

LITTLE SAIGON MURALS PROJECT

ISRD Board



ABOUT THE PROJECT

The Little Saigon murals project is part of Friends of Little Sài Gòn's (FLS) Crime Prevention Through Environmental Design (CPTED) program, a collaborative effort to support small businesses in Little Saigon. Murals are one way to turn a generic piece of infrastructure into an opportunity for local artists to brighten a neighborhood and enhance private spaces. The five mural locations were chosen based on community interest and support, high visibility, and proximity to community gathering spaces (parks).

Our goal for this project is to create large-scale art across Little Saigon that is impactful and reflective of the neighborhood's culture, history, and diverse community.

This project is supported by the City of Seattle's Office of Economic Development.

ABOUT THE LOCATIONS

Three different artist groups will design and install the five murals:

Project #1 (designed and installed by Craig Cundiff):

- Khang Hoa Duong: 1201 S Jackson St, Seattle, WA 98144 (West Wall)
- Hau Hau Market Warehouse: 507 12th Ave S, Seattle, WA 98144 (East Wall)
- Saigon Deli: 1237 S Jackson St, Seattle, WA 98144 (East Wall)

Project #2 (designed and installed by Vincent Ballentine and Damien Mitchell)

- Cmarr Automotive: 1216 S Weller St, Seattle, WA 98144

Project #3 (designed by Summit Sierra High School students and installed by volunteers):

- 12th Ave Bus Stop: 12th Ave S, Seattle, WA 98144

SITE PLAN WITH PROPOSED MURAL LOCATIONS



Project #1

Project #2

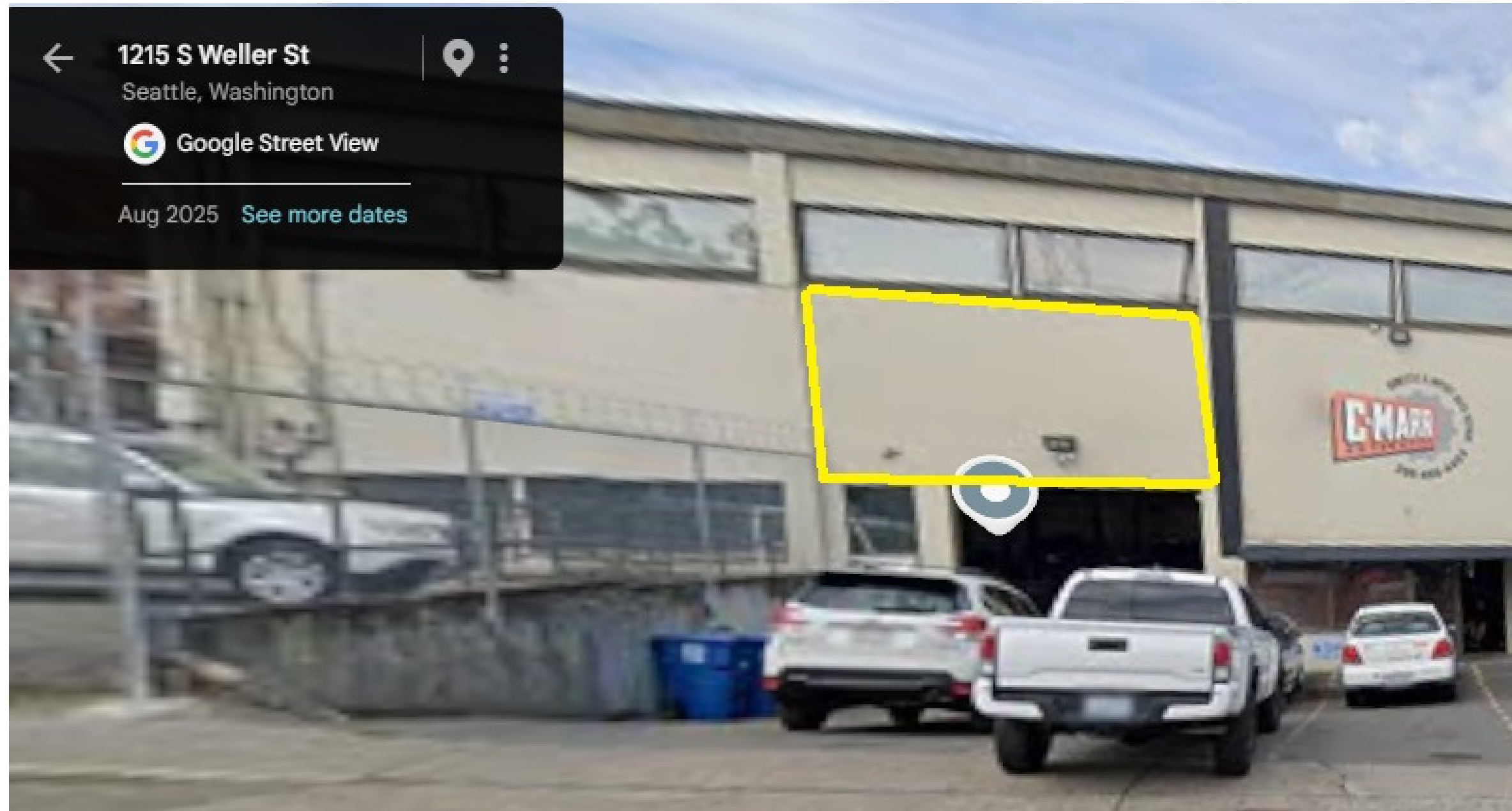
Project #3

PROJECT #2

Cmarr Automotive 1216 S Weller St, Seattle, WA 98144

PHOTO OF EXISTING SPACE

Cmarr Automotive, 1216 S Weller St, Seattle, WA 98144



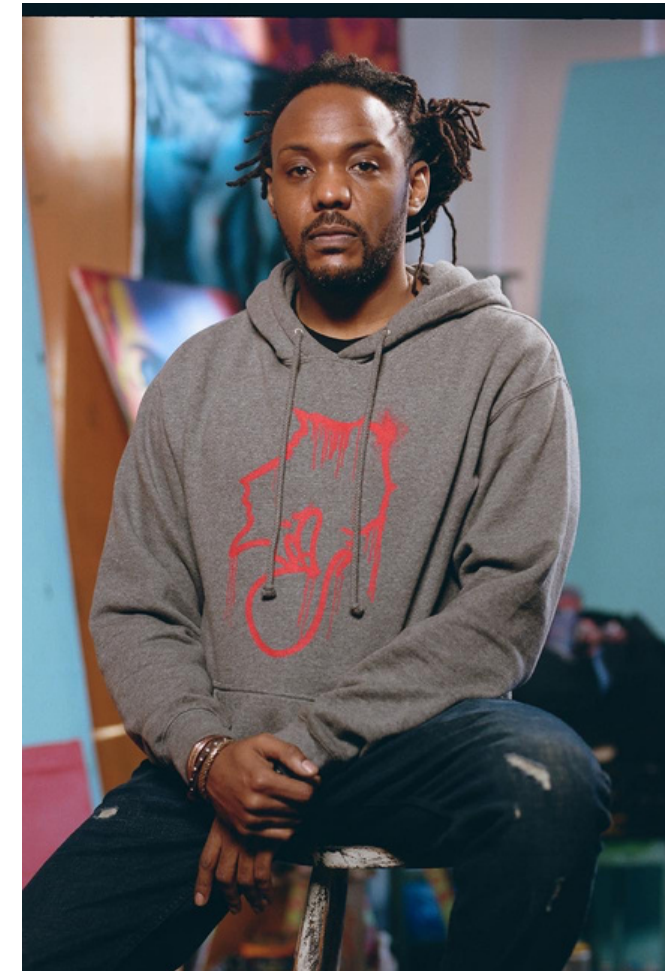
**Approximate
square footage:
12.96 m²**

ABOUT THE ARTISTS

Project #2



Damien Mitchell is an international mural artist with over 20+ years of experience creating large-scale, high-impact public artworks. He is regarded as one of the most prolific muralists of his generation. His work has received national media attention and been featured in international publications and television, with clients ranging from local councils to multinational organisations. Known for his mega-murals spanning up to eight stories and entire city blocks, his work has appeared at major global festivals and for high-profile clients including Major League Baseball, MTV, Google, Doctors Without Borders, and Michelle Obama. Damien has led community-driven projects, completed artist residencies in over 30 countries, and contributed to books and academic papers on public art. He is also a frequent guest speaker and panelist at leading mural conferences such as Pow Wow Festival and the Global Mural Conference.



Vincent Ballentine is a multi-disciplined visual artist based in Brooklyn, NY. With a degree in film and education from the University of the Arts in Philadelphia, and continued study in illustration and motion graphics at Cleveland Institute of Art, Vincent's media range from digital illustration and animation, to large-scale murals and street art. As an independent contractor, Vincent has worked with organizations including Groundswell, Progressive Arts Alliance and Creative Art Works--through which he has created work for Whole Foods, the NYC Housing Authority, a myriad of schools throughout the five boroughs, and at Rikers Island. As a freelance artist, Vincent has traveled internationally and been commissioned to create work for the likes of the NCAA, MTV, BET, and festivals such as Wall Therapy, O-positive and Meeting of Styles in Germany. Vincent earned an Emmy for his performance in MLB Network's "Fall Colors," where a time-lapse recording of himself painting creates the backdrop for post animations. Vincent's work never stops evolving, as demonstrated by his 2026 US State Department residency in Grenada as an ambassador for hip hop. His company, Matlock Studios, has built relationships with local business-developing organizations, and the NYC Departments of Education and Transportation. Thriving through personal and artistic growth, Vincent aims to contribute his brand of style and vision to the art community through mentorship and youth guidance.

VINCENT BALLENTINE AND DAMIEN MITCHELL | ARTIST PORTFOLIO SAMPLES

Project #2

Vincent's
work



Damien's
work



ABOUT THE DESIGNS



1966 Chevrolet Impala Super Sport Convertible is the main part of the mural because it was a gift that was given to the owner by their late father. Symbols of Asian culture in the background

INSTALLATION PROCESS



SAFETY DATA SHEET						
According to 29 CFR 1910.1200 007.0075381.007						
Section 1. Identification						
Product name	: VALSPAR DURAMAX SATIN Base 1					
Product code	: 007.0075381.007					
Other means of identification	: Not available.					
Product type	: Liquid.					
Relevant identified uses of the substance or mixture and uses advised against						
Paint or paint related material.						
Manufacturer	: Valspar 101 W. Prospect Avenue Cleveland, OH 44115					
Emergency telephone number of the company	: (800) 424-9300					
Product Information Telephone Number	: 1-877-825-7727					
Transportation Emergency Telephone Number	: (800) 424-9300					
Section 2. Hazards identification						
OSHA/HCS status	: This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).					
Classification of the substance or mixture	: CARCINOGENICITY - Category 2					
GHS label elements						
Hazard pictograms	:					
Signal word	: Warning					
Hazard statements	: Suspected of causing cancer.					
Precautionary statements						
General	: Keep out of reach of children. If medical advice is needed, have product container or label at hand.					
Prevention	: Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Wear protective gloves, protective clothing and eye or face protection.					
Response	: IF exposed or concerned: Get medical advice or attention.					
Storage	: Store locked up.					
Disposal	: Dispose of contents and container in accordance with all local, regional, national and international regulations.					
Date of issue/Date of revision	: 8/9/2026	Date of previous issue	: 5/3/2026			
Version	: 14					
007.0075381.007	VALSPAR DURAMAX SATIN Base 1	SHW-85-NA-GHS-US	1/13			

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PROPERTY OWNER APPROVAL

MEMORANDUM OF UNDERSTANDING (MOU)

BETWEEN
FRIENDS OF LITTLE SÀI GÒN (FLS)
1227 S Weller St,
Suite A
Seattle, WA 98144

AND
MAR PROPERTIES LLC
1216 S Weller St,
Seattle, WA 98144

[August 31st, 2026]

- I. THE PARTIES
- A. Friends of Little Sài Gòn (FLS) was established in 2011 at the start of a period of massive redevelopment in Little Saigon. FLS's mission is to preserve and enhance Little Saigon's cultural, economic, and historical vitality.
- B. Mar Properties LLC is the Property Management company that manages the building that CMARR Automotive is leasing, which is located at 1216 S Weller St, Seattle, WA 98144, in the Little Saigon Neighborhood. Mar Properties LLC is acting as an authorized agent for the company that owns the building and has been granted the authority to manage and finalize the decisions relating to this MOU.
- II. PURPOSE & ATTESTATION
- The purpose of this MOU is to facilitate a commercial property improvement project in the Little Saigon neighborhood, with funding from the City of Seattle. The goal is to install a mural at the property of Mar Properties LLC at 1216 S Weller St, Seattle, WA 98144, which stands in the heart of this historic neighborhood, focusing on designing an artwork that is culturally relevant and welcomes people to Little Saigon. FLS is partnering with Mar Properties to receive permission to use the site and seek design feedback.
- The recipient property owner has met the following criteria:
- The property owner permits moving forward with this project.
 - The property owner has filed their business information with the Office of the Secretary of State.
 - The property owner has demonstrated a willingness to communicate with FLS staff and artists.
 - The property owner provides consent for the project, via physical or electronic documentation, to gain construction approval by the International Special Review District.
- III. ROLES & RESPONSIBILITIES UNDER THE MOU
- NOW, THEREFORE, it is hereby agreed by and between the partners as follows:
- A. FLS responsibilities:
1. Support the "Cmarr Automotive" commercial property mural design application process to get approval from the ISRD Board.
 2. Contribute to the cost of design, project management, and installation (see attached estimates), not to exceed \$7,000.
 3. FLS will work with artists to ensure that the work is completed in a timely manner.
 4. FLS will work with artists to receive the property improvement designs.
 5. FLS will work with artists to coordinate a three-year maintenance plan (up to six (6) maintenance calls per year, including but not limited to touch-ups, graffiti removal, and damage repair).
- B. Mar Properties' responsibilities:
1. The property owner must approve this mural.
 2. Work with the artist to store equipment on or off-site after hours.

- IV. PROJECT TIMELINE AND DURATION
- A. Mar Properties LLC shall fulfill its responsibilities outlined in Section III on or before December 31, 2026.
- V. CONFIDENTIALITY
- A. Parties will not disclose any secrets, methods, or systems employed by the agencies involved in this MOU. All stakeholders' lists, internal reports, and all other such information that is made available to both parties by virtue of this relationship shall be held in strict confidence.

This Memorandum of Understanding is effective as of:


Mar Properties LLC, Property Owner for Cmarr Automotive

Valerie Tran, Interim Executive Director of FLS

Date 9/9/26
Date 09/09/2026