



Thursday, June 2, 2022

RE: Proposed New Panda Express Restaurant with Drive-Through Service  
Southeast corner of Lancaster Dr NE and Weathers Street NE  
1292 Lancaster Drive NE  
Salem, Oregon 97301

## Project Narrative

The project being proposed is for a new 2,623 square foot Panda Express restaurant with drive-thru service to be located on an existing 43,362 square foot parcel (0.99 Acre) at the Northeast corner of Lancaster Dr NE and Weathers Street. The address for the parcel is 1292 Lancaster Dr NE. The proposed Panda Express restaurant will be replacing the existing 'Casa Baez' Restaurant which is currently in operation. The existing building will be demolished; and replaced with new construction of a Panda Express. The subject parcel is bounded on the West by Lancaster Dr NE and to the North by Weathers St NE. To the North across Weathers St NE is an 'Olive Garden' Restaurant. The adjacent parcel to the South is occupied by 'Black Rock' Coffee Bar. East of the project site is the Willamette Career Academy; recently opened and privately gated from the rest of the center with no cross access allowed (formerly a Toy's R Us). There is an existing 25'-0" pylon sign at the corner of the intersection; this will be removed and replaced with a new 25'-0" pylon sign for the Panda Express.

Vehicular access to the subject site will be reduced from four existing driveway approaches down to two. The primary driveway access to the site is along Lancaster Dr NE; this driveway will be relocated +/- 5'-10' to the North to better align with the driveway access across N Lancaster Dr NE. The existing power pole on the public right of way will also be relocated. Additional coordination with the utility company will be necessary. The secondary access is an existing driveway along Weathers St NE; this secondary driveway access along Weathers St NE will remain. The remaining two existing driveway access will be blocked off to improve traffic flow of parking circulation and safety, one is along Lancaster Dr NE and the other is along Weathers St NE.

The proposed site plan layout provides 46 off-street parking spaces along the internal East West two-way vehicular circulation aisle and along the existing North South access aisle, serving the center on the parcel's East boundary. The proposed site plan is overparked from the maximum allowed parking. A variance is requested for the overparked site with justification being provided for review and consideration. The 1-2-1 drive-thru service lane configuration allows for total queuing of 21 car lengths. Additional site improvements include required setback site landscaping along the perimeter borders and new internal planter areas at the drive-thru. The expanded landscaping along Lancaster Dr NE will replace the existing meager landscaping on site and be more contiguous with the parcels to the South and North. The proposed site plan provides accessible pedestrian access from each of the streets, Lancaster and Weathers. Provisions for bicycle parking will be provided near the building.

The restaurant is designed to serve Gourmet Chinese Food. Panda Restaurant Group, Inc. proposes to build a facility that will provide great operations and a casual dining experience. Panda Restaurants are designed with the customer's pleasant experience in mind when visiting their restaurants. The open stainless-steel kitchen appeals to good quality and healthy food choices. The proposed restaurant will provide dine-in seating for 66 patrons. The building plan consists of the open kitchen area, two single accommodation restrooms, customer service for dining area and drive-thru station, a manager's area, dry storage and refrigerated storage.

The proposed design, material, and color selections will stand out and bring interest by contrasting with the neighboring structures. The architecture of the building represents Panda Restaurant Group's cultural brand identity utilizing contrasting finishes of clean white cement plaster and stacked cultured stone veneer wainscot grounding the building firmly in place. The bold color palette is complimented with warm simulated wood cladding wrapping around the building. A dark frieze trim horizontal banding delineates the window head height. The modern Asian influenced vernacular is evident in the moon gate inspired main entrance and the arched roof form. The colorful logo medallions are complimented by wall art of mandarin characters bringing interest at the human scale. The buildings furnishings and decor will continue this theme to the interior to provide patrons with a casual yet elegant dining experience.

***Carissimi Rohrer McMullen Architects & Planners, Inc.***

5800 Stanford Ranch Road – Suite 720 – Rocklin, CA 95765 PH: 916.451.1500 FAX: 916.451.1600  
[www.crmarchitects.com](http://www.crmarchitects.com)

The proposed layout of parking, the building and drive-thru are specific to the site geometrics and provide a prospective design that will enhance and blend with the existing adjacent developments. The proposed design will follow all current design guidelines ordinances and resolutions as set forth by the City of Salem Planning Department, Building Department, Fire Department, the local Health Department and all other governing authorities.

***Carissimi Rohrer McMullen Architects & Planners, Inc.***

5800 Stanford Ranch Road – Suite 720 – Rocklin, CA 95765 PH: 916.451.1500 FAX: 916.451.1600  
**[www.crmarchitects.com](http://www.crmarchitects.com)**