



# Magnuson Park Sand Point Historic District Realizing the Vision



## CIVIC LIGHT OPERA

Enjoy musicals and community theatre? Civic Light Opera is proposing to improve and manage the Magnuson Community Center theater! The theater is currently used by CLO and other theater organizations but is a substandard facility. Parks is currently considering a long term concession agreement under which CLO would invest \$3 to \$5 million over a 10 year period. Their goal is to create a state-of-the-art, live performance theater. CLO would raise funds and construct capital improvements in phases. Parks anticipates that no city funds would be used for the capital improvements. CLO will be required to accommodate a level of public programming accommodating other theater groups and which supports the youth theater programs operated by the community center.

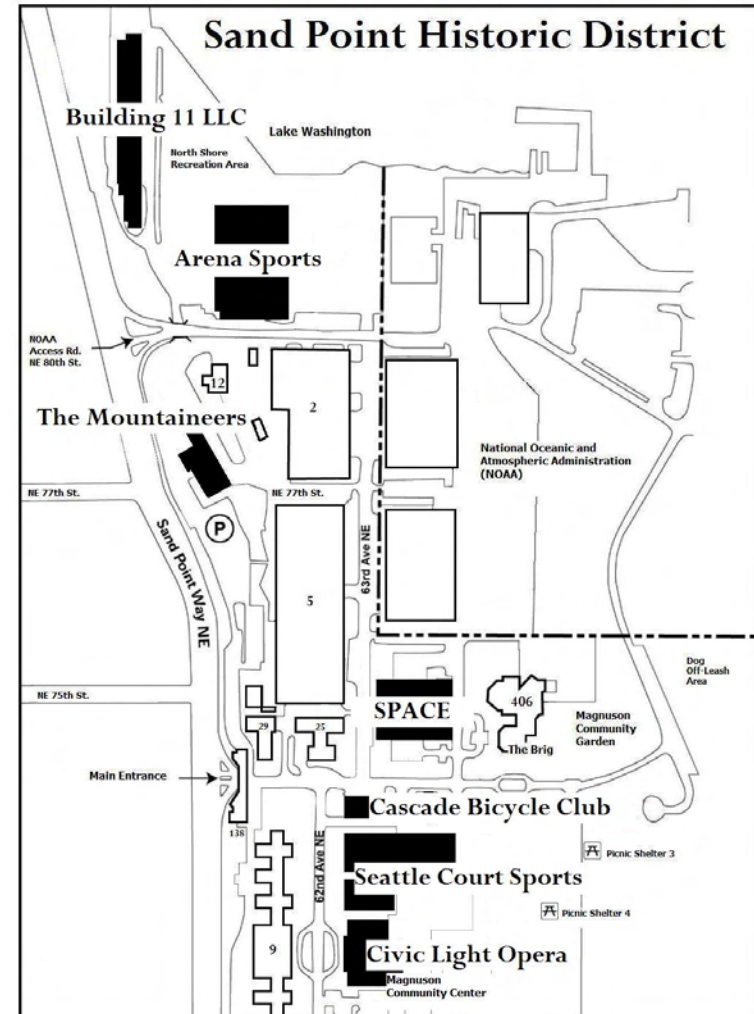
## BUILDING DETAILS

**Use:** built as Navy recreation center; theater, gymnasium, and lobby renovated in 2003; currently used as Magnuson Community Center. Lower level and indoor pool mothballed pending additional renovation funding.

**Proposed Improvements:** in theater install better lighting, heating and ventilation systems, green room, and a larger entrance.

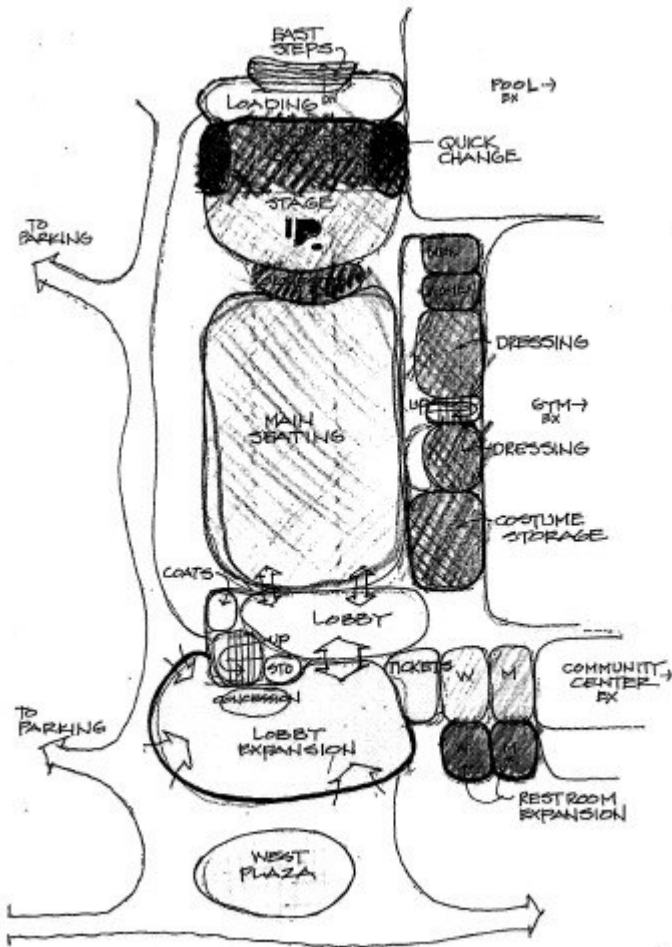
**Land Use Permits:** zoning code revisions to permit motion picture theater, performing arts theater, larger signage, permit on-roof mechanical equipment.

**No Action Impacts:** continued use of theater with inadequate heating, undersized dressing rooms, which limits use by wider range of community theatre groups and community cultural groups.



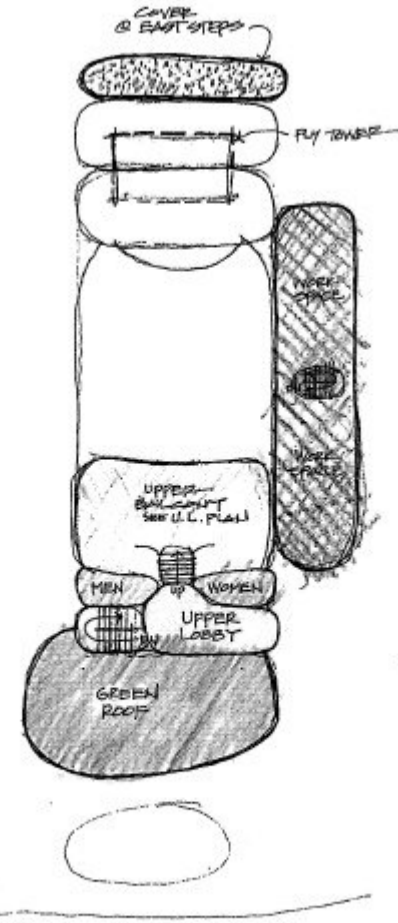


### CONCEPTUAL DESIGN



Magnuson Park Theatre Additions & Renovations  
Civic Light Opera - Concept Phase: Main Level

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Magnuson Park Theatre Additions & Renovations  
Civic Light Opera - Concept Phase: Mezzanine

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