

# MEMORANDUM

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

**DATE:** July 19, 2005  
**TO:** Planning Commission  
**FROM:** Greg Chaney, Planner  
Community Development Department



**FILE NO.:** USE2005-00032 - Conditional Use

**PROPOSAL:** Conditional Use Permit for locating Yaa KoosGei Daakahidi alternative high school in the former School District Central Office Building.

## GENERAL INFORMATION

**Applicant:** Catherine Fritz, CBJ  
**Property Owner:** City & Borough of Juneau  
**Property Address:** 1208 Glacier Avenue  
**Legal Description:** Casey Shattuck BL 235 LTS 1 & 2  
**Parcel Code Number:** 1-C06-0-C35-001-0  
**Site Size:** 9,640 Square Feet  
**Zoning:** D-5  
**Utilities:** CBJ Water and Sewer  
**Access:** Glacier Avenue and West Twelfth Street  
**Existing Land Use:** CBJ School District Central Office Building  
**Surrounding Land Use:** Northeast - Light Commercial, Glacier Avenue  
Northwest - D5, Harborview School  
Southeast - Light Commercial, West Twelfth Street  
Southwest - D18, Mt. View Senior Center



## **PROJECT DESCRIPTION**

The applicant requests a Conditional Use permit to locate the Yaa KoosGei Daakahidi alternative high school program in the building currently housing the Juneau School District's Central Offices (Attachments A and B).

## **BACKGROUND**

During the 2004-2005 school year, the Ya Koos Gei Daakahidi alternative high school occupied an office building at 811 West 12<sup>th</sup> street (next to Harri Plumbing & Heating); however, the program is expanding and has outgrown this facility. The Juneau School District Central Offices are located across the street and the School District is proposing to switch the locations of these two programs. Therefore, the proposal is rather modest since both uses already are present in the neighborhood. Since the 811 West 12<sup>th</sup> office building is not large enough to accommodate all of the Central Office Staff, some employees will be move to locations inside of other schools on the site.

## **ANALYSIS**

**Project Site** – Between the Breakwater Hotel and 12th Street, is an educational complex that includes schools, a community swimming pool and the school district's offices. The new site for the alternative high school will be the school district office building at 1208 Glacier Avenue. It is zoned D-5 residential and is part of the extended school campus which includes Harborview, Marie Drake and the Juneau Douglas High School. The building is currently being used as a central office building for the Juneau School District and is the site where school board meetings are held.

**Project Design** – Currently the building is being used as a central office for the school district. Conversion of the site to a high school will require very little modification to the building's exterior or site layout. The only external modification to the property will be the addition of an elevator around the perimeter of the building at some point in the future.

**Traffic** – Since both uses are already present in the area, no significant change in traffic patterns are anticipated. Since the School Board will no longer be meeting on site, some reduction of traffic will be experienced when meetings are held.

**Parking and Circulation** - The main high school building was built in 1955/56. Zoning had not been adopted so there was no zoning requirement for parking at that time. Similarly, when the auditorium was completed in 1957, zoning requirements for parking had not been adopted.

In 1983, nine classrooms were added to the school. At that time, high schools were required to have a minimum of 15 parking spaces plus one parking space for each classroom. Therefore, the 1983 classroom additions required  $15 + 9 = 24$  parking spaces for the school.

The 2002-3 major remodeling project reduced both the auditorium seating capacity and eliminated one classroom. Since both the auditorium and the classroom were grandfathered at zero parking spaces required, the remodel did not change JDHS's parking requirement of 24 spaces. JDHS's parking lot currently has 136 parking spaces (See Attachment C).

Under the current Land Use Code; CBJ49.40.210(a) Table of Minimum Parking Standards the following parking spaces are required for the alternative high school:

*15 spaces minimum, plus 1 parking space per classroom (6 class rooms x 1 parking spaces per classroom = 6 parking spaces)*

*15 parking spaces + 6 parking spaces = 21 parking spaces total*

Twenty-one parking spaces are located in the triangular parking lot adjacent to the building. Previously these spaces were allocated to specific school district personnel. As people are relocated, their designated parking places will probably be reassigned. Parking is managed on a campus wide basis and considering most of the structures were built for school uses prior to zoning requirements for parking, more parking is available on site than will be required by adding this school use.

**Noise** – Since the proposed site is part of an extended school complex, no noise out of character with existing uses is anticipated.

**Public Health or Safety** – Since the existing office use is already present on site and the alternative high school is located across the street, no change to public health or safety risks are anticipated.

**Property Value or Neighborhood Harmony** – Both uses are currently present and are functioning well in the neighborhood. By moving the alternative high school onto the established educational campus and moving the office use to an office building, the uses will be more in harmony with neighboring uses than is currently the case.

#### **Conformity With Adopted Plans:**

##### **Comprehensive Plan Policy 4.13**

IT IS THE POLICY OF THE CBJ TO SUPPORT AND FACILITATE A STRONG SYSTEM OF HIGH QUALITY PUBLIC ELEMENARY, 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.

The Comprehensive Plan designation for the site is IPU, Institutional and Public Use. The project meets Policy 4.13 to expand a program offering diverse educational options for students.

**Juneau Coastal Management Program - Not Applicable.** No aspect of the Juneau Coastal Management Program is relevant to changing the use of this site from an office use to a high school use.

## **FINDINGS**

CBJ §49.15.330 (e)(1), Review of Director's Determinations, states that the Planning Commission shall review the Director's report to consider:

1. Whether the application is complete; and,
2. Whether the proposed use is appropriate according to the Table of Permissible Uses;
3. Whether the development as proposed will comply with the other requirements of this chapter.

The Commission shall adopt the Director's determination on the three items above unless it finds, by a preponderance of the evidence, that the Director's determination was in error, and states its reasoning for each finding with particularity.

CBJ §49.15.330 (f), Commission Determinations, states that even if the Commission adopts the Director's determination, it may nonetheless deny or condition the permit if it concludes, based upon its own independent review of the information submitted at the public hearing, that the development will more probably than not:

1. Materially endanger the public health or safety;
2. Substantially decrease the value of or be out of harmony with property in the neighboring area; or,
3. Not be in general conformity with the comprehensive plan, thoroughfare plan, or other officially adopted plans.

Per CBJ §49.15.300 (e)(1)(A thru C), Review of Director's Determinations, the Director makes the following findings on the proposed development:

***1. Is the application for the requested conditional use permit complete?***

**Yes.** We find the application contains the information necessary to conduct full review of the proposed operations. The application submittal by the applicant, including the appropriate fees, substantially conforms to the requirements of CBJ Chapter 49.15.

***2. Is the proposed use appropriate according to the Table of Permissible Uses?***

**Yes.** The requested permit is appropriate according to the Table of Permissible Uses. The permit is listed at CBJ §49.25.300, Section 5.110 for the D-5 zoning district.

**3. *Will the proposed development comply with the other requirements of this chapter?***

**Yes.** The proposed development complies with the other requirements of this chapter. Public Notice of this project was provided in the July 15<sup>th</sup> and July 25<sup>th</sup> issues of the Juneau Empire's "Your Municipality" section, and a Notice of Public Hearing was mailed to all property owners within 500 feet of the subject parcel. Moreover, a Public Notice Sign was posted on the subject parcel, visible from the public Right-of-Way.

**4. *Will the proposed development materially endanger the public health or safety?***

**No.** As discussed in the information provided above, no danger to public health or safety is anticipated from changing the use of the site from an office to a high school.

**5. *Will the proposed development substantially decrease the value of or be out of harmony with property in the neighboring area?***

**No.** Based on staff's analysis above, no aspect of this proposal is anticipated to be out of harmony with the neighborhood or decrease property values in the area.

**6. *Will the proposed development not be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?***

**No.** As mentioned above, the proposal complies with Comprehensive Plan's IPU designation and Policy 4.13.

**7. *Will the proposed development comply with the Juneau Coastal Management Program?***

**Not Applicable.**

**RECOMMENDATION**

It is recommended that the Planning Commission adopt the Director's analysis and findings and grant the requested Conditional Use permit. The permit would allow the development of a six-classroom high school program to be located in the existing building at 1208 Glacier Avenue.

# ~~ALLOWABLE~~ CONDITIONAL USE APPLICATION

(APPLICANT PLEASE FILL IN TOP PORTION OF PAGE AFTER FIRST LINE AS A MINIMUM)

Project Number 1	Project Name Yaa Koosgei Nookahidi Cu	Case Number USE 2005-32	Date Received 6/9/05
---------------------	--	----------------------------	-------------------------

APPLICANT INFORMATION

**DESCRIBE THE PROJECT FOR WHICH AN ALLOWABLE OR CONDITIONAL USE APPROVAL IS NEEDED. ATTACH A DETAILED DESCRIPTIVE LETTER ABOUT THE PROJECT DESCRIBED IN THIS APPLICATION.**

*Relocate Yaa Koos high school program into existing School District offices.*

---

**MODIFICATION OF EXISTING APPROVAL?**       No       Yes - CASE NUMBER \_\_\_\_\_

**EXISTING USE OF LAND AND/OR BUILDING(S):**  
*office*

---

**PROPOSED USE OF LAND AND/OR BUILDING(S):**  
*Special high school (B occupancy)*

---

**UTILITIES PROPOSED**      **WATER:**  Public     On Site      **SEWER:**  Public     On Site

**SITE DIMENSIONS:**  
Width \_\_\_\_\_ ft.      Depth \_\_\_\_\_ ft.      Total Area \_\_\_\_\_ square feet

**DIMENSIONS OF STRUCTURE:** (Outside Dimensions)  
Length \_\_\_\_\_ ft.      Width \_\_\_\_\_ ft.      Height \_\_\_\_\_ ft.      Total Area \_\_\_\_\_ square feet

**SIGNS:** Sign Approvals are a separate permit approval. Provide sign plan as an information item.

**EXTERNAL LIGHTING**  
Existing to remain     No     Yes - provide fixture information, illumination pattern, and location of lighting fixtures.  
Proposed               No     Yes - provide fixture information, illumination pattern, and location of lighting fixtures.

**PARKING**  
Existing Spaces: *see narrative*      Proposed Spaces: \_\_\_\_\_

**PLEASE NOTE: INCOMPLETE APPLICATIONS MAY NOT BE SCHEDULED FOR PLANNING COMMISSION ACTION. UNACCEPTED APPLICATIONS WILL BE RETURNED TO THE APPLICANT FOR COMPLETION.**

CIRCLE TYPE OF PERMIT: ALLOWABLE USE / CONDITIONAL USE	TABLE OF PERMISSIBLE USES CATEGORY:		
Application Fees	Fees	Check No.	Receipt No.
Adjustment	\$ 400.00		Date
Public Notice Sign Fee	\$		
Public Notice Sign Deposit	\$ 50.00		
Total Fee	\$ 450.00	<i>Transfer 20517</i>	<i>6/13/05</i>
<i>charge to 454-75-5-0141-390</i>			

**NOTE: MUST BE ACCOMPANIED BY "DEVELOPMENT PERMIT APPLICATION" FORM WHICH HAS LAND OWNER OR LESSEE CONSENT SIGNED**

# DEVELOPMENT PERMIT APPLICATION

(APPLICANT - PLEASE FILL IN THE PROJECT/APPLICANT INFORMATION)

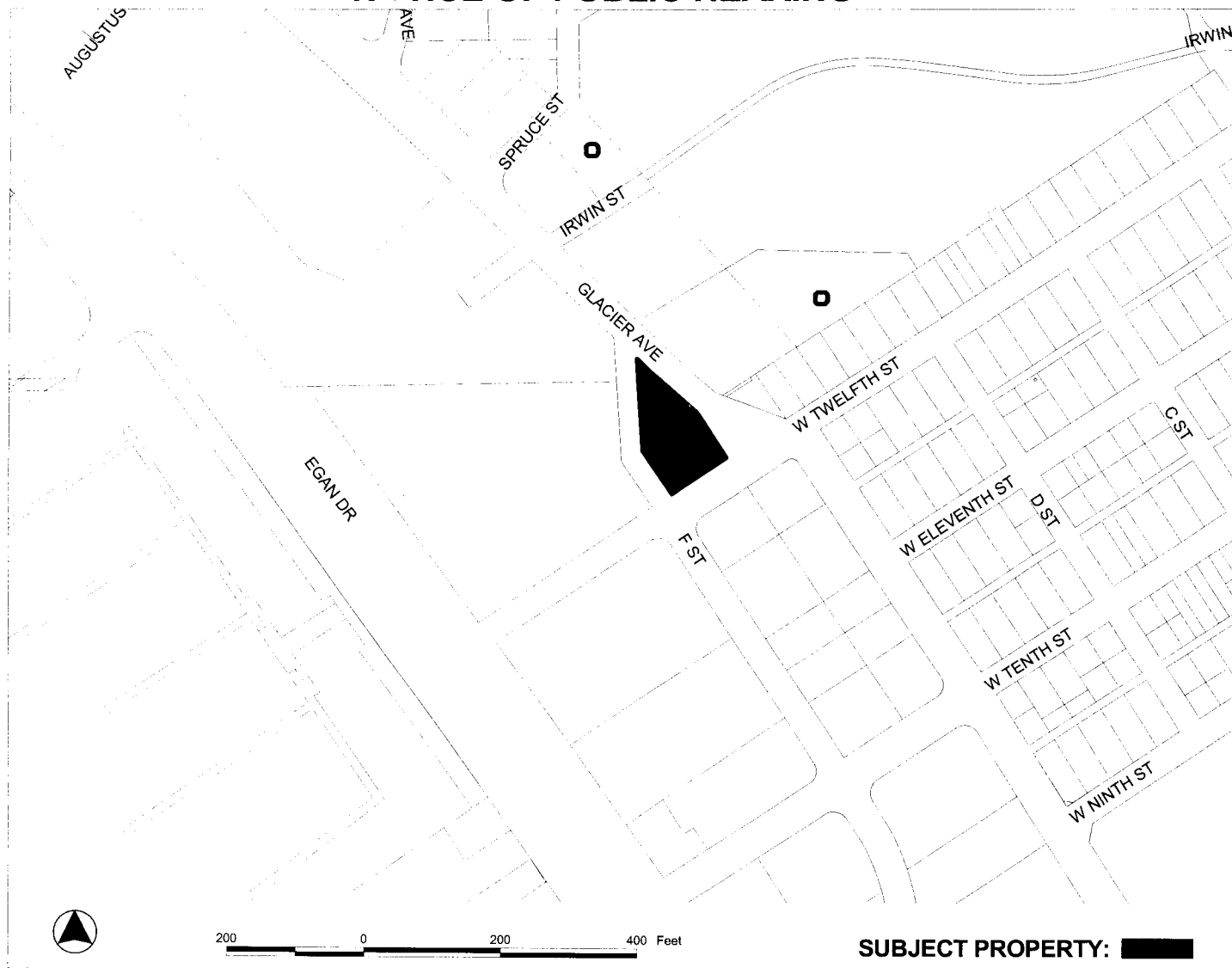
Project Number	CITY and BOROUGH of JUNEAU	Date Received:	6/9/05
Project Name (City Staff to assign name)	Yaa Kooosii Daakohidi CU		

PROJECT / APPLICANT INFORMATION	Project Description Relocate YaaKooos high school program into existing District office building.																
	PROPERTY LOCATION		City / Zip														
	Street Address 1208 Glacier Ave.		Juneau														
	Subdivision (if known) Coxy Shattuck	Survey (if known)	Block / Tract (if known) 235	Lot (if known) 1 & 2													
	Assessor's Parcel Number (if known) 1 C06 0 C350010																
	LANDOWNER / LESSEE		Contact Person	Work Phone No.													
	Property Owner's Name City & Borough of Juneau, Catherine Fritze ak.us		Home Phone No.	FAX No.													
	Mailing Address 155 S. Seward																
	LANDOWNER/LESSEE CONSENT (Required for Planning permits not needed on Building/Engineer permits)		INITIAL ALL THAT MAY APPLY														
	<p>I am (we are) the owner(s) or Lessee of the property subject to this application and I (we) consent as follows:</p> <p>A. This application for a land use or activity review for development on my (our) property is made with my complete understanding and permission.</p> <p>B. I (we) grant permission for officials and employees of the City and Borough of Juneau to inspect my property as needed for purposes of this application.</p> <p>X <u>Catherine Fritze</u> Landowner/Lessee Signature Date <u>6.8.05</u></p> <p>X <u>Catherine Fritze</u> Landowner/Lessee Signature Date <u>6.8.05</u></p> <p>NOTICE: The City and Borough of Juneau staff may need access to the subject property during regular business hours and will attempt to contact the landowner in addition to the formal consent given above. Further, members of the Planning Commission and/or the Design Review Board may visit the property and may do so during the weekend before the scheduled public hearing date.</p>		<table border="1"> <tr> <th>APPLICATION TYPE</th> <th>OWNER'S INITIALS</th> </tr> <tr> <td>ALLOWABLE USE</td> <td></td> </tr> <tr> <td>CONDITIONAL USE</td> <td></td> </tr> <tr> <td>VARIANCE</td> <td></td> </tr> <tr> <td>DESIGN REVIEW</td> <td></td> </tr> <tr> <td>SUBDIVISION</td> <td></td> </tr> <tr> <td>OTHER</td> <td></td> </tr> </table>		APPLICATION TYPE	OWNER'S INITIALS	ALLOWABLE USE		CONDITIONAL USE		VARIANCE		DESIGN REVIEW		SUBDIVISION		OTHER
APPLICATION TYPE	OWNER'S INITIALS																
ALLOWABLE USE																	
CONDITIONAL USE																	
VARIANCE																	
DESIGN REVIEW																	
SUBDIVISION																	
OTHER																	
APPLICANT (If same as OWNER, write "SAME" and sign and date at X below)		Contact Person	Work Phone No.														
Applicant's Name SAME		Home Phone No.	FAX No.														
Mailing Address																	
X <u>Catherine Fritze</u> Applicant's Signature		X <u>6.8.05</u> Date of Application															

(OFFICE USE ONLY BELOW THIS LINE)

C K	PERMIT TYPE	SIGN	DATE RECEIVED	APPLICATION NO.	C K	PERMIT TYPE	DATE RECEIVED	APPLICATION NO.
	ALLOWABLE USE APPROVAL					WATER PERMIT		
X	CONDITIONAL USE APPROVAL	X	6/9/05	USE 2005-32		SEWER PERMIT		
	VARIANCE					GRADING PERMIT		
	DESIGN REVIEW APPROVAL					DRIVEWAY PERMIT		
		MINOR						
	SUBDIVISION					RIGHT-OF-WAY PERMIT		
		MINOR						
						PUB. FAC. TRANSMISS. & EXCAV. PERMIT		
						OTHER - (Describe)		
	STREET VACATION							
	SIGN APPROVAL							
	LOCATED IN HISTORIC DISTRICT?							
	APPROVAL							
	BUILDING PERMIT							
						Permit Intake Initials		
	Zone	Total Lot Area	Required Setbacks					
			Front	Back	Side	Other		
	COMMENTS:							

# N O T I C E O F P U B L I C H E A R I N G



**SUBJECT PROPERTY:** [REDACTED]

**PROPOSAL:** A Conditional Use permit for locating Ya Koos Gei Daakahidi alternative high school at the former Juneau School District Central Office building.

<b>FILE NO:</b>	USE2005-00032	<b>APPLICANT:</b>	CITY & BOROUGH OF JUNEAU
<b>TO:</b>	Adjacent Property Owners	<b>PROPERTY OWNER:</b>	CITY & BOROUGH OF JUNEAU
<b>HEARING DATE:</b>	July 26, 2005	<b>PROPERTY ADDRESS:</b>	1208 GLACIER AVE
<b>HEARING TIME:</b>	7:00 P.M.	<b>PARCEL CODE NUMBER:</b>	1-C06-0-C35-001-0
<b>PLACE:</b>	<b>ASSEMBLY CHAMBERS</b> Municipal Bldg. 155 South Seward St., Juneau, Alaska 99801	<b>SITE SIZE:</b>	9,640 Square Feet
		<b>ZONING:</b>	D5
		<b>ACCESS:</b>	GLACIER AVE

**PROPERTY OWNERS PLEASE NOTE:**

You are invited to attend this Public Hearing and present oral testimony. The Planning Commission will also consider written testimony. You are encouraged to submit written material to the Community Development Department no later than 8:30 A.M. on the Wednesday preceding the Public Hearing. Materials received by this deadline are included in the information packet given to the Planning Commission a few days before the Public Hearing. Written material received after the deadline will be provided to the Planning Commission at the Public Hearing.

If you have questions, please contact Greg Chaney at 586-0761, or e-mail: [Greg\\_Chaney@ci.juneau.ak.us](mailto:Greg_Chaney@ci.juneau.ak.us)

Planning Commission Agendas, Staff Reports and Meeting Results can be viewed at [www.juneau.org/plancomm](http://www.juneau.org/plancomm).



# MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Dale Pernula, CDD Director

DATE: May 26, 2005

And Debra Purves, Building Official

FROM: Catherine Fritz, AIA  
City Architect



RECEIVED

MAY 27 2005

PERMIT CENTER / CDD

SUBJECT: Conditional Use Permit Application for Yaa Koosgei Daakahidi

**OVERVIEW:** The Juneau School District's Administration building is located at 1208 Glacier Avenue. It is a 2-story wood framed building, approximately 8,600 s.f. in size; zoning designation is Light Commercial. JSD proposes to relocate students enrolled in Yaa Koosgei Daakahidi into this facility, beginning in late August, 2005. The overcrowded facilities of Yaa Koos' current location (811 West 12<sup>th</sup> Street) across the street from the Admin Building, combined with the ongoing program demands have made this relocation essential for the upcoming school year. CIP funds currently exist for the proposed design and construction work, and the School Board has approved Superintendent Peggy Cowan's recommendation to move forward with this relocation project as soon as possible. We recognize that the timing of this project is not optimal for completing all desired renovations. However, we are committed to working collaboratively with you to make this relocation successful.

**PROGRAM SUMMARY:** Yaa Koos is an "alternative" high school program of the Juneau School District. It serves students ages 16-21 who desire graduation with a high school diploma, but need a more flexible and individualized school experience. Yaa Koos operates autonomously from Juneau-Douglas High School, but works closely with JDHS staff and JSD administration to serve specific needs of students. The program does not follow the traditional regime of a compulsory six-period high school day. It operates more like a post secondary institution, with smaller class sizes and a variety of ways that students can meet graduation requirements. Students come to the facility for the courses they specifically need, or to touch base with advisors who guide their independent (off campus) work. Advisors work closely with students to track all credits, coordinate community service projects and/or student employment.

**SCHOOL OPERATIONS:** The school operates on the JSD attendance calendar, with school hours 8:30am – 2:40pm Monday through Friday, late August to early June (no classes are offered on Fridays; students use this time to meet with advisors and plan independent study projects). A few students participate in "zero hour" (before school) class from 7:30-8:30am. Attendance is flexible, according to students' needs, which allows them to maintain employment and perform community service while completing their education. For the 2005-06 school year, a total of 120 students are expected to be enrolled. Staff will include 8 full time positions (principal, teachers, admin assistant). In time, the program hopes to grow to a maximum of 150 students (9 staff) in the Glacier Avenue facility.

**PROPOSED FACILITY MODIFICATIONS:** The current administrative offices in the 1208 Glacier Avenue building will be modified to serve as classrooms and support spaces for

ATTACHMENT A

Yaa Koos. The attached 2 drawing sheets of Schematic Plans show 6 regular Classrooms, 1 Computer Lab, 1 student Commons space, a student Learning Resource Center, and Administrative Support Spaces (offices, reception, storage, and a staff lounge). The existing Yaa Koos facility has 5 Classrooms, and a very modest amount of administrative support space, all occurring in approximately ½ of the square footage that this new location offers. The new facility will overcome severe crowding, and allow approximately 20 more young adults to enroll in the program next school year. The facility will not need substantive modifications to increase the enrollment to 150 in the future, should that become programmatically desired and financially feasible to the District.

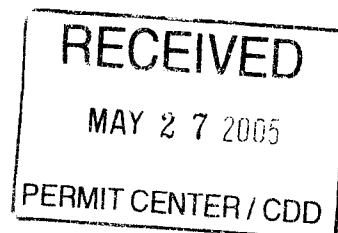
Programmatic modifications to the building will be modest; more substantial renovations to accommodate current codes (including ADA) are expected. The attached ADA Survey was completed in 1998. It is currently being reviewed and updated to consider the proposed use by Yaa Koos. The "B" occupancy group identified for this alternative school program was established in 1999 when the program moved into its current location. Attached is a letter and back-up memo/letter from Robert Minch that outlines the occupancy classification issues considered at that time. The Yaa Koos program has not substantively changed since this 1999 description.

The CBJ is currently in the process of contracting with an architectural firm to prepare drawings and specifications to complete all necessary construction work on the building to allow Yaa Koos to operate. Initial reviews have indicated that an elevator is needed to comply with the ADA. It will not be possible to complete the construction of an elevator before the start of the coming school year. We propose to complete all design documents and solicit bids before the end of 2005. This will allow contract award, shop drawing reviews, and construction planning to occur during the early Spring of 2006. Ground breaking for the elevator would then occur immediately following the close of the 2005-06 school year. While it is possible to start construction earlier than June 2006, the winter weather and disruption to school operations make it a very undesirable option. An interim plan for access and accommodation will be developed for the school year to ensure that no person is denied participation in Yaa Koos programs or activities.

**TRANSPORTATION & PARKING:** Yaa Koos students may use JDHS busses to travel to school. Most use the City's Capital Transit service, or arrive via private vehicles (both drop-off and self-driving). Like JDHS, no off-street parking is provided for student use.

Parking for staff and visitors to both Yaa Koos and the JSD Administration Offices is currently provided as part of the Downtown Education Complex site (Breakwater to 12<sup>th</sup> Street) that includes JDHS, Marie Drake, Harborview, and the 1208 Glacier Ave facility. Additionally, 4 spaces are provided as part of a lease of the 811 West 12<sup>th</sup> Street facility that currently houses Yaa Koos (these spaces will be re-assigned to District offices once the relocation is complete). An analysis of the total parking in the Downtown Education Complex is currently underway. For purposes of evaluating parking for the Conditional Use Permit, the relocation of Yaa Koos into the 1208 Glacier Avenue facility will not make substantive changes to existing uses and conditions.

C: Deb Morse



# MEMORANDUM

CITY/BOROUGH OF JUNEAU

155 South Seward Street, Juneau, Alaska 99801

TO: Jennifer Mannix, Permit Specialist

DATE: June 8, 2005

FROM: Catherine Fritz, AIA  
City Architect *CF*

RECEIVED

JUN 09 2005

PERMIT CENTER / CDD

SUBJECT: CU Application for Yaa Koosgei Daakahidi

This memo provides additional information, as requested by CDD staff.

**FACILITIES REALIGNMENT:** The focus of the current project is to reorganize existing programs into existing buildings in the same vicinity (the downtown educational complex). The 1208 Glacier Avenue facility was originally purchased and used for an Alternative High School in the early 1980's; approximately 10 years later, the space was converted to the current use of District offices. Since the early 1990's, the alternative High School (now named Yaa Koosgei Daakahidi) has been housed in a variety of leased spaces in the downtown area. The current space used by Yaa Koosgei Daakahidi is a leased facility located at 811 West 12<sup>th</sup> Street. It is overcrowded and inadequate for this important educational program.

Existing School District offices will be moved into the 811 West 12<sup>th</sup> Street leased space. Since this leased space is approximately 1/2 the needed size, additional office space will be created in the Harborview School Basement and the Marie Drake building. All of the office uses are closely associated with the operation of Juneau's schools; they are accessory to the schools. Beginning this month, the School Board will no longer have a dedicated Board Meeting Room. Instead, they will use alternative spaces (possible locations are the CBJ Assembly Chambers and/or the State Board Room in the Goldbelt bldg.).

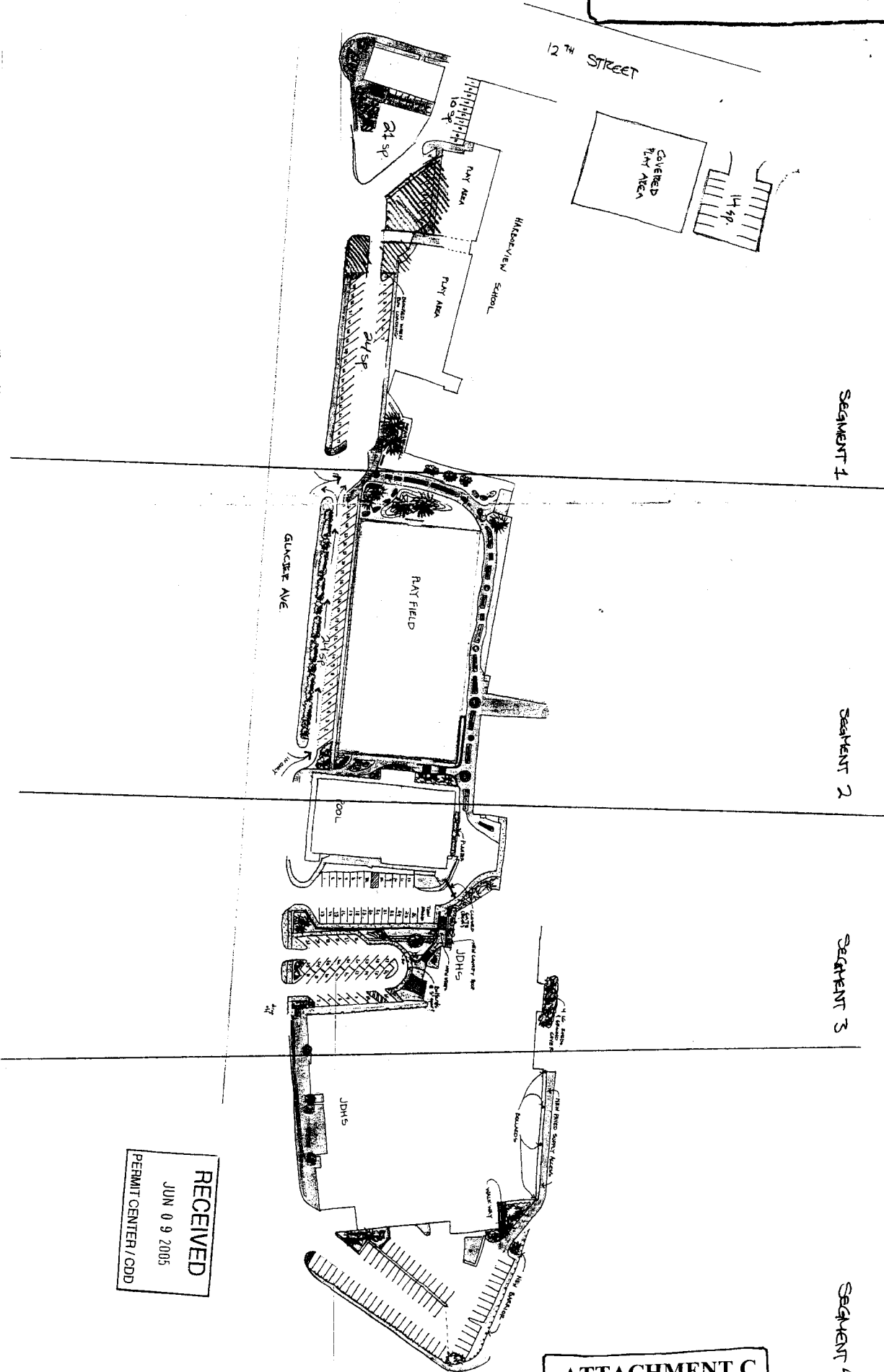
The offices are expected to remain in their new locations until the new high school is opened at Dimond Park (approx August, 2008). The new school will provide over 165,000 s.f. of additional education space to the District's inventory. This will allow functions in several other school buildings to move to more appropriate and adequate facilities.

**PARKING:** The Downtown Education Complex site (Breakwater to 12<sup>th</sup> Street), incorporates JDHS, Marie Drake, the new Glacier Avenue Turf field, Harborview, and the 1208 Glacier Ave facility. There are currently 242 parking spaces. A breakdown of the existing parking, including both site construction projects that are currently underway (JDHS entry and Turf Field) is attached. Additionally, 4 parking spaces are provided as part of a lease of the 811 West 12<sup>th</sup> Street facility.

This facilities realignment does not add administrative staff or programs to the downtown area. In fact, the removal of the School Board Meeting Room actually reduces the parking needed for public meetings. The realignment does offer the possibility of a limited amount of growth to the Yaa Koos program. Its current 5 classrooms will increase to 6, and enrollment will be able to expand from the current 100 students to approximately 120 in the coming year.

c: Deb Morse

ATTACHMENT B



SEGMENT 1

SEGMENT 2

SEGMENT 3

SEGMENT 4

RECEIVED  
 JUN 09 2005  
 PERMIT CENTER / CDD

**EXISTING PARKING SPACES & SUMMER '05 DEVELOPMENT**

From Breakwater to 12<sup>TH</sup> Street

June 6, 2005

Segment 1: District Office/Harborview/Marie Drake (visually verified on site 06/03/05)

District Office: .....Standard 20; Accessible 1  
Harborview/Drake: Glacier Ave. Lot: .....Standard 24; Accessible 2  
East side of HBV .....Standard 10; Accessible 0  
12<sup>th</sup> St. Lot: .....Standard 13; Accessible 1

Subtotal Segment 1: 71 spaces

Segment 2: New Turf Field Site (verified by construction drawings by R&M)

Augustus Brown Pool .....Standard 8; Accessible 0  
Additional spaces (JDHS).....Standard 14; Accessible 2

Subtotal Segment 2: 24 spaces

Segment 3: Augustus Brown Pool/Juneau Douglas High School (verified by construction drawings by R&M)

Augustus Brown Pool (front).....Standard 25; Accessible 2  
Juneau Douglas High School.....Standard 28; Accessible 2

Subtotal Segment 3: 57 spaces

Segment 4: JDHS Lower Parking Area (verified by construction drawings by R&M)

Parking Lot.....Standard 63; Accessible 2  
Garage.....Standard 25; Accessible 0

Subtotal Segment 4: 90 spaces

**SUMMARY**

Existing Parking Campus Wide: 242 spaces

\* See attached map to understand segments.

