

Bryce Bishop

From: Susann Kaltwasser <susann@kaltwasser.com>
Sent: Friday, December 16, 2022 4:49 PM
To: Bryce Bishop
Subject: ELNA testimony re: Panda Express

Please accept this email as the official **Comments for Site Plan Review Case No. SPR-ADJ22-53 for 1292 Lancaster Dr NE**

The East Lancaster Neighborhood Association reviewed the application for a Panda Express at 1292 Lancaster Dr NE.

Members expressed a great deal of concern about traffic flow, parking on Weathers Street and egress from the parking lot.

Olive Garden across the street on Weathers already generates overflow parking on the street. The concern is that this new business will add to that situation and make it difficult for customers leaving the parking lot. We recommend that no parking be allowed on the south side of Weathers from Lancaster to 15 feet past the entrance to the parking lot.

Secondly, there used to be a sign saying “no right turn” at the Weathers Street exit so that vehicles didn’t go into the neighborhoods. We don’t know why that sign disappeared but we would recommend it be replaced.

Third, on Lancaster Drive we would like to see the driveway to be made right turn in only and right turn out only so that traffic conflicts are reduced.

Fourth, the intersection of Weathers Street and Lancaster Drive is already very dangerous. The neighbors are concerned that the increased traffic will increase the potential for accidents as people turn onto Weathers or turn across traffic to go south on Lancaster. A crosswalk is being considered at this intersection we were told. We feel this may increase the potential for accidents. This area needs further study to see if a light is warranted or other mitigation. With a bar across the street the potential for accidents is high.

Finally, the internal traffic in the parking lot is increasingly confusing. There needs to be clear indication of what areas belong to each business or institution. This parking lot used to have access to the light at D Street, but since that was closed vehicles have fewer options to seek safer egress. Neighbors continue to be frustrated with how traffic flows in this block.

Thank you for your consideration of our concerns.

Susann Kaltwasser
ELNA co-president

Sent from my iPhone