



Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

October 08, 2025

Sent Via: 1st Class FedEx Courier Hand Deliver
 Facsimile to: **UPLOAD ETRACKIT**

TOWN OF PARKER COLORADO

Planning
20120 E. Mainstreet
Parker, CO
Attention: Ms. Ashley Chasez

Re: **MCDONALD'S RESTAURANT TRAFFIC CONFORMANCE**
10950 S. Parker Road
Parker, CO
SLS JN: 20-0001-99

Dear Ms. Chasez:

As you are aware, McDonald's is planning a major renovation of their existing restaurant located at 10950 S. Parker Road. The planned renovation includes extensive exterior elevation changes, a complete dining room remodel, a new kitchen, and revisions to the existing drive-thru. No changes to the site access are being proposed. As part of the changes, the building area is being reduced from 6,088S. F. to 6,072S.F. (16 S.F.) Reduction.

The proposed changes are being completed to modernize the existing restaurant and to increase the restaurant and drive-thru efficiency. The restaurant and drive-thru efficiency will reduce drive-thru stacking. The changes are not expected to drive additional sales.

Based on the reduction of building area the traffic should be reduced.

Based on ITE Land Use No. 934, a Fast-Food Restaurant With Drive-Through Window produces the following trip generation:

Expected trips for the existing building=6.088KSF*x467.48 (Average Weekday Trips-ITE Land Use 943)=2,846 Average Weekday Trips.

Expected trips for the proposed building=6.072KSF*x467.48 (Average Weekday Trips-ITE Land Use 943)=2,839 Average Weekday Trips.

*KSF=1,000 Square Feet

Mathematically the calculations show a 7-vehicle reduction for the average weekday. Practically we do not expect a change in the average or peak traffic associated with the revisions. However, the proposed remodel of the building and changes to the drive-thru are expected to reduce the current drive-thru stacking.

The existing drive-thru has room for approximately 16 vehicles in the drive-thru. The proposed drive-thru also has room for approximately 16 vehicles in the drive-thru. However, the proposed drive-thru increases the distance from the order point to the pay and pick-up windows, which allows the kitchen to get the orders quicker, allowing for faster line movement. Furthermore, the proposed drive-thru allows patrons with drink only orders to pull out of line and move to the forward window directly. This allows the kitchen to process food orders more efficiently, and to move small orders and drink only orders through the drive-thru quicker. The existing kitchen will be replaced with McDonald's current kitchen layout and kitchen equipment, which allows the restaurant to process orders in less time than the current restaurant.

As described above, McDonald's Corporation is planning a major renovation of their existing restaurant to allow a more efficiently operating site. The proposed changes are not expected to increase sales, but they are expected to allow the drive-thru to operate more efficiently reducing stacking into the adjacent drive aisles. No changes are proposed to the existing site access are proposed. Therefore, this project should not adversely affect the existing traffic operation.

Sincerely,

STRATEGIC LAND SOLUTIONS, INC.

Robert J. Palmer, PE (CO, NM, AZ, WY, MT, SC)
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Robert Yagusesky, McDonald's via: robert.yagusesky@us.mcd.com



2595 Ponderosa Rd – Franktown, CO 80116