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**Subject:** New submission from EPW - Middleschool Usage  
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<b>Proposal Name</b>
Juneau Arts & Humanities Council – Construction Relocation
<b>Which schools are you proposing to use?</b>
<ul style="list-style-type: none"><li>• Marie Drake Middle School</li></ul>
<b>If you chose more than one school, which is your first choice and which is second?</b>
Marie Drake is our first choice
<b>Are you proposing to rent or buy the building(s)?</b>
Rent
<b>Proposed Use</b>
<p>The Juneau Arts &amp; Humanities Council (JAHC) proposes for Marie Drake to be used as a temporary replacement for the Juneau Arts &amp; Culture Center (JACC) facility during construction of the new building, which is estimated to begin in late summer/early fall of 2025, lasting until construction is complete (2-3 years). The Partnership and the JAHC will have a firmer grasp on this timeline in late June, when we will know if we've been included in Senator Murkowski's Congressionally Designated Spending list.</p> <p>In these plans, Marie Drake would be used as an alternative venue to regular rental requests of the JACC Main Hall and gallery space, as well as temporary equipment storage and office space for key JAHC staff during the construction period.</p>

Marie Drake is the only suitable home for JAHC operations during this planned period of transition. The value we provide for the community is flexible and diverse. The loss that Juneau would feel during construction if the JAHC is not able to utilize temporary space would be varied and deep. Many arts & culture organizations and initiatives would be without an affordable space to host events, travel industry utilization of one of the largest downtown venues would suffer, and economic ramifications would be felt for multiple years.

In usage of Marie Drake, the JAHC would utilize the gymnasium and classroom space in a vibrant and active manner. By hosting events and meetings for other organizations we would continue use of this valuable community space in collaborative ways. UAS has recently voiced to us their interest in utilizing the space to address non-local academic conference requests they receive - which the JAHC could potentially help facilitate. This collaboration would further activate downtown Juneau in new ways, bringing new kinds of traffic to a main hub of commerce in Juneau.

The loss of the JACC main hall during construction represents a loss of primary venue for many other local organizations, business, and private events. Juneau Jazz and Classics events, Folk Fest, Áak'w Rock, and Glitz are just a few of the notable and diverse community events that would be without a home if we aren't able to secure a temporary-use venue during construction.

Additionally, this proposal is intended to outline temporary use, which is compatible with other smaller proposals. By having a hard milestone that would mark the end of our occupancy of the space, the City would be able to plan for future utilization of Marie Drake, ensuring continued cultural relevance to our community. We would also welcome a partnership with the Planetarium in order to continue their use of this space in bringing scientific thought astronomy to Juneau.

**Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community**

This proposed use of Marie Drake would be in multiple Assembly goals:

**Community, Wellness, and Public Safety:** The JACC facility has continually fostered community in Juneau by providing space for residents to gather, celebrate, and engage in diverse forms of artistic expression. The arts are an important part of any thriving community, and Juneau is no different. The JACC main hall is the primary choice for several annual events in Juneau. Without a reliable backup option during construction, many community initiatives will suffer or cease to exist.

**Economic Development:** The JAHC has proved itself an integral player in the health of our economy. By hosting and facilitating events and encouraging art education activities, we help to feed the arts economy of Juneau. This aspect of our economy carries much of the weight of the seasonal visitor industry, and is a key player when projecting the future economic health of Juneau.

**Sustainable Community:** We need to ensure that there is infrastructural support for all of the events and arts programs that make Juneau special. Many groups that organize these initiatives are on a shoestring budget, and can't afford the loss of their primary event venue, even if temporarily. By giving the JAHC a temporary home in Marie Drake, the city will help ensure that so many other organizations are able to maintain operations.

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

Impact on the CBJ budget would likely be minimal. We currently lease the JACC building, and are able to cover regular utility and upkeep fees. Noting that the Marie Drake space is noticeably larger than the JACC, there may be a slight increase in these costs that we ask for temporary assistance with, especially during winter months. Additional operational funding details are outlined below.

A note on the answer below:

We are currently in a lease agreement with the city for occupancy of the JACC building. We would appreciate the city's grace in extending similar, if not the same rate to our temporary usage of Marie Drake.

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

Yes

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

The Gymnasium, storage/maintenance spaces, and 4-6 classrooms to house artwork, event supplies, administrative offices, and conference space. As mentioned, we would welcome collaborative use of the remaining space with compatible proposals.

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

We may pursue minimal retrofitting of the gymnasium to accommodate event lighting and sound systems. These changes would not be invasive. We also may want to implement superficial changes of some classroom space to serve as a temporary gallery in order to continue our annual gallery program. We would work to secure funding from private sources for this work before approaching the City.

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

With construction being proposed to begin in summer 2025, we would require occupancy of the building for 2-3 years while construction commences. In collaboration with The Partnership, we will keep the City apprised of timeline details and developments as appropriate.

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

We would require large amounts of parking. Staff utilization of space is minimal, however if we are to successfully create a temporary space for events, we would require enough parking space to accommodate normal audience sizes. We know that parking is tight in this area, and are prepared to deal with the ramifications of this.

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

Yes

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

As previously described, an increased request of operating funds would be in part due to minor increases in utility and maintenance of the building, due to the difference in size.

We also pay much of our personnel costs with income from event bookings. While these plans outline “band-aid” use of the Marie Drake gymnasium to accommodate events as best we can, there will be an inevitable decrease in rental activity as the facility is less ideal for many clients compared to the current JACC building. Following this, we are anticipating a loss of revenue in rental fees and Lobby Shop income. We are in the process of identifying and pursuing additional funding opportunities to remedy this, although may request additional support following the outcome of these conversations with other parties.

We plan to hold a client survey in coming weeks in order to better forecast the potential loss that this transition represents in this manner. Public and private assistance will be crucial, as all our staff are heavily utilized in the organization and implementation of our community programs, regranting and scholarship processes, and education initiatives.

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

We would like to honor the Planetarium’s historic use of the space in Marie Drake, and promote their continued operations within the building. The proximity of our two organizations if this proposal comes to fruition I think would empower both of our programs, and create increased traffic and attendance due to sharing of resources and staffing.

We’d also like to invite Studio A to be housed in the building, as they currently utilize the space on the 2nd floor of the JACC as a sound studio. They are an important partner in running sound for most events in the JACC and Centennial Hall. Due to our limited space needs, our proposal is likely compatible with

other smaller proposals, and open to combination usage of the facility.

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

There is not much we wouldn't be compatible with. The purpose of the JACC building has been to be compatible with most events that would like to utilize the space. Obviously, the setup of the gymnasium in Marie Drake will not have the exact same infrastructure present – lighting, hanging support, etc. The space will obviously not be ideal for some events as a result, but we are confident that we will make due in the interim while construction of the new building is under way.