

ORDINANCE NO. 187295

*Waive Title 33, Planning and Zoning to allow temporary manufacturing and production of an indoor track and field facility at 2400 NW Front Ave from October 1, 2015 through February 29, 2016. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The International Association of Athletics Federation (IAAF) is an international athletics organization that was founded in 1912 in Stockholm, Sweden as the world governing body for the sport of track and field athletics. For one hundred years, the IAAF has fulfilled the need for a world governing authority, a competition program, standardized technical equipment, and a list of official world records.
2. TrackTown USA, dba Track Town Events, LLC, based in Eugene, Oregon, is a non-profit organization committed to setting a standard of excellence in the sports of track and field and running by hosting premier events, creating a supportive environment for elite athletic performances, improving facilities, and inspiring the next generation of track and field athletes and fans.
3. TrackTown USA is the sponsoring organization and is responsible for organizing the USA Track & Field National Indoor Championships and the IAAF World Indoor Championships Portland 2016, March 11-12, 2016 and March 18-20, 2016, respectively. This will be the first time the IAAF World Indoor Championships, a global event, has been held in the United States in over 20 years.
4. The two major track and field events will bring the best track and field athletes in U.S. and the world to Portland for six days of competition at the Oregon Convention Center, where a purpose built track and field arena will be installed, and at the Moda Center. Extensive activities and youth and public engagement programs are planned at Pioneer Courthouse Square and in the competition venues during the periods of the events.
5. TrackTown USA, through a third party vendor, Beynon Sports Surfaces, is contracting for construction of the purpose-built, indoor track and field structure consisting of a 200-meter, 6 lane oval and infield with 8 lane, 60-meter sprint track and various field event venues. Completion of the construction of the indoor track and field structure, including erection, surfacing and certification by the IAAF, will occur in Portland beginning on or about October 1, 2015. The structure will be disassembled and moved to the Oregon Convention Center starting on or about February 25, 2016 for use during the USA Track & Field National Indoor Championships on March 11 and 12, 2016 and the IAAF World Championships Portland 2016 on March 18-20, 2016.

6. The selected location for completing production and manufacturing of the indoor track and field structure is the former Terminal 1 Warehouse 3 located at 2400 NW Front Avenue, which is owned by the City's Bureau of Environmental Services (BES). Track Town USA proposes to lease this facility from BES and is currently negotiating the terms of this lease.
7. The site is located in the Heavy Industrial (IH) zone, with an "i" (Greenway River Industrial) overlay zone, and within the Guilds Lake Industrial Sanctuary Plan District. Other Title 33 (Planning and Zoning) regulations that apply to the site include the IH zone (Chapter 33.140), non-conforming situations (Chapter 33.258), parking and loading (Chapter 33.266), the Greenway Overlay Zone (Chapter 33.440), and the Guilds Lake Industrial Sanctuary Plan District (Chapter 33.531).
8. Production and manufacturing of the track and field structure is an allowed manufacturing use in the IH zone. However, certain provisions of Title 33 either prevent or present difficulties in the use of the site for manufacturing and production of the track and field structure at this location. These include:
 - a. Parking and loading requirements apply to this use (PCC 33.266.110, 33.266.115, 33.266.130, 33.266.210, and 33.266.310).
 - b. Depending on the value of any proposed or required improvements to the site, non-conforming development upgrades may apply (PCC 33.258.070).
 - c. The Greenway overlay zone requires a Greenway Review for non-river dependent or river-related uses on sites with an "i" River Industrial Overlay zone (PCC 33.440.100 and .310).
 - d. Depending on proposed or required improvements to the site, the development standards of the Greenway Overlay may apply (PCC 33.440.230).
9. Given the unique nature and short-term, temporary use of the subject property as proposed, it is in the public interest to waive the application of certain City regulations in this particular situation. This will allow temporary use of the site to support the USA Track & Field Indoor National Championships and the IAAF World Indoor Track & Field Championships. This City Council action is not a precedent for any future action.

NOW THEREFORE, the Council directs:

- a. For the property located at 2400 NW Front Avenue, between October 1, 2015 and February 29, 2016:
 1. Waive PCC 33.258 to temporarily exempt the subject property from non-conforming upgrade requirements;

2. Waive PCC 33.266.110, 33.266.115, 33.266.130, 33.266.210, and 33.266.310 to temporarily exempt the subject property from parking and loading requirements;
 3. Waive PCC 33.440.100, 33.440.230 and 33.440.310 to temporarily exempt the subject property from Greenway Review and greenway development standard requirements and waive the requirement for the site to be used for river dependent uses.
- b. The proposed use of the subject property for production and manufacturing of the track and field structure must otherwise comply with all other applicable City codes and the terms of any lease with BES.

Section 2. The Council declares that an emergency exists because delaying construction of the track for the USA Track & Field National Indoor Championships and the IAAF World Indoor Track & Field Championships Portland 2016 would negatively affect Track Town USA's ability to stage this event and the City's ability to host it; therefore this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by Council: AUG 19 2015

Mayor Charlie Hales
Prepared by: Diana Nunez
Date Prepared: August 13, 2015

Mary Hull Caballero
Auditor of the City of Portland

By:



Deputy

841 v140

Agenda No.
ORDINANCE NO. 187295
 Title

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Charlie Hales</p>	<p>CLERK USE: DATE FILED <u>AUG 14 2015</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales <i>[Signature]</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: Mayor's Office</p>	
<p>Prepared by: Diana Nuñez Date Prepared: 08/10/2015</p>	<p>ACTION TAKEN:</p>
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document</p> <p>If "Yes" requires City Policy paragraph stated in document.</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p>	
<p>Council Meeting Date 8/19/2015</p>	

AGENDA

TIME CERTAIN

Start time: _____

Total amount of time needed: _____
 (for presentation, testimony and discussion)

CONSENT

REGULAR

Total amount of time needed: _____
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	