

13502 Hamburger Lane
Baldwin Park, Ca 91706-5885
626-813-8200



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Project Description Proposed In-N-Out Burger Restaurant SWC of Parker Rd. & Pine Ln. – Parker, Colorado

In 1948, Harry and Esther Snyder opened the first In-N-Out Burger with its innovative 2-way ordering speaker and drive-through. The restaurant served the freshest burgers, coolest shakes, and the hottest fries in a friendly, sparkling clean environment. Times have not changed at In-N-Out Burger; the menu is still the same basic menu our guests have enjoyed since 1948. We are still serving everything up the same exact way - hot, made fresh to order food, using only the highest quality fresh ingredients.

In-N-Out Burger is proposing to develop a new In-N-Out Burger restaurant with a drive-through and outdoor patio at the southwest corner of Parker Road & Pine Lane in Parker, Colorado.

The proposed In-N-Out restaurant will be approximately 3,900 square feet which will include both indoor and outdoor seating for approximately 128 guests. The site will be well landscaped and will include a fully enclosed trash building, canopy for outdoor dining, a drive-through with dedicated onsite queuing for 24 cars, onsite parking for 65 guest cars, and excellent vehicle circulation onsite with no "dead-end" parking aisles. Access to the site will be provided at the southern edge of the property from the private drive that connects the multi-site development with Parker Road to the east and Pine Lane to the North.

The proposed location is part of the Parker and Pine Planned Development. While In-N-Out proposes to self-develop the individual lot, the multi-lot development will be coordinated with the overall developer who has constructed the internal shared access road(s) and extension of utility mains such as water, sanitary sewer, and storm sewer to the individual lots. A replat of the Parker and Pine Filing 1 subdivision is being proposed as a part of this project to shift the existing lot line between lots 1 and 5 to the east approximately 42 feet to allow for the proposed development of the In-N-Out Burger site on proposed Lot 1-A and the future development of Lot 5-A.

The proposed building is single-story, Spanish-Mediterranean in style with exterior stucco and flat-roofed towers. The maximum height of the building is +/- 23 feet tall.

Construction for the restaurant will be done in a single phase and take approximately 6 months, with a typical progression of construction activities. These activities, some of which would run concurrently, include site preparation and limited grading of about 4 to 6 weeks, building construction of about 4 months, paving, and striping of about 3 weeks, and landscaping of about 2 weeks.

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The restaurant will operate 7 days a week, from 10:30 AM to 1:00 AM Sunday through Thursday, and from 10:30 AM to 1:30 AM on Friday and Saturday. The restaurant, drive-thru, and parking lot, as with all In-N-Out Burgers restaurants, will be well-lit and meticulously maintained. The restaurant will be staffed by approximately 10 to 12 Associates per shift, with 3 shifts per day.

In-N-Out cooks all of our burgers and fries to order – nothing is pre-cooked and there are no cooked food holding bins. This restaurant will be equipped with three burger grills. Two grills will operate at all times, and activation of the third grill will be done in response to high dine-in or, more typically, high drive-through demand as activating the third grill significantly increases the speed at which drive-through orders are delivered to customer vehicles. In addition, standard store operating procedure dictates that as soon as the drive-through queue reaches the 8th car (where the menu board/order speaker is located) In-N-Out Associates are deployed outside to take orders using hand-held ordering tablets. The use of these tablets puts orders into the kitchen faster than ordering at the menu board, and, when combined with increased production from the third grill, the result is extremely fast and efficient food production with the shortest possible food wait times, and therefore the shortest possible drive-through vehicle queues.

Awareness of the queue reaching the 8th car is enhanced with outdoor cameras and indoor monitors. There will be between 4 and 6 outdoor cameras on this site, with 3 or 4 of them specifically viewing the drive-through lane. These cameras display on multiple monitors located inside the restaurant including at the manager's office, above the grills, and at both the pay and pickup windows.

There is no delivery dock or designated delivery parking bay required on the premises as deliveries are made only by In-N-Out owned and operated vehicles, after the restaurant is closed to the public, between the hours of 2 AM and 9 AM.

No alcoholic beverages will be served.