



# CHARLESTON COASTAL AND OCEAN CENTER

## Appendix I

### Space Needs Analysis

Charleston Coastal and Life Center / OS

Program Spaces  
Jan. 22, 2009

**DRAFT**

	stations total	no. rooms	s.f./ room	s.f. programmed	subtotal	notes
<b>SHARED PUBLIC SPACES</b>						
Entrance/interpretation/informal education						
lobby/ interpretation	50	1	1000	1000		
assembly/meeting rooms	266.67	2	2000	4000		can be joined into
one room						
classroom/interpretation	45	1	900	900		
SSNERR reception/interpretation		1	750	750		
ODFW reception/licenses/interpretative		1	750	750		
catering kitchen		1	300	300		
table & chair storage		1	300	300		
					8000	
<b>ODFW</b>						
private offices		3	180	540		
workstations		22	120	2640		
short-term workstations		7	80	560		
reception work station		1	150	150		
see shared public space for lobby/waiting						
work room/copiers		1	120	120		
library		1	300	300		
freezer room		1	320	320		
wash-down		1	120	120		near restrooms
wet lab (see shared private space)				0		
					1390	
<b>SSNERR</b>						
private offices		2	160	320		MIke G, Robin
IS office		1	200	200		
private offices		6	120	720		
reception work station		1	150	150		
see shared public space for lobby/waiting				0		
storage		2	100	200		
work room/fax/supplies		1	150	150		
					880	
<b>CWA</b>						
Exec. Director office		1	180	180		
financial management	2	1	200	200		
project managers	5	1	500	500		
field data compilation		1	400	400		
technician's workroom	2-4	1	320	320		
office supplies, storage		1	60	60		
					1660	
<b>CBPS</b>						
see Shared Public Spaces						use classroom or
assembly/meeting room for events						
CBPS material storage		1	300	300		
					300	
<b>SHARED PRIVATE SPACES</b>						
small meeting/break room	8-12	1	480	480		

small meeting room	6	2	250	500	
kitchenette		1	100	100	
showers/storage		2	100	200	two shower/dressing
areas					
wet lab		1	750	750	Wash down counters,
sinks, animal ID thru microscopy, restrooms included in gross area factor below samples, H2O pump, vacuum					dissection, sediment
					2030
					14260
NON-ASSIGNED AREA					
walls, corridors, restrooms, etc. @ 35%			4991		
TOTAL GROSS BUILDING AREA					19251
OUTDOOR SPACES - Covered and Enclosed					
ODFW					
covered storage		1	1680	1680	for 5 boats and
equipment					
shop		1	420	420	small repairs, 15' x
28'					
SSNERR					
covered Storage		1	840	840	boat(s), equipment
CWA					
secure enclosed storage		1	420	420	15' x 28'
hose down area (share with ODFW?)					
subtotal, covered/enclosed storage					3360
SITE IMPROVEMENTS					
Parking		78	400	(TBD based on Code)	
Storage building apron	120 x 30		3600		
CWA trailer parking			180		
LANDSCAPING					
NOT INCLUDED IN PROGRAM					
Outdoor presentation space				15000	
Major interpretative space				5000	

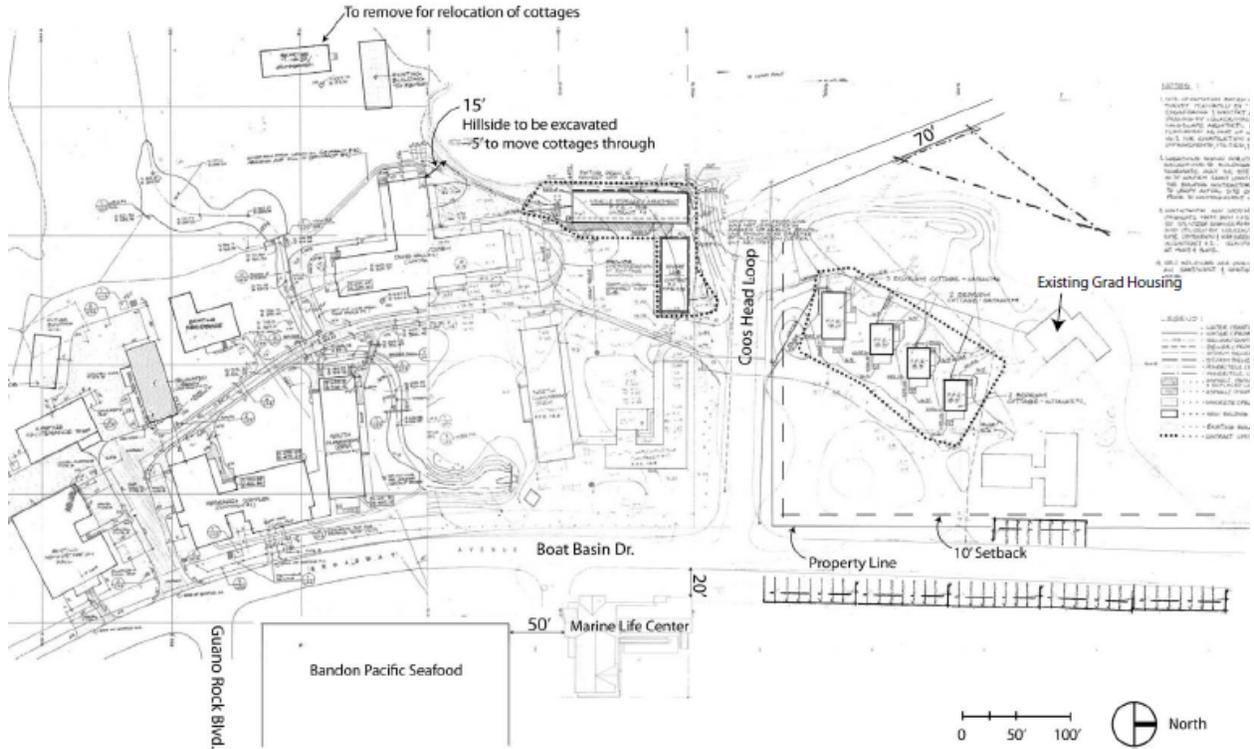


# CHARLESTON COASTAL AND OCEAN CENTER

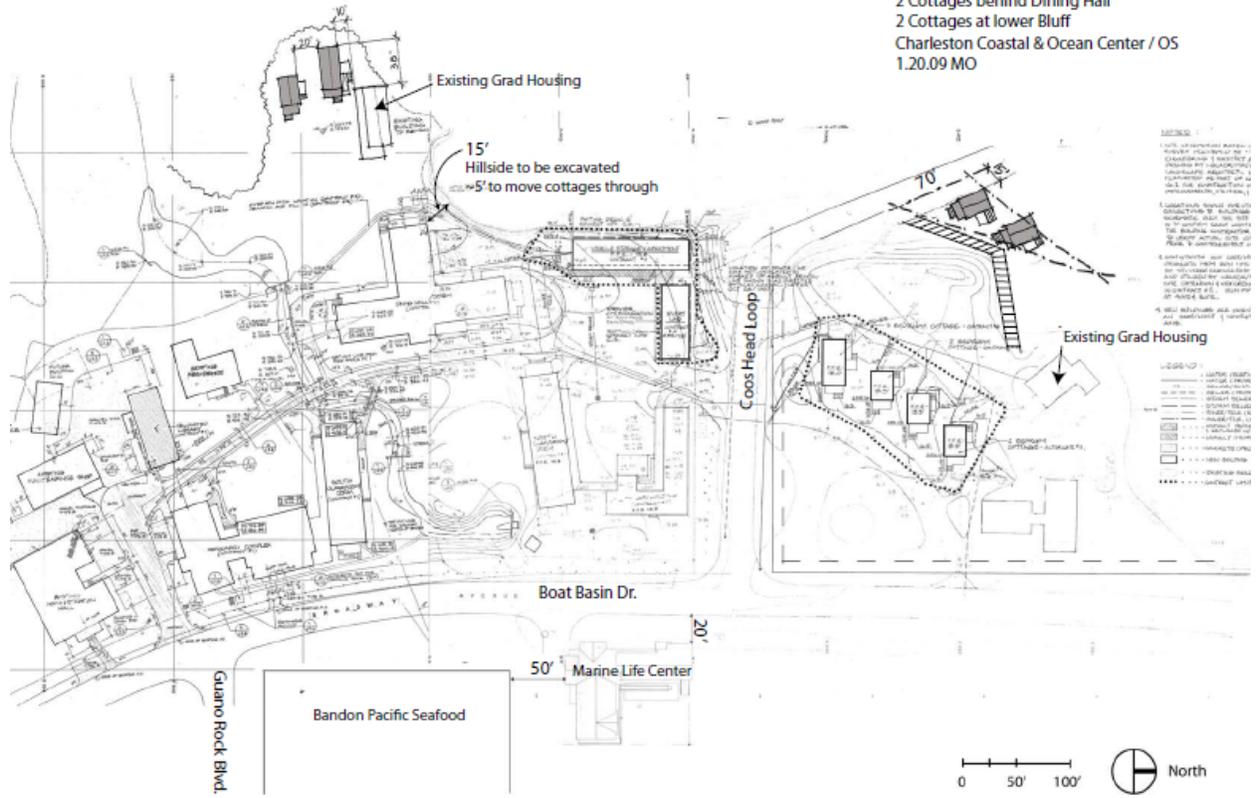
## Appendix 2

### Site Plan Options

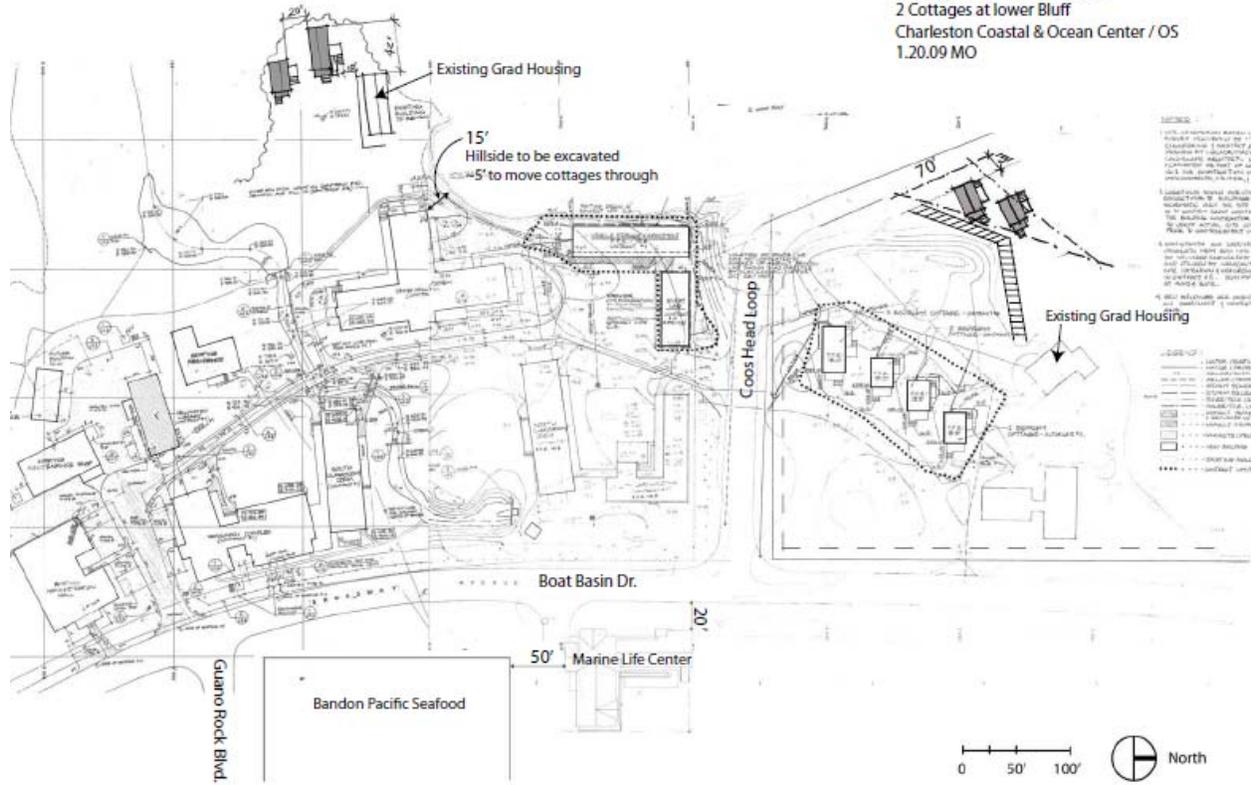
OIMB Campus Site Plan  
Existing Conditions  
Charleston Coastal & Ocean Life Center / OS  
1.20.09 MO



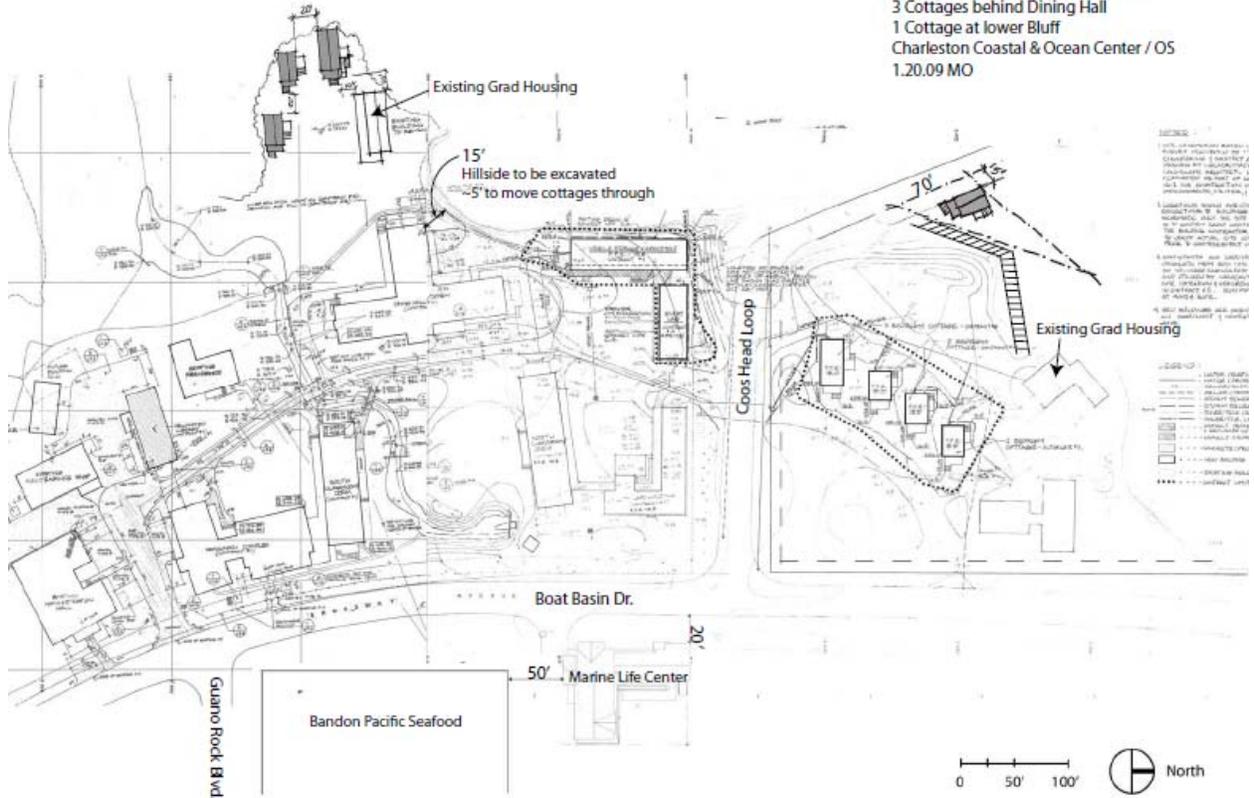
**Cottages Relocation Option 1:**  
 2 Cottages behind Dining Hall  
 2 Cottages at lower Bluff  
 Charleston Coastal & Ocean Center / OS  
 1.20.09 MO



**Cottages Relocation Option 2:**  
 2 Cottages behind Dining Hall  
 2 Cottages at lower Bluff  
 Charleston Coastal & Ocean Center / OS  
 1.20.09 MO

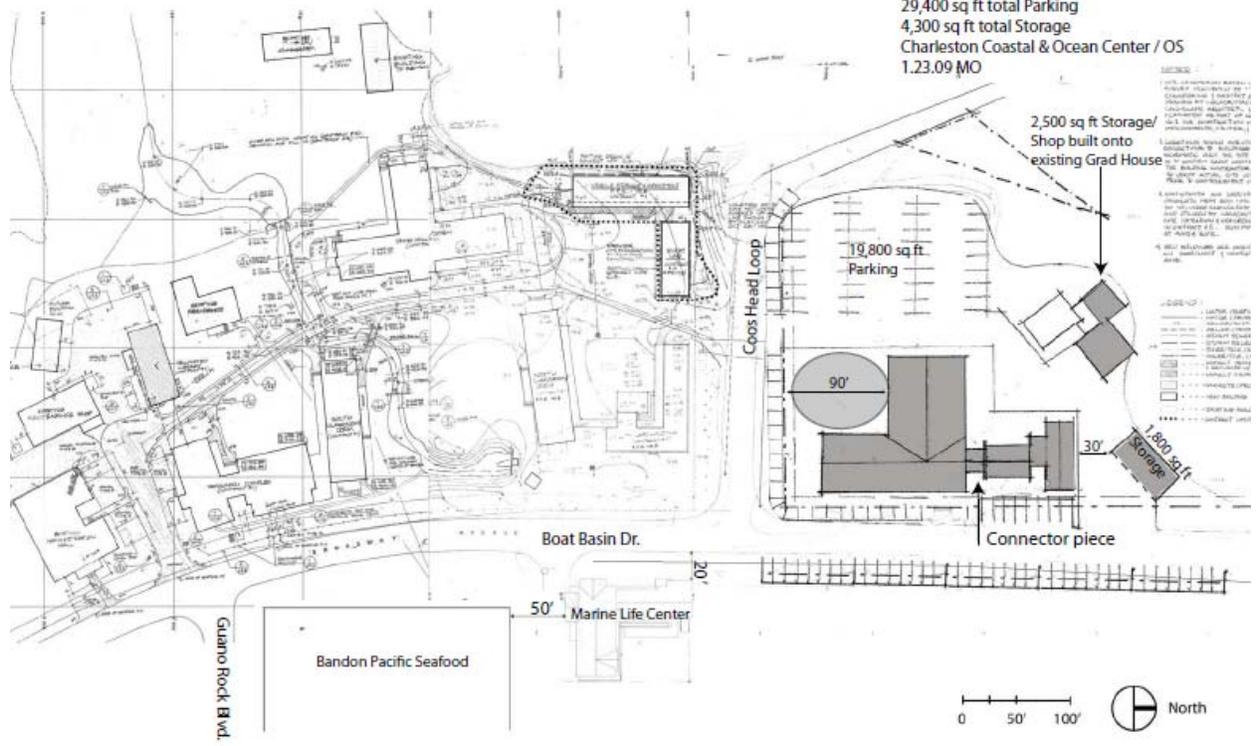


**Cottages Relocation Option 3:**  
 3 Cottages behind Dining Hall  
 1 Cottage at lower Bluff  
 Charleston Coastal & Ocean Center / OS  
 1.20.09 MO

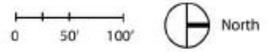
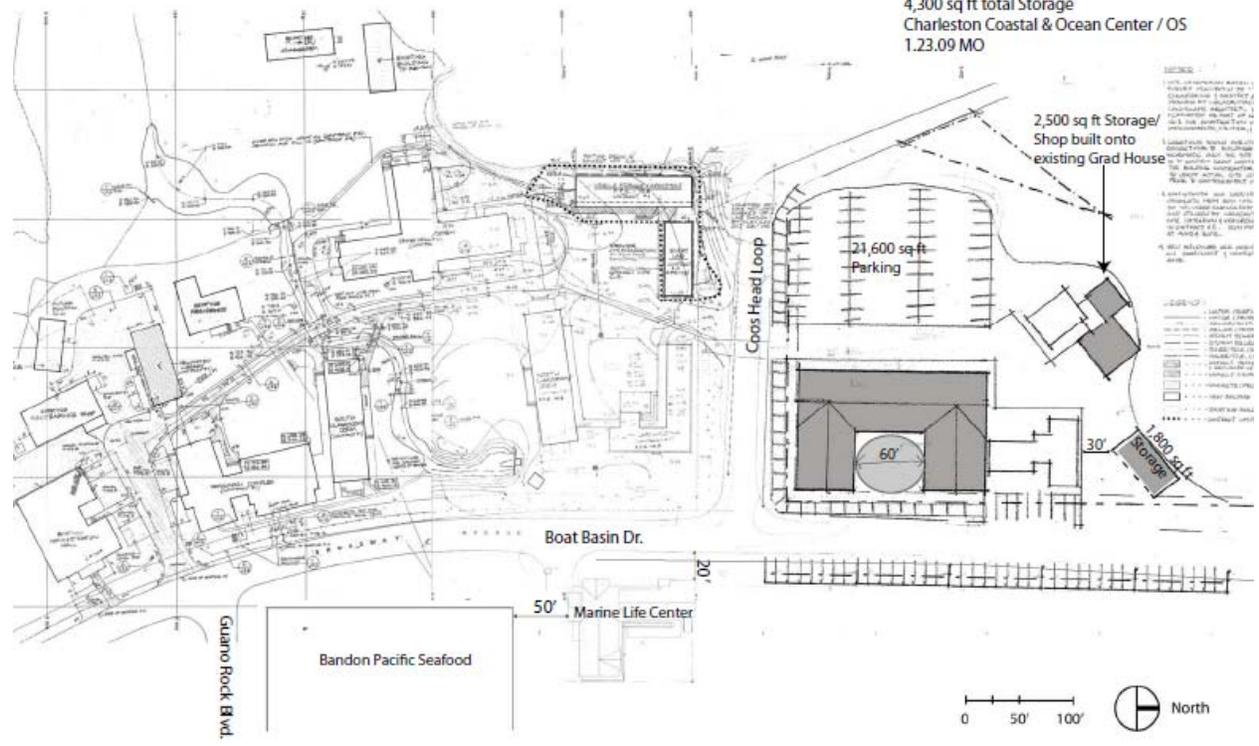




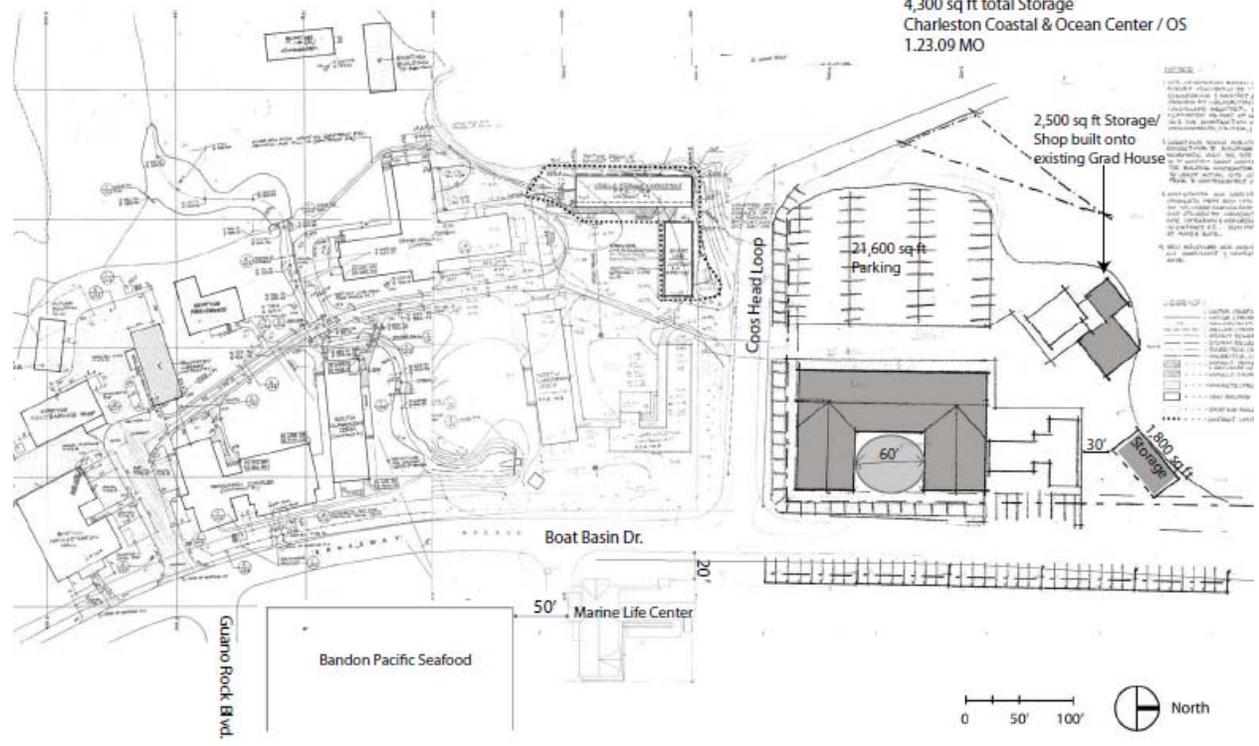
**Charleston Center Option 2:**  
 26,400 sq ft complex:  
 22,800 sq ft Building (2 floors)  
 3,600 sq ft remodeled ODF&W  
 29,400 sq ft total Parking  
 4,300 sq ft total Storage  
 Charleston Coastal & Ocean Center / OS  
 1.23.09 MO



**Charleston Center Option 3:**  
 26,000 sq ft complex:  
 Remodel ODF&W as Incubator or other use  
 31,200 sq ft total Parking  
 4,300 sq ft total Storage  
 Charleston Coastal & Ocean Center / OS  
 1.23.09 MO



**Charleston Center Option 3:**  
 26,000 sq ft complex:  
 Remodel ODF&W as Incubator or other use  
 31,200 sq ft total Parking  
 4,300 sq ft total Storage  
 Charleston Coastal & Ocean Center / OS  
 1.23.09 MO



NOTES:  
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

LEGEND:  
 - - - - - EXISTING DRIVE  
 - - - - - EXISTING SIDEWALK  
 - - - - - EXISTING CURB  
 - - - - - EXISTING UTILITY  
 - - - - - EXISTING FENCE  
 - - - - - EXISTING WALL  
 - - - - - EXISTING DOOR  
 - - - - - EXISTING WINDOW  
 - - - - - EXISTING ROOF  
 - - - - - EXISTING FLOOR  
 - - - - - EXISTING CEILING  
 - - - - - EXISTING STRUCTURE



# CHARLESTON COASTAL AND OCEAN CENTER

## Appendix 3

### Project Budget

[To be developed by Project Management Team]



# CHARLESTON COASTAL AND OCEAN CENTER

## Appendix 4

### Project Aerial Map





## CHARLESTON COASTAL AND OCEAN CENTER

### Appendix 5

#### **Previous Charleston Studies**

*Coastal Environments Learning Network Feasibility Study—South Central Oregon Coast*  
February 27, 1995

Prepared by the Portico Group for the State of Oregon Division of State Lands, South Slough National Estuarine Research Reserve with the Bureau of Land Management

*Feasibility Study for Coos Head Eco-Tourism Facilities*  
July 29, 1998

Prepared by the Portico Group for Oregon International Port of Coos Bay and the Coos Head Ad Hoc Coalition

*Co-Location Feasibility Study for the South Slough National Estuarine Research Reserve and the Charleston Merchants Association*

February 2005

Prepared by ShoreBank Enterprise Pacific

*SSNERR Administrative Office Relocation Assessment*

August 2006

Prepared by ShoreBank Enterprise Pacific

*Charleston Marina Complex Vision and Master Plan*

April 2007

Prepared by the Dyer Partnership Engineers & Planners, Inc. and Shoji Planning and Development, L.L.C. for the Oregon International Port of Coos Bay

Appendix 6



THEODORE R. KULONGOSKI  
Governor

March 7, 2008

Craig M. Young  
Director, Oregon Institute of Marine Biology  
P. O. Box 5389  
Charleston, OR 97420

Jeff Bishop  
Director, Oregon International Port of Coos Bay  
125 Central Avenue, Suite 300 - P.O. Box 1215  
Coos Bay, OR 97420

Dear Mr. Young and Mr. Bishop:

I have received your letter requesting the Charleston Coastal and Ocean Center be designated as an Oregon Solutions project. After reviewing the letter and the assessment conducted by the Oregon Solutions staff, I feel that the project supports Oregon's Sustainable Community Objectives, encompassing environmental, economic and community objectives. By this letter I am designating this project as an Oregon Solutions project and appointing Senator Joanne Verger and Representative Arnie Roblan as the co-conveners.

The Charleston Coastal and Ocean Center facility will serve both the community and the citizens of Oregon that seek to take advantage of ecotourism opportunities, and want to learn about coastal management and health. Building the necessary relationships with diverse partners to accomplish these goals in Charleston is extremely valuable now and for ongoing support of the project.

The Oregon Solutions approach will help you bring together all the potential partners in a collaborative way to address issues and needs while leveraging investments. The work that you accomplish in Charleston can serve as a model for other small communities throughout the state that seek to undertake similar development projects.

You should expect contact from an Oregon Solutions representative in the near future who will provide you with assistance in moving this project forward. In the meantime, please accept my thanks and appreciation for your efforts in helping to create an exciting vision for the entire South Coast community.

Sincerely,

THEODORE R. KULONGOSKI  
Governor

TRK:m:lj

c: Senator Joanne Verger, Oregon Senate  
Representative Arnie Roblan, Oregon House of Representatives  
Steve Greenwood, Oregon Solutions  
Ray Naff, Governor's Director of Economic Revitalization Team  
Mike Carrier, Governor's Director of Natural Resources Policy  
Jeff Griffin, Southwest Regional ERT Coordinator

STATE CAPITOL, SALEM 97301-4047 (503) 378-3111 FAX (503) 378-4863 TTY (503) 378-4859  
WWW.GOVERNOR.OREGON.GOV



## CHARLESTON COASTAL AND OCEAN CENTER

### Appendix 7

#### **Oregon Solutions Background**

This project began as a request to the Governor from the Oregon International Port of Coos Bay and the Oregon Institute of Marine Biology. In response to this request, Governor Kulongoski formally designated an Oregon Solutions project in Charleston in March of 2008. The mission of Oregon Solutions is to develop sustainable solutions to community based problems or opportunities that support economic, environmental, and community objectives simultaneously through partnerships among government, business, and non-profit organizations. Oregon Solutions uses a collaborative approach to develop integrated, community-based solutions, bringing all stakeholders to the table, including permitting agencies, funders, and organizations offering technical assistance. In other communities, this approach has helped to leverage investments, expedite the project, break through barriers, identify valuable partners, and elevate the visibility of the project. The final step of the Oregon Solutions process is for all partners to sign a declaration of cooperation or agreement that commits their time and/or resources to the project.

This project supports the following Sustainable Community Objectives as identified by the 2001 Oregon State Legislature:

#### **Economy**

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive, and supported by life-long education.

#### **Community**

- Downtowns and mainstreets that are vital and active.
- Efficient development that saves infrastructure investments and natural resources.

#### **Environment**

- Healthy urban and rural watersheds and species abundance and diversity.
- Efficient use and reuse of resources, and elimination of harmful toxins in the environment