
Section R

Transportation Analysis

R. Transportation Analysis

The parking requirement was calculated by applying the “Business/Manufacturing/Industrial Use” requirement of 1 parking space per 1,000 square feet of floor area from Chapter 14, Sec. 14-332 (l) with the allowable 50% Waterfront Zone parking reduction from Sec. 14-332.1 (j).

Building Description	Area (sf)
4-Story Proposed Building	17,500
1-Story Existing Metal Building	5,236
Total Floor Area	22,736

Per City of Portland Chapter 14, “Floor Area” is defined as, “A floor space enclosed by exterior or standard fire walls, exclusive of vent shafts and courts. The total floor area of 22,736 square feet for the existing 1-story metal building and proposed 4-story building yields 23 required parking spaces; 12 spaces are required after applying the 50% allowable reduction. The proposed parking count of 12 spaces meets the requirement using the 50% allowable reduction.

