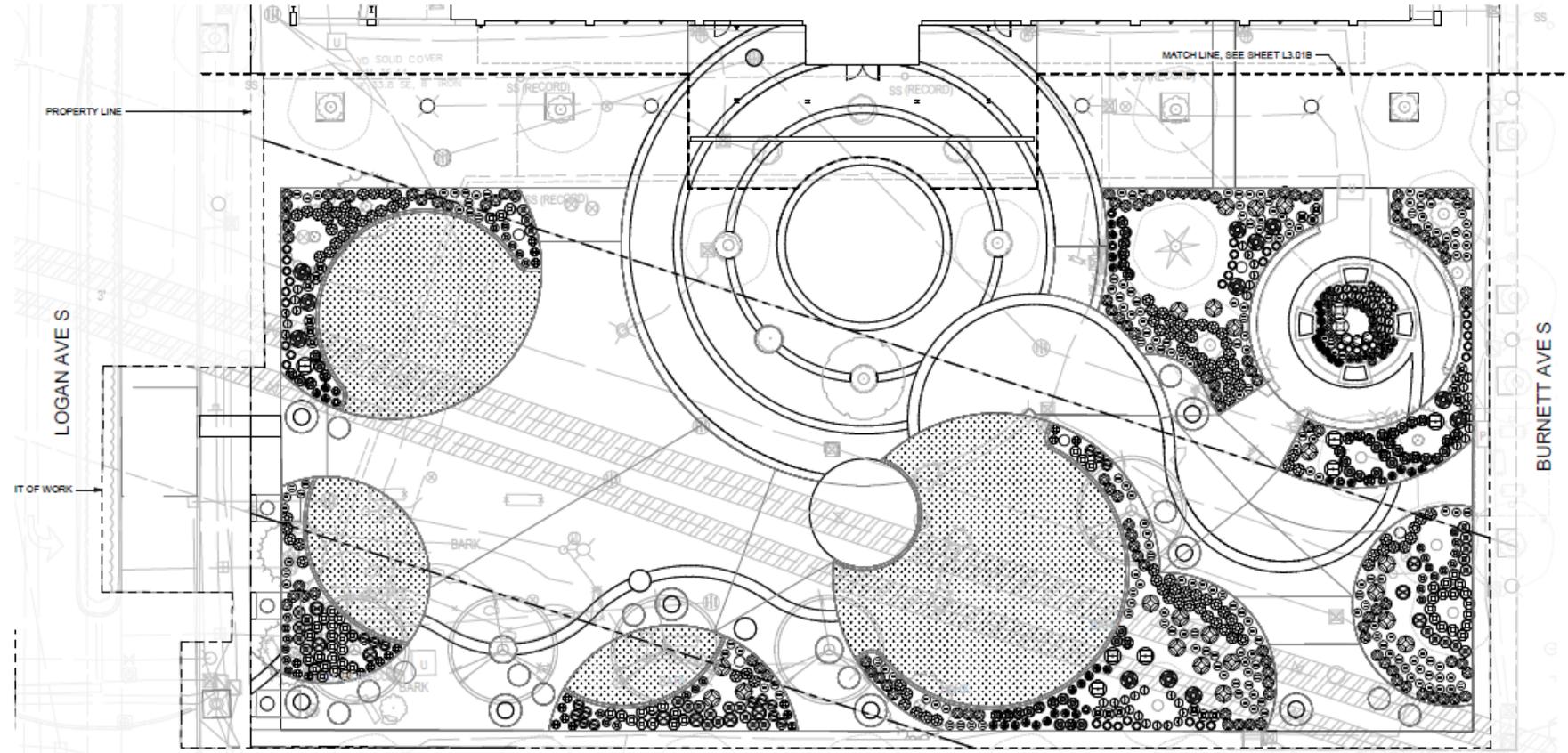
# Piazza Design



# Piazza

## Permitting Complete

- **Design** is inviting, well lit, and with multiple seating options
- **Design and Construction Bidding** is included in the Renton Market package
- **Catenary Lighting** will run along Logan Avenue from 3<sup>rd</sup> Avenue to Gateway Park



# Piazza



## Salvaged Items

- **Fountain** will be repurposed as a plant bed with PNW plantings
- **Statues** to be salvaged
- **Plaques** to be salvaged
- **Garbage Cans** to be salvaged

## Lighting Elements

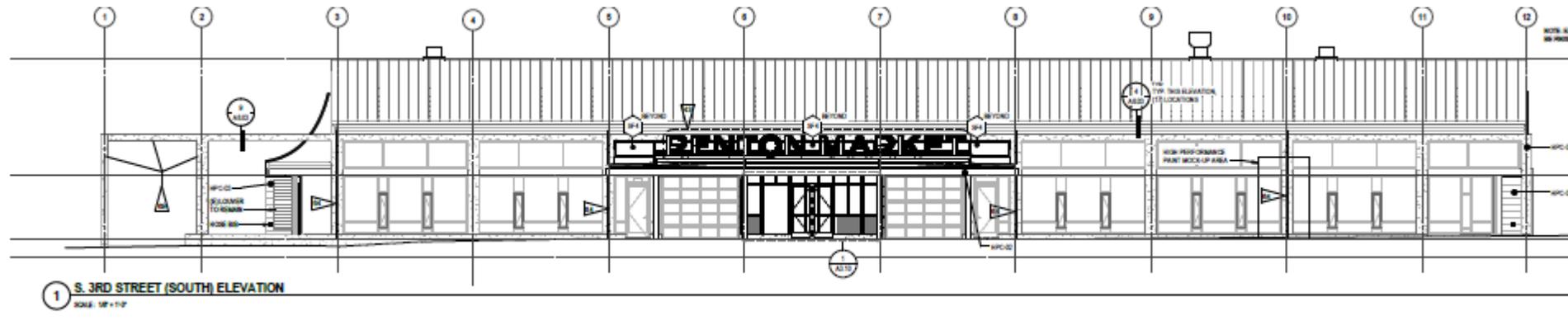
- **Mast lighting** will illuminate the site with the ability to project images and be multi directional
- **Catenary Lighting** will run along Logan Avenue from 3<sup>rd</sup> Avenue





# Branding and Signage

- Large metal and neon sign an ode to the history of downtown Renton
- Large welcoming vestibule welcoming community and visitors
- Operator will be able to use branding for market merchandise and advertising



# Budget

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# Budget Update

## Balances and Expenditures

Project	Budget	Expenditures	Balance	Average Soft Cost To Date
<b>Renton Market</b>	\$7,026,068	\$1,078,982	\$5,947,086	<b>12.6%</b>
Grant - Small Business Administration	\$1,500,000	\$0	\$1,500,000	
	<b>\$8,526,068</b>	<b>\$1,078,982</b>	<b>\$7,447,086</b>	
<b>Piazza</b>	\$1,509,920	\$284,321	\$1,225,599	<b>10.2%</b>
Grant - WA Dept of Commerce	\$1,440,450	\$0	\$1,440,450	
	<b>\$2,950,370</b>	<b>\$284,321</b>	<b>\$2,666,049</b>	
<b>Grand Totals</b>	<b>\$14,426,807</b>	<b>\$1,647,624</b>	<b>\$12,779,183</b>	<b>22.8%</b>

Expenditures include both hard and soft cost.

Small Business Administration funding reimbursement will occur once the project is complete.

WA Dept of Commerce funding reimbursement will begin during construction phase.



# Operator and Activation



# Lease & Operator Agreement

## Lease Highlights

- **Public Works Facilities** issued a draft lease to the operator after working with various city departments
- **Operator** is discussing project with potential tenants

## Operator Highlights

- **Operator Agreement** is an exhibit to the lease agreement
- **Operator** has been given a draft operator agreement



**Thank  
You!  
Q&A?**

