

# MEMORANDUM

CITY/BOROUGH OF JUNEAU  
155 South Seward Street, Juneau, Alaska 99801

**DATE:** January 18, 2005

**TO:** Planning Commission

**FROM:** Chris Beaney, Planner  
Community Development Department

**FILE NO.:** CSP2004-00013

**PROPOSAL:** Site work to reconfigure and add parking, and creating a sports field at the school complex, including JDHS, Marie Drake and Harborview areas.

## GENERAL INFORMATION

**Applicant:** CBJ Engineering Department

**Property Owner:** CBJ School district

**Property Address:** 1639 Glacier Avenue

**Legal Description:** Highlands, Block O, USS 752 FR, USS 4562, ATS 3 FR

**Parcel Code No.:** 1-C03-0-K52-001-0

**Site Size:** 9.21 Acres

**Zoning:** D-5, Single Family Residential

**Utilities:** CBJ Water and Sewer

**Access:** Glacier Highway

**Existing Land Use:** High School and Grade School

**Surrounding Land Use:** North - Residential  
South - Residential  
East - Residential  
West - Egan Drive/CBJ Harbor



## **BACKGROUND**

JDHS Phase I renovation, which included significant changes and upgrades to the existing high school building, is now complete. Budget constraints required elimination of some of the elements of the original project, including redevelopment of the former Alaska Marine Highway Building site into a playfield for the High School, as well, entrance upgrades to the High School.

With additional bond funding in place for the previously eliminated site work, the applicant proposes JDHS Phase II renovation (Attachment A). Construction is proposed to begin during the summer of 2005.

CBJ Engineering and the Juneau School District have been engaged in a site planning effort for the Downtown Education/ Recreation Complex bordered by 12<sup>th</sup> Street, Highland Drive, Egan Drive, and Glacier Avenue. The planning process included the entire school complex; however, funding for this project only applies to work related to the high school. Goals of the planning process have been to develop a general use playfield, improve pedestrian safety, improve traffic ingress and egress to parking areas, improve access to JDHS, Harborview and Marie Drake, and increase the number of parking spaces, if feasible. Minch Ritter Voelckers (MRV) is the project architect, while R & M Engineering has developed an as-built survey of the area and is preparing civil engineering plans for the site work.

Conceptual schemes were developed and reviewed with the Juneau School District staff, CBJ Fire Marshal, Parks and Recreation, Harborview and JDHS Site Councils. A public meeting was held on April 19, 2004 at the Harborview Library. On June 15, 2004, the project team (comprised of 3 School Board and 3 Assembly members) reviewed the concepts and gave direction to pursue the concept they regarded as the best in addressing the project goals.

The project consists of the following sections:

### **Section A: Juneau Douglas High School (JDHS) Lower parking lot (Attachment B)**

The parking lot at the north end of JDHS will remain in its current configuration. Improvements to this area will include a paved access drive to serve the kitchen loading area; bollards to protect the building along the service drive; and some landscaping to enhance the atrium portion of the building.

### **Section B: JDHS Augustus Brown Pool (Attachment C)**

The number of parking spaces at the front of JDHS will be increased and accessed by a U-shaped driveway. The steep grade of the entry driveway to JDHS will be reduced in elevation by approximately two feet, providing a safer entry/exit to the site. The landscaped area between JDHS and ABP will be reconfigured due to changes in the retaining walls and stairway. A gate located toward the terminus of the ABP parking lot will restrict vehicular access to the area between Marie Drake and JDHS, thus assuring a safer pedestrian route and reducing vehicle/pedestrian conflicts.

The overall number of parking spaces will remain the same.

#### Section C: Former Alaska Marine Highway (AMH) Site (Attachment D)

The current emergency access drive that runs on the south and west edges of the AMH site will be retained. A general use playfield, measuring 155' wide by 300' long will provide room for children's soccer, practice, and general physical education classes. The size of the field does not meet size standards for football or adult soccer, but space was maximized to provide the largest possible size field for the site.

Twenty four parking spaces will be created in a single row along Glacier Avenue, and will face the playfield, to keep glare from headlights from shining into homes along Glacier Avenue. A landscape buffer will provide visual relief between the parking lot and sidewalk facing Glacier Avenue. The existing Capital Transit bust shelter will remain.

#### Summary

The proposed project will be constructed in the summer of 2005. Planning concepts shown for the area from 12<sup>th</sup> Street to the AMH site are for information purposes only. At this time there is no funding designated for construction in this area. Once funding is secured and a construction schedule is anticipated, the project will be brought back to the Planning Commission for city project review and a street vacation request for F Street.

#### ANALYSIS

The Planning Commission reviews new city projects per CBJ§49.10.170(c):

*The report and recommendation of the Commission shall be based upon the provisions of this title, the comprehensive plan and the capital improvements program.*

#### **Title 49 Review**

JDHS Renovation Phase II is defined under the Table of Permissible Uses (TPU) as Use Description 5.110, Elementary and Secondary schools, including associated grounds and other facilities. Within the D-5 zone, schools operate under Conditional Use permits. The proposed project includes site improvements and does not include an increase in floor area, thus no associated Conditional Use permit is required. As the playfield is inadequate in size for regulation games, and will be used for PE or other school programs, the intensity of the use is not determined to be the same as a regulation sized field. Parking circulation requirements have been reviewed and the layout meets design standards for parking areas.

#### **Comprehensive Plan**

The following provisions of the Comprehensive Plan apply to this project:

*Policy 4.13 IT IS THE POLICY OF THE CBJ TO SUPPORT AND FACILITATE A STRONG SYSTEM OF HIGH QUALITY PUBLIC ELEMENTARY, SECONDARY, AND HIGHER EDUCATION IN THE CBJ WHICH WILL ENABLE ALL STUDENTS TO BECOME WELL EDUCATED, INFORMED CITIZENS WHO UNDERSTAND AND APPRECIATE DIVERSE CULTURES AND WHO ARE EQUIPPED TO PURSUE FURTHER EDUCATION AND COMPETE SUCCESSFULLY IN THE WORK FORCE.*

In addition, the following implementing actions apply to the project:

*Implementing actions:*

*4.13.2 Recognize student needs for pedestrian safety and a quiet environment conducive to learning in land use and transportation decisions made by CBJ. Proposed developments should be reviewed for potential impacts on school capacities and the extent to which the development will create a need for additional school facilities.*

*4.13.7 Evaluate existing facilities for possible expansion if they are determined to need additional outdoor space for physical education and for parking.*

The Comprehensive plan designation for the site is IPU, Institutional and Public Use. The project meets implementing actions for enhancing pedestrian safety and reclaims the former AMH site as a general use playfield for students. In 2003, after construction of Phase I was underway, a successful bond election provided additional money to complete Phase II.

### **JCMP REVIEW**

Review of the Juneau Coastal Management Program does not apply for this proposal.

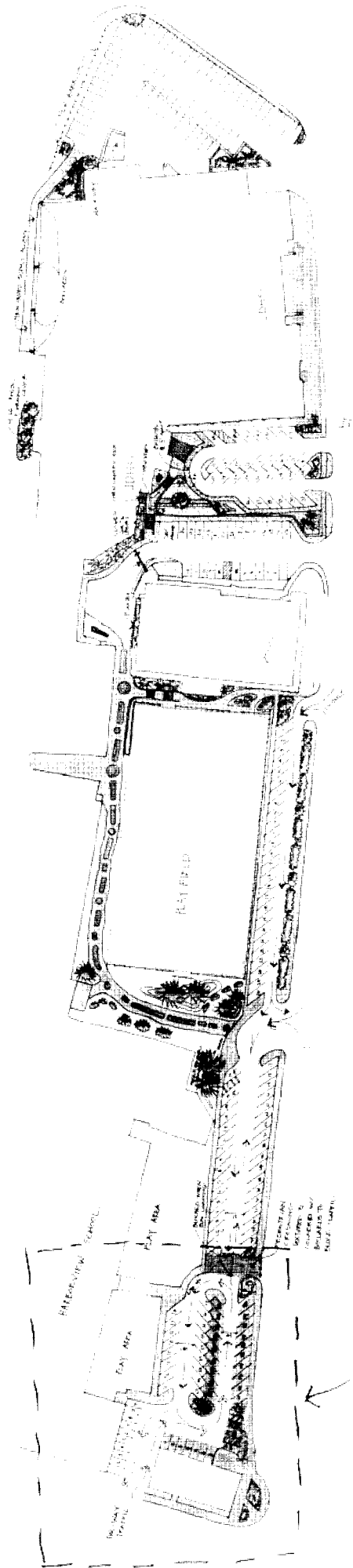
### **FINDINGS**

The project is consistent with Comprehensive Plan policies, and preliminary review of the project reveals consistency with Title 49, Land Use Code. The project is funded under a bond measure, thus the CBJ Capital Improvement Program (CIP) does not apply.

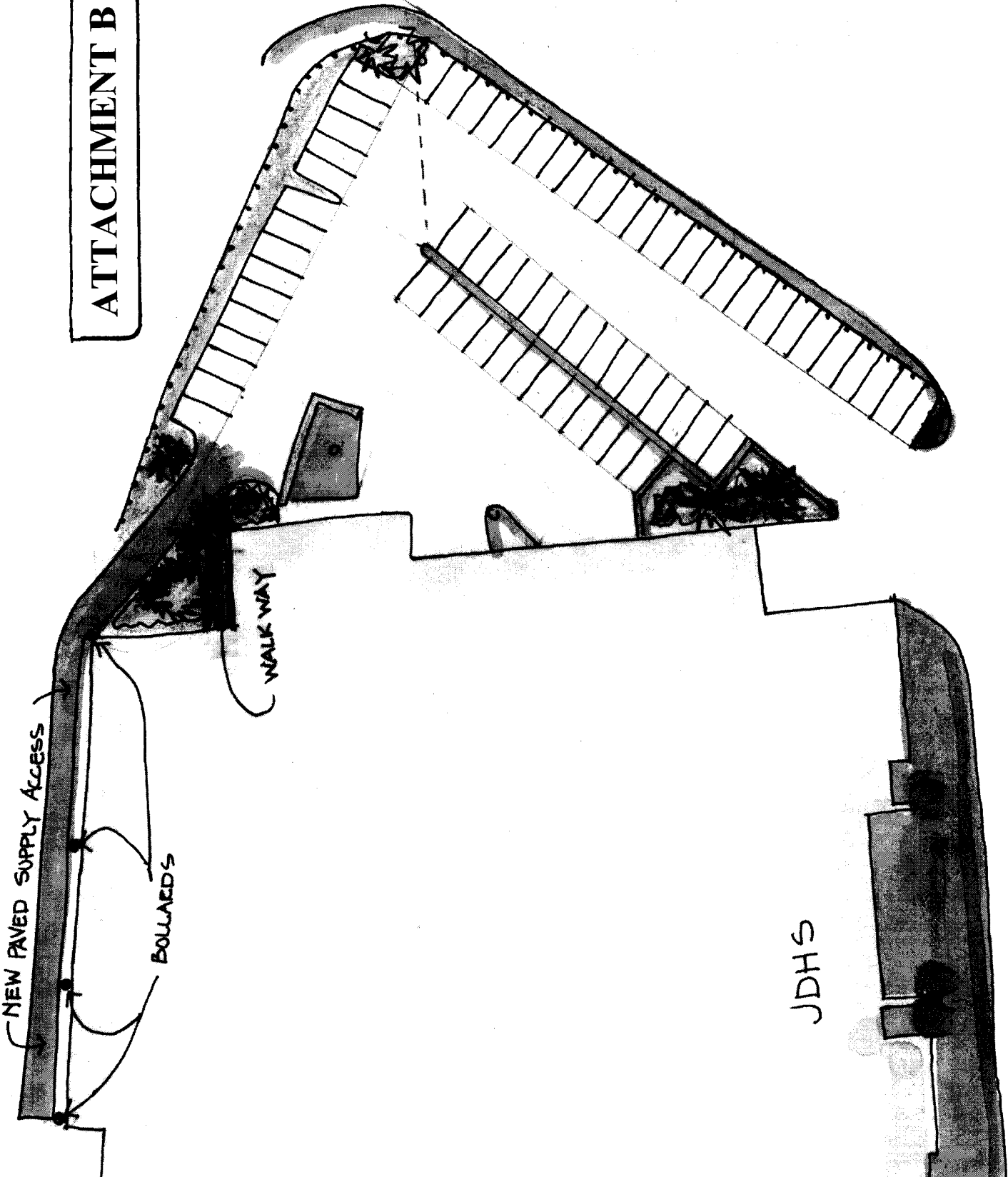
### **RECOMMENDATION**

Staff recommends that the Planning Commission adopt the director's findings and analysis and approve the JDHS Renovation Phase II, as it meets overall Comprehensive Plan policies.

ATTACHMENT A



ATTACHMENT B



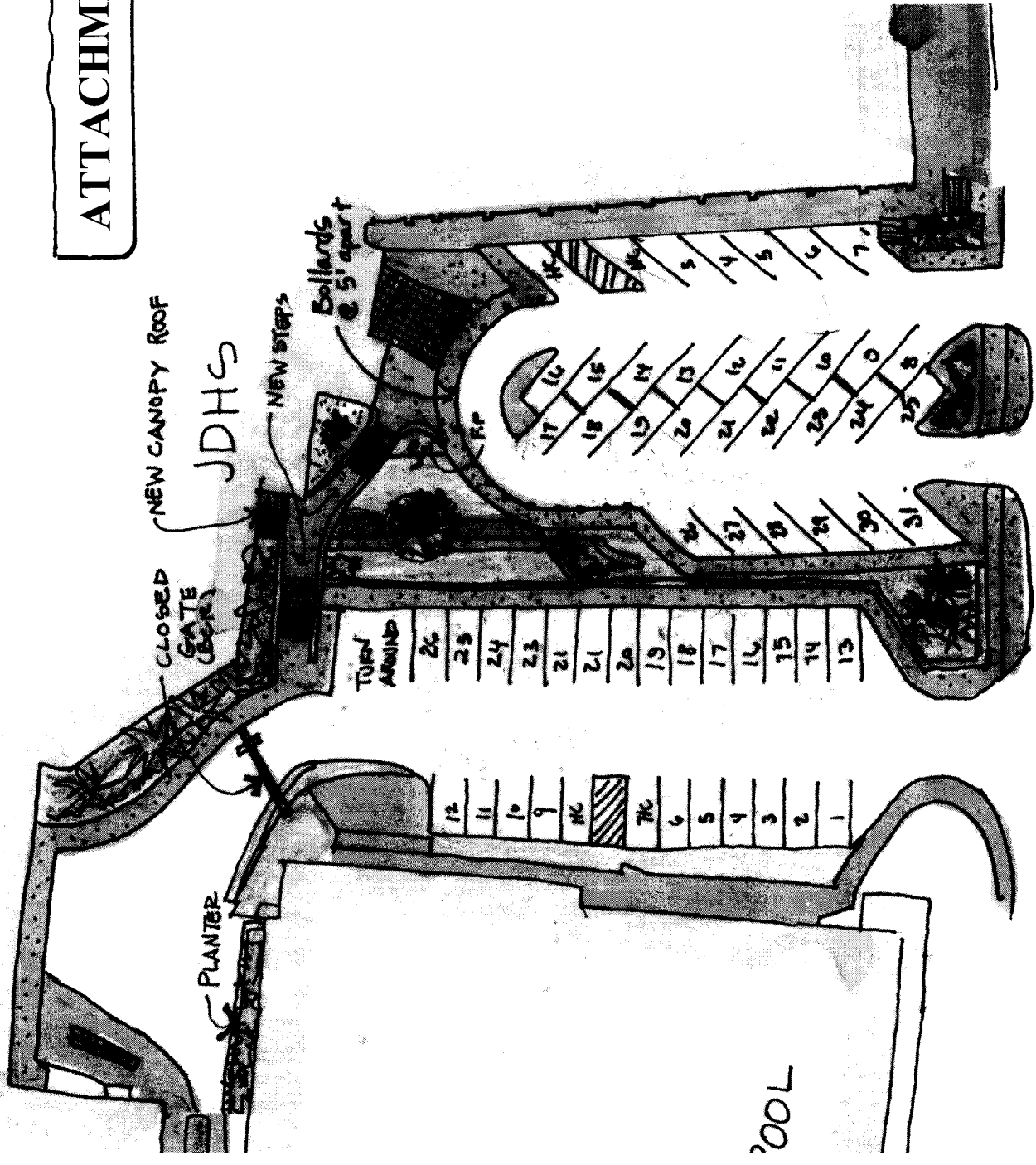
NEW PAVED SUPPLY ACCESS

BOLLARDS

WALK WAY

JDH'S

# ATTACHMENT C



ATTACHMENT D

PLAY FIELD

POOL

IN ONLY

