



INTERNATIONAL SPECIAL REVIEW DISTRICT  
CERTIFICATE OF APPROVAL FINAL APPLICATION  
800 MAYNARD AVE S  
**ARTWORK**  
DONH-COA-01914

DATE: DECEMBER 10, 2025



**NEIMAN TABER**  
ARCHITECTURE FOR THE NORTHWEST

1435 34TH AVENUE  
SEATTLE, WA 98122  
(206) 760-5550  
[WWW.NEIMANTABER.COM](http://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

Turbineau 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

Turbineau 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

## VIEW FROM DEARBORN AND MAYNARD



## VIEW FROM DEARBORN AND MAYNARD - PREVIOUSLY APPROVED



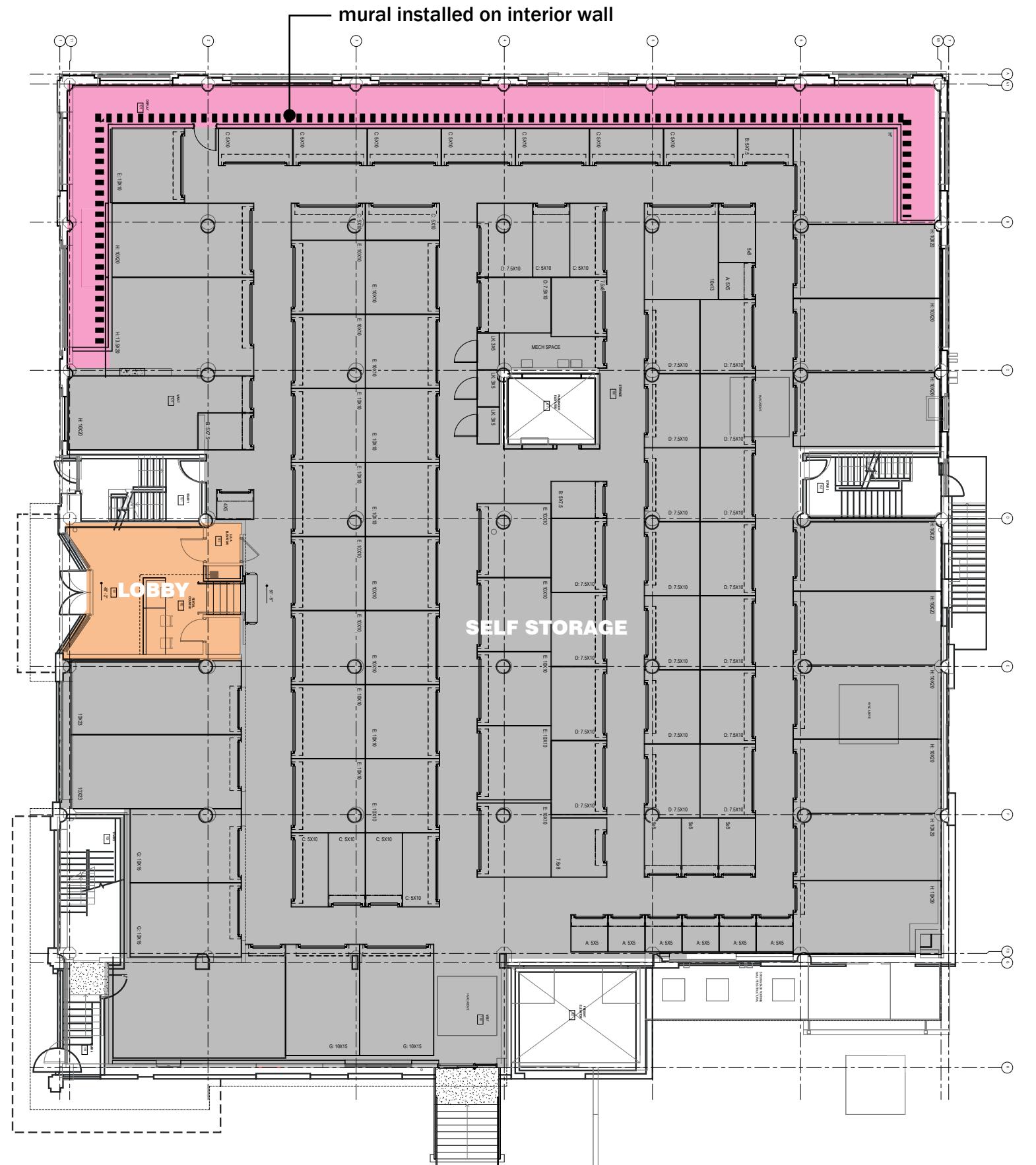
## VIEW FROM MAYNARD - PREVIOUSLY APPROVED



## VIEW FROM DEARBORN - PREVIOUSLY APPROVED



# FIRST FLOOR PLAN



## ELEVATIONS OF GALLERY WALLS

