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Beaverton, OR 97007
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May 5, 2016

Barry Manning
Senior Planner
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 Mr. Manning:

I am the Owner/Operator of McDonald's restaurants here in the area and wish to comment on the proposed zoning for the McDonald's restaurants located within the City of Portland outside the Central City and Gateway Plan Districts.

We submit this letter requesting that the proposed zoning for all of McDonald's existing restaurants subject to the mixed use zones project be CE, for the reasons stated below.

A majority of our business derives from the operation of the drive-through facility component of the restaurants. This is a choice our customers make for many reasons that accommodate their needs.

Their choice to use the DT may be so they can take food home to a family or to work, access food overnight when inside dining is closed for safety concerns for our employees, managing small children/ infants in the car vs in restaurant, people with disabilities (my daughter is an example) who can access without managing a wheel chair. Elderly folks with mobility issues.

There are many other reasons that people choose the convenience this provides for their lifestyles. Our customers have a choice to dine in or use the DT. Clearly our DT provides access that would otherwise be denied with walk in only facilities.

We are concerned that the proposed mixed use zones greatly reduce our ability to maintain, modernize and develop new drive-through facilities. As we currently have a DT a misapplied designation might prevent us from making repairs or modernizing the area or the restaurant which promotes "old buildings" and outdated facilities that could become safety or neighborhood blights.

The only proposed mixed use zone which does not expressly prohibit drive-through facilities is the new CE zone. For that reason alone, we hereby request that all existing McDonald's restaurants be zoned CE.

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

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.

Two of my restaurants are located at 10050 SW Barbur Blvd, in Portland with existing and proposed zoning, is attached. We would appreciate the opportunity to further discuss our request prior to the issuance of your next staff report.

Yours truly



Donald Armstrong

Owner

Enclosure

Cc: RTF/ICSC GR Committee

	Official Name	Address	Existing Base Zone	Existing Overlay Zone	Existing Plan District	Proposed Base Zone	Proposed Overlay Zone	Plan District Changes
	Capital Hwy/Barbur	10050 SW Barbur Blvd.	CG	N/A	N/A	CM2	CMSO, (d)	N/A