

Submitted by: Assembly Member Begich
Prepared by: Department of Law and
Department of Community
Planning and Development
For Reading: February 24, 1998

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 3-10-98

Anchorage, Alaska
AO No. 98-55

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4 AN ORDINANCE SELECTING A 15-ACRE SITE IN HILLSIDE PARK FOR AN
5 ELEMENTARY SCHOOL TO SERVE THE SOUTHEAST ANCHORAGE AREA AND
6 REPEALING THE SITE'S DESIGNATION AS PART OF DEDICATED PARK LAND.
7 THE SITE IS LOCATED IN THE SOUTHWESTERN CORNER OF HILLSIDE PARK
8 AND IS GENERALLY DESCRIBED AS THE NORTH 800 FEET OF THE WEST 1/2
9 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTH 200 FEET
10 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF
11 SECTION 10, TOWNSHIP 12 NORTH, RANGE 3 WEST, SEWARD MERIDIAN,
12 ALASKA.
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16 WHEREAS, in 1995 the Assembly reserved a 15-acre site in the southwestern
17 corner of Hillside Park for a future elementary school to serve the Southeast Anchorage
18 area (AR 95-152); and
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21 WHEREAS, the Anchorage School District (ASD) has requested that the reserved
22 site be formally selected so that a new elementary school may be developed to relieve
23 existing and projected overcrowded conditions in the Southeast Anchorage area; and
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26 WHEREAS, an addendum to the 1995 site selection study was prepared by the
27 municipal Department of Community Planning and Development, and a report entitled
28 "Southeast Anchorage Area Elementary School Site Selection Study Addendum,"
29 published in September 1997, reevaluated the reserved site and compared it with another
30 site option on Heritage Land Bank property adjacent to the reserved site; and
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33 WHEREAS, the evaluation of the two sites considered engineering assessments,
34 development costs, location, access, and other factors of importance in an elementary
35 school site selection; and
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38 WHEREAS, the reserved site, identified as Site A in the study, remains the
39 preferred alternative for an elementary school site because of its low estimated site
40 development costs, availability for consideration as a school site, and other features; and
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43 WHEREAS, Hillside Park is a dedicated municipal park (AO 84-199) and
44 construction of a permanent structure on and use of Site A as an elementary school is
45 inconsistent with long-term, permanent use of Site A for park and recreational purposes;
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WHEREAS, AR No. 82-277S, established a policy governing use of municipal lands for educational purposes, where "the legitimate need for the location of school facilities on municipal lands shall be accommodated where use of such lands for educational purposes is documented through a careful planning effort and justified;" and

WHEREAS, proper notice has been given to the owners of properties near the two sites, the affected community councils, and the general public; and

WHEREAS, a public hearing was held before the Parks and Recreation Commission and the ASD's request to select Site A was approved; and

WHEREAS, a public hearing was held before the Anchorage School Board and Site A was approved as the recommended site; and

~~WHEREAS, a public hearing was held before the Planning and Zoning Commission in accordance with AMC 21.15.015.C, and.....~~

~~---[RECOMMENDATION TO BE SUBMITTED]---;-----now therefore;~~

See page 4 for amendment.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That AO 84-199 dedicating Hillside Park to permanent, long-term park and recreational use is hereby amended by deleting from said dedication, that portion referred to herein as Site A in the "Southeast Anchorage Area Elementary School Site Selection Study Addendum," and generally described as the north 800 feet of the west 1/2 of the southwest 1/4 of the southeast 1/4 and the south 200 feet of the southwest 1/4 of the northwest 1/4 of the southeast 1/4 of Section 10, Township 12 North, Range 3 West, Seward Meridian, Alaska.

Section 2. That a 15-acre site in the southwestern corner of Hillside Park, identified as Site A in the "Southeast Anchorage Area Elementary School Site Selection Study Addendum," is selected for a new elementary school to serve the Southeast Anchorage area.

Section 3. That prior to development of Site A for an elementary school:

The ASD shall provide a Traffic Impact Analysis (TIA) that is accepted by the reviewing agencies (State Department of Transportation, Municipal Traffic Engineering and Transportation Planning). The TIA shall investigate and make recommendations on the following:

- a) the impact of additional school traffic on Abbott Road, including what improvements at the driveway intersection(s) with Abbott Road may be required;
- b) on-site traffic circulation to identify any potential conflicts associated with a shared driveway access, as well as appropriate access points to Abbott Road from both school facilities; and
- c) the need for pedestrian access improvements to serve the elementary school.

Where conditions related to the elementary school development will be ameliorated, the recommendations of the TIA shall be incorporated in the site plan submitted by the ASD to the Planning and Zoning Commission for public facility site plan review.

2. The ASD shall work with Cultural and Recreational Services, Anchorage Water and Wastewater Utility, and trail users to resolve the relocation of the existing paved trail. The ASD shall also work with Cultural and Recreational Services and trail users to address the potential need for additional trail connections to Hillside Park and Far North Bicentennial Park. The results of both efforts shall be reflected in the site plan submitted to the Planning and Zoning Commission for public facility site plan review.

Section 4. That this ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 10th day of
March, 1998.


Chair

ATTEST:


Municipal Clerk

The Assembly approved the following amendment on 3-10-98:

March 10, 1998

The Department of Community Planning and Development requests a Motion for a Floor Amendment of **AO 98-55** re. the Southeast Anchorage Area Elementary School Site Selection, as follows:

Amend Page 2, by deleting Lines 21 through 26 and replacing with
“WHEREAS, a public hearing was held before the Planning and Zoning Commission in accordance with AMC 21.15.015.C, and the Commission recommended the selection of Site A with conditions; now therefore,