

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

TO: Rick Knowland, Senior Planner
FROM: Marge Schmuckal, ^{MS}Zoning Administrator
SUBJECT: Proposed Jetport Parking Garage – A-B Airport Business Zone
DATE: February 12, 2001

204 A 001

I have been reviewing the submitted plans for the new Jetport parking structure. The garage is an allowable use in the A-B zone for both the parking and the designated area for car rental space located in the lower level. The required setbacks are being met. The structure does not abut any residential zones and therefore does not require any additional setback requirements.

I have also reviewed the height requirements in this zone. I have had several conversations with Paul Bradbury concerning this subject. On the section of the structure facing the northern side of the building, the height from the grade to the top deck structural member(s) is approximately 44 feet. There are several areas of the structure that are higher, such as stair towers, and light poles which is allowed by ordinance. There is also an eyebrow, light shield that covers this section of the garage. I am not considering this a real roof to the parking garage. This light shield does not cover the entire parking deck and is not functioning as a normal roof. It more accurately falls under the section of the ordinance (14-430 Height limits) that allows for architectural elements to be erected above the height limitation prescribed for buildings. Therefore, I believe that the height of the proposed structure does meet the height requirements of the A-B Zone.

I am presently gathering information on the impervious surface ratio so that I can determine if the 70 percent maximum coverage is being met.

Please note that any appeal of my determination could only be exercised within 30 days of the date of this memo.

Cc: Paul Bradbury, Jetport Facilities Manager
Alex Jaegerman, Planning Division
Mark Adelson, Neighborhood and Community Services
Elizabeth Boynton, Corporation Counsel
Penny Littell, Corporation Counsel
Jeff Monroe, Jetport