



March 19, 2025

Community Development Department
Town Hall
20120 East Main Street
Parker, CO 80138
Phone: (303) 841-2332

Subject: SP24-128 • Black Rock Coffee • S. Parker Rd. & Stroh Rd. • 24.5743 – BRC - Traffic Impact Statement • Review Comments 02: Response Letter

To whom it may concern:

The following are responses to comments received from Case Planner, Julia Duncan, with the Town of Parker Planning Department, dated February 4th, 2025, regarding the submittal of a land use application with the Town of Parker.

Traffic Impact Statement Comments

1. The attached Master Traffic Study uses ITE Code 945. Please describe in the traffic conformance letter why the land use code used for vehicle trip generation differs from the master report.
 - Added – The ITE Code 945 is for a gas station, not a coffee shop and was an error in the original Master Study, an explanation has been added in the “Previous Studies” in the updated report.
2. The Traffic Conformance Letter should compare the proposed anticipated amount of peak hour vehicle trips generated by the site to the existing amount described in the attached Master Study and describe how the proposed site conforms. Please provide a table of comparison between the Master Traffic Study and the conformance letter with description.
 - Added – The proposed coffee shop generates fewer trips than what was shown in the original Master Study. See “Trip Generation” section for the comparison with the Master Traffic Study.
3. Per the Parker RDCCM Section 5.6.3.1: Pass-by reductions shall not exceed 15 percent without the review and approval by the Town’s Traffic Engineer.
 - Revised - The pass-by reduction rate used in the analysis has been reduced to 15% as requested, per the Town Parker RDCCM Section 5.6.3.1.
4. Provide the ITE source date in the appendix for 90% pass-by-trips for drive through coffee shop.
 - Added - See Attachment E for the ITE pass-by data in the updated report.
5. The Traffic Impact Study will need to include the engineer’s signature and seal prior to approval of the site plan application.
 - Included.