



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 330-2005

Meeting Date: May 17, 2005

**From:** MAYOR

**Subject:** SELECTIONS OF SITES FOR A NEW ELEMENTARY SCHOOL AND  
A NEW MIDDLE SCHOOL IN SOUTHWEST ANCHORAGE

1 The Anchorage School District has identified the need to acquire a site for a new elementary  
2 school and a new middle school in Southwest Anchorage. Six site options in two areas were  
3 evaluated in the "Southwest Anchorage Elementary and Middle School Site Selection Study,"  
4 prepared by the Planning Department. The study considered location, size, accessibility,  
5 physical suitability, availability, development and acquisition costs, and other factors.

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7 Based on these criteria and available information, a site located in Kincaid Estates Subdivision  
8 between Dimond Boulevard and Kincaid Road and west of Sand Lake Road, is the best option  
9 for an elementary school. Site E-1A, as identified in the study, or a site in the area of Site E-1A,  
10 is the preferred option; however, this site area is currently unavailable for acquisition. Site E-  
11 1B, located at the northwest corner of Dimond Boulevard and Sand Lake Road and within the  
12 same subdivision, offers a viable alternative and is available for acquisition.

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14 Site M-2, located at the northeast corner of Dimond Boulevard and Sand Lake Road, is the  
15 preferred site for a middle school. This site is smaller than the 30-acre standard; however, it can  
16 accommodate the middle school prototype. A complete discussion of all the site options and  
17 related issues is provided in the site selection study.

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19 The results of the site selection study were presented to the Sand Lake Community Council in  
20 February. The community council voted in March to support Site M-2, but not Site E-1B. On  
21 March 9, 2005, the Joint School Site Selection Committee endorsed Site M-2 and Site E-1B,  
22 based on the unavailability of Site E-1A.

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24 The Anchorage School Board and the Planning and Zoning Commission held a joint public  
25 hearing on April 7, 2005. Notification of the hearing was provided to adjacent property owners,  
26 the community council, and other interested parties. Both bodies voted unanimously to  
27 recommend selection of Site M-2 for the middle school, and selection of Site E-1A or a site in  
28 the area of Site E-1A for the elementary school.

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1 If arrangements cannot be made to acquire the Site E-1A option, Site E-1B is an acceptable  
2 backup, subject to an acceptable air quality determination through a comprehensive air quality  
3 study that includes analysis of build-out of the airport and the surrounding residential area. The  
4 Commission's resolution with conditions of approval and minutes from the joint meeting are  
5 attached.

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7 THE ADMINISTRATION SUPPORTS THE RECOMMENDATION OF THE PLANNING  
8 AND ZONING COMMISSION AND THE ANCHORAGE SCHOOL BOARD IN THE  
9 SELECTIONS OF SITES FOR A NEW ELEMENTARY SCHOOL AND A NEW MIDDLE  
10 SCHOOL IN SOUTHWEST ANCHORAGE.

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13 Prepared by: Tom Nelson, Director, Planning Department  
14 Concurred by: Mary Jane Michael, Executive Director  
15 Office of Economic and Community Development  
16 Concurred by: Denis C. LeBlanc, Municipal Manager  
17 Respectfully submitted: Mark Begich, Mayor  
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21 Attachments: 1. Planning and Zoning Commission Resolution No. 2005-019  
22 2. Anchorage School Board ASD Memorandum #250 dated April 7, 2005  
23 3. Planning and Zoning Commission and Anchorage School Board April 7, 2005 Minutes  
24 4. Planning and Zoning Commission Staff Report dated April 7, 2005  
25 5. Southwest Anchorage Elementary and Middle School Site Selection Study