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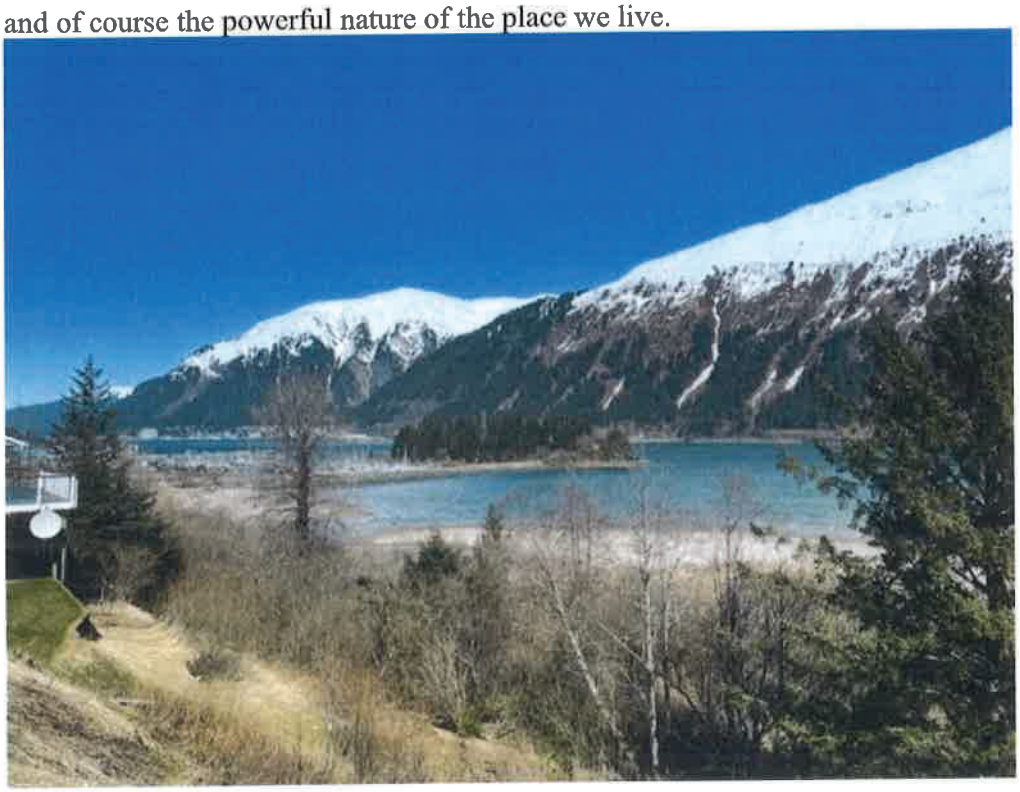
July 31, 2023

Anax Yaa Andagan Yé Daakahídi Learning Center
Douglas Indian Association (DIA) and Tribal Government
St Anne's Avenue, Douglas

The DIA Cultural Learning Center a new facility on a north-facing hillside site at the end of St. Ann's Avenue in Douglas Alaska (lot USMS 164 SE FR). The proposed structure is to be a wood framed single story over a concrete foundation and daylight basement overlooking the Treadwell Historic site and Gastineau Channel.

The project is a Cultural Learning Center for Preschool through adult programming, with a primary focus on Tlingit language learning and traditional food preservation as a part of the tribal organization's food sovereignty and food source stability program. The vision is to provide a learning space in a comfortable setting that will provide workshop space supporting both Alaska native arts and community sustainability, including fisheries and other educational programming. Situated near T'aaku Kwáan - Sayéik village site with stunning views out over the ruins of the Treadwell mining district (now a park), the setting evokes both the endurance of all *Aan Yátx'u Sáani* - Noble People of the Earth, and of course the powerful nature of the place we live.



The primary parts of the project are:

- The gathering space (classroom)
- The spaces that support the gathering space (computer library and teaching kitchen)
- The offices/studios for both operations staff and visiting educators/artists

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- The connecting spaces for both formal and casual interaction
- The outdoor spaces with interpretive material, connection to landscape

The following proposed program list is intended to support the Owner's programmatic needs and the overarching intent of this project:

Name/Function	Program Notes	Covered outdoor area	Building Area Net Square Feet
Lobby/reception	generous circulation lobby		200
Reception	Reception workstation desk associated with Lobby		100
Cultural Communications	Classroom/presentation and larger meeting space		980
Small meeting			140
Kitchen	Support to Education space. Include: Small refrigerator w/ ice and water, microwave, sink w/ disposal, dishwasher, storage, and cooktop with range hood		160
Janitorial			50
Bathroom, Men	Accessible, first floor, Public		60
Bathroom, Women	Accessible, first floor, Public		60
Outdoor covered workshop space	outdoor cover with partial enclosure	600	
Computer Library/Archive	to support education space		120
Wet Work Yard (outside kitchen)	To support traditional foods preparation educations	200	
Facility Administrator			120
Education/studio 1			120
Education/studio 2			120
Workroom	copiers, files etc		120
Janitorial			50
Bathroom, Men	Accessible, second floor, Public		60
Bathroom, Women	Accessible, second floor, Public		60
elevator shaft	in the grossing factor		
storage/security			200
trash/recycling collection	Indoor	80	
Mechanical/Electrical room			150
Parking area (5-6 spaces with	3500 sf paved surface		

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		880	2870
Grossing factor			720
Total Square feet	Outside and inside space	**880**	**3590**

Land Use: The lot is approximately 100 feet deep by 133.5 feet wide (parallel to street and is listed as 13,366 square feet with City Water and Sewer on the CBJ Assessor's database. The project concept and land use has been vetted with the City and Borough of Juneau Planning Department. The land is zoned D-18, which would allow educational facilities with a Conditional Use Permit. For construction, we must adhere to a 20-foot setback off St. Ann's, 10- foot setbacks off the back lot lint to the north, and 5-foot setbacks from the side yard lot lines. Parking is required for the new structure, with a preliminary calculation of one space per 600 sf (5-6 spaces, depending on how we calculate that). Our proposed schematic design plan illustrates how we would accommodate this parking on the site. Note that one parking space must be wheelchair accessible.

Accessibility: As this is a commercial property the proposed design is intended to make provisions for Accessibility to all business use areas of the building. This includes an accessible path from the parking lot through the front door and to both the first and second floors.

Existing site conditions: Currently the lot is undeveloped and largely unvegetated. Under prior ownership the site was used to deposit spoils/fill material from a street construction approximately 6 years ago, which has increased the site slope angle and is subject to erosion.

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Proposed site development: Due to the overlay of fill material over native site organics in recent years, the unstable site fill material will be removed down to hardpan/bedrock, with a buildup of engineered fill to building foundation depths. Building foundations will be integrated with the site retainment. The steep embankment will be replaced with a series of retaining structures with controlled drainage. Sloped area will be revegetated with natural and indigenous greenspace. Developed terraces will be hardscaped with planting areas.

New construction: The building shall be comprised of an insulated full height daylight basement supporting a one or two-story wood framed structure, with developed outdoor spaces on the landscape that are both covered and uncovered, supporting the building program.

- Foundation and daylight basement level shall be Insulating form Concrete (IFC), with exterior waterproofing and perimeter drainage. The basement shall have a concrete floor slab and painted gypsum board finishes.
- The main floors shall be 2x6 framed construction with interior gypsum board over a vapor retarder, fiberglass or mineral wool insulation fill, plywood sheathing with weather barrier, a 1.5" layer of rigid outside insulation, pressure equalizing siding and trim. Interior finishes to be painted gypsum board. The exterior finish is proposed to be comprised of sheet metal panels and flame-treated cedar siding for greater longevity in our climate.
- The proposed roof will be a combination of gabled forms, with flat roof canopies, anticipating new metal roofing with snow stops and gutters and high-performance single ply membrane materials.
- The gabled and low sloped roof structures are to be comprised of timber frames and decking with outside rigid insulation (R35 continuous) over vapor retarder. Vented attic spaces are not suitable for the high winds and exposure of this specific site.
- Outdoor covered spaces: the design options include both covered and uncovered outdoor spaces comprised of both concrete paver hardscape surfaces and wood decks on piers, and extended roof coverings. These shall be heavy timber framed with timber decking. Exterior railings to be epoxy coated galvanized steel, stainless steel, and glass panels to afford wind protection.
- Windows and doors: high performance thermal units with painted fiberglass frames and panels, typical. Glazed wall at the classroom and meeting room to be fiberglass storefront with operable glass portions permitting direct connection to outdoor spaces during suitable weather.

Bathrooms: A total of four, single-user bathrooms shall be provided, two on each level. All are configured to be accessible and shall have an adjacent janitorial space.

Kitchen: A small commercial kitchen space is provided in association with the classroom. Shall have: three-well sink, 36" range and Type 1 range hood, commercial under counter dishwasher, microwave, and refrigerator/freezer.

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Elevator: To accommodate the split level and multi-floor nature of the design, we propose a 2-stop commercial elevator (Otis Hydrolift) to serve both levels. The elevator shall provide an accessible means of access.

Electrical: New electrical service and distribution, including extension of three-phase power to the site along St. Anns. LED lighting shall be implemented to the greatest extent possible. Switch mounted occupancy sensors with overrides are to be provided at offices.

Data/Communications: New data and communications equipment and distribution to serve offices and meeting rooms. Teaching and conference rooms shall support large screen installations. The computer archive and library will require a robust data connection and internal network, including wireless. We anticipate the system will be equipped with a battery backup, an uninterrupted power supply (UPS).

Fire Suppression: The building does not require a fire suppression sprinkler system, and the extension of a suitably sized water service is a cost beyond the project budget.

Heating and ventilation: Heating and cooling is proposed to be provided with a ground source heat pump system comprised of a closed system, four or five 350' deep ground contact wells, and interior heat pump unit with in-floor heating/cooling piping and tempering coils in the heat recovery ventilation system. The budget alternative is an air-to-air heat pump system with ducted distribution and heat recovery ventilation. The system will provide MERV 13 filtration. The minimum required fresh air levels will also be accommodated by operable windows throughout.

Site finishing: As previously noted the existing site is a steep hillside that will require significant excavation and reattainment to create a stable building foundation. Approximately 40% of redeveloped site is anticipated to be planted area, with the remaining dedicated to building and hardscape areas. See notation in provided architectural site plan. The landscape shall be developed to encourage casual outdoor gathering with some measure of wind/weather protection and shall utilize plantings indigenous to the area.

Project Phasing: Due to the substantial site work that must occur prior to building construction, the project is intended to advance in two phases. Both phases 1 and 2 are funded, and phasing is intended to expedite the site work and expenditure of allocated grant funding in the current year.

Phase 1 will be comprised of site work, including the removal of inadequate site materials, the construction of lower site retainment structures, adding engineered fill material up to the elevation of the building basement, and the extension of water, sewer, electrical and stormwater utilities. We anticipate addressing the un-platted drainage structures associated with the St. Anns Street construction as a part of this work and are requesting an early site development permit to advance this effort in the late summer of 2023.

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Phase 2 shall be comprised of building construction and site finishing. We anticipate this work will start in the late fall 2023 and extend through spring of 2025.

Project Funding: The Douglas Indian Association has received a substantial education grant for building construction, equipment, and education delivery. A second grant has been received to develop the computer archive and library. A third grant source is available to help mitigate some of the unexpected site development costs. These grants have timelines and deadlines that drive the project schedule. The project design is supported by the work of a professional cost estimator.

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