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April 11, 2022

**Town of Parker**  
**Department of Engineering/Public Works**  
20120 E. Mainstreet  
Parker, CO 80138

**Subject:** *McDonald's Parker – Douglas 234 Drive-Thru Stacking Narrative*

This memorandum provides a summary of the project criteria, the design considerations, and the subsequent narrative for the anticipated drive-thru stacking for the proposed McDonald's near the intersection of Chambers Road and Hess Road on the Douglas 234 commercial development.

**Location**

The 1.204-acre Project is located on Lot 3 of the Douglas 234 Filing No. 6 commercial development located at the northeast corner of South Chambers Road and Hess Road in Parker, Colorado (the "Site"). The proposed Project consists of a new single-story McDonald's fast-food restaurant with dual drive-thru lanes, drive aisles, parking on the south, east, and west side of the building, landscaping, and associated utility improvements (the "Project").

Currently, the proposed McDonald's site is vacant land.

**Drive-Thru Stacking Information**

The proposed Project provides a total of 17 stacking stalls within the drive-thru with a stacking length of 310'. The white paper study "Drive-Through Queue Generation" by Mike Spack states that a fast-food restaurant with drive through requires stacking of 12 vehicles (240 feet).

It is understood that the Town of Parker requested that a queueing analysis be complete for existing McDonald's restaurants in the Town of Parker to determine the required stacking within future drive-thrus.

This memorandum is provided in lieu of the existing restaurant stacking queueing analysis to provide the following assumptions:

1. McDonald's USA, LLC is confident that the traffic and queueing analysis provided accurately represents the proposed Project.
2. McDonald's USA, LLC understands that the proposed Project cannot use Sliceroo Drive for queueing.
3. McDonald's USA, LLC will complete a good faith effort to provide traffic management measures if drive-thru stacking occurs on Sliceroo Drive. Traffic management measures will consist of:
  - a. Employees directing traffic for the drive-thru and directing customers to parking stalls if required.
  - b. Employees taking orders prior to the menu board during peak times.

**Conclusion**

**The proposed Project anticipates having adequate drive-thru stacking.** We hereby request that the drive thru stacking information shown in this memorandum be approved by the Town of Parker.

Sincerely,

McDonald's USA, LLC