

DIMOND COMMUNITY COMPLEX REVISED MASTER PLAN



June 1999

**Prepared by the
City and Borough of Juneau**

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Final Draft

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ERRATA: November 1, 2000

Minor grammatical corrections have been made throughout this document. Changes that affect the content of this document, as originally adopted by the CBJ Assembly on June 21, 1999, are listed below.

- 1) **Introduction**, Page 6, second paragraph, the following additional information applies:

In October, 1998, voters rejected a bond issue to design and construct the new high school. The proposition for design and construction of a new high school was re-defined and put on the October, 1999 ballot. This proposition was passed.

- 2) **Site Analysis**, Sanitary Sewer, Page 18, following is updated information regarding sanitary sewer at Dimond Community Center:

The City and Borough of Juneau contracted with Carson Dorn, Inc. in winter, 1999 to assess the sanitary sewer needs of Dimond Community Complex. It was determined that a new lift station will be needed in order to tie to existing off site sewers. If funding becomes available, this lift station is scheduled to be constructed during summer, 2001.

- 3) **Program Elements**, Community Center, Page 20 and **Design Programs**, Architectural Design Program: Indoor Community Recreation, Page 27 after Common Space, the following information is an update about the recreation consultant and feasibility study recently completed:

The Sports Management Group completed an overall feasibility study in summer, 2000. The study will be reviewed by the CBJ Assembly in November, 2000.

- 4) The 1999 Master Plan Drawing of Dimond Community Complex, Page 58, has been revised to more closely reflect existing conditions and to include the new location of the covered play area, now nearing completion.

ACKNOWLEDGMENTS

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Many groups and individuals contributed to this revision of the Dimond Community Complex Master Plan. The project team would like to acknowledge the valuable assistance of the following groups:

Alaska Library Association-Juneau Chapter
Americans' with Disabilities Act Committee
Friends of the Juneau Public Libraries
Juneau Energy Committee
Juneau School District Board of Education
Library Endowment Board
Parks and Recreation Advisory Committee

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EXECUTIVE SUMMARY

In 1988 the City and Borough of Juneau completed a Master Plan for the Dimond Community Complex in the Mendenhall Valley. This complex is located along Riverside Drive in the Mendenhall Valley, commonly referred to as "Dimond Park." A variety of facilities was planned for the site including a high school, recreation center, public library, and multiple sports fields. Until the construction of Riverbend Elementary School in 1996, development of the park had primarily been sports fields.

The Master Plan is a vision for meeting community needs with construction occurring as need, community support, and financing dictate. This review of the Dimond Community Complex Master Plan was precipitated by the construction of the new elementary school. Because it could not be fully accommodated on the 6.4 acre parcel adjacent to the park's southern border, a portion of the park was identified for shared community and school use, thus, modifying some design components of the original Master Plan. The new elementary school has provided the City and Borough and Juneau School District an opportunity to exemplify the concept of cooperative planning and shared community use; principles upon which the park was originally established.

Plan Objectives. The objectives for reviewing this revised Master Plan are:

- To incorporate Riverbend Elementary School into the site plan,
- To consider the effects of relocating the maintenance shop and greenhouse facilities to accommodate the elementary school,
- To revisit the design programs for a new high school, library, and additional recreational facilities, and
- To coordinate facility planning to maximize joint-use and/or integrated use opportunities and to make the most efficient use of resources.

A New Vision for Dimond Community Complex. Two significant changes have developed from this Master Plan revision project. First, although a land area of 75 acres seems large for Juneau, the many diverse community needs associated with education and recreation placed on the site requires a fundamental effort to find efficiencies in land use. This has led to a new vision of Dimond Park as a "campus" of facilities which has strong physical and operational connections to one another. Vehicular traffic has been pushed to the perimeters of the site, allowing maximum use of available land for facilities rather than roads.

The second change is also associated with the limited amount of available land. Constructing several isolated facilities will likely require more land area than integrated activities under a single roof or facilities in close proximity to one another. A single building encompassing a Community Center for multiple types of indoor recreation is one possibility. A second possibility is to closely connect components to one another with covered walkways or shared exterior walls. A third alternative involves deciding which components of the original 1988 plan could be relocated to other sites.

Executive Summary

Plan Comparisons. The 1988 Dimond Community Complex Master Plan changed as a result of new site characteristics and revised community needs established through a comprehensive public participatory process. These changes are summarized as:

ORIGINAL 1988 PLAN

Scope:

- Site analysis: history of site and current conditions
- Design concepts: vision for the site
- Design programs: planning and design issues by facility
- Estimated construction costs

Facilities included:

- High School w/o gyms 152,250 SF
- Public library 17,000 SF
- Recreation center 87,600 SF
 - pool 10,300 SF
 - multi-purpose gym 54,300 SF
 - ice rink 26,920 SF
- Maintenance shop and greenhouse
- Passive recreation
 - trails
 - 1 open playground
 - 1 sheltered picnic area
 - forested open space
- Sports fields:
 - 6 baseball/softball 275'-300'
 - 4 soccer 190' x 300'
 - 4 football 160' x 300'
 - 2 tennis courts
 - 2 outdoor basketball half courts
- 2 Restroom/concession facilities
- 880 Parking spaces

REVISED 1999 PLAN

Scope:

- Site analysis: history of site and current conditions
- Design concepts: vision for the site
- Design programs: planning and design issues by facility
- no construction costs estimated

Facilities included:

- High School w/ 1 gym 196,000 SF
- Community Center of 61,000 SF. with
 - aquatics area 24,500 SF
 - multi-purpose gym 20,500 SF
 - other community spaces 16,000 SF
- Maintenance shop and greenhouse
- Passive recreation
 - trails
 - 2 open playgrounds; 1 covered play area
 - sheltered picnic area
 - forested open space
- Mixed Use Sports fields:
 - 4 baseball/softball 290'-350'
 - 4 soccer 240' x 360'
 - 4 football 160' x 360'
 - 2 tennis courts
 - 1 outdoor basketball full court
 - 1 8-lane running track
- 2 Restroom/concession/storage facilities
- 970 Parking spaces
- Elementary school for 540 students (K-5)
- Multi-use area for large special events

Public Comment. Public meetings began during the summer of 1996 to solicit comments on both the original 1988 and this revised master plan. Public work sessions were held with various constituent groups to gather comments on the library and recreation facilities. Additionally, the School District began defining their future educational facility needs. An emphasis was made by all groups to consider their individual needs in context with the overall philosophy of building out Dimond Park in ways which could serve the entire community.

Executive Summary

Public comment continued as additional meetings were held in 1997 including the Assembly Committee of the Whole, the Public Works & Facilities Committee, and the School Facilities Committee. During these meetings, it became clear that more in-depth consideration of a new high school on the site would be needed before the Master Plan Revision Project could be completed.

In December, 1997, the CBJ Assembly and School Board initiated the planning and programming of a new high school with integrated community facilities at Dimond Park. The consultant firm of DeJong & Associates was selected to work with the community through a Leadership Team of School District and CBJ officials. Community dialog meetings and a 50 member project steering committee assisted in the development of the June, 1998 Facility Plan which became the basis for defining the educational components at Dimond Park. A Revised Master Plan was published in 1998 and reviewed extensively by the community as concepts for a high school at the site developed more completely.

Following the defeat of the October 1998 ballot issue for a high school at Dimond Park, the Assembly again reviewed the revised Master Plan. With the School District's concurrence, the public library was removed from the Master Plan. Public concerns had been raised that two libraries in the immediately proximity of one another created unnecessary redundancy, and the concept of integrating the school library with the public library had too many unknowns to gain substantial community support. Additionally, at the request of the School Board, an 8-lane running track was added to the Master Plan to facilitate high school P.E. and a track and field program.

This 1999 Revised Master Plan contains the following modifications from the original 1988 document:

- The high school facility at Dimond Park will serve a student population up to 1500.
- An 8-lane track has been added to the Master Plan to support high school P.E. and a competitive track and field program.
- A shared-use model of education and community recreation will be considered for all development at Dimond Park. This will result in facilities which may have simultaneous use by both the community and students whenever feasible.
- Although an ice facility continues to be a high priority, its location at Dimond Park is not essential to the vision of an integrated community/education complex. Since several other locations for an ice rink are being pursued, it has been removed from the Master Plan.
- The need for a permanent facility for a valley public library is very high. However, concerns about locating such a facility in close proximity to a high school were raised throughout the 3 year Master Plan revision project. Similarly, the concept of combining high school and public library needs into a single facility also received mixed reviews and ultimately did not gain enough support to proceed. Thus, the public library was removed from the Master Plan.

Additional Studies. One additional study which needs to be completed is a traffic impact analysis which will identify traffic flow and safety improvements necessary to Riverside Drive and the surrounding area. This should be accomplished as conceptual design of specific facilities begins.

Executive Summary

A second area requiring study is that of erosion and habitat issues along the Mendenhall River. Hydrological studies now in progress through a cooperative agreement of CBJ, State, and Federal agencies will assist in providing information of the types and levels of bank protection which may be necessary in the future. However, only the changing course of the river over time will dictate the specific needs for erosion control.

A third needed study is an evaluation of environmental contaminants on the site. Since the existence of contaminated soils and hazardous waste has been found in the proximity of Riverbend Elementary School, a thorough environmental site assessment needs to be conducted throughout Dimond Park, prior to developing specific plans to design and construct new facilities. This work must be coordinated with the Alaska Department of Environmental Conservation.

INTRODUCTION

PURPOSE AND SCOPE

The purpose of this design study was to revisit the original Dimond Community Complex Master Plan completed in 1988. This complex is located in the Mendenhall Valley at the site commonly known as "Dimond Park." Construction of Riverbend Elementary School and subsequent use of property set aside for the Dimond Community Complex precipitated this revisit. To accommodate school facilities, a maintenance shop and greenhouse planned for the site were displaced. Incorporating the new elementary school into the site plan, however, was not the only objective of the revisit. Since the original master plan was completed, many planning documents have been revised through the public process. To ensure the master plan met the standards and ideals established in these planning documents, a thorough review was needed. Therefore, the objectives of the revisit were to incorporate Riverbend Elementary School into the site plan, to consider the effects of relocating the maintenance shop and greenhouse facilities to accommodate the elementary school; to revisit the design programs for a new high school, a new library, and additional recreational facilities; to coordinate facility planning to maximize joint-use opportunities and make the most efficient use of resources; and to consider a request for a lease of city land by the Renninger Foundation for an ice/roller skating facility.

Working with various CBJ departments, the Juneau School District, and a variety of public and non-profit organizations, the basic assumptions in the 1988 plan were to be explored. An important aspect of revisiting the 1988 plan was updating both the physical site characteristics and the programmatic elements of the recommended site facilities. The ensuing revised plan does not reiterate all aspects of the 1988 plan. Instead, this revised plan is intended to function in concert with the original 1988 document. Some site analysis information, for example, is still pertinent, but is not included in this revised plan. The original 1988 Dimond Community Complex master plan can be accessed at the CBJ Engineering and Parks & Recreation Departments for reference.

The general scope of work included developing design alternatives of the revised site plan for public review. Refinement of the final design was to reflect the consensus of public opinion as well as the expertise of staff and private consultants. Additionally, an updated written report was to be generated.

BACKGROUND

The stated original purpose of the master plan was "the delineation of an overall development scheme for the Dimond Community Complex." This complex was intended to meet a variety of community needs. The vision for the site was that of a "community park", one that would "accommodate the extensive recreation needs of the existing population, as well as those of future residents." Active and passive recreation, cultural and fine arts activities, and indoor recreation were to be offered at this site. It was expected that a mix of facilities would be needed to achieved these goals: trails, play areas, picnic shelters, various sports fields, as well as a high school, an indoor recreation center, and a public library. With such diverse needs intended to be

accommodated on a modest sized site (by national standards), the consideration of joint-use facilities was essential. For example, the proposed high school would consider the integration of programs with the general community so that recreation facilities could be used to their fullest potential by both students and the community during school hours. Similarly, the community would have access to both the high school and recreational facilities after school hours. This type of joint-use arrangement, which maximizes the facility usage and creates mutual "ownership" of all facilities, has been demonstrated through Juneau's community schools program and has significant potential for becoming even more beneficial to the entire population.

Several major new facilities are currently being planned for the site. In October, 1998 voters will consider a bond issue to design and construct the high school. This proposition also includes the planning and design development of the community center. These components have been discussed extensively as integrated facilities; that is, they will have many opportunities for simultaneous use by both high school students and the community at large throughout the year. The CBJ Assembly has also indicated an interest in returning to voters with a second ballot issue in October, 1999 for the funds to complete design and construct the community center.

Sports field construction has been occurring on-site since 1992. The location of current sports fields occurred according to the 1988 master plan guidelines. At the time of this document, three baseball/softball fields and one soccer field exist. Sport and non-profit organizations have been the driving force behind the development of these sports fields. In particular, the Juneau Gold Rush Commission, the Juneau Sports Association, and the Capital City Soccer League have graciously donated their time, money, and endless enthusiasm and energy toward the development of the fields. Without their valuable assistance the sports fields would not be available for community use today. A ballot proposition to improve and complete the sports fields and construct permanent toilet facilities at Dimond Community Complex was passed by voters in October, 1998. This work will be complete by 2002.

The location, topography, and availability of land at this site has sparked development interest from several non-profit organizations. In 1993, the Juneau Gold Rush Commission was granted a 10 year lease through the Parks and Recreation Department. This lease created a win-win situation for the organization and the community. In return for land for a special events area, the Juneau Gold Rush Commission oversaw the development of several sports fields. They continue to be interested in using Dimond Park for their annual "Gold Rush Celebration" as well as other future community special events.

Another non-profit group began seeking a land lease on the site in 1995, however, that organization, The Renninger Foundation, has since withdrawn their request and decided to direct their financial support to "The Pipeline" skate park.

The varied history of the Dimond Community Complex presents a challenge to both designers and members of the community. It will take careful planning, cooperation, and creativity from each person involved to reach the successful implementation of this invaluable community resource.

METHODOLOGY

A variety of methods were used to revisit the precepts of the 1988 master plan including: consultation with staff, public meetings, review of applicable planning documents, and use of professional services.

DESIGN PROCESS

The design process relied heavily on the involvement of a number of CBJ and Juneau School District staff, numerous CBJ advisory committees and boards, sport and other community organizations, as well as many individuals. While the CBJ Engineering Department spearheaded the revision, a project team comprised of city staff was formed to guide decision-making. Early in the process, this project team established the design progression and identified areas of concern requiring investigation.

A series of staff and public meetings were held to gather public comment on the existing master plan. Because of the complex issues surrounding the numerous facilities planned for the site, three distinct components were identified for review: the high school facility, the library facility, and recreation facilities. As such, one meeting was held for library issues, while another was held for recreation issues. The school district was given autonomy to review its needs according to their own procedures.

From these public meetings, preliminary design concepts for site development were created. Public comment was again solicited to refine these concepts into a final design solution. Throughout the design process the project team members served an important function as consultants, offering professional guidance from their respective fields in addition to identifying and resolving design issues.

DESIGN PROGRESSION

The process of establishing a final revised master plan followed a simple progression that is outlined below:

- Establish Preliminary Program (1988 plan)
- Prepare Site Inventory and Analysis
- *Solicit Public Comment*
- Refine Program Within the Limitations of the Site
- Prepare Preliminary Design Concepts
- *Solicit Public Comment through the Parks & Recreation Advisory Committee*
- Refine Final Design
- *Present Final Design to Assembly Committee of the Whole*

COMMUNITY INVOLVEMENT

A series of public meetings were held during the summer of 1996 to solicit comments on both the 1988 master plan and the revised master plan. Public comment was also taken by phone and mail for those unable to attend the meetings. The first two public meetings to gather comments on the library and recreation facilities dealt with a wide range of issues from programming to types, numbers, and sizes of facilities to be offered. The first preliminary design concept was reviewed by numerous committees and organizations. This review led to a refined preliminary design concept for general public review. The development of the High School Facility study allowed for additional public input, with the CBJ Parks & Recreation Advisory Committee providing final review of recreational components of the master plan. Public meeting notes are available in Appendix III with a summary of major issues provided below.

Comments for the library:

Originally, there was a high level of concern regarding the close proximity of the public library to a high school. This concern related both to the location of a public library within a high school as well as one located nearby as suggested in the 1988 plan. However, during the process of planning a high school, more interest for a shared-use, or integrated model was generated. Two essential items were identified for such a model to be successful. The first was that the new facility be specifically designed for the diverse and sometimes juxtaposed needs of high school students and the general public, especially in times of simultaneous use. The second essential ingredient for a successful integrated model is the development of a governance document which identifies goals shared by both public and high school entities, and defines procedures for ensuring a cooperative model which benefits everyone. Ultimately, library users and supporters advocated for removal of the public library from the master plan because there was insufficient support to develop the integrated model.

There was strong support for the library to offer both traditional services and those based on electronic technology. Many participants want the library to provide more technology based services, particularly computer access. It is important for the library to serve all patrons remotely as a "virtual library." Of equal importance is the ability of the library to function as the traditional "community living room" in which to read, study, and gather. Thirdly, the library must be a place which leads the educational vision of the high school, providing a modern setting for high school students to study and research.

Comments for recreation facilities:

Initially, there was a high level of concern regarding the large number of facilities planned. Most participants supported the location of the high school and sports fields at the site. However, there was concern expressed that the 1988 plan may have located too many facilities on the site. Concerns center around traffic congestion and related safety, loss of trees, and reduced area available as open space or sports fields. Multiple use fields have addressed much of the concern, allowing various activities to be scheduled on a field, rather than dedicating the land to a specific sport. Additionally, the Renninger Foundation retracted their request for

land at Dimond Park and opportunities for siting an ice rink in another areas of Juneau began to develop. The ice facility included in 1988 has therefore been removed from the Master Plan.

There is strong support for additional sports fields to serve youth and adults. All sports groups expressed that there is a shortage of all types of sports fields in Juneau. Some relief will be gained by lighting fields for evening play (this work has recently been funded and is expected to be complete by 2002). Additionally, the Parks & Recreation Department is actively pursuing other sites in the community for field development. The addition of an 8-lane track will relieve the tight scheduling of use at the existing Adair-Kennedy track.

Comments on the preliminary design:

The integrated model of educational and community facilities has far reaching benefits for all of Juneau. The vision of integrated facilities has developed from both the high school planning process and the review of needed community facilities. It comes from the desire to give all citizens the maximum benefit of all facilities constructed. Dimond Community Complex was founded on the concept of shared-use; integrated use takes that concept one step further. With careful and thoughtful planning and design, all facilities can be maximized to allow a synergistic effect of getting more "bang for the buck." In addition to the concrete issue of facility usage, there is significant social benefit in mixed generational activities at a site which supports diversity and a wide variety of activities and interests.

Specific facility needs must be developed within the context and understanding of the whole park's needs. Future development at Dimond Park must be done cooperatively with the School District and CBJ, emphasizing an integrated model of education and community whenever feasible.

PLANNING DOCUMENT REVIEW

An important element of the master plan revision, was the review of planning documents that might have a bearing on site development. Many documents were consulted including: land, recreation, and transportation management documents of the CBJ; the CBJ Land Use Ordinance; and planning documents by other agencies such as the Alaska State Parks, National Park Service, and the U. S. Forest Service. Those documents having the greatest impact on site development are excerpted and presented in Appendix I.

SITE ANALYSIS

This site offers significant opportunities and constraints for development. Both the past use of the site and its current natural conditions demand specific design solutions. In the 1988 master plan, a thorough analysis of the site conditions was provided. The following site analysis summarizes and updates the 1988 information as appropriate. References to the 1988 site analysis will be indicated for information relevant to this revision.

LOCATION

The Dimond Community Complex site is located in the East Mendenhall Valley approximately 11 miles from downtown Juneau. It includes tracts 1 and 2 of U.S.S. 1284 and Lot 11 U.S.S. 4598 in the Lakeside Subdivision. The site is bordered on the north by the Lakewood Subdivision, on the south by Riverbend Elementary School, on the west by Riverside Drive, and on the east by the Mendenhall River. It is comprised of approximately 72 acres of land, including 1,700 feet of Riverside Drive frontage, and 3,600 feet of Mendenhall River frontage. The CBJ Comprehensive Plan places the site in subarea four, while in the Parks and Recreation Comprehensive Plan it is located in subarea three.

SURROUNDING ZONING AND LAND USE

The area north and east of the site are primarily single family residential with an Urban Low Density designation. Directly south is the 540 student Riverbend Elementary School. Further south, bordering the elementary school, is a medium density residential site of newly constructed multi-family housing. A large General Commercial zone exists south and southeast of the multi-family housing complex. Existing within the commercial zone are such facilities as the Mendenhall Post Office, the Vintage Business Park, the Mendenhall Mall, and an assortment of individual business offering services from food to exercise. Across the Mendenhall River to the west is the West Mendenhall Valley Greenbelt area. The greenbelt area encompasses almost 8 lineal miles of lands, involving nearly 464 acres. Three types of trails currently provide access to the greenbelt: an eight foot accessible paved trail, an equestrian trail, and a foot trail. This system of trails provides access to a vast area of rich riparian and upland habitat.

EXISTING SITE CONDITIONS

Zoning and Land Use

The CBJ Title 49 Land Use Ordinance places the site in the following zoning district:

- *D-5 Zoning District.* The D-5 zoning district is residential and intended to accommodate primarily single-family and duplex residential development at a density of five dwelling units per acre. D-5 zoned lands are located in the urban service boundary and are served or can be served by public water and sewer.

The CBJ Comprehensive Plan places the site in the following land use category:

- *Recreation Services Park.* Land in public ownership or subject to publicly held easements or dedications to be retained as open space and managed for recreational, scenic, habitat, historic, educational, interpretive, cultural and scientific values, including parks, public cemeteries, and watersheds.

The Juneau State Land Plan places the Mendenhall River within the following management unit:

- *Unit 3f41.* The Department of Natural Resources gives the Mendenhall River three designations: fish and wildlife habitat (Ha), shoreline use - personal use (Sh), and recreation - public use site. The management intent for the shorelines is stated as primarily for "high recreation, habitat, and harvest values while providing opportunities for public improvements for utilities and roads that must cross the Mendenhall River."

The Land Use Ordinance Table of Permissible Uses requires that indoor recreation facilities, schools, libraries, and greenhouses receive approval from the CBJ Planning Commission in the form of a conditional use or allowable use permit. Parks require the approval of the Community Development Department. Other zoning considerations include a maximum building height of 35' and various setbacks from property lines. None of the dimensional requirements will limit the planned development. It should be noted that at this time, the Tourism Working Group has recommended changes to Title 49. The proposed changes could affect the development, use, and review process for the site.

Access/Circulation

A map of existing site conditions can be found at the end of this section (page 20). The site is served by Riverside Drive from the north and south. Vehicular access into the site is from the Riverbend Elementary School entry road. Sidewalks are constructed along both sides of Riverside Drive. Riverside Drive also has wide shoulders along both sides for additional bicycle access. One cross walk exists at the intersection of James Blvd. and Riverside Drive to serve the elementary school. Additional crosswalks and signals will be positioned along Riverside Drive as development in the park demands.

Public circulation within the site is limited. No paved routes exist, but a graded dirt route is currently used to reach the baseball/softball parking area. This route continues west to provide maintenance access to the structures in the Gold Rush Fairgrounds. Since the location of the school places this route between the sports fields and the school grounds, its use is to be limited through a control gate. Access and parking is also allowed adjacent to the soccer field. All previous access routes on the north and west perimeter are closed to public vehicles.

Existing Facilities

Three baseball/softball fields have been developed in a cloverleaf pattern. All three have permanent backstop fencing, dugouts, scorekeeper's booths, and portable outfield fencing and bleachers in place. Temporary parking associated with ballfield use is delineated and located adjacent to the fields. One soccer field has been developed to the north of the cloverleaf. These sport fields have been developed and located in accordance with the 1988 master plan.

Riverbend Elementary School, at the southern border of the site has parking for the school in its immediate proximity. As parking demands at the park increase, this area may need to be expanded to accommodate more vehicles. The school's parking area displaced the original location of the maintenance shop and greenhouse as shown in the 1988 master plan. New maintenance and greenhouse facilities have been constructed directly north of the Riverbend Elementary School entry road along Riverside Drive.

The existing facilities add to the design constraints of the site. The close proximity of the elementary school to site development precipitates the need for cautious planning of circulation routes. As with other Juneau schools, the sports field facilities are joint-use, serving the school during the day and the community after school. Unlimited access to the park area was an important design criteria for school district staff. Parking for the existing elementary school is not adequate for staff or special functions; staff and overflow parking has been developed near the maintenance facility. Planning for future park needs must accommodate a variety of parking needs.

Topography

The site is relatively flat with a total vertical relief of approximately 10' as established by general topographic maps. Forested areas to the south and north are 10' above the center of the site where excavation activities occurred.

Fill

The previous owners of the site used the property for sand and gravel extraction, as well as for construction operations. Much of the excavated areas have been reclaimed. Maps in the 1988 plan indicate the limits of known fill. The fill, occurring at depths of 30' to 50', is variable throughout the area consisting of uncompacted organics, stumps, concrete rubble, and other waste fill materials.

In the 1988 site analysis, the fill areas were deemed "unsuitable for support of any but the lightest, most flexible buildings." Construction of heavier, more rigid structures could prove to be difficult and costly due to the inconsistent fill. The 1988 plan contains a map identifying the recommended building areas.

Soils

This site lies within the broad glacial outwash of the Mendenhall Glacier. The outwash materials range in size from silty sand to large boulders and can be up to 60' deep. Being at the lower end of the Mendenhall Valley, the upper levels of the site outwash consist of finer grain materials such as silty sands, sands, and gravelly sands.

A geologic survey in 1984 revealed that the upper soil levels are loose to medium dense fine to medium sands with occasional zones of silty sand. Soils of these types were deemed "suitable to support light to moderate building foundation loads on spread footings" in the 1988 plan. The 1988 plan also contains a soils map indicating the location of these various soil materials.

Wetlands

In July 1996, a jurisdictional determination was obtained from the Army Corps of Engineers for the entire 72 acre site (excluding the Riverbend Elementary School portion, which received its own determination in previous years). The determination found that the site contains waters of the U.S. These waters include an approximately six acre pond and associated drainage ditch off the Mendenhall River, an approximately one half acre pond off Riverside Drive, a marsh open to the Mendenhall River on the southern portion of the site, and a drainage on the south that serves as storm drainage for Riverside Drive and the Riverbend Elementary School. See the *Utilities and Existing Site Conditions* map in this section for the location of these wetland features.

The quality of each wetlands area identified on-site varies. The large pond is thought to contain a fish population and is intimately connected to the Mendenhall River. Original designs in the 1988 master plan called for this pond to be reclaimed and used as part of the passive recreation area. These plans may no longer be viable since filling this area may harm a newly created river environment. Despite the possible loss of passive recreation area, the pond offers a design opportunity and can provide different educational and recreational opportunities not envisioned in 1988. However, filling the pond meets other community needs such as providing open space along the river and a location for much needed fill disposal. This master plan document leaves the pond intact, but recognizes the potential for passive recreation expansion into the area if filled in the future.

Filling the drainage ditch associated with the large pond is critical to site development. The area surrounding the ditch has been heavily manipulated over the years; in fact, some believe it may have been created for construction operation purposes on the site and is not a natural feature. A fill permit should be sought for this ditch to complete sports field development.

The small pond off Riverside Drive is also critical to site development. This pond is also thought to have been created for controlling surface water on the site during its years as a construction operation. The water quality of the pond is low. No resident fish population appears to be present. In addition, the pond is not part of a connected system; no streams, drainages, or wetlands are in association with this pond. If the pond were used as a landscape feature,

Site Analysis

significant alterations would need to occur to increase the visual aesthetics and safety. A fill permit should be sought for this pond to complete recreation facility development.

Less critical to site development are the southern drainage ditch and the marsh. The marsh is of high quality and should not be developed. The southern drainage ditch, however, could be filled. Filling of this ditch would create more space for a pedestrian/bike path and adjacent sports field service access. Even partial filling of the upper reaches of the ditch would allow for this development. If the ditch remains, movement of vehicles, pedestrians, and bikes would be restricted. A fill permit for the upper reaches of the ditch should be sought to allow for increased circulation opportunities.

Hydrology

There is great concern over the active erosion taking place along the banks of the Mendenhall River. Extensive erosion has taken place from Montana Creek to the Brotherhood Bridge area. The Hydrology map included in this plan locates the river's edge in 1984 and the top of the river's bank in 1996. A hydrology map in the 1988 plan delineates the river's edge in 1962 and 1985.

At the southwest corner of the site, the bank is eroding inward and depositing material to the south. Further erosion has occurred along the banks of the large pond. Gravel extraction activities created an undersized gravelly bank between the river and the pond. This undersized bank is subject to severe erosion by the river currents. Consequently, the large pond has received heavy infiltration along its banks. In the past decade, the river has seriously eroded the pond bank. A large opening at the south of the pond now exists and allows the river to mix freely with the pond. In June of 1996, when the river was at high water, the pond banks were submerged under the river. At lower water in July of the same year, the banks were exposed, but significant currents were moving through the pond.

As part of the Riverbend Elementary School project, a portion of river's east bank received riprap as protection against erosion. The Mendenhall River is an active hydrological force that will continue to shape the land it abuts. The CBJ continues to be involved in the study of the entire river bank. Future stabilization efforts will likely take a more holistic approach and take into account the considerable investment in the greenbelt. Additionally, the CBJ is working with ADOT/PF to place a pedestrian/bike bridge over the Mendenhall River to the project site. The location currently being pursued has been modified from the 1988 plan due to the discovery of historic artifacts and concerns about its proximity to an adjacent fish rearing stream.

A portion of this site lies within the 100 and 500 year floodplain of the Mendenhall River. The floodplain zone map was updated in 1990 using information provided by FEMA and the Army Corps of Engineers.

Passive recreation should continue to be concentrated along the river's edge. This avoids construction in environmentally sensitive areas and limits costly construction and/or destruction

Site Analysis

of facilities. Construction within the floodplain should be limited to sports fields, open space, and parking.

Vegetation

Much of the site was cleared for gravel extraction and equipment and materials storage by the previous owners. These activities occurred predominately in the center portion of the site. As a result, only a small percentage of the site, approximately 29 acres, is covered with vegetation.

The northern portion of the site is approximately 22 acres of second growth forest. Stumps are still in evidence throughout this area. Spruce and hemlock trees dominate. The interior contains a dense undergrowth of small spruce, hemlock, alders, cottonwood, devil's club, and several other lower forest plants.

The southwest portion of the site, approximately 7 acres is covered by an older spruce, hemlock, and cottonwood forest. Here, there is significantly less under story vegetation consisting mostly of devil's club, and assorted berries. While the interior remains relatively open, the perimeter is bordered by a dense thicket of shrubs: young alders, cottonwood, and willow.

Along the Mendenhall River, the brush is dense. Willows, alders, grasses and sedges dominate the river's banks and continue inward wherever moisture is held (ie: along the drainage ditch to the large pond).

Vegetation buffers should be retained along critical areas. These areas are the residential area to the north, the river bank, and the pond. Vegetation buffers to these areas will provide noise and visual relief as well as protection to wildlife habitat along the water's edge.

Wildlife Habitat

The Mendenhall River is a route for migrating fish into the resource rich Montana Creek system and the Mendenhall Lake. A wide variety of fish species can be found in the river including coho, pink, and chum salmon; cutthroat trout, and Dolly Varden. Both the spruce/hemlock and the alder/willow/cottonwood vegetation found along the river banks, provide important habitat for small birds. Bald eagles may also use these edge conditions by perching in the tall trees along the river. No known eagle's nests have been reported in the forested areas of the site.

Vegetation along critical habitat areas such as the Mendenhall River should not be disturbed. Appropriate policies of city, state, and federal agencies should guide site design in environmentally sensitive areas.

Hazardous Materials

Much concern has been directed to this site regarding the existence of underground hazardous materials due to the site's history as a construction yard. As with many construction firms of the time, operations and maintenance activities bought a significant amount of hazardous materials

Site Analysis

to the site for use. In addition, this site contained an asphalt plant, a cement plant, and a rock crusher.

In 1987, an environmental assessment was conducted at the site as part of the Comprehensive Environmental Resource Control Liability Act (CERCLA). The report concluded that the depositing of hazardous waste in the fill zones could "not be ruled out, but [was] considered unlikely." Water quality testing done in 1985 indicated the presence of toluene in the large pond, however, the amount of toluene on site was reported to be within safe limits. Tests for benzene and lead in the well water supply also had negative results.

Before construction of Riverbend Elementary School, test holes were dug to assess the potential for buried hazardous materials on site. These were located in the southeast portion of the site at the current location of the maintenance and greenhouse facility. Limited deposits of contaminated soil were discovered at the test sites. The contaminated soil was attributed to fuel spillage from tanks located next to the shop and was removed from the site.

During construction of the Riverbend Elementary School (summer 1996 to summer 1997), approximately 11,000 cubic yards of soil containing petroleum based contaminants was removed from the area of the school. The existence of additional buried hazardous wastes remains unknown. In all likelihood, such wastes, if they exist, lie in the previously disturbed areas that were used intensively by the construction firm. Any plan for future excavation in these areas should take into consideration the additional cost and disposal burdens associated with hazardous waste.

Views

Views are spectacular from many points on site. To the north is the Mendenhall Glacier and its surrounding peaks: Mt. Bullard, Mt. McGinnis, and Stroller White. To the east are mountainous views of Thunder Mountain and Heintzleman Ridge. To the south are more views of mountains on Douglas Island and the Chilkat Range. Upper levels of facilities have the potential to look out to the Mendenhall River and the West Mendenhall Valley greenbelt to the west.

Since the removal of naturally vegetated berms in the early 1990's, extensive views are possible into the site from Riverside Drive at the southeast perimeter. Facilities on-site should take advantage of view opportunities. However, views of the site development from along Riverside Drive, as well as views of and from the neighboring residential areas should be buffered.

Climate

The Dimond Community Complex site exists within the micro-climate of the Mendenhall Valley. As such, it receives less rainfall than downtown Juneau, averaging about 53" annually compared with 93" for downtown. Winter temperatures are often significantly colder than downtown Juneau with an average temperature in January of 25 degrees. Snow averages between 10" and

Site Analysis

25" per month during winter. Prevailing winds are predominately from the east-southeast and are generally light. Winter can produce strong winds reaching 40 to 60 miles per hour. Summer daylight extends for over 18 hours a day, while winter daylight approaches less than six hours a day.

The site design should respond appropriately to Juneau's climate. Some provisions to escape the rain and wind should be provided. Additionally, sports fields should be located according to their ideal orientations, avoiding disadvantageous sun angles. Lighting of facilities can provide a number of added benefits to a variety of seasonal sports.

UTILITIES

Electric

Overhead power lines are located along the west side of Riverside Drive. The existing power supply is adequate for the planned site development.

Water

An 18" ductile iron water main exists along the east side of Riverside Drive. A 12" service connection crosses Riverside Drive at James Boulevard. From this service connection, an 8" ductile iron water line provides water to Riverbend Elementary School at its northern end. An 8" service connection also crosses Riverside Drive on the south side of the Riverbend Elementary School entry and at the north side of Rivercourt Way. A 4" service line supplies water to the existing sports fields and a 1" service line provides water to the maintenance shop and greenhouse facilities from Riverbend Elementary School entry.

Two options exist to provide water service for new facilities. One option is to connect services to the available 8" service line near the Riverbend Elementary School entry or Rivercourt Way. The second option is to run a new service line under Riverside Drive anywhere a convenient connection can be made. Both options could be used to provide a looped system through the site.

Storm Drainage

An underground storm drainage system is located on the east and west side of Riverside Drive. Storm drainage is collected and routed under the Riverbend Elementary School parking lot. The outfall ends at the 150' long drainage ditch at the southern end of the Dimond site. This ditch empties into the Mendenhall River. Existing sports fields direct surface runoff to the north, which intersects the ditch leading to the large pond.

The on site run-off would be directed toward the Mendenhall River either through the existing system to the east and south and/or by a more direct connection across the site to the west.

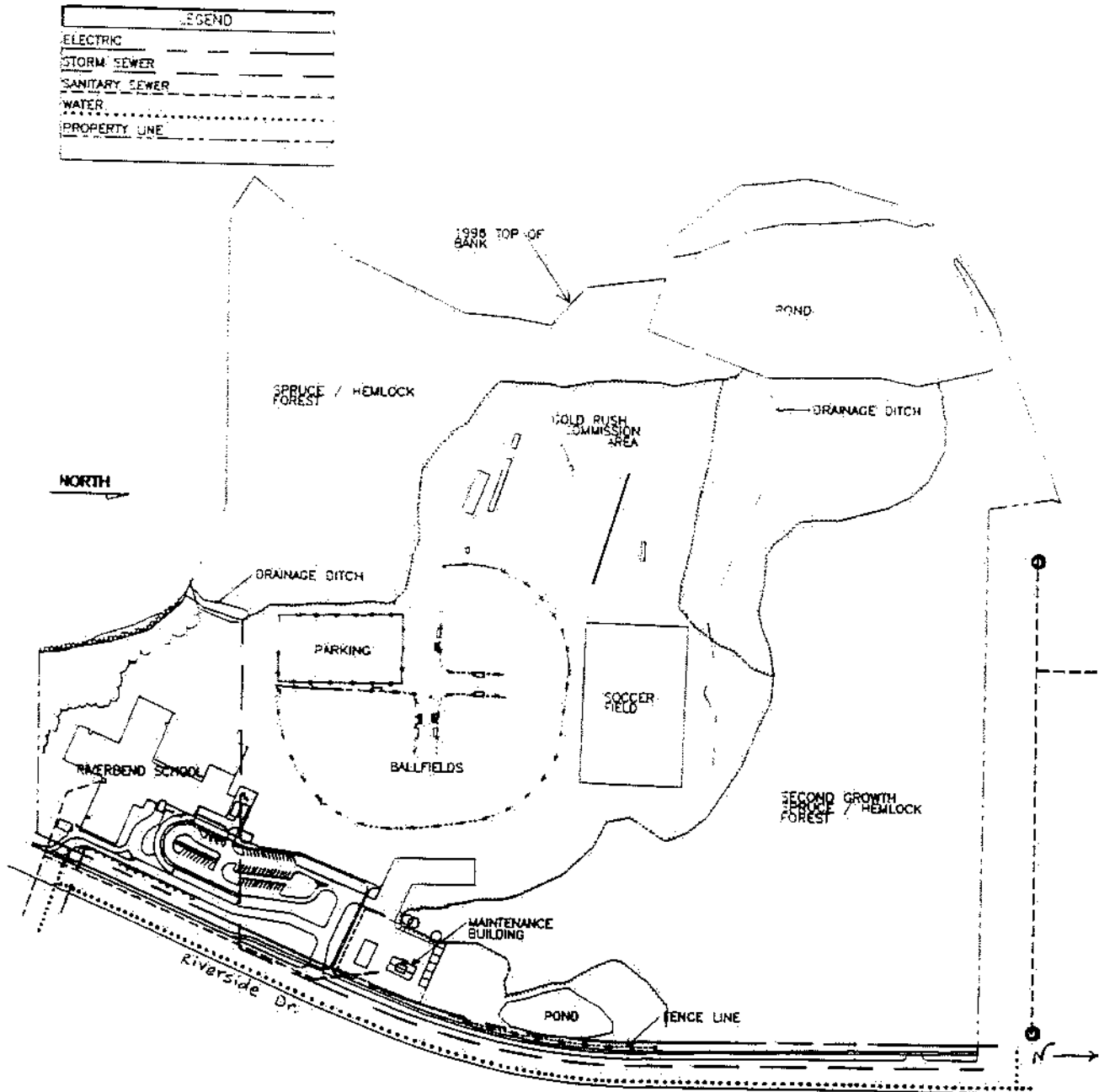
Site Analysis

Sanitary Sewer

A 10" sanitary sewer line crosses from the east to the west side of Riverside Drive just south of James Blvd. On the west side of Riverside Drive, the sanitary sewer line runs north from the crossing until it is adjacent to Lot 11 in the Riverwood Subdivision. This line provides a service connection to the maintenance shop and greenhouse facilities. Two lift stations exist in the area. One is located at the intersection of Stephen Richards and Meander Way. A second lift station is located approximately 400' south of the intersection of Linda Avenue and Glacierwood Drive.

New site facilities will likely connect to the service crossing at James Boulevard, however, a connection to the sanitary sewer line on Rivercourt Way could also be considered. An on site lift station may be required for new facilities.

MAP OF UTILITIES AND EXISTING SITE CONDITIONS



PROGRAM ELEMENTS

All of the original program elements from the 1988 master plan were revisited. Additionally, new elements recommended in the Parks and Recreation Comprehensive plan were reviewed for inclusion. Those elements incorporated into the site were chosen on the basis of established community need, staff recommendations, and public comment. Following is a listing and description of the elements included in this revised master plan.

HIGH SCHOOL

This will be a fully functioning educational facility for up to 1500 students in grades 9-12. The total size dedicated to the high school is approximately 196,000 s.f. on two levels. An area has been identified on the master plan for a future classroom expansion of 29,000 s.f. Major spaces will provide for core academics (classrooms), library/media center, visual and performing arts, recreation/PE/athletics, business and technology, family and consumer science, food service, and administration/guidance. The facility will be developed through the vision of providing a contemporary 21st century education to Juneau students.

COMMUNITY CENTER

Recreation Center. This facility will contain aquatic facilities for recreation and competition, for all ages and abilities. The swimming facilities will strive to compliment and expand experiences available at the current pool. The recreation center will also host a gymnasium with the capability of being divided for multiple use, and meeting/multi-use spaces for the public. Locating these facilities under one roof and in close proximity to the high school promotes joint-use of common spaces and utilities. The conceptual design of the recreation center could allow for phased development. The recreation consultant, The Sports Management Group, is scheduled to begin working with the Parks and Recreation Department on conceptual planning and design of this facility by early July, 1999. Their work will include feasibility and market analysis to determine what specific recreation components make sense for Juneau. Because specific features of this facility have not yet been established, the master plan drawing refers to the recreation center as "future public facilities."

MAINTENANCE SHOP AND GREENHOUSE (EXISTING)

The maintenance shop is a satellite facility serving the Parks and Recreation Department's valley operations. A 60' x 30' greenhouse, used for borough wide landscaping operations, relies on the shop for support services such as storage, restrooms, and other needs. Secure outdoor storage and yard space are also an important part of this facility and currently exist adjacent to the buildings.

SPORTS FIELDS (4 EXISTING)

Baseball/Softball (3 existing). A total of four fields are proposed. They will be complete with permanent sideline and portable outfield fencing, backstops, dugouts, scoreboards, scorekeeper's booth, and portable bleachers. All four of the fields will be capable of a 290' radius. One of these

Program Elements

fields will have an adjustable radius to 350'. The fields are proposed for a cloverleaf to support tournament play. Two fields will be dedicated to baseball/softball use. Several fields will be lighted. Soil surfacing with good drainage is preferred over turf due to maintenance and cost.

Soccer/Football (1 existing). Four 240 x 360' fields are proposed. These fields will share the support facilities (bleachers, lights, etc) associated with the baseball/softball fields. One field will be dedicated to soccer use, and two others will use portable fencing and portable goals for multiple uses. Soil surfacing with good drainage is preferred over turf due to maintenance and cost.

SPORT COURTS

Basketball. One outdoor 50' x 94' full court with asphalt surface and chain link fencing is proposed.

Tennis. Two 36' x 78' courts with asphalt textured surface coating and chain link fencing are proposed. The tennis courts are to be located adjacent to the basketball court within the same perimeter fencing.

PASSIVE RECREATION

New recreation opportunities at Dimond Park include wooded trails, a perimeter pedestrian/bike path with a bridge (currently under design) to the West Mendenhall Valley greenbelt, a playground, group picnic shelters, and a small viewing shelter near the river.

PARK STRUCTURES

Two restrooms are proposed for the site. One is a combination restroom/concession located near the community events area and the other is located in the center of the cloverleaf. It is desirable to provide general storage space in these facilities, as well.

A covered play area of approximately 7,200 s.f. will be located at the south end of the site, near the elementary school. The prototype design used at other Juneau schools will be utilized.

PARKING

Surface level parking is proposed for the site. Parking is primarily grouped into 3 areas, in close proximity to the schools and community center. Additional parking and drop-off zones are distributed across the site in strategic locations. A total of approximately 970 parking spaces are proposed to meet facility needs. If necessary, a future parking structure may be appropriate in conjunction with larger scale facilities.

SITE DESIGN ISSUES

Due to the large and complex nature of the site and its planned facilities, a multitude of issues affect the design process. The issues covered in the following text are those most likely to have a major influence on site design. Each issue generates objectives that come from a combination of community standards and ideals, professional expertise, and public comment. They set a conceptual framework for the master plan, guiding development through a shared philosophy.

INTEGRATED FACILITIES

The joint-use of facilities is essential to development of the site as a community complex. In the 1988 master plan, major facilities were specifically located together to reap the benefits of close proximity to one another. With developable land at a premium in Juneau, it makes sense to maximize the use of compatible facilities. A stand alone high school could require 40 acres or more for buildings and associated grounds. But through the integration of community recreation resources, as little as 15 acres is needed for the high school building and its immediate parking and bus areas. Not only does sharing minimize required land, it also provides opportunities that otherwise wouldn't be available. For instance, there has long been community support for a variety of recreation opportunities to be available for high school students. The close proximity of a recreation center, a variety of sports fields, and passive recreation provide both elementary and high school students with a variety of activities. Careful planning and actual integration of programs where viable will provide rich school and community experiences for all citizens.

A critical part of integrated facilities is the governance documents which guide their operation. It is essential that policies be developed prior to the design of any facilities planned for integration or joint-use between the school district and CBJ. Identifying concerns and using good design to solve problems of layout, acoustics, security, etc. will help avoid the problems that many shared-use facilities have previously experienced.

ACCESSIBILITY

The Americans with Disabilities Act of 1990 (ADA) provides guidance to public agencies to make access to the disabled population a reality. Meeting the spirit and requirements of this Act by accommodating the needs of special populations is a priority in this site development. Facilities, programs, and equipment will meet the needs of the disabled community to provide a variety of educational, recreational, and other services.

ENERGY

Energy affects many aspects of our existence: transportation, economics, quality-of-life, natural resources, and numerous other elements of daily life. Because of the diversity and complexity of facilities to be offered at the Dimond Community Complex, it is understandable, then, that energy use will have a significant impact on both site design and development. In fact, the development of future site facilities may depend on our ability to make wise energy decisions. The economic viability of facilities will be a key factor in development decisions. Thus, wise energy planning will be an important part of successful facility development.

Energy planning for site facilities should take both a near-term (1-5 years) and long-term (5+ years) view. In addition, the lowest cost to energy users and the environment should be sought. Least-cost or integrated-resource planning (as defined by the CBJ Comprehensive Plan) may mean the difference between having a facility or going without.

Making a commitment to responsible energy use can also free up valuable space. By combining compatible facilities, space is available for other uses, rather than to support building footprints or parking spaces. Appendix I contains an excerpt from the CBJ Comprehensive Plan and Appendix II contains a list of pertinent energy issues from the Juneau Energy Committee. Both documents were used as a basis for design decisions in this plan.

ECONOMICS

Facilities must be designed to reflect economic realities, rather than be a consequence of economic realities. Funding for all types of projects, whether recreational or educational, is limited. In addition, maintenance costs are often a substantial part of operating a facility, yet funding for maintenance is also limited. An emphasis must be placed on the design and construction of facilities with low maintenance requirements, both for operating budgets and replacement costs. Moreover, funds to support the planned site facilities need to be sought from a variety of sources. Many recreational needs may be met through joint public/private partnerships for both construction and operation. The facility designs and specific land use plans for Dimond Park should allow for phased development and/or future expansion.

Existing sports fields and the Gold Rush Days event area have been developed with extensive support from nonprofit organizations. It is the goal of this plan to support and encourage such assistance in the development of this site, so preservation of these facilities in their current locations shall be given priority consideration. Without the continued support of nonprofits and other interested parties, the economic burden of providing these types of facilities seriously limits their development.

SITE CHARACTERISTICS

The site is strongly influenced by the physical characteristics of the surrounding area and on-site conditions. Design solutions need to consider these influences. Facilities should be built at appropriate human and natural scale. Their location on the site and in relation to each other needs to create a functional, aesthetic, and safe environment. Every opportunity should be made to buffer residential areas. Landscaping, whether naturally occurring or ornamental, should enhance site facilities and safety. Important natural resources, such as the Mendenhall River and views to the Mendenhall Glacier, should be protected and/or enhanced.

The site's prominent location on Riverside Drive presents many design constraints and opportunities. One such constraint is traffic control. Planning for increased traffic along Riverside Drive is crucial to the success of site development. Vehicular, pedestrian, bicycle, and other traffic must be considered. Recommendations from a consultant for traffic planning and

mitigation of impacts should be used in the development and implementation of this master plan. Riverside Drive also provides a significant opportunity for aesthetic enhancement of the area. Every effort should be made, through both architecture and landscaping, to provide a pleasant experience along the street face. This may include creating a boulevard of trees along the street or other distinguishing features that visually connect people to the park.

RECREATION LINKAGES

Many land and recreation planning documents have emphasized the value of connecting existing transportation corridors. This site has the good fortune of having an important link to recreational transportation in the West Mendenhall Valley. Connecting pedestrian/bike routes not only provides an alternative mode of transportation, but an enhanced quality-of-life for Juneau residents. The site design offers potential for new and/or enhanced recreational linkage to Riverside Drive, the West Mendenhall Valley Greenbelt, and Brotherhood Park. Additionally, the site will be an important link in the public transportation system. Site design features can support and encourage the use of public transportation through the strategic locations of transportation stops and traffic control.

Another important aspect of recreational linkages is the pedestrian connections within the site. Priority should be given to creating a "campus plan," where pedestrian flow is unhindered by vehicle corridors. Covered pedestrian walkways are desirable between heavily trafficked facilities. Site design must support and encourage safe, convenient passage of pedestrians from one facility to another.

PARKING

Providing an abundance of individual parking lots for simultaneous use on-site is not desirable or feasible. Not only is site space limited, but the quality of space provided by large parking areas is poor. A key element of parking is shared-use which limits the total number of parking spaces needed by carefully analyzing usage patterns. This is consistent with the shared-use development concept for facilities. Since school and sports field parking usually occur at different times of the day and week, shared parking will not create parking shortages. All facilities, including the elementary school, benefit from a joint-use parking arrangement. More space is available for other uses while parking for special events is easily accommodated.

Because surface parking takes large areas of space (space that could be devoted to other recreational pursuits) a parking structure may be appropriate in conjunction with high school development. Such a structure may prove cost effective in the future.

Large surface parking areas have other negative drawbacks as well. Single use of large areas can create "dead" space. Even with joint-use approaches to maximize use, there is always a time when the lot looks deserted and uninviting. A second problem is one of scale. Many large parking lots dominate a site because they are so much larger than human scale. Yet another problem with surface parking lots is visual monotony. Large expanses of asphalt don't provide the visual cues (contrast, texture, size changes, etc.) most humans find appealing. Creative

Sight Design Issues

arrangements of landscaping, circulation patterns, and screens are a few of the design elements that can be utilized to minimize the negative aspects of large parking areas.

It is also possible to consider alternative uses for parking areas dedicated first to school use at the site during periods when school is not in session. For example, a portable roller hockey rink set up on a parking area during Summer months could be a valuable addition to the site and the community.

DESIGN PROGRAMS

Whereas the site design issues layout a general philosophy for land and facility planning, design programs address more detailed design issues associated with a specific facility. The following conceptual design program is intended to guide the development of the facility in the broadest sense. It is a vision that identifies the general issues of purpose and function for the facility. The architectural design program (including the educational specifications for a school) addresses even more specific issues surrounding the facility development. This program speaks to such issues as circulation, relationships between other facilities, relationship to the site, and general types and sizes of spaces within facilities.

RECREATION

The recreation program is based both on community needs and the needs of a high school physical education program. The existing elementary school at the site is also an important consideration in the development of the park's design program. Appendix I contains excerpts from the Parks and Recreation Comprehensive Plan from which much of the community need was derived. Appendix V lists the recommendations from high school staff for physical education needs. In trying to accommodate the numerous demands for the site, a balance of community and school needs was sought. The selected facilities meet a number of criteria: they serve a large number of recreation users, are flexible, and provide a wide range of recreational experiences.

Conceptual Design Program

Community needs for recreation facilities should be accommodated as identified in the Parks and Recreation Comprehensive Plan and public comment received throughout this master plan revision project.

Facilities will allow integration with the high school physical education program as outlined by the June, 1998 School Facility Plan.

Support to public/private partnerships through design flexibility and program management opportunities is provided.

Facilities relate/respond to the constraints and opportunities of the site.

Physical relationships between compatible facilities are developed to increase opportunities for shared/integrated use.

Adequate parking close to facilities and under cover (where feasible) is encouraged, and overflow parking for large events is also a priority.

Architectural Design Program: Indoor Community Recreation

Spaces must be flexible to support a wide variety of activities.

Minimize building footprints (discourage sprawling designs).

Incorporate spectator areas, multipurpose rooms, and other types of suitable space on a second level when possible.

Design Programs

Design facilities for possible phased development, allowing facilities to be built as individual components as financial opportunities become available if funding is not available for the comprehensive facility.

Plan for shared and integrated use possibilities for common spaces, utilities, and parking, and to reduce construction and possible building operational costs.

Orient components of the community recreation center appropriately, considering building exposures, views, and massing and orientation to other site components.

Although programming of the community recreation center has not been completed, it is generally agreed that the facility would have the following components:

Gymnasium: 3 multi-use sport courts with perimeter running track, limited spectator area, storage

Aquatics: lap swimming, leisure/recreation water play, deck/observation areas, spectator area, storage

Common Space: multi-purpose rooms, locker/shower/dressing rooms, offices, concession area, lobby, storage

The total size of the indoor recreation center is estimated at 61,000 square feet at this time. It is likely that some of the facility functions would be suited to a 2-story building configuration, so an estimate of building footprint is calculated at 75% of 61,000. The Parks & Recreation Department has recently begun working with a professional recreation consultant to assist in determining what specific spaces make sense for Juneau. This study will further determine community need and interest in the specific programs and components of the center and assess their cost/benefit to Juneau's economy and population.

Site Requirements: The 61,000 s.f. recreation center is estimated to require approximately 180 parking spaces with immediate proximity to the facility, based on the following breakdown:

Gymnasium: 30 spaces

Aquatics: 75 spaces

Commons: 75 spaces

The area required for 180 spaces is 70,000 s.f. An additional 3,000 s.f. is needed for delivery and utility access.

Area Summary:

Building Footprint = 45,750 s.f.

Parking Area = 73,000 s.f.

Bldg. Mass, Landscaping, etc. = 45,750 s.f.

(100% of bldg. footprint)

TOTAL = 164,500 s.f. = 3.8 acres

Architectural Design Program: Outdoor Recreation

Provide sports field facilities that support tournament level play.

Provide support facilities for outdoor recreation including restrooms, concession space, storage, portable bleachers, dugouts, scorekeeper's booths, permanent sideline fencing and backstops, portable outfield fencing, scoreboards, and permanent and portable soccer goals. Locate sports fields in areas of previous excavation and fill activities for cost effectiveness. Orient sports fields along north-south, or northwest-southeast axis whenever possible.

Light sports fields to extend hours of use where such lighting does not excessively impact neighbors or other park uses.

Provide a pedestrian/bike crossing to the West Mendenhall Valley Greenbelt and support other recreation linkages.

Locate passive recreation (shelters, trails) along the Mendenhall River edge of the park.

Locate picnic shelters and restrooms close to sports fields, playground, and parking.

Ensure safety of all users by providing well designed internal vehicular and pedestrian/bike routes.

Integrate the Gold Rush Days event area into the Community Events Area near picnic shelters, restrooms, and sports fields.

Field use at Dimond Community Complex is currently, and expected to continue to be, one of the community's greatest examples of the cooperative shared-use concept. All outdoor recreation activities are scheduled through the Parks & Recreation Department through a thorough and fair process that allows critical community-wide needs to be met. Some fields are always considered "multiple use;" others are considered "dedicated" to a particular sport or activity and have priority for scheduling during their peak season. All fields are constructed with a variety of uses in mind, so when the priority activity is out of season the field is available for other community needs.

<u>Baseball/Softball Fields</u>	<u>Size</u>
2	290' R Dedicated
2	290' R Multiple Use (1 with 350' R available)
<u>Soccer Fields</u>	<u>Size</u>
1	240' x 360' Dedicated
3	240' x 360' Multiple (1 overlaid in track center)
<u>Football Fields</u>	<u>Size</u>
3	160' x 360' Multiple (overlaid on soccer)
<u>Running Track</u>	<u>Size</u>
1	400 meters, 8-lanes
<u>Tennis Courts</u>	<u>Size</u>
2	36' x 78' Dedicated

Design Programs

Basketball Courts

1

Size

50' x 94' Dedicated

Picnic Shelters

2

Size

30' x 60' Multiple

Playground Area

1 covered play area

Size

60' x 120'

1 open (+ 1 existing at elem. school)

40' x 80' area

Parking: Parking needs for ball fields and outdoor recreation at the park vary greatly due to the specific activity. It is estimated that during average use, each ball field will require approximately 40 parking spaces. Because of the shared-use concept, these spaces are assumed to be needed during hours that school is not in session. Thus, there is not a need to provide specific parking areas for ballfield users. There are, however, more than 200 parking spaces provided throughout the park that are in addition to the number required for the facilities listed below. This will provide for general public use of the park while the school and community center are fully occupied.

HIGH SCHOOL

Conceptual Design Program

The high school is to be a full functioning facility for up to 1500 students, designed to promote the delivery of a contemporary high school program.

Architectural Design Program

The development of the Community Center is critical to fulfilling the needs of the high school. The school will rely on shared use of the community indoor and outdoor recreation facilities for a fully functioning program.

The facility must be easily seen from Riverside Drive and located near a major site entrance.

The new high school will be viewed as Juneau's "educational flagship."

The safety of facility users needs to be ensured by providing well designed vehicular and pedestrian/bike access from Riverside Drive and from routes inside the park.

Develop a strong physical relationship to the surrounding park setting and other smaller facilities at the site, and enhance the natural views and sun exposure of the site through quality design.

Faculty/support staff is estimated at 90 persons.

Estimated bus needs are 8-10 at any single time. Bus arrival staggers in the morning over a 30 minute period, but departs all at once in the afternoon. Buses will arrive and depart at approximately the same time in the morning and afternoon.

Design Programs

The building will be approximately 196,000 s.f., in a two story design with a footprint of approximately 70% of the total size. A future phase will add approximately 29,000 s.f.

The following spaces are summarized from the High School Facility Plan dated June, 1998 by DeJong and Associates, Inc. The future total build-out of 1500 students is used for planning purposes:

Core Academic: 52 classrooms, science labs, and similar spaces essential to the academic program

Performing & Visual Arts: wet and dry art studios, music rooms, drama rooms, and an auditorium with seating for 600.

PE/Athletics: gymnasium with seating for 2,000, multi-purpose dance/fitness room, and locker/shower rooms.

Vocational/Life Skills: spaces for family & consumer science classes, and marketing & business classes, with an emphasis on the issues and uses of modern technology.

Administration/Guidance: welcome center, offices, student support services, career and academic counseling, and teen health center.

Student Dining & Food Service: kitchen, food court, student seating for up to 800, offices, restrooms, and storage for portable stage and tables/chairs.

Maintenance/Custodial: Offices and support spaces for operating and maintaining the physical plant.

Site Requirements: For daily use of the 225,000 s.f. school, approximately 450 parking spaces for staff, visitors, and students will be needed. Special events will rely upon the shared parking areas throughout the park. Such events will need to be carefully scheduled to avoid a shortage of parking which results in frustration and sometimes dangerous activities by drivers. Delivery and utility access of approximately 3,500 s.f. is needed in addition to this. School bus stops will add another 5,000 s.f. to the total needed parking area.

Area Summary:

Building Footprint =	157,500
Parking Area =	166,000
Bldg. Mass, Landscaping, etc. = (100% of bldg. footprint)	157,500
TOTAL =	481,000 s.f. = 11 acres

PARKING

Conceptual Design Program

Large parking areas will serve more than one function. A creatively designed parking area of low seasonal use could entertain a variety of community activities.

Surface parking is economical in the short-term. A parking structure could be a viable option in the future and is seen as a positive benefit to site development.

Innovative landscape design techniques could create positive parking spaces in harmony with their surroundings.

Architectural Design Program

Develop a strong physical relationship to the surrounding park setting.

Strategically locate parking to serve all users.

Provide convenient parking areas for the recreation center, the elementary school, and the high school.

Anticipate that active and passive outdoor recreation will share parking at major facilities.

Provide small, nearby parking lots to support these activities.

Separate student parking from school bus loading area.

Safety is a design priority; include pedestrian routes, covered walkways, lights, and other features to enhance safety.

Consider design strategies to encourage multiple use of large parking areas.

Total parking at the site is approximately 970 vehicles.

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APPENDIX I: PLANNING DOCUMENT REVIEW

An important element of the master plan revision process was the review of planning documents that might have a bearing on site development. Many documents were consulted including: land, recreation, and transportation management documents of the CBJ, the CBJ Land Use Code, and planning documents by other agencies such as the Alaska State Parks, National Park Service, and the U. S. Forest Service. Those documents having the greatest impact on site development are excerpted and presented below.

COMPREHENSIVE PLAN OF THE CITY AND BOROUGH OF JUNEAU, 8/95 DRAFT

This comprehensive plan is a long-range planning document. Its purpose is to guide the growth and development of the Juneau community. The document provides a broad range of public policies regarding community growth and development, land use, transportation, and many other public concerns. Policies that will have an impact on the development of the Dimond site are:

Energy

- Policy 2.22. "It is the policy of the CBJ to incorporate technologies and operating practices that will promote efficient and cost effective energy use into all of its new and existing buildings and energy-using projects."
- Policy 2.23. "It is the policy of the CBJ to maximize the use of local energy resources, and keep energy dollars within the community."
- Policy 2.24. "It is the policy of the CBJ to include the indirect, or external, costs of energy use in its economic analyses."
- Policy 2.25. "It is the policy of the CBJ to maximize the use of renewable energy resources."
- Policy 2.26. "It is the policy of the CBJ to encourage electrical energy use patterns which minimize utility investment."
- Policy 2.29. "It is the policy of the CBJ to require cost effective energy efficient building and remodeling practices."

Natural Resources

- Policy 3.1. "It is the policy of the CBJ to protect stream corridors and lake shorelines from adverse effects of development and to provide a higher level of protection for non-urban shorelines in public ownership."
 - 3.1.1. "On publicly owned lands, continue to designate . . . as not appropriate for development, an area extending 100 feet from the ordinary high-water mark of the shorelines or stream corridors of the anadromous fish streams and lakes listed in Appendix B."

3.1.4. "For all development, continue to require a minimum setback of 50 feet from the ordinary high-water mark of all stream corridors and lake shorelines listed in Appendix B."

3.12.3. "Apply the following guidelines to development proposals in the 100-year floodplain:

1. Allow sand and gravel operations, recreational activities, open space and parking lots in flood plains only if the activities do not increase the flood danger."

·Policy 3.2. "It is the policy of the CBJ to protect wetlands from adverse effects of development through land use management and to sponsor or participate in efforts to enhance or restore the environmental values of Juneau's wetlands."

·Policy 3.6. "It is the policy of the CBJ to preserve and protect a diversity of fish and wildlife habitat throughout the CBJ."

·Policy 3.12. "It is the policy of the CBJ to prohibit residential, commercial, and industrial development in flood ways, to regulate development in floodplain . . ."

·Policy 3.15. "It is the policy of the CBJ to minimize the exposure of citizens to the harmful effects of excessive noise, and to control the level of noise pollution in a manner which will be compatible with commerce; the use, value, and enjoyment of property; sleep and repose; and the quality of the environment."

Transportation, Public Facilities, Services, and Amenities

·Policy 4.3. "It is the policy of the CBJ to promote and facilitate transportation alternatives to automobiles as a means of reducing congestion and air pollution, and conserving energy."

- 4.3.9. "Provide secure bike parking facilities at public buildings and encourage them in private development."

·Policy 4.13. "It is the policy of the CBJ to support and facilitate a strong system of high quality public elementary, secondary, and higher education in the CBJ which will enable all students to become well educated, informed citizens who understand and appreciate diverse cultures and who are equipped to pursue further education and compete successfully in the work force."

- 4.13.5. "Locate high schools to be readily accessible to both pedestrian and vehicular traffic via major or minor arterials."

- 4.13.6. "Planning for school facilities should take into account potential community use for educational, recreational and cultural purposes, and facilitate after-hours use of these facilities by adults. Conversely, planning for parks, recreational facilities, cultural facilities, and libraries should account for possible instructional uses."

Appendix I: Planning Document Review

4.13.13. "Incorporate Planning Commission review of the siting of public, parochial, and private schools."

Policy 4.14. "It is the policy of the CBJ to support and facilitate the provision of free access to library facilities and services."

Policy 4.16 "It is the policy of the CBJ to continue providing quality dispersed outdoor recreational opportunities; and to acquire and develop sufficient local parks and recreational facilities in locations convenient to all areas of the CBJ. Places given priority for new facilities include rapidly developing areas and currently developed areas which lack adequate parks."

4.16.7. "Cooperate with the School District and Parks and Recreation Department to plan for joint use of neighborhood and community parks, community and school facilities, and sports fields used by the students and general public."

4.16.12. "Officially welcome participants and otherwise encourage large regional sporting or athletic events such as the Gold Medal Basketball Tournament."

Subarea Guidelines

8. "Provide for pedestrian access to schools, parks, and shopping areas."

15. "A community park and a neighborhood park are needed in this subarea. The CBJ should proceed with the Dimond Park master plan for a community park."

16. "Encourage beautification and buffering efforts along major roadways and between conflicting land uses."

JUNEAU PARKS AND RECREATION COMPREHENSIVE PLAN, 1996

This comprehensive plan reflects current and anticipated park and recreation needs and resources for the community of Juneau. Items that support or guide the development of the site are included.

Public Comment

Public survey and workshop participation data are the primary sources of information and recommendations in the plan.

Telephone Survey October 1995

A random telephone survey regarding recreation preferences, use of current offerings and desires for future Department endeavors was conducted. Four hundred adults participated. In response to unprompted questions regarding the development of additional recreational facilities the following were given support:

Outdoor Facilities:

Support was given to the following:

- 18% more walking/hiking trails
- 18% more bicycle trails
- 12% additional camping areas
- 12% more SPORTS FIELDS
- 11% an outdoor ice rink
- 8% waterfront/beach access parks
- 6% supported lighted trails
- 6% supported more picnic areas
- 6% golf course
- 4% more natural parks
- 2% better access to recreation facilities

Indoor Facilities:

Support was give to the following:

- 39% an indoor ice skating rink
- 29% a pool in the Mendenhall Valley
- 15% a multi-purpose recreational facility
- 13% indoor roller rink
- 11% a gym (for indoor sports)
- 10% valley bowling alley
- 8% a valley teen center
- 5% gym (for exercise machines/weights)
- 5% shooting/rifle range
- 4% Jackie Renninger Foundation Center

Neighborhood Meetings January 1996

Four neighborhood meetings were held in January, 1996. Meetings were held in downtown Juneau, downtown Douglas, the Valley, and Lemon Creek to solicit information specific to each area. Forty participants attended these workshops with several contributing by phone. The comments generated at these workshops were categorized into four areas of concern:

- *"There is a need for a variety of park and trail types, from developed recreation areas to semi-primitive natural parks".* In the context of the Dimond area, attendees noted the importance of "interconnecting networks through neighborhoods leading to natural areas."
- *"There is a need for additional facilities and services for youth."* Attendees felt that all youth were not being accommodated in Department programs. The addition of SPORTS FIELDS were most frequently mentioned, but the need for ice skating, roller skating, skateboard, and rollerblading facilities were also cited
- *"Requests for more unstructured open space and play areas near neighborhoods."* Parents expressed concern for the lack of open areas in neighborhoods in which children can engage in informal recreational activities.
- *"There is a need for better planning and management of tourism."* Residents want planning that will assure facilities and park areas are available for the public. They also expressed a desire to have the Department coordinate the development of indoor facilities.

Key Community Issues

In the development of this plan, several issues emerged. These issues were identified as Key Community Issues. Recommendations formulated within the comprehensive plan address these issues:

- Recreational opportunities for youth
- Increased facility planning and development for growing recreational needs
- Coordinated trail development and management
- Maintenance of existing facilities
- Plans for specific areas or populations
- Analysis of effects of tourism on recreational opportunities
- Management of motorized vs. non-motorized use conflicts
- Areas that are left natural

Development Standards

To ensure that sufficient and equitable recreation opportunities are provided, standards are developed for community parks and recreation services. The following standards reflect the type of development expected at the site.

Recreation Services Park

The proposed development for the site puts it in the category of "Recreation Services Park." This category includes parks developed for active recreation and programmed use and may be a single use or activity area.

Community Park

Recreation Services Parks are broken down into specific types of parks. Acreage, types of facilities planned, and other criteria place this site development into the "Community Parks" category. A community park provides active and structured recreation activities for youth and adults. It is designed primarily for sports and organized activities, but individual and family activities are encouraged. Facilities within community parks support these activities. Natural areas may also be provided. Social contact and interaction are high at community parks.

Community Park development criteria that will influence the site are:

- Development should occur when approximately 70% of the area served is developed.
- Optimum size for a community park is 30-50 acres.
- At least two thirds of the site should be available for active recreation use.
- Appropriate facilities for a community park include:
 - formal ballfields,
 - volleyball courts,
 - open play areas,
 - picnic facilities,
 - indoor recreation facility,
 - children's playground,
 - adequate parking,
 - outdoor basketball,
 - tennis courts,
 - restrooms,
 - trails and pathway systems,
 - outdoor special events areas,
 - areas for skateboards and roller blades.

- Desirable site characteristics include:
 - a central location to the area served,
 - location on an arterial or collector street with access to public transit,
 - landscaped setback to buffer active use zones from residential areas,
 - environmentally sensitive areas that can be protected by design or management strategies.

Recreation Facility Standards

Recreation facility standards are guidelines for planning and development of recreational services based on population. The following are standards for Juneau, the current inventory of recreation facilities, and the existing need for a particular facility. Note that all recreation facilities are not shown. Only those facilities that have been identified through the previous master plan, and public comment as being site appropriate are listed.

<u>Facility</u>	<u>Standard</u>	<u>Inventory</u>	<u>Need</u>
Softball/Baseball	1 field/1,500 pop.	18 multi-use fields	2 multi-use fields
Soccer 1 field/5,000 pop.	6 multi-use fields	2 dedicated fields	
Football	1 field/20,000 pop.	1 multi-use field	1 field
Tennis Courts	1 outdoor/5,000 pop.	7 outdoor courts	0 outdoor courts
Basketball Courts	1 outdoor/5,000 pop.	5 outdoor courts	1 outdoor court
Multi-purpose Gym	1 facility/10,000 pop.	0 facilities	3 facilities
Swimming Pool	1 pool/20,000 pop.	1 pool	1 pool
Community Center	1 facility/30,000 pop.	1 facility	1 facility
Ice Skating Rink	1 rink/30,000 pop.	0 facilities	1 facility
1/4 Mile Track	1 track/20,000 pop.	1 track	0 tracks

Recommendations

The comprehensive plan contains recommendations that are specific to subareas located throughout the borough. Dimond Community Complex is in subarea three, East Mendenhall Valley and Airport. Specific recommendations that affect development of Dimond are:

- *"Complete development of Dimond Park."* Complete development of Dimond Park as a community park. Uses of the park and adjacent parcel include: an elementary school, high school, multi-purpose facility (which may potentially include an ice rink and gymnasium), a public library, and several sports field areas. A swimming pool facility would also be an appropriate use of this area. Careful planning will be necessary to accommodate as many uses as possible on the property and still maintain the character of the area as a park. Open space along the riverfront is recommended from an aesthetic and practical standpoint. A covered concert pavilion would be appropriate for this area and should be considered in the overall design.

- *"Develop a Mendenhall Valley swimming pool."* Assume a leadership role coordinating public and private efforts to develop a Mendenhall Valley swimming pool at Dimond Park or other suitable location.

- *"Develop a multi-purpose facility."* Work with the Renninger Foundation to enable the development of a Mendenhall Valley multi-purpose facility to include an ice rink.

· *"Promote performing arts facility."* Promote development of a performing arts facility, preferably in the Mendenhall Valley. The Department should encourage construction of a facility in the new high school proposed for Dimond Park, or work with University of Alaska Southeast on the development of a community use facility, or work with an independent group to assist in development of a facility. Arts groups should be consulted in the design and location of the facility.

· *"Develop a skateboard park."* Coordinate efforts to develop a skateboard park or open area at a Mendenhall Valley site, possibly at Dimond Park, Adair-Kennedy, or Melvin Park.

· *"Pedestrian/bike trail from Dimond Park to the Airport Dike Trail."* A pedestrian/bike trail route needs to be perfected from Dimond Park through Vintage Park under Brotherhood Bridge and with bike lanes to Radcliff Road and the Airport Dike trail.

General recommendations for subareas that affect Dimond development are:

· *"Accessibility."* Insure that new facilities, programs, and equipment that are purchased and designed meet the needs of the disabled community, and that they provide a variety of services for all people with disabilities.

· *"Recreation Facilities."* Participate in the planning for new school development to insure maximum community recreation utility in the design of community rooms, gymnasiums, playgrounds, and sports fields.

WEST MENDENHALL VALLEY GREENBELT PLAN, 1986

This plan is guiding the acquisition and development of a greenbelt along the Mendenhall River. The plan covers an area from Brotherhood Bridge to the Mendenhall Loop Road on the west side of the Mendenhall River. The Dimond site, which borders the east side of the Mendenhall River, is part of a coordinated development effort within the greenbelt plan. Listed below are the items within the plan that support and guide specific development issues at Dimond:

· *Bridge Sites.* Three bridge sites were identified for crossing the Mendenhall River. The lower crossing at the Dimond area had so many positive features that no alternatives were presented. Sites were evaluated on stable bank conditions, practical spans, and adequate space on the east side for parking and trail head facilities. Preference was given to sites that did not require vehicle traffic through quiet neighborhoods, and the availability of publicly owned lands on the east side. The recommended site for the crossing is just south of the Montana Creek confluence.

· *Vintage Park Loop.* This is an optional greenbelt trail extension recommended in the plan. The trail would run along the east bank of the Mendenhall River, between Brotherhood Bridge and the proposed pedestrian bridge at the Dimond Complex. It was envisioned that this trail would link the Dimond Complex to Brotherhood Bridge by using the Vintage Park trail. This would create a loop, "allowing people to enjoy the greenbelt without backtracking on their walk or ride."

APPENDIX II: ENERGY COMMITTEE

Comments from Juneau Energy Committee July 17, 1996

We appreciated your introduction to the Dimond Park planning process, at our regular meeting, July 2. As promised then, this is a list of energy issues we feel should be included in the process, and in the master plan. We assume your master planning horizon embraces Juneau's needs and resources for at least 30 years, consistent with our interests in proposing the "Energy" component for the CBJ Comprehensive Plan '95 - '96 Update.

We believe the energy issues for the Dimond Park master plan are:

1. Transportation energy: private vehicles versus public transit vehicles.

If Juneau will depend much more on public transit than on private "car" transportation, less land will be needed for parking; this will profoundly influence site layout and the number of uses and facilities which may be accommodated;

Proximity to transportation corridors, especially future public transit systems. While Riverside Drive is not now a principal bus route, the Mendenhall Loop Road - Riverside Drive loop would be a likely principal route if/when public transit is heavily used;

Present dissatisfaction with car traffic on Riverside Drive: heavy, fast, with no prospect of signal lights to calm it; anxiety that Dimond development and Riverbend School will make it worse;

Prospect that Dimond would be coveted for an arterial street route, providing a location for a bridge across the Mendenhall River to the West Valley.

2. A "district" integrated energy plan encompassing all structures and uses foreseen for the site, including:

Proximity to possible future district heating system(s), especially powered by waste heat from electric energy cogeneration or solid waste disposal by destructive distillation;

Heat pumping among buildings: waste heat from an ice rink, or other source, heats another building; a single source-water manifold serving all buildings.

Heat pumping, ground source or water source (using river water), as the primary heating and cooling energy source for all buildings, perhaps including Riverbend School. Electric energy powers the heat pumps. (Please visit the ground-source heat pump installation in progress at the new AEL&P building, Lemon Creek, to left of incinerator road.)

4. Cogeneration of electric energy and space heating energy: a single generating plant, probably diesel-fired, at or near Dimond Park, supplies electric energy and space heat to all buildings at site; tied to AEL&P grid for backup and surplus energy delivery.

5. Solar exposure for heating and daylighting:

Buildings free from shading by mountains, trees, and/or other buildings;

Accommodate building orientation so that long walls with large window area can be oriented to be south-facing.

Appendix II: Energy Committee

6. Minimize building footprint: generally, minimizing wall area reduces energy loss. This generally indicates multi-story buildings approaching cubic shape, with minimum land coverage.

Several long-term planning studies now in process may clarify the above issues to aid Dimond Park master planning:

- Comprehensive Plan '95-96 Update
- Capital City Vision Project
- Egan Expressway Reconnaissance
- Juneau Access Study
- Capital Transit 5-year Plan
- Tourism Working Group study
- Juneau Century (with North Carolina State Univ): 50-year planning horizon

Dimond Park planning should be done in the context of these, to be part of a coherent community plan that will make sense decades hence.

APPENDIX III: PUBLIC COMMENTS

LIBRARY PUBLIC MEETING

Comments are from the public meeting held July 2, 1996, at the Mendenhall Valley Library. Staff and Friends of Juneau Public Libraries hosted the meeting. A total of 17 people attended.

- ◆ It's hard to comment on one aspect of the site without looking at site use as a whole.
- ◆ I'm worried that the library may not be accessible next to the high school. There are always a lot of school activities and this could take up all the parking and make it difficult to get in and out of the library.
- ◆ We [this group] should concentrate on making the library part of this master plan. It doesn't necessarily have to be part of this site. But if it's not part of this plan, we might not get a new valley library.
- ◆ Take a look at the Capital City Transit Five Year Plan so that the library is near a bus stop.
- ◆ I really like the greenbelt provided by the trees on the edge of this property. Let's keep it.
- ◆ Yes, the trees can really protect the neighborhood from the impact of this development (sound, ballfield lights, big buildings).
- ◆ I worry about the congestion from the evening activities.
- ◆ I don't agree with assumption #6 [don't combine school and public library]. Kids need access to other adults besides teachers. Kids need to feel part of the community. Also shouldn't the public have access to the technology installed at the school with help from the school bond issue?
- ◆ I go to the library for myself not to look after other people's children.
- ◆ Preschoolers and high school students would have a hard time sharing space. Preschoolers use the library in the middle of the day when students are studying. They like to leave storytime and spend some time in the children's area picking out their books.
- ◆ Having worked elementary school libraries, I don't see much duplication of resources between the two. Plus technology has already brought the high school library resources online to be shared by the whole community. You can place holds on high school books and pick them up at any library.
- ◆ The presence of the public could be a positive influence on high school students.
- ◆ The new library needs more computer access/more computer workstations.
- ◆ The new library should allow for expansion.
- ◆ Assumption #5 [virtual library vs. community library] shouldn't be an either or proposition. The library should be a combination of virtual library and living room with access to books, magazines, etc. for everyone.
- ◆ The library gives those without computers at home a place to be able to use computers for schoolwork or just personal pleasure.
- ◆ If you could own your mall location, have sufficient space and never have to move again then I'd say stay in the mall. It's a great location.
- ◆ I like the idea of a library near a park, but not a library near a high school.
- ◆ I don't like the library parked under the armpit of the high school.
- ◆ It might work to have a library/rec center combination. It could be a good family place—some could go to work out, some to the library.
- ◆ There may be too many things going into this master plan. It will create too much traffic and congestion on Riverside Drive.

RECREATION PUBLIC MEETING

Comments are from the public meeting held July 9, 1996 at the Juneau/Douglas High School. The Parks and Recreation Advisory Committee hosted the meeting. A total of 35 people attended.

- The participant provided an aerial photo of Dimond Park. He was involved in the 1988 plan, which focused on athletic fields and a school site. The city has grown since 1988. The construction of Riverbend Elementary School has created the need to move the shop and greenhouse. The state has purchased adjacent land to build affordable housing, which will also increase the numbers of children in the area. There have been attempts to fill some of the areas. There is not enough room for a large gym on the school site. There has been strong growth recently in the soccer, JYFL, and baseball programs. There are not enough facilities to accommodate these growing groups. Juneau really needs a new high school with a spacious campus. The library and the Renninger Foundation building don't need to be in the park. The park should contain ballfields and schools. The library is in a good location in the mall where it currently is. It doesn't need to be in the park to succeed. The Renninger Foundation could possibly be included with the new school. Dimond Park is the best valley site for outdoor facilities. The new high school and the park should be coordinated. Funding for improvements can come from the CBJ as well as Echo Bay, which has already funded a lot of the improvements in the area.

Mr. Day inquired about land available at Vintage Business Park. It is zoned commercial. Ms. Waterman suggested that a new library could be built on one of these lots.

- JSC represents 112 dues paying families. Their goal is to promote high school soccer by providing funding for coaches, uniforms and travel. They would like to see more designated soccer fields - there is a huge need for more soccer fields in Juneau. The desired size for a field is 80 yards x 120 yards. Currently 970 youth participate in the outdoor soccer program. There are always wait lists because there aren't enough fields to accommodate all of the kids who want to participate. There are several different groups including kids and adults who would use soccer fields. The JSC has a reserve fund available to aid in field improvements. There is also a need for more indoor facilities as there are long wait lists for kids wanting to play indoor soccer also. The JSC would also be willing to contribute money to this need as well.

- The Renninger Recreation Center was included in the original Dimond Park Master Plan. The purpose of this proposed facility would be to serve families and youth in the community. The foundation is hoping to lease some land from the CBJ. Building an ice rink is a first step in developing this center. An ice rink could help the disadvantaged youth in the community, and allow for hockey leagues, figure skating, and recreational skating. The Busbarn Park area is another location that might be possible for development of such a facility. Because they have no land, development plans are on hold at this time. There is also a need for more multipurpose meeting rooms in the valley. The foundation has looked into using land at the end of the Kmart parking lot and also into building a temporary structure on corporate land. The desired acreage for such a facility is 48,000 square feet. The ice rink would need to be 100' by 200'. Fundraising efforts are not currently active, but there is a lot that can be done. The foundation currently has raised about \$12,000.00.

- The participant is the vice president of GCLL. They have about 1200 participants in their program each year. Tournaments are very difficult to put on because the games must be scattered all over town. GCLL has partial use of 15 different fields in town. Most of these fields are multi

use. GCLL players often have to get off the fields before the end of their season to make way for the next sport. Game and practice scheduling is a nightmare. Many games must be stacked in order for everyone to get a chance to play. There are some lighted fields, but the use of more lights would be beneficial to prolong playing time. This year the GCLL has been forced to play on Sundays and to turn players away due to lack of field space. The league also experiences limited use at school fields when school is in session. A lot of funding for the little league program comes from the concession sales at Adair Kennedy and Glacier Valley, however, the sales at Adair Kennedy are often inefficient because there is only one game going on at a time. If concession stands were located together with two or more fields, the GCLL would be able to make more money and do more to work on field improvements.

- The participant feels that a second swimming pool and an ice rink are important. The ice rink should be the number one priority. The attempts at developing an ice rink failed earlier because the proposed rink was too fancy. An ice rink only needs to be functional. He is also supportive of the need for more soccer fields. Also, a new high school is desperately needed. JDHS is very crowded. All of the recreation needs of the community cannot be fit into one place - some breathing room is needed. If you can't do everything well, then you should only develop things that you can do well. He agrees with tonight's first speaker that the focus should be on schools and athletic fields. He feels that a library could be possibly coordinated with the new school. School libraries are not accessible during the summer which is wasteful of resources. Dimond Park should be on the bus route.

- JSA has approximately 100 softball teams involving 1300 to 1500 players. JSA has contributed to field improvements at Dimond Park. There is a need for more fields. He would like to see a forth field at Dimond Park. He feels that there is such an emphasis on youth activities that sometimes adult sports are last in line for field use. Melvin Park used to be a joint use facility but the adults were eventually squeezed out. Lighted fields would prolong the ability to utilized more evening hours on fields. Don't try to jam everything in at Dimond Park or it will be overrun. The softball fields also need water for sanitary facilities and grass to prevent "dust-out" games.

- The JYFL funds the high school football program as well as the youth football program. There is one dedicated football field in Juneau (Adair Kennedy). This is not enough space to schedule an adequate number of games and practices for all of the participants. Some kids have been turned away from the program due to lack of field space. He supports the development of other fields. A new football field could be combined with a soccer field. The JYFL program involves 325 youth.

- The amount of parking designated to accompany a football field at Dimond Park would need to be a lot more than what is proposed in the 1988 plan. The goal of the JYFL is to create a southeast conference for the high school teams in Southeast Alaska communities. A new high school is the number one priority. Another need is a place to store equipment. Youth have also been turned away due to lack of equipment. JYFL has put money into the Adair Kennedy field by building bleachers and performing other maintenance, and they would do the same on another field.

- The participant feels that you cannot cram everything at this location. We must be selective in what we put there. An ice rink is affordable and would be a valuable resource. He is a landowner in the valley. He feels that traffic needs must be considered as Riverside Drive could

become very crowded. He would like to see a buffer of some trees and shrubs to separate the road from the park to keep the area aesthetically pleasing as well as to control noise.

The participant is an adjacent property owner. She is concerned about the increase of the number of children in the area when the new elementary school is built. She knows of no plans to install traffic lights and other precautions. She lives on Glacierwood Avenue, and her street gets high use during busy times like Gold Rush Days. She cannot use her back yard due to the noise created at Dimond Park. She would not have bought her house two years ago if she knew the park was there.

The participant is not speaking on behalf of the Energy Committee, but does have concerns about the area in terms of energy needs. Our crude oil resources are being depleted, and this creates a need for prudent planning. If the community becomes more transit based, less land will be needed at the park for parking. We need an integrated energy plan, orientation and size of buildings be economical, a new arterial highway connection, and to examine the area as a co-generation site. Transportation will be the primary energy issue at Dimond Park.

Ms. Smith asked if the introduction of electric cars will deter use of mass transit systems in the future. Mr. Leighty stated that the community doesn't have that kind of electricity surplus to support mass numbers of electric cars.

The participant is supportive of all youth activities. He feels that a pool could accompany an ice rink. The heat loss from the pool could be transferred to the ice rink. If a pool is constructed near the new high school, the problem of kids hanging out near the pool like they do in town must be addressed. It would be a good idea for Parks and Recreation staff to visit multi purpose facilities in other cities. Bigger facilities will improve our ability to host statewide events, which bring economic benefits to Juneau. A new pool should be bigger than the current pool, and able to accommodate more than one activity at a time.

There is not enough funding available to build all of the desired fields. It is important that groups work together and do things jointly.

Recommendation. PRAC recommended that the new high school should be the number one priority, accompanying fields should be the second priority, and the third priority should be looking at a list of other requests and deciding what else can be accommodated at the location. An amendment to the recommendation stated that accessibility for all will be encouraged at all facilities. A second PRAC meeting on July 16, 1996 would allow for reconsideration of these recommendations.

There was no public comment at the PRAC meeting held July 16, 1996. The PRAC reconsidered its previous recommendation made at the July 9, 1996, public meeting. The new recommendation gives equal support to a compliment of ballfields and a new high school as the number one priority. Other facilities should be added as space allows.

**Parks and Recreation Advisory Committee, Meeting Minutes, September 15, 1998
Riverbend Elementary Commons Area, 7:00-9:00 p.m.**

The meeting started at 7:06 p.m. with Catherine Fritz facilitating. The regular PRAC meeting followed.

Appendix III: Public Comments

PRAC members present were: Ken Dean (Acting Chair), Alex Lukshin, Glen Alt, Kay Gouyton. Paul Grossi arrived at 7:40 p.m. Staff Present were: Kim Kiefer, Parks and Recreation Director, Catherine Fritz, Engineering Department, Carol McCabe, Juneau Public Library, Pearl Johnson, Friends of the Library, Bob Grochow, Parks and Landscape Superintendent, Monique Hickey, Secretary Ex-Officio, Timi Hough, University of Alaska Southeast

Catherine Fritz from the CBJ Engineering Department presented a brief background on the Dimond Community Complex Master Plan and compared the 1988 plan with the 1998 plan. Public comment was then taken.

Public Testimony

Tracy Rivera, P.O. Box 020193. Tracy stated he is concerned that there are not plans for a track at Dimond Park. He feels that the city desperately needs an 8-lane track. He stated that the track at Adair Kennedy is heavily used from 2:30-5:00 p.m. He compared Juneau with Anchorage and Palmer, stating that the secondary schools in these cities have more adequate track facilities. He submitted a letter from Atlas Track & Tennis quoting a price for a rubber-surfaced track. He also stated that he is worried about the injuries due to the hard surface of the track at Adair Kennedy.

PRAC members asked Tracy how long the track at Adair Kennedy is, how the "field" events work out at Adair Kennedy, and if the multi-purpose fields planned for in the Dimond Community Complex would be sufficient for track "field" events. Tracy replied that the track is a 400 meter loop, he stated that the "field" events area is heavily used by other groups as well as the track team, and that the multipurpose fields at Dimond Park would be perfect for the "field" events.

Catherine Fritz stated that track facilities take a tremendous amount of space. The track was not brought up as a priority from previous meetings regarding the Dimond Community Complex, as well as from the School District, and was therefore dropped from the planning process.

Kevin Hamrick, 8937 Haffner Court. He believes that a track would fit on the Dimond Community Complex and that there is a need for a stadium, since Juneau weather is not always conducive to spectators. He feels that a track and stadium should be automatic components of a high school.

Tom McLaughlin, 136 Behrends Avenue. He also stated that he supports a track for the Dimond Community Complex and that he believes a track would fit. He stated that there would also have to be permanent structures built to accommodate certain events, for instance, long jump would need a pit. He also stated his concerns for the lack of cross country trails in the city.

Guy Thibodeau, 3875 Seaview Street. He stated his concerns for cross country facilities, as well as a track. He stated that cross country runners need some kind of natural surface to run on in order to wear some kind of spiked footwear. He is concerned about the surface of the 200 ft. bridge. If it's paved, there needs to be some kind of carpet rollover available, which is expensive, as well as a space needed for storing the rollover. Guy stated that a high school distance of 5 kilometers is needed, and a 2.5 kilometer clover-leaf loop design would work. He is concerned that with the facilities that Juneau currently has, we cannot host a State Championship Cross Country meet. When asked if cross country trails would be suitable on the other side of the river, Guy replied that there is not room for a start field.

Jamie Parsons, 9218 Emily Way. He also agrees that a track should be built on the Dimond Community Complex. He is concerned that the Elementary School has infringed on the park. We

are trying to cram too much onto this piece of land and there seems to be less space available every time there is a meeting (in part due to the river eroding the banks). He feels that there are basic elements of a high school, and that every high school in America should have a track. He feels that a library and pool can stand alone and could be built somewhere else in the city. Since too much land is being allowed for parking, the library should be built near the mall, where there is already ample parking available. He feels that a lot of space is being taken up by paved road and parking. He also feels that the fields are too close and could present safety issues.

Ken Dean commented on the inadequate handicapped accessible routes on the complex, and is concerned about the ADA Committee supposedly signing off on it.

Catherine Fritz commented that a track would take out one entire field and infringe on another 350 ft. high school baseball field, which was a priority for the School District. The track does not have the flexibility for multi-purpose use, the way that open areas do. No areas will be dedicated for a single use. The new fields at the Dimond Community Complex will hopefully free up some field use at Adair Kennedy. The track has not been part of the plan since 1988. Comments are appreciated and will be considered. The track doesn't fit without serious compromise to the other priorities.

Kim Kiefer stated that the feedback from prior meetings was that the city needed more fields and that field space is in great demand. Fixed structures, such as a track/stadium, loses the flexibility of multi-purpose use.

Cheryl Hull, 9210 Gee Street. She is a member of the ADA Committee and is concerned that, supposedly, someone from the committee signed off on the Dimond Community Complex Master Plan, but nobody remembers any presentation being addressed to them. She is concerned about the parking. Also, as an employee of SAIL (Southeast Alaska Independent Living), concerned that nobody on the Dimond Park planning committee approached SAIL. She has concern for individuals with disabilities in the community. She feels that handicapped people should have easy access to what non-handicapped people have access to. In the future, please consult the handicap organizations and use them because they have plentiful resources that could help when planning community areas.

Catherine Fritz commented that she has extensive notes from previous meetings and that she would be glad to give a presentation to the current ADA Committee. Keep in mind that the map is not fully detailed. It does not show all the plans for paved surfaces, this is just a broad master plan. These organizations will be contacted when we move into the specifics.

Perry Shipman, 9394 Rivercourt Way. He believes that athletics is what pulls a high school together. He believes that a block of land was originally intended for education, and it now looks like education has secondary importance to sports & recreation. This is a windy area and he is concerned about blowdown in the Greenbelt area and it becoming a safety issue. Will the city address the stability of the trees along the Greenbelt and what will the city liability be? He would like to see some reprioritizing of the plan.

Ken Post, 9355 Rivercourt Way. He too is concerned about the Greenbelt and blowdown, especially if more trees are cut down for parking. He is not sure that the 65 ft. buffer that is on the plan is adequate. He came this evening because he wanted to talk about the Greenbelt. However, after hearing what has been said this evening, he too believes that a track should be included on the Dimond Community Complex. He believes that there is too much emphasis

placed on soccer. He is concerned about the parking and would like to see condensed parking in the plans, such as the parking garage on the downtown waterfront. The plan seems to take up a lot of land for parking.

George Rogers, 1790 Evergreen. He feels that the Dimond Community Complex Master Plan is trying to crowd too much into this space. He too prefers to see the library at the shopping mall. He is also in favor of building a track on the complex. He feels that if the parking was consolidated, there would be room for a stadium. He feels that the city should rethink the plan.

Catherine Fritz clarified that Dimond Park has always been seen as a combination education component and community center, both with equal value. It's not to be viewed as a high school with some community resources added to it. She read the sales tax ballot from 1983 that was offered to voters for purchasing the 50-60 acre park. She wanted to give a historical perspective, but stated that this doesn't mean that it cannot change.

Bud Jaeger, 3451 Meander Way. He feels that if a school is built on the complex, then we need to keep the kids in mind, then the adult community. The kids need room to roam. He also supports a track and feels that he assumed if a high school was built, that it would have a track and a ballfield facility. He feels that the trade off of building the track will be worth it. He too is concerned about the plans for preventing the Mendenhall River taking the land, as well as preserving this land. He thinks that the pool and library should be removed from the Dimond Community Complex since there are other places for them, and maybe a rec center can be added later.

Catherine Fritz concluded by stating that the Assembly has the final say on the Dimond Community Complex Master Plan. She came tonight to elicit specific comments as to what could be amended. The plan may be pulled from the Committee of the Whole agenda until some of these issues get resolved. She stated that a hydrology study is going on, and we need to keep in mind areas of the park that can be afforded to be lost to erosion or flooding (parking). There are physical limitations that need to be kept in mind from the central area of land having stumps that go down 60 ft deep to the significant elevation change. There is not a lot of area that is suitable and affordable to build on. What has been heard tonight is that people want to know if this is a school site or a community park and that is something that the Assembly has to decide.

End of Public Testimony

After listening to Catherine Fritz, Glen Alt stated that he was under the impression that the Dimond Community Complex Master Plan was a done deal. Kim Kiefer stated that this was the final review of the Final Draft of the plan. It is our hope to move the plan forward to the Committee of the Whole. Alex Lukshin asked Kim Kiefer if she expected the PRAC to make a motion for the Committee of the Whole. Kim stated that she would like a recommendation to go forward to the COW. PRAC members discussed their concern that the original plan and 1983 ballot focused on park space and all of a sudden it has changed to a school. Concerned about lawsuit since the public voted for one purpose, but now purpose has changed. Kim stated that the Law Department will review this. After extensive discussion the PRAC made a motion to, "recommendation to endorse the August 1998 Dimond Community Complex Master Plan Final Draft with the caveat that the sports field area be left flexible so that if other needs are identified, they can be adapted, such as a track or other sports and recreation activity." Motion passed unanimously.

AQUATICS MEETING

A meeting of persons involved in aquatics programs at the current Augustus Brown Pool was held on April 20, 1998 with 22 persons attending. They represented a broad range of pool users including competitive swimming, recreational swimming, water safety instruction, and specific aquatics programs such as synchronized swimming, water aerobics, and rental use. They were asked to identify facility needs and issues through the following question: "What aquatic experiences are we limited in having, or don't have at all in the current facility?" The following twelve items were identified by the group, and are ranked according to the importance the group gave them:

1. Expand opportunities for swim lessons, especially through the elementary schools.
2. Expand opportunities for more clubs and groups to use the pool (this requires more pool area since the bookings are solid now).
3. Provide more deck space to support programs using the pool.
4. Provide closer access to a pool for more of Juneau's population.
5. Increase access to the pool for the Glacier Swim Club.
6. Increase rehabilitation programs, therapeutic programs, etc. (this requires a warm pool).
7. Provide better schedules and more support/features for special training such as kyaking, cold water survival, etc.
8. Better accommodate an expanded high school swim team.
9. Keep programs affordable - especially for seniors.
10. Increase revenues for pool operations.
11. Improve spectator seating - provide it off of the pool deck.
12. Improve outreach to neighboring SE communities that don't have pools.

WRITTEN AND PHONE

No comments were received by phone. Only two written comments were received.

• The Capital City Kennel Club is requesting that its needs be considered in facility design and future scheduling. They are currently unable to use the facilities available through Community Schools. In addition, the Mt. Jumbo Gym and the National Guard Armory, facilities that are available to the club, are inadequate for their needs. As such the Club needs a space to conduct a variety of pet classes, training, and special events. This facility should be the size of a one court basketball gym. The Club states that they wish to be part of the Dimond Community Complex master plan process. They are willing to support the development of facilities and share in their use.

• The American Legion Baseball program supports both improvements to the existing field at Adair/Kennedy Park and a new "quality, high school sized baseball facility." American Legion baseball will be expanding next year, consequently they will need more field time available.

APPENDIX IV: GOLD RUSH COMMISSION

The following letter was received from Gold Rush Commission Chairman Jerry H. Harmon dated August 9, 1996:

This letter is submitted for your consideration in the planning process for the Dimond Park/Gold Rush Fields complex. In this regard, the Juneau Gold Rush Commission's objective is , in close cooperation with the City and Borough of Juneau, to create an attractive recreational gathering place for Juneau's residents and visitors. In order to meet this objective, the Commission intends to:

1. Seek to secure a long term lease for Gold Rush Fields. The present lease is for ten years; we would like to extend it for an additional ten years.
2. Continue, as we have in the past, to participate in the development of Dimond Park under the supervision of the Parks and Recreation Department.
3. Develop Gold Rush Fields so that it is a multi-purpose area available for use by residents of the City and Borough of Juneau. In this regard, facilities constructed and maintained for the Gold Rush Days celebration would be made available to other organizations and for private gatherings as are the facilities at Sandy Beach.
4. Establish displays of mining and logging artifacts from Juneau's history.
5. Bring electric power to the Gold Rush Fields and to the softball and soccer fields at Dimond Park. Assist in the construction of night lighting for playing fields.
6. Host fund raising events for the purpose of raising money for the construction of back stops, scoring booths and bleachers for Dimond Park.
7. Help in the construction of sanitary facilities for the Dimond Park/Gold Rush Fields complex.
8. Continue to supervise the grading and fill operations for undeveloped areas of Dimond Park.

The following letter was addressed to Parks & Recreation Director Kim Kiefer, from Gold Rush Commission Chairperson Dennis Watson on July 24, 1998:

We thank you for taking the time to present the overview of the future plans for Dimond Park and the new positioning of the Gold Rush Commission facilities. We are very pleased with the new layout and would like to get started on our areas as soon as possible. I realize this may seem a little premature but it will take some planning on our end to complete this project. What would help us greatly would be to have the perimeters surveyed so that we can get started with the new boundaries.

The only part of the plan we would like you to reconsider would be the grassing of the multi-use area marked on the plan. We feel that if left as a well graded gravel area it would serve many more uses and would require much less maintenance expense going

Appendix IV: Gold Rush Commission

forward. I realize dust is a concern but if gravel would be used this would greatly eliminate this problem.

Thank you again for taking the time to meet with us. We look forward to having the best park facilities in Alaska.

APPENDIX V: HIGH SCHOOL PHYSICAL EDUCATION NEEDS

Comments from High School Principal Mr. Ron Gleason, July 1996

The Juneau/Douglas High School physical education staff and the administration developed the list of facility recommendations based on the curricular emphasis in our physical education program and the reality of class size. The curriculum emphasizes life-long learning activities and the need to expose students to a range of activities. In order to encourage continued activity and to the degree possible, students are provided choice of activity in the maintenance component of the curriculum. Choice also is dictated by class size. With class size being in excess of forty students, choice is a necessity if students are going to maximize the opportunity for participation.

The priority list was constructed with an understanding that two gym facilities would be part of any future high school construction. If that was not the case, serious reconsideration would have to be given to both the internal and external recreational facilities. The internal demand for physical education facilities would preclude any community use of a facility with a single gym. A school with a single gym would significantly limit programs offered by the school.

Dimond Park Facilities

Ideal

(listed by priority)

Baseball Stadium
Multi-purpose Practice Field(s)
2 Outdoor Basketball Courts
Softball Stadium
General Stadium:
 eight lane track
 turf football/soccer field
Swimming Pool
2 Outdoor Tennis Courts
Trails

Priority

(listed by priority)

Multi-purpose field
Turf game field for football/soccer
2 Tennis Courts
Trails for hiking and running
2 Basketball Courts
Swimming Pool

APPENDIX VI: PARKING CALCULATIONS

Ratios for occupancy loads are from the Uniform Building Code, Table 33-A. Ratios for parking loads are from the CBJ Land Use Ordinance. Occupancy and parking loads that are estimates are noted.

HIGH SCHOOL

Proposed Parking Capacity: 450 cars

CBJ Land Use Ordinance:	<u>Occupancy Load</u>	<u>Parking Load</u>
Minimum		15 cars
Auditorium (600 seats)		1:4 seats = 150 cars
Classrooms (52)		1:1 classroom = 52 cars
*Total		217 cars

Parking Generation Study	
Student Population (1,500)	1:19 students = 79 cars

Staff Estimate		
Minimum		15 cars
Auditorium (600 seats)		1: 4 seats = 150 cars
Classrooms (52)		1:1 classroom = 52 cars
Commons (3,000 SF)	1:15 = 200	1:4 = 50 cars
Library (8,000 SF)	1:100 = 80 (est.)	1:6 = 14 cars
Est. Driving Students		125 cars
*Total		406 cars

Current J/D High School Parking Lot 100 cars

Peak Use: September-May, Monday-Friday, 7:30AM-3:00PM

ELEMENTARY SCHOOL

Proposed Parking Capacity 70 cars

Staff estimate	
Staff	70 cars

Current Parking Lot 53 cars

Peak Use: September-May, Monday-Friday, 8:00 AM-3:30PM

Appendix VI: Parking Calculations

RECREATION CENTER

Proposed Parking Capacity 200 cars

CBJ Land Use Ordinance	Occupancy Load	Parking Load
Pool	1:50 = 146	1:4 = 37 (est.)
Gym	1:50 = 200	1:4 = 50 (est.)

Parking Generation Study
Recreation Center (61,000) 4: 1000 SF = 244 cars

Staff Estimate	People	Parking Load
Staff	24	1:1 = 24 cars
Pool		60 cars
Gym (Basketball Game)		
8 per team x 4 teams	32	
umpires, coaches, etc.	10	
spectators @ 1/player	32	
*Sub Total	75	1:2.5 people = 30 cars
Weight Room	15	1:1 = 15 cars
Meeting Rooms	24	1:1.5 = 16 cars
*Total		197 cars

Peak Use

Pool: School year, 6:00 AM-9:00 AM, 11:00 AM-2:00 PM, 5:30 PM-7:00PM; Summer, all morning, and after work. Other facilities: It is estimated that the other facilities in the recreation center will peak at times similar to the pool.

OUTDOOR RECREATION

Proposed Parking Capacity 400

Baseball/Softball Fields	People	Parking Load
12 per team x 4 teams	48	
Coaches, umpires, etc. x 2	10	
Spectators @ 1/player	48	
*Total	106	1:2.0 people = 53 cars

Soccer Fields	People	Parking Load
12 per team x 4 teams	48	
Coaches, referees, etc. x 2	10	
Spectators @ 1.0/player	48	
*Total	106	1:2.0 people = 53 cars

Football Fields	People	Parking Load
24 per team x 4 teams	96	
Coaches, referees, etc.	10	
Spectators @ 1.0/player	96	
*Total	202	1: 2.0 people = 101 cars

Appendix VI: Parking Calculations

Tennis Courts	<u>People</u>	<u>Parking Load</u>
2 courts x 4 players	8	
Spectators	4	
*Total	12	1: 2 people = 6 cars
Basketball Courts	<u>People</u>	<u>Parking Load</u>
8 per team x 2 Teams	16	
Spectators	7	
*Total	25	1:2.5 people = 10 cars
Picnic Shelter	<u>People</u>	<u>Parking Load</u>
*Total	75	1:2.5 people = 30 cars
View Shelter	<u>People</u>	<u>Parking Load</u>
*Total	4	1:4 people = 1 cars
Playground Area	<u>People</u>	<u>Parking Load</u>
*Total	16	1:2.5 people = 6 cars
Pedestrian/bike Bridge	<u>People</u>	<u>Parking Load</u>
*Total	60	1:2 people = 30 cars

Peak Use

Adult: May-September, Weekdays 5:00 PM-10:00 PM, Weekends soccer 11:00AM-6:00PM and all tournaments.

Parking Scenarios	<u>People</u>	<u>Parking Load</u>
I. 6 Baseball/softball	636	318
Tennis	12	6
Basketball	25	10
Playground	16	6
Shelters	79	31
*Total	768	371
II. 2 Soccer	212	106
2 Football	404	202
Tennis	12	6
Basketball	25	10
Playground	16	6
Shelters	79	31
Trailhead	60	30
*Total	808	391

Appendix VI: Parking Calculations

III.	4 Softball	424	212
	2 Soccer	212	106
	Tennis	12	6
	Basketball	25	10
	Playground	16	6
	Shelters	79	31
	Trailhead	60	30
	*Total	828	401
IV.	Baseball/softball Tournament, 4-plex	600	300
	Tennis	12	6
	Basketball	25	10
	Playground	16	6
	Shelters	79	31
	Trailhead	60	30
	*Total	792	383

SUMMARY

Proposed Parking Capacity 970 cars

High School 450 cars
 Elementary School 70 cars
 Recreation Center 200 cars
 Outdoor Recreation 400 cars
 *Total 1,020 cars

Joint-Use Scenarios

I.	Partial School Use	100 cars
	Recreation Center	200 cars
	Outdoor Recreation	400 cars
	Partial Passive Recreation	30 cars
	*Total	730 cars
II.	High School	350 cars
	Elementary School	70 cars
	Partial Recreation Center	100 cars
	Partial Passive Recreation	30 cars
	*Total	550 cars
III.	Special Event	
	High School	800 cars

APPENDIX VII: COMMUNITY PARTICIPANTS IN THIS MASTER PLAN REVISION

Alaska Department of Transportation/Public Facilities

Alaska Library Association-Juneau Chapter

Americans' With Disabilities Committee

Capital City Soccer League

Capital City Kennel Club

Friends of the Juneau Public Library

Gastineau Channel Little League

Glacier Swim Club

Ice Hockey Group (informal group)

Juneau Youth Football League

Juneau Gold Rush Committee

Juneau Energy Committee

Juneau Public Libraries Endowment Board

Juneau Sports Association

Juneau School District Facilities Committee

Parks and Recreation Advisory Committee

Planning Commission

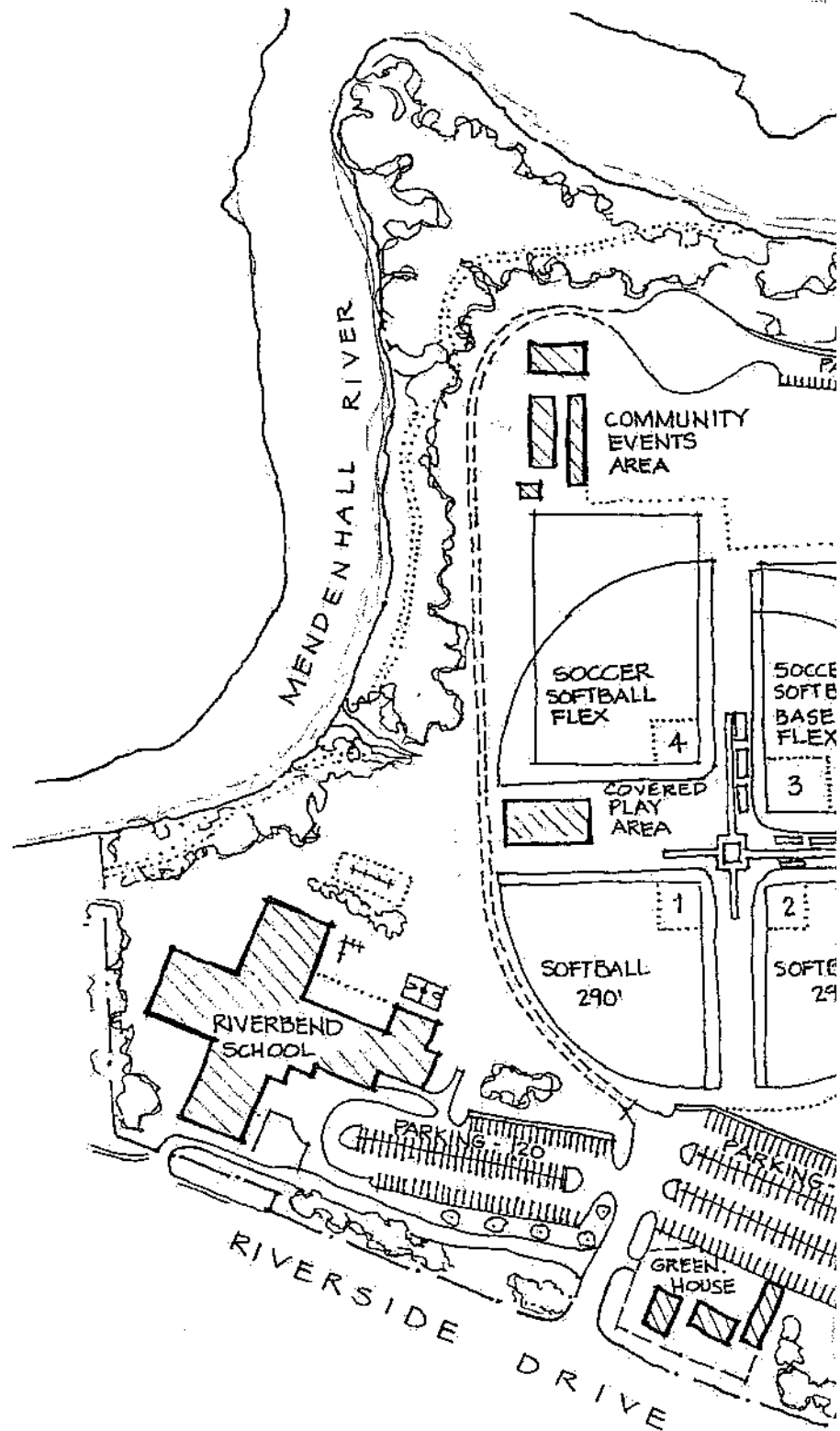
Public Works and Facilities Committee

Renninger Foundation

Wetlands Review Board

Youth Commission

1999 MASTER PLAN DRAWING OF DIMOND COMMUNITY COMPLEX



DIMOND COMMUNITY COMPL