



INTERNATIONAL SPECIAL REVIEW DISTRICT
 CERTIFICATE OF APPROVAL CYCLE 1
 800 MAYNARD AVE S BRIEFING PACKET
 DONH-COA-01488

DRAFT DATE: NOVEMBER 19, 2024



1435 34TH AVENUE
 SEATTLE, WA 98122
 (206) 760-5550
 WWW.NEIMANTABER.COM

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PROPOSAL

Existing Use

Located at the southeast corner of Maynard Ave S and S Dearborn St in Seattle’s Chinatown-International District neighborhood, 800 Maynard Ave S is a 4-story concrete warehouse originally constructed in 1926. For the majority of its life the building was owned by Crescent Foods and was used in the manufacture and processing of various food stuffs. In the 90s, the building was sold by Crescent Foods and subsequently the above-grade four stories of the building were converted from light manufacturing to office. Those stories remain in office use today. The basement level is currently operated as a wine storage facility, a combination of business and storage occupancies.

Proposed Work

The current project proposes to renovate the above grade portion of the building, converting it into a self-storage facility. The basement of the building would remain as a wine storage facility that is operated independently from the self-storage.

The project will entail demolition of the existing office interiors and construction of self storage lockers of varying sizes. A small entry lobby and leasing office will be located at ground level and will be accessed from the existing entrance on Maynard. The building exterior will be refreshed with a new coat of paint, and new exterior lighting will be installed to promote public safety for pedestrians.

Effect on Public Right-Of-Way

No construction is proposed in the adjacent rights-of-way.

PROJECT VISION

Tourbineau has experience converting vacant properties to both self-storage and residential uses. Our intent on this site is to retain the existing building, its history, and its contribution to the neighborhood fabric.

We seek to restore the economic vitality of this block by establishing a self-storage use within the RDA building. This will reduce the parking demand associated with the existing office use and allow multifamily housing to be developed on the south side of the lot in a future phase.

The future phase residential development will create more homes within the Chinatown-International District

By bringing residents, businesses, and customers back to this site, we hope to improve neighborhood vitality, promote public safety.

PROJECT INFORMATION

SITE ADDRESS	800 Maynard Ave S Seattle, WA 98134
PARCEL NUMBER	859290-0345
APPLICANT	Neiman Taber Architects 1435 34th Avenue Seattle, WA 98122 (206) 760-5550
CONTACT	David Neiman dn@neimantaber.com
ZONING	IDM 165/85-170
LOT SIZE	27,360 SF
STORIES	4 above grade + basement

DESIGN TEAM
DEVELOPER

Tourbineau Real Estate Partners
4311 11th Ave NE, 5th floor
Seattle, WA 98105

ARCHITECT

Neiman Taber Architects
1435 34th Ave
Seattle, WA 98122
(206) 760-5550

STRUCTURAL
ENGINEER

Quantum Consulting Engineers
1511 Third Avenue, Suite 323
Seattle, WA 98101
(206) 957-3900

PROJECT BACKGROUND
HISTORIC PHOTOS



Northwest corner, photo from 1928
University of Washington Libraries, Special Collections,
CUR1531



Northeast corner, photo from 1926
MOHAI, Collection on the Crescent Manufacturing
Company, 2005.24.24



Southwest corner, photo from 1983
Steve Morgan



PROJECT BACKGROUND
COMMUNITY OUTREACH AND ENGAGEMENT

ONGOING OUTREACH EFFORTS
Conduct comprehensive community outreach to reconnect, build and maintain positive relationships with stakeholders in the International Special Review District including, non-profit organizations, businesses, community associations, property owners and residents.

- STRATEGY**
- Conduct briefings with key community stakeholders
 - Attend community organizational meetings to brief on the project and gather input/information.
 - Hold open houses and charrette events to bring all stakeholders together to update them on the project and get additional input.
 - Work with community media to bring more attention to the project.

OUTREACH/ENGAGEMENT MEETINGS HELD

- Chinatown-ID Business Improvement Association (CIDBIA)
- Chinese Information & Service Center (CISC)
- Interim Community Development Association (CDA)
- Uwajimaya

FUTURE OUTREACH/ENGAGEMENT

- Seattle International District Preservation and Development Authority (SCIDpda)
- Chong Wa Benevolent Association
- Friends of Little Saigon
- Marpac Construction
- Edge Developers
- Greater Seattle Chinese Chamber of Commerce
- Panama Hotel/Tea House
- Friends of Japan Town
- The Wing Luke Museum
- SPD Crime Prevention

An organization’s inclusion on this list does not represent an endorsement of the project.

EXISTING CONDITIONS SITE PLAN

LEGAL DESCRIPTION

TERRYS 5TH ADD & 8 BLK 1 PLUMMERS ADD & 7-8 BLK
208 S T L & FOR R/W ADJ
PLAT BLOCK: 8 &
PLAT LOT: 5-6-7

LOCATION

800 Maynard Ave S, Seattle, WA 98134

Located on the southwest corner of Maynard Ave S and S Dearborn St. The lot is bordered by S Dearborn St to the north, Maynard Ave S to the west, S Charles St to the south; and an alley to the east.

LOT SIZE

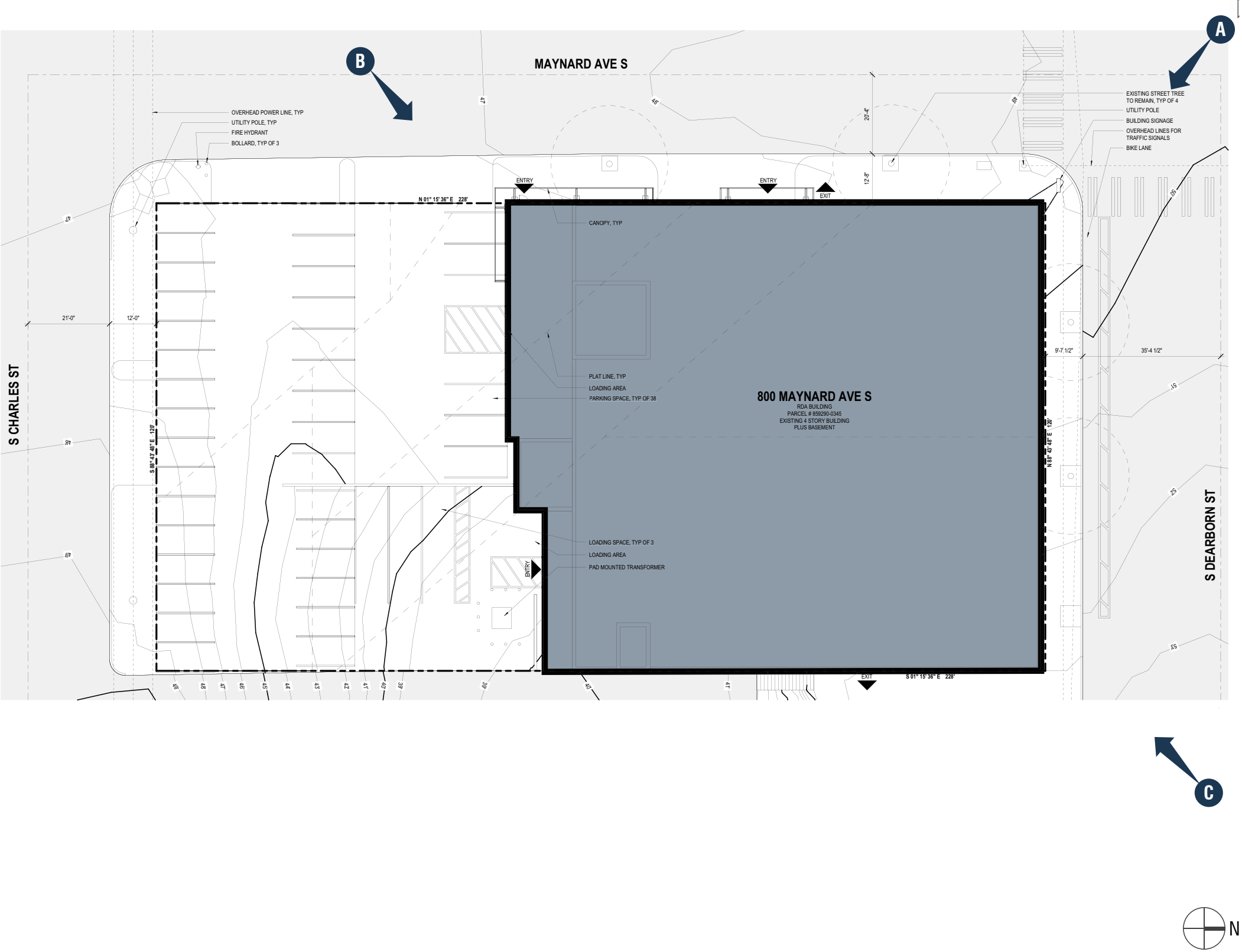
27,360 SF

USES

The existing RDA building is comprised of four above grade stories and one below grade story. Originally constructed for food processing and light manufacturing, the building was renovated in the 90s and converted to office use. The basement is currently occupied by a wine storage facility. The south half the lot is paved and used for surface parking and for load/unload.

TOPOGRAPHY

Grade is relatively flat along Maynard Ave S sloping up only 2 feet in height over 230 feet in length from the south end of the lot to the north end of the lot. Grade along S Dearborn St and S Charles St is moderately sloped rising 2 to 3 feet in height over 120 feet in length along each east/west property line with the high side on the east. Grade along the alley slopes considerably (10 feet in elevation change relative to S Charles St) and allows at grade access to the basement level of the building. A stair along the east side of the building connects this low topographic area with the higher grade on Dearborn.





View A

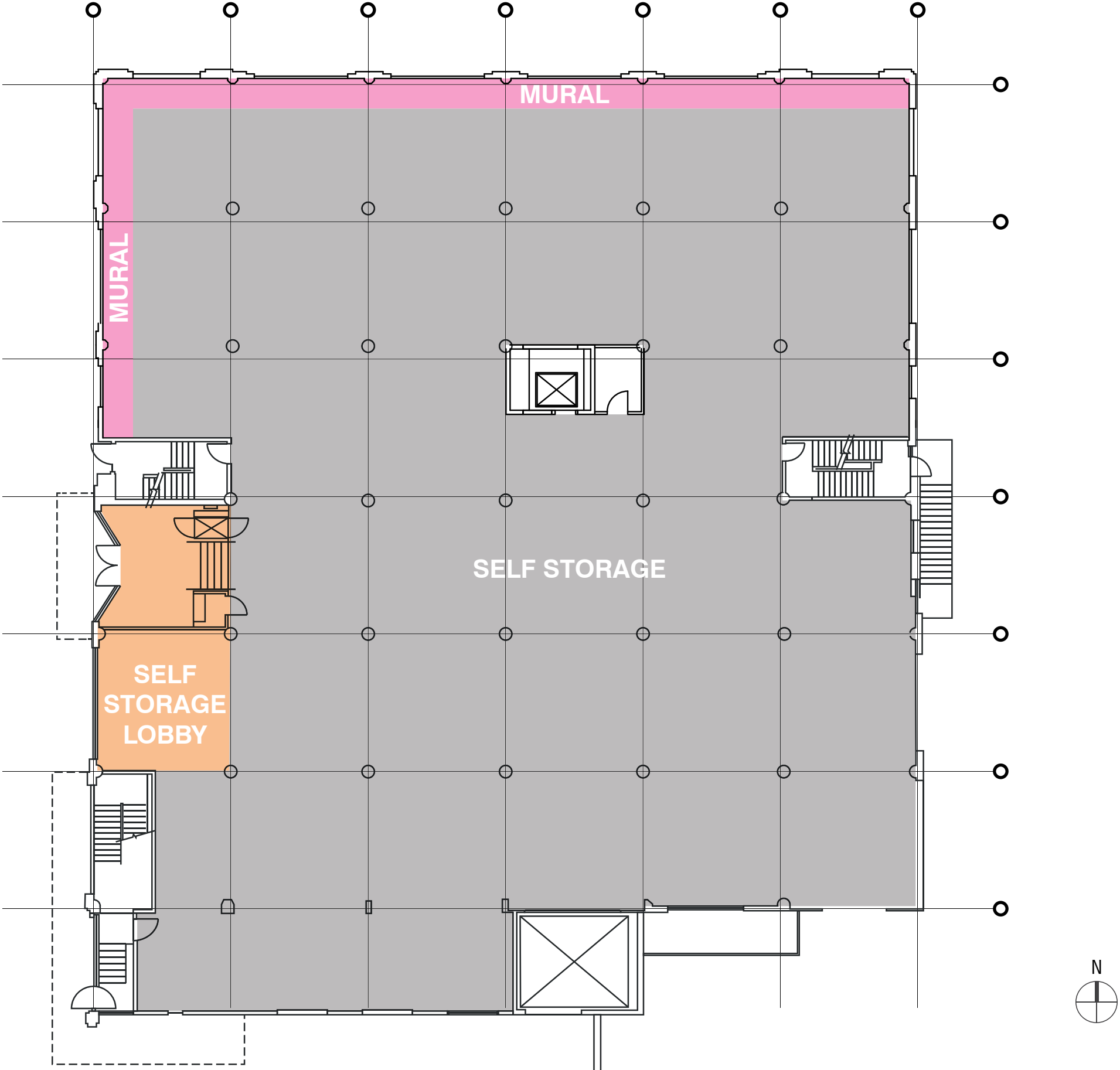


View B

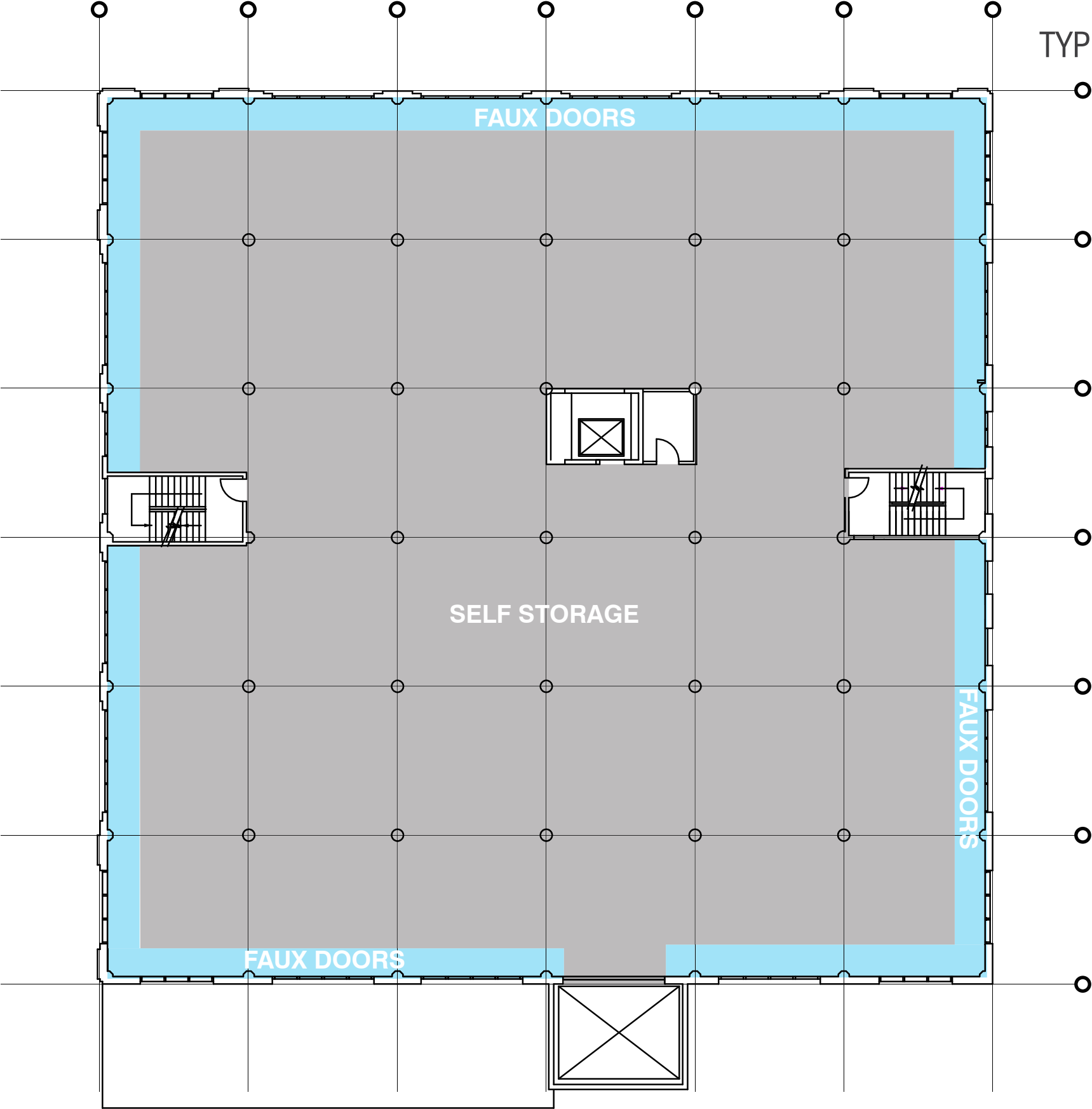


View C

DESIGN PROPOSAL
FIRST FLOOR PLAN



DESIGN PROPOSAL
TYPICAL UPPER LEVEL FLOOR PLAN



DESIGN PROPOSAL

RENDERING: CORNER OF DEARBORN AND MAYNARD

The building exterior will be refreshed with a new coat of paint. The project proposes a warm charcoal color which will be more attractive and easier to maintain than the existing light gray color that is prone to dirt streaking.

The proposed charcoal color is relatively neutral and therefore will not clash with other nearby building colors or with other color elements of the subject building. The neutral color will allow the proposed ground level artwork and accent elements such as canopies, storefronts & signage to be foregrounded. It also wouldn't compete with brand colors associated with a self storage operator.

Faux storage doors will be installed at the perimeter of the upper levels and will be visible on the building exterior through the upper level windows. These doors signal the use within and provide a pop of color and illumination.

GROUND LEVEL ACTIVATION

The metal canopies on Maynard and the signage at the corner of Dearborn and Maynard will be retained and re-painted. These new red accents will provide a pop of color to liven up the public way and tie the building into the colorways found elsewhere in the Chinatown portion of the C-ID.

A display area is proposed to be located just inside the existing level one storefront glazing. This is shown as a four foot wide “corridor” around the perimeter of the building on both Dearborn and Maynard. The large blank interior wall of the corridor could be used as a canvas for artwork, and the corridor would be illuminated so that the display area is visible at night. The project team will work with community members to develop artwork or come up with other ideas for culturally relevant displays. This element of the design will help to liven the street character of the building for pedestrians, cyclists and motorists.

The pedestrian experience will also be improved with the installation of new exterior lighting at each of the building's pilasters. Increased illumination will promote public safety for pedestrians utilizing the sidewalks and bike lanes on Dearborn and Maynard.





DESIGN PROPOSAL
RENDERING: DEARBORN AT DUSK



BOARD FEEDBACK

- **Is the board generally supportive of the change of use and of the proposed modifications to the building exterior?**
- **What additional information would the board want to see in a future briefing or a final COA submittal?**