

# Papa Restaurant Management, LLC



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May 6, 2016

Katherine Schultz, Chair  
Portland Bureau of Planning and Sustainability  
1900 SW Fourth Avenue #7100  
Portland, OR 97201

**Re: Mixed Use Zones Project - Request for CE Zoning for McDonald's Restaurants**

Dear Chair Schultz and Members of the Commission:

I am the Owner/Operator of the McDonald's restaurants, located at 12109 NE Glisan Street and at 8149 SE Stark Street. I understand that the City of Portland proposes to change the zoning of my locations such that a drive-through will no longer be permitted. I submit this letter requesting that the proposed zoning of my restaurants be Commercial Employment (CE) to ensure that my existing drive-through remains conforming with the Portland Zoning Code.

A large portion of our business derives from the operation of the drive-through facility component of the restaurants, without which they could not profitably operate. We are concerned that the proposed mixed use zones will greatly reduce our ability to maintain and modernize our drive-through facilities. As the only proposed mixed-use zone that does not prohibit drive-through facilities is the CE zone, we hereby request that our sites be zoned CE.

Even if McDonald's restaurants are zoned CE, we are also concerned that the existing CE zone is not truly auto-accommodating, as currently defined in Portland Zoning Code:

"Auto-Accommodating Development. Development which is designed with an emphasis on customers who use autos to travel to the site, rather than those which have an emphasis on pedestrian customers. [...] The main entrance is oriented to the parking area. In many cases, the building will have parking between the street and the building. Other typical characteristics are blank walls along much of the facade, more than one driveway, and a low percentage of the site covered by buildings."

In addition to zoning our site(s) CE, please consider a reduction of the pedestrian and transit oriented development standards in the new CE zone, to make it more auto-accommodating to better implement the existing "auto-accommodating" definition.

Yours truly,

A handwritten signature in blue ink, appearing to read "Francisco Rivera-Giusti", is written over the typed name.

Francisco Rivera-Giusti

Owner/Operator

Cc: RTF/ICSC GR Committee