

May 23, 2022

66 International District apartments now underway

By [BRIAN MILLER](#)
Real Estate Editor

Acting as its own builder, Edge Developers has broken ground on a new International District apartment building. The midblock site, at [206 Fifth Ave. S.](#), is now being slowly cleared of the old Tenoch Mexican Grill/Gyro House building, which has been vacant for the past few years. Interior demolition is now underway.

The construction permit came last month. The International Special Review District board approved the project, and demolition, in late 2020.

A concrete pumper truck is already deployed on site, which might seem early. The new building will have no basement level, meaning that little shoring and excavation is required. It appears that the steep, unpaved alley to the east, a dead end, is now being stabilized and shored before the actual old building demolition. (That work may include a small vacant structure on a neighboring property; both are in poor shape.)



Rendering by Hewitt [\[enlarge\]](#)

The site is a short walk to Uwajimaya and International District/Chinatown Station.

Edge, led by Don Mar, previously told the DJC that it was partnering with longtime landowner the Wong family, which bought the building in 1976. It began operating Golden Pheasant Noodle Co. there during the 1930s.

Hewitt designed the eight-story, 66-unit project, dubbed Origin 206. No parking is planned, but tenants will have 66 bike stalls. Units will run from studios to one-bedrooms, in a range from about 410 to 650 square feet.

About 1,800 square feet of retail/commercial space is planned, possibly to be a cafe or coffee shop. Tenants will also have access to a roof deck. Total project size is listed at 46,915 square feet, and the Mandatory Housing Affordability fee was a little over \$1 million.

The team also includes Triad/David Evans & Associates, surveyor; Ground Support, shoring; Riley Group, geotechnical engineer; Sitewise, civil engineer; and Bykonen Carter Quinn, structural engineer. Hewitt is also the landscape architect.

Condominiums were once contemplated, before the project shifted to rentals.

