



INTERNATIONAL SPECIAL REVIEW DISTRICT
CERTIFICATE OF APPROVAL FINAL APPLICATION

800 MAYNARD AVE S

ARTWORK

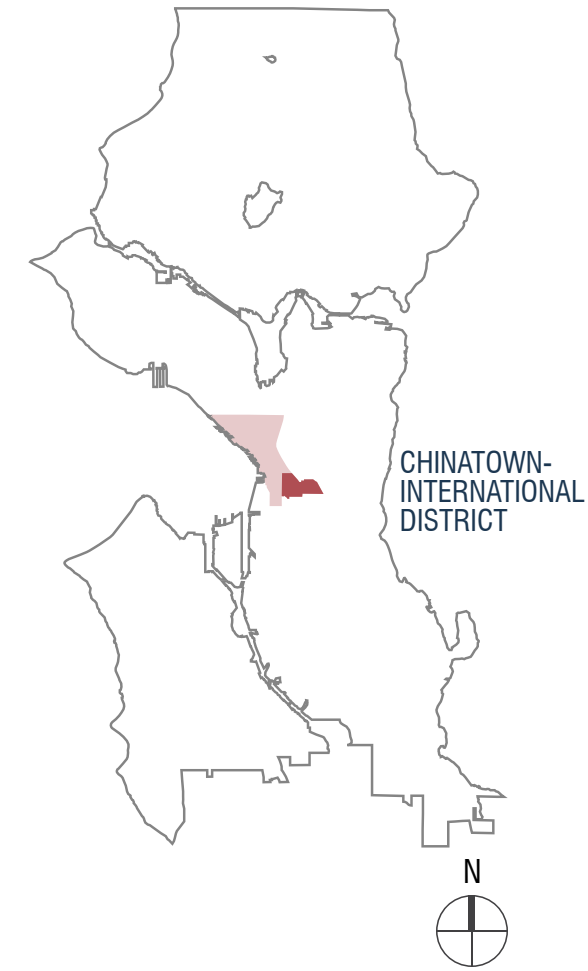
DONH-COA-01914

DATE: MAY 5, 2025



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

VICINITY MAP



PROJECT BACKGROUND

PROPOSAL

Previously Approved Work

The project will renovate the RDA Building to convert it into a self-storage facility. The wine storage facility in the basement will remain and will operate independently from the self-storage.

In the approved design a ground level gallery on Dearborn was provided for display of artwork.

Proposed Changes to be Discussed

Early design guidance for artwork to be installed in ground level display area.

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.

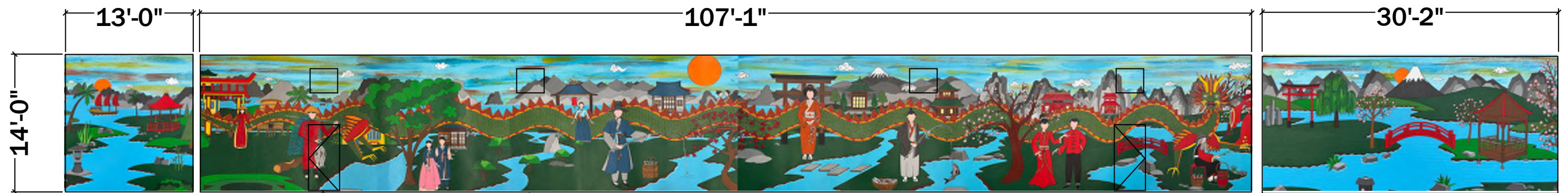
The future phase residential development will create more homes within the Chinatown-International District

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

ELEVATIONS OF GALLERY WALLS



ARTWORK



EAST WALL



NORTH WALL

ARTWORK



NORTH WALL



NORTH WALL

ARTWORK

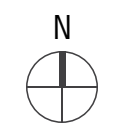
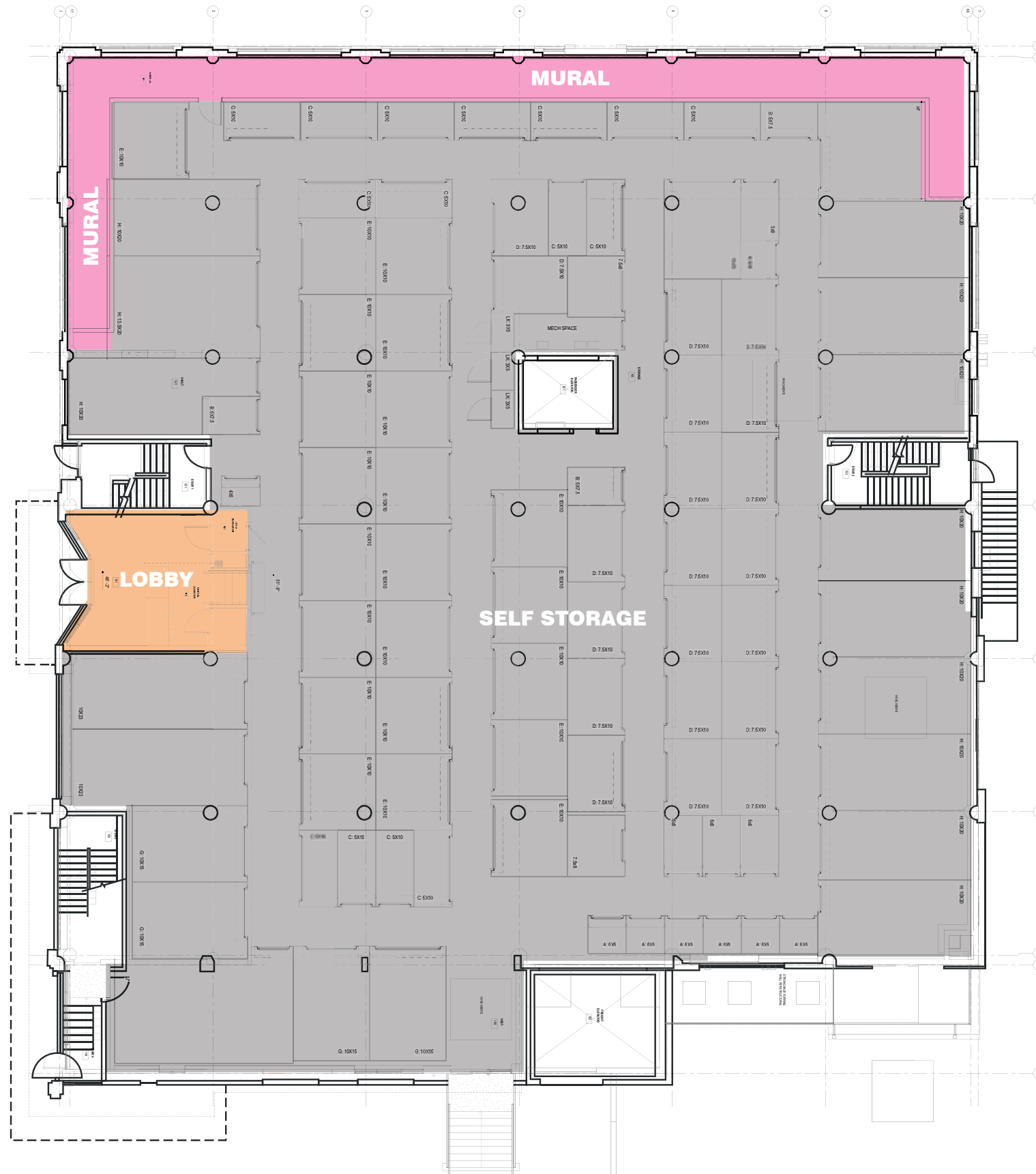


NORTH WALL



WEST WALL

FIRST FLOOR PLAN



VIEW FROM DEARBORN AND MAYNARD



VIEW FROM DEARBORN AND MAYNARD - PREVIOUSLY APPROVED



VIEW FROM MAYNARD - PREVIOUSLY APPROVED



