Silvernail and Grandview Project Parking Study
Revised by Klover - (6/29/16)

Panda Express Building	Interior Gross Total SF	Customer Area SF	Seating	Employee Count Estimate**	Parking Spaces Required			
					OR (whichever is greater)			
					1space/50 gross sf + employee (no fewer than 50)	1space/100 gross sf + employee	1space/2 seat max cap + employee	1space/50 service area sf + employee (no fewer than 8)
					Drive - In	Restaurant based on SF	Restaurant based on seating	Restaurant with little seating
	2,461	1,090	52	5	55	30	31	27

Multi-Tenant Building	Total SF	Customer Area SF	Seating	Employee Count Estimate**	Drive - In	Restaurant based on SF	Restaurant based on seating	Restaurant with little seating
Western Restaurant	2,223	1,334	50	5	n/a	28	28	32
Eastern Restaurant	2,341	1,400	58	5	n/a	29	34	33

| | Total SF | LARGER Customer Area SF | SMALLER Customer Area SF | Employee Count Estimate** | 1space/150 Cust Service + employee | 1space/150 Cust Service + employee | |
					Retail 80 % service area	Retail 60% service area	Average of Range
Retail Space 1	1,603	80%	60%	3	11	11	11
Retail Space 2	945	80%	60%	3	8	7	7
Retail Space 3	1,913	80%	60%	4	15	12	13

Proposal:

88 Spaces for multi-tenant building

30 spaces for Panda Express

118 TOTAL*

*Site Plan illustrated 124 spaces

** Employee Estimate increased from applicant info.