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DATE: June 3, 2024
TO: Wade Bryson, Chair
Public Works and Facilities Committee
FROM: Denise Koch, Engineering and Public Works Director
SUBJECT: Floyd Dryden and Marie Drake Proposed Uses

This request for community proposals is just the beginning of the process to decide how Floyd Dryden and Marie Drake will be used in the future. PWFC members may have additional questions or information that you would like for staff to solicit from proposers. In addition, Assembly Members may want to put forth their own proposals such as for daycare space.

Individual PWFC members ranked the proposals. (See the Supplemental Materials section of the packet for the proposals.) The aggregate of the PWFC rankings is listed below in this memo. The PWFC rankings from this meeting and any additional information you request that staff seek from proposers will be presented to the Committee of the Whole (COW) on July 15. CBJ will also provide a visual of how the ranked proposals could fit in each of the buildings at the same COW meeting.

Background:

As part of the Juneau School District's (JSD) school consolidation plan, the school district will vacate the Floyd Dryden and Marie Drake buildings during the Summer of 2024. The CBJ will then operate the buildings.

To begin the process of selecting uses of the building, CBJ solicited proposals from community organizations (Tribal, nonprofit, and for-profit) following the guidance¹ that the Assembly provided to CBJ staff at the April 15 COW. CBJ sent out a community request for proposals on April 24, 2024 with a deadline of May 20, 2024.² JSD and CBJ staff held an open house for Marie Drake on May 7 and at Floyd Dryden on May 9.³

CBJ received 21 proposals from the community by the deadline. Most proposals specified a particular school but several indicated an interest in either school. PWFC members then individually ranked the proposals. The proposals are listed below in the order of the averaged rankings of the committee.

¹ "Next Steps for Downtown Office Space and JSD Facilities," April 11, 2024.

<https://mccmeetingspublic.blob.core.usgovcloudapi.net/juneauak-meet-950de74fa9fa4a96be27a8d0ec38c2aa/ITEM-Attachment-001-3dddf597d82a4e0c91967a71d21ef73d.pdf>

² "CBJ seeks proposals for Marie Drake and Floyd Dryden building space," April 24, 2024.

[CBJ seeks proposals for Marie Drake and Floyd Dryden building space – City and Borough of Juneau](#)

³ "Open Houses at Marie Drake and Floyd Dryden buildings on May 7 and May 9," May 3, 2024.

[Open Houses at Marie Drake and Floyd Dryden buildings on May 7 and 9 – City and Borough of Juneau](#)

Floyd Dryden

Organization Name	Proposal Name	Proposed Use	Ranking (Most to Least Preferred)
CBJ	Community Use of Gym	Senior, adult, and youth sports and activities	1 / 2 (tied)
T&H	T&H Early Education	Early education programs & childcare	1 / 2 (tied)
UAS	Early Childhood Education Hub	Education programs & childcare & workforce development	3
Auke Lake Preschool	Glacier Academy Preschool	Education programs & childcare	4
Family Promise of Juneau	Family Promise Family Services Static Site	Emergency Shelter	5
Friends of the Library	The Amazing Bookstore	Used bookstore	6
CCFR	CARES Program	Sobering Center, Mobile Integrated Health, and Mobile Crisis Team Response	7
Calvary Fellowship Juneau	Calvary Juneau Church Proposal	Education programs & childcare & Church	8
Juneau Police Department	Satellite Office	Satellite Office and interview room (Drug Investigation Unit)	9
JAR	Animal Shelter	Animal Shelter	10
Juneau Makerspace	Makerspace	Workshop & arts space	11
Tongass Critter Care	Animal Servicing Facility	Animal boarding and care	12
Capital Kennel Club of Juneau	Classes, Training, & Practice	Dog training/care	13
Individual	Theresa Reynolds	Cooking Classes	14
Individual	Heather Marlow	Commercial kitchen	15
Coogan Alaska LLC	Coogan Alaska for Housing	Demolish school and use the land to build multi-family housing.	16

Marie Drake

Organization Name	Proposal Name	Proposed Use	Ranking (Most to Least Preferred)
CBJ P&R	Facility Maintenance & Recreation	1) Relocate Maintenance Division 2) Gym use for community	1
Friends of Marie Drake Planetarium	Marie Drake Planetarium	Planetarium	2
AEYC-SEA	AEYC Family Center - Light	Early education, childcare, multi-generation interactions	3
Friends of the Library	The Amazing Bookstore	Used bookstore	4
CCFR	CARES Program	Sobering Center, Mobile Integrated Health, and Mobile Crisis Team Response	5
JAHc	JAHc - Construction Relocation (Only if Capital Civic Center moves forward)	Arts Programming & Meeting Hosting	6
Juneau Makerspace	Makerspace	Workshop & arts space	7
Capital Kennel Club of Juneau	Classes, Training, & Practice	Dog training/care	8
JCOA	Office of Aging and Senior Rec Center	Childcare & Family Support	9

Action Requested

PWFC members should discuss and decide upon a relative ranking of the proposals. This ranking will be an integral part of the information presented to the COW on July 15.