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April 22, 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 several McDonald's restaurants 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.

We are first concerned that the proposed mixed use zones greatly reduce our ability to maintain, modernize and development new drive-through facilities. As you could reasonably expect, 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. 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:

"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. This type of development usually has more than the minimum required number of parking spaces. 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."

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.

My restaurants are located at 9100 Se Powell Blvd, and 18320 Se Stark street 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,

James Dotson

Owner/Operator
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
1.	91/Powell	9100 SE Powell Blvd.	CG	N/A	N/A	CE	N/A	N/A
2.	Port-122nd & Glisan	12109 NE Glisan St.	CS	(d)	N/A	CM2	CMSO, (d)	N/A
3.	Portland-Jantzen Beach	12005 N Center Ave.	CG	(h)(x)	Hayden Island	CE	(h)(x)	N/A
4.	Portland/82nd	5613 SE 82nd Ave.	EX	(d)	N/A	CM3	CMSO, (d)	N/A
5.	Capital Hwy/Barbur	10050 SW Barbur Blvd.	CG	N/A	N/A	CM2	CMSO, (d)	N/A
6.	82nd/Stark	8135 SE Stark St.	CG-CS	N/A	N/A	CM2	CMSO	N/A