

**From:** [domadmin@juneau.org](mailto:domadmin@juneau.org)  
**To:** [MD FD Options](#)  
**Subject:** New submission from EPW - Middleschool Usage  
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<b>Proposal Name</b>
JCOA Office of Aging and Senior Recreation and Wellness Center
<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 - This proposal is intended to serve the entire community year around with an added benefit for downtown, Douglas and North Douglas. The Valley has an array of community oriented facilities that have ample space and good parking (the library, the Fieldhouse, the Swimming Complex, the Wrestling Center, school gyms, etc.)
<b>Are you proposing to rent or buy the building(s)?</b>
Rent
<b>Proposed Use</b>
Seniors over age 55 now represent 30% of CBJ's population (AKDOLWD 2023). The JCOA is proposing establishment of an Office of Aging, housed within the Marie Drake Complex in addition to the Senior Recreation and Wellness Center (see details below) to represent the significant and valuable senior population in Juneau and to work directly with JCOA and the AARP Community Action Team in facilitating Age-Friendly Community Planning. The fully functioning CBJ Office of Aging will be staffed by a fulltime Coordinator whose duties consist of the following: 1. Facilitate the Age-Friendly Community Planning Process for Juneau using the AARP Guidelines and

- coordinating with the AARP Juneau Community Action Team
- 2. Oversee the promotion of age-friendly housing policies
- 3. Oversee the Senior Wellness and Recreation Center (see proposal below) including but not limited to Gym Space and shared spaces with other organizations
- 4. Work directly with JCOA regarding planning and priority projects to manifest the goals and objectives of the JCOA.
- 5. Work directly with BRH and SEARHC to ensure that all program elements result in a benefit to seniors throughout Juneau via their Wellness Programs
- 5. Supervise a Wellness Recreational Coordinator who will work on-site at the Senior Recreation and Wellness Center, as well as with other associated organizations.

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JCOA further proposes the allocation of space for a Senior Recreation and Wellness Center using space in the current Marie Drake Complex that is identified as the Gym/multi-purpose room, male and female locker rooms, storage, kitchen, and Office of Aging office space on the northern end of the complex. While identified as the Senior Recreation and Wellness Center, we intend to ensure the gym space is multi-purpose, multigenerational, and available to other community groups yet has a primary focus on healthy aging activities that improve the health and well-being of all who are aging in our community. This offers the opportunity for current groups/organizations serving Elders that have limited space in their current location to have a place host their events, education offerings, etc . This space would include:

- \* Multi-Sport Gymnasium for pickleball, group sports, and an indoor walking track with accessibility already available
- \* Multi-purpose fitness room(s) for yoga, Tai chi, dance, or other classes
- \* Activity Space for small group meetings or classes, navigational services for seniors, book clubs, gardening clubs, cooking classes, training;
- \* Game Room(s) for chess, board games, or other activities to stimulate the brain;
- \* Lifelong learning: computer, financial, active aging planning, use of community resources, etc.
- \* Cultural Arts; small music events, art classes, language arts, etc.
- \* Companionship and Quiet Space: where people of all ages can gather to enjoy a cup of coffee, share stories, find solitude, read a book, and enjoy some quiet time.
- \* A place for groups/organizations serving Elders to host their events, education offerings, etc that have limited space in their current location

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On a larger scale, the JCOA would recommend that the entire Marie Drake Complex be dedicated to a CBJ Community Center with multiple organizations that serve the community co-locating to provide an array of services in a one-stop setting. Please see the Map Proposal sent to all Assembly members from the JCOA.

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

- 1. Housing – C: Office of Aging Coordinator will assist in promoting age-friendly housing that meets the needs of the community regardless of age or ability
- 2. Economic Development - C: providing an enhancement to the Capitol Civic Center with implementation of the CBJ Community Center
- 3. Community, Wellness, and Public Safety – A: Ensuring all members of the community are represented in planning activities using the Age-Friendly Community Planning process. B. Ensuring community access to Wellness and indoor recreational activities. C. Enhancing access to Childcare and multigenerational opportunities
- 4. CBJ's 10-year fiscal plan states that a top priority is to “grow the senior economy”. In support of this goal, the JCOA seeks CBJ's assistance in addressing the distinct needs of Juneau seniors to enable healthy aging in the community we call home. The JCOA believes that promoting the well-being and vitality of Juneau's aging population, through the implementation of Juneau's Age-Friendly Planning and a Senior Recreation and Wellness Center will serve all ages and promote 'livability' concepts that emphasize health and well-being. This proposal recognizes the valuable benefit of keeping seniors in Juneau, as well as ensuring that those of us who have lived here most of our lives can continue aging in the community we love. CBJ has engaged in an array of diverse planning activities that have been issue or location-specific but our community would benefit from a long-range, comprehensive plan of action.

AARP's comprehensive livability planning tools under the Age-Friendly Community Planning process have been utilized around the world and are a tried and tested mechanism to move through a planning process efficiently while engaging all age groups. This is an extremely efficient mechanism to ensure a robust process that will result in broad benefits for all.

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

The JCOA's mandate is to provide recommendations to the CBJ Assembly regarding issues of importance to Seniors. Nothing is more important than remaining healthy as we age and having the ability to remain in our homes and community. That said, the JCOA is also proactive and exciting to seek funding for our proposals from other sources and we have already reached out to local Non Profits to partner. If this proposal is deemed viable, we would assist in facilitating our vision via grant writing, memorandum's of understanding, etc.

Our proposal requests the use of the Marie Drake Complex for the CBJ Community Center (including the Senior Recreation and Wellness Center) and specific to our request, use of the gym, locker rooms, kitchen, storage spaces and offices in the north end of the building. Please See MAP

Our proposal also requests funding for 1FTE – Office of Aging Coordinator (host organization TBD) and .5 FTE – CBJ Community Center Coordinator to be housed within the CBJ Parks and Recreation and in the CBJ Community Complex while working extensively with the JCOA, AEYC and other partners within the complex.

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

No

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

The JCOA is an advisory entity whose previously allocated small budget has been reabsorbed into the CBJ Budget. We would nonetheless be willing to seek funding for the use of this space. We propose use of Boys Locker 402 Storage 423 Girls Locker 412 Multipurpose Room 424 Storage 425 Platform 426 Storage 427 Storage 430, 436. 450, 451, Music 452, Classroom 439 And Shop 438. The JCOA has also conferred with the Planetarium, Maker Space and others who may wish to coordinate use of space.

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

Office space for the Office of Aging would be a matter of furnishings rather than retrofitting. As the desired Senior Recreation and Wellness Center is currently identified as a gym, locker space, offices, kitchen, and storage, very little retrofit is needed. The School District is vacating the building on July 1 at which time, it will be more apparent what is needed to enhance the gym space for recreational activities (walking path, pickleball courts, yoga mats, etc).

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

We anticipate occupying the building in perpetuity. Seniors over age 55 now represent a major demographic in Juneau. The dynamic of aging has changed considerably in the last few decades and Juneau seniors reflect that trend. Seniors are healthier and better off (income, insurance, healthcare) than previous generations. Seniors are living longer, healthier lives, and bring an array of "silver dividends" to our community: retirement income, home ownership, and property taxes, and a willingness to volunteer and contribute to the community's rich social, outdoor, and cultural arts opportunities. Many communities are recognizing the benefit of keeping seniors in the community to maintain cultural vibrance and economic stimulation.

CBJ's 10-year fiscal plan states that a top priority is to "grow the senior economy". In support of this goal, the JCOA seeks CBJ's assistance in addressing the distinct needs of Juneau seniors to enable healthy aging in the community we call home. The JCOA believes that promoting the well-being and vitality of Juneau's aging population, through the implementation of Juneau's Age-Friendly Planning will serve all ages and promote 'livability' concepts that emphasize health and wellbeing. This proposal recognizes the valuable benefit of keeping seniors in Juneau, as well as ensuring that those of us who have lived here most of our lives can continue aging in the community we love.

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

The 45 spaces allocated to Marie Drake and identified as the current parking options appear to be adequate for our use.

**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?**

The CBJ previously allocated \$15,000 per year for clerical support of the Juneau Commission on Aging. Those funds remain available but have not been allocated to an organization for FY24. For FY25, JCOA is requesting adequate funding for an Office of Aging Coordinator (housed in the Senior Recreation and Wellness Center) and responsible for facilitating Age-Friendly Community Planning, assisting in making age-friendly recommendations regarding housing to the CBJ, ensuring proper use of the Senior Recreation and Wellness Center and supporting the JCOA.

Juneau Commission on Aging - Office of Aging  
FY 25 Budget Request  
FTE - Office of Aging Coordinator \$40 per hour \$83,200.00  
Benefits - 30% of Salary \$24,960.00  
.5FTE - Snr Rec & Wellness Center Coordinator \$25 per hr \$26,000.00  
Benefits - 30% of Salary \$7,800.00  
Equipment (Computer, printer, etc) \$3,000.00  
Travel (one Conference) \$4,000.00  
JCOA Materials and Supplies \$5,000.00  
JCOA Events \$10,000.00  
Total Requested \$163,960.00

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

JCOA proposes using the entire Marie Drake Complex for a CBJ Community Center to serve the entire community including a Senior Wellness and Recreation Center, the AEYC Child Care Facility, the Planetarium, and with the added benefit of proximity to the Augustus Brown Pool. Additional desirable partners include MakerSpace and the Friends of the Library. JCOA strongly supports the AEYC Child Care Center which includes facilities uniquely suited to serve the CBJ as a community child care center with the added benefit of multi-generational activities between seniors and children, a well-documented benefit to both age groups and the community at large. AEYC has already agreed to fully furnish this space to ensure it is warmly welcoming to people of all ages and amenable to activities such as Elder/Child Story Time, multigenerational arts and culture activities, etc. The JCOA strongly supports expanded use of the Planetarium for educational and community activities, as well as embracing Friends of the Library as a welcome addition to a Community Center. MakerSpace would literally be the icing on the CBJ Community Center cake in terms of providing already established services related to carpentry/shop space, cooking and art classes, etc. CBJ's Community Center would be a model for other communities to serve citizens of all ages.

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

It was also suggested that Juneau Animal Rescue would be an appropriate CBJ Community Center partner. While this could be an enhancement to a child care and senior focused center, it is unclear if the noise level generated by an Animal Shelter and their parking needs comports with the other uses contained in this proposal.