

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: December 2, 2008

CLERK'S OFFICE

APPROVED
Date: 12-17-08

ANCHORAGE, ALASKA
AR No. 2008-304

1 A RESOLUTION RECOMMENDING SELECTION OF A SITE IN SOUTHWEST
2 ANCHORAGE FOR A MIDDLE SCHOOL, CONSISTING OF AN
3 APPROXIMATE 25-ACRE PORTION OF TRACT 9A, WESTPARK
4 SUBDIVISION SCHOOL ADDITION, LOCATED WITHIN THE SE1/4 AND
5 SW1/4 OF SECTION 9, T12N, R4W, S.M., ALASKA.

6
7 WHEREAS, upon Municipal Assembly approval (AR 2005-112) for an elementary school
8 site and a middle school site in southwest Anchorage, Heritage Land Bank (HLB) entered
9 into negotiations with the property owners; and

10
11 WHEREAS, negotiations to purchase the elementary school site were successful; however,
12 negotiations failed for the middle school site; and

13
14 WHEREAS, in accordance with AMC 21.15.015A., the Anchorage School District and
15 Municipal Planning Department revisited previously examined site areas, which included an
16 expanded area of a middle school site referred to as Site M-1A in the Planning Department
17 staff report; and

18
19 WHEREAS, the Anchorage School District contracted with F. Robert Bell & Associates,
20 Inc., to prepare an updated environmental impact study entitled "Southwest Anchorage
21 Elementary and Middle School Site Evaluation, Amendment #1," July 7, 2008, Tract 9A
22 WestPark Subdivision School Addition; and

23
24 WHEREAS, a notice was published, property owners near the proposed site were notified,
25 and presentations were made to area community councils (Taku/Campbell, Bayshore/Klatt,
26 Sand Lake); and

27
28 WHEREAS, a joint public hearing was held before the Anchorage School Board and the
29 Planning and Zoning Commission in accordance with AMC 21.15.015C.; and

30
31 WHEREAS, the Planning and Zoning Commission recommends Site M-1A for the middle
32 school site contingent upon the following conditions:

- 33
34 A. The Municipality and the School District assume no liability, financial or
35 otherwise, for resolving this condition: Prior to site acquisition, all
36 environmental contamination on the chosen site shall be identified and
37 remediated by the property owner according to a work plan approved by the
38 Alaska Department of Environmental Conservation (ADEC).

B. Signs be placed on the site indicating that it is a future school site.

C. A Traffic Impact Analysis, including a review of safe crossing areas on Sand Lake Road approximately mid-block near 82nd Avenue and on West Dimond where it meets Sommers Place, will precede the site plan review.

WHEREAS, the Anchorage School Board postponed action on the middle school site selection and directed school district and municipal staff to revisit the Sand Lake Community Council to address issues and concerns; and

WHEREAS, the Sand Lake Community Council submitted a resolution in support of the proposed middle school site M-1A; and

WHEREAS, the Anchorage School Board took action on November 12, 2008, and recommends Site M-1A for a middle school site; now, therefore,

THE ANCHORAGE ASSEMBLY RESOLVES:

Section 1. That approximately 25 acres, identified as Site M-1A in the referenced site selection report and generally described as a portion of Tract 9A, WestPark Subdivision School Addition (Plat 2006-87), located within the SE1/4 and SW1/4 of Section 9 T12N, R4W, S.M., Alaska, be purchased for a middle school site.

Section 2. That the site selection approval be subject to the above referenced conditions.

Section 3. That this resolution shall become effective immediately upon passage and approval.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December, 2008.



Chair of the Assembly

ATTEST:



Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 828-2008

Meeting Date: December 2, 2008

From: MAYOR

Subject: A RESOLUTION RECOMMENDING SELECTION OF A SITE IN
SOUTHWEST ANCHORAGE FOR A MIDDLE SCHOOL,
CONSISTING OF AN APPROXIMATE 25-ACRE PORTION OF
TRACT 9A, WESTPARK SUBDIVISION SCHOOL ADDITION,
LOCATED WITHIN THE SE1/4 AND SW1/4 OF SECTION 9, T12N,
R4W, S.M., ALASKA.

The School District and the Municipality of Anchorage have jointly participated in the school site selection process as required by the Anchorage Municipal Code (AMC) sections 21.15.015 and 25.40.015 for a middle school site in the southwest Anchorage area.

In April 2003, Anchorage voters approved funding to acquire additional school sites to meet the future school needs of the community. With this funding, the Anchorage School District, along with the Municipal Planning Department, proceeded to search for sites to locate both an elementary and a middle school in the southwest area of Anchorage. The District contracted with F. Robert Bell & Associates, Inc., to assist in this effort and to perform necessary engineering work to evaluate and rank sites under consideration.

The initial study ultimately focused on two primary site areas which were evaluated for multiple development options. One site, designated as Area 1, is bordered by Sand Lake Road to the east, Kincaid Road on the north, and West Dimond Boulevard on the south, all located within the WestPark Subdivision. The second site, designated as Area 2, is located northeast of the intersection of Sand Lake Road and West Dimond Boulevard. Site options included locating the proposed elementary school in site Area 1, the proposed middle school in site Area 2, as well as reversing this or combining both schools within site Area 1. The final recommendation was to purchase a portion of site Area 1 for the elementary school and site Area 2 for the middle school.

Upon Municipal Assembly approval in May 2005 to purchase both sites as recommended (AR 2005-112), the Municipal Heritage Land Bank (HLB) entered into negotiations with the property owners for these sites. HLB was successful in acquiring the elementary school site; however, negotiations failed for the middle school site in Area 2. Consequently, the School District and Planning Department revisited previously examined site areas and examined expansion of the property area available for the middle school site in Area 1. This effort focused on enlarging Area 1 to the south, a 25-acre site in WestPark Subdivision School Addition, Tract 9A (Plat 2006-87). This site is referred to as Alternative Site M-1A in the Planning Department report.

Prior to the Planning and Zoning Commission and School Board consideration of this site, the school district and municipal staff made presentations to the area community councils, Taku/Campbell, Bayshore/Klatt, and Sand Lake. Spenard Community Council was approached but declined due to their lengthy agenda. The members present at two of these council meetings, Taku/Campbell and Bayshore/Klatt, expressed general support for the proposed site and appreciated the potential efficiencies of co-locating the middle and elementary schools. The efficiencies discussed related to reduced site size requirements and possible sharing of site amenities, which result in reduction of development costs.

At a joint public hearing of the Planning and Zoning Commission and Anchorage School Board on October 30, 2008, the Commission voted to make a favorable recommendation to the Assembly for Site M-1A, with additional conditions per Planning and Zoning Resolution No. 2008-077. The Anchorage School Board postponed action until November 12, 2008, to allow the district and municipal staff time to meet with the Sand Lake Community Council a second time in order to address the council's concerns related to traffic, noise, environmental pollution and ancillary issues concerning the pond to the south, the Lucy pit and water quality protection. The council adopted a resolution in support of the middle school site.

The Anchorage School Board met on November 12, 2008, and voted unanimously to forward to the Assembly a favorable recommendation for Site M-1A as a middle school site.

THE ADMINISTRATION SUPPORTS THE A RESOLUTION RECOMMENDING SELECTION OF A SITE IN SOUTHWEST ANCHORAGE FOR A MIDDLE SCHOOL, CONSISTING OF AN APPROXIMATE 25-ACRE PORTION OF TRACT 9A, WESTPARK SUBDIVISION SCHOOL ADDITION, LOCATED WITHIN THE SE1/4 AND SW1/4 OF SECTION 9, T12N, R4W, S.M., ALASKA.

Prepared by: JoAnn Contreras, Senior Planner
Approved by: Tom Nelson, Director, Planning Department
Concurred by: Mary Jane Michael, Executive Director
Office of Economic and Community Development
Concurred by: Michael K. Abbott, Municipal Manager
Respectfully submitted, Mark Begich, Mayor

Attachments: 1. Planning and Zoning Commission Resolution No. 2008-077
2. Anchorage School Board ASD Memorandum #147 dated November 12, 2008
3. Planning and Zoning Commission and Anchorage School Board Minutes of October 30, 2008
4. Anchorage School Board Minutes of November 12, 2008
5. Sand Lake Community Council Resolution dated November 10, 2008
6. Planning Department Staff Packet for October 30, 2008 Meeting
7. Supplemental Information

MUNICIPALITY OF ANCHORAGE

PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-077

A RESOLUTION RECOMMENDING SELECTION OF AN ALTERNATE SOUTHWEST ANCHORAGE MIDDLE SCHOOL SITE IN THE SAND LAKE AREA, CONSISTING OF AN APPROXIMATE 25-ACRE PORTION OF TRACT 9A, WESTPARK SUBDIVISION SCHOOL ADDITION, LOCATED WITHIN THE SE1/4 AND SW1/4 OF SECTION 9, T12N, R4W, S.M., ALASKA.

(Case No. 2008-144)

WHEREAS, in 2004, the Anchorage School District and Planning Department identified six site options in two areas in the southwest geographic section of the Anchorage Bowl for both an elementary and a middle school site. Most options proposed an elementary school in Area 1 (northwest corner of Dimond Boulevard and Sand Lake Road) and proposed a middle school in Area 2 (northeast corner of Dimond Boulevard and Sand Lake Road). However, options were also developed combining both schools in both areas. The Anchorage School Board and the Planning and Zoning Commission recommended an elementary school in Area 1 and a middle school in Area 2; and

WHEREAS, on May 31, 2005, the Assembly approved both the elementary and middle school sites as recommended (AR 2005-112); and

WHEREAS, the negotiation to purchase the elementary school site was successful; however, negotiation to purchase the middle school site failed; and

WHEREAS, the Anchorage School District was given the opportunity to consider the middle school site option in Area 1 with an expansion of the tract for a 25-acre site option; and

WHEREAS, the Anchorage School District contracted with F. Robert Bell & Associates, Inc., to update the environmental study to include the additional acreage not previously considered; and

WHEREAS, the study entitled "Southwest Anchorage Elementary and Middle School Site Evaluation Amendment #1," dated July 7, 2008, evaluated the site and concluded that there were no major factors that would hinder the development of a middle school on the site. Site grading and airport noise were the most noteworthy limitations and both can be addressed in the site and structure development; and

WHEREAS, a notice was published, property owners near the proposed site were notified, presentations were made to the affected community councils, and a joint public hearing was held before the Anchorage School Board and the Planning and Zoning Commission on October 30, 2008.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

1. Location, size, vehicular and pedestrian accessibility, physical suitability, noise, potential hazards, and other factors of

importance in a site selection were considered in the evaluation process.

2. The site is located at the center of a distribution of seven elementary schools.
3. The site option is a 25-acre site.
4. The site is in an area that is pedestrian accessible; however, crosswalks should be considered in the final site plan where needed.
5. The site has good access in terms of traffic flow and circulation and can be configured in such a way as to appropriately accommodate the traffic that is generated from this particular facility and assure adequate operations on the adjoining street system.
6. There is an adequate water supply for the facility, which is from the Eklutna water supply and is not from the wells in the immediate area. Public sewer and other utilities are in place up to or adjacent to the site.
7. The issue regarding the pond is separate from the issues surrounding the pond. The one relationship between the two is the issue of run-off. There is a storm drain system in place and the district plans to meet the municipal standard of no additional run-off.
8. Other issues raised can be better addressed with the site development and configuration, rather than the general location of the school itself.
9. The site location is supported by *Anchorage 2020—Anchorage Bowl Comprehensive Plan* policies, in particular, Policies 35, 44, 45, 75, and 78.
10. The site is located outside the 60 DNL noise contour as recommended by the *Anchorage International Airport (AIA) FAR Part 150 Update Noise Compatibility Program -1999*; however, noise insulating design and construction techniques should be employed to lessen any impact on the site.
11. Issues such as light, pollution, general noise, drainage, landscaping, and traffic circulation will be addressed with the site plan review.

12. Site M-1A is an approximately 25-acre portion of Tract 9A and, as a publicly owned property, would require a public hearing under the long plat process before the Platting Board to separate it from the remainder of the tract.
 13. Based on available information and current circumstances, Site M-1A is a suitable option for the proposed middle school site.
- B. The Commission recommends to the Assembly that Site M-1A be used for the middle school to serve the Sand Lake area as described in the updated "Southwest Anchorage Elementary and Middle School Site Selection Study."
- C. The Commission further recommends that selection and acquisition of the site be subject to the following conditions:
1. The Municipality and the School District assume no liability, financial or otherwise, for resolving this condition: Prior to site acquisition, all environmental contamination on the chosen site shall be identified and remediated by the property owner according to a work plan approved by the Alaska Department of Environmental Conservation (ADEC).
 2. Signs be placed on the site indicating that it is a future school site.
 3. A Traffic Impact Analysis, including a review of safe crossing areas across Sand Lake approximately mid-block near 82nd Avenue and across West Dimond where it meets Sommers Place, will precede the site plan review.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on this 30th day of October, 2008.

Tom Nelson
Secretary

Toni M. Jones
Chair

(2008-144)
(Portion of 011-261-29)

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

Attachment 2

ASD MEMORANDUM #147 (2008-2009) REVISED November 12, 2008

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT *Carol Comeau*

SUBJECT: SITE SELECTION FOR THE SOUTHWEST ANCHORAGE AREA
MIDDLE SCHOOL - ALTERNATIVE SITE M-1A

ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

RECOMMENDATION:

It is the Administration's recommendation that the School Board approve the selection of Site M-1A for a Middle School as identified in the Southwest Anchorage Elementary and Middle School Site Selection Evaluation Amendment #1 Tract 9A Westpark Subdivision School Addition dated July 7, 2008.

PERTINENT FACTS:

The School District and the Municipality of Anchorage have jointly participated in the school site selection process as required by the Anchorage Municipal Code (AMC) Chapters 21.15.015 and 25.40.015.

In April 2003 Anchorage voters approved funding to acquire additional school sites to meet the future school needs of the community. With this funding, the District along with the Municipal Planning Department proceeded to search for sites to locate both an elementary and middle school in the southwest geographic area of Anchorage. The District contracted with F. Robert Bell & Associates, Inc. to assist in this effort and to perform necessary engineering work to evaluate and rank sites under consideration. The initial study ultimately focused on two primary site areas which were evaluated in multiple site configurations. One site, designated as Area 1, is located within the bounds of Kincaid Estates Road to the east, Kincaid Road on the north and Lucy Street on the west all located within the Westpark Subdivision. The second site, designated as Area 2, is located northeast of the intersection of Sand Lake Road and West Dimond Boulevard. While most options focused on locating the proposed elementary school in site Area 1 and the proposed middle school in site Area 2, options were

developed either reversing this or combining both schools within site Area 1. The final recommendation was to purchase a portion of site Area 1 for the elementary school and site Area 2 for the middle school.

Upon Municipal Assembly approval in May 2005 to purchase both sites as recommended, the Municipal Heritage Land Bank (HLB) entered into negotiations with the property owners for these sites. HLB was successful in acquiring the elementary school site but negotiations failed with the owner of site Area 2. With the acquisition of the middle school failing, the School District and Planning Department were required to reconsider previously examined site areas and examine expansion of the property area available for the middle school site. This effort focused on enlarging the area under consideration south of the southern portion of site Area 1 generally consisting of West Park Subdivision School Addition Tract 9A. This site is also referred to as Alternative Site M-1A in the Planning Department summary memorandum.

Prior to the Planning and Zoning Commission's and School Board's consideration of this site, the District has presented this proposed middle school site acquisition plan to the area community councils. Presentations have occurred at Taku/Campbell, Bayshore/Klatt, and Sand Lake Community Councils. The District also requested an appearance before the Spenard Community Council but was declined due to their lengthy agenda. The members present at two of these council meetings, Taku/Campbell and Bayshore/Klatt, expressed general support for the proposed site and recognized community value in the proposed plan and appreciated the potential efficiencies of co-locating the middle and elementary schools. Some efficiencies discussed related to reduced site size requirements and possible sharing of site amenities reducing development costs. Members at the Sand Lake Community Council expressed concerns about the purchase of additional acreage beyond the school site requirements, protection of the underlying water aquifer, the Municipality's plans for the pond south of the proposed school site located on Tract 10, and finally the future filling and development activities associated with the Lucy Pit now owned by the Municipality.

The analysis prepared by the Municipal Planning Department supports the selection. The Planning and Zoning Commission approved the recommended site, M-1A, at their meeting October 30, 2008.

CC/GV/RA/jg

Prepared by: Ray Amsden, Director Facilities

Prepared by: George Vakalis, Assistant Superintendent of Support Services

MINUTES OF THE ANCHORAGE SCHOOL BOARD
AND
PLANNING AND ZONING COMMISSION
JOINT MEETING
OCTOBER 30, 2008

Public Hearing of the Anchorage School Board and
Municipal Planning and Zoning Commission

1. Jeff Friedman called the Public Hearing open for the Joint School Board and Planning and Zoning Commission for the school site selection of the Southwest Middle School site in the WestPark Subdivision at 6:35 p.m.

2. Roll Call

School Board Members Present: Jeff Friedman, Pat Higgins, Crystal Kennedy, Macon Roberts, Tim Steele, John Steiner and Chris Tuck.

Commission Members Present: Toni Jones, Arthur Isham, Connie Yoshimura, Bruce Phelps, Jim Fredrick, John Weddleton, Nancy Pease, and William Earnhart.

Commission Members Excused: Thomas Vincent Wang

Others Present: Carol Comeau, Superintendent; Ray Amsden, ASD Facilities Director, Bill Mehner, Executive Director, Heritage Land Bank, Bob Kniefel, MOA Traffic Engineer, Jerry T. Weaver, Jr., Zoning and Platting Manager, JoAnn Contreras, MOA Senior Planner, Johanna Lee and other interested persons.

Ms. Yoshimura - conflict of interest.

3. Presentation and Site Recommendation

JoAnn Contreras of the Planning Department gave a brief history and overview of the site being evaluated for the southwest Anchorage middle school site in the WestPark Subdivision

4. Public Hearing

The Public Hearing was opened by Anchorage School Board President, Jeff Friedman.

The Public Hearing portion of the Joint Session of the Anchorage School Board and the Municipal Planning and Zoning Commission closed at 9:35 p.m. on Thursday, October 30, 2008.

Meeting of the Municipal Planning and Zoning Commission
October 30, 2008

1. The Municipal Planning and Zoning Commission was called to order by Chair, Toni M. Jones at 9:47 p.m.

2. Roll Call and Disclosure

Commission Members Present: Toni Jones, Arthur Isham, Bruce Phelps, Jim Fredrick, John Weddleton, Nancy Pease, and William Earnhart.

Commission Members Excused: Thomas Vincent Wang, Connie Yoshimura (conflict of interest)

Staff Present: JoAnn Contreras, Jerry Weaver, and Bob Kniefel

Others Present: School Board Members Jeff Friedman, Pat Higgins, Crystal Kennedy, Macon Roberts, Tim Steele, John Steiner and Chris Tuck; Carol Comeau, Superintendent; Ray Amsden, Johanna Lee, and other interested persons

There were no conflicts to be disclosed by the commission members.

3. CONSENT AGENDA

Ms. Jones noted that the matter before the Planning and Zoning Commission is Case #2008-144.

ACTION:

Moved by: Bruce Phelps
seconded by: William Earnhart

In the matter of Case #2008-144, the Southwest Anchorage Middle School Site Selection, known as Alternative

Site M-1A, moved for approval of the recommended site selection at the location indicated in the staff memorandum.

Mr. Phelps noted that this was a somewhat difficult decision for him in some respects. He was quite concerned over the insufficient time that the community has had for the opportunity to review this proposal. A middle school is a major improvement and will certainly have a major impact upon the community. It is important to give the opportunity to the community to review this type of proposal in some depth. That being said, that consideration must be balanced with an apparent action by the municipality to acquire certain lands that has certain date restrictions and carries certain risks. In trying to come to a conclusion Mr. Phelps indicated that he had tried to sort through these issues and came to the conclusion that he needed to focus on whether or not this is an appropriate school site. He concluded that this is an appropriate school site for this particular use. The area is at the center of a distribution of elementary schools, it is in a location that is pedestrian assessable, and it has good access in terms of traffic flow and circulation. After discussion on the traffic patterns with a traffic engineer, Mr. Phelps concluded that the site plan can be configured in such a way to appropriately accommodate the traffic that might be generated from this particular facility and assure adequate operations on the adjoining street system. There will probably be less impact associated with this type of use than there would be from 110 - 115 individual residential dwelling units. On the issue of water adequacy, Mr. Phelps felt that the commission had learned that there was water adequacy for the site and that the water supply is not from the wells in the immediate area. In fact, the water comes from the Eklutna water supply.

Mr. Phelps indicated that the other issue that has been brought up is the pond. He reached the conclusion that the decision regarding the middle school site is separate from the issues surrounding the pond. The one relationship between the two is the issue of the run-off. He noted that the district plans to meet the municipal standard of no additional run-off. In addition the storm drains will be developed in such a way that they will be accessing into the inlet. He believed that there was an adequate basis for concluding that this particular site is a good site for the intended use

and that the impacts that might be created by this can be dealt with during the site design process.

Mr. Phelps noted that he was not trying to understate some of the issues that will need to be dealt with in the site design process but that many of these issues more properly deal with site development and site configuration than with the general location of the school itself. He indicated that, for all of the stated reasons, he would be supporting his motion.

Mr. Earnhart noted that he had some concerns regarding the decibel level. On the DNL contours this site is about 15 decibels higher than the Kincaid Elementary School site. That being said, the district has given assurance that the issue can be dealt with. He suspected that the decibel levels are actually less than a number of inner city and urban schools in other states. He acknowledged that there were many concerns raised by the community regarding the ground water issues. The testimony is clear, however, that whether this is designated as a school site or designated as a future residential site, the designation is not going to make anything worse for the community.

Mr. Earnhart also shared Mr. Phelps' concern regarding public notice however he believed that they are somewhat ameliorated by the fact that the prior school site is less than a half mile away and that the recommendation is to add on to an existing elementary school site so it is not a brand new issue or a brand new site. In addition he did not believe that notice would have been such an issue if there hadn't been a history of years of distrust with the developer. He felt that that history was really the cause of the majority of the problem. He further expressed his hope that, if Heritage Land Bank does buy these tracts, the trust level can be improved with municipal ownership.

Mr. Isham offered a friendly amendment. He moved that prior to site acquisition all environmental contamination on the chosen site shall be identified and remediated by the property owner according to a work plan approved by the Alaska Department of Environmental Conservation (ADEC). The maker of the motion, Mr. Phelps, and his second, Mr. Earnhart, both accepted the friendly amendment to the original motion.

Mr. Isham indicated that he would be supporting the motion as amended because it supports many policies out of the 2020 Plan. He reviewed the policies that were supported by the motion noting in particular Policy 43, this would require a site plan review; Policy 44, that people should design and build public improvements for long term use; Policy 45, that it should connect local activities centers such as neighborhood schools with parks, sport fields, greenbelts, and trails; Policy 75, that the first priority for uncommitted municipal land shall be to serve documented or projected needs for municipal facilities including schools; Policy 78, design municipal facilities frequented by public especially schools to accommodate year-round multi-purpose activities; and Policy 35, access to major new institutional developments should consider traffic impact such as congestion and air pollution.

Mr. Weddleton offered a friendly amendment. He moved that there be signs put up saying that this is a future school site. The maker of the original motion and his second both accepted the friendly amendment.

Mr. Weddleton offered another friendly amendment. He moved that the site plan review include a traffic impact analysis and that the analysis include a review of a safe crossing of Sand Lake approximately mid-block near West 82nd Avenue and also across West Dimond roughly where it meets Summers Place. Mr. Phelps clarified that a traffic impact analysis is typically not a part of a site plan review. It often occurs separately from the site plan review. Mr. Phelps indicated that he would be receptive to a motion that would support the need for the development of a traffic impact analysis to precede the site plan review. With that analysis preceding the site plan it will be able to give guidance to the site plan. The friendly amendment was restated such that a traffic impact analysis, including a review of safe crossing areas across Sand Lake approximately mid-block near West 82nd Avenue and across West Dimond where it meets Sommers Place, will precede the site plan review. The maker of the motion and his second both accepted the friendly amendment as restated.

Mr. Phelps encouraged the district and the municipality to go out to the community council as soon as possible to spend some time with the community, hopefully before the issue is brought to the assembly.

Ms. Pease noted that the commission's findings should reflect the concern that Mr. Earnhart voiced regarding noise impacts even though the average

day/night level of noise from the airport falls within the airport's recommendations. She felt that there should be notation that the noise impacts could be, at their peak levels, much higher than would be desired and that the design should take that into account. Ms. Pease also indicated that the commission should note that they do not necessarily hold with the finding proposed in their packet that there won't need to be off-site upgrades in mitigation of traffic impacts. She indicated that those issues don't seem to be disqualifying considerations but that they should be noted.

Ms. Pease stated that she was discomfited by her understanding that the commission's recommendation would approve not just the acreage necessary for a school site but also a surplus purchase of 10 or more acres and that there are other negotiations tied to the deal. These negotiations involve tract 10, which is the pond, and tract 7A. She felt that the public has only vague knowledge of what will happen on those adjoining acreages and that they could have major impacts on the surrounding neighborhoods such as effects on ground water, drainage, and traffic patterns. There is quite a bit of acreage outside of what is need for the school site and she felt that the commission was being asked to approve purchase of some of that. She asked for input from her fellow commissioners as to why they should not be concerned about all of the additional impacts that will be set in motion with this recommendation. As a point of clarification Ms. Jones indicated that the commission is not approving any purchases at all, either for the proposed school site or for the other parcels. That is totally out of the commission's purview. Only the assembly has the authority to act on purchase of property or disposal of property. Mr. Phelps added that his motion was only for the school site selection. That is all that the commission is addressing at this time. Even though there are other lands nearby the commission is not involved with that at all. The commission can voice their opinion and their concern regarding the other parcels of land but they are not making any recommendation on those parcels at all. That is beyond the scope of their jurisdiction. Ms. Pease clarified that her concern was recommending the site for the assembly to consider for purchase.

Since the commission is recommending the purchase of additional acreage beyond what is necessary for the school site and the placement of the school site is important within that acreage, Ms. Pease proposed a friendly amendment that prior to delineation of a school site there will be field

testing of the exposed ground water pond with regard to connectivity to surrounding residential wells to determine the appropriate set-backs and drainage design necessary to protect the ground water quality and quantity for the residences. Ms. Pease explained that the commission is recommending the purchase of more acreage than is typically necessary for a middle school. So, at some point, the district will probably occupy less and she believed that, when the municipality draws the boundary of what part of this parcel will actually be the school site, there should be some testing of the ground water. She hoped that it would happen much sooner than that. If necessary, the school site could be set back. She noted that the boundary of the site that the commission is being asked to recommend appears to go right up to the edge of the pond. Ms. Jones requested a point of clarification. Mr. Amsden acknowledged that the boundaries are somewhat vague because they are subject to additional survey work and platting action but the objective is to get more or less than 25 acres. The expectation is that the drawing presented in the packet is a fairly close representation of the parcel that the district is looking at. There is no intent that there will be any significant encroachment further to the west. Ms. Jones added that, in any event, whatever the boundaries of the parcel turn out to be it will have to be platted and will be subject to review by the Platting Board. The Platting Board will address all of the technical issues.

Ms. Pease referenced a statement in their memorandum which states "While the proposed site acquisition included the entire tract 9A, the School District anticipates receiving management control of approximately 25 acres, generally located in the north and eastern portion of the tract adjacent to Westpark Drive. The remainder of the approximately 38-acre tract is heavily vegetation and will likely remain open space and park use." Ms. Contreras explained that the recommendation is only for a 25-acres portion of tract 9A. Ms. Pease asked whether that would be delineated at the time of purchase. Her concern was that, within tract 9A, the school district would be better off to not buy into a part of the parcel that will have major drainage concerns. Ms. Contreras explained that her understanding is that the school district will get to choose the best portion of the site which is delineated on the map. With that information, Ms. Pease amended her friendly amendment to indicate that she would like the school district to have the benefit of the ground water information when it selects which piece of the parcel to place the school on so that they do not face mitigation or less than full use

of the land in the future. Even with the understanding that the district is only asking for approval of 25 acres Ms. Pease still wanted the district to have information about ground water protection requirements and ground water connectivity to the pond before deciding which 25 acres to select. The maker of the motion did not accept the friendly motion.

ACTION:

Moved by: Nancy Pease
seconded by: John Weddleton

Prior to delineation of the school site the school district will have the benefit of field testing information that shows any connectivity between tract 10 and the surrounding residential wells so that the district is aware of set-backs and drainage design criteria that may be necessary to protect ground water for adjoining residences.

Ms. Pease noted that the commission has heard during testimony that the money is there and that the process has been figured out and it seemed to her that this action would be protecting the citizens in their acquisition of a school site. It would also protect surrounding residences that rely on ground water by specifying that this information should be available when the school site is delineated.

Mr. Weddleton indicated his support for the amendment. He noted that the community stands ready to do those tests and, since any school on that site will not be built for some years, the testing would not delay any work by the district.

Mr. Phelps explained that this action would place an unnecessary requirement upon the school board. The school board will take their own action. If they choose to place a condition of that type it would be appropriate for them to do. He does not view this as being an appropriate way of dealing with the ground water issue. There are other existing administrative ways to deal with it. This will have to go through a platting process, either a short plat or a long plat. If it is a short plat Mr. Phelps indicated that he would recommend that it go through the Planning Commission even though it would normally go to staff. The issues as described can be dealt with as a normal part of the platting

process. New mechanisms do not need to be invented where existing mechanisms are in place and in use.

Ms. Jones voiced her concern that if the studies are done now and the property is platted now but the school district does not build the school for another decade or more the hydrology can change and the result will be relying on old data at the time when the site plan is reviewed and actual development begins. She believed that it makes more sense to request these studies at the time the site plan is done.

Mr. Earnhart indicated his belief that the school district staff and the school board have a lot of power to protect the school district and to make sure that they get the right piece of land. He had no intention of interfering in their process.

Ms. Pease acknowledged that while it may be within the school board's bailiwick to do this she felt that it was important enough to put on the table at this time. She noted that some things can be corrected with site design but the first thing that should be done is to select the right piece of property. If it means shifting the site back some small distance so that mitigation is not necessary through site design that is what she was trying to achieve.

Mr. Weddleton clarified with Mr. Phelps that the directive in the amendment currently on the table is a normal part of the platting process. There is a requirement as a standard condition for drainage which is a fairly detailed evaluation. Mr. Weddleton asked if that process would include checking to see if the aquifer is connected to the wells as was asserted during public testimony. Mr. Phelps felt that, given all of the discussion about the connectivity over the last ten years, they will most likely look into that aspect during the platting process as well.

In spite of the concerns raised by her fellow commissioners that this is an unnecessary step, Ms. Pease did not feel that the commission could rest assured that draw-down and connectivity tests will be required for platting and that is what she would like to achieve.

VOTE on AMENDMENT:

Ayes: Weddleton, Pease

Nays: Jones, Isham, Phelps,

Fredrick, Earnhart

MOTION to AMEND FAILED

Mr. Phelps added a condition to his original motion that should this come back as a short plat it would come to the Platting Board or the Planning Commission, that it not just be a staff administrative review. Ms. Pease seconded this amendment. The amendment was accepted unanimously.

Mr. Earnhart clarified for the record that he did not believe that there are any draw-down issues. The school district has made it clear that the future school will be on city water.

Ms. Jones noted her belief that the airport noise is the worst in the summer. She noted that the staff will be addressing issues such as light, pollution concerns, general noise, drainage, landscaping, and traffic circulation when the site plan review comes back to the commission. She also voiced her confidence that the municipality's traffic engineer will be able to address any traffic circulation issues that might come up.

Ms. Jones was hopeful, should this site recommendation be approved by both the commission and the school board, that there will be enough time prior to the hearing before the assembly for the public in the community to get additional information and have their questions answered so that they can be prepared to offer their comments, concerns and suggestions to that body. The assembly is ultimately the body that will make the decision on whether or not this is a good school site for a middle school in the southwest part of Anchorage. On the topic of the Lucy Street pit, Ms. Jones noted that there should be an expectation that staff will impose strict conditions of approval for what comes in to fill that pit.

Ms. Pease expressed her belief that the community council deserves a much better preview of what the municipality's intentions are with regard to the rest of sites 9A, 10, and the Lucy pit. The short notice on this site is quite regrettable. There is a lot more going on out there than the community knows about and she believed that the community should be involved in a much more timely fashion.

Ms. Jones called for any objection to the motion on the table. With no objections voiced, the MAIN MOTION as AMENDED passed by unanimous consent.

The meeting of the Planning and Zoning Commission was adjourned at 10:27 p.m. on Thursday, October 30, 2008.

Meeting of the Anchorage School Board
October 30, 2008

1. The meeting of the Anchorage School Board was called to order at 10:28 p.m. on Thursday, October 30, 2008, President, Jeff Friedman presided.

2. Roll Call

School Board Members Present: Jeff Friedman, Crystal Kennedy, Pat Higgins, Macon Roberts, Tim Steele, John Steiner, and Chris Tuck.

Others Present: Commission members, Arthur Isham, Bruce Phelps, Jim Fredrick, John Weddleton, Nancy Pease, William Earnhart, and Toni Jones, Chair; Carol Comeau, Superintendent; Ray Amsden, JoAnn Contreras

3. Consent Agenda

ACTION:

Moved by: John Steiner
seconded by: Macon Roberts

That the School Board approve the selection of Site M-1A for a middle school as identified in the Southwest Anchorage Elementary and Middle School Site Selection Evaluation Amendment #1 Tract 9A Westpark Subdivision School Addition dated July 7, 2008.

During discussion on the issues that had been raised during public testimony, the importance of adequate opportunity for public engagement through the community council was highlighted. Sentiment was expressed that postponing a decision long enough to allow for such public engagement without jeopardizing the contract would be beneficial.

AMENDMENT:

Moved by: John Steiner
seconded by: Crystal Kennedy

To postpone the decision of the School Board on this issue to December 15, 2008.

During discussion of the ramifications of postponing action on this issue it was noted that the result of postponing would be that the assembly would not be able to take action until mid-January, 2009.

MODIFICATION to the AMENDMENT:

Offered by: John Steiner
seconded by: Crystal Kennedy

To alter the Amendment to indicate that action on this issue be postponed to December 1, 2008.

Mr. Steiner noted his desire to allow additional time for the community council to look at the issue again as long as the deadlines in the contract can be met.

During discussion continued concern was raised regarding the timing of taking action and the risk of losing the site due to contract deadlines. Ms. Kennedy clarified the exact timeline for the contract and the constraints regarding the assembly calendar.

The board took up the issue of scheduling a special meeting to address this issue after the community council had an opportunity to meet that would also allow the assembly to act within the contract's timeline.

SUBSTITUTE MODIFICATION to the AMENDMENT:

Offered by: Chris Tuck
seconded by: Pat Higgins

To direct the superintendent and board president to select a date after November 10, 2008 to hold a special meeting for the purpose of taking action on the site selection

recommendation.

Mr. Friedman explained that the motion on the table is to postpone consideration of ASD Memorandum #147 until a date after November 10, 2008 to be determined by the superintendent and board president after review of all the schedules involved.

VOTE on the SUBSTITUTION MODIFICATION to the AMENDMENT:

Ayes: Freidman, Kennedy, Higgins

Steele, Steiner, Tuck

Nays: Roberts

MOTION PASSED

The Anchorage School Board meeting of October 30, 2008 was adjourned by unanimous consent at 10:50 p.m.

Jeff Friedman, President

Crystal Kennedy, Clerk

Johanna Lee, Recording Secretary

Date Minutes Approved

MINUTES OF THE ANCHORAGE SCHOOL BOARD REGULAR MEETING OF NOVEMBER 12, 2008

The Anchorage School Board met in Special Session on Wednesday, November 12, 2008, at 12:00 p.m. in the Conference Room 150, at the Anchorage School District Administration Building. President, Jeff Friedman, presided.

A. CALL TO ORDER, ROLL CALL, Jeff Friedman Presiding

Board Members Present: Jeff Friedman, Crystal Kennedy, Macon Roberts, Tim Steele, John Steiner and Chris Tuck. Pat Higgins arrived at 12:02 p.m.

Others Present: Carol Comeau, George Vakalis, Ray Amsden, Steve Kalmes, JoAnn Contreras, MOA Senior Planner, Bob Kniefel, MOA Traffic Engineer, Jerry Weaver, Platting and Zoning Manager, Bill Mehner, Heritage Land Bank, Kitte' Miller, the press and Johanna Lee.

B. CONSENT AGENDA

1. ASD Memorandum # 147 - Site Selection for the Southwest Anchorage Area Middle School - Alternative Site M-1A

It is the Administration's recommendation that the School Board approve the selection of Site M-1A for a Middle School as identified in the Southwest Anchorage Elementary and Middle School Site Selection Evaluation Amendment #1 Tract 9A Westpark Subdivision Addition dated July 7, 2008.

ACTION:

Moved by: Chris Tuck
Seconded by: Tim Steele

To approve the selection of Site M-1A for a Middle School as identified in the Southwest Anchorage Elementary and Middle School Site Selection Evaluation Amendment #1 Tract 9A Westpark Subdivision Addition dated July 7, 2008.

Ms. Comeau explained that action on this recommendation had been postponed until district staff could go back to the Sand Lake Community

Council along with representatives from the municipality to address issues that the public might have. Following their own discussion on this issue the Sand Lake Community Council met on Monday, November 10, 2008. The Sand Lake Community Council passed a resolution in support of the district's recommendation.

Mr. Ray Amsden reported that the staff had made a presentation at the community council meeting in October. He believed that there had been more concern at that point in time than there was at the November 10 meeting where the same information was presented to the group again. There were a lot of issues remaining related to water quality but not much discussion about traffic which had been discussed quite a bit at the October meeting. Mr. Amsden indicated that there were comments made at the council meeting that this really is a good school site and if it were not for all of the other issues that they have concern about it would be very easy to recommend it as a school site.

Mr. Vakalis noted that there was a representative from the Mayor's office as well as Ms. Contreras from the Planning Department at the council meeting. The representative from the Mayor's office told the community council that there are no plans whatsoever to fill in the pond. The municipality plans on leaving both that site and the 14 acres adjoining the 25 acres that the district would like to purchase in a natural park setting with natural vegetation. Mr. Vakalis reported that the municipality is monitoring that site and has been monitoring the pond. The results regarding the water quality of the pond were made available to the community council. In layman's terms Mr. Vakalis noted that the water quality of the pond met all of the EPA standards.

Mr. Steiner referenced the list of items that the community council would like to be considered through engagement of the council should the project go forward. He wondered if there was any concern with this list or the way that the council expressed their desire for engagement that the district would have trouble satisfying. Mr. Vakalis explained that the list is the concerns of the community council. The municipality will have to decide whether or not they will act on those concerns and, if so, act upon them. The concerns primarily deal with the adjacent 14 acres. There has been monitoring and there are two test wells adjacent to the pond as well as the pond itself. Whether that monitoring will continue is up to the municipality. Of course when the district has to go in there to build we will be required to handle all of our discharge and run-off to make sure that it will not impact the surrounding area.

Mr. Steiner indicated that he appreciated that the council is asking for these things to be considered should the proposed school project come to pass. That allows time for things to settle down between now and then. In addition the council is not asking for the district to do anything in particular. He noted that there did not seem to be any red flags indicating that the intent of any of these conditions were going to be a problem for the district down the road. Mr. Vakalis understood that the community council wanted to make sure that their concerns were made known in writing. He noted that the concerns are things that will have to be addressed when the development takes place anyway.

Mr. Amsden noted that there had also been concern about having involvement in the process when the design is done. He had assured the community council that the district's past practice and current practice is to engage the public during that process. That is in addition to the typical regulatory and public hearing process that happens. Mr. Amsden explained that they have been bringing the Sand Lake Elementary School project back to that council virtually every month to give them an update and anticipated having the same level of engagement with them during the middle school project.

Mr. Steiner believed that having postponed this action in order to meet again with the community council has resulted in increased good will with the community. It sounded like the community council has appreciated having the opportunity for additional input. He believed that the district is less likely to encounter problems in the future for having taken the time now. He indicated that he did not see any reason not to select the site.

Mr. Mehner reiterated that real estate services from the municipality will in fact continue to do ground water monitoring when the property is acquired. He noted that he will make that commitment in writing to the community council. All of the items that the community council listed as concerns that they wanted to be addressed will be addressed in the design and development phase. Mr. Mehner indicated that the only area that he remains concerned about was that the council indicated in their resolution that they wanted to be considered more than just the public, they want to be considered by the school district as advisors in the design stage. The public is definitely invited into the process but Mr. Mehner was not sure that the district wants to hire them as consultants or advisors per se. He indicated that he may be reading something into this that is not there but believed that would be something that would have to be addressed downstream.

Ms. Comeau noted that the district's interpretation of the word "advisors" is the level of engagement with the community that is currently part of the process. In that way the community will be kept up to date each step of the way in the same manner that they have been involved throughout the process with the Sand Lake Elementary School. The district has been providing monthly updates since when the bonds were first being considered and all the way through the process to date. She believed that level of engagement will continue to satisfy the community council.

VOTE:

Ayes: Tuck, Kennedy,
Steele, Steiner,
Higgins, Roberts
Friedman

Nays: None

MOTION PASSED

C. ADJOURNMENT

The Special Meeting of November 12, 2008, was adjourned by unanimous consent at 12:10 p.m.

Jeff Friedman, President

Crystal Kennedy, Clerk

Johanna Lee, Recording Secretary

Date Minutes Approved

Sand Lake Community Council Resolution (SLCC)

11-10-08-1

Subject: Sand Lake Community Council support for the West Sand Lake Elementary and Middle Schools: (ASD Case 2008-144 Southwest Anchorage Elementary and Middle School Site Selection Alternative Site M-1A);

Whereas: The SLCC desires that the Municipality of Anchorage support the orderly development of the Sand Lake area;

Whereas: The Anchorage School District and the Heritage Land Bank have requested an SLCC input regarding the proposed acquisition of the land in the subject line of this resolution. The SLCC desires that any development of the lands referenced in this resolution takes into account special measures to protect ground water quality;

Whereas: The SLCC feels that the proposed schools may be preferable to housing development as it will likely be less damaging to the environment should these projects be planned and executed well;

Whereas: The SLCC is prepared to provide input to the ASD in the planning and design processes for the proposed schools, as advisors;

Now Therefore: The Sand Lake Community Council supports the proposed site selection and acquisition for the West Sand Lake Elementary and Middle Schools as identified in the proposal known as M-1A;

Further the SLCC desires that the Municipality of Anchorage, the Anchorage School District and the Heritage Land Bank engage the SLCC fully should this proposed school project come to pass. That engagement should begin with the planning & design phase and continue through the construction. The following concerns as a minimum are key for the Sand Lake Community:

Ground water quality:

1) Reasonable water testing and boring
(such as to the standards in the 10/2004 UAA report),

2) South Pond,

3) Lucy Pit

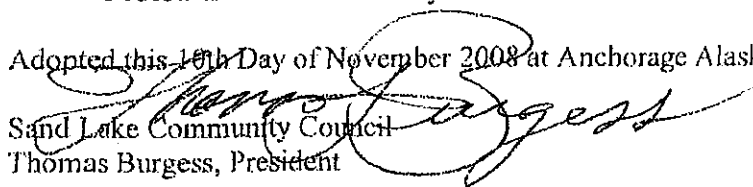
Ground, Light and Noise pollution

Material quality and process standards for filling the Lucy Pit

Vehicle access and traffic throughout the Sand Lake Community

Pedestrian access and safety

Adopted this 10th Day of November 2008 at Anchorage Alaska


Sand Lake Community Council
Thomas Burgess, President

RECEIVED
ANCHORAGE SCHOOL DISTRICT
FACILITY
2008 NOV 11 AM 9:31

Attachment 6

Municipality of Anchorage

MEMORANDUM

DATE: October 30, 2008

TO: Planning and Zoning Commission
Anchorage School Board

THRU: *TN* Tom Nelson, Director
Planning Department

THRU: *TR* Tyler Robinson, Physical Planning Supervisor

FROM: *JBC* JoAnn Contreras, Senior Planner

SUBJECT: Case 2008-144, Southwest Anchorage Elementary and Middle School Site Selection, Alternative Site M-1A

Request

The Planning and Zoning Commission is asked to review the attached *Southwest Anchorage Elementary & Middle School Site Evaluation, Amendment #1*, dated July 7, 2008, by F. Robert Bell & Associates, Inc., and make a recommendation to the Anchorage School Board for an alternative middle school site (referred to as M-1A in this document) for the Southwest Anchorage area. The Planning and Zoning Commission and the Anchorage School Board, although meeting jointly, will take separate actions and both recommendations forwarded to the Assembly for another public hearing and action.






School Site Selection Process

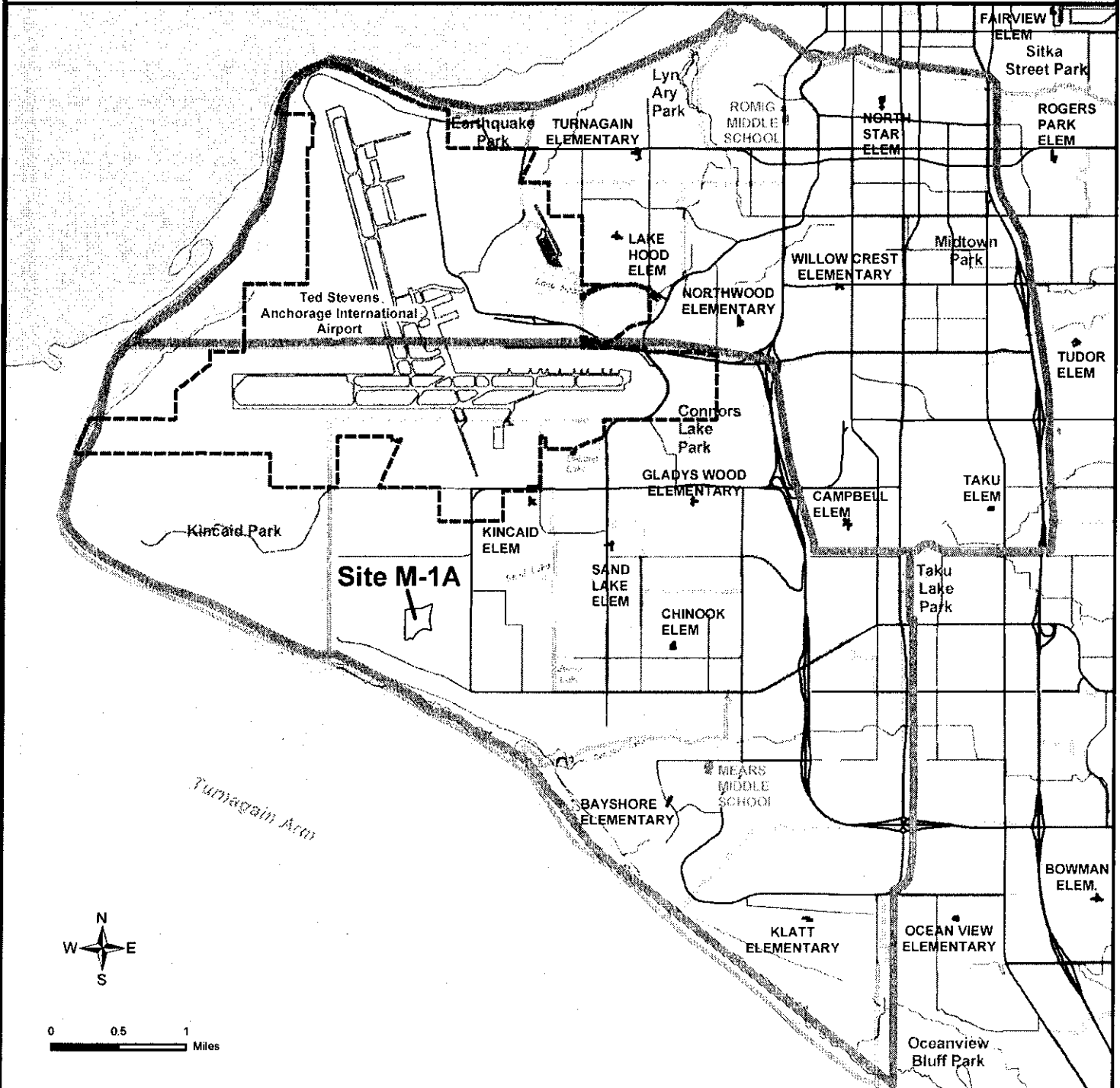
The main policy-making bodies involved in the school site selection process are the Anchorage School Board, the Planning and Zoning Commission, and the Anchorage Assembly. The staff effort for school site selections primarily comes from the Anchorage School District and its consultants and the municipal Planning Department.

There are several phases involved in the school site selection process. The first is determination of need for a school. In this phase, the Anchorage School District (ASD) identifies the general area where a new school will be needed, usually based on its student enrollment projections. These projections are updated yearly, based on current attendance levels and population trends. (See Map 1 for existing schools in the surrounding area.)

The second phase of the selection process begins with a site search performed by municipal planning staff to identify potential sites in the general area to be served by the new school. The Commission reviews the site selection for consistency with the goals, policies, and land use designations of the comprehensive plan and other municipal plans adopted by the Assembly, conformity to code requirements, and the effects of the proposal on areas surrounding the site. Some factors considered during this search include location, topography and other physical characteristics, surrounding land use and zoning, access, and land status.

Existing Elementary Schools and Existing Middle Schools with Attendance Boundaries

-  Middle School Attendance Boundary
-  Elementary School Attendance Boundary
-  Anchorage International Airport Boundary
-  Existing Elementary School
-  Existing Middle School



During this phase, planning and school district staffs meet with area residents to explain the selection process and to discuss possible site options. Comments from these community meetings are considered when the findings of the initial site search are reviewed and evaluated. The district and municipal staff made presentations at Taku/Campbell, Bayshore/Klatt, and Sand Lake Community Councils regarding alternative Site M-1A. Concerns voiced were primarily issues regarding previous platting actions related to adjacent tracts and HLB land negotiations, which are non-relevant to the school site selection.

Geotechnical evaluations are prepared for each site considered. These evaluations determine the feasibility of building a school on a site and provide estimated site development costs. An assessment of potential environmental contamination and a traffic impact analysis are also provided for each site. Because of proximity to the Ted Stevens Anchorage International Airport, a noise evaluation was also prepared for this study.

The final phase of site selection is the formal approval process. A joint public hearing is held before the Anchorage School Board and the Planning and Zoning Commission. Notices are mailed to nearby property owners and published in newspapers three weeks prior to the hearing. Notices are also mailed to the affected community councils.

The School Board and the Planning and Zoning Commission each make a recommendation on the proposed site selection. These recommendations, along with those from the affected community councils and other reviewing bodies, are forwarded to the Assembly. The Assembly makes the final decision on the site selection.

Background

In April 2003, Anchorage voters approved funding for additional school sites in southwest Anchorage. The Anchorage School District (ASD) and Planning Department staff worked to identify potential sites in the southwest geographic area for both an elementary and a middle school. F. Robert Bell & Associates was contracted to assist in the environmental and engineering assessments necessary to evaluate and rank the sites under consideration.

F. Robert Bell & Associates' study evaluated six site options in two areas:

- **Area 1** (E-1, E-1A, E-1B, M-1), located in Westpark Subdivision (formerly Kincaid Subdivision) between W. Dimond Boulevard and Kincaid Road and west of Sand Lake Road; and
- **Area 2** (E-2, M-2), located northeast of Sand Lake Road and W. Dimond Boulevard.

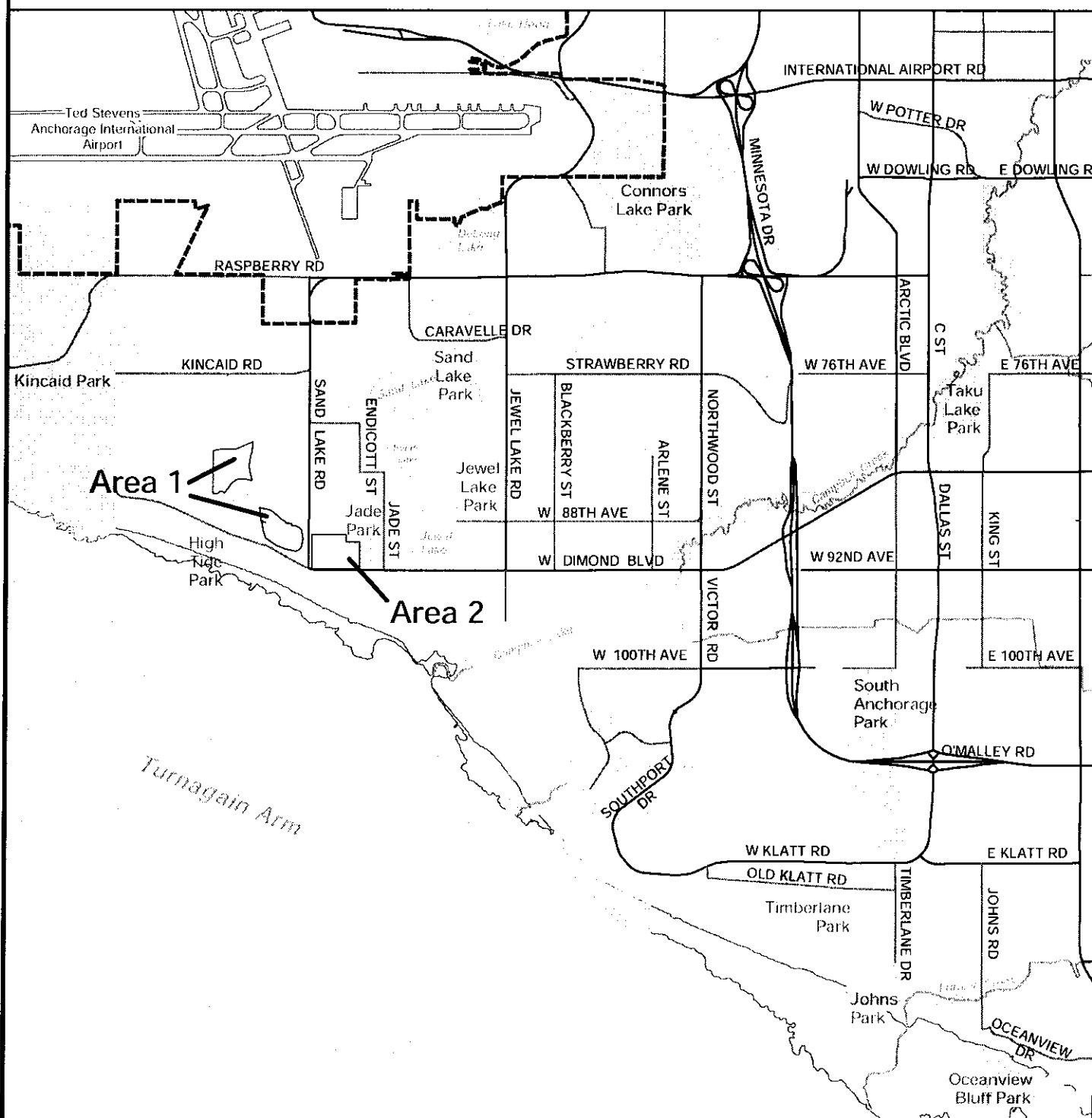
Most options placed the proposed elementary school in Area 1 and the proposed middle school in Area 2; however, options were also developed combining both schools in both areas. Both areas are in the former Sand Lake Gravel pit area. (See Area Map 2.)

The Anchorage School Board and the Planning and Zoning Commission held a joint public hearing on April 7, 2005. Both bodies voted unanimously to recommend selection of a site for a

Anchorage International Airport Boundary



0 0.5 1 Miles



middle school in Area 2 and an elementary school in Area 1. Upon Assembly approval for both sites on May 31, 2005 (see attached AR 2005-112), the Municipal Heritage Land Bank (HLB) entered into negotiations with the property owners. HLB successfully acquired the elementary school site, but was unsuccessful in negotiations for the middle school site.

When the acquisition of the middle school site in Area 2 failed, the District refocused on previously examined site areas and possible expansion of the property area available for the middle school site in Area 1. This new alternative site is adjacent to and south of the elementary school site. ASD contracted with F. Robert Bell & Associates to update the original Phase I Environmental Site Assessment (ESA) to include the southern portion of the site.

Site M-1A Characteristics and Analysis

Location and Surrounding Land Use

The proposed alternative middle school site is located in Tract 9A, Westpark Subdivision School Addition. (See Plat 2006-87). While the proposed site acquisition includes the entire Tract 9A, the School District anticipates receiving management control of approximately 25 acres, generally located in the north and eastern portion of the tract adjacent to Westpark Drive. The remainder of the approximately 38-acre tract is heavily vegetation and will likely remain open space and park use. This proposed site is contiguous with Tract 8A to the north (15-acre site for future elementary school) and a 2-acre HLB parcel west of Tract 8A, which will allow significant efficiencies when considering the parcels as a whole by sharing site amenities such as parking, site circulation, and outdoor recreational facilities as well as shared site development strategies. Surrounding land to the west is mostly developed large lot residential and vacant residential and properties to the east are currently vacant and developing single-family residential. The parcel to the south is vacant with vegetation and pond. (See Area Map 3.)

The site is designated for residential development at 3 to 6 dwelling units per acre in the 1982 *Anchorage Bowl Comprehensive Plan*. Tract 9A is split zoned R-1A (single-family residential district) with a small area zoned R-2A (two-family residential district). Schools are a permitted use in both districts; however, it is the District's policy to rezone school sites to PLI. Once the exact location of the school site is established, Tract 9A can be replatted to separate out the school use from the remainder of the tract. (See Map 4.)

Topography and Vegetation

Topography is uneven and rolling, with high natural hills; site grading and contouring is the most significant limitation of the site. The site generally slopes from northeast to southwest. Development of the site on one level would require significant excavation and contouring; whereas, options such as benched slopes between school and fields would significantly reduce excavation quantities. Options will be considered during the site plan analysis. Joint development of the elementary and middle school sites would provide more options for site development including access and circulation. (See Maps 5 and 6.)

Mixed spruce and birch are in undisturbed areas. If any additional vegetative buffering and/or landscaping is needed it will be shown on a site plan. Vegetation in previously mined or cleared

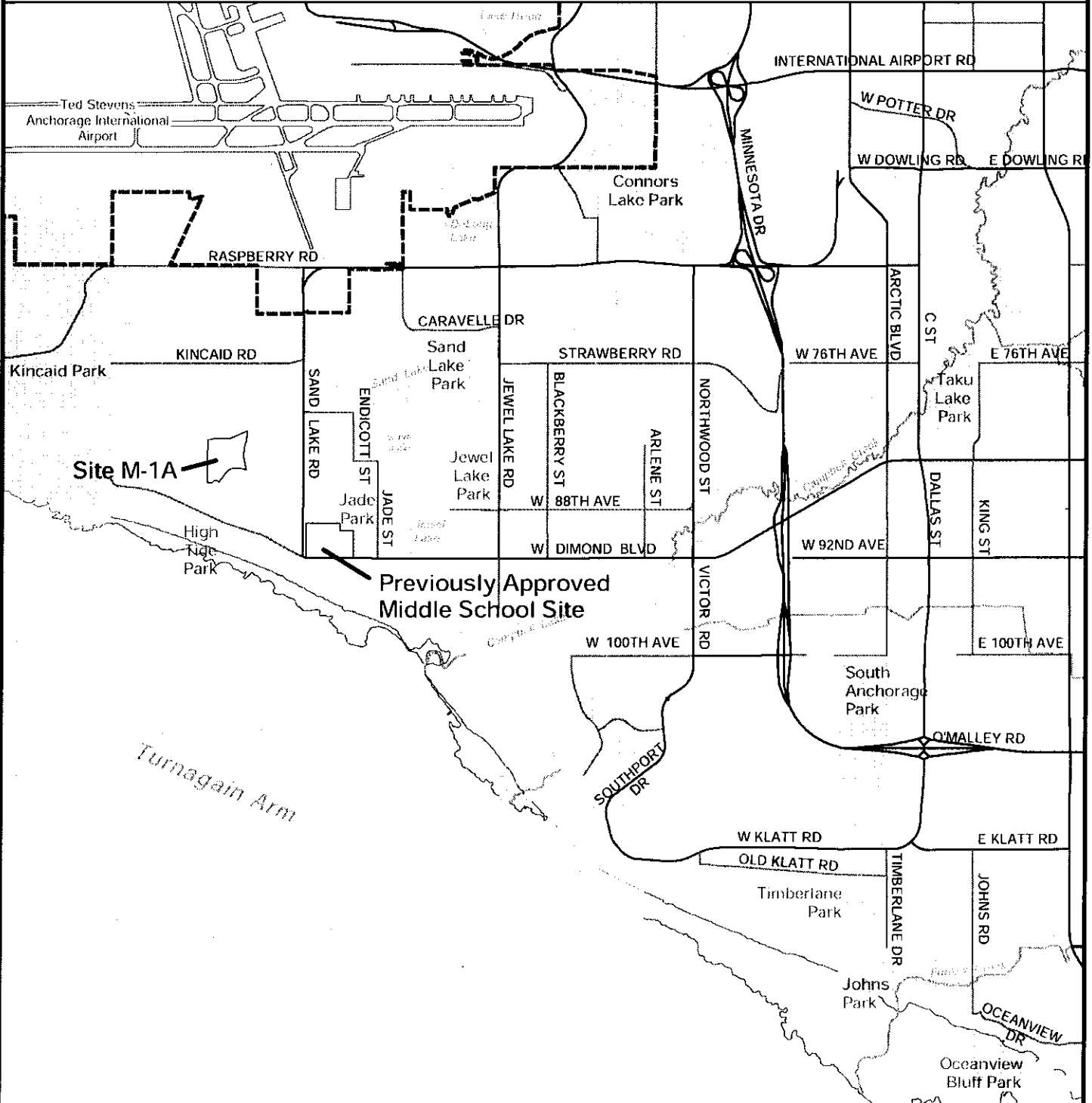
Vicinity Map












Anchorage International Airport Boundary



0 0.5 1 Miles



Alternative Site Selection for Southwest Anchorage Middle School

 RESIDENTIAL
  INSTITUTIONAL
  TRANSPORTATION
 COMMERCIAL
  MILITARY
  VACANT
 INDUSTRIAL
  PARKS
  0 100 200 300 400 500 600 700 800 900 1000



International Airport Boundary



0 520 1040 Feet

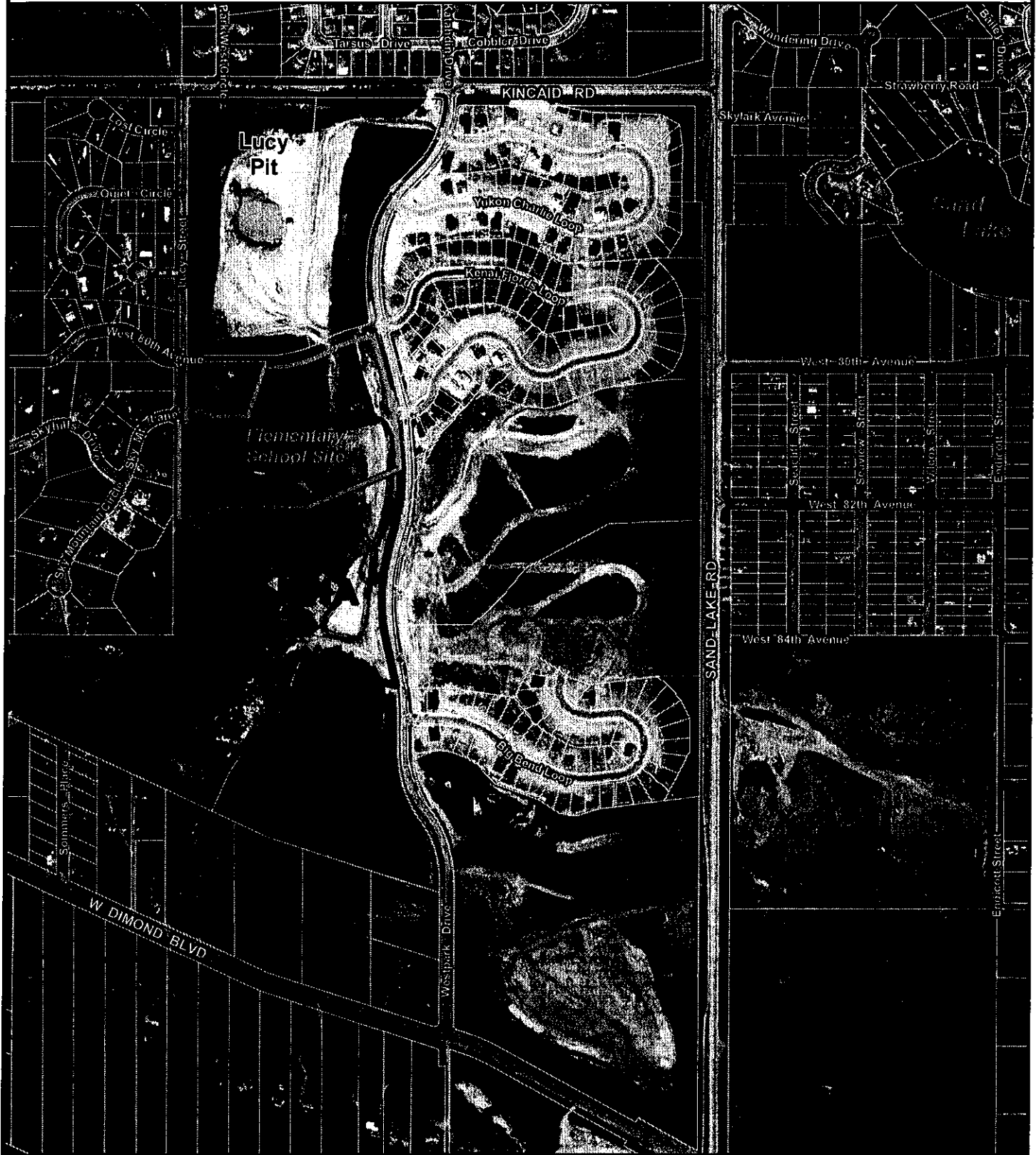


Aerial Photography - Site M-1A

Satellite Imagery 2006



0 0.1 0.2
Miles

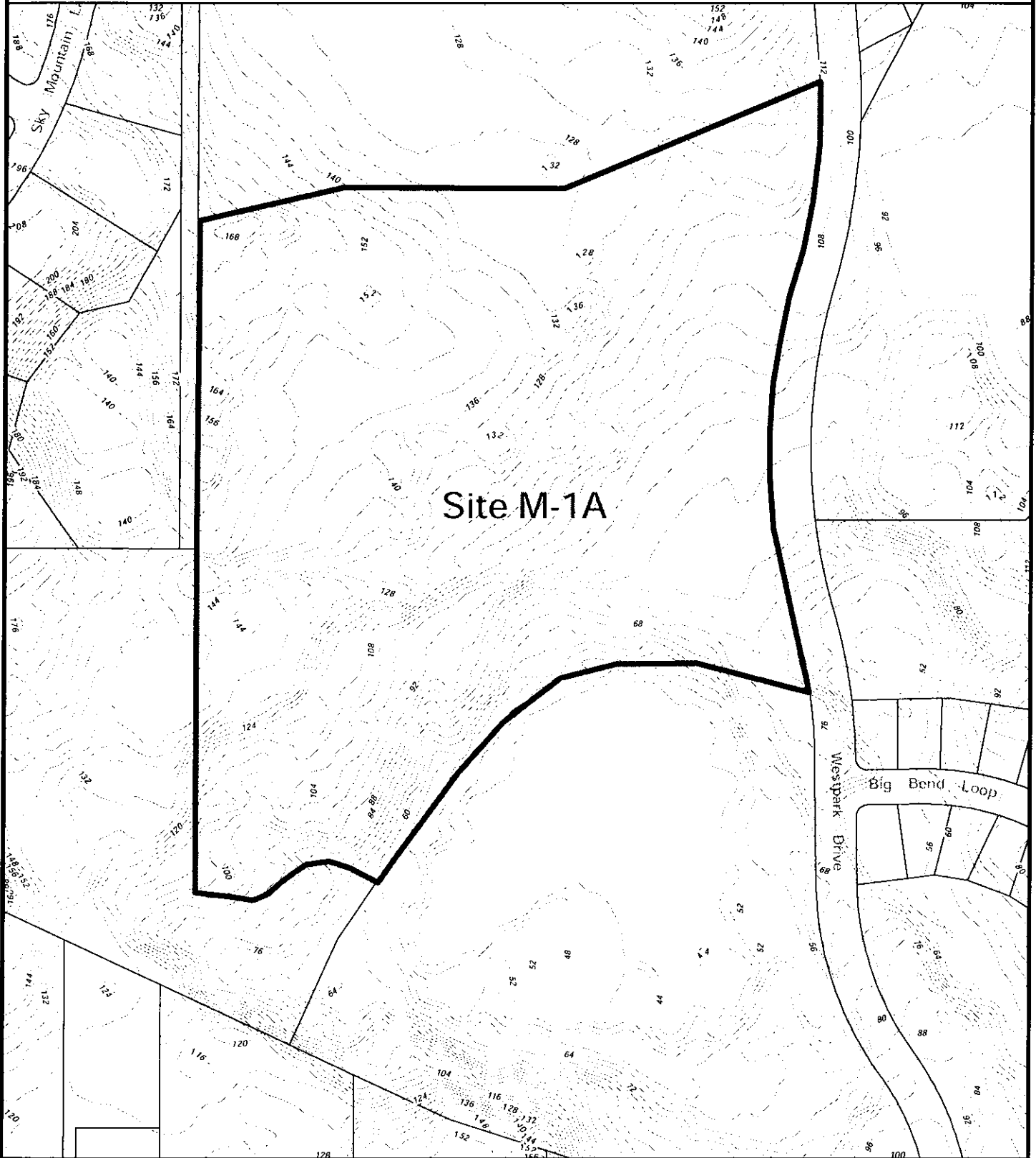


Aerial Topography - Site M-1A



Contours shown are base on 2002 LIDAR imagery.

0 0.025 0.05
Miles



areas is first-generation growth of grasses and mosses typical to disturbed areas. The 2004 environmental assessment indicates native soils below the one- to two-foot deep organic layer is suitable to allow for shallow foundations to be constructed on the compacted native materials.

Access

Vehicular — Convenient, safe vehicular access to the site is essential. Traffic impacts on surrounding neighborhoods and adjacent roadways should be minimized by choosing appropriate access points and by prudent site design. Major traffic should avoid local residential streets when possible. Infrastructure improvements have either been constructed or are under subdivision agreement to be constructed by the current property owner; no additional off-site improvements or traffic mitigation measures are necessary. The limited traffic impact analysis performed as part of the environmental assessment study in 2004 indicates that Westpark Drive will support development of a new school. The subcontractor recommends an updated traffic analysis to include consideration of both an elementary and middle school site jointly located. Municipal Traffic Engineer states that schools located adjacent to each other can be compatible when start times vary, and site layout takes into consideration safe access, cueing, and circulation that do not interfere with neighborhood traffic. An updated TIA is required and is expected to address these issues.

Pedestrian — Westpark Subdivision provided extensive pedestrian amenities, including separated trail and sidewalk along Westpark Drive and walkway connections between the loop roads. Since middle school attendance areas are large, many students are bused to school. Safe pedestrian and bicycle routes to the site are also important. The School District considers safe walking routes within a 1 ½-mile radius of the school. Middle school students may use signalized crossings at busy intersections that might be deemed hazardous for elementary-age students. Students are bused when hazardous routes and/or crossings are identified. *Anchorage Pedestrian Plan* (AO 2007-96), October 2007, shows Dimond Boulevard and Kincaid Road listed on the priority projects list for construction of missing sidewalk links. Sand Lake Road has a separated trail on its west boundary, which connects these two roadways.

Street lighting on adjacent roadways has been installed; on-site lighting will be addressed with the site plan.

Parks

Anchorage Bowl Park, Natural Resource, and Recreation Facility Plan, April 2006 (AO 2005-122), indicates Southwest area deficiencies in various aspects of the park system. The report shows existing parks within a mile of the study area, which are Kincaid Park, Jade Park, Jewel Lake Park, Sand Lake Park, High Tide Park, and Edna M. Fisk Memorial Park. Kincaid Park, the closest park, is designated as a Special Use area. There are no Neighborhood or Community Use areas west of Sand Lake Road and north of Dimond Boulevard. By 2020 there will be a shortage of 31 to 77 acres of Neighborhood Use and 15 to 61 acres of Community Use areas. The Southwest area requires 3 to 7 new Neighborhood Parks, between 5 and 10 acres in size, and 1 to 2 new Community Use areas, in the next 20 years without utilizing elementary and middle school sites. Tract 9A consists of approximately 38 acres; excess acreage will be

evaluated for its highest and best use, which could potentially be Open Space or a Neighborhood Use area.

Anchorage 2020—Anchorage Bowl Comprehensive Plan (AO 2000-119-S), General Design and Environment, Policy #45, "Connect local activity centers, such as neighborhood schools and community centers with parks, sports fields, greenbelts, and trails, where feasible." The Heritage Land Bank (HLB) purchased the Lucy pit, as part of the elementary school site negotiation, which when filled to MOA standards will be developed with ball fields.

Availability of Utilities

Water — the 12-inch water mainline in Westpark Drive right-of-way has adequate supply for service connection, including any fire flow requirements. Site development plans will need to address elevation differences between the building and the service connection and maintain static pressure in the service lines.

Sewer — the 12-inch sewer mainline in Westpark Drive is adequate for any future school development on this parcel.

Storm Drainage — there is a 12-inch storm sewer mainline located in Westpark Drive. Additionally, there is a funded project (Muirwood) for a storm drain from Kincaid Road south in Lucy Street, east on W. 80th Street to connect to Westpark Drive; construction is planned for 2009. The storm mainline in Westpark Drive could be used to transport all pavement and roof drain storm water off-site. There is adequate acreage on-site for sediment or containment ponds as needed for the remaining on-site runoff. Findings from the 2004 report indicate a school developed on this parcel would have less impermeable area than an equivalent residential development, thereby reducing the volume of storm water entering the storm drain system. The Amendment #1 report by Bell and Associates indicates their evaluation takes into consideration both the current 2007 Municipal Design Criteria Manual site drainage requirements and proposed revisions to Title 21.

Electricity, telephone, gas and cable are located within Westpark Drive and are adequate to support the development of a school.

Potential Hazards

Noise Impact Potential — *Anchorage International Airport (AIA) FAR Part 150 Update Noise Compatibility Program-1999* was utilized in analyzing the noise impact to this site. The noise compatibility program seeks an optimal accommodation of both aircraft operations and community activities within acceptable safety, economic, and environmental parameters.

The Airport's land use compatibility guidelines recommend that schools not be located within the 60-65 DNL noise range; Site M-1A is located outside the DNL 60 noise contour. Travis and Peterson Environmental Consulting, Inc., reviewed the parcel location in relation to the noise evaluation they performed in 2004 for the original report. They determined that the noise may temporarily disrupt school functions until the aircraft passes overhead. Noise insulating design

and construction techniques can be employed. While cost-effective construction will not totally eliminate aircraft noise from classrooms, it can be greatly reduced. (See Map 7.)

Aircraft Accident Potential — Areas near airports may be exposed to various levels of accident potential depending on the type of aircraft, frequency of aircraft over flights, and local weather conditions. Historically, the risk of being killed or injured on the ground near an airport is quite small. In Anchorage, most areas in the Bowl are at some risk because of the large amount of private, commercial, and military aircraft over flight activity. The Airport's Flight Track & Noise Management System indicates that nearly 90 percent of arrivals and more than 70 percent of departures from Ted Stevens Anchorage International Airport (TSAIA) occur over water.

Site M-1 (Middle School Site) is located beneath the flight path of aircraft departing to the south on Runway 14 and arriving from the south on Runway 32. Arrivals from the south and Departures to the south are usually infrequent because of prevailing winds. During the period from September 1, 2007, through May 30, 2008, approximately 2,540 daytime flights departed to the south, representing about 4 percent of total daytime departures for the period. For the same period, approximately 1,714 daytime flights arrived from the south, representing nearly 3 percent of the total daytime arrivals for the period. The numbers vary from year to year, for example, about 6 percent of air traffic departed to the south and 11 percent arrived from the south for the period from October 2003 through May 2004.

Wind — This area experiences high winds on a regular basis, up to 100 miles per hour as identified in the 2003 Municipality Wind Zoning Map. This area may suffer from higher wind exposure due to the lack mature vegetation to act as a buffer. Site and building design should address mitigation options for exposure to high winds. (See Map 8.)

Seismic — According to the 1979 Harding Lawson Associates (HLA) *Geotechnical Hazards Assessment Study*, Area 1 is located in an area with moderately low, seismically induced ground failure susceptibility and is rated a risk level 2 on a 1-to-5 scale. However, the geotechnical engineer for this study estimated the ground failure potential as low because of the cohesive and dense nature of the soils, and the absence of near-surface groundwater. New public facilities are designed and constructed to meet International Building Code standards for seismic hazard. (See Map 8.)

Environmental Contamination — A Phase I Environmental Site Assessment was conducted as part of the 2004 technical evaluation by Shannon and Wilson. Minimal environmental concerns were noted and have since been addressed. Notice of Site Closure Status by State of Alaska, Department of Environmental Conservation in letters dated July 11, 2003, and September 20, 2004, confirmed that no further action or cleanup is required.

Summary of Suitability Analysis for Site M-1A (See attached *Southwest Anchorage Elementary & Middle School Site Evaluation Amendment #1*, July 2008, by F. Robert Bell & Associates, Inc., for detailed information.)

Noise Contours

2002 DNL Contours

2017 DNL Contours



Source: AIA F.A.R. Part 150 Noise Compatibility Study, 1999

Satellite Imagery 2006

0 0.5 1 Miles








ZONING & SEISMIC MAPS WITH WIND HAZARD INFO

Map 8

Alternative Site Selection for
Southwest Anchorage Middle School

SEISMIC ZONE

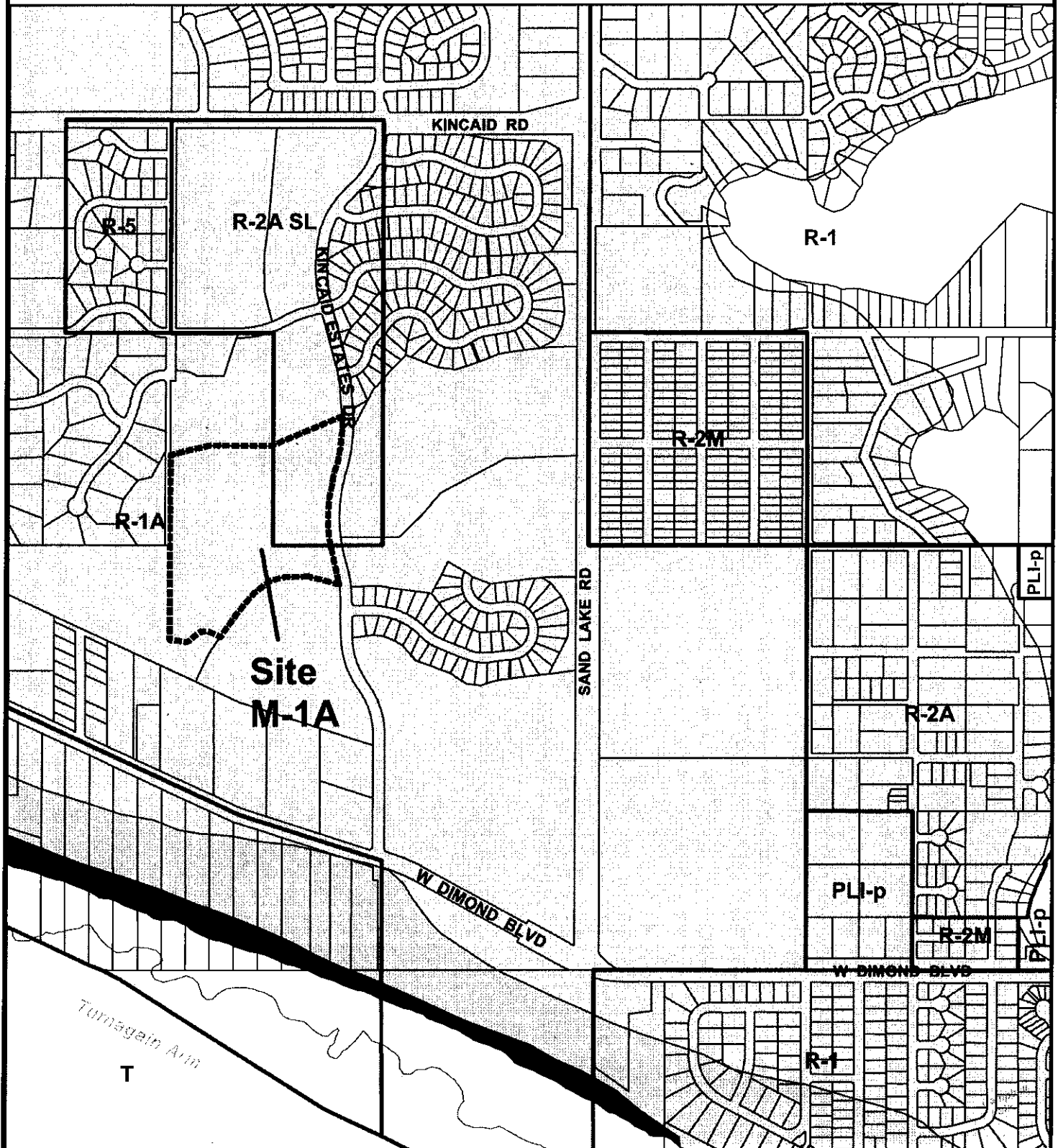
-  LOWEST
-  MODERATE-LOW
-  MODERATE
-  HIGH
-  VERY-HIGH

NOTE:

ALL SITES FALL WITHIN THE 100 MPH DESIGN WIND SPEED BASED
ON MINIMUM "THREE SECOND GUST" WIND MAPS USED BY
MOA BUILDING SAFETY.



0 0.1 0.2
Miles



Site M-1A, alternative school site, is central to areas of expected new and existing residential development in the Sand Lake area. Infrastructure improvements, such as roadways; substantial pedestrian amenities, including, sidewalks, trails, and walkways, and street lighting; utilities, including storm drain, sewer and water are in place. The site offers southern exposure and views of the Chugach Mountains. It has moderate airport noise impact; any schools in this area should consider aircraft noise abatement measures through building design techniques. This site is in a designated high wind area; the potential wind problem can be addressed in site and building design and vegetative buffering in some areas, if needed. A full TIA is recommended with site design and development phase to address circulation and access issues. It has access to Westpark Drive, which serves as a residential collector but is not designated as such on the *Official Street and Highway Plan*, as required for a secondary school in the R-2A zoning district. The parcel would be rezoned to PLI, which does not have this requirement. Joint site development may provide alternative access from 80th Avenue. The tract would be replatted to separate land uses.

Conclusions and Recommendation

Site M-1A offers a viable alternative for a middle school site based on site characteristics, location in relation to surrounding land uses, availability of utilities and infrastructure, open space and park uses, and availability for purchase. Issues and concerns noted can be addressed through a site plan review.

The Municipality and the School District assume no liability, financial or otherwise, for resolving the following conditions:

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

Attachments: Submittal

Assembly Resolution AR 2005-112, Approval of the Southwest Anchorage Elementary and Middle School Site Selection

Planning and Zoning Commission Resolution No. 2005-019

Minutes of the Joint Planning and Zoning Commission and Anchorage School Board Meeting of April 7, 2005

Comments Received

Submittal



ANCHORAGE SCHOOL DISTRICT

Facilities Department
1301 Labar Street
Anchorage, Alaska 99515
Phone: (907) 345-7915
FAX (907) 348-5227

MEMORANDUM

DATE: September 29, 2008

TO: Tom Nelson, Director of Planning

FROM: Ray Amsden, Director of Facilities *RA*

SUBJECT: Alternative SW Anchorage Middle School site selection

Please accept this memorandum as an official request for the proposed alternative southwest Anchorage middle school site review by the Municipal Planning and Zoning Commission.

In April 2003 Anchorage voters approved funding to acquire additional school sites to meet the future school needs of the community. With this funding, the District along with the Municipal Planning Department proceeded to search for sites to locate both an elementary and middle school in the southwest geographic area of Anchorage. The District contracted with F. Robert Bell & Associates, Inc. to assist in this effort and to perform necessary engineering work to evaluate and rank sites under consideration. The initial study ultimately focused on two primary site areas which were evaluated in multiple site configurations. One site, designated as Area 1, is located within the bounds of Kincaid Estates Road to the east, Kincaid Road on the north and Lucy Street on the west all located within the Westpark Subdivision. The second site, designated as Area 2, is located northeast of the intersection of Sand Lake Road and West Dimond Boulevard. While most options focused on locating the proposed elementary school in site Area 1 and the proposed middle school in site Area 2, options were developed either reversing this or combining both schools within site Area 1. The ultimate recommendation was to purchase a portion of site Area 1 for the elementary school and site Area 2 for the middle school.

Upon Municipal Assembly approval in May 2005 to purchase both sites as recommended, the Municipal Heritage Land Bank (HLB) entered into negotiations with the property owners for these sites. HLB was successful in acquiring the elementary school site but negotiations failed with the owner of site Area 2. With the acquisition of the middle school failing, the School District and Planning Department were required to reconsider previously examined site areas and examine expansion of the property area available for the middle school site. This effort focused on enlarging the area under consideration south of the southern portion of site Area 1 generally consisting of West Park Subdivision School Addition Tract 9A.

The authors of the original site selection study, F. Robert Bell & Associates, were contracted to examine this additional property and provide an amendment to the initial study. The findings of this expanded study are found in Amendment #1 of the "Southwest Anchorage Elementary and Middle School Site Evaluation." This report concluded "...we do not believe there are any major factors that would hinder the development of a middle school on this site." It continues; "The most noteworthy limitations of the site are the site grading which could be extensive but can be limited by using creative site design, the influence of the aircraft noise which can be mitigated by the incorporation of noise insulation into the building design."

Prior to the Planning and Zoning Commission's consideration of this proposed site, the District will be presenting this proposed middle school site acquisition plan to the area community councils. Presentations have been scheduled at Taku/Campbell, Bayshore/Klatt, Spenard and Sand Lake Community Councils. The District believes this proposed middle school site is the appropriate site to move forward in the site selection process resulting in this requested review by the Commission.

If I can be of further assistance in this please contact me at 348-5156.

**Southwest Anchorage Elementary and Middle School Site
Evaluation**

Amendment #1

[Update and Expansion]

Tract 9A Westpark Subdivision School Addition

Prepared for:

**Anchorage School District
Facilities Department
1301 Labar Street
Anchorage, Alaska 99515
(907) 348-5128**

Anchorage, Alaska

July 7, 2008

**F. Robert Bell & Associates, Inc.
801 W. Fireweed Lane Suite 201
Anchorage, Alaska 99503-1801
(907) 274-5257**

Executive Summary

Project Description & Background

The Anchorage School District (ASD) has been given the opportunity to purchase a parcel of land located near Sand Lake and Dimond Boulevard, more specifically defined as the western half of tract 9A of Westpark Subdivision School Addition (plat # 2006-87). As part of their land selection process, ASD retained F. Robert Bell & Associates in June 2008 to evaluate this parcel of currently undeveloped land, and create a report detailing the ability of this parcel to support future development of a middle school.

Much of the referenced information in this report originated from the Southwest Anchorage Elementary and Middle School Site Evaluation, prepared by F. Robert Bell & Associates in April 2004. That report focused on the northern portion of the subject parcel. This report amends the original by including information on the southern portion.

Scope of Work

F. Robert Bell & Associates studied the 2004 site evaluation report and utilities located within the Westpark Drive (Kincaid Estates Road in the 2004 report) right of way to access the subject parcel's current civil conditions. We also contacted the engineering firms used for the 2004 report to provide geotechnical (Shannon and Wilson Inc) and noise analysis (Travis/Peterson Environmental Consulting, Inc.) advice and/or recommendations on the portion of the parcel that was not included in the 2004 report.

Gathered information was evaluated and used to create this report. The major emphasis is on site characteristics that favor and/or limit development of the property for a future middle school.

Site Characteristics and Suitability

1.1 Location and Land Use

The subject property is located on the west side of the former Sand Lake Gravel Pit and is undeveloped land. It lies to the west of the Westpark Subdivision, a large residential development which is currently under construction and southeast of an established residential area. The parcel does not have direct access to arterial roadways, parks or business districts. Tract 8A of the Westpark Subdivision School Addition borders to the north; is currently owned by the Municipality of Anchorage (MOA); and is a potential elementary school site.

1.2 Zoning

The subject site is primarily zoned R-1A (single-family residential district) with a small portion in the northeast corner of the lot zoned R-2A (two-family residential district). Both of these zoning classifications allow the land to be used for a middle school. However, once selected for such use, it is customary for the land to be rezoning to a PLI district.

1.3 Topography

The subject parcel generally slopes from the northeast to the southwest. The overall range in

elevation is approximately 80 feet. The highest point of the parcel has an elevation of approximately 160 feet and is found on a small ridge extending about 400 feet into the property from the neighboring Tract A of the Skyhills Subdivision. The lowest elevations of the parcel are found along the southern boundary of the parcel, and are approximately 80 feet above sea level.

If the middle school and site amenities are to be on a single level, the topographic impacts in developing a middle school will include significant regrading of the site. A rough analysis of the grading indicates approximately 300,000 cubic yards of materials will need to be excavated to create a site with 2 to 5 percent cross slopes and adequate access to the Westpark Drive. Alternative grading solutions, such as benched slopes between school and fields, would significantly reduce excavation quantities.

1.4 Vegetation

The vegetation in the undisturbed areas is mixed spruce and birch; the vegetation in areas previously mined or cleared is first generation growth of grasses and mosses typical to disturbed areas.

1.5 Soils

Based on the soil evaluation found in Appendix F of the 2004 report, the native soil below the 1 to 2 foot deep organic layer is generally Type II NFS material. These soils allow for shallow foundations to be constructed on the compacted native materials.

1.6 Access

No off-site improvements or traffic mitigation measures are necessary if a middle school is developed on this site. The traffic analysis performed The Boutet Company, Inc in the 2004 report (Appendix H), indicates that the Westpark Drive will easily support the development of a new school. It was recommended by the subcontractor that another traffic analysis be performed prior to the actual development of the site to insure significant changes in the surrounding area(s) have been accounted for. Additional analysis will be required to determine if the development of both a Middle and Elementary School can be supported by this site.

1.7 Utilities

Water - Anchorage Water & Wastewater Utility (AWWU) records show there is a 12-inch ductile iron pipe (DIP) water mainline within the Westpark Road right of way that can provide service to the subject site. This water mainline has adequate supply for any service connections, including any fire flow requirements. Attention will need to be given when determining the location of the school building on the site, in order to limit elevation differences between the building and the service connection, and maintain static pressure in the service lines.

Sewer - AWWU records show that a 12 inch DIP sewer mainline has been installed in the Westpark Road right of way. This will be adequate for any future school development on this parcel.

Storm Drainage- The existing surface drainage of the site is generally to the southeast. There is a large pond approximately 100' south of the subject parcel that is the natural low point for most of the surface runoff in the area. There is a 12-inch storm sewer mainline located in the Westpark Drive right of way which could be used to transport all pavement and roof drain storm water off-site. There is also adequate acreage on the parcel to create on-site sediment or containment ponds as needed for the remaining on-site runoff. Based on findings from the 2004 report a school developed on this parcel would have less impermeable area than an equivalent residential development, thereby reducing the volume of storm water entering the storm sewer system. This evaluation takes into consideration the current 2007 Municipal Design Criteria Manual site drainage requirements and proposed revisions to Title 21.

Electricity, Gas, Telephone, Cable

The existing shallow utilities located within the Westpark Drive right of way are adequate to support the development of a school.

1.8 Airport Noise Impact

Travis & Peterson Environmental Consulting, Inc. looked at the parcel location in relation to the noise evaluation they performed for the 2004 report (Appendix E). They concluded the subject parcel would have the same recommendations as the south half of Site 1 in that report. They determined the noise volumes created by air traffic over this site may temporarily disrupt school functions until the aircraft passes overhead. Any development of this site would require noise insulation to be incorporated into the building design. When determining the location of the proposed school and playground areas, consideration must be made for noise levels outside of the school building as well.

Concern for impact from future runway expansion is minimal. Based on conversations the subcontractor has had with airport operations personnel about future runway expansion, it is currently believed that there will be no expansion for the foreseeable future.

1.9 Environmental Concerns

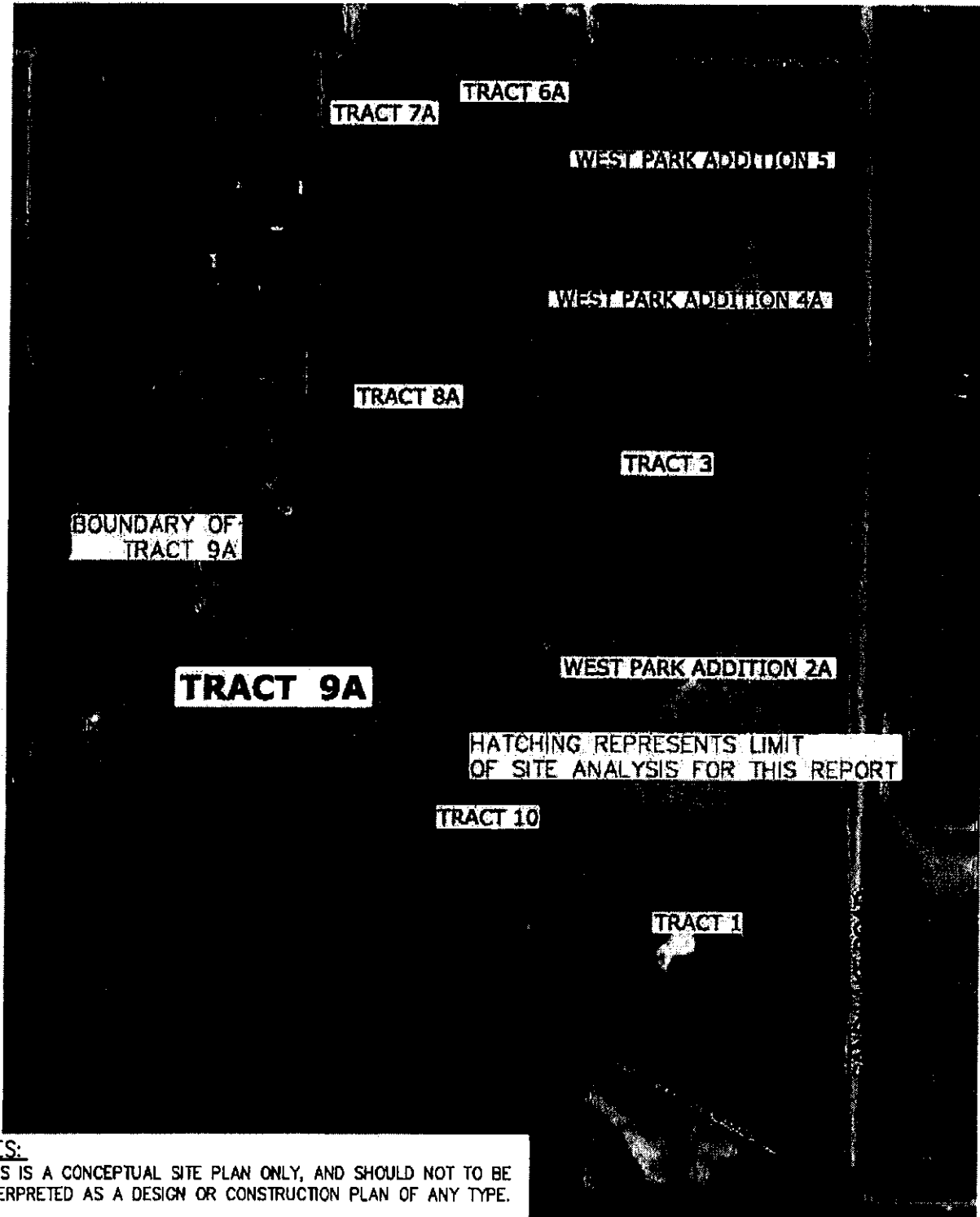
A Phase I Environmental Site Assessment (ESA) was performed by Shannon & Wilson on the north half of the subject parcel included in the 2004 report (Appendix G). Additionally a Shannon & Wilson representative conducted a site visit on the remaining south portion of the subject parcel on July 2, 2008. They concluded that the evaluation and findings of the Phase I ESA performed in 2004 is representative of the subject parcel. The main areas of concern are buried vehicles, fuel drums, and the potential for areas of buried solid waste on the site.

Conclusions and Recommendations

Based on the technical analysis of the information gathered on the existing site conditions, we do not believe there are any major factors that would hinder the development of a middle school on this site. The most noteworthy limitations of the site are the site grading which could be extensive but can be limited by using creative site design, and the influence of the aircraft noise which can be mitigated by the incorporation of noise insulation into the building design.



GRAPHIC SCALE
1"=700'



NOTES:

1. THIS IS A CONCEPTUAL SITE PLAN ONLY, AND SHOULD NOT TO BE INTERPRETED AS A DESIGN OR CONSTRUCTION PLAN OF ANY TYPE.
2. AERIAL IMAGE FROM GOOGLE EARTH.



**SOUTHWEST ANCHORAGE SCHOOL
SITE EVALUATION - AMENDMENT 1
TRACT 9A
WESTPARK SUBDIVISION
SCHOOL ADDITION**

PREPARED
FOR: **ANCHORAGE SCHOOL DISTRICT**

DRAWN BY: CLB	MOA GRID: 2223	FIGURE: 9
CHECKED BY: CBS	JOB #: 2008-1226	
DATE: AUGUST 14, 2008	SCALE: 1" = 700'	

AR 2005-112

Assembly Approval for Southwest
Anchorage Elementary and Middle
School Site Selection

May 31, 2005

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

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

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.

10
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

14
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

20
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

23
24 WHEREAS, based on available information and current circumstances, Site M-2 is the most
25 suitable option for the proposed middle school; and

26
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

30
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

34
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

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

4
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

8
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,

21
22 THE ANCHORAGE ASSEMBLY RESOLVES:

23
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

35
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.

43
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:

1
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.
9

10 **Section 5.** That this resolution shall become effective immediately upon passage and approval.

11
12 PASSED AND APPROVED by the Anchorage Assembly this 31st day of
13 May, 2005.
14
15
16

17 Anna L. Fairclough
18 Chair of the Assembly
19

20 ATTEST:

21
22
23 Bonnie E. Gunders
24 Municipal Clerk
25



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.

6
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.

13
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.

18
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.

23
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.

29

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.

6
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.

11
12
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
18
19
20

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

PZC Resolution No. 2005-019

Planning and Zoning Commission
Recommendation

April 7, 2005

MUNICIPALITY OF ANCHORAGE
PLANNING AND ZONING COMMISSION RESOLUTION NO. 2005-019

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

(Case 2005-029, Tax ID #s 011-291-021, 011-123-05, 011-123-06, 011-123-07, 011-261-29, 011-291-21, 011-201-030)

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

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

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

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

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

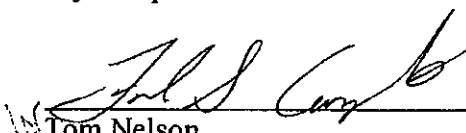
WHEREAS, notice was given to the owners of properties near the six site options, the Sand Lake Community Council, and the general public.

NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

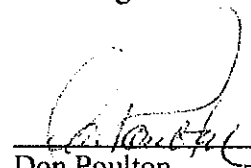
1. The Commission makes the following findings of fact:
 - a. Site availability should not be the deciding factor in selecting a school site or other public facility.
 - b. The community and the professional staff find the appropriate elementary site option is Site E-1A or in that general location.
 - c. While Site E-1A is not offered for acquisition, there should be negotiation with the owner to acquire the preferred site.

- d. Site E-1B presents a viable back-up option for an elementary school, if the air quality is determined acceptable through a comprehensive air quality study, especially with regard to the build-out of the airport and the surrounding residential area.
 - e. While not perfect, Site M-2 is an acceptable site for the new middle school and it will meet the needs of the community.
 - f. The need for the schools in this area has been demonstrated and the need will increase in the future.
 - g. There have been adequate technical studies on the proposed sites.
 - h. With the lack of land in the Anchorage Bowl, it is important to acquire land that is somewhat suitable when it is available.
2. The Commission recommends to the Assembly, based on evaluations in the "Southwest Anchorage Elementary and Middle School Site Selection Study," that:
- a. Site M-2 be selected for the middle school; and
 - b. Site E-1A or a site in the area of Site E-1A to be selected for the elementary school, and that if acquisition cannot be arranged for that site, Site E-1B is recommended as a viable back-up site, contingent upon acceptable air quality determination through a comprehensive air quality study that includes analysis of build-out of the airport and the surrounding residential area.
3. The Commission further recommends that selection of the sites is conditioned on the recommendation of the site selection study that the Municipality and the School District assume no liability, financial or otherwise, for resolving the following condition: Prior to site acquisition in either Area 1 or Area 2 (as identified in the "Southwest Anchorage Elementary and Middle School Site Selection Study"), all environmental contamination on the chosen site shall be identified and remediated by the property owner according to a work plan approved by the Alaska Department of Environmental Conservation (ADEC). If Site M-2 is chosen, a Phase I Environmental Assessment should be performed to include the 5-acre parcel, which was not originally available.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on this 7th day of April 2005.



Tom Nelson
Secretary



Don Poulton
Chair

(Case 2005-029)

(011-291-021, 011-123-05, 011-123-06, 011-123-07, 011-261-29, 011-291-21, 011-201-030)

Minutes

Joint Meeting of the
Planning and Zoning Commission
and
Anchorage School Board

April 7, 2005

MINUTES OF THE ANCHORAGE SCHOOL BOARD
AND
PLANNING AND ZONING COMMISSION
JOINT MEETING
APRIL 7, 2005

Prior to the joint meeting, a joint worksession was held at 5:30 p.m. on the Southwest Anchorage School Site Selection of an Elementary School and a Middle School.

Public Hearing of the Anchorage School Board and
Municipal Planning and Zoning Commission

1. Tim Steele called the Public Hearing open for the Joint School Board and Planning & Zoning Commission for the school site selection of the southwest Anchorage elementary school site and middle school site at 6:35 p.m.
2. Roll Call

School Board Members Present: Tim Steele, Jake Metcalfe, Jeff Friedman, Mary Marks, Crystal Kennedy, and John Steiner.

Commission Members Present: Johnny Gibbons, Bill Wielechowski, Nancy Pease, Art Isham, Greg Jones, Don Poulton, Chair.

Others Present: Carol Comeau, Superintendent; Ray Amsden, George Vakalis, Fred Johnson, Cathy Hammond, JoAnn Contreras, Robin Siegfried, and other interested persons.

3. Presentation and Site Recommendation

Cathy Hammond and JoAnn Contreras of the Planning Department gave a brief overview of the sites evaluated for the southwest Anchorage school sites.

JoAnn Contreras reported that there were six site options in two different areas in the Sand Lake area located north of Dimond on either side of Sand Lake and south of Kincaid Park. The criterion in selecting the sites for the schools included topography, size, location, potential hazards, land use and development potential. All of the areas were evaluated in the geotechnical report. The 57-acre site area was withdrawn from consideration but was included in the study for comparison. The

preferred site is E1A, because it is just outside of the airport noise contour, has a higher elevation, and is well located in regards to the students who would use it. That site is located in the area that is unavailable, so Site E1B was studied because it was offered as an alternate site. It is located at a lower elevation but is still within the Kincaid Estates Subdivision. With the buildout of the subdivision, there will be very good pedestrian access to the school. It is a 15-acre site and it is a viable alternative. Site M1 for the middle school, which overlaps site E1A in the larger area of the 57-acre site, also is not available for consideration for purchase. Site M2 at the northeast corner of Dimond and Sand Lake Road, although a smaller site is recommended for the middle school. Originally 32 acres were offered for consideration and subsequent to evaluation a modified configuration of 26.8 acres was offered for a middle school site and it can accommodate a middle school prototype. This site has good access off Sand Lake Road. Utilities will need to be installed. There will be some additional cost for a lift station and storm drain system. The preferred site for elementary school is E1A, but it is not available so we are recommending Site E1B for the elementary and Site M2 for the middle school, which are both available.

Carol Comeau reported that if these sites are purchased the district will continue to watch the enrollment in the area. It's unknown when the buildings would actually go to the voters for approval of the bonds. The elementary is the biggest problem right now for all of the surrounding schools. It is critical to acquire some sites to be prepared to move with construction.

George Vakalis added that the district staff has looked at this and supports the two recommendations going forward.

4. Public Hearing

The Public Hearing was opened by Anchorage School Board President, Tim Steele.

Susan Ritter stated that she lives at 8610 Summers Place and is a member of the Sand Lake Community Council, which she is representing tonight. Ms. Ritter is also the PTA President at Kincaid Elementary School. Ms. Ritter stated that she has many concerns about the location for numerous reasons and reviewed some of the comments heard in terms of site

selections. Ms. Ritter commented that the council did not have time to review the booklet because it was given to the members after their meeting. They have concerns about voting on this project tonight without being given time to review the booklet. The council submitted a letter stating that it is opposed to the location of the elementary school in the hole (pit). Ms. Ritter explained that she has done research on site selection for schools in other parts of the country including New Mexico and California. The concerns that New Mexico looks at include geologic analysis - type of soil and bearing capacity, hazardous waste, environmental hazards, toxic wastes from manmade landfills, noise, smoke, railroads, and airports. In California, sites within two miles of an airport runway must be avoided, as well as contaminated soil or ground waters such as from landfills or dumps or chemical plants; and high decibel noise sources. Some of the positives California wants are safe walking areas, favorable orientation to wind and natural light, an environment free from sources of noise, air, water, soil pollution from smoke, dust and odors, and an aesthetic view from the site. Ms. Ritter commented it is her opinion the site recommended will never have value if a site is excavated in a hole. The site is totally dark in mid-winter months and dark in the afternoon for one third of the year. (The speaker commented that these are her observations.) The site is fully exposed to prevailing winter winds. The temperature inversion affects the colder temperatures within the excavated hole. There will be wind driven snow from the north. The site drainage is a concern because the existing soils do not drain well. The speaker presented photos of the inversion and drainage problems. Ms. Ritter stated there are ongoing lawsuits filed by the South Anchorage Concerned Citizens group against the development. Ms. Ritter showed a picture of a white substance she could not identify that had been dumped into the pit off Lucy Lane. The speaker commented that AS&G has been given rights to put in anything and should be considered hazardous. (The school site) will be located about a quarter mile from the exposed aquifer so there is an open water area. The flooded area has been proposed as the location of the lift station site and is about two feet under water so that needs to be addressed. The wind blows and there is dust, which would create lung and breathing concerns for people with asthma. If the airport builds another taxiway, maybe we can negotiate with them to improve the sound and the air filtration systems of the new school. She feels the Susky site is the better site and though it is not available, it should be made available. She also suggested

that Kincaid Park is 3,000 acres and perhaps they need to give up 50 acres and put an elementary school and middle school there.

Tim Steele asked the speaker what she would like the board and commission members to do. Ms. Ritter replied that the council wants another open forum hearing with the community council to let the district know that they do not want the elementary school in the pit. If it means eminent domain of taking property from the developer – the viable property is there.

Nancy Pease asked the speaker if the landfill across the street is on the proposed middle school site. Ms. Ritter replied that it is. It is the AS&G site. Nancy Pease also asked the speaker which site is preferred. The speaker stated that it is the Susky site, which belongs to a former school teacher – Site E1A.

Jake Metcalfe asked the staff when the community council received the report. Cathy Hammond responded that the Planning Department staff attended the community council meeting on February 14 to present the results of the study. They did not have the published report at that time. The report was delivered to the council in February and it was posted on-line. Staff understood the council was going to make a recommendation at its March meeting. Jake Metcalfe mentioned that the district and municipality had a Joint School Site Selection Committee meeting on March 9 to review the study results.

Crystal Kennedy asked Ms. Ritter to compare the difference between the elementary site and middle school site since they approved one and not the other. Ms. Ritter replied that the middle school site is at a higher elevation and the elementary school site is in the bottom of a hole. There is no direct sunlight in that portion of the pit for two months.

Don Poulton asked Ms. Contreras and Ms. Hammond to review the site search results. Cathy Hammond reported that originally the district asked the Planning Department to look at an expanded area for possible sites. They ended up focusing on the area west of Minnesota, but options were limited – some sites not large enough, issues with wetlands, or the sites were in close proximity to other schools. Because of the development happening in the Sand Lake area the search focused on that area. Other

sites were checked that appeared to meet the criteria but were not available.

Mary Marks asked Ms. Ritter if she has had further discussion with the members of the council after seeing the report. Ms. Ritter replied that she met with the council last evening and they are requesting a postponement of a vote to allow the community to look at the sites again. They want more time to absorb this and have thoughtful discussion. The opinion of the council is putting the school in the bottom of a hole is not a good place for a school.

Jake Metcalfe asked for comments from the administration regarding the request for a delay. Carol Comeau responded that she understands that the site selection committee has been well versed. There has been adequate information available. There is ongoing litigation and that will probably continue for quite some time. The administration feels this site selection needs to move forward.

Greg Jones asked if there was a Sand Lake Community Council meeting in March and whether or not the site selection was discussed. Ms. Ritter stated that it was discussed in a ten-minute discussion. The vote was taken and the vote was that they did not want the elementary school in that location.

Nancy Pease asked the staff if any air quality and temperature inversion studies have been done for this site. Cathy Hammond responded that an air quality test was not done.

Speaker, Tim Potter, of DOWL Engineers and a representative for Anchorage Sand and Gravel, offered clarification of Ms. Ritter's comments. The Anchorage Sand and Gravel site is an 80-acre site at the northeast corner of Sand Lake Road and Dimond Blvd. The area at the corner is almost at street grade and is approximately 4 1/2 to 5 acres in size. That area was always destined to be held as a commercial corner, knowing that the Sand Lake gravel pit area would be developed residentially at some point. AS&G did offer the southern portion of the site for consideration for the middle school site and drew the line very carefully after doing a lot of engineering and planning work to identify how much larger they could make their fill site and meet the current and future fill needs for the municipality, since it's really the only site he is

aware of that is approved by conditional use process for non-buildable material dump site. Approximately 20 years ago, AS&G went to the Planning and Zoning Commission after going to the community council many times and got approval for a fill permit to fill the empty hole. There were a significant number of conditions for operational requirements incorporated into that approval. They have gone back to the community numerous times to get extensions and back through public hearings. The conditional use controls the type of materials that are acceptable. There are stumps, organic peat, silt, sand, clay, concrete, and concrete with rebar cut off. There is no pavement material or general garbage. There is an on-site representative from AS&G whenever any dumping activity takes place. There are environmental hazardous materials criterion required before any material is accepted, it's done in great detail and AS&G has prided itself in making sure that this project has been carried forward in a safe manner over the last 20 years and continues to make that commitment to the community. Annual reports are required by the municipality, and AS&G is prepared to show those in topographic form, aerial photo form and fill quantity locations on its site. That report is submitted to the municipal code enforcement manager on an annual basis every January for 20 years. Due to the need for a middle school site and AS&G's desire to potentially go back and enlarge its fill site through a conditional use process and modification, they were restrictive as to where the footprint could go. That's why the middle school site is less than 30 acres, just because of what is needed to make the fill work. It is not a dumpsite with hazardous materials. P&Z required 20 years ago, that a conceptual master plan be prepared to show how the property could be redeveloped. AS&G proposed that there could be a soccer field complex developed there over time on the approximately 50 acres that would be at grade north of the middle school site. DOWL Engineers, on behalf of AS&G, did prepare an alternative site plan for consideration and strongly suggested that the school district and municipality, through Parks and Recreation coordinate and plan, as far as field planning and utilization and consider the soccer field at Jade Street Park be turned into two more ball fields and that the soccer field that would then be developed on the middle school site could be jointly used by Parks and Recreation during off-school hours and the summer. That leaves more material on the site for grading that would result in a lower cost for development and easier handling of onsite drainage issues.

Nancy Pease asked the speaker to clarify the reduction of the cost. The speaker stated that the overall cost could be less if there were a coordinated effort to share some of the field capacity. On paper, all the elements proposed for the middle school can fit on the site that AS&G had said they could accept for consideration. The speaker suggested that with a significant park with a baseball complex and a soccer field on it now and a parking lot, we should be looking at better overall balanced facilities and looking at costs of operation and construction.

Mr. Potter stated that when looking at the elementary site, he would recommend that location, as far as integration into the neighborhood, is the key thing. It is worth going back and negotiating or leaving room to negotiate to get that. Mr. Potter feels Site E1A is the appropriate place for an elementary school in the development context of Sand Lake Road Kincaid, and Dimond. It is the donut hole in the donut and that's where the elementary school should be. It should be totally integrated in the heart and soul of the neighborhood. There is an issue of viability versus feasibility versus availability and they are all different issues. Sometimes availability can change with negotiation. Mr. Potter's recommendation is to be creative, think for the future and if a bigger site has to be purchased as part of the negotiation, including the ugly pit to the north, consider it. There are things to do with that ugly pit that could be done in a very creative fashion. The speaker's recommends that the group tonight recommend approval of Site E1A with Site E1B as a second site choice and ASD attempt, with the city's help, to negotiate for E1A first and if that becomes unworkable, there is a backup site to.

Don Poulton asked staff if this is something that can be done. Cathy Hammond replied that it has been done before, in 1993 for the Kincaid Elementary site.

Mr. Potter added that he believes the party that owns both sites is willing to sell E1B and not E1A because the apparent value to a homebuilder or developer would be higher in E1A. It's good material, it is up higher, it's east to the mountains, it has good solar exposure and a good location. Mr. Potter believes it is just a matter of price and negotiation.

John Steiner asked if E1A is proposed as the preferred site, would it be doable, or would we be limited to acquiring E1A and wouldn't be able to negotiate to resolve this problem as part of that acquisition.

Greg Jones commented that he posed that question to Robin Ward and she believes there is, through the Land Bank, some leverage to create a win/win to try to acquire the site. John Steiner asked staff that because these areas are designated with lines on a map, if we recommend one site, is there a possibility of a larger acquisition, perhaps not by the district, but through the land bank that would enable us to do that, or would it require us to redraw these lines to be able to accomplish that. Cathy Hammond replied that the areas would have to be replatted. The boundaries are drawn by the engineers as part of the technical analysis. The boundaries that are on there are to represent the areas that were evaluated. It has happened during negotiations in the acquisition process, that the actual boundaries of the site are be tweaked.

The Public Hearing portion of the Joint Session of the Anchorage School Board and the Municipal Planning and Zoning Commission closed at 7:18 p.m.

Meeting of the Municipal Planning and Zoning Commission
April 7, 2005

1. The Municipal Planning and Zoning Commission was opened by Chairman, Don Poulton at 7:20 p.m.

2. Roll Call and Disclosure

Commission Members Present: Johnny Gibbons, Bill Wielechowski, Nancy Pease, Art Isham, Greg Jones, Don Poulton, Chair.

Commissioner Members Excused: Toni Jones, Jim Lottsfeldt, and Meg Simonian

Others Present: School Board Members: Tim Steele, President; Mary Marks, Vice President; Jeff Friedman, Crystal Kennedy, Jake Metcalfe, Macon Roberts, and John Steiner, Carol Comeau, Superintendent; Ray Amsden, George Vakalis, Fred Johnson, Robin Siegfried, and other interested persons

There were no conflicts to be disclosed by the commission members.

3. CONSENT AGENDA

ACTION:

Moved by: Greg Jones
seconded by: Art Isham

That the Planning and Zoning Commission forward the staff report to the Anchorage School Board on the Southwest Anchorage elementary and middle school site selection with the following recommendation: #1. The Planning and Zoning Commission recommends Site M2 for the middle school. #2. The Planning and Zoning Commission recommends the selection of the site in the area of the designated Site E1A as the preferred site for the elementary school and further, that if acquisition cannot be arranged for that

site, that Site E1B be an acceptable back-up site.

Mr. Jones spoke to his motion by stating that the discussion before the boards tonight demonstrates there is an acceptable site for the middle school. It is not a perfect site but will meet the needs of the community as well as the needs of the facility. Mr. Jones believes that in the case of the elementary school is the fact that the deciding factor of this site's selection is the developer's decision to sell the property. If the recommended site is selected, that would become the reason we would locate the public facility on that site. That is not the appropriate criteria for locating public facilities. We have heard from the community and the professional staff that the appropriate site is E1A or something in that location and we should figure out how to get it.

Nancy Pease agreed with Mr. Jones' comments and stated that she has concerns with E1B as a back-up site, specifically the solar exposure and air quality and inversion. Since it is in proximity to the airport and also in proximity to major roads, Ms. Pease would be reluctant to approve it as a backup site without knowing that the air quality is suitable. Mr. Jones commented that he accepted Ms. Pease's comment as a friendly amendment. Ms. Pease proposed as a friendly amendment that approval of Site E1B be contingent on the approval of the air quality measures at that site, especially referring to the air traffic and build-out of the residential area. Art Isham seconded the amendment.

Mr. Johnny Gibbons stated that he intended to support the motion and amendment as put forward. Mr. Gibbons thinks that the need for the schools in that area has been demonstrated and the need will only increase in the future. Mr. Gibbons further stated that because he sits on the Planning and Zoning Commission, he is aware of the lack of land available in the Anchorage Bowl so he feels it is important to acquire any land that is somewhat suitable when it is available. Mr. Gibbons stated that he feels there have been adequate technical studies on the proposed sites sufficient for the commission to put this forward.

Bill Wielechowski announced that he will support the motion for the reasons stated by Commissioners Jones, Pease and Gibbons.

Art Isham announced that he will support the motion and he likes the opportunity to negotiate for the preferred site.

Mr. Poulton reported that he will also support the motion and particularly likes the fact that there is a primary and a backup site option.

VOTE:

Ayes: Poulton, Jones, Gibbons,
Isham, Pease, Wielechowski

Nays: None

MOTION AS AMENDED PASSED

Mr. Jones moved to adjourn and the motion was seconded by Mr. Isham.

The meeting of the Planning and Zoning Commission adjourned at 7:34 p.m. April 7, 2005, by unanimous consent.

Meeting of the Anchorage School Board

April 7, 2005

1. The meeting of the Anchorage School Board was opened at 7:35 p.m. President, Tim Steele presided.
2. Roll Call

School Board Members Present: Tim Steele, President; Mary Marks, Vice President; Jeff Friedman, Crystal Kennedy, Jake Metcalfe, Macon Roberts, and John Steiner.

Others Present: Commission members, Johnny Gibbons, Bill Wielechowski, Nancy Pease, Art Isham, Greg Jones, and Don Poulton, Chair; Carol Comeau, Superintendent; Ray Amsden, George Vakalis, Fred Johnson, Cathy Hammond, JoAnn Contreras, Robin Siegfried, and other interested persons.

3. CONSENT AGENDA

ACTION:

Moved by: John Steiner
seconded by: Crystal Kennedy

That the School Board accept the recommendation of the Planning and Zoning Commission and the staff report on the Southwest Anchorage elementary and middle school site selection be forwarded to the Assembly with the following recommendation: #1. Site M2 for the middle school. #2. selection of a site in the area designated site Site E1A as the preferred site for the elementary school and further, that if acquisition cannot be arranged for that site, that Site E1B be an acceptable back-up site, contingent upon the satisfactory resolution of an air quality study for that site.

Carol Comeau commented that in further review and listening to this discussion, she thinks this is a much better way to approach this and we will have a stronger point to make our case of this being a good site.

Jeff Friedman mentioned his concern in addition to the air quality and other items mentioned about E1B by the Planning and Zoning Commission. In the work session it was pointed out that the traffic analysis suggested that the middle school and elementary school not be on same piece of property and he thinks that same analysis would apply if one is across the street from one another, in fact the traffic might be even worse. If we are approving M2 as the middle school, putting an elementary school directly across is likely to exacerbate the traffic. Mr. Friedman commented that he is not sure that E1B is acceptable at all.

AMENDMENT:

Moved by: Jeff Friedman that we delete E1B as an alternate.
seconded by John Steiner (for
purposes of discussion)

John Steiner asked the administration if the amendment is adopted and Site E1A cannot be acquired through negotiations, what affect would that have on the district in terms of not having a backup. George Vakalis responded that it would mean that there would be no backup, however, we have gone through this before and there are solutions to dealing with traffic. Even though it was recommended not to have the two schools next to each other you have separation and two different directions in which vehicles, buses and everything else can enter into that property. In fact, there is a major access into the land by accessing down in here (pointing to the map). You have a real long slope and you can access down here. So you do have separation. With this amendment the district would not have a backup.

VOTE ON AMENDMENT:

Ayes: Steele, Friedman
Nays: Kennedy, Metcalfe, Steiner,
 Roberts, Marks

AMENDMENT FAILED

Jake Metcalfe reported that he will support the motion and thinks Mr. Potter's idea to negotiate for Site E1A is a good suggestion.

John Steiner stated that he agrees with Mr. Metcalfe and thinks it is desirous for the developer to have a good place for a school. If he had a school down in a hole, it would actually devalue his entire development. There may be some negotiating room for that. Mr. Steiner appreciates Mr. Potter's suggestion and feels it has some real possibility.

Macon Roberts commented that traffic is with us and it's a given. The district worked out a plan for the traffic problems at Spring Hill and Hanshew so it does not concern him. Mr. Roberts appreciated Mr. Potter's comments as well.

VOTE:

Ayes: Steele, Metcalfe, Marks,
Friedman, Kennedy,
Roberts, Steiner

Nays: None

MOTION PASSED

The Anchorage School Board meeting of Thursday, April 7, 2005 unanimously adjourned at 7:42 p.m.

Tim Steele, President

Jeff Friedman, Clerk

Robin Siegfried, Recording Secretary

Date Minutes Approved

Comments Received

Zoning and Platting Cases On-line

View Case Comments

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**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case:

2. View Comments:

Case Num: 2008-144

Site selection for a public school

Site Address: N/A

Location: A site selection for a new co-located elementary and middle school, Southwest Anchorage Alternate Middle School. A 25-acre area consisting of a portion of Tract 9A, West Park Subdivision, located in the SE1/4 and SW1/4 of Section 9, T12N, R4W, S.M., Alaska. Generally located between Dimond Boulevard and Kincaid Road on the west side of West Park Drive. *NOTE: A special meeting will be held on Thursday, October 30, 2008 at 6:30 p.m. in the School Board Conference Room at ASD Education Center, 5530 E. Northern Lights Blvd, Anchorage, AK.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

10/17/08

Jim Donley

8323 Skymountain Circle

Anch AK 99502

The petition site appears to ignore the holding ponds for the Skyhills subdivision which handles the drainage for the area. The ponds are located near the nw corner of the petition site

9/26/08

Susan Ritter

8610 Sommers Place

Anchorage AK 99502

Please do not place the elementary school in the south east corner. In the winter there is a consistent inversion of air which keeps that specific area in low clouds. The agreed upon site is on the hill portion of the development, located center of the Kincaid estates and West.

[Zoning & Platting Cases On-line website](#)

Contreras, JoAnn B

From: Nelson, Tom P. (Planning Department)
Sent: Monday, October 06, 2008 11:50 AM
To: Contreras, JoAnn B
Cc: Robinson, Tyler P.
Subject: FW: SW Anchorage Elementary & Middle School Site Evaluation

FYI

Tom Nelson, Director
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Phone: (907) 343-7901
Fax: (907) 343-7927
Email: NelsonTP@muni.org

From: Schwan, Martin K.
Sent: Monday, October 06, 2008 10:34 AM
To: Nelson, Tom P. (Planning Department)
Cc: Hall, Mark S.
Subject: SW Anchorage Elementary & Middle School Site Evaluation

I have reviewed the proposed alternate site for the SW Anchorage Middle School (case 2008-144) and find no objection to the site.

Martin Schwan, Fire Inspector
Anchorage Fire Department
4700 Elmore Road
Anchorage AK 99504

Office: 267-4968
Fax: 249-7596
Email: schwanmk@muni.org

"Ability can take you to the top, but it takes character to keep you there."

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Contreras, JoAnn B

From: Nelson, Tom P. (Planning Department)
Sent: Monday, October 20, 2008 10:06 AM
To: 'Jason Gamache'; Mehner, William M.
Cc: balivet_rob@asdk12.org; Contreras, JoAnn B
Subject: RE: Westpark School Site

Mr. Gamache,

This is to acknowledge receipt of your email letter concerning the site selection for a middle school in the West Sand Lake area. We will make sure that it is included in the record of materials that go to the Planning and Zoning Commission and Anchorage School Board. We appreciate your interest in this matter.

Tom Nelson, Director
Planning Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

Phone: (907) 343-7901
Fax: (907) 343-7927
Email: NelsonTP@muni.org

From: Jason Gamache [mailto:jasongamache@mcgalaska.com]
Sent: Sunday, October 19, 2008 9:06 AM
To: Nelson, Tom P. (Planning Department); Mehner, William M.
Cc: balivet_rob@asdk12.org
Subject: Westpark School Site

Gentlemen,

I recently received the public hearing announcement regarding the site acquisition for a Westpark School. I received this because I literally live directly across the street, 3rd house in on Big Bend Loop. I would like to share my full support of the selection of this site for an ASD school. There are many reasons why I support this school, moreover I feel the site is excellent and that I have children, I hope to someday to walk them across the road to school in our neighborhood. It's an excellent site. Please let me know how I can help support your efforts. Unfortunately I will be flying back from New Orleans the night of the hearing (Oct. 30) and cannot attend. I have also already shared my support with the Anchorage School District.

Best of luck,

Jason

Jason A. Gamache, LEED AP

McCool Carlson Green Architects
phone: 907.563.8474
fax: 907.563.4572

Contreras, JoAnn B.

From: Maser, Theresa A (DOT) [mailto:theresa.maser@alaska.gov]
Sent: Thursday, October 23, 2008 2:22 PM
To: Contreras, JoAnn B
Cc: Johansen, John E (DOT); Jack Jones; Lytle, Scott K (DOT)
Subject: RE: SW Anch Middle School Alternate Site
Attachments: Airport Noise Contours 60-40 dB DNL--South of Airport.pdf; 1997 Noise Contour Map pdf; 14 Mode Map.pdf; 32 Mode Map.pdf

JoAnn Contreras
Senior Planner
Planning Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519

Dear Ms. Contreras,

Thank you for the opportunity to comment on the proposed middle school site M-1, located in Tract 8A of WestPark Subdivision School Addition. The Airport appreciates the notations made in the report recognizing airport noise issues and agrees that development of this site should incorporate sound insulating techniques into the building design in addition to considerations being given for noise levels outside the school building.

As you know, Ted Stevens Anchorage International Airport provides vital transportation services and economic benefits to the State of Alaska and the Anchorage area. The Middle School Site is located under a flight path for aircraft departing south on Runway 14 or arriving to the north on Runway 32 and can be subject to high levels of aircraft noise. While the proposed middle school site is located on the outside edge of the Airport's official Day-Night Level (DNL) noise contours, the area lies within the 65-70 dB DNL noise contour for those periods when the Airport is both arriving from the south and departing to the north using Runway 32. I have attached a copy of ANC's Runway 32 mode map for your review. In addition, the site lies within the 70 - 75 dB DNL contour when aircraft are departing to the south off Runway 14. The Runway 14 mode map has also been attached for your examination. Although we recognize that the mode maps do not represent the federal standard, they do show that the area is subject to high levels of Airport noise when ANC is using certain runway configurations.

In the interest of decreasing the impact of airport noise on Anchorage residents, ANC and the Municipality must work together to address airport noise impacts on the community. A key element in addressing this is minimizing new development of noise sensitive uses within the Airport noise contours and requiring sound insulation techniques be incorporated in new development that does occur.

Thank you for the opportunity to comment. Please feel free to contact me at 266-2543 if you would like to discuss this further.

Theresa Maser
Noise Program Manager
Ted Stevens Anchorage International Airport
P: 907.266.2543
F: 907.266.2458

From: Contreras, JoAnn B [mailto:ContrerasJB@ci.anchorage.ak.us]
Sent: Thursday, October 09, 2008 3:53 PM
To: Maser, Theresa A (DOT)
Subject: SW Anch Middle School Alternate Site

Hello Theresa:

You helped me with the above school site selection a few years ago with regards to its location in relation to the airport and noise concerns. After the school site selections were made, the elementary school site was purchased, but negotiations for the middle school failed. So we are back at the drawing board with a new site. It is actually one of the options offered previously. It is located south of the elementary site and farther from the airport. However, I wanted you to be aware of this change and wanted to provide you with the attached information. If you have any comments or questions, they would certainly be welcome.

Thank you,

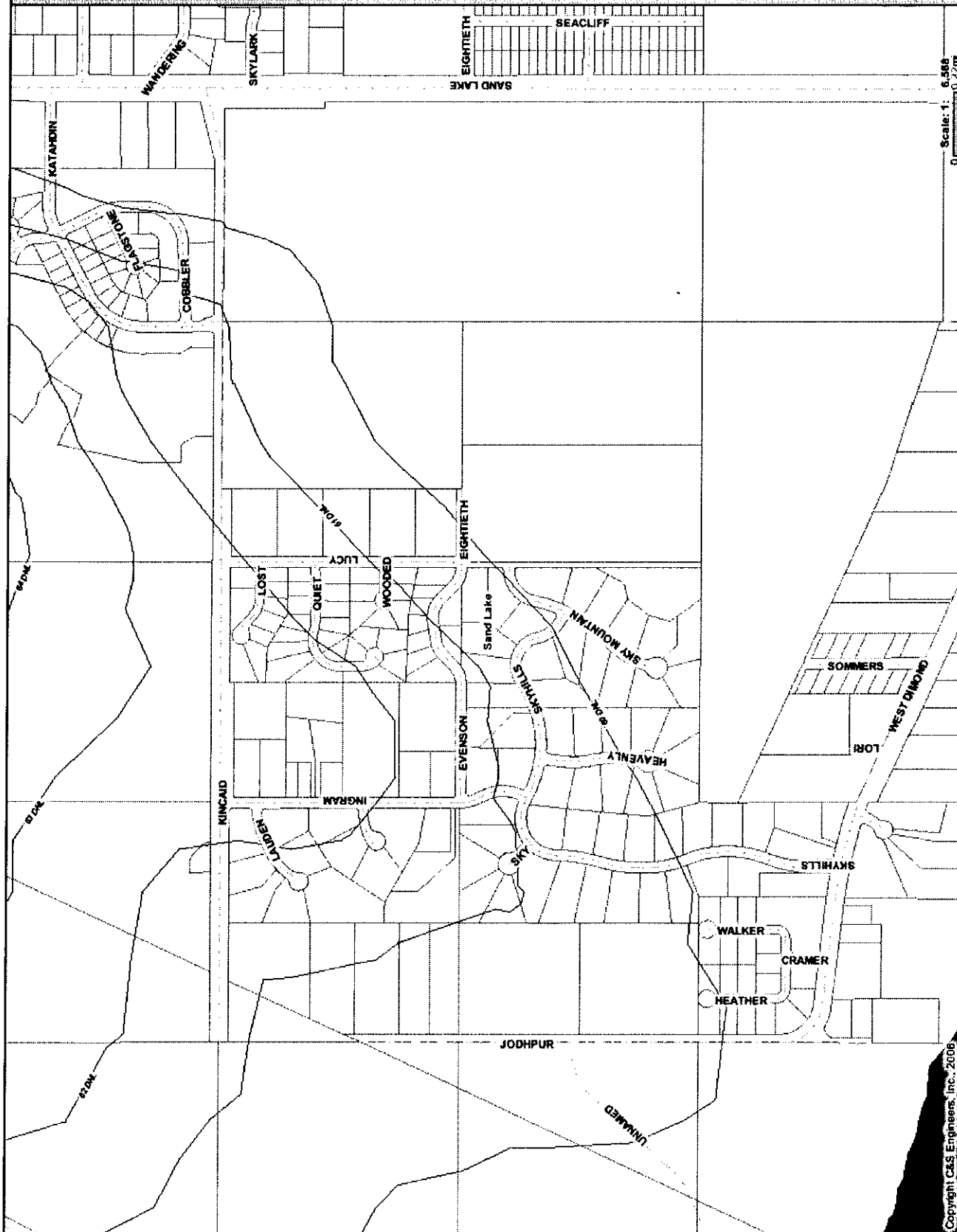
JoAnn B. Contreras
Senior Planner
Planning Department
Municipality of Anchorage
PO Box 196650
Anchorage, AK 99519

Phone: (907) 343-7914
Email: ContrerasJB@muni.org

PZC/Package/2008/2008-144 file.

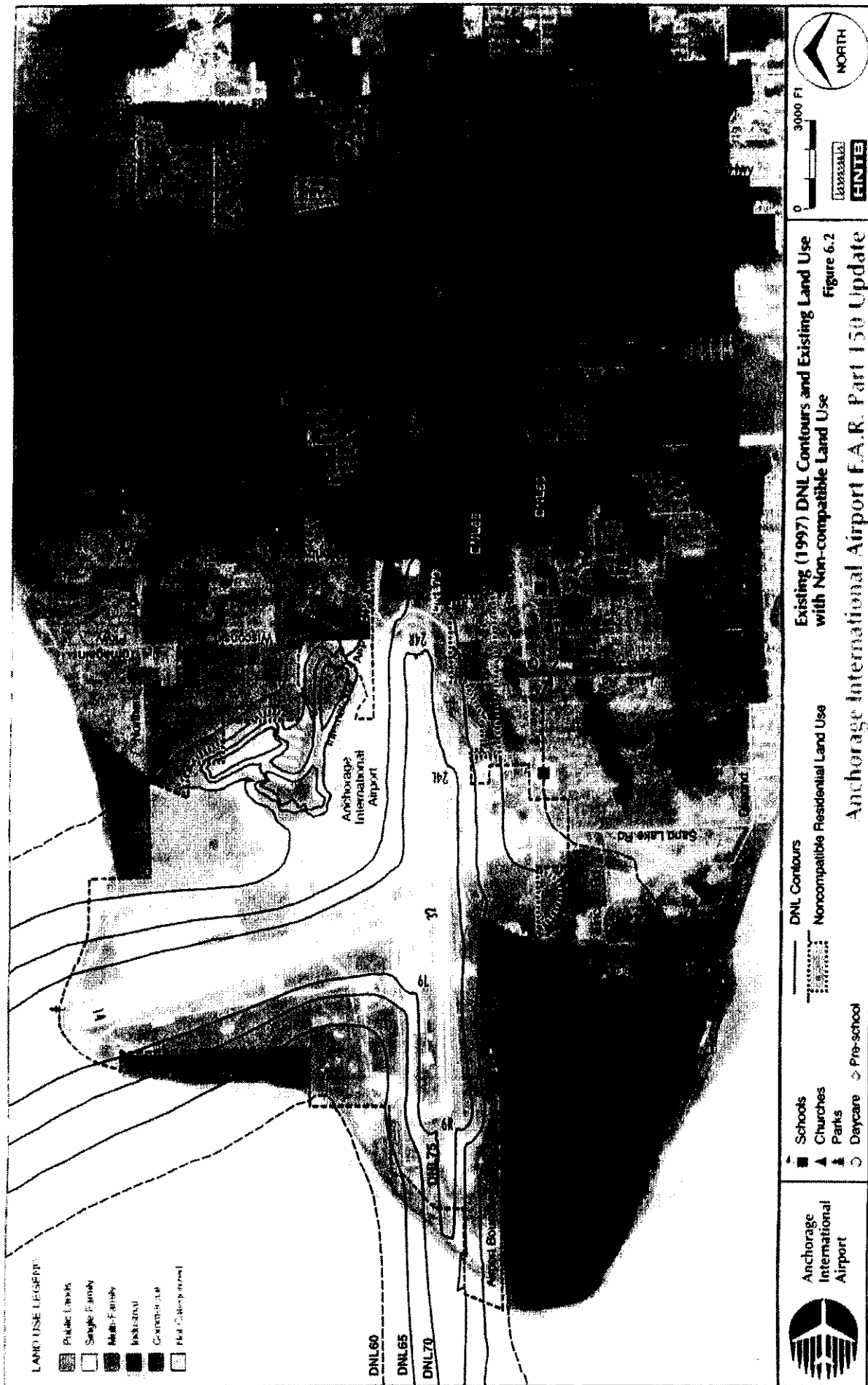
Ted Stevens Anchorage International Airport Airport Noise Contours 60-64

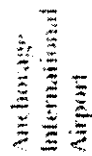
- COUNCILS
- SINGLE CONTOURS 64-68
- RAILROADS
- ROADS
- AIRPORT
- PARCELS
- SHORE/WATER
- Mud Flats
- Water



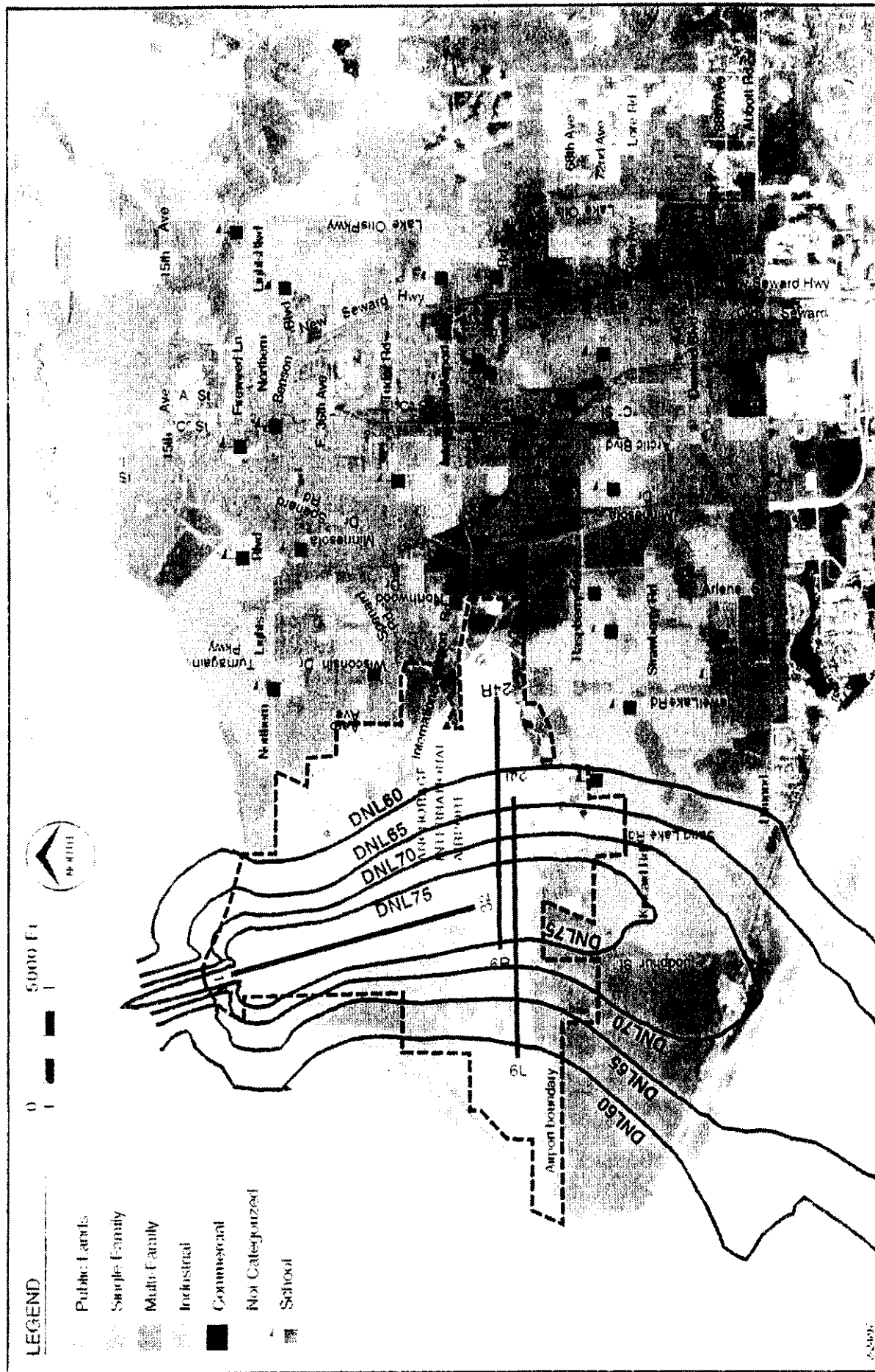
Scale: 1" = 6,568'
0 0.2 mi

Copyright C&S Engineers, Inc., 2005





Runway 14 Mode





Air Force
International
Airport

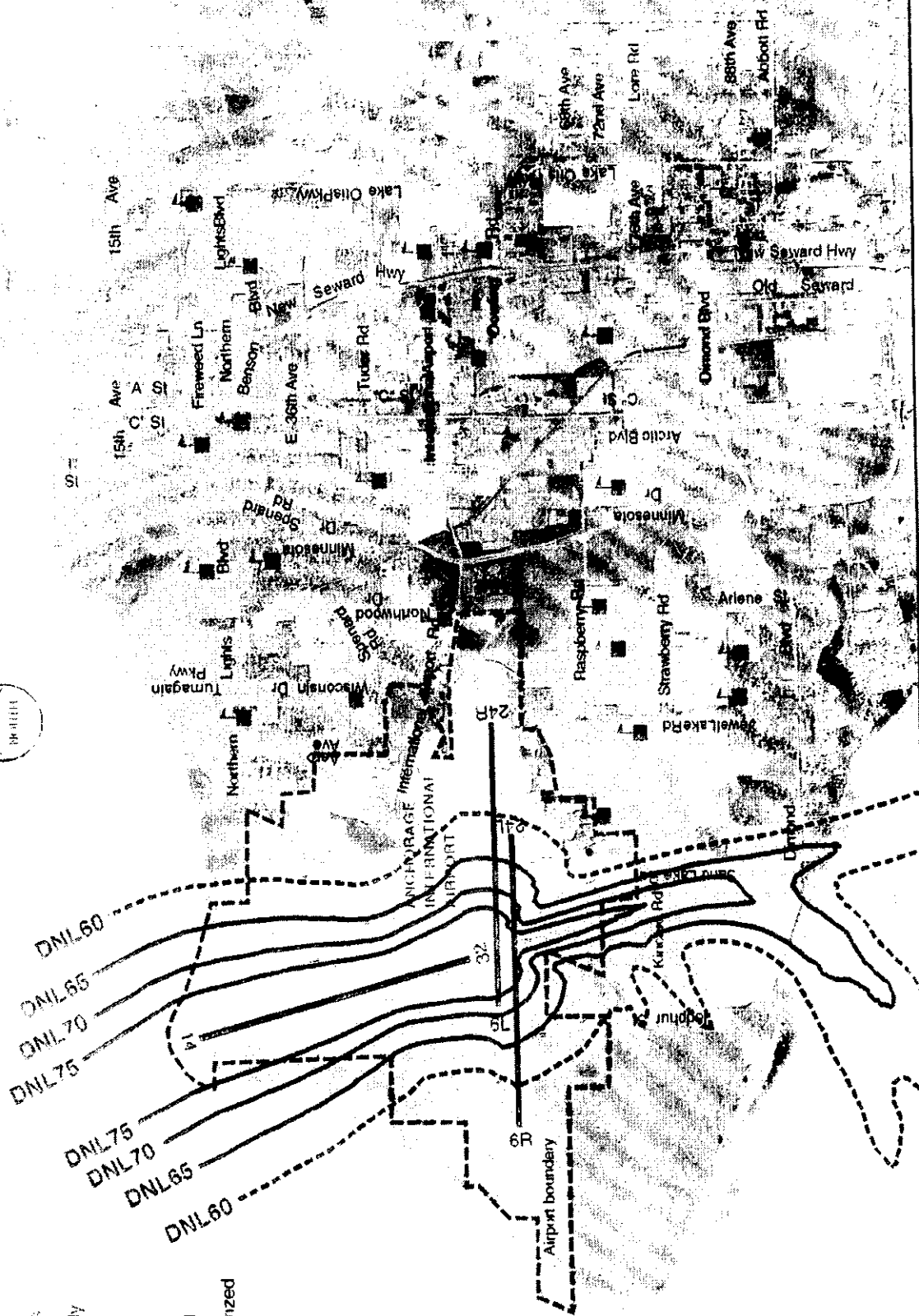
Runway 32 Mode

ROUTE

LEGEND

- Public Lands
- Single Family
- Multi-Family
- Industrial
- Commercial
- Not Categorized
- School

0 5000 FT



Supplemental Information

- **Petition of Support**
- **Public Comment from Joni Kiser**

PZC Case 2008-144
Southwest Anchorage Middle School Site Selection

Contreras, JoAnn B.

From: Greg Rumsey [mailto:Greg@whiteravendev.com]
Sent: Tuesday, October 28, 2008 11:33 AM
To: Contreras, JoAnn B
Subject: petition signatures for the Middle School

Hi Joann,
Please find the attached petitions (4 pages). I expect more and will forward if I receive more.

Thank you,

Greg Rumsey

1

PRINTED NAME	SIGNATURE	ADDRESS
Geoffrey White	<i>[Signature]</i>	5849 Big Bend Loop
Julie Gonzales	<i>[Signature]</i>	5810 Big Bend Lp.
Blair, Susan	<i>[Signature]</i>	5748 Big Bend Lp
Mary Jones	<i>[Signature]</i>	5736 Big Bend Loop
MARGARET JONES	<i>[Signature]</i>	5736 Big Bend Loop
Linda Jones	<i>[Signature]</i>	5874 Big Bend Loop
Kyle Kickbusch	<i>[Signature]</i>	5881 Big Bend Loop
George Barrett	<i>[Signature]</i>	5886 Big Bend Loop
Supaphon Oueal	<i>[Signature]</i>	5906 Big Bend Loop
Steven Kalota	<i>[Signature]</i>	5913 Big Bend Loop
Mary L. Douglas	<i>[Signature]</i>	5919 Big Bend Loop
FRANK Woods	<i>[Signature]</i>	5919 Big Bend Loop
Bill Moran	<i>[Signature]</i>	5930 Big Bend Loop
Nelly Bundy	<i>[Signature]</i>	5857 Big Bend Loop
MARK Bundy	<i>[Signature]</i>	5857 Big Bend

ADDRESS

Petition of SUPPORT to the Planning and Zoning Commission and the Anchorage School Board - By signing below we support the Alternate Middle School Site in WestPark Subdivision.


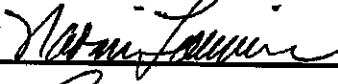


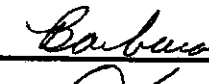




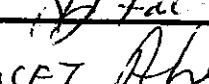
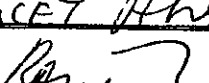
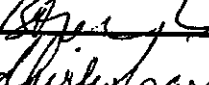
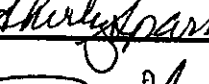
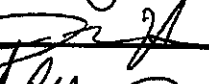
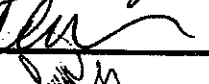

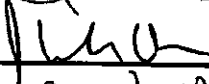
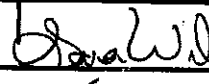
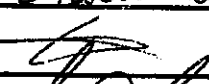

2

NAME	ADDRESS	PHONE #
Michael Smith	7701 Berry Circle 99502	250-2244
Roni Shepherd	5875 Kenai Flords	230-4202
Kevin Hunter	601 W. 22nd Avenue	903-4557
Kristine Swanson	601 W. 22nd Avenue	903-4556
Melanie Sullivan	10250 Junestown Dr.	344-1972
Mark Stephenson	3084 BETTLES BAY CWP	646-0963
Michael Ford	8212 E 32ND D	229-0741
[Signature]	519 W. 12th Ave.	677-2047
Jennifer Morris	12540 Alpert Rd.	351-2762
Paul Jewusiak	POB 230595	278-3417
Patrick Wright	15819 Brigand Dr. <small>AK 99516</small>	345-3179
Bob Breedlove	519 W. 12th Ave	677-2047
[Signature]	13551 Westwind Dr	727-6903
[Signature]	2108 Meadow Dr	344-5678
[Signature]	110 W. 36th Ave #100	257-0180
[Signature]	2625 Draper Dr.	441-4673
Sam Brown	1800 W. Northern Lights	441-2232

WE WANT THE MIDDLE SCHOOL

Petition of SUPPORT to the Planning and Zoning Commission and the Anchorage School Board - We want the Middle School in WestPark Subdivision.

3

PRINTED NAME	SIGNATURE	ADDRESS
GABE STEPHAN		4600 Sydney Park Cir.
Naomi Louvin		7100 Mt. Lake Cir 99516
Dennis Wood		11200 Polar Dr 99516
Rita Wilson		200 W 34TH AVE 99503
BARBARA BOWDEN		PO Box 240367 99524
DWIGHT BOWDEN		2507 E 74TH 99507
Ava Anderson		9144 Victoria Rd 99519
Malcolm Anderson		11649 Victoria Rd 99519
Cheryl Funkhouser		5917 Lynette Pl Box 240531 99524
ALISON LANE DUNCAN		7374 Kidron St 99502
Bonnie Mohner		2123 McCollier Ave 99517
Shirley SPARROW		10840 Vacker Pl.
John Hagedorn		7100 Mountain Lake Cir.
Jeri Jeffery		1746 S. Heather Meadows Loop 99507
Elena Cedeno		5704 Arctic Blvd.
Lambert Owen		1843 W. 15th
SARA WILLIAMS		3200 TRAVIS LN
Kasia Esty		240 Deerholme Dr.
Jon LINDSAY		342 OCEANPOINT DR.
Greg Moore		1381 Hillcrest Dr. #102

WE WANT THE MIDDLE SCHOOL

Petition of SUPPORT to the Planning and Zoning Commission and the Anchorage School Board - We want the Middle School in WestPark Subdivision.

4

PRINTED NAME

SIGNATURE

ADDRESS

LARRY LUEDKE *Larry Luedke* 134 W 14TH 44503

Kyle Wyrz *Kyle Wyrz* 3801 Centerpoint Dr.

MISSY HOLLIS *Missy Hollis* 343 W. Benson Blvd #1

James Gribbin *James Gribbin* 3213 W. 30th 99577

Dennis Warren *Dennis Warren* 2010 INNES 99515

Bob Balch *Bob Balch* 10630 LOWE TREE 99507

Jim Furr *Jim Furr* 10830 James Way 99577

Kip CLARKE *Kip Clarke* 4975 Cog Hill Ct 99506

Charles Blalock *Charles Blalock* 2640 Bell Cir Anch AK 99501

Shaun D. Babbitt *Shaun D. Babbitt* 1209 W. 79th Ave Anch AK 99518

Myrna Brown *Myrna Brown* 11000 Cange St 99516

Larry Imm *Larry Imm* 75125 E 84th Ave

Maudine Soar *Maudine Soar* 4340 Southpark Truff Dr.

Kacy Loesch Williams *Kacy Loesch Williams* 7141 TAIL SPURCE CREOS

Linda Hoff *Linda Hoff* 4440 O'Malley Rd

STEVEN CAVIN *Steven Cavin* 5251 Little Tree St. 99507

Teresa Burnett *Teresa Burnett* 15000 Elmore Rd

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

**** These comments were submitted by citizens and are part of the public record for the cases ****

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. Select a Case:

2. View Comments:

Case Num: 2008-144

Site selection for a public school

Site Address: N/A

Location: A site selection for a new co-located elementary and middle school, Southwest Anchorage Alternate Middle School. A 25-acre area consisting of a portion of Tract 9A, West Park Subdivision, located in the SE1/4 and SW1/4 of Section 9, T12N, R4W, S.M., Alaska. Generally located between Dimond Boulevard and Kincaid Road on the west side of West Park Drive. *NOTE: A special meeting will be held on Thursday, October 30, 2008 at 6:30 p.m. In the School Board Conference Room at ASD Education Center, 5530 E. Northern Lights Blvd, Anchorage, AK.

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

10/30/08

Joni Kiser

Kenai Fjords Loop

The new proposed plan for 2 schools will cause major traffic problems on West Park Drive. The original proposal for the Elementary school would already dramatically increase traffic with busses and parents on West Park; an additional Junior High will be more volume than this road with only one entrance and exit can handle. The neighborhood now has about 100 homes and will have about 500. That is 500-700 workers leaving for work daily while busses and parents are arriving to drop off kids and teachers and staff for 2 schools are arriving and the reverse as school lets out, etc... The neighborhood was not designed for 2 schools or that volume of traffic on this small road. This level of traffic flow will also be dangerous as you know parents wait in their cars, backed up outside the schools to pick up their kids. Ambulance, fire and police would not have access to get through in emergencies due to the fact that there is only one entrance and exit to the neighborhood. This high volume of traffic will also cause a loss in property value for those homes near the road; as it will become a very busy road.

Supplemental Information

for PZC Case 2008-144
Southwest Anchorage Middle School Site Selection

(Not in October 30, 2008 PZC Staff Packet)



MUNICIPALITY OF ANCHORAGE
Department of Health and Human Services



Date: 08/28/08
To: Department of Planning, Zoning and Platting Division
From: Nathan D. Johnson, DHHS, Division Manager
Subject: Comments Regarding 2008-144

RECEIVED

OCT 29 2008

CUP 2008 - 144

Municipality of Anchorage
Zoning Division

Comment re Food Safety and Sanitation

This CUP describes an alternate site selection for the Southwest Anchorage Middle School. Remind to contact DHHS / FS&S for plan review/approval and permitting prior to starting construction of the new facility.

Comment re Noise

Air traffic noise mitigation is addressed in this CUP by referring to recommendations from a noise evaluation from Travis & Peterson Environmental Consulting, Inc., by describing incorporation of noise insulation into the building design, and by stating that location of playground areas will be taken into consideration to mitigate noise exposure. Note: MOA does not regulate air traffic noise.

CC:

LAWRENCE V. ALBERT

ATTORNEY AT LAW

P. O. BOX 200934

ANCHORAGE, ALASKA 99520

TELEPHONE (907) 243-2172

FAX (907) 243-5476

November 5, 2008

RECEIVED

NOV 07 2008

Municipality of Anchorage
Zoning Division

Ms. Toni Jones, Chairperson,
Planning & Zoning Commission
Municipality of Anchorage
P. O. Box 196650
Anchorage, Alaska 99519-6650

Re: Case 2008-144, Southwest Anchorage Elementary and Middle School
Site Selection, Alternative Site M-1A

Dear Ms. Jones:

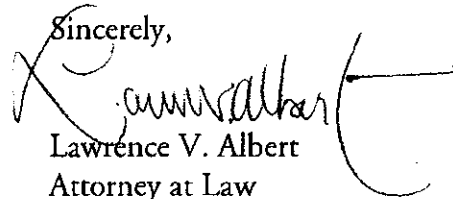
I write to you on behalf of the Sand Lake Community Council (SLCC) and the above referenced hearing held before the Planning & Zoning Commission on October 30, 2008. The SLCC had prepared a letter commenting on this matter, and Mr. Tom Burgess, SLCC President, posted this in the mail on October 21, 2008. Mr. Burgess copied the letter to several persons, including Mr. Tom Nelson, Planning Director. Enclosed is a copy of the U.S.P.S. "green card" evidencing certified mailing to Mayor Mark Begich.

Enclosed is a copy of the letter that Mr. Burgess wrote. Unfortunately, the SLCC's letter was not included in the hearing packet for the October 30 hearing, nor evidently were Planning & Zoning Commission members aware that the SLCC had officially commented on the proposed site acquisition. Much testimony at the hearing was devoted to this subject.

The SLCC will hold its next monthly meeting on Monday November 10, 2008. I expect this matter will be discussed and a resolution passed which will be forwarded to the Planning & Zoning Commission along with the School Board before its December meeting.

The Community Council looks forward to further opportunities to comment on and participate in Municipality decisions regarding Tracts 7A, 9A, and 10 proposed for purchase.

Sincerely,


Lawrence V. Albert
Attorney at Law

encls

cc: Tom Burgess, SLCC President

Sand Lake Community Council
c/o Community Councils Center
3360 Commercial Drive Ste 230
Anchorage, Alaska 99501

October 20, 2008

Mr. Ray Amaden
Director of Facilities
Anchorage School District
5530 E. Northern Lights Blvd.
Anchorage, Alaska 99507

Mr. Bill Mehner, Director
Heritage Land Bank
Municipality of Anchorage
P. O. Box 199650
Anchorage, Alaska 99510

Re: Proposed Purchase of Westpark Subdivision Tracts 9A, 10 & License of 7A

Dear Messrs. Amaden and Mehner:

The Sand Lake Community Council (SLCC) has recently been informed that the Municipality (MOA), through the Anchorage School District (ASD) and the Heritage Land Bank (HLB), propose to purchase Tracts 9A and 10 of the Westpark Subdivision (formerly known as Kincaid Estates), from the developer Kincaid Estates LLC. The proposed transaction will also grant a license to Tract 7A for purposes of operating a landfill.

The purchase agreement recites that review by the Sand Lake Community Council shall occur as a condition for closing. The SLCC has serious concerns about this proposed transaction and has not had an adequate opportunity to evaluate same. As you know, this area has been the subject of several platting actions with one of the plats being recorded (S-10990) as the basis for actual subdivision development and marketing of residential lots.

In April 2006, the MOA entered into a purchase agreement with the developer on Tracts 7A and 8A. The MOA through the HLB made no attempt to communicate this plan to the SLCC; the Council found out about the proposal and demanded a presentation. That purchase was justified as providing for an elementary school site on Tract 8A while Tract 7A (the former "Lucy Pit") would eventually be filled and graded for recreational use.

The Lucy Pit in Tract 7A has exposed the water table aquifer and the Council has expressed concerns about the MOA's plans to fill the pit. The Council's letter of June 2008 to the Mayor details its concerns on Tract 7A and requested specific information on engineering, hydrology and water quality. To date the SLCC has received no written reply.

Regarding Tract 9, the SLCC understands the ASD wishes to acquire this as a middle school site. The SLCC had previously been informed and participated in a site evaluation process for a middle school. The community was informed the ASD had selected property on the northeast corner of Dimond Blvd & Sand Lake Road, owned by Anchorage Sand & Gravel, as the preferred site. Now we are informed the owner would not agree to sell the parcel and the ASD is proposing to purchase Tract 9A. The SLCC has concerns regarding proximate siting of two school facilities, traffic into and out of the subdivision to accommodate daily school activity, among other issues that warrant further consideration. The ASD has not presented its plans and analysis to the SLCC on these subjects.

Also regarding Tract 9, SLCC understands that ASD only needs 25 acres approximately for the middle school site; however, the parcel comprises some 37 acres. The balance of approximately 12 acres (a triangular segment projecting to the west) will apparently be used for recreational use. The MOA has already purchased Tract 7A for recreational use, there are additional recreational facilities at the Jade & Dimond intersection, and of course, Kincaid Park lies to the west. The Planning Department's staff analysis on the developer's master plat submissions in 2002 did not identify the need for two parcels of land for recreational use.

At some point, the MOA's expenditures on property acquisition in the Westpark Subdivision (now estimated at \$13,000,000) become fiscally questionable. If the MOA or ASD needed all this land, why wasn't acquisition negotiated at raw land prices rather than finished subdivision lots worth \$100,000 or so? Also, why did not the MOA attempt to bargain for dedication of land as a condition of subdivision approval? Regarding the Anchorage 2020 Plan there is a policy statement that new land use developments shall contribute an equitable share of infrastructure costs associated with the build-out. Thus far, MOA has not explained its apparent proposed and substantial appropriation of taxpayer funds for the benefit of one developer. The SLCC has not been provided with a MOA presentation or explanation on such matters.

Regarding Tract 10, this parcel encompasses the exposed watertable and aquifer, also known as the "pond." In November 2002, the developer submitted a second plat wherein it proposed to fill the pond as mitigation for perceived impacts on groundwater resources associated with subdivision development. The Planning Board approval this second plat application in July 2004 on matters pertaining to groundwater protection, and the approval imposed specific requirements on filling the pond (Case S-10990-4).

Since the 2004 decision, neither the Municipality nor the developer has provided any information to the SLCC regarding this formal requirement for subdivision approval. In the meantime, separate studies by UAA and UAF professors have studied groundwater resources and water quality issues in the Sand Lake area. They have noted this is a complex scientific problem. In October 2004, the UAA authors found there was inadequate information to conclude that groundwaters would be protected in the future from development of the Westpark Subdivision. In July 2008, the UAF authors stated that groundwater quality can be expected to deteriorate with land use development in the Sand Lake area and that present information is inadequate to understand groundwater flows.

The proposed transaction is silent regarding either the developer or the Municipality's intentions on compliance with Platting Board Case S-10990-4. The MOA Platting Officer, Mr. Jerry Weaver, apparently believes the platting requirement for filling the pond can be disregarded without any official action by the Municipality. Mr. Melner was apparently uninformed of the platting requirement until being recently apprised of the matter. SLCC expects the MOA to explain its intentions in regard to the platting requirement, how the developer might contribute to in lieu mitigation of perceived groundwater resource impacts as a condition of property sale, and additionally, how the MOA plans to manage Tract 10 to assure reasonable if not maximum groundwater protection.

The SLCC is not averse to Tract 10 being conveyed to the MOA. This should have occurred as a condition of subdivision approval back in 2002. During the last two years, SLCC has advocated continued groundwater resource investigation and monitoring of the Sand Lake area. SLCC would like to see the MOA develop a program for future study and budgeting on this important subject prior to the purchase being closed.

For all of the above reasons, the SLCC respectfully requests that the HLB and ASD postpone the proposed purchase for six months. In the meantime, Sand Lake residents will become better informed through one or more presentations to the SLCC from public officials, including ASD, HLB, and the Planning Department, among others. We would be willing to establish a working group of SLCC stakeholders to participate in a series of meetings with ASD and MOA to examine these proposals and the rationale behind them.

Sincerely,


Tom Barger
Sand Lake Community Council President

cc: SLCC Executive Council
South Anchorage Concerned Coalition
Mayor Mark Begich
Assemblyman Matt Claman
Assemblywoman Harriet Drummond
MOA Planning Director Tom Nelson
Sen. Leif McGuire
Rep. Bob Buch
Rep. Craig Johnson

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MAYOR MARK RAY
632 W. 6TH AVENUE
ANCHORAGE ALASKA
99501

2. Article Number

(Transfer from service label)

7006 1140 0004 3362 023A

PS Form 3811, February 2004

Domestic Return Receipt

NPS-3811-10-04

COMPLETE THIS SECTION ON DELIVERY

A. Signature

A. Goulet

☐ Agent☐ Addressee

B. Received by (Printed Name)

A. Goulet

C. Date of Delivery

10/2/08

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MRS. ANNE AMES
DIR. of FACILITIES
ANCHORAGE SENIOR CENTER
5730 E. WILLOW LANE
ANCHORAGE AK 99507

2. Article Number

(Transfer from service label)

7006 1140 0004 3362 0214

PS Form 3811, February 2004

Domestic Return Receipt

NPS-3811-10-04

A. Signature

A. Goulet

☐ Agent☐ Addressee

B. Received by (Printed Name)

A. Goulet

C. Date of Delivery

10-31

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

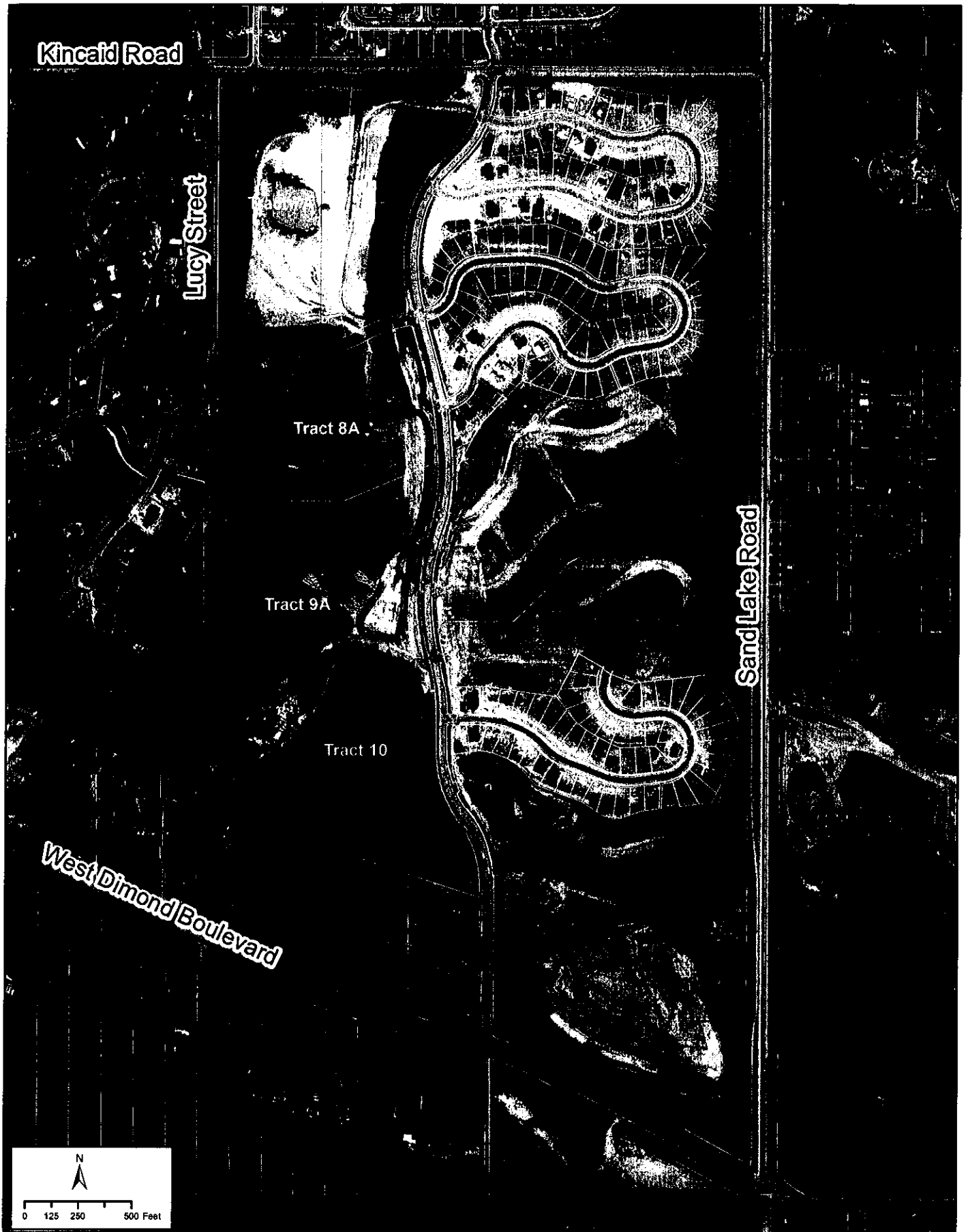
3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

ref. A 0 2018-302
Att 2008-364



Content ID: 007154**Type:** AR_AllOther - All Other Resolutions

Title: A Resolution Recommending Selection of a Site in Southwest Anchorage for a Middle School, Consisting of an Approximate 25-Acre Portion of Tract 9A, WestPark Subdivision School Addition, Located within the SE1/4 and SW1/4 of Section 9, T12N, R4W, S.M., Alaska.

Author: perrysu**Initiating Dept:** Planning**Description:** Selection of Site for the New Middle School in Southwest Anchorage**Date Prepared:** 11/20/08 2:34 PM**Director Name:** Tom Nelson**Assembly Meeting Date:** 12/2/08**Public Hearing Date:** 12/16/08

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	11/21/08 9:01 AM	Exit	Joy Maglaqui	Public	007154
MuniMgrCoord_SubWorkflow	11/21/08 9:01 AM	Approve	Joy Maglaqui	Public	007154
MuniManager_SubWorkflow	11/21/08 9:01 AM	Approve	Joy Maglaqui	Public	007154
ECD_SubWorkflow	11/20/08 5:17 PM	Approve	Tawny Klebesadel	Public	007154
Planning_SubWorkflow	11/20/08 5:03 PM	Approve	Tom Nelson	Public	007154
AllOtherARWorkflow	11/20/08 2:41 PM	Checkin	Susan Perry	Public	007154