

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
**Date:** Thursday, May 16, 2024 1:36:11 PM

---

**EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS**

|   |
|---|
| <b>Organization Name</b>  |
| Juneau Animal Rescue  |
| <b>Organization Phone</b>   |
| 9074634893  |
| <b>Organization Email</b>   |
| <a href="mailto:rick@akjar.org">rick@akjar.org</a>  |
| <b>Submitter Name</b>   |
| Rick Driscoll   |
| <b>Submitter Phone</b>  |
| 9074634893  |
| <b>Submitter Email</b>  |
| <a href="mailto:rick@akjar.org">rick@akjar.org</a>  |
| <b>Proposal Name</b>  |
| Juneau Animal Rescue New Shelter at Floyd Dryden  |
| <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>  |
| Buy   |
| <b>Proposed Use</b>   |
| Animal Shelter that meets national standards for the humane treatment of animals  |
| <b>Please state which Assembly priority/goal this proposal fills -OR- what benefit your proposed use would bring to the community</b>   |
| Goal 3. The shelter must be designed to most cost efficiently and effectively shelter companion animals.<br>Goal 4. The shelter will improve community wellness and public safety by providing safe and humane state of the art animal control and shelter.<br>Goal 5. A well designed shelter will provide sustainable community services. |
| <b>What impact would your proposal have on the CBJ budget?</b>  |
| Animal control and sheltering is a core community public service. The current animal shelter does not meet national standards for the safe and humane treatment of animals or the safe and efficient handling   |

of animals. A well designed shelter will improve the care of animals that leads to faster adoptions, and will make more efficient use of staff time handling animals including safe and efficient transfer of animals into enclosures by Animal Control Officers, safe and efficient movement of animals for enclosure cleaning and transfer to exercise areas, faster and more efficient cleaning of enclosures by using nonporous materials that resist deterioration. The current contract with JAR for the provision of animal control and sheltering is one of the most cost effective public services currently provided by the CBJ. While the cost of operations will likely be about the same, the additional of reasonable facility costs to the CBJ will increase the cost the CBJ, but far less that a direct CBJ build and operation.

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

No

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

The current animal shelter is approximately 9,000 SF. The 2021 Facility Assessment recommends a new facility of approximately 15,000 SF. However, due to the existing layout of FD, additional existing square footage may be required to offset inefficiencies in the current layout.

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

Level of retrofit: The cost of converting the 50 year old building to an animal shelter could exceed the cost of constructing a new facility, or require the loss of significant animal shelter functionality due to the incompatible design of the existing building. As the CBJ has concluded, it would be very difficult to economically convert Floyd Dryden into a municipal office building. Realistically, it could be far more expensive to convert the school into an animal shelter that meets national standards. This would include a near complete gutting of the inside of the building, potentially adding significant new structural components, redesigning some interior walls to allow the individual animal enclosure access to the outside, rebuilding floors and walls to meet standards for cleaning and sanitation, adding a hospital grade air handling system to avoid the spread of airborne disease, new plumbing, and significant interior soundproofing and remodeling to separate the shelter from other tenants/neighbors, etc. The age of the building could require other improvements such as new roofing, windows, siding, electrical, etc.

Who pays?: Because animal control and sheltering is a core municipal community service, the cost of the new facility would be paid for both by private community fundraising through the JAR nonprofit, and the CBJ through a loan or lease for the use of the facility to fulfill a core municipal need. When the CBJ began its contract with JAR (previously the Gastineau Humane Society) in 1986, the facility was almost new (built in 1984). The contract with JAR has never included municipal funds for the use of the shelter building the CBJ requires in the contract. This has saved the CBJ and community millions of dollars over the past 40 years, but hastened the deterioration of the building due to a lack of money for renovations.

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

This is a permanent use that is in an economic sense practically irreversible. It would make no economic sense to make the kind of cost renovation required unless JAR and the community (including adjacent residents) make a long-term commitment to using the site as an animal shelter.

An appropriate consideration is that the loss of schools is a hot button topic in Juneau. If Floyd Dryden is partially converted into an animal shelter it would essentially preclude it ever being used as a school again. It may be detrimental to the mission of JAR and the good of the community to make an extreme irreversible new use of Floyd Dryden. Only a public comment process would resolve this issue.

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

Currently the JAR facility has approximately 30 parking spaces. It appears that the current parking area will provide more than enough parking. In addition, there needs to be a protected area that allows animal control officers to park and safely transfer animals that are brought to the shelter, some of which may be dangerous.

**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?**

In 1986, the CBJ began contracting with JAR to provide community animal control services previously provided by the Police Department specifically as a way to provide the public service at a much lower cost than the municipal government could. The contract is still in effect and has likely had the slowest growth in cost of any municipal service. It would be reasonable for the CBJ to add a large proportion of the direct cost of providing the shelter to the existing contract for services, or provide a loan to JAR paid off annually through the contract. The agreement would specify that JAR will make a permanent commitment to use the facility as an animal shelter, even if JAR dissolves.

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

Building a "kennel" in a D-5 residential area is specifically prohibited in Juneau's zoning code. Animal shelters are almost never built adjacent to human housing. Even with soundproofing, one goal of the new shelter is to improve living conditions for the animals by allowing them fresh air inside, and as much access to the outside as possible. This makes it difficult to mitigate noise. According to the UC Davis Koret Shelter Medicine Program, "... in general we recommend that your shelter not be built directly adjacent to a residential area. If building in an open area, consider the intended use for surrounding land to ensure that you are not building a shelter in an area that will later be surrounded by homes". It appears that part of the Floyd Dryden site would need to be zoned commercial or industrial. A valid concern is that the families surrounding the school would not universally welcome an animal shelter in a rezoning process.

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

By their nature, animal shelters have issues with noise, potential for some odor, the occasional housing of potentially dangerous animals, and human interactions with dogs exercising or walking. The CBJ community process should determine the extent to which mitigation can make this use acceptable.