



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

DATE: DECEMBER 10, 2025



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

VICINITY MAP



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

VIEW FROM DEARBORN AND MAYNARD





VIEW FROM MAYNARD - PREVIOUSLY APPROVED





FIRST FLOOR PLAN



