

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Planning Department  
For reading: May 17, 2005

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 5-31-05

Anchorage, Alaska  
AR 2005- 112

1 A RESOLUTION RECOMMENDING SELECTION OF A SITE IN SOUTHWEST  
2 ANCHORAGE FOR AN ELEMENTARY SCHOOL, TO CONSIST OF  
3 APPROXIMATELY 15 ACRES, GENERALLY LOCATED IN THE KINCAID  
4 ESTATES SUBDIVISION, WITHIN THE NE1/4, SE1/4 AND SW1/4 OF SECTION 9,  
5 T12N, R4W, S.M., ALASKA; AND SELECTION OF A SITE IN SOUTHWEST  
6 ANCHORAGE FOR A MIDDLE SCHOOL, TO CONSIST OF APPROXIMATELY 27  
7 ACRES, GENERALLY LOCATED IN THE SOUTHERN PORTION OF AN  
8 UNSUBDIVIDED PARCEL, BEING SOUTH OF TRACT A, LANCASTER  
9 SUBDIVISION, IN THE SW1/4 OF SECTION 10, T12N, R4W, S.M., ALASKA.

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11  
12 WHEREAS, the Anchorage School District has identified the need to acquire a site for a new  
13 elementary school and a site for a new middle school in Southwest Anchorage; and

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15 WHEREAS, the Anchorage School District has funds available to acquire two sites; and

16  
17 WHEREAS, in accordance with AMC 25.25, a site selection study was prepared by the municipal  
18 Planning Department, and a report entitled "Southwest Anchorage Elementary and Middle School  
19 Site Selection Study" was published in February, 2005; and

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21 WHEREAS, the study evaluated six site options; and location, size, accessibility, physical  
22 suitability, availability, development and acquisition costs, and other factors were considered; and

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24 WHEREAS, based on available information and current circumstances, Site M-2 is the most  
25 suitable option for the proposed middle school; and

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27 WHEREAS, based on available information and current circumstances, Site E-1A or a site in the  
28 area of Site E-1A presents the best option for an elementary school, but is not available for  
29 acquisition and eminent domain is difficult if there is another viable site; and

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31 WHEREAS, Site E-1B presents a viable option for an elementary school site and is available for  
32 acquisition, but is not as well-located as Site E-1A, is at a lower elevation with less solar exposure  
33 and possible air quality concerns; and

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35 WHEREAS, notice was given to the owners of properties near the six site options, the area  
36 community council (Sand Lake), the general public, and other interested parties; and

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2 WHEREAS, the Sand Lake Community Council voted in favor of Site M-2 and against Site E-  
3 1B; and

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5 WHEREAS, the Joint School Site Selection Committee reviewed the site selection study and  
6 agreed with its recommendation for Site M-2 for a middle school and Site E-1B for an elementary  
7 school, based on the unavailability of Site E-1A; and

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9 WHEREAS, a joint public hearing was held before the Anchorage School Board and the Planning  
10 and Zoning Commission in accordance with AMC 21.15.015.c and AMC 25.25; and each body  
11 made recommendations (1) for selection of Site M-2 for the middle school; (2) for selection of  
12 Site E-1A or a site in the area of Site E-1A for the elementary school, with Site E-1B as a viable  
13 backup site option for an elementary school, contingent upon acceptable air quality determination  
14 through a comprehensive air quality study that includes analysis of build-out of the airport and the  
15 surrounding residential area; and (3) prior to any site acquisition in either Area 1 or Area 2 (as  
16 identified in the "Southwest Anchorage Elementary and Middle School Site Selection Study"), all  
17 environmental contamination shall be identified and remediated by the property owner according  
18 to a work plan approved by the Alaska Department of Environmental Conservation (ADEC). If  
19 Site M-2 is chosen, a Phase I Environmental Assessment should be performed to include the 5-  
20 acre parcel, which was not originally available; now, therefore,

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22 THE ANCHORAGE ASSEMBLY RESOLVES:

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24 **Section 1.** That approximately 27 acres, identified as Site M-2 in the above referenced site  
25 selection study and generally described as a portion of an unsubdivided parcel, located south of  
26 Tract A, Lancaster Subdivision, in the SW1/4 of Section 10, T12N, R4W, S.M., Alaska, be  
27 selected for a middle school; and

28  
29 **Section 2.** That 15 acres, identified as Site E-1A in the above referenced site selection study and  
30 generally described as a portion of Kincaid Estates Subdivision, Tracts 8, 9, and 10 (Plat 2003-  
31 95), located within NE1/4, SE1/4 and SW1/4 of Section 9, T12N, R4W, S.M., Alaska; and Tract  
32 A, Kincaid West Subdivision (Plat 2004-43), located in the W1/2, SW1/4 of the NE1/4 of Section  
33 9, T12N, R4W, S.M., Alaska; or a 15-acre site in the area of Site E-1A be selected **as the**  
34 **preferred site** for an elementary school; and

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36 **Section 3.** That, if acquisition of **the preferred** Site E-1A or a site in the area of Site E-1A  
37 cannot be arranged **concluded**, Site E-1B, as identified in the above referenced site selection  
38 study and generally described as a 15-acre site within Tract 1, Kincaid Estates Subdivision (Plat  
39 2003-95), located within NE1/4, SE1/4 and SW1/4 of Section 9, T12N, R4W, S.M., Alaska; be  
40 selected for an elementary school, subject to acceptable air quality determination through a  
41 comprehensive air quality study that includes analysis of build-out of the airport and the  
42 surrounding residential area.

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44 **Section 4.** That the site selection approval be subject to the following condition, and that the  
45 Municipality and the School District shall assume no liability, financial or otherwise, for  
46 resolving this condition:

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 2 prior to any site acquisition in either Area 1 or Area 2 (as identified in the  
 3 "Southwest Anchorage Elementary and Middle School Site Selection Study"),  
 4 all environmental contamination shall be identified and remediated by the  
 5 property owner according to a work plan approved by the Alaska Department of  
 6 Environmental Conservation (ADEC). If Site M-2 is chosen, a Phase I  
 7 Environmental Assessment should be performed to include the 5-acre parcel,  
 8 which was not originally available.  
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10 **Section 5.** That this resolution shall become effective immediately upon passage and approval.

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 12 PASSED AND APPROVED by the Anchorage Assembly this 31<sup>st</sup> day of  
 13 May, 2005.  
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 16  
 17 Anna J. Fairclough  
 18 Chair of the Assembly  
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20 ATTEST:

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 23 Bonnie S. Gunders  
 24 Municipal Clerk  
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