



5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
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**Parker Exchange Building**  
19590 E. Mainstreet  
Parker, CO 80138

**PROJECT NARRATIVE**

**Project Description**

Overview

On behalf of the applicant, Parker Mainstreet Exchange LLC, Galloway is proposing to redevelop an approximately 0.693 acre property located at 19590 E. Mainstreet, Parker CO, 80138. The property is currently developed with a 2-story building, drive through canopy, and attached parking lot. The applicant is proposing to redevelop the site by remodeling the inside of the building, the outside façade and lighting, and redesigning the parking lot and landscaped areas.

Zoning

The property is currently located in the Greater Downtown zoning district, specifically in the Historic Center. The property will utilize a mixed-use approach including Restaurant with indoor and outdoor seating, professional office, and retail establishment land uses, all of which are permitted for the Historic Center. The proposed development is a functional multi-use building which will include a restaurant with patio seating, second-floor office space, and multiple retail establishments with dedicated parking. There will be no drive-through facility at this location.

Please do not hesitate to contact me at (303) 770-8884 or [TroyKelts@Gallowayus.com](mailto:TroyKelts@Gallowayus.com) should you have any questions or concerns as this project progresses. We look forward to another successful project in the Town of Parker.

Sincerely,

**Galloway**  
Troy Kelts, PE  
Civil Project Manager  
[TroyKelts@GallowayUS.com](mailto:TroyKelts@GallowayUS.com)  
(303) 770-8884

