

See AR 2001-366(5)

Submitted by: Assemblymember Clementson
Prepared by: Planning Department
For Reading: December 18, 2001

Anchorage, Alaska
AR No. 2001-366

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3 A RESOLUTION SELECTING A SITE IN MULDOON FOR A MIDDLE SCHOOL, A
4 COMMUNITY/RECREATION CENTER, AND A BRANCH LIBRARY, TO CONSIST OF
5 APPROXIMATELY 32 ACRES, GENERALLY DESCRIBED AS TRACT A, THE
6 ALASKAN VILLAGE ADDITION NO. 1; AND THAT PORTION OF THE ADJACENT
7 ALASKAN VILLAGE SUBDIVISION THAT LIES WITHIN THE AREA THAT
8 EXTENDS APPROXIMATELY 170 FEET EAST OF THE EASTERN BOUNDARY OF
9 TRACT A, ALASKAN VILLAGE ADDITION NO. 1, WHICH INCLUDES BLOCK 1,
10 LOTS 32 THROUGH 38, 39 THROUGH 42 (PORTIONS), 43 THROUGH 45; AND
11 BLOCK 2, LOTS 20 THROUGH 27, AND 28 AND 29 (PORTIONS), AND A PORTION
12 OF THE REMAINING UNPLATTED AREA OF THE ALASKAN VILLAGE
13 SUBDIVISION. / THE SITE IS
14 GENERALLY LOCATED SOUTHWEST OF THE MULDOON
15 ROAD/DEBARR ROAD INTERSECTION.
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19 WHEREAS, the Anchorage School District and the Municipality of Anchorage are
20 proposing to co-locate a middle school, a community/recreation center, and a branch library on
21 a single site in the Muldoon area; and
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23 WHEREAS, the School District and the Municipality have funds available to acquire a
24 site; and
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26 WHEREAS, in accordance with AMC 25.25, a site selection study was prepared by the
27 municipal Planning Department, and a report entitled "Muldoon Middle School/ Community
28 Center Site Selection Study" was published in November 2001; and
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30 WHEREAS, the study evaluated six site options in the designated study area, and
31 location, size, accessibility, physical suitability, development and acquisition costs, and other
32 factors of importance in a public facility site selection were considered in the evaluation process;
33 and
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35 WHEREAS, based on available information and current circumstances, Site B is
36 the most suitable option for the proposed joint facility; and
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38 WHEREAS, Site B does present some concerns relative to environmental
39 contamination, removal of remaining mobile homes and infrastructure, and the private
40 well and sewer system on the site that serves adjacent residential lots; and
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42 WHEREAS, Site E-1 may present a comparable option to Site B, but is not
43 available for acquisition and eminent domain is not possible if there is another viable
44 site, and the configuration of Site E-1 is not as flexible as Site B for site layout; and
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3 WHEREAS, the general disadvantages of the other site options include factors
4 such as poor suitability for development, high estimated on-site and/or off-site costs,
5 potential hazards, access concerns, potential environmental contamination, and less
6 desirable locations for serving the targeted population; and
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8 WHEREAS, notice was given to the owners of properties near the six sites, the affected
9 community councils, and the general public; and
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11 WHEREAS, the Northeast Community Council and the Scenic Foothills Community
12 Council both voted in support of Site B; and
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14 WHEREAS, the Joint School Site Selection Committee reviewed the site selection study
15 and agreed with its recommendation; and
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17 WHEREAS, a joint public hearing was held before the Anchorage School Board and the
18 Planning and Zoning Commission in accordance with AMC 21.15.015.c and AMC 25.25, and
19 each body recommended selection of Site B with conditions.
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21 NOW, THEREFORE, the Anchorage Assembly resolves:
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23 Section 1. That approximately 32 acres, generally described as Tract A, the Alaskan
24 Village Addition No. 1; and that portion of the adjacent Alaskan Village Subdivision that lies
25 within the area that extends approximately 170 feet east of the eastern boundary of Tract A,
26 Alaskan Village Addition No. 1, which includes Block 1, Lots 32 through 38, 39 through 42
27 (portions), 43 through 45; and Block 2, Lots 20 through 27, and 28 and 29 (portions), and a
28 portion of the remaining unplatted area of the Alaskan Village Subdivision; and identified as
29 Site B in the "Muldoon Middle School/ Community Center Site Selection Study," dated
30 November 2001, be selected for a joint facility to include a middle school, a community/
31 recreation center, and a branch library.
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34 Section 2. That the site selection approval be subject to the following conditions, and
35 that the Municipality and the School District shall assume no liability, financial or otherwise,
36 for resolving these conditions:
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- 38 a. Prior to site acquisition, all environmental contamination on the site
39 shall be identified and remediated by the property owner according to
40 a work plan approved by the Alaska Department of Environmental
41 Conservation (ADEC).
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3 b. Prior to site acquisition, all mobile homes and associated structures
4 and infrastructure shall be removed from the site by the property
5 owner.
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7 c. Site selection approval is contingent on the property owner's
8 resolution of the community well and private sewer line service to
9 adjacent property owners. If construction of the proposed water and
10 sewer main line extensions is approved, they shall be sized to provide
11 service to the proposed joint facility on Site B. The site boundary shall
12 be exclusive of the proposed 30-foot utility easement on the western
13 boundary and additional site area shall be provided to accomplish the
14 identified 32-acre site.
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17 Section 3. That this resolution shall become effective immediately upon passage and
18 approval
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21 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
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29 Chair
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39 Municipal Clerk
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