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1 inch = 154 feet

Date: 4/21/2015



City of Coos Bay

Community Development : 500 Central Avenue · Coos Bay, Oregon 97420
Telephone 541.269.1181 · Fax 541.269.8916 · coosbay.org

LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT No(s).

Type of Review (Please check all that apply):

- | | | | | | |
|---|-------------|---|-------------|--|------------------|
| <input type="checkbox"/> Annexation | CBMC 17.385 | <input type="checkbox"/> Home Occupation | CBMC 17.260 | <input type="checkbox"/> Subdivision | CBMC 17.335 |
| <input type="checkbox"/> Appeal and Review | CBMC 17.305 | <input type="checkbox"/> Legislative/Text Amendment | CBMC 17.380 | <input type="checkbox"/> Temporary Use | Resolution 83-17 |
| <input checked="" type="checkbox"/> Architectural Design Review | CBMC 17.390 | <input type="checkbox"/> Lot Line Adjustment | CBMC 17.325 | <input type="checkbox"/> Vacation | CBMC 17.375 |
| <input type="checkbox"/> Conditional Use | CBMC 17.355 | <input type="checkbox"/> Partition | CBMC 17.330 | <input type="checkbox"/> Variance | CBMC 17.350 |
| <input type="checkbox"/> Cultural Resources | CBMC 17.365 | <input type="checkbox"/> Planned Unit Development | CBMC 17.270 | <input type="checkbox"/> Zone Change | CBMC 17.360 |
| <input type="checkbox"/> Estuarine Use/Activities | CBMC 17.205 | <input type="checkbox"/> Site Plan and Architectural Review | CBMC 17.345 | <input type="checkbox"/> Other | |

Pre-Application applications require a different application form available on the City website or at City Hall.

Site Location/Address: 580 Newmark, Coos Bay, OR 97420	Assessor's Map No./Tax Lot(s): 25S13W20BRTL0340000
	Zoning: C2 & Empire Waterfront Settlement
	Total Land Area: 6500 SF

Detailed Description of Proposal:

See attached sheet.

Applicant/Owner Name: <i>Dolphin Players Inc</i> <small>(please print)</small>	Phone: <i>541-808-2611</i>
Address: <i>PO Box 3264 / 580 Newmark</i>	Email: <i>dolphinplayers@gmail.com</i>
City State Zip: <i>Coos Bay OR 97420</i>	

Applicant's Representative: <i>Alice Carlson</i> <small>(please print)</small>	Phone: <i>541-756-7290</i>
Address: <i>2439 Pine St</i>	Email: <i>alicecarlson@charter.net</i>
City State Zip: <i>North Bend OR 97459</i>	

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application for architectural design review. In either case, include a copy of the deed for the subject property.
2. Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax role and (b) an assessor's map showing all lots and parcels of land within that area.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Ten (10) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

<i>Alice A Carlson</i> Applicant's signature	<i>4/10/2015</i> Date	<i>Alice A Carlson</i> Owner's signature (required) <i>Managing Director</i>	<i>4/10/2015</i> Date
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The Dolphin Players Group Inc
580 Newmark, Coos Bay Or 97420

Façade Improvement

April 2015

Architectural Design Review Application

List of Submission Materials

1. Application Form
2. Check for \$100
3. Proof of Ownership.
4. List of Owners of adjacent properties. (Note not all mailing addresses found.)
5. Narrative (3 pages. See below.)
6. Historic photo of 580 Newmark (aka Sunset Theatre) from the early 1900s
7. Drawings
 - a. Existing and proposed
 - b. View of proposed improvements from the South (annotated).
 - c. View of proposed improvements from the South West (annotated).
 - d. View of proposed improvements from the South East (annotated).

Description of Proposal

- Façade Improvements are proposed to the South and East elevations only. The existing metal siding and canopy will be removed. The planter on the south elevation will be removed subject to verification that it has no structural value to the main body of the building.
- The building is a concrete shell. Depending on the condition of the concrete walls under the metal siding the walls will be refinished either with a stucco system or repaired with a filler. (We may use one system on the south elevation and the less expensive system on the east elevation). A new cornice, base plinth and pilasters will be provided as shown in the drawings.
- The existing windows on the south elevation will be removed and replaced with vinyl windows with the same mullion grid pattern as existing.
- New features will include a marquee over the south entrance, exterior lighting and designated, restricted in size (4'x8') locations on the east elevation for community murals. (The blade sign illustrated above the marquee is not proposed at this time.)
- The underside of the marquee sign will be approximately 8' above the sidewalk and project from the building no more than two thirds of the width of the sidewalk (approximately 40", depending

on the width of the sidewalk). Lights will be included in the soffit of the marquee to light the sidewalk and entrance.

- The exterior color scheme will be provided to the Design Assistance Team at their final review.
- The work may be phased subject to cost. The south elevation would be completed in the first phase and the east elevation in the second phase.
- Completion of the work is dependent on available grants and funding opportunities. The Dolphin Players Group is using their best endeavors to complete Phase One by Fall.

Architectural Design Review

17.390.020 Application.

An applicant for a development permit which is subject to architectural design review shall submit a plan(s) drawn to scale. Staff will determine which of the elements listed below are applicable to the proposed project.

- (1) *A site plan, drawn to scale*

Included

- (2) *A landscape plan, drawn to scale.*

Not applicable. There is existing parking on site which remains. Zoning permits off-site parking.

- (3) *The elevations*

Included

- (4) *A color-board illustrating the color selection for exterior project materials.*

Color samples will be included after review by the Design Assistance Team

17.240 Empire Waterfront Settlement Review.

A pre-application review has been held with the Design assistance Team and a final review is being arranged by the Planning Department.

The goals of the improvements are to be respectful of the architectural style and function of the building and also engage the community in the Arts.

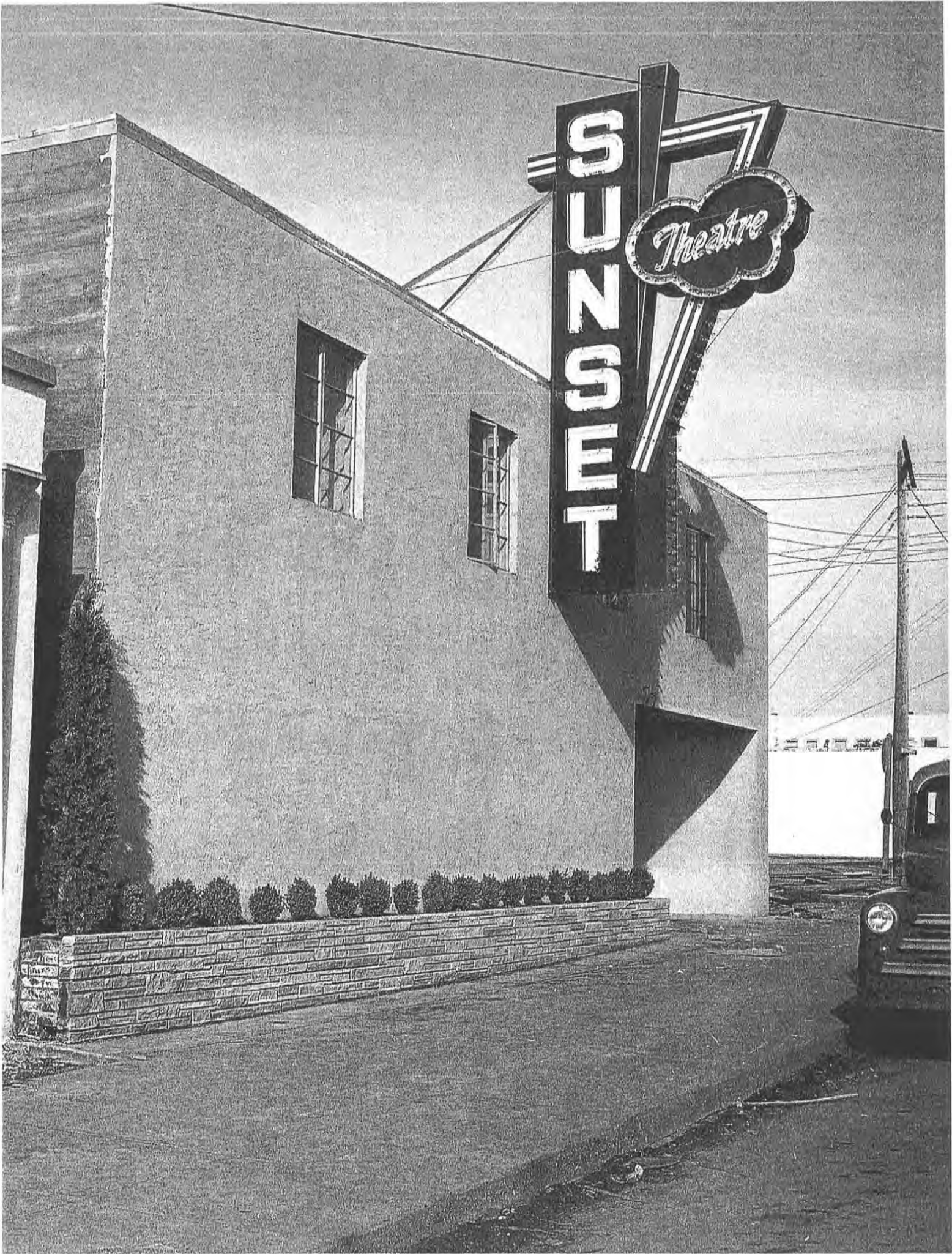
Please refer to historic photo attached. The building when originally built in the early 1900s and was a very simple design loosely based on early modern and industrial styles of Europe. The exterior finish was stucco over concrete. At some point the blade sign was removed and the south and east walls clad with metal siding and a canopy added over the entrance. Both the existing metal siding and canopy are in poor condition.

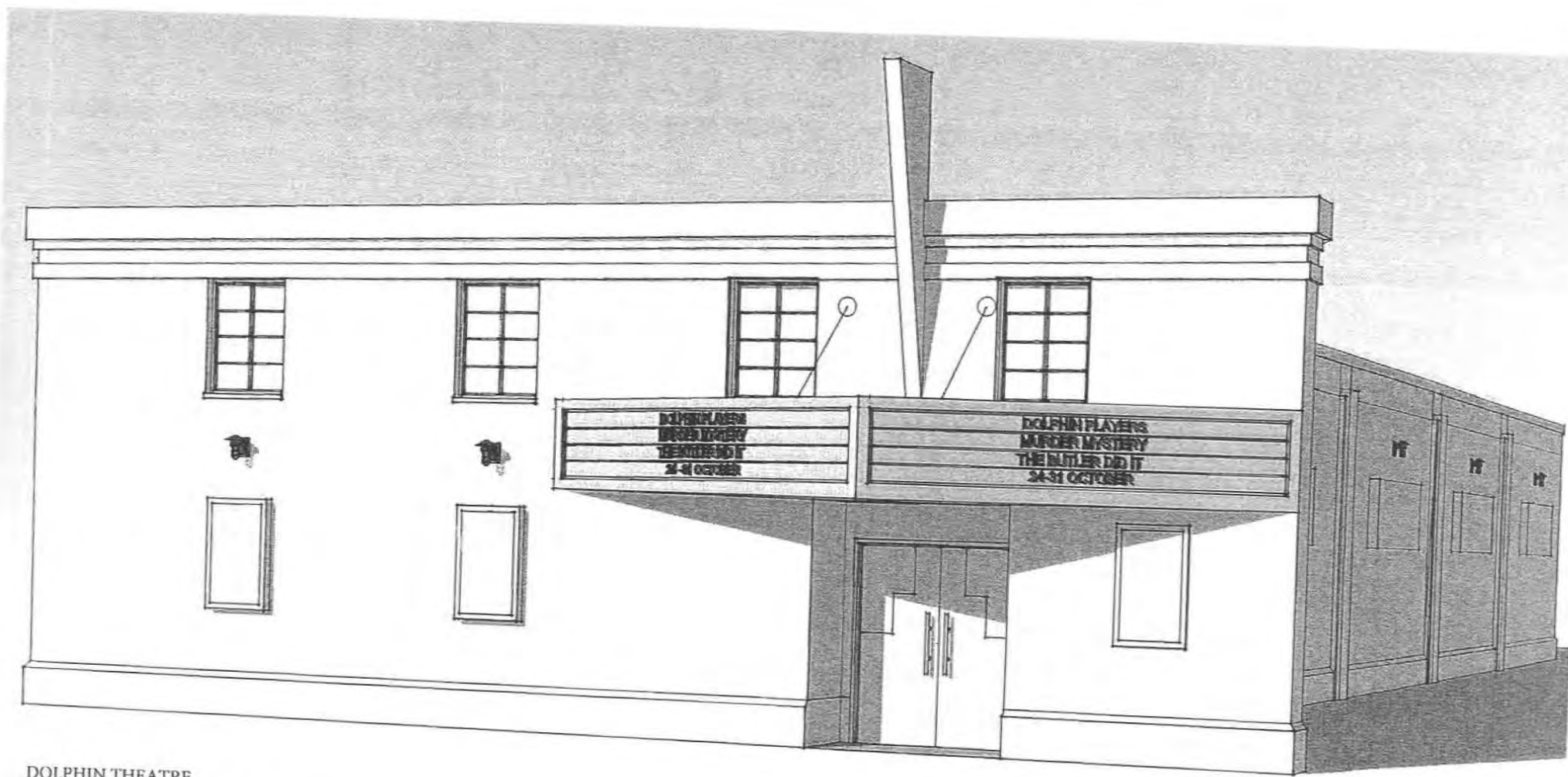
The proposed improvements are to restore the original concrete shell/stucco appearance with simple features (cornice, pilasters, trim band) which are both practical to provide expansion joints for the stucco or filler coat and also decorative.

The existing canopy is not original and will be replaced with a marquee which is a common method of both signage and weather protection at theatres and cinemas. (A blade sign may be proposed at a future date, funds permitting, but is not part of this submission.) Down lighting will be provided in the soffit of the canopy to illuminate the entrance for security reasons.

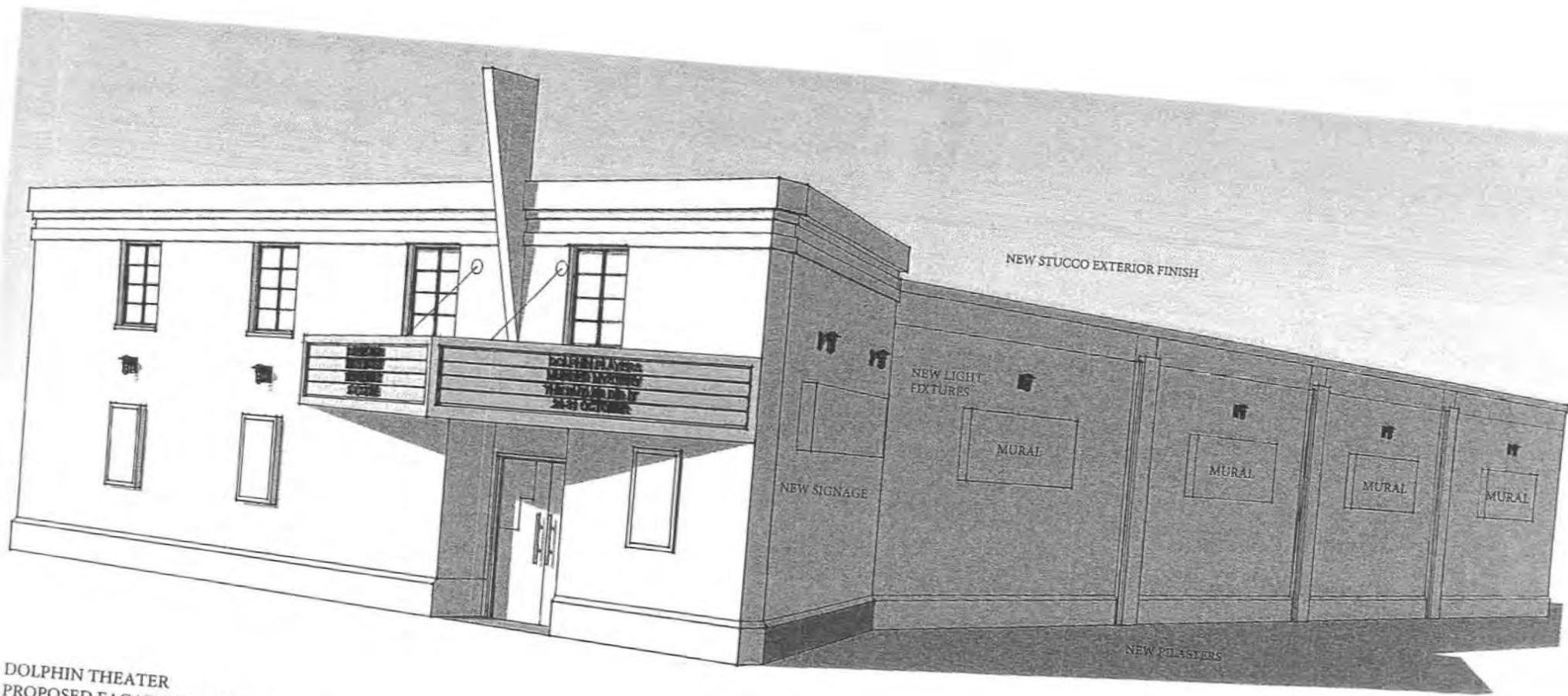
Exterior lighting fixtures will be provided on both elevations for both decoration and security. The light fixtures will complement the industrial style of the building and will also be energy efficient.

The east elevation is currently flat, expansive and has little visual interest. It will be articulated with pilasters and areas designated for panel murals. The murals will be on removable panels (4'x8' typical) and will be changed out on a regular basis. The intention is to use local artists to provide the murals.

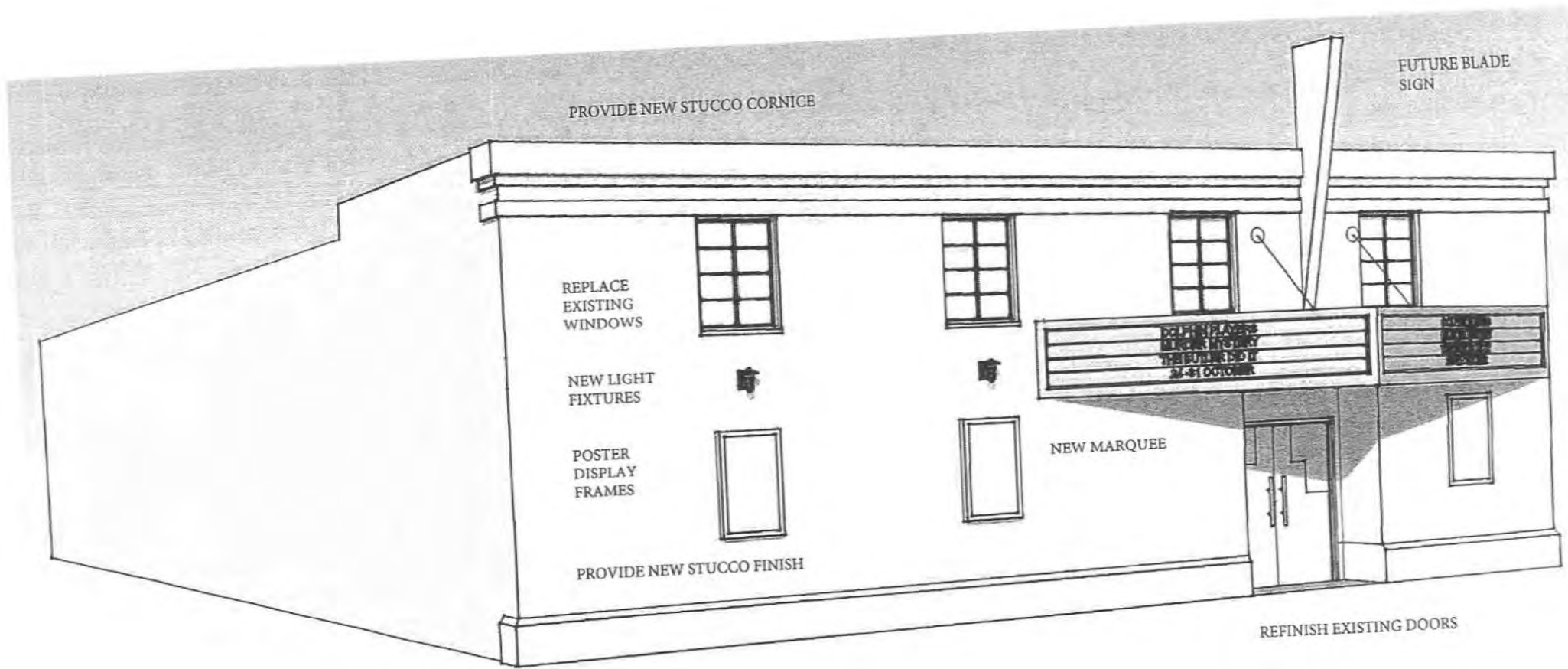




DOLPHIN THEATRE
PROPOSED FACADE IMPROVEMENT
VIEW FROM SOUTH
November 2014
Hilary Baker



DOLPHIN THEATER
PROPOSED FACADE IMPROVEMENT
VIEW FROM SOUTH EAST
November 2014
Hilary Baker



DOLPHIN THEATRE
PROPOSED FACADE IMPROVEMENT
VIEW FROM SOUTH WEST
November 2014
Hilary Baker

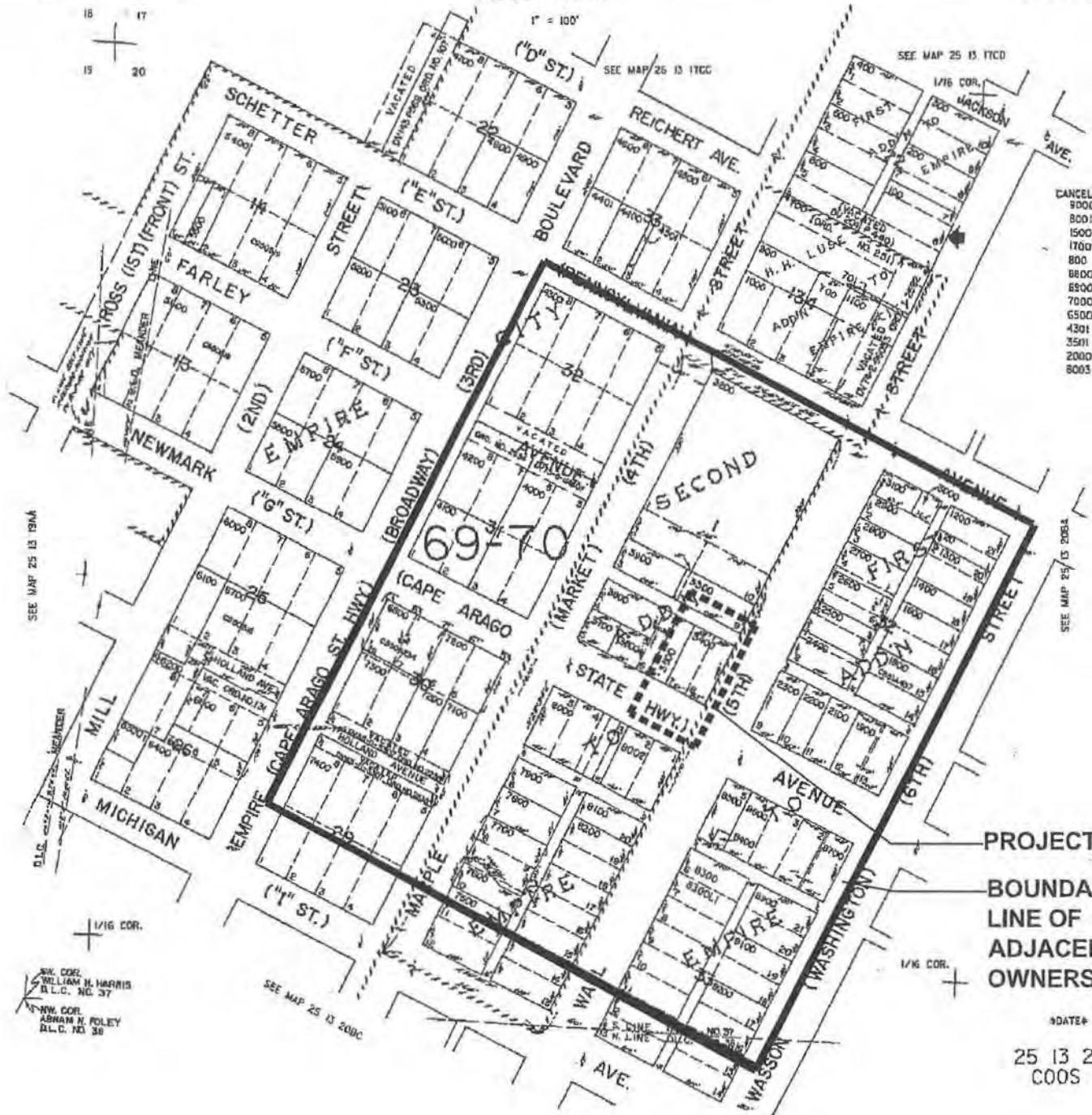
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NW1/4 NW1/4 SEC.20 T.25S. R.13W. W.M.
COOS COUNTY

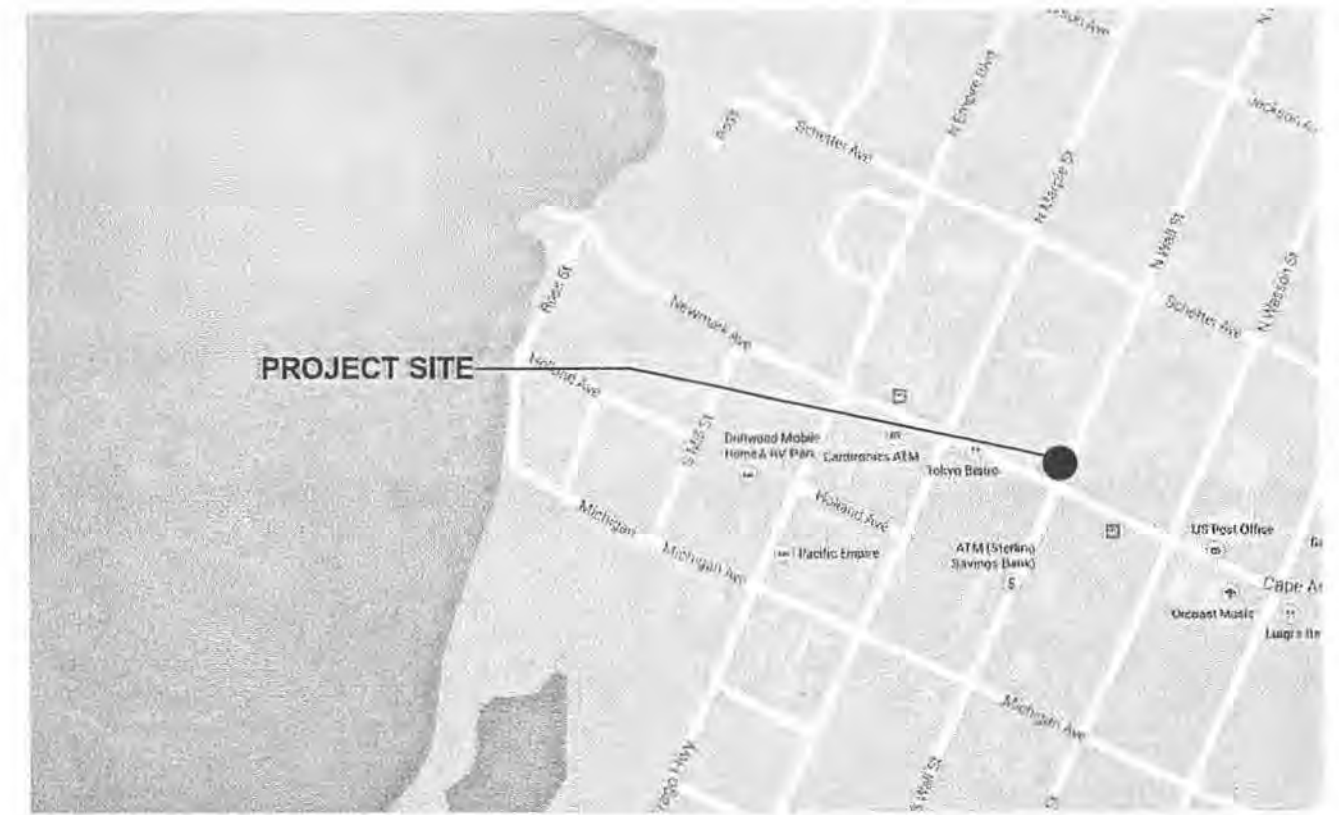
25 13 20BB
COOS BAY



1" = 100'



- CANCELLED
- 9000
- 8001
- 1500
- 1700
- 800
- 8800
- 6500
- 7000
- 6500
- 4301
- 3501
- 2000
- 8005



VICINITY MAP

SCALE: NTS



PROJECT SITE
BOUNDARY LINE OF ADJACENT OWNERS

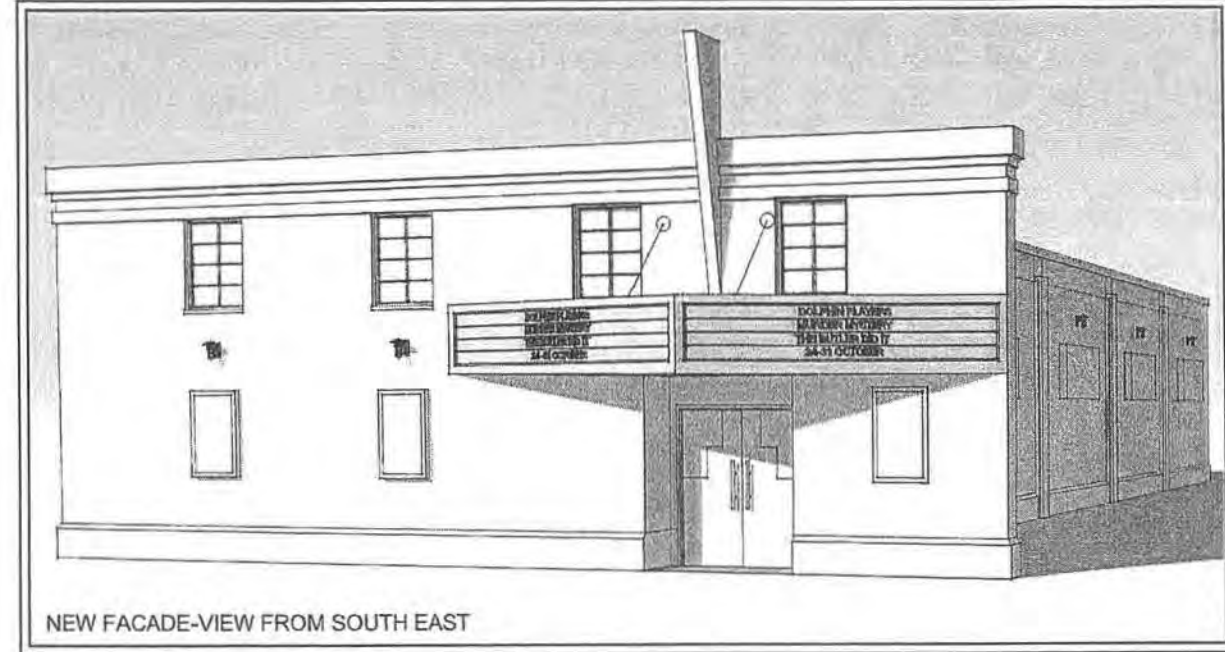
DATE:
25 13 20BB
COOS BAY

2 TAX LOT LOCATION
SCALE: NTS
NORTH

FACADE IMPROVEMENT for DOLPHIN PLAYERS GROUP INC
580 NEWMARK, COOS BAY, OREGON 97420
(T25S13W20BBTL0340000)



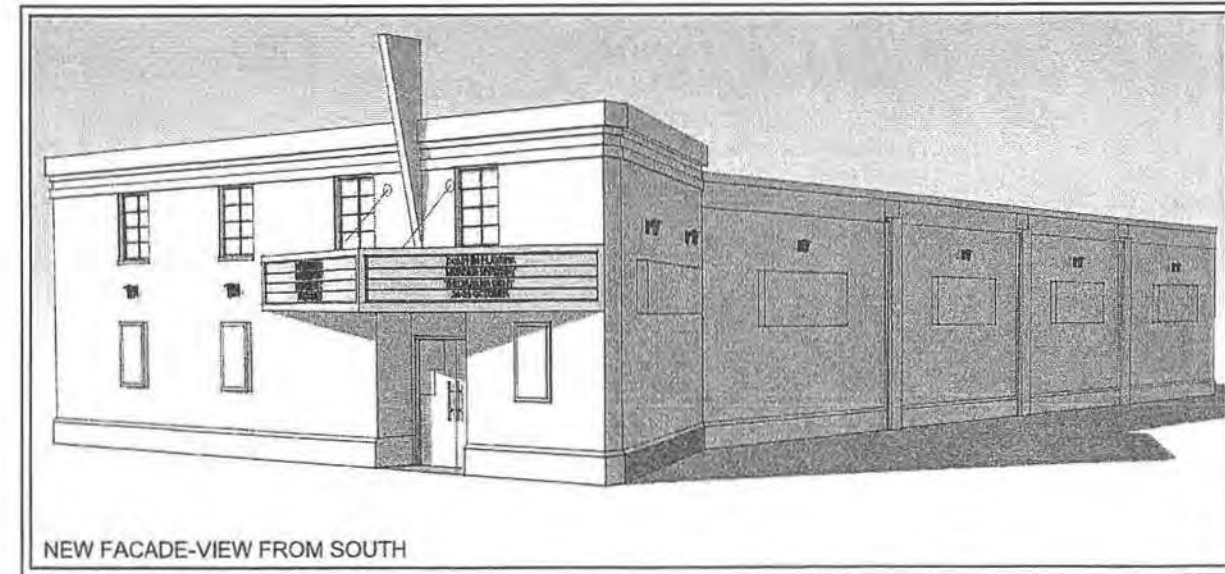
EXISTING FACADE-VIEW FROM THE SOUTH EAST



NEW FACADE-VIEW FROM SOUTH EAST

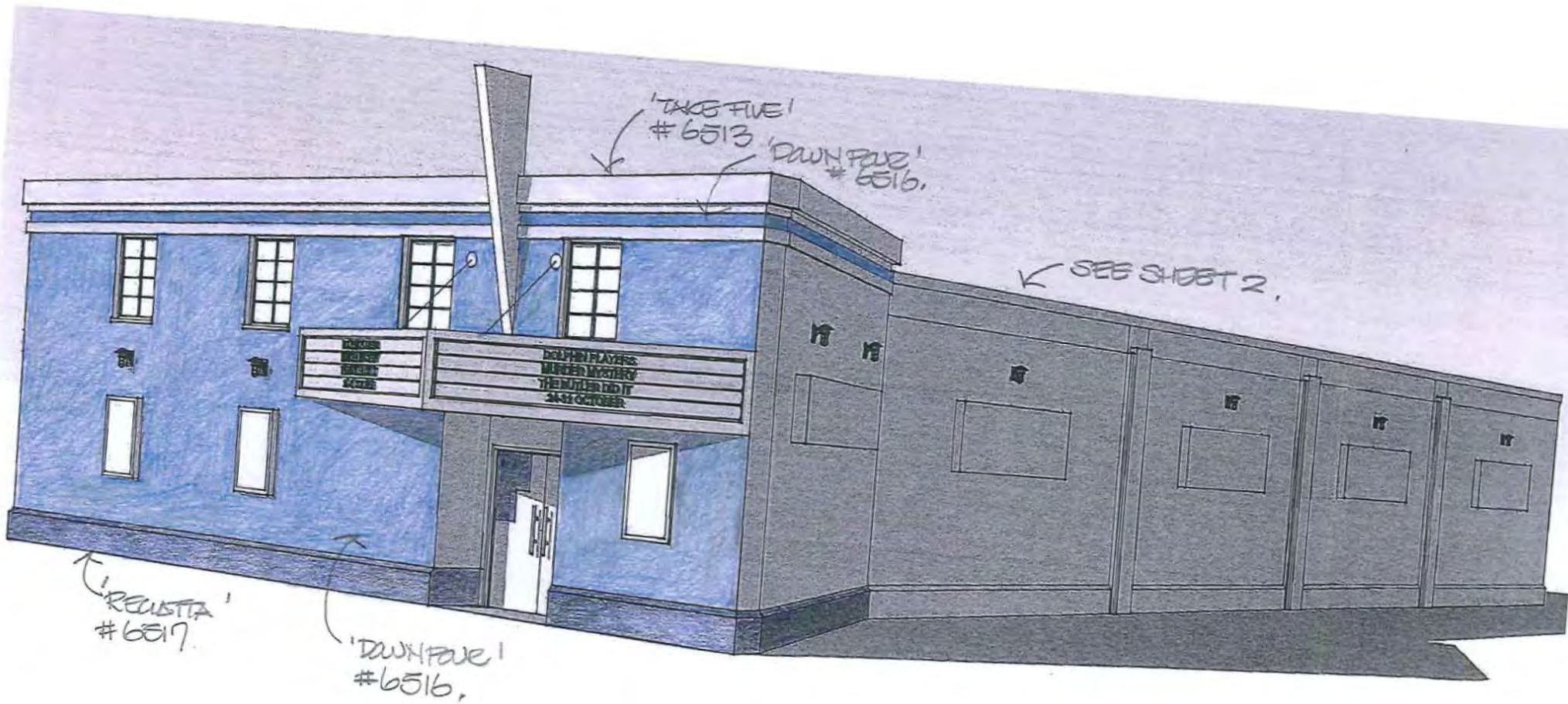


NEW FACADE-VIEW FROM SOUTH WEST

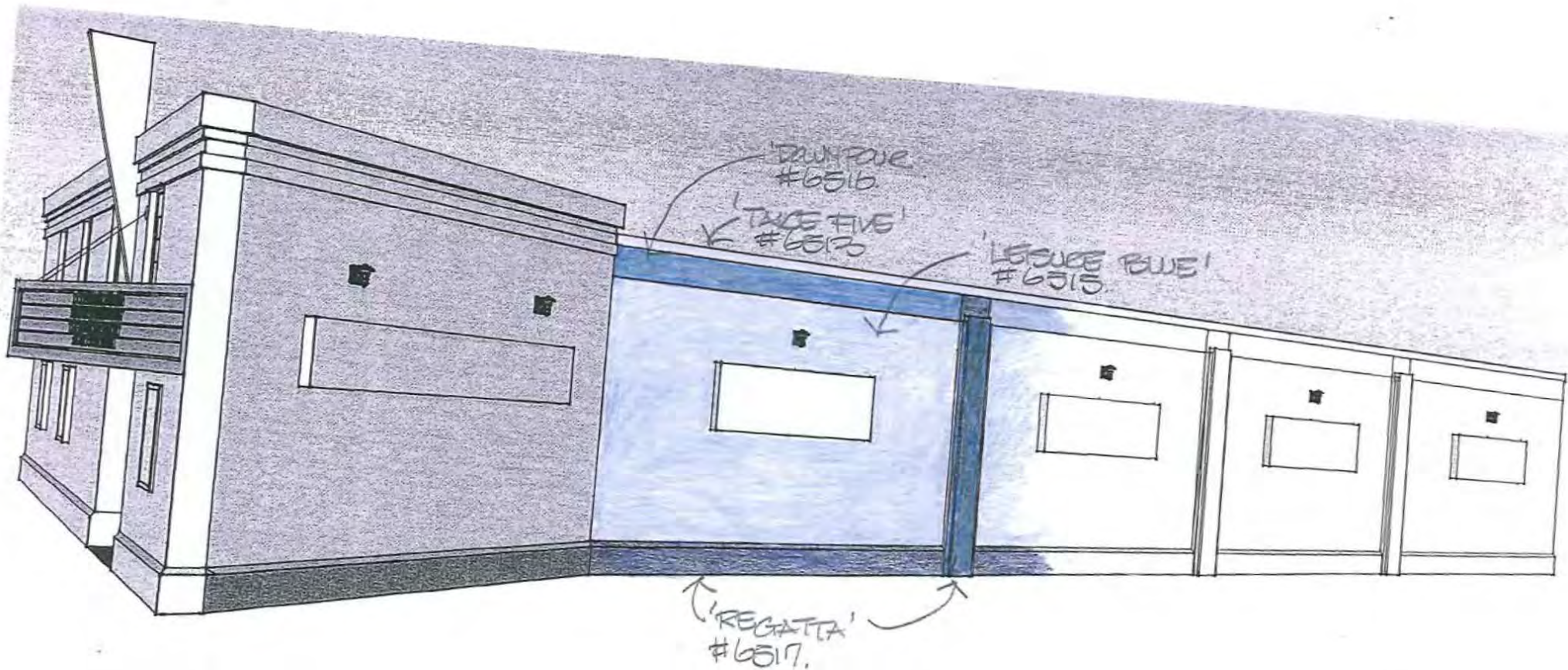


NEW FACADE-VIEW FROM SOUTH

THE DOLPHIN PLAYERS
 580 NEWMARK-FACADE IMPROVEMENT PROPOSAL
 COOS BAY, OREGON



580 NEUMARK
COOS BAY
MAY 2013



580 NEWARK
COOS BAY
MAY 2015