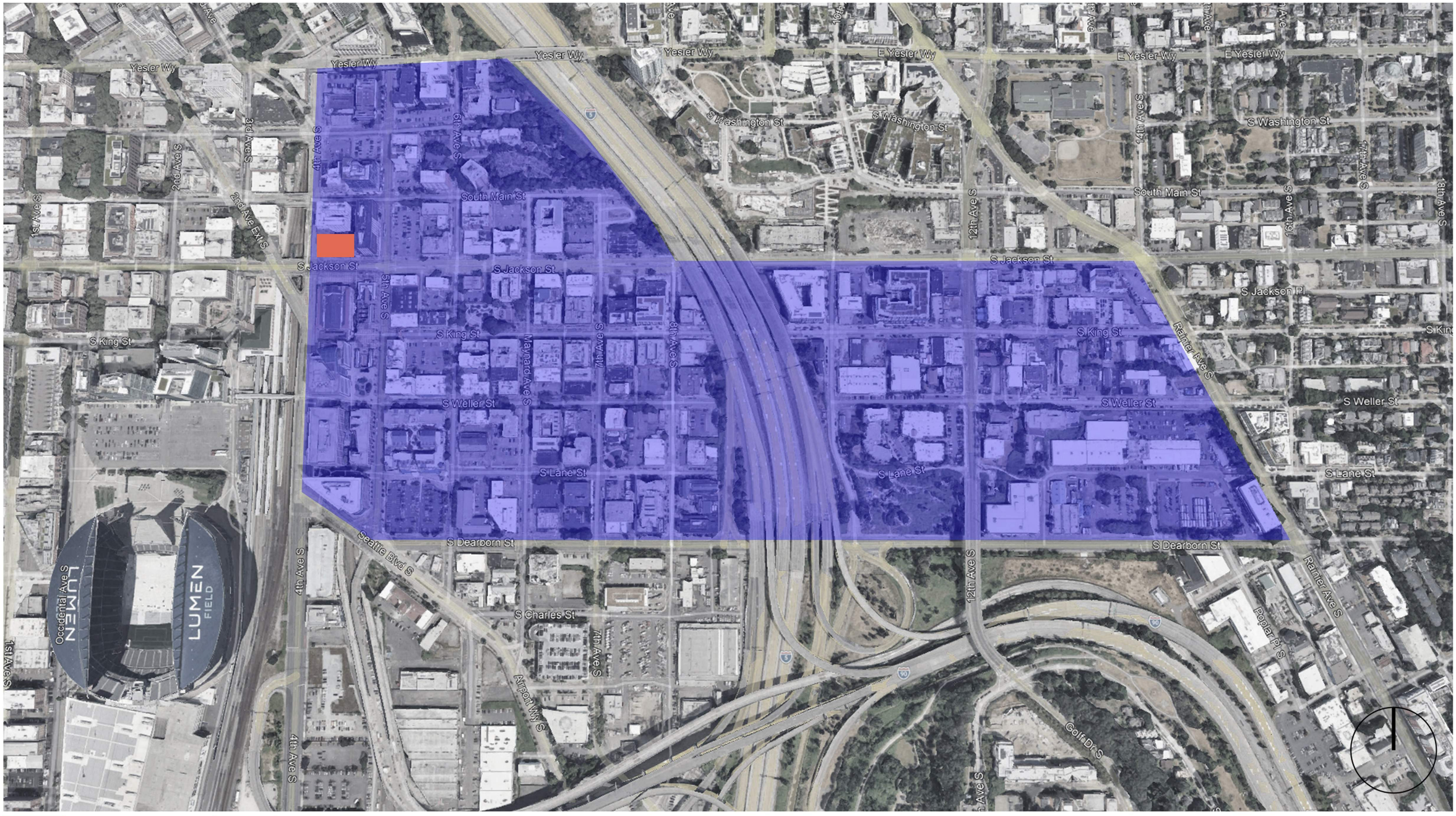
# McDonald's
## at 4th Ave S & Jackson St

ISRD Board

# ISRD Zone and Site Location




ISRD ZONE SITE

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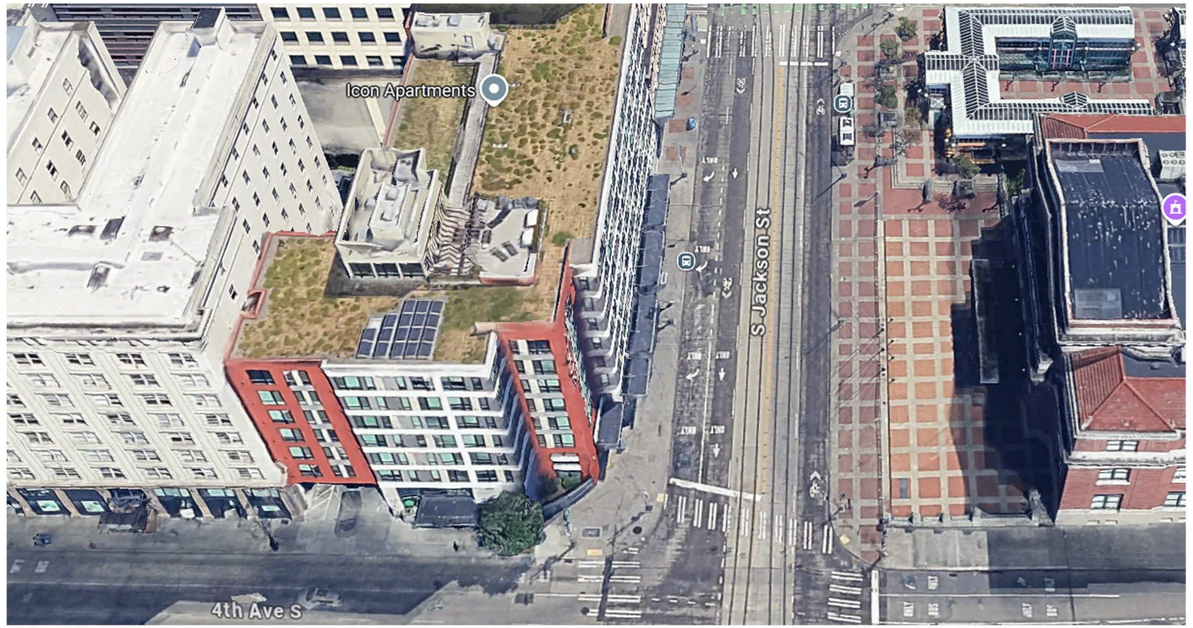
**Proposed McDonald's Restaurant #046-1228**

**400 S Jackson St**
**Seattle, WA 98104**
**06 October 2026**

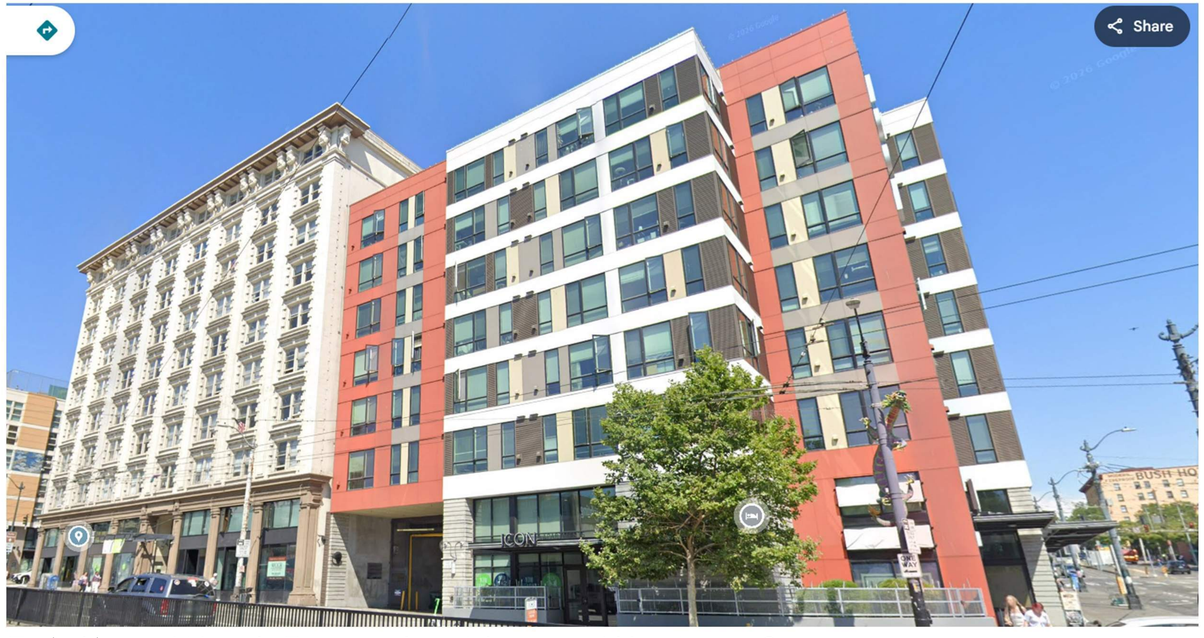
# Existing site conditions



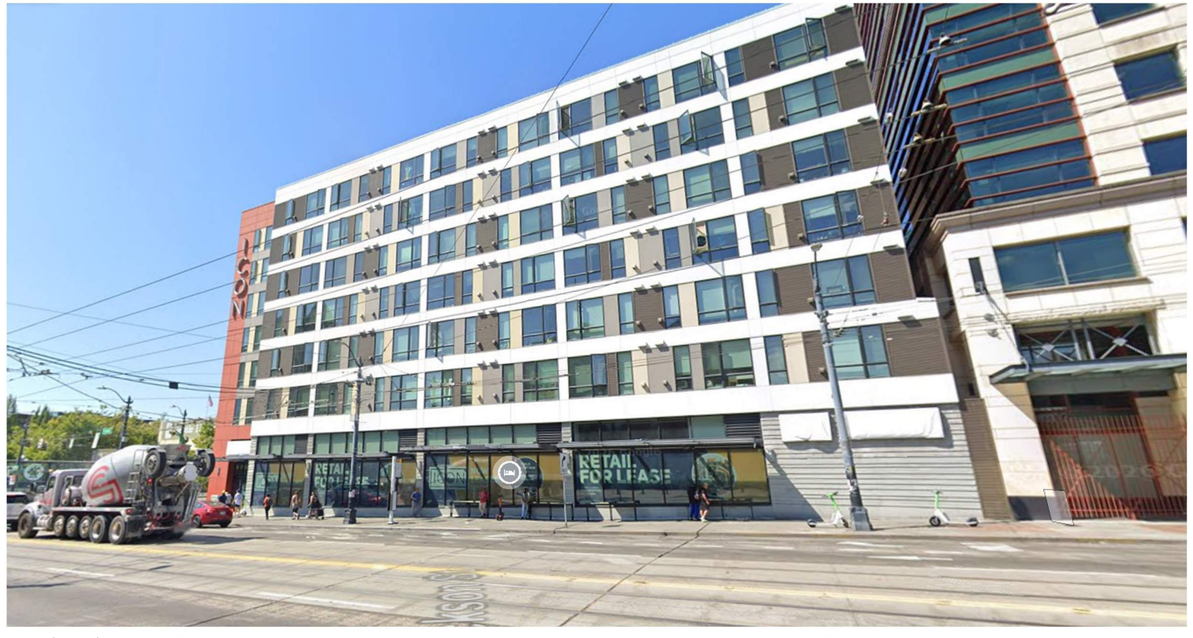

Aerial view




Birds eye view along 4th Ave S and S Jackson St




Existing West Facade Along 4th Ave S




Existing South Facade along S Jackson St

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**Proposed McDonald's Restaurant #046-1228**

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**06 October 2026**




# PROJECT INFORMATION

## 4TH AVENUE SOUTH + SOUTH JACKSON STREET

McDONALD'S TENANT IMPROVEMENT - SEATTLE, WASHINGTON

### PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS: | 400 S Jackson St, Seattle, WA 98104 |
| COUNTY: | King County |
| PREPARED BY: | Design UA |
| ZONING: | IDR/C 125/150-270 (International District Residential / Commercial) |
| PROPOSED USE: | Resturant dine-in or take-out; no drive-thru |

### EXISTING SITE DESCRIPTION

The project is located at 400 S. Jackson Street, at the intersection of South Jackson Street and 4th Avenue South in Seattle, Washington. The property is within the International District Residential/Commercial zone and occupies a commercial tenant space within an existing mixed-use urban building.

The surrounding area includes restaurants, retail businesses, residential apartments, public sidewalks, transit routes, and other active urban uses. The site is also located within the International Special Review District and is subject to its applicable design and review requirements. An existing traffic-signal control box is located in front of the tenant space and will remain in place.

Existing stormwater, water, sewer, fire protection, electrical, and communication services are available at the property and are expected to support the proposed restaurant. Interior plumbing, utility, and service modifications may be required as part of the tenant improvement work.

### EXISTING BUILDING DESCRIPTION

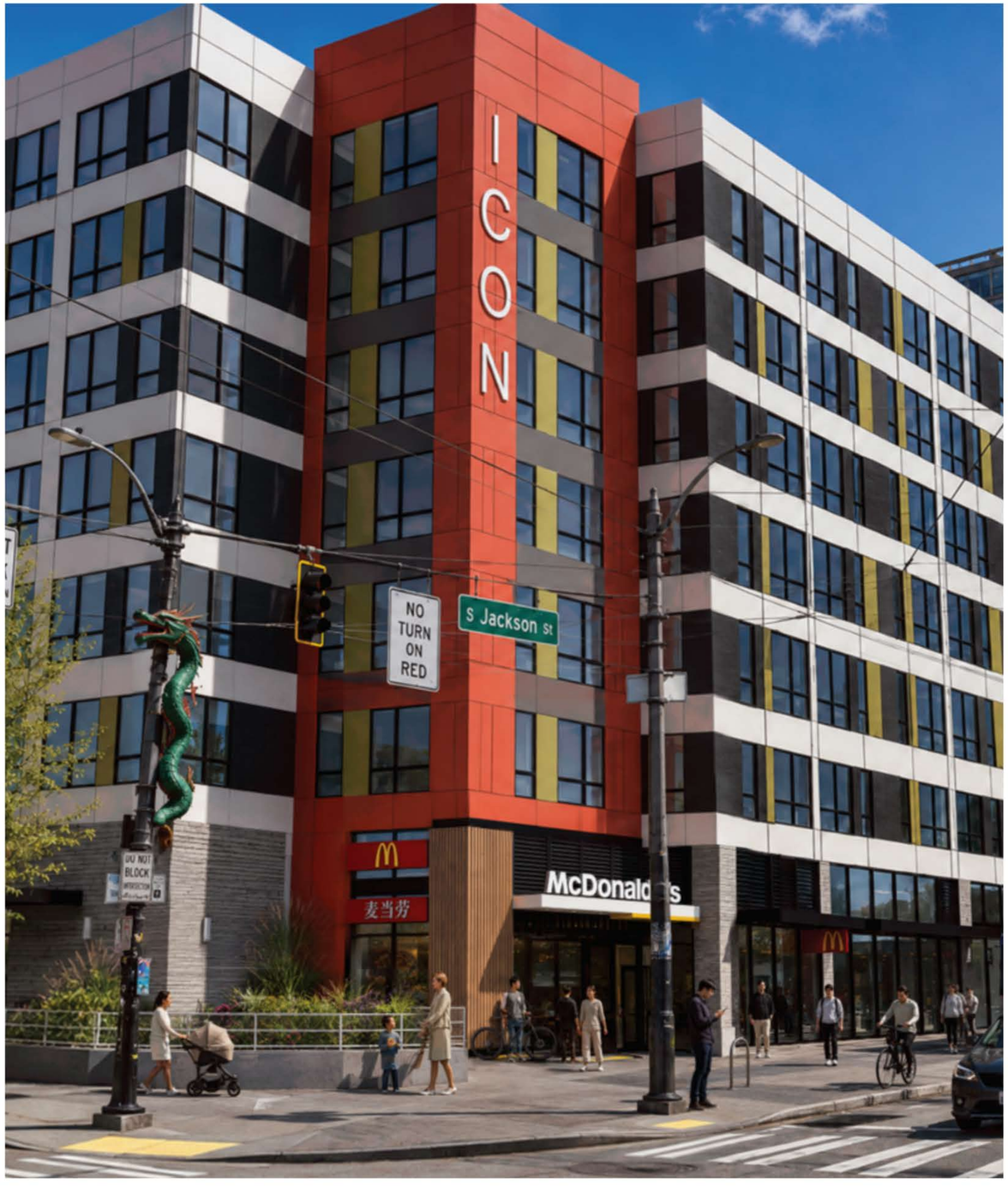
The existing building is a modern mixed-use apartment complex located at the prominent corner of 4th Avenue South and South Jackson Street in Seattle's International District. The mid-rise building contains residential units above a continuous ground-floor retail frontage, creating an active urban edge along the sidewalk.

Its façade is organized by large storefront windows, repetitive apartment windows, white horizontal bands, dark cladding, and strong red-orange vertical panels that emphasize the corner entrance and building identity.

The existing retail space, formerly occupied by Bartell Drugs, is currently vacant and provides an opportunity for McDonald's to reactivate the ground floor along with a future retail tenant to be determined by the building landlord at a later date.

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# More Than a Restaurant:

## McDonald's as a Community Connector

McDONALD'S TENANT IMPROVEMENT - SEATTLE, WASHINGTON

### PROJECT OBJECTIVES

**1-** Reactivates an underused corner at 4th Avenue South and Jackson Street.
**2-** Creates more daily activity, visibility, and lighting along the sidewalk.
**3-** Improves the sense of safety by replacing a vacant or inactive storefront with a maintained and occupied business.
**5-** Provides a familiar gathering place for residents, workers, students, tourists,and visitors.
**6-** Connects a globally recognized brand to the cultural character of Seattle'International District.

### ACTIVATING AN UNDERUSED CORNER

Vacant or inactive spaces at major street corners can make an area feel neglected and disconnected from the surrounding neighborhood. When these spaces are not regularly used or maintained, they may contribute to unmanaged loitering and make pedestrians feel less comfortable.

By reactivating the corner of 4th Avenue South and Jackson Street, McDonald's can bring consistent daily activity, lighting, visibility, and pedestrian movement to the site.

The restaurant can help create a more welcoming environment while improving the overall appearance and sense of safety along the surrounding sidewalks.

### A FAMILIAR GLOBAL BRAND WITH A LOCAL ROLE

McDonald's is a globally recognized brand with locations throughout the United States, Asia, and other parts of the world. Its familiar identity can make the site approachable to local residents, workers, tourists, and visitors to Seattle's International District.

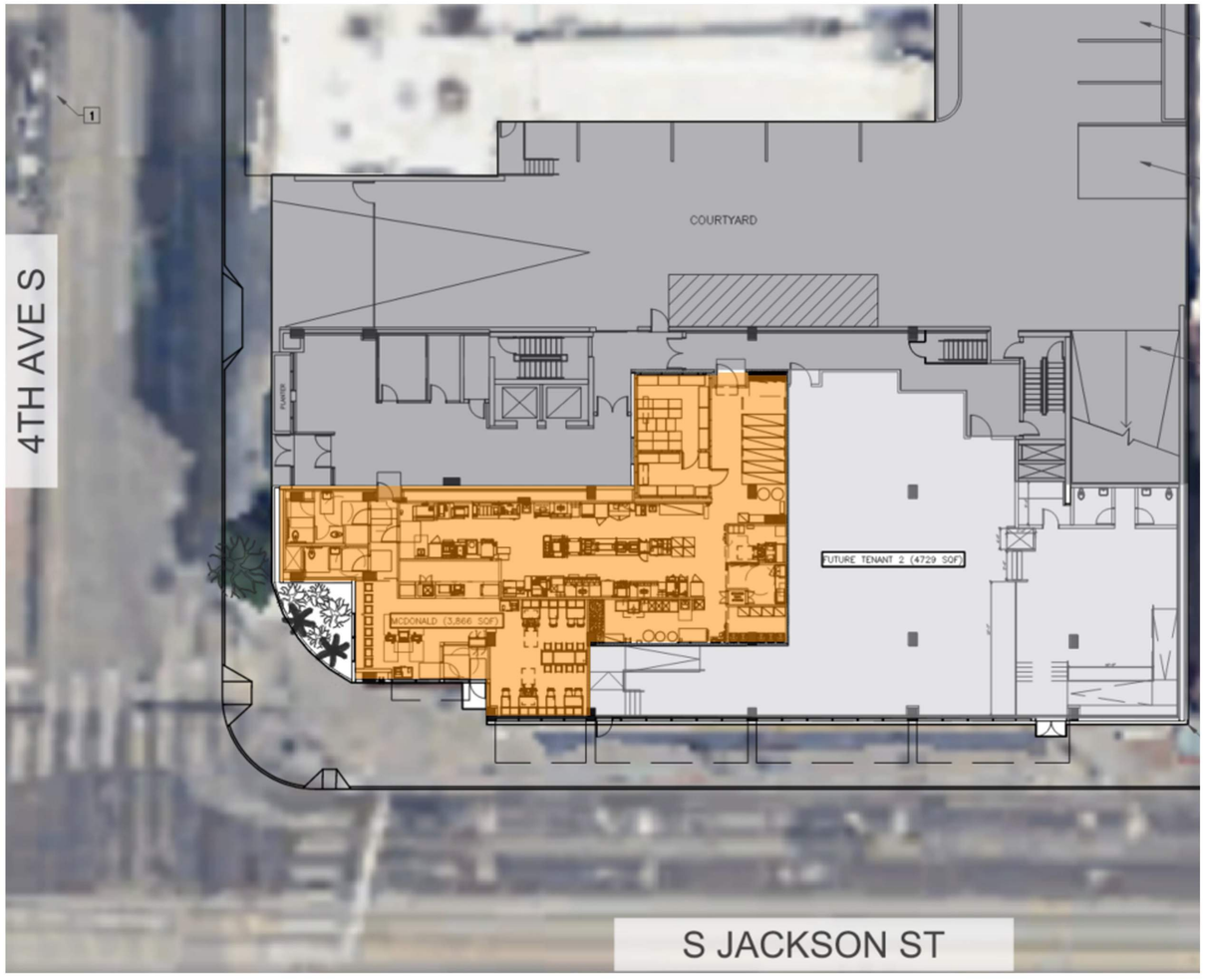
The project also responds to its local setting through improvements to the storefront, signage, lighting, pedestrian edge activation, bamboo-finished vertical battens, and the inclusion of Chinese-language branding. The Chinese characters, "麦当劳," identify McDonald's in Chinese and acknowledge the cultural context of the International District.

By combining a recognizable international brand with a stronger architectural connection to the neighborhood, the project will create a more active, welcoming, and connected corner within the community.

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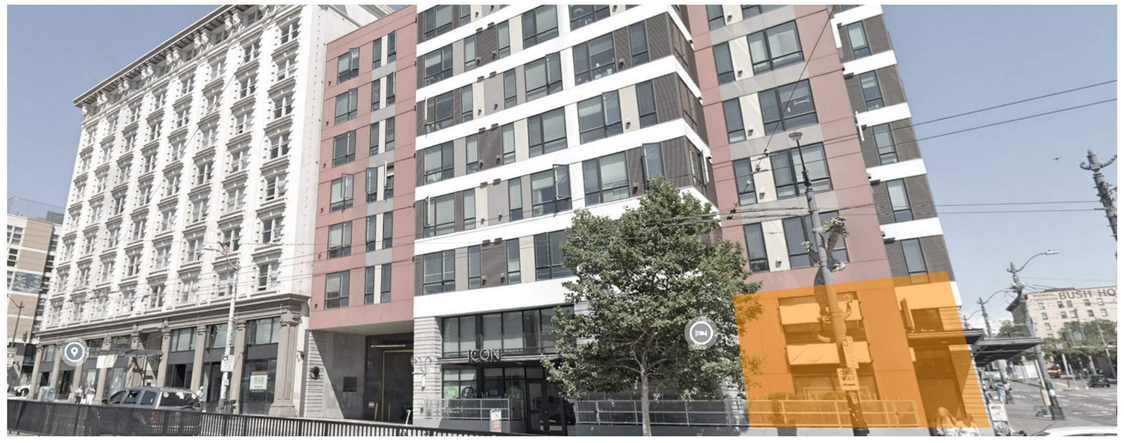
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# Description of Proposed Work









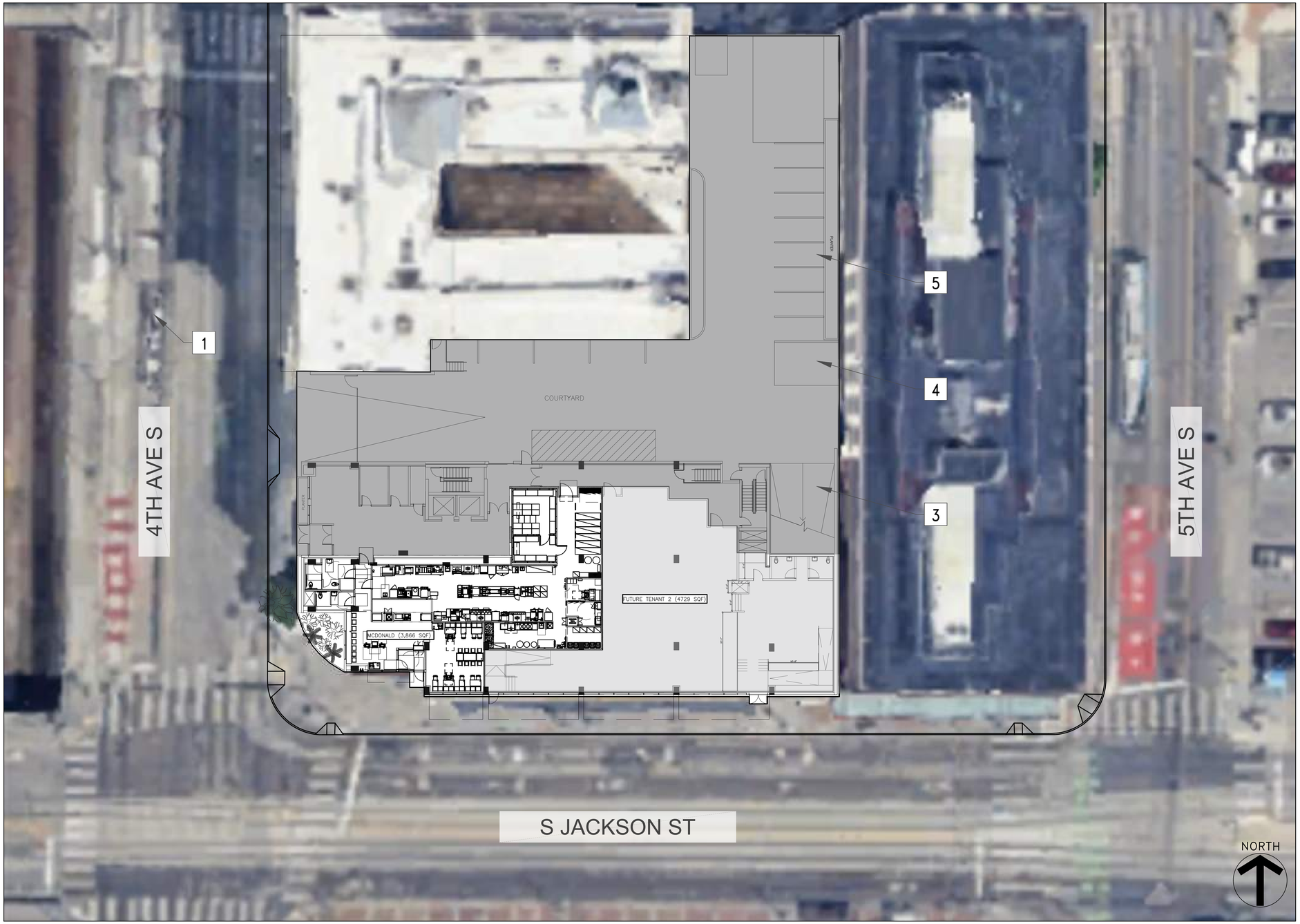

The project will remodel approximately 3,866 square feet of existing ground-floor commercial tenant space within a mixed-use building at 4th Ave S & S Jackson St in Seattle. Formerly occupied by Bartell Drugs, the space will be converted into a new McDonald's restaurant. The work will include selective interior demolition; construction of dining, kitchen, restroom, storage, and service areas; installation of new finishes, fixtures, and equipment; and upgrades to mechanical, electrical, plumbing, fire protection, lighting, communication, and utility systems. Accessibility improvements will be provided as required. The restaurant will operate as an end-cap tenant with interior dining or to go ordering. No drive-thru is proposed at this location. Exterior branding, signage, storefront modifications, and other visible improvements will be subject to City of Seattle and International Special Review District review and permitting.

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**Proposed McDonald's Restaurant #046-1228**

**400 S Jackson St**
**Seattle, WA 98104**
**06 October 2026**




# SITE INFORMATION

| | |
|---|---|
| SITE LOCATION | 400 S JACKSON ST<br>SEATTLE WA, 98104 |
| PARCEL NUMBERS | 5247801380 |
| SITE AREA | 0.51 AC (22,243 SF) |
| USABLE SITE AREA | 0.51 AC (22,243 SF) |
| EXISTING ZONING | IDR/C 125/150-270 - INTERNATIONAL DISTRICT RESIDENTIAL/COMMERCIAL 125/150-270 |
| EXISTING USE | MIXED USE BUILDING (RETAIL FIRST FLOOR) |
| PROPOSED ZONING | IDR/C 125/150-270 - INTERNATIONAL DISTRICT RESIDENTIAL/COMMERCIAL 125/150-270 |
| PROPOSED USE | MIXED USE BUILDING (RESTAURANT FIRST FLOOR) |
| PROPOSED BUILDING TYPE AND AREA | REMODEL OF EXISTING RETAIL SPACE. ~3,866 SF |
| ALLOWABLE BUILDING HEIGHT | N/A |
| BUILDING SETBACKS | |
| FRONT | 0' |
| SIDE | 0' |
| REAR | 0' |
| LANDSCAPE BUFFERS | |
| FRONT | 0' |
| SIDE | 0' |
| REAR | 0' |
| PARKING REQUIREMENTS | |

| MARK | DESCRIPTION OF WORK | DETAIL |
|---|---|---|
| 1 | RAISED MEDIAN WITH FENCE | |
| 2 | APPROXIMATE PARCEL LINE | |
| 3 | PARKING GARAGE ENTRACE | |
| 4 | DUMPSTER LOCATION | |
| 5 | EMPLOYEE PARKING | |

FIELD OF SCOPE: 3866 sq.ft.

2ND TENANT: 4729 sq.ft.

OUT OF SCOPE: N/A

SITE PLAN | SCALE: 3/16" = 1'-0"

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**Proposed McDonald's Restaurant #046-1228**

**400 S Jackson St**
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COMMERCIAL SPACE: 3,866 GROSS SQ.FT.

- PUBLIC SPACE: 763 SQ.FT.
- KITCHEN: 955 SQ.FT.
- ORDER COUNTER: 136 SQ.FT.
- SUPPORT/STORAGE: 1,101 SQ.FT.
- CREW AREA: 77 SQ.FT.
- MANAGER AREA: 71 SQ.FT.

*ALL AREAS NOTED AS "NET" U.NO.

FLOOR PLAN | SCALE: 1/4" = 1'-0"


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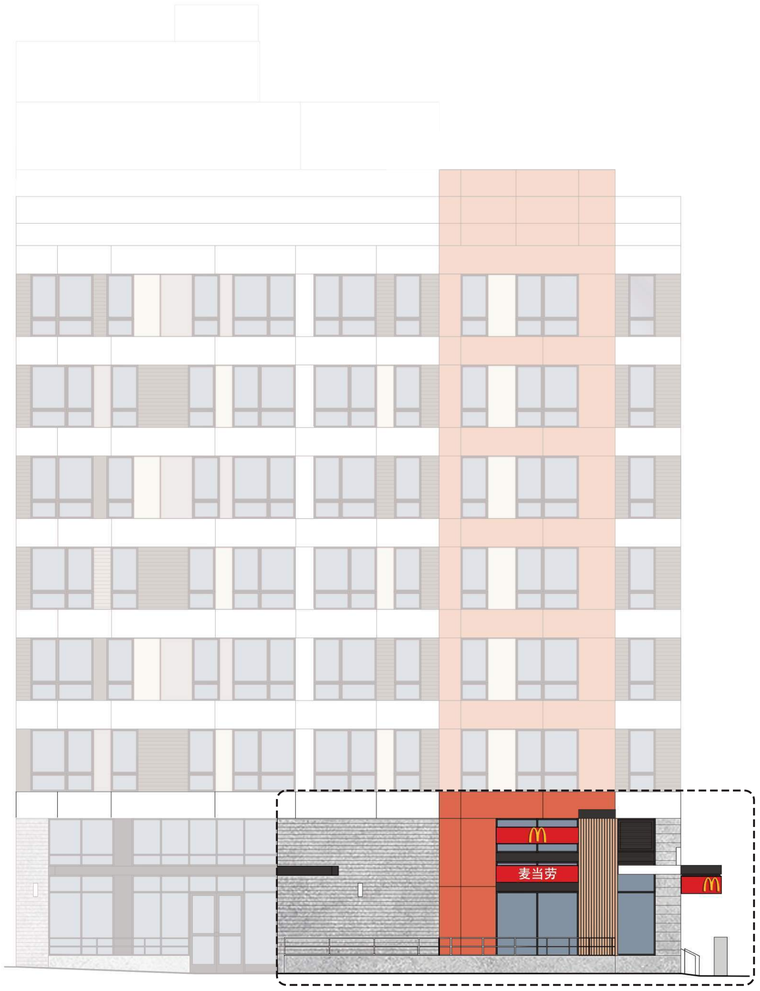

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SCOPE OF WORK

A2.0 EXTERIOR ELEVATIONS | SCALE: 1/8" = 1'-0"

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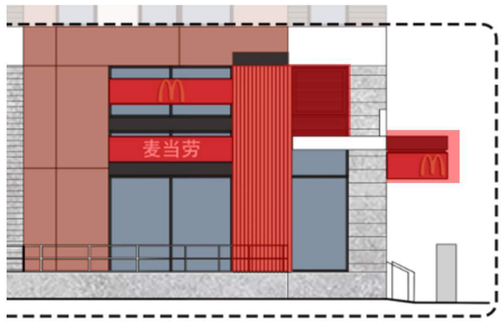
**Proposed McDonald's Restaurant #046-1228**

**400 S Jackson St**
**Seattle, WA 98104**
**06 October 2026**

# Exterior Walls




SCOPE OF WORK







Tenant improvement Highlighted in red

The exterior improvements highlighted in red include modifications to the existing and newly replaced canopy assemblies, including new exterior finishes and construction details. Portions of the first-floor glazing above the storefront will be replaced with vented panels where required. A bamboo-colored vertical architectural element will also be installed at the corner of 4th Avenue South and South Jackson Street, as shown in the reference image. These exterior finish and construction improvements will be coordinated with the existing building façade and submitted for applicable City of Seattle review and permitting requirements.

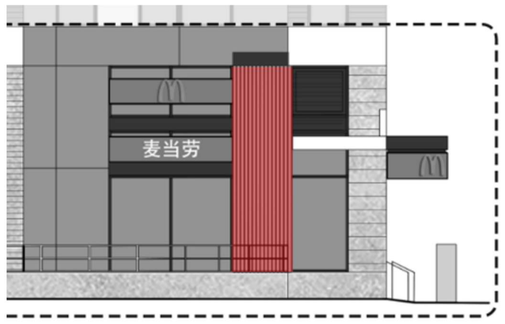
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# Exterior Walls




SCOPE OF WORK





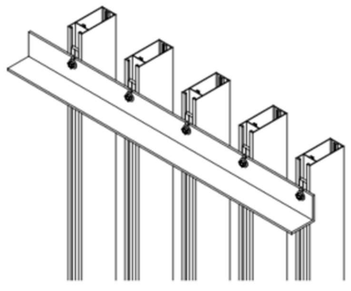

**TAR-012**
Bamboo

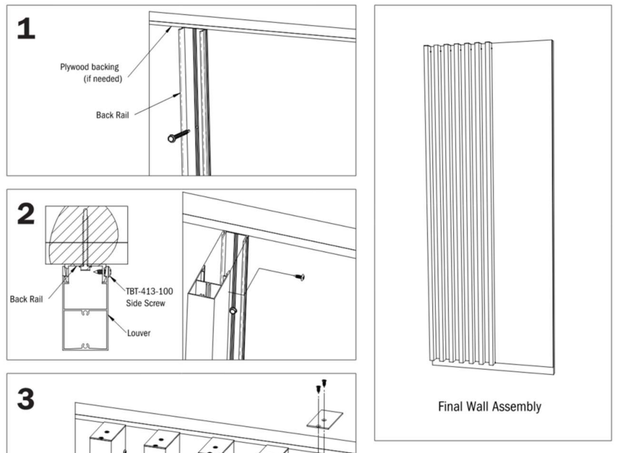
Detail Highlighted in red

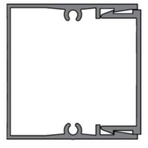



## Exterior Applications

**Stringer Mounted Vertical Battens** **Attach Stringers horizontally to the wall structure with L-brackets, Unistrut, L-angles or similar. Stringers will be pre-notched to create the desired Batten spacing. Secure Battens to the Stringers with special Fortina clips. If adding end caps, drill a small drain hole in each end cap.**





**TLKS-5050**
50mm x 50mm (~2" x 2")

The vertical battens highlighted in red will use Fortina TAR-012 Bamboo, an exterior-grade, wood-look finish applied to lightweight aluminum extrusions. The bamboo finish was selected in response to the site's location at 4th Avenue South and Jackson Street within Seattle's International District, reflecting the area's strong Asian and Pacific Islander cultural identity while connecting the building to a more natural material palette. The vertical battens will add warmth, texture, and rhythm to the façade while softening the commercial character of the existing storefront. Although the finish resembles natural bamboo, it consists of non-combustible aluminum wrapped in a durable, weather-resistant, non-PVC film suitable for exterior use.

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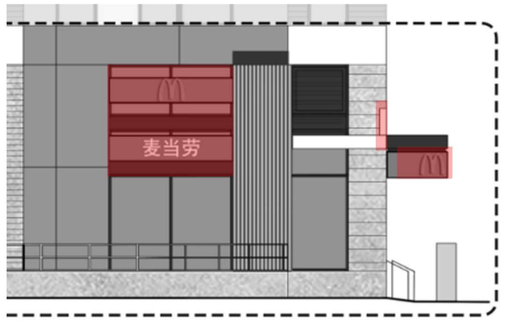
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# Signage Details

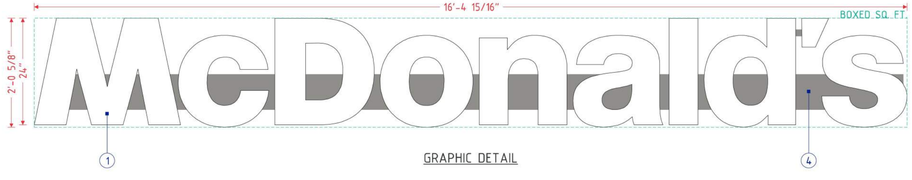



SCOPE OF WORK

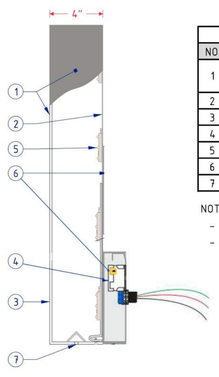



Detail Highlighted in red



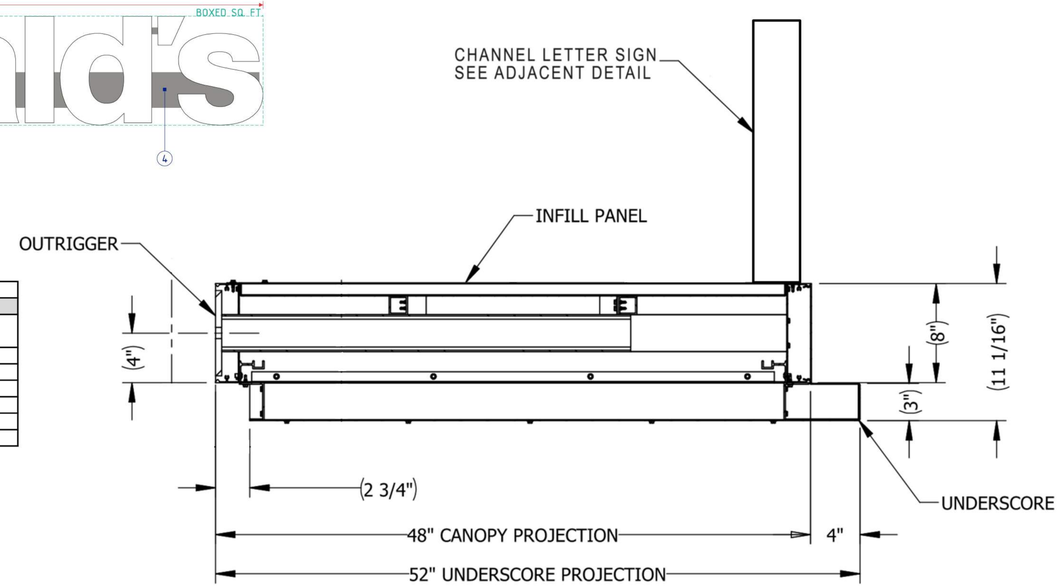

GRAPHIC DETAIL




CHANNEL LETTER DETAIL

| SPECIFICATIONS | |
|---|---|
| NO. | PART/DESCRIPTION |
| 1 | .177" MOLDED WHITE MODIFIED ACRYLIC FACES/LETTER BODIES WITH SIDES PAINTED MCDONALD'S SILVER (OPAQUE) ON EXTERIOR |
| 2 | .040" ALUMINUM BACKS |
| 3 | .118" WHITE ABS INSERTS |
| 4 | ALUMINUM RACEWAY PAINTED MCDONALD'S SILVER |
| 5 | GE 5000K WHITE LED'S AS REQUIRED |
| 6 | LED POWER SUPPLY LOCATED INSIDE RACEWAY |
| 7 | DRAIN HOLES WITH BAFFLES AS REQUIRED |

NOTES:
- LETTER INTERIORS TO BE WHITE
- U.L. LISTED




The exterior tenant signage improvements highlighted in red include new McDonald's identification signage installed above the existing canopy. Additional branding, including Chinese language identification, will be installed along the canopy fascia and underside areas to improve visibility from 4th Avenue South and South Jackson Street. The Chinese characters, "麦当劳," represents McDonald's name in Chinese and acknowledges the cultural context of Seattle's International District while improving recognition for international customers. The existing Bartell Drugs signage will be removed and replaced with McDonald's branding. All signage will be coordinated with the existing canopy construction, including required mounting supports, raceways, and electrical connections.

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