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**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
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<b>Proposal Name</b>
Calvary Juneau Church Proposal
<b>Which schools are you proposing to use?</b>
<ul style="list-style-type: none"><li>Floyd Dryden Middle School</li></ul>
<b>Are you proposing to rent or buy the building(s)?</b>
Rent
<b>Proposed Use</b>
Calvary Fellowship Juneau has for many years, prior to the pandemic, based its operations within the Juneau School District facilities. The church prefers to be centered within the community, be engaged with the community and utilize public facilities if possible. Use of Floyd Dryden as a base of operations would restore this methodology. Our main focus has been on the youth of the community and health of the family unit. We hope to be part of the discussion to help manage the facility for community use or be a partner with others seeking use of the space to support these core purposes and support shared CBJ priorities.
<b>Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community</b>
Alaska is a state that supports homeschooling families, providing resources that enable these children to receive a quality education. Since the pandemic, this community has grown exponentially, increasing their needs significantly. Additionally, with current changes in the education sector, many educators and

staff face uncertain futures, with some being forced to relocate or change careers.

To support the Juneau community, we propose providing a venue where these two segments of the community can intersect. Former public educators could use our space to offer private classes to the homeschooling population. This initiative would create income opportunities for displaced educators while providing superior educational options for homeschooling families.

This initiative will help the community of Juneau in several ways:

1. **“Educational Continuity and Quality”**: By offering a space for former public educators to teach private classes, we ensure that homeschooling families have access to experienced educators, thereby maintaining high educational standards. This helps mitigate the educational disruption caused by the pandemic and changes in the public school system.
2. **“Employment for Educators”**: Providing a venue for former public educators to teach offers them a new career path and a stable income source. This can prevent the loss of skilled professionals in the community and alleviate the financial strain on affected families.
3. **“Support for Homeschooling Families”**: The exponential growth of the homeschooling community has created a need for additional resources and support. Our space will provide a central location for these families to access educational resources, collaborate, and participate in structured learning activities.
4. **“Quality Childcare for Low-Income Families”**: By offering quality childcare services, we support working parents, particularly those from low-income families. This ensures that their children are cared for in a safe and nurturing environment, allowing parents to work or seek employment opportunities with peace of mind.
5. **“Safe Indoor Play Area”**: Juneau experiences many days of inclement weather, limiting outdoor activities for children. A safe indoor play area will offer a space for physical activity, socialization, and development, benefiting both children and their parents.
6. **“Community Building and Social Cohesion”**: By offering a multipurpose space, we foster a sense of community and social cohesion. Residents can come together for various activities, events, and support services, strengthening community bonds and promoting mutual support.
7. **“Enhanced Community Resources”**: Our venue will serve as a central hub for various community resources, making it easier for residents to access the support and services they need. This consolidation of resources can lead to more effective and efficient community support systems.

In summary, our proposed venue will provide essential support for homeschooling families, displaced educators, low-income families, and at-risk women and children. It will foster a supportive and inclusive environment, enhancing the overall well-being and resilience of the Juneau community.

#### **What impact would your proposal have on the CBJ budget?**

While our use of the space would not benefit the CBJ budget greatly, we wouldn't be an added expense for the city either.

#### **Would you be willing to pay fair market value for rent/lease?**

Yes

#### **How much space are you proposing to use?**

We would prefer to occupy the 6th grade wing, including the restrooms in Rooms 189 and 190, with access to the gymnasium at a minimum on Sundays and Thursdays. Alternatively, we could potentially use the Library and the attached rooms: 193A, 193B, 194, 205, 205B, 205C, 206, and 296, along with the restrooms in Rooms 189 and 190, with additional access to the gymnasium on Sundays and Thursdays.

**What level of retrofit would be needed for your proposal? Who would pay for that work?**

For child safety, we would need to securely close off our section of rooms from the rest of the building. This would involve measures such as installing locks on doors or constructing physical barriers like walls. Depending on the specific portion of the building available to us, we may need to add or remove doorways to ensure secure and efficient access.

Our preferred configuration includes the 6th grade wing, encompassing the restrooms in Rooms 189 and 190, with access to the gymnasium at a minimum on Sundays and Thursdays. Alternatively, we could use the Library and the attached rooms: 193A, 193B, 194, 205, 205B, 205C, 206, and 296, along with the restrooms in Rooms 189 and 190, with similar gymnasium access.

We would also require the autonomy to make minor modifications, such as painting and other adjustments, to better support our activities. These modifications are essential for creating a functional and welcoming environment for our programs.

Most of these changes, including the installation of locks, construction of barriers, and minor modifications, would be financed by us. However, if CBJ has more stringent requirements for sectioning off the building, such as additional safety measures or structural modifications, they may need to cover or share the associated costs. This collaborative approach would ensure that all safety standards are met while accommodating our specific needs.

**How long do you anticipate you would occupy the building(s)?**

We are open to a 5-year lease with an option to renew. This duration aligns with our initial planning horizon and allows us to establish our programs and services effectively. However, we are also willing to discuss the possibility of entering into a longer-term lease to better accommodate our long-term planning and stability needs. A longer-term lease would provide us with the security and continuity necessary to make more substantial investments in the space, ensuring that we can enhance and expand our services for the benefit of the community.

Additionally, a longer-term lease agreement would enable us to plan and implement more comprehensive improvements to the facilities, such as significant renovations or the addition of new features that would further support our mission. We believe that this extended commitment would not only benefit our organization but also contribute positively to the building's upkeep and the broader community's needs.

We are open to discussing various lease terms and conditions that would meet both our needs and those of CBJ, ensuring a mutually beneficial arrangement.

**Describe parking needs associated with your proposed use.**

The need for parking for community uses will vary. For our core programmatic uses, we estimate needing approximately 80 to 100 parking spaces on Sundays to accommodate attendees for church services and other Sunday activities. During the week, our parking needs would be significantly reduced, as weekday activities such as youth events, Mother and Toddler playtimes, community outreach, and educational programs typically attract fewer participants.

Specifically, our weekday parking requirements might range from 20 to 40 spaces, depending on the schedule and type of activities planned. This reduced need during the week reflects the lower attendance and shorter duration of events compared to our primary Sunday gatherings. Ensuring adequate parking is essential for the convenience and safety of our attendees and supports the smooth operation of our programs.

**Will you be requesting CBJ operating funds for your use?**

No

**If your organization already receives CBJ operating funds, will you be requesting an increase to support this proposal? If so, by how much?**

N/A

### **What other uses would be compatible with your proposed use?**

Our proposed use of the building is compatible with a variety of other entities, provided that child-safety measures are maintained. Potential compatible uses include:

**Educational Programs and Tutoring Centers:** These can operate in separate sections of the building, utilizing classrooms or specialized rooms for educational purposes. Coordination on scheduling can ensure minimal overlap during peak times.

**Community and Recreational Programs:** Activities such as adult education classes, fitness programs, art workshops, and hobby groups can be scheduled at times that do not conflict with our primary activities and in areas that are securely separated from our space.

**Non-Profit Organizations:** Organizations that provide community services, such as food banks, counseling centers, or support groups, could share the building. Clear boundaries and schedules would help maintain a secure environment for children.

**Health and Wellness Services:** Clinics or wellness centers offering services such as therapy, health screenings, or fitness classes could operate in the building, provided that their spaces are distinctly separated from areas used by children.

**Seasonal Housing:** Given the lack of housing inventory in Juneau, we would explore the potential of using part of the facility to support short-term housing needs.

**Civic and Social Clubs:** Clubs and groups focused on civic engagement, senior activities, or social gatherings could use designated areas of the building during times that do not interfere with our primary use.

To ensure child-safety, it would be essential to control access to our specific section of the building. This could involve:

**Controlled Entry Points:** Establishing specific entry and exit points for our areas that are separate from other parts of the building.

**Secure Boundaries:** Installing locks, barriers, or secure doorways to restrict access to our designated spaces.

**Scheduling Coordination:** Working with other entities to develop a coordinated schedule that minimizes overlap and potential security risks.

**Clear Signage:** Implementing clear signage to direct individuals to their designated areas and prevent unauthorized access to our spaces.

By maintaining these safety measures, we can ensure a secure environment for children while allowing other entities to utilize the building effectively.

### **What other uses would not be compatible with your proposed use?**

While we are open to sharing the building with a variety of entities, some uses would not be compatible with our proposed use, particularly if they involve significant foot traffic or activities that could compromise child safety. These include:

**High-Traffic Businesses:** Retail stores, restaurants, or businesses that attract a large number of visitors throughout the day would create too much traffic and make it difficult to control access to our secured areas.

**Nightclubs or Bars:** These establishments could bring in a different crowd that may not align with our community-oriented and child-focused activities, and the hours of operation could overlap with our events, particularly on weekends.

Industrial or Manufacturing Operations: These types of uses could pose safety risks and generate noise, pollution, or other disturbances that are incompatible with our need for a safe, quiet, and clean environment for children.

Large-Scale Public Events: Events such as concerts, trade shows, or conventions would create substantial foot traffic and security challenges, making it difficult to maintain a controlled and secure environment.

Medical Facilities with High Patient Turnover: While health and wellness services can be compatible, facilities such as large clinics or hospitals with high patient turnover could pose security and traffic management challenges.

Housing or Shelters for Transient Populations: Facilities that provide temporary housing or shelters for transient populations might create safety concerns and complicate access control measures.

In general, uses that involve significant public access, loitering, high traffic volumes, or potential safety risks would not be compatible with our proposed use. However, if we can securely close off our section of the building from general traffic, we could potentially accommodate more varied uses, provided that strict access controls and safety measures are in place.