

ORDINANCE No. 184931

*Authorize a temporary entertainment event and site preparation work by the Cavalia (Ordinance; waive Title 33)

The City of Portland ordains:

Section 1. The Council Finds:

1. Cavalia, a world-renowned equestrian arts, multimedia, dance and acrobatics performing company proposes to use EXd (Central Employment with Design overlay zones) zoned land for a period of ninety three (93 days) to present performances. The 6-acre site is in the North Pearl Subarea of the Central City Plan and is located immediately south the Fremont Bridge right of way.
2. The Cavalia brings with them, from city to city, tent structures designed to accommodate the specific needs of their performances. The tent structures are temporary in nature, but nonetheless require building permits to meet fire and life safety standards.
3. The Cavalia will occupy the site for up to 93 days to accommodate performances as well as site preparation, set up and take down.
4. The performance will attract approximately 2,000 people per performance. Approximately 500 on-site parking spaces are provided.
5. Title 33, the Planning and Zoning Code, limits such use in the EX zone as a "temporary activity" (as Fairs and Carnivals) for up to two consecutive weeks at any one time (PCC 33.296.030 B (3)). Parking areas associated with temporary activities are allowed only during construction, and must be removed within one month of issuance of a certificate of occupancy for the construction (33.296.040 B).
6. The Cavalia proposal, which includes tents and accessory parking for the Cavalia patrons on two additional North Pearl lots, has all the characteristics of a temporary use in the EX zone. The Cavalia desires a stay beyond the maximum time allowed for temporary activities and desires status as a temporary use for a period from October 15, 2011 to January 15, 2012. The Cavalia also desires on-site accessory parking during this period.
7. The site proposed for this use is unique for its size and location in the Central City.
8. The land is owned by Hoyt Street Properties (HSP) and is currently vacant. HSP intends to develop the site at some future time. The temporary use and site preparation for the event will not impede future HSP development.

NOW THEREFORE, the Council directs:

- a. The provision of Section 33.296.030 B (3) Temporary Activities of the Zoning Code of the City of Portland, Oregon are hereby waived to allow the Cavalia to use the site located at 1350 NW Savier Street (Couchs Addition, Block 244 TL 704, Block 245 TL 703, Block 246, TL 702 and Block 258 -260 TL 700) for performances for a period not to exceed 93 days. The 93-day period authorized by this ordinance shall begin to run on October 15, 2011.
- b. The provision of Sections 33.296.030 B (3) and 33.296.040 B of the Zoning Code of the City of Portland, Oregon are waived to allow parking of the Cavalia patron parking on Hoyt Street Yards No. 2, lot B, Hoyt Street Yards, No.2, lots 25-32 and Station Place lot 4, for the duration of the event, October 15, 2011 through January 15, 2012.
- c. The Cavalia must have obtained a City of Portland Building permit prior to any preparation to the site or placing of the tents for the 2011-2012 event.
- d. The Cavalia must have obtained City of Portland City Engineer (PBOT) approval for a Traffic Management Plan that includes, but is not limited to, parking access, parking management, crowd control, pedestrian access, and means for handling neighborhood concerns, prior to the start of any site related work. The Portland Bureau of Transportation may permit the closure and charge for the use of public streets to be used to serve parking needs for Cavalia.

Section 2. The Council declares that an emergency exists because of the unique and temporary nature of the Cavalia performances in Portland; therefore this ordinance shall be in full force and effect from and after its date of passage.

Passed by Council, OCT 12 2011

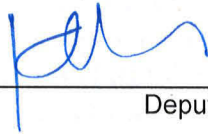
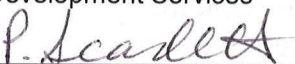
Commissioner Dan Saltzman
Mary Pat Gardner, BDS
October 12, 2011

LaVonne Griffin-Valade
Auditor of the City of Portland
By


Deputy

Agenda No. **184931**
ORDINANCE NO.
 Title

*Authorize a temporary entertainment event and site preparation work by the Cavalia (Ordinance; ~~Extend Title 33 Temporary Activity timelines and waive Title 33 Temporary Activity parking regulations~~)

INTRODUCED BY Commissioner/Auditor: Commissioner Saltzman	CLERK USE: DATE FILED OCT 07 2011
COMMISSIONER APPROVAL Mayor—Finance and Administration - Adams Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard	LaVonne Griffin-Valade Auditor of the City of Portland By:  Deputy ACTION TAKEN:
BUREAU APPROVAL Bureau: Paul L. Scarlett Bureau Head: Director, Bureau of Development Services  Prepared by: Leanne Torgerson Date Prepared: 9/29/11 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date 10/12/11	
City Attorney Approval	

AGENDA TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion) CONSENT <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <input checked="" type="checkbox"/>	
2. Fish	2. Fish <input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>	
4. Leonard	4. Leonard <input checked="" type="checkbox"/>	
Adams	Adams <input checked="" type="checkbox"/>	