

<b>DATE</b>	May 10, 2023		
<b>PROJECT</b>	Renton Pavilion Public Market Pre Application Meeting Narrative	<b>FROM</b>	Graham Baba Architects 1507 Belmont Avenue Suite 200 Seattle, WA 98122
		<b>ARCHITECT'S PROJECT NO</b>	2232

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The Renton Pavilion building is a ca 14,770 SF masonry and wood frame structure, built in approximately 1948 (per King County Assessor) and located in the heart of Renton’s downtown Commercial District at 233 Burnett Avenue South. Originally constructed as an auto dealership, the building has a ground floor open volume space enclosed by a barrel-vaulted wood-trussed standing seam metal roof and has a north service bar that contains bathrooms and back-of-house areas. There is a mezzanine over this north service bar that houses mechanical and electrical spaces as well as some storage areas.

As part of the City of Renton’s Downtown Core Vision Plan from 2018, the City of Renton selected Graham Baba Architects to design a community market-based program and tenant spaces within the existing building, to spark a more lively, welcoming, and vibrant center for the downtown district and surrounding region. The City envisions the Pavilion as the nucleus of the community, blending food sales, restaurants, local arts and crafts, retail operations and event and meeting spaces, and ultimately becoming a catalyst for new businesses and facilities in the area attracted by the synergies of colocation. Toward that end, the renovation includes a central open space for fourteen market stalls, three designated TI spaces for food-and-beverage-focused tenants, a kitchen classroom for community classes, outreach and events, and an office for the administration of the building’s programs and tenants. Modifications to the building include the infill of the existing floating floor system with ballast and concrete slab, upgrades to the lighting and mechanical systems, tenant demising walls, full build-out of the kitchen classroom and office spaces, and new vestibules for energy code compliance. The existing restrooms and mechanical mezzanine are to remain.

The structure was renovated in 2002 and converted into an event space; the cover page of the permit plans for this renovation (attached) noted the following (in italics):

Code Analysis:

*97UBC w/ WA State Amendments*

**Occupancy Classifications/Separations (Ch 3)**

*A-2.1 Assembly Room with Occupancy of 300 or more without a legitimate stage (similar to A-2 or A-3 in current IBC nomenclature)*

*S-1 Storage – Moderate Hazard*

Possible Future Occupancies

*A-3 Assembly with occupancy less than 300 (A-2 in current IBC nomenclature)*

*B Eating and drinking establishments with load less than 50*

*M Display and sale of merchandise accessible to the public*

It would seem the architects of this renovation were teeing up the building for a future market use that aligns quite closely with the proposed new uses. The proposed uses will likely be as follows:

- A-2 Banquet halls, restaurants, cafeterias and similar dining functions
- S-2 Low-hazard storage
- B Assembly, eating and drinking establishments with load less than 50
- M Display and sale of merchandise accessible to the public

Because the proposed uses are the same as or virtually indistinguishable from the existing uses (particularly when viewed from a level of presumed hazard), we assume the proposed scope of work will not constitute a change of use with respect to either Land Use Entitlements or Building permitting; please confirm.