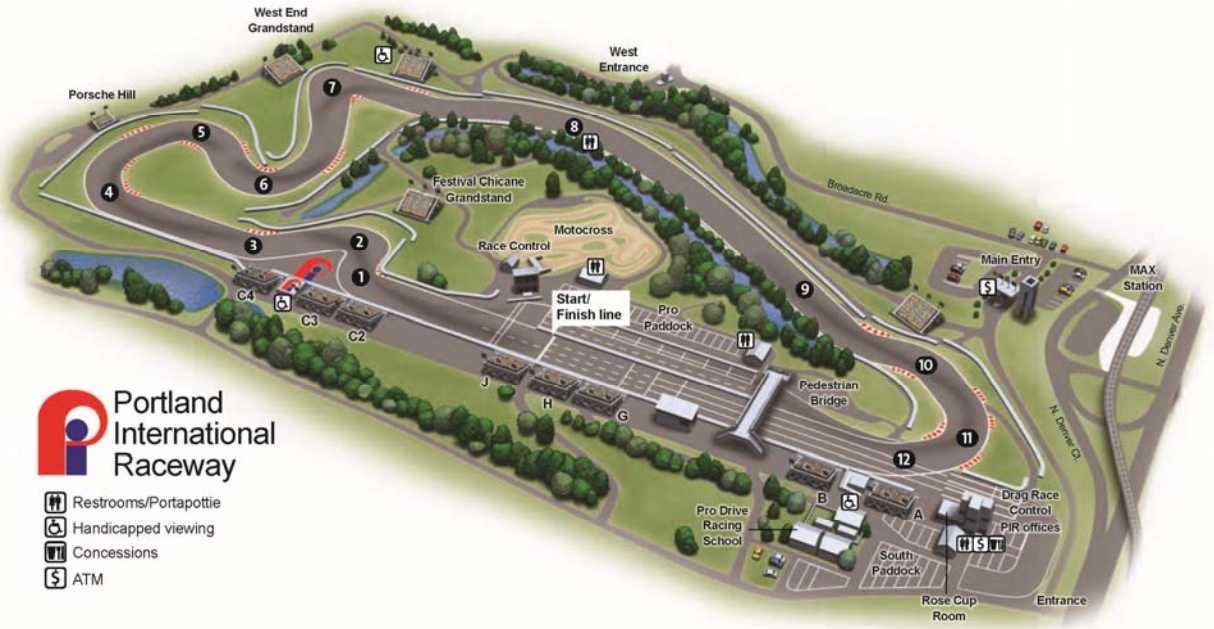


# Portland International Raceway Master Plan



Prepared for:  
**Portland Bureau of Parks and Recreation**

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**JUNE 2016**

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## Drawings

- A. Key Features**
- B. Subdistricts**
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- F. Central Racetrack Core (detail)**
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# PIR MASTER PLAN

*NOTE:* This document is meant to provide an easy-to-follow guide to regulations that apply to PIR over the 10 year life of the master plan. However, the actual land use authority comes from the Decision of the Hearings Officer on the PIR Master Plan (LU 15-186315 MS AD). Because that decision references several other documents and exhibits, they are collected here. Where appropriate, this document will reference the land use case file.

## Subdistricts

This master plan creates three subdistricts which regulate uses and development on the site.

- **Racetrack Core (RTC)** is the development zone of the plan district, where new buildings and race-related development is concentrated.
- **Transitional Open Space (TOS)** provides a landscape transition to resource areas of the site, and allows limited recreational uses.
- **Resource Conservation (RC)** is the site's natural resource zone. Most new development is prohibited in this subdistrict.

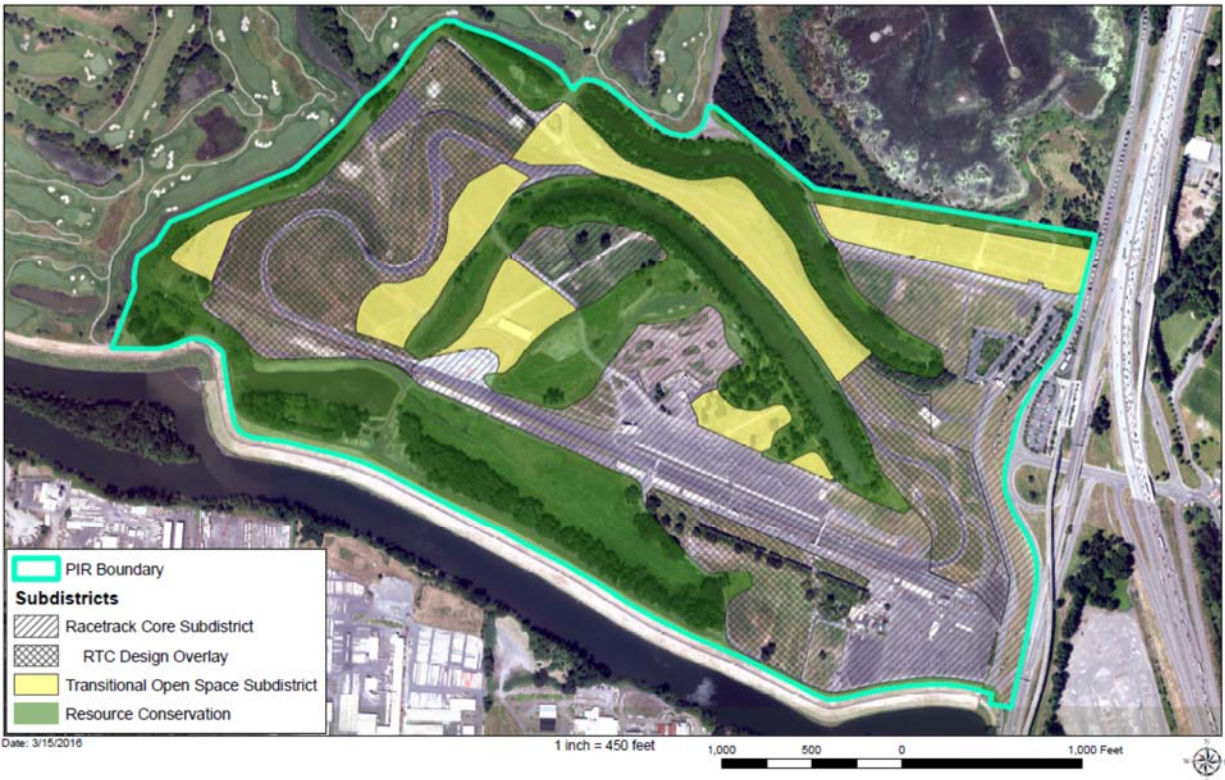


Figure 1. Subdistricts map.

An overlay zone within the RTC, the “RTC Design Overlay,” is an area where development may occur, but will be required to go through a design review process. New projects within the RTC that are not within the design overlay only need a plan check.

The RC subdistrict is identical to the boundaries of the city’s Environmental Conservation “c” overlay. Most types of development are forbidden within this subdistrict, with the exception of some basic utilities, drainage facilities, and environmental restoration/enhancement projects.

“Recognized uses” in the RC subdistrict may continue where they existed at the time the plan district was created.

New or expanded development within the RC subdistrict requires review under the city’s environmental zone regulations. That section of city code, Chapter 33.430, offers a number of paths for projects, depending on their level of impact – exemptions, meeting objective standards, or a full environmental review. The Master Plan defers to existing city rules with regard to both E-zone location and review processes.

## Future Development

Table 1. Planned and Possible Development at PIR

Project Number	Project Name	Tentative Location	Approximate size	Implementation Notes
1	PIR Office Building	South Broadacre	30' x 40', 2 stories, 5,000sf	Type II PIR DZ if in TOS or New RTC
2	Venue Sign	South Broadacre portion of Northeast RTC. May not locate in North Broadacre	50' tall, 300 sf backed, free standing, 200sf changing image	Type II PIR DZ if over 300 sq. ft. (including 200 sq. ft. changing image) or over 50' tall
3	Karting Facility	South Broadacre	50,000 sf building	Type II PIR DZ if in TOS or New RTC
4	Ovations Office/Kitchen	South Broadacre	25,000 sf building	Type II PIR DZ if in TOS or New RTC
5	Slough Trail	Northeast RTC (along edge of Northern Slough)	12-15' wide, paved	Possible EN or EN plan check, (tbd). If no EN issues, permit only
6	South Broadacre Paddock	Northeast RTC	Up to 7 acres new paving	Type II PIR DZ if in TOS or New RTC
7	Vehicle Dynamics Area/Skid Pad	South Broadacre or West End	Up to 5 acres new paving	Type II PIR DZ if in TOS or New RTC
8	Tower Remodel	Southeast RTC	Existing Footprint	Approved, permit only
9	Fast Track Café and Restrooms Remodel	South Paddock	Approx. 600 sf addition	Approved, permit only
10	Multi-Tenant Shops	South Paddock	2 buildings, each 50' x 200' & up to 10Ksf	Type II PIR DZ if in TOS or New RTC
11	Maintenance Building	Southeast RTC	Approx. 125' x 75' & 50' high, 10Ksf	Type II PIR DZ if in TOS or New RTC
12	South Paddock Paving Expansion	Southeast RTC	80K sf paving (approx 2 acres)	Type II PIR DZ if in TOS or New RTC
13	Replace lighting poles	Southeast and Central RTC	70' poles, "directional" lighting	Approved if outside RC subdistrict with a building permit only. Not approved in environmental zones. Lighting condition H applies.
14	Racing Garage	Central RTC, N. of main straightaway, west of ped. Bridge	50' x 800', 40Ksf in two phases, 15' high	Type II PIR DZ if in TOS or New RTC
15	North Paddock Snack Bar and Restroom Remodel	Central RTC	Existing Footprint	Approved, permit only (inside 2003 racetrack core)
16	Track Modifications	Throughout RTC/TOS	Additional paving 40'-60' wide	Possible EN or EN plan check (tbd). If no EN issues, permit only
17	Pave existing paths	Throughout RTC/TOS	Pave existing gravel and packed dirt, approx. 10' wide	Approved if outside RC subdistrict and environmental zones with a building permit only. Not approved in environmental zones. Advisory condition J is noted.
20	Vehicular Track Crossing	Turn 8	Approx. 35' wide, bridge or tunnel	Type II PIR DZ if in TOS or New RTC
21	Caretaker's dwelling unit	RTC	(no details listed)	Type II PIR DZ if in TOS or New RTC

## Allowed Uses

Table 2. Uses in PIR Plan District

Use or Activity	Location	Typical Hours	Number of Employees
Auto Racing—Major Events	RTC and TOS subdistricts	Varies, between 9 a.m. and 10 p.m.; Noise-varianced race vehicles no earlier than 10 a.m.	Full PIR staff, plus hundreds of temporary workers
Auto Racing—Amateur	Race Core, spectator areas, parking areas	Varies, between 8 a.m. and 1 a.m.	Full PIR staff, plus hundreds of temporary workers
Motorcycle Racing, Truck Racing, Drag Racing	Motocross area, Race Core, spectator areas, parking area	Varies, between 9 a.m. and 10 p.m.	Full PIR staff, plus hundreds of temporary workers
Bicycle Racing (including cyclocross) and foot racing	Race core, existing paths, spectator areas, parking areas	Varies, between 9 a.m. and 10 p.m.	Some staff, plus approximately 50 temporary workers
Vehicle Testing	Race core, spectator areas, parking	Between 10 a.m. and 4 p.m. weekdays, per noise agreement	Less than 50 temporary workers
Vehicle Training ( <i>e.g.</i> , skid cars)	Race core, spectator areas, parking	Varies, between 9 a.m. and 11 p.m.	Less than 50 temporary workers
Go-Kart Racing	Race core, spectator areas, parking	Varies, between 9 a.m. and 10 p.m.	Less than 50 temporary workers
Vehicle education, display, shows	Race core, spectator areas, parking	Varies, between 6 a.m. and 6 p.m.	Less than 50 temporary workers
New vehicle demonstrations (“Ride and Drives”)	Race core, spectator areas	Varies, between 9 a.m. and 6 p.m.	Less than 50 temporary workers
Holiday lights viewing	Race core, racetrack	Sunset to 10 p.m.	Less than 50 temporary workers

Music concerts—amateur and professional	RTC and TOS: spectator areas, Broadacre park. area	Varies, between 11 a.m. and 11 p.m.	50-200 temporary workers
PGE Lineman’s Rodeo	RTC and TOS: spectator areas, parking	Varies, between 6 a.m. and 10 p.m.	Less than 50 temporary workers
Carnivals	RTC and TOS: spectator areas, parking	Varies, between 6 a.m. and 10 p.m.	Less than 50 temporary workers
Swap Meets, Merchandise Sales	RTC and TOS, Broadacre park. area	Varies, between 6 a.m. and 10 p.m.	Less than 50 temporary workers
Native American Pow Wow	RTC and TOS: Broadacre	Varies, between 6 a.m. and 10 p.m.	Less than 50 temporary workers
Kite Flying	RTC and TOS: Broadacre park. area	Varies, between 6 a.m. and 10 p.m.	None
Rocket Launches	RTC and TOS: Broadacre park. area	Varies, between 9 a.m. and 10 p.m.	None
Rugby, soccer, softball, and other amateur tournaments	RTC and TOS: Broadacre park. area	Varies, between 8 a.m. and 10 p.m.	None
Delta Park off leash dog area	TOS; North Broadacre parking area	Varies, between 6 a.m. and 10 p.m.	None
Boy Scout activities	RTC and TOS: spectator areas, Broadacre park. area	Varies, between 6 a.m. and 10 p.m.	None
Vietnam Veterans’ stand down	RTC and TOS: spectator areas, Broadacre lot	Varies, between 8 a.m. and 10 p.m.	Less than 50 temporary workers
Drumming	Broadacre parking area	Varies, between 10 a.m. and 10 p.m.	None
Dike and Levee Maintenance and Repair	Pump station, culvert, dikes and levees as shown in Appendix	Varies, between 6 a.m. and 6 p.m.	Two to five drainage district employees

In addition to the uses above, the use regulations of the Open Space base zone continue to apply, with the exception of the allowed racetrack use identified at 33.566.100.



PORTLAND INTERNATIONAL RACEWAY  
2015 EVENT SCHEDULE

**\*\* PIR WEEKLY SCHEDULE \*\***

**Mon Nights 5:30 PM:** OBRA Bicycle Races – April 20<sup>th</sup> to August 31<sup>st</sup>

**Tue Nights 5:30 PM:** OBRA Bicycle Races – April 14<sup>th</sup> to August 25<sup>th</sup>

**Wed Nights 4:00 PM:** NHRA E.T. Drags – March 18<sup>th</sup> to October 28<sup>th</sup> (Except April 8<sup>th</sup>)

**Wed Nights 4:00 PM:** Beaches Cruise-In – June 3<sup>rd</sup> to September 30<sup>th</sup>

**Thurs Nights 4:00 PM:** Motocross Races – April 16<sup>th</sup> to September 24<sup>th</sup> (except April 9<sup>th</sup>)

<u>March</u>	<u>June (continued)</u>	<u>August (continued)</u>
6 & 7 NHRA Late Night Drags	17 & 18 Pro Drive	23 PCA Autocross
8 Drags – Test & Tune	19 PSSR – Motorcycle Event	24 & 25 Pro Drive
8 Tire Rack Street Survival	19 & 20 NHRA Late Night Drags	27 Pro Drive
13 & 14 NHRA Late Night Drags	20 Rugged Maniacs	27 – 29 HOG Rally
14 Cascade School	22 & 23 Pro Drive	28 – 30 SCCA
14 & 15 SCCA SOLO II	25 Hooked on Driving	28 & 29 NHRA Late Night Drags
15 Winter Opener I - NHRA E.T. Drags	26 2–Fast - Motorcycle Event	31 Motocorsa - Motorcycle Event
18 Hooked on Driving	26 & 27 NHRA Late Night Drags	
19 & 20 Pro Drive	26 & 27 Ray Chang Autocross	<u>September</u>
20 & 21 NHRA Late Night Drags	27 & 28 Oregon Motorcycle Road Racing	1 Fall Cyclocross Series
21 & 22 SCCA Races	28 PCA Autocross	3 Hooked on Driving
27 & 28 NHRA Late Night Drags	29 & 30 Pro Drive	4 Lotus Club
28 Alfa Romeo Club		5 & 6 SOVREN / ABFM
28 & 29 PCA Autocross	<u>July</u>	7 Motocorsa - Motorcycle Event
29 Winter Opener II - NHRA E.T. Drags	1 & 2 Pro Drive	8 Fall Cyclocross Series
	3 – 5 SCCA Races	10 BMW Club
<u>April</u>	3 & 4 NHRA Late Night Drags	11 & 12 NHRA Late Night Drags
3 & 4 NHRA Late Night Drags	4 & 5 SCCA SOLO II	12 Color Run
5 Bicycle TT Race (Easter)	7 & 8 Pro Drive	13 Walk to End Alzheimer's
9 -11 <b>PIR Swap Meet</b>	10 – 12 <b>Portland Vintage Racing Fest</b>	15 Fall Cyclocross Series
17 2–Fast - Motorcycle Event	13 Motocorsa - Motorcycle Event	18 2–Fast - Motorcycle Event
17 & 18 NHRA Late Night Drags	14 Pro Drive	18 & 19 Ray Chang Autocross
18 & 19 Oregon Motorcycle Road Racing	14 Dick Hanna "Strive 2 Drive"	18 & 19 NHRA Late Night Drags
18 & 19 SCCA SOLO II	16 Hooked on Driving	19 & 20 Oregon Motorcycle Road Racing
20 Motocorsa - Motorcycle Event	17 – 19 SIM Raceway Experience	20 PCA Autocross
23 Pro Drive	17 & 18 NHRA Late Night Drags	22 Fall Cyclocross Series
24 Oregon Trail Rally	19 PCA Autocross	25 PSSR – Motorcycle Event
25 & 26 SCCA	20 PSSR – Motorcycle Event	25 & 26 NHRA Late Night Drags
26 PCA Autocross	23 Motocross Anniversary Night	26 Cascade Sports Car Club
30 BMW Club	24 2–Fast - Motorcycle Event	27 Juvenile Diabetes 5K
	24 DJ 5K Dash	29 Fall Cyclocross Series
<u>May</u>	24 - 26 Ray Chang Autocross	
1 – 3 Cascade Sports Car Club	24 & 25 NHRA Late Night Drags	<u>October</u>
1 & 2 NHRA Late Night Drags	25 & 26 Oregon Motorcycle Road Racing	1 Motocross Practice
2 Survivor Mud Run 5K	27 & 28 Pro Drive	2 - 4 Chump Car & Trucks
8 2–Fast - Motorcycle Event	31 NHRA Late Night Drags	2 & 3 NHRA Late Night Drags
8 & 9 NHRA Late Night Drags		6 Fall Cyclocross Series
9 & 10 Oregon Motorcycle Road Racing	<u>August</u>	8 Night 851 Run
14 Porsche of Bend	1 Portland Karting Association	9 & 10 NHRA Late Night Drags
15 Pro Drive	1 NW Subaru Event	10 Cancer Society Run
15 & 16 NHRA Late Night Drags	1 NHRA Late Night Drags	11 Humane Society Rescue Run
16 & 17 SCCA Races	2 Bug - In	<b>17 &amp; 18 PIR Fall Swap Meet</b>
16 American Heart 5K	2 Corvette Club Autocross	17 Cascade Sports Car Club Enduro
17 PCA Autocross	2 Dash for Cash	18 Tire Rack Street Survival
18 Motocorsa - Motorcycle Event	3 – 5 Pro Drive	23 & 24 NHRA Late Night Drags
21 Hooked on Driving	6 BMW Club	24 Alfa Romeo Club
22 NHRA Late Night Drags	7 NHRA Late Night Drags	30 & 31 NHRA Late Night Drags
23 & 24 Electrathon America / HPV Races	8 & 9 Chump Car	
29 & 30 NHRA Late Night Drags	10 – 12 Pro Drive	<u>November</u>
30 Slime Run 5K	13 GASS	7 & 8 Audi Club NW
	14 2–Fast - Motorcycle Event	14 & 15 Cross Crusade Cyclocross
<u>June</u>	14 – 16 Ray Chang Autocross	
4 BMW Club	14 & 15 NHRA Late Night Drags	
5 – 7 Cascade Sports Car Club	15 & 16 Oregon Motorcycle Road Racing	
5 & 6 NHRA Late Night Drags	15 Bubble Run 5K	
5 – 7 Ray Chang Autocross	17 Motocorsa - Motorcycle Event	
10 & 11 Pro Drive	21 – 23 Cascade Sports Car Club	
12 – 14 <b>Rose Cup / SCCA Races</b>	21 & 22 NHRA Late Night Drags	
15 Motocorsa - Motorcycle Event	22 Country Run 5K	

"Winter Wonderland Lights" from  
11/26/2015 - 12/27/2015



PORTLAND PARKS & RECREATION  
www.portlandparks.org

1940 N. Victory Blvd. Portland, Oregon 97217 (503) 823-RACE www.portlandraceway.com  
(All events listed above are subject to last minute changes)

Figure 2. 2015 schedule of events.

## Development Standards

The following table sets forth standards that must be met for all new development within PIR's TOS and RTC Subdistricts. Development standards are not applied to the RC subdistrict because uses are so restrictive there. Instead, any new development there will be subject to the Environmental Review standards under city code 33.430.

Table 3. PIR Development Standards

Standard	Racetrack Core Subdistrict	Transitional Open Space Subdistrict
Maximum Height <sup>1</sup>	50 feet	30 feet
Minimum Building Setback, from PIR district boundary	1 foot setback for each foot of building height	1 foot setback for each foot of building height
Landscape Buffer between Buildings and Resource Conservation Subdistrict, Minimum Width <sup>2</sup>	20 feet	20 feet
Pedestrian ways that abut vehicular connections, minimum width	5 feet	5 feet
Pedestrian ways not abutting vehicular connections, minimum width	6 feet	6 feet
Vehicular connections, minimum width	20 feet	20 feet
Bicycle Parking	1 space/ 10,000 s.f. of new building area	N/A
Stormwater Management	Per BES Stormwater Management Manual	Per BES Stormwater Management Manual

- <sup>1</sup> Towers, spires, and light poles with a footprint of 200 square feet or less will not exceed 100 feet in height. Other rooftop equipment may extend 10 feet above the height limit, provided that the equipment occupies no more than 10 percent of the roof area.
- <sup>2</sup> Buffering is required for the full width of any building constructed within 50 feet of the RC Subdistrict. The buffer will be comprised of trees of at least one inch in diameter and shrubs in at least a two-gallon container or the equivalent in ball and burlap. Five trees and ten shrubs will be planted for every 1000 square feet of buffer area.

## Modifications/Adjustments to Development Standards

Adjustments (stand-alone requests) or Modifications (done concurrently with PIR Design Review or Environmental Review) to any PIR development standard or zoning code development standard will be subject to the following approval criteria:

- a. Granting the Adjustment or Modification will equally or better meet the purpose of the PIR plan district; and
- b. Impacts resulting from the Adjustment or Modification are mitigated to the extent practical.

## Design Guidelines

Design review applies to:

1. Alterations or exterior alterations within the TOS subdistrict or the RTC Design Overlay.

Design review does not apply to:

1. Temporary structures;
2. Safety barriers or fencing;
3. Development in the RTC subdistrict outside of the RTC Design Overlay;
4. Repair, maintenance and replacement of recognized or approved development.

Design review under the master plan is a Type II land use process . The approval criteria are listed in the plan district (33.566.220.D.1-7), and reprinted below.

### APPROVAL CRITERIA FOR PIR DESIGN REVIEW

1. All development in the plan district will enhance the special character of the plan district, and the special character of each subdistrict of the plan district, as described in Section 33.566.010, Purpose, and in the PIR Master Plan itself;
2. An environment will be created which is attractive, safe, and pleasant for pedestrians, including consideration of such elements as the orientation of main entrances, the design of the ground floor – or pedestrian level – of all structures, and provision of amenities such as seating and viewing opportunities;
3. There will be smooth and attractive transitions between the plan district and adjacent areas, and between subdistricts of the plan district. Gateways to the plan district and to

subdistricts will be well designed when considering location, appearance, landscaping, and compatibility with the adjacent area;

4. The visual impact of structures visible from natural areas will be minimized;
5. The negative effects of human visitation to natural areas will be minimized;
6. The design of areas and structures used for the racetrack use, including accessory uses, will not overwhelm the overall, natural setting of the plan district; and
7. The design, landscaping, and location of surface and structured parking will minimize negative effects on the natural setting and the pedestrian environment.

## Sign Program

For all signs at PIR, the following standards apply:

Table 4. PIR Sign Standards

<b>Freestanding Signs</b>	
Maximum Number	1 along N. Denver Ave. frontage (excluding existing entry gate sign); In other locations per size allocation.
Size Allocation For All Freestanding Signs	1 sq. ft. per 1 ft. of arterial street frontage. Local street frontage can be used if there are not arterial site frontages.
Size Limit	200 sq. ft. per side, with the exception of the “venue sign” <sup>1</sup> which may be 300 sq. ft. per side (unless a larger size is approved through PIR design review).
Maximum Height	50 ft. for the venue sign, 25 ft. for all other signs <sup>2</sup>
<b>Signs Attached to Buildings</b>	
Size Allocation	1.5 sq. ft. per 1 ft. of primary bldg. wall
Maximum Number	No limit within size allocation
Maximum Area Per Sign	200 sq. ft.

Sign Types Allowed	Racetrack Core Subdistrict	Transitional Open Space Subdistrict	Resource Conservation Subdistrict
Freestanding, Fascia, Awning, Marquee, Pitched Roof, Painted Wall, Projecting, Banner	Yes	Temporary signs only	No
Directional <sup>3</sup>	Yes	Yes	No, unless approved through enviro. review
Rooftop	Yes, on temporary tents only	No	No
Bridge	Yes	No	No

- <sup>1</sup> The “Venue Sign” will be located in the vicinity of the intersection of North Broadacre Street and North Expo Road, in PIR’s northeast corner. Without PIR Design Review, the maximum size is: 50 feet in height, 300 square feet in area (per side of the sign), 200 square feet of which can be changing image area. A larger sign may be permitted, but only through PIR Design Review.
- <sup>2</sup> This height limit is for both the sign face and sign structure. A larger venue sign may be permitted only through PIR Design Review.
- <sup>3</sup> Directional signs may be no more than 6 square feet in area, and no more than 42 inches in height. These signs are allowed in addition to signs attached to buildings and freestanding signs.

## Implementation

All projects at PIR are subject to city review through the master plan process, and all development must be master planned.

### Plan Check

This level of review is limited to those projects in the core development areas, where master plan development and environmental standards are met, and there is no discretionary review. For a project to fall into this category it must meet all of these standards:

1. Is in the RTC subdistrict, but outside of the RTC Design Overlay,

2. Outside the TOS and RC subdistricts (unless in the RC subdistrict and exempt from environmental review, or meets 33.430 non-discretionary standards);
3. Meets all master plan development standards;
4. Complies with any relevant conditions of approval of this master plan.

### **Staff Review with Public Notice —Type II**

This level of review is triggered by *any* of the following circumstances:

1. Is not listed in the “planned projects” list (Table 1) of the approved master plan,
2. Is within the RC subdistrict and requires environmental review,
3. Requires PIR design review; or
4. Requires an adjustment or modification to a PIR master plan development standard or zoning code development standard.

Projects in this review category will be processed with the same administration and procedures as any Type II city land use review (33.730.020).

### **Public Hearing before the Land Use Hearings Officer —Type III**

This level of review is for major changes to the master plan. For a project to fall into this category, it must meet *one* of the following circumstances:

1. Is an amendment to the master plan (listed in 33.566.200.D)
2. Is for a new use not specifically approved by the master plan.

Projects in this category will be processed with the same administration and procedures as Type III land use reviews (33.730.030).