

CLERK'S OFFICE

APPROVED

Date: 1-8-02

Submitted by:

Prepared by:

For Reading:

Assemblymember Clementson

Planning Department

January 8, 2002

Anchorage, Alaska
AR No. 2001-366 (S)

A RESOLUTION SELECTING A SITE IN MULDOON FOR A MIDDLE SCHOOL, A COMMUNITY/RECREATION CENTER, AND A BRANCH LIBRARY, TO CONSIST OF APPROXIMATELY 32 ACRES, GENERALLY DESCRIBED AS TRACT A, THE ALASKAN VILLAGE ADDITION NO. 1; AND THAT PORTION OF THE ADJACENT ALASKAN VILLAGE SUBDIVISION THAT LIES WITHIN THE AREA THAT EXTENDS APPROXIMATELY 170 FEET EAST OF THE EASTERN BOUNDARY OF TRACT A, ALASKAN VILLAGE ADDITION NO. 1, WHICH INCLUDES BLOCK 1, LOTS 32 THROUGH 38, 39 THROUGH 42 (PORTIONS), 43 THROUGH 45; AND BLOCK 2, LOTS 20 THROUGH 27, AND 28 AND 29 (PORTIONS), AND A PORTION OF THE REMAINING UNPLATTED AREA OF THE ALASKAN VILLAGE SUBDIVISION; AND GENERALLY LOCATED SOUTHWEST OF THE MULDOON ROAD/DEBARR ROAD INTERSECTION.

WHEREAS, the Anchorage School District and the Municipality of Anchorage are proposing to co-locate a middle school, a community/recreation center, and a branch library on a single site in the Muldoon area; and

WHEREAS, the School District and the Municipality have funds available to acquire a site; and

WHEREAS, in accordance with AMC 25.25, a site selection study was prepared by the municipal Planning Department, and a report entitled "Muldoon Middle School/ Community Center Site Selection Study" was published in November 2001; and

WHEREAS, the study evaluated six site options in the designated study area, and location, size, accessibility, physical suitability, development and acquisition costs, and other factors of importance in a public facility site selection were considered in the evaluation process; and

WHEREAS, based on available information and current circumstances, Site B is the most suitable option for the proposed joint facility; and

WHEREAS, Site B does present some concerns relative to environmental contamination, removal of remaining mobile homes and infrastructure, and the private well and sewer system on the site that serves adjacent residential lots; and

WHEREAS, Site E-1 may present a comparable option to Site B, but is not available for acquisition and eminent domain is not possible if there is another viable site, and the configuration of Site E-1 is not as flexible as Site B for site layout; and

WHEREAS, the general disadvantages of the other site options include factors such as poor suitability for development, high estimated on-site and/or off-site costs, potential hazards, access concerns, potential environmental contamination, and less desirable locations for serving the targeted population; and

WHEREAS, notice was given to the owners of properties near the six sites, the affected community councils, and the general public; and

WHEREAS, the Northeast Community Council and the Scenic Foothills Community Council both voted in support of Site B; and

WHEREAS, the Joint School Site Selection Committee reviewed the site selection study and agreed with its recommendation; and

WHEREAS, a joint public hearing was held before the Anchorage School Board and the Planning and Zoning Commission in accordance with AMC 21.15.015.c and AMC 25.25, and each body recommended selection of Site B with conditions[.] ;

WHEREAS, the boundary of Site B would have to be adjusted to accommodate a joint facility within conceptual designs for the Muldoon Town Center.

NOW, THEREFORE, the Anchorage Assembly resolves:

Section 1. That approximately 32 acres, generally described as Tract A, the Alaskan Village Addition No. 1; and that portion of the adjacent Alaskan Village Subdivision that lies within the area that extends approximately 170 feet east of the eastern boundary of Tract A, Alaskan Village Addition No. 1, which includes Block 1, Lots 32 through 38, 39 through 42 (portions), 43 through 45; and Block 2, Lots 20 through 27, and 28 and 29 (portions), and a portion of the remaining unplatted area of the Alaskan Village Subdivision; and identified as Site B in the "Muldoon Middle School/ Community Center Site Selection Study," dated November 2001, be selected for a joint facility to include a middle school, a community/ recreation center, and a branch library.

Section 2. That the site selection approval be subject to the following conditions, and that the Municipality and the School District shall assume no liability, financial or otherwise, for resolving these conditions:


- a. Prior to site acquisition, all environmental contamination on the site shall be identified and remediated by the property owner according to a work plan approved by the Alaska Department of Environmental Conservation (ADEC).

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4 b. Prior to site acquisition, all mobile homes and associated structures
5 and infrastructure shall be removed from the site by the property
6 owner.
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8 c. Site selection approval is contingent on the property owner's
9 resolution of the community well and private sewer line service to
10 adjacent property owners. If construction of the proposed water and
11 sewer main line extensions is approved, they shall be sized to provide
12 service to the proposed joint facility on Site B. The site boundary shall
13 be exclusive of the proposed 30-foot utility easement on the western
14 boundary and additional site area shall be provided to accomplish the
15 identified 32-acre site.
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18 **Section 3. The boundary for the selected Muldoon Middle School, Community**
19 **Recreation Center, and Branch Library Site may be adjusted in accordance with**
20 **and to accommodate an adopted Muldoon Town Center Master Plan.**
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22 **Section 4. That this resolution shall become effective immediately upon passage and**
23 **approval.**
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26 PASSED AND APPROVED by the Anchorage Assembly this 8th day of
27 January, 2002.
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33 Chair

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36 ATTEST:
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42 Municipal Clerk
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