



July 9, 2021

City of Parker
20120 E Mainstreet
Parker, Colorado 80138-7335
Atten. BrieAnna Simon - Associate Planner

Subject: McDonald's Restaurant 005-0785 Parker, CO – Development Review

Job Address: 16098 E Tall Timber Ln, Parker, CO

Reviewed by: BrieAnna Simon – bsimon@parkeronling.org

Response Letter

Plan Review:

No.	Agency Comment	Response to Comment	Sheet No.
1	Please provide enough information for staff to determine the vertical massing requirements has been met for each facade. Please see page 53 of the Development Design Standards.	Battens added to the Rear Elevation (East) and Non-Drive-Thru (South Elevations). Dimensions of massing provided to meet the vertical massing requirement.	
2	Page 55 of the Development Design standards discusses corner elements. Please show the corner elements have been addressed on both fronts of the building.	Corner elements have been addressed on both fronts of the building with vertical batten designs. Battens bumped out 12" for additional architectural interest.	
3	Please label all sides based on directional labels.	Acknowledged. All elevations have been labeled with the corresponding cardinal direction.	
4	Per the Development Design Standards (page 50) Commercial buildings 100 feet in length or less: Building fronts facing a	1) Spandrel Glazing added to the rear elevations (east) to achieved 40% transparency.	



	<p>public roadway or open space shall be subject to a transparency minimum of:</p> <p>1) Ground floor level transparency shall be a minimum of 40% measured as a percentage of glazing in the base of the building, for building fronts (see figure 65); and</p> <p>2) Ground floor level transparency shall be a minimum of 25% measured as a percentage of glazing in the base of the building, for a building side (see figure 66).</p> <p>Please note, the "rear" would be considered a front as it faces Sliceroo Drive and needs to meet the required front architecture. Please add the transparency calculation provided for all sides of the building.</p>	<p>2) Spandrel glazing added to the Drive-Thru (South) elevation to achieve the minimum of 25% transparency.</p> <p>Transparency calculations added to all sides.</p>	
5	<p>Per page 68 of the Development Design Standards, field painted standard metal siding is a prohibited material. Please provide information showing the proposed material is an approved material.</p>	<p>Acknowledged. Metal wall panel system will be provided by Metal Era and will not be field painted.</p>	
6	<p>Per page 59 of the Development Design Standards, The drive-through element of a commercial building (for example: drive-through canopies for banks, restaurants and pharmacies) shall have architecturally integrated drive-through canopies located over drive-through</p>	<p>Acknowledged. Drive-thru canopies provided over Drive-thru windows.</p>	



	windows (see figure 85). Please see page 59 for more detail.		
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Thank you for your assistance on this project. If you have any questions, please feel free to contact me.
Sincerely,



Kelly Teska
Project Manager
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