

Project: **Shaan S'oox Community House Renovation**
Subject: Conditional Use Application Narrative
By: Paul Voelckers AIA
Date: February 14, 2024, Revised

MRV 2203

The *Shaan S'oox Community Center*, managed by the Tlingit-Haida Community Council, will be renovated and partially expanded. The areas of work include an inviting and expanded entry and office area, support areas along the back side (northwest side) of the building, expanded kitchen areas, and substantial new mechanical upgrades.

Use Pattern and Function: Since its construction, the Community Center has functioned as a large meeting space venue, supported by administrative office, restrooms, commercial kitchen, and general storage. The primary building use is Bingo operations, typically scheduled three evenings a week on Friday, Saturday, and Monday nights. Other primary functions include memorials and potlatch functions which average about one event per week. Other typical uses include Saturday art workshops, called "*Auntie's House*" with 12-20 participants. Work-week daytime use is more limited, with few major activities.

After this renovation and upgrade, the main social gathering function will remain unchanged. Structural alterations will be made to improve support spaces, including a new vestibule, lobby, admin office, kitchen, conference room, youth activities room, and storage. The existing mechanical mezzanine will incorporate new mechanical equipment and conversion from an oil boiler to new air-source heat pump system. A new building-wide sprinkler system will be added.

The building will continue to function as an assembly space and social hall. No changes in use or occupancy will occur. 7,625 sq.ft. of the existing building will be retained with limited or modest changes, including the large meeting/event space, associated stage, and adjoining storage. Another 2,259 sq.ft. is significantly affected by new work, either as an addition or major space renovation. The total facility size after renovation is 9,984 sq.ft.

Required Parking Analysis: The following parking analysis uses both CBJ parking standards in updated Title 49.40.210, and the most recent 2021 IBC.

- Title 49.40.210 identifies this type of Assembly space as required to provide one stall per 4 occupants (*Churches, auditoriums, and similar enclosed places of assembly*).
- The calculated Assembly occupancy count would be based on 4,629 sq.ft. of primary Assembly space, per MRV drawings.

- Per IBC 2021, the Assembly occupancy count is calculated per table 1004.5. This table identifies Assembly use for unconcentrated use without fixed seating as one occupant per 15 net sq.ft. (This is in contrast with most uses that are calculated with gross square footage). The rationale is that aisle space for egress needs to be accommodated, and that circulation space is subtracted from the gross space size.
- As an approximation, circulation will require 20% of the gross area. The net Assembly space would then be 80% of 4,629 sq.ft. or 3,703 sq.ft.
- This generates 247 occupants at one occupant per 15 net sq.ft.
- 247 occupants would require **61 parking spaces** (rounded down).
- Note that other adjoining auditorium spaces, including stage and youth activity room, are not calculated as additive to the Assembly occupancies, since their use typically reflects sub-sets of the primary Assembly space use.
- 3 required ADA spaces are shown on the updated Site Plan A151.

Historical Site Parking and Modifications: The Community Building was originally constructed in 1977. The as-built site plan provided by the Owner dated 11.21.77 illustrates 80 parking spaces with a gravel-finished parking lot. CDD records also reference this number of 80 parking spaces.

However, by inspection, the project was not constructed with the 80 spaces noted, since that parking plan illustrated parking stalls located tight to the upper stream bank along Salmon Creek. Given the current extent of mature trees, green space, and outside storage structures located northwest (streamside) of the building, it appears that 24 of the indicated 80 spaces were never provided on-site, with actual provision of approximately 56 spaces.

Subsequent site modifications occurred during the mid-1990's. This work provided finished paved parking with striping, and an expanded southeasterly site boundary which was legally platted to establish a 30' access ROW for the adjoining Tlingit/Haida Vocational Training Center. This site revision reduced the on-site parking at Shaan S'oox to 44 spaces, with 44 spaces at the adjoining Vocational Training Center.

Parking Use Agreements: Two recent parking agreements are in place between the Juneau Tlingit-Haida Community Council and adjoining facilities. The first is a flex-use agreement with the Vocational Training Center (now named "*Generations Southeast*") to the northeast of *Shaan S'oox*, at 3229 Hospital Drive. That facility includes 44 parking spaces. The flex use agreement provides *Generations Southeast* additional day-time use of open *Shaan S'oox* parking spaces. The agreement, in turn, allows *Shaan S'oox* to use the *Generations Southeast* spaces in the evenings for typical events like bingo which have relatively high parking demands. A signed copy of this agreement between Central Council of Tlingit & Haida Indian Tribes of Alaska and the Community Council is attached.

The other agreement is with the southwest property owner, SEARHC, at 3225 Hospital Drive. That multi-tenant medical service facility leases 26 parking stalls for daytime business use. 22 stalls are located along the southern edge of the *Shaan S'oox* property, immediately fronting the SEARHC building, with four more along the westerly creek side as shown in the updated Site Plan A151. All spaces are fully available in the evening for event parking for the *Shaan S'oox* facility. A signed copy of that agreement is attached.

After the renovation, the improved front entry area of *Shaan S'oox* will provide 12 parking stalls, including two ADA spaces, a convenient new pick-up and drop-off area, and a dedicated loading zone serving the kitchen and assembly space. Two more informal parking spaces are located along the westerly (creek) side, adjoining open covered storage spaces. The total on-site parking totals 38 spaces (including the 26 shared leased spaces).

CDD Parking Concurrence: The CDD project review for this renovation project discovered that a 1992 parking agreement negotiated with the CBJ had expired in 2022.

It is recommended that a new project approval include CDD acceptance of the two recent shared parking agreements with SEARHC and Generations Southeast, described above. The total number of shared parking spaces easily meets the required 61 spaces.

To summarize, current renovation plans illustrate 12 primary front parking spaces, and 2 existing on-site spaces on the northwest side, for 14 spaces. This requires that a calculated parking requirement of 61 parking spaces be met by accepting the shared use parking agreements for after-hour use, including 26 spaces leased by SEARHC on the Community Building site, and 44 spaces on the adjoining *Generations Southeast* property, generating a total maximum of 84 spaces.

On-site parking and vehicle handling has been improved and made safer by the renovation, with the provision of more accessible and visible parking spaces, including ADA stalls and passenger drop zone right at the main entry.

The shared use of parking stalls with a day/night diversity of use for both adjoining properties appears to be functioning very well. This type of joint use is expressly supported per CBJ 49.40.200 (5)(A).

Traffic Impact Analysis: A traffic impact analysis is not warranted. The primary uses of the building are during evening and weekend hours, with limited traffic conflict with the primary day use of the streets and arterials. No change in size or use pattern is occurring with this renovation.

Streamside Setback Compliance: CDD review of the building and site ascertained that sheds have inadvertently been added within the 50' protected stream buffer for Salmon Creek. Per updated Site Plan A151, the shed and covered area are indicated to be removed. All construction within the 50' surveyed buffer will be removed and the area restored to a clean vegetated state before a final certificate of occupancy is granted.

Vegetative Cover: Per CBJ 49.50.300, a minimum vegetative cover of 10% is required, or 4,647 sq.ft. The updated Civil site plan illustrates vegetative cover along Salmon Creek of 4,680 sq.ft. Additional vegetative cover is also provided along the southwesterly side of the building, totaling 480 sq.ft. The requirement is met.

Site Information: Supportive materials are attached. Materials include:

- Attachment A: Civil Site plan of site, topo, parking, stream, and easements.
- Attachment B: Architectural package: Updated site plan, plan, elevations, rendering.
- Attachment C: Electrical plan showing exterior building lighting.

- Attachment D: SEARHC parking lease agreement.
- Attachment E: Generations Southeast shared use agreement.
- Attachment F: Exterior lighting fixture cut sheets showing cutoff.

