

Monday, June 6, 2022

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

Site Over-Parked Justification

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.

Per the parking development standards below; the proposed site plan is considered to be overparked. The maximum allowed parking is 26 parking stalls. ($2,623/250=10.4 \times 2.5 = 26$)

Off-Street Parking and Vehicle Use Area Development Standards

Off-Street Parking and Vehicle Use Area Development Standards: The proposal does not appear to meet the following standard(s):

- SRC 806.015(d): Based on a minimum off-street parking requirement of one space per 250 SF of gross floor area, the proposal requires a minimum of approximately 10 off-street parking spaces ($2,500 / 250 = 10$), with a maximum allowance of 25 spaces ($10 \times 2.5 = 25$). **The proposal exceeds the maximum allowance.**

The new Panda Express Restaurant is projected to have a yearly \$4 million in transaction sales. Please see the included peak hour sales transactions report for ten (10) of the restaurants in the Oregon area. The number of hourly transactions ranges between 42-47, which correlates to the number of parking being proposed.

Additionally, this new restaurant will need to provide ample parking for 3-5 employees during peak hours. The proposed parking will be able to serve the parking needs during the peak hours without having any customers parking on the adjacent business' parking lots; as the proposed on-site parking will be sufficient.

Once built, the proposed over-parked site will continue to meet the parking demands without customer parking spills on the surrounding commercial center.

Panda Express Restaurant Group is requesting a variance and consideration from the City of Salem to allow the proposed parking count and site plan configuration.

Sincerely yours,

Brian Kan

Senior Design Manager



PANDA RESTAURANTS OREGON AREA

Peak Hour Transactions Report

ID	Name	Venue	City	State	PSA Net Sales	Peak Hour Transactions (In Store)			Venue	# of Stores	PSA Net Sales	Peak Hour Transactions (In Store)		
						Lunch	Dinner					Lunch	Dinner	
578	GRESHAM STATION	Street Non-DT	Gresham	OR	2,711,345	39	48		Street Non-DT	10	\$2,481,707	42	47	
639	MALL 205 PX	Street Non-DT	Portland	OR	2,733,320	40	46							
694	CANYON & HWY 217 PX	Street Non-DT	Beaverton	OR	2,506,617	41	45							
1110	INTERSTATE & LOMBARD	Street Non-DT	Portland	OR	2,601,381	46	44							
1115	185TH & EVERGREEN	Street Non-DT	Hillsboro	OR	2,694,647	43	54							
1702	CRATER LAKE & DELTA	Street Non-DT	Medford	OR	2,452,865	43	45							
1792	HWY 99 & DURHAM PX	Street Non-DT	Tigard	OR	1,925,200	42	47							
1826	SE TUALATIN VALLEY HWY PX	Street Non-DT	Hillsboro	OR	2,381,675	39	46							
2099	122nd & Halsey PX	Street Non-DT	Portland	OR	2,700,263	42	48							
2174	NW 9th St & NW Spruce St PX	Street Non-DT	Corvallis	OR	2,109,761	44	49							