



**Community and Economic Development
Renton City Hall 1055 S Grady Way, 6th Fl
Renton, WA 98057
PH 425.430.6591**

Market/Food Hall/Exhibition Space Management Services Request for Proposals (RFP)

City of Renton, Office of Economic Development
Proposals Due: Friday, May 31, 2019, 5:00 pm PST

The City of Renton seeks proposals from qualified developers (individuals or firms) interested in leasing the Pavilion in Downtown Renton to create a thriving space that includes a public market/food hall, active cultural space and exhibition/event space. The Pavilion building is a 14,770 square foot structure owned by the City and located in the heart of downtown Renton at 233 Burnett Avenue South. The management and use of the Pavilion building is an integral part of the City's downtown revitalization efforts.

The City is seeking to enter into a long term lease for the Pavilion with a qualified developer (individual or firm) to renovate the space and provide full-service management of the property, including marketing, leasing, operating the space and to develop a strategic vision for the Pavilion's role in the revitalization of Downtown.



Currently, the Pavilion is leased to a private company. This lease shall expire at the end of December 2019 or within six months of written notice. The City of Renton, through this RFP process, seeks a qualified operator as hereinafter defined to provide full-service property management of the Pavilion, including renovations, promoting, leasing and operation thereof and to develop a strategic vision for the Pavilion that would

complement the overall experience of Downtown for visitors and residents, improve connectivity between the Pavilion and the Central Business District as a whole, and strengthen the contribution of the Pavilion to downtown business and vice versa. The City is seeking proposals which shall assist it in realizing the above-stated objectives.

1. Mission

The City of Renton envisions the Pavilion as a thriving and bustling center point of the Downtown. More than a stand-alone building, the Pavilion will be the nucleus of the community, blending food sales, local arts and crafts, retail operations, and event and meeting space. Working in partnership with a variety of stakeholders, the City hopes the market and surrounding district will be a catalyst for new businesses and facilities attracted by the synergies of colocation. The Pavilion and surrounding park space will serve to aggregate the bounty of local producers, businessmen and artisans, incubate the creation of new processors, distributors, and retailers while accelerating the development of existing businesses to create more jobs and wealth for area residents. To this end, the City of Renton seeks to utilize the Pavilion to help increase regional economic integration and connection by leveraging the region's diverse assets to build a stronger food and art sector as a key anchor for the City's economy.

We envision that the Pavilion will be a complimentary community gathering place to the current activities in Downtown and a source of regular activity and access to fresh local food, crafts and other regional specialties for residents and for tourists.

It will be a place that showcases and celebrates the best of Renton. In addition to fresh foods, there will likely be local arts, and other community related activities, and products that represent the rich character, history, and culture that comprises Renton. We believe that the Pavilion should be programmed for a diverse medley of public entertainment events such as ethnic festivals, concerts, culinary cooking classes, fairs, etc. A robust calendar of events and classes will keep visitors coming back again and again. These events should be located inside the Pavilion itself, in the open performance space. The Pavilion should be an indoor year-round operation that could be open 6-7 days per week.

3. Guiding Principles

- The City is interested in receiving proposals from developers having the financial resources and vision to create a unique addition to the heart of the Downtown business district.

Respondents are encouraged to review the Civic Core Vision and Action Plan for relevant information about the community's interest in the Pavilion and its potential as a community gathering space. The plan's Recommended Alternative can be found at the project website (<http://rentondowntown.com/future-plans/civic-core-vision-action-plan/>).

- The City is prepared to issue long-term lease arrangements to allow for a proper return on investment for the proposed project.

- Activate an under-utilized City-owned site 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;
- 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;
- Maximize the appeal of the Site with development that brings more intensive use, round-the-clock activity and energy to the area;
- Provide public benefits/amenities that enhance the nature and character of the site and its surrounding uses as part of more intensive redevelopment (the City expects proposals to exceed the minimum standards required by the Design Guidelines; see Renton Municipal Code section RMC 4-3-100);
- Proposals should describe in general terms the anticipated schedule for the project and specifically when the following milestones could be obtained: (i) approval of a final Site plan, Board of Architectural Review approval and all other required City approvals; (ii) commencement of construction; and (iii) completion of project with certificate of occupancy issued;

4. Process/Procedure

Interested developers will be asked to follow a specific process in preparing and submitting proposals for consideration:

- Information Gathering: In addition to reviewing applicable provisions of the City Center Community Plan, Civic Core Vision and Action Plan, Zoning Ordinance and Design Guidelines, applicants should familiarize themselves with the layout and history of the Site.
- Submission of a Proposal: Proposals Due by Friday, May 31, 2019, 5:00 pm PST
- Evaluation of Proposals by City: The City will review development proposals received and may select one or more developers whose professional and financial qualifications and Proposal are deemed meritorious. The City will then explore the development proposal through further discussions with the selected developer(s). Upon request, any Developer selected at this stage shall provide any additional information requested by City staff to allow a thorough investigation of the Developer's ability to fully complete the proposed development and the business integrity and reliability necessary to assure good faith performance.
- Final Selection: In the event the City identifies a Proposal that it deems to be in the best interest of the City, City staff will enter into negotiations with the selected developer, toward the end of developing a written lease contract for the Site. Any contract negotiated between a developer and City staff shall be subject to the final approval of City Council.

The City reserves the right to reject any or all proposals and retain ownership of the Site.

5. Evaluation Criteria

In addition to the preferences identified in Section 2, above, the following factors will be of priority for the City in reviewing development proposals for this Site:

- Whether the Proposal is likely to achieve a high quality mixed-use development that enhances the character and the economic viability of the city (e.g., year-long programming, jobs provided on-site, connection to the adjacent park, etc.).
- Whether the Proposal is likely to achieve substantial financial benefit to the City of Renton; both in the short term, through compensation received from a lease of the Site, and longer term, whether through various tax revenues or community-building opportunities.
- Whether the Proposal is likely to develop positive working relationships with existing organizations (Renton Downtown Partnership, Farmers Market, Chamber of Commerce, etc.) and businesses within the downtown core.
- Qualifications and Experience of the Developer and their team, including investors, designated Project Manager(s), etc. Such experience may be demonstrated through References and through information as to other projects of similar scope and size successfully implemented by the Developer.
- Financial ability to complete the project in a timely manner. Such ability may be demonstrated by presenting recent financial statements or through a statement of financial sufficiency from a known and established bank that demonstrates the financial capacity to carry out the project.

6. Content of Proposals

In order to be considered for selection, offerors must submit a complete response to this RFP. One (1) original and one (1) electronic copy of the proposal on CD or flash drive either in Microsoft Word or PDF format must be submitted to the City as a complete sealed proposal.

Each proposal submitted in response to this RFP must contain, at a minimum, the following information:

- Concept: The Offeror should present a concept of the project that should demonstrate the Offeror's understanding of the City's goals and will address the following issues:
 - Programming needs including:
 - Mixed-use development
 - Year-long community event space
 - Public benefits and amenities (both public and private) the project will provide and how those amenities will exceed the City's minimum Design Guideline standards (see Renton Municipal Code section RMC 4-3-100).
- Provide Site plan sketch and illustrations of Site development concept.
- A narrative statement addressing zoning or design review issues.

- A proposed annual lease amount and desired terms.
- A pro forma financial analysis that demonstrates the feasibility of the proposed project.
- Each Proposal should include the name, address, phone number and type of project for at least four references.

7. General Conditions

(a) Proposals shall be submitted to:

City of Renton
 Community and Economic Development
 1055 S Grady Way, 6th Fl
 Renton, WA 98057

(b) Each Proposal shall be sealed and clearly marked with the following label:

Proposal for Pavilion Development

As a public entity the City of Renton is subject to the State Public Records Act, Chapter 42.56 RCW. Whether an exemption from disclosure under the Act may apply or not, and whether any document or record submitted may be considered proprietary or not, the City intends to treat all documents and records submitted in connection with the RFP as disclosable to the public.

The City does not intend to enter into a confidentiality agreement as a part of the RFP process and does not intend to exercise any exemption from disclosure which may otherwise be available to it under Chapter 42.56 RCW or other applicable law.

Urban Design Regulations (Renton Municipal Code section RMC 4-3-100):

<http://www.codepublishing.com/WA/Renton/#!/Renton04/Renton0403/Renton0403100.html#4-3-100>

Civic Core Vision and Action Plan:

<http://rentondowntown.com/future-plans/civic-core-vision-action-plan/>

City Center Community Plan:

<http://rentondowntown.com/future-plans/city-center-community-plan/>

8. Questions/Contact Person

Questions concerning the RFP, or the review process may be directed to David Buchheit, by mail at City of Renton, Community and Economic Development, 1055 S Grady Way, 6th Fl, Renton, WA 98057; by email at dbuchheit@rentonwa.gov; or by phone at 425-430-7270.