

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE January 5, 2016	AGENDA ITEM NUMBER
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TO: Mayor Shoji and City Councilors

FROM: Rodger Craddock, City Manager

ISSUE : Jenny's Shoes Canopy

BACKGROUND:

As a general rule, the City does not allow private structures to be built in the City's rights-of-way (ROW). While that's the case, there are a few privately owned structures within the City's ROW in the downtown area. Specifically those structures or canopies which were built by the City and are the remnants of the old downtown covered walkway canopy system.

In the late 1960s and early 1970s, Central Avenue was closed off to vehicular traffic and a number of canopies were constructed over the sidewalks on both sides of the street on Central Avenue (as well as some other streets) from Bayshore Avenue to 4th Street and across the intersections of Central Avenue & Broadway Avenue, Central Avenue & 2nd Street, and Central Avenue & 3rd Street. Like a number of other cities throughout the United States, Coos Bay built the structures in an effort to create an outdoor "mall like" atmosphere in an effort to combat the shopping malls which were popping up around the country and drawing many businesses away from the downtown business districts.

As seen in the pictures below, the canopies were supported by heavy timbers and held up by cemented columns, all of which were in the City's ROW.



In the early to mid-1990s, nearly all of the canopies were removed and Central Avenue was

reopened to vehicular traffic. A few canopies were left intact at the request of the abutting building owners. One such canopy was left in front of the building occupied by Jenny's Shoes. In 1995, with the approval of the City Council, the City entered into an agreement (Attachment #1) with the building owner, then Bill Rosencrantz, deeding over in essence the canopy and the responsibility to maintain it. In addition, the agreement contained a stipulation that changes to the canopy were subject to the approval of the Design Review Board (now known as the Design Assistance Team).

It appears that Mr. Rosencrantz, with the approval of the Design Review Board, updated the canopy in 1995 as pictured below.



Over the last few years, the 40 plus year old canopy structure (laminated beams) showed obvious signs of deterioration. In 2012, City staff began communicating with the current owner, James Tarantino, about the need to address the dangerous condition of the structural beams. In April of 2013, the building owner applied for a structural permit to replace the canopy (design attached, attachment #2). The permit was approved but was never picked up. The original permit expired in December 2013. It should be noted that at the time Public Works and Community Development staff were unaware of the 1995 agreement. It should also be noted that the original agreement was never recorded; and as such, it's more than possible that Mr. Tarantino was unaware of the agreement.

In July 2014 and October 2014 after numerous requests from the City's Building Official through the City's Code Enforcement Officer to **repair** the structure, the owner submitted the necessary permit applications to **demo** the existing canopy. That permit was picked up in November 2014. The canopy was removed later that month, but the concrete columns were left in place.

In March 2015, an application was submitted to construct a new canopy, based on the design which had been previously submitted in 2013 (attachment #3). The application was conditionally approved, but it was later denied as the applicant failed to submit the additional information requested (more information was needed on the attaching brackets and wind load calculations). Staff was still unaware of the 20-year-old canopy agreement until it was discovered when staff was preparing to remove the cemented columns in the summer of 2015. This was going to be done because as it appeared that the building owner was not going to replace the awning. Letters were sent to the building owner advising him of the City's intent to remove the columns should he fail to replace the canopy within a reasonable time. The building owner was also advised of the canopy agreement between the City and the previous owner. In addition, he was advised that any proposed design which differed from the original canopy design would require the approval of the Design Assistance Team as per the Council approved agreement.

On October 12th an application was submitted by Butch Schroder, on behalf of the building owner which included an updated design (attachment #4). The Design Assistance Team met on October 21st and reviewed the submitted design. The Design Assistance Team did not approve the proposed canopy design as they did not believe it was appropriate for the building or the downtown area. The minutes from that meeting are attached (attachment #5).

On November 16th, I meet with Butch Schroder at his request to discuss the decision of the Design Assistance Team in light of the fact that a substantially similar design had been previously approved by staff. During the meeting, I shared the history detailed above which included that the previously approved application was done in error as staff at that time was unaware of the 1995 agreement. In light of this error and in an attempt to find some resolve, I authorized the following alternatives for the building owner's consideration:

1. Through its Urban Renewal Program, the City will give the applicant \$2,500 for previous and any needed additional design work to replace the column supported awning with the same awning in type and design as was there previously. A ROW and structural permit will be needed for this option. Funds will not be released until completion of the awning placement.
2. Through an Urban Renewal Program, the City will give the applicant \$7,500 to put in place a structure supported awning. The design must be approved by the City Manager. A ROW and structural permit will be needed for this option. Funds will not be released until completion of the awning placement.
3. Through the City's Urban Renewal Program, up to \$25,000 in matching funds can be given to the applicant for facade features such as windows, awnings, etc... Staff would be happy to help walk the applicant through this more formal process and program requirements.
4. The City will remove the columns at its expense if you choose either option 2 or 3 and/or if you choose to do nothing.

The above options were memorialized in a letter sent to Mr. Tarantino and Mr. Schroeder on November 17th (attachment #6).

Mr. Tarantino chose option #1, and he had Mr. Schroder submit an updated design (attachment #7) on December 7th. The Design Assistance Team met on December 17th, and they reviewed the submitted design. At the conclusion of the meeting, their recommendation was as follows and as is listed in the attached meeting minutes (attachment #8):

“The DAT does not recommend the proposed awning/canopy design for the reasons discussed. If a higher authority wishes to consider the project, then the DAT recommends that the awning on North 3rd Street be centered over the door at ground level and the upper windows and that lighter framing and roof color be used on the awning/canopy. They recommend a color scheme that is compatible with the building.”

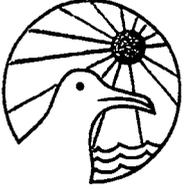
Several days later Mr. Schroder advised staff that Mr. Tarantino was requesting to appeal the decision to the Council.

RECOMMENDATION:

It is my recommendation that should the Council wish to approve the latest design or any subsequent design which is constructed and supported by columns within the ROW that they do so with a stipulation that the building owner and the City enter into a new agreement which contains language not limited to that the City retains the right to remove the structure, in whole or in part, and at the building owners expense, if needed, to undertake a public works project in the ROW or if the building owner fails to maintain the structure in a safe and proper manner.

ATTACHMENTS:

- #1 City Agreement Letter
- #2 Canopy Replacement Design – Submitted April 2013
- #3 Canopy Replacement Design – Submitted March 2015
- #4 Butch Schroder Updated Design
- #5 Design Assistance Team Minutes
- #6 Letter sent to Mr. Tarantino and Mr. Schroeder
- #7 Updated design by Butch Schroder
- #8 Design Assistance Team December 17, 2015 minutes



CITY OF COOS BAY

March 14, 1995

Public Works Department

Mr. William Rosencrantz
P.O. Box 479
Coos Bay, Oregon 97420

RE: LETTER OF INTENT

Dear Mr. Rosencrantz:

The City Council on March 7, 1995 approved your right of way use permit, subject to staff requirements, to place a canopy in the Central and Third Street rights of way. Subsequently, Butch Schroeder, yourself, and I met to discuss the requirements as follows:

1. The City is granting you, as your property, the existing concrete columns, associated wood beams, and downspouts which were left in place as part of the Mall Block 2 Renovation Project.
2. Placement of an additional concrete column as discussed: base a minimum of 4" below the existing surface, in line with east-west columns, centered not less than 4.5 feet east of the Third Street curb.
3. No structure shall protrude south of the existing south column faces.
4. The canopy constructed shall have a block out for the proposed new street light. The block out shall not be less than 5 feet wide in the east-west dimension and 3.5 feet north of the south column face.
5. The City assumes no responsibility or warranty for the existing columns, associated wood beams, and downspouts.
6. You must comply with any restrictions imposed by the Design Review Board.
7. You must agree to hold the City harmless for any damage, cleaning costs, or other claims relating to the canopy and arising from the Norway Maple now growing on the City right of way to the west side of your building on Central and Third Street. The City reserves the right to maintain and/or replace the Norway Maple now and at any time in the future.

Please let me know if these conditions are acceptable. If so, I will follow this letter of intent up with a deed of transfer which will formalize the transaction.

Sincerely,

Ralph Dunham, P.E.
Public Works Director

RD:smb

cc:
Bruce Meithof
Randall Tosh

RIGHT-OF-WAY USE PERMIT

Application is hereby made for a temporary right-of-way use permit to utilize the public right-of-way adjacent to the following described property. Please be advised that this is a temporary permit and is revocable upon demand by the Coos Bay City Council.

Owner BILL ROSENCRANTZ Date MARCH 7, 1994

Address 262 CENTRAL COOS BAY Phone 267-2012

Lot No. _____ Block _____ Addition _____

Proposed use of the right-of-way:

PROTECTIVE CANOPY THAT WILL BE INCLUDED UNDER CITY FUNDED AWNING PROGRAM. BUILDING OWNER TO PAY EXPENSES THAT EXCEED MAXIMUM CITY ALLOWANCE.

Review Fee	\$15.00	<u>15⁰⁰</u>
Notification	\$15.00	_____
Inspection	\$20.00	_____

Please furnish with this application a sketch showing the location of the right-of-way concerned and the extent of the proposed use.

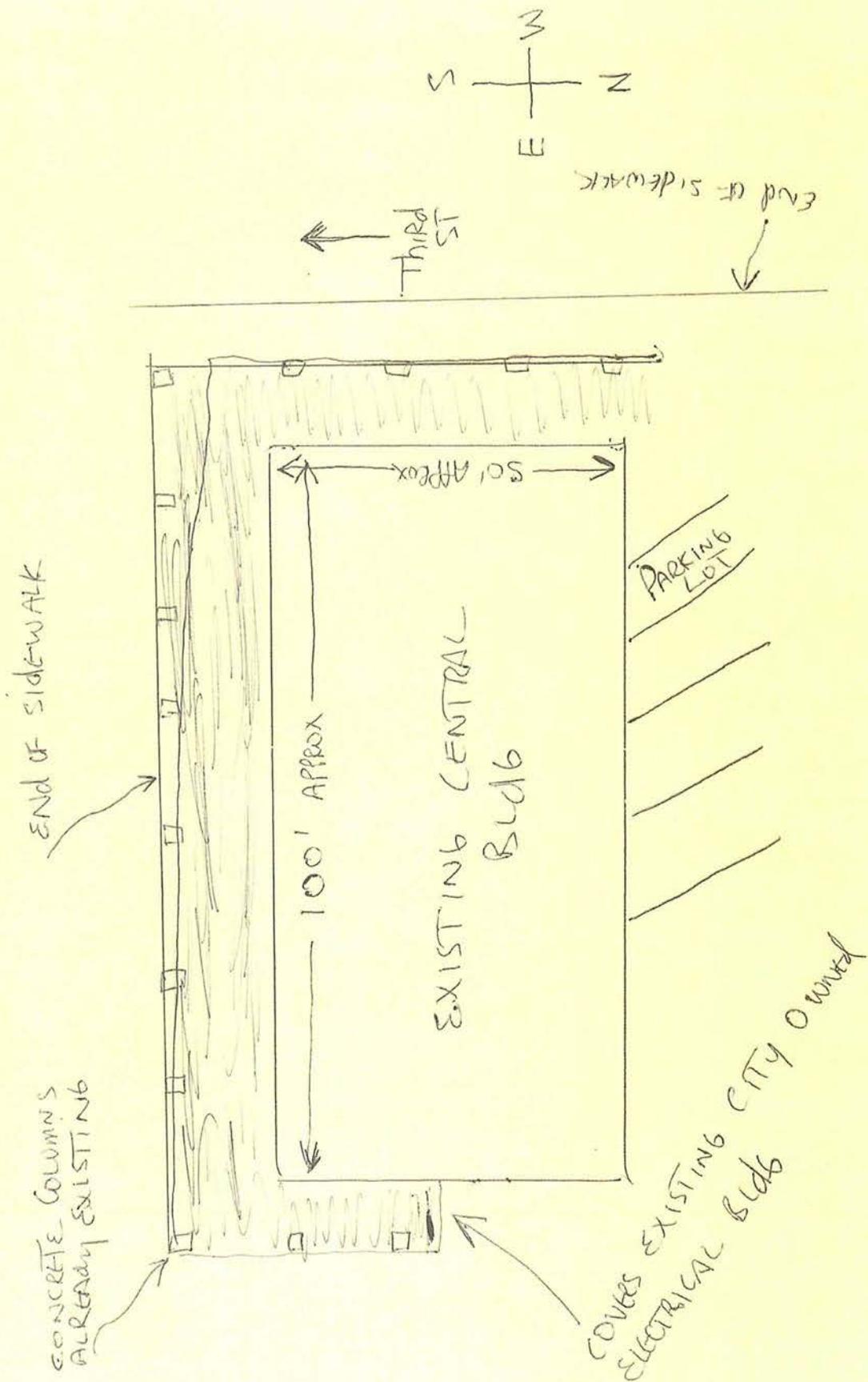
Wm Rosenkrantz MARCH 7, 1994
Signature Date

Approved By: _____ Date _____

If City Council approval is necessary:

Date to Council: _____ Council Action _____

IF APPROVAL GRANTED, CUTOFF(S), NOT SHOWN, TO BE PROVIDED FOR LIGHT POLE(S) AS PER CONVERSATIONS WITH DIRECTOR OF PUBLIC WORKS.



*done
llw*

DEED OF TRANSFER

The City of Coos Bay, Grantor, conveys to William Rosencrantz, Grantee, the following property:

All existing concrete columns, associated wood beams, and downspouts left in place as a part of the City of Coos Bay Mall Block 2 Renovation Project and located on the public right-of-way adjacent to the property owned by Grantee at the Northeast Corner of Central Avenue and Third Street, Coos Bay, Oregon.

The consideration for this conveyance is the Grantee's architectural enhancement of the downtown area of the City of Coos Bay through the use of the above-referenced property as a framework for the construction and placement of a canopy over public right-of-way located adjacent to the Grantee's property.

This conveyance is subject to the following conditions:

- 1) Grantee may place an additional column with a base located in a line congruent with the existing east-west columns. This column shall have a base located a minimum of four inches (4") below the existing surface, and shall be centered not less than four and one-half feet (4' 1/2") east of the Third Street curb.
- 2) No structure constructed by grantee, his agents or assigns, shall protrude south of the existing faces of the South Columns.
- 3) Grantee's canopy shall include provision for a proposed street light. This provision shall be a block removed from the canopy, not less than five feet (5') wide in the east-west dimension, and three and one half feet (3' 1/2") north of the south column face.
- 4) Grantee agrees to comply with any and all restrictions imposed by the City of Coos Bay Design Review Board.
- 5) Grantee agrees to hold the City of Coos Bay harmless for any damage, cleaning costs, or other claims relating to the canopy and arising from the Norway Maple now growing on the City right-of-way to the west side of the Grantee's building; the City of Coos Bay specifically reserves the right to maintain and/or replace the Norway Maple now and at any time in the future.
- 6) The Grantor assumes no responsibility or gives any warranty for the existing columns, associated wood beams, and downspouts.

Joanne Verger

 Joanne Verger, Mayor

William Rosencrantz

 William Rosencrantz

05-08-95
 Date

5/15/95
 Date



Jennie's

262 CENTRAL • COOS BAY, OREGON 97420 • P.O. BOX 479
TELEPHONE (503) 267-2012

3/29/1995

Ralph Dunham
DEPT of Public Works
CITY of Coos Bay, Oregon

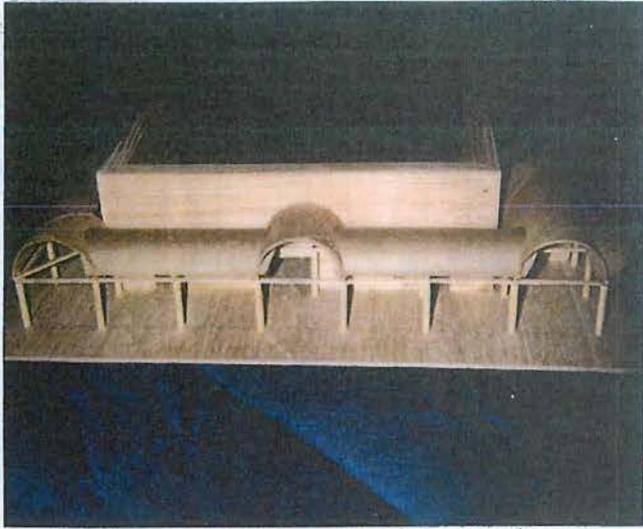
DEAR MR Dunham:

I AM IN RECEIPT of your LETTER of INTENT dated
MARCH 14, 1995.

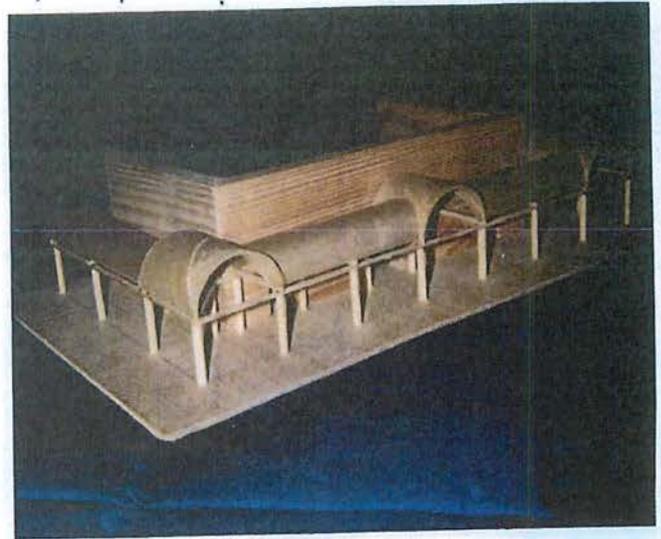
you HAVE LISTED SEVEN (7) CONDITIONS THAT APPLY TO
COLUMNS, BEAMS, AT&G, PROTEUSIONS, ETC. AND
I HEREBY AGREE TO ALL 7 CONDITIONS.

Sincerely,

Wm Resonator



FRONT OF BUILDING



S.W. CORNER
THIRD & CENTRAL



Jennie's
shoes & clothing

BILL ROSENCRANTZ

262 CENTRAL • COOS BAY, OREGON 97420 • P. O. BOX 479
TELEPHONE (503) 267-2012



S.E. CORNER
VIEW FROM CHILDRENS BLDG

187-S13-058

Submitted 4/22/13

Approved 5/6/13

Not issued

DRAWN FOR: JAMES TARPANTINO

PROJECT ADDRESS: JENNY SHOE BUILDING

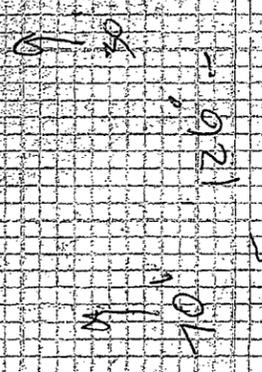
CENTRAL BLVD
COOS BAY, OREGON

BY BUCKY STEFFEN TRM CONSTR

NOVEMBER 6, 2012

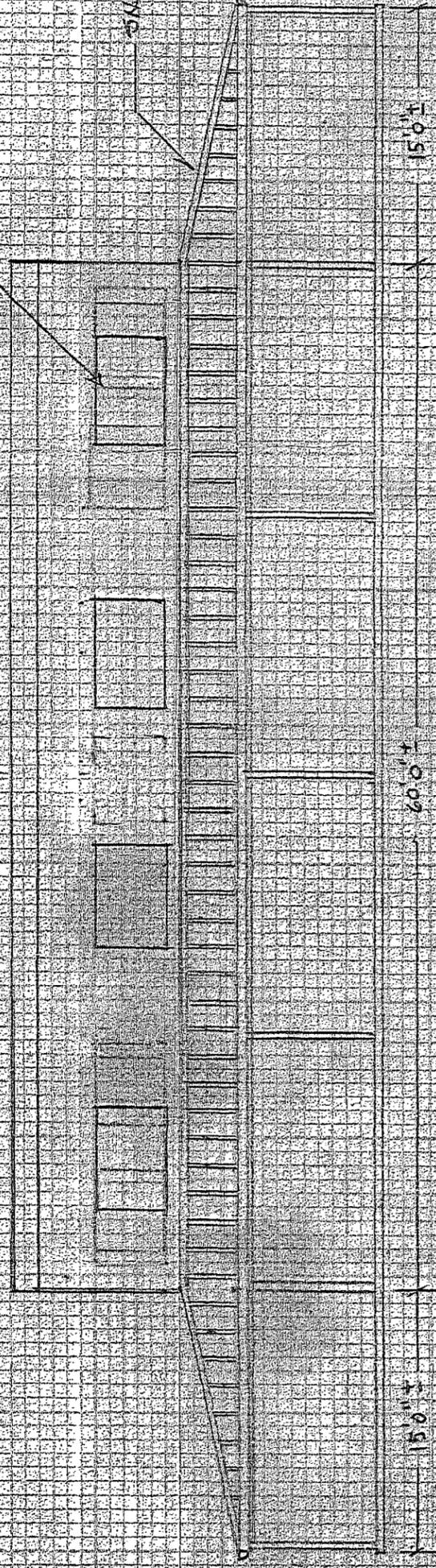
RECEIVED
By msmith at 4:53 pm, May 06, 2013

- City of Coos Bay
- Removal of Side Garbage
- As-Submitted
- Per Comments
- Subject to Inspection



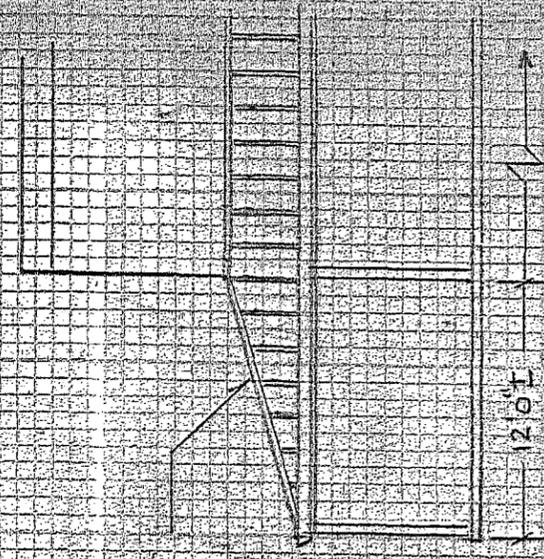
REPLACE WINDOWS
(NO SIZE CHANGES)

SNAP-LOCK SHEET
METAL ROOFING



FRONT ELEVATION

SCALE: 1/8" = 1'0"



SIDE ELEVATION

SCALE: 1/8" = 1'0"

Ledger Bd 2x4 FT.
R/S OF 4x OR 2x @ JOISTS @ 3' ON CTR

Add in new #10 15" diam bars from before.

Uploaded

3/13/15

with 187-RW14-039

"Anning construction
plans.pdf"
(page 2)

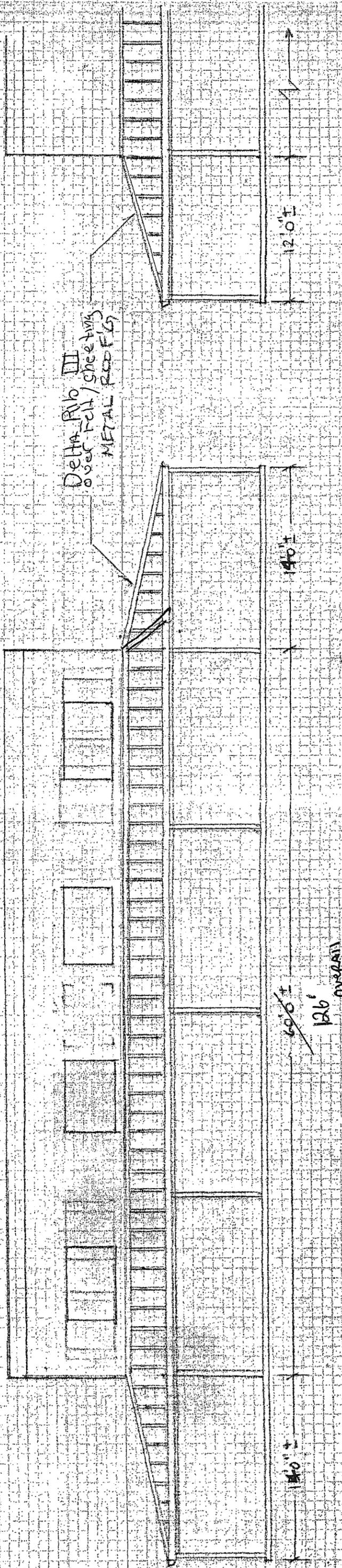
EAST END 30' FT LONG

WEST END 70' FT LONG

DESIGN FOR: JAMES TARANTINO

PROJECT ADDRESS: JENNY SHOE BUILDING
CENTRAL BLVD
COOS BAY, OREGON

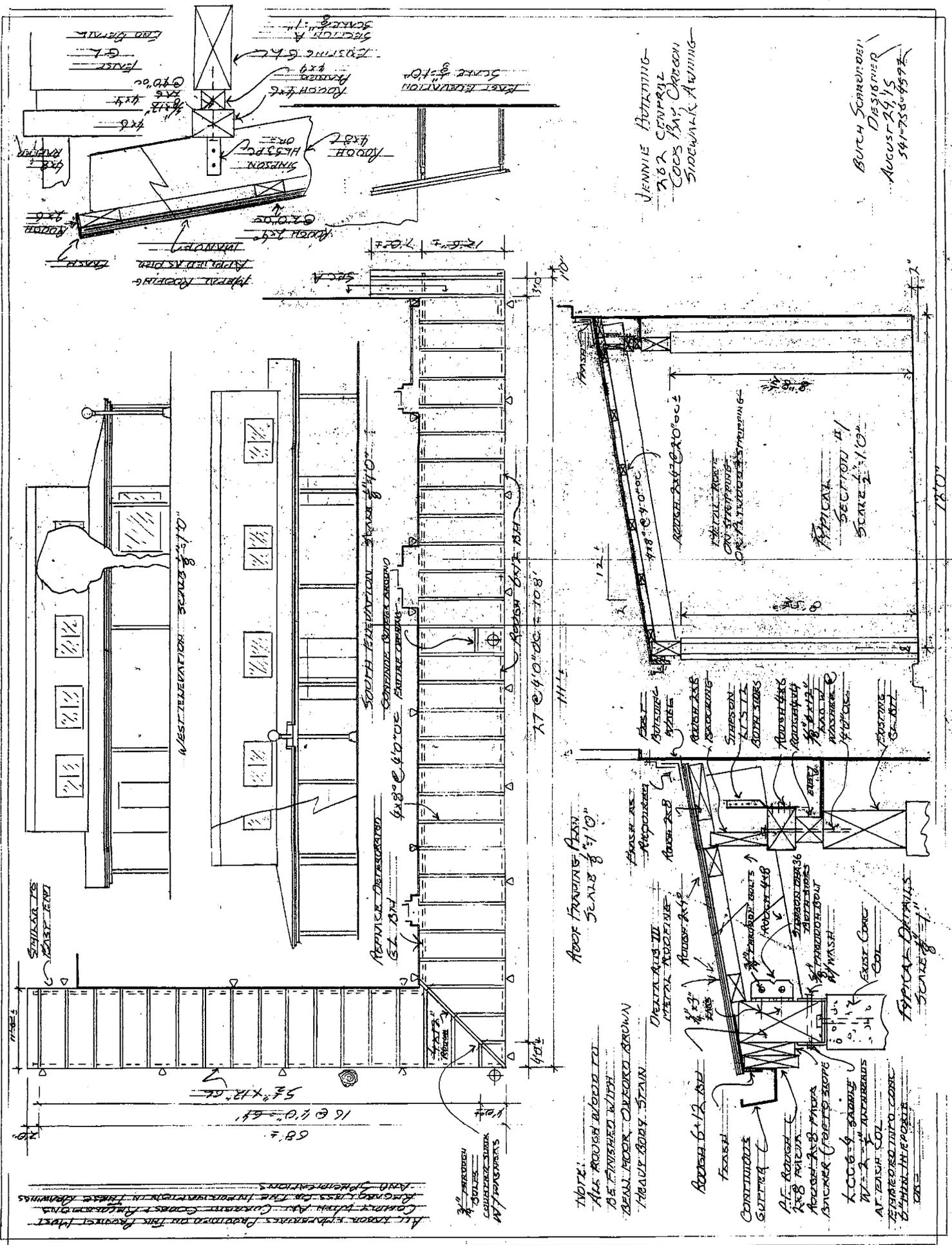
BY BUCKY STEFFEN TRY CONSTR
NOVEMBER 6, 2012



FRONT ELEVATION

SIDE ELEVATION

SCALE: 1/8" = 1'-0"



JENNIE HUTTING
 702 CENTRAL
 COOS BAY, OREGON
 SIDEWALK AWNING

BURCH SCARDINEN
 DESIGNER
 AUGUST 29, 15
 541-758-9597

014-541-217-0A17

All truss members fabricated on the ground first
 carry them up. Connect some diagonals
 carry them up. Connect some diagonals
 and specifications

NOTE:
 ALL ROOF WOOD TO
 BE FINISHED WITH
 BURNED OREGON BROWN
 HEAVY BODY STAIN

ROOF 6-12-12
 FINISH
 CONTIGUOUS
 SUTURE
 A.C. ROUGH
 4x8 RAFTERS
 ROOF 4x8 PLAYS
 ANCHOR (FRAMED JOIST)
 K.C. 6-4 SABBING
 W-2-4 ANCHORS
 AT ENDF. COL
 FERROUS INTO CONC.
 WITH THE REBAR
 ONE

CITY OF COOS BAY
DESIGN ASSISTANCE TEAM
Wednesday, October 21, 2015 at 12:00 PM
City Hall Conference Room

MEMBERS: Chairman Hilary Baker, Darla Lesan, Ariann Lyons, Sara Reckon, Bob Sasanoff, Perry St. John

ABSENT: Andy Locati

DRAFT

STAFF: Debbie Erler

GUEST(S): Butch Schroeder, applicant's representative

Introductions were made.

262 Central Avenue – James Tarantino, property owner
Proposed canopy in Central Avenue and North 2nd Street right-of-way abutting property.

Butch Schroeder, the owner's representative, summarized the proposed project. He stated the original awning was removed a number of months ago. Mr. Schroeder stated that in preparation for a right-of-way use permit to replace the canopy, the property owner requested drawings for a western/wooden style canopy. When the initial drawings were submitted, the City had concerns about the proposed canopy being supported by the building. The property owner requested revised drawings for a structure that was not supported by the building. Mr. Schroeder explained the use of material (wood support system/metal roofing) for the revised canopy.

Chairman Baker asked Mr. Schroeder if the property owner had considered other options for an awning/canopy. Mr. Schroeder stated that the property owner outlined the style of canopy he wanted and requested structural drawings.

Chairman Baker asked staff where the City stands with the concrete columns in the right-of-way. Ms. Erler stated the concrete columns/wood beams and downspouts are the property owners. She stated that it is her understanding that when the existing awning was removed, the City considered removing the columns from the right-of-way. Mr. Tarantino indicated that the business owner of Jennie's Shoes requested the canopy be replaced because the south wall is almost entirely windows and they were concerned about damage to their merchandise from direct sun exposure.

Chairman Baker asked if there is a possibility of a canopy/awning proposal that does not span the entire sidewalk (maybe half) and uses the existing columns that are against the building for support and maybe use the columns along the roadway for hanging planters or light fixtures. That way, rather than being sloped, the canopy has a cornice around it so that it is more reflective of the buildings style. She stated a canopy that spans the entire sidewalk for the entire building frontage makes the area very dark.

The Committee discussed possible awning designs (metal frame/canvas cover) that could be supported by the columns against the building or, if lighter weight, may be supported by the building. Mr. Schroeder explained that the owner does plan to remove a couple of columns at the east end of the building (similar to BNT and the Coney Station). Chairman Baker stated the cost of such awnings may be less expensive than the proposed canopy and it would shade the window areas without spanning the entire sidewalk and without being so dark.

Mrs. Lesan asked about the process. Ms. Erler stated the applicant applied for a right-of-way use permit recently and there had been a lot of back in forth between the property owner and the City regarding different issues. She said it is her understanding that the City was not sure they wanted a canopy that covered the entire sidewalk and they wanted to make sure that if something was constructed it was an enhancement to the area and in keeping with the design of the building.

She said the City received the revised drawing on October 13, 2015

Mr. Schroeder stated that Stewart Woods has reviewed the structural elements of the canopy.

Ms. Erler stated the City requested the DAT review the proposed canopy and make a recommendation regarding the proposed canopy (material/design) and if it is what we want to see in the Downtown Core area.

Mr. St. John asked about the color of the metal roofing. Mr. Schroeder stated they discussed a "heavy timber" theme, but the color of the metal roofing was not discussed. He asked if the owner is considering sheeting under the metal. Mr. Schroeder stated that sheeting was not discussed and at this point all you would see is the tin.

Mr. St. John asked if lighting is being considered. Mr. Schroeder stated lighting was not discussed. Mr. St. John stated the proposed canopy blocks out the natural light and lighting from two street lights, so the entire area is dark. He asked if the owner would consider clear roofing.

It was discussed that the original awnings in the Downtown area did have lighting.

Chairman Baker stated she does not think the proposed canopy design is appropriate for the building. Removing the concrete column and going with a metal frame/canvas awning would be better suited to the building and may even be less expensive. She said the proposed canopy is not pedestrian friendly and it would be taking a step backward from the way the downtown is going.

The Committee agreed with the Chairman's summary and suggested lighting. Chairman Baker asked there is was an opportunity for the City and the property owner to collaborate on the project. Ms. Erler stated the Façade Improvement Grant is an option for the property owner.

Ms. Lyons stated it had been discussed during the 2nd Court improvement project that the City would like to see the remaining awnings removed from the right-of-way. The Committee discussed the 2nd Court improvement project, including removal of the canopies and dumpsters.

It was discussed that a small awning over the apartment entrance would be appropriate on the west elevation.

Mr. St. John stated ~~the have~~ that having a canopy that spans the entire sidewalk had been done in the past and it was determined that it did not work for the downtown area, so this proposal would be taking a step back.

The Committee discussed the Façade Improvement Grant program.

COMMITTEE RECOMMENDATION: The proposed canopy design is not appropriate for the building or the Downtown area. The Committee recommends removing the concrete columns and having an awning designed that would be better suited to the building and would not span the entire sidewalk. They recommend that lighting be added to any proposal awning design. They recommend the property owner take advantage of the City's Façade Improvement Grant program to help fund this project.

ADJOURMENT: 12:45 p.m.

Chairman Hilary Baker
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Eler, Planner

G:\DCS\PLANNING\Design Assistance Team\MINUTES\2015\M10-21-2015 DRC.doc



CITY OF COOS BAY

Community Development Department

500 Central Avenue
Coos Bay, OR 97420

541.269.8918
www.coosbay.org

November 16, 2015

James Tarantino and Butch Schroeder,
RE: Jenny's Shoes Building Awning

Mr. Tarantino and Schroeder,

Staff here at the City of Coos Bay is trying to find a fair and mutually agreeable solution to have an attractive awning placed in front of the Jenny's Shoes building here in our downtown. This has been a long process to get to where we are at and we would like nothing more than to help you with this project. It is important to remember that the City's right-of-way (ROW) is completely within the City's jurisdiction. It is very unusual for the City to allow structures placed within the ROW. However, having stated that there has been a lot of history behind this particular awning location. A brief description of this history is as follows:

1. The City deeded over the columns (and arguably the previous awnings) back in 1995 with conditions memorialized in an agreement.
2. In 2012 the City contacted the building owner regarding the need to address the detreated beams supporting the old awning.
3. A first awning permit was submitted for Jenny's Shoes (187-S13-058) on 4/22/13 by James Tarantino. These plans were approved for a structural permit. This permit was ready to issue on 5/13/13 and the applicant was notified. However, the permit expired on 12/26/14 when the permit was not picked up.
4. Afterwards a second application was submitted for this site (187-RW14-039) on 7/11/14. The application has the description "Remove awning, replace beams after demo; submit plans to Building Codes" and is signed by James Tarantino; the permit description is "Remove awning in ROW. The owner will replace beams like-for-like after demo. Will submit structural permit and plans at that time." The permit was issued on 11/4/14. Note that this permit is for demolition work in the ROW.
5. A new plan was submitted on 3/12/15 as a deferred submittal for work in the ROW under permit 187-RW14-039. Along with this page, there was an additional page showing elevations for the awning (with the notation "BY BUCKY 3-7-15 TRM CONSTRUCTION") and a letter of intent signed by Tom McNulty, TRM Construction.
6. After the initial review, staff comments were given back to Mr. Tarantino requesting additional information (more information was needed on the attaching brackets and wind load calculations).
7. The requested information was not submitted and no additional progress was made on the project by July, 2015
8. An additional application was submitted in August of this year and later denied by staff upon the recommendation of the Design Assistance Team for reasons of design aesthetics.

At this point in time and after additional deliberation by staff we go back to the aforementioned fact that we would just like an attractive awning in that location. To accomplish this goal, staff feels that the following alternatives are available for the applicant:

1. Through its Urban Renewal Program, the City will give the applicant \$2,500 for previous and any needed additional design work to replace the column supported awning with the same awning in type and design as was there previously. A ROW and structural permit will be needed for this option. Funds will not be released until completion of the awning placement.
2. Through a Urban Renewal Program, the City will give the applicant \$7,500 to put in place a structure supported awning. The design must be approved by the City Manager. A ROW and structural permit will be needed for this option. Funds will not be released until completion of the awning placement.
3. Through the City's Urban Renewal Program, up to \$25,000 in matching funds can be given to the applicant for façade features such as windows, awnings, etc... Staff would be happy to help walk the applicant through this more formal process and program requirements.
4. The City will remove the columns at its expense if you choose either option 2 or 3 and/or if you choose to do nothing.

The City would like to have a course of action set upon within 60-days. Please let the City know as soon as possible which of these options you will be pursuing. Also, please let me know if you have any questions or concerns about these options.



Eric Day
City of Coos Bay
Community Development Director

Cc: Rodger Craddock



www.coosbay.org

Plan Review Checklist

Permit Number: REV-187-RW14-039-01
IVR Number: 187129106325

CITY OF COOS BAY
500 Central Avenue
Coos Bay, OR 97420
Phone: 541-269-8918

permits@coosbay.org

To: Applicant
1031, INC.
1031, INC.
PO BOX 721

Phone: 831-402-6800
Fax:
Email: jamesptarantino@gmail.com

COOS BAY, OR 97420

From: City of Coos Bay
500 Central Avenue
Coos Bay, OR 97420

Phone: 541-269-8918
Email: permits@coosbay.org

CC: Owner(s)
1031, INC.
PO BOX 721
COOS BAY, OR 97420

Phone:
Owner email:

PROJECT INFORMATION

Street Address: 262 W CENTRAL AVE, COOS BAY, OR 97420
Parcel: 25S13W26CCTL0380000

Description of Work: Construct a new awning along the south and west elevation of the building, which will extend into the Central Avenue and N 3rd Street ROW.

Code Edition(s) Used:

PLAN REVIEW

Building Review

Status	Date	Plan Reviewer
Add'l Info Required	03/24/2015	Sheri Corgill scorgill@coosbay.org

Simpson

Comment: Additional information and structural permit required

connection info for hardware -

Planning Review

Status	Date	Plan Reviewer
Approved	03/31/2015	Debbie Erler 541-269-1181 derler@coosbay.org

Comment: Recommend approval.

Engineering Review

Status	Date	Plan Reviewer
Add'l Info Required	03/31/2015	Aaron Real 541-269-1181 areal@coosbay.org

Comment: The applicant needs to show the areas where they will be staging the construction supplies.

Fire Dept Review

Status	Date	Plan Reviewer

Comment:

Fire Marshall Review

Status	Date	Plan Reviewer

Comment:

PLAN REVIEW

Operations Review

Status

Date

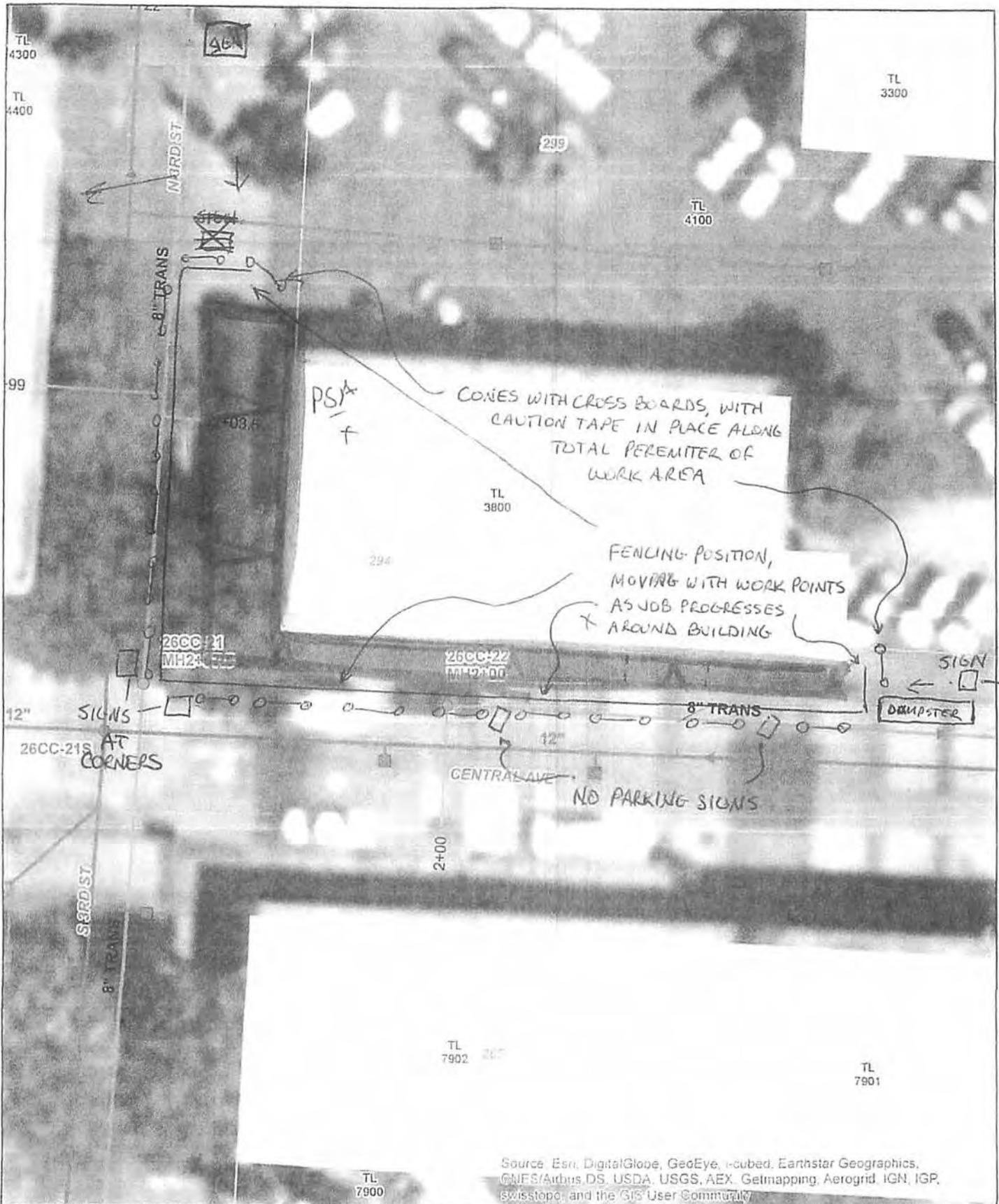
Plan Reviewer

Add'l info required

03/23/2015

Randy Dixon 541-269-1181 rdixon@coosbay.org

 **Comment: Need additional detail; 1.) Specs on hardware to be used; 2.) Structural calculations for load/wind: 3.) Design plan needs to indicate how/what the connection to existing building is, and whether or not the integrity of the existing building can withstand the additional weight load as proposed.**



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

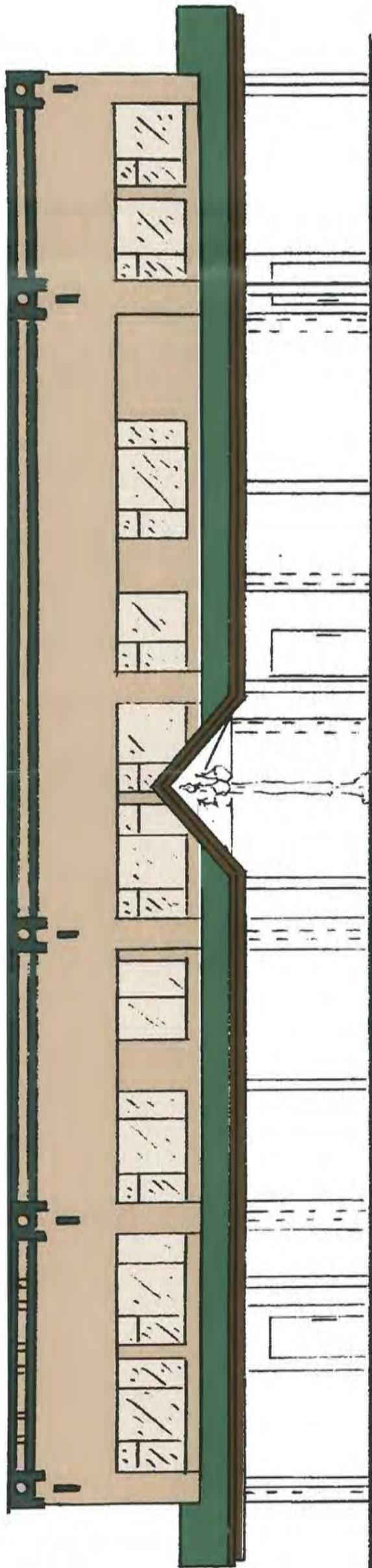


Disclaimer:
 This document is produced using a Geographic Information System (GIS). The data contained herein is intended to be a graphical representation only and is by no means an official survey or legal interpretation thereof. The City of Coos Bay provides this data in good faith and makes no warranties, guarantees or representations of any kind, either expressed or implied, as to the content, accuracy, completeness or reliability of this data.

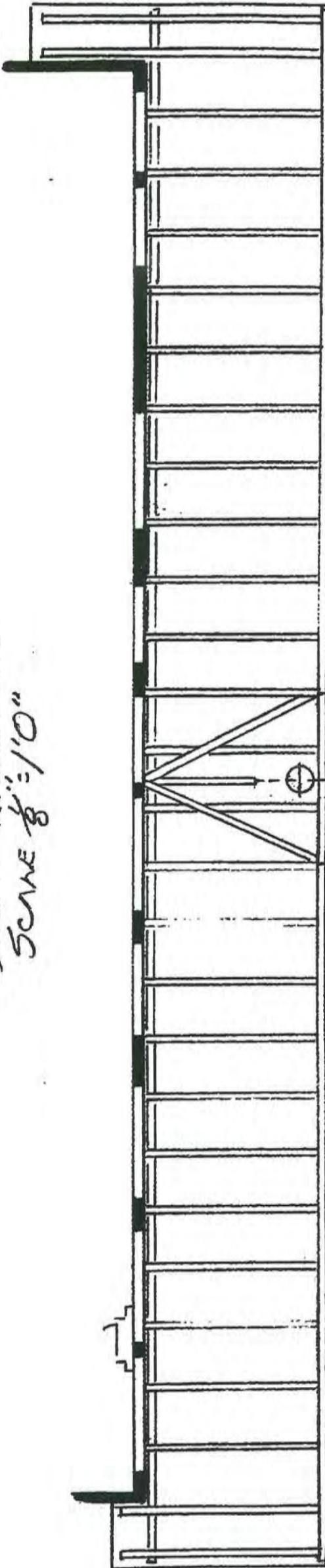
Date: 7/11/2014



1 inch = 25 feet



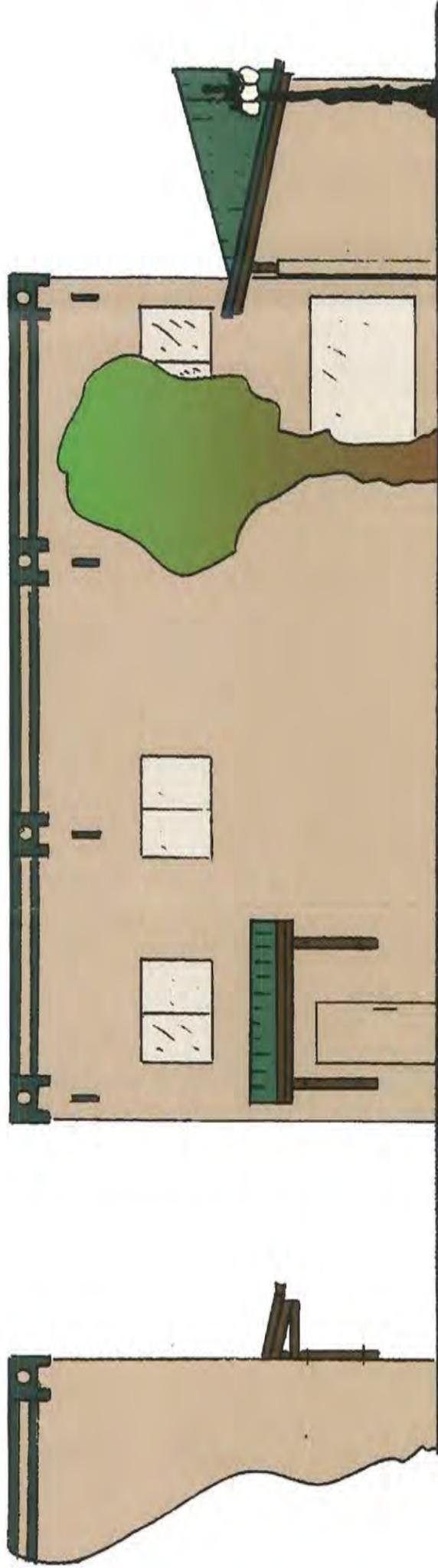
SOUTH ELEVATION
SCALE $\frac{1}{8}'' = 1'0''$



ROOF FRAMING PLAN
SCALE $\frac{1}{8}'' = 1'0''$

VENNIE BUILDING
262 CENTRAL
COOS BAY, OREGON
SIDEWALK AWNING

BURCH SCHROEDER
DESIGNER
NOVEMBER 30, 15
591-736-6372



WEST ELEVATION
SCALE 1/8" = 1'-0"



CURBS

CENTRAL ST.

PLAN SHOWING 15 REMAINING COLUMNS
THE CITY MAY REMOVE 12 OF THE
NON REQUIRED COLUMNS

JENNE BUILDING
PROPOSED CANOPY REMOVAL
SCALE 1/8" = 1'-0"

BATCH SCHROEDER
DESIGNER
MOULTON SCOTT
591-758-6572

Ledger Bd 2x4 FT.
R/S OF 4x4 OR 2x8 JOISTS @ 3' ON CTR.

Add in according to Plan 13ms from before.

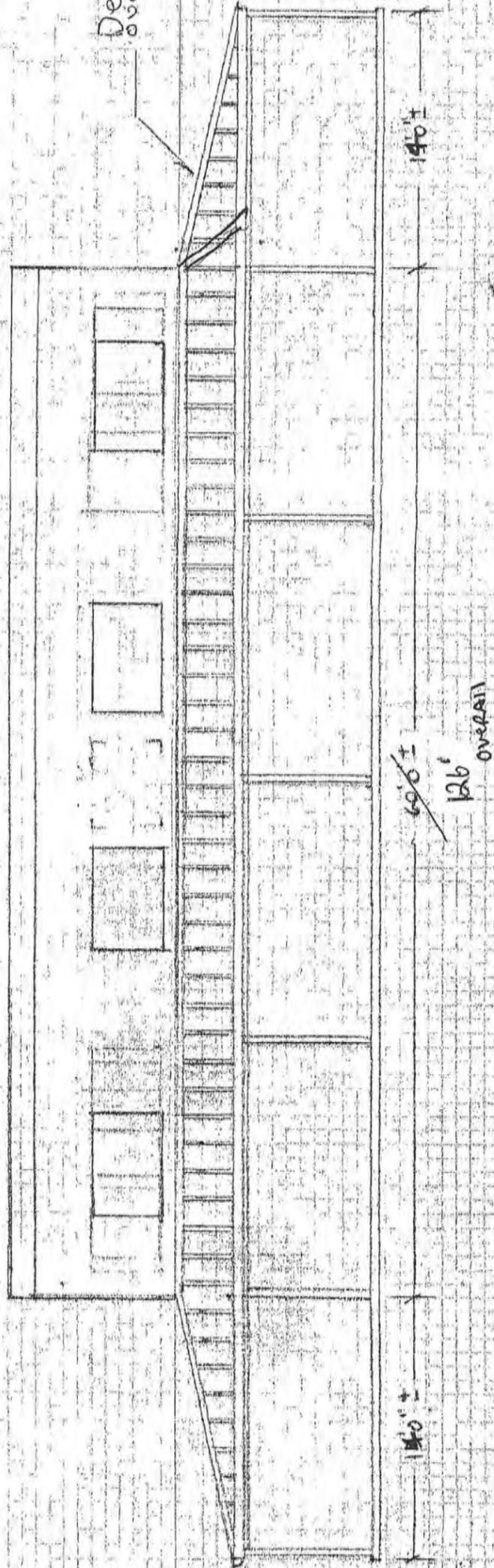
EAST END 30' FT long

WEST END 70' FT long

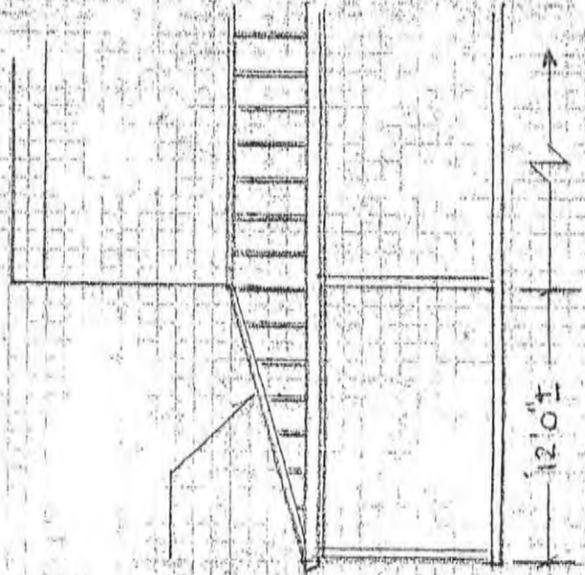
DRAWN FOR: JAMES TARANTINO

PROJECT ADDRESS: JENNY SHOE BUILDING,
CENTRAL BLVD
COOS BAY, OREGON

BY BUCKY STEFFEN TRM CONSTR
NOVEMBER 6, 2012

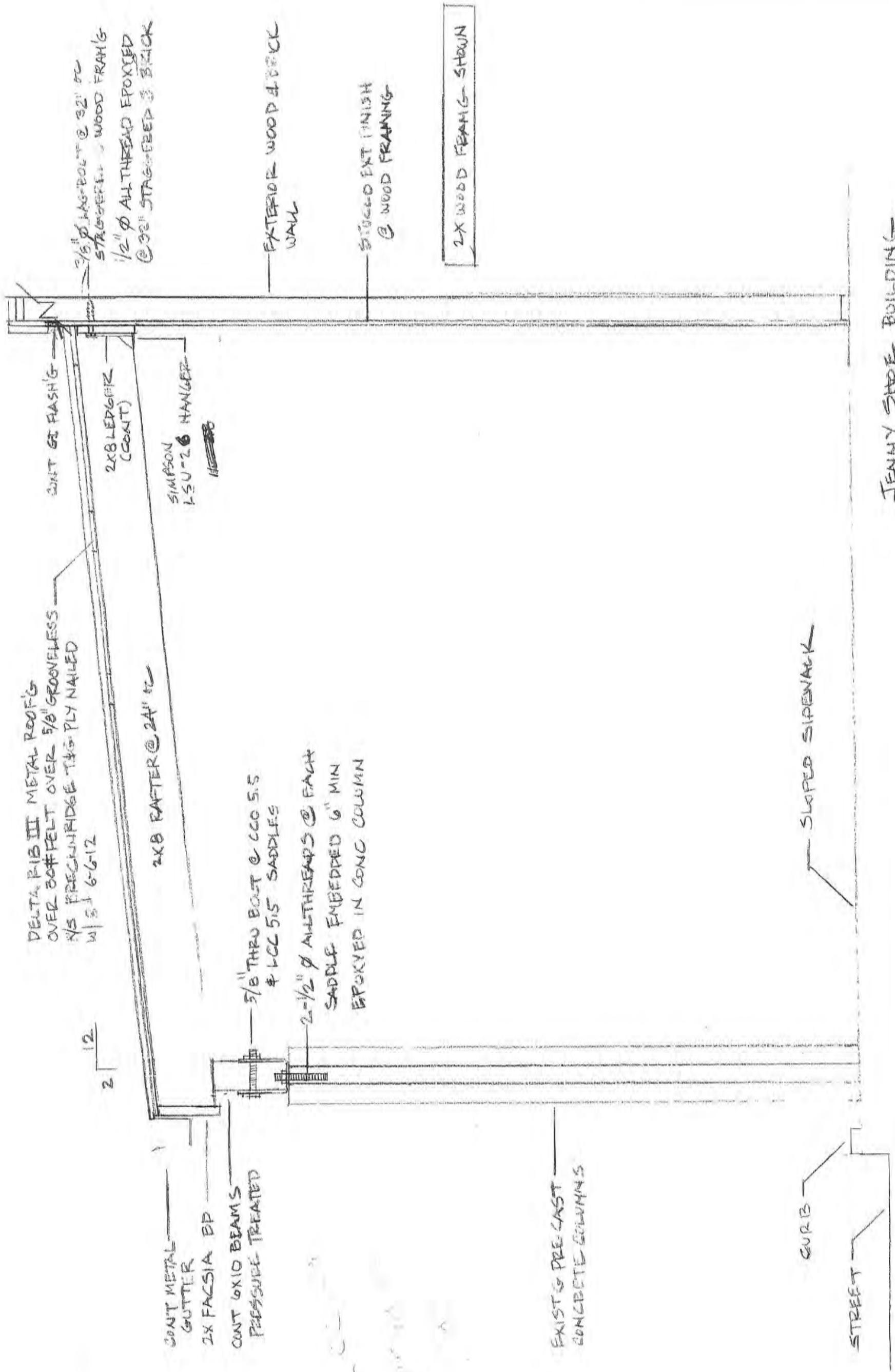


FRONT ELEVATION



SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DELTA RIB III METAL ROOFING
OVER BOFFELT OVER 5/8" GROOVELESS
1/2" PLY OVER 1/2" PLY NAILED

3/8" LAG-BOLT @ 32" OC
STAGGERED WOOD FRAMING
1/2" Ø ALL-THREAD EPOXYED
@ 32" STAGGERED @ BRICK

EXTERIOR WOOD DECK
WALL

STUCCO EXT FINISH
@ WOOD FRAMING

2X WOOD FRAMING - SHOWN

CONT GR FLASHING

2X8 LEDGER
(CONT)

SIMPSON
L5U-26 HANGER

2X8 RAFTER @ 24" OC

5/8" THRU BOLT @ LCC 515
LCC 515 SADDLES

2-1/2" Ø ALL-THREADS @ EACH
SADDLE EMBEDDED 6" MIN
EPOXYED IN CONC COLUMN

CONT METAL
GUTTER

2X FASCIA BP

CONT 6X10 BEAMS
PRESSURE TREATED

EXIST'G PRE-CAST
CONCRETE COLUMNS

CURB

STREET

SLOPED SIPERACK

JENNY SHOE BUILDING
2ND STREET
COOS BAY, OREGON

BY BUCKY 3-7-15
TRM CONSTRUCTION

CITY OF COOS BAY
DESIGN ASSISTANCE TEAM
Wednesday, December 17, 2015 at 12:00 PM
City Hall Conference Room

MEMBERS: Chairman Hilary Baker, Darla Lesan, Andy Locati, Ariann Lyons, Sara Reckon, Bob Sasanoff, and Perry St.John

STAFF: Debbie Erler, Planner 1

GUEST(S): Butch Schroeder, applicant's representative

DRAFT

262 Central Avenue – James Tarantino, property owner

Proposed awning and revised canopy in Central Avenue and North 2nd Street right-of-way abutting property.

Chairman Baker stated that the design has been before the DAT previously (October 21, 2015).

Butch Schroeder, the owner's representative, summarized the revised project, which includes the elimination of a canopy on the North 3rd Street frontage and installing an awning over the entry door on North 3rd Street. The awning would be of the same style, materials and colors as the proposed canopy on the Central Avenue frontage. The canopy has been reduced to just beyond the building frontage on Central Avenue. The applicant is still proposing the canopy extend over the entire sidewalk to the concrete columns abutting the street.

Mr. Schroeder also submitted copies of the "Plan Review Checklist" from right-of-way use permit #REV-187-RW14-039-01 that indicates the permit was approved with conditions related to staging, connection of canopy to building and structural calculation. He stated he met with the owner and then submitted revised plans showing the canopy fully supported by the columns abutting the building and the columns on the outside of the sidewalk. He said they proposed heavy timber instead of 2 x 8 beam construction with two-foot on center. At the time the revised plans were submitted they were informed that the DAT would need to review and approved the proposed design. Mr. Schroeder stated when the design was not approved by the DAT (on October 21, 2015) he went back the clients and they decided to eliminate the canopy on North 3rd Street and just install an awning over the doorway. He said the canopy on Central Avenue is not attached to the building, but supported by the existing concrete columns that are in the right of way. He said they reduced the length of the proposed canopy and to put a more interesting cover over the lamp post. He said the owner and the tenant are adamant about wanting the entire sidewalk covered along Central Avenue.

Perry St.John stated the revised submittal does not reflect the comments and concerns outlined at the previous meeting. He stated the comments from last month clearly stated that covering the entire depth of the sidewalk was not appropriate in the district for several reasons. He said it is a clever solution to arch the roof line so that the street lamp was not blocked and it will provide additional lighting under the canopy. But they are still using the same concrete columns and going back to the same idea that was removed in the downtown some time ago.

Mr. Schroeder stated he tried to compromise what the DAT wanted and what I knew my client wanted.

Bob Sasanoff asked why the City originally wanted the canopies in the downtown area removed. Ms. Erler stated the mall canopies were removed because the canopies were in need of structural repair and the City wanted to open Central Avenue to vehicular traffic. There were two property owners that wanted to keep the existing wooden canopies. Those owners signed an agreement with the City of Coos Bay in 1995 transferring all existing concrete columns, associated wood beams, and downspouts to the property owner. Only one section of wood canopies remains (South 2nd Court). The city had a "City Funded Awning Program" that allowed funding for awnings for property owners affected by the canopy removal. In 1995 the property owner of 262 Central Avenue applied for funding and upon approval removed the wooden canopies and installed a metal framed, fabric awning. Ms. Erler stated the agreement indicates that the Coos Bay Design Review Board (now the Design Assistance Team) shall review. Because the proposed structures are in the public right of way the City has a say in what is placed in the right of way.

Hilary Baker stated this is a very awkward situation. She stated that the current design proposal is more attractive. However the design is still not compatible with the style of the building and with the goals of downtown for restoring or enhancing what is really a historic building.

Mr. Schroeder stated that back when we had the "parking meter mall" it was a dark terrible hole, because you had both sides of the street covered and covers over other structures.

Darla Lesan asked if the property owners helped pay for the covered mall project back in the 70's. Ms. Erler stated she would have to research that, but she believes it was an urban renewal project. She is concerned about the City's liability for the canopies. Ms. Erler stated the agreement with the property owner indicates the City is not liable, but that would be for attorneys to argue. She stated the City has right of way use permits that allow structures in the right of way (usually fences and walls), landscaping, parking, etc. She stated a few have been issued for other structures. She added that the awning that was removed recently from the subject property was removed because of structural issues.

Sarah Reckon stated that if the form is approved as submitted she strongly recommends a different color scheme be considered. Calling out the canopy with dark green and chocolate brown to represent the wood adds to much attention and if the canopy is the solution it have a color scheme closer to the color of the exterior wall. She said the upper roof trim would also need to be changed to match the revised canopy.

Hilary Baker agreed that if the canopy colors were lighter it would lessen (soften) the visual impact of the canopy.

Mr. Schroeder stated he does not think the owner is too hung up on the color. He said he proposed green because the trim was green.

Sarah Reckon stated the proposed awning over the doorway is fighting the geometry of the building and the existing windows/door. She said she would not want to call attention to the awning with heavy timber supports and dark colors. The element should blend in with the building. She asked if the owner would consider extending the awning to include the two windows above to help balance the feature.

Mr. Schroeder stated his client would not be opposed to extending the two-foot wide awning to include the windows above.

Bob Sasanoff stated he would hate for this canopy to be an example for the entire street or set a precedence. If another property owner decided they like the canopy and they want to do the same thing, then we end up where we were before with a street flanked by heavy canopies. He said is having a hard time imaging that in a positive way.

The Team discussed the South 2nd Court canopy and alternatives support system such as wires and retractable awning that are very light.

Ms. Erler stated that if the awning is approved a building permit will be required. The canopy is not connected to the building and is fully supported in the right of way therefore a building permit is not required.

Andrew Locati asked if the property owner considered an awning. He said the cost of an awning would be much less than the proposed wooden structure. Mr. Schroder stated the owner does not want an awning, he want a canopy covered to the street. He stated they said they own claims they own the columns and they had a permit to do the work.

Hilary Baker stated she is not comfortable with making a decision or a recommendation on this project. She stated the DAT does not have decision making authority and there are no criteria to base a decision on. She stated she is comfortable providing comments and having a higher authority make the decision.

Tom Dixon, Planning Administrator, stated the Committee as a group needs to make a recommendation, otherwise it is individual comments.

Ms. Erler stated the agreement indicates approval of the committee is required.

Bob Sasanoff stated the difficulty is that the public space is the sidewalk and the property owner may own the columns they don't own the sidewalk and as a community we are concerned about that public space. He said that with the proposed design, the visual ownership is taken over by the owner of the building and doesn't deal with what the community wants. He understands they want the space, but it is a public sidewalk. If we will not let other owner property owners in the area do similar project, then we should not let this property owner do this project and he does not want to give up the control of the public space.

Chairman Baker reiterated that the design is still not compatible with the style of the building and with the goals of downtown for restoring or enhancing what is really a historic building.

The Committee agreed with the Chairman's summary and suggested lighting.

RECOMMENDATION: The DAT does not recommend the proposed awning/canopy design for the reasons discussed. If a higher authority wishes to consider the project, then the DAT recommends that the awning on North 3rd Street be centered over the door at ground level and the upper windows and that lighter framing and roof color be used on the awning/canopy. They recommend a color scheme that is compatible with the building.

ADJOURNMENT: 12:45 p.m.

Chairman Hilary Baker
City of Coos Bay
Coos County, Oregon

ATTEST: _____
Debbie Erler, Planner

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