

## MEMORANDUM

**DATE:** January 24, 2025  
**TO:** City of Burlington  
**FROM:** Spenser Haynie  
TENW  
**SUBJECT:** Parking Analysis for the proposed Chick-fil-A I-5 & Hwy 20 Restaurant – Burlington, WA  
TENW Project No. 2024-146

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This memo documents the parking analysis conducted for the proposed Chick-fil-A Restaurant for the purposes of estimating the required on-site parking supply. This memo includes a project description, review of City of Burlington code required parking, and parking analysis to support the proposed on-site parking supply.

### Project Description

The proposed Chick-fil-A project site is located on the east side of Nevitt Road south of SR 20 in Burlington, WA as illustrated in the **Attachment A** Site Vicinity Map. The proposed project would include the development of a 4,986 square-foot (SF) fast-food restaurant with indoor seating and a drive-through window. The existing site is occupied by a 10-room motel that will be removed with the project.

Vehicular access to the site is proposed at two (2) locations; one (1) full access driveway on Nevitt Road and one (1) right-in, right out driveway on SR 20. Full project buildout is expected by 2026. A preliminary site plan is shown in **Attachment B**. Based on the current site plan, the project is proposing 75 on-site parking stalls (72 standard stalls and 3 ADA stalls).

### City of Burlington Code-Required Parking

City of Burlington parking requirements are included in the Burlington Municipal Code (BMC) section 17.85.060 (Parking Quantities). BMC table 17.85.060 (Minimum Parking Quantities) identifies a minimum parking requirement of one (1) stall per 200 SF for eating and drinking establishments. BMC section 17.85.060.B limits parking to a maximum of 120 percent of the minimum requirement. Based on the current site plan, the proposed Chick-fil-A restaurant is planned to be 4,986 SF which equates to a minimum of 25 parking stalls (4,986 SF x 1 stall per 200 SF) and a maximum allowed of 30 parking stalls. Based on the current site plan, the project is proposing 75 on-site parking stalls which exceeds the maximum parking allowed.

Per BMC section 17.85.060(B)(5), the limitation of 120 percent of the minimum required parking may be waived if a traffic and parking study is submitted showing the need for additional parking. The analysis to support the proposed parking supply is described next.

### Parking Analysis

This section provides information related to the anticipated parking demand associated with the proposed Chick-fil-A restaurant including specific operational characteristics as provided by Chick-fil-A and a comparison to other new or planned Chick-fil-A restaurants in Washington.

## **Chick-fil-A Operations**

Chick-fil-A has developed Restaurant Development Design Guidelines to estimate the amount of on-site parking stalls to provide at each of their restaurants. These guidelines include parking recommendations and needs for specific restaurant types and account for different factors such as curbside pickup, carryout, 3<sup>rd</sup> party delivery (Uber Eats, DoorDash, etc.), and team member parking. The minimum recommended parking needs for a free-standing Chick-fil-A restaurant based on their internal design guidelines are:

- Dine In: 17
- Curbside: 5
- Carryout: 7
- 3<sup>rd</sup> Party Delivery: 5
- Team Member Parking: 35
- **Total Minimum Parking Needed = 69**

The amount of parking provided on-site is critical for the operation of the restaurant and is designed such that the peak parking demand is contained on-site.

## **Other Chick-fil-A Restaurant Locations**

Based on data provided by Chick-fil-A, they currently have 11 other new or planned restaurant locations in Washington with similar operational characteristics as the proposed Chick-fil-A I-5 & Hwy 20 restaurant. The proposed on-site parking supply at the 11 new or planned locations ranges from 53 to 106 stalls, with an average of 82 stalls. Therefore, the proposed Chick-fil-A I-5 & Hwy 20 location, which would include 75 on-site stalls, is consistent with the average of the on-site parking supply provided at the other new or planned Chick-fil-A restaurant locations in Washington.

## **Conclusion**

As documented in this memo, City code requires a minimum of 25 parking stalls and allows for a maximum of 30 parking stalls based on the proposed 4,986 SF Chick-fil-A restaurant. Based on Chick-fil-A's own internal Restaurant Development Design Guidelines, the total minimum parking needed to ensure efficient on-site operations is 69 parking stalls. The average parking supply for the other new or planned Chick-fil-A locations in Washington is 82 parking stalls. Based on the current site plan, the project is proposing 75 on-site parking stalls which would satisfy City code minimum requirements, Chick-fil-A's own internal design guidelines, and would be consistent with the other new and proposed Chick-fil-A restaurants in Washington.

If you have any questions regarding the information presented in this memo, contact me at 206-390-7253 or [spenser@tenw.com](mailto:spenser@tenw.com).

cc: Chris Forster, PE – TENW Principal  
Steve Schwartz – Chick-fil-A, Inc

Attachments: A – Site Vicinity Map  
B – Preliminary Site Plan



## ATTACHMENT A

Vicinity Map



**Attachment A:** Project Site Vicinity

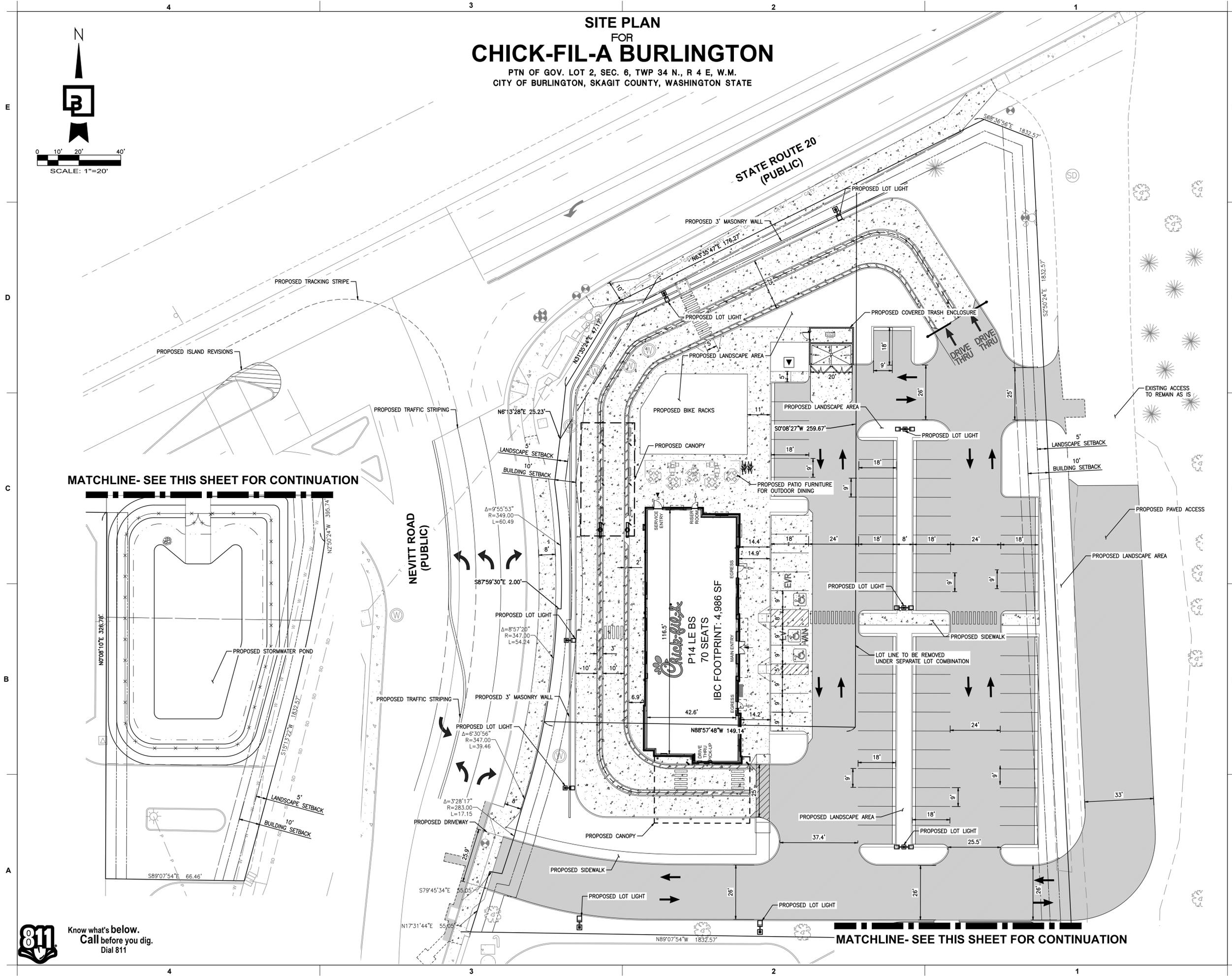
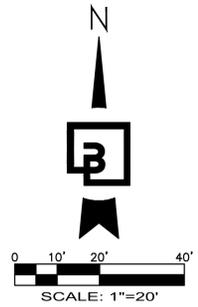




ATTACHMENT B  
Preliminary Site Plan

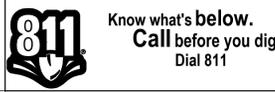
# SITE PLAN FOR CHICK-FIL-A BURLINGTON

PTN OF GOV. LOT 2, SEC. 6, TWP 34 N., R 4 E, W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON STATE



**MATCHLINE- SEE THIS SHEET FOR CONTINUATION**

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*Chick-fil-A*

**Chick-fil-A**  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



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**PRELIMINARY**

**CHICK-FIL-A**  
**I-5 & HWY 200**  
**680 HWY 20**  
**BURLINGTON, WA 98233**

**FSR#05689**

BUILDING TYPE / SIZE:  
RELEASE:

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 23306  
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