



August 7, 2025

City of Parker
Planning Department
20120 E. Mainstreet
Parker, CO 80138

Re: ***Site Development Plan Letter of Intent
7 Brew Parker – Lincoln Professional Park Filing No. 1- Lot 2
18900 East Lincoln Avenue***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the site development plan for the above-referenced project on behalf of ERC Hospitality (the "Site Developer"). General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The site is part of the multi-use development in the southeast corner of the intersection of Lincoln Avenue and Dransfeldt Road. It is located at Lincoln Professional Park Filing 1, Lot 2, the address 18900 East Lincoln Avenue. The site currently consists of an empty lot with utility stubs. The existing site utilities include power, water, storm, and sanitary sewer stubs to serve future development. The project is anticipated to consist of a two-lane coffee drive-thru with parking, a building with an associated cooler, landscaping, and associated utility improvements. The site is zoned Mixed-Use Community (MC) per the Town's Land Development Ordinance (LDO). The site's MC zoning designation allows for drive-thru's as a permitted by-right use and drive-thru's as an accessory use by-right, and no rezoning is anticipated.

SITE IMPROVEMENTS

The current site is made up of approximately 1.05 acres of undeveloped land. The project will implement a 7 Brew Coffee drive-thru building and canopy. The 7 Brew building structure will have a building footprint of 510 SF with an adjacent walk in cooler structure. Parking is proposed along the western side of the property. There will be two lanes in the drive-thru aisle on the west side of the building that will converge into a single lane exit to the north of the property. The proposed building will be oriented from North to South near the center of the Site.

Project access will be obtained with three access points including the southwest corner, northeast corner, and northwest corner. The southwest is to be full access drives, while the northwest corner is to function as a one-way entrance and the northeast corner is to function as a one-way exit. The full access exit leads to Private Road A, and the one-way exit leads to a Private Drive. Parking will be added on the west side of the project. All exits, parking, and drive aisles are shown in the attached preliminary site plan.

Signage for the Project will be provided per the Town Code. Allowable signage for the Site will be coordinated with the Town.

SITE UTILITIES

There is existing storm sewer infrastructure that will be used to serve the project. The project proposes additional on-site inlets and laterals as drainage analysis indicates. Stormwater runoff will be discharged to the existing storm sewer system and will be treated and detained per the Master Drainage Report.

The 8-inch sanitary sewer main in Private Road A on the southern border of the site is anticipated to remain. The site is proposed to be served by a 4" sanitary lateral coming from an existing stub in the southwest corner of the site and a grease interceptor located to the south of the proposed building. An existing water main is located within Private Road A as well. This main connects to a lateral stub onsite. A new ¾" external domestic meter and a 1" irrigation meter is proposed to connect to this stub and located south of the building.

There is an existing gas line in Lincoln Avenue that the proposed building service will tie into. The proposed transformer onsite is anticipated to tie-in the existing electrical vault in the southwest corner of the site. Electric, cable, and telephone services are anticipated to be included as part of this Project to meet service load requirements. The appropriate utility service providers will be contacted for design and necessary service extensions and facilities for the new buildings.

CONCLUSION

We hope this Letter of Intent assists in your review of the 7 Brew submittal. We are excited to work with the Town on this project and look forward to delivering a project that the Town and this project team are extremely proud of. If you have any questions or comments during your review, please do not hesitate to contact me at 720-464-1878 or madeleine.reinke@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Madeleine Reinke, PE